



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

December 17, 2001

Tate Fishburn, Registered Architect
Box 2941
Corrales, NM
Albuquerque, NM 87048

Re: TCL Submittal for Building Permit Approval for Coors Blvd. & Quail Rd., NW
New Car Wash Facility, [G-11 / D60]

Tate Fishburn Stamp Dated 11-13-01

Dear Mr. Fishburn :

The location referenced above is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the attached TCL checklist, and red-lined TCL markup with comments.

Please resubmit revised TCL after addressing typed and marked up comments. Submit plan along with typed comments and all red-lined, mark-up copies.

Sincerely,

Mike Zamora
Commercial Plan Checker
Development and Building Services
Public Works Department

c: Engineer
Terri Martin, Hydrology
Office File

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

G-11/D60

PROJECT TITLE: NEW CAR WASH ZONE MAP/DRG. FILE #: ~~H112~~
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT A-26-A2A-1 TOWN OF ATASCOC GRANT.
 CITY ADDRESS: _____

ENGINEERING FIRM: LARRY LEAD & ASSOC.
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: LUZILCA INC.
 ADDRESS: _____
 CITY, STATE: 210 RANCHO, NM

CONTACT: KEITH MORTENSEN
 PHONE: 826-8996
 ZIP CODE: 87124

ARCHITECT: TATE FISHBURN ARCH. DECT
 ADDRESS: BOX 2941
 CITY, STATE: CORRALES, NM

CONTACT: TATE FISHBURN
 PHONE: 892-8911
 ZIP CODE: 87048

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

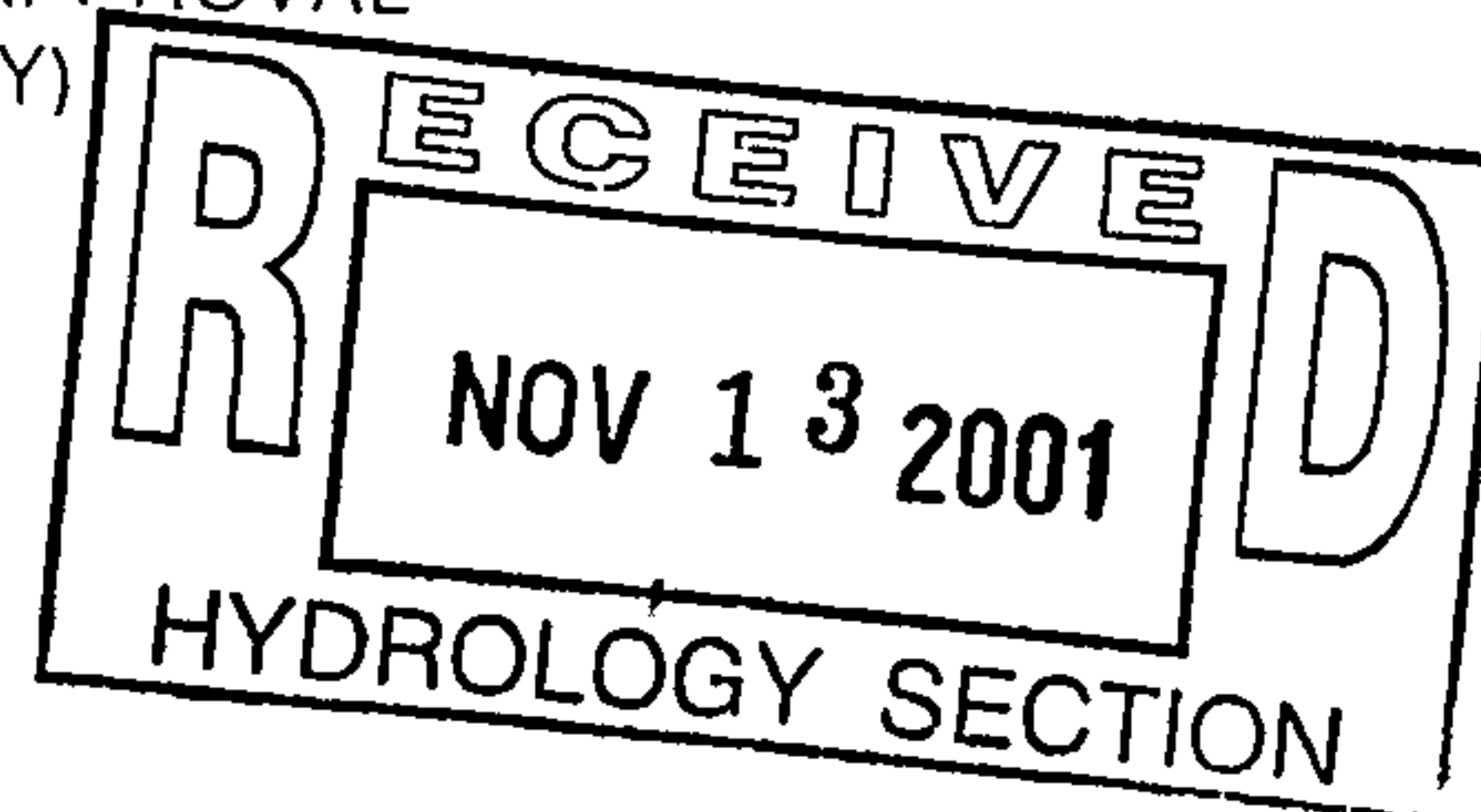
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN 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 11/13/01 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 of 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
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

12/16/01 - logged w/ T.M. j. C&A for 12/11/01

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

G-11/D60

PROJECT TITLE: LUBRICAR CAR WASH ZONE MAP/DRG. FILE #: B-11
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT A-26-A2A TOWN OF ATRISCO GRANT
 CITY ADDRESS: 1524 COORS BLVD NE

ENGINEERING FIRM: LARRY READ & ASSOC.
 ADDRESS: 4806-C JUAN TABO NE
 CITY, STATE: ALBUQUERQUE, NM 87111

CONTACT: LARRY READ
 PHONE: 237-8421
 ZIP CODE: 87111

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

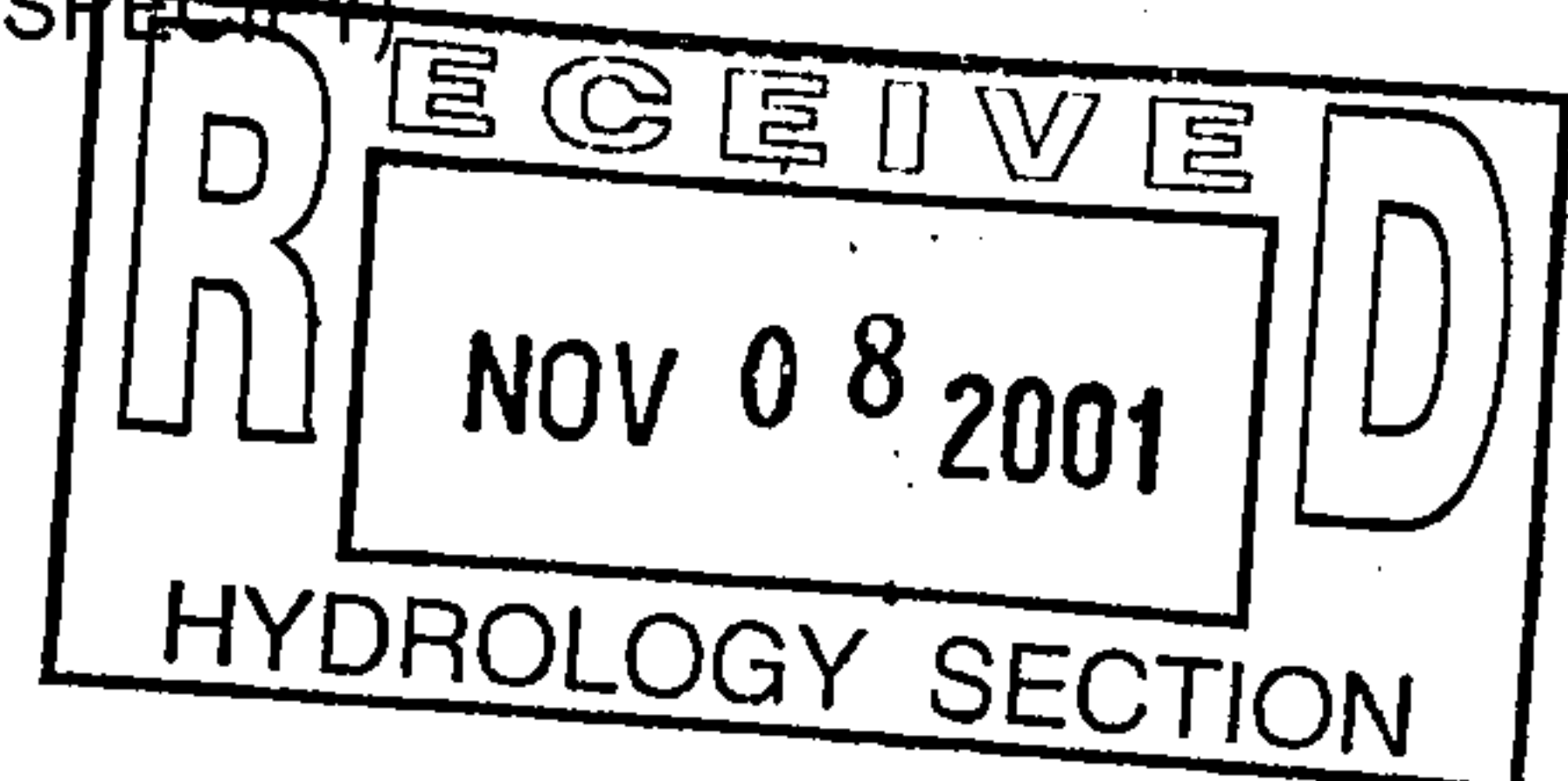
- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
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- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
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- ☐ S. DEV. PLAN 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:

