

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

August 10, 2004

Mr. Nilo Salgado-Fernandez, PE
Development and Building Services
Public Works Department
PO Box 1293
Albuquerque, NM 87103

**RE: Brake Masters TCL Certification for Permanent Certificate of Occupancy
2925 Coors Boulevard, NW, G-11-Z(D60A)**

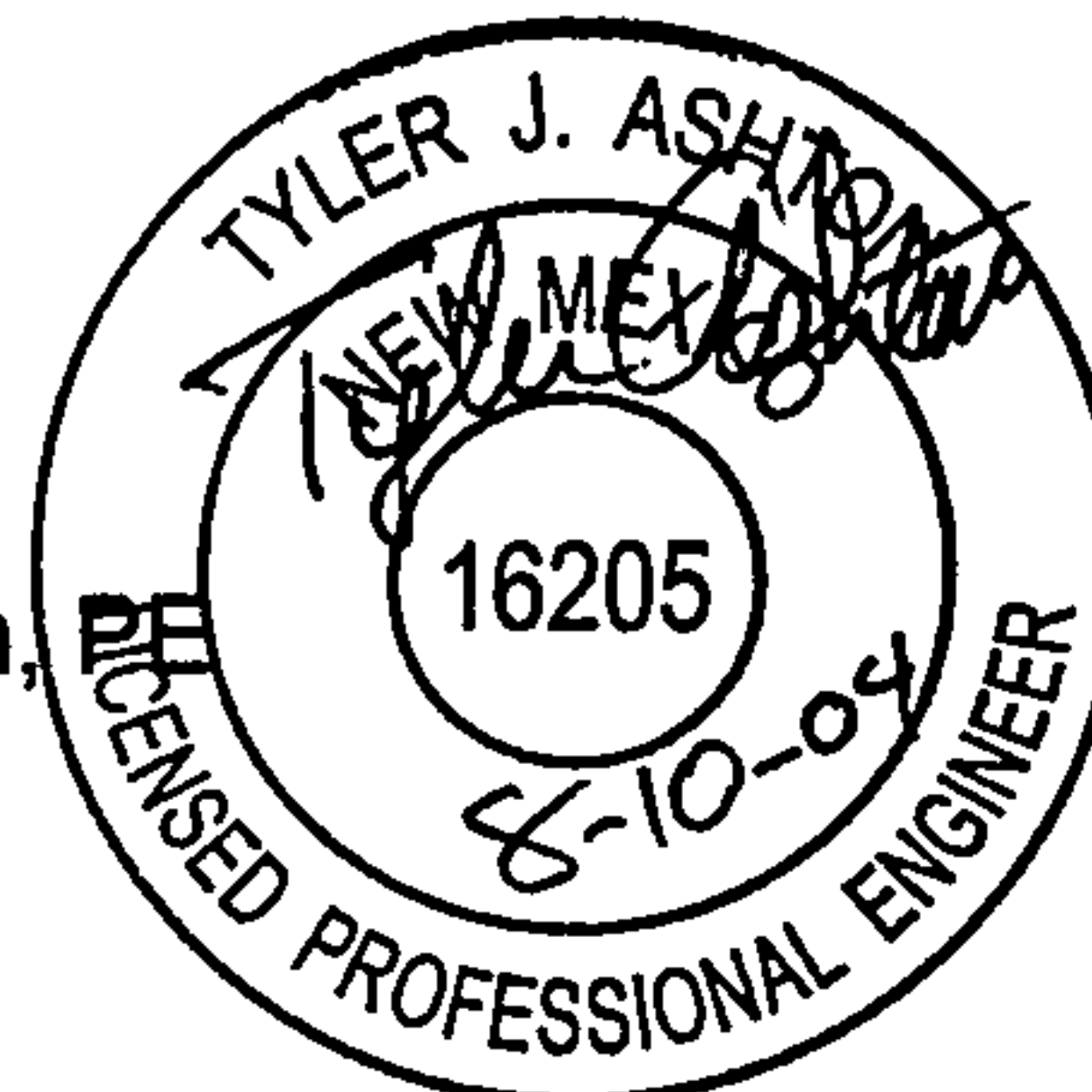
Dear Nilo:

Tierra West, LLC, requests a final Certification of the Approved Traffic Control Layout for the Brake Masters located at 2925 Coors Boulevard. Enclosed please find the information sheet and as-built Traffic Control Layout for the site. The site is in substantial compliance with the approved site plan. The punch list items have been completed and the Fire Marshall has approved fire lane striping and signage requirements.

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

Sincerely,

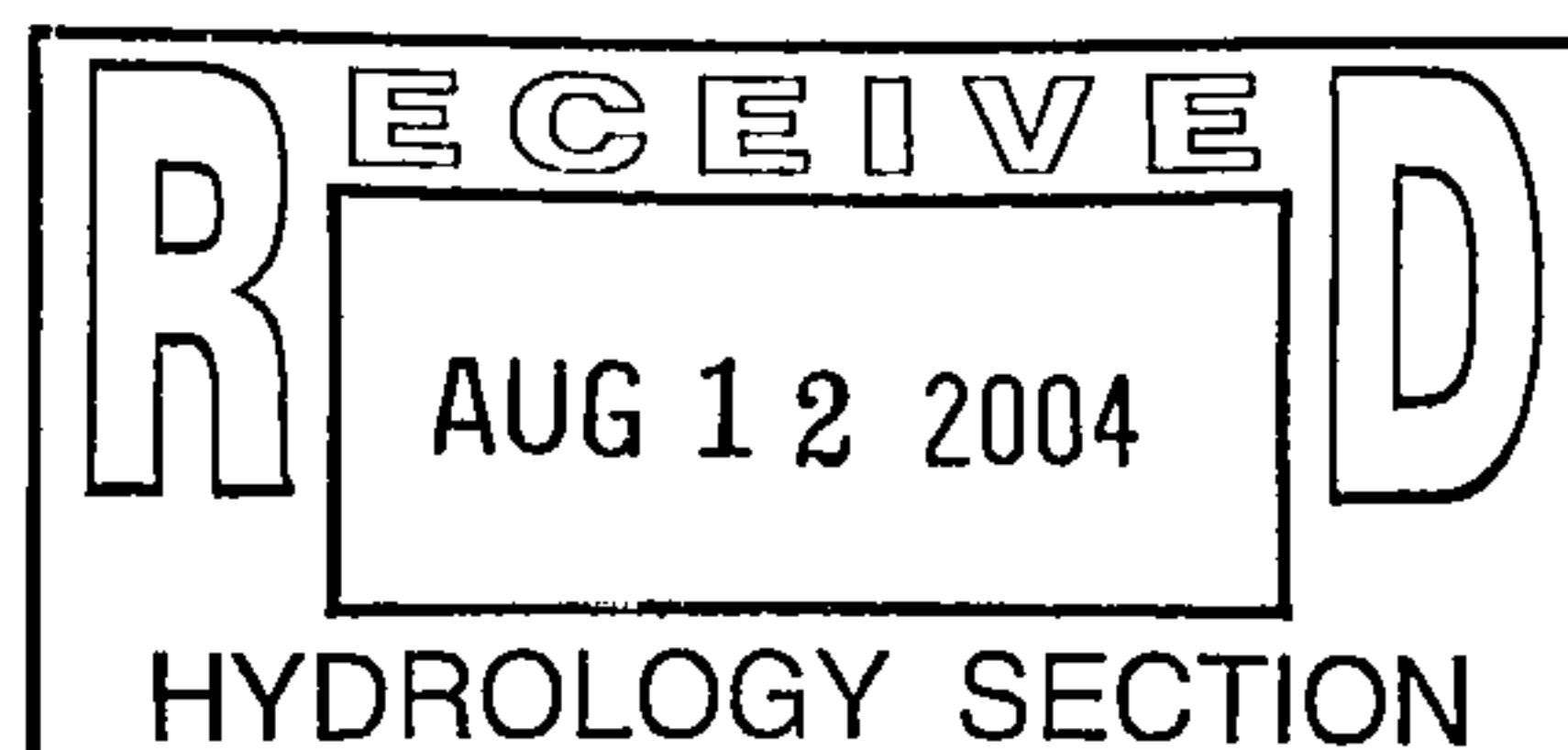
Tyler Ashton,



Enclosure/s

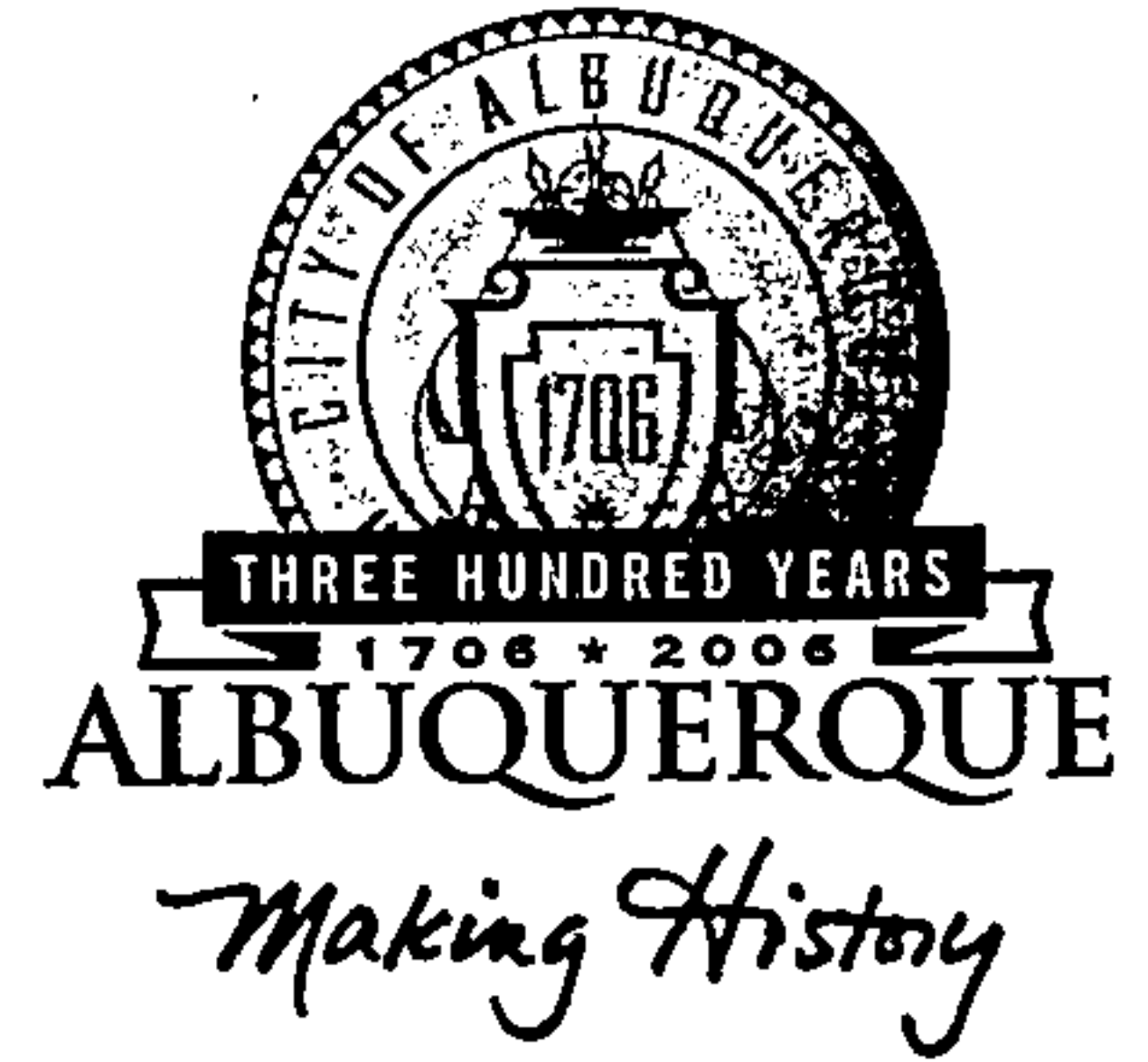
cc: Enterprise Builders

JN: 230085
TA/bf



230085 Brake master Perm TCL cert.

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

August 12, 2004

Tyler J. Ashton, P.E.
8509 Jefferson NE
Albuquerque, NM 87113

Re: Certification Submittal for Final Building Certificate of Occupancy for
Brake Masters, [G-11 / D60A]
2925 Coors Blvd NW
Engineer's Stamp Dated 08/10/04

Dear Mr. Ashton:

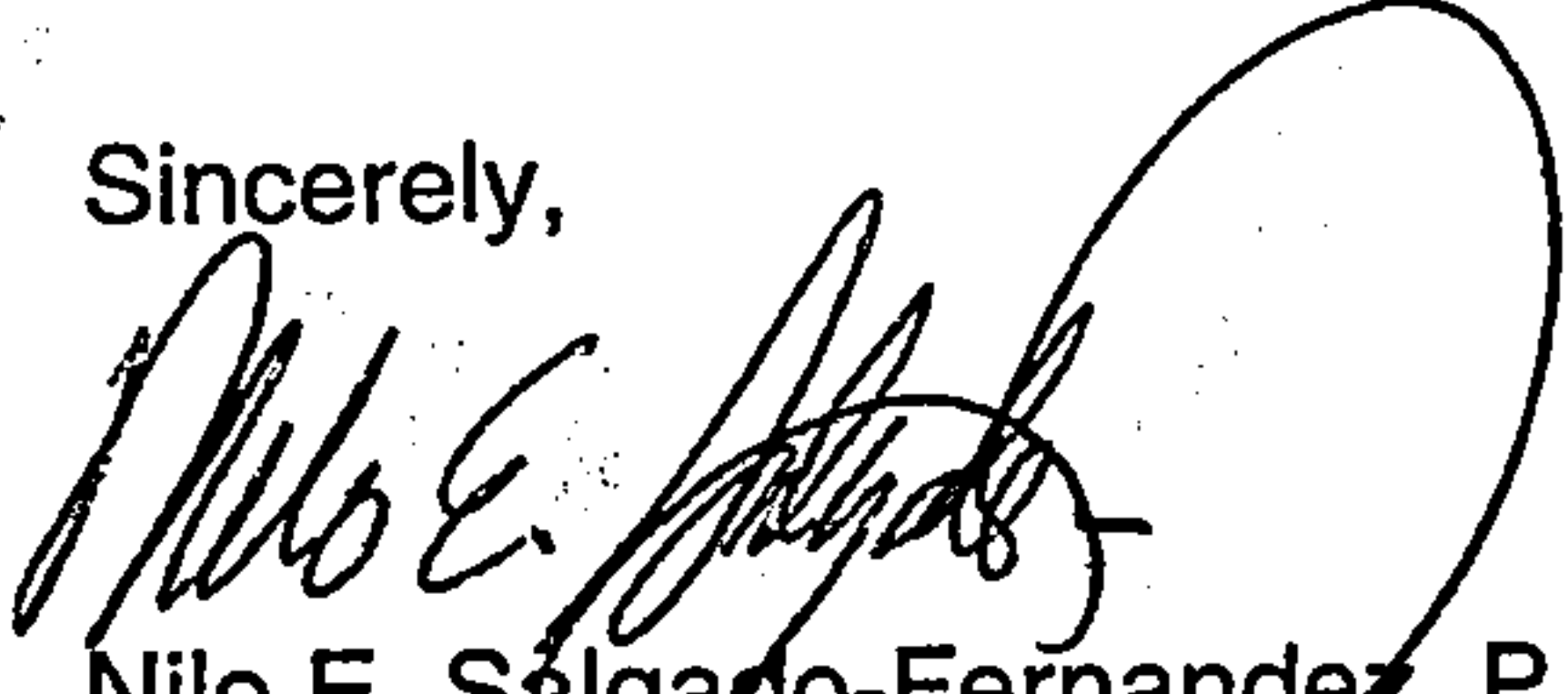
P.O. Box 1293

The TCL / Letter of Certification submitted on August 11, 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

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

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1-800-245-3102

August 9, 2004

Mr. Nilo Salgado-Fernandez, PE
Development and Building Services
Public Works Department
PO Box 1293
Albuquerque, NM 87103

**RE: Brake Masters TCL Certification for Permanent Certificate of Occupancy
2925 Coors Boulevard, NW, G-11-Z(D60A)**

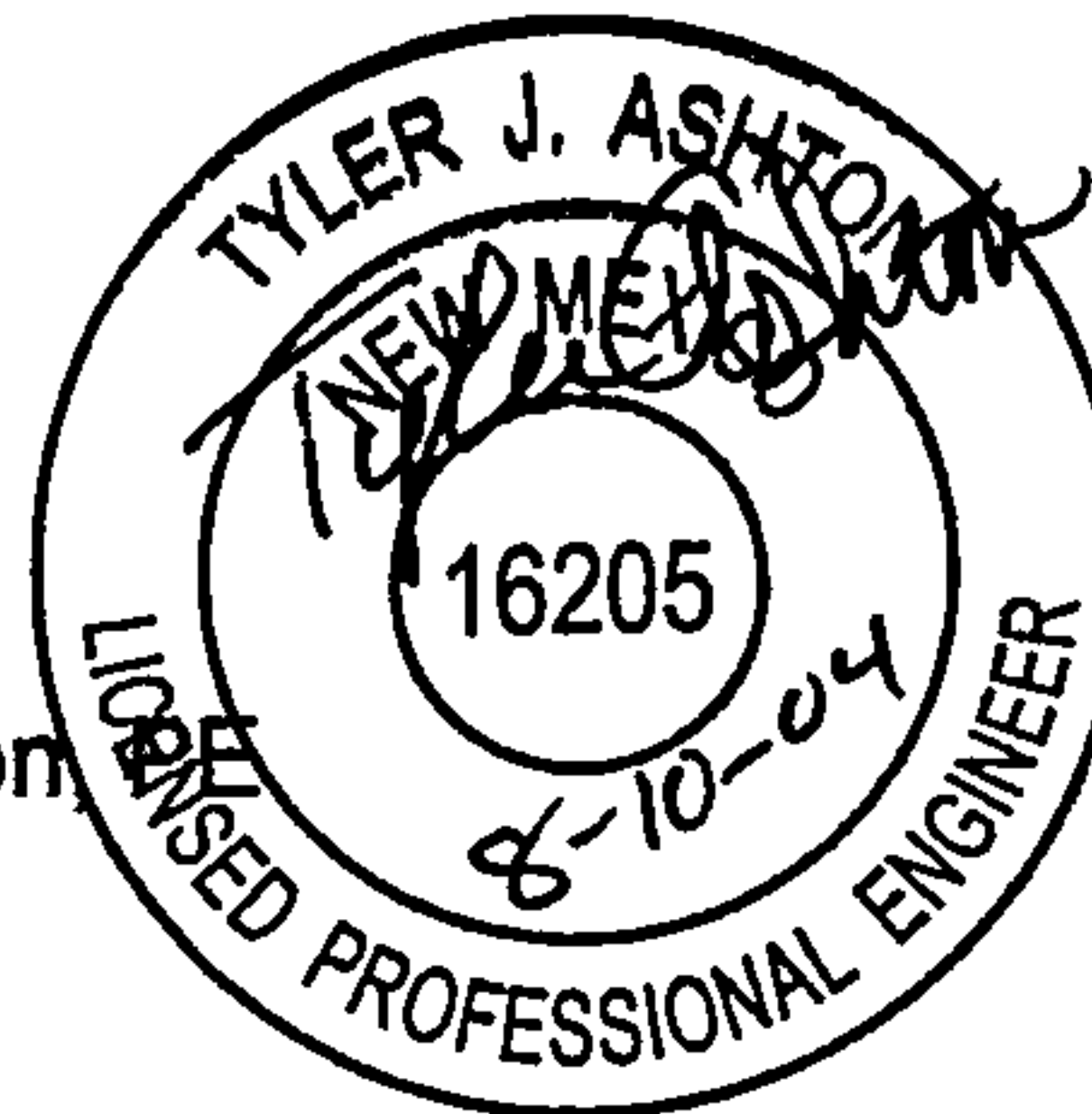
Dear Nilo:

Tierra West, LLC, requests a final Certification of the Approved Traffic Control Layout for the Brake Masters located at 2925 Coors Boulevard. Enclosed please find the information sheet and as-built Traffic Control Layout for the site. The punch list items have been completed and the Fire Marshall has approved fire lane striping and signage requirements.

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

Sincerely,

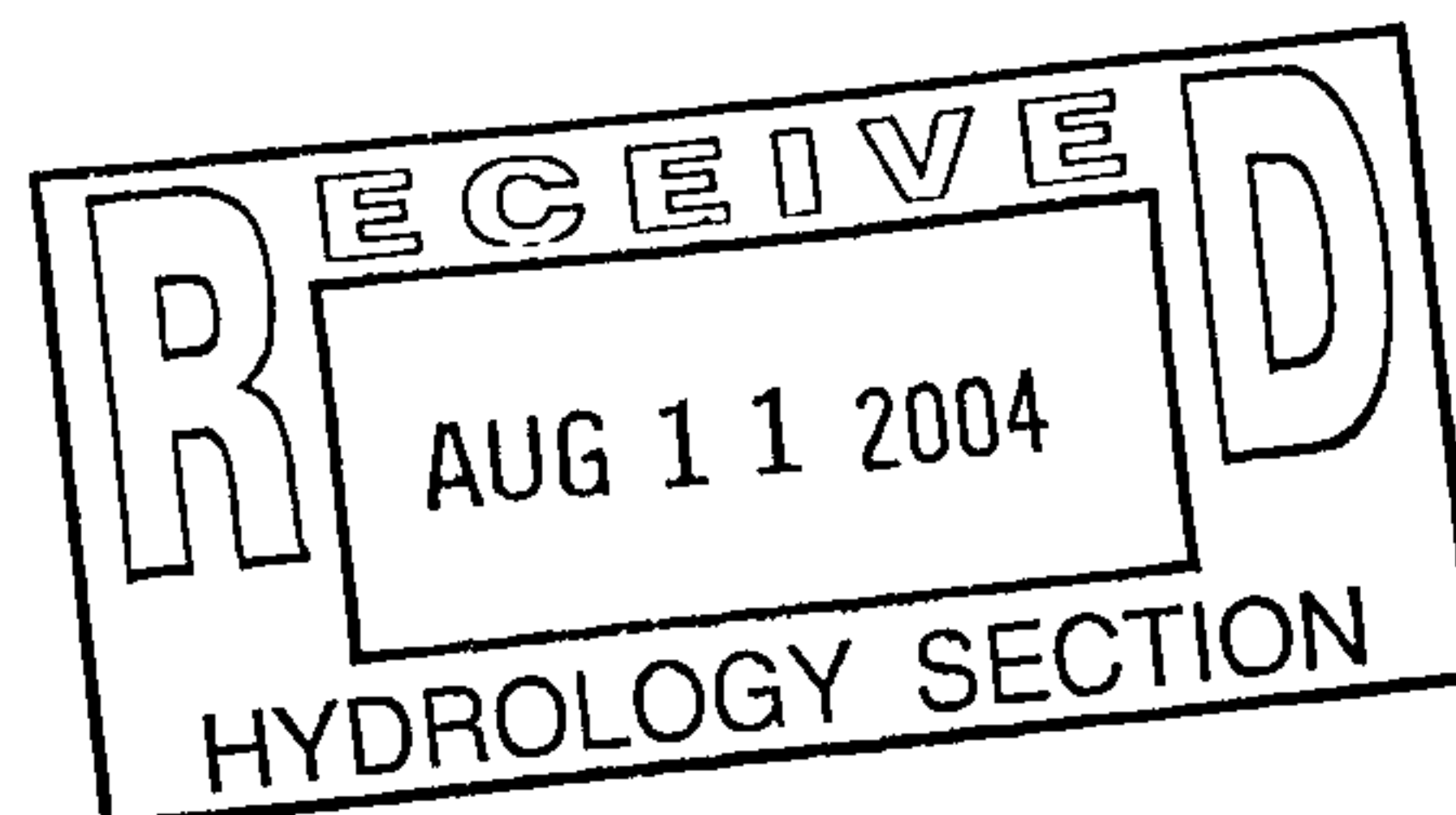
Tyler Ashton



Enclosure/s

cc: Enterprise Builders

JN: 230085
TA/bf



230085 Brake master Perm TCL cert.

7:55am
8/12/04
need the
word
substantial, ?
complete

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

PROJECT TITLE: BRAKE MASTERS ZONE MAP/DRG. FILE #: G-11 (D60A)
DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tract A-26-A2A2, Town of Atrisco Grant
CITY ADDRESS: 2925 Coors Boulevard, NW

ENGINEERING FIRM: Tierra West, LLC CONTACT: RONALD R. BOHANNAN OR TYLER ASHTON
ADDRESS: 8509 Jefferson NE PHONE: (505) 858-3100
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

OWNER: Brake Masters CONTACT: Jim Eagan
ADDRESS: 6179 E. Broadway Blvd. PHONE: 520-631-9000
CITY, STATE: Tucson, AZ ZIP CODE: 85711

ARCHITECT: Gerald R. Kesler, Inc. Architects CONTACT: Jim Gibbany
ADDRESS: 2960E. Northern Ave. PHONE: (602) 371-4902
CITY, STATE: Phoenix, AZ ZIP CODE: 85028

SURVEYOR: Precision Surveys CONTACT: Larry Medrano
ADDRESS: 8414-D, Jefferson, NW PHONE: (505) 856-5700
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

CONTRACTOR: Enterprise Builders CONTACT: Dave Brown
ADDRESS: PO Box 3987 PHONE: 857-0054
CITY, STATE: Albuquerque, NM ZIP CODE: 87190

CHECK TYPE OF SUBMITTAL:

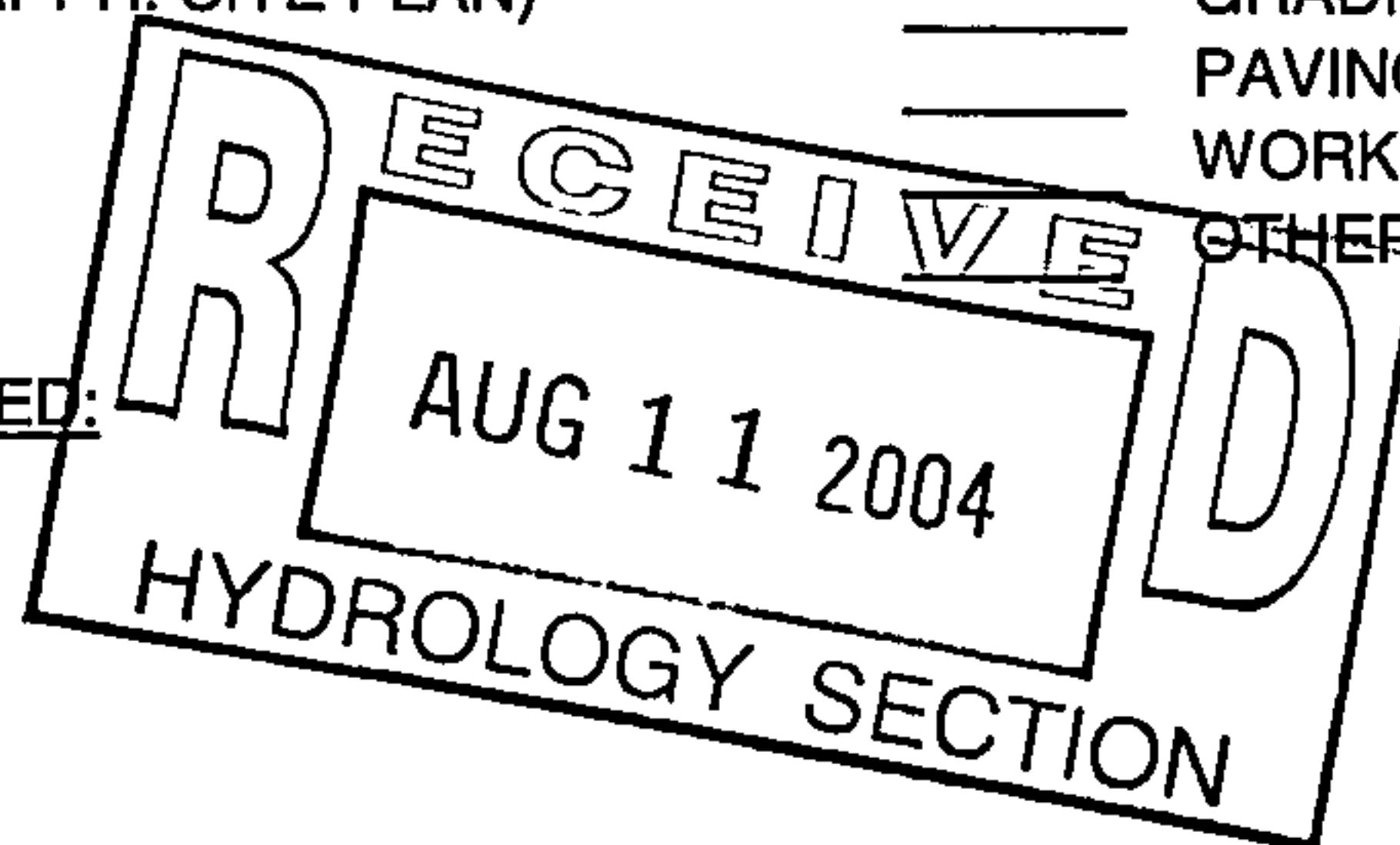
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐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

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL 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

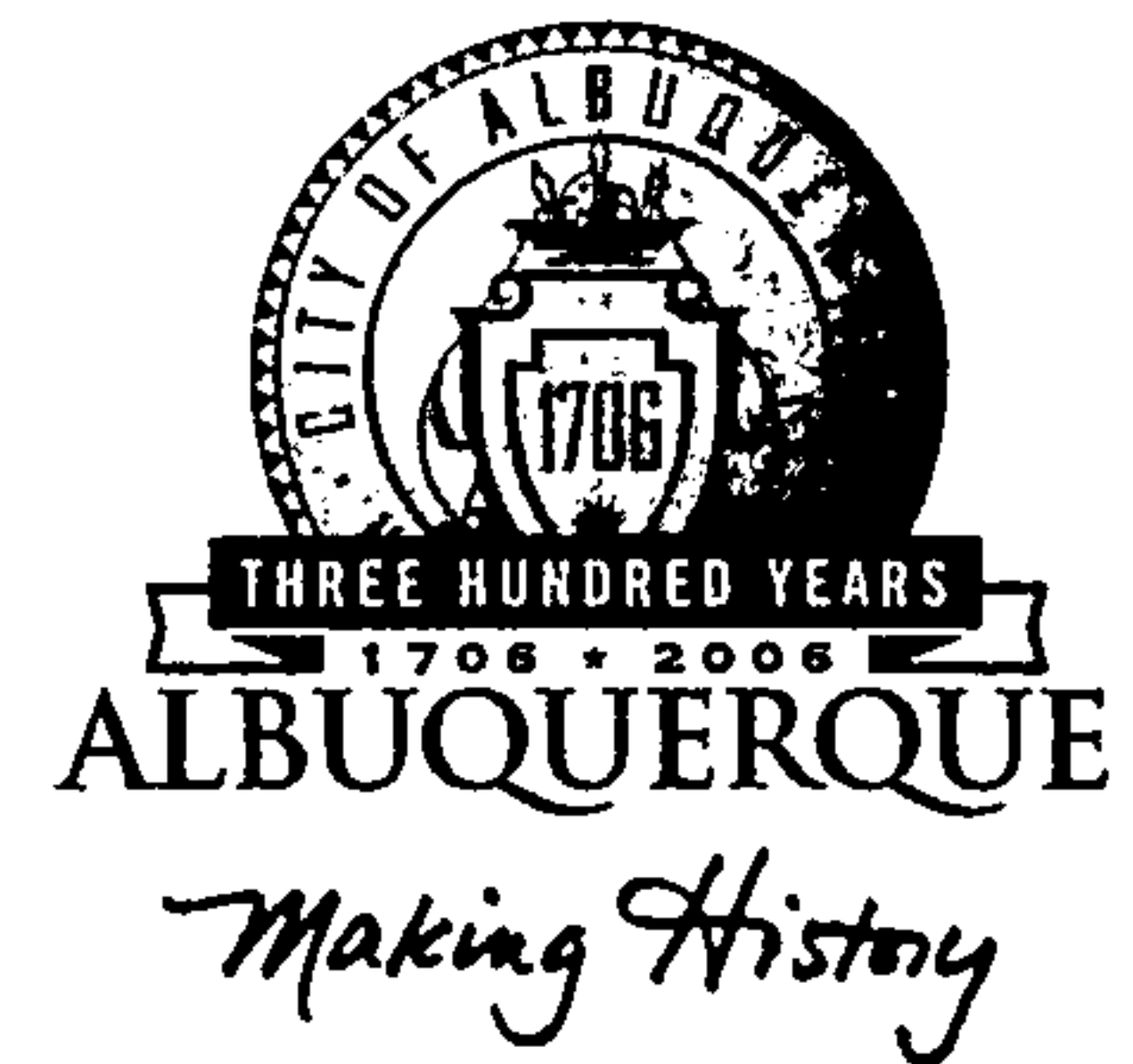


DATE SUBMITTED: 8/9/2004 BY: Brad Frosch 263-5808

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

1. **Conceptual Grading and Drainage Plans:** Required for approval of Site Development Plans greater than five (5) acres and Sector
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.

