

## 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:

P.O. Box 1293

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.

Albuquerque

Sincerely,

New Mexico 87103

www.cabq.gov

Nilo E. Salgadø-Fernandez, P.E.

Senior Traffic Engineer

Development and Building Services

Planning Department

C:

Engineer Hydrology file

CO Clerk



Nilo E. Salgado-Fernandez, P.E. Senior Traffic Engineer Development & Building Services; Planning Dept. 600 2<sup>nd</sup> 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.

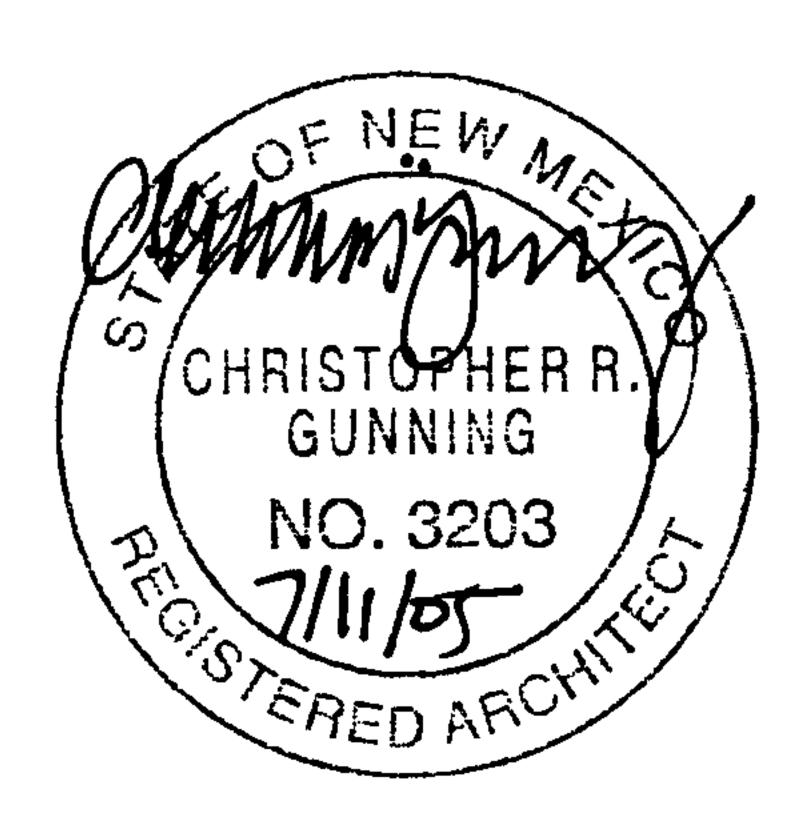
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

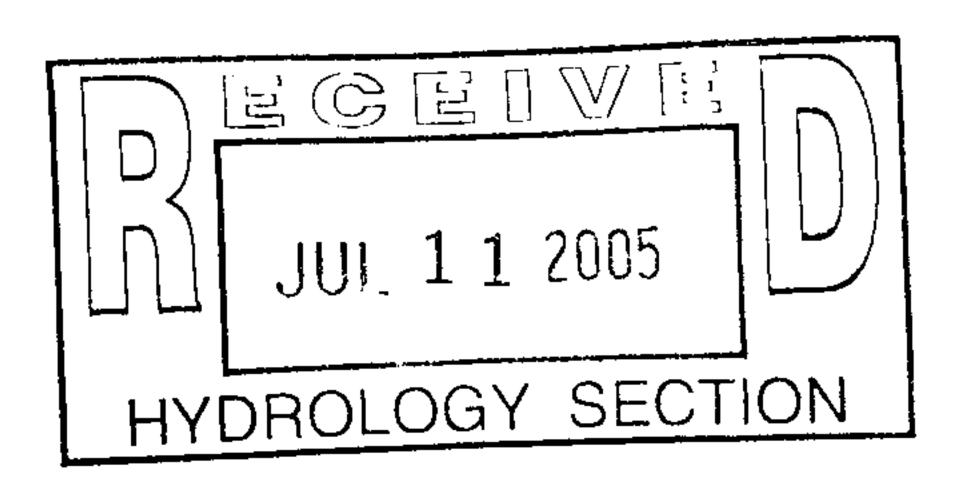
Very truly yours,

Dekker/Perich/Sabatini Ltd.