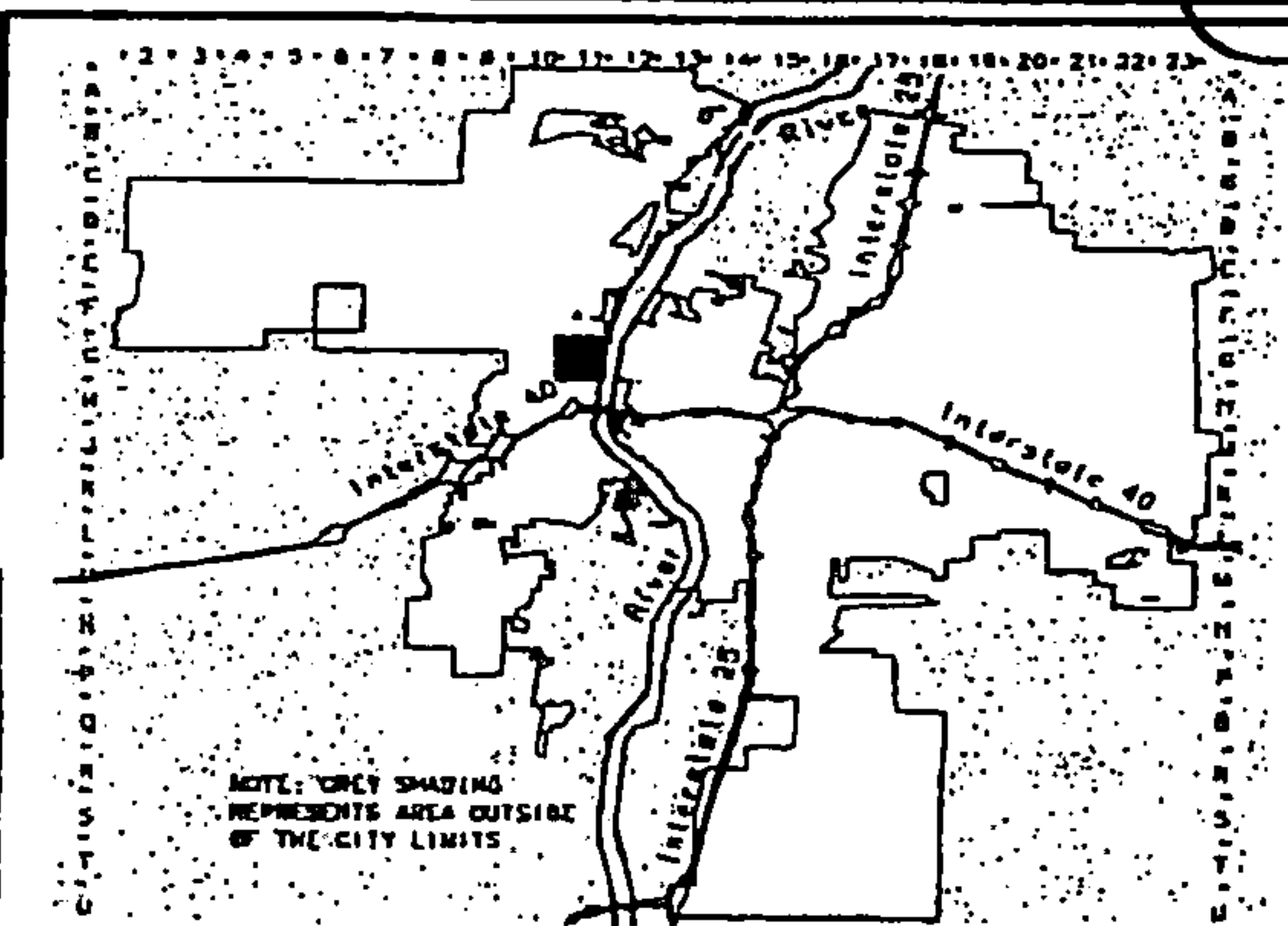
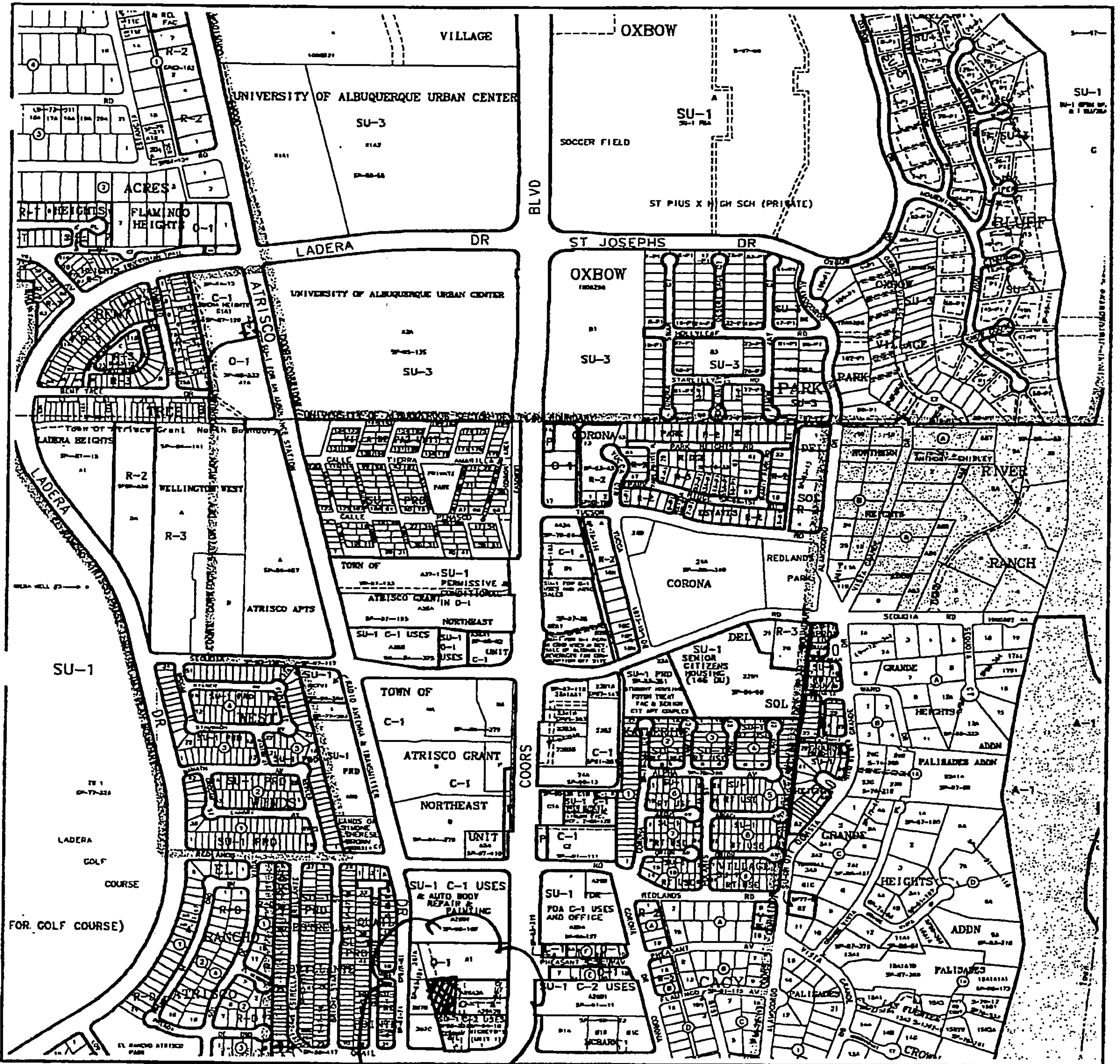
- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 11-08-01 BY: LARRY D. READ FOR

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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:

