

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

October 11, 2011

Devin Cannady, RA.
DC Studio Architect Studio
300 Adam St. SE
Albuquerque, NM 87108

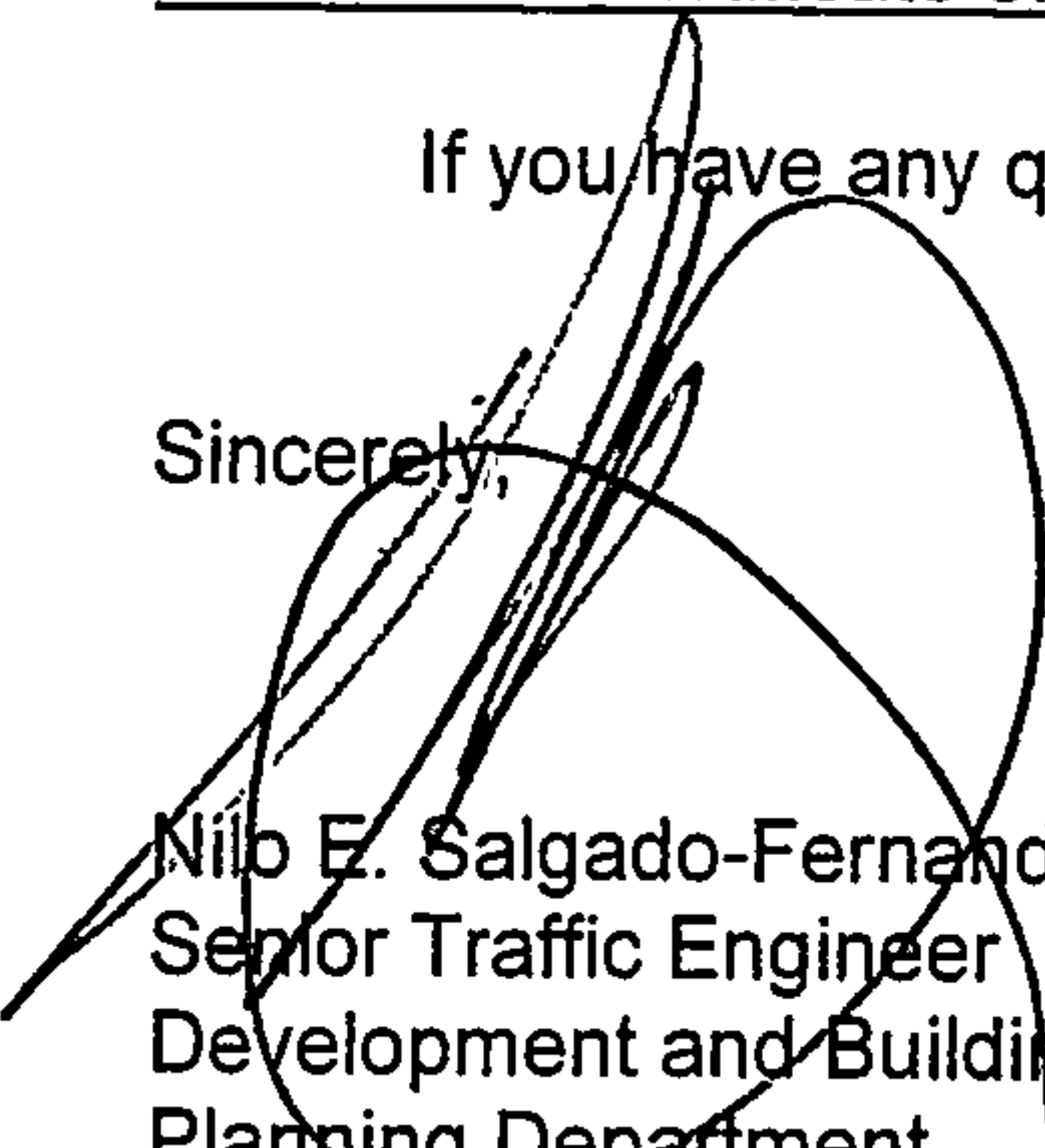
Re: Certification Submittal for a Permanent Building Certificate of Occupancy (C.O.)
for Melloy Fiat of Albuquerque, [F-18/ D052]
5200 San Mateo Blvd. NE
Engineer's Stamp Dated 10/11/11

Dear Mr. Cannady:

Based upon the information provided in your submittal received 10-11-11,
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, please contact me at (505)924-3630.

Sincerely,


Nilo 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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

F18/D052

PROJECT TITLE: FIAT OF ALBUQUERQUE ZONE MAP: F18
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT A-2-C SPANISH LAND DIVISION
 CITY ADDRESS: 5700 SAN MATEO BLVD NE

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

OWNER: DAT MELLODY CONTACT: _____
 ADDRESS: 6000 SAN MATEO BLVD. NE PHONE: _____
 CITY, STATE: ALB. NM ZIP CODE: 87109

ARCHITECT: DC ARCHITECT STUDIO CONTACT: DEVIN CANNADY
 ADDRESS: 300 ADAMS ST SE PHONE: 299-1111
 CITY, STATE: ALB. NM ZIP CODE: 87108

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) _____

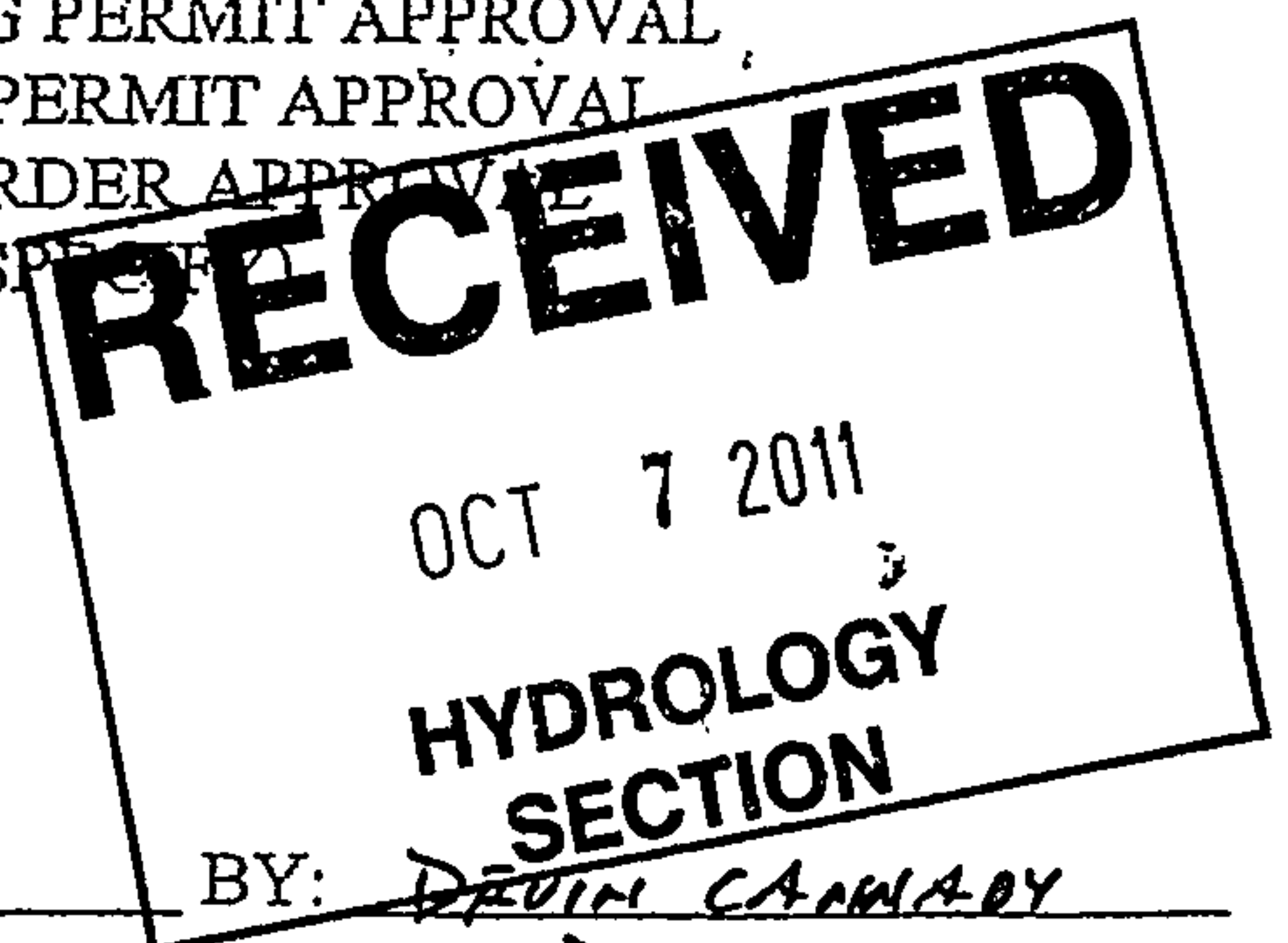
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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: 11-07-11



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.

