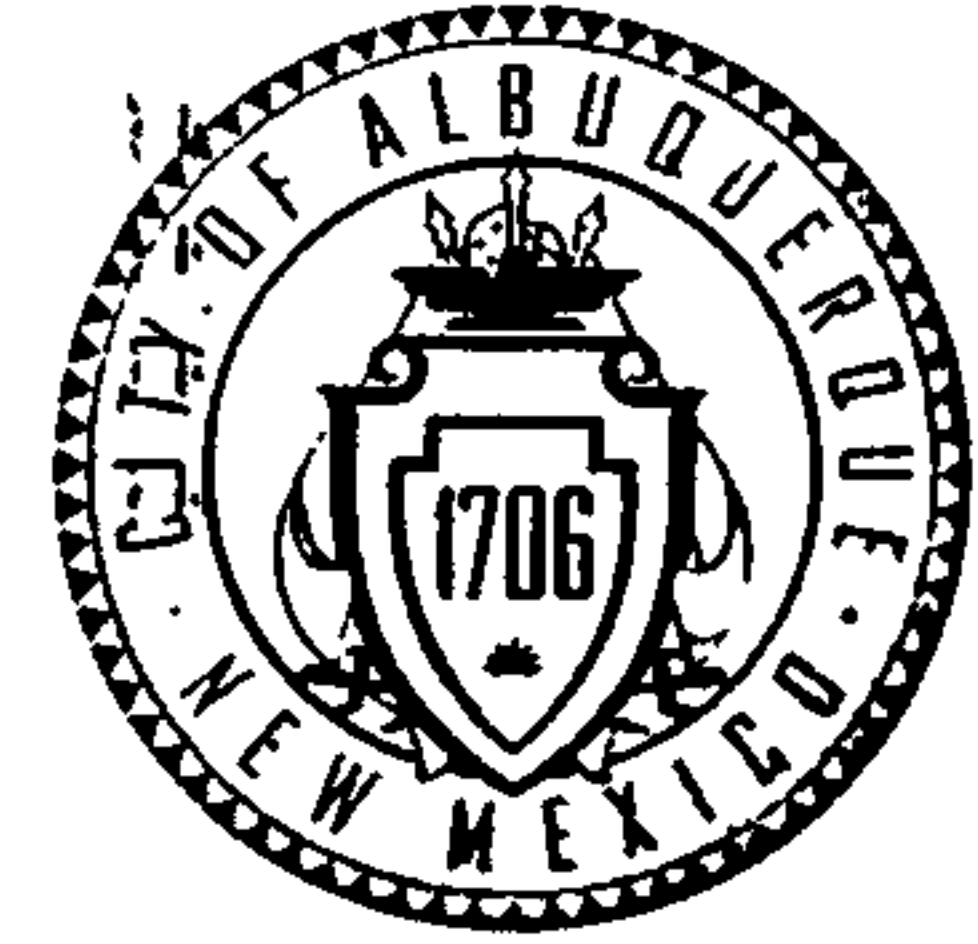


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

September 2, 2011

J. Graeme Means, P.E.
High Mesa Consulting Group
6010 Midway Park Blvd NE
Albuquerque, NM 87109

Re: Certification Submittal for a Permanent Building Certificate of Occupancy
(C.O.) for Enterprise Auto Rental Facility, [J-14 / D070]
120 Lomas Blvd. NE
Engineer's Stamp Dated 09/01/10

Dear Mr. Means:

Based upon the information provided in your submittal received 09-02-11,
Transportation Development has no objection to the issuance of a **Permanent
Certificate of Occupancy**. This letter serves as a "green tag" from Transportation
Development for a **Permanent Certificate of Occupancy** to be issued by the Building
and Safety Division.