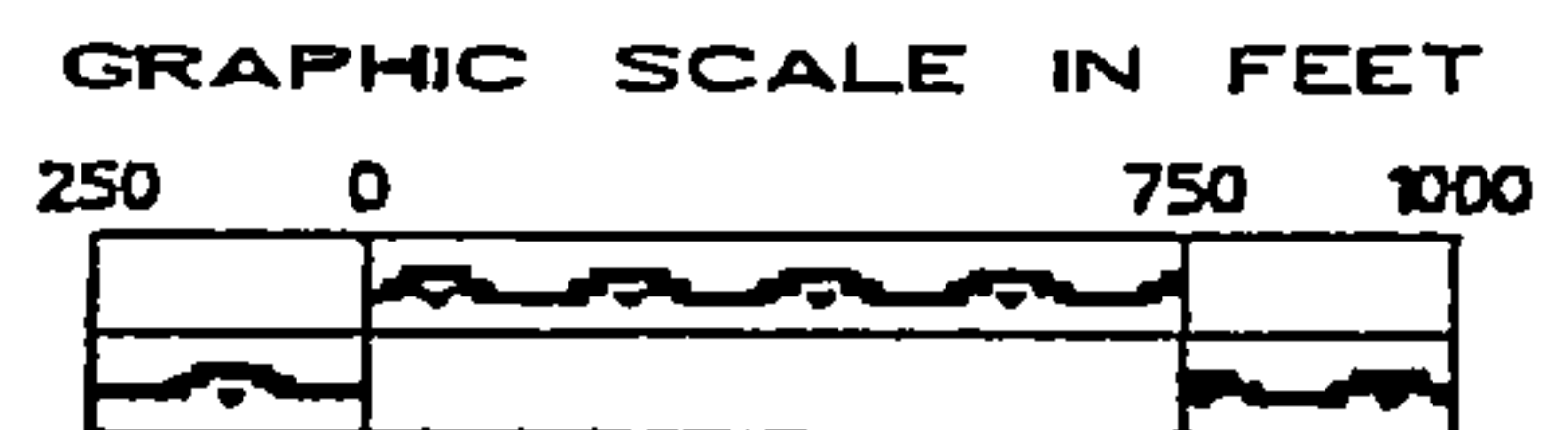
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SITE



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2000



Zone Atlas Page
G-11-Z
Map Amended through December 07, 2000

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

PROJECT TITLE: LUBRICAR CAR WASH ZONE MAP/DRG. FILE #: 611/1160
DRB #: 1001457 EPC#: NSA WORK ORDER#: NSA
LEGAL DESCRIPTION: TRACT A-26-A2A-1 AND A-26-A2A-2 TOWN OF ARISCO GRANT
CITY ADDRESS: 1900 CORRS BURN NW

ENGINEERING FIRM: LARRY READ & ASSOC, INC
ADDRESS: 4800 JUAN JACO NE SUITE C
CITY, STATE: ALB, NM

CONTACT: LARRY READ
PHONE: 237-8921
ZIP CODE: 87111

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

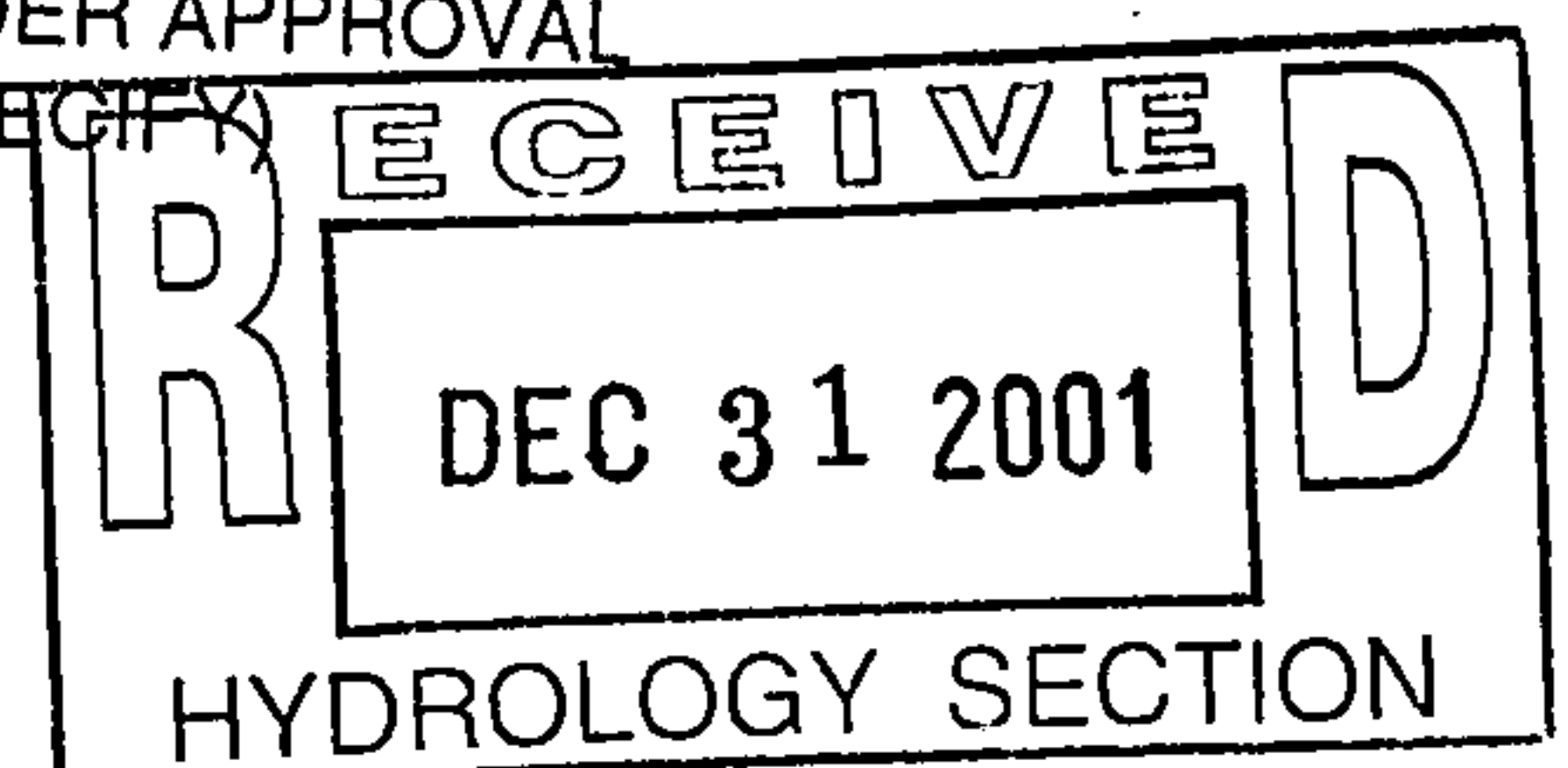
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
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- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

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- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☒ FINAL PLAT APPROVAL
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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



DATE SUBMITTED: 12/30/01 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 of 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or

SITE OBSERVATION REPORT #9

December 30, 2001

Mr. Carlos Montoya
City Floodplain Administrator
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

RE: Lubricar Car Wash COA G11-D60

Dear Mr. Montoya:

Thank you for your comments dated November 20, 2001. In response to those comments, the Grading and Drainage Plan has been modified as follows:

- A note has been placed on the Grading Plan and Plat to assign a permanent blanket drainage easement on Tract A-26-A2A-2 to define the drainage requirement and maintenance.
- The earthen swale has been modified to incorporate an asphalt lining. Accordingly, a detail has been added on Sheet C-3.
- I have discussed the Declaration and grant of Easement with the surveyor. It is his opinion that there are no conflicts with the drainage easement.
- The asphalt access easement to Coors was previously designed as a swale point to convey drainage to Coors Blvd. As such, we do not believe it is necessary to rebuild it at this time. When Tract A-26-A2A-2 is developed, the additional runoff may require reconstruction at that time. However, no site plan has been proposed for this tract at this time so we do not know the ultimate drainage routing.

I hope the attached Grading and Drainage Plan and discussion above adequately address your comments. If you have any questions please call me at 237-8421.

Sincerely,
LARRY READ & ASSOCIATES, INC.



Larry D. Read, P.E.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 20, 2001

Larry Read & Associates
4800-C Juan Tabo, NE
Albuquerque, New Mexico 87111

**RE: Grading and Drainage Plan for Lubricar Car Wash (G11-D60) Dated
November 8, 2001**

Dear Mr. Read:

I have reviewed the referenced drainage plan received November 8, 2001 and forward the following comments.

- ✓ 1. Who will maintain the swale to Coors Boulevard? There should be a written agreement.
- ✓ 2. An earth swale at 0.5% slope will just pond. Is this swale only a temporary situation? Maybe an asphalt swale would be more appropriate.
3. Does the Declaration and grant of Easement have any conflicts with the 10-foot drainage easement?
- ✓ 4. Are you going to have to rebuild the asphalt access easement to Coors at the 10-foot drainage easement?

