



Cherne, Curtis

From: CCEAlbq@aol.com
Sent: Tuesday, March 15, 2011 3:49 PM
To: Cherne, Curtis ; Rael, Rudy E.
Subject: HosniCollection_Pheasant_Coors

H-11, M&F Auto "expansion",
Curtis and Rudy,

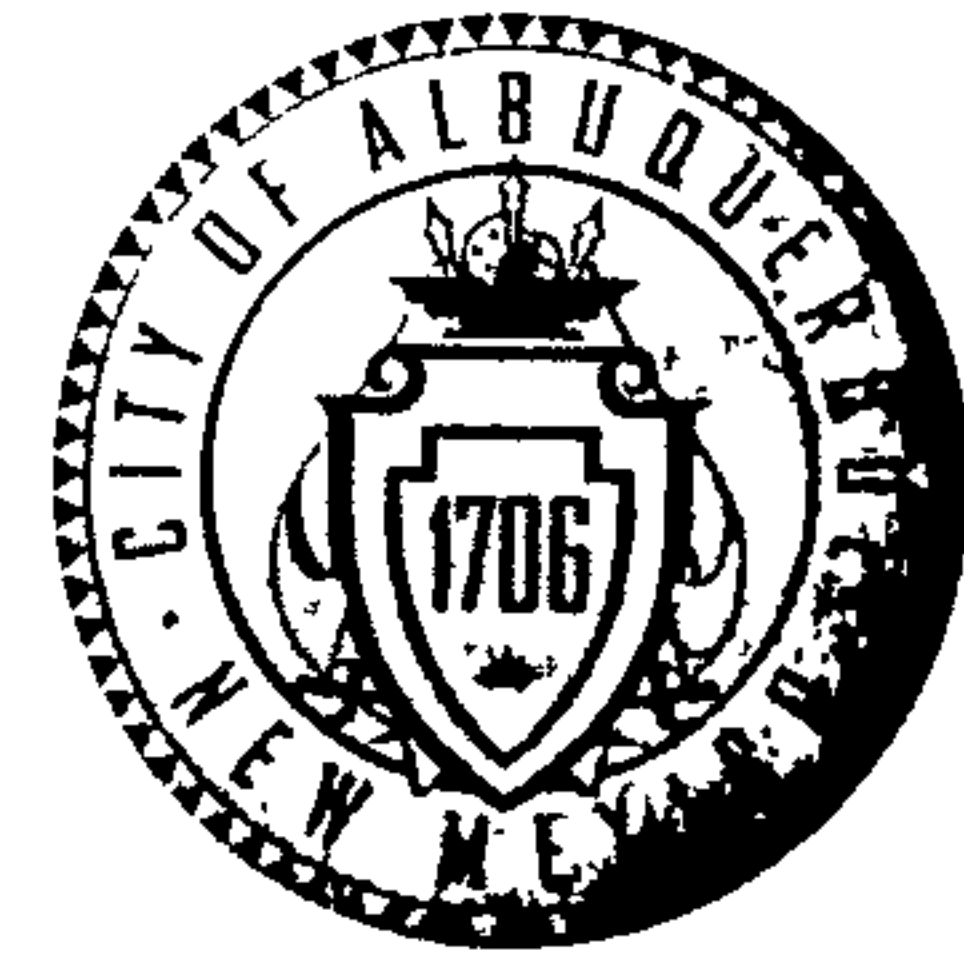
Appreciated your comments today. And for the record, I should have marked **for** Prelim/Final Plat on the hydrology submittal (merely for the acquisition plat amending Lot 7). That plat will be submitted next week (targeted for). The site plan was very preliminary, and approx 1400 sf of landscaping will be on final for BP. And will reflect any other comments throughout the process. A zone change to su will be requested also later, then another plat prepared consolidating the adjoining larger lot to the south. I will impound most of the majority of run-off in the ls strip buffer to the townhomes, even though two drop inlets exist in the free-right lane and Pheasant.

Sorry about the confusion.
thx, Phil

Philip W. Clark, PE
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015
Tele/Fax (505)281-2444 Cell 264-6042
CCEalbq@aol.com

3/16/2011

CITY OF ALBUQUERQUE



March 14, 2011

Philip W. Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

**Re: M & F Auto,
Grading and Drainage Plan
Engineer's Stamp dated 6-4-10 (G11/D050)**

Dear Mr. Clark,

Based upon the information provided in your submittal received 3-10-11, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- The runoff from this site needs to be restricted to the existing volume, due to the fact that this site is in a AH flood zone. The increase you are proposing is 56%. The infrastructure may not be able to handle this much of an increase.
- Hydrology is requesting that proposed landscape areas be depressed to retain/infiltrate the rain that falls on them and to help keep the flows at existing rates.
- At this time we can not comment on or consider the portion of land which belongs to the DOT.
- A TCL will be required for this new site.
- This lot is zoned O-1 and is restricted in its use. This type of zone does not allow the sales or repair of vehicles. Contact zoning for more information on this subject.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: Hosni's Collection (M & F Auto) ZONE MAP/DRG. FILE # #471G-11/0050
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 7A, BLKE CACY Addn
CITY ADDRESS: 2922 Coors NW

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Phil Clark
ADDRESS: 19 Ryan Road PHONE: 281-2444
CITY, STATE: Edgewood, New Mexico 87015 ZIP CODE: _____

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

ARCHITECT: Masterworks CONTACT: Jim Clark
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Terrametrics CONTACT: Phil Turner
ADDRESS: _____ PHONE: 377-4301
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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ 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) _____

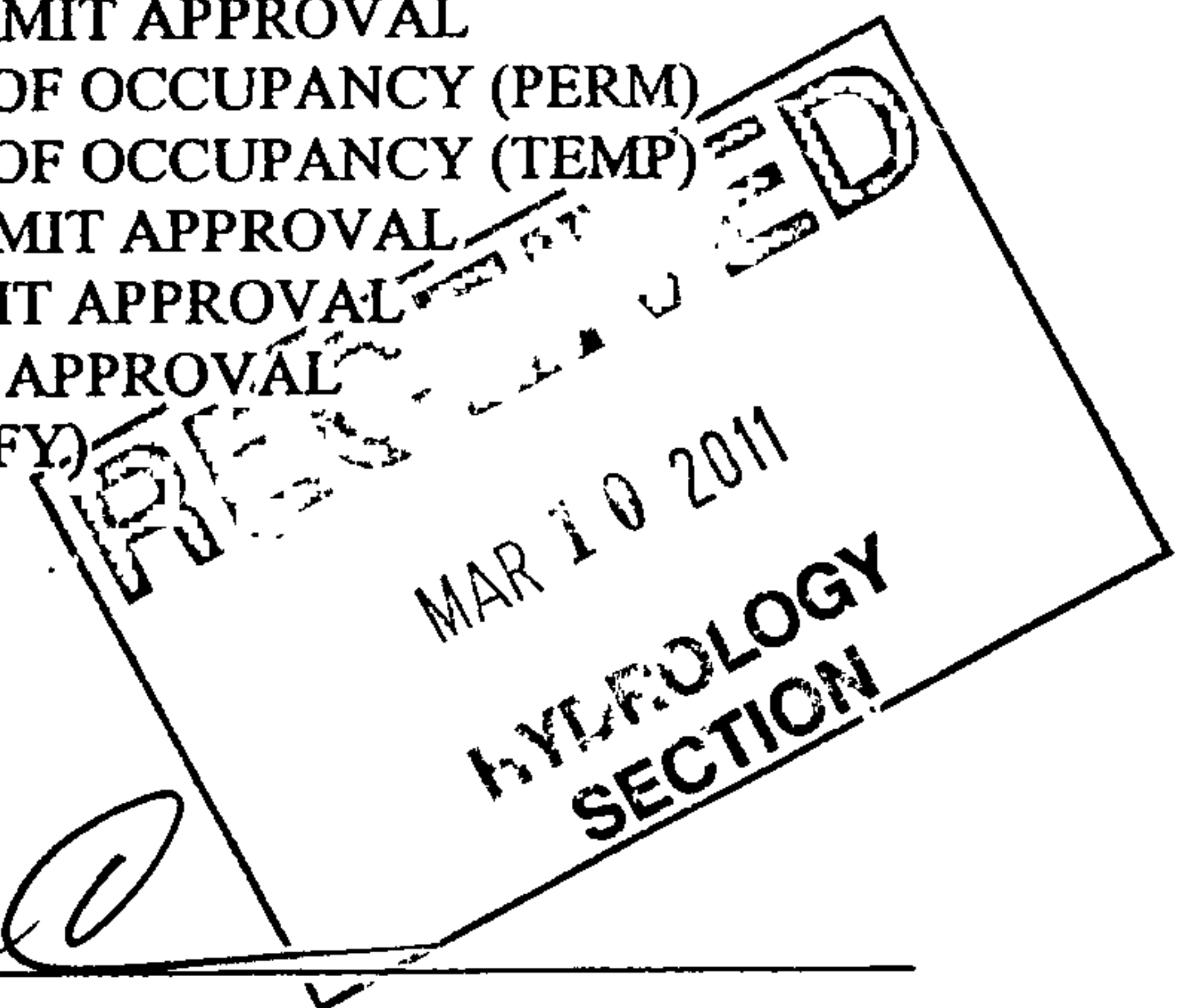
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

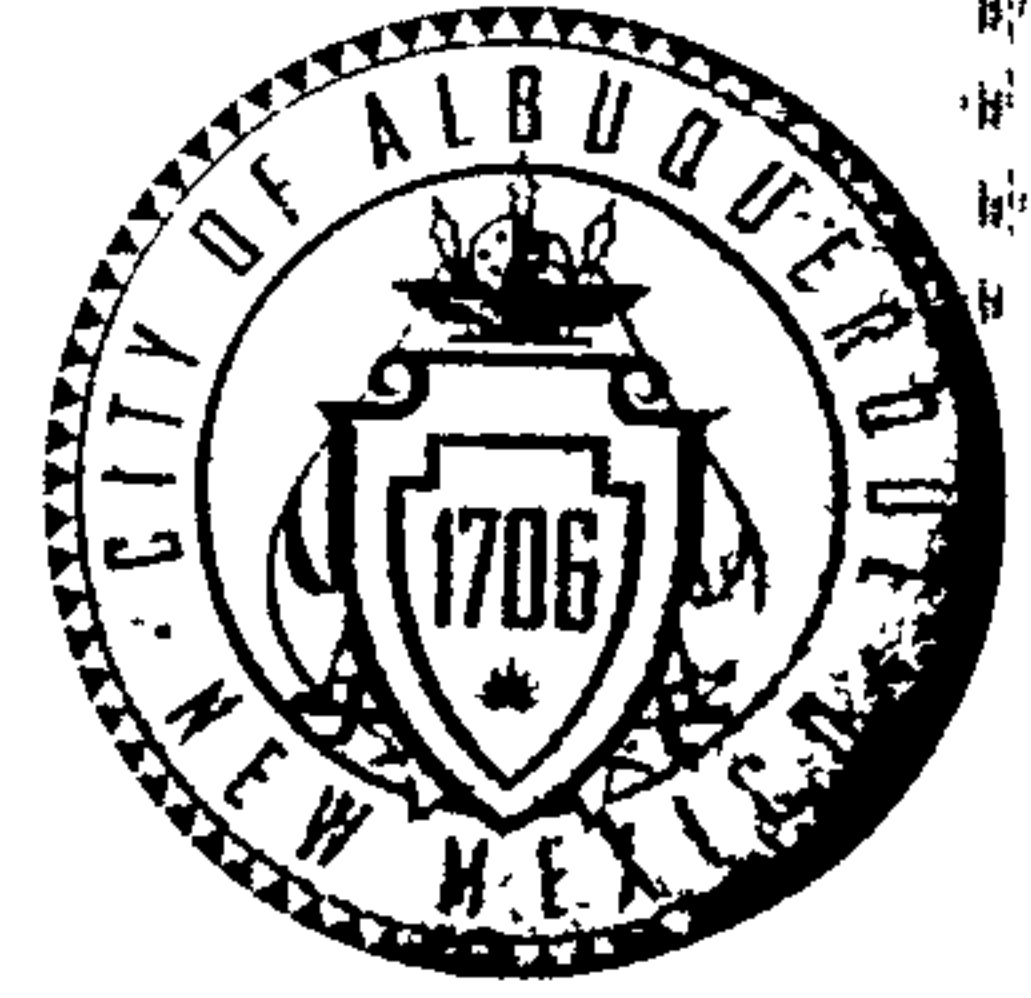
SUBMITTED BY: 3-10-11 DATE: 3-10-11

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 define 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



**Planning Department
Transportation Development Services Section**

September 2, 2008

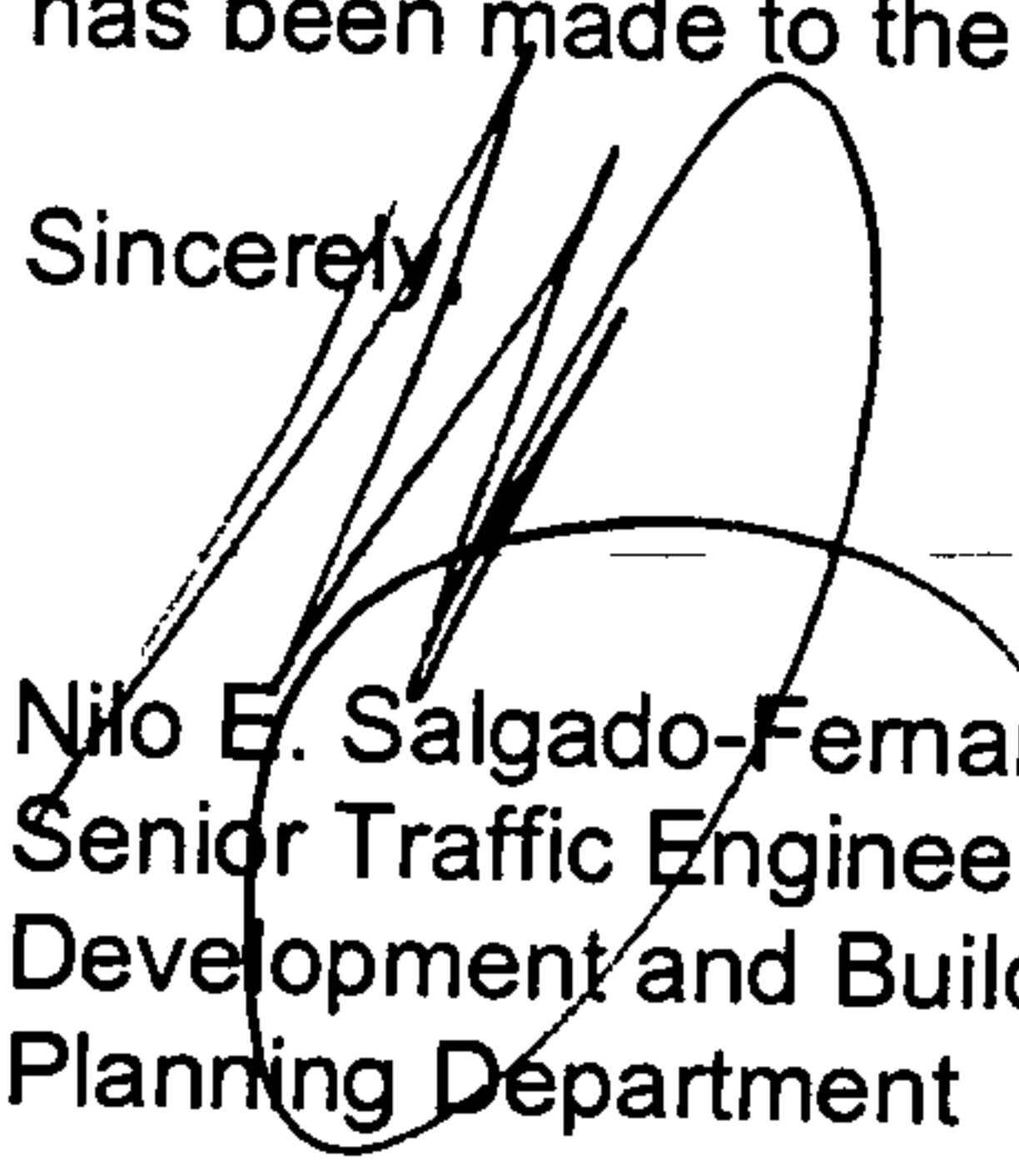
Thomas D. Johnston, P.E.
330 Louisiana Blvd NE
Albuquerque, NM 87108