If you have any questions, please contact me at (505)924-3630.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 - KDM)

PROJECT TITLE: Enterprise Auto Rental Facility ZONE MAP: J-14/DO70
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 3 – 8, Block A, Bennet Addition
 CITY ADDRESS: 120 Lomas Boulevard NE

ENGINEERING FIRM: High Mesa Consulting Group CONTACT: J. Graeme Means, PE
 ADDRESS: 6010 Midway Park Blvd. NE PHONE: #13676
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87109

OWNER: EAN Holdings LLC CONTACT: Jeff Turner
 ADDRESS: 4740 Pan American Freeway NE PHONE: 505-830-8923
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87109

ARCHITECT: Wright and Hammer CONTACT: Denise Hammer
 ADDRESS: 1735 Aliso Drive, NE PHONE: 505-266-6764
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87110

SURVEYOR: High Mesa Consulting Group CONTACT: Charles G. Cala, Jr., PS
 ADDRESS: 6010 Midway Park Blvd. NE PHONE: #11184
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 505-345-4250
 ZIP CODE: 87109

CONTRACTOR: Anchor-Built CONTACT: Ray Zamora
 ADDRESS: P.O. Box 27688 PHONE: 505-342-2452 ext 103
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87125

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT

☒ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY)

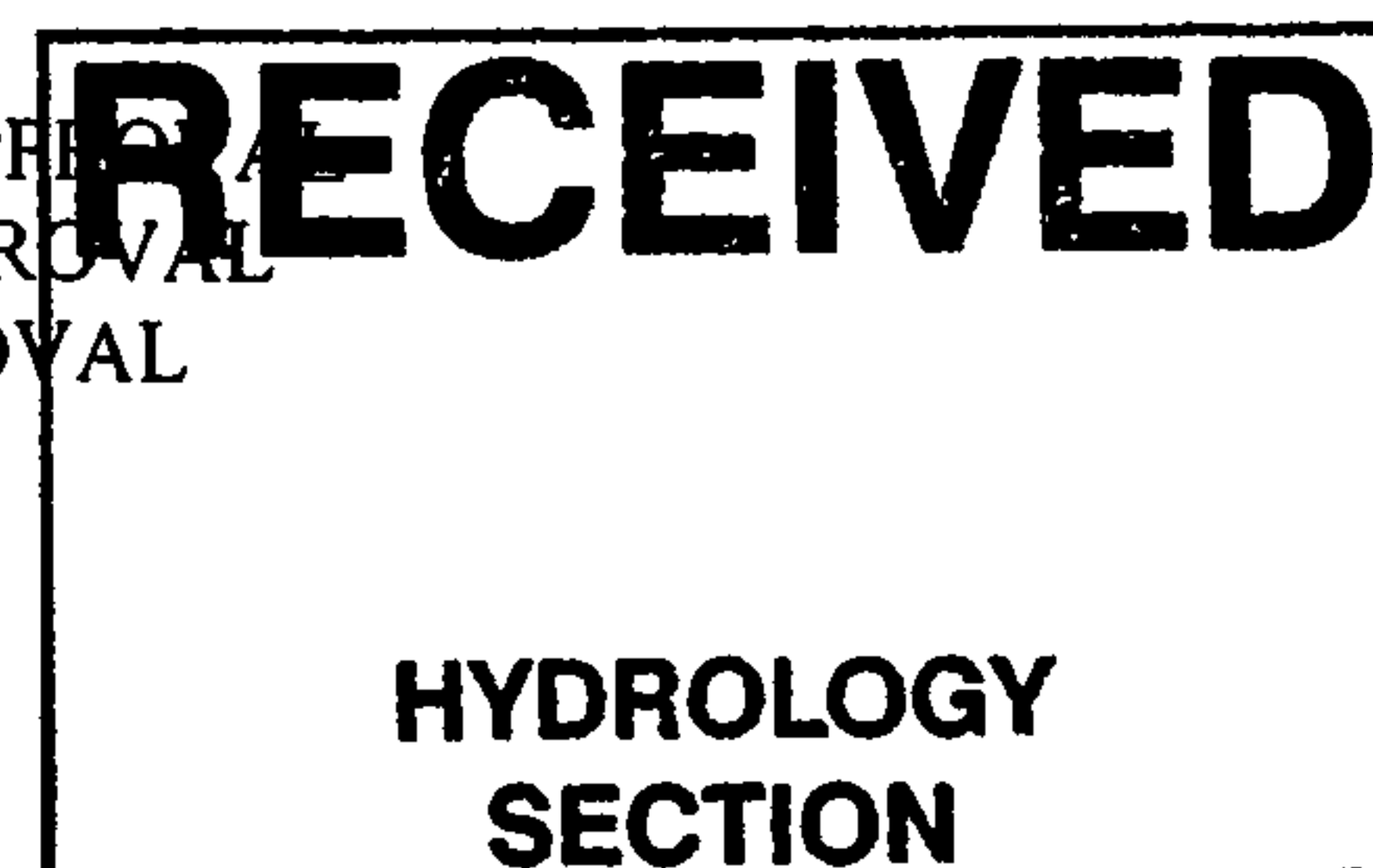
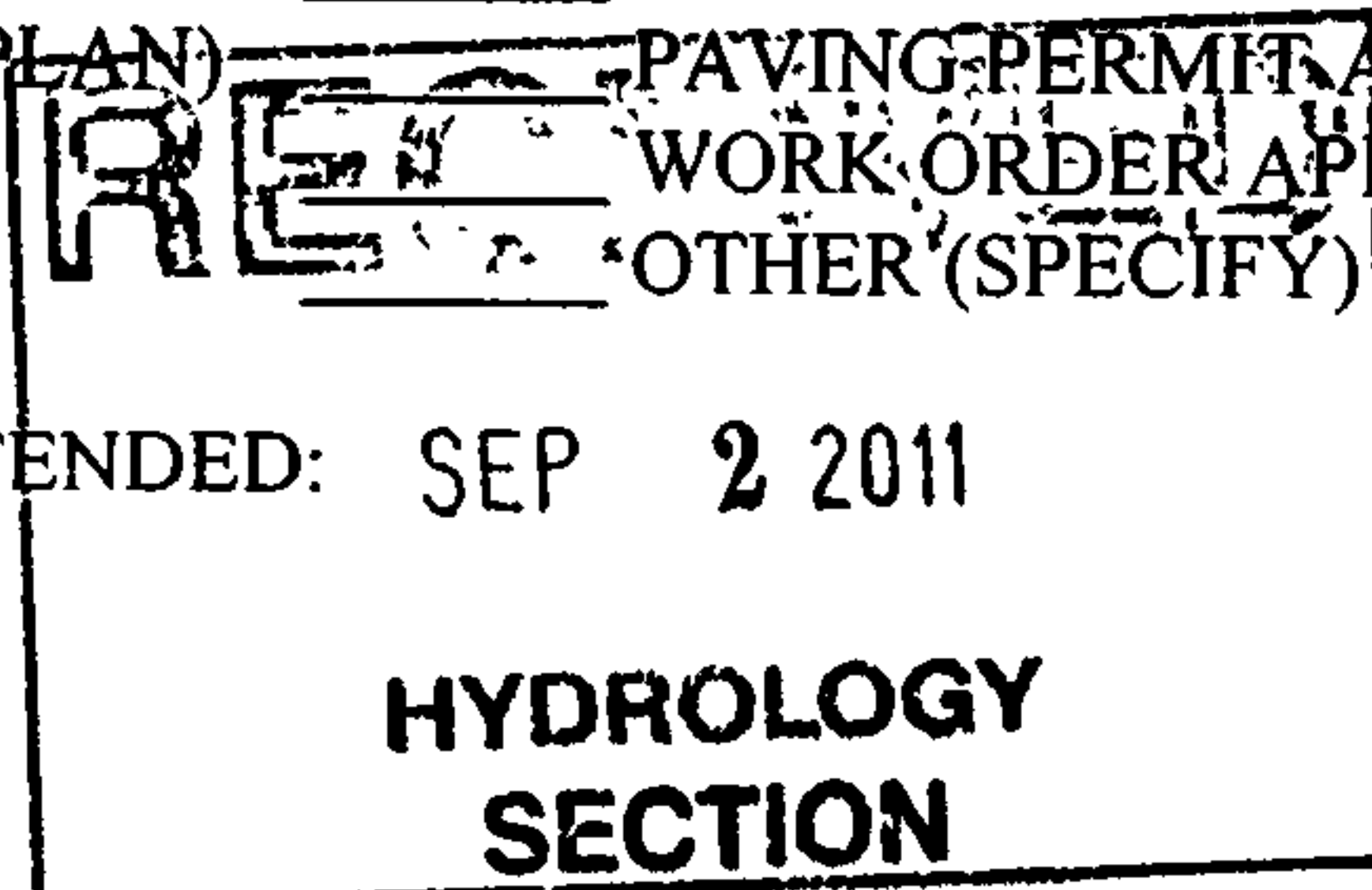
CHECK TYPE OF APPROVAL SOUGHT:

☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
 (PERMANENT)

☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: SEP 2 2011

☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: August 3, 2010 BY: Debie LeBlanc Trujillo for J. Graeme Means, 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 to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

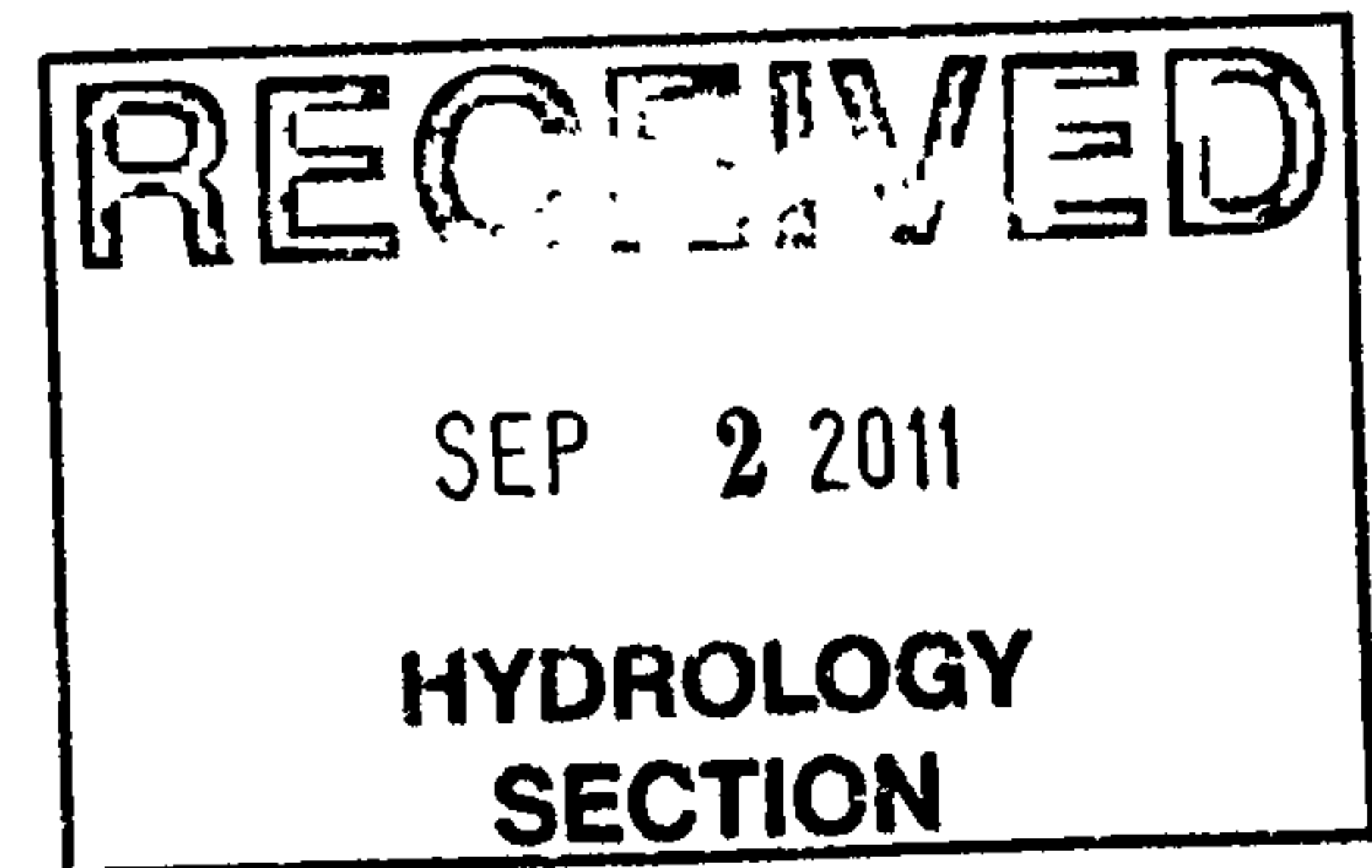
Xc: Denise Hammer – Wright and Hammer w/enc.
Jeff Turner – EAN Holdings, LLC w/enc.