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

July 16, 2004

Tyler J. Ashton, P.E.
Tierra West, LLC
8509 Jefferson NE
Albuquerque, NM 87113

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Brakes Masters, [G-11 / D60A]
2925 Coors Blvd NW
Engineer's Stamp Dated 07/15/04

Dear Mr. Ashton:

Based on the information provided on your submittal dated July 16, 2004, the above referenced project is approved for a 30-day Temporary C.O.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

A Temporary C.O. has been issued allowing the outstanding striping (fire lane and emergency route located at the northwest corner of the site) and sanitary sewer clean out (located in the parking lot) issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Sincerely,

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

c:Engineer
Hydrology file
CO Clerk

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

PROJECT TITLE: BRAKE MASTERS ZONE MAP/DRG. FILE #: G-11(D60A)
DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tract A-26-A2A2, Town of Atrisco Grant
CITY ADDRESS: 2925 Coors Boulevard, NW

ENGINEERING FIRM: Tierra West, LLC CONTACT: RONALD R. BOHANNAN OR TYLER ASHTON
ADDRESS: 8509 Jefferson NE PHONE: (505) 858-3100
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

OWNER: Brake Masters CONTACT: Jim Eagan
ADDRESS: 6179 E. Broadway Blvd. PHONE: 520-631-9000
CITY, STATE: Tucson, AZ ZIP CODE: 85711

ARCHITECT: Gerald R. Kesler, Inc. Architects CONTACT: Jim Gibbany
ADDRESS: 2960E. Northern Ave. PHONE: (602) 371-4902
CITY, STATE: Phoenix, AZ ZIP CODE: 85028

SURVEYOR: Precision Surveys CONTACT: Larry Medrano
ADDRESS: 8414-D, Jefferson, NW PHONE: 856-5700
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

CONTRACTOR: Enterprise Builders CONTACT: Dave Brown
ADDRESS: PO Box 3987 PHONE: 857-0054
CITY, STATE: Albuquerque, NM ZIP CODE: 87190

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
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

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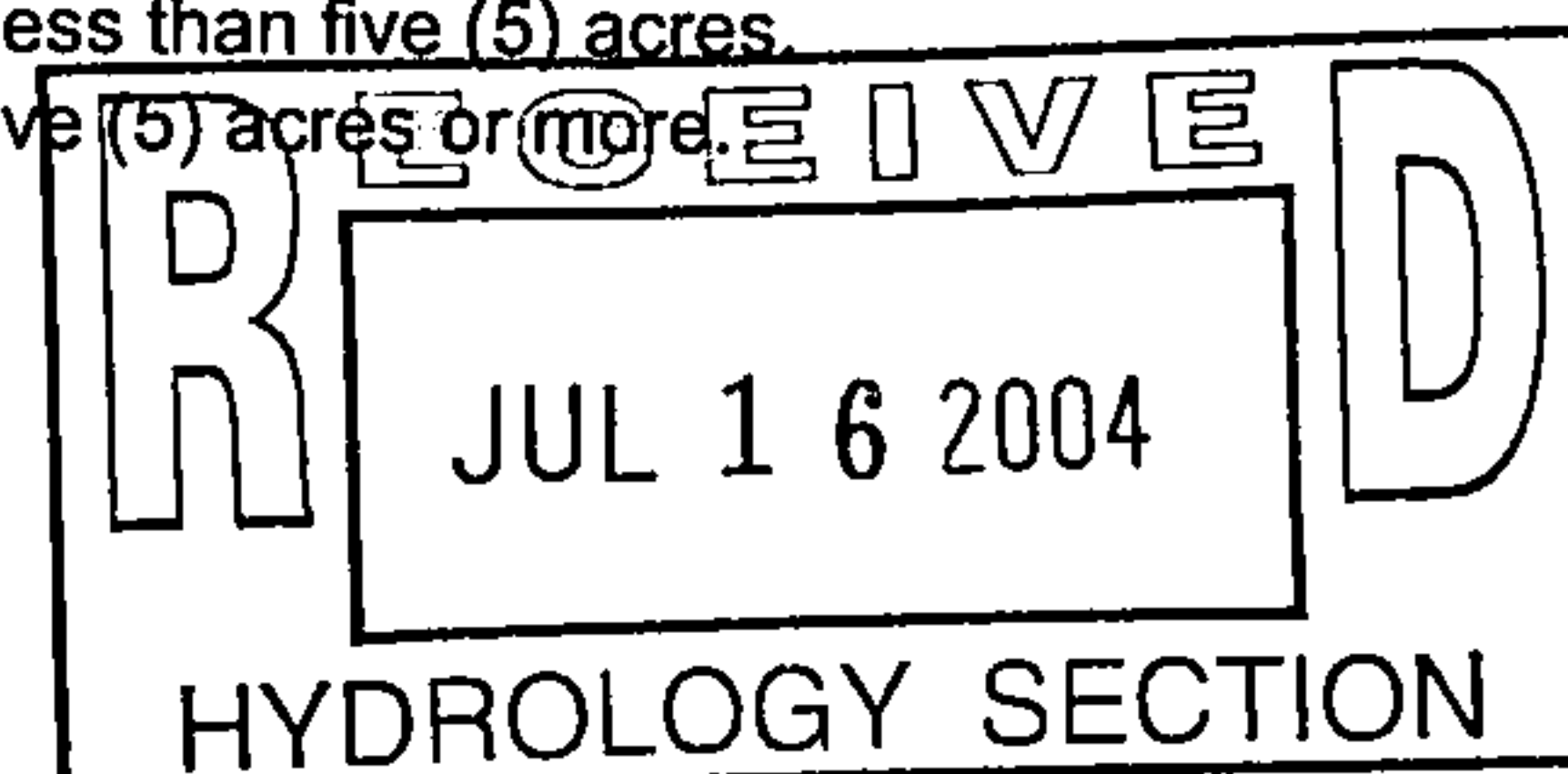
- ☐ SIA / FINANACIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
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☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 7/14/2004 7/15/04 BY: Ron Wright (259-5635)

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature,
1. **Conceptual Grading and Drainage Plans** Required for approval of Site Development Plans greater than five (5) acres and Sector
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.



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8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

July 15, 2004

Mr. Nilo Salgado-Fernandez, PE
Development and Building Services
Public Works Department
PO Box 1293
Albuquerque, NM 87103

**RE: Brake Masters TCL Certification for 30-Day Temporary Certificate of Occupancy
2925 Coors Boulevard, NW, G-11-Z(D60A)**

Dear Nilo:

Tierra West, LLC, requests a 30-Day Temporary Certification of the Approved Traffic Control Layout for the Brake Masters located at 2925 Coors Boulevard. Enclosed please find the information sheet and as-built Traffic Control Layout for the site. The following items need to be completed prior to Final Certification:

- 1: Install sanitary sewer clean out covers in the parking lot.
- 2: Paint the "No parking Fire Lane" striping at the emergency access route located at the northwest corner of the site.
- 3: Complete other fire lane striping as required by the fire department.

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

Sincerely,

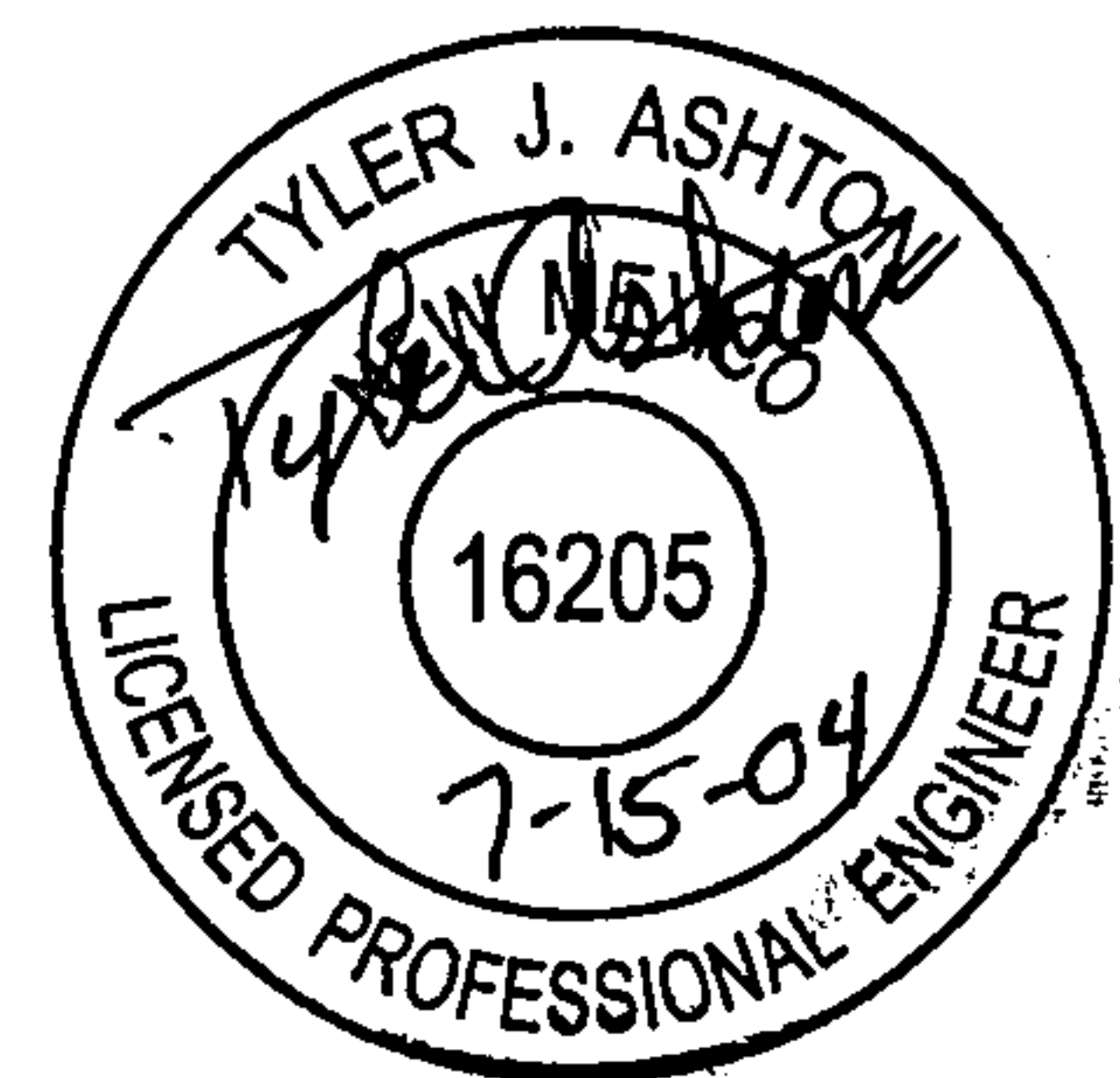


Tyler Ashton, PE

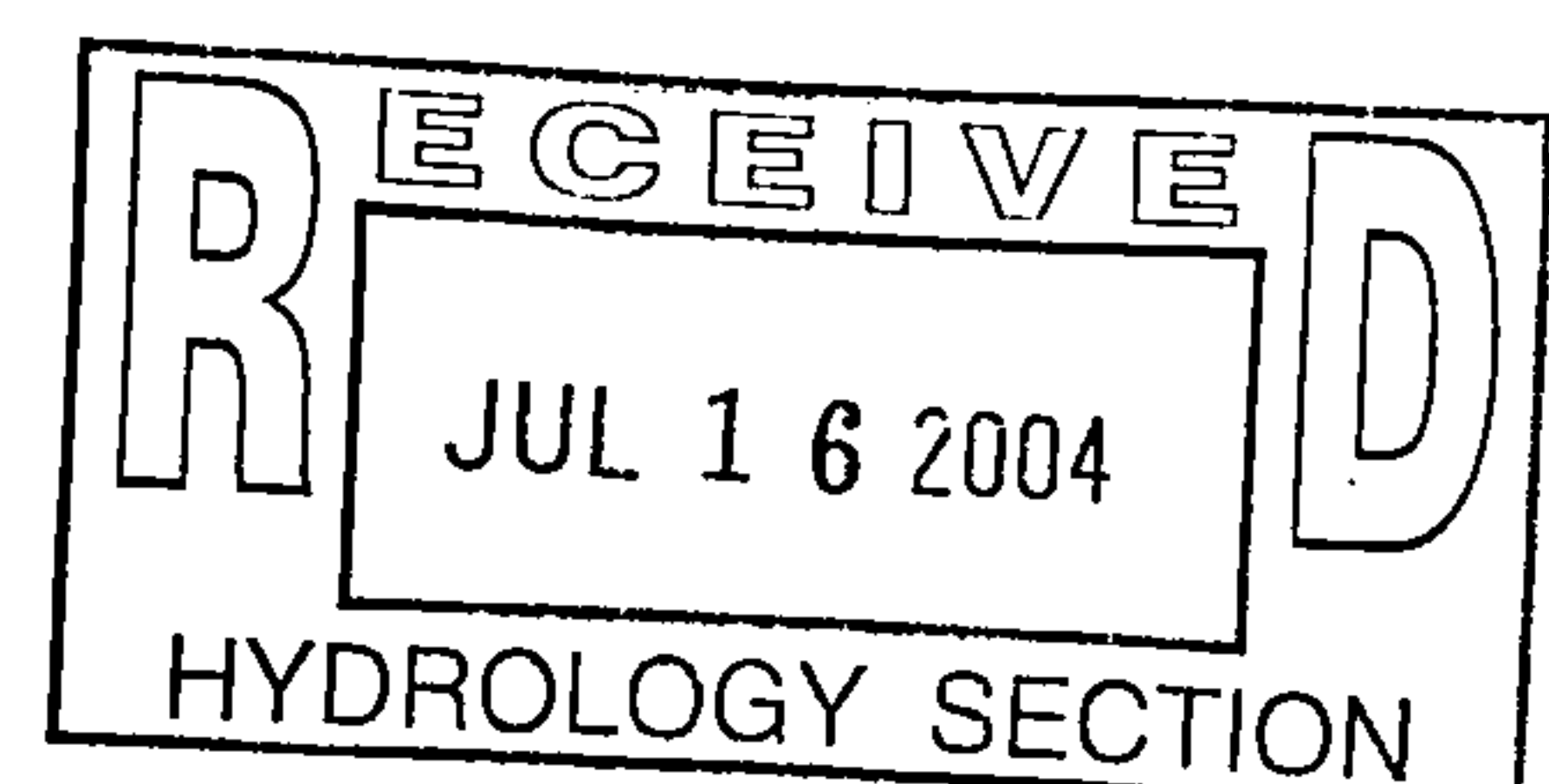
Enclosure/s

cc: Enterprise Builders

JN: 230085
TA/rw



230085 Brake master Temp TCL cert.





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 16, 2004

Ronald Bohannon, P.E.
Tierra West, LLC
8509 Jefferson NE
Albuquerque, NM 87113

Re: Brake Masters, 2921 Coors Blvd., Traffic Circulation Layout
Engineer's Stamp dated 4-13-04 (G11/D60A)

Dear Mr. Bohannon,

The TCL submittal received 4-13-04 is approved for Building Permit. This is now the plan that must be used for building permit and certificate of occupancy. All other plans are now void. 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

G-11/060A

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

PROJECT TITLE: BRAKE MASTERS
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: G-11-z
WORK ORDER #: _____

LEGAL DESCRIPTION: Tract A-26-A2A2, Town of Atrisco Grant
CITY ADDRESS: Located North of Quail Road and West of Coors Boulevard, Albuquerque, NM

2925 Coors Blvd

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 8509 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: RONALD R. BOHANNAN OR TYLER ASHTON
PHONE: (505) 858-3100
ZIP CODE: 87113

OWNER: Brake Masters
ADDRESS: 6179 E. Broadway Blvd.
CITY, STATE: Tucson, AZ

CONTACT: Jim Eagan
PHONE: 520-631-9000
ZIP CODE: 85711

ARCHITECT: Gerald R. Kesler, Inc. Architects
ADDRESS: 2960E. Northern Ave.
CITY, STATE: Phoenix, AZ

CONTACT: Jim Gibbany
PHONE: (602) 371-4902
ZIP CODE: 85028

SURVEYOR: SURV-TEK, INC.
ADDRESS: 5643 Paradise Boulevard NW
CITY, STATE: Albuquerque, NM

CONTACT: Russ Hugg
PHONE: (505) 897-3366
ZIP CODE: 87114

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

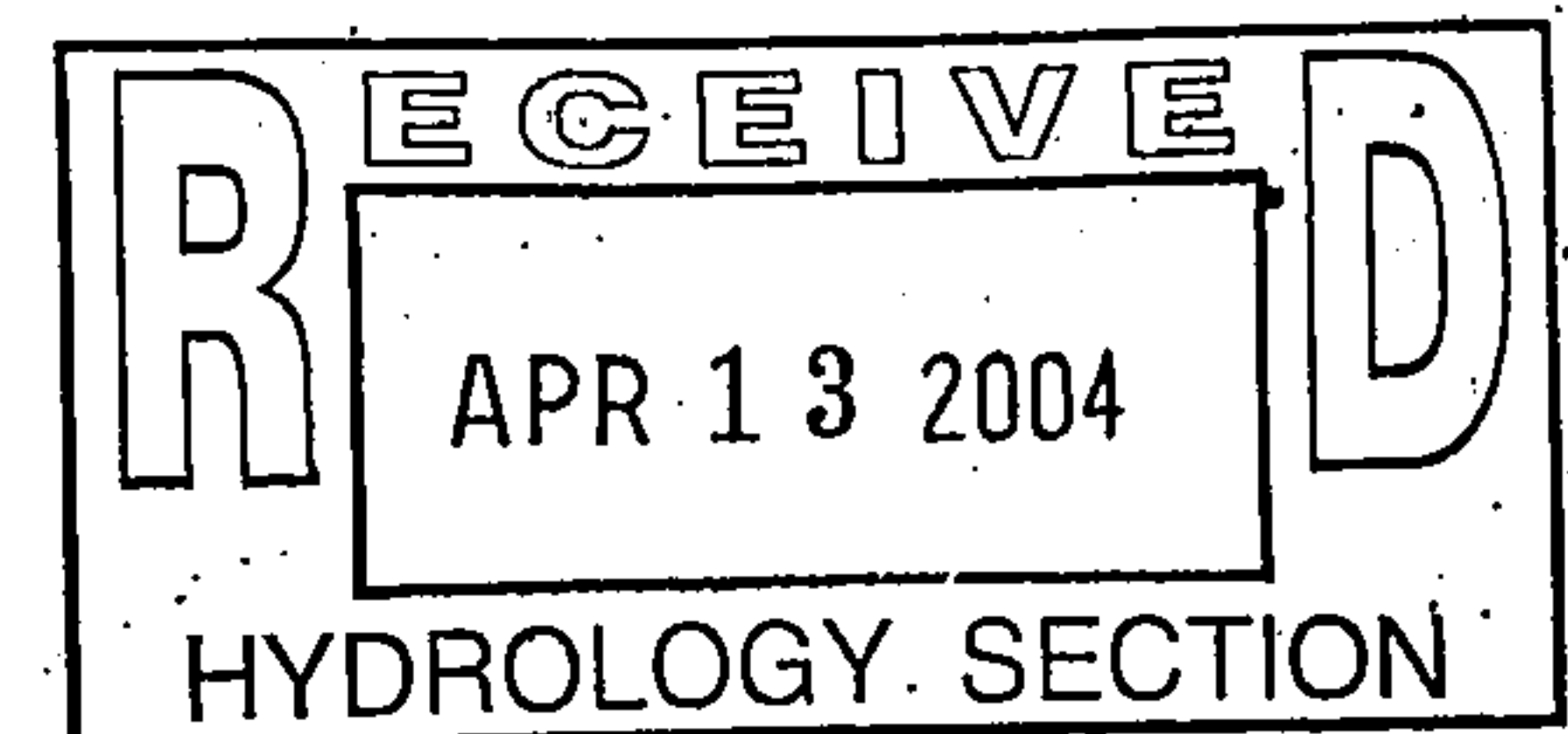
CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ 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 / FINANACIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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- ☐ FINAL PLAT APPROVAL
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- ☒ BUILDING PERMIT APPROVAL
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- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
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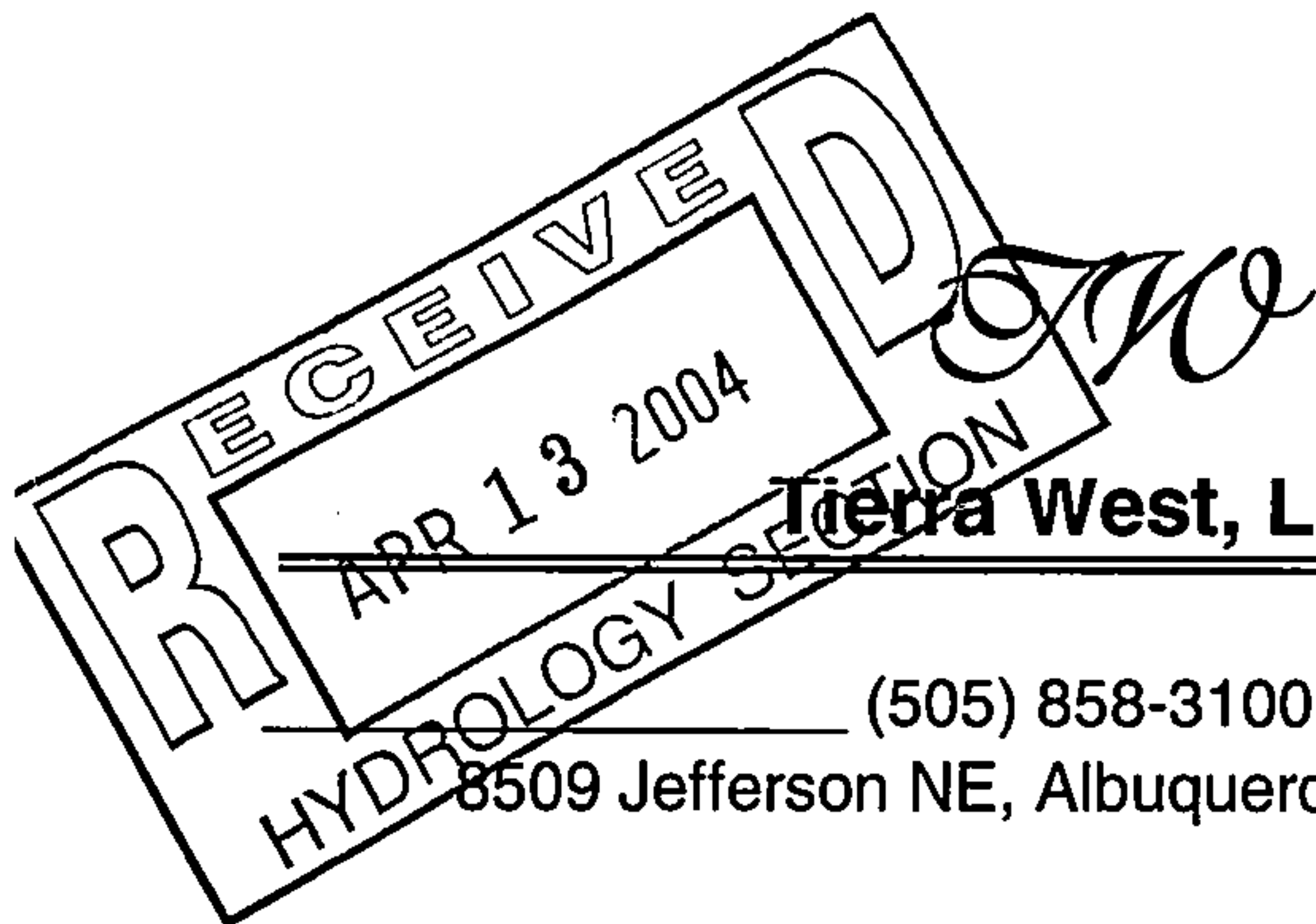
Rec
APR 13 2004
(Resubmittal)



G-11/D60A

LETTER OF TRANSMITTAL

DATE:	4/13/04	JOB NO:	230085
ATTENTION: Ms. Kristal Metro			
RE: Brakemasters @ Coors & Quail Road			
TCL Re-submittal			



Tierra West, LLC.

(505) 858-3100

8509 Jefferson NE, Albuquerque, NM 87113

TO Ms. Kristal Metro
Hydrology Development Section.
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

WE ARE SENDING YOU ☒ Attached ☐
☐ Shop drawings ☐ Prints ☐
☐ Copy of letter ☐ Change order ☐

Under Separate cover via _____ the following items:

Plans ☐ Samples ☐ Specifications ☐

COPIES	DATED	NO.	DESCRIPTION
1 copy of plan			Brakemasters @ Coors & Quail Road
			TCL Re-submittal
1 letter			TCL submittal letter

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ FOR SIGNATURE(S)
☒ For your use ☐ Approved as noted ☐
☒ As requested ☐ Returned for corrections
☐ For review and comments ☐
☐ FOR BIDS DUE _____ 20 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

RECEIVED BY _____

SIGNED Debbie Gale for
Tyler J. Ashton, PE

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

April 13, 2004

Ms. Kristal Metro
Hydrology Development Section.
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: Brake Masters @ Coors Boulevard & Quail Road
Traffic Control Layout (TCL) Re-submittal**

Dear Ms. Metro:

The proposed Brake Masters is located at the northwest corner of Coors Boulevard and Quail Road. This development will consist of a 5,430 square foot brake repair store. This TCL is a re-submittal of a previous approved TCL. An emergency access was added to the northwest corner of the lot to met the fire department requirements.

The development of this site is consistent with the DPM, Chapter 23, and Transportation section. It is recommended this TCL be approved for Building Permit.

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

Sincerely,

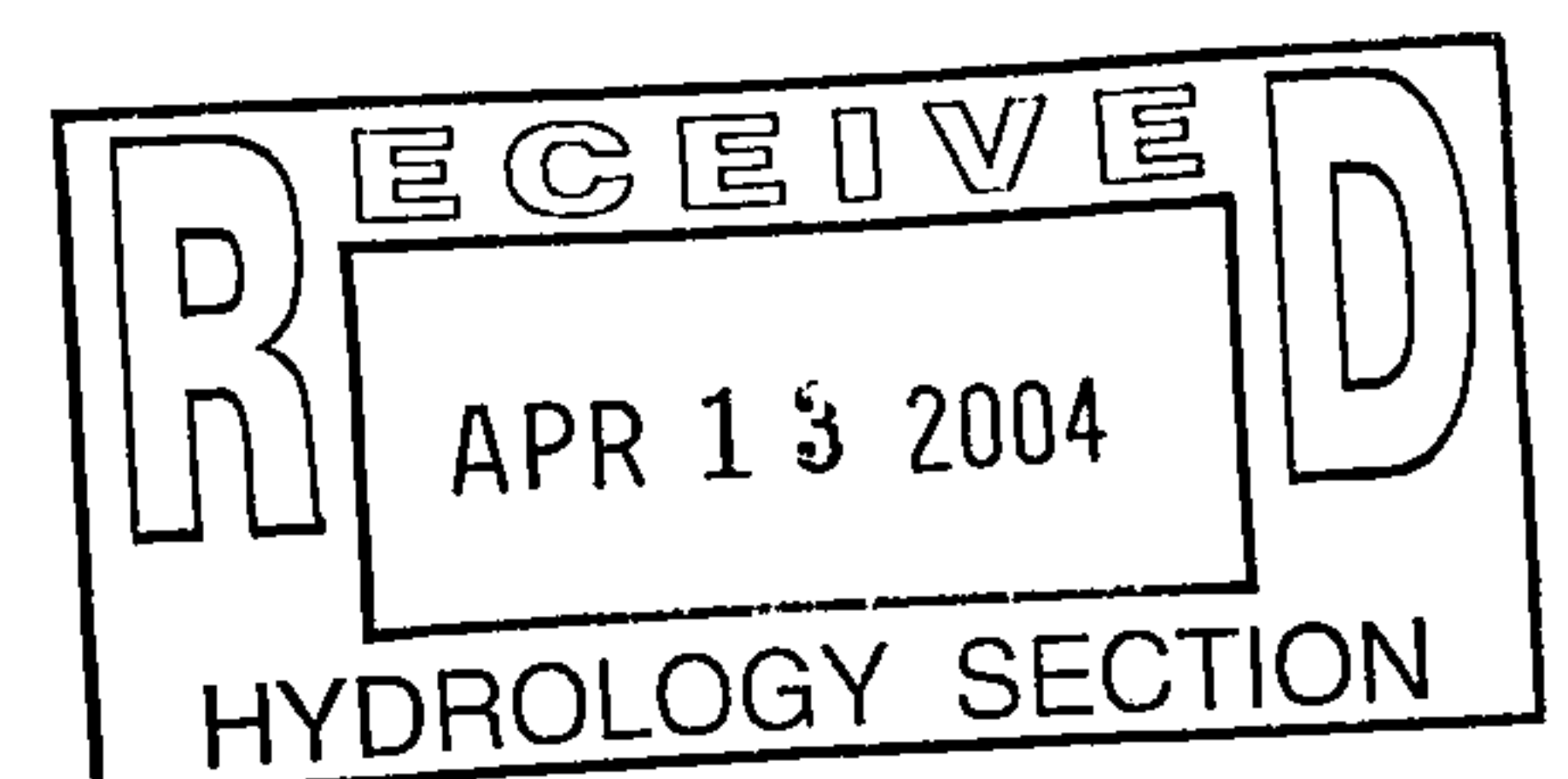


Tyler J. Ashton, PE

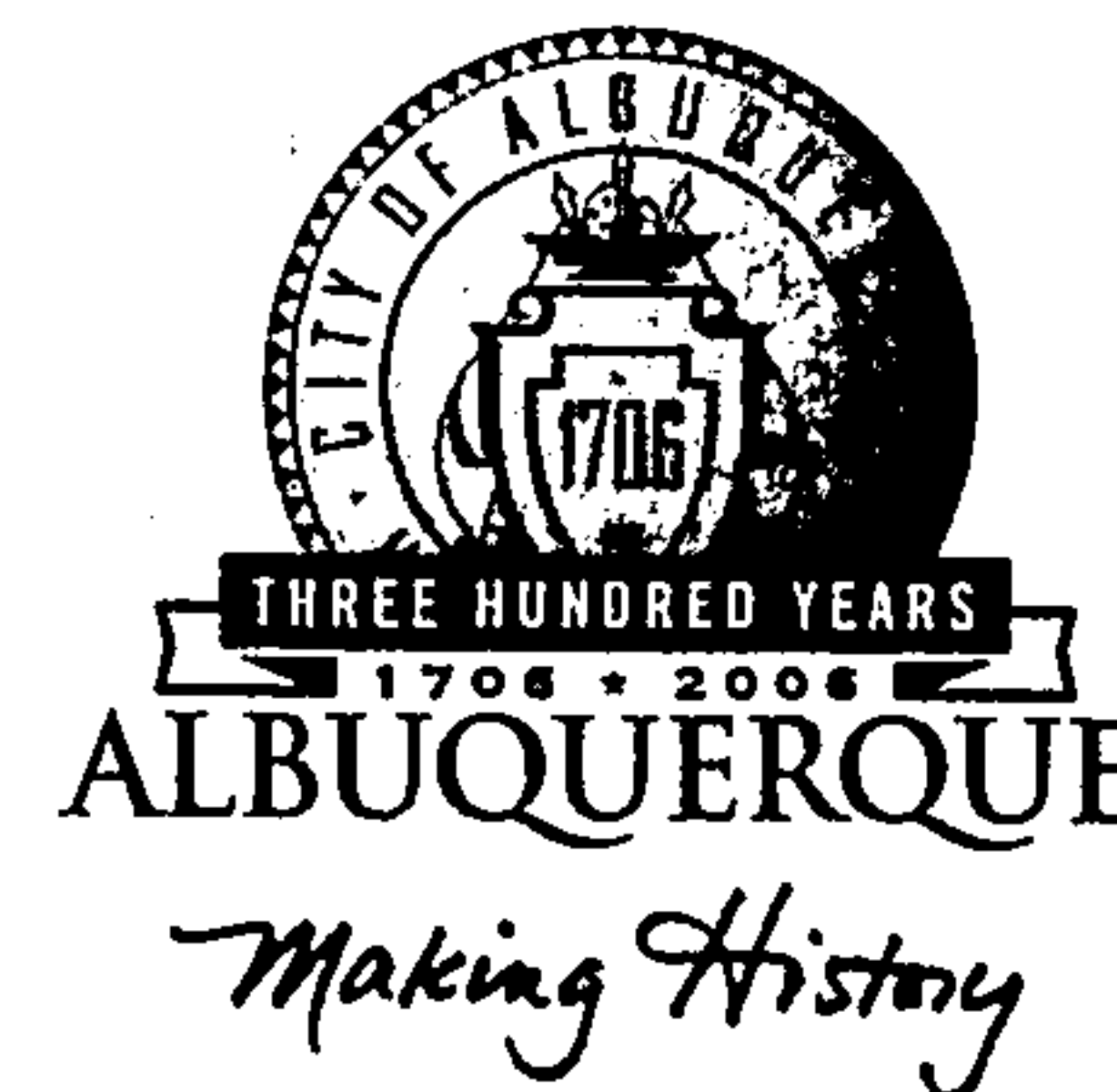
Enclosure/s

JN: 230085
TA/dg

230085 K. Metro TCL 41204



CITY OF ALBUQUERQUE



July 16, 2004

Mr. Ronald R. Bohannon, P.E.
TIERRA WEST, LLC
8509 Jefferson St. NE
Albuquerque, NM 87113

Re: BRAKE MASTERS
2925 COORS BLVD. NW
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 01/13/2004 (G-11/D060A)
Certification dated 07/15/2004

P.O. Box 1293

Dear Ron,

Albuquerque

Based upon the information provided in your submittal received 07/16/2004, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

New Mexico 87103

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

www.cabq.gov

Sincerely,

Arlene W. Portillo

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

BLB

C: Phyllis Villanueva
File

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

PROJECT TITLE: BRAKE MASTERS ZONE MAP/DRG. FILE #: G-11(D60A)
DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tract A-26-A2A2, Town of Atrisco Grant
CITY ADDRESS: 2925 Coors Boulevard, NW

ENGINEERING FIRM: Tierra West, LLC CONTACT: RONALD R. BOHANNAN OR TYLER ASHTON
ADDRESS: 8509 Jefferson NE PHONE: (505) 858-3100
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

OWNER: Brake Masters CONTACT: Jim Eagan
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CITY, STATE: Tucson, AZ ZIP CODE: 85711

ARCHITECT: Gerald R. Kesler, Inc. Architects CONTACT: Jim Gibbany
ADDRESS: 2960E. Northern Ave. PHONE: (602) 371-4902
CITY, STATE: Phoenix, AZ ZIP CODE: 85028

SURVEYOR: Precision Surveys CONTACT: Larry Medrano
ADDRESS: 8414-D, Jefferson, NW PHONE: 856-5700
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

CONTRACTOR: Enterprise Builders CONTACT: Dave Brown
ADDRESS: PO Box 3987 PHONE: 857-0054
CITY, STATE: Albuquerque, NM ZIP CODE: 87190

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☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
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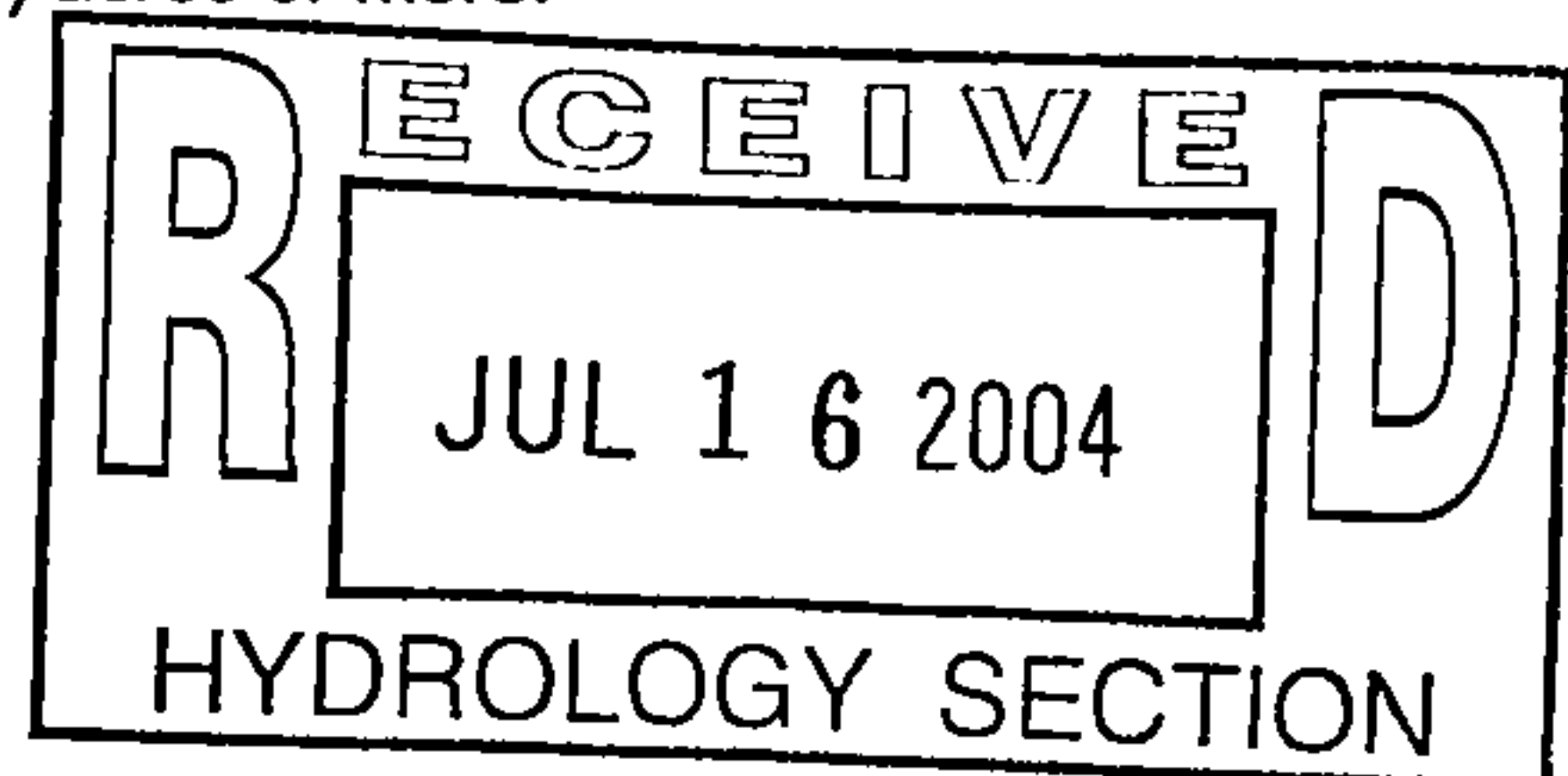
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☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 7/14/2004 7/15/04 BY: Ron Wright (259-5635)

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature,
1. **Conceptual Grading and Drainage Plans** Required for approval of Site Development Plans greater than five (5) acres and Sector
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.





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 19, 2004

Ronald Bohannon, P.E.
Tierra West, LLC
8509 Jefferson NE
Albuquerque, NM 87113

**Re: Brake Masters, North of Quail Rd. and West of Coors Blvd., Grading and
Drainage Plan**

Engineer's Stamp dated 1-13-04 (G11/D60A)

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 1-15-04, the above referenced report is approved for Building Permit. Please attach a copy of this approved report 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.

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

Sincerely,

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

BLB

C: file

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

January 13, 2004

Mr. Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
City of Albuquerque
Development and Building Services
P.O. Box 1293

**RE: Brake Masters, North of Quail Rd. and West of Coors Blvd., Grading and Drainage
Plan Submittal Responses to Comments**

Dear Mr. Bingham:

Based on your recent letter dated 12/23/03 to Tierra West, LLC regarding the above referenced project, the following responses to the comments listed in that letter are as follows:

✓ 1) Call out the curb cut in basin 1.

✓ **The curb cut has been called out on the basin map.**

✓ 2) Please provide more elevations to make this plan constructible.

✓ **More elevations have been added to the Grading and Drainage Plan provided.**

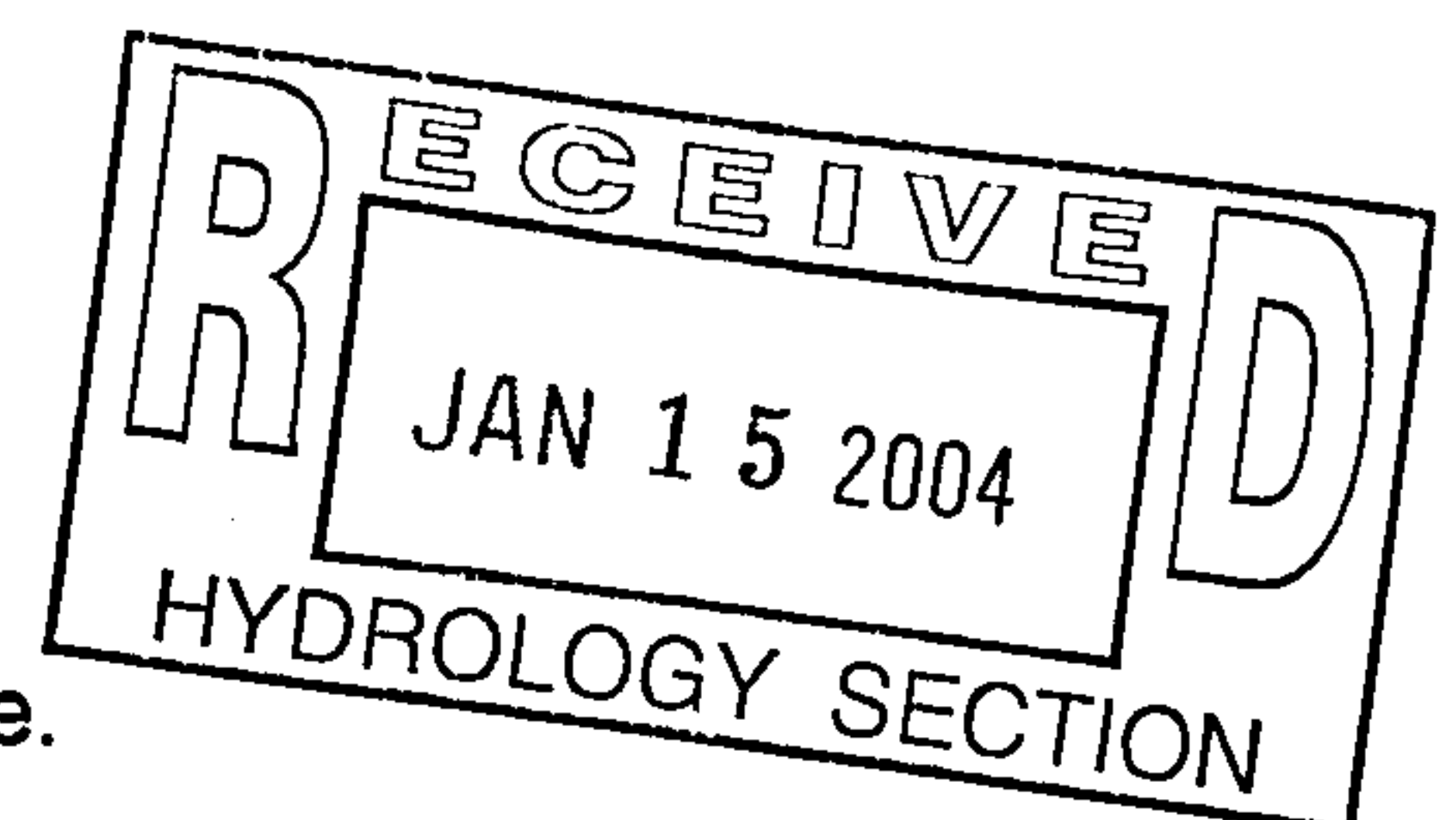
3) Show elevations outside of the property line for comparison purposes and in order to verify that no offsite flows enter the site.

✓ **Existing elevations have been added to the Grading and Drainage Plan.**

4) Provide details for the valley gutter and swale.

✓ **The swale has been removed and replaced with a valley gutter. The valley gutter detail has also been added to the plan.**

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



Sincerely,

A handwritten signature in black ink, appearing to read 'R. Bohannon', with a long horizontal stroke extending to the right.

Ronald R. Bohannon, PE

Enclosure/s

JN: 230085
TA/dg

230085 B. Bingham Response ltr. Drainage 123103

G-11 / D60A

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

PROJECT TITLE: BRAKE MASTERS ZONE MAP/DRG. FILE #: G-11-z
DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tract A-26-A2A2, Town of Atrisco Grant
CITY ADDRESS: Located North of Quail Road and West of Coors Boulevard, Albuquerque, NM

ENGINEERING FIRM: Tierra West, LLC CONTACT: RONALD R. BOHANNAN OR SARA LAVY
ADDRESS: 8509 Jefferson NE PHONE: (505) 858-3100
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

OWNER: Brake Masters CONTACT: Jim Eagan
ADDRESS: 6179 E. Broadway Blvd. PHONE: 520-631-9000
CITY, STATE: Tucson, AZ ZIP CODE: 85711

ARCHITECT: Gerald R. Kesler, Inc. Architects CONTACT: Jim Gibbany
ADDRESS: 2960E. Northern Ave. PHONE: (602) 371-4902
CITY, STATE: Phoenix, AZ ZIP CODE: 85028

SURVEYOR: SURV-TEK, INC. CONTACT: Russ Hugg
ADDRESS: 5643 Paradise Boulevard NW PHONE: (505) 897-3366
CITY, STATE: Albuquerque, NM ZIP CODE: 87114

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

CHECK TYPE OF SUBMITTAL:

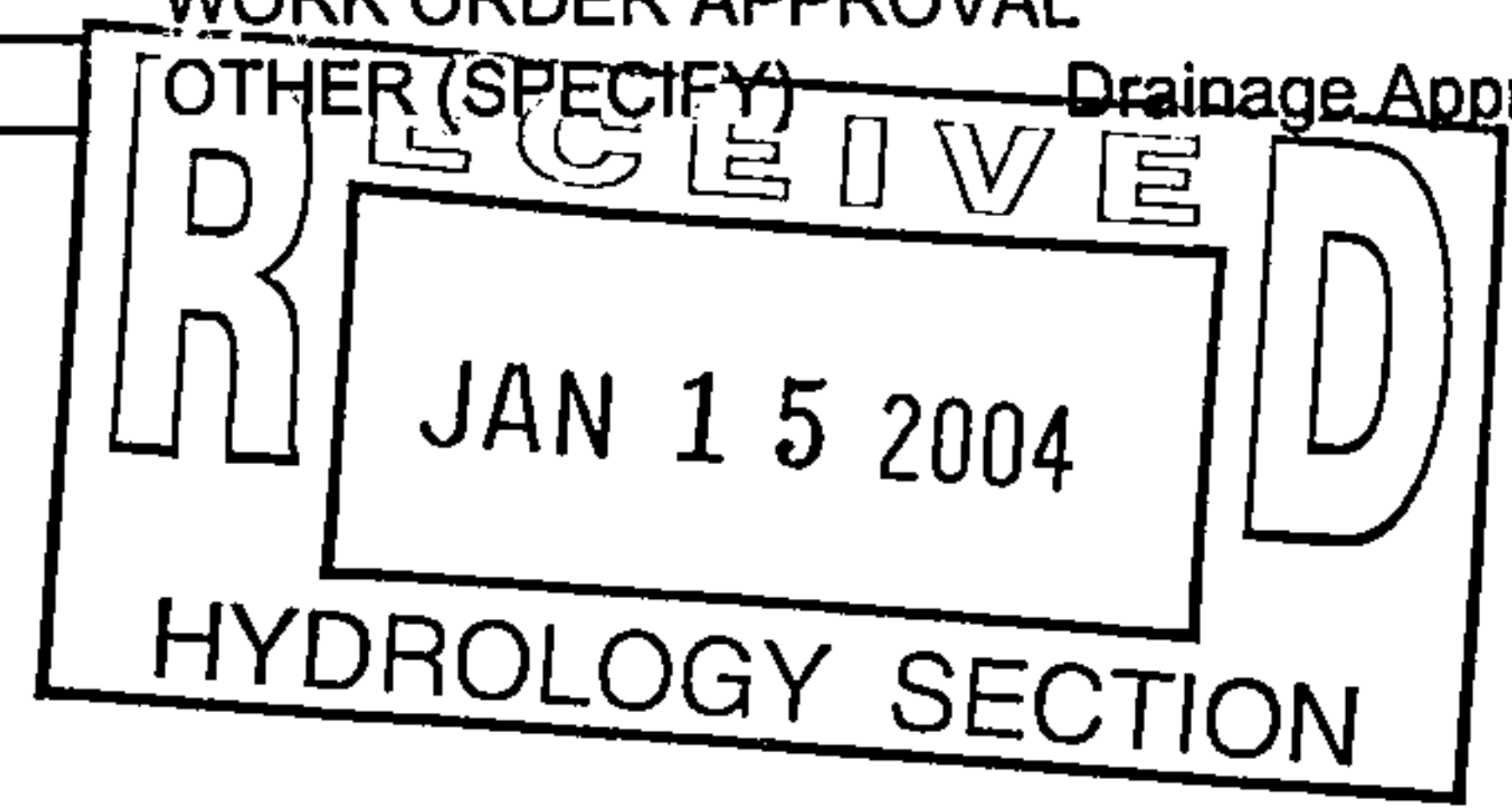
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION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

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL 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) Drainage Approval

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 1/13/2004 BY: Tyler J. Ashton, PE

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature,
1. **Conceptual Grading and Drainage Plans** Required for approval of Site Development Plans greater than five (5) acres and Sector
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.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 23, 2003

Ronald Bohannon, P.E.
Tierra West, LLC
8509 Jefferson NE
Albuquerque, NM 87113

**Re: Brake Masters, North of Quail Rd. and West of Coors Blvd., Grading and
Drainage Plan**

Engineer's Stamp dated 11-06-03 (G11/D60A)

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 11-10-03, the
above referenced plan cannot be approved for Building Permit until the following
comments are addressed:

1. Call out the curb cut in basin 1.
2. Please provide more elevations to make this plan constructable.
3. Show elevations outside of the property line for comparison purposes and in
order to verify that no offsite flows enter the site.
4. Provide details for the valley gutter and swale.

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

Sincerely,

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

C: file

DRAINAGE REPORT

for

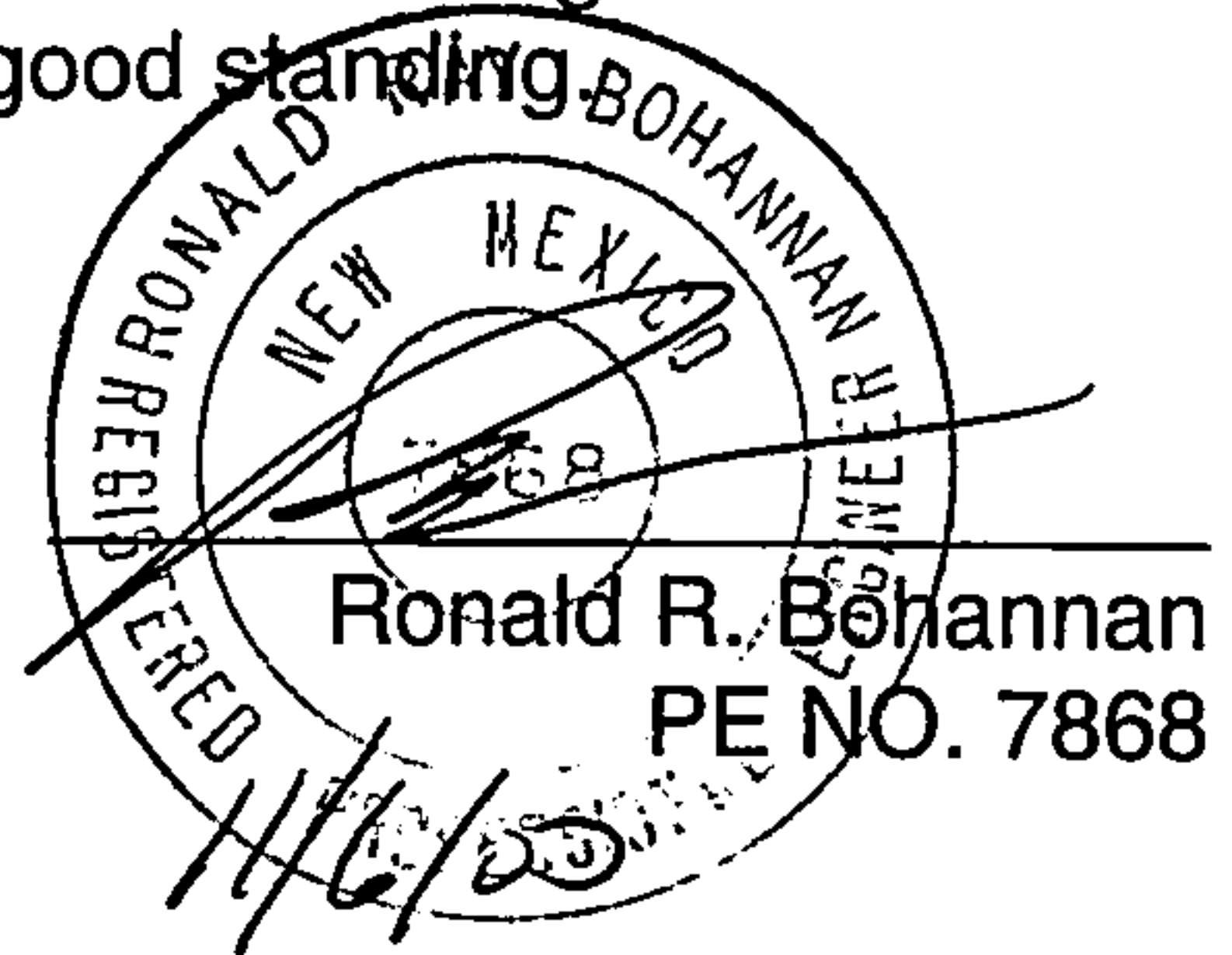
**BRAKE MASTERS
Northwestern corner of
Coors Boulevard and Quail Road
Albuquerque, New Mexico**

