

CITY OF ALBUQUERQUE



May 2, 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
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 4-30-19 (C17D014A)
Certification dated 4-4-19

Dear Mr. Sanders

Based upon the information provided in your submittal received 5-2-19, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

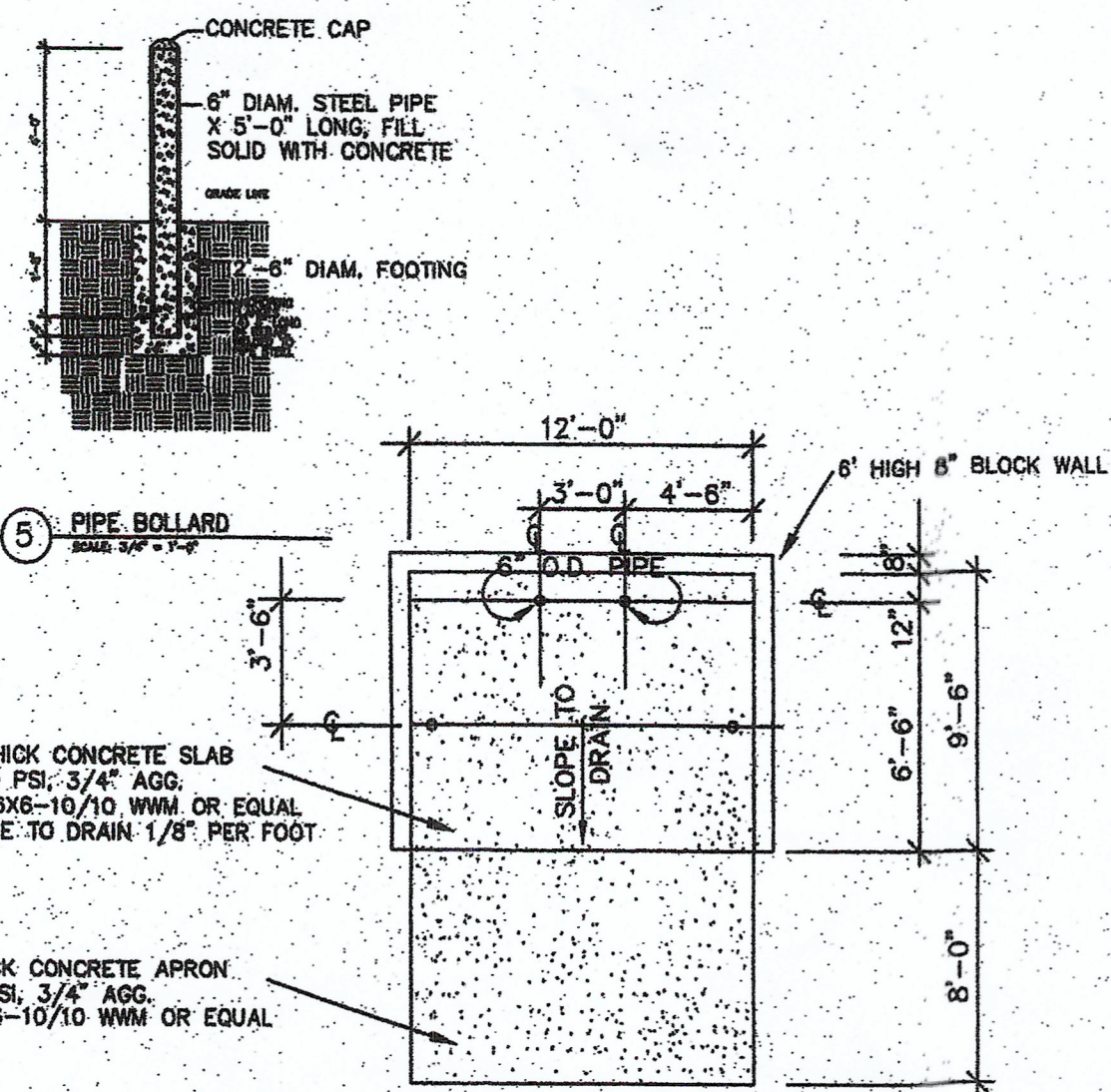
If you have any questions, please contact Ernie Gomez at (505) 924-3981 or me at (505) 924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