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 1, 2002

Larry Read & Associates
4800-C Juan Tabo, NE
Albuquerque, New Mexico 87111

**RE: Grading and Drainage Plan for Lubricar Car Wash (G11-D60) Dated
December 30, 2001**

Dear Mr. Read:

The above referenced drainage plan received December 31, 2001 is approved for DRB action for preliminary and final plat. Also, the plan is approved for building permit. Prior to release of certificate of occupancy the engineer will need to certify the project. As per our phone conversation you were going to eliminate the outfall asphalt swale. Please resubmit the drainage plan without the asphalt swale.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 29, 2004

Lawrence Read, P.E.
Larry Read & Associates Inc.
4800 Juan Tabo NE, Suite C
Albuquerque, NM 87111

**Re: Lubricar Car Wash, 2923 Coors Blvd NW, Grading and Drainage Plan
Engineer's Stamp dated 3-26-04 (G11-D60)**

Dear Mr. Read,

Based upon the information provided in your submittal received 3-26-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please coordinate your design with the proposed Brakemasters, located on tract A-26-A2A-2. The drainage plan for the Brakemasters site shows a 2-foot wide valley gutter along their northern property line, and no easement is called out. The design engineer for the Brakemasters project is Ron Bohannon at Tierra West.
2. I suggest you remove the 5-foot wide asphalt lined swale where it extends past the property line. The swale is not necessary, and the elevations would prevent it from working effectively.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: File

G-11/D60

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

PROJECT TITLE: Lubricar Car Wash on Coors Blvd. NW ZONE MAP/DRG. FILE #: G11-D60
DRB #: _____ EPC #: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract A-26-A2A-1 Town of Atrisco Grant
CITY ADDRESS: 2923 Coors Blvd. NW

ENGINEERING FIRM: LARRY READ & ASSOCIATES, INC. CONTACT: LARRY READ
ADDRESS: 4800 Juan Tabo NE, Suite C PHONE: 237-8421
CITY, STATE: Albuquerque, NM ZIP CODE: 87111

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

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

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

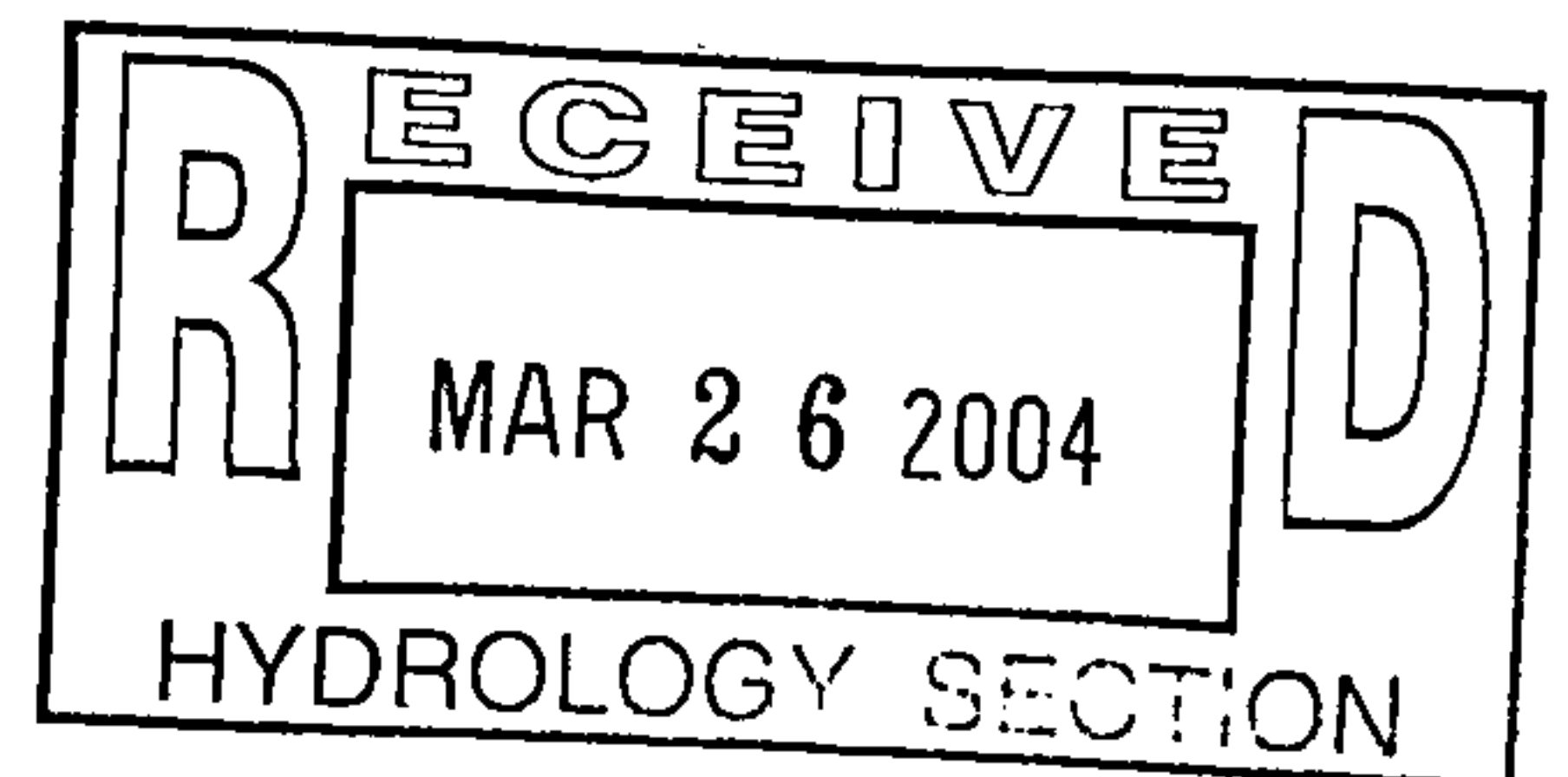
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
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☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
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☐ TRAFFIC CIRCULATION LAYOUT (TCL)
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☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:
☐ SIA/FINANCIAL GUARANTEE RELEASE
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☐ S. DEV PLAN 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) – SO-19 Approval

WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: March 21, 2004 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 of 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 acres
2. **Drainage Plans:** Required for building permits, grading permits, paving permits, and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 16, 2004

Tate Fishburn, R.A.
P.O. Box 2941
Corrales, NM 87048

Re: Lubricar Car Wash, 2923 Coors Blvd NW, Traffic Circulation Layout
Architect's Stamp dated 4-16-04 (G11/D60)

Dear Mr. Fishburn,

The TCL submittal received 4-13-04 is approved for Building Permit. However, in future submittals, please include a vicinity map on the traffic circulation layout. 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.

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
Engineering Associate, Planning Dept.
Development and Building Services

cc: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Lubricar CAR WASH ZONE MAP/DRG. FILE #: G-11/D060
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT A-26-A2A-1
 CITY ADDRESS: 2923 COURTS NW

ENGINEERING FIRM: LARRY READ & ASSOC
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: LARRY READ
 PHONE: 237-8421
 ZIP CODE: _____

OWNER: PURPLE SAGE LLC
 ADDRESS: 20 VISTA SANDICA CT
 CITY, STATE: PLACITAS

CONTACT: MICHAEL VOLKMAN
 PHONE: 967-3167
 ZIP CODE: _____

ARCHITECT: TATE FISHBURN ARCHITECT
 ADDRESS: BOX 2941
 CITY, STATE: CORRALES

CONTACT: TATE
 PHONE: 999-9338
 ZIP CODE: 97048

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: MIKE LOVELAND
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