Prepared by:

Tierra West, LLC
8509 Jefferson NE
Albuquerque, New Mexico 87113

November, 2003

I certify that this report was prepared under my supervision, and I am a registered professional engineer in the State of New Mexico in good standing



Job No 230085

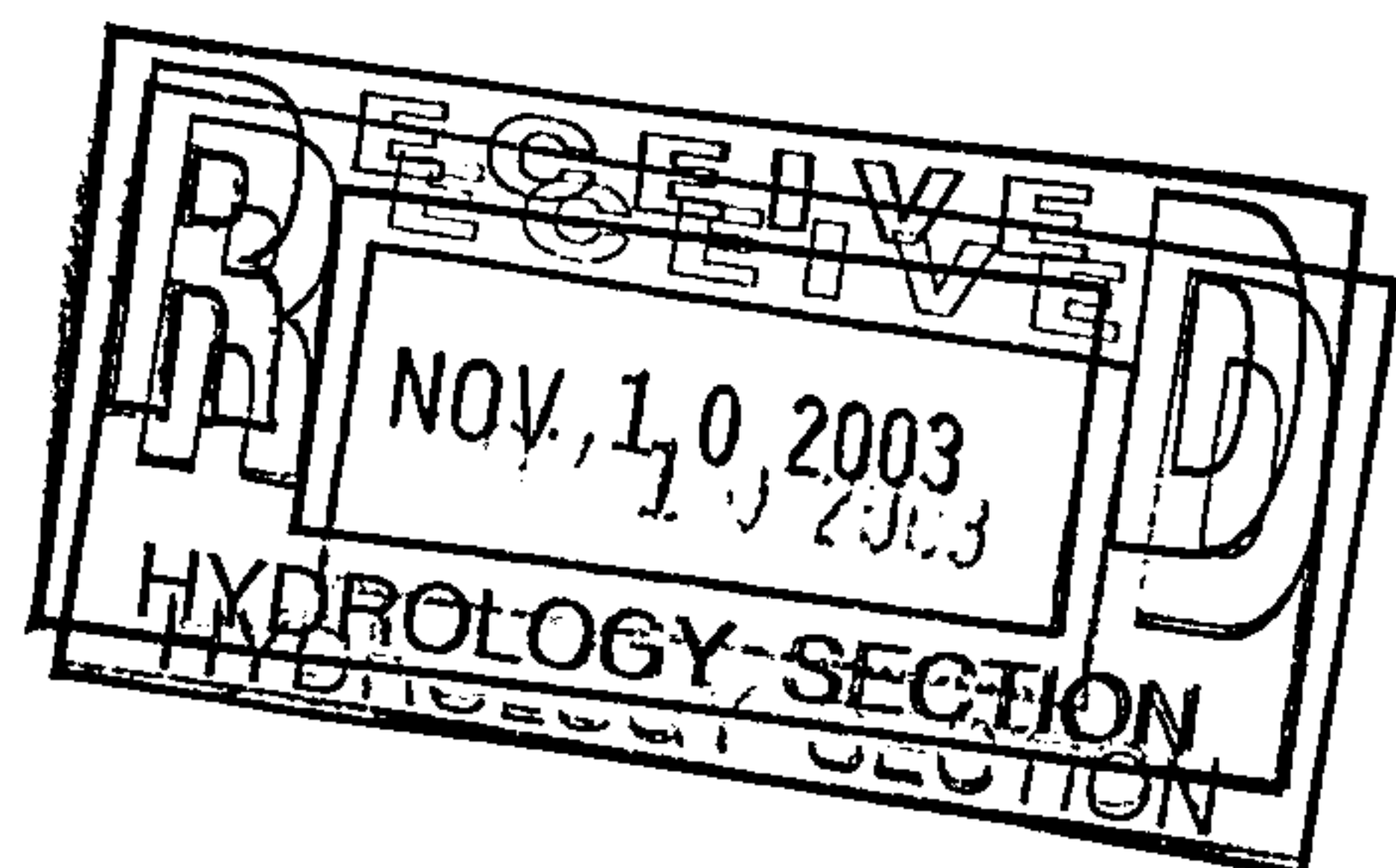


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FIRM Map, Exhibit B5
Existing Conditions.....6
Proposed Conditions6
Summary.....6
Runoff Calculations7-8

Map Pockets

Site Grading and Drainage Plan, Map Pocket A..... A
Developed Conditions Basin, Map Pocket B B
Drainage Report by Larry Read and Associates Oct. 2001, Map Pocket C C

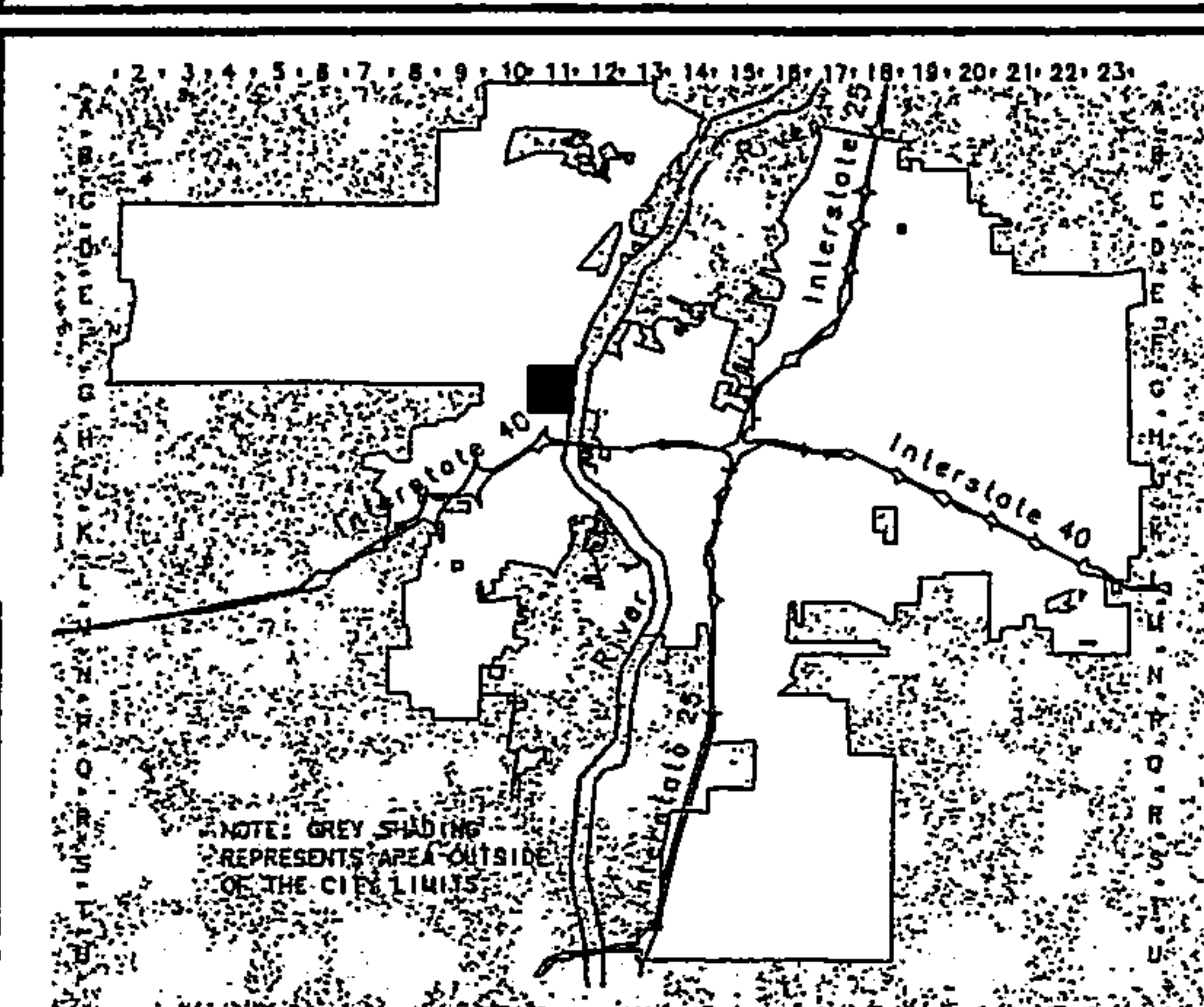
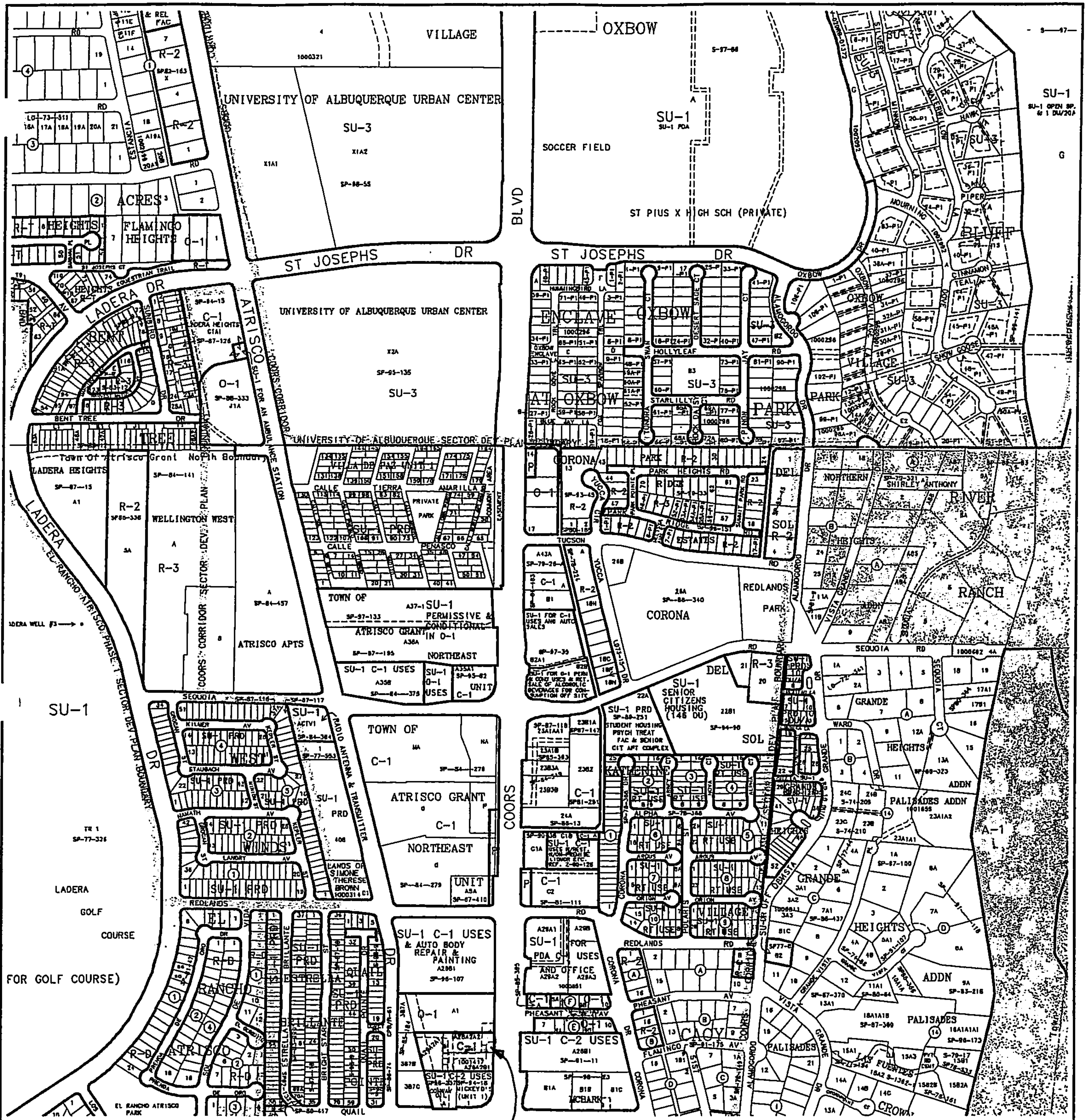
PURPOSE

The purpose of this report is to provide the drainage management plan for the development of Tract A-26-A2A2 within the Town of Atrisco Grant. This plan will be utilized for the development of the subject property as a Brake Masters store. This plan is in accordance with the DPM, Chapter 22, Hydrology Section. The purpose of this report is to provide the drainage analysis and management plan for the new store.

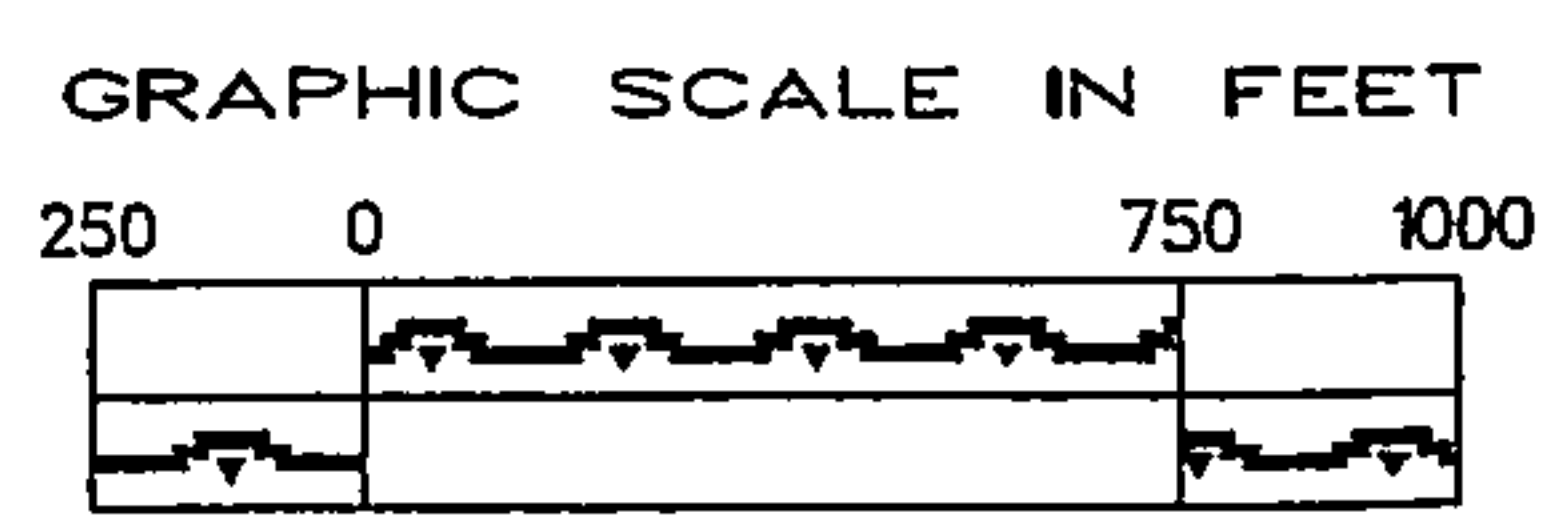
INTRODUCTION

The subject of this report, as shown on the Exhibit A vicinity map, is a 0.6442-acre parcel of land located north of Quail Road and West of Coors Boulevard zone atlas page G-11. The site is in the City of Albuquerque, Bernalillo County, New Mexico and is currently undeveloped. The legal description of the property is Tract A-26-A2A2, Town of Atrisco Grant. As shown on FIRM map 35001C0327D, the site does not lie within any flood zone. A previous drainage report was done by Larry Read and Associates in Oct. 2001 for this tract of land and is included in this report. The drainage report states that this tract of land has free discharge to Coors.