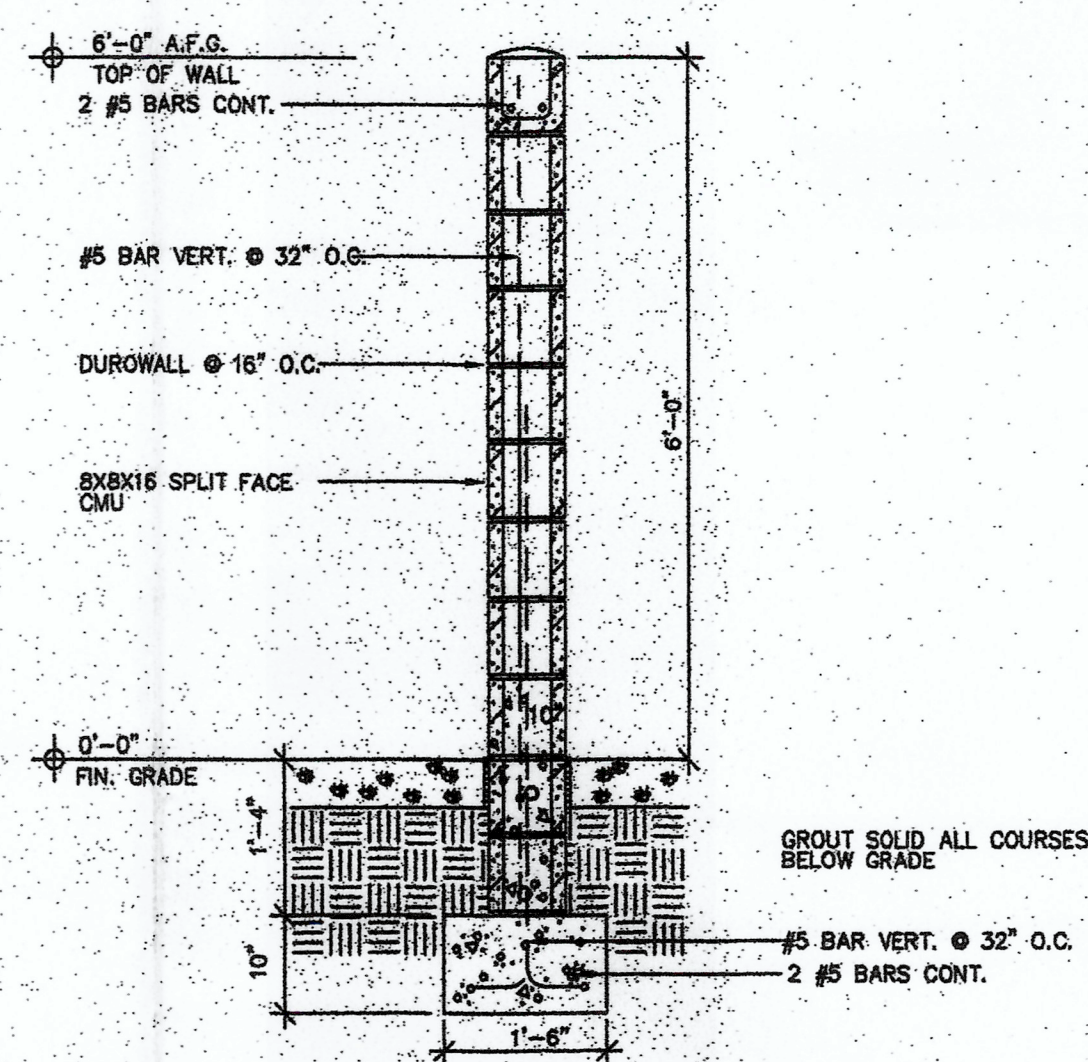
Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



