



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 19, 2004

Ms. Celia S. Tomlinson, P.E.
RHOMBUS P.A., INC.
2620 San Mateo Blvd. NE
Suite B
Albuquerque, NM 87110

Re: MEINEKE MUFFLERS
1812 Juan Tabo Blvd. NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/20/2003 (H-22/D072)
Certification dated 05/01/2004

Dear Celia,

Based upon the information provided in your submittal received 05/18/2004, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

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

C: Phyllis Villanueva
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: MEINEKE MUFFLERS ZONE MAP/DRG. FILE #: H-22/D072
 DRB #: NA EPC#: NA WORK ORDER#: NA

LEGAL DESCRIPTION: LOT 5 JUAN TABO HILLS FILED 6/3/69 VOL 05 FOLIO A
 CITY ADDRESS: 1812 JUAN TABO BLVD. NE ALBUQ. NM 87112

ENGINEERING FIRM: RHOMBUS CONTACT: RITA GUETSCHOW
 ADDRESS: 2620 SAN MATEO NE STE B PHONE: 881-6690
 CITY, STATE: ALBUQ. NM 87110 ZIP CODE: 87110

OWNER: JOHN RASTEGARI CONTACT: JOHN RASTEGARI
 ADDRESS: 1812 JUAN TABO BLVD NE PHONE: NONE
 CITY, STATE: ALBUQ. NM ZIP CODE: 87110

ARCHITECT: ROBERT PONTO CONTACT: ROBERT PONTO
 ADDRESS: 9505 DENNEEN DRIVE NW PHONE: 610 6160
 CITY, STATE: ALBUQ NM ZIP CODE: 87114

SURVEYOR: RHOMBUS CONTACT: RITA GUETSCHOW
 ADDRESS: 2620 SAN MATEO NE PHONE: 881-6690
 CITY, STATE: ALBUQ NM ZIP CODE: 87110

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

CHECK TYPE OF SUBMITTAL:

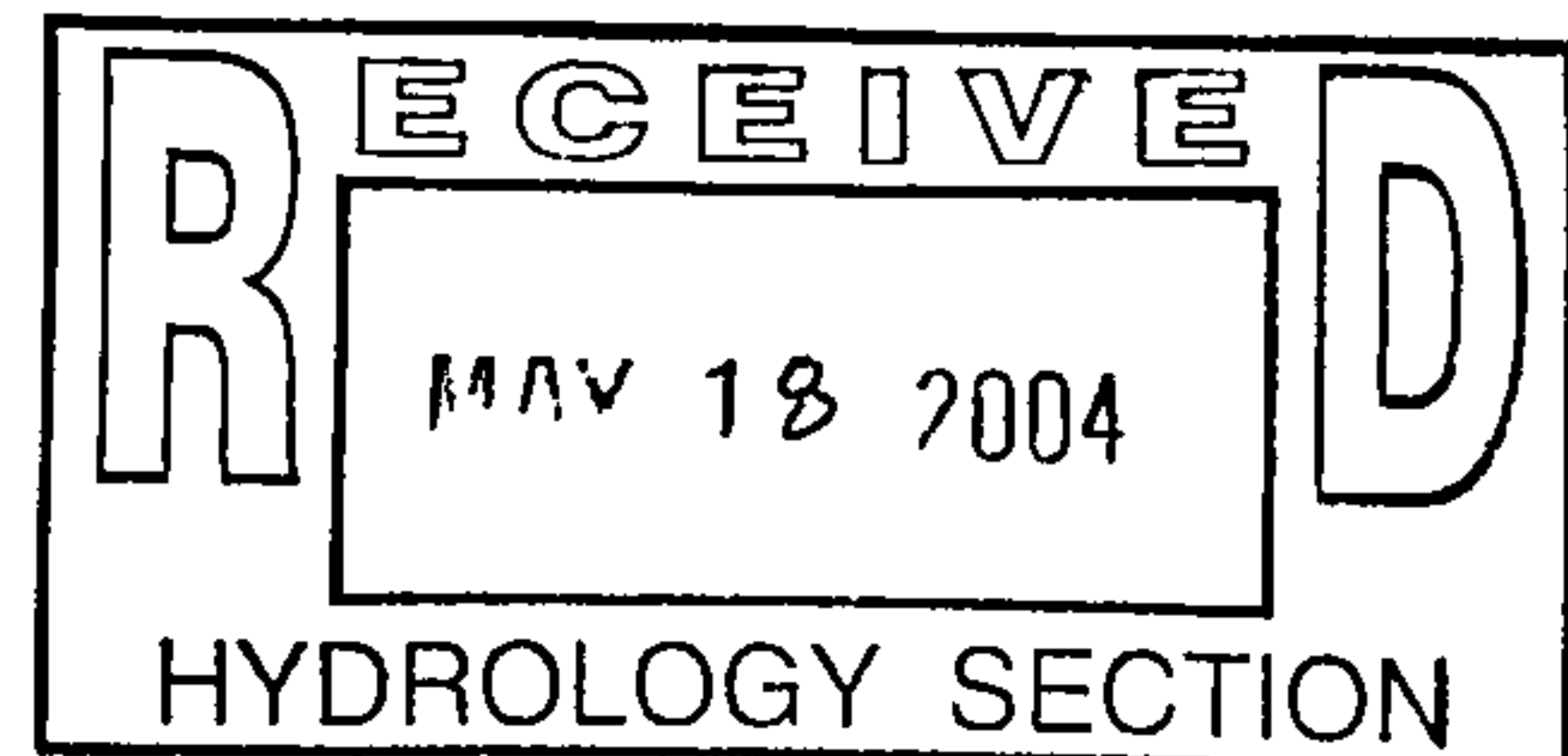
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☒ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION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