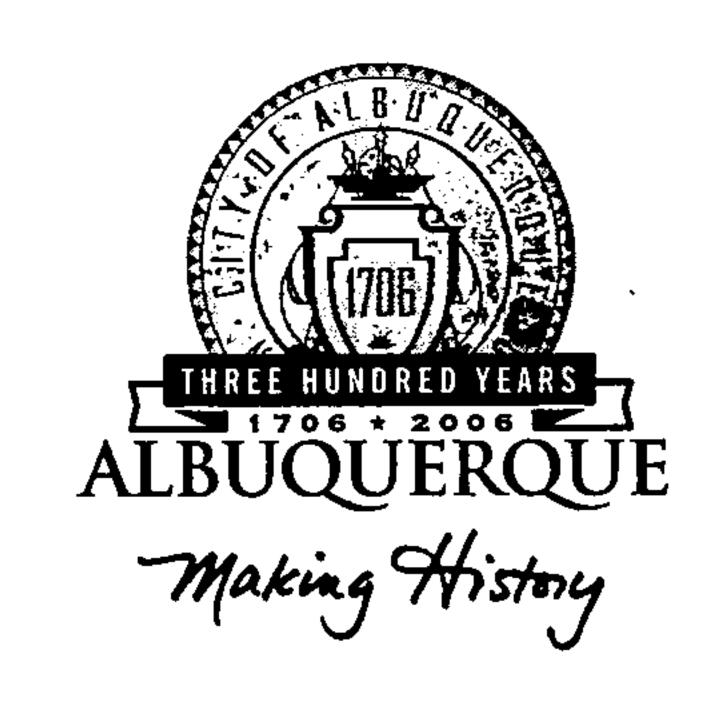
Christopher R. Gunning, XIA

Principal





dps@dpsabq.com



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.

P.O. Box 1293

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.

Albuquerque...

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 New Mexico 87103 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: ALXMEDA (SED AUG-TEXLERSHIT)  ORB #: _04-01234EPC#:	ZONE MAP/DRG. FILE #: C-18/D35A WORK ORDER#:
LEGAL DESCRIPTION: LOT 30-A, WIT B, WARTH ALBUQUE CITY ADDRESS: 5301 ALANCON BLADO, NE	CRONE ACRES, CITY OF ALBU. BERNALIUS COLOTY, MM
ENGINEERING FIRM: LEXX/SON & ARFNAW"  ADDRESS: 128 MOURDE ST	
ADDRESS: 128 NOURDE ST	CONTACT: SUIT MCGEF PHONE: Z48-8828
CITY, STATE: ALDI. Um	ZIP CODE:
OWNER: TIM OTT	CONTACT: Tim On
ADDRESS: 12.0 750X 3590/	PHONE: 250, 4675
CITY, STATE: ALBU. UM	ZIP CODE: 87/7(
ARCHITECT: DEKKER / FERICH / SABATINI	CONTACT: KEUN KIELLE
AUDHESS: GO JEFFERSON ()E SOME 100	PHONE: 72/- 9700
CITY, STATE: ALTONE UM '80109	ZIP CODE: 87/09
SURVEYOR: FORSTRAVET STRUMB LLC	
ADDRESS 4/6 LOY/6 RUIZ VIEW	CONTACT: IELEST FORTBURE
CITY, STATE: AUTO JUN	PHONE: 7/08-21/2
	"ZIP CODE: 8710
ONTRACTOR: FUTERPRISE BULDERS	CONTACT: The Change
ADDRESS: 7732 VXSSIR PLAKE NE	PHONE: 857-0050
CITY, STATE: BLBJ. UM	ZIP CODE:
HECK TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL COURT
$\left(\begin{array}{cccccccccccccccccccccccccccccccccccc$	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SIA / FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1" SUBMITTAL REQUIRES TCL or equal	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMINTAL /// CONCEPTUAL GRADING & DRAINAGE PLAN	S. DEV. PLAN FOR SUB'D. APPROVAL
GRADING PLAN	
EROSION CONTROL PLAN	SECTOR PLAN APPROVAL
ENGINEER'S CERTIFICATION (HYDROLOGY)	FINAL PLAT APPROVAL
CLOMR/LOMR	FOUNDATION PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	BUILDING PERMIT APPROVAL
ENGINEERS CERTIFICATION (TCL)	CERTIFICATE OF OCCUPANCY (PERM.)
ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)	CERTIFICATE OF OCCUPANCY (TEMP.)  GRADING PERMIT APPROVAL
OTHER	PAVING PERMIT APPROVAL
$\left( \begin{array}{c} 1 \\ 1 \end{array} \right)$	WORK ORDER APPROVAL
(RESUL)	OTHER (SPECIFY)
AS A PRE-DESIGN CONFERENCE ATTENDED:	
YES	11DX1 CED 1 0 2004 1
NO COPY PROVIDED	IIDII SER TION
	LILL SECTION
	HYDROLOGY
ATE 01101 11 G / . / . /	
ATE SUBMITTED: 9/10/01/BY: 1/2	· Beh
	KEUN KIFCHUTC sion Plats shall be accompanied by a drainage submittal.

