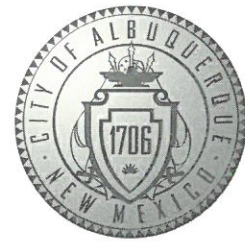


CITY OF ALBUQUERQUE



April 8, 2019

George Sanders, AIA
Sanders & Associates Architects, P.C.
5921 Lomas Blvd NE #B
Albuquerque, NM 87110

**Re: Silver Star Auto Haus
5111 Wilshire Ave NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection**
Engineer's/Architect's Stamp dated 5-16-18 (C17D014A)
Certification dated 4-4-19

Dear Mr. Sanders

Based upon the information provided in your submittal received 4-4-19, Transportation Development will issue a 30-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the Transportation Department must receive a complete acceptable submittal package from the applicant including:

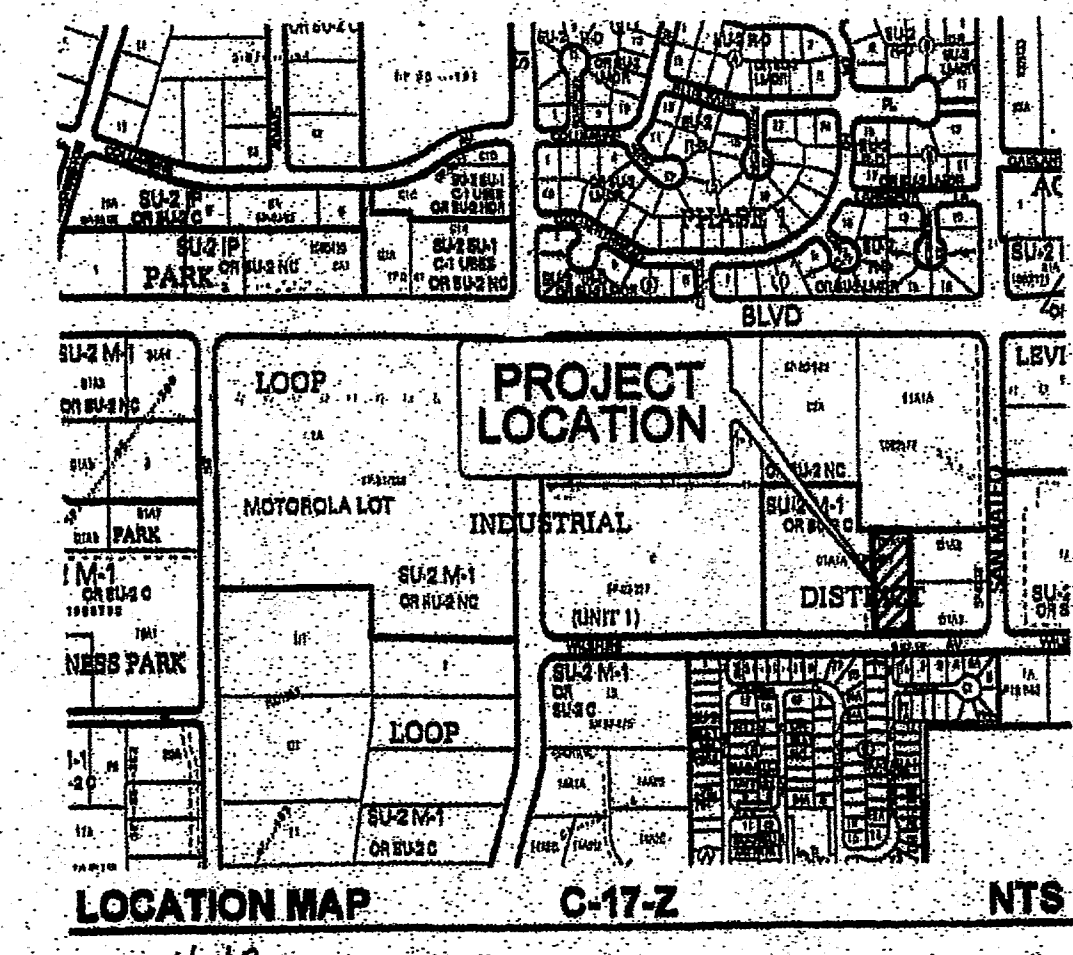
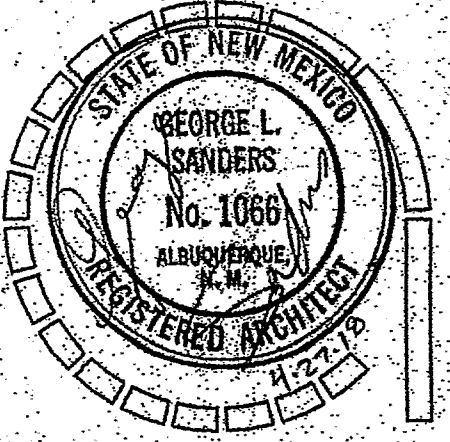
1. Please add the 8 missing parking stalls or have the approved DRB plan amended to reflect changes.
2. Please re-submit for Final CO once corrections are made.

