



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 18, 2002

David Harrison, P.E.  
Wilson & Company  
2600 American Road SE Suite 100  
Rio Rancho, New Mexico 87124

**RE: JIFFY LUBE (C-13/D24)**  
**(9386 Valley View Drive)**  
**ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY**  
**ENGINEERS STAMP DATED 12/19/2001**  
**ENGINEERS CERTIFICATION DATED 12/17/2002**

Dear Mr. Harrison:

Based upon the information provided in your Engineers Certification submittal dated 12/17/2002, the above referenced site is approved for Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin

Hydrology Plan Checker

*CAM* Development & Bldg. Services Division

C: Certificate of Occupancy Clerk, COA  
✓ drainage file  
approval file

## DRAINAGE INFORMATION SHEET

C-13/D24

PROJECT TITLE: Jiffy Lube ZONE ATLAS/DRNG. FILE #: C-13-Z  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_  
LEGAL DESCRIPTION: Tract 3C-1, Black Ranch, Town of Alameda Grant, Bernalillo County, New Mexico  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Wilson & Company  
ADDRESS: 2600 American Road SE, Suite 100  
Rio Rancho, NM 87124

CONTACT: George Nemeth  
PHONE: 898-8021

OWNER: Lubricar Inc.  
ADDRESS: 1315 Jackie Road, Suite 800  
Rio Rancho, NM 87124

CONTACT: Keith Mortensen  
PHONE: 896-8996

ARCHITECT: George Rainhart Architects & Associates  
ADDRESS: 2525 San Pedro NE, #2B  
Albuquerque, NM 87110

