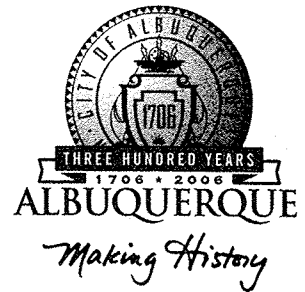


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

August 6, 2004

Vincent P. Carrica, P.E.
8509 Jefferson NE
Albuquerque, NM 87113

Re: Certification Submittal for Final Building Certificate of Occupancy for
Kia Auto Dealership, [B-13 / D2D]
9640 Eagle Ranch Road NW
Engineer's Stamp Dated 08/05/04

Dear Mr. Carrica:

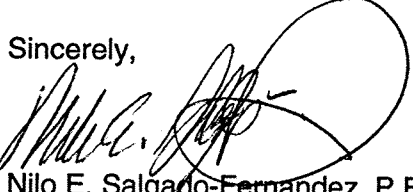
P.O. Box 1293

The TCL / Letter of Certification submitted on August 5, 2004 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103


Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

TIERRA WEST, LLC

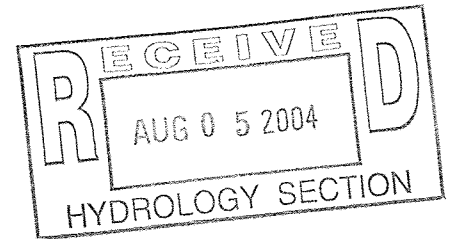
8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

August 5, 2004

Mr. Nilo Salgado-Fernandez, PE
Development and Building Services
Public Works Department
PO Box 1293
Albuquerque, NM 87103

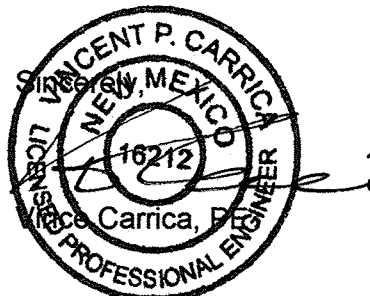


**RE: Site Plan Certification for Final Certificate of Occupancy
Kia Westside Auto Dealership
9640 Eagle Ranch Road, NW**

Dear Mr. Salgado-Fernandez:

Tierra West, LLC, requests Final Certification of the DRB approved Site Plan for the Kia Auto Dealership located at 9640 Eagle Ranch Road. Enclosed, please find the information sheet and the as-built DRB approved Site Plan. As requested, the existing handicap ramp at the corner of Eagle Ranch and Westside has been removed and replaced. Field verification of the site was completed by our office and is in substantial compliance with the approved plan. Therefore, we are requesting Final Certification of the Site Plan for Final Certificate of Occupancy.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.



8-5-04

Enclosure/s

cc: Mark Strong

JN: 230096
VC/rw

- KEYED NOTE:**
- (A) 6" VALLEY CUTTER PER C.O.A. STD DWG #2420
 - (B) 4" SIDEWALK TO BE BUILT W.I.H THIS PROJECT PER COA STD. DWG#2430
 - (C) STANDARD CURB & GUTTER PER C.O.A. STD DWG #2415
 - (D) CASE II-ACCESS RAMP PER C.O.A. STD DWG #2441 (TYP.)
 - (E) UNIDIRECTIONAL ACCESS RAMP PER C.O.A. STD DWG #2441 (TYP.)
 - (F) TURN DOWN CURB PER DETAIL ON SHEET 3 OF 4
 - (G) FLUSH CURB PER DETAIL ON SHEET 3 OF 4
 - (H) 6" HEADER CURB PER DETAIL ON SHEET 3 OF 4
 - (J) MONUMENT SIGN (75 SF. MAX), SEE ARCH PLAN
 - (K) EMERGENCY OVERFLOW POINT
 - (L) 6" PAINTED CROSSWALK
 - (M) INSTALL POST AND CABLE FENCE
 - (N) INSTALL TRANSFORMER AND PAD
 - (P) LIMITS OF PAVEMENT
 - (R) INSTALL SITE LIGHTING, TYP. (SEE NOTE#6)
 - (T) DISPLAY AREA
 - (U) INSTALL SINGLE DUMPSTER PER DETAIL THIS SHEET
 - (W) PATIO AREA (10x25)
 - (X) NEW 2" STEEL PIPE GATE ON SHEET 1A OF 5
 - (Y) INSTALL FLAG POLE PER MANUFACTURER DETAILS
 - (B.R.) 6" SIDEWALK TO BE BUILT W.I.H THIS PROJECT