If you have any questions, please contact me at (505) 924-3981.

Sincerely,

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

\EG via: email
C: CO Clerk, File



LEGAL DESCRIPTION:

TRACT "D-1A1-B", PLAT OF TRACTS D-1A1-A AND D-1A1-B, UNIT 1, LOOP INDUSTRIAL DISTRICT SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 18, 2007 IN PLAT BOOK 2007C, PAGE 268 AS DOCUMENT No. 2007133572

ZONING:

SU-2/M-1 OR SU-1/C

PARKING REQUIREMENTS

RETAIL AND SERVICES BUILDING - 1 SPACE PER 200 S.F. = 6000 S.F. ÷ 200 = 30 SPACES REQUIRED
HANDICAP PARKING = 2 SPACES REQUIRED
MOTORCYCLE PARKING = 2 SPACES REQUIRED
SPACES PROVIDED = 38 REGULAR CAR SPACES PROVIDED
HANDICAP PARKING = 2 SPACES PROVIDED
MOTORCYCLE PARKING = 2 SPACES PROVIDED

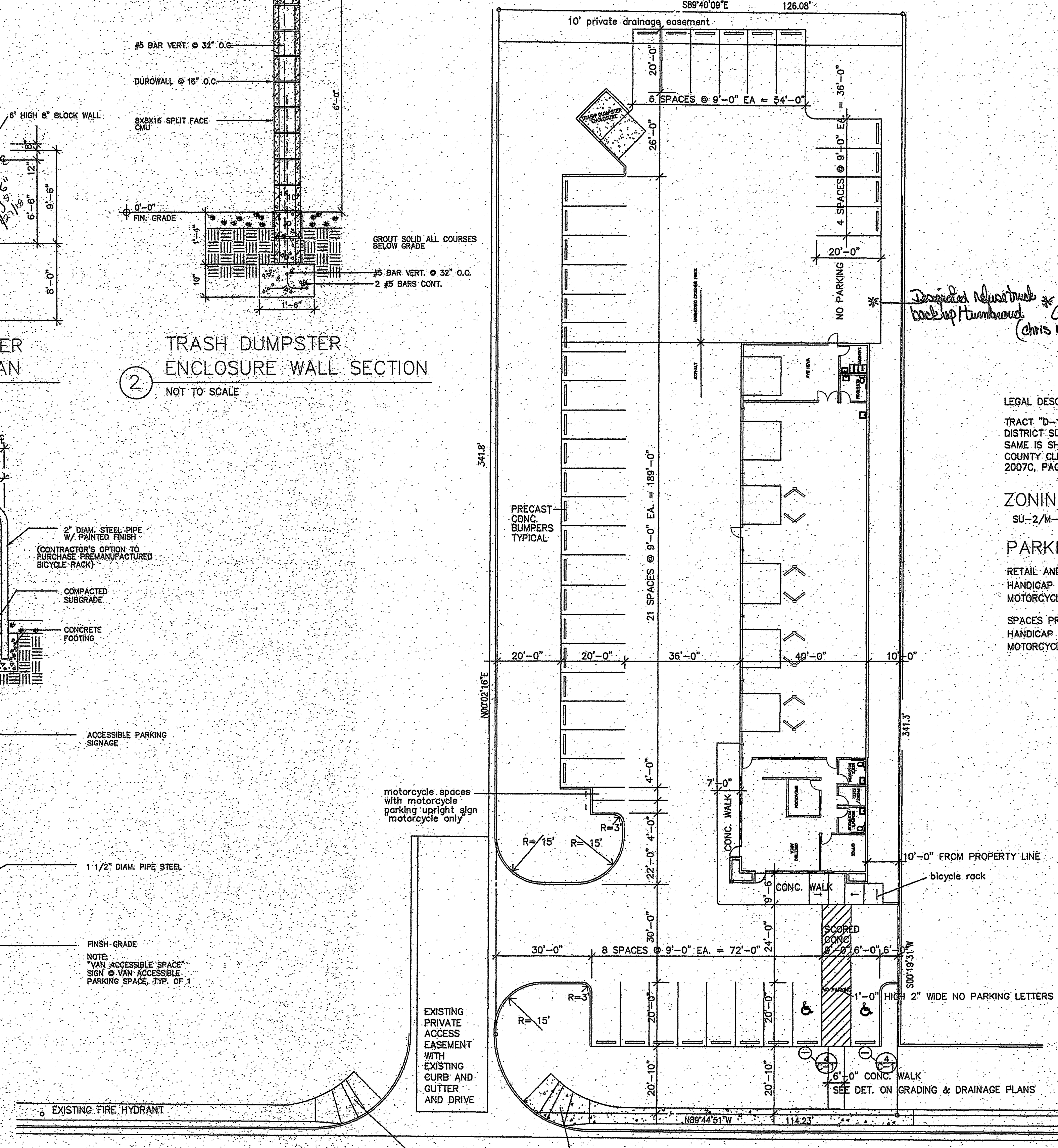
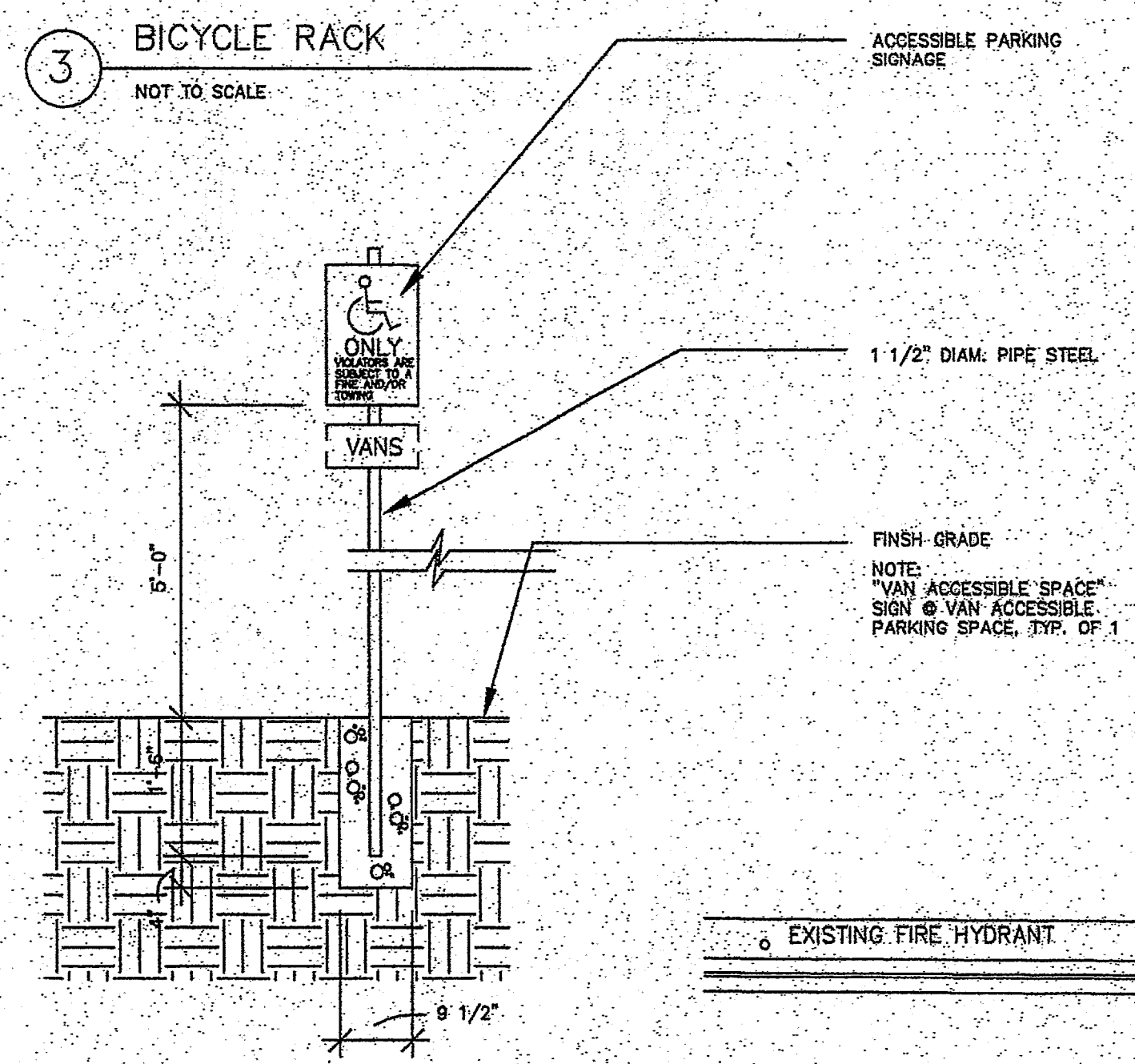
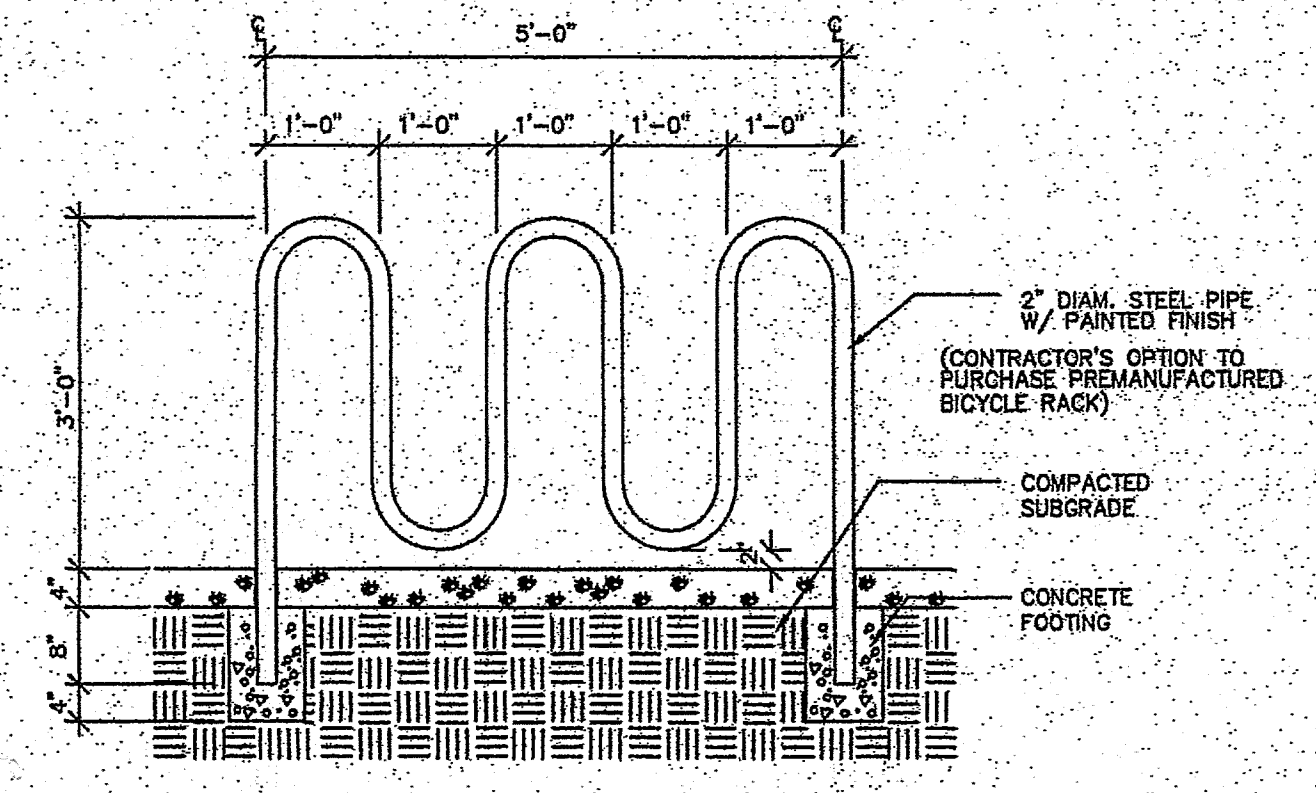
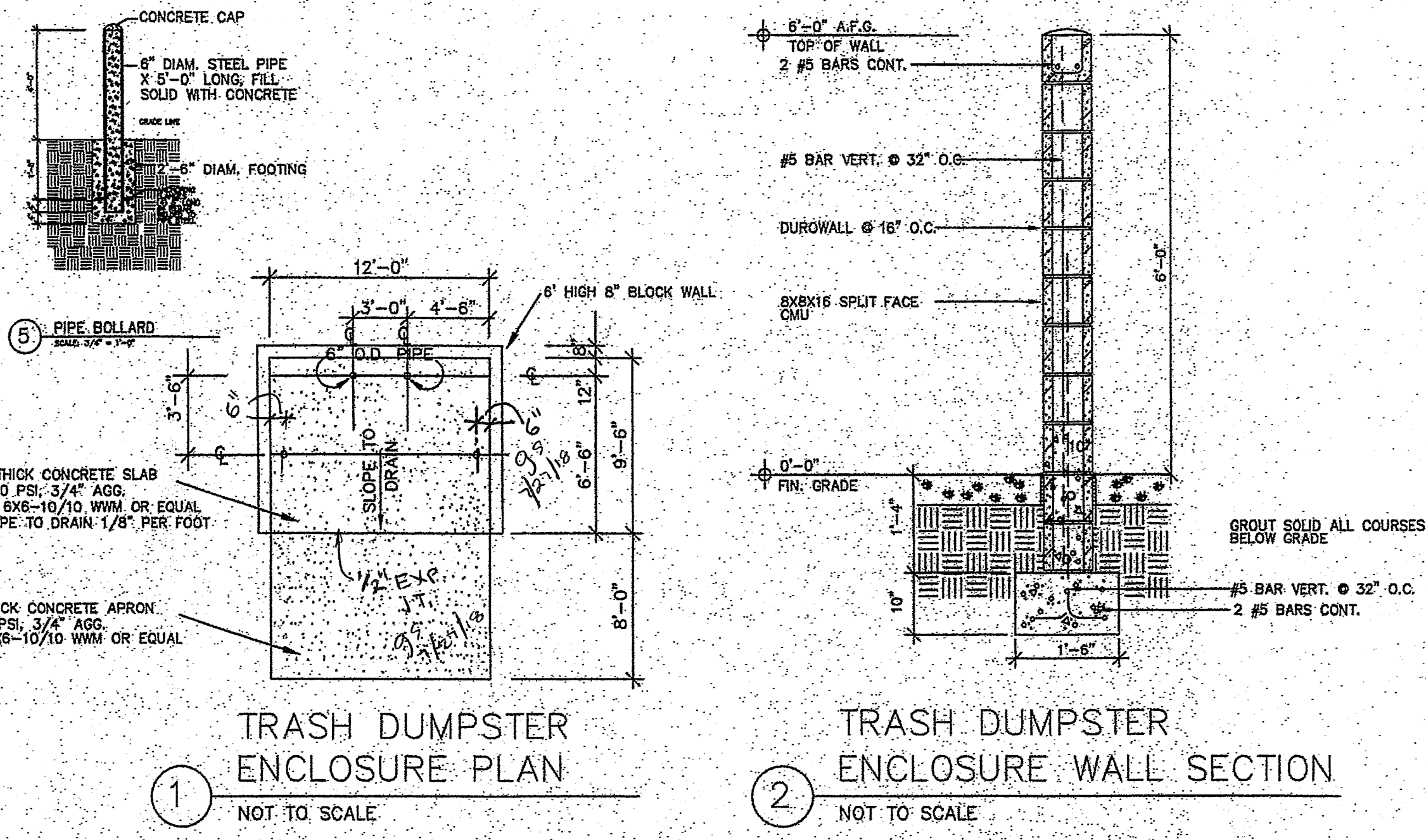
SIGNATURE BLOCK

