

Metro, Kristal D.

From: Vince Carrica [VCarrica@tierrawestllc.com]
Sent: Friday, August 28, 2009 12:54 PM
To: Metro, Kristal D.
Subject: FW: Discount Tire - Menaul & Florida
Attachments: DOC (52).PDF

Kristal,

I have attached a copy of the TCL you approved for the construction of the new parking lot for the Discount Tire on Florida Street, off Menaul. The issue of access for dropping of cars that are brought in on tow trucks came up this week. Discount Tire would now like to have the existing drive off Florida left in place. We had shown this drive to be removed. I told them I would ask the question. What do you think?

Vince

Vincent Carrica, PE

vcarrica@tierrawestllc.com

Tierra West, LLC

5571 Midway Park PI NE

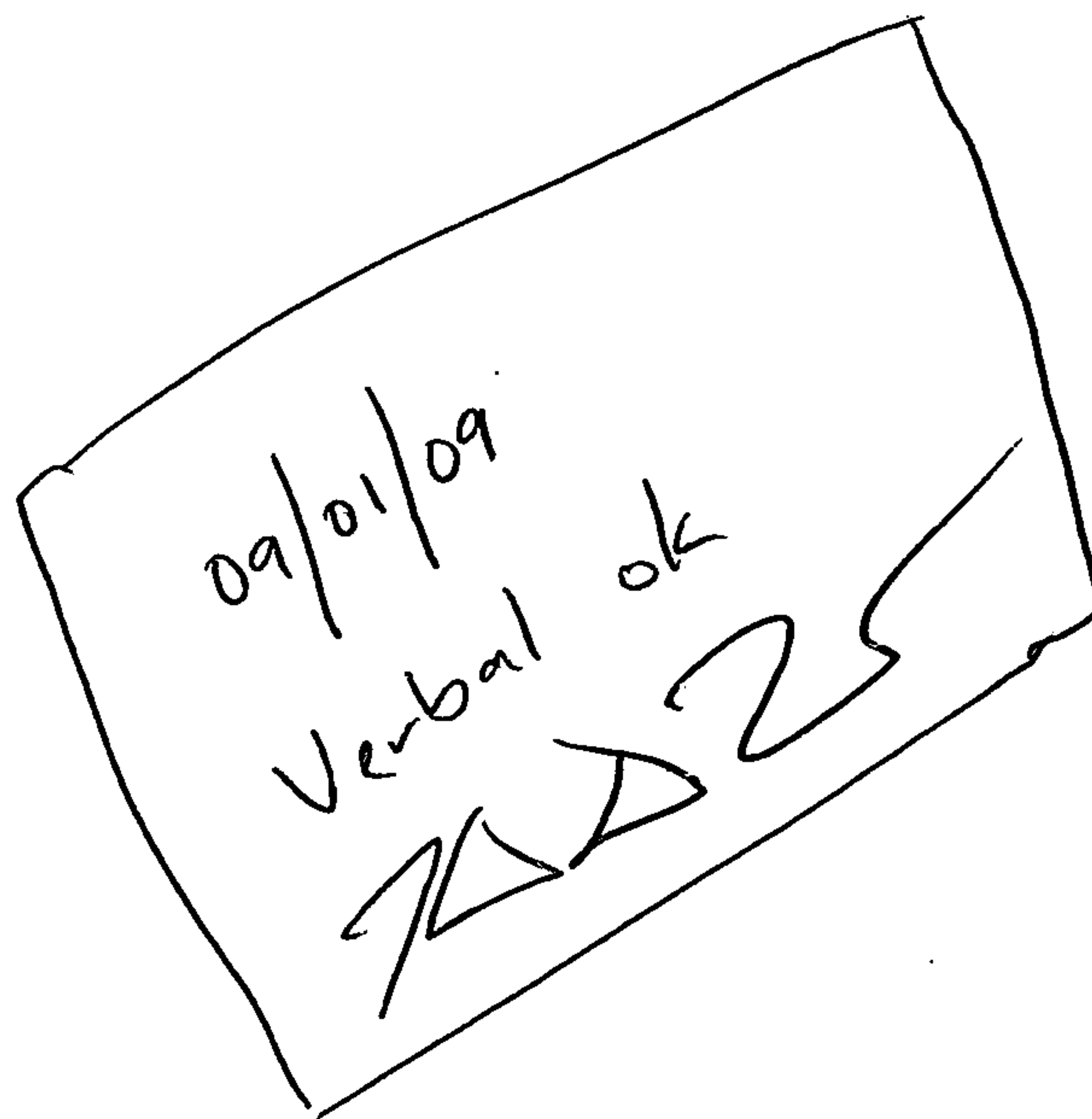
Albuquerque, NM 87109

(505) 858-3100 Ext 205

1-800-245-3102

fax (505) 858-1118

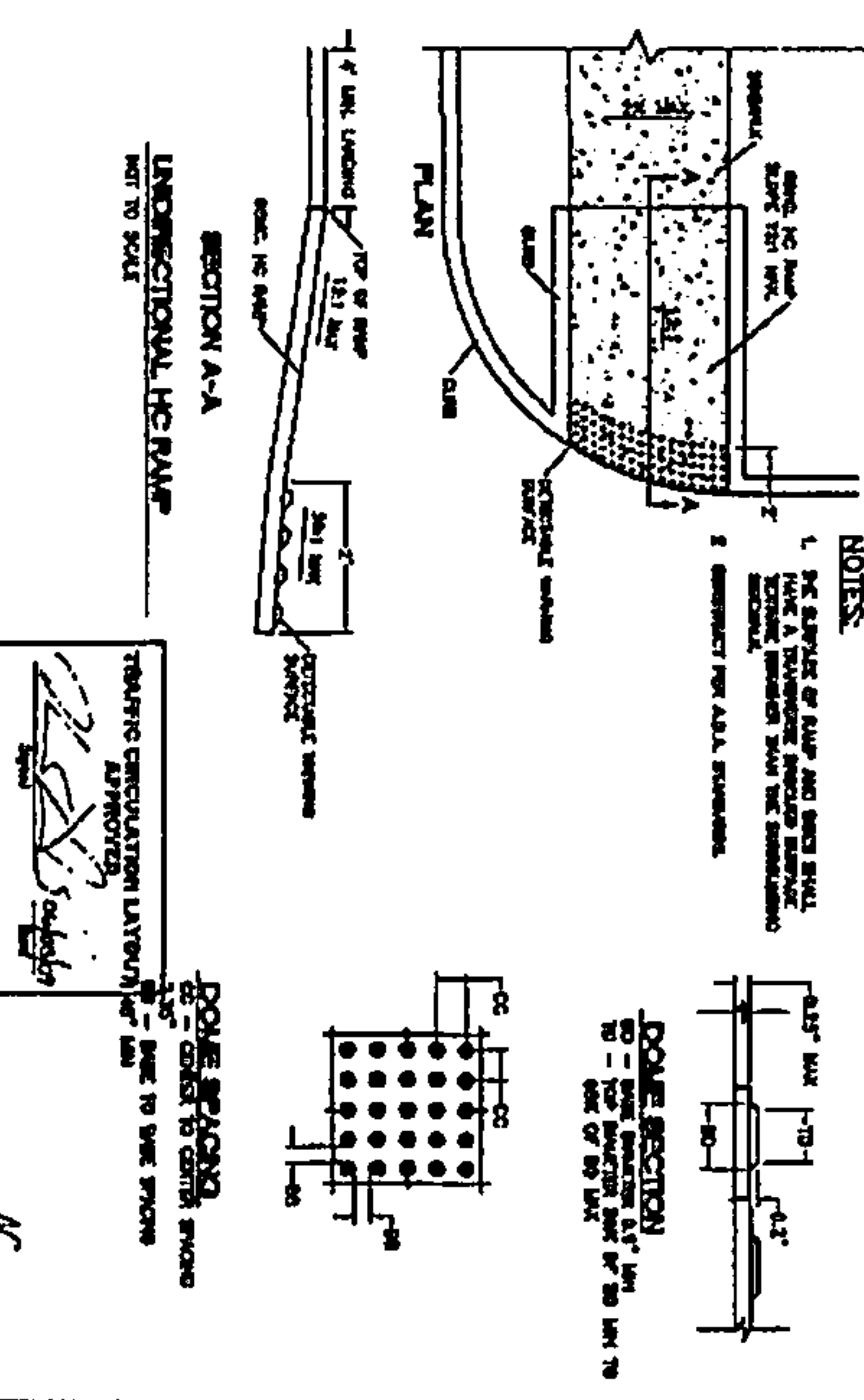
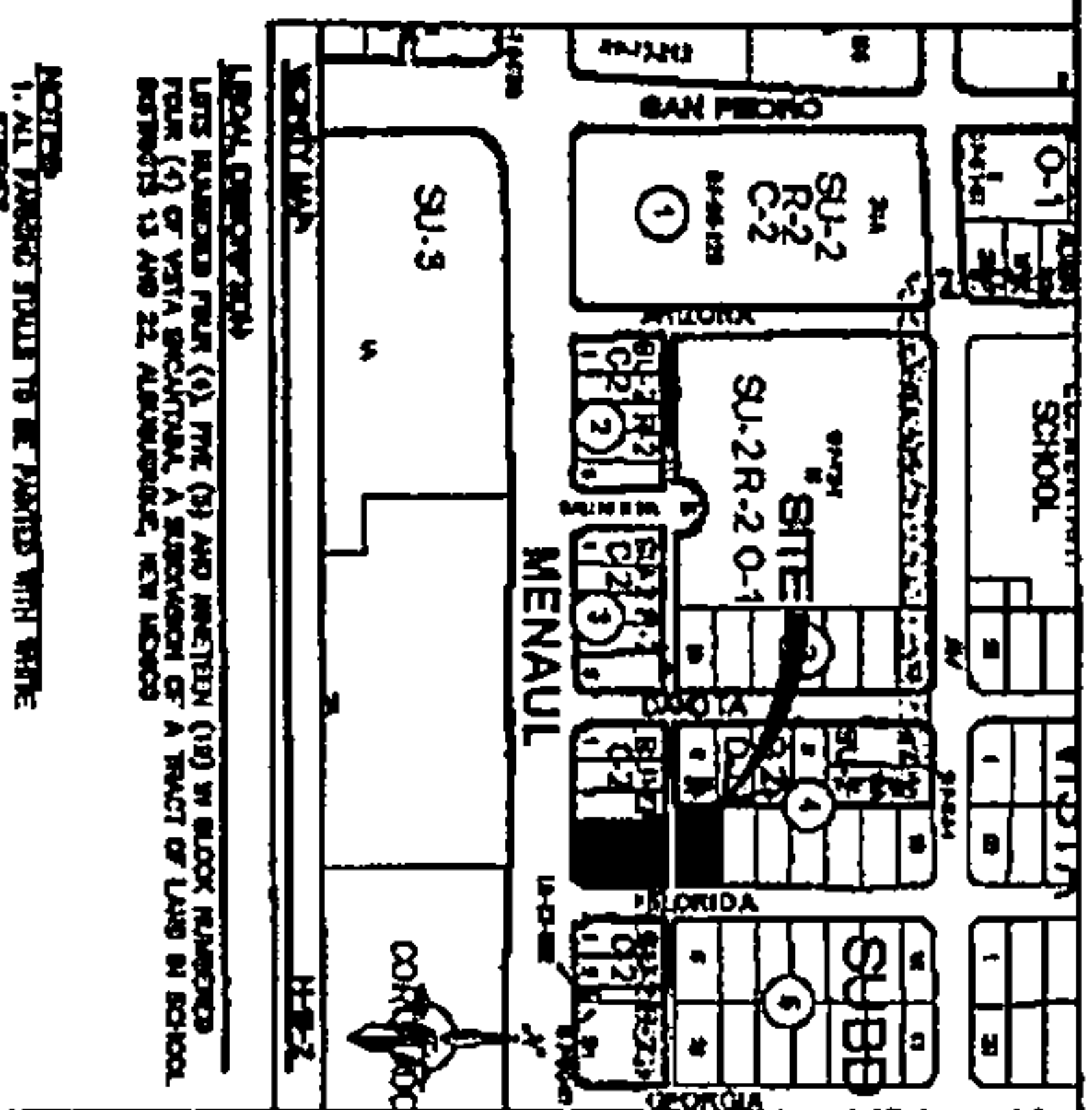
www.tierrawestllc.com