Reciprocal Easements for Common Access

As owner(s) of the property located at:

Melloy Suzuki Super Center
6000 San Mateo Blvd. NE
Albuquerque, NM 87109

I (we) hereby agree to create a common access easement between the below described adjoining lots:

Tract A-2-B, Spanish Land Company
Tract A-2-C, Spanish Land Company
Tract A-2-D, Spanish Land Company

The easement shall provide access, from an existing 64' common access and parking easement (per plat recorded February 28, 1985 in Plat Book C26, Folio 116), to said lots owned by them for the benefit of each of them; and therefore agree as follows.

This easement is superior and paramount to the rights of any of the parties hereto in the respective servient estates so created, and the parties further agree that it is a covenant that shall run with the land.

Verification

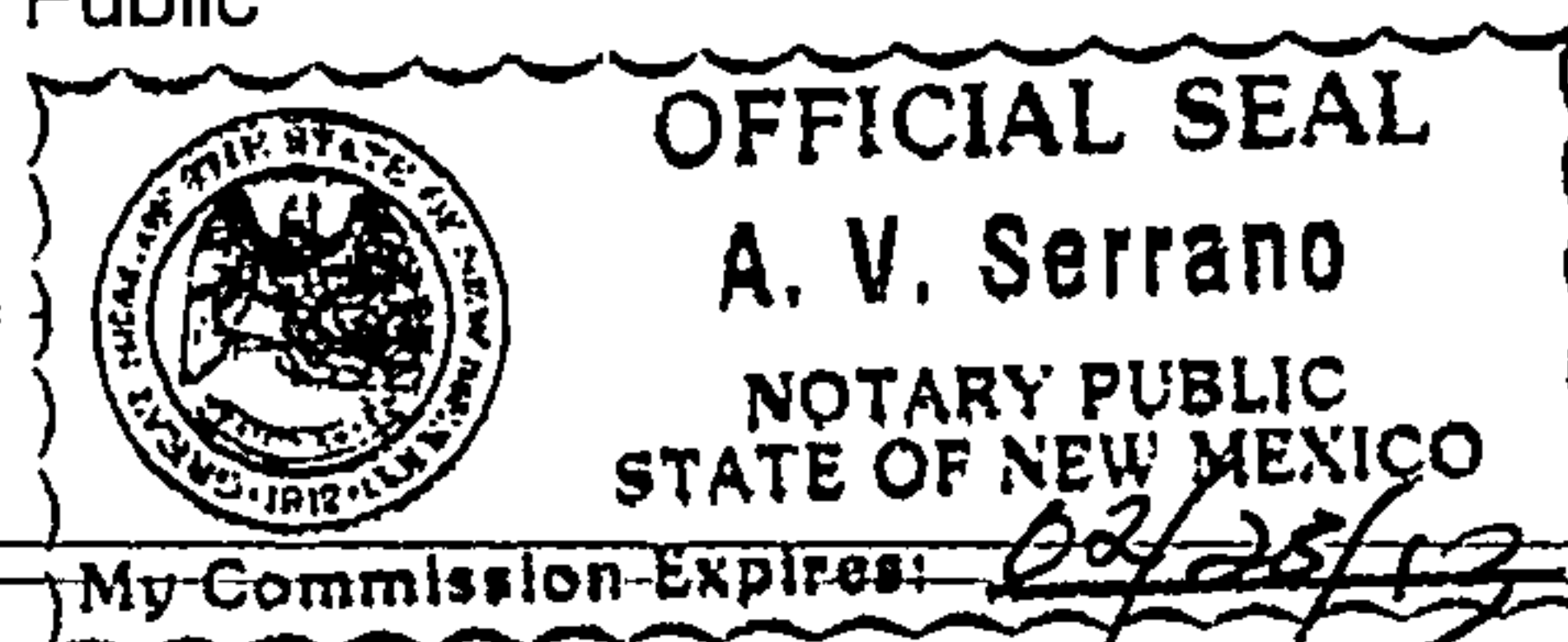
STATE OF NEW MEXICO }
 } ss.
COUNTY OF BERNALILLO }

Robert Melloy, of lawful age and upon being duly sworn, upon oath, states and verifies as follows: that he has read the foregoing document and understands the contents thereof; that the matters and things contained therein are true and correct to the best of his knowledge, information and belief.


Robert Melloy

Subscribed and sworn to before me this 18th day of July, 2011.


Notary Public



Doc# 2011065310

07/19/2011 10:20 AM Page: 1 of 1
EASE R: \$25.00 M. Toulouse Oliver, Bernalillo County

CITY OF ALBUQUERQUE



July 19, 2011

Devin Cannady, R.A.
Devin Cannady Architect Studio
332 Adams St. SE
Albuquerque, NM 87108-2837

Re: Melloy Fiat Dealership, 6000 San Mateo Boulevard NE,
Traffic Circulation Layout
Architect's Stamp dated 07-18-11 (F18-D052)

Dear Mr. Cannady,

The TCL submittal received 07-19-11 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.