Re: Certification Submittal for Final Building Certificate of Occupancy for
M & F Auto Sales, [G-11 / D050]
2922 Coors NW
Engineer's Stamp Dated 08/27/08

Dear Mr. Johnston:

The TCL / Letter of Certification submitted on August 28, 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,


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)

PROJECT TITLE: M & F AUTO SALES ZONE MAP: G-11/D050
DRB#: DRB-99-225 EPC#: E-99-66 WORK ORDER#: _____

LEGAL DESCRIPTION: _____

CITY ADDRESS: 2922 COOPS BOULEVARD, NW

ENGINEERING FIRM: TGC ENGINEERING

ADDRESS: 330 LOUISIANA BLVD, NE

CITY, STATE: ALB., NM 87108

CONTACT: TOM JOHNSTON

PHONE: 266-7256

ZIP CODE: 87108

OWNER: MIKE HOSNI

ADDRESS: 2922 COOPS BLVD, NW

CITY, STATE: ALB., NM

CONTACT: _____

PHONE: 839-2299

ZIP CODE: 87120

ARCHITECT: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

SURVEYOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

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) _____

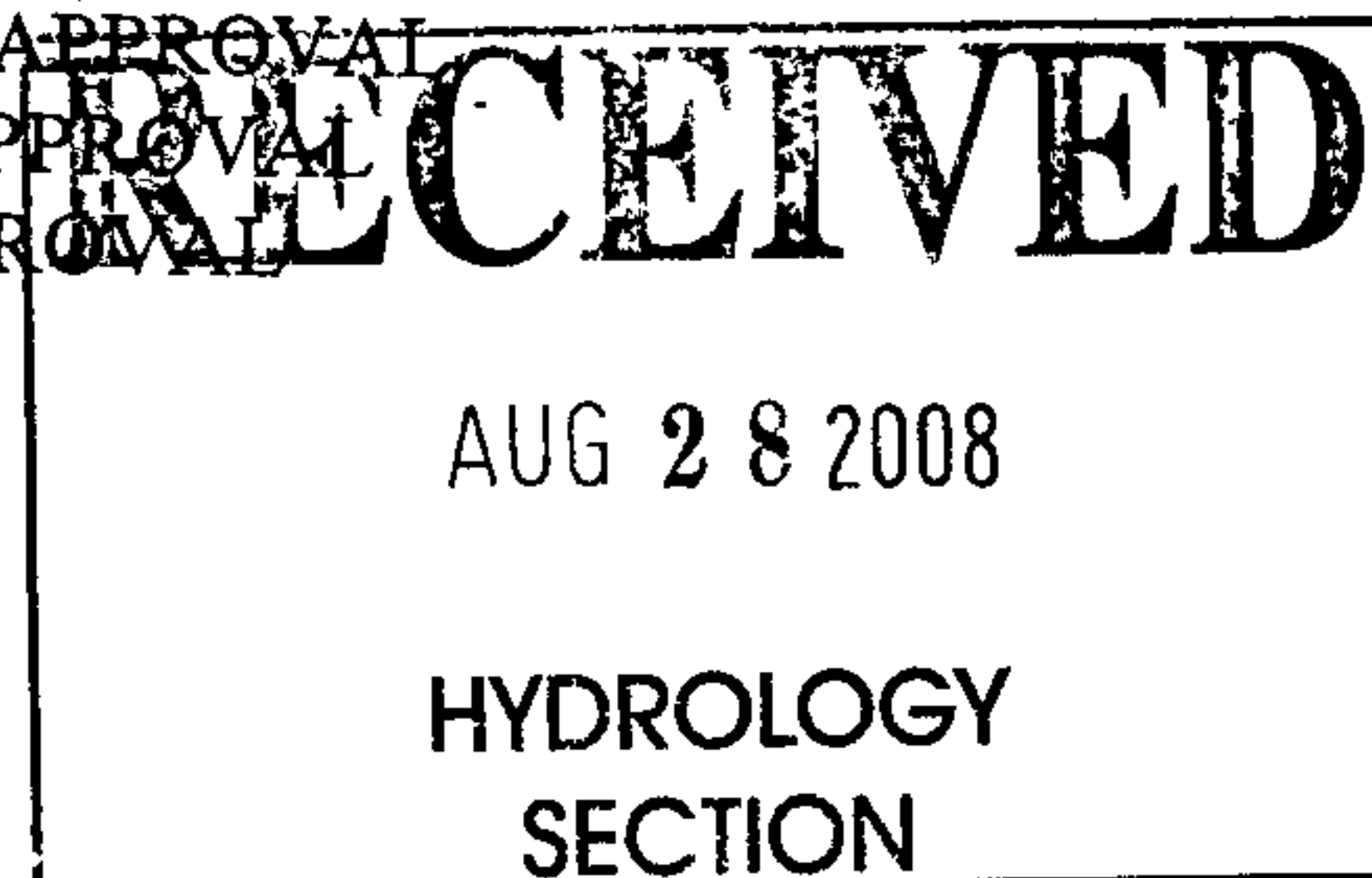
WAS A PRE-DESIGN CONFERENCE ATTENDED:

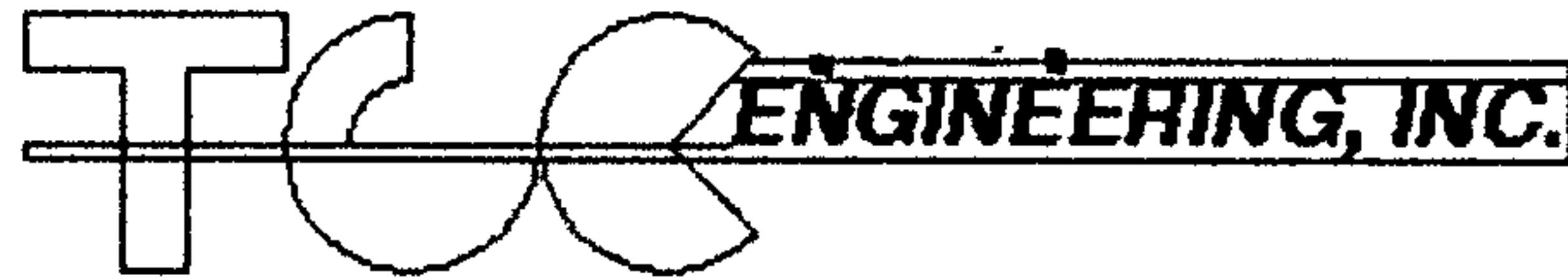
- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: _____ BY: _____

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





330 LOUISIANA BLVD. NE - ALBUQUERQUE, NM 87108-2062
(505) 266-7256 Fax: (505) 255-2887 - email: TGCENGINEERING@aol.com

August 27, 2008

Final Certification, Traffic Circulation Layout, M & F Auto Sales, 2922 Coors
Boulevard, NW, G-11

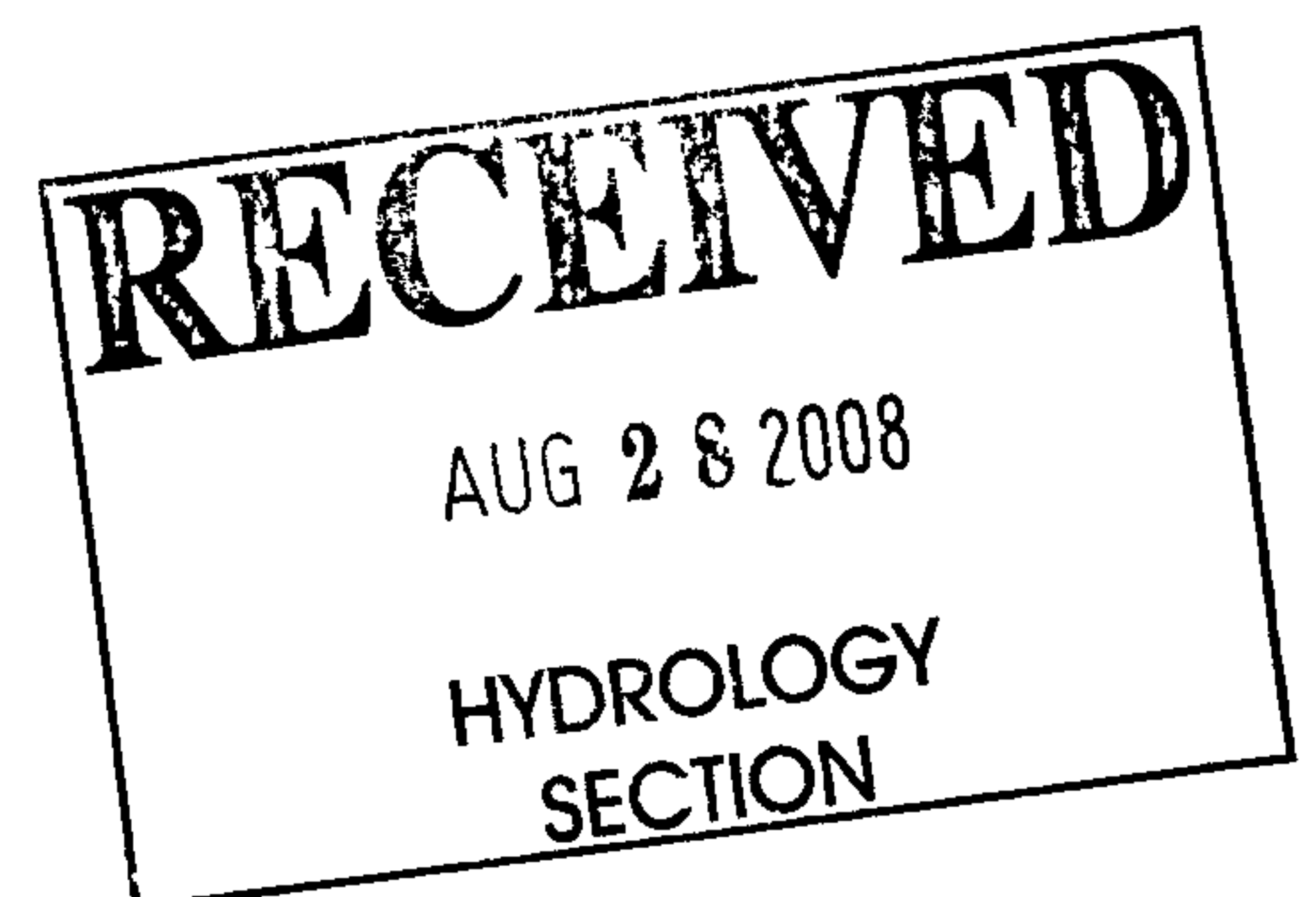
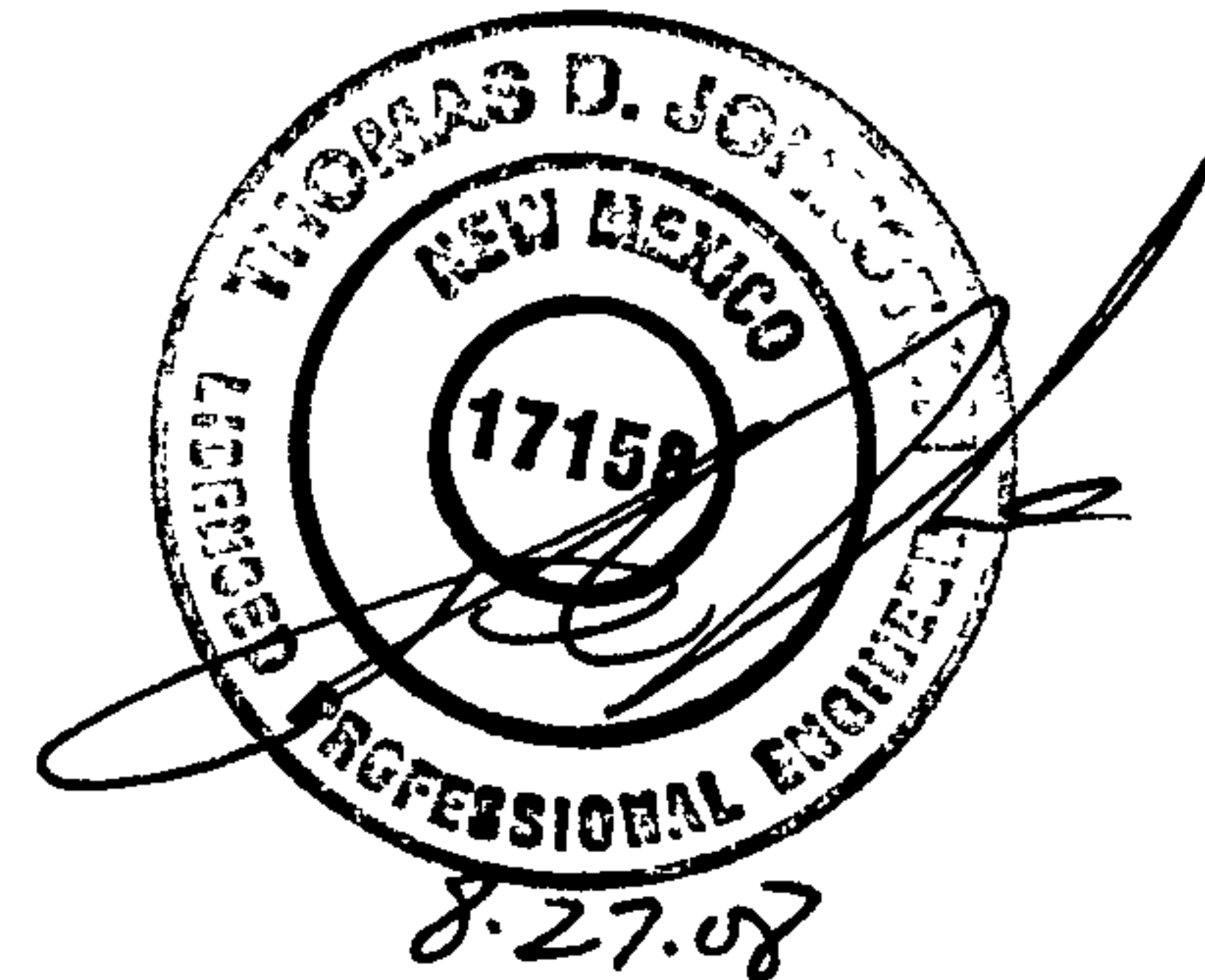
TRAFFIC CERTIFICATION

I, Thomas D. Johnston, NMPE 17158, of the firm of TGC ENGINEERING INC. hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB approved plan designed by Anissa Construction, Inc., approved September 5, 2007. The record information edited onto the original design document has been obtained by Thomas D. Johnston, NMPS 14269, of the firm of WAYJOHN SURVEYING INC. I further certify that I have personally visited the project site on August 26, 2008 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 final Certificate of Occupancy.

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

A handwritten signature in black ink, appearing to read 'T. Johnston', is written over a horizontal line.


Thomas D. Johnston, NMPE 17158



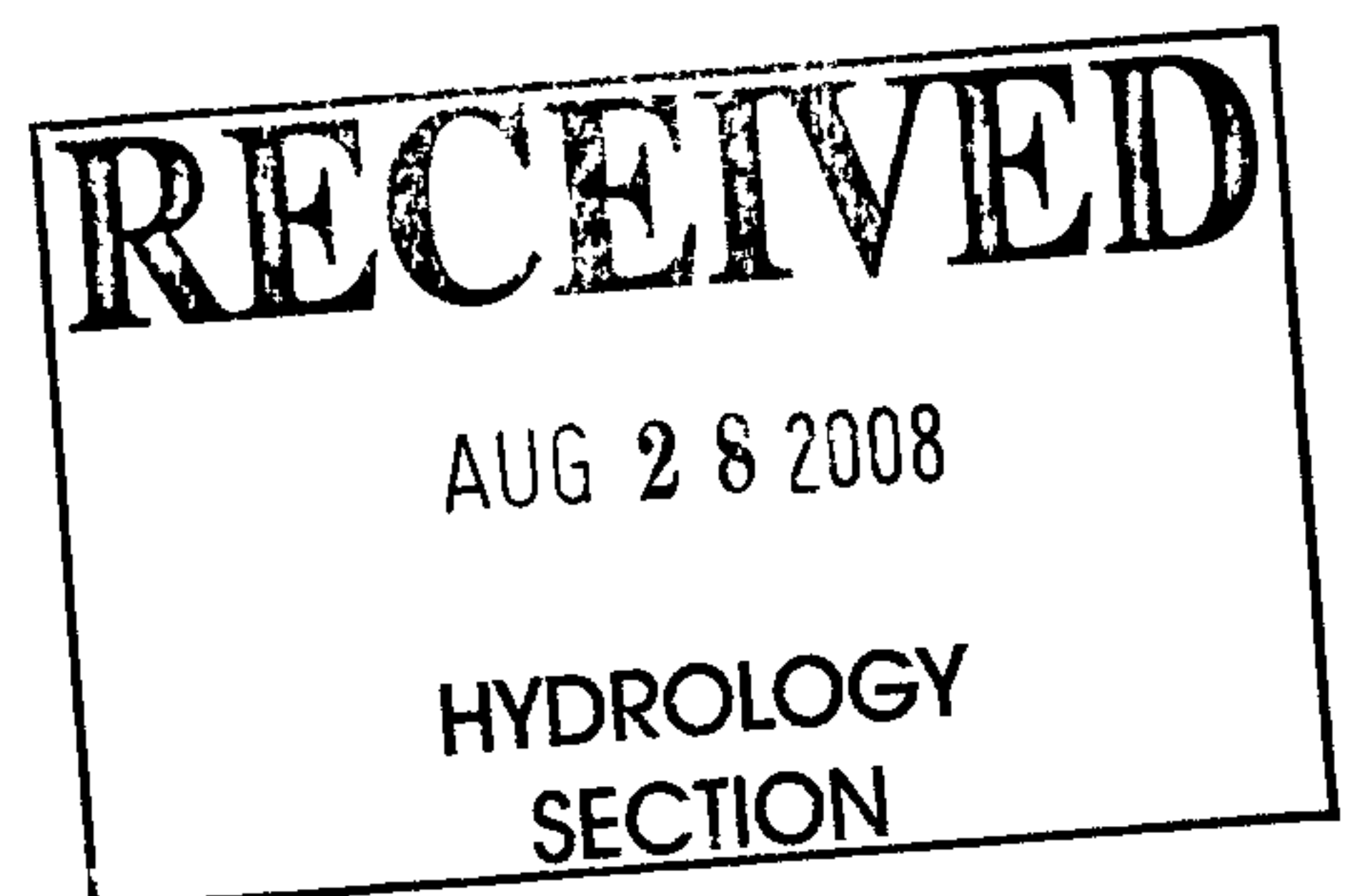
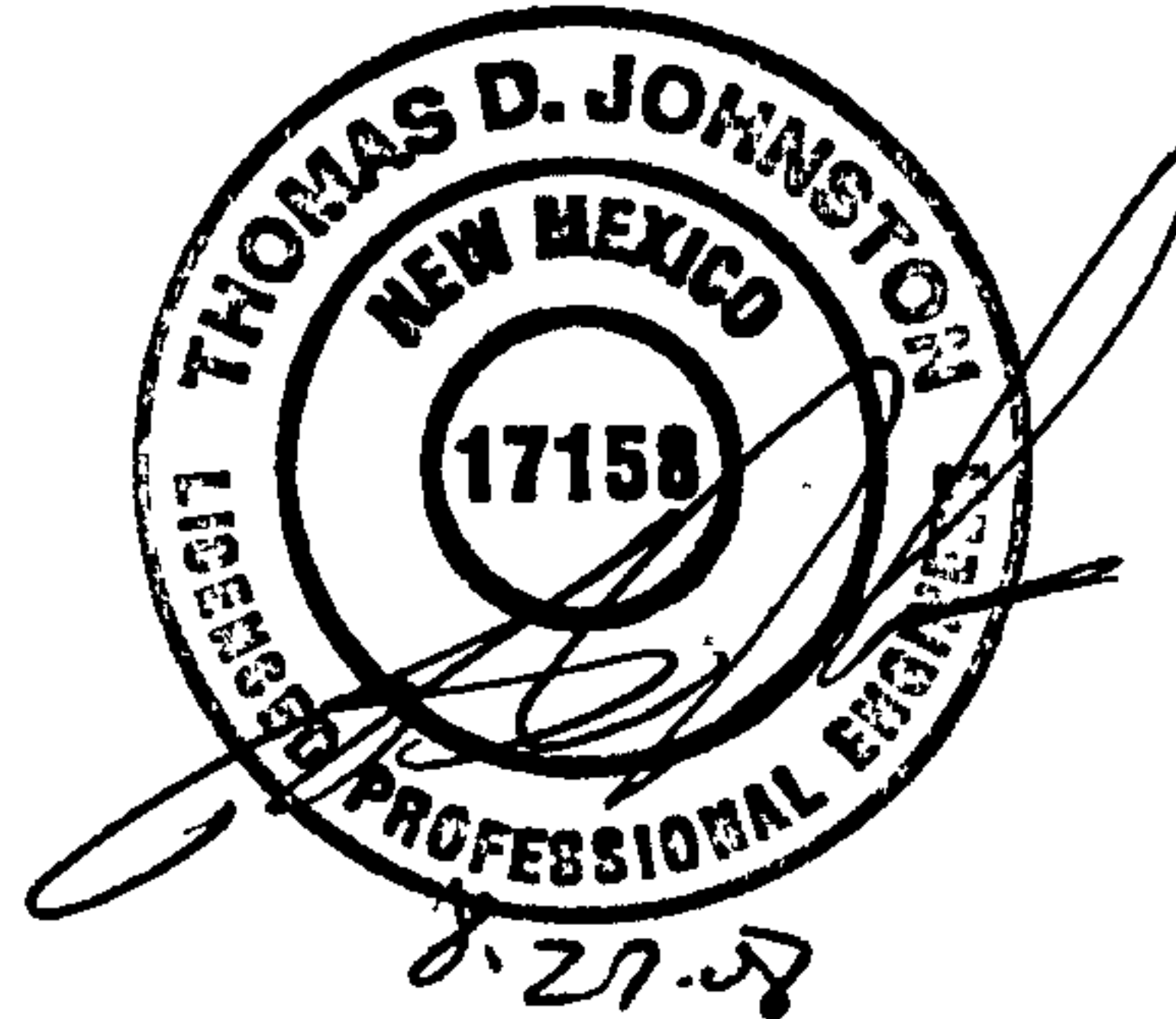
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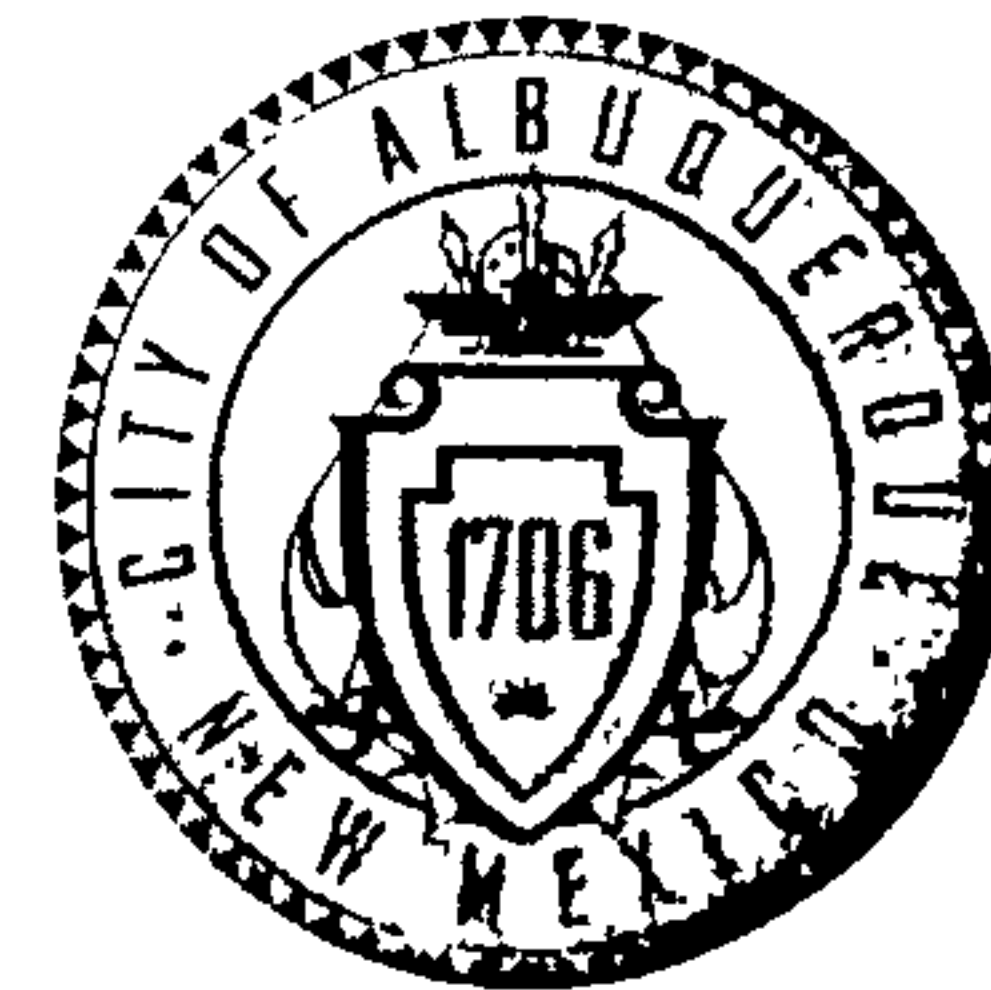
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other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



Thomas D. Johnston, NMPE 17158



CITY OF ALBUQUERQUE



August 28, 2008

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

**Re: M & F Auto Sales, 2922 Coors Blvd. NW,
Request for Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 2/21/07 (G-11/D056)
Certification dated 8/27/08**

Mr. Johnston,

PO Box 1293

Based upon the information provided in your submittal received 8/27/08, 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 924-3982.

Sincerely,

NM 87103

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

www.cabq.gov

C: CO Clerk—Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 01/06)

PROJECT TITLE: M & F AUTO SALESDRB#: _____ EPC#: 1005282

ZONE MAP/DRG. FILE #

G-11 / D050

WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT A2681CITY ADDRESS: 2922 COORS BOULEVARD NWENGINEERING FIRM: TGC ENGINEERING INC.ADDRESS: 330 LOUISIANA BLVD NECITY, STATE: ALBUQUERQUE NMCONTACT: THOMAS JOHNSTONPHONE: 266-7256ZIP CODE: 87108OWNER: M & F AUTO SALESADDRESS: 2922 COORS BLVD NW

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

ARCHITECT: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

SURVEYOR: WAYJOHN SURVEYING INC.ADDRESS: 330 LOUISIANA BLVD NECITY, STATE: ALBUQUERQUE NMCONTACT: THOMAS JOHNSTONPHONE: 253-2052ZIP CODE: 87108

PROFESSIONAL LICENSED SURVEYOR SIGNATURE

NMPS 14269

LICENSE NO.

8.27.08

DATE

CONTRACTOR: ANISSA CONSTRUCTIONADDRESS: 1232 WESTERN MEADOWS NWCITY, STATE: ALBUQUERQUE NM

CONTACT: _____

PHONE: 250-5434ZIP CODE: 87114

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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT (DRB SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