From: Scot McLelland [mailto:scot@wilger.com]
Sent: Thursday, August 27, 2009 1:39 PM
To: Vince Carrica
Subject: Discount Tire - Menaul & Florida

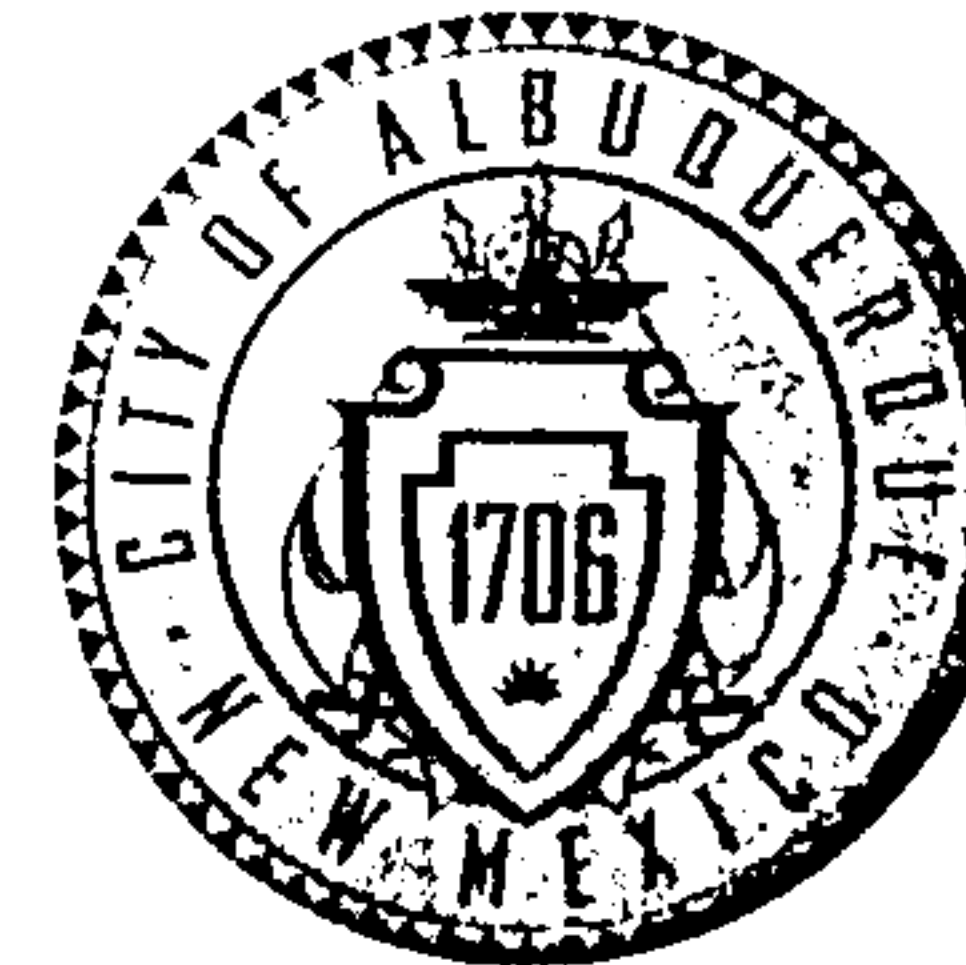
Vince, Discount Tire wants to leave the North drive approach, on Florida, to the parking lot. Can we do that, or is it a city requirement to get rid of it? Thanks, Scot

9/1/2009



- [illegible]

CITY OF ALBUQUERQUE



June 3, 2009

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

Re: Discount Tire Additional Parking Lot - Lot 19, Menaul Blvd / Florida St NE,
Traffic Circulation Layout
Engineer's Stamp dated 05-28-09 (H18-D036)

Dear Mr. Bohannon,

The TCL submittal received 05-28-09 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

PO Box 1293

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.

Albuquerque

NM 87103

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.

www.cabq.gov

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

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

C: File

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Discount Tire Parking Lot
DRB: 1007650 EPC #: _____

ZONE MAP/DRG. FILE # H-18/10036
WORK ORDER #: _____

LEGAL DESCRIPTION: Lot 19, Block 4, Vista Encantada
CITY ADDRESS: Lot behind Discount Tire @ Florida & Menaul

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 5571 Midway Park Place
CITY, STATE: Albuquerque, NM

CONTACT: Vincent Carrica, PE
PHONE: (505) 858-3100
ZIP CODE: 87109

OWNER: Discount Tire Company
ADDRESS: 20225 N.Scottsdale Road
CITY, STATE: Scottsdale, AZ

CONTACT: Rich Sommer
PHONE: 480-606-4370
ZIP CODE: 85255

ARCHITECT: N/A
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: N/A
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: N/A
ADDRESS: _____
CITY, STATE: _____