GILBERT
SANCHEZ
280-1697

HIGH MESA Consulting Group

2009.038.5
September 1, 2011

Kristal D. Metro, P.E.
Section Manager, Transportation Development
Development & Building Services Division
City of Albuquerque Planning Department
600 Second Street NW
Albuquerque, NM 87102



Re: Enterprise Auto Rental Facility – (J-14/D070)

Dear Kristal:

I, J. Graeme Means, NMPE 13676, of the firm High Mesa Consulting Group hereby certify that this project has now been constructed in substantial compliance with and in accordance with the design intent of the approved plan by Wright & Hammer Architects dated 03/03/2010. I further certify that I personally visited the project site on the afternoon of September 1, 2011 and verified completion of the gate installation and concrete sidewalk replacement identified as items to be addressed prior to issuance of a permanent certificate of occupancy in the letter from your office dated August 6, 2010 and signed by Nilo Salgado-Fernandez. We understand that the contractor has been coordinating with Nilo to complete the outstanding items and understand that in doing so, Nilo waived the requirement for added curb referred to in the August 6, 2010 letter as the curb was not part of the approved plan. As such the added curb has not been constructed. Please advise us if that understanding is not correct.

This certification is submitted in support of a request for permanent certificate of occupancy.

If you should have any questions or comments concerning this letter, or if you should need any additional information, please do not hesitate to call.

Sincerely,

HIGH MESA CONSULTING GROUP




J. Graeme Means, P.E.
Principal

9/01/2011

GM:*

xc: Jeffrey Turner, Enterprise
Ray Zamora, Anchor Built

Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 – KDM)

PROJECT TITLE: Enterprise Auto Rental Facility ZONE MAP: J-14/D070
 DRB#: _____ EPC#: _____ WORK ORDER#: _____
 LEGAL DESCRIPTION: Lots 3-8, Block A, Bennet Addition
 CITY ADDRESS: 120 Lomas Blvd NE

ENGINEERING FIRM: High Mesa Consulting Group CONTACT: Graeme Means #13676
 ADDRESS: 6010-B Midway Park Blvd NE PHONE: 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: EAN Holdings LLC CONTACT: Jeff Turner
 ADDRESS: 4740 Pan American Freeway NE PHONE: 830-8923
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

ARCHITECT: Wright & Hammer CONTACT: Denise Hammer
 ADDRESS: 1735 Aliso Drive NE PHONE: 266-6764
 CITY, STATE: Albuquerque NM ZIP CODE: 87110

SURVEYING FIRM: High Mesa Consulting Group LICENSED SURVEYOR: Chuck Cala, #11184
 ADDRESS: 6010-B Midway park Blve NE PHONE: 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

CONTRACTