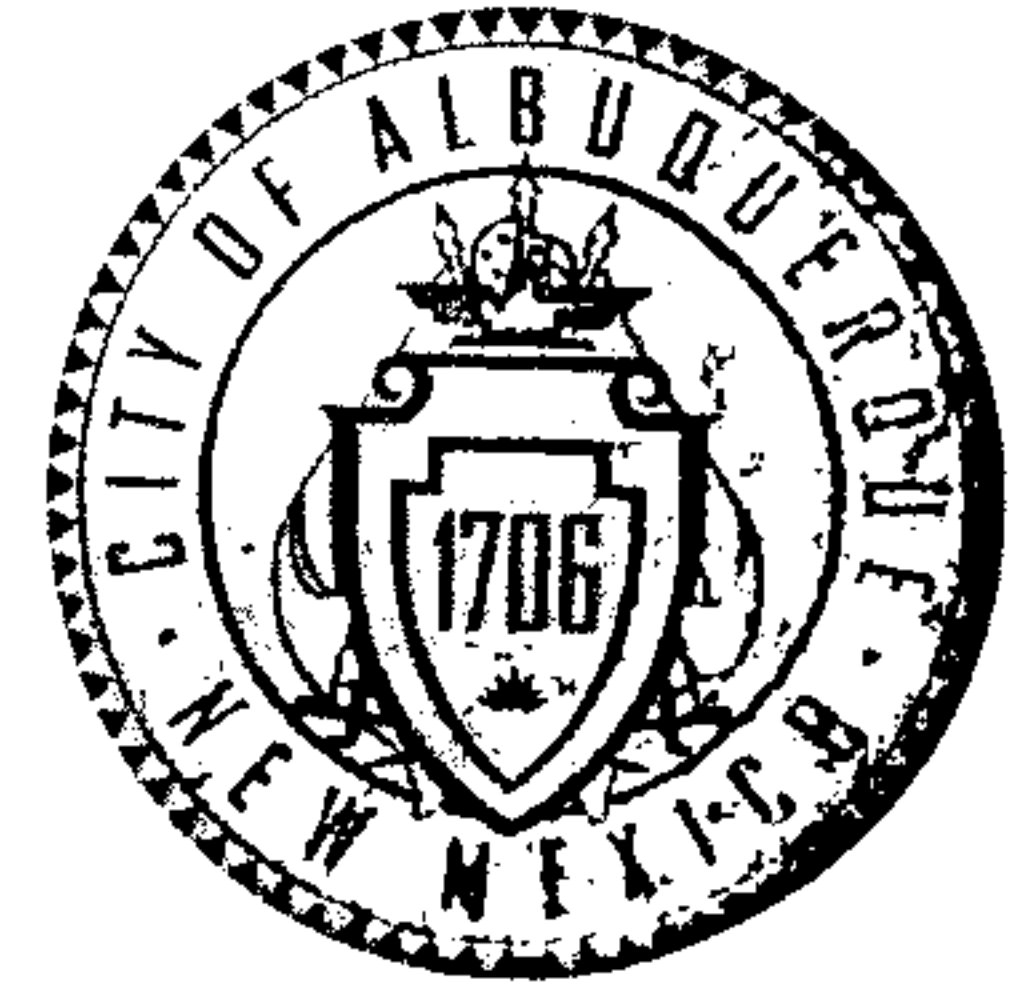


# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

November 3, 2008

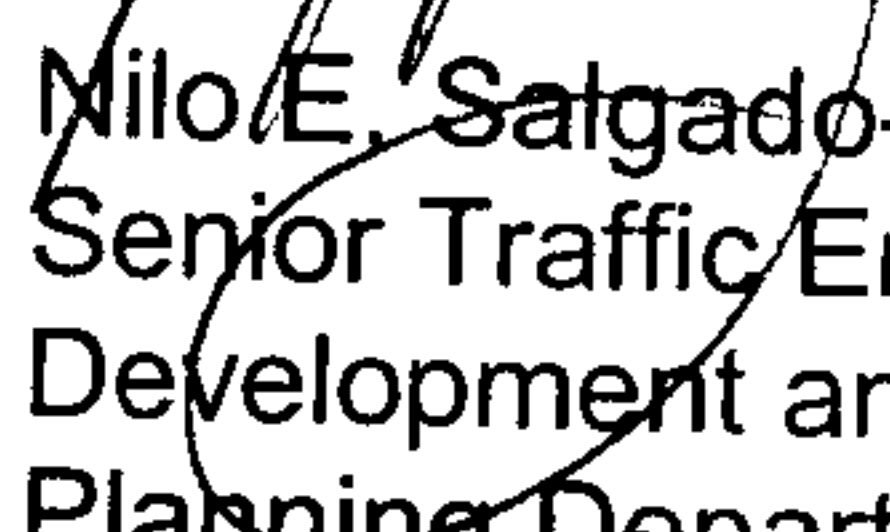
James N. Medley, Registered Architect  
3100 Christine NE  
Albuquerque, NM 87111-4824

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Ultimate Car Wash, [F-16 / D053]  
3525 Montgomery NE  
Architect's Stamp Dated 10/27/08

Dear Mr. Medley:

The TCL / Letter of Certification submitted on October 31, 2008 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,

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

c: Engineer  
Hydrology file  
CO Clerk

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

# JIM MEDLEY, Architect

jmedley@jim-medley-architect.com -|- http://www.jim-medley-architect.com  
3100 Christine NE -|- Albuquerque, NM 87111-4824 -|- Phone (505) 292-3514 -|- Fax (505) 294-5593

October 27, 2008

Traffic Department  
City of Albuquerque  
600 Second St. NW  
Albuquerque, NM 87103

Re: Traffic Circulation Layout inspection  
Ultimate Car Wash  
3525 Montgomery Blvd. NE

Gentlemen/Madams:


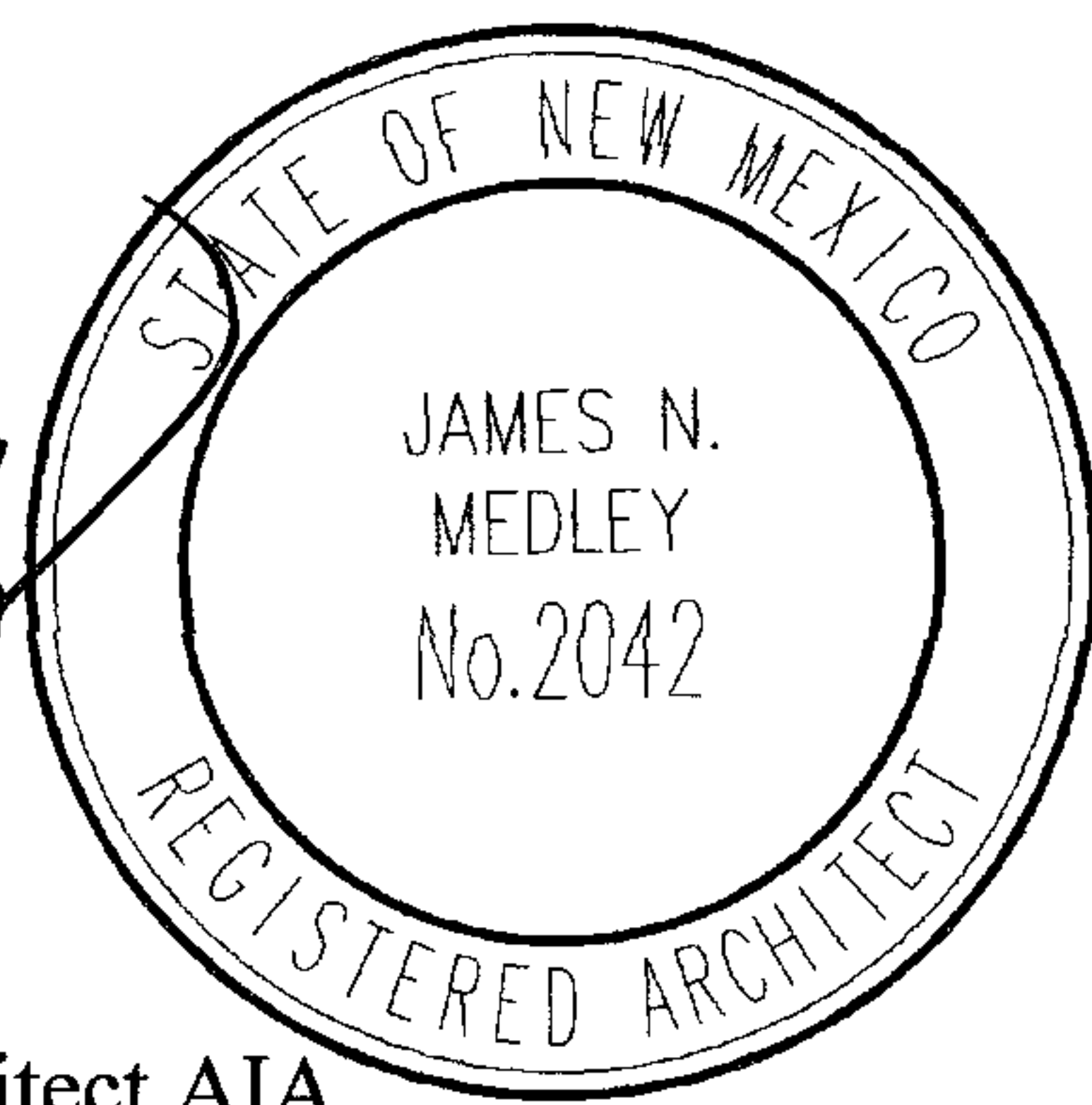
We made an on site inspection of the above referenced project on October 27, 2008, and found the site to be in substantial compliance with the attached/approved 06DRB-01642(SBP) site plan and permitted plans with the exception of accessible route as requested by City Traffic Dept and approved via the attached drawing dated 10/22/08.

The only thing unfinished on the project pertaining to traffic is that the existing alley connecting this site to Carlisle has not been opened up to traffic.

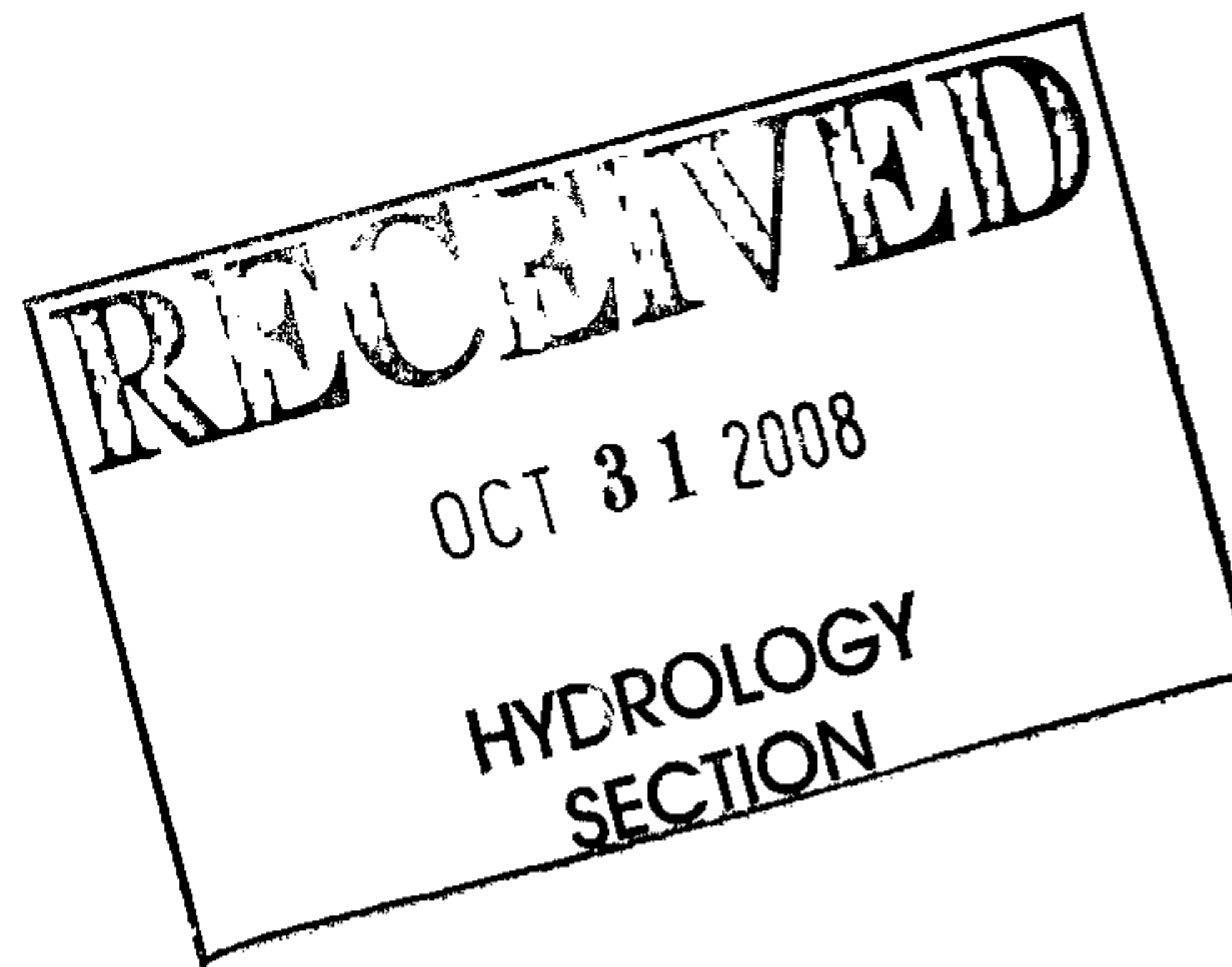
It is our conclusion that this site is in substantial compliance with all other requirements of the approved TLC.

Thank you for the opportunity of working with you on this project

Yours truly,

Jim Medley, Architect AIA



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Ultimate CARWASH ZONE MAP: F-16/053  
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: Jim MEDLEY 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 1<sup>st</sup> 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) \_\_\_\_\_

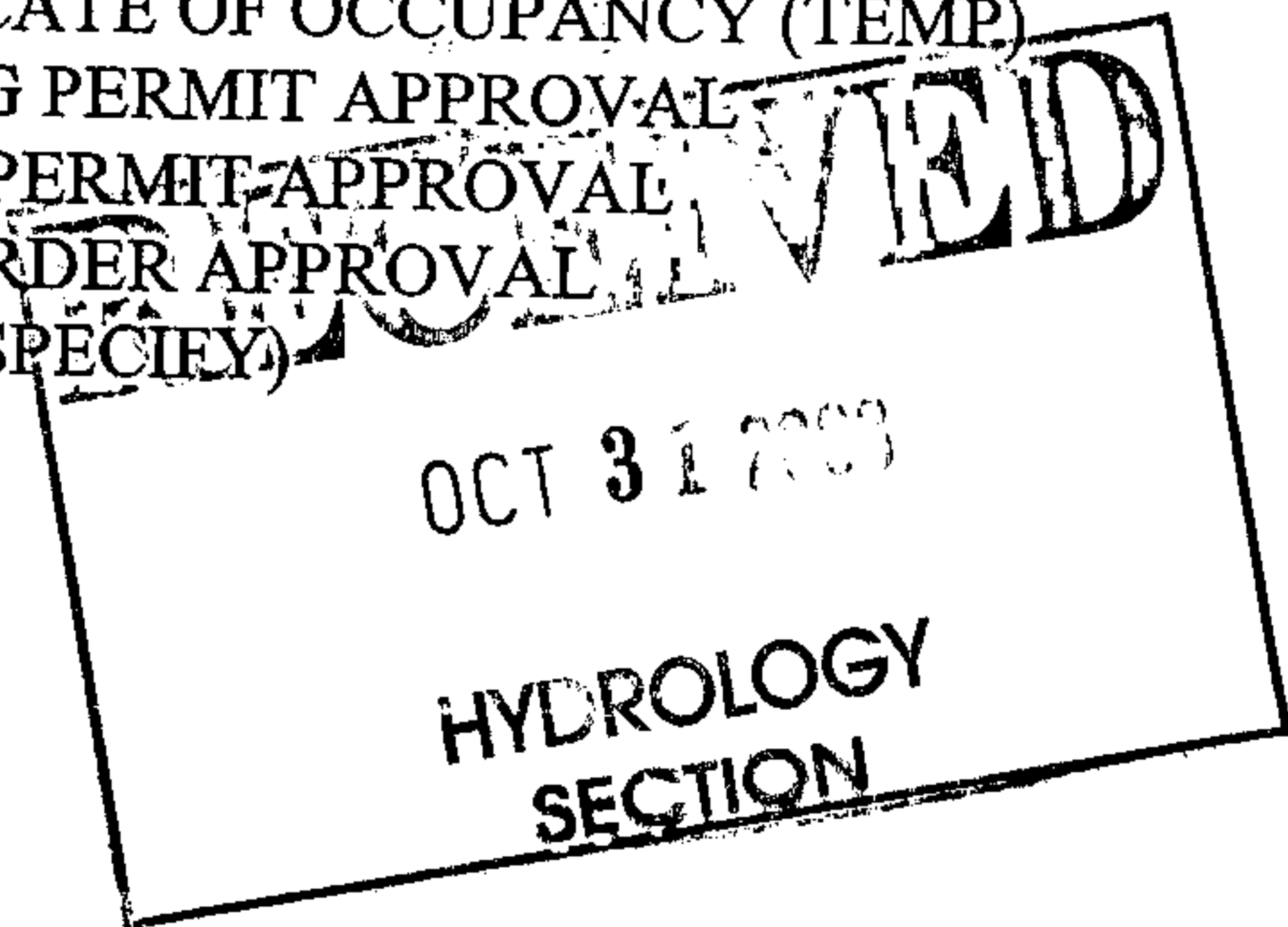
CHECK TYPE OF APPROVAL SOUGHT:  
\_\_\_\_ SIA/FINANCIAL GUARANTEE RELEASE  
\_\_\_\_ PRELIMINARY PLAT APPROVAL  
\_\_\_\_ S. DEV. PLAN FOR SUB'D APPROVAL  
\_\_\_\_ S. DEV. FOR BLDG. PERMIT APPROVAL  
\_\_\_\_ SECTOR PLAN APPROVAL  
\_\_\_\_ FINAL PLAT APPROVAL  
\_\_\_\_ FOUNDATION PERMIT APPROVAL  
\_\_\_\_ 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: \_\_\_\_\_ 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:

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.



# CITY OF ALBUQUERQUE



October 23, 2008

Thomas D. Johnston, P.E.  
**TGC Engineering, Inc.**  
330 Louisiana Blvd. NE  
Albuquerque, NM 8787108

**Re: Ultimate Carwash - Montgomery, 3525 Montgomery Blvd. NE,  
Request for Permanant Certificate of Occupancy (C.O.)  
Engineer's Stamp dated 3/09/07 (F-16/D003B1)  
Certification dated 10/23/08**

Mr. Johnston,

PO Box 1293

Based upon the information provided in your submittal received 10/23/08, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, you can contact me at 924-3695.

NM 87103

Sincerely,

Timothy E. Sims  
Plan Checker, Hydrology  
Development and Building Services

[www.cabq.gov](http://www.cabq.gov)

C: CO Clerk—Katrina Sigala  
File



**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(REV 12/2005)

PROJECT TITLE: ULTIMATE CAR WASH- MONTGOMERY ZONE MAP: F16/D053  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT G-2-A-2 MONTGOMERY COMPLEX  
CITY ADDRESS: 3525 MONTGOMERY BOULEVARD NE

ENGINEERING FIRM: TGC ENGINEERING INC. CONTACT: THOMAS JOHNSTON  
ADDRESS: 330 LOUISIANA BLVD NE PHONE: 266-7236  
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87108

OWNER: DANNY BRANDENBURG CONTACT: \_\_\_\_\_  
ADDRESS: 2211 CANDELARIA ROAD NE PHONE: 883-4000  
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87107

ARCHITECT: JIM MEDLEY CONTACT: \_\_\_\_\_  
ADDRESS: 3100 CHRISTINE NE PHONE: 292-3514  
CITY, STATE: \_\_\_\_\_ ZIP CODE: 87111

SURVEYOR: WATJOHN SURVEYING INC. CONTACT: THOMAS JOHNSTON  
ADDRESS: 330 LOUISIANA BOULEVARD NE PHONE: 255-2052  
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87108

CONTRACTOR: STANDIFELD CONSTRUCTION CONTACT: DON STANDIFELD  
ADDRESS: \_\_\_\_\_ PHONE: 615-8515  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

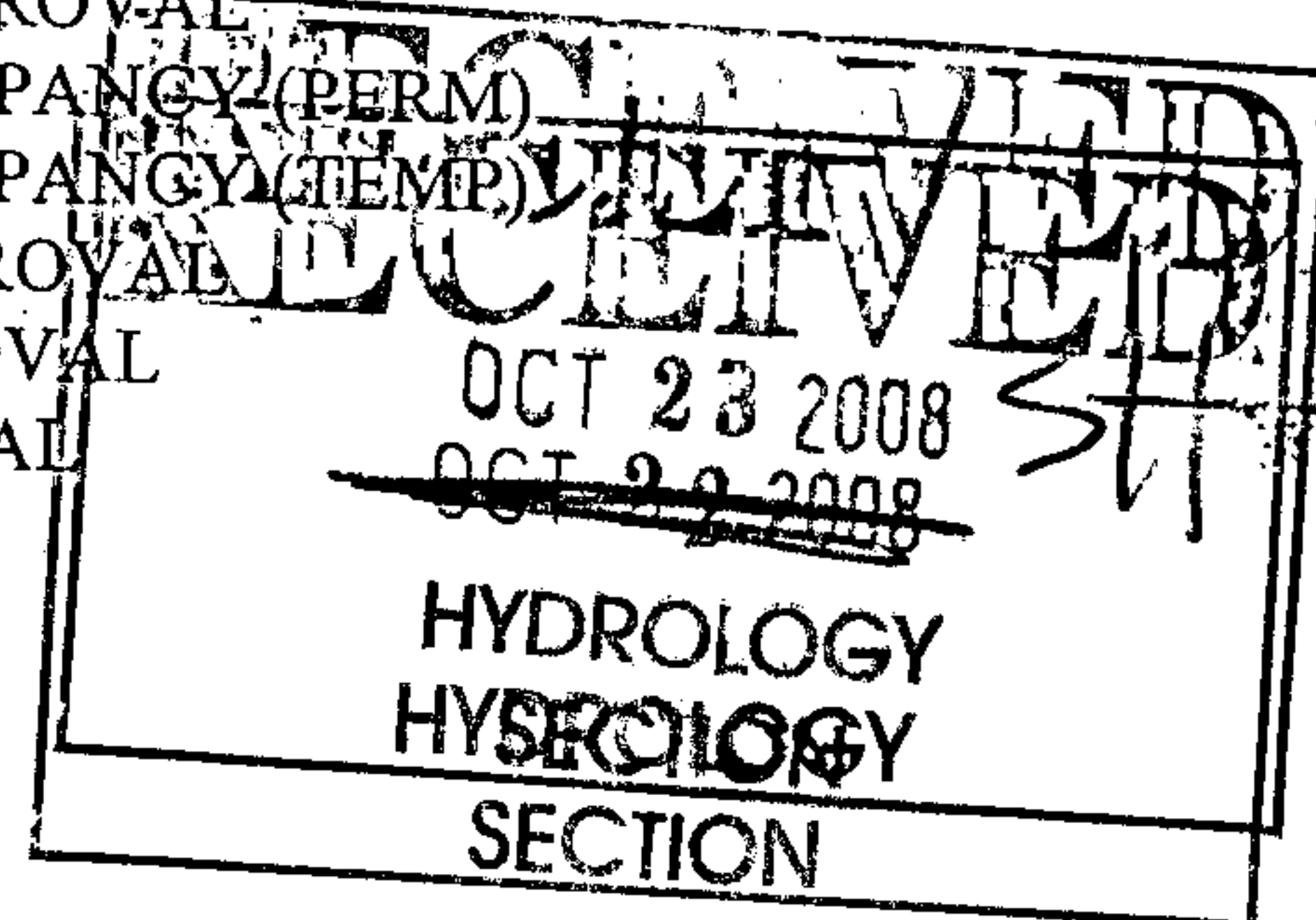
TYPE OF SUBMITTAL:  
☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☒ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT  
☐ ENGINEER'S CERT (TCL)  
☐ ENGINEER'S CERT (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: 10.23.08

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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# CITY OF ALBUQUERQUE



March 26, 2007

Thomas D. Johnston, P.E.  
TGC Engineering Inc.  
330 Louisiana Blvd NE  
Albuquerque, NM 87108

**Re: Ultimate Car Wash-Montgomery Grading and Drainage Plan  
Engineer's Stamp dated 3-9-07 (F16/D053)**

Dear Mr. Johnston,

Based upon the information provided in your submittal received 3-9-07, 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.

Also, 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 924-3981.

Sincerely,

Curtis A. Cherne, E.I.  
Engineering Associate, Planning Dept.  
Development and Building Services

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

C: file



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 01/06)

PROJECT TITLE: ULTIMATE CAR WASH - MONTGOMERY ZONE MAP/DRG. FILE # F-16/D053  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT "G-2-A-2" MONTGOMERY COMPLEX  
 CITY ADDRESS: MONTGOMERY & CARLISLE NE

ENGINEERING FIRM: TGC ENGINEERING INC.  
 ADDRESS: 330 LOUISIANA BLVD NE  
 CITY, STATE: ALBUQUERQUE NM

CONTACT: THOMAS JOHNSTON  
 PHONE: 266-7256  
 ZIP CODE: 87108

OWNER: DANNY BRANDENBURG  
 ADDRESS: 2211 Candelaria Rd NE  
 CITY, STATE: ALBUQUERQUE NM


CONTACT: \_\_\_\_\_  
 PHONE: 883-4000  
 ZIP CODE: 87107

ARCHITECT: JIM MEDLEY  
 ADDRESS: 3100 CHRISTINE NE  
 CITY, STATE: ALBUQUERQUE NM

CONTACT: \_\_\_\_\_  
 PHONE: 292-3514  
 ZIP CODE: 87111

SURVEYOR: WAYJOWN SURVEYING INC.  
 ADDRESS: 330 LOUISIANA BLVD NE  
 CITY, STATE: ALBUQUERQUE NM

CONTACT: THOMAS JOHNSTON  
 PHONE: 255-2052  
 ZIP CODE: 87108

 PROFESSIONAL LICENSED SURVEYOR SIGNATURE	<u>NMPS 14269</u> LICENSE NO.	<u>2/12/07</u> DATE
---	----------------------------------	------------------------

CONTRACTOR: TBD  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

**TYPE OF SUBMITTAL:**

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

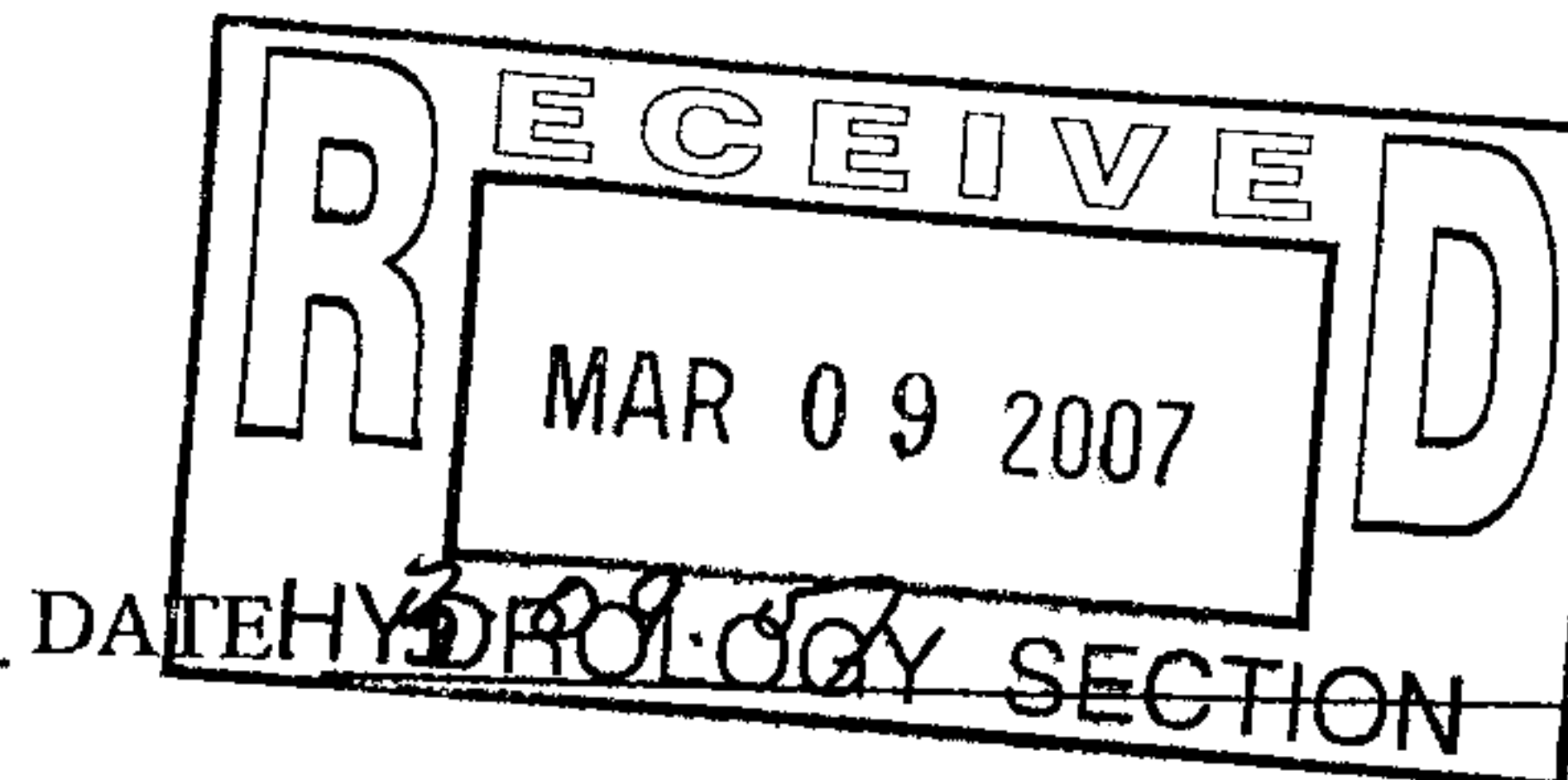
**CHECK TYPE OF APPROVAL SOUGHT:**

- ☐ 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

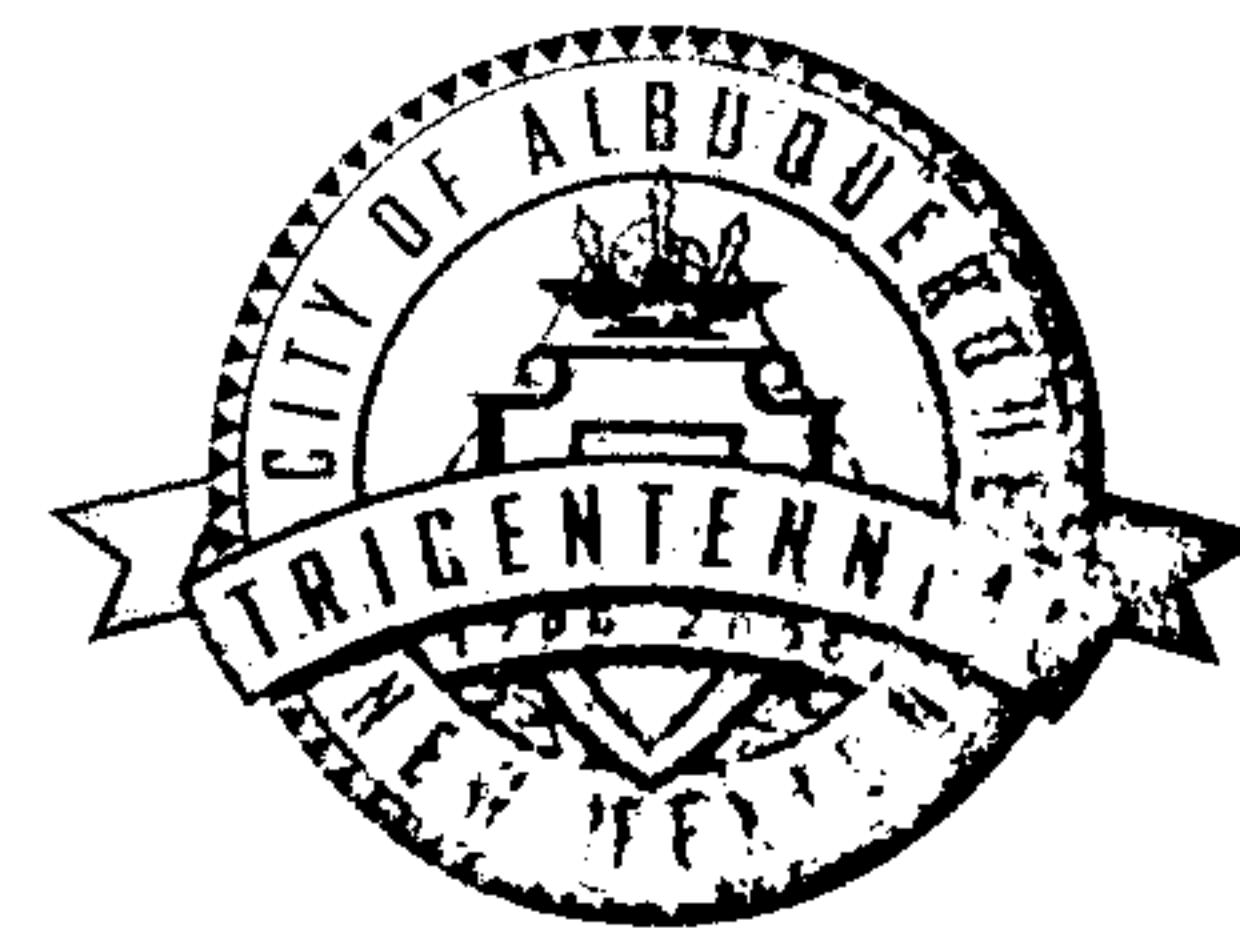
SUBMITTED BY: 



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 define 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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# CITY OF ALBUQUERQUE



February 28, 2007

Thomas D. Johnston, P.E.  
TGC Engineering Inc.  
330 Louisiana Blvd NE  
Albuquerque, NM 87108

**Re: Ultimate Car Wash-Montgomery Drainage and Grading Plan  
Engineer's Stamp dated 1-29-07 (F16/D053)**

Dear Mr. Johnston,

Based upon the information provided in your submittal received 2-13-07, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- It is acceptable for stormwater runoff to leave the site into Montgomery Blvd or to the West. It is preferable to select a primary destination rather than trying to cross the flows as proposed.
- The above comment will provide alternatives to change the proposed valley gutter as well as the water block and other grades on the site.
- It appears the area between spot elevations 08.70 and 08.60 in the northeast part of the site will pond.

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

Sincerely,

Curtis A. Cherne, E.I.  
Engineering Associate, Planning Dept.  
Development and Building Services

C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)



## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 01/06)

PROJECT TITLE: ULTIMATE CAR WASH - MONTGOMERY ZONE MAP/DRG. FILE # F-16/D053  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_LEGAL DESCRIPTION: TRACT "G-2-A-2" MONTGOMERY COMPLEX  
CITY ADDRESS: MONTGOMERY & CARLISLE NEENGINEERING FIRM: TGC ENGINEERING INC.  
ADDRESS: 330 LOUISIANA BLVD NE  
CITY, STATE: ALBUQUERQUE NMCONTACT: THOMAS JOHNSTON  
PHONE: 266-7256  
ZIP CODE: 87108OWNER: DANNY BRANDENBURG  
ADDRESS: 2211 CANDELARIA RD NE  
CITY, STATE: ALBUQUERQUE NMCONTACT: \_\_\_\_\_  
PHONE: 883-4000  
ZIP CODE: 87107ARCHITECT: JIM MEDLEY  
ADDRESS: 3100 CHRISTINE NE  
CITY, STATE: ALBUQUERQUE NMCONTACT: \_\_\_\_\_  
PHONE: 292-3514  
ZIP CODE: 87111SURVEYOR: WAYJOWN SURVEYING INC.  
ADDRESS: 330 LOUISIANA BLVD NE  
CITY, STATE: ALBUQUERQUE NMCONTACT: THOMAS JOHNSTON  
PHONE: 255-2052  
ZIP CODE: 87108  
PROFESSIONAL LICENSED SURVEYOR SIGNATURENMPS 14269  
LICENSE NO.2/12/07  
DATECONTRACTOR: TBD  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

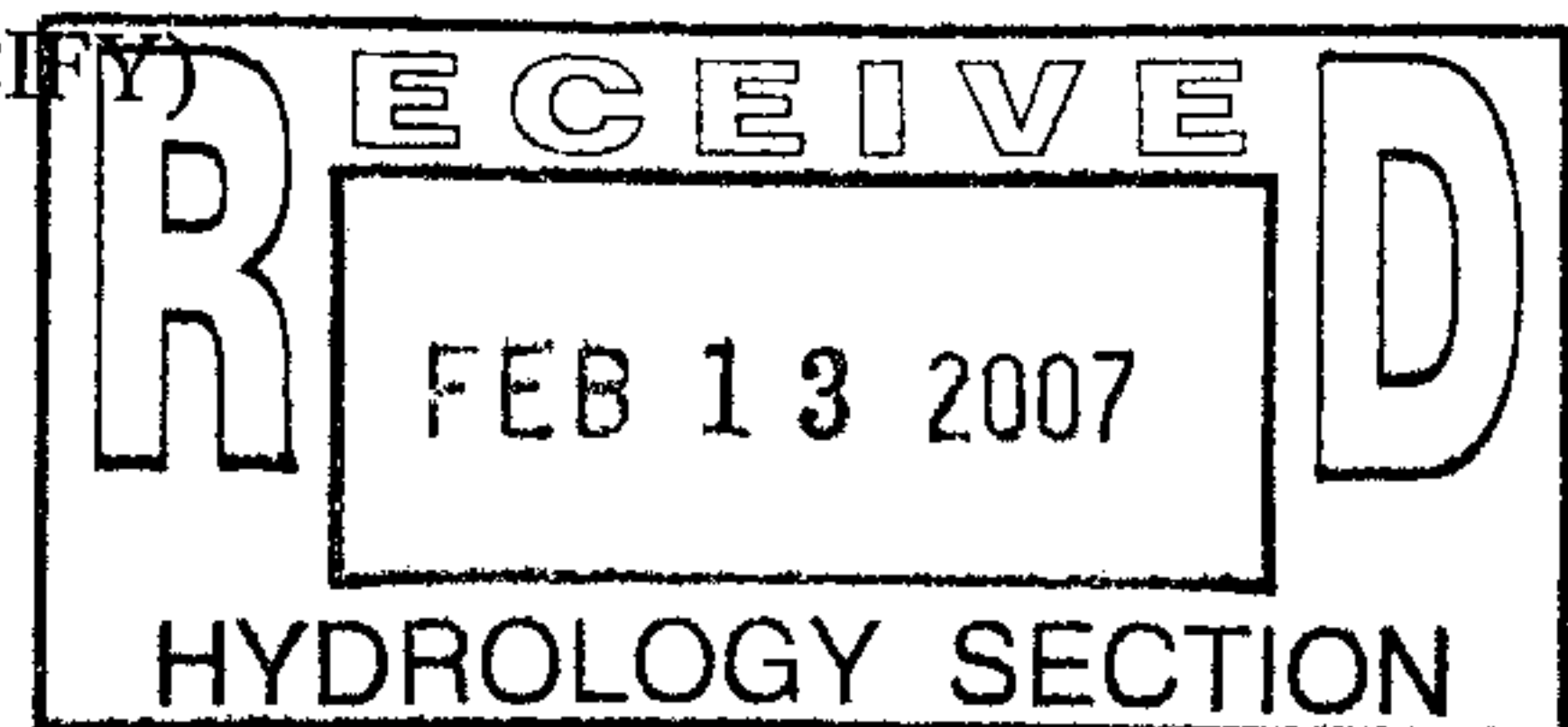

- ☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT  
☐ ENGINEER/ARCHITECT CERT (TCL)  
☐ ENGINEER/ARCHITECT (DRB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

## 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

SUBMITTED BY:  DATE: 2/12/07

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**ONE STOP SHOP**  
**CITY OF ALBUQUERQUE PLANNING DEPARTMENT**  
Development & Building Services

**PAID RECEIPT**

APPLICANT NAME

Ultimate Car Wash

AGENT

TGC Engineering Inc.

ADDRESS

330 Louisiana Blvd. NE.

PROJECT & APP #

PROJECT NAME

Ultimate Car Wash - Montgomery

\$ 441032/3424000 Conflict Management Fee

\$ 441006/4983000 DRB Actions

\$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 441018/4971000 Public Notification

\$ 50.<sup>00</sup> 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ☒ ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 50.<sup>00</sup> TOTAL AMOUNT DUE

\*\*\***NOTE:** If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

THIS CHECK IS DELIVERED FOR PAYMENT ON THE FOLLOWING ACCOUNTS				Security enhanced document. See back for details.				1429									
<table border="1"><tr><td>TOTAL</td><td>50.00</td></tr><tr><td>DISCOUNT</td><td></td></tr><tr><td>AMOUNT OF CHECK</td><td>50.00</td></tr></table>				TOTAL	50.00	DISCOUNT		AMOUNT OF CHECK	50.00	<b>TGC ENGINEERING INC</b>							
				TOTAL	50.00												
				DISCOUNT													
				AMOUNT OF CHECK	50.00												
PH: 505-266-7256																	
330 LOUISIANA BLVD NE																	
ALBUQUERQUE, NM 87108				DATE <u>2/13/2007</u>				95-78/1070 893									
PAY TO THE ORDER OF <u>CITY OF ALBUQUERQUE</u>				City of Albuquerque				TREASURY DIVISION									
FIFTY and 00/100				2/13/2007				95-78/1070 893									
FOR G.D. SUBMITTAL ULTIMATE				RECEIPT# 00076001 USH 00/ TRANS# 0009				95-78/1070 893									
MONTGOMERY				Account 441006 Fund 0110				95-78/1070 893									
				Activity 4983000				95-78/1070 893									
				Trans AMT \$50.00				95-78/1070 893									
				CK \$50.00				95-78/1070 893									
				CHANGE \$0.00				95-78/1070 893									
				Thank You				95-78/1070 893									