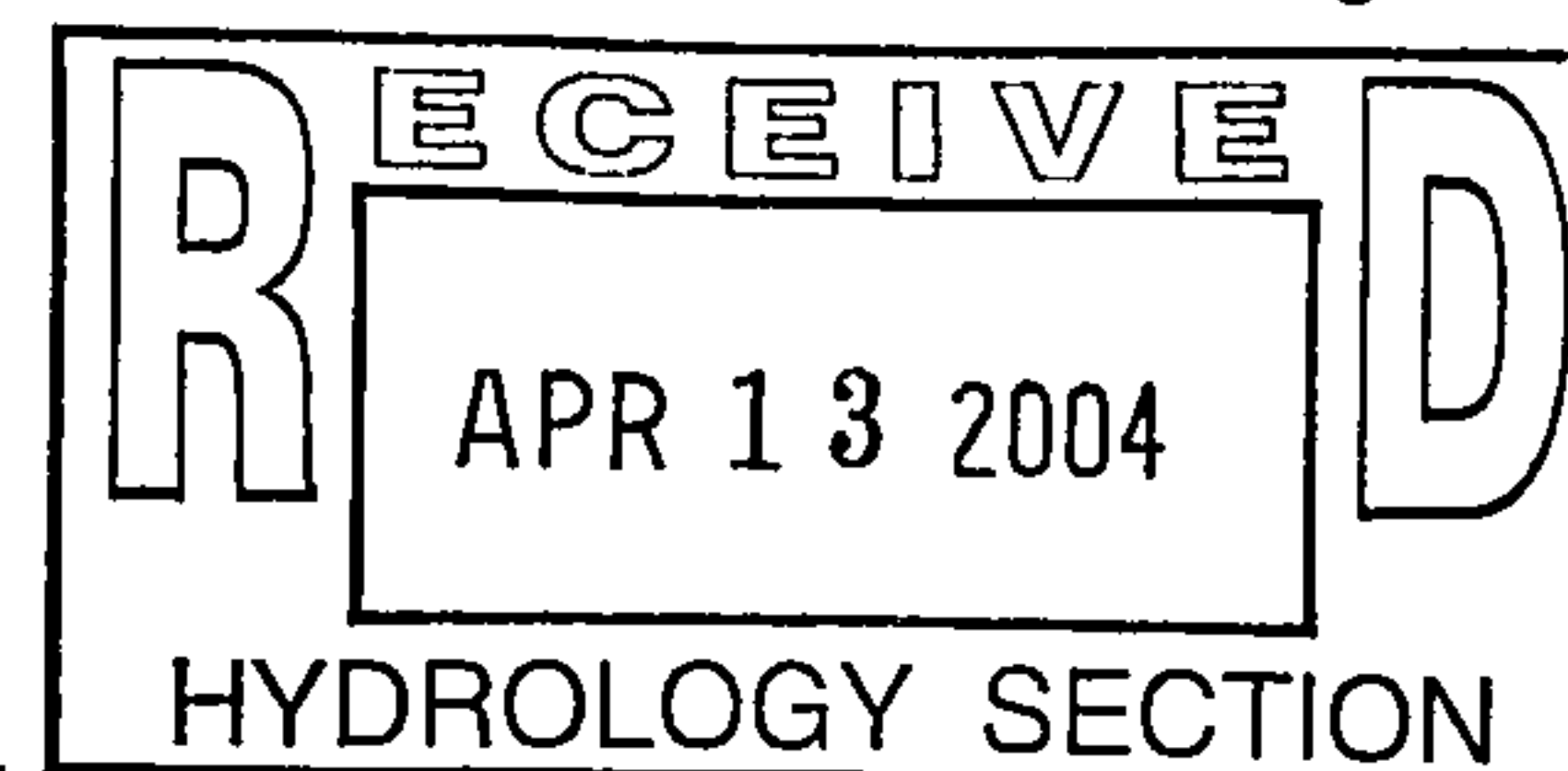
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
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- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

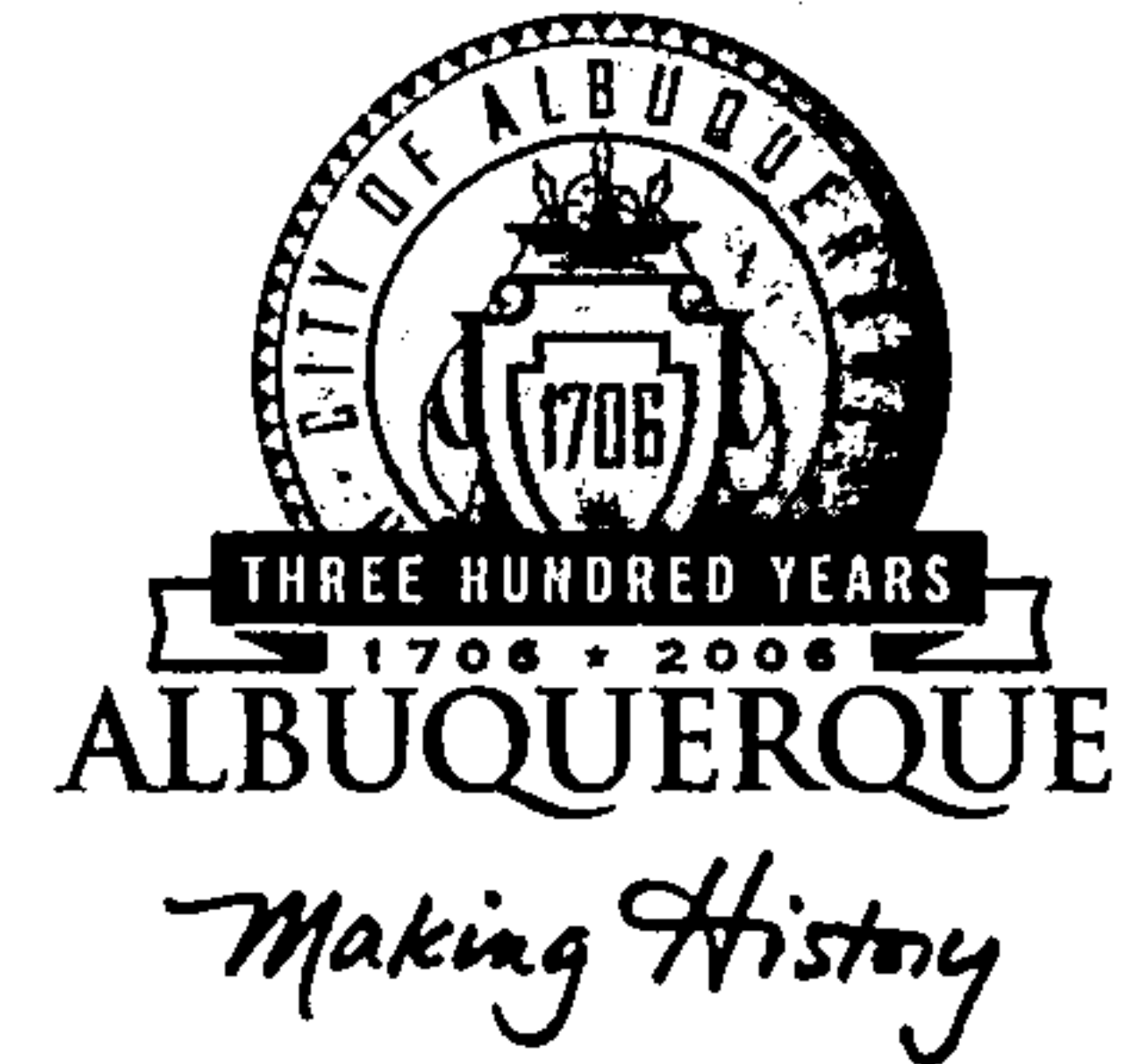


DATE SUBMITTED: 4/13/04 BY: TATE FISHBURN

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

CITY OF ALBUQUERQUE



September 10, 2004

Lawrence Read, P.E.
Larry Read & Associates Inc.
4800 Juan Tabo NE, Suite C
Albuquerque, NM 87111

**Re: Lubricar Car Wash, 2923 Coors Blvd NW, Grading and Drainage Plan
Engineer's Stamp dated 9-08-04 (G11-D60)**

Dear Mr. Read,

Based upon the information provided in your submittal received 9-08-04, 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. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

P.O. Box 1293

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

Albuquerque

New Mexico 87103

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

www.cabq.gov

C: Charles Caruso, DMD Storm Drainage Design
File

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

PROJECT TITLE: Lubricar Car Wash on Coors Blvd. NW ZONE MAP/DRG. FILE #: G11-D60
DRB #: _____ EPC #: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract A-26-A2A-1 Town of Atrisco Grant
CITY ADDRESS: 2923 Coors Blvd. NW

ENGINEERING FIRM: LARRY READ & ASSOCIATES, INC. CONTACT: LARRY READ
ADDRESS: 4800 Juan Tabo NE, Suite C PHONE: 237-8421
CITY, STATE: Albuquerque, NM ZIP CODE: 87111

