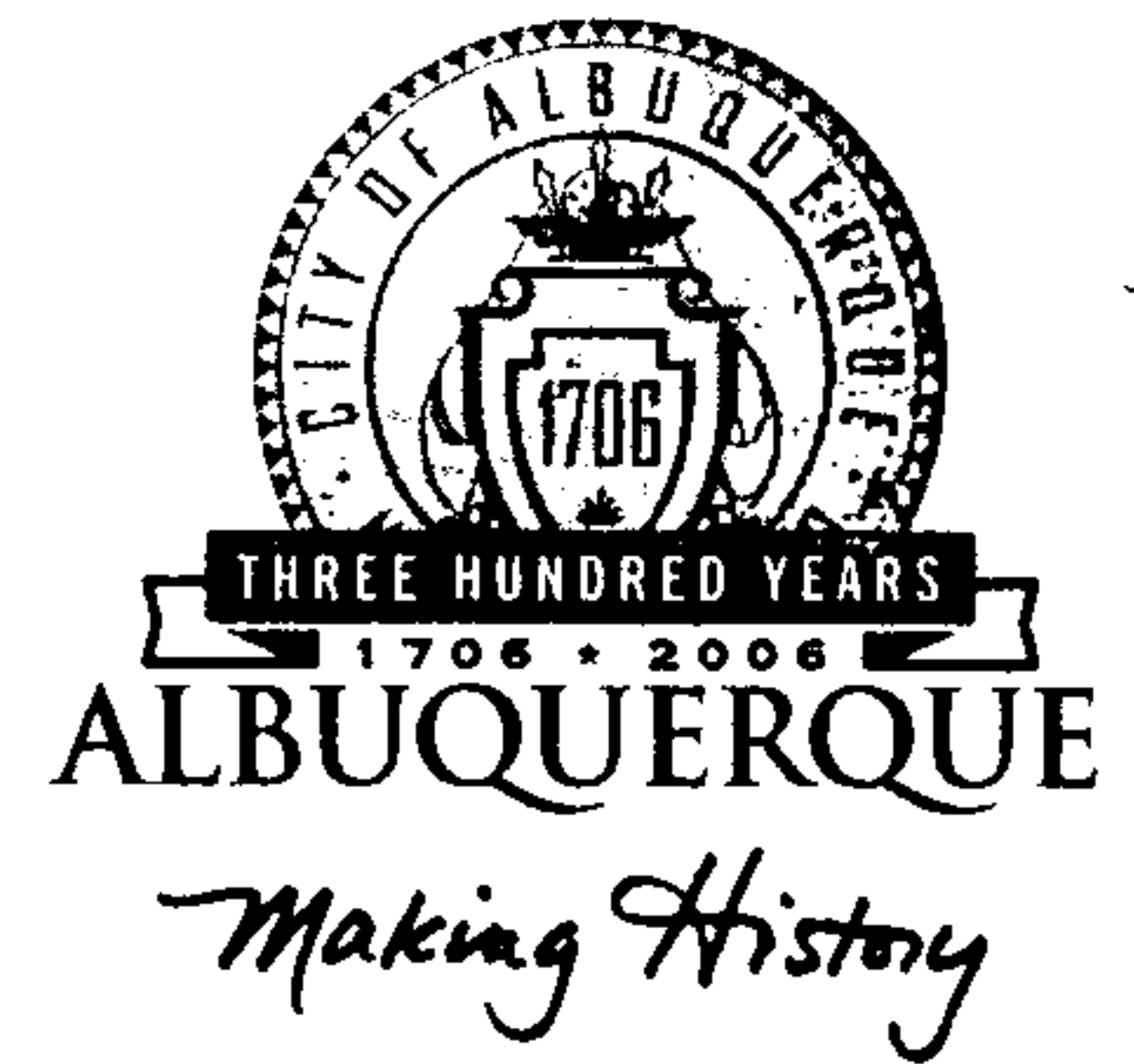


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

July 12, 2005

Christopher R. Gunning, Registered Architect
6801 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
Used Auto-Dealership, [C-18 / D35A]
5301 Alameda Blvd NE
Architect's Stamp Dated 07/11/05

Dear Mr. Gunning:

The TCL / Letter of Certification submitted on July 11, 2005 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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

July 11, 2005



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development & Building Services; Planning Dept.
600 2nd Street NW
Albuquerque, NM 87102

Re: Traffic Certification for
Permanent Certification of Occupancy

Dear Mr. Fernandez:

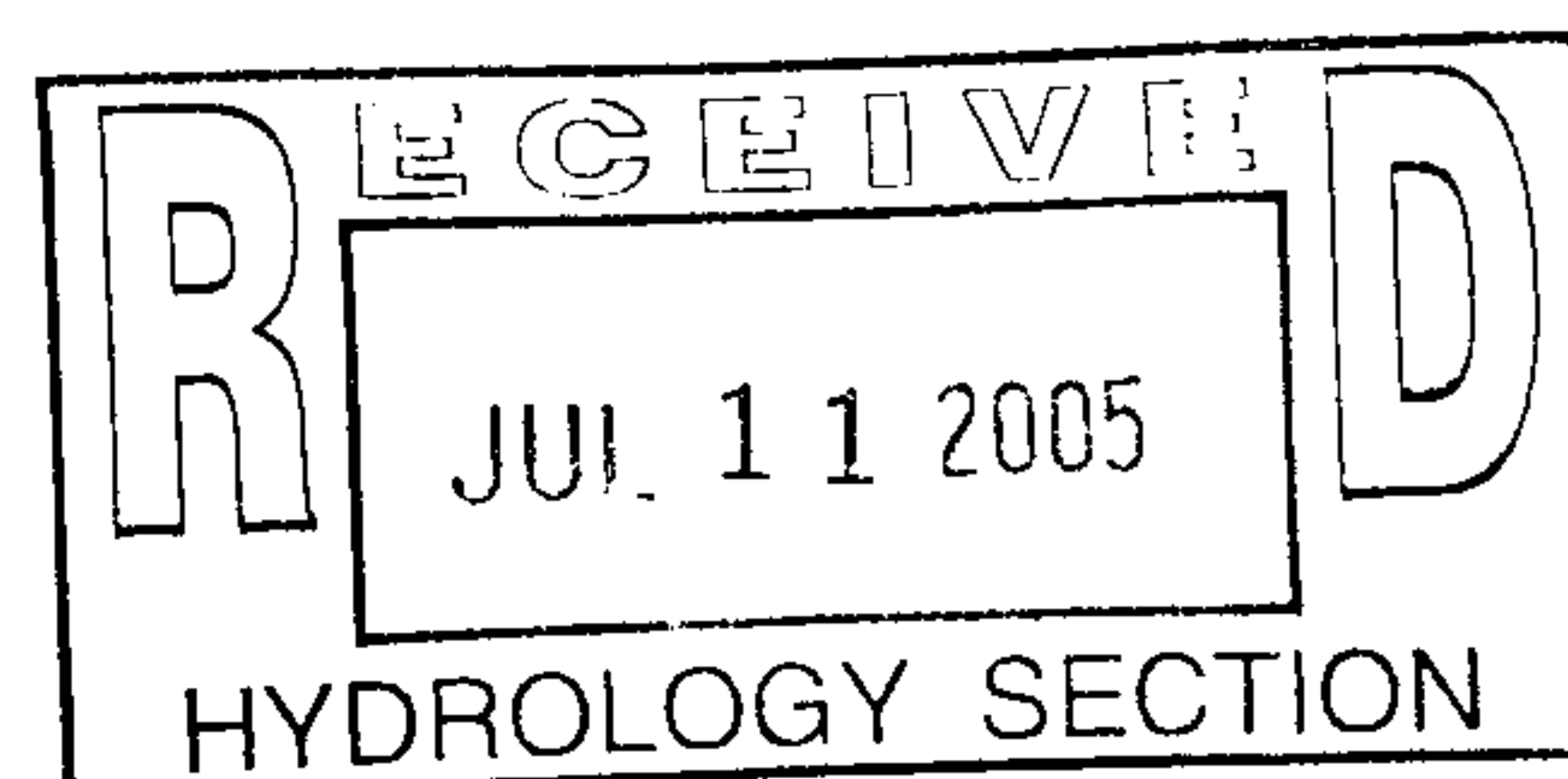
I Chris Gunning, NMRA No. 3203, of the firm Dekker/Perich/Sabatini, hereby certify that this project has in substantial compliance with and in accordance with the design intent of the approved plan dated October 4, 2004. I further certify that I have personally visited the project site on July 8, 2005 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 Permanent Certification of Occupancy.

The record information presented 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.