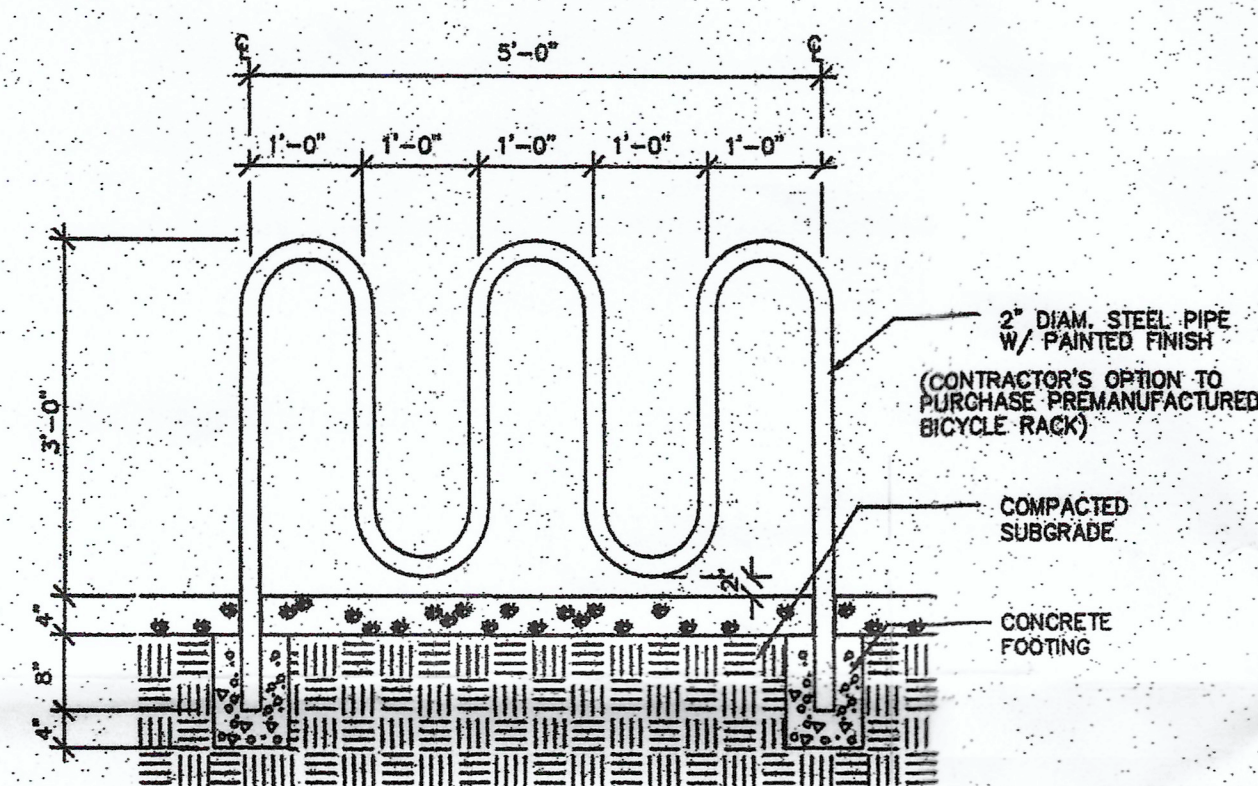
TRASH DUMPSTER ENCLOSURE PLAN

1 NOT TO SCALE



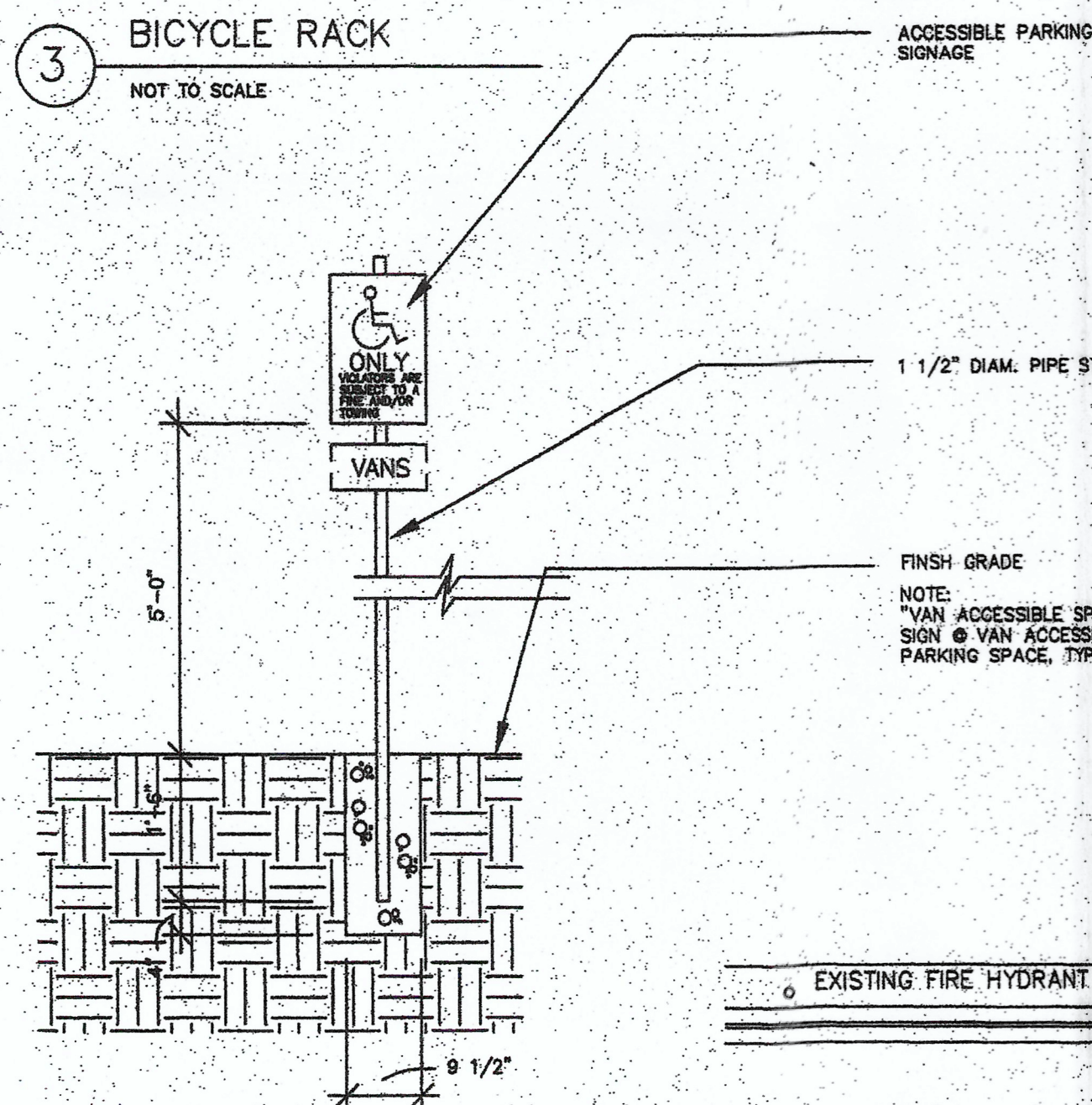
TRASH DUMPSTER ENCLOSURE WALL SECTION

2 NOT TO SCALE



