



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 6, 2003

Jacob Vigil, P.E.
Vigil Engineering
7317 4th Street NW
Albuquerque, NM 87107

**Re: Moser Auto Sales, Grading and Drainage Plan
Engineer's Stamp dated 10-30-03 (C18/D21A)**

Dear Mr. Vigil,

Based upon the information provided in your submittal received 10-30-03, 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.

A separate permit (SO#19) is required for construction within City Right of Way. A copy of this approval letter must be on hand when applying for the excavation permit. 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

C: Matt Cline, Arroyo Maintenance
Pam Lujan, Excavation Permits
file

C-18/D21A

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 7-30-02)

PROJECT TITLE: MOSEK AUTO SALES ZONE MAP/DRG. FILE #: C-18-Z
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 22-D-2, BLOCK 12 NORTH ALBUQUERQUE ACRES
 CITY ADDRESS: TRACT A, UNIT B, BERNALILLO COUNTY

ENGINEERING FIRM: VIGIL ENGINEERING
 ADDRESS: 7317 4TH ST, NW
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: JACOB A. VIGIL
 PHONE: (505) 301-2512
 ZIP CODE: 87107

OWNER: KARL MOSER
 ADDRESS: 6725 4TH ST, NW
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: KARL MOSER
 PHONE: (505) 263-9700
 ZIP CODE: 87107

ARCHITECT: MIGUEL TRUJILLO
 ADDRESS: 8504 SPAIN RD, NE
 CITY, STATE: ALBUQUERQUE, NEW MEXICO

CONTACT: MIGUEL TRUJILLO
 PHONE: (505) 821-5487
 ZIP CODE: 87171

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

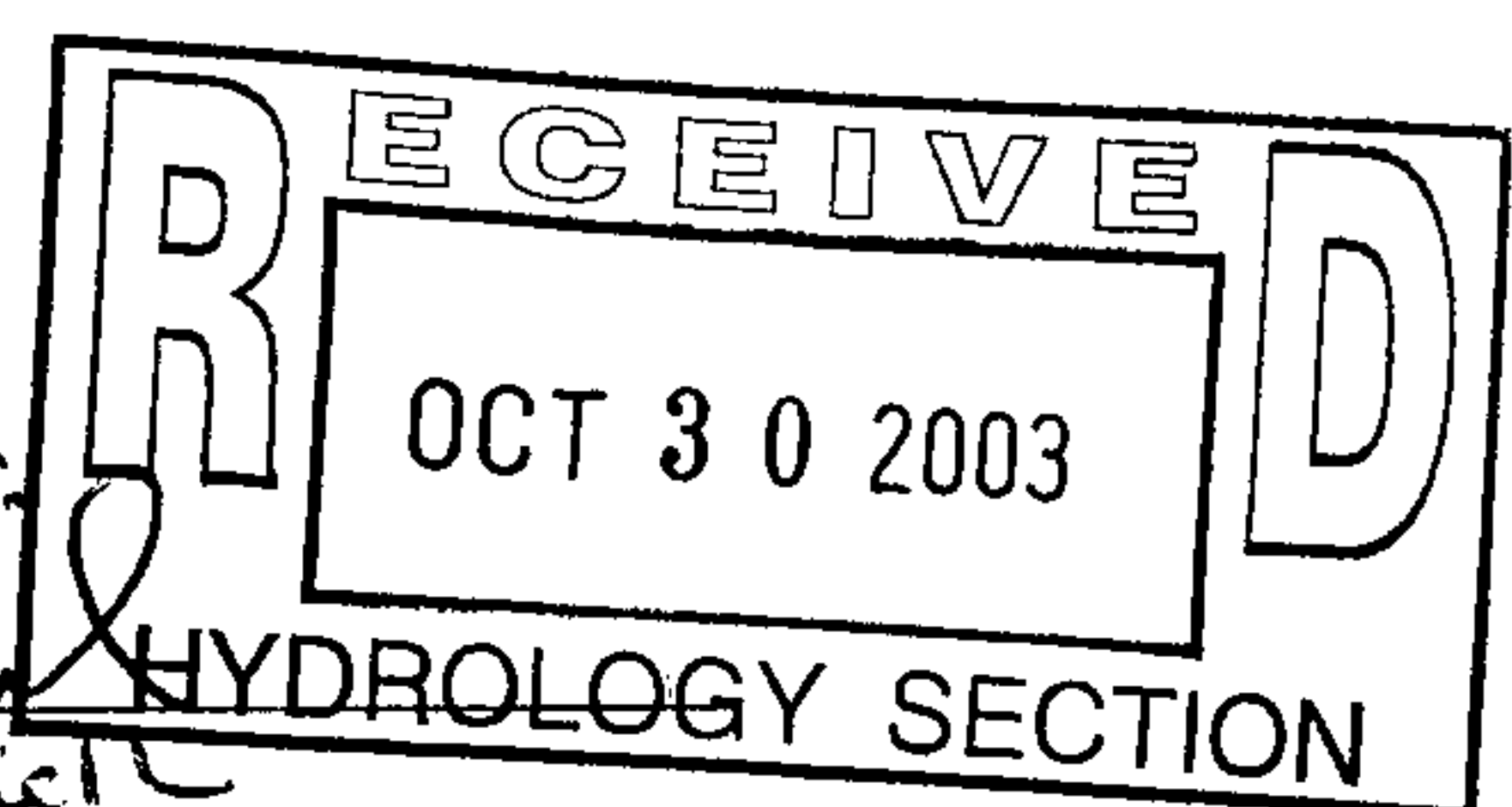
- ☒ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ 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: OCTOBER 30, 2003BY: Jacob A. VigilJACOB A. VIGIL