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

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

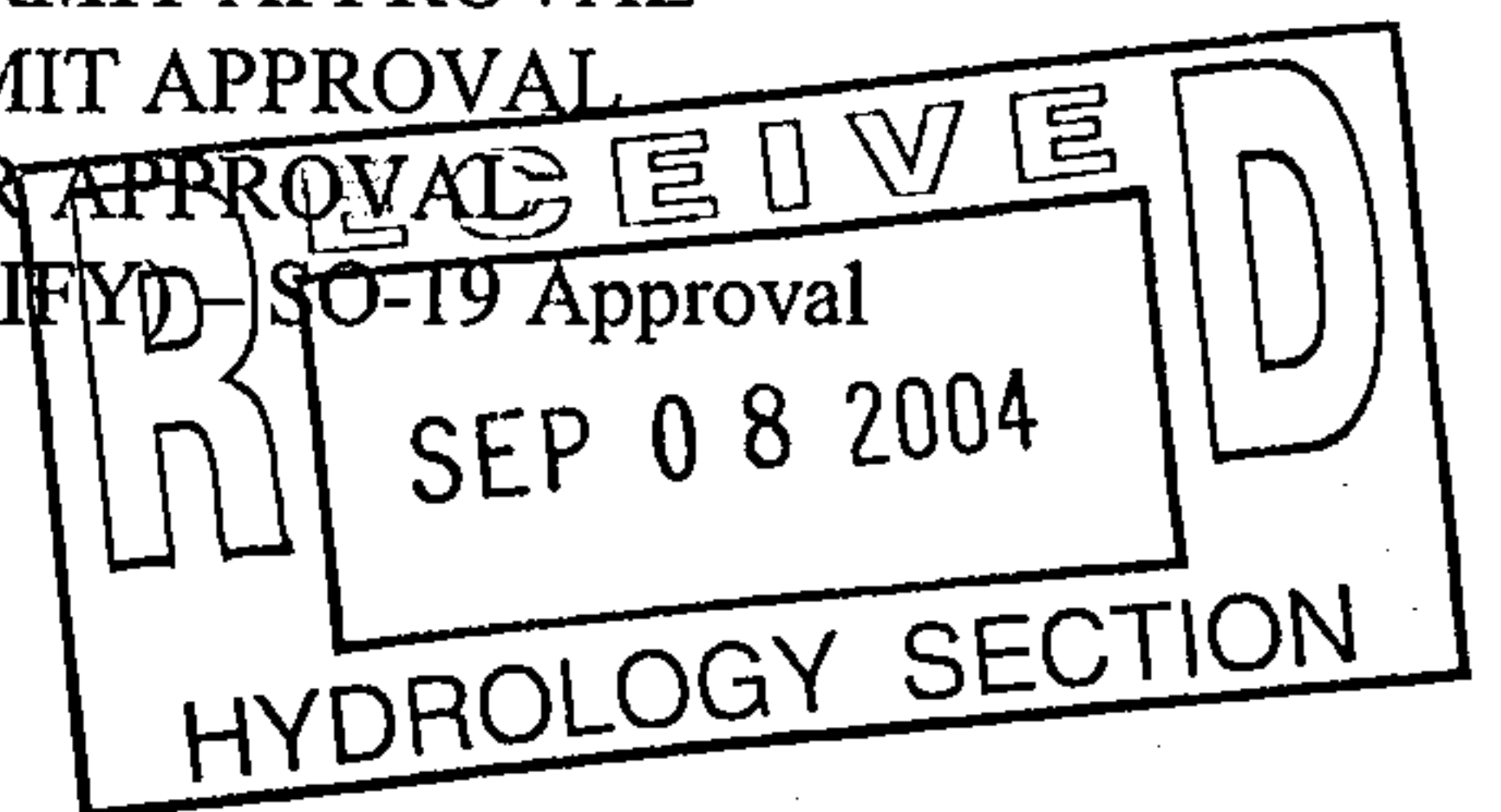
SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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

CHECK TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION(TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

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



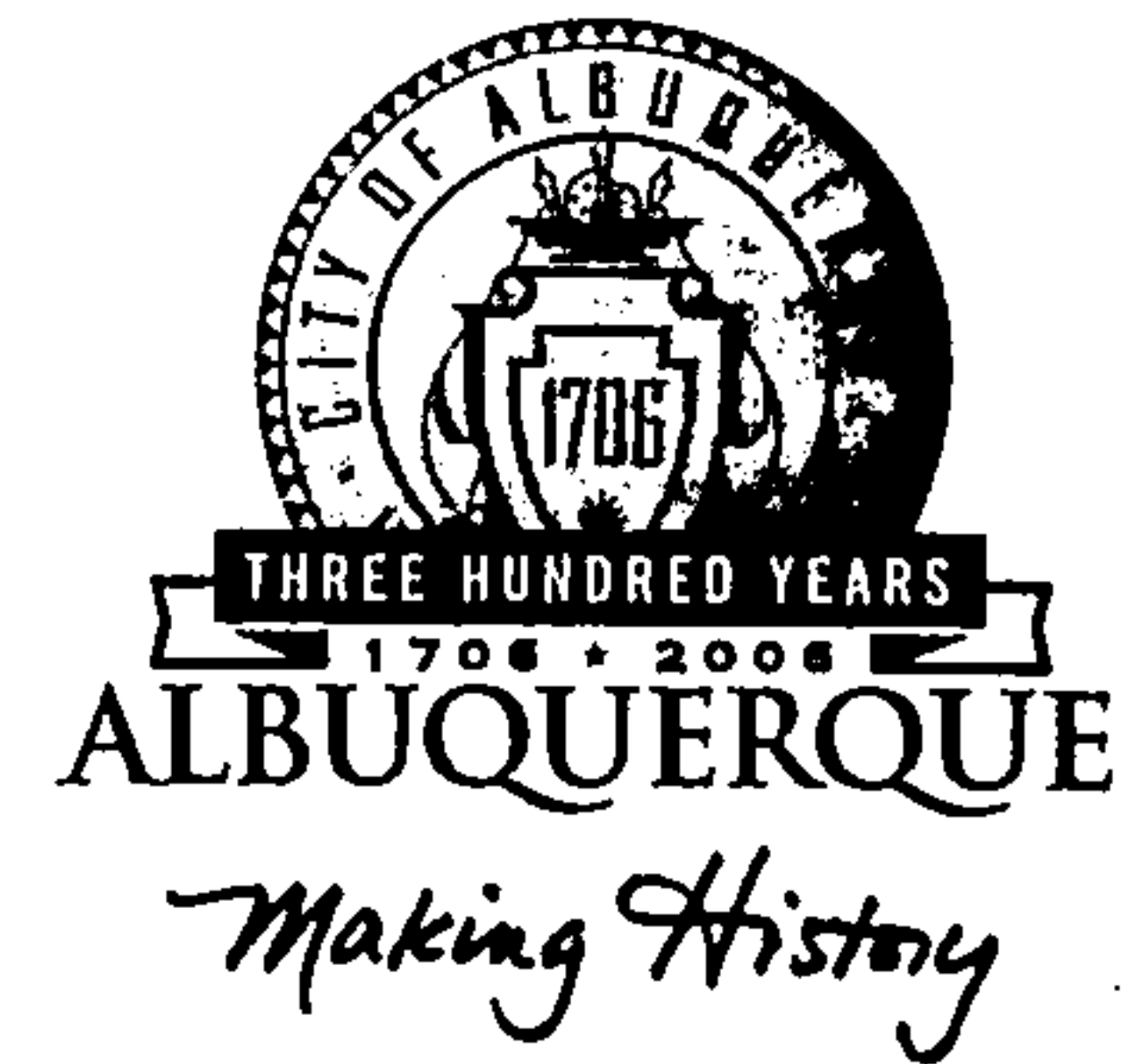
9/9/04
BLB signed off BP set

DATE SUBMITTED: September 8, 2004 BY: Larry D. Read, P.E.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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 acres
2. **Drainage Plans:** Required for building permits, grading permits, paving permits, and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

December 30, 2004

Tate Fishburn, Registered Architect
Box 2941
Corrales, NM 87048

Re: Certification Submittal for Final Building Certificate of Occupancy for
Car Wash, [G-11 / D60]
2923 Coors Blvd NW
Architect's Stamp Dated 12/30/04

Dear Mr. Fishburn:

P.O. Box 1293

The TCL / Letter of Certification submitted on December 30, 2004 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103

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

www.cabq.gov

c: Engineer
Hydrology-file
CO Clerk

G-11/D60

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: CAR WASH ZONE MAP/DRG. FILE #: WMM
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 4-26-A2A-1 TOWN OF ATRISCO GRANT
CITY ADDRESS: 2923 COORS NW

ENGINEERING FIRM: LARRY READ & ASSOC. CONTACT: LARRY
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

OWNER: PURPLE SAGE, LLC CONTACT: MICHAEL
ADDRESS: 20 VISTA SANDIA CT PHONE: 867-3167
CITY, STATE: PLACITAS, NM ZIP CODE: 87043

ARCHITECT: TATE FISHBURN ARCHITECT CONTACT: TATE
ADDRESS: Box 2941 PHONE: 899-9338
CITY, STATE: CORRALES NM ZIP CODE: 87048