LEGEND	DESCRIPTION
	PROPOSED SINGL. "D" INLET
	24" RCP
	PROPOSED STORM SEWER LINE
	EXISTING FENCE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	FUTURE SIDEWALK
	PROPOSED PERIMETER WALL
	PROPOSED RETAINING WALL
	FLOW ARROW
	SLOPE TIE
	CENTERLINE
	RIGHT-OF-WAY
	LOT LINES
	EXISTING LOT LINES
	SET-BACK LINE
	PHASE LINE
	BENCH MARK
	STREET LIGHTS

PARKING DATA

	PHASE I	PHASE II	TOTAL
PUBLIC/EMPLOYEE	72	12	84
DISPLAY/INVENTORY	253	227	480
TOTAL	325	239	564

SITE DATA

	PHASE I	PHASE II
PROPOSED USAGE:	RETAIL CAR SALES (DEALERSHIP)	
TOTAL LOT AREA:	262,681 SF (6.0303 ACRE)±	
PHASE (II) AREA:	193,391 SF (4.4397 ACRE)±	
BUILDING AREA:	16,888 SF±	
PARKING PROVIDED:	84 SPACES	
PARKING REQUIRED:	84 SPACES	
(1 FOR EVERY 200 SF BLDG. AREA)		
HC PARKING PROVIDED:	4 SPACES	
HC PARKING REQUIRED:	4 SPACES	
1 SPACES VAN ACCESSIBLE		
BIKE PARKING PROVIDED:	5 SPACES	
BIKE PARKING REQUIRED:	3 SPACES	
(1 FOR EVERY 20 CUSTOMER SPACES)		

PHASE I

PHASE II

PHASE II PARKING
69,289 SF (1.507 ACRE)±
XX,XXX SF±
XX SPACES
XX SPACES
X SPACES
X SPACES
X SPACES VAN ACCESSIBLE
X SPACES
X SPACES