nore 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)

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

(REV. 1/28/2003rd)

PROJECT TITLE: \( \seQ \) AUTO - TEN ER SHIP  DRB #: \( \log 3372 \) EPC#: \( \log \log \)	ZONE MAP/DRG. FILE #: C-/8/D35A WORK ORDER#:
LEGAL DESCRIPTION: LOT 30-A-1 BLOCK II TRACT A CITY ADDRESS: 5301 ALANEDA BLUD. NE	
ENGINEERING FIRM: ZSAASON + AREMAN ADDRESS: 128 MONTRATE OF THE	CONTACT: SCOTT McGozza
CITY, STATE: ALBUQUEROLY JM	PHONE: 71.8-8828 ZIP CODE: 8-7/08
OWNER: TITERS PLACE LLC ADDRESS: 1311 TITERS AVE. AVE.	CONTACT: KEN JOHUS PHONE: 224-9000
CITY, STATE: ALBUQUEROUE, NIM	ZIP CODE: 87/07_
ARCHITECT: DEKKER PERICH SUBATION  ADDRESS: 680 JEFFERSON NE SUITE 100  CITY, STATE: ALBUQUERQUE NIM	
SURVEYOR:	ZIP CODE: 87/09
ADDRESSCITY, STATE:	CONTACT: PHONE:
	ZIP CODE:
CONTRACTOR: FUTCRPRISE TSUICIDERS  ADDRESS: 2737 VASSAK PL. NZ SUITE' E CITY, STATE: AL ROQUERQUE, NUM	
CHECK TYPE OF SUBMITTAL:	ZIP CODE: 87/0-7  CHECK TYPE OF APPROVAL SOUGHT:
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) CLOMRALOMR TRAFFIC CIRCULATION LAYOUT (TCL) ENGINEERS CERTIFICATION (TCL) ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN) OTHER	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)
VAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO	JUI 1 1 2005
COPY PROVIDED	HYDROLOGY SECTION
ATE SUBMITTED: 7-11-05	
equests for approvals of Site Development Plans and/or Substitution. The particular nature, location and scope of the propose ne or more of the following levels of submittal may be required base.  1. Conceptual Grading and Drainage Plan: Required for a (5) acres and Sector Plans.  2. Drainage Plans: Required for building permits, grading permits.	division Plats shall be accompanied by a drainage od development defines the degree of drainage detail. sed on the following: Approval of Site Development Plans greater than five
acres.  3. Drainage Report: Required for subdivisions containing more.	