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 (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.

APPROVED BY THE TECHNICAL SUBCOMMITTEE ON 5/15/02 w/DP Exec. Committee revisions of June 5, 2002, July 10, 2002



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 24, 2003

Jacob Vigil, P.E.
Vigil Engineering
7317 4th Street NW
Albuquerque, NM 87107

Re: Moser Auto Sales, Grading and Drainage Plan
Engineer's Stamp dated 10-10-03 (C18/D21A)

Dear Mr. Vigil,

Based upon the information provided in your submittal received 10-10-03, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. According to the Alameda Development Grading and Drainage plan, lots in this area are allowed drainage of 2.46 cfs per acre. Free discharge is allowed on the access road, as well as the slope areas. However, the rest must be ponded on site, including the proposed building runoff. Please make the changes necessary to adhere to this plan.
2. Since this project will require an S.O. 19 permit, specific notes are necessary. Using the attached example as a reference, please add all applicable notes.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 7-30-02)

C18/D021A

PROJECT TITLE: MOSEY AUTO SALES ZONE MAP/DRG. FILE #: C-18-2
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 22-D-2, BLOCK 12, NORTH ALBUQUERQUE ACRES
 CITY ADDRESS: TRACT A, UNIT B BERNALILLO COUNTY

ENGINEERING FIRM: VIGIL ENGINEERING
 ADDRESS: 7317 4TH STREET, NW
 CITY, STATE: ALBUQUERQUE, NM 87107

CONTACT: JACOB A. VIGIL
 PHONE: (505) 301-2512
 ZIP CODE: 87107

OWNER: CARL MOSER
 ADDRESS: 6725 4TH STREET, NW
 CITY, STATE: ALBUQUERQUE, N.M.

CONTACT: CARL MOSER
 PHONE: (505) 263-9700
 ZIP CODE: 87107

ARCHITECT: MIGUEL TRUJILLO
 ADDRESS: 8504 SPAIN RD. NE
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: MIGUEL TRUJILLO
 PHONE: (505) 821-5687
 ZIP CODE: 87111

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

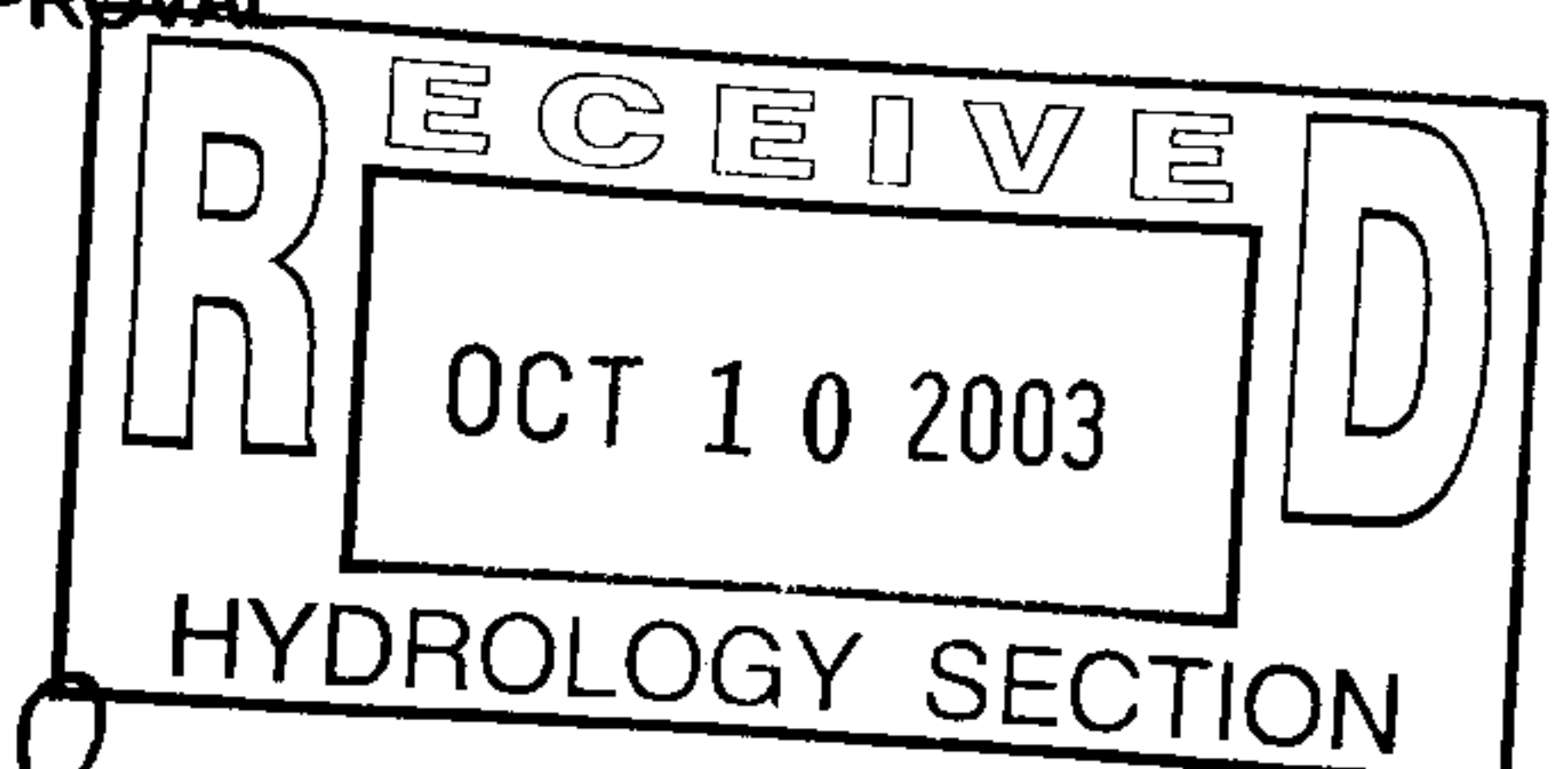
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ 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: OCTOBER 10, 2003 BY: JACOB A. VIGIL



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 (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.

APPROVED BY THE TECHNICAL SUBCOMMITTEE ON 5/15/02 w/DP Exec. Committee revisions of June 5, 2002, July 10, 2002

NW

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

April 8, 2004

A. Miguel Trujillo, Registered Architect
8504 Spain Road NE
Albuquerque, NM 87111

Re: Certification Submittal for Final Building Certificate of Occupancy for
Moser Auto Sales Facility, [C-18 / D21A]
8721 San Pedro NE
Architect's Stamp Dated 04/08/04

Dear Mr. Trujillo:

The TCL / Letter of Certification submitted on April 8, 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.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

