

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

June 11, 2015

James Kamps
RMKM Architecture, PC
400 Gold Ave., SW Suite 1100
Albuquerque, NM 87102

**Re: Remodel and Expansion to Audi/Porsche Sales and Service Facility
8920 Pan American Freeway, NE
Certificate of Occupancy – Transportation Development
DRB dated 5-13-14 (C18-D062)
Certification dated 6-4-15**

Dear Mr. Kamps,

Based upon the information provided in your submittal received 6-9-15, 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 me at (505)924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Country Club Plaza – Commercial Building 1 Building Permit #: T201492581 City Drainage #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lot 4 of Country Club Plaza Subdivision
City Address: 1718 Central Avenue SW., Albuquerque, NM. 87104

Engineering Firm: Mark Goodwin & Associates, P.A Contact: Mark Goodwin
Address: 8916-B Adams Street, NE., Albuquerque, NM 87113
Phone#: 505-828-2200 Fax#: _____ E-mail: mark@goodwinengineers.com

Owner: Rembe Country Club LLC. Contact: Jay Rembe
Address: 1718 Central SW, Suite A, Albuquerque, NM. 87104
Phone#: 505-453-7164 Fax#: _____ E-mail: rembe@rembedesign.com

Architect: Mullen Heller Architecture P.C Contact: Doug Heller
Address: 924 Park Avenue SW, Suite B Albuquerque, NM 87102
Phone#: 505-268-4144 Fax#: _____ E-mail: doug@mullenheller.com

Surveyor: Construction Survey Technologies, INC. Contact: John Gallegos
Address: P.o. Box 65395 Albuquerque, NM 87193
Phone#: 505-917-8921 Fax#: _____ E-mail: johndgallegos73@gmail.com

Contractor: Insight Construction Contact: Damian Chimenti
Address: 3909 12th Street, Albuquerque, NM 87107
Phone#: 505-888-7927 Fax#: _____ E-mail: damian@insightnm.com

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☒ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUBDIVISION APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

DATE SUBMITTED: June 10, 2015 By: Doug Heller

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre that are part of a larger common plan of development

June 10, 2015

Racquel Michel, P.E., Transportation Development
Planning Department
Development and Building Services Division
City of Albuquerque
600 2nd Street NW.
Albuquerque, NM 87102

Re: **Permanent Certificate of Occupancy for
Country Club Plaza – Commercial Building 1
Address: 1718 Central Avenue SW., Albuquerque, NM. 87104**

Dear Ms. Racquel Michel:

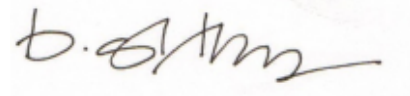
I, Douglas Heller, NMRA of Mullen Heller Architecture P.C., hereby certify that this project is in substantial compliance with and in accordance with the design intent of Approved EPC/DRB Site Development Plan approved October 10, 2013 (Project #1004677). The attached Site Development Plan also shows "redlined" the revised phase line on the south side parking of Building One (1) on Lot 4 of Country Club Plaza Subdivision.

This certification pertains only to Building One (1) of this development, as approved by the EPC/DRB and as "redlined" on attached Site Development Plan for Building Permit. I further certify that I have personally visited the project site on June 10, 2015 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 Engineer's Certification (DRB Site Plan) for Permanent Certificate of Occupancy.

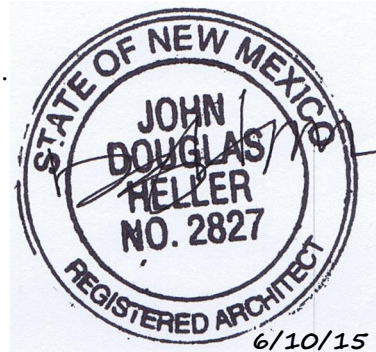
The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Please feel free to contact me if you have any questions.

Sincerely,
Mullen Heller Architecture PC



Douglas Heller, AIA
Attachment: Approved EPC/DRB Site Development Plan for Building Permit (with redlines)



NOTES

PROPOSED IMPROVEMENTS:

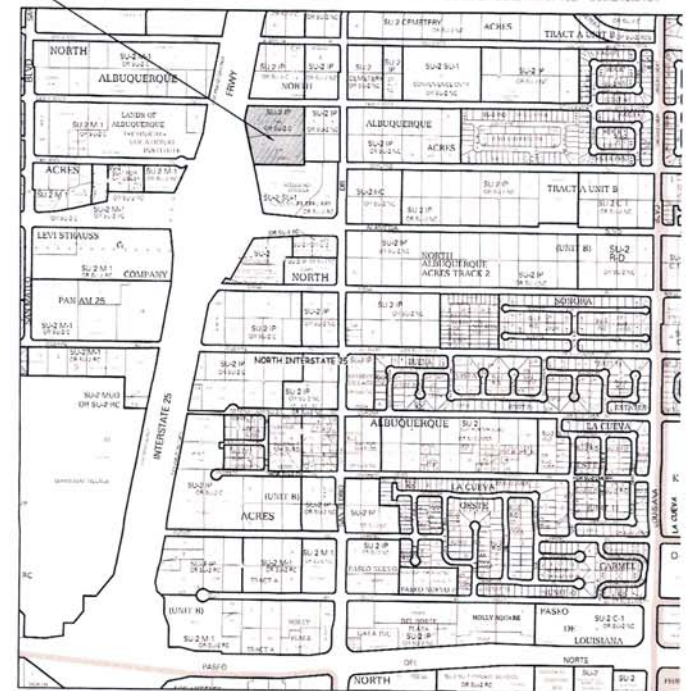
- INCREASE BUILDING 2 SQUARE FOOTAGE FROM 18,900 SQ. FT. BY 13,500 SQ. FT. FOR A TOTAL FLOOR AREA OF 32,400 SQ. FT.
- MODIFY DRIVE AND CREATE LANDSCAPE ISLANDS TO ALLOW FOR RELOCATION OF SITE LIGHTING, HOT BOX, AND FIRE HYDRANTS.
- NEW LIGHT POLES OR THOSE TO BE RELOCATED SHALL BE A MAXIMUM OF 30' HIGH WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 30' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.

PARKING

1 SPACE/1000 Sq. Ft. Parts, Service = 13,710 Sq. Ft./1000 = 14 SPACES
1 SPACE/200 Sq. Ft. SHOWROOM, OFFICE SPACE = 15,849 Sq. Ft./200 = 80 SPACES
TOTAL SPACES REQUIRED: 94 - TOTAL PARKING PROVIDED 130
HC PARKING REQUIRED 4 - HC PARKING PROVIDED 4

RJA 5.13.14

PROJECT SITE



VICINITY MAP: C-18-Z
LEGAL DESCRIPTION:
LOTS 12, 13, 14, 19, 20 & 21 NORTH ALBUQUERQUE ACRES TRACT A UNIT B

NOTE: ALL ITEMS NOTED IN BLUE OUTLINE ARE AS-BUILT ITEMS AND HAVE BEEN VISUALLY VERIFIED ON SITE.

PROJECT NUMBER:	100 2201
APPLICATION NUMBER:	14088-70670
DRB SITE DEVELOPMENT PLAN APPROVAL:	
Traffic/Engineering/Transportation Division	03-19-14
Utilities Development	03-19-14
Parks & Recreation Department	3-19-14
City Engineer	3-19-14
Environmental Health Department (conditional)	
Solid Waste Management	
DRB Chairperson, Planning Department	5-13-14

ISSUES & REVISIONS

June 4, 2015 CERTIFICATION AS-BUILT REVISIONS

REV. #	DATE	DESCRIPTION	CHECK

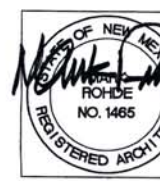
PROJECT
PREMIER MOTOR CARS
Porsche - Audi
ADDITION AND RENOVATION
8920 Pan American Freeway, NE
Albuquerque, NM 87113

SCALE
AS NOTED
RMKM PROJECT NO.
1006
DRAWING FILE NO.
1306_A010.DWG
DATE
MARCH, 2014
PROJECT MANAGER
JAK
DRAWN BY
JAK

SHEET TITLE
AMENDED SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT

SHEET NUMBER

A0.10



01 SITE PLAN

Scale: 1" = 30'-0"



OWNER REQUESTED LANDSCAPE RELOCATED HERE TO AVOID CONFLICT WITH PEDESTRIAN ROUTE TO PUBLIC WAY AND TO PROVIDE SALES MANAGER WITH BETTER VIEW OF SALES LOT.

ADDED LANDSCAPE ISLAND - SEE LANDSCAPE PLAN.
RJA 5.5.14

OWNER REQUESTED - BIKE RACK RELOCATED TO THIS AREA TO AVOID CONFLICT WITH PEDESTRIAN TRAFFIC.

OWNER REQUESTED - REMOVABLE BOLLARDS AND DRIVE ACCESS LIFT ARM

OWNER REQUESTED - ADDITIONAL LANDSCAPE PLANT MATERIAL WILL BE ADDED TO THIS AREA.

CLOUDY AREA INDICATES NEW SQUARE FOOTAGE TO EXISTING APPROVED SITE DEVELOPMENT PLAN

DELETE DOUBLE SPACES

RJA 5.5.14

OK
5-13-2014
ZONING ENFORCEMENT
City of Albuquerque