Exhibit A- Vicinity Map



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page
G-11-Z
Map Amended through July 10, 2003

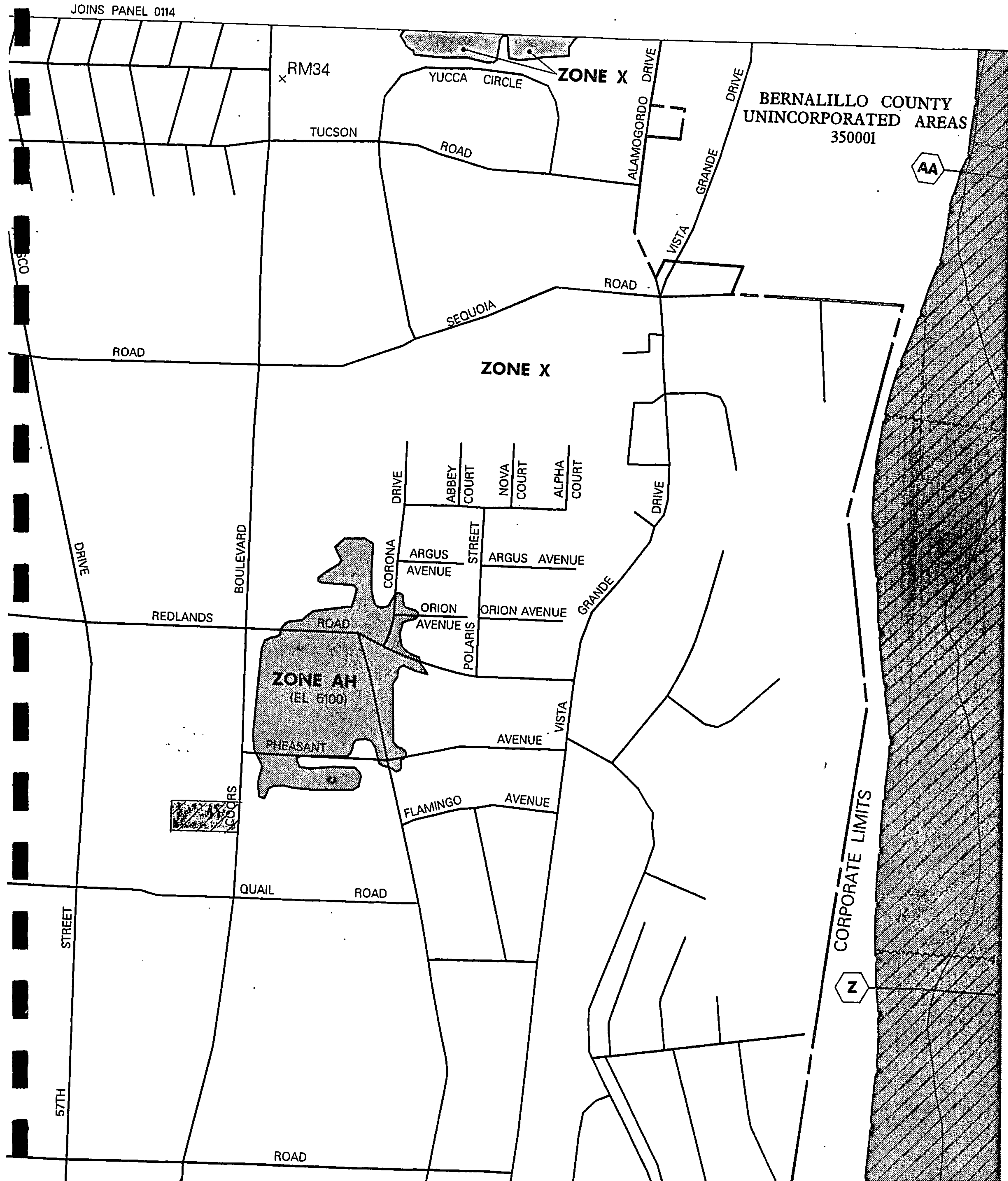
Exhibit B – FIRM Map

Page 5

FIRM MAP

35001CO327D

JOINS PANEL 0114



EXISTING CONDITIONS

The site is currently undeveloped and slopes from west to east. The 0.6442-acre site currently drains into a storm drain in Coors Boulevard. The properties surrounding the site are developed and freely discharge to the storm drain in Coors Blvd.

PROPOSED CONDITIONS

The proposed improvements consist of the construction of a 5,200 square foot Brake Masters and its associated parking lot. The site has been split into 2 basins; the storm runoff from these basins will flow to the east and into the existing storm drain system.

Basin 1 includes the west parking area, the entire roof and generates 0.94 cfs. The runoff from the parking area will flow north to a curb cut and then into a valley gutter behind the building towards Coors. The roof runoff will flow towards the back of the building and into the valley gutter as well. A land treatment of 23%B and 77% D was used to generate the runoff numbers for basin 1.

Basin 2 includes the south parking area, the east parking area, and generates 1.61 cfs. The runoff from the south and east parking area will flow to a curb cut in the east parking area that will drain to Coors. A land treatment of 20%B and 80%D was used to generate the runoff numbers for basin 2.

Once the drainage leaves the curb cut it will follow historic flow paths to the Coors storm drain. A basin calculation sheet is included in the calculations section of this report.

SUMMARY AND RECOMMENDATIONS

Per the previous drainage report this site has free discharge into the Coors storm drain.

The development of this site is consistent with the DPM, Chapter 22, Hydrology section. It is

recommended this development be approved for rough grading and Site Plan for Building Permit.

CALCULATIONS

EXISTING CONDITION

Total Area = 28714 sf
Impervious Area = 28714 sf
Pervious Area = 0 sf

DEVELOPED CONDITION

Total Area = 28714 sf
Impervious Area = 24394 sf
Pervious Area = 4320 sf

Basin 1

Total Area = 10,123 sf
Impervious Area = 9,714 sf
Pervious Area = 392 sf

Basin 2

Total Area = 18,591 sf
Impervious Area = 14,854 sf
Pervious Area = 3,703 sf

Weighted E Method

Zone #1

Developed Basins

												100-Year			10-Year		
Basin	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
				%	(acres)	%	(acres)	%	(acres)	%	(acres)						
1	10697.00	0.246	0.00038	0%	0	23%	0.056	0%	0	77%	0.189	1.671	0.034	0.94	1.005	0.021	0.59
2	18013.00	0.414	0.00065	0%	0	20%	0.083	0%	0	80%	0.331	1.710	0.059	1.61	1.036	0.036	1.02
	28710.00	0.66			0.00		0.14		0.00		0.52		0.09	2.55			

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

MAP POCKET A

SITE GRADING AND DRAINAGE PLAN

Brake Masters

MAP POCKET B

Proposed Basin Map

Brake Masters

MAP POCKET C

Drainage Report by Larry Read and Associates Oct. 2001

G-11/D
60A

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

G-11/D60A

PROJECT TITLE: BRAKE MASTERS
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: G-11-z
WORK ORDER #: _____

LEGAL DESCRIPTION: Tract A-26-A2A2, Town of Atrisco Grant
CITY ADDRESS: Located North of Quail Road and West of Coors Boulevard, Albuquerque, NM

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 8509 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: RONALD R. BOHANNAN OR SARA LAVY
PHONE: (505) 858-3100
ZIP CODE: 87113

OWNER: Brake Masters
ADDRESS: 6179 E. Broadway Blvd.
CITY, STATE: Tucson, AZ

CONTACT: Jim Eagan
PHONE: 520-631-9000
ZIP CODE: 85711

ARCHITECT: Gerald R. Kesler, Inc. Architects
ADDRESS: 2960E. Northern Ave.
CITY, STATE: Phoenix, AZ

CONTACT: Jim Gibbany
PHONE: (602) 371-4902
ZIP CODE: 85028

SURVEYOR: SURV-TEK, INC.
ADDRESS: 5643 Paradise Boulevard NW
CITY, STATE: Albuquerque, NM

CONTACT: Russ Hugg
PHONE: (505) 897-3366
ZIP CODE: 87114

CONTRACTOR: _____
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
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMP/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

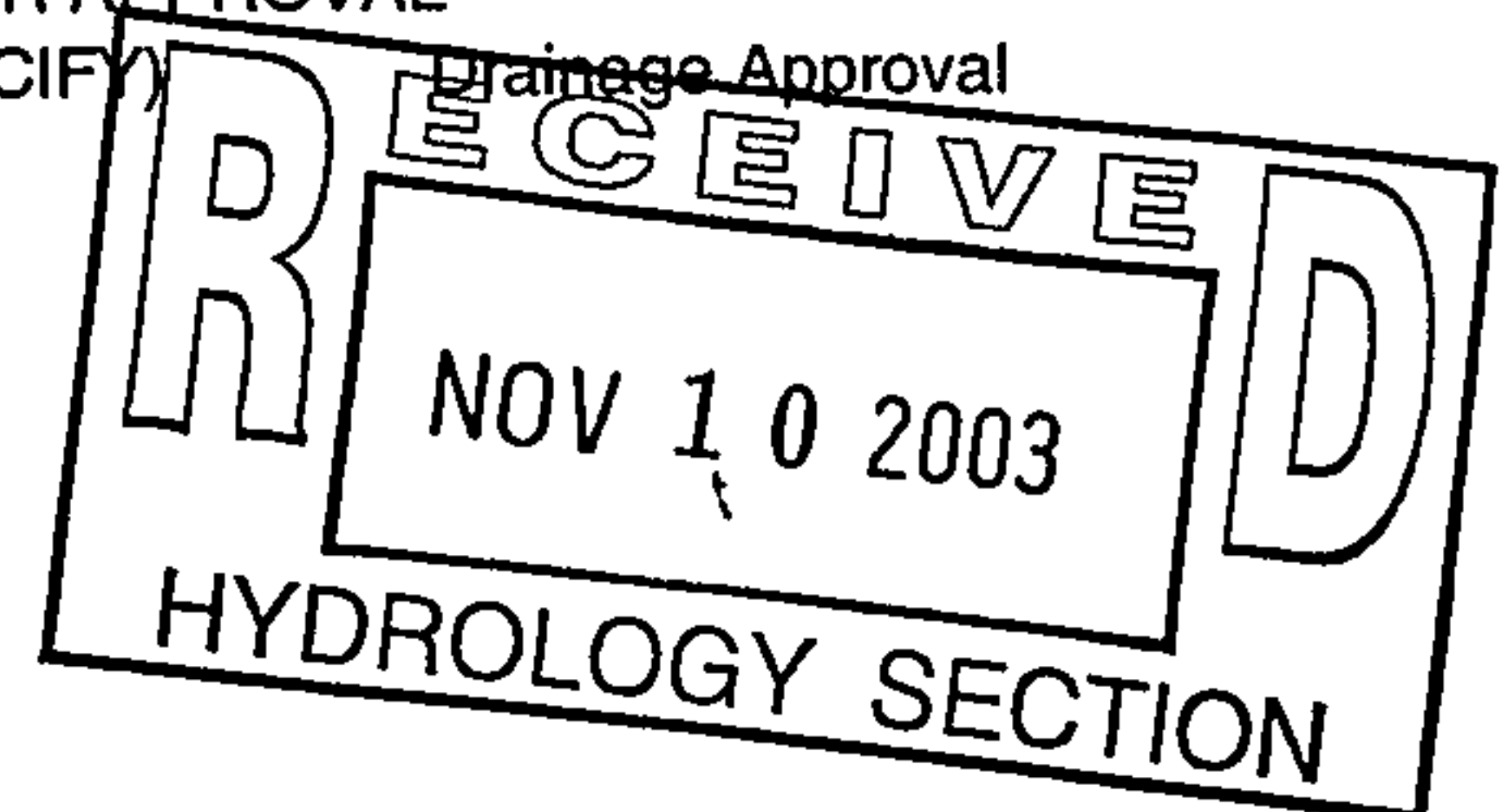
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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☐ 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: 11/10/2003 BY: Tyler J. Ashton, PE



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

1. **Conceptual Grading and Drainage Plans:** Required for approval of Site Development Plans greater than five (5) acres and Sector
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.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 13, 2004

Ronald Bohannon, P.E.
Tierra West, LLC
8509 Jefferson NE
Albuquerque, NM 87113

**Re: Brake Masters, North of Quail Rd. and West of Coors Blvd, Traffic
Circulation Layout**

Engineer's Stamp dated 2-12-04 (G11/D60A)

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 2-12-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the address of the site.
2. Please remove the FEMA map and replace it with a site map showing the development and layout of the bordering sites.
3. Are there pedestrian paths between the bordering sites?
4. The heavy vehicle path appears to cross over the curb in the southwest corner of the site. Please increase the end island radius of this section to 25 feet.
5. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
6. Are there any shared parking spaces with the adjacent lots (if needed)?
7. Please provide copies of all cross access easements with the adjacent lots.
8. What is the proposed aisle width between the handicapped spaces and the building?

If you have any questions, you can contact me at 924-3991.

Sincerely,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: file

G-11/060A

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

PROJECT TITLE: BRAKE MASTERS ZONE MAP/DRG. FILE #: G-11-z
DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tract A-26-A2A2, Town of Atrisco Grant
CITY ADDRESS: Located North of Quail Road and West of Coors Boulevard, Albuquerque, NM

ENGINEERING FIRM: Tierra West, LLC CONTACT: RONALD R. BOHANNAN OR TYLER ASHTON
ADDRESS: 8509 Jefferson NE PHONE: (505) 858-3100
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

OWNER: Brake Masters CONTACT: Jim Eagan
ADDRESS: 6179 E. Broadway Blvd. PHONE: 520-631-9000
CITY, STATE: Tucson, AZ ZIP CODE: 85711

ARCHITECT: Gerald R. Kesler, Inc. Architects CONTACT: Jim Gibbany
ADDRESS: 2960E. Northern Ave. PHONE: (602) 371-4902
CITY, STATE: Phoenix, AZ ZIP CODE: 85028

SURVEYOR: SURV-TEK, INC. CONTACT: Russ Hugg
ADDRESS: 5643 Paradise Boulevard NW PHONE: (505) 897-3366
CITY, STATE: Albuquerque, NM ZIP CODE: 87114

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

CHECK TYPE OF SUBMITTAL:

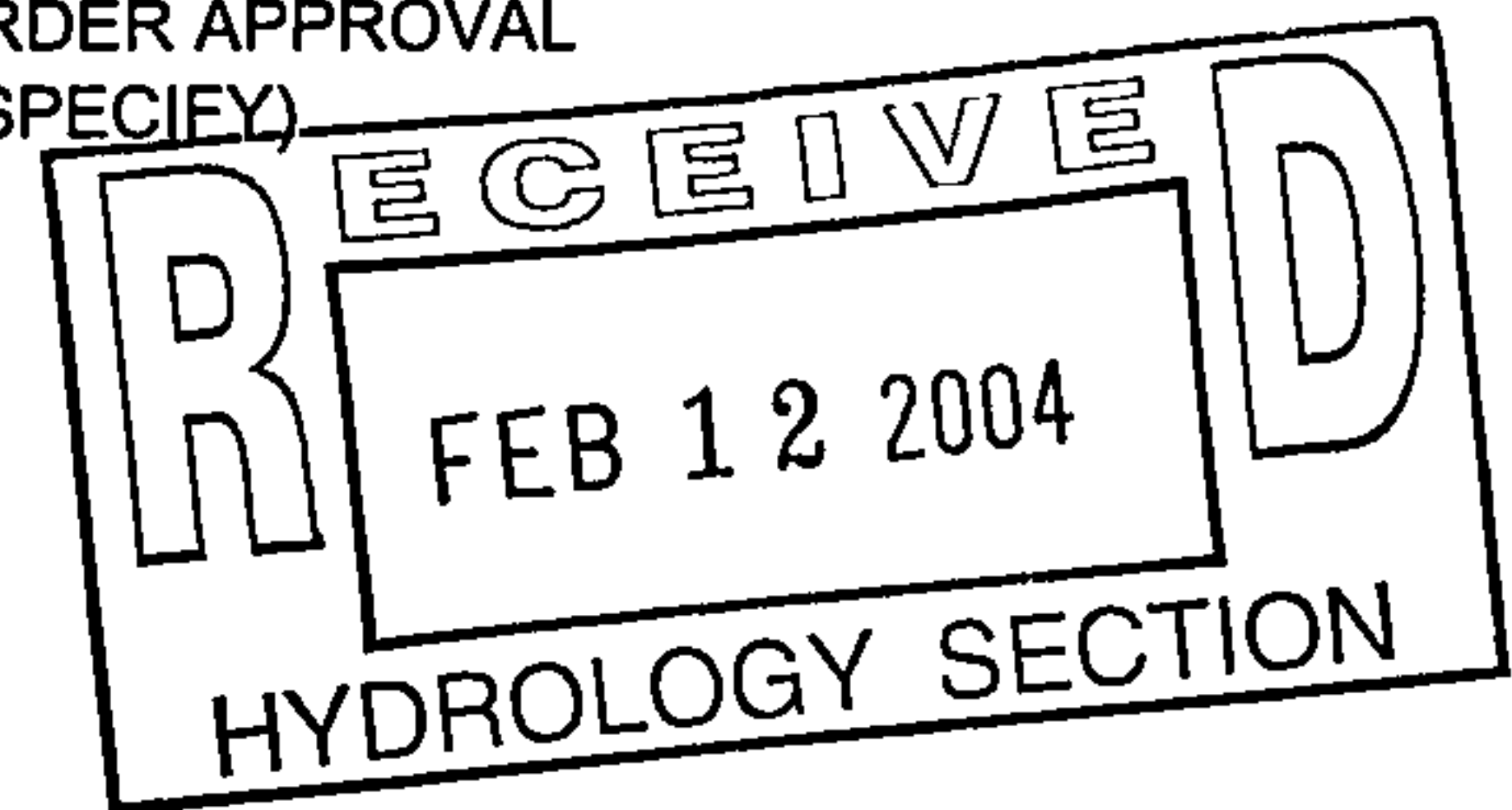
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
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☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)



DATE SUBMITTED: 2/5/2004 BY: Tyler J. Ashton, PE

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature,
1. **Conceptual Grading and Drainage Plans** Required for approval of Site Development Plans greater than five (5) acres and Sector
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.