CONTACT: Bill Johnson  
PHONE: 884-9110

SURVEYOR: Surv-Tek  
ADDRESS: 5643 Paradise NW  
Albuquerque, NM 87114

CONTACT: Russ Hugg  
PHONE: 897-3377

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☒ ENGINEER'S CERTIFICATION  
☐ CLOMP/LOMP  
☐ OTHER \_\_\_\_\_

## WAS PRE-DESIGN CONFERENCE ATTENDED::

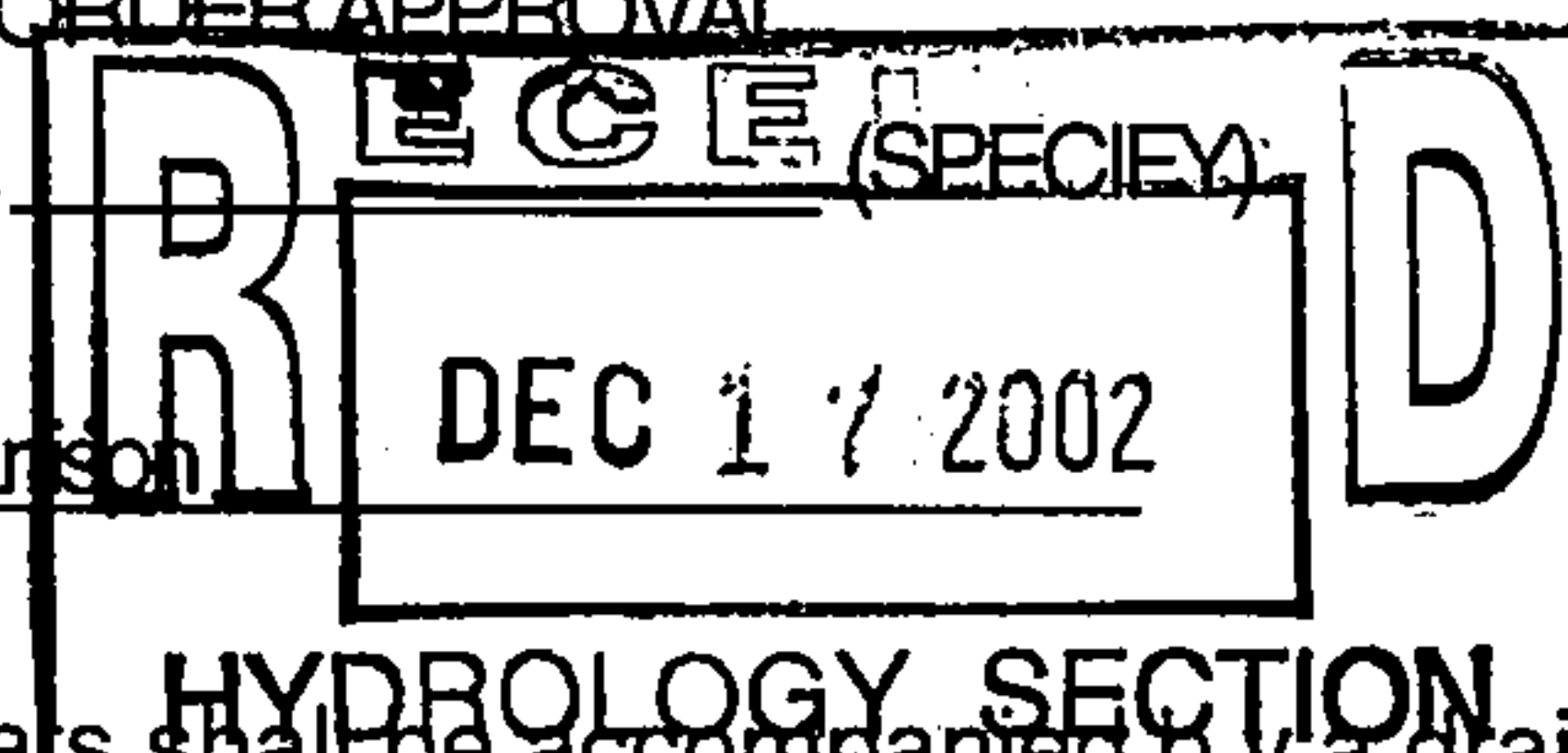
- ☐ YES  
☒ NO  
☐ COPY PROVIDED

DATE SUBMITTED: December 17, 2002

BY: Dave Harrison

## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUBD. APPROVAL  
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ FOUNDATION PERMIT APPROVAL  
☐ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ OTHER \_\_\_\_\_



Requests for approvals of Site Development Plans and/or Subdivision Plans shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 30, 2002

George Nemeth, PE  
Wilson & Co.  
2600 The American Rd. SE #100  
Rio Rancho, NM 87124

**Re: Jiffy Lube Grading and Drainage Plan**  
**Engineer's Stamp Dated 2-05-02, (C13/D24)**

Dear Mr. Nemeth,

Based on the information contained in your submittal dated 4-29-02, the above referenced plan is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3982.

Sincerely,

Carlos A. Montoya, PE  
City Floodplain Administrator, PWD  
Development and Building Services

c: Terri Martin, Hydrology  
File (2)



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

C-13/D24

~~APR 29 2002~~

PROJECT TITLE: Jiffy Lube ZONE MAP/DRG. FILE #: ~~2~~  
 DRB #: 02DRB-00172 EPC#: 01128-01750 WORK ORDER#: 1001206

LEGAL DESCRIPTION: \_\_\_\_\_  
 CITY ADDRESS: 9386 Coors, NW

ENGINEERING FIRM: Wilson + Co  
 ADDRESS: 2600 The American Rd. SE #100  
 CITY, STATE: Albuquerque, NM 87124

CONTACT: George Nemeth  
 PHONE: 898-8021  
 ZIP CODE: 87124

OWNER: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

ARCHITECT: George Rainhart  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: Sim Johnson  
 PHONE: 884-910 x204  
 ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

