

CITY OF ALBUQUERQUE



November 23, 2011

Van Gilbert, R.A.
Van H. Gilbert Architect PC
2428 Baylor Dr. SE
Albuquerque, NM 87106

Re: Garcia Infiniti, 1234 Renaissance Blvd NE
Permanent Certificate of Occupancy – Transportation Development
Architect's Stamp dated 03-28-11 (F16-D003T)
Certification dated 11-22-11

Dear Mr. Gilbert,

Based upon the information provided in your submittal received 11-22-11, 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, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: CO Clerk
File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: GARCIA INFINITI ZONE MAP: F-16/0003T
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: RENAISSANCE CENTER 2
 CITY ADDRESS: 1234 RENNAISSANCE BLVD NE 87107

ENGINEERING FIRM: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

OWNER: GARCIA AUTOMOTIVE GROUP CONTACT: _____
 ADDRESS: 1234 RENNAISSANCE BLVD NE PHONE: _____
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87107

ARCHITECT: VAN H. GILBERT ARCHITECT PC CONTACT: STANLEY SALAZAR
 ADDRESS: 2428 BAYLOR DR. SE PHONE: 247-9955
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87106

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: HART CONSTRUCTION CONTACT: RICK GONZALES
 ADDRESS: 2919 2ND ST. NW SUITE B PHONE: 345-4001
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87107

TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1ST SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:
☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. 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: 11-22-11

NOV 22 2011
HYDROLOGY
SECTION
 BY: Stanley R. Salazar

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.

Van H. Gilbert Architect • PC

November 22, 2011

Ms. Kristal Metro, P.E.
City of Albuquerque, Planning Department
Transportation Development Division
600 2nd Street NW
Albuquerque, NM 87103

Re: Garcia Infiniti Addition and Renovation

Dear Ms. Metro:

I, Van H. Gilbert, of the Firm Van H. Gilbert Architect PC, Hereby certify that this Project is in Substantial Compliance with and in accordance with the design intent of the Traffic Circulation Layout approved plan dated 04-01-11.

The record information edited onto the original Design Document has been obtained by Michael Borowski, of the firm Van H. Gilbert Architect PC. I further certify that I have personally visited the Project Site on November 21, 2011 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 a Permanent Certificate of Occupancy.

The following change was made to the approved TCL: The number of parking spaces at the west side of the addition was reduced from 7 to 5 because of an existing condition discovered during construction. The total parking spaces provided is still greater than the parking spaces required by the zoning code. Attached is the revised TCL-101 dated 11-21-11 showing the change.

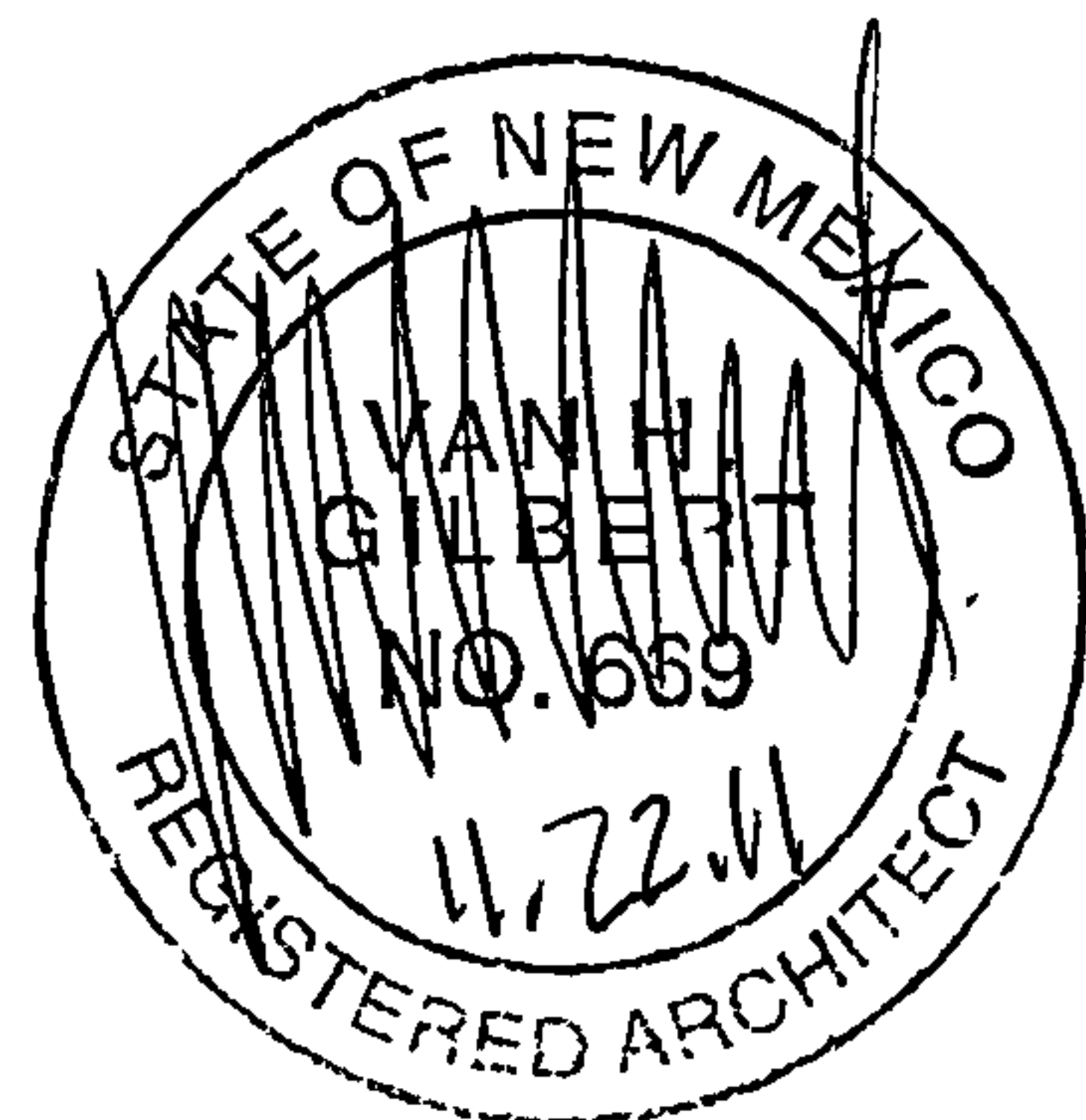
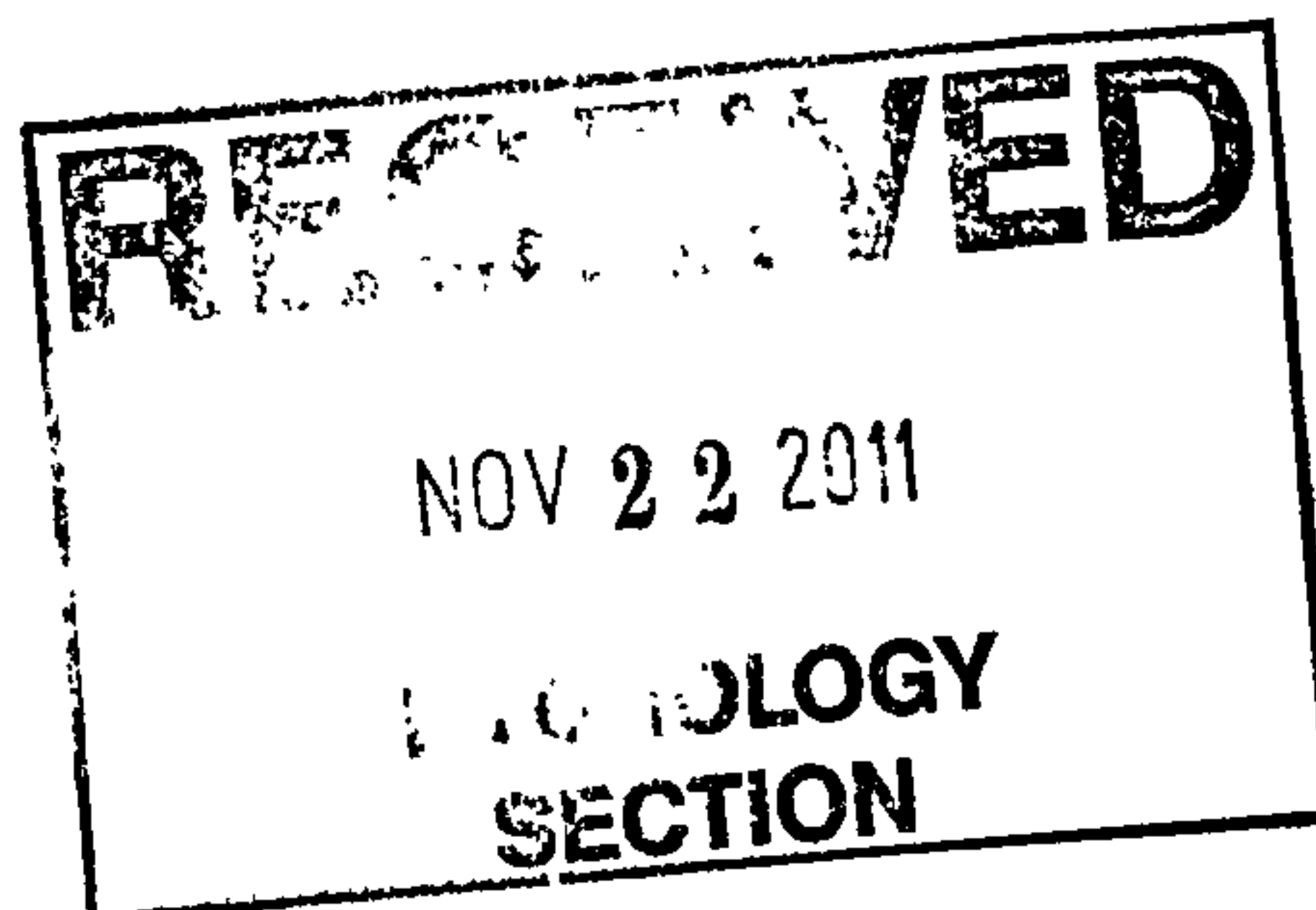
The record information presented hereon is not necessarily complete and intended only to verify Substantial Compliance of the traffic aspects of this Project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Should you have any questions or comments, please do not hesitate to call.

Sincerely,

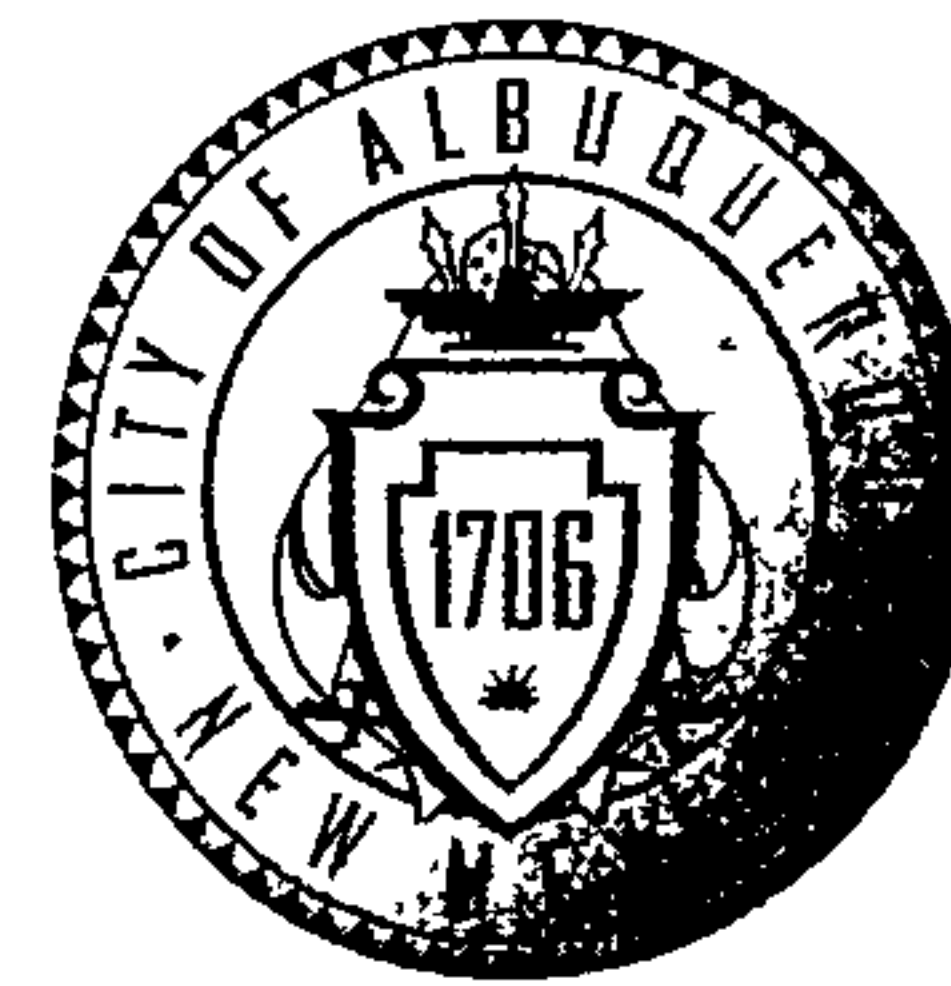
Van H. Gilbert, AIA

VHG:aem



Van H. Gilbert, AIA

CITY OF ALBUQUERQUE



April 1, 2011

Van Gilbert, R.A.
Van H. Gilbert Architect PC
2428 Baylor Dr. SE
Albuquerque, NM 87106

Re: Garcia Infiniti Addition and Renovation, 1234 South Renaissance Blvd NE,
Traffic Circulation Layout
Architect's Stamp dated 03-28-11 (F16-D003T)

Dear Mr. Gilbert,

The TCL submittal received 03-28-11 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. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

PO Box 1293

Albuquerque

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.

NM 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, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: 1234 RENAISSANCE BLVD NE ZONE MAP: F-16
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
 CITY ADDRESS: _____

ENGINEERING FIRM: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

OWNER: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Van H. Gilbert Architect PC CONTACT: STANLEY
 ADDRESS: 2428 BAYLOR DR. SE PHONE: 247-9955
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87106

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. 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

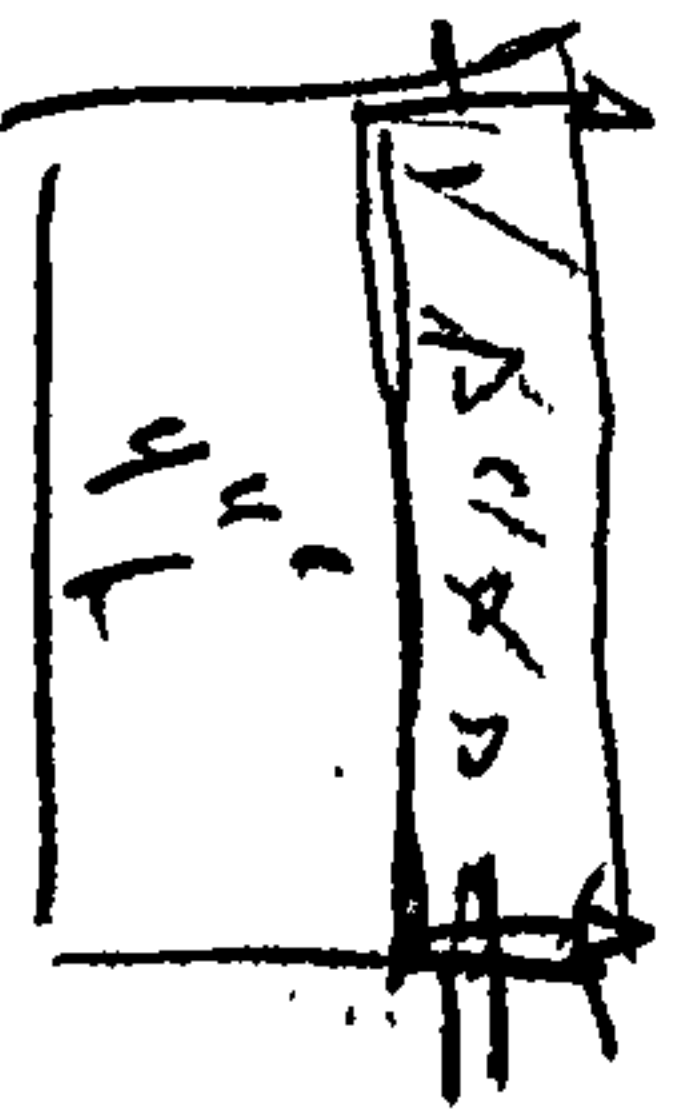
MAR 28 2011

**HYDROLOGY
SECTION**

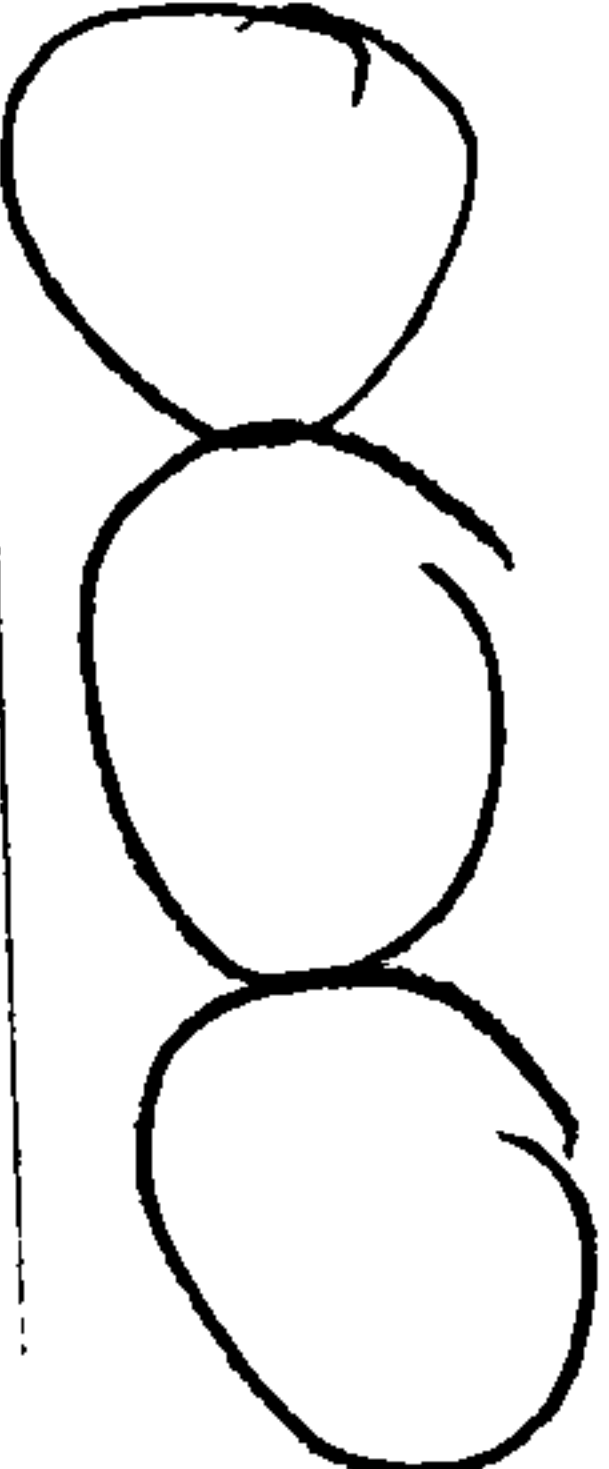
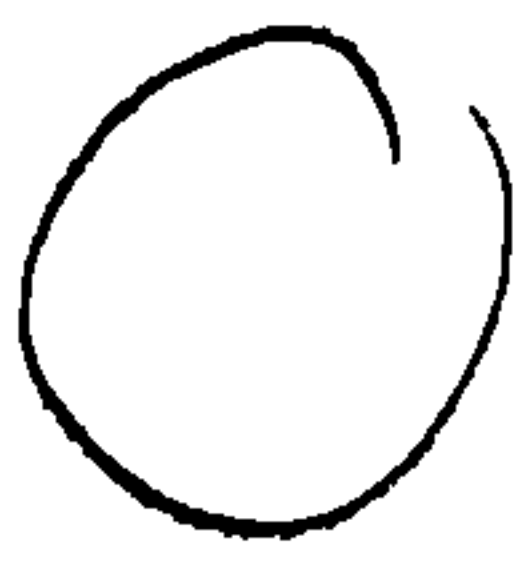
DATE SUBMITTED: [Signature] BY: 3/28/2011

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:

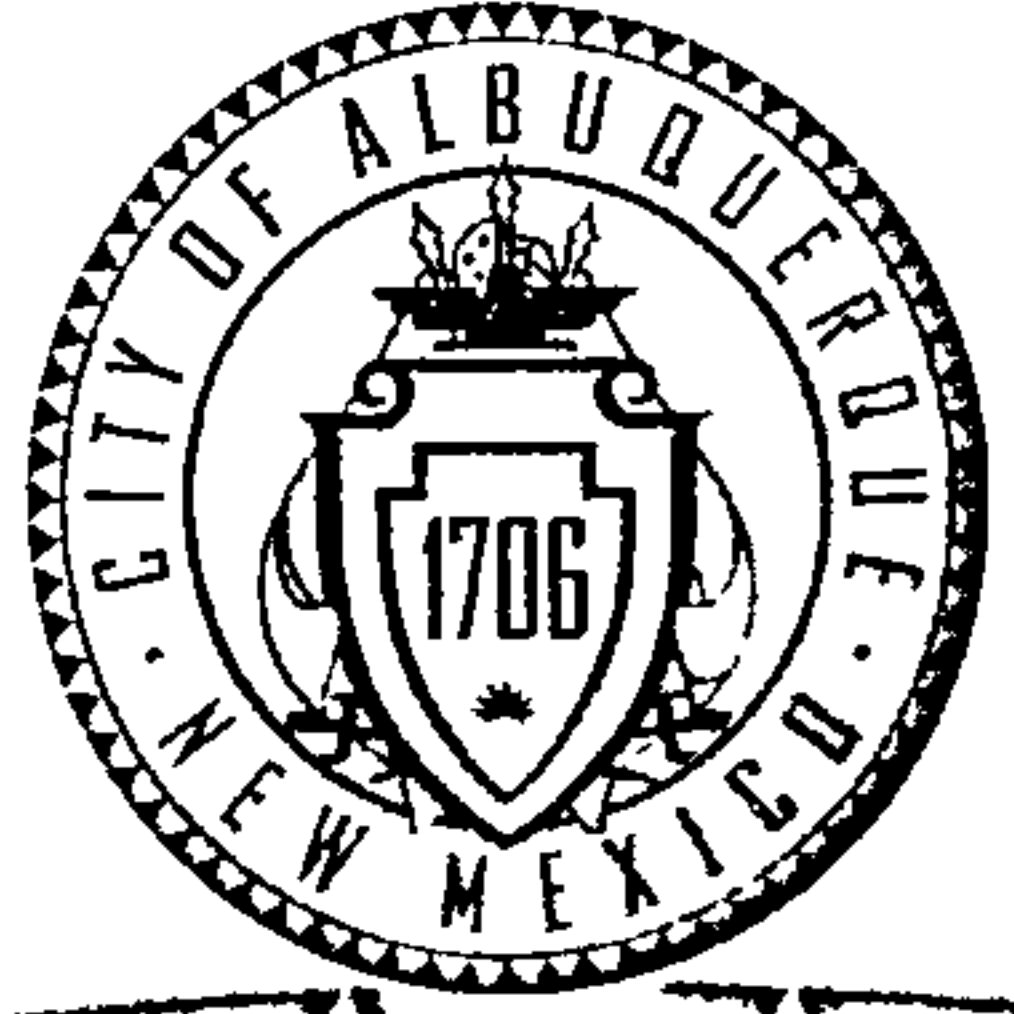
1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



60
25
11.5



CITY OF ALBUQUERQUE



March 25, 2011

Van Gilbert, R.A.
Van H. Gilbert Architect PC
2428 Baylor Dr. SE
Albuquerque, NM 87106

**Re: Garcia Infiniti Addition and Renovation, 1234 Renaissance Blvd NE,
Traffic Circulation Layout
Architect's Stamp dated 03-22-11 (F16-D003T)**

Dear Mr. Gilbert,

Based upon the information provided in your submittal received 03-23-11, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The vicinity map provided is difficult to read; please revise.
2. Provide a detail for the split face CMU site wall (see keyed note 8). Will this be a tripping hazard?
3. Keyed note 14 indicates a bike rack will be relocated and placed within an existing parking stall. Please clarify.
4. List the legal description on the plan.
5. Keyed note 18 indicates new motorcycle parking is being placed outside of the defined limits of new conditions; please clarify.
6. Provide a copy of the cross access easement between lots 14A1, 14A2, and 14B. - Recorded 03-30-89 (C38, 187)
7. List the width of all sidewalk. Per the City of Albuquerque Zoning Code (Section 14-16-3-1(H)(4)), "Where building facades abut parking areas, pedestrian sidewalks, no less than eight (8) feet in width, shall be provided adjacent to and along the full length of the building. A minimum width of six feet shall remain clear and unobstructed at all times for pedestrian use."

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

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

Albuquerque - Making History 1706-2006

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

GARCIA / 11/11/11

F-16/D03T

PROJECT TITLE: 1234 SOUTH RENAISSANCE NE ZONE MAP: F16
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
 CITY ADDRESS: _____

ENGINEERING FIRM: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

OWNER: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: J. Gilbert Architect CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

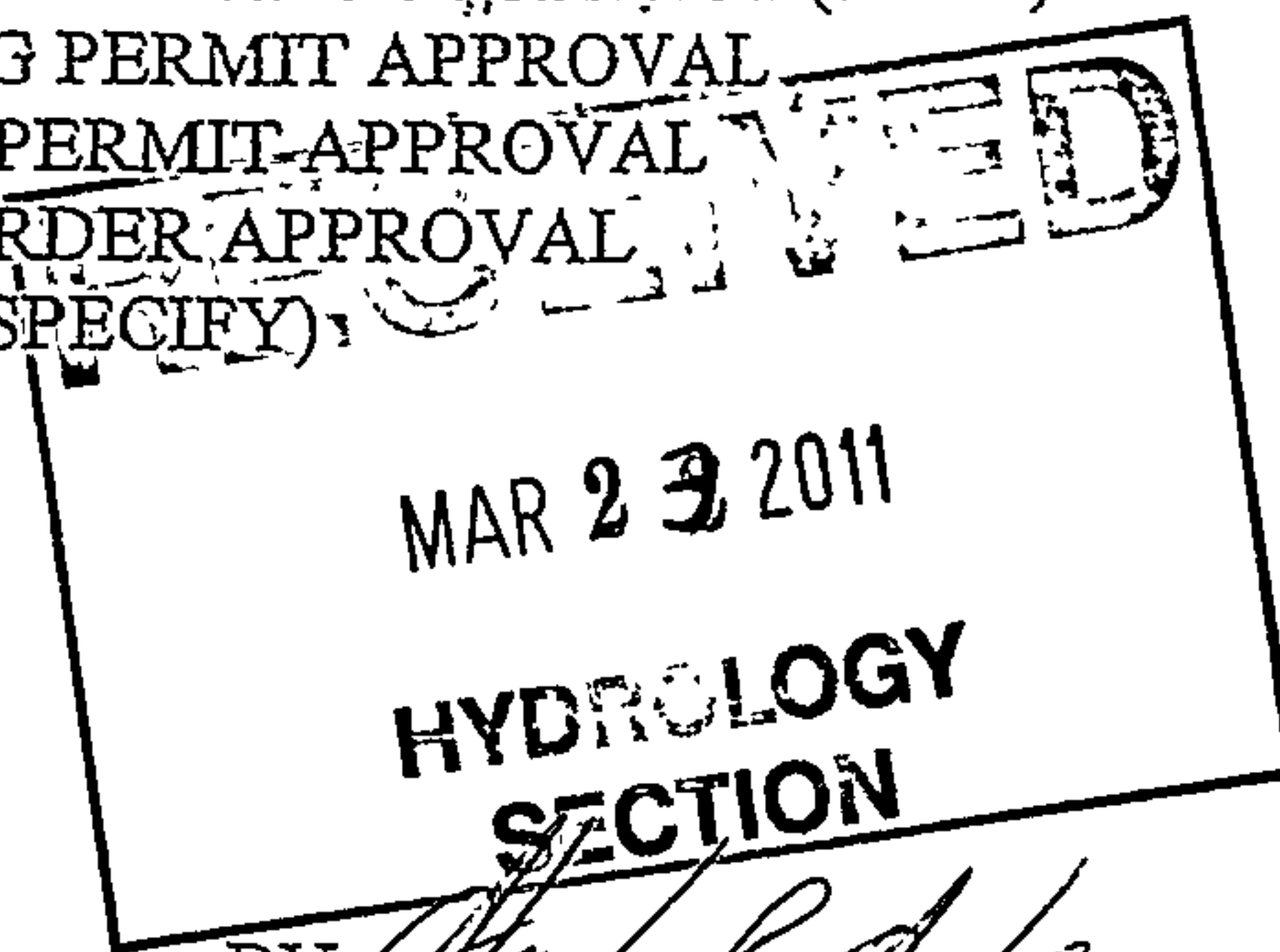
TYPE OF SUBMITTAL:
 _____ DRAINAGE REPORT
 _____ DRAINAGE PLAN 1st SUBMITTAL
 _____ DRAINAGE PLAN RESUBMITTAL
 _____ CONCEPTUAL G & D PLAN
 _____ GRADING PLAN
 _____ EROSION CONTROL PLAN
 _____ ENGINEER'S CERT (HYDROLOGY)
 _____ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
 _____ ENGINEER'S CERT (TCL)
 _____ ENGINEER'S CERT (DRB SITE PLAN)
 _____ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:
 _____ SIA/FINANCIAL GUARANTEE RELEASE
 _____ PRELIMINARY PLAT APPROVAL
 _____ S. DEV. PLAN FOR SUB'D APPROVAL
 _____ S. DEV. 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

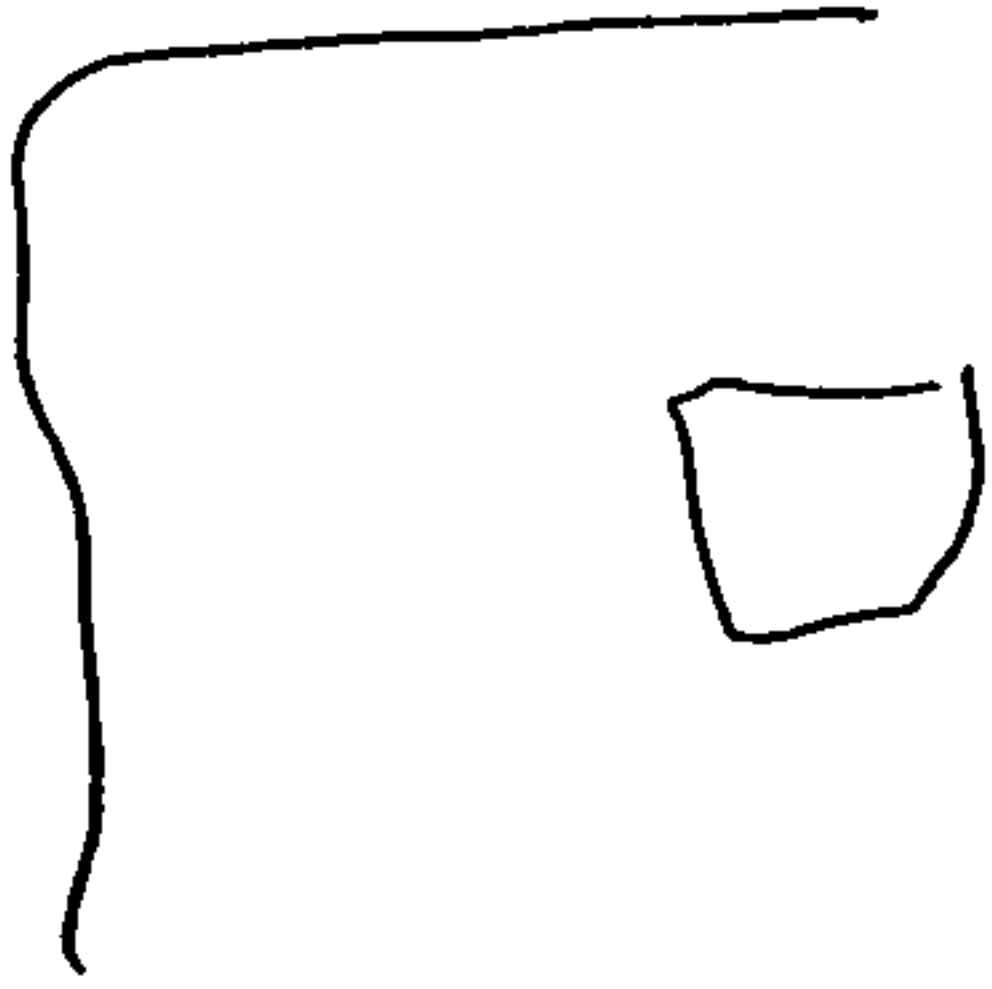
DATE SUBMITTED: 3/23/2011

BY: _____



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:

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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.



14-16-3-1 - off street
H-#4
14-16-3-1(H)(4)
where building facade about parking area,

Vicinity Map illegible
Bike Rack located within existing
parking stall? Please clarify.
Call out width of all sidewalk
- note that all sidewalk adjacent to
Bldg

CITY OF ALBUQUERQUE



February 18, 2011

Van Gilbert, R.A.
Van H. Gilbert Architect PC
2428 Baylor Dr. SE
Albuquerque, NM 87106

**Re: Garcia Infiniti Addition and Renovation, 1234 Renaissance Blvd NE,
Traffic Circulation Layout
Architect's Stamp dated 02-09-11 (F16-D003T)**

Dear Mr. Gilbert,

Based upon the information provided in your submittal received 02-09-11, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Provide a legend defining all hatching.
2. For passenger vehicles, the minimum end island radius is 15 feet.
3. Provide additional information about the split face CMU site wall (as referred to in keyed note 8). How high is this wall? Will this be a tripping hazard?
4. Define the width of all sidewalk; please note that the minimum internal sidewalk width is 6 feet.
5. Provide a ramp detail; note the maximum slope.
6. Please show a vicinity map.
7. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
8. Clearly indicate existing versus proposed conditions.
9. The plan must be orientated so the north arrow points to the top of the sheet (see the *Development Process Manual*, Chapter 27, Section 2.D).
10. Call out the aisle widths.
11. The last of the angled parking stalls proposed along the addition is too short; once the radius is added, the space becomes 11 feet long.

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

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

F-16/00034

PROJECT TITLE: Garcia INFINITI ZONE MAP: F-16/00034
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: RENAISSANCE CENTER 2
 CITY ADDRESS: 1234 RENAISSANCE BLVD NE 87107

ENGINEERING FIRM: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

OWNER: GARCIA AUTOMOTIVE GROUP CONTACT: _____
 ADDRESS: 1234 RENAISSANCE BLVD NE PHONE: _____
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87107

ARCHITECT: VAN H. GILBERT ARCHITECT PC CONTACT: STANLEY SAKHAROV
 ADDRESS: 2428 BAYLOR DR. SE PHONE: 247-9955
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87106

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

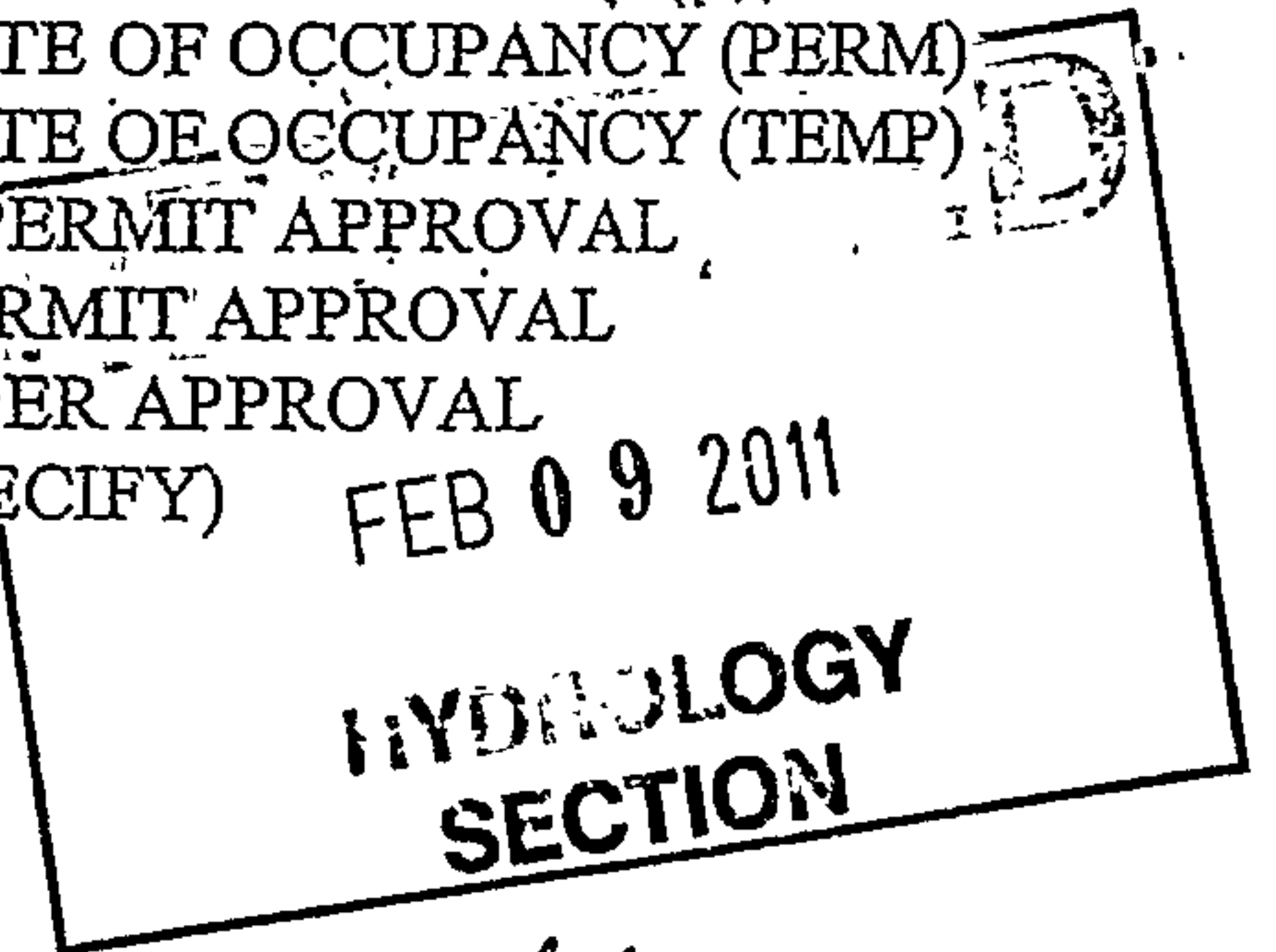
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 9 FEBRUARY 2011 BY: [Signature]

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:

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





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 18, 2003

Van H. Gilbert, R.A.
Van H. Gilbert Architect PC
2428 Baylor Dr. SE
Albuquerque, NM 87106

**Re: Garcia Infiniti, 1234 Renaissance Blvd. NE, Traffic Circulation Layout
Architect's Stamp dated 10-29-03 (F16/D3T)**

Dear Mr. Gilbert,

Based upon the information provided in your submittal received 10-30-03, the above referenced plan does not affect the traffic layout. Therefore, this does not require Transportation approval for Building Permit.

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

Sincerely,

Kristal D. Metro

Engineering Associate, Planning Dept.
C *AM* Development and Building Services

C: file