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / 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: 5/12/04 BY: Celia L. [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 (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

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 20, 2003

Celia Tomlinson, P.E.
Rhombus P.A., Inc.
2620 San Mateo Blvd., Suite B
Albuquerque, NM 87110

Re: Meineke Mufflers, 1812 Juan Tabo Blvd. NE, Grading and Drainage Plan
Engineer's Stamp dated 10-08-03 (H22/D72)

20 vdm

Dear Ms. Tomlinson,

Based upon the information provided in your submittal received 10-20-03, 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.

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

Sincerely,

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

blh

C: file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 8, 2003

Celia Tomlinson, P.E.
Rhombus P.A., Inc.
2620 San Mateo Blvd., Suite B
Albuquerque, NM 87110

**Re: Meineke Mufflers, 1812 Juan Tabo Blvd. NE, Grading and Drainage Plan
Engineer's Stamp dated 9-16-03 (H22/D72)**

Dear Ms. Tomlinson,

Based upon the information provided in your submittal dated 10-08-03, 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.

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

Sincerely,

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

6/13

C: file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 3, 2003

Celia Tomlinson, P.E.
Rhombus P.A., Inc.
2620 San Mateo Blvd., Suite B
Albuquerque, NM 87110

**Re: Meineke Mufflers, 1812 Juan Tabo Blvd. NE, Grading and Drainage Plan
Engineer's Stamp dated 9-16-03 (H22/D72)**

Dear Ms. Tomlinson,

Based upon the information provided in your submittal dated 9-17-03, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show the roof flows for the proposed building.

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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department
Transportation Development Services Section***

May 20, 2004

Celia S. Tomlinson, P.E.
2620 San Mateo Ste B
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for
Meinke Mufflers, [H-22 / D72]
1812 Juan Tabo NE
Engineer's Stamp Dated 05/14/04

Dear Mr. Tomlinson:

The TCL / Letter of Certification submitted on May 18, 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.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

H-22/DO72

~~H-27~~

PROJECT TITLE: MEINEKE MUFFLERS

DRB #: NA

EPC#: NA

ZONE MAP/DRG. FILE #: NA

WORK ORDER#: NA

LEGAL DESCRIPTION: LOT 5 JUAN TABO HILLS FILED 6/3/69 VOL 05 FOLIO A

CITY ADDRESS: 1812 JUAN TABO BLVD. NE ALBUQ. NM 87112

ENGINEERING FIRM: RHOMBUS

ADDRESS: 2620 SAN MATEO NE STE B

CITY, STATE: ALBUQ. NM 87110

CONTACT: RITA GUETSCHOW

PHONE: 881-6690

ZIP CODE: 87110

OWNER: JOHN RASTEGARI

ADDRESS: 1812 JUAN TABO BLVD NE

CITY, STATE: ALBUQ. NM

CONTACT: JOHN RASTEGARI

PHONE: NONE

ZIP CODE: 87110

ARCHITECT: ROBERT PONTO

ADDRESS: 9505 DENNEEN DRIVE NW

CITY, STATE: ALBUQ NM

CONTACT: ROBERT PONTO

PHONE: 610 6160

ZIP CODE: 87114

SURVEYOR: RHOMBUS

ADDRESS: 2620 SAN MATEO NE

CITY, STATE: ALBUQ NM

CONTACT: RITA GUETSCHOW

PHONE: 881-6690

ZIP CODE: 87110

CONTRACTOR: NA

ADDRESS:

CITY, STATE:

CONTACT: NA

PHONE:

ZIP CODE:

CHECK TYPE OF SUBMITTAL:

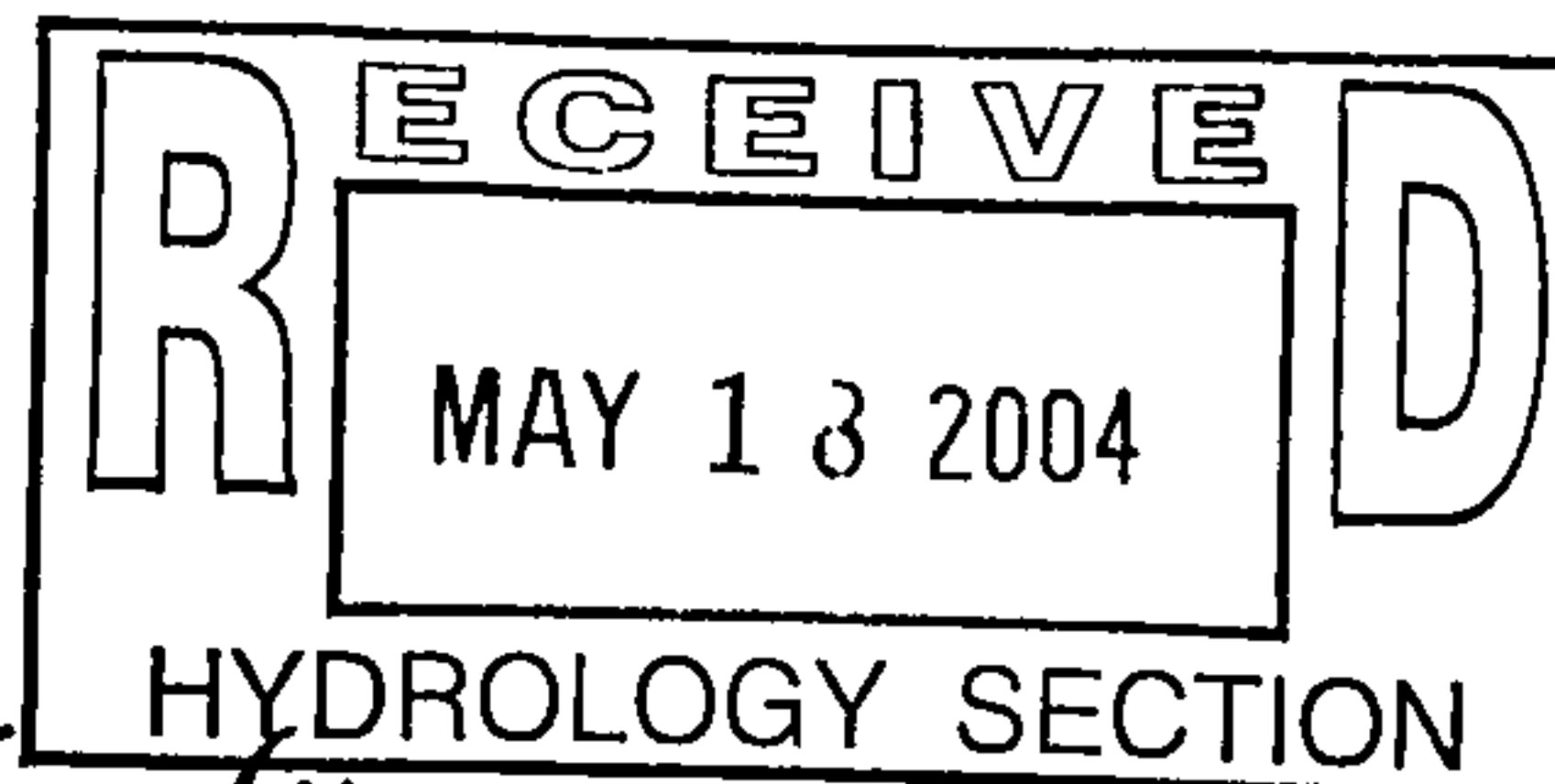
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION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

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / 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: 5/18/04

BY: Celia Tomlinson

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.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department
Transportation Development Services Section***

April 19, 2004

Celia Tomlinson, P.E.,
Rhombus P.A. Inc.
2620 San Mateo Blvd, Suite B
Albuquerque, NM 87110

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Meineke Mufflers, [H22 / D72]
1812 Juan Tabo Blvd NE
Stamp Dated

Dear Mrs. Tomlinson:

Based on the information provided on your submittal dated April 19, 2004, the above referenced project is approved for a 30-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding parking lot stall reconfiguration, proposed wall at entrance, and letter of certification (with the words substantial compliance as part of certification, approved site reflecting changes and stamp on letter) 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

Plan checked out
5/3/04 → Mike Adams



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 20, 2003

Celia Tomlinson, P.E.
Rhombus P.A., Inc.
2620 San Mateo Blvd., Suite B
Albuquerque, NM 87110

**Re: Meineke Mufflers, 1812 Juan Tabo Blvd. NE, Traffic Circulation Layout
Engineer's Stamp dated 10-20-03 (H22/D72)**

Dear Ms. Tomlinson,

Based upon the information provided in your submittal received 10-20-03, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Is there a median break on Juan Tabo at the site?
2. If the site has left turn access, the drivepad has a 36 foot minimum width.
3. Driveways on major streets must be 20 feet or more from a property line unless approved by the Traffic Engineer.
4. Is the concrete apron/stoop referenced in note 16 flush with the asphalt?
5. Provisions for service vehicles are required; please detail these provisions on the plan.
6. Please state your design vehicle.
7. For passenger vehicles, the minimum end island radius is 15 feet.
8. An 8 foot delineated aisle to the right of the space is required for the wheelchair accessible site.
9. A bumper is needed in the wheelchair accessible site.
10. Demonstrate how the delineated aisle will be protected from turning vehicles.

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