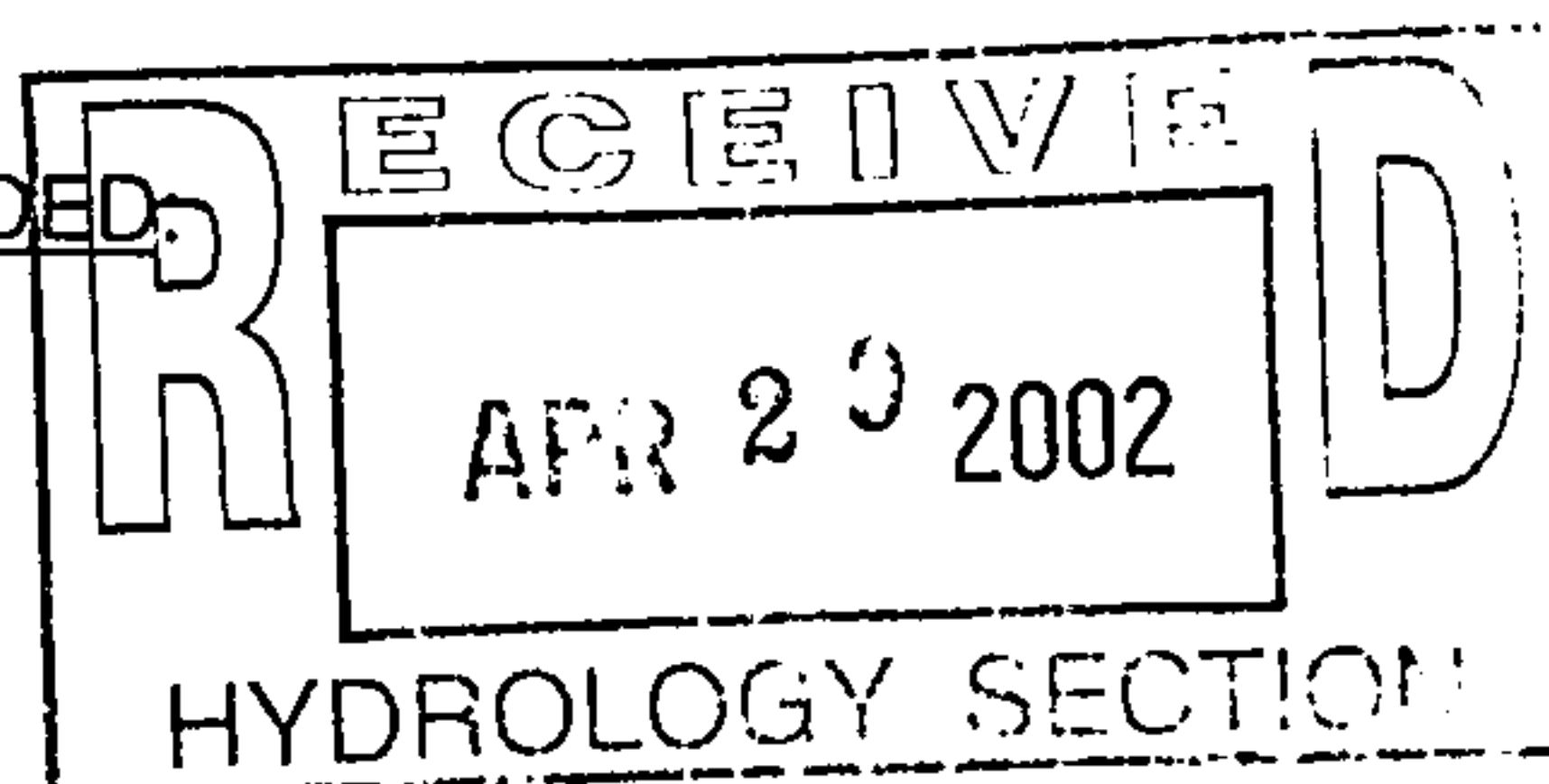
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

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- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 4/29/02 BY: Sim Johnson

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 21, 2001

George Nemeth, P.E.  
Wilson & Company  
2600 The American Road SE  
Rio Rancho, NM 87124

**Re: Jiffy Lube Grading & Drainage Plan, Coors Blvd & Valley View Drive, Engineer's stamp  
dated 12/19/01 (C13/D24)**

Dear Mr. Nemeth,

Based on the information provided in your submittal dated December 19, 2001, the above referenced plan is approved for Site Plan for Subdivision and Site Plan for Building Permit action by the Development Review Board.

This plan will require more TC/FL spot elevations before you submit for Building Permit approval. If you have any questions, please call me at 924-3988.

Sincerely,

Nancy Musinski, P.E.  
Hydrology/Utility Development  
City of Albuquerque Public Works

cc: file

# DRAINAGE INFORMATION SHEET

C-13/D24

PROJECT TITLE: Jiffy Lube ZONE ATLAS/DRNG. FILE #: C-13-Z  
 DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_  
 LEGAL DESCRIPTION: Tract 3C-1, Black Ranch, Town of Alameda Grant, Bernalillo County, New Mexico  
 CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Wilson & Company CONTACT: George Nemeth  
 ADDRESS: 2600 American Road SE, Suite 100 PHONE: 898-8021  
Rio Rancho, NM 87124

OWNER: Lubricar Inc. CONTACT: Keith Mortensen  
 ADDRESS: 1315 Jackie Road, Suite 800 PHONE: 896-8996  
Rio Rancho, NM 87124

ARCHITECT: George Rainhart Architects & Associates CONTACT: Bill Johnson  
 ADDRESS: 2525 San Pedro NE, #2B PHONE: 884-9110  
Albuquerque, NM 87110