PROJECT NUMBER: 1000097
application number: 12 DUB-2113
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions of the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ☐ Yes ☒ No If yes, the a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way of for construction of public improvements.

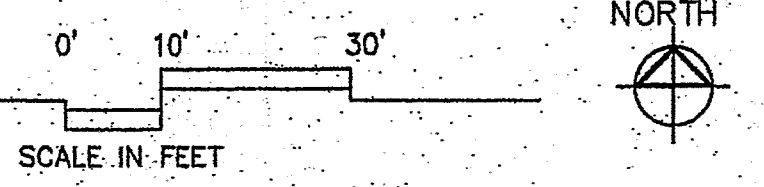
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:	
<i>[Signature]</i> Traffic Engineering, Transport Division	5/16/18 Date
<i>[Signature]</i> ABCVA	5/16/18 Date
<i>[Signature]</i> Parks and Recreation Department	5/16/18 Date
<i>[Signature]</i> City Engineer	5/16/18 Date
Environmental Health Department (conditional)	Date
Solid Waste Management	5-11-18 Date
DRB Chairperson, Planning Department	5/16/18 Date
Code Enforcement	

NOTE: A MIN. OF 15% OF THE NET LOT AREA SHALL BE LANDSCAPED - SEE LANDSCAPING PLAN SHEET C-4



SITE PLAN

SCALE: 1" = 20'-0"



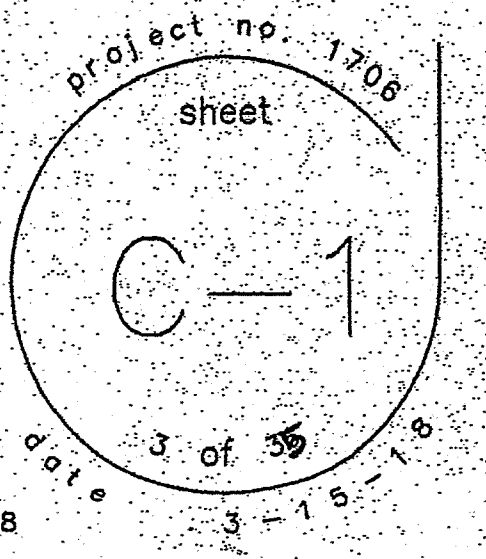
SAN MATEO BLVD N.E.

EXISTING FIRE HYDRANT

WILSHIRE AVE. N.E.
60' R.O.W.

SILVER STAR AUTO HAUS
5111 WILSHIRE AVE. N.E.
ALBUQUERQUE, NEW MEXICO
SANDERS & ASSOCIATES ARCHITECTS, P.C. 6000 ROGERS AVE. N.E. ALBUQUERQUE N.M. 87110 (505) 255-5040 FAX (505) 255-5040

City of Albuquerque
Building Safety
JUN 27 2018
I.B.C.
Plan Check Section



City of Albuquerque

Planning Department
Development & Building Services Division



DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Star Star Hub Building Permit #: 2018-21440 Hydrology File #: C17-2014
DRB#: 1006697 18-088-70103 EPC#: N/A Work Order#: N/A
Legal Description: Tract "D-1A1-8", PLAT of Tracts D-1A1-A and D-1A1-B, Unit 2
City Address: Loop Industrial District Subdivision
Applicant: 5111 Whistler Ave NE, Albuquerque, NM 87113
Address: 10911 Madeline Ave NE, Albuquerque, NM 87122
Phone#: 505-379-2296 Fax#: 505-379-2296
Other Contact: THS Construction Inc. Address: 7 Pine Rd, Phoenix, AZ 85043
Phone#: 505-350-5098 Fax#: 505-867-0323
E-mail: THS0323@gmail.com
Type of Development: PLAT (# of lots) RESIDENCE DRB SITE ADMIN SITE
IS THIS A RESUBMITTAL? Yes No
DEPARTMENT X TRANSPORTATION HYDROLOGY/DRAINAGE

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

Check all that Apply:

☐ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 4-4-19

By: Frank L. Herrera

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID:

Sanders & Associates Architects, P.C.

6000 Rogers Ave. N.E. Albuquerque, New Mexico (505)255-5040 Fax (505)255-5040

Architecture Landscape Architecture Interior Design

April 4, 2019

City of Albuquerque
600 2nd St. N.W.

Albuquerque, New Mexico 87102

Re: Silver Star Auto Haus

5111 Wilshire Ave. N.E.

Albuquerque, New Mexico

EPC project number: 1006697

DRB application number: 18 DRB 70103

I George Sanders, AIA of the Firm Sanders & Associates Architects, P.C. hereby certify that this project is in substantial compliance with the design intent of the approved plan dated 5-8-18. The record information edited onto the original design document has been obtained by Frank Thomas of the firm THS Construction. I further certify that I have personally visited the project site on April 4, 2019 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy.

The record information represented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Signature of Architect

4.4.19

date