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

February 9, 2004

Mr. Tony Loyd, PE
Transportation Development Section.
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Brake Masters TCL

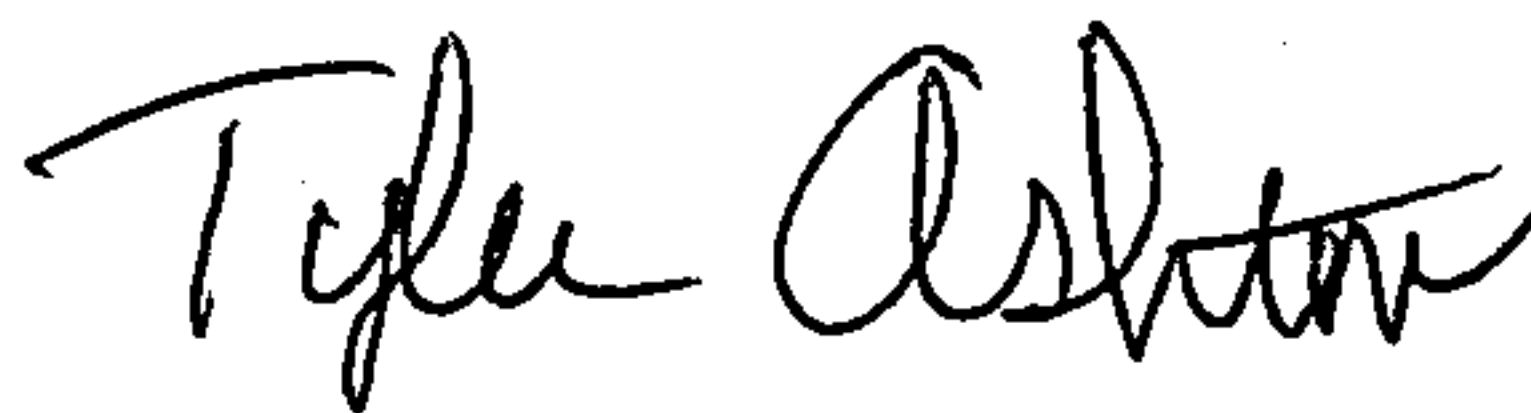
Dear Mr. Loyd:

The proposed Brake Masters is located at the northwest corner of Coors Blvd and Quail Rd. This development will consist of a 5,430 square foot brake repair store. The entrance on Coors is currently and will continue to be used to access this site and the rest of the subdivision. Currently this lot is undeveloped; this site will complete the entire site plan and will not greatly impact bordering sites.

The development of this site is consistent with the DPM, Chapter 23, and Transportation section. It is recommended this TCL be approved for Building Permit.

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

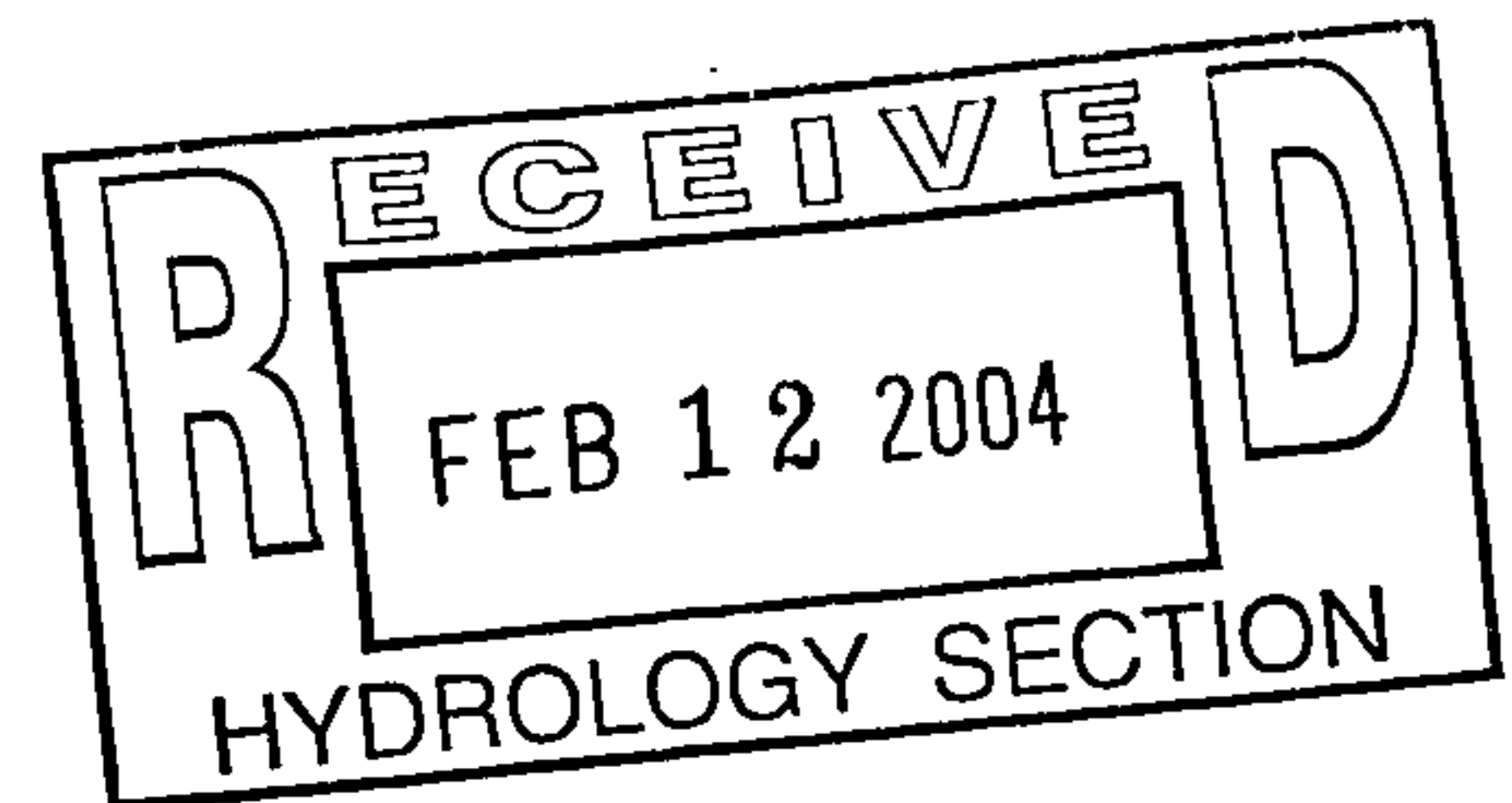
Sincerely,



Tyler J. Ashton, PE

Enclosure/s

JN: 230085
TA/dg/kk



230085 T. Loyd TCL 2904



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 23, 2004

Ronald Bohannon, P.E.
Tierra West, LLC
8509 Jefferson NE
Albuquerque, NM 87113

Re: **Brake Masters, 2927^S Coors Blvd., Traffic Circulation Layout**
Engineer's Stamp dated 2-19-04 (G11/D60A)

Dear Mr. Bohannon,

The TCL submittal received 2-23-04 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.

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 924-3396.

Sincerely,

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

cc: file

G-11/060A

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

PROJECT TITLE: BRAKE MASTERS
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: G-11-z
WORK ORDER #: _____

LEGAL DESCRIPTION: Tract A-26-A2A2, Town of Atrisco Grant
CITY ADDRESS: Located North of Quail Road and West of Coors Boulevard, Albuquerque, NM

29245 Coors Blvd

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 8509 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: RONALD R. BOHANNAN OR TYLER ASHTON
PHONE: (505) 858-3100
ZIP CODE: 87113

OWNER: Brake Masters
ADDRESS: 6179 E. Broadway Blvd.
CITY, STATE: Tucson, AZ

CONTACT: Jim Eagan
PHONE: 520-631-9000
ZIP CODE: 85711

ARCHITECT: Gerald R. Kesler, Inc. Architects
ADDRESS: 2960E. Northern Ave.
CITY, STATE: Phoenix, AZ

CONTACT: Jim Gibbany
PHONE: (602) 371-4902
ZIP CODE: 85028

SURVEYOR: SURV-TEK, INC.
ADDRESS: 5643 Paradise Boulevard NW
CITY, STATE: Albuquerque, NM

CONTACT: Russ Hugg
PHONE: (505) 897-3366
ZIP CODE: 87114

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

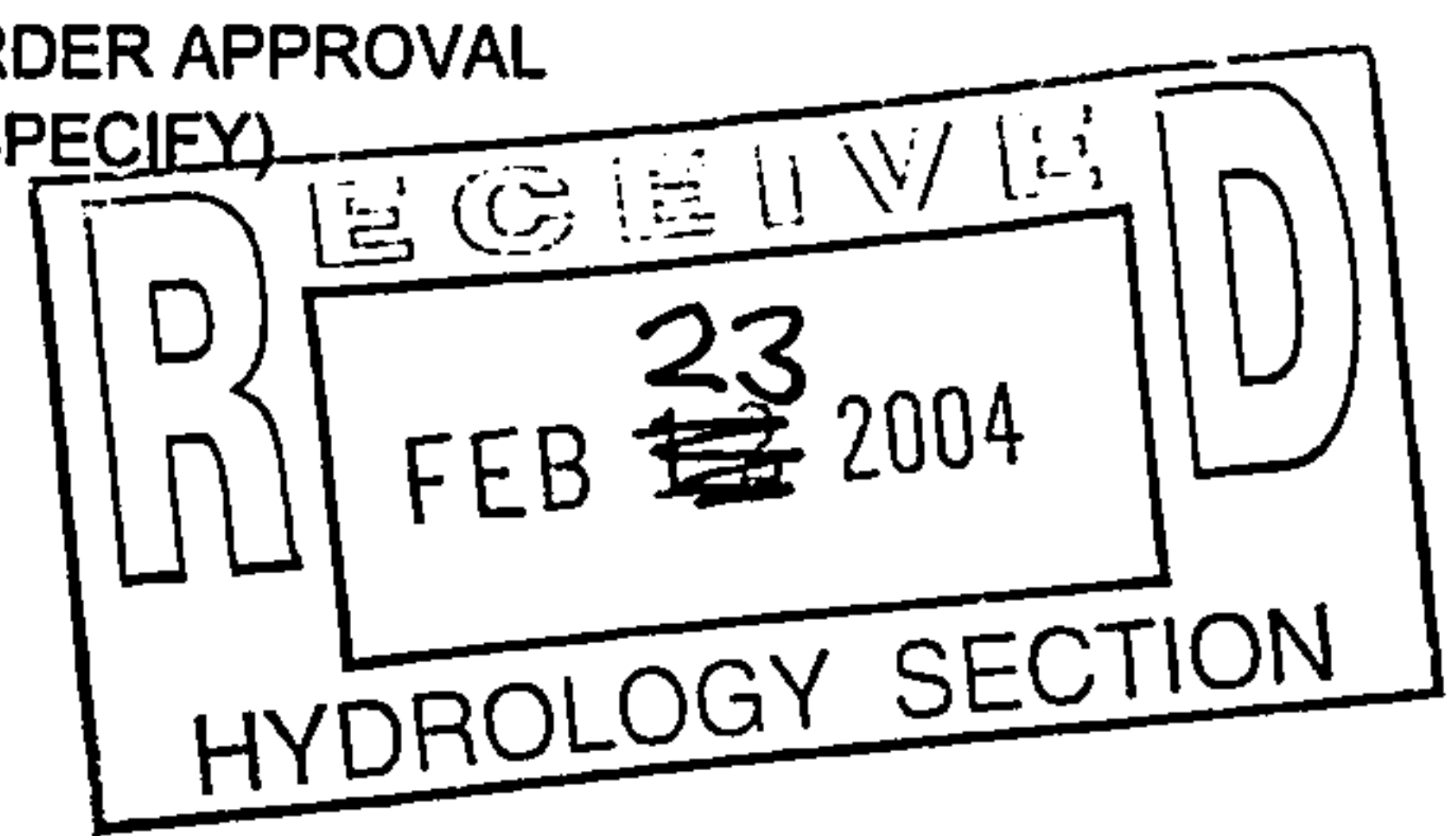
CONTACT: _____
PHONE: _____
ZIP CODE: _____

- CHECK TYPE OF SUBMITTAL:
- ☐ DRAINAGE REPORT
 - ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
 - ☐ DRAINAGE PLAN RESUBMITTAL
 - ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
 - ☐ GRADING PLAN
 - ☐ 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 / FINANACIAL 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: 2/23/04 BY: Tyler J. Ashton, PE

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature,
1. **Conceptual Grading and Drainage Plans** Required for approval of Site Development Plans greater than five (5) acres and Sector
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.

G-11/060A

TW

Tierra West, LLC.

(505) 858-3100

8509 Jefferson NE, Albuquerque, NM 87113

TO Mr. Wilfred Griegos
City of Albuquerque

LETTER OF TRANSMITTAL

DATE:	2/23/04	JOB NO:	230025
ATTENTION: Mr. Wilfred Griegos			
RE: BrakeMasters			
Coors & Quail			

WE ARE SENDING YOU ☒ Attached ☐ Under Separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATED	NO.	DESCRIPTION
2			BrakeMasters - Coors & Quail
			Resubmittal of Traffic Circulation Layout

THESE ARE TRANSMITTED as checked below:

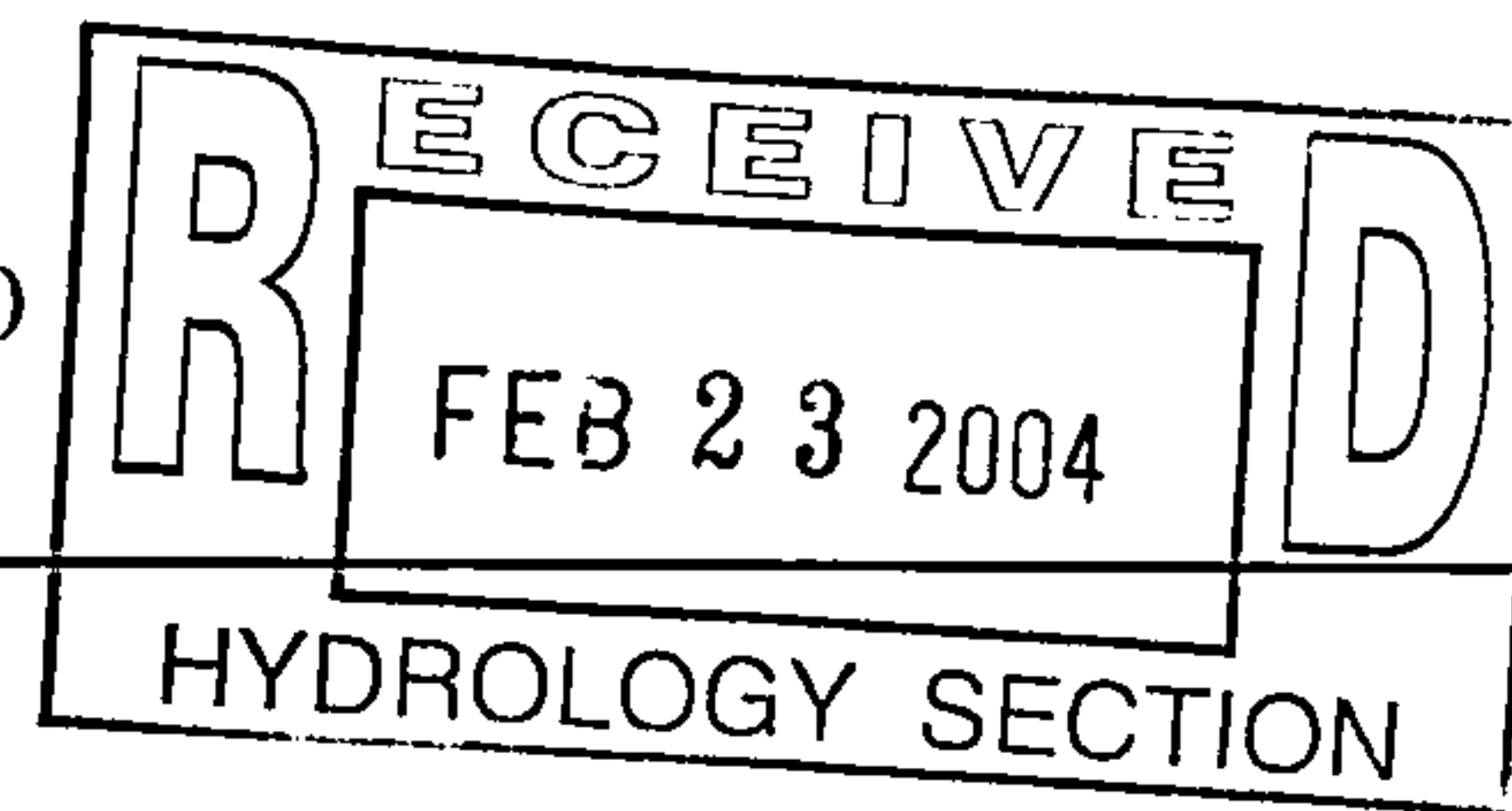
☐ For approval ☐ Approved as submitted ☐ FOR SIGNATURE(S)

☒ For your use ☐ Approved as noted ☐ _____

☒ As requested ☐ Returned for corrections

☐ For review and comments ☐ _____

☐ FOR BIDS DUE _____ 20 _____ ☐ PRINTS RETURNED AFTER LOAN TO US



REMARKS

COPY TO

RECEIVED BY

SIGNED Debbie Gale for
Tyler J. Ashton, PE