MIGUEL TRUJILLO & ASSOCIATES

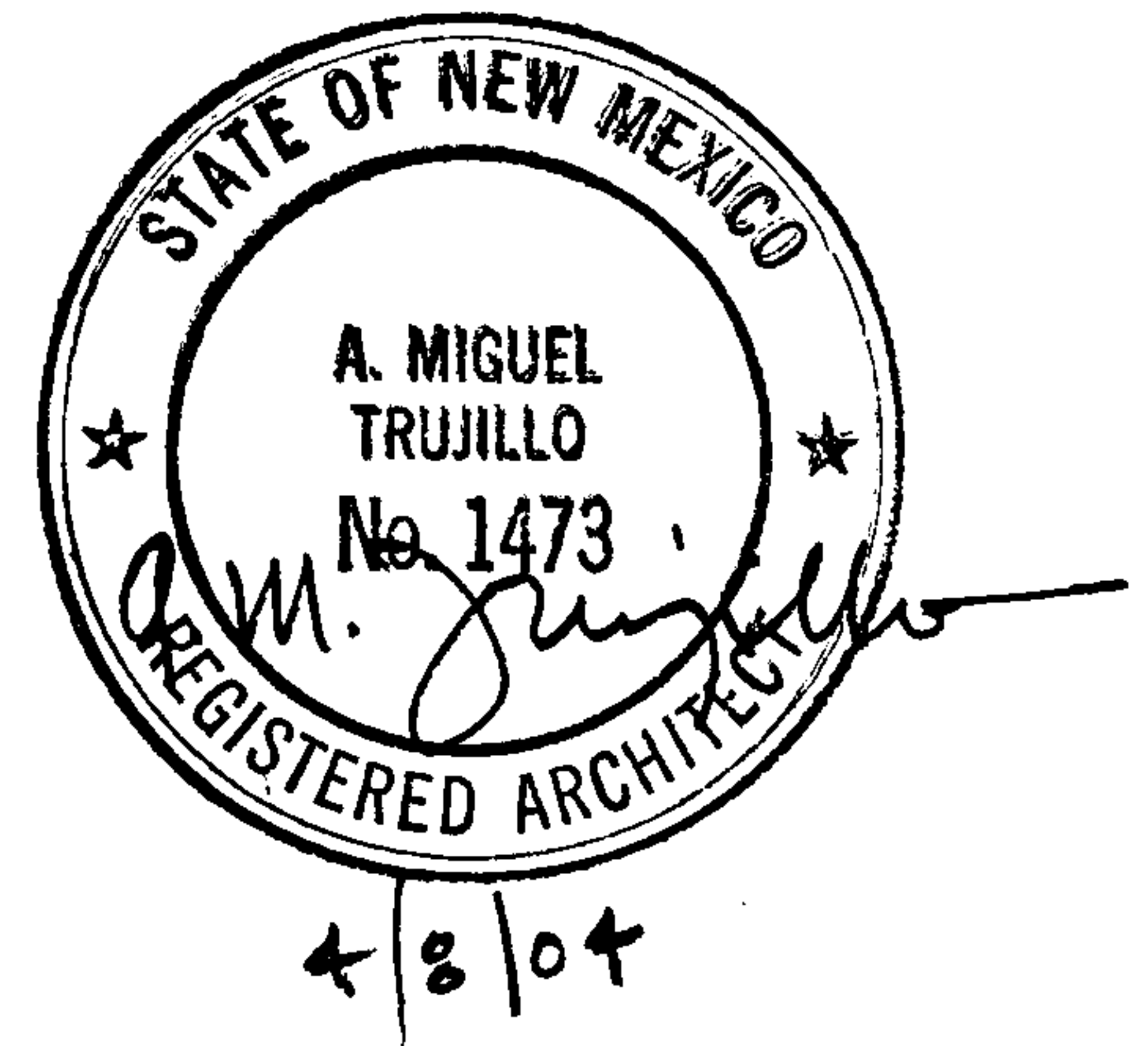