SURVEYOR: Surv-Tek CONTACT: Russ Hugg  
 ADDRESS: 5643 Paradise NW PHONE: 897-3377  
Albuquerque, NM 87114

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 \_\_\_\_\_

**TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ CLOMP/LOMP
- ☐ OTHER \_\_\_\_\_

**WAS PRE-DESIGN CONFERENCE ATTENDED::**

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

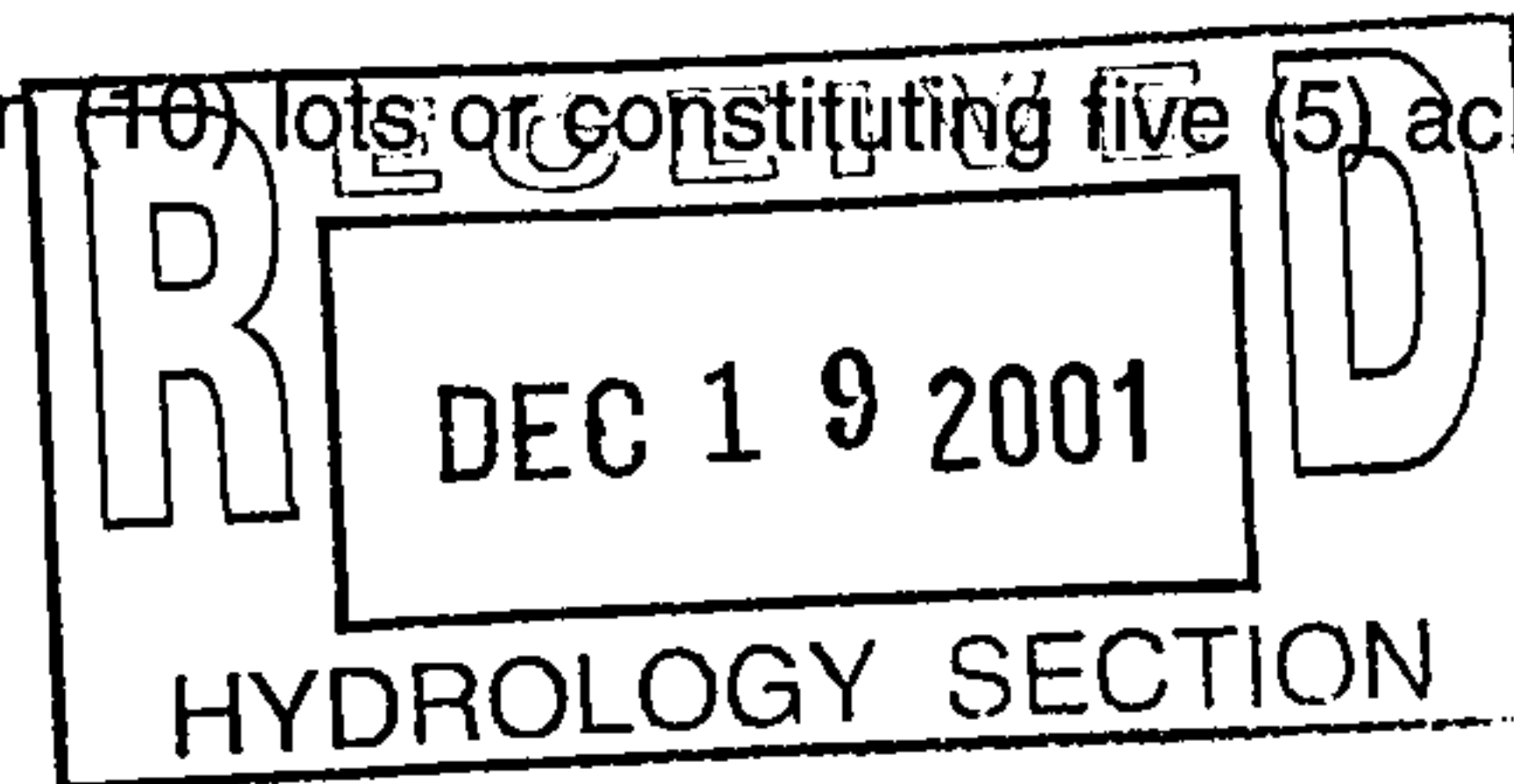
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- ☒ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED: December 19, 2001 BY: George Nemeth GN

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# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 18, 2001

George Nemeth, P.E.  
Wilson & Company  
2600 The American Road SE  
Rio Rancho, NM 87124

**Re: Jiffy Lube Grading & Drainage Plan, Coors Blvd & Valley View Drive, Engineer's stamp dated 12/13/01 (C13/D24)**

Dear Mr. Nemeth,

Based on the information provided in your submittal dated December 10, 2001, the above referenced plan cannot be approved for Site Plan action by the Development Review Board until you address the following issues:

1. Please add the correct legal description to the plan. I believe it is Tract 3C-1, Black Ranch.
2. Show the building finish floor elevation to two decimal places.

If you have any questions, please call me at 924-3988.

Sincerely,

Nancy Musinski, P.E.  
Hydrology/Utility Development  
City of Albuquerque Public Works

cc: file

**WILSON  
& COMPANY**

2600 American Rd. SE, Suite 100  
Rio Rancho, NM 87124  
505-898-8021  
505-898-8501 Fax

Albuquerque  
Colorado Springs  
Colton  
Commerce  
Denver  
Durango  
Houston  
Kansas City  
Lenexa  
Monterrey, Mex.  
Oklahoma City  
Panama, Pma.  
Phoenix  
Rio Rancho  
Salina  
Wichita

13 December 2001

City of Albuquerque  
Public Works Hydrology Division  
600 2<sup>nd</sup> Street NW  
Albuquerque NM, 87103

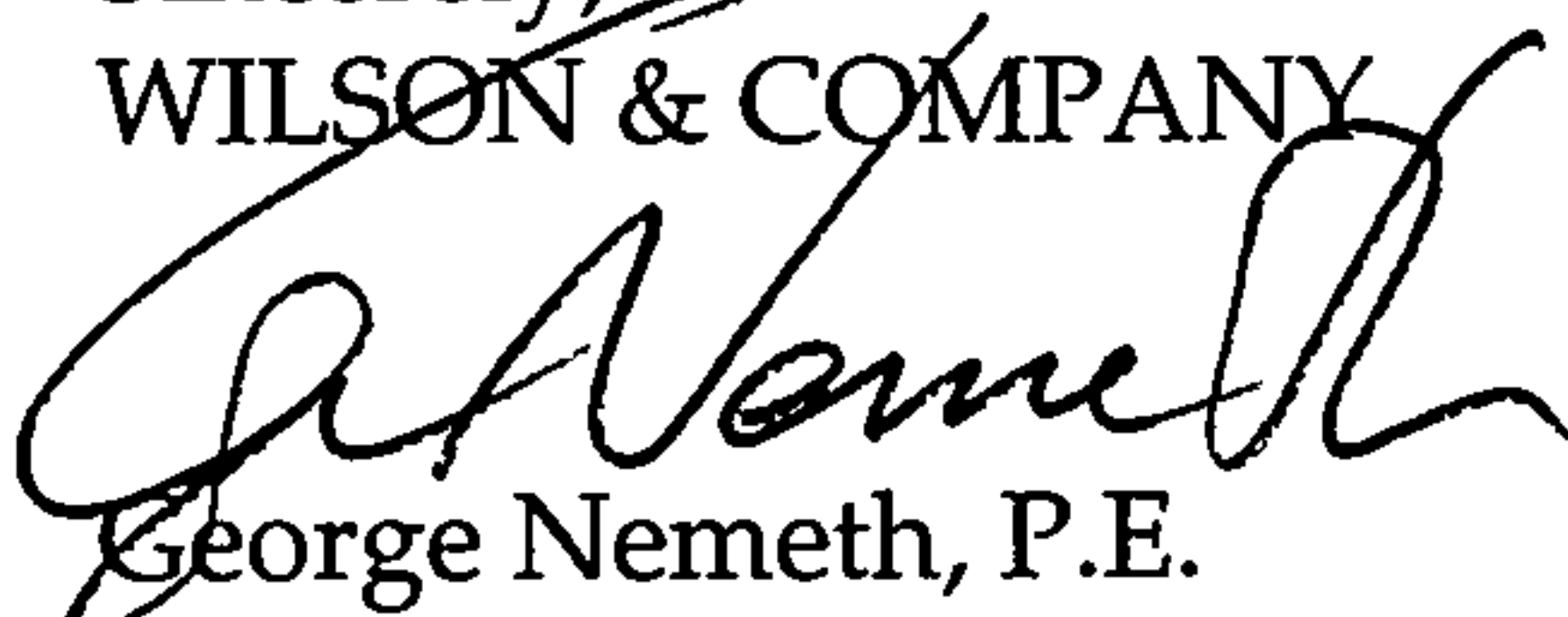
Re: **Jiffy Lube – Black Ranch, Tract 3C-1**  
WCEA File No. X1-218-064

Dear Hydrology Division:

We hereby submit a Grading and Drainage Plan for the referenced project. We have also included an exhibit from the approved grading and drainage plan referenced on our drawing.