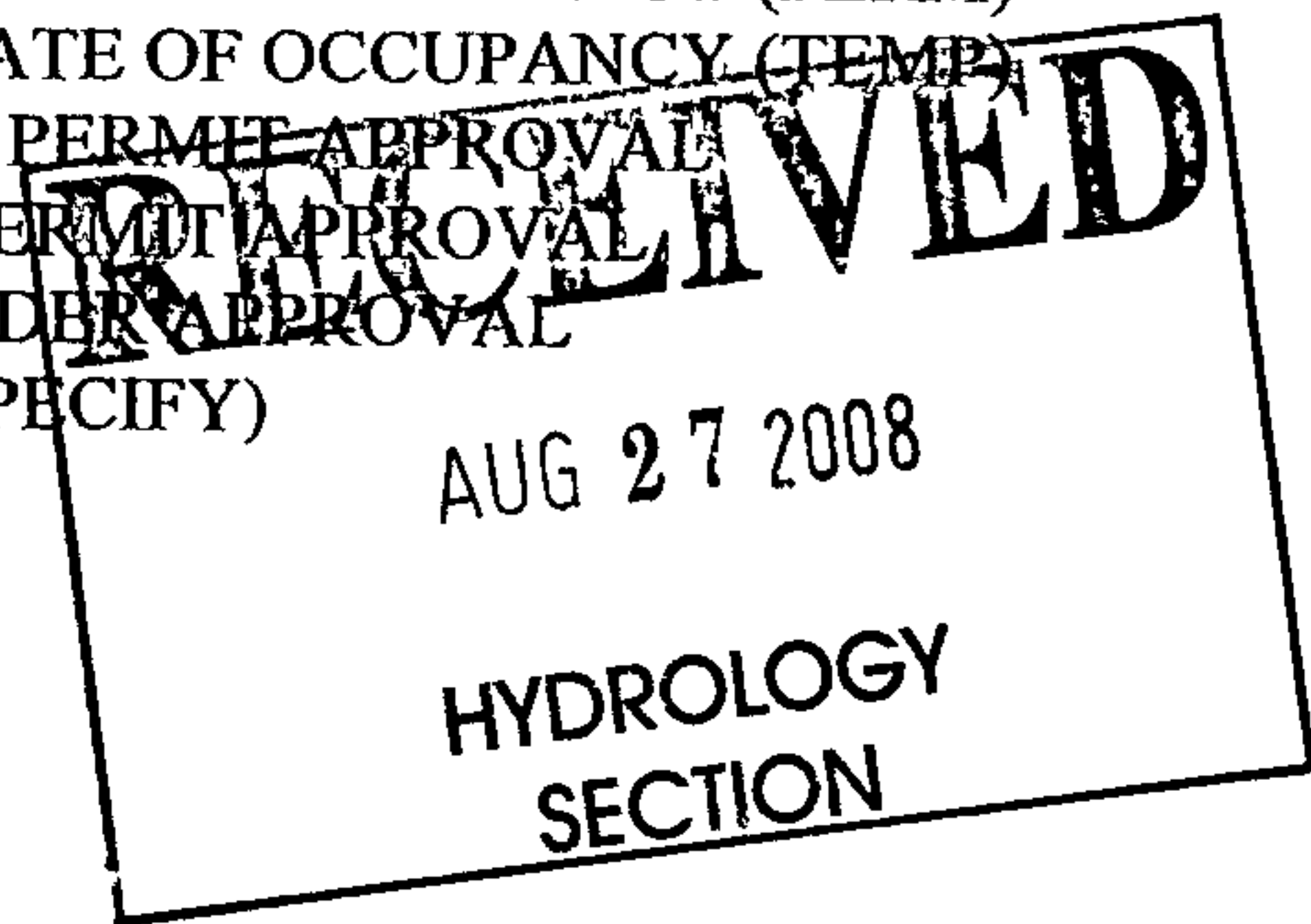
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

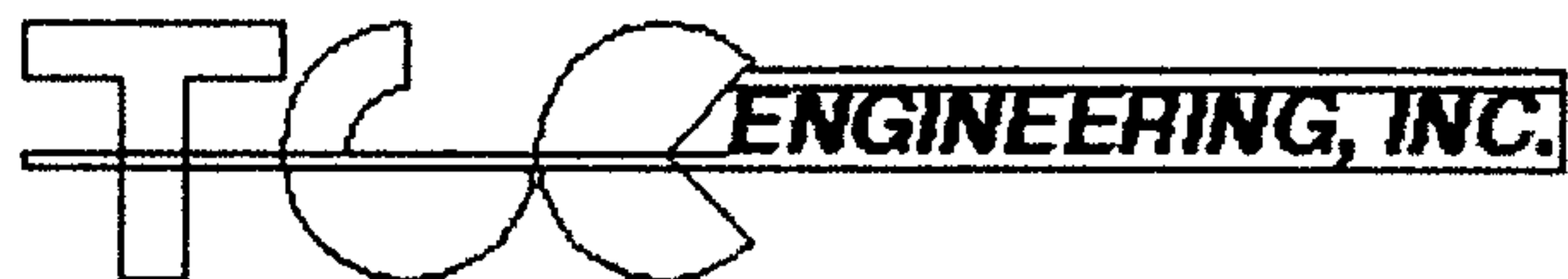
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES☐ NO☐ COPY PROVIDEDSUBMITTED BY: DATE: 8.27.08

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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330 LOUISIANA BLVD. NE - ALBUQUERQUE, NM 87108-2062
(505) 266-7256 Fax: (505) 255-2887 - email: TGCENGINEERING.@aol.com

August 27, 2008

Final Certification, Grading and Drainage Plan and Traffic Circulation Layout, M & F
Auto Sales, 2922 Coors Boulevard, NW, G-11

Tim Sims
City of Albuquerque Hydrology
600 2nd Street NW
Plaza Del Sol Building
Albuquerque, NM 87102

Dear Tim:

I have been requested by the owner of this property to perform the final certification on the grading and drainage plan and the Traffic Circulation Layout for Permanent Certificate of Occupancy. The design engineer for this project, Lyle C. Losack, is deceased.

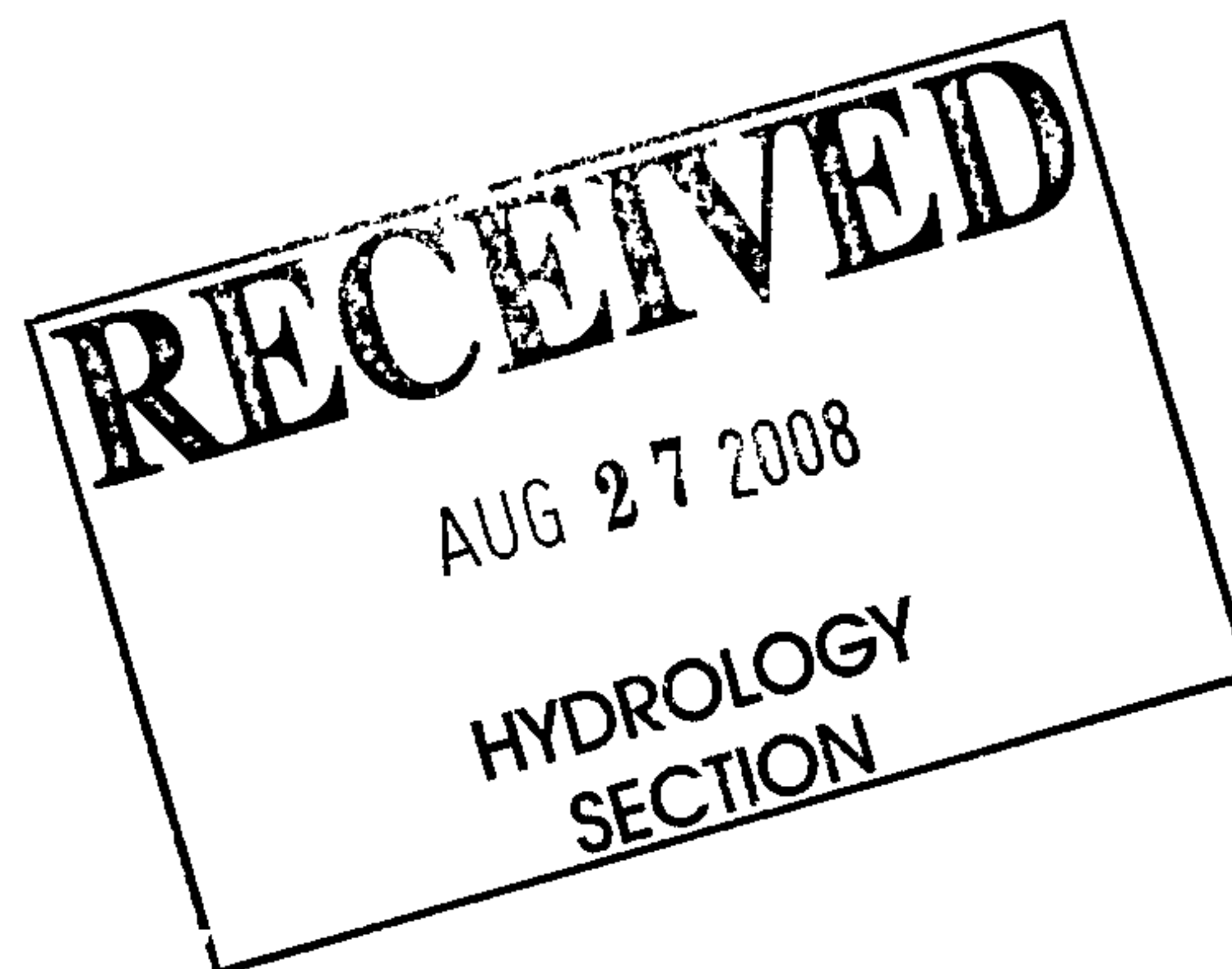
I have visited the site on August 26, 2008 and performed a visual inspection of the site. The site layout appears to meet the intent of the Traffic Circulation Layout. Additionally, I have completed the as-built elevations for the grading and drainage plan. I have found the site substantially in compliance with the intent of the grading and drainage plan. I have included a copy of the grading and drainage plan as-built for your records.