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

www.cabq.gov

Sincerely,

Wilfred A. Gallegos, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C: file

(REV. 1/28/2003rd)

C18-0035A

PROJECT TITLE: ALMEDA KED AUG-TEALERSHIT	ZONE MAP/DRG. FILE #:
	WORK ORDER#:
LEGAL DESCRIPTION: LOT 30-A, WIT B. MORTH ALBUQUER. CITY ADDRESS: 5301 ALANEDA BLAVO.	QUE ACRES, CITY OF ALBU. BERNALIUS COLOTY, MM
ENGINEERING FIRM: LEXXESPU A ARFIAN "	CONTACT: SUIT McGEF  PHONE: 78-8878
ADDRESS: MB MOURDE ST CITY, STATE: ABJ. WM	PHONE: <u>788-8828</u> ZIP CODE:
OWNER: TIM OTT ADDRESS: 11.0 150X 3590/	CONTACT: TIM OTT
CITY, STATE: ALBU. MM	PHONE: 250, 4675 ZIP CODE: 87/7(
ARCHITECT: DEKKER TERICH SABATINI ADDRESS: 6801 JEFFERSON DE SUITE 100 CITY, STATE: AUXIGUEZQUE NIM BN109	CONTACT: KEVIN KIETUR PHONE: 74-9700 ZIP CODE: 87109
SURVEYOR: FORST PANET STRUMB LLC ADDRESS 4116 LOPING BLUT 18 TE	CONTACT: NEKSE FORTBURE
CITY, STATE: ALTIL JUN	PHONE: 7/8-2/12  ZIP CODE: 87/10
CONTRACTOR: EMERPRISE BUILDERS  ADDRESS: 7732 VXSSR PLAK LIF  CITY, STATE: SLBJ. UM	CONTACT: The Champat/ PHONE: 857-0050 ZIP CODE:
CHECK TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
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	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)
YAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO COPY PROVIDED	SEP 1 0 2004  NYDROLOGY SECTION:
A TE SUBMITTED: 9/10/01/ BY:	- Keh
Requests for approvals of Site Development Plans and/or Subdivision in the particular nature, location and scope of the proposed development Plans and/or Subdivision in the particular nature, location and scope of the proposed development Plans and Sector Plans (5) acres and Sector Plans	pment defines the degree of drainage detail. One or

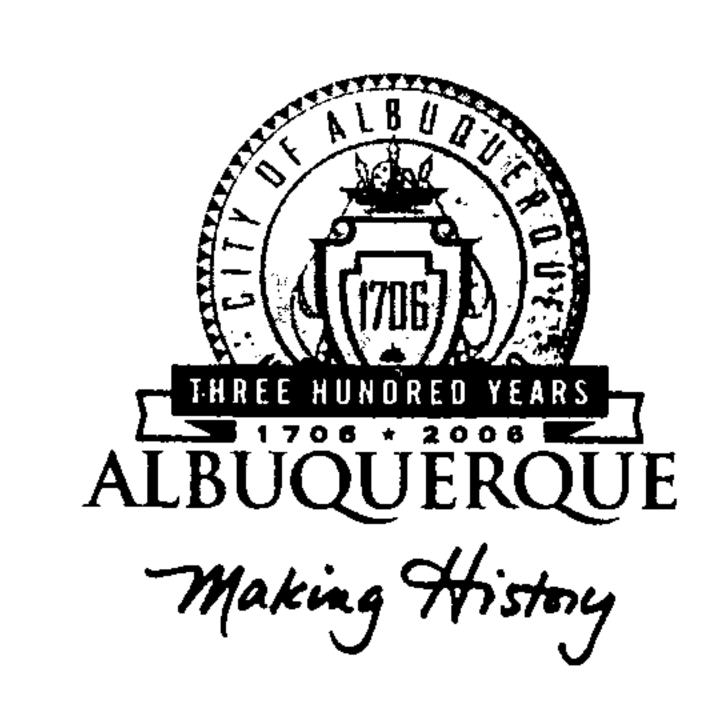
(5) acres and Sector Plans. 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)

acres.

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

-> Put burgers in a werease

The sidewalk with to 10"



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.

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

New Mexico 87103

Sincerely,

www.cabq.gov

arlene V. Portillo

Arlene V. Portillo

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

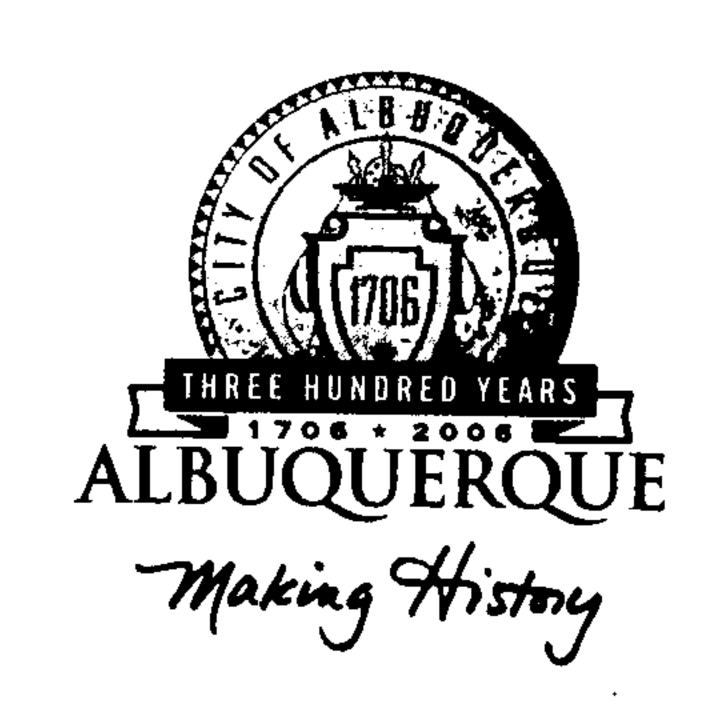
C: Phyllis Villanueva File

(REV. 1/28/2003rd)

PROJECT TITLE: USED AUTO DEALER SHIP  DRB #: EPC#:	ZONE MAP/DRG. FILE #: C-18 / D35A
	WORK ORDER#:TR, A UNIT B, N.A,A.
ENGINEERING FIRM: Isaacson & Arfman, P.A.  ADDRESS: 128 Monroe Street NE  CITY, STATE: Albuquerque, NM	CONTACT: SOTT MCGEE  PHONE: (505) 268-8828  ZIP CODE: 87108
OWNER:ADDRESS:CITY, STATE:	CONTACT:PHONE:
ARCHITECT: DPS  ADDRESS: 680 JEFFER SON NE  CITY, STATE: ABO NM	ZIP CODE:  CONTACT: KEVIN KUFCIIUR  PHONE: 761-9700  ZIP CODE: 87107
SURVEYOR: FORST BAUER SURVEYING ADDRESS 416 LOMAS NE CITY, STATE: ABO NM	CONTACT: RON FORST BAUER  PHONE: 2682112  ZIP CODE: 87110
CONTRACTOR:ADDRESS:CITY, STATE:	CONTACT:PHONE:ZIP CODE:
CHECK TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT DRAINAGE PLAN 1 <sup>st</sup> SUBMITTAL, <i>REQUIRES TCL or equal</i> 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	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
WAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO COPY PROVIDED  DATE SUBMITTED: 06-16-05  BY:	JUN 1 6 2005  HYDROLOGY SECTION  Scott M MHee

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.



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,

P.O. Box 1293

Albuquerque

www.cabq.gov

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.

New Mexico 87103

Bradley L. Bingham, PE

Principal Engineer, Planning Dept.

Development and Building Services

C: file

(REV. 1/28/2003rd)

Manida	
PROJECT TITLE: USED AUTO DEALER SHIP  DRB #:EPC#:	ZONE MAP/DRG. FILE #: C-18/D35A WORK ORDER#:
LEGAL DESCRIPTION: LOT 30-A-I BLOCK II CITY ADDRESS: 5301 ALAMEDA NE	TR. A UNIT B, N.A.A.
ENGINEERING FIRM: Isaacson & Arfman, P.A.  ADDRESS: 128 Monroe Street NE  CITY, STATE: Albuquerque, NM	CONTACT: SOTT MCGEE  PHONE: (505) 268-8828  ZIP CODE: 87108
OWNER:ADDRESS:CITY, STATE:	CONTACT:PHONE:ZIP CODE:
ARCHITECT: DPS  ADDRESS: 680 JEFFER SON NE  CITY, STATE: ABQ NM	CONTACT: KEVIN KUFCIIUR  PHONE: 761-4700  ZIP CODE: 87109
SURVEYOR: FORST BAUER SURVEYING ADDRESS 416 LOMAS NE CITY, STATE: ABO NM	CONTACT: RON FORST BAUER PHONE: 2682112 ZIP CODE: 87110
CONTRACTOR:ADDRESS:CITY, STATE:	CONTACT:PHONE:ZIP CODE:
CHECK TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
CHECK TYPE OF SUBMITTAL:  DRAINAGE REPORT DRAINAGE PLAN 1 <sup>st</sup> 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 CERTIFICATE OF OCCUPANCY (PERM.) CERTIFICATE OF OCCUPANCY (TEMP.) GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY)
DRAINAGE REPORT  DRAINAGE PLAN 1 <sup>st</sup> SUBMITTAL, <i>REQUIRES TCL or equal</i> 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)	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

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.



### 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

The Certification package for Final C.O. must include an <u>exact</u> copy of the approved

New Mexico 87103

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

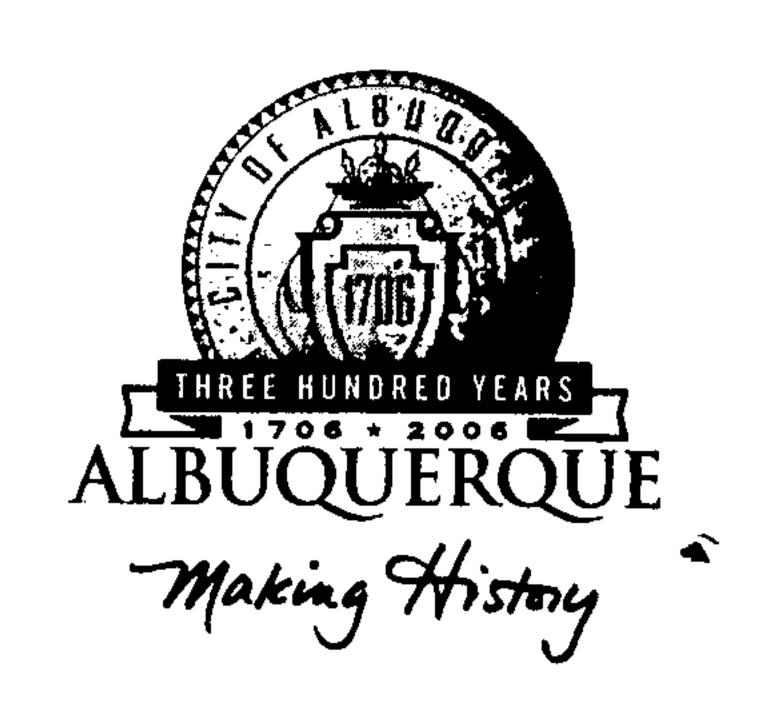
(REV. 1/28/2003rd)

PROJECT TITLE: USED AUTO- DENERSHIP  DRB #: 1003372 EPC#: N/A	ZONE MAP/DRG. FILE #: C-18/D35A
40T 30-4-1 BLOCK 11 120 CT X	WORK ORDER#:
LEGAL DESCRIPTION: LOT 30-A-1, BLOCK II, TRUCT A, UNIT	5 NACH ALBUQUERQUE ACRES
CITY ADDRESS: 530/ ALAMADA BLVD NE	
ENGINEERING FIRM: 15AACSON - ARFMALL	
TOUTHOU, A TOUTHOUS QT I P	CONTACT: SCOTT Mc Gre
CITY, STATE: ALTU. AM	PHONE:
OWNER: TITERIS DINCE 11-C	
ADDRESS: 13/1 TITE PAS XIVE III	CONTACT: KEX JOHKIS PHONE: 224-900
CITY, STATE: ALICUL XIM	PHONE: 224-9000 ZIP CODE: 87/07
ARCHITECT: DEKKER DEKKH SARATIVII	
ADDRESS: 686/ JEFERSON JE CUITE 100	CONTACT: KEVIN KORCHUR PHONE: 761-9700
CITY, STATE: WIND. NM 87/09	PHONE: 76/-9700
	ZIP CODE: 87/09
SURVEYOR: ADDRESS	_ CONTACT:
CITY, STATE:	_ PHONE:
	ZIP CODE:
CONTRACTOR: FUTERPRISE BUILDERS	CONTACT: AUTOU JOHNUSEU
ADDRESS: 2732 VASSAR PL. NE SUITE'E' CITY, STATE: ALBU. NIM	_ PHONE: 057-0050
	ZIP CODE: 87/07
CHECK TYPE OF SUBMITTAL:	ECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SIA / FINANCIAL CHADANTEE DE DE DE
DRAINAGE PLAN 1 <sup>st</sup> SUBMITTAL, REQUIRES TCL or equal	SIA / FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN	S. DEV. PLAN FOR SUBID. APPROVAL
GRADING PLAN	S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
EROSION CONTROL PLAN	SECTOR PLAN APPROVAL FINAL PLAT APPROVAL
ENGINEER'S CERTIFICATION (HYDROLOGY)  CLOMR/LOMR	FOUNDATION PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	BUILDING PERMIT APPROVAL
ENGINEERS CERTIFICATION (TCL)	CERTIFICATE OF OCCUPANCY (PERM.)
ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)	CERTIFICATE OF OCCUPANCY (TEMP.)  GRADING PERMIT APPROVAL
OTHER	PAVING PERMIT APPROVAL
	WORK ORDER APPROVAL
	OTHER SPEC)FYP © I V I
WAS A PRE-DESIGN CONFERENCE ATTENDED:	
YES YES	JUN 1 6 2005   J
NO	
COPY PROVIDED	HYDROLOGY SECTION
DATE SUBMITTED: 6-/6-65 BY:BY:	KEUN KOFCHUR
Requests for approvals of Sita Davelonmont Diagrams of Sita Davelonmont Di	
Requests for approvals of Site Development Plans and/or Subdivisi submittal. The particular nature, location and scope of the proposed de	on Plats shall be accompanied by a drainage
One or more of the following levels of submittal may be required because	velopment defines the degree of drainage detail.
1. Conceptual Grading and Drainage Plan: Required for appro	oval of Site Dovoloomant Dinner
(5) acres and Sector Plans.	Than five
2. Drainage Plans: Required for building permits, grading permit (5)	ts, paving permits and site plane lace than five
(5) acres.	
3. Drainage Report: Required for subdivisions and the second	
3. Drainage Report: Required for subdivisions containing more t	han ten (10) lots or constituting five (5) acres or

### TRAFFIC CERTIFICATION

I, Chris Gunning	, XXXPE	XXXX NMRA No.	3203 , <b>OF THE FI</b>	RM
Dekker/Perich/Saba	etini, HEREBY (	CERTIFY THAT I	THIS PROJECT HAS IS	IN
20B2IANITAL CO	MPLIANCE WITH	I AND IN ACC	CORDANCE WITH T	HE
DESIGN INTENT C	F THE APPROVE	ED PLAN DATE	$D = \frac{110/41/04}{T}$	HE
			AL DESIGN DOCUME	NT
	TAINED BY		OF THE FI	M
	I FURTHER C	ERTIFY THAT	I HAVE PERSONAL	LY
PW MISTIAL BIOD	ECT SITE ONO/	A)	ND HAVE DETERMIN	ED
DEDDECEMENTALME DI ATOMMET HAZA	DE ACTIAL OF	THE SURVEY	DATA PROVIDED	IS
CORRECT TO THE	OF ACTUAL SI	E CONDITIONS	AND IS TRUE AND BELIEF. TH	4D
CERTIFICATION IS	SUBMITTED I	MUWLEDGE'S A TOOGGIIS K	AND BELLEF. THOSE AND BELLEF. TH	IIS
Certificate of Occ	pancy TEMPORTE	) SULLOKI (	or a request re	JK
THE RECORD INFO	RMATION PRESE	NTED HEREON	IS NOT NECESSARII	.Y
COMPLETE AND IN	TENDED ONLY TO	O VERIFY SUBST	TANTIAL COMPLIANO	CE
OF THE TRAFFIC A	SPECTS OF THIS	PROJECT. THO	OSE RELYING ON TH	Æ
RECORD DOCUME	ENT ARE ADV	ISED TO OF	TAIN INDEPENDEN	JT
VERIFICATION OF	ITS ACCURACY	BEFORE USING	IT FOR ANY OTHE	R
PURPOSE.				
•	•			
	,·			
ammin	<i>.</i>			
Signature of Engineer		ENGINEER'S OR	ARCHITECT'S STAMP	ı
Signature of Engineer of	Architect	OF NE	W.	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	•.	MANNIN	n St	
0/10/05		CHMW		
)ate	•	CHRISTO	PAER R. V	
		1 / 10 3	203 /	
LAUDSCAFING NOT	COMPLETE DOES	10 6/16/	05/25/	
<b>,</b>			A EACHAIL	
JOT POST A HUZ	red to the P	UBLIC.		, parament parame
	•		JUN 1 6 200	<u>ج</u> ا
			THAT TOOM A G COO	· 7

HYDROLOGY SECTION



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

Sincerely,

New Mexico 87103

Kristal D. Metro Engineering Associate, Planning Dept.

Development and Building Services

www.cabq.gov

: file

(REV. 1/28/2003rd)

PROJECT TITLE: USED AUTO DEALER SHIP ZONE MAP/DRG. FILE #: C-18/D35A  DRB #:
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  ZIP CODE: 87108
OWNER: KEN JOHNS (UNDER CONTRACT)  ADDRESS: CITY, STATE: ZIP CODE:
ARCHITECT: DPS  ADDRESS: 6801 JEFFER SON NE  CITY, STATE: ABO NM  CITY STATE: ABO NM  CONTACT: KEVIN KOFCHUR PHONE: 761-9700 ZIP CODE: 87109
SURVEYOR: FORST BAUER SURVEYING  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:  CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT DRAINAGE PLAN 1 <sup>SI</sup> 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 (DRB APPEOSIDE PLAN SECTION PROVAL OTHER  DRAINAGE PLAN 1 <sup>SI</sup> SUBMITTAL, REQUIRES TCL or equal PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR BLDG. PERMIT APPROVAL FINAL PLAT APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL CERTIFICATE OF OCCUPANCY (PERM.) CERTIFICATE OF OCCUPANCY (TEMP.) GRADING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:  YES  NO  COPY PROVIDED  **REST NO COPY PROVIDED **REST NO COPY
DATE SUBMITTED: 10/14/04  Beguests for approvale of Site Date of Site

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.