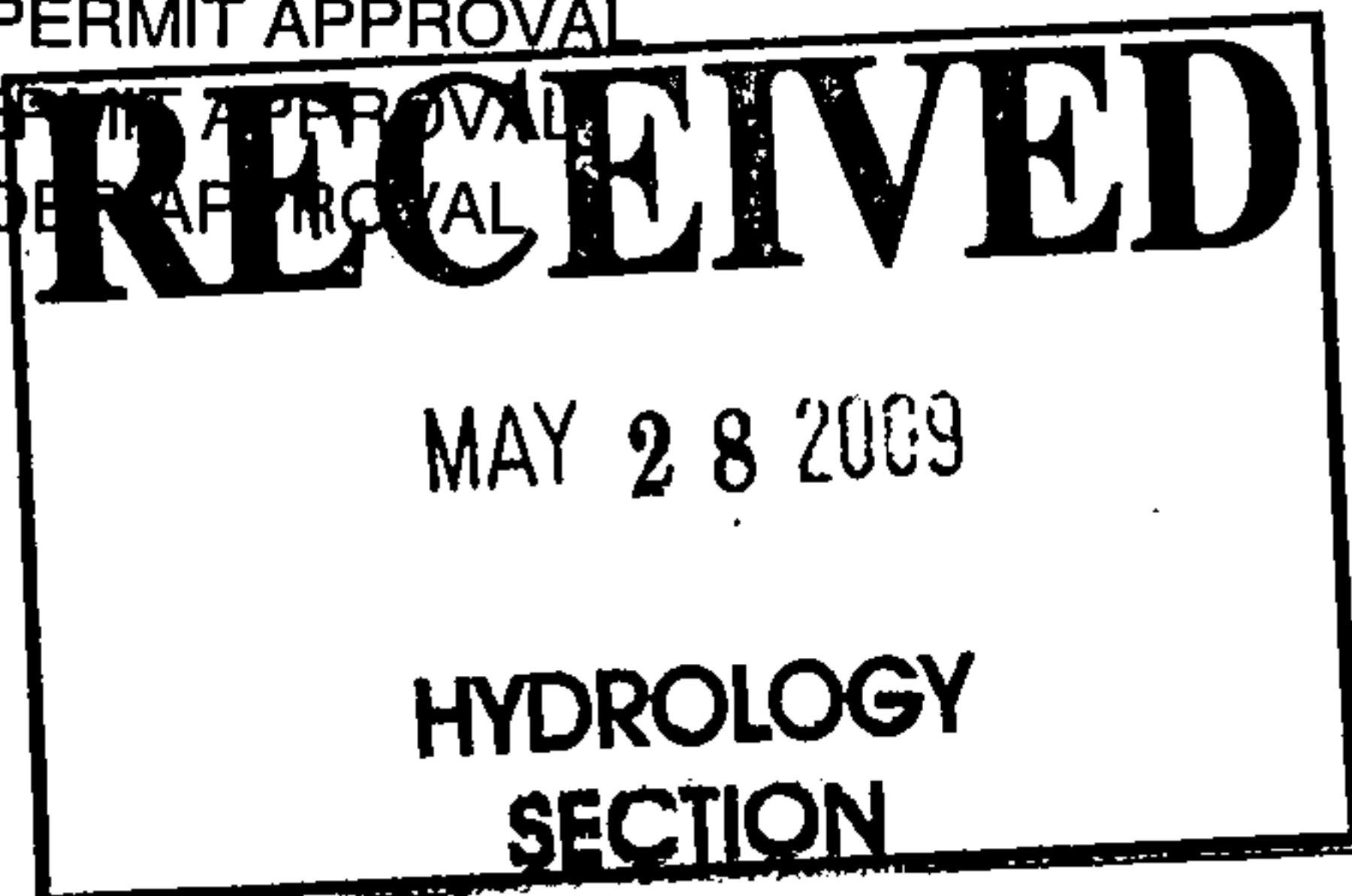
CONTACT: _____
PHONE: _____
ZIP CODE: _____

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
☐ SO-19



WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

<Resub>

DATE SUBMITTED: 5/28/2009 BY: Vincent Carrica, PE

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 Plans:** 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.

CITY OF ALBUQUERQUE



May 28, 2009

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

**Re: Discount Tire, Menaul and Florida, Grading and Drainage Plan
Engineer's Stamp dated 5-6-09 (H18/D036)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 5-6-09, the above referenced plan is approved for Grading Permit and Paving Permit.

Upon completion of the project, please submit an as-built plan for our files.

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

Sincerely,

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

C: file

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Discount Tire Parking Lot
DRB #: 1007650 EPC #: _____

ZONE MAP/DRG. FILE # H-18 10036
WORK ORDER #: _____

LEGAL DESCRIPTION Lot 19, Block 4, Vista Encantada
CITY ADDRESS: Lot behind Discount Tire @ Florida & Menaul

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 5571 Midway Park Place
CITY, STATE: Albuquerque, NM

CONTACT: Vincent Carrica, PE
PHONE: (505) 858-3100
ZIP CODE: 87109

OWNER: Discount Tire Company
ADDRESS: 20225 N.Scottsdale Road
CITY, STATE: Scottsdale, AZ

CONTACT: Rich Sommer
PHONE: 480-606-4370
ZIP CODE: 85255

ARCHITECT: N/A
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: N/A
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: N/A
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

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☐ 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