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

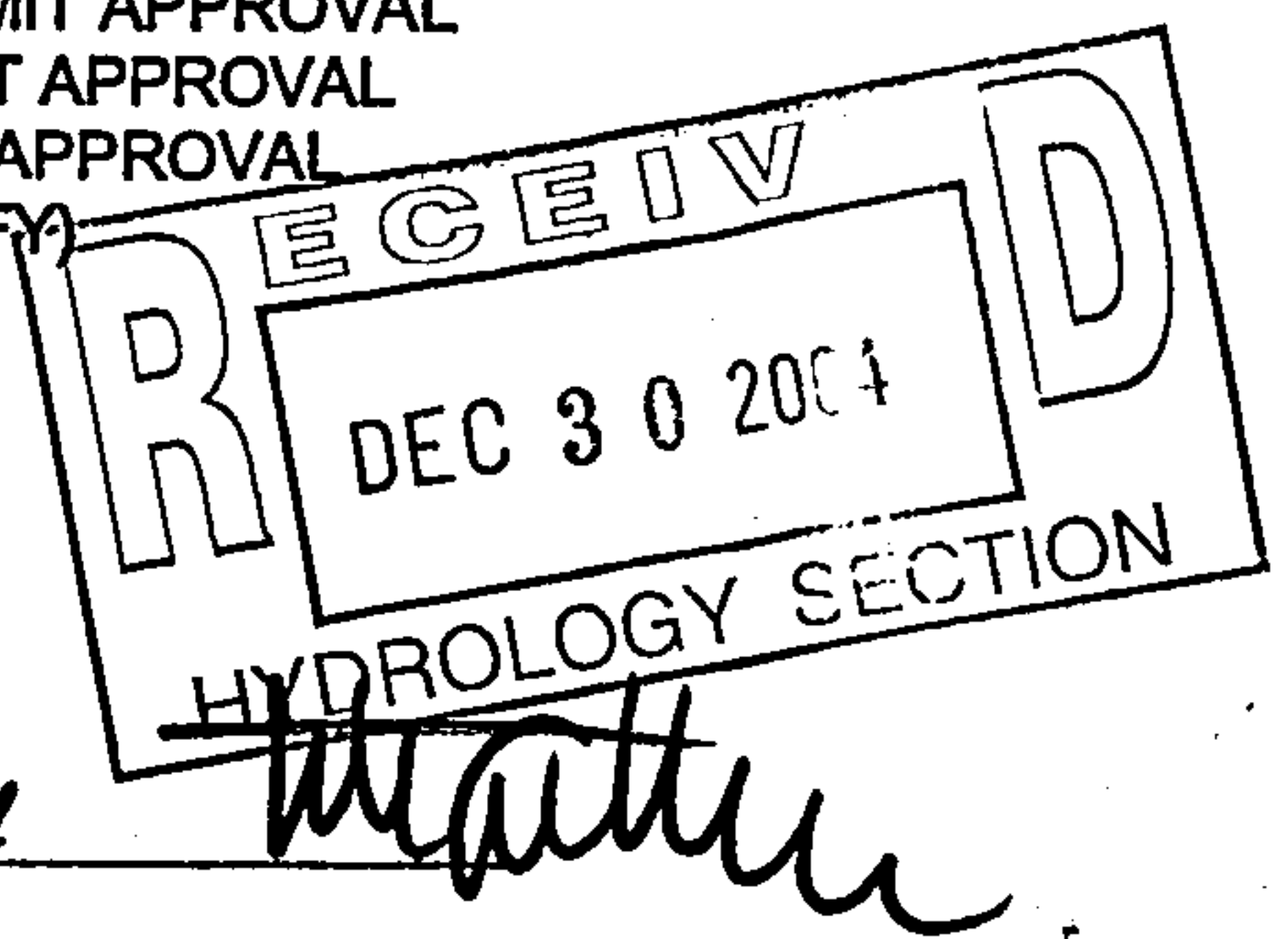
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

- CHECK TYPE OF SUBMITTAL:
- _____ DRAINAGE REPORT
 - _____ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
 - _____ DRAINAGE PLAN RESUBMITTAL
 - _____ CONCEPTUAL GRADING & DRAINAGE PLAN
 - _____ GRADING PLAN
 - _____ EROSION CONTROL PLAN
 - _____ ENGINEER'S CERTIFICATION (HYDROLOGY)
 - _____ CLOMR/LOMR
 - ☒ **X** TRAFFIC CIRCULATION LAYOUT (TCL)
 - _____ ENGINEERS CERTIFICATION (TCL)
 - _____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
 - _____ OTHER

- CHECK TYPE OF APPROVAL SOUGHT:
- _____ SIA / FINANCIAL GUARANTEE RELEASE
 - _____ PRELIMINARY PLAT APPROVAL
 - _____ S. DEV. PLAN FOR SUB'D. APPROVAL
 - _____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
 - _____ SECTOR PLAN APPROVAL
 - _____ FINAL PLAT APPROVAL
 - _____ FOUNDATION PERMIT APPROVAL
 - _____ BUILDING PERMIT APPROVAL
 - ☒ **X** 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: 12/30/04 BY: TATE FISHBURN *Matthew*



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

T A T E F I S H B U R N A R C H I T E C T

December 30, 2004

Brad Bingham
Hydrology Development-TCL
City of Albuquerque
600 2nd St., N.W., Second Floor West
Albuquerque, NM

Ref: TCL Certification
Car Wash- 2923 Coors Blvd., NW

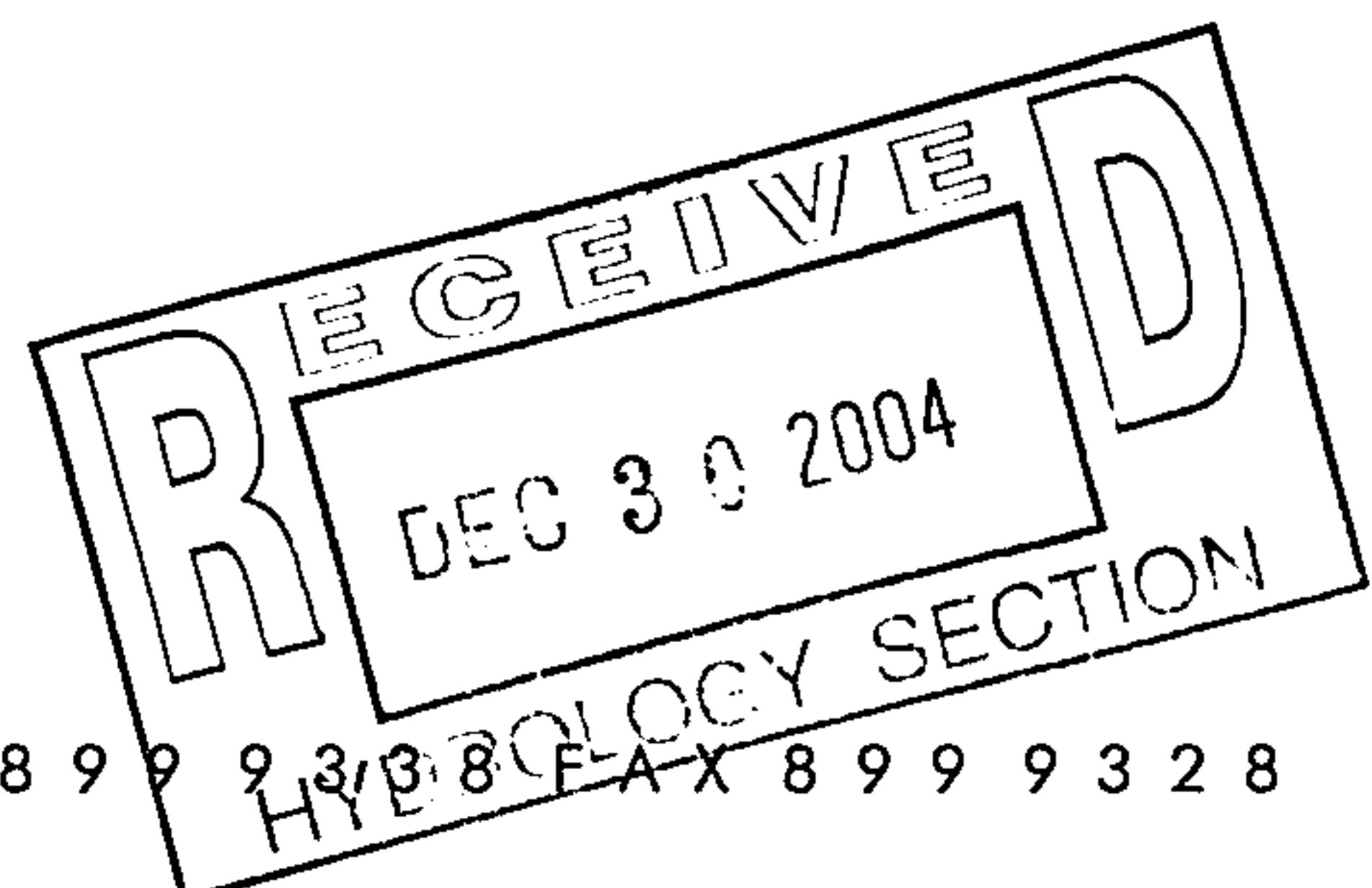
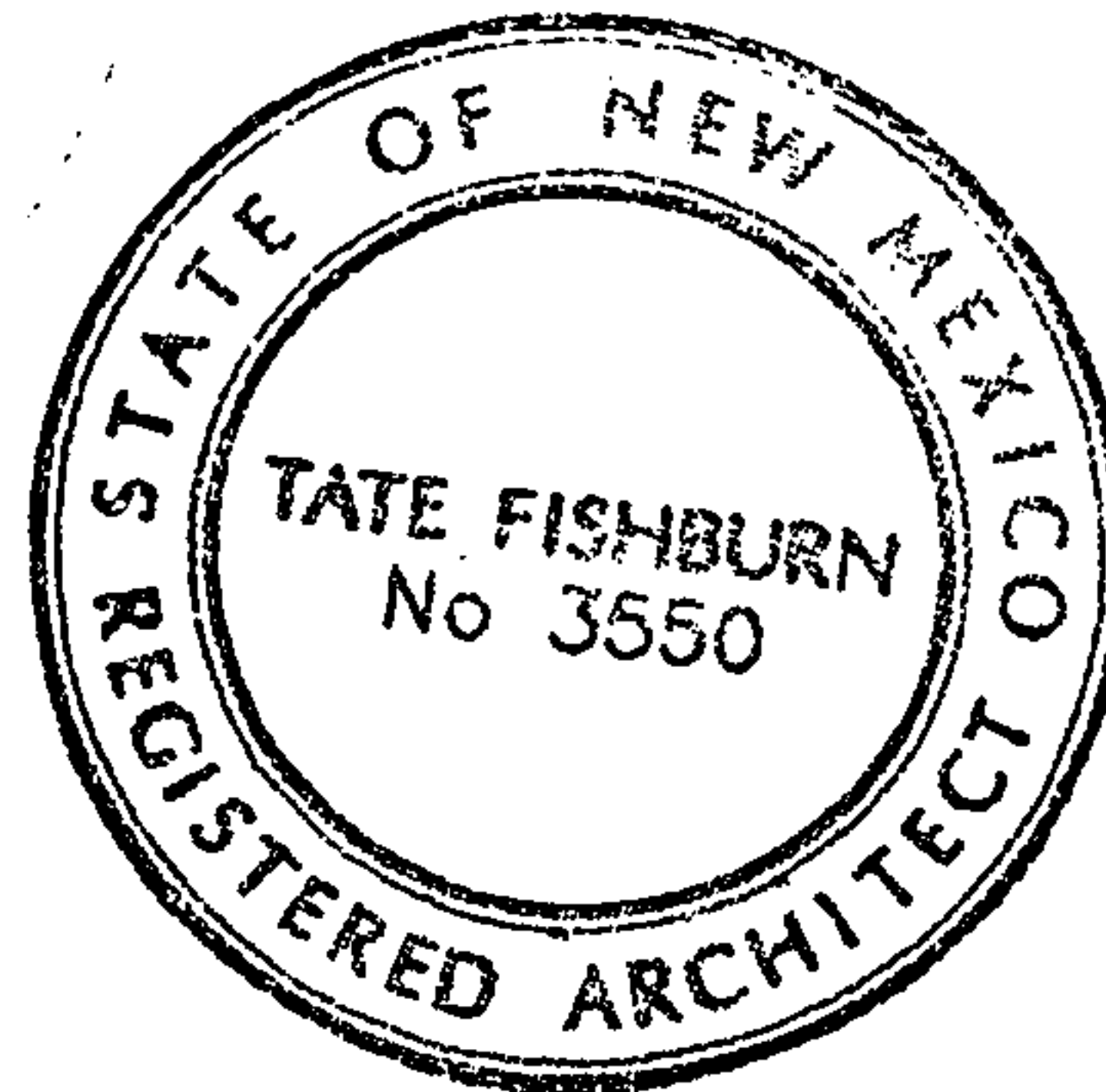
Dear Brad,

I have observed the completed traffic circulation layout for the above-mentioned project. I have found that it is in substantial compliance with the approved TCL drawings with some minor changes. These have been made to the approved TCL and bubbled. Attached is the original approved TCL and the revised one as it has been built. If you have any questions please contact my office.

Sincerely,

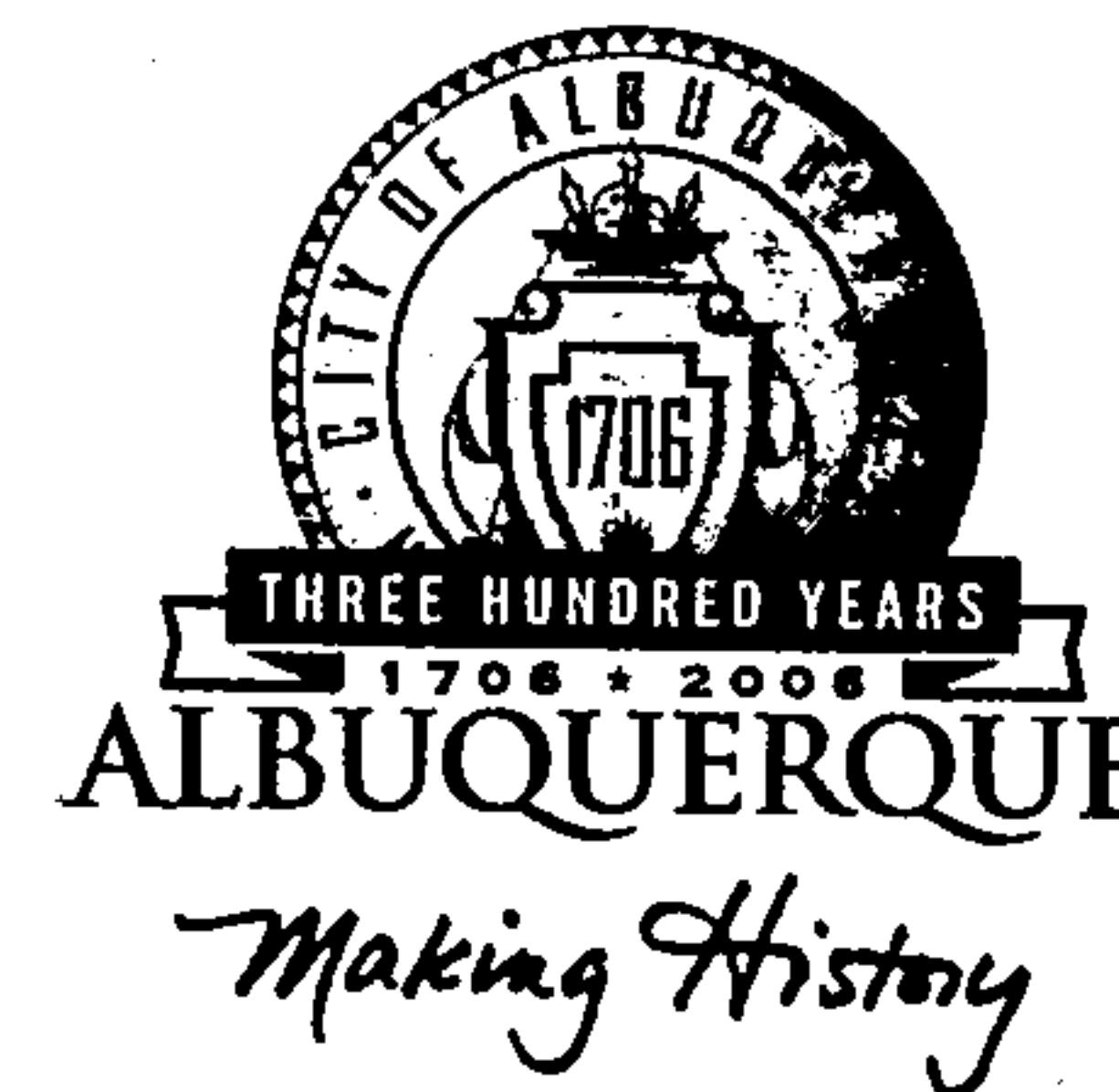


Tate Fishburn
Architect



BOX 2941 CORRALES NM 87048 505 899 9328 FAX 899 9328

CITY OF ALBUQUERQUE



December 30, 2004

Lawrence Read, P.E.
Larry Read & Associates Inc.
4800 Juan Tabo NE, Suite C
Albuquerque, NM 87111

**Re: Lubricar Car Wash, 2923 Coors Blvd NW, Certificate of Occupancy
Engineer's Stamp dated 9-08-04 (G11-D60)
Certification dated 12-30-04**

Dear Mr. Read,

Based upon the information provided in your submittal received 12-30-04, the
above referenced certification is approved for release of permanent Certificate of
Occupancy by Hydrology.

P.O. Box 1293

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

Albuquerque

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

New Mexico 87103

www.cabq.gov

C: Phyllis Villanueva
file

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

G-11 | D60

PROJECT TITLE: Lubricar Car Wash on Coors Blvd. NW ZONE MAP/DRG. FILE #: G11-D60
DRB #: _____ EPC #: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract A-26-A2A-1 Town of Atrisco Grant
CITY ADDRESS: 2923 Coors Blvd. NW

ENGINEERING FIRM: LARRY READ & ASSOCIATES, INC. CONTACT: LARRY READ
ADDRESS: 4800 Juan Tabo NE, Suite C PHONE: 237-8421
CITY, STATE: Albuquerque, NM ZIP CODE: 87111

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: _____

CHECK TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION(TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:
☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN 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) – SO-19 Approval

WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: December 30, 2004 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 of 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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