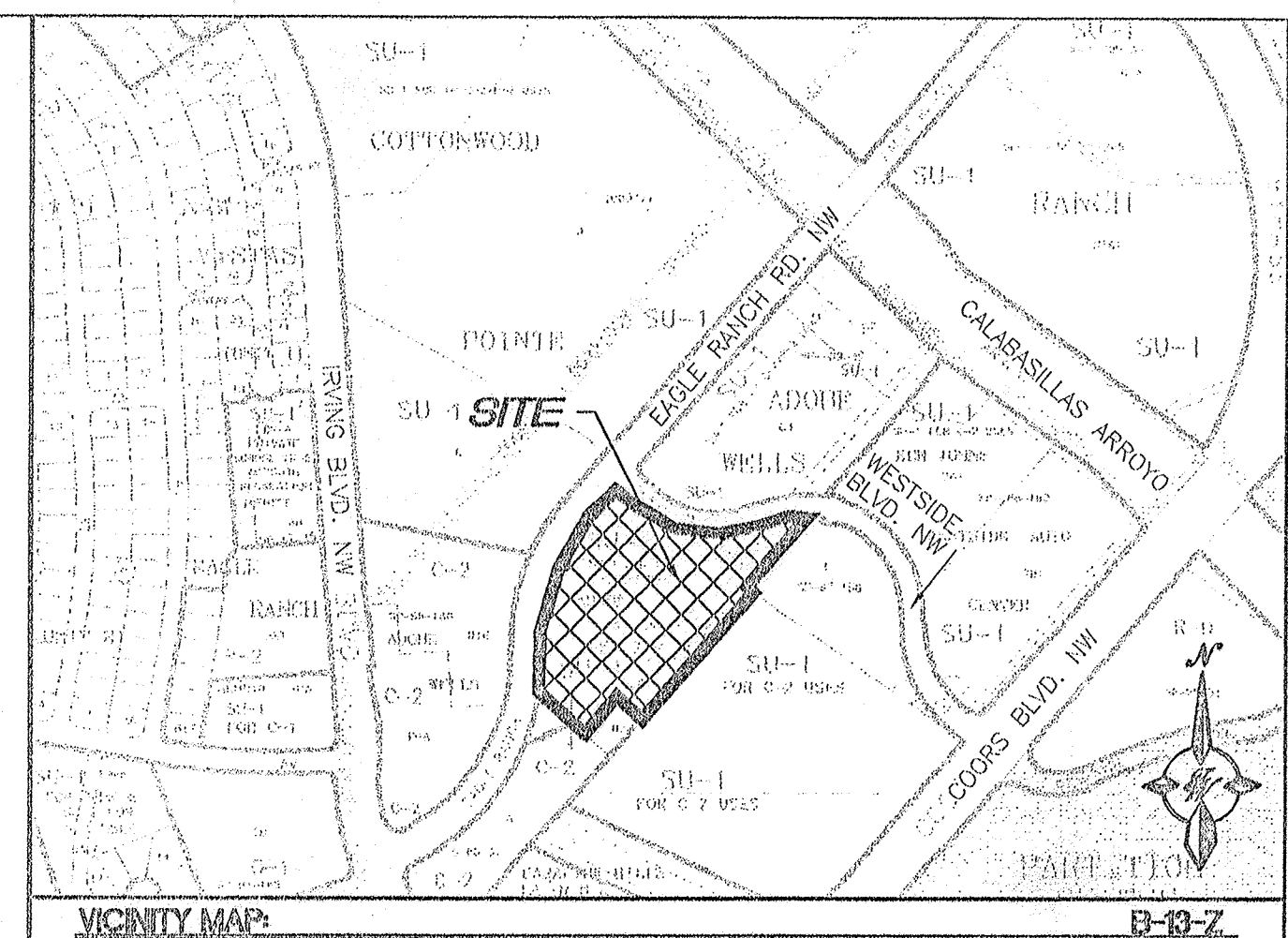
GRAPHIC SCALE



SCALE: 1"=40'

SHEET INDEX

1. SITE PLAN
- 1A. SITE PLAN DETAILS PLAN
2. LANDSCAPING PLAN
3. GRADING AND DRAINAGE PLAN
- 3A. GRADING AND DRAINAGE PLAN DETAILS
4. MASTER UTILITY PLAN
- 4A. MASTER UTILITY DETAILS PLAN
5. BUILDINGS AND STRUCTURE ELEVATIONS



VICINITY MAP

B-19-Z

LEGAL DESCRIPTION

TRACT B-1, ADOBE WELLS

NOTES

1. SEE CONCEPTUAL GRADING AND DRAINAGE PLAN, SHEET 3 OF 4 FOR RETAINING WALL DETAIL.
2. ALL CURBS TO BE 6" HEADER CURB, UNLESS OTHERWISE NOTED.
3. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
4. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
5. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH THE TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
6. SITE LIGHTING SHALL NOT HAVE A TOTAL OFF-SITE LUMINANCE GREATER THAN 1000 FOOT LAMBERTS. THE MOUNTING HEIGHT OF LUMINAIRES IN VEHICULAR AND/OR STORAGE AREAS SHALL BE NO HIGHER THAN 20 FEET.
7. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
8. NO FREESTANDING CELL TOWER OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
9. SETBACKS: THERE SHALL BE A FRONT YARD SETBACK OF NOT LESS THAN TWENTY (20) FEET AND A SIDE & REAR YARD SETBACK OF NOT LESS THAN TEN (10) FEET. A MINIMUM OF TEN (10) FEET LANDSCAPE STRIP SHALL BE PROVIDED ADJACENT TO PUBLIC ROADWAYS.
10. BUILDINGS CANNOT EXCEED THE HEIGHTS AS SPECIFIED IN THE COMPREHENSIVE CITY ZONING CODE AND WITHIN THE COORS CORRIDOR PLAN, WHICHEVER IS MORE RESTRICTIVE.
11. No outdoor landscapes or other amplified public address systems shall be permitted.

PROJECT NUMBER: 1003100

APPLICATION NUMBER: 03EPC-01921

Is an Infrastructure List required? () Yes (X) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Engineer, Transportation Division	3/3/04
Utilities Development	3/19/04
Christina Sandoval	3/3/04
Parks & Recreation Department	3/3/04
Bradley B. B...	3/3/04
City Engineer	
N/A	
* Environmental Health Department (conditional)	
Michael Horton	3-7-04
Solid Waste Management	
Sharon Watson	3/2/04
DRB Chairperson, Planning Department	

* Environmental Health, if necessary 12/16/03

ENGINEER'S SEAL	KIA WESTSIDE AUTO DEALERSHIP	DRAWN BY MP
		DATE 02-23-2004
	SITE PLAN	2396SPD-012704X.DWG
	YENNA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 1 OF 5
		JOB # 239998