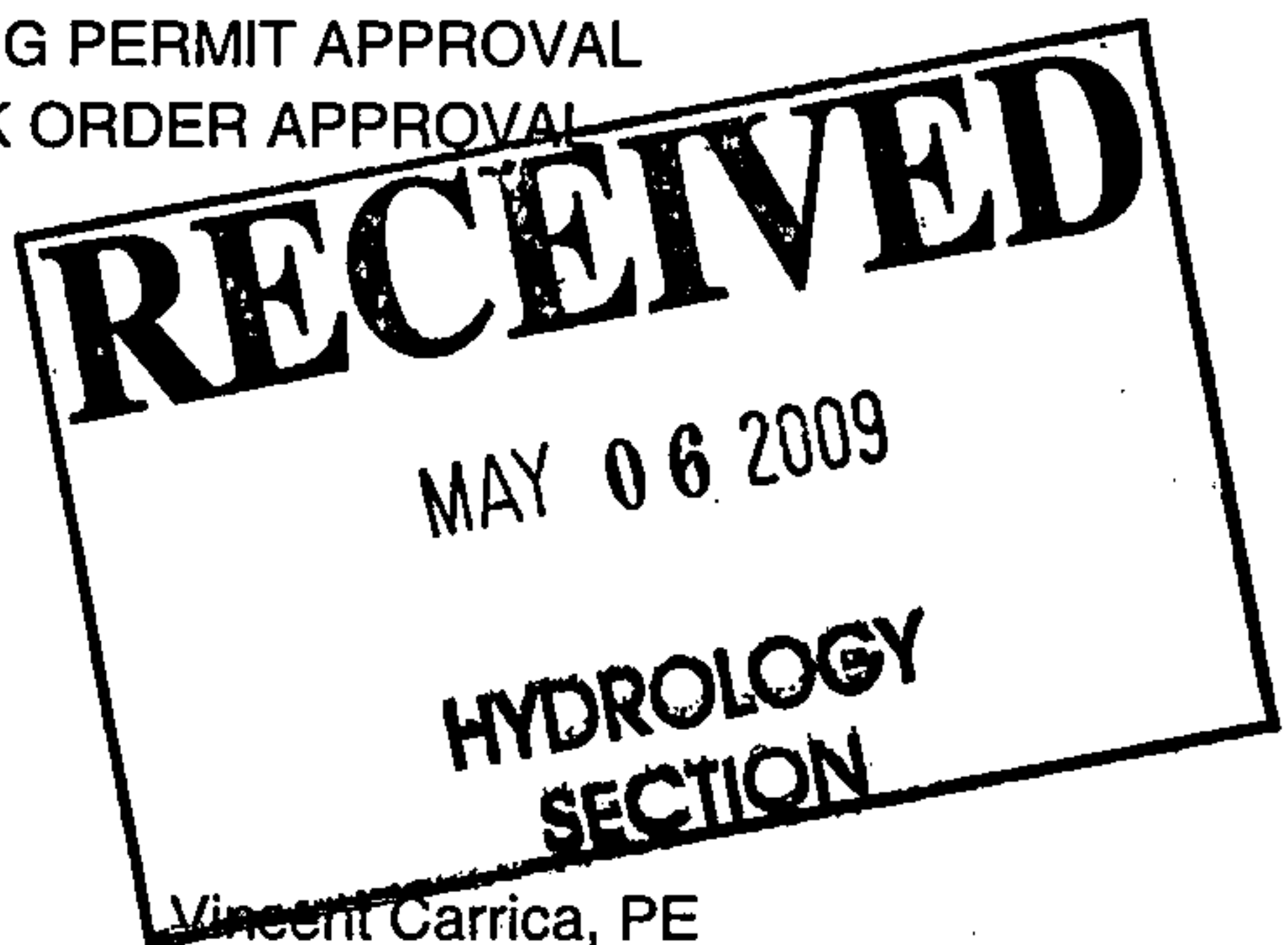
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☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☒ GRADING PERMIT APPROVAL
☒ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 5/6/2009 BY: Vincent Carrica, PE



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 Plans:** 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.

gaw

TIERRA WEST, LLC

May 5, 2009

Mr. Brad Bingham, City Hydrologist
Hydrology Development Section
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

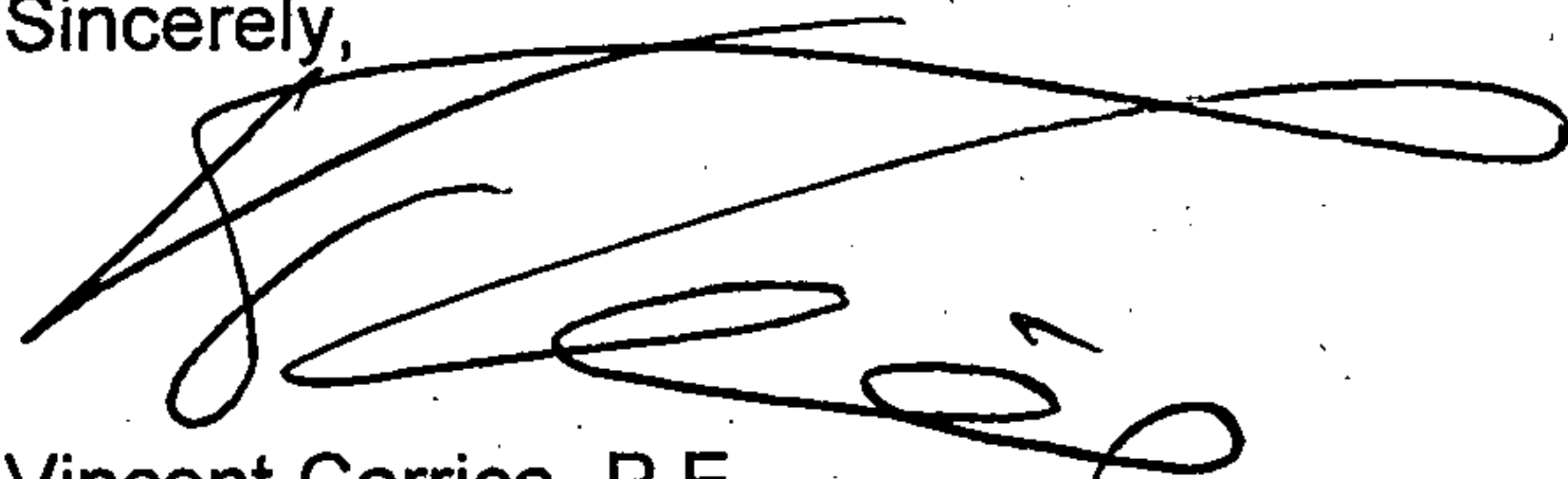
**RE: GRADING PLAN
FLORIDA STREET NE @ MENAUL (ZONE ATLAS SHEET H-18)
DISCOUNT TIRE ADDITIONAL PARKING FIELD**

