CITY OF ALBUQUERQUE



July 11, 2014

Ronald Bohannan, P.E. Tierra West, LLC 5571 Midway Park Pl NE Albuquerque, NM 87109

Re: Discount Tire Grading Plan

Engineer's Stamp Date 7-7-14 (F16D009A)

Dear Mr. Bohannan,

Based upon the information provided in your submittal received 7-7-14, the above referenced plan is approved for Grading and Paving Permit with the following comments:

- 1. Since the area of work is relatively small, Hydrology did not require drainage calculations.
- 2. Since drainage calculations were not provided, it is the responsibility of the engineer and the property owner to ensure this construction activity does not potentially damage adjoining property owners.

PO Box 1293

Albuquerque

New Mexico 87103

Sincerely,

Cut a Chin

Curtis Cherne, P.E.

Principal Engineer, Hydrology

Planning Dept.

www.cabq.gov

Copy: e-mail



City of Albuquerque

Planning Department

Development & Building Services Division

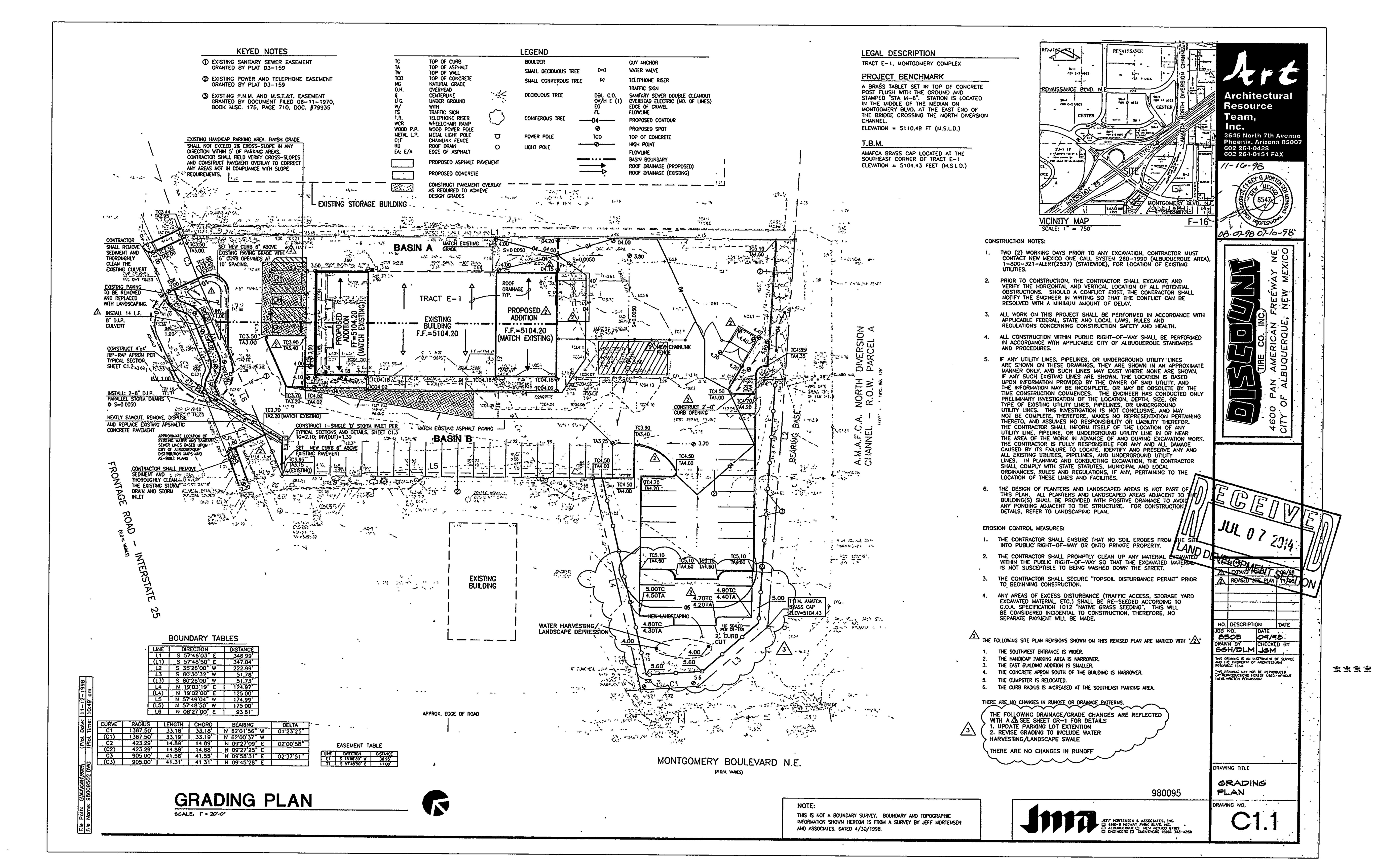
DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2013)

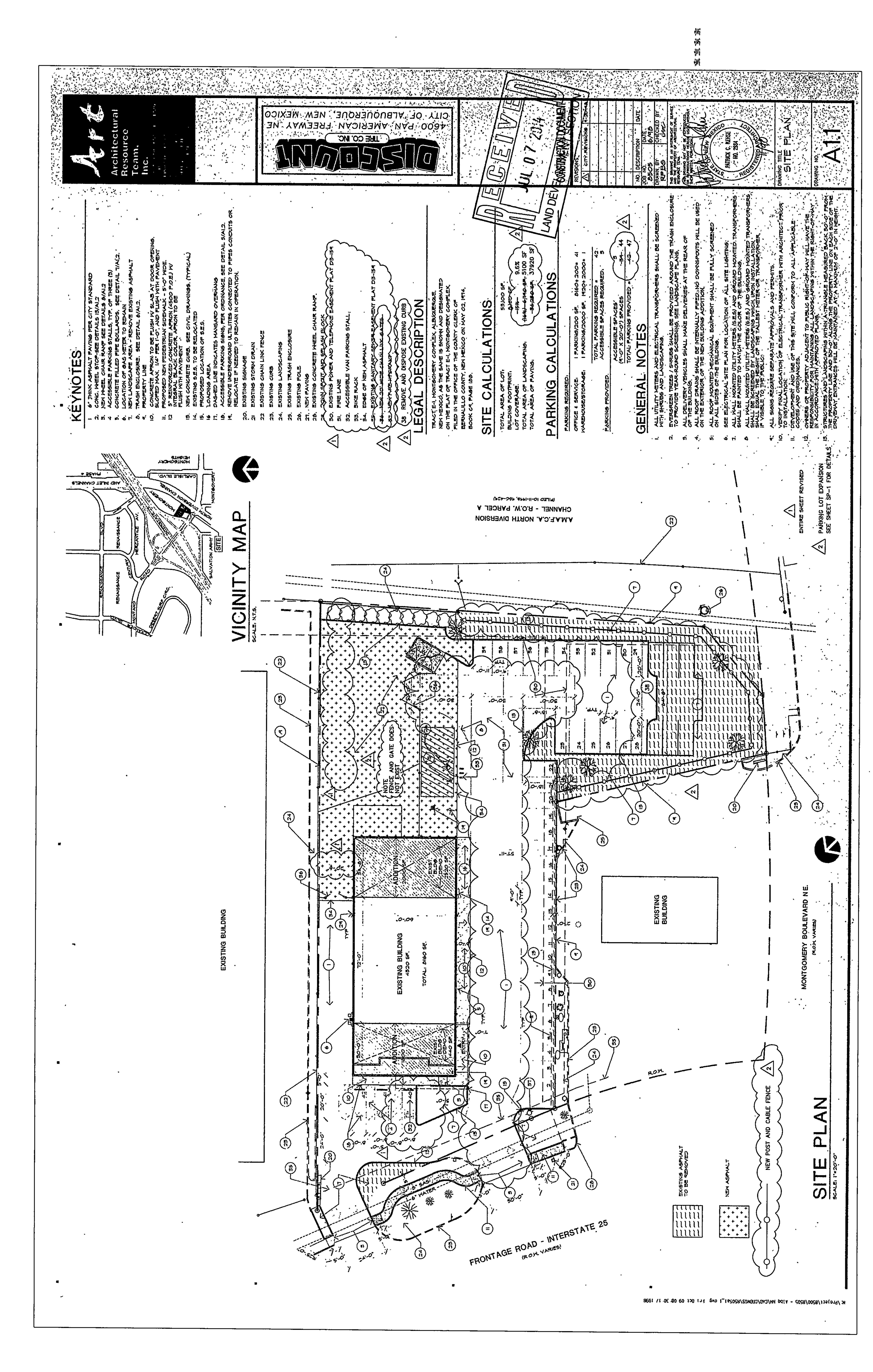
City Drainage #: F16D009A Project Title: Discount Tire Pan American Freeway Work Order#: EPC#: DRB#: Legal Description: TR E-1 12,14,15,16 & 17 Montgomery Complex City Address: 4600 Pan American Freeway NE Albuquerque NM 87107 Contact: 505-858-3100 Engineering Firm: Tierra West, LLC Address: 5571 Midway Park Place NE Albuquerque NM 87109 E-mail: vcarrica@tierrawestllc.com Fax#: 505-858-1118 Phone#: 505-858-3100 June S Tidenberg Contact: Owner: Address: 6321 Leslie Place NE Albuquerque, NM 87107 E-mail: Fax#: Phone#: Contact: Architect: Address: E-mail: Fax#: Phone#: Contact: Surveyor: Address: E-mail: Fax#: Phone#: Contact: Contractor: Address: E-mail: Fax#: Phone#: CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT: TYPE OF SUBMITTAL: SIA/FINANCIAL GUARANTEE RELEASE DRAINAGE REPORT PRELIMINARY PLAT APPROVAL DRAINAGE PLAN 1st SUBMITTAL S. DEV. PLAN FOR SUB'D APPROVAL DRAINAGE PLAN RESUBMITTAL S. DEV. FOR BLDG. PERMIT APPROVAL CONCEPTUAL G & D PLAN **GRADING PLAN** SECTOR PLAN APPROVAL JUL 07 FINAL PLAT APPROVAL EROSION & SEDIMENT CONTROL PLAN (ESC) CERTIFICATE OF OCCUPANCY (TCLAMOPDEVELOPMENT SECTION ENGINEER'S CERT (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) BUILDING PERMIT APPROVAL ENGINEER'S CERT (TCL) SO-19 APPROVAL **GRADING PERMIT APPROVAL** ENGINEER'S CERT (DRB SITE PLAN) PAVING PERMIT APPROVAL ESC PERMIT APPROVAL ENGINEER'S CERT (ESC) ESC CERT. ACCEPTANCE WORK ORDER APPROVAL SO-19 OTHER (SPECIFY) **GRADING CERTIFICATION** OTHER (SPECIFY) ____ Copy Provided WAS A PRE-DESIGN CONFERENCE ATTENDED: By: Vince Carrica DATE SUBMITTED: 07/07/2014

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 than are part of a larger common plan of development

Attn: Cutis Chemic





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858-11

tierrawestllc.com



TIERRA WEST, LLC

July 07, 2014

Mr. Curtis Cherne Hydrology Development Section City of Albuquerque P.O. Box 1293 Albuquerque, NM 87103

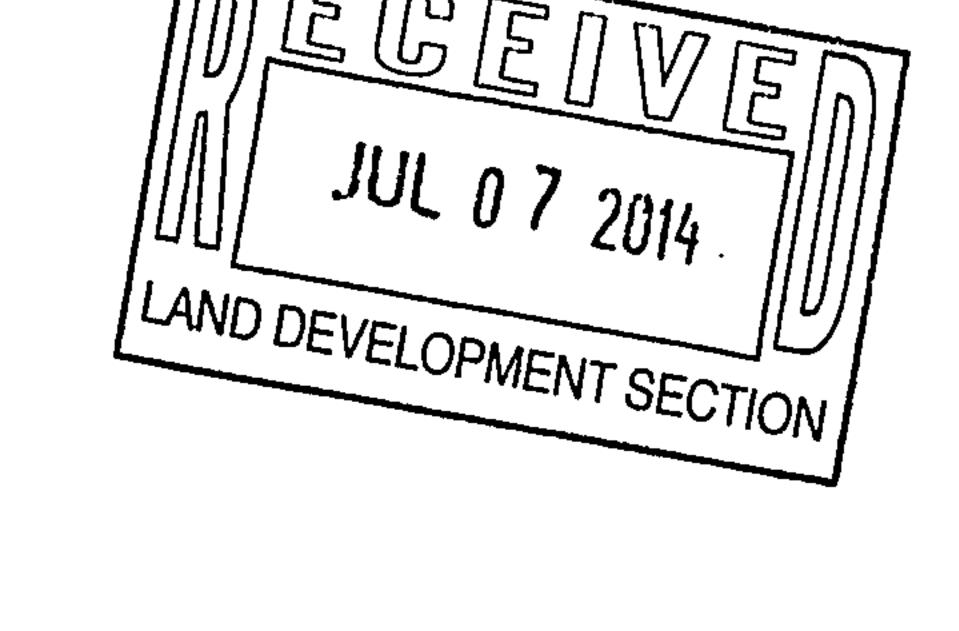
RE:

DISCOUNT TIRE

4600 PAN AMERICAN FREEWAY NE

PARKING LOT EXPANSION **GRADING PLAN & SITE PLAN**

Dear Mr. Cherne,



Tierra West LLC, on behalf of June S. Tidenberg Living Trust, requests approval of a grading permit and a paving permit for the above-referenced project. The site, located off Pan American Freeway, just north of Montgomery Blvd is currently developed with an existing Discount Tire Store. The southeast corner of the property falls outside of the existing parking area and has become an unwanted parking area for the adjacent gas station / C-store and is being used as an illegal means of egress from the Discount Tire Store to Montgomery Blvd.

In an effort to control access out of the site and to prevent the unwanted parking, it is proposed that the parking area be extended south by approximately 27 feet (1,690 sf), increasing the parking stall count by 6 spaces. A post and cable barrier will be added to discourage larger vehicles from traversing the perimeter curb to gain access from the site to Montgomery Blvd. The remainder of the site between the expanded parking lot and the roadway right of way will be landscaped with gravel mulch and plantings.

The minor increase in drainage from the increase in impervious pavement area will be accounted for in the grading of a minor landscape swale within the newly created landscape area located south of the parking lot expansion.

am including email correspondence from previous conversations with the Planning Department concerning this request. The modifications will not encroach on any access easements and no other parties, including the City, would be aggrieved by these improvements. Discussions with Kym Dicome revealed that an approved site plan does not exist and an AA is therefore not applicable or required.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Vincent Carrica, P.E.

Enclosure/s

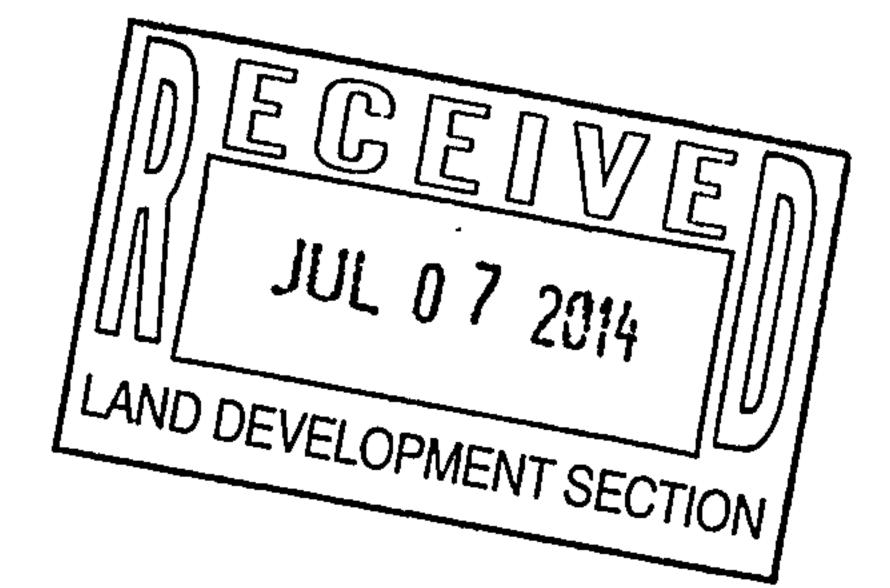
CC:

Racquel Michel Rich Sommer

JN:

2013081

VPC/jg



Jaimie Garcia

From:

Vince Carrica

Sent:

Tuesday, October 22, 2013 10:18 AM

To:

Beck, Cynthia

Subject:

RE: Discount Tire @ 4600 Pan American Freeway - Parking Lot Extension

Thank you for the email!!

From: Beck, Cynthia [mailto:cbeck@cabq.gov] Sent: Tuesday, October 22, 2013 10:08 AM

To: Marrone, Carmen M.

Cc: Vince Carrica

Subject: RE: Discount Tire @ 4600 Pan American Freeway - Parking Lot Extension

Carmen,

I reviewed the site plans provided by Vince and have no objections to the parking lot extension and cable/post fence. The proposed modifications do not appear to encroach on any access easements or sight requirements. I would request that with an AA submittal, the site plan provide current as-built conditions as well as the current request.

Cynthia

From: Marrone, Carmen M.

Sent: Monday, October 21, 2013 5:30 PM

To: Vince Carrica

(LAND DEVELOPMENT SECTION) Subject: RE: Discount Tire @ 4600 Pan American Freeway - Parking Lot Extension

It all depends on whether cross-access is required or if any parties, including the City, would be aggrieved by this action. On the surface, it seems like a minor amendment but I would like to hear from Transportation before I make the call. Will you please contact Nilo or Cynthia and get their feedback and let me know what they think.

Carmen

From: Vince Carrica [mailto:VCarrica@tierrawestllc.com]

Sent: Monday, October 21, 2013 9:48 AM

To: Marrone, Carmen M.

Subject: Discount Tire @ 4600 Pan American Freeway - Parking Lot Extension

Hi Carmen,

Discount tire would like to add approximately six parking spaces to their existing store on Pan American and place a post and cable fence or some other acceptable barrier to keep delivery trucks from the adjacent gas station from using the area as their parking lot and to keep people from jumping the parking lot curb to get from the Discount Tire store to Montgomery Blvd.

I have attached a conceptual plan for the added parking spaces and a copy of the overall existing site plan. Can these improvements be done with an AA?

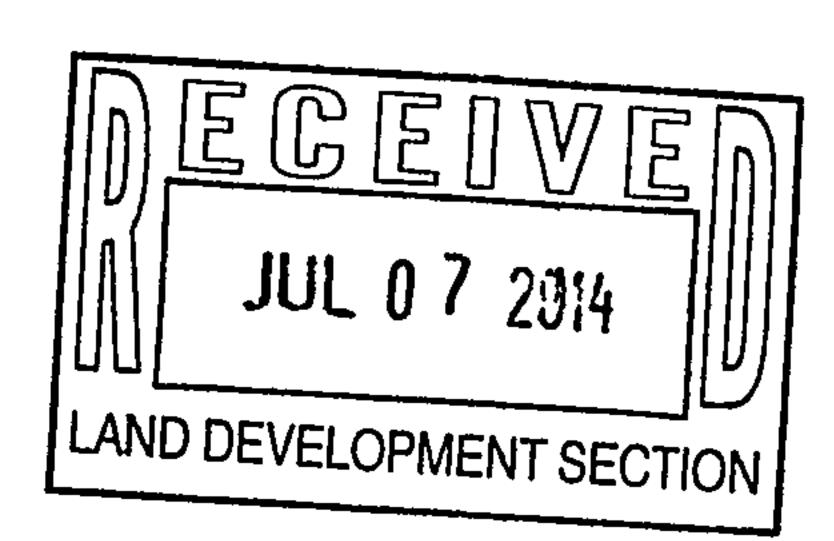
Vincent Carrica, PE vcarrica@tierrawestllc.com Tierra West, LLC

5571 Midway Park Pl NE Albuquerque, NM 87109 (505) 858-3100 Ext 205 1-800-245-3102 fax (505) 858-1118 www.tierrawestllc.com

PRIVILEGED AND CONFIDENTIAL

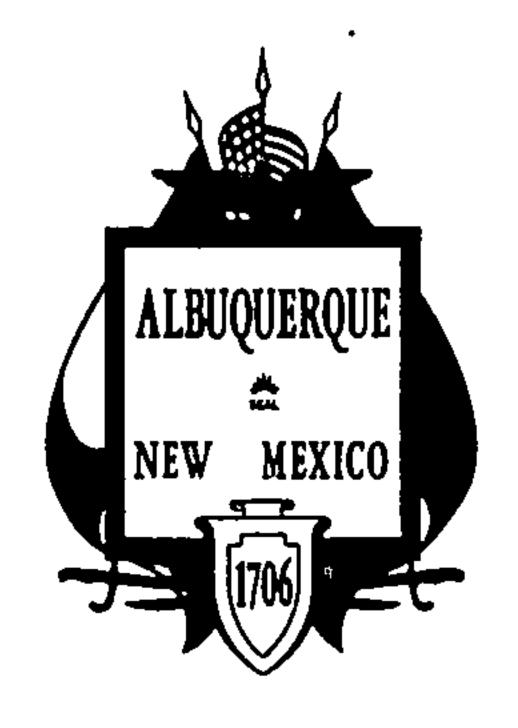
The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recepient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your email system. Thank you.

If this email is spam, report it to www.OnlyMyEmail.com









City of Albuquerque

January 13, 2000

Jeffrey G. Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
6010-B Midway Park Blvd. NE
Albuquerque, New Mexico 87109

RE: Engineer's Certification for Discount Tire Co., Tract E-1, Montgomery Complex (F16/D2) Submitted for Certificate of Occupancy Approval, Engineer's Certification Stamp Dated 12/7/99.

Dear Mr. Mortensen:

Based on the information provided in the submittal of December 8, 1999, the above referenced plan is adequate for release of the permanent Certificate of Occupancy for the addition to the Discount Tire building located at I-25 and Montgomery Boulevard.

If you have any questions, or if I may be of further assistance to you, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.

City/County Floodplain Administrator

c: Whitney Reierson, City Hydrology File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 27, 1999

Jeff Mortensen Jeff Mortensen & Associates, Inc. 6010-B Midway park Blvd NE Albuquerque, NM 87109

RE: Discount Tire (existing) with a proposed addition:
Grading and Drainage Plan for proposed additions to the existing building. Discount Tire proposed addition consist of grading and Drainage Plan (3 - 24" x 36" Sheets) dated and signed November 16, 1998 by Jeffrey G. Mortensen, P.E. - F-16/D09

Dear Jeff,

The referenced drainage plan is approved for building permit. Please advise your client to attach a copy of the referenced plan to each set of the building plans. Our inspector is authorized to sign the building plans once the approved drainage plan is made a part of the building plan set.

Approval of the Certificate of Occupancy will require an Engineer's Certification by the owner's engineer. Please advise your client of this requirement.

If I can be of further assistance, please feel free to contact me at 924-3980.

Sinceroly

Fred J. Aguirre, P.E.

City Hydrologist

Public Works Department

c: file



July 24,1998

Jeff Mortensen & Associates Inc. 6010-b Midway Park Blvd. NE Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR AN ADDITION TO DISCOUNT TIRE CO. INC. (F16-D9) ENGINEER'S STAMP DATED 7/10/98

Dear Mr. Mortensen:

Based on the information provided on your July 13,1998 submittal, the above referenced site is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Also, the Building Permit will not be issued until we receive concurrence from the State Highway Department for work proposed within their R/W.

Also, prior to Certificate Of Occupancy release, the following will be required:

- 1. Engineer Certification per the DPM checklist.
- 2. Concurrence from the Highway Department for work done within their R/W.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia

Sincerely

Bernie J. Montoya CE

Associate Engineer





September 25,1998

Jeff Mortensen & Associates

6010-B Midway park Blvd. NE

Albuquerque, New Mexico 87109

RE: REVISED DRAINAGE PLAN FOR AN ADDITION TO DISCOUNT TIRE CO. INC. (F16-D9) REVISION DATED 8/7/98

Dear Mr. Mortensen

Based on the information provided on your August 18,1998 resubmittal, the above referenced site is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Also, prior to Certificate of Occupancy release, the following must be submitted:

- 1. Engineer Certification per the DPM checklist.
- 2. Concurrence from the State Highway Department for work done within their R/W.

If I can be of further assistance, please feel free to contact me at 924-3986.

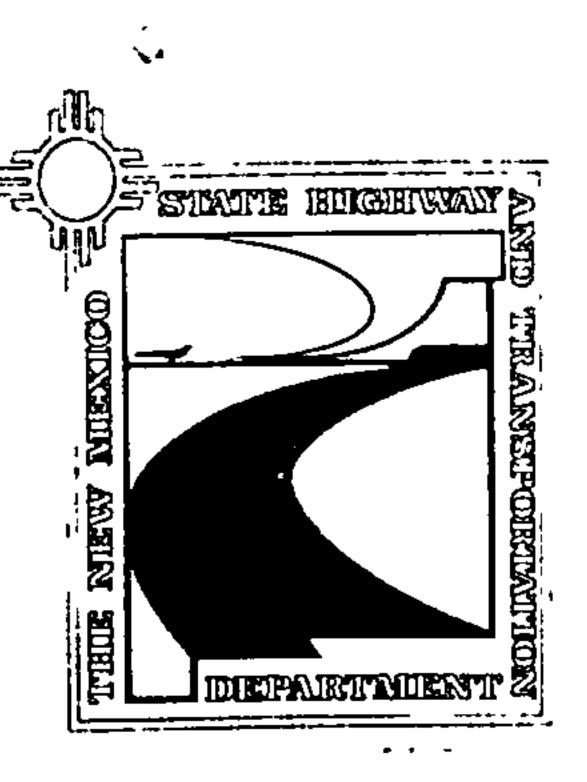
C: Andrew Garcia

Sincerely

Bernie J. Montoya CE Associate Engineer







GARY E. JOHNSON GOVERNOR

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Edward T. Begay Vice-Chairman, Gallup

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Albert N. Sanchez Member, Santa Rosa

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DEPARTMENT

Secretary Pete K. Rahn

General Office P.O. Box 1149 Santa Fe, NM 87504-1149 505-827-5100

District One Office P.O. Box 231 Deming, NM 88031-0231 505-546-2603

District Two Office P.O. Box 1457 Roswell, NM 88202-1457 505-624-3300

District Three Office P.O. Box 91750 Albuquerque, NM 87199-1750 505-841-2700

District Four Office P.O. Box 30 Las Vegas, NM 87701-0030 505-454-3600

District Five Office P.O. Box 4127 Coronado Station Santa Fe, NM 87502-4127 505-827-9500

District Six Office P.O. Box 2159 Milan, NM 87021 505-285-3200

NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT

AN EQUAL OPPORTUNITY EMPLOYER

August 12, 1998

Mr. J. Graeme Means, PE
Jeff Mortensen & Associates, Inc.
6010-B Midway Park Boulevard, NE
Albuquerque, New Mexico 87109

Subject: Discount Tire Company, Frontage Road and Montgomery Boulevard in Albuquerque, New Mexico

Dear Mr. Means:

I have reviewed the revised grading and drainage plan for the proposed additional improvements at the Discount Tire site and found our comments have been addressed. I concur to exclude the construction of the valley gutter. The Drainage Section grants approval on the grading plan for the District's review, approval, and issuance of the necessary permit.

If I can be of further assistance, please let me know.

aymusta a lantoir

Sincerely,

Raymunda A. Van Hoven

Drainage Engineer

XC: Kathy Trujillo, DO#3

Julian Vigil, DO#3

Steven Critcher

City of Albuquerque

CITY OF ALBUQUERQUE



Planning Department Transportation Development Services

July 11, 2014

Vincent Carrica, P.E. Tierra West 5571 Midway Park Pl NE Albuquerque, NM 8787109

Re: Discount Tire, 4600 Pan American Freeway

Traffic Circulation Layout

Engineer's Stamp dated 7-10-14 (F16-D009A)

Dear Mr. Carrica,

Based on the information provided in your Paving Plan submittal received 7-11-14, the above referenced Paving Plan is approved for Paving Permit. If you have any questions, please contact me at 924-3630.

PO Box 1293

Sincerely,

Albuquerque

New Mexico 87103 Racquel M. Michel, P.E.

Senior Engineer, Planning Dept.

Development Review Services

www.cabq.gov

C: File

TW

LETTER OF TRANSMITTAL

Tierra West, LLC.			DATE:	JOB NO:	
			ATTENTION: Race	quel Michel	
(505) 858-3100					
5571 Midway Park Place NE, Albuquerque, NM 87109			RE: Discount Tire @ Pan American Freeway		
TO COA One Stop					
			PHONE:		
WE ARE SENDING YOU	Attached		Under Separate cover v	ia	the following items:
Shop drawings	Prints	X	Plans	Samples	Specifications
Copy of letter	Change order				
COPIES DATED	NO.		DES	SCRIPTION	
1 7/10/2014	1 7/10/2014 R		evised Site Plan		
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THESE ARE TRANSMITTED a	s checked below:				
For approval	Approved as submitt	ed	FOR SIGNATURE(S)		201/
For your use	Approved as noted			JUL 1 I	ZU14
As requested	Returned for correcti	ons		LAND DEVELOPME	NT SECTION
For review and comments			. <u> </u>		<u> </u>
FOR BIDS DUE	20		PRINTS RETURN	ED AFTER LOAN T	O US
REMARKS	Racquel, Here is	the revise	ed site plan with you	r comments address	ed. Let me know
	nanks for your help o	···			
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COPY TO					
					M
RECEIVED BY	<u> </u>	Date	SIGNED	Vincent Carrica, PE	

Vince Carrica

From: Vince Carrica

Sent: Thursday, July 10, 2014 2:31 PM

To: 'rmichel@cabq.gov'

Subject: Discount Tire @ Pan American Freeway - Revised Site plan

Attachments: DT Site Plan.pdf

Hi Racquel,

I got you message today. Attached is a revised site plan that I hope addresses your comments. I will drop off the hard copy this afternoon or in the morning. Thanks!

Vince

PRIVILEGED AND CONFIDENTIAL

The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recepient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your email system. Thank you.

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2013)

City Drainage #: FILOOUGA Project Title: Discount Tire Pan American Freeway Work Order#: EPC#: DRB#: Legal Description: TR E-1 12,14,15,16 & 17 Montgomery Complex City Address: 4600 Pan American Freeway NE Albuquerque NM 87107 Contact: 505-858-3100 Engineering Firm: Tierra West, LLC Address: 5571 Midway Park Place NE Albuquerque NM 87109 E-mail: vcarrica@tierrawestllc.com Fax#: 505-858-1118 Phone#: 505-858-3100 June S Tidenberg Contact: Owner: Address: 6321 Leslie Place NE Albuquerque, NM 87107 E-mail: Fax#: Phone#: Contact: Architect: Address: E-mail: Fax#: Phone#: Contact: Surveyor: Address: Fax#: E-mail: Phone#: Contact: Contractor: Address: E-mail: Fax#: Phone#: CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT: TYPE OF SUBMITTAL: SIA/FINANCIAL GUARANTEE RELEASE DRAINAGE REPORT PRELIMINARY PLAT APPROVAL DRAINAGE PLAN 1st SUBMITTAL S. DEV. PLAN FOR SUB'D APPROVAL DRAINAGE PLAN RESUBMITTAL S. DEV. FOR BLDG. PERMIT APPROVAL CONCEPTUAL G & D PLAN N SECTOR PLAN APPROVAL **GRADING PLAN** DEVELOPMENT EROSION & SEDIMENT CONTROL PLAN (ESC) FINAL PLAT APPROVAL CERTIFICATE OF OCCUPANCY (PERM) ENGINEER'S CERT (HYDROLOGY) CERTIFICATE OF OCCUPANCY (TCL TEMP) CLOMR/LOMR FOUNDATION PERMIT APPROVAL TRAFFIC CIRCULATION LAYOUT (TCL) **BUILDING PERMIT APPROVAL** ENGINEER'S CERT (TCL) SO-19 ARPROVAL GRADING PERMIT APPROVAL ENGINEER'S CERT (DRB SITE PLAN) ESC PERMITAPPROVAL PAVING PERMIT APPROVAL ENGINEER'S CERT (ESC) ESC CERT. ACCEPTANCE WORK ORDER APPROVAL SO-19 · OTHER (SPECIFY) GRADING CERTIFICATION OTHER (SPECIFY) Copy Provided WAS A PRE-DESIGN CONFERENCE ATTENDED: By: Vince Carrica DATE SUBMITTED: 07/07/2014

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Attn'. Racquel Michel

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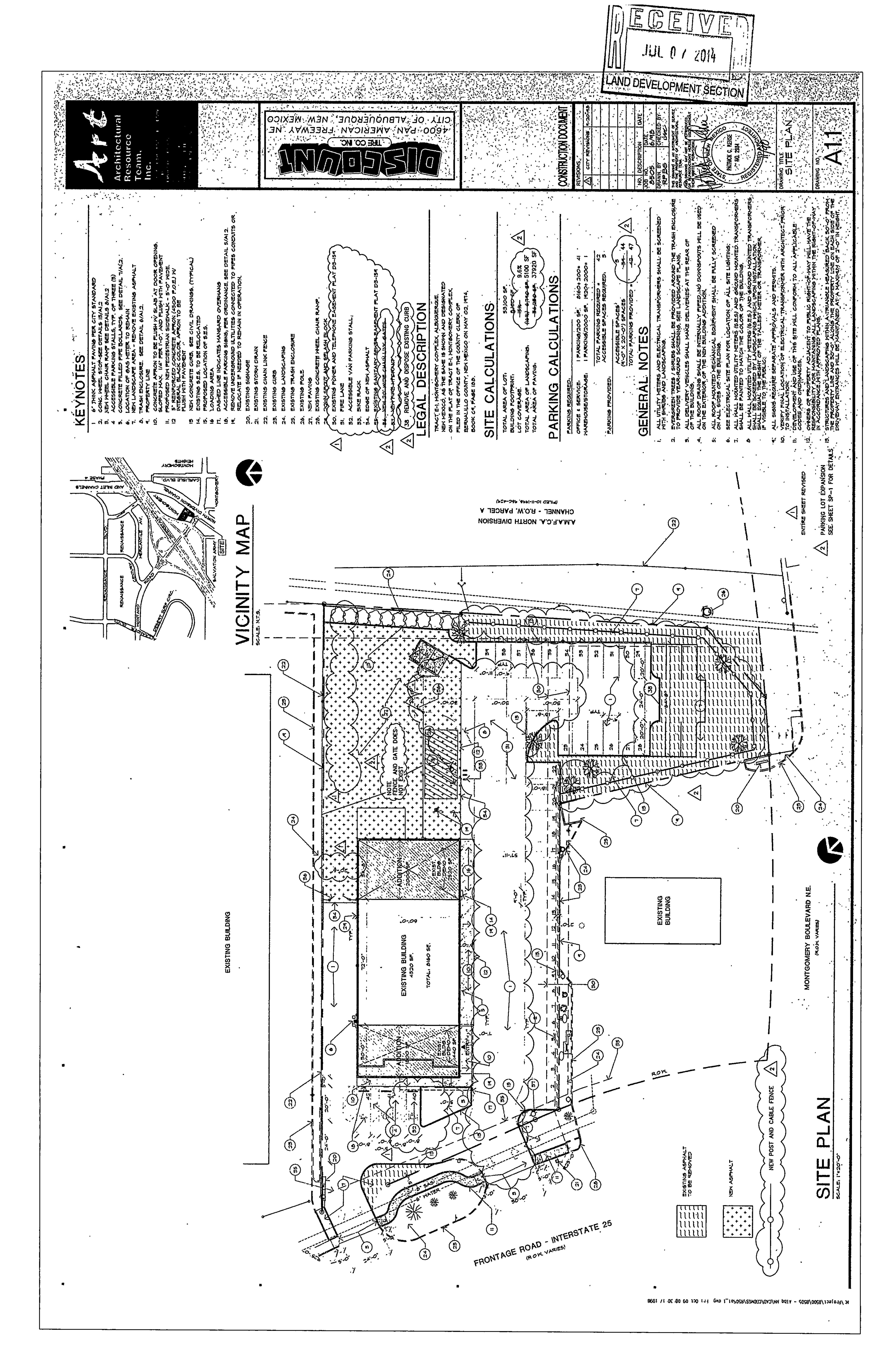
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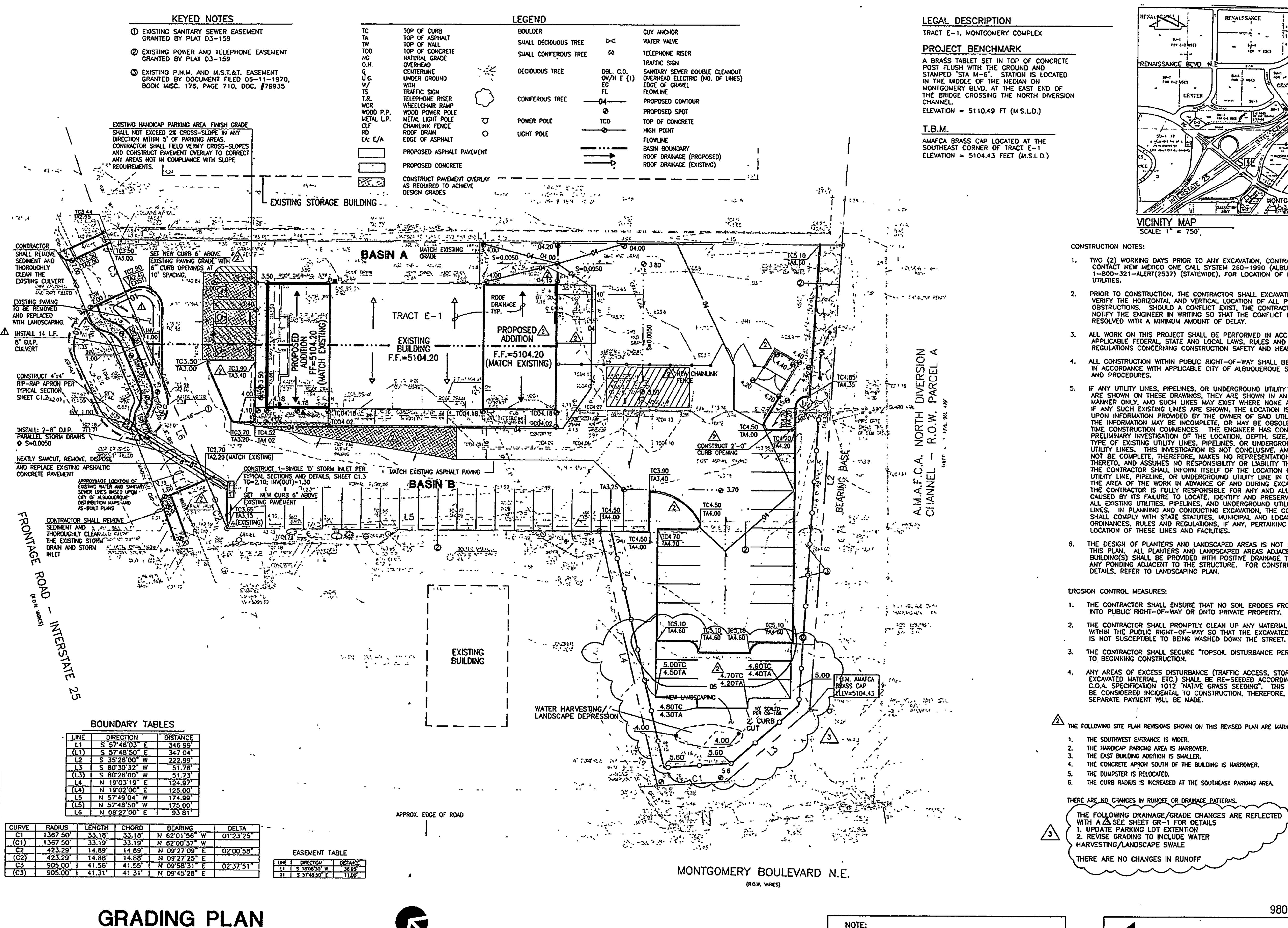
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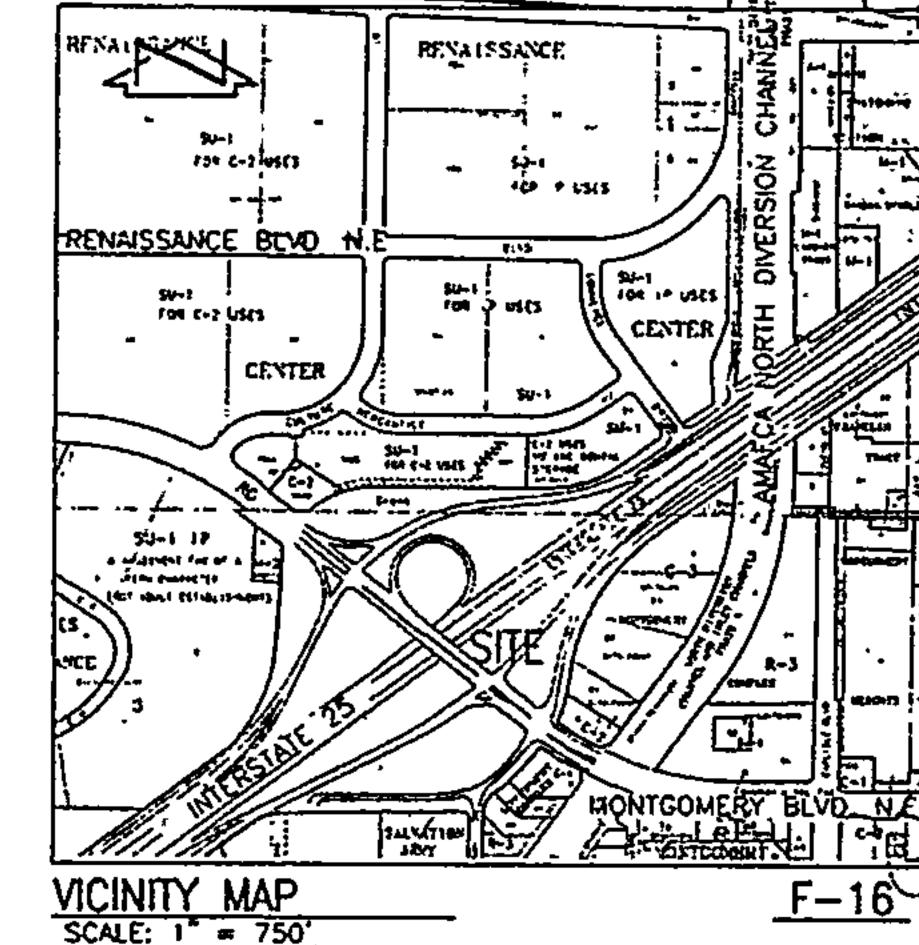
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SCALE: 1" = 20'-0"



Architectural

2645 North 7th Avenue

Phoenix, Arizona 85007

G02 264-0428 602 264-0151 FAX

Resource

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM 260-1990 (ALBUQUERQUE AREA), 1-800-321-ALERT(2537) (STATEWIDE), FOR LOCATION OF EXISTING UTILITIES.
- OBSTRUCTIONS. SHOULD A CONFLICT EXIST. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- L WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS
- IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
- ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEEDED ACCORDING TO C.O.A. SPECIFICATION 1012 "NATIVE GRASS SEEDING". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION. THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.

THE FOLLOWING SITE PLAN REVISIONS SHOWN ON THIS REVISED PLAN ARE WARKED WITH 1/2/

- THE EAST BUILDING ADDITION IS SMALLER.
- THE CONCRETE APRON SOUTH OF THE BUILDING IS NARROWER.
- THE CURB RADIUS IS INCREASED AT THE SOUTHEAST PARKING AREA.

THE FOLLOWING DRAINAGE/GRADE CHANGES ARE REFLECTED WITH A ASSET SHEET GR-1 FOR DETAILS 1. UPDATE PARKING LOT EXTENTION 2. REVISE GRADING TO INCLUDE WATER

THERE ARE NO CHANGES IN RUNOFF

THIS IS NOT A BOUNDARY SURVEY. BOUNDARY AND TOPOGRAPHIC

AND ASSOCIATES. DATED 4/30/1998.

INFORMATION SHOWN HEREON IS FROM A SURVEY BY JEFF MORTENSEN

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DRAWING TITLE

REVISIONS

NO. DESCRIPTION

SGH/DLM JGM

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ARCHITECTURAL PESONAGE TEAM.

A EXPAND POND 08/98

REVISED SITE PLAN 11/98

GRADING PLAN DRAWING NO.

301

TIERRA WEST, LLC

July 07, 2014

Mr. Curtis Cherne Hydrology Development Section City of Albuquerque P.O. Box 1293 Albuquerque, NM 87103

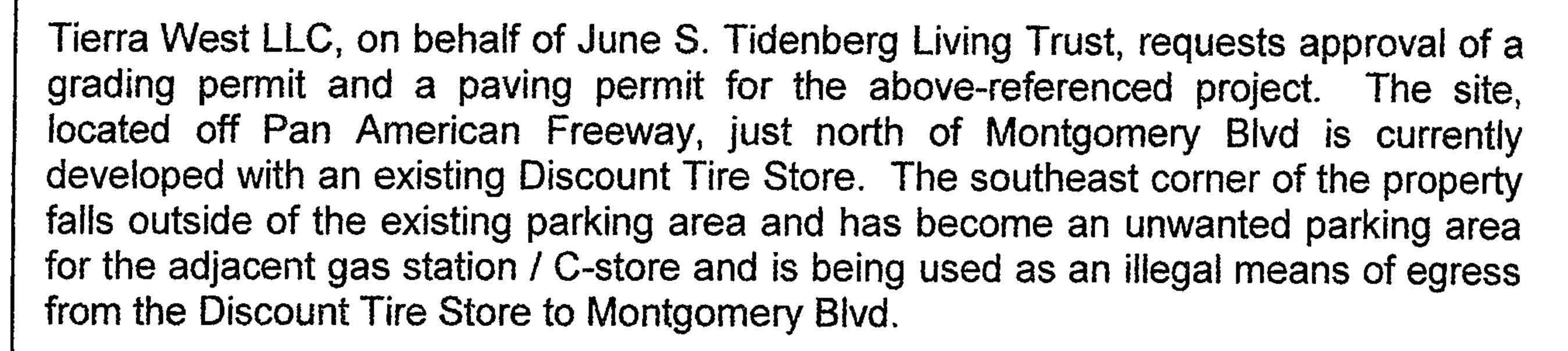
RE:

DISCOUNT TIRE

4600 PAN AMERICAN FREEWAY NE

PARKING LOT EXPANSION GRADING PLAN & SITE PLAN

Dear Mr. Cherne,



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I am including email correspondence from previous conversations with the Planning Department concerning this request. The modifications will not encroach on any access easements and no other parties, including the City, would be aggrieved by these improvements. Discussions with Kym Dicome revealed that an approved site plan does not exist and an AA is therefore not applicable or required.



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Sincerely,

Vincent Carrica, P.E.

Enclosure/s

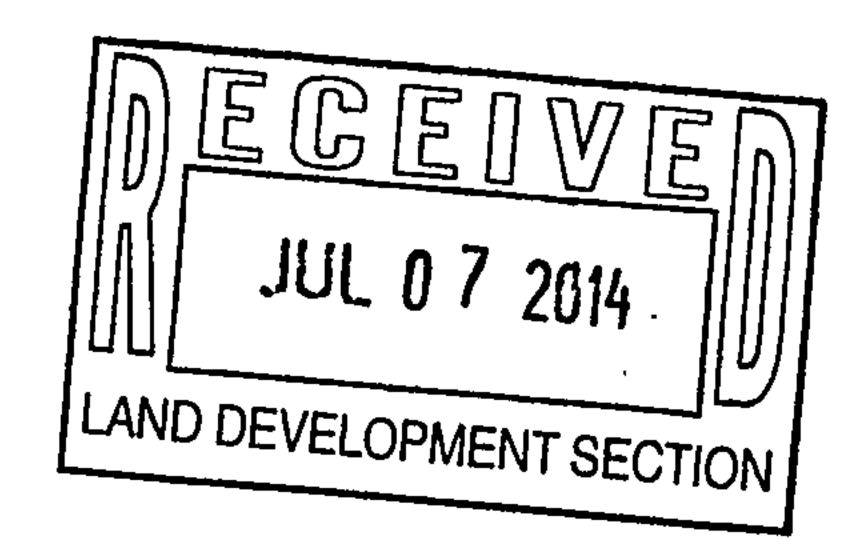
CC:

Racquel Michel Rich Sommer

JN:

2013081

VPC/jg



Jaimie Garcia

From:

Vince Carrica

Sent:

Tuesday, October 22, 2013 10:18 AM

To:

Beck, Cynthia

Subject:

RE: Discount Tire @ 4600 Pan American Freeway - Parking Lot Extension

Thank you for the email!!

From: Beck, Cynthia [mailto:cbeck@cabq.gov]
Sent: Tuesday, October 22, 2013 10:08 AM

To: Marrone, Carmen M.

Cc: Vince Carrica

Subject: RE: Discount Tire @ 4600 Pan American Freeway - Parking Lot Extension

Carmen,

I reviewed the site plans provided by Vince and have no objections to the parking lot extension and cable/post fence. The proposed modifications do not appear to encroach on any access easements or sight requirements. I would request that with an AA submittal, the site plan provide current as-built conditions as well as the current request.

Cynthia

From: Marrone, Carmen M.

Sent: Monday, October 21, 2013 5:30 PM

To: Vince Carrica

Subject: RE: Discount Tire @ 4600 Pan American Freeway - Parking Lot Extension

It all depends on whether cross-access is required or if any parties, including the City, would be aggrieved by this action. On the surface, it seems like a minor amendment but I would like to hear from Transportation before I make the call. Will you please contact Nilo or Cynthia and get their feedback and let me know what they think.

Carmen

From: Vince Carrica [mailto:VCarrica@tierrawestllc.com]

Sent: Monday, October 21, 2013 9:48 AM

To: Marrone, Carmen M.

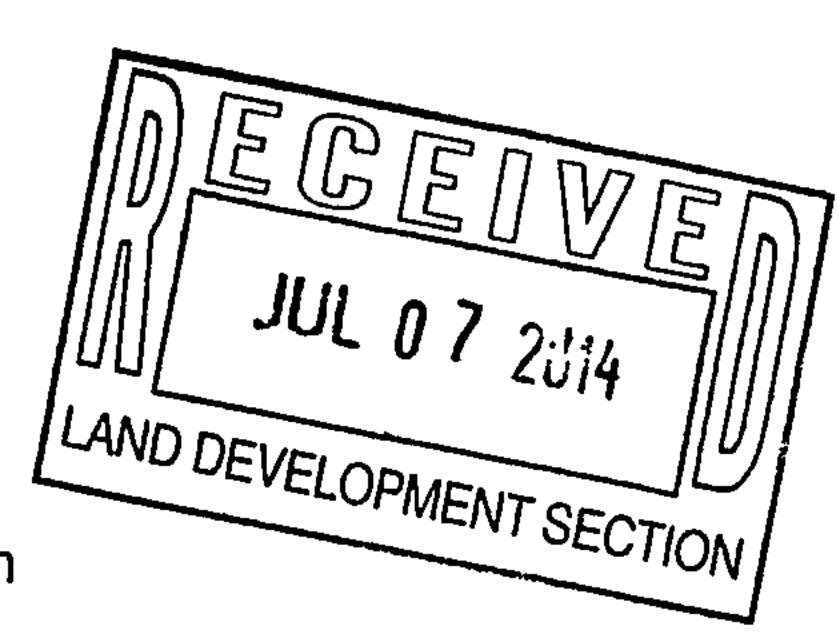
Subject: Discount Tire @ 4600 Pan American Freeway - Parking Lot Extension

Hi Carmen,

Discount tire would like to add approximately six parking spaces to their existing store on Pan American and place a post and cable fence or some other acceptable barrier to keep delivery trucks from the adjacent gas station from using the area as their parking lot and to keep people from jumping the parking lot curb to get from the Discount Tire store to Montgomery Blvd.

I have attached a conceptual plan for the added parking spaces and a copy of the overall existing site plan. Can these improvements be done with an AA?

Vincent Carrica, PE vcarrica@tierrawestllc.com Tierra West, LLC



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