If you have any questions, please feel free to contact me at 505-266-7256.

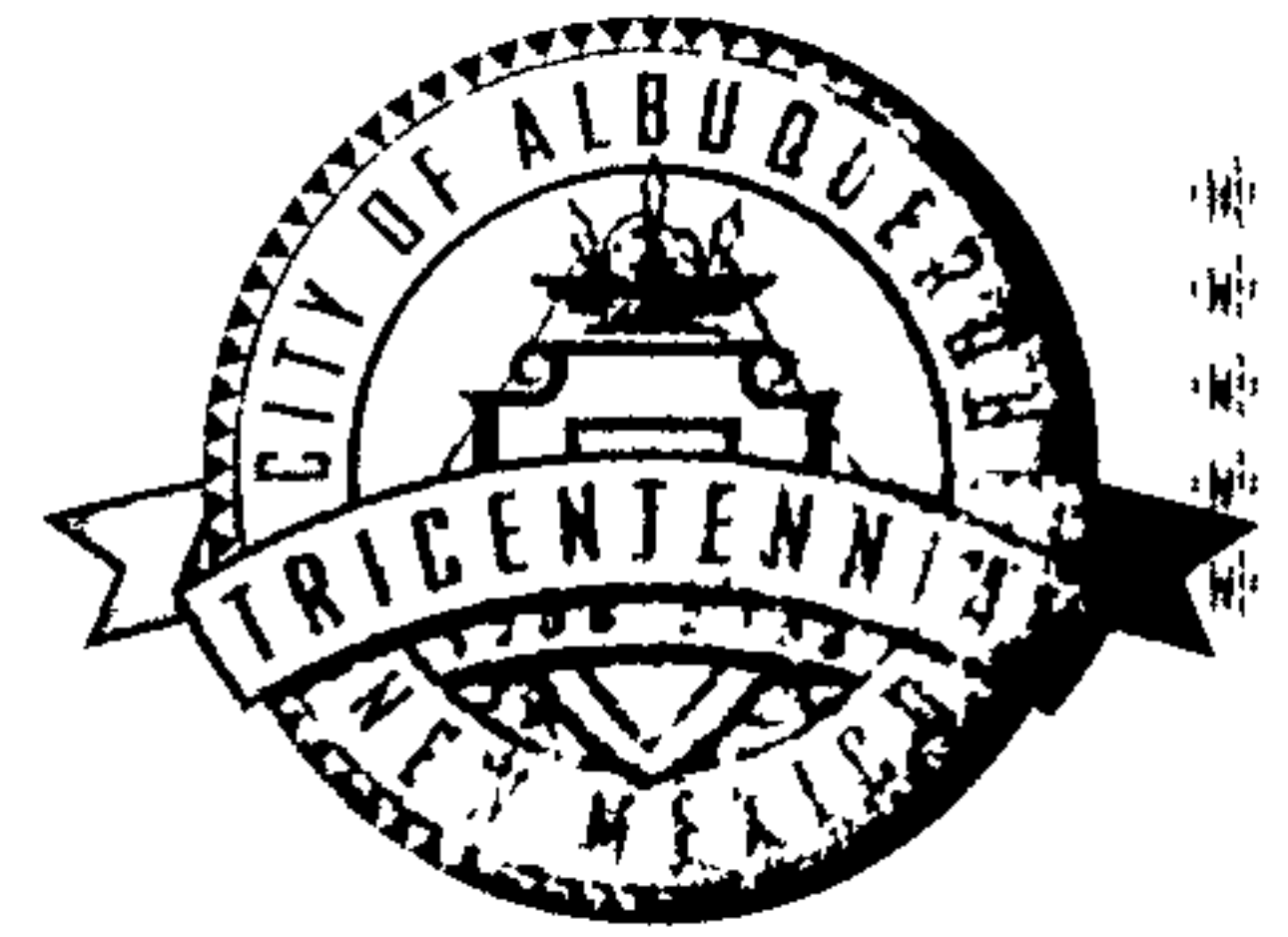
Regards,

A handwritten signature in black ink, appearing to read 'Thomas Johnston', is written over a horizontal line.

Thomas Johnston, PE
Project Coordinator
TGC Engineering, Inc.
Attachments



CITY OF ALBUQUERQUE



March 6, 2007

Lyle Losack, P.E.
Quik Draw
P.O. Box 729
Corrales, NM 82048

**Re: M & F Auto Sales, 2922 Coors Blvd NW, Grading and Drainage Plan
Engineer's Stamp dated 2-13-07 (G11-D50)**

Dear Mr. Losack,

Based upon the information provided in your submittal received 3-01-07, 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.

P.O. Box 1293

A separate permit (SO#19) is required for construction within City Right of Way. A copy of this approval letter must be on hand when applying for the excavation permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque

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

New Mexico 87103

Sincerely,

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

www.cabq.gov

C: Dwayne Schmitz, DMD Street / Storm Maintenance (Pino Yards)
Antoinette Baldonado, Construction Services
File

*As of 7/24/07, the northernmost SW culvert
has not been built (per Duane Schmitz)*

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: M & F AutoZONE MAP/DRG. FILE # G-11/D50

DRB#: _____

EPC#: _____

WORK ORDER#: _____

LEGAL DESCRIPTION: _____

CITY ADDRESS: 2922 COORS BLVD. N.W. ALB. New Mexico 87120ENGINEERING FIRM: QUICKDRAWADDRESS: PO Box 729CITY, STATE: CORRALES NM. 87048CONTACT: Jose

PHONE: _____

ZIP CODE: _____

OWNER: Mike HosniADDRESS: 2922 COORS BLVD NWCITY, STATE: ALB. NM.CONTACT: Mike Hosni

PHONE: _____

ZIP CODE: _____

ARCHITECT: ANNA CONST

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

SURVEYOR: Forest Bauer

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR: BCH ENTERPRISES INC.ADDRESS: PO Box 15223CITY, STATE: Pio Rancho NMCONTACT: Glenn BenerettePHONE: 262 7879ZIP CODE: 87124

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
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☐ 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: 3-1-07

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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