Prior to any certificate of occupancy approval, the following item must be completed:

- **A blanket access easement is required between Tract A2B and A2C.
Provide a recorded copy of this easement.**

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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.

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.

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.

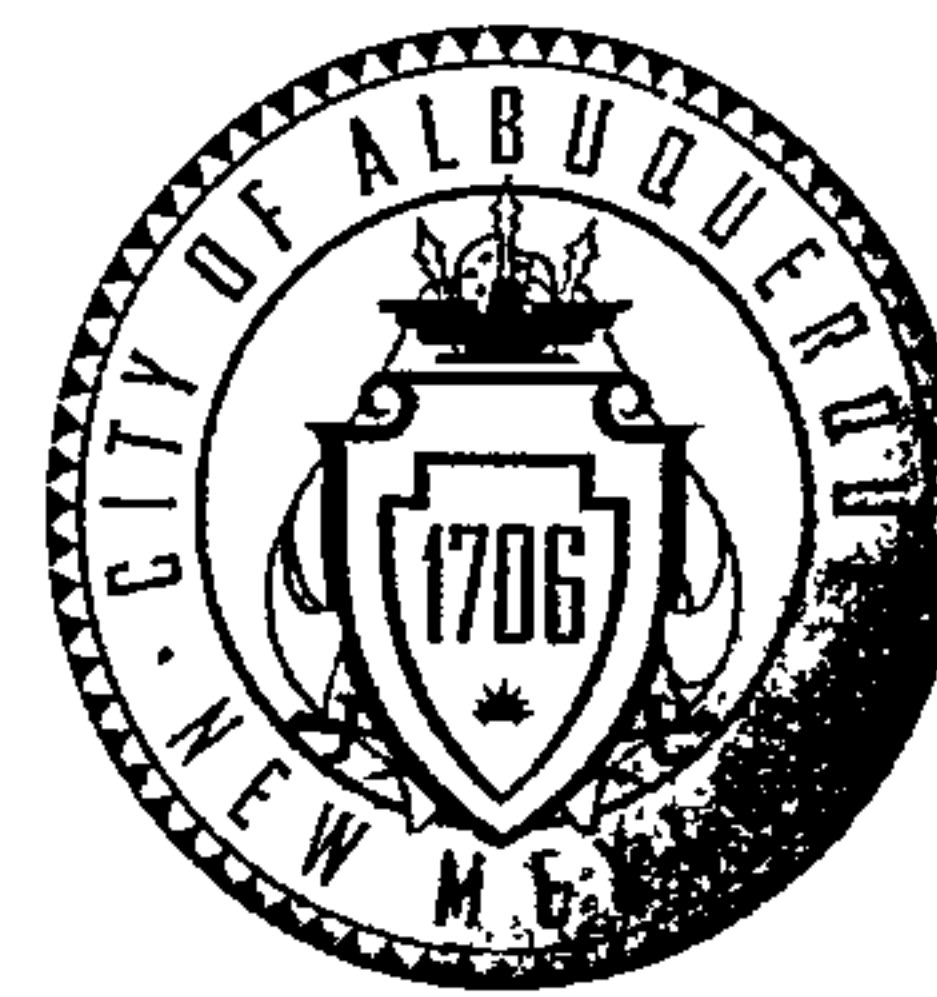
Sincerely,

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

C: File

1706

CITY OF ALBUQUERQUE



October 3, 2011

John Arthur Blessen, P.E.
Blessen Engineering
2429 Zena Lona
Albuquerque, NM 87112

Re: Fiat of Albuquerque, 6000 San Mateo Blvd. NE,
Request for Permanent C.O. - Approved
Engineer's Stamp dated: 06-30-11 (F-18/D052)
Certification dated: 09/30/2011

Dear Mr. Blessen,

Based upon the information provided in the Certification received 09-30-11, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

PO Box 1293

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

Albuquerque

Sincerely,

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

NM 87103

www.cabq.gov

C: CO Clerk—Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: F1AT OF ALBUQUERQUE ZONE MAP: F18/D052
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: _____

ENGINEERING FIRM: J Arthur Blessen Engineering CONTACT: Arthur Blessen
ADDRESS: 2429 Zena Lona PHONE: 505-295-1977
CITY, STATE: Albuquerque NM ZIP CODE: 87112

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

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: 9-30-11 BY: Arthur Blessen

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.

SECTION
HYDROLOGY

SEP 30 2011

CITY OF ALBUQUERQUE



July 15, 2011

Devin Cannady, R.A.
Devin Cannady Architect Studio
332 Adams St. SE
Albuquerque, NM 87108-2837

**Re: Melloy Fiat Dealership, 6000 San Mateo Boulevard NE,
Traffic Circulation Layout
Architect's Stamp dated 07-11-11 (F18-D052)**

Dear Mr. Cannady,

Based upon the information provided in your submittal received 07-11-11, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- condition of CO
1. Provide a copy of the cross access easement between Tracts A2B and A2C. If an access easement is not in place, one will need to be completed at this time. A copy of the easement language is included for your reference.
 2. The legal description and vicinity map provided identifies this site as Tract A2B; however, the site is labeled as Tract A2C. Based on recent aerial data, it appears that the site is located on Tract A2C. Please modify the legal description and vicinity map.
 3. Provide recording information for the 64-foot common access / parking easement.
 4. A 6-foot wide, ADA accessible pedestrian pathway is required from the public sidewalk to the building and from the ADA parking stalls / access aisles to the building. Provide details for the proposed ramp shown adjacent to the building. Note that the rise for any ramp run shall be 30 inches maximum, ramps shall have landings at the top and bottom of each ramp run, and handrails are required on ramp runs with a rise greater than 6 inches (Sections 405.6, 405.7, and 505.1, *Americans with Disabilities Act and Architectural Barriers Act Accessibility Guidelines*, United States Access Board, Jul 23, 2004).
 5. Provide a legend, defining all linetypes and hatching.
 6. Define the width of all sidewalk, existing and proposed.
 7. The plan shows proposed work on the adjacent lot. Written permission from the property owner must be provided prior to approval.

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 ☐

1706

52

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: FIAT OF ALBUQUERQUE ZONE MAP: F18/D039
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT A2B SPANISH LAND COMPANY
CITY ADDRESS: 6000 SAN MATEO BLVD. NE

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

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

ARCHITECT: dc ARCHITECT STUDIO CONTACT: DEVIN CANNADY
ADDRESS: 300 ADAMS ST SE PHONE: 289-1111
CITY, STATE: ALB NM ZIP CODE: 87108

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)
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☐ 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

JUL 11 2011

**HYDROLOGY
SECTION**

DATE SUBMITTED: 07-11-11 BY: DEVIN CANNADY

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.

1
RUC

6003 SAEW MATEO
FIAT Dealer

DEVIN CANNADY ARCHITECT STUDIO

300 ADAMS STREET SE ALBUQUERQUE NM 87108

505.299.1111 PHONE 505.349.4167 FAX

7-12-4

if we could look at

this tomorrow AM.

It should be a grading plan
for an existing site.

Thx

Amth

They are "Fast Tracking" the permit set

May 4, 2011

Ronald Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: The Boulders Phase 1 Subdivision Drainage Report and Grading and Drainage Plan

Engineer's Stamp date 4-29-11 (B11/D001B)

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 4-29-11, the above referenced report and plan cannot be approved for Preliminary Plat action by the DRB until the following comments are addressed.

- It is not clear how runoff is getting to AP3. Show the curb cut or similar.
- Show what is to be built to accept runoff from upland east in Tract C.
- Detention pond bottoms are to be sloped a minimum of 0.5 %. This will affect the proposed volume. The low-flow channel can be shown on the Work Order. *required*
- It appears the side slopes in the Unser Pond are too steep to support a maintenance road. The max slope is 10:1 gravel or 6:1 hard surface. This may affect the pond volume
- Provide the proposed flow line in Unser Blvd along the Temporary Retention pond. What slope are the tie slopes to Unser Blvd?
- Label proposed contours every 5 feet.
- It appears a retaining wall is required between the northern lots between Slickrock Ct and Basalt Peak Dr.
- Label retaining walls per legend. TW/BW or FGH/FGL are required. Put on a different sheet if necessary.
- At AP 9 there is about 50 cfs in the street and four inlets for it to drain into. There cannot be any bypass, therefore it appears more inlets should be added to the storm drain. This can be addressed at Work Order.
- Provide a detail of the Temporary Diversion Berm. The proposed grades in this area are not representative of a berm.
- The flood wall is to be built per Work Order, so details are not required on the Grading Plan.
- An Agreement and Covenant is required for the Temporary Retention Pond west of Unser Blvd. This can be a condition for Work Order approval.

*Provide
stop
side slopes
on the
East Placer
typical earth
It appears the
on 2:1 slopes
Unser on slope
about 1:1 on
the west side*