Please call with questions or if you require additional information.

Sincerely,  
WILSON & COMPANY

  
George Nemeth, P.E.  
Project Engineer

GN:jlj  
enclosure

c: Karin Pitman – Consensus Planning





# DRAINAGE INFORMATION SHEET

C-13/D24

PROJECT TITLE: Jiffy Lube ZONE ATLAS / DRNG. FILE #: C-13-Z  
 DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_  
 LEGAL DESCRIPTION: Section 18, Township 11 North, Range 3 East, New Mexico Principal Meridian, City Of  
Albuquerque, Bernalillo County, New Mexico  
 CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: <u>Wilson &amp; Company</u> ADDRESS: <u>2600 American Road SE, Suite 100</u> <u>Rio Rancho, NM 87124</u>	CONTACT: <u>George Nemeth</u> PHONE: <u>898-8021</u>
OWNER: <u>Lubricar Inc.</u> ADDRESS: <u>1315 Jackie Road, Suite 800</u> <u>Rio Rancho, NM 87124</u>	CONTACT: <u>Keith Mortensen</u> PHONE: <u>896-8996</u>
ARCHITECT: <u>George Rainhart Architects &amp; Associates</u> ADDRESS: <u>2525 San Pedro NE, #2B</u> <u>Albuquerque, NM 87110</u>	CONTACT: <u>Bill Johnson</u> PHONE: <u>884-9110</u>
SURVEYOR: <u>Surv-Tek</u> ADDRESS: <u>5643 Paradise NW</u> <u>Albuquerque, NM 87114</u>	CONTACT: <u>Russ Hugg</u> PHONE: <u>897-3377</u>
CONTRACTOR: _____ ADDRESS: _____	CONTACT: _____ PHONE: _____

## TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION  
☐ CLOMP/LOMR  
☐ OTHER \_\_\_\_\_

## WAS PRE-DESIGN CONFERENCE ATTENDED::

☐ YES  
☒ NO  
☐ COPY PROVIDED

## CHECK TYPE OF APPROVAL SOUGHT:

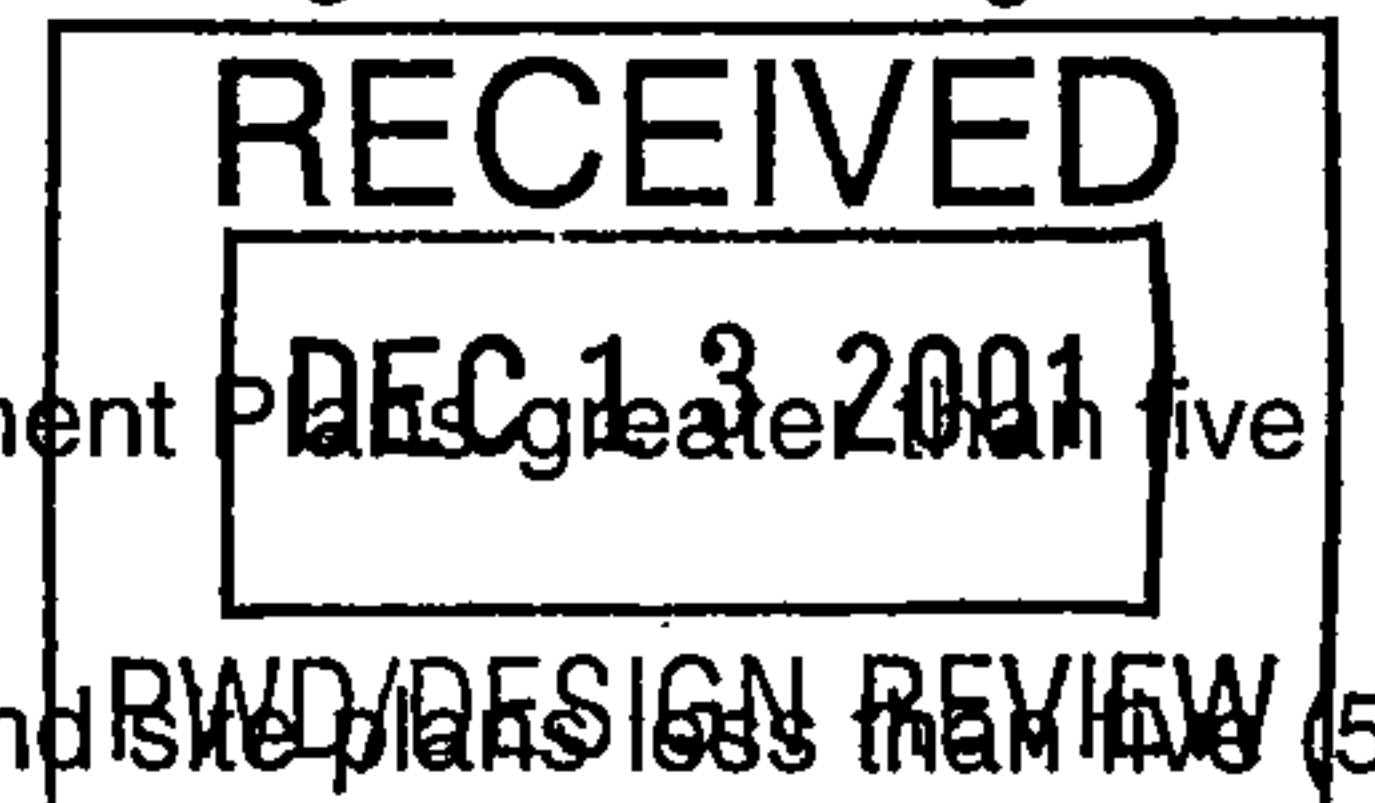
☐ SIA / FINANCIAL GUARANTEE RELEASE  
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☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED: December 13, 2001