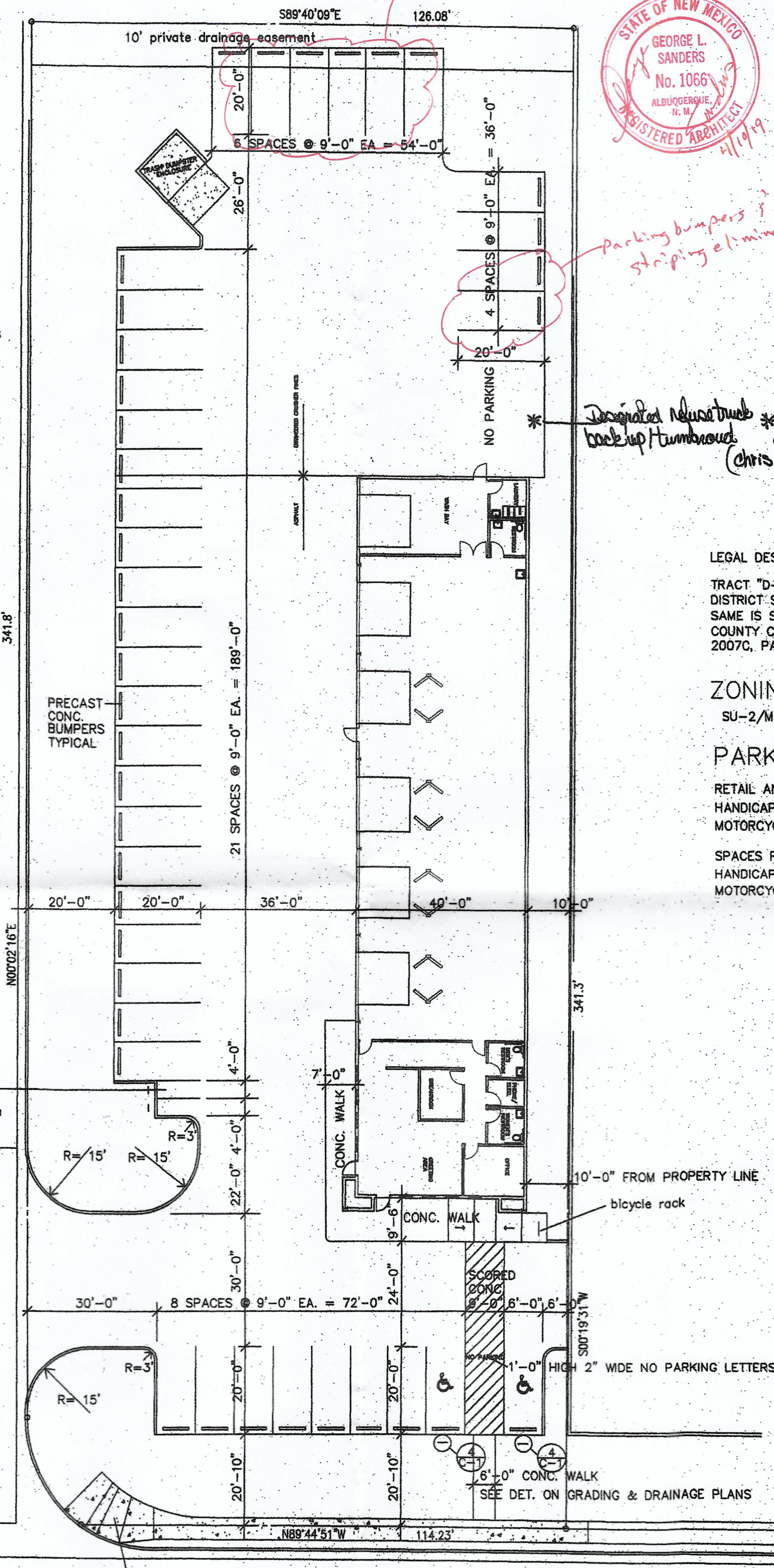
BICYCLE RACK

3 NOT TO SCALE



SIGN DETAIL

4 NOT TO SCALE

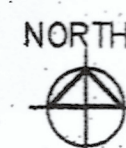


WILSHIRE AVE. N.E.
60' R.O.W.

SITE PLAN

SCALE: 1" = 20'-0"

0' 10' 30'
SCALE IN FEET



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

ADMINISTRATIVE AMENDMENT	FILE # 3-2019	PROJECT # 202350
Parking and Landscape adjustments	APPROVED BY	DATE
		30 Apr 2019