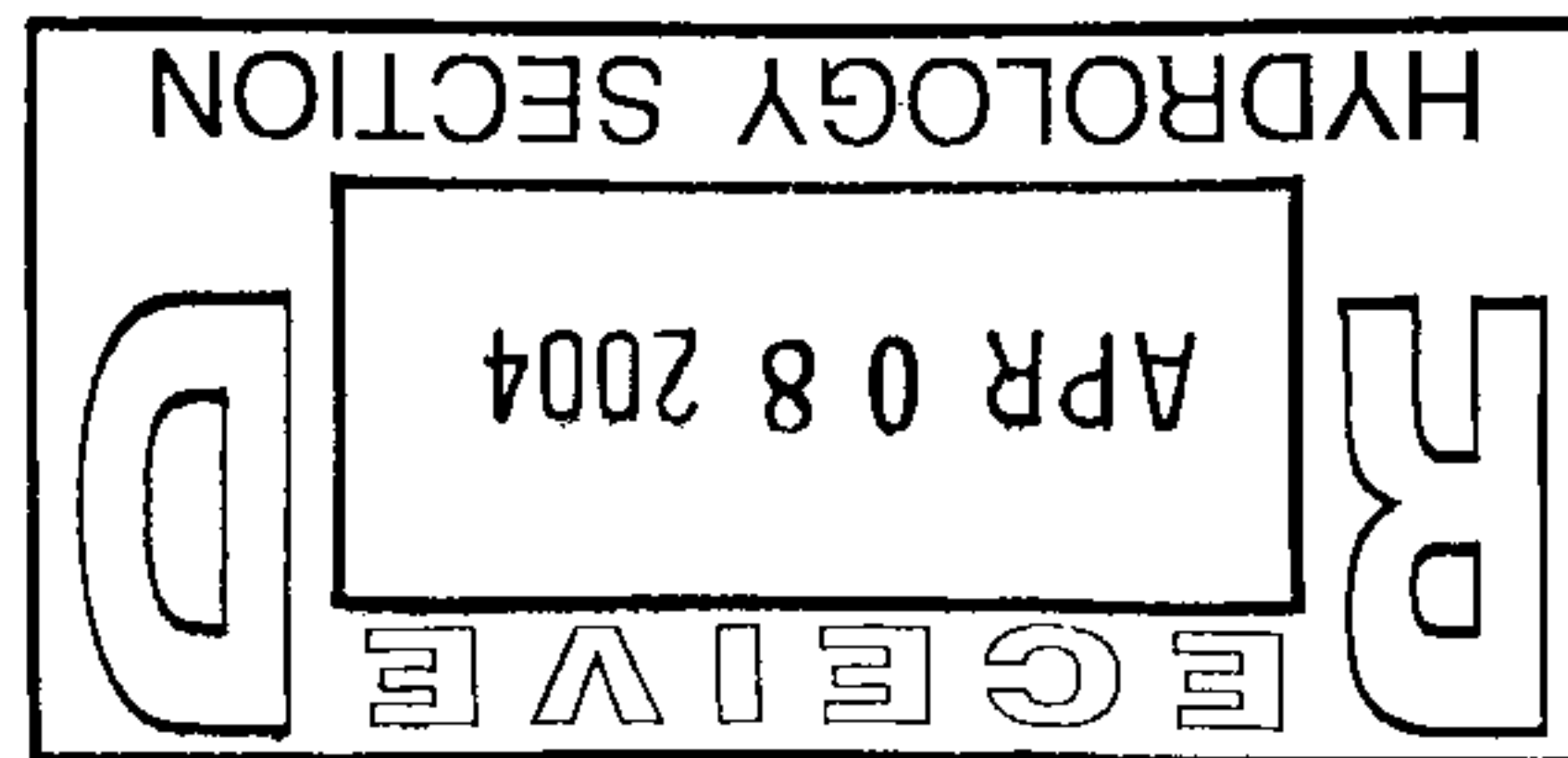
Architecture
8504 Spain Road NE