Very truly yours,

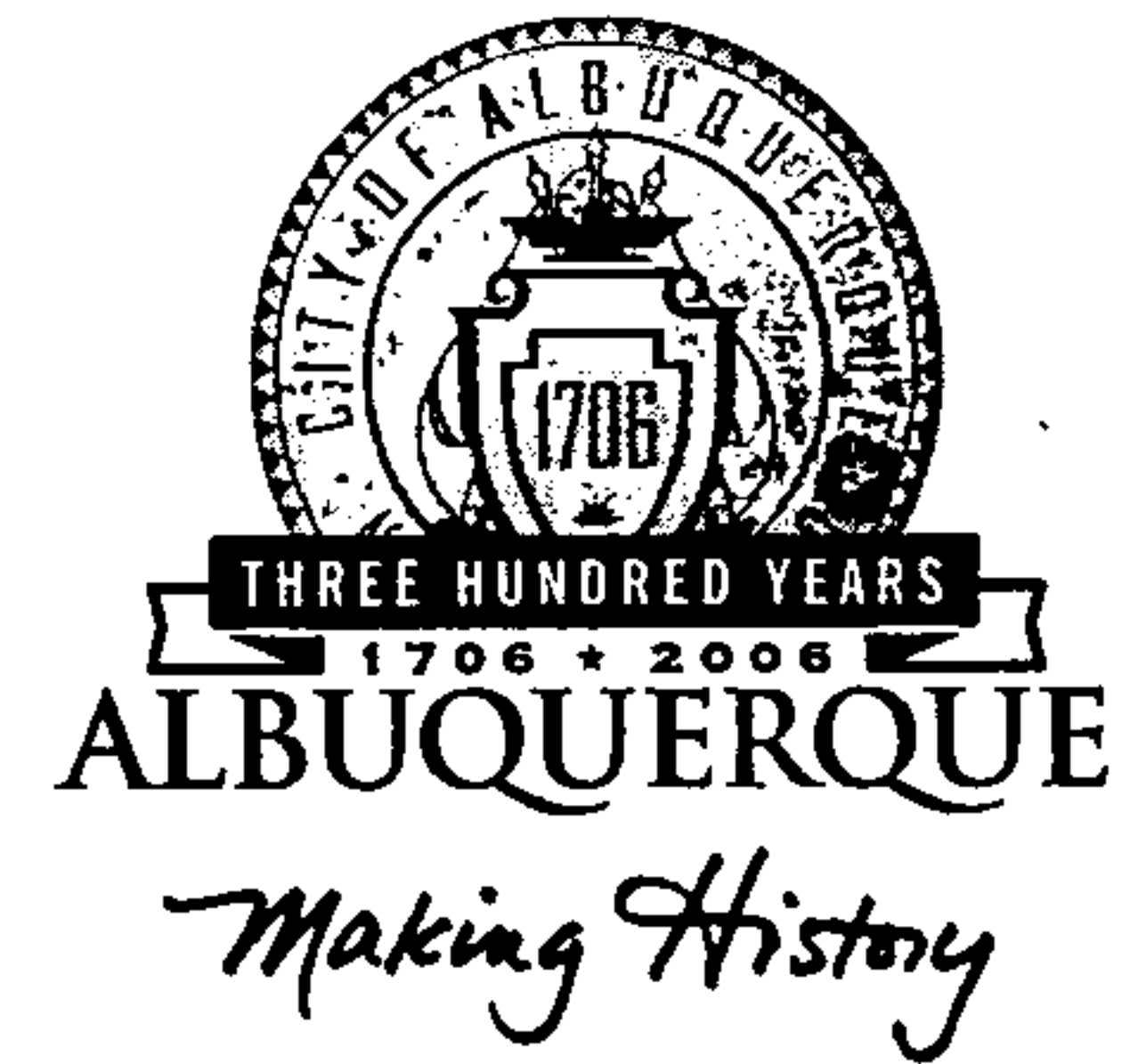
Dekker/Perich/Sabatini Ltd.

Christopher R. Gunning, AIA
Principal



6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761.9700
fax 761.4222
dps@dpsabq.com

CITY OF ALBUQUERQUE



October 14, 2004

Christopher Gunning, R.A.
Decker Perich Sabatini
6801 Jefferson NE Suite 100
Albuquerque, NM 87109

Re: Alameda Used Auto Dealership, 5301 Alameda Blvd NE, Traffic Circulation Layout
Architect's Stamp dated 10-06-04 (C18-D35A)

Dear Mr. Gunning,

The TCL submittal received 10-08-04 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

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

P.O. Box 1293

Albuquerque

New Mexico 87103

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 must stamp, sign, 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.

www.cabq.gov

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,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

cc: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: ALAMEDA USED AUTO-DEALERSHIP

ORB #: 04-01234

EPC#: _____

ZONE MAP/DRG. FILE #: C-18/D35A

WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 30-A, UNIT B, NORTH ALBUQUERQUE ACRES, CITY OF ALBU, BERNALILLO COUNTY, NM
CITY ADDRESS: 5301 ALAMEDA BLVD. NE

ENGINEERING FIRM: ISAACSON & ARMAN

ADDRESS: 128 MONROE ST.

CITY, STATE: ALBU. NM

CONTACT: SLOTT MCGEE

PHONE: 218-8828

ZIP CODE: _____

OWNER: TIM OTT

ADDRESS: P.O. BOX 35981

CITY, STATE: ALBU. NM

CONTACT: TIM OTT

PHONE: 250-4675

ZIP CODE: 87116

ARCHITECT: DEKKER / PERICH / SABATINI

ADDRESS: 6801 JEFFERSON NE SUITE 100

CITY, STATE: ALBUQUERQUE NM 87109

CONTACT: KEVIN KIRCHUR

PHONE: 218-9700

ZIP CODE: 87109

SURVEYOR: FORESTBAUER SURVEYING LLC

ADDRESS: 4116 LOMAS BLVD. N.E.

CITY, STATE: ALBU. NM

CONTACT: TERESE FORESTBAUER

PHONE: 218-2112

ZIP CODE: 87110

CONTRACTOR: ENTERPRISE BUILDERS

ADDRESS: 7732 VASSAR PLANE NE

CITY, STATE: ALBU. NM

CONTACT: DAMIAN CHAMONT

PHONE: 857-0050

ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1" 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)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

(Resub)

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)

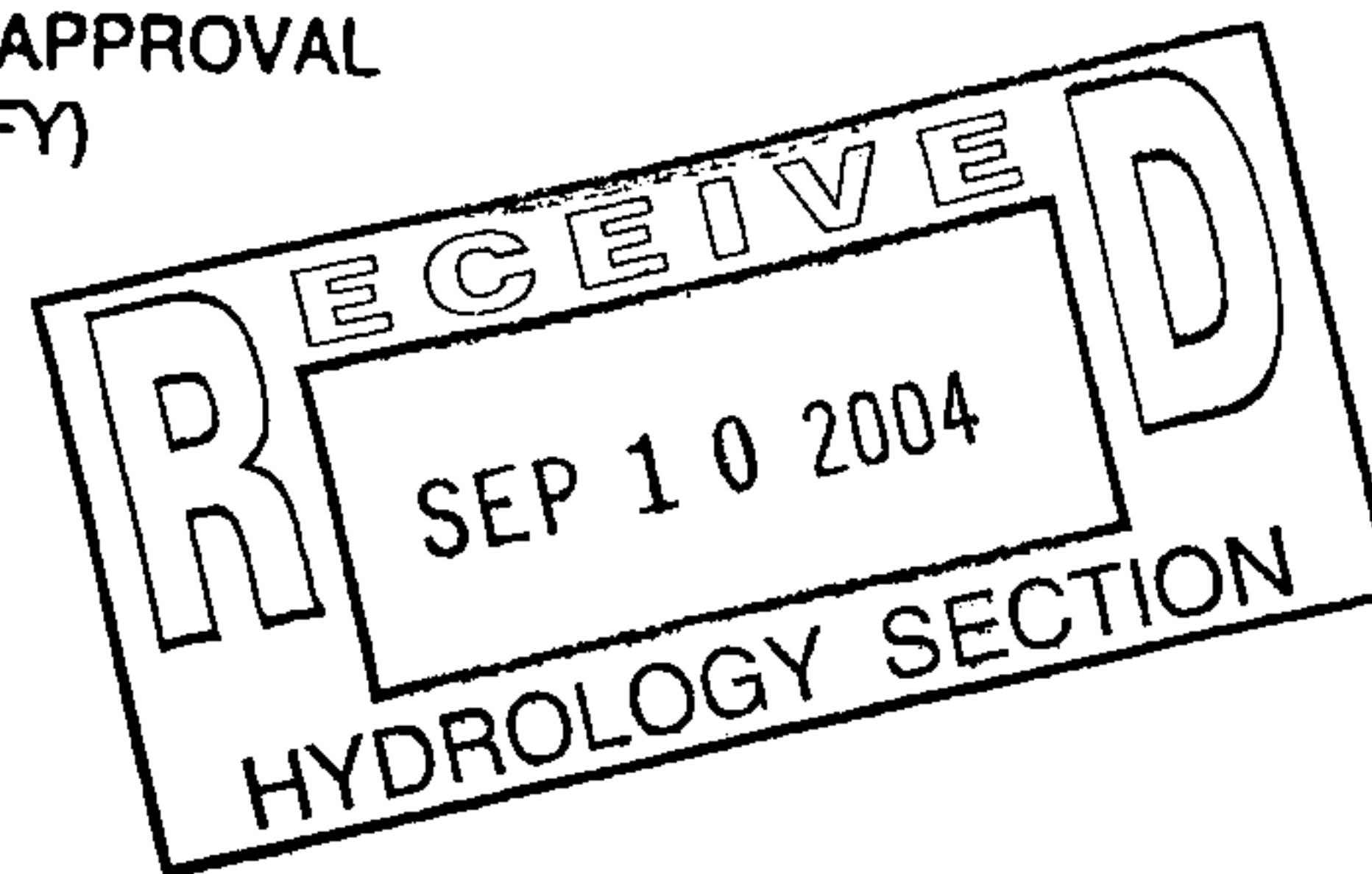
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 9/10/04

BY: _____

KEVIN KIRCHUR



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.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: USED AUTO-TRANSHIP
DRB #: 1003372 EPC#: N/A

ZONE MAP/DRG. FILE #: C-18/D35A
WORK ORDER#:

LEGAL DESCRIPTION: LOT 30-A-1 BLOCK 11 TRACT A, UNIT B NORTH ALBUQUERQUE ACRES
CITY ADDRESS: 5301 ALAMEDA BLVD. NE

ENGINEERING FIRM: ISAACSON + AREMAN
ADDRESS: 128 MONROE ST. NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: SCOTT MCGEE
PHONE: 768-8828
ZIP CODE: 87108

OWNER: TJERAS PLACE, LLC
ADDRESS: 1311 TJERAS AVE. NW
CITY, STATE: ALBUQUERQUE, NM

CONTACT: KEN JOHNS
PHONE: 234-9000
ZIP CODE: 87102

ARCHITECT: DEKKER/PERICH/SABATINI
ADDRESS: 6801 JEFFERSON NE SUITE 100
CITY, STATE: ALBUQUERQUE, NM

CONTACT: KEVIN KOKHUR
PHONE: 761-9700
ZIP CODE: 87109

SURVEYOR:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR: ENTERPRISE BUILDERS
ADDRESS: 2732 VASSAR BL. NE SUITE 'E'
CITY, STATE: ALBUQUERQUE, NM

CONTACT: ANDREW JOHANSEN
PHONE: 857-0050
ZIP CODE: 87107

CHECK TYPE OF SUBMITTAL:

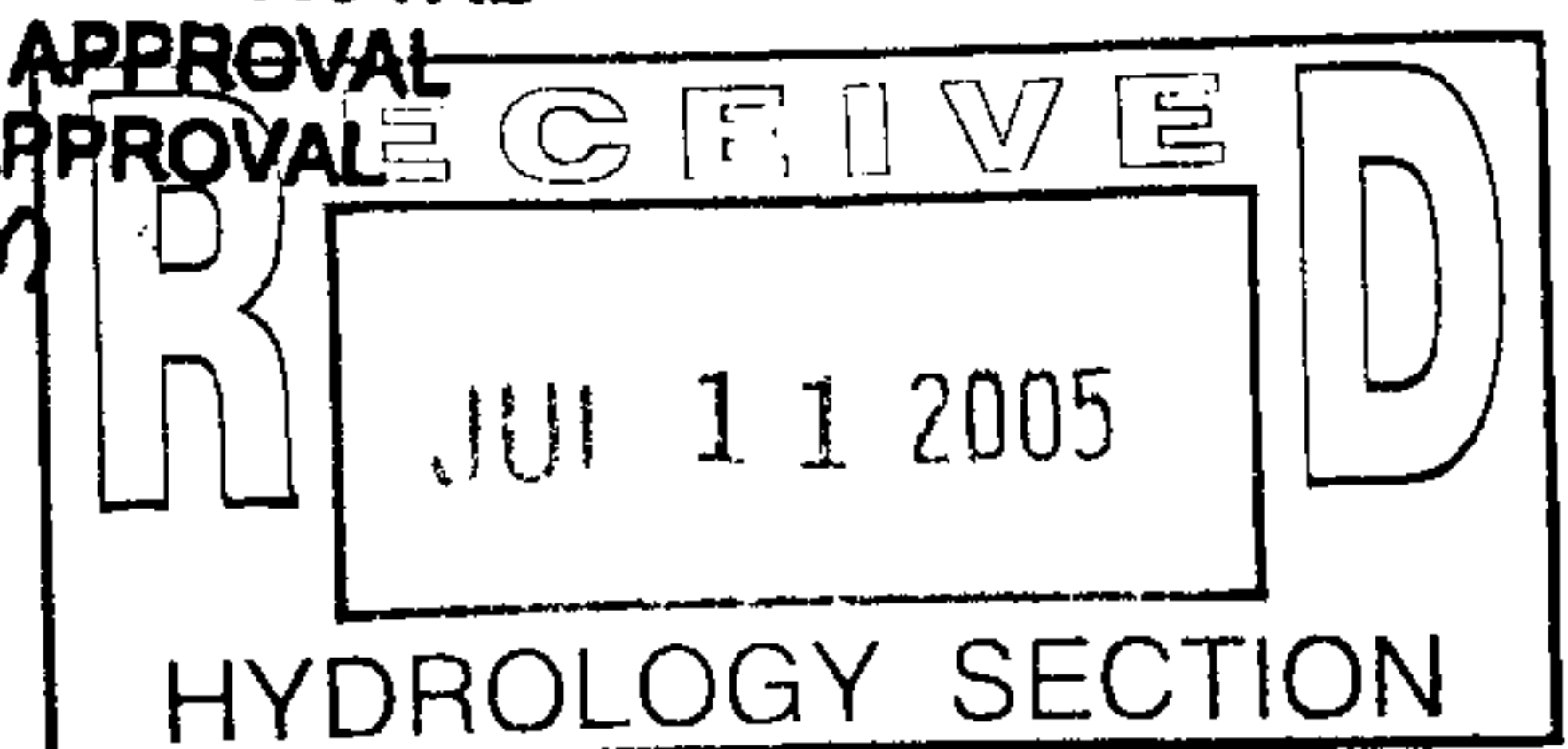
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION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



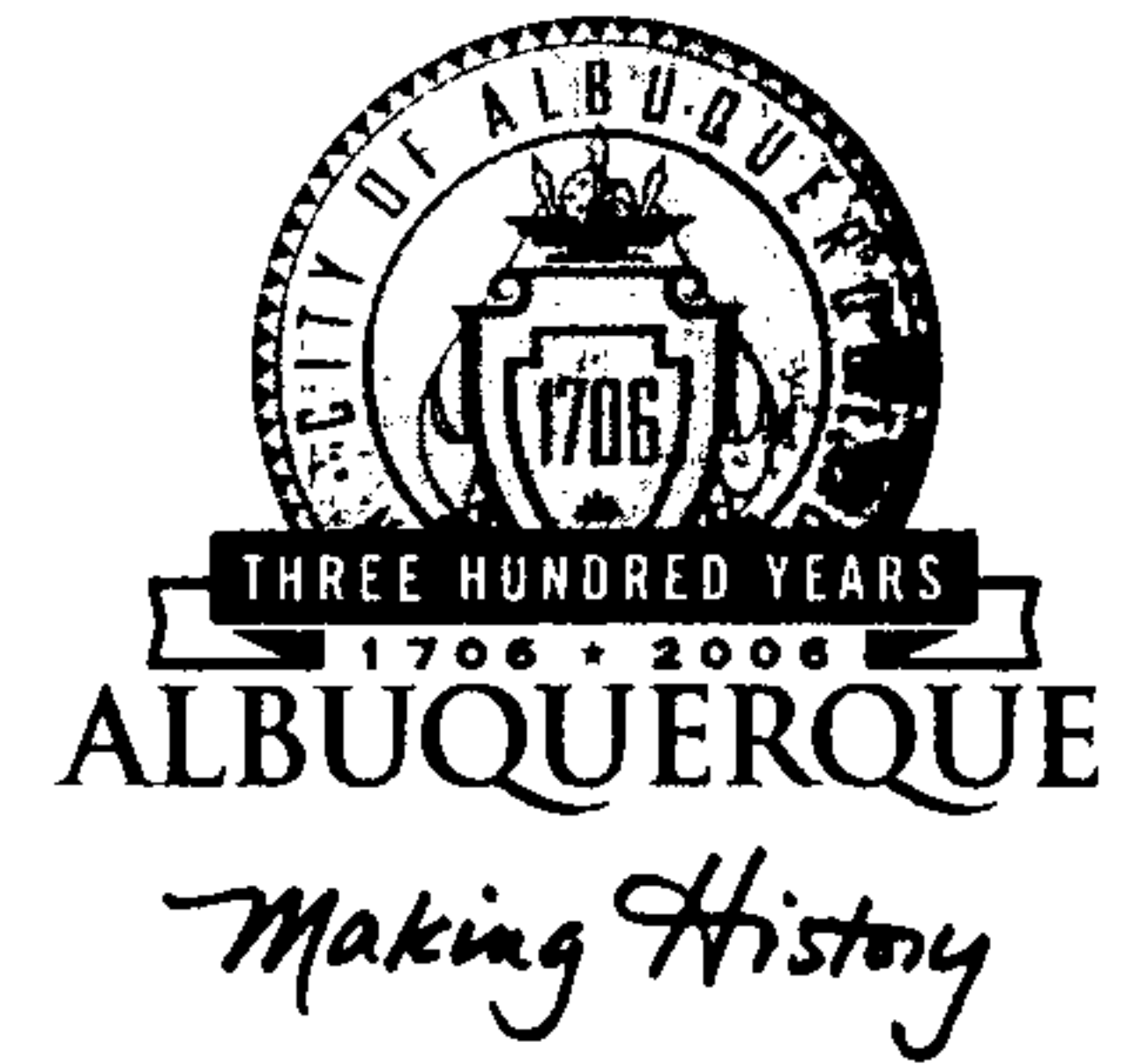
DATE SUBMITTED: 7-11-05

BY: Kevin Kokhur

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.

CITY OF ALBUQUERQUE



September 20, 2004

Christopher Gunning, R.A.
Decker Perich Sabatini
6801 Jefferson NE Suite 100
Albuquerque, NM 87109

**Re: Alameda Used Auto Dealership, 5301 Alameda Blvd, Traffic Circulation
Layout
Architect's Stamp dated 9-10-04 (C18-D35A)**

Dear Mr. Gunning,

Based upon the information provided in your submittal received 9-10-04, the
above referenced plan cannot be approved for Building Permit until the following
comments are addressed:

P.O. Box 1293

1. Increase the sidewalk width to 10 feet, or add bumpers to the parking
spaces.

Albuquerque

If you have any questions, you can contact me at 924-3991.

New Mexico 87103

Sincerely,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

www.cabq.gov

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

C18-D035A

PROJECT TITLE: ALAMEDA USED AUTO-DEALERSHIP ZONE MAP/DRG. FILE #: C-18
 DRB #: 04-01234 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 30-A, UNIT B, NORTH ALBUQUERQUE ACRES, CITY OF ALBU, BERNALILLO COUNTY, NM
 CITY ADDRESS: 5301 ALAMEDA BLVD

ENGINEERING FIRM: ISAACSON & ARFMAN
 ADDRESS: 120 MONROE ST.
 CITY, STATE: ALBU. NM

CONTACT: SLATT MCGEE
 PHONE: 218-8828
 ZIP CODE: _____

OWNER: TIM OTT
 ADDRESS: P.O. BOX 35901
 CITY, STATE: ALBU. NM

CONTACT: TIM OTT
 PHONE: 250-4675
 ZIP CODE: 87116

ARCHITECT: DEKKER / PERICH / SABATINI
 ADDRESS: 6801 JEFFERSON NE SUITE 100
 CITY, STATE: ALBUQUERQUE, NM 87109

CONTACT: KEVIN KUECHER
 PHONE: 761-9700
 ZIP CODE: 87109

SURVEYOR: FORSTBAUER SURVEYING LLC
 ADDRESS: 4116 LOMAS BLVD NE
 CITY, STATE: ALBU. NM

CONTACT: TERESE FORSTBAUER
 PHONE: 218-2112
 ZIP CODE: 87110

CONTRACTOR: ENTERPRISE BUILDERS
 ADDRESS: 2732 VASSAR PLANE NE
 CITY, STATE: ALBU. NM

CONTACT: DAMIAN CHAMBERST
 PHONE: 857-0050
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1" 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)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

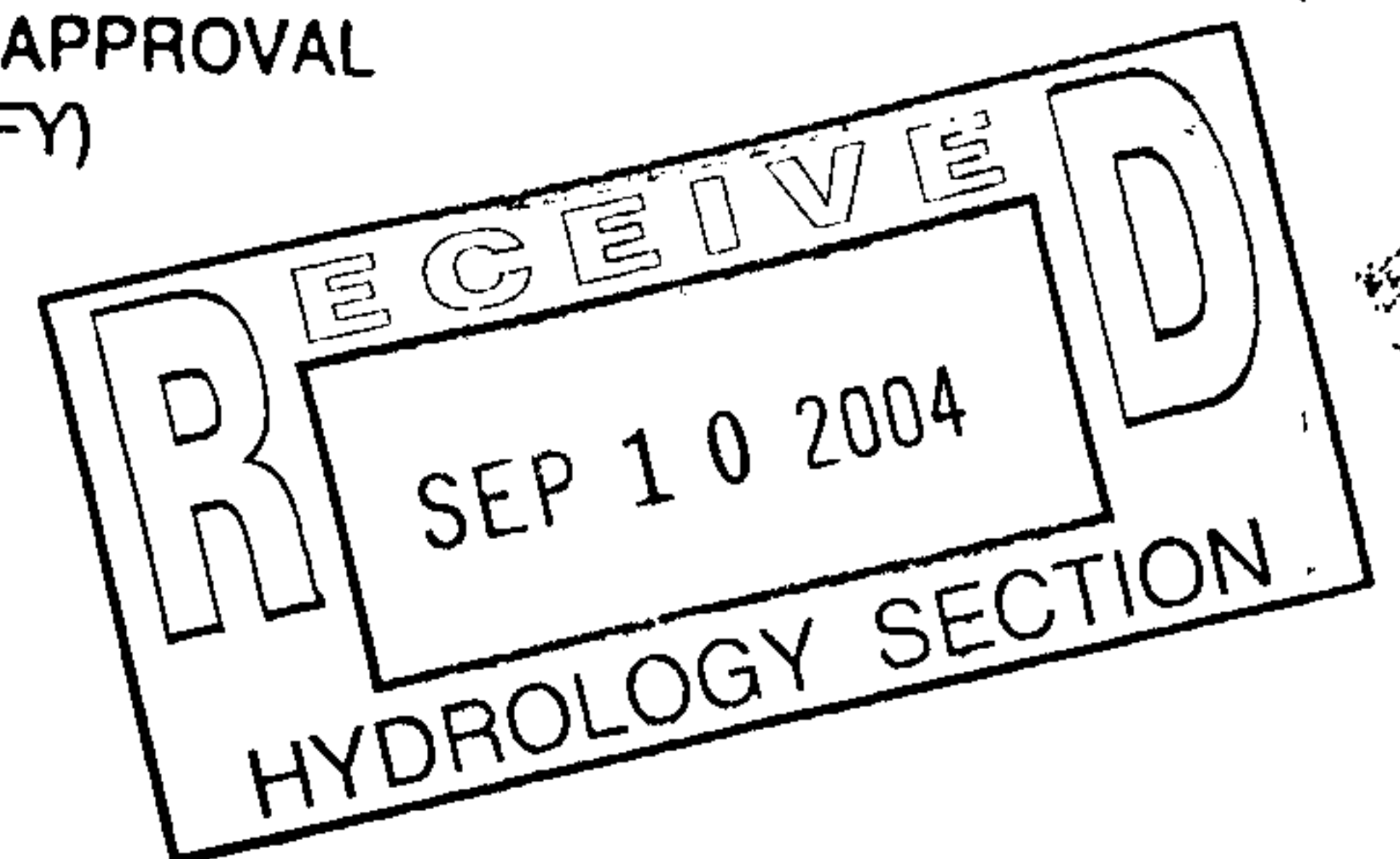
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☒ PRELIMINARY PLAT APPROVAL
- ☒ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE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

~~DRB SITE PLAN~~

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 9/10/04 BY: Kevin Kuecher
 KEVIN KUECHER



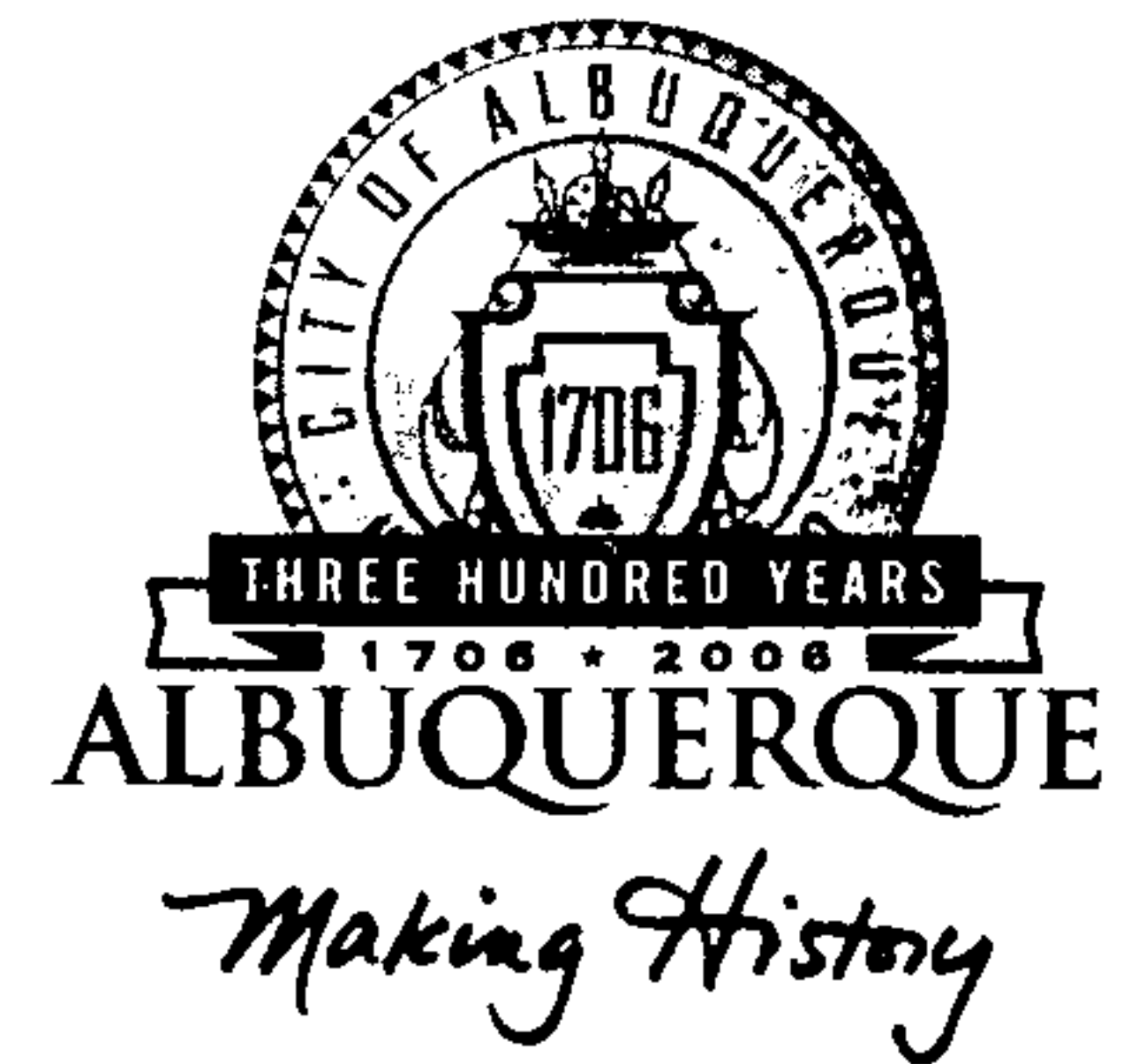
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on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

~~Bumpers~~

→ Put bumpers in or increase
the sidewalk width to 10'

CITY OF ALBUQUERQUE



June 16, 2005

Mr. Scott McGee, P.E.
ISAACSON & ARFMAN, PA
128 Monroe St. NE
Albuquerque, NM 87108

Re: ALAMEDA USED CAR DEALERSHIP
5301 Alameda Blvd. NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/27/2004 (C-18/D35A)
Certification dated 06/16/2005

P.O. Box 1293

Dear Scott:

Albuquerque

Based upon the information provided in your submittal received 06/16/2005, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

New Mexico 87103

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

Sincerely,

Arlene V. Portillo

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

www.cabq.gov

C: Phyllis Villanueva
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: USED AUTO DEALER SHIP ZONE MAP/DRG. FILE #: C-18/D35A
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 30-A-1 BLOCK 11 TR. A UNIT B, N.A.A.
 CITY ADDRESS: 5301 ALAMEDA NE

ENGINEERING FIRM: Isaacson & Arfman, P.A.
 ADDRESS: 128 Monroe Street NE
 CITY, STATE: Albuquerque, NM

CONTACT: Scott McGEE
 PHONE: (505) 268-8828
 ZIP CODE: 87108

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: DPS
 ADDRESS: 6801 JEFFERSON NE
 CITY, STATE: ABQ NM

CONTACT: KEVIN KOFCHUR
 PHONE: 761-9700
 ZIP CODE: 87109

SURVEYOR: FIRSTBAUER SURVEYING
 ADDRESS: 4116 LOMAS NE
 CITY, STATE: ABQ NM

CONTACT: RON FIRSTBAUER
 PHONE: 268-2112
 ZIP CODE: 87110

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

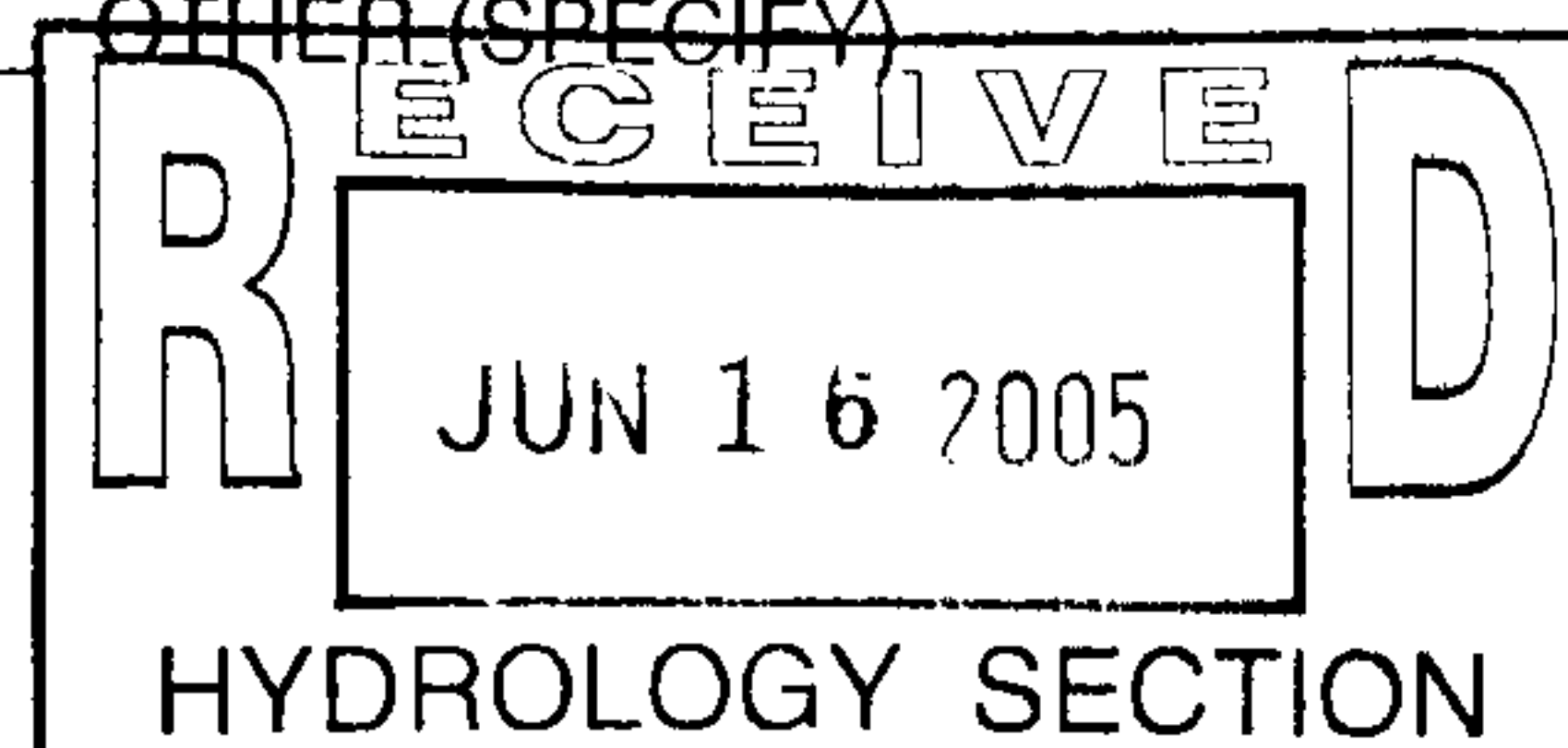
- _____ DRAINAGE REPORT
- _____ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- _____ DRAINAGE PLAN RESUBMITTAL
- _____ CONCEPTUAL GRADING & DRAINAGE PLAN
- _____ GRADING PLAN
- _____ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT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

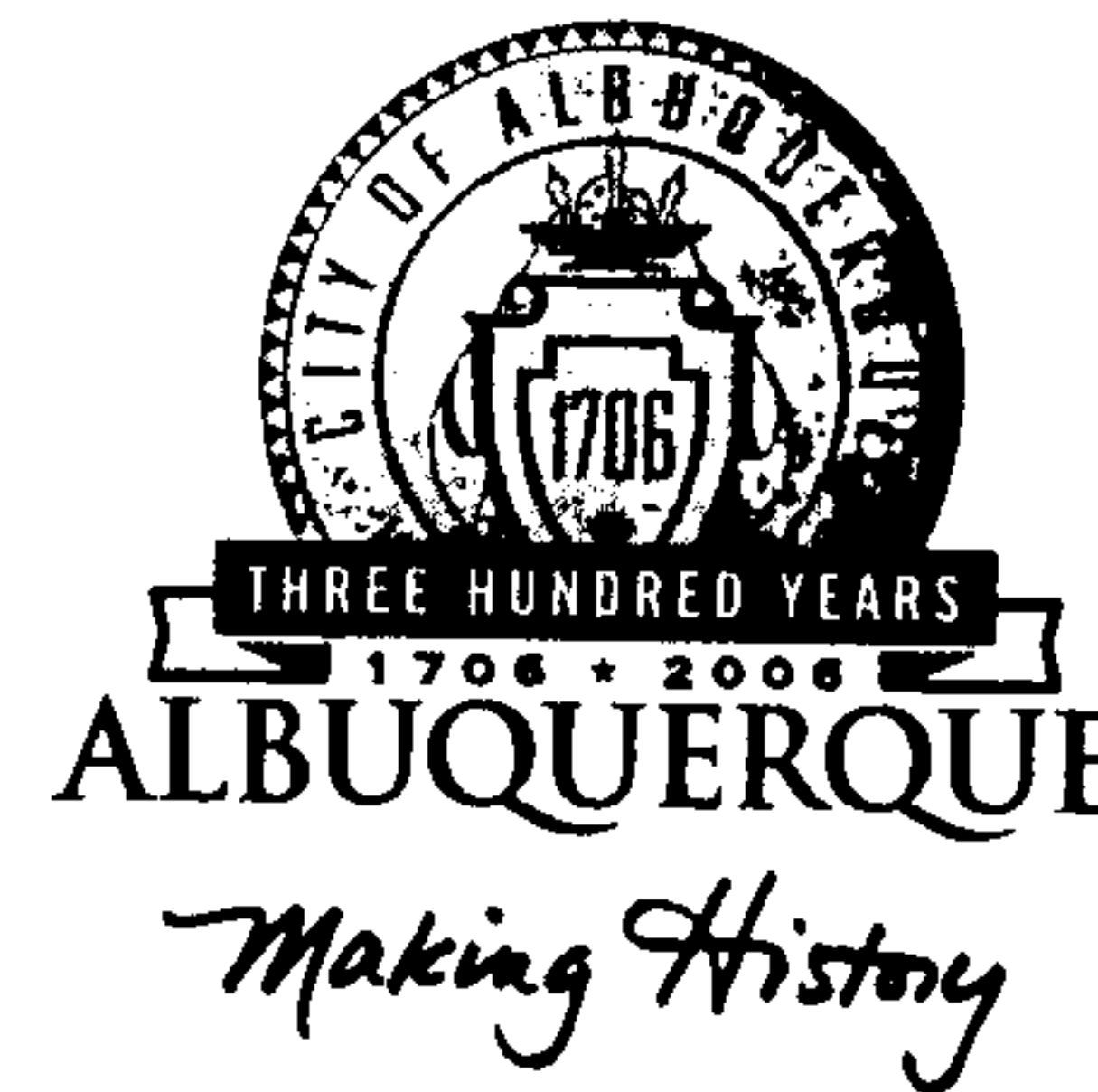


DATE SUBMITTED: 06-16-05 BY: Scott M McGee

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.

CITY OF ALBUQUERQUE



December 17, 2004

Scott McGee, PE
Isaacson & Arfman
128 Monroe St NE
Albuquerque, NM 87108

**Re: Alameda Used Car Dealership Grading and Drainage Plan
Engineer's Stamp dated 10-27-04 (C18/D35A)**

Dear Mr. McGee,

Based upon the information provided in your submittal dated 6-10-04, 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.

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 924-3986.

Sincerely,

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

C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Alameda USED AUTO DEALER SHIP ZONE MAP/DRG. FILE #: C-18/D35A
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 30-A-1 Block 11 TR. A UNIT B, N.A.A.
 CITY ADDRESS: 5301 ALAMEDA NE

ENGINEERING FIRM: Isaacson & Arfman, P.A.
 ADDRESS: 128 Monroe Street NE
 CITY, STATE: Albuquerque, NM

CONTACT: Scott McGEE
 PHONE: (505) 268-8828
 ZIP CODE: 87108

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: DPS
 ADDRESS: 6801 JEFFERSON NE
 CITY, STATE: ABQ NM

CONTACT: KEVIN KOFCHUR
 PHONE: 761-9700
 ZIP CODE: 87109

SURVEYOR: FORSTBAUER SURVEYING
 ADDRESS: 4116 LOMAS NE
 CITY, STATE: ABQ NM

CONTACT: RON FORSTBAUER
 PHONE: 268-2112
 ZIP CODE: 87110

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

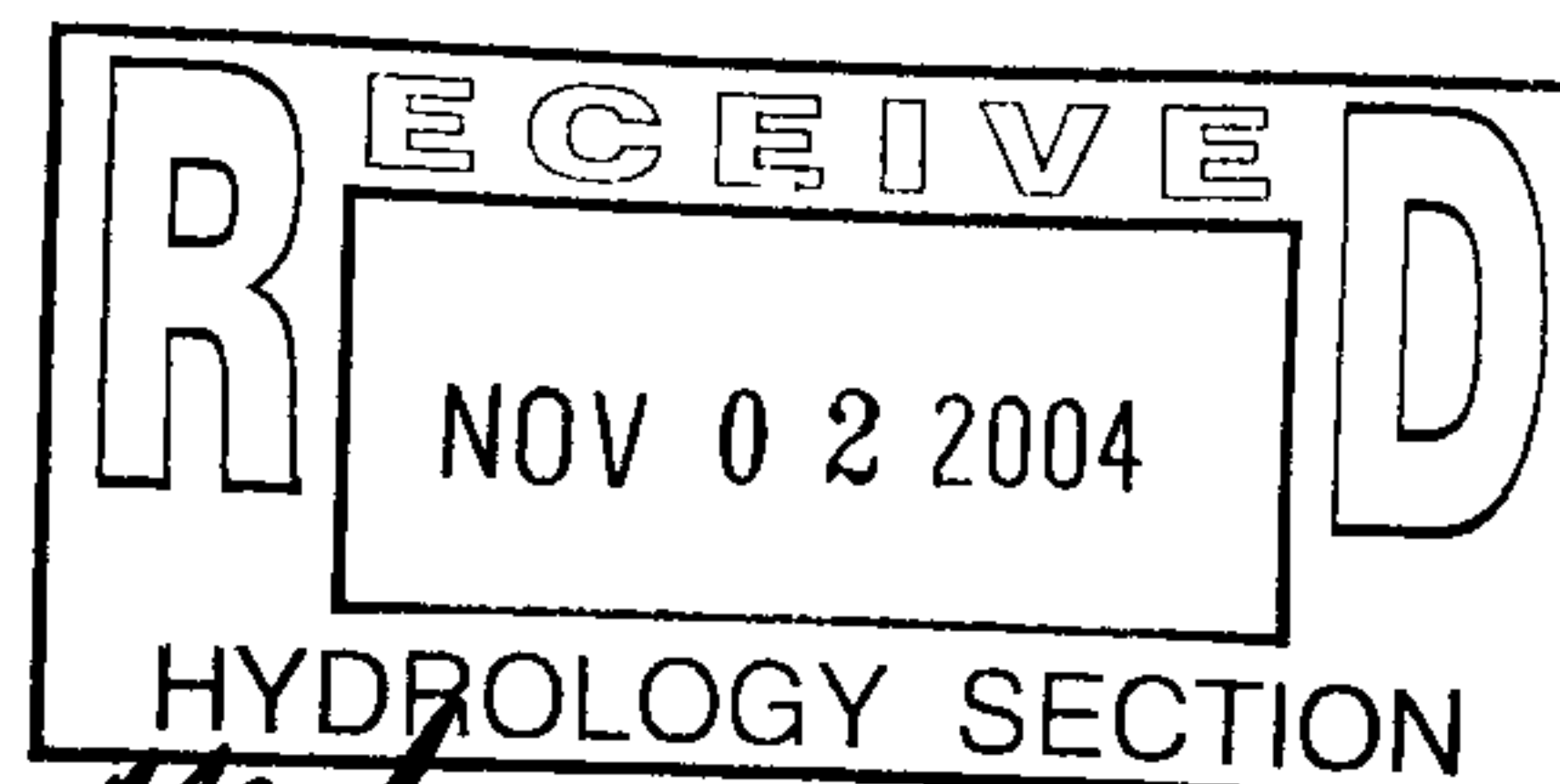
- _____ DRAINAGE REPORT
- _____ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- _____ DRAINAGE PLAN RESUBMITTAL
- ☒ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- _____ EROSION CONTROL PLAN
- _____ ENGINEER'S CERTIFICATION (HYDROLOGY)
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT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

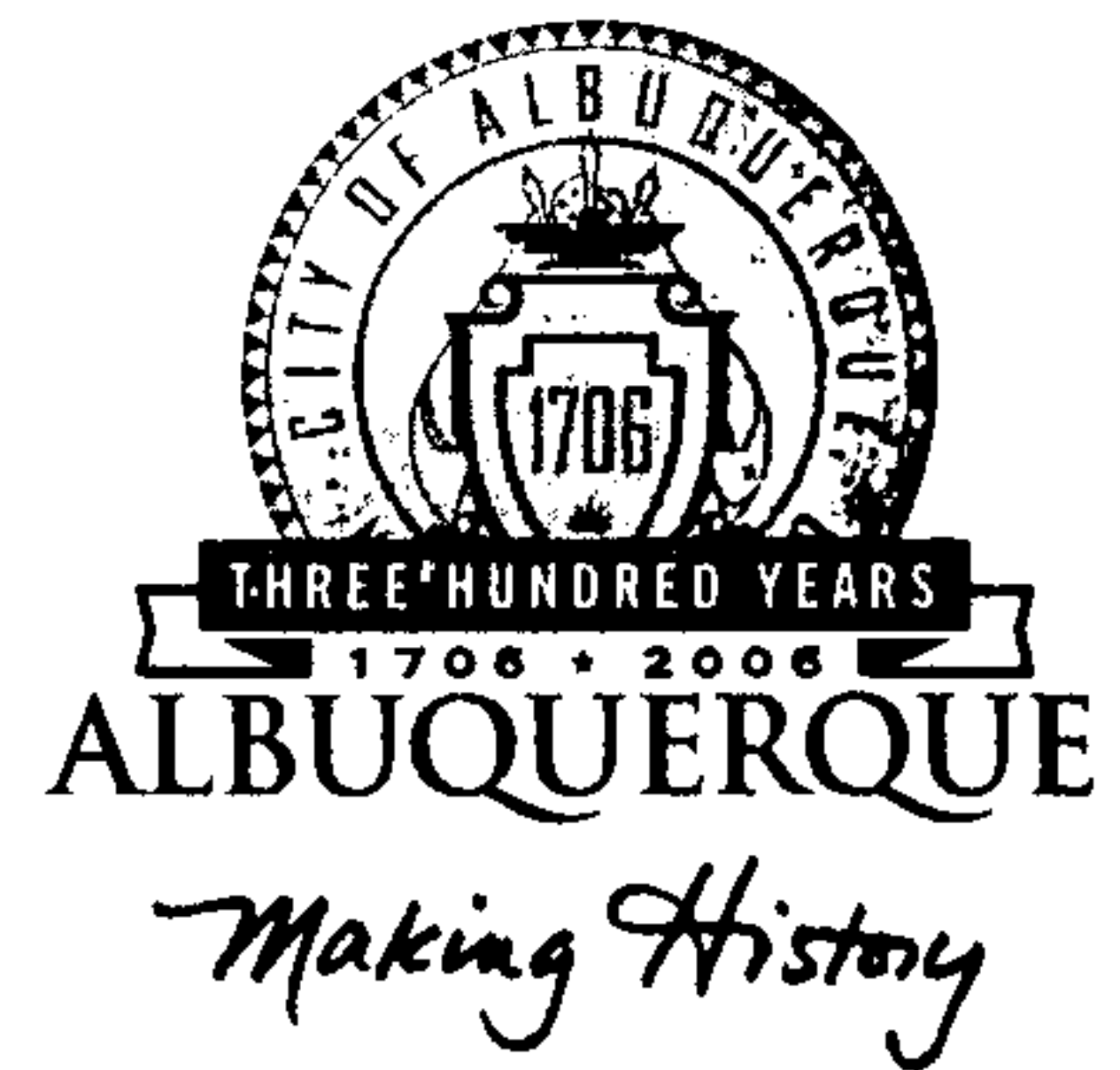


DATE SUBMITTED: 11/2/04 BY: Scott McGee

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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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

June 17, 2005

Christopher R. Gunning, Registered Architect
Dekker Perich Sabatini
6801 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Used Auto Dealership, [C-18 / D35A]
5301 Alameda Blvd NE
Architect's Stamp Dated 06/16/05

Dear Mr. Gunning:

Based on the information provided on your submittal dated June 16, 2005, the above referenced project is approved for a 30-day Temporary C.O.

P.O. Box 1293

A Temporary C.O. has been issued allowing the outstanding landscaping issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

Albuquerque

New Mexico 87103

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

www.cabq.gov

If you have any questions, please call me at 924-3630.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: USED AUTO-DEalersHIP ZONE MAP/DRG. FILE #: C-18/D35A
DRB #: 1003372 EPC#: N/A WORK ORDER#:

LEGAL DESCRIPTION: LOT 30-A-1, BLOCK 11, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES
CITY ADDRESS: 5301 ALAMEDA BLVD. NE

ENGINEERING FIRM: ISAACSON & ARFMAN
ADDRESS: 128 MOLITOR ST NE
CITY, STATE: ALBU. NM

CONTACT: SCOTT Mc GEE
PHONE: 768-8828
ZIP CODE: 87108

OWNER: TIGERAS PLACE, LLC
ADDRESS: 1311 TIGERAS AVE. NW
CITY, STATE: ALBU. NM

CONTACT: KEVIN JONES
PHONE: 224-9000
ZIP CODE: 87102

ARCHITECT: DEKKER/ERRICH/SABATINI
ADDRESS: 6801 JEFFERSON NE SUITE 100
CITY, STATE: ALBU. NM 87109

CONTACT: KEVIN KOECHUR
PHONE: 761-9700
ZIP CODE: 87109

SURVEYOR:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR: ENTERPRISE BUILDERS
ADDRESS: 2732 VASSAR PL. NE SUITE 'E'
CITY, STATE: ALBU. NM

CONTACT: ANTON JOHANSEN
PHONE: 857-0050
ZIP CODE: 87107

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)
- ☐ CLOM/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)

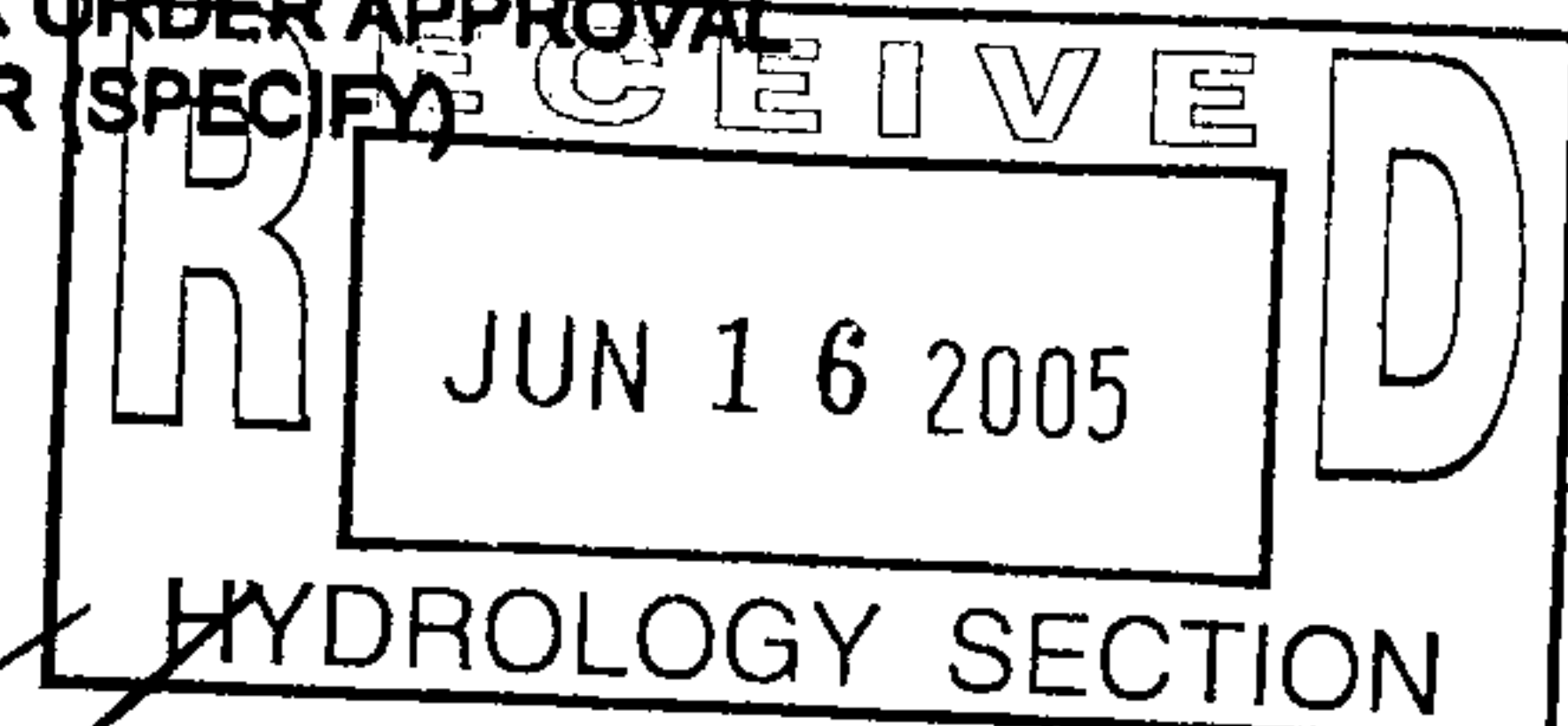
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 6-16-05

BY:

KEVIN KOECHUR



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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3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

TRAFFIC CERTIFICATION

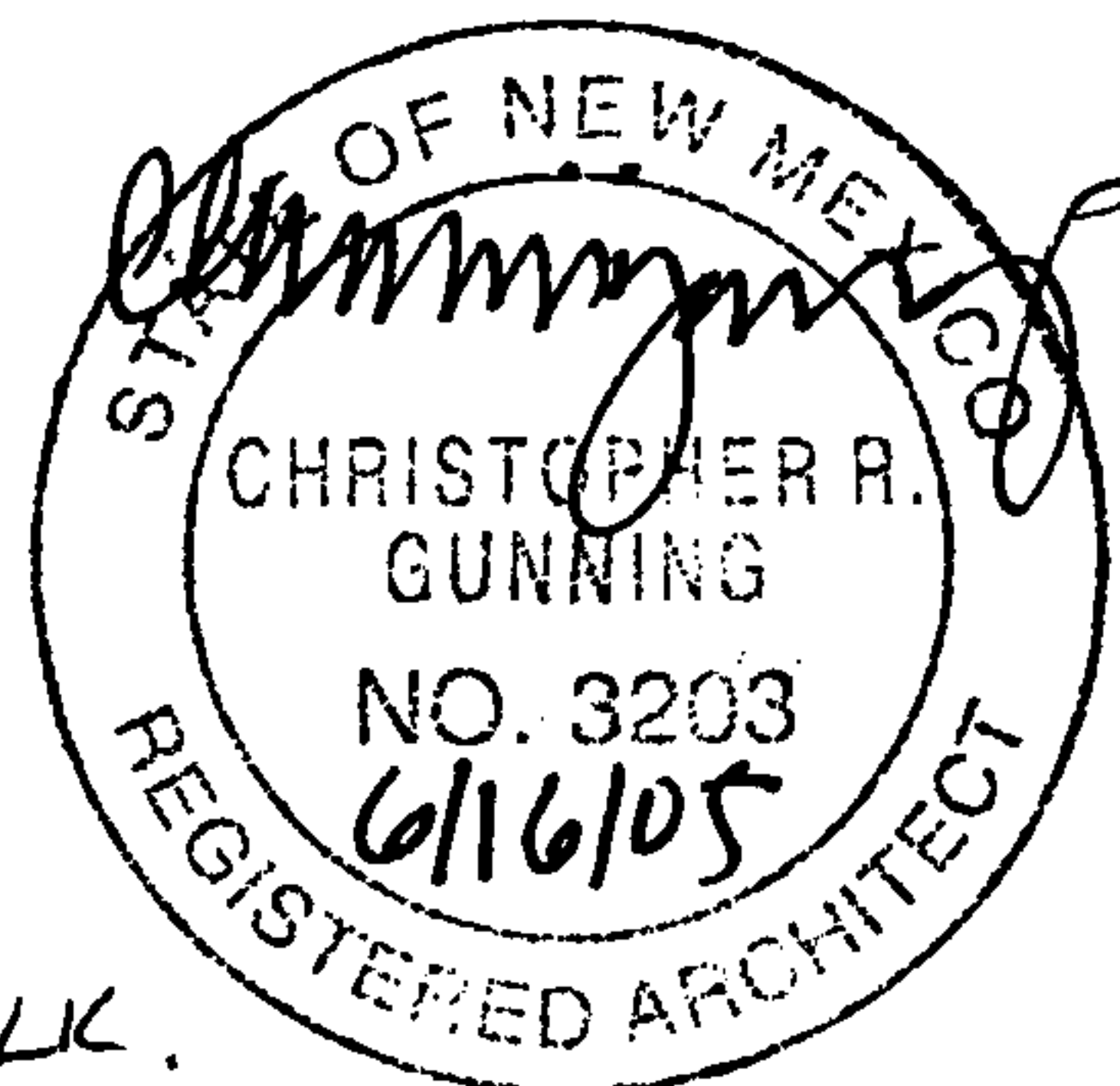
I, Chris Gunning, ~~NMPE OR~~ NMRA No. 3203, OF THE FIRM Dekker/Perich/Sabatini, HEREBY CERTIFY THAT THIS PROJECT HAS IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10/4/04. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ----- OF THE FIRM -----. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 6/15/05 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 (Temporary)

THE RECORD INFORMATION PRESENTED 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.

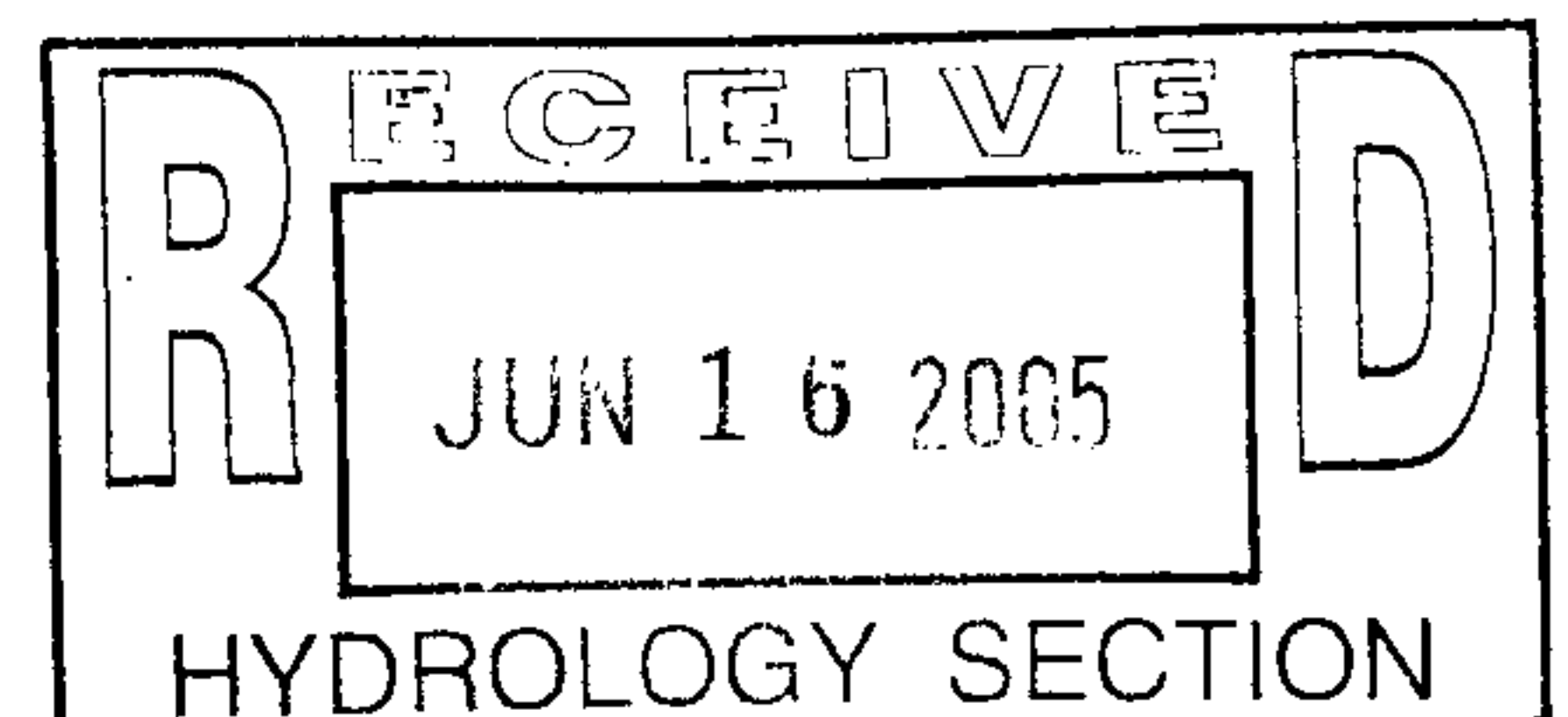
Chris Gunning
Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

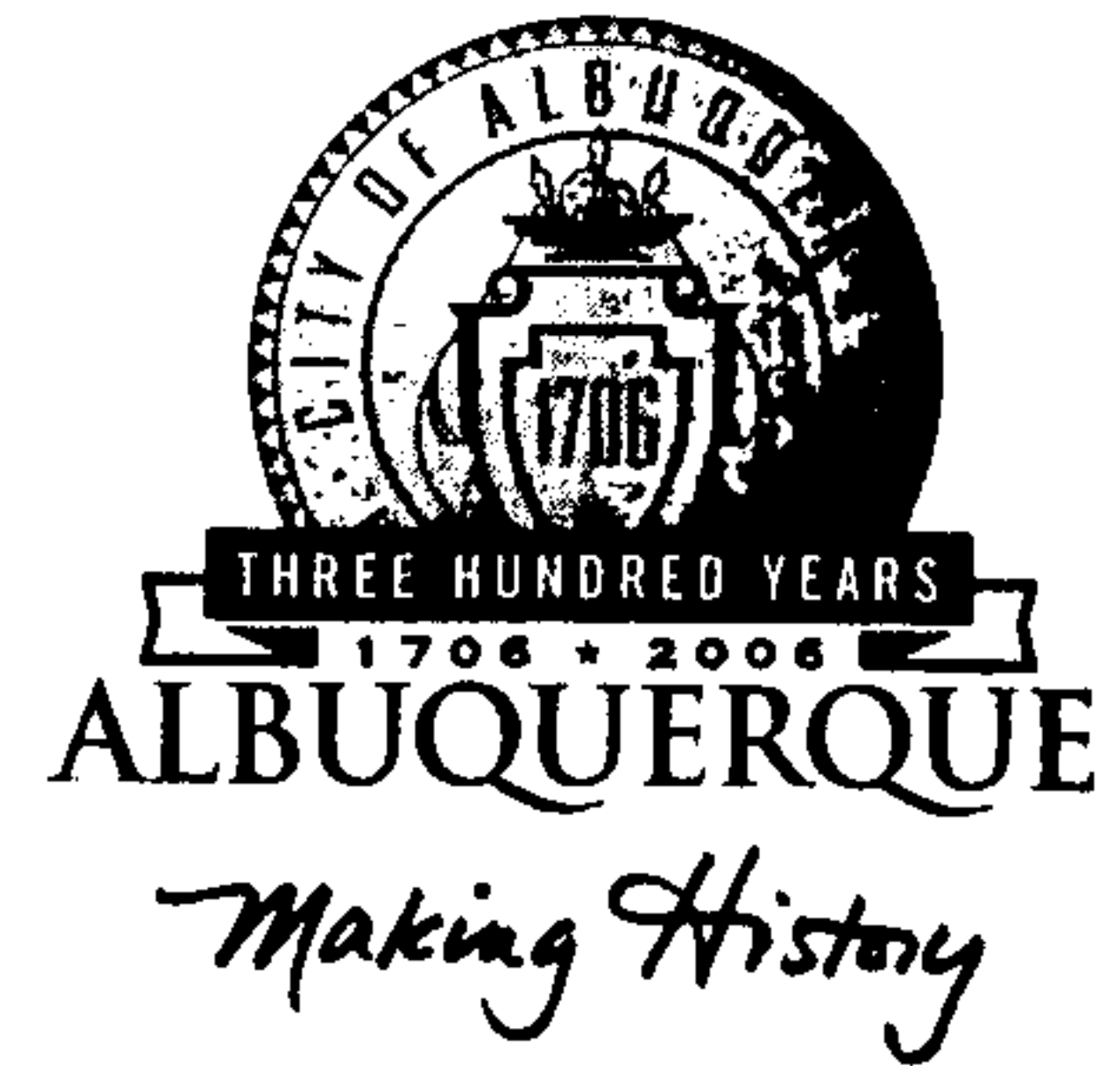
6/16/05
Date



LANDSCAPING NOT COMPLETE, DOES
NOT ~~POSE~~ A HAZARD TO THE PUBLIC.



CITY OF ALBUQUERQUE



October 26, 2004

Scott McGee, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

**Re: Alameda Used Auto Dealership, 5301 Alameda Blvd NE, Site
Development Plan
Engineer's Stamp dated 10-05-04 (C18-D35A)**

Dear Mr. McGee,

Based upon the information provided in your submittal received 10-15-04, the above referenced plan is approved for Site Development Plan for Building Permit action by the DRB.

P.O. Box 1293

If you have any questions, you can contact me at 924-3981.

Albuquerque

New Mexico 87103

www.cabq.gov

C: file

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

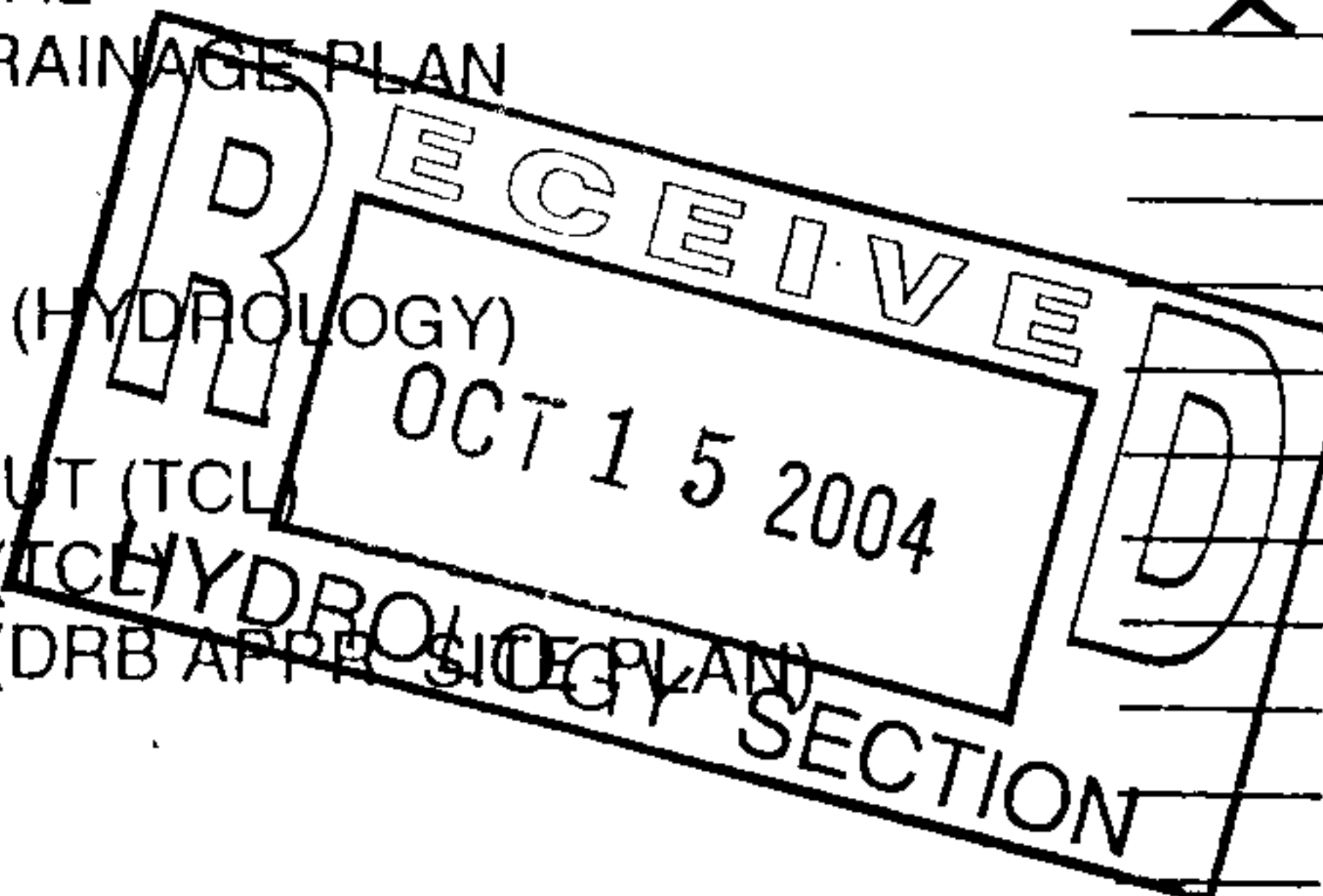
PROJECT TITLE: Alameda USED AUTO DEALER SHIP ZONE MAP/DRG. FILE #: C-18/D35A
DRB #: _____ EPC#: _____ WORK ORDER#: _____
LEGAL DESCRIPTION: LOT 30-A-1 BLOCK 11 TR. A UNIT B, N.A.A.
CITY ADDRESS: 5301 ALAMEDA NE
ENGINEERING FIRM: Isaacson & Arfman, P.A. CONTACT: SCOTT MCGEE
ADDRESS: 128 Monroe Street NE PHONE: (505) 268-8828
CITY, STATE: Albuquerque, NM ZIP CODE: 87108
OWNER: KEN JOHNS (UNDER CONTRACT) CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____
ARCHITECT: DPS CONTACT: KEVIN KOFCHUR
ADDRESS: 6801 JEFFERSON NE PHONE: 761-9700
CITY, STATE: ABQ NM ZIP CODE: 87109
SURVEYOR: FIRSTBAUER SURVEYING CONTACT: RON FIRSTBAUER
ADDRESS: 4116 LOMAS NE PHONE: 268-2112
CITY, STATE: ABQ NM ZIP CODE: 87110
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

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☐ 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)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPROVAL)
☐ OTHER

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☒ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
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☐ 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

*** RESUBMITTAL ***

DATE SUBMITTED: 10/14/04 BY: Scott McGee

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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