BY: George Nemeth GN

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# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department  
Transportation Development Services Section***

December 17, 2002

George Rainhart, Registered Architect  
2325 San Pedro NE  
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Jiffy Lube, [C-13 / D24]  
9386 Valley View Drive  
Architect's Stamp Dated 12/17/02

Dear Mr. Rainhart:

The TCL / Letter of Certification submitted on December 16, 2002 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

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

c: Engineer  
Hydrology file  
C.O. Clerk

December 17, 2002

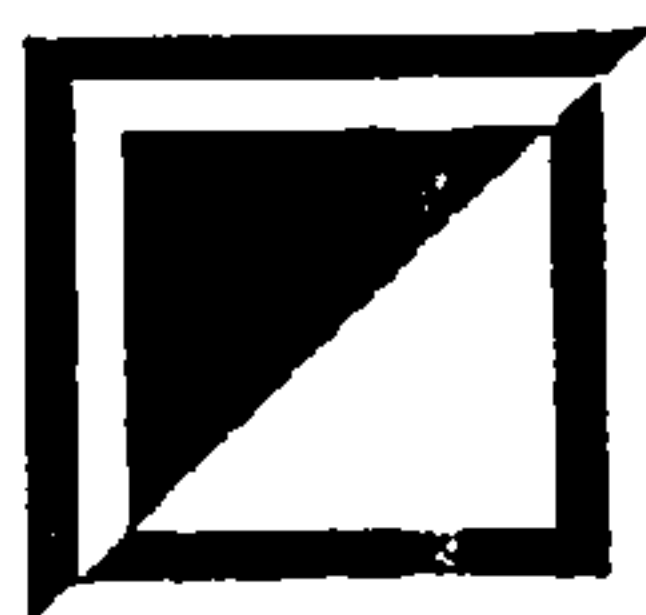
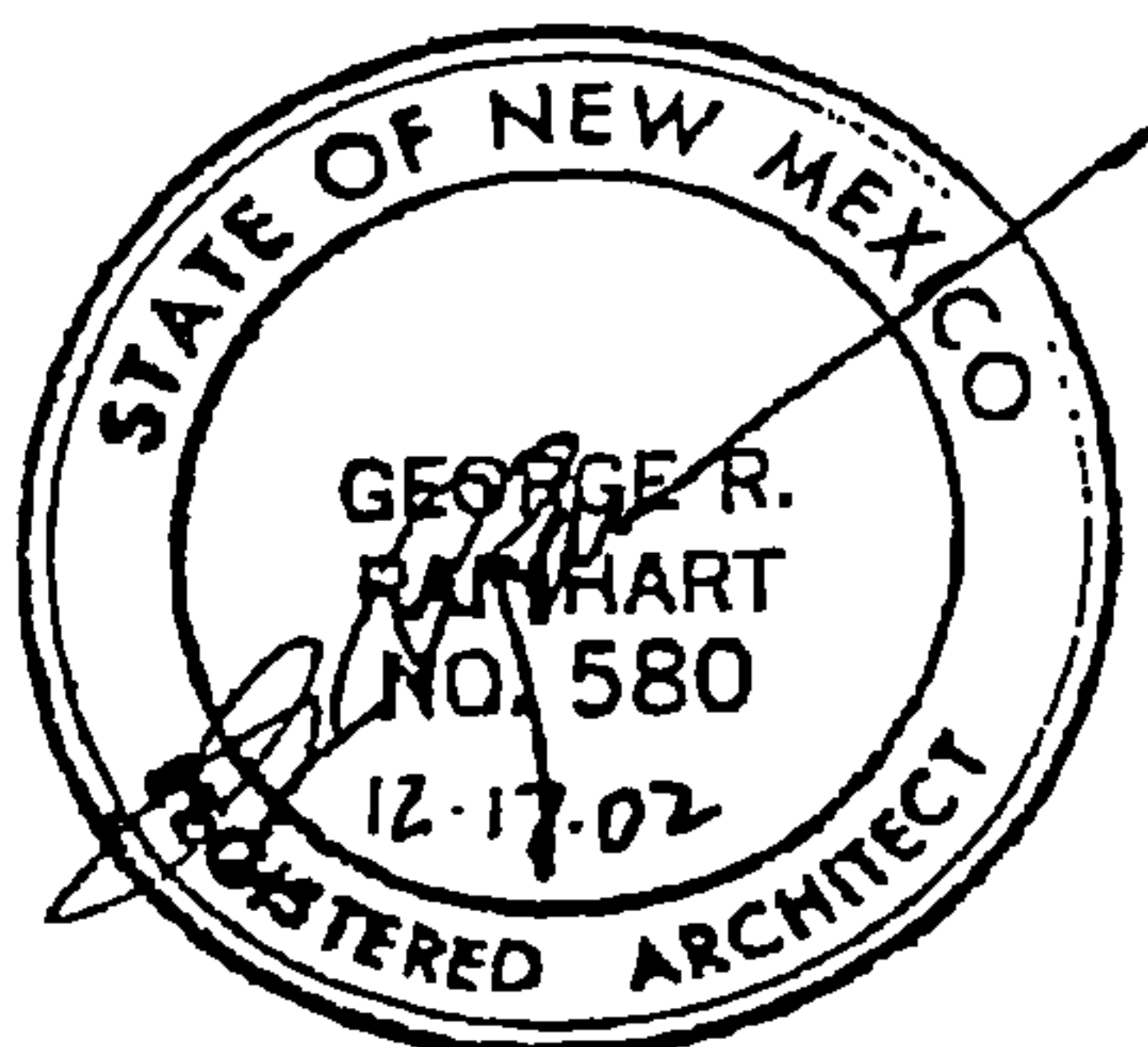
Mr. Richard Dourte, PE  
Albuquerque Hydrology & Transportation Department  
Albuquerque, NM

Re: Site Certification for Jiffy Lube Site, 9386 Coors, NW  
File # 02 DRB-00172

Dear Richard:

The Jiffy Lube Site was constructed in substantial compliance with the Approved Site Plan for Building Permit.

Respectfully,  
George Rainhart, AIA



GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.  
2125 SAN PEDRO NE, SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110  
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-a.com



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: TIFFY LUBE ZONE MAP/DRG. FILE #: C-13/D24  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_  
CITY ADDRESS: 9386 Valley View drive

ENGINEERING FIRM: Willson & Co.  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

OWNER: Keith Mortensen  
ADDRESS: 3520 Calle Cueva NW  
CITY, STATE: Alb NM 87114

CONTACT: Don Divett  
PHONE: 897-6701  
ZIP CODE: 87114

ARCHITECT: George Rainhart  
ADDRESS: 2325 San Pedro NE  
CITY, STATE: Alb NM

CONTACT: George Rainhart  
PHONE: 884-9110  
ZIP CODE: 87110

SURVEYOR: Willson & Co.  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: Sheldon  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: Enterprise Builders  
ADDRESS: PO Box 3987  
CITY, STATE: Alb NM 87190

CONTACT: Dave Brown  
PHONE: 301-2790  
ZIP CODE: 87190

## CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
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- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☒ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

Dave Brown

DATE SUBMITTED: 12-16-02 BY: \_\_\_\_\_

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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