Planning
Albuquerque, NM 87111

Construction Management
Tel. & Fax. #s 797-7663
Cellular # 410-4776

April 8, 2004

City of Albuquerque
Planning Department
600 2nd Street N.W.
Albuquerque, N.M. 87102
c/o Nilo E. Salgado-Fernandez PE
Transportation Development



Subject: Certification of Project Site Development

Re: Moser Properties Sales Facility
Used Car Dealership Building

Location: 8721 San Pedro N.E. corner of Alameda NE

Att: Mr. Salgado-Fernandez:

The above captioned project has been completed, the owners have requested that I perform a site visit and review it against the original documents and certify the site. I did perform that site visit and checked it in detail. The siting of the new Sales Facility is in **"Substantial Compliance"** with the original site development plan, for all parking layouts, parking space counts and design dimensions.

Although there may be some minor dimensional differences from the original approved TCL, the overall dimensions of parking spaces, separations, driveways and any left over spaces are in compliance with some extra available areas.

I have entered some dimensional changes that are as-built conditions and further notes to comply with your normal data for certification by my office.

I am the architect-of-record on the project and am fully familiar with the site.

I am herein forwarding a copy to the owners, and you will be hearing from them directly very soon, as they are anxious to receive a "Certificate of Occupancy."

If there are any question or concerns please contact me directly at 821-5687.

Respectfully,


A. Miguel Trujillo, Architect

XC: Moser Properties LLC

Registered Architect

A. Miguel Trujillo, NCARB

Licensed Contractor

Assoc. Member ASL

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

Moser Auto Sales

PROJECT TITLE: Auto Dealership Facility ZONE MAP/DRG. FILE #: C-18/D21A
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: BLOCK 12 LOT 22D-2
 CITY ADDRESS: 8721 SAN PEDRO DRIVE N.E.

ENGINEERING FIRM: JACOB VIGIL P.E.
 ADDRESS: 7317 4th ST NW.
 CITY, STATE: ALBUQ. NM. 87109

CONTACT: JACOB VIGIL
 PHONE: 897-9371
 ZIP CODE: 8707

OWNER: MOSEY PROPERTIES LLC
 ADDRESS: 6725 4th ST NW.
 CITY, STATE: ALBUQ. NM 87107

CONTACT: KARL MOSER
 PHONE: 263-9700
 ZIP CODE: 87107

ARCHITECT: MIGUEL TRUJILLO & ASSOC.
 ADDRESS: 8304 SPAIN RD NE
 CITY, STATE: ALBUQ. NM 87111

CONTACT: A. MIGUEL TRUJILLO
 PHONE: 821-5687
 ZIP CODE: 87111

SURVEYOR: HARRIS SURVEYING, INC.
 ADDRESS: 2412-D MORRIS NE
 CITY, STATE: ALBUQ.

CONTACT: TONY HARRIS
 PHONE: 889-8056
 ZIP CODE: 87110

CONTRACTOR: MAIN STREET CONST. LLC
 ADDRESS: 1475 MORNING GLORY NE
 CITY, STATE: ALBUQ. NM.

CONTACT: LYLE HOFFERTH
 PHONE: 820-9136
 ZIP CODE: 87122

CHECK TYPE OF SUBMITTAL:

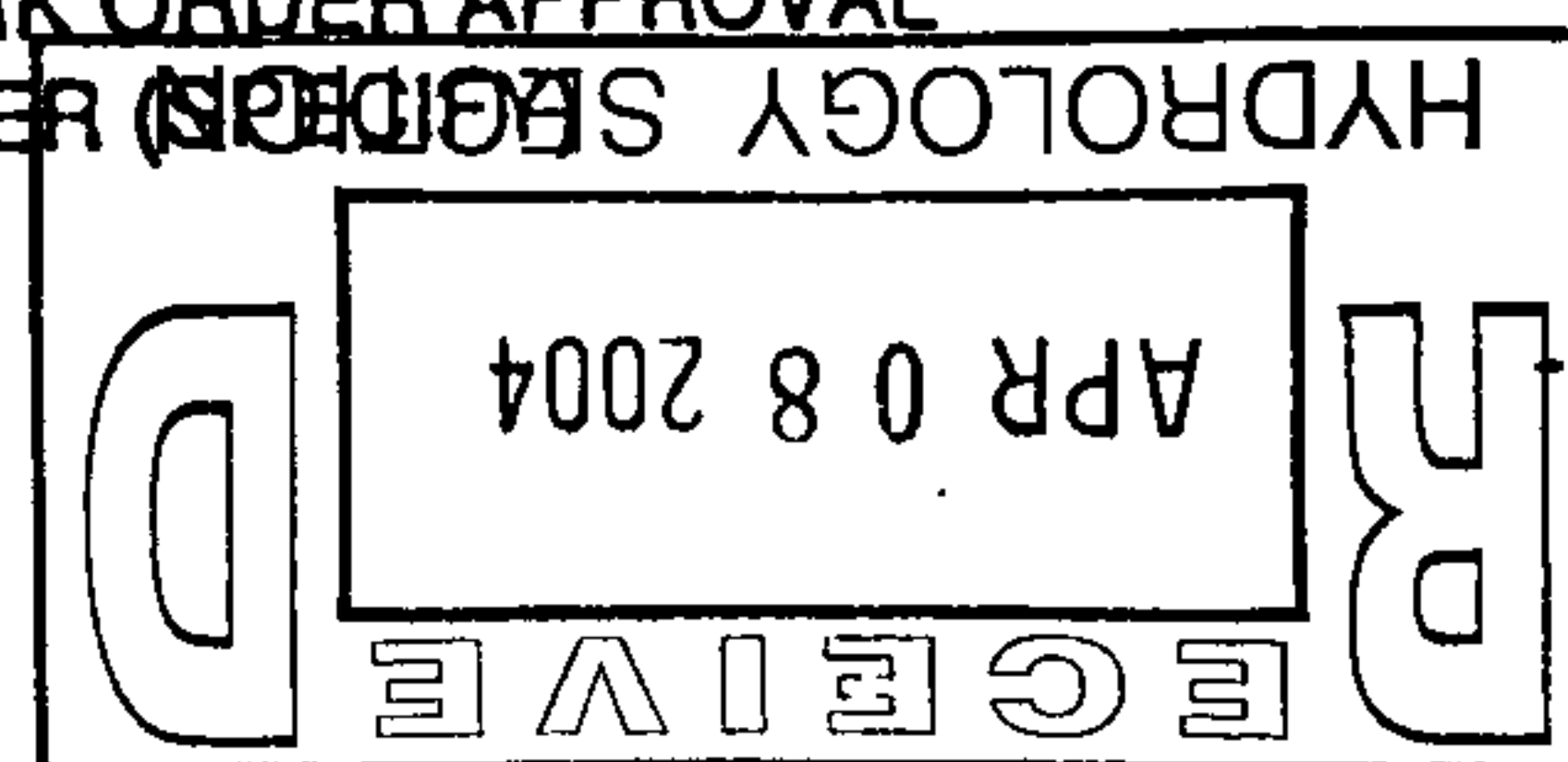
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERTIFICATION (TCL)
- ☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER
- ARCH'S

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ 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: APRIL 8, 2004 BY: Lyle Hoffert

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 (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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

December 15, 2003

Miguel Trujillo
8504 Spain NE
Albuquerque NM
87111

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Moser Auto [C18/D21A]
8721 San Pedro NE, Albuquerque, NM
Architect's Stamp Dated 11-13-03

Dear Mr. Trujillo,

The TCL submittal dated November 14, 2003 is approved for building permit. The plan is stamped and signed as approved. Two copies of the plan that is stamped as approved will be required: one for each of the building permit plans and the original to be kept by you to be used for certification of the site for final C.O. for Transportation.

If a temporary CO is needed then a copy of the original TCL that was stamped as approved by the City which includes a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance". This statement requires a NM registered architect or engineer stamp to be dated. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer needs stamp and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Richard Dourte, PE
Development and Building Services

cc: Hydrology file
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

C-18/D21A

Moser Auto

PROJECT TITLE: Auto Dealership Facility

ZONE MAP/DRG. FILE #:

DRB #: _____ EPC#:

WORK ORDER#:

LEGAL DESCRIPTION: TRACT A UNIT B BLOCK 12 LOT - 22 D-2CITY ADDRESS: 8721 SAN PEDRO DR. N.E.ENGINEERING FIRM: JACE VIGIL P.C.

ADDRESS:

CITY, STATE:

CONTACT: JACOB VIGILPHONE: 301-2572ZIP CODE: 87107OWNER: MOSEK PROPERTIES LLCADDRESS: 6125 4TH ST NW

CITY, STATE:

CONTACT: CARL MOSEKPHONE: 263-9700ZIP CODE: 87107ARCHITECT: MIGUEL TRUJILLO & ASSOC.ADDRESS: 8504 SPAIN NE

CITY, STATE:

CONTACT: A. MIGUEL TRUJILLOPHONE: 821-5687ZIP CODE: 87111

SURVEYOR:

ADDRESS

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

CONTRACTOR: MAIN ST. CONST.

ADDRESS:

CITY, STATE:

CONTACT: LYLE

PHONE:

ZIP CODE:

CHECK TYPE OF SUBMITTAL:

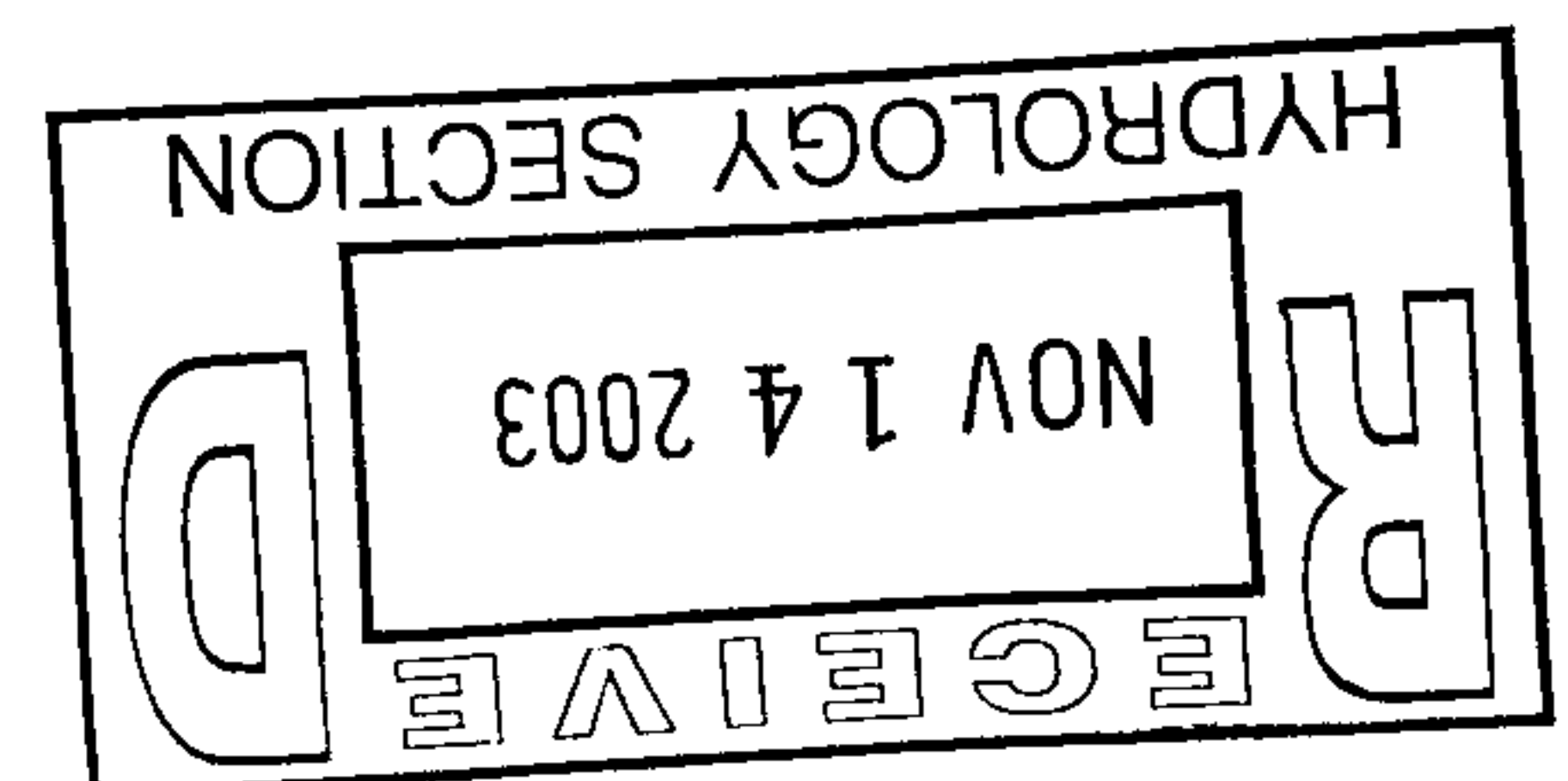
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMP/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ 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: Nov 14, 2003 BY: A. MIGUEL TRUJILLO, ARCH.

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 (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.