Dear Mr. Bingham:

Attached is a grading plan for a proposed overflow parking area for an existing Discount Tire Store located on Menaul and Florida. EPC recently approved a zone change for the residential lot behind the Discount Tire which will allow them to demolish the existing residential home and install a parking lot.

I was unsure of the permitting requirements for a contractor performing the paving because there is no building permit associated with the parking lot construction. In speaking with the permit counter they suggested that we provide a grading plan for your review in the event that it is required for the work. Can you please review the plan and give me a call if you have any questions or comments?

Sincerely,

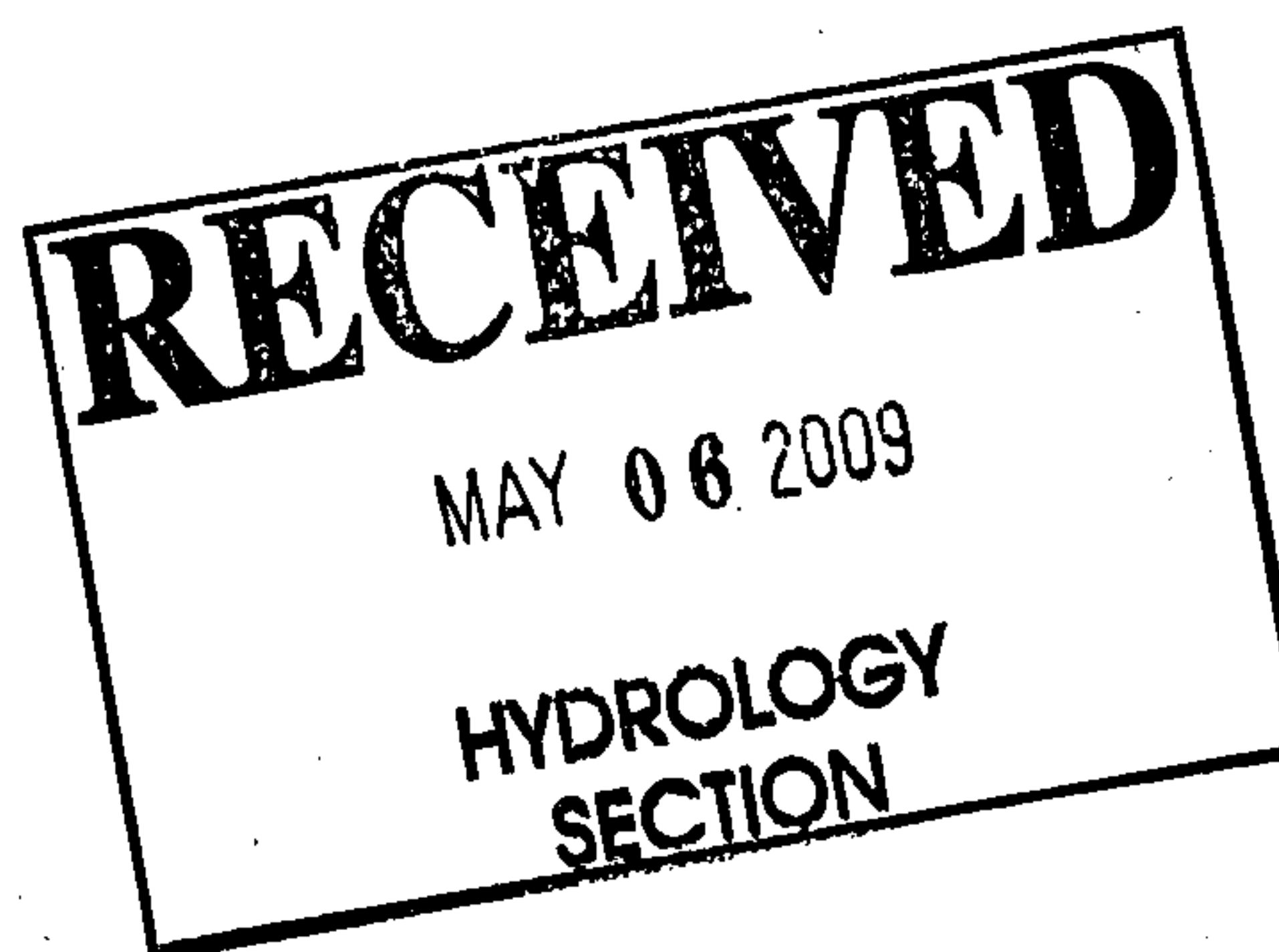


Vincent Carrica, P.E.

Enclosure/s

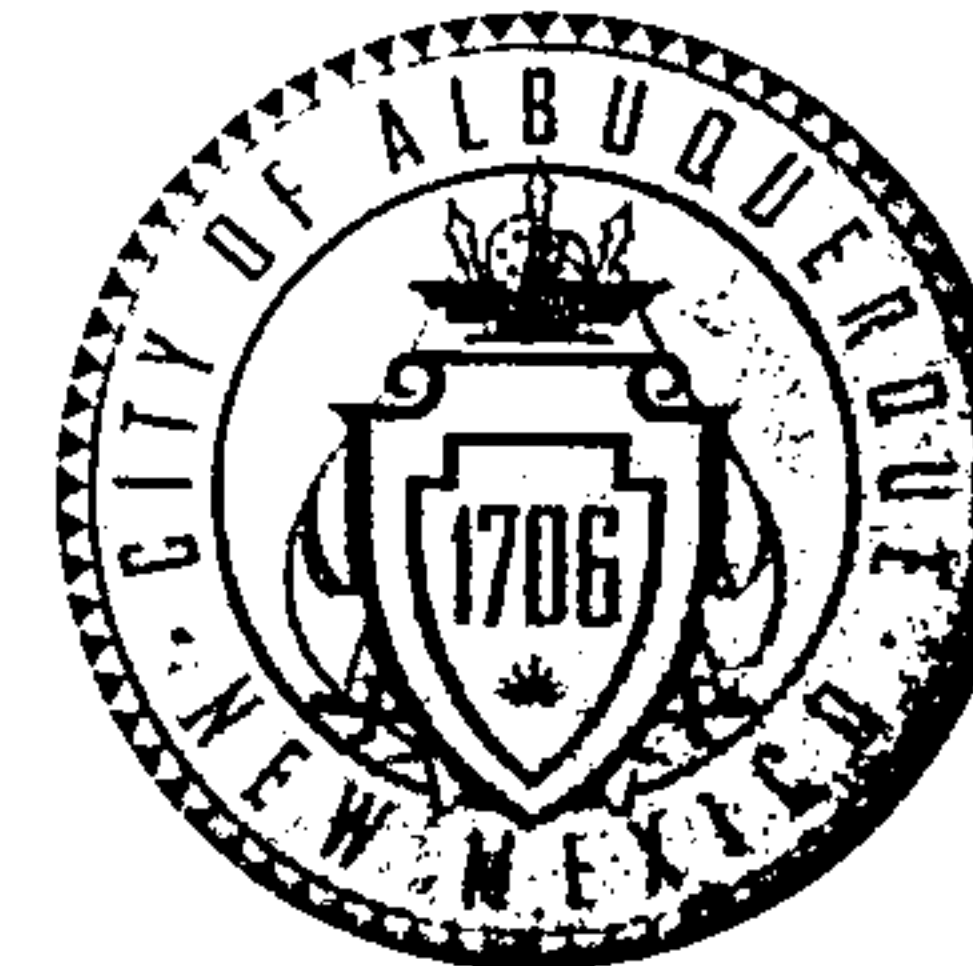
cc: Rich Summers, Discount Tire Co.

JN: 28108
VPC/cia



5571 Midway Park Place NE
Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

CITY OF ALBUQUERQUE



May 13, 2009

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

**Re: Discount Tire Additional Parking - Lot 19, Menaul Blvd / Florida St NE,
Traffic Circulation Layout
Engineer's Stamp dated 05-06-09 (H18-D036)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 05-06-09, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

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1. For passenger vehicles, the minimum end island radius is 15 feet. The five-foot radius at the entrance and exit is not acceptable; a drivepad is suggested.
- ~~2. A five-foot keyway is required for deadend parking aisles.~~
3. Is this plan intended for work within lots 4 and 5 in addition to lot 19? If so, additional geometric information must be provided for lots 4 and 5.
- ~~4. Please list the width and length for all parking spaces.~~
5. Label the compact parking spaces by placing the words "compact" on the pavement of each space.

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

Sincerely,

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

C: File