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/G

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

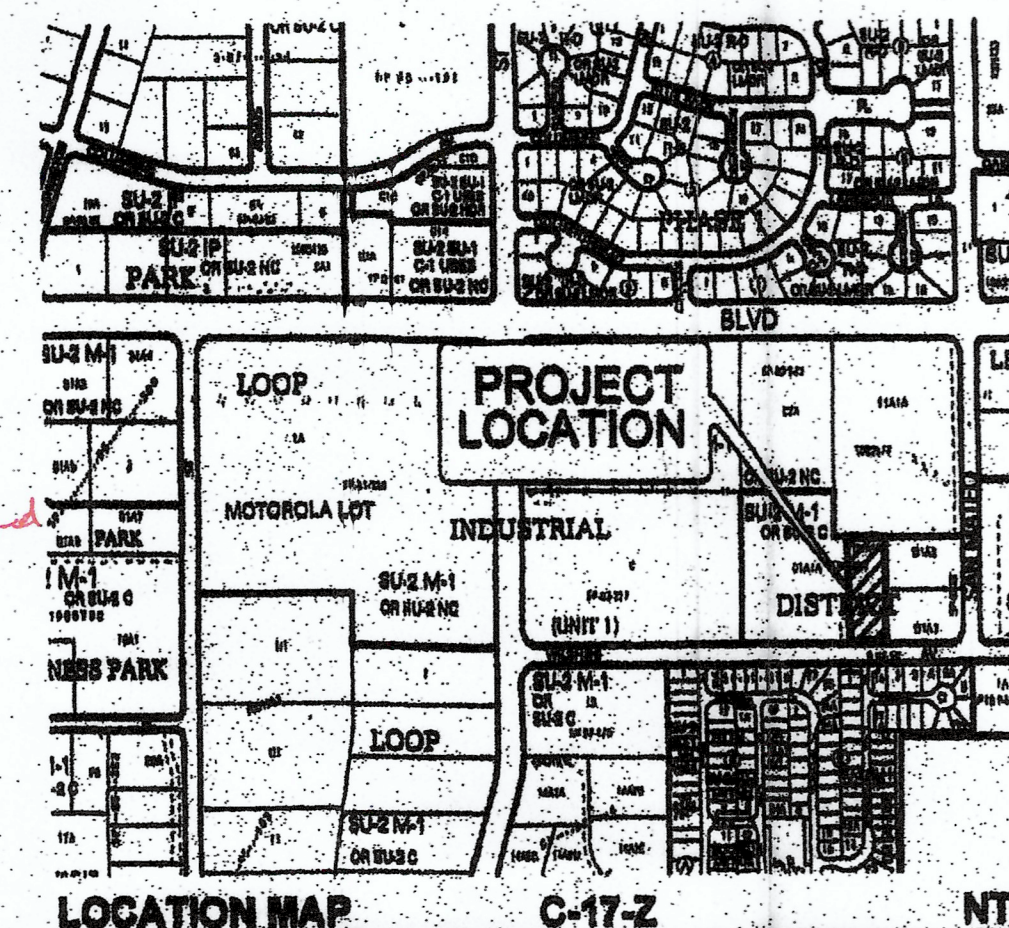
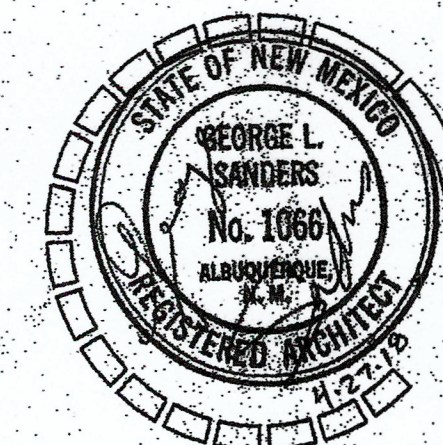
SIGNATURE BLOCK

PROJECT NUMBER: 1000097
APPLICATION NUMBER: 12-2018-2013
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>	5/16/18
Traffic Engineering, Transport Division	Date
<i>[Signature]</i>	5/16/18
Parks and Recreation Department	Date
<i>[Signature]</i>	5/16/18
City Engineer	Date
Environmental Health Department (conditional)	Date
<i>[Signature]</i>	5-11-18
Spill Waste Management	Date
<i>[Signature]</i>	5-16-18
DRB Chairperson, Planning Department	Date
<i>[Signature]</i>	5/16/18

Code Enforcement

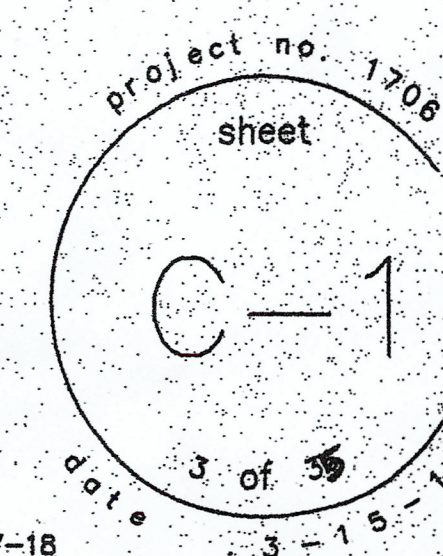


LOCATION MAP C-17-Z NTS

SAN MATEO BLVD N.E.

EXISTING FIRE HYDRANT

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



REVISED 4-27-18

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



City of Albuquerque

Planning Department
Development & Building Services Division



DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Star Star Ave 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: 10711 Madeline Ave NE, Albuquerque, NM 87122
Phone#: 505-379-2276 Fax#: 505-379-2276
Other Contact: THS Construction Inc. Address: 7 Pine Rd, Phoenix, NY 87043
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
☐ 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) _____

TYPE OF SUBMITTAL:

- ☐ 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?

Check all that Apply:

DATE SUBMITTED: 4-4-19 By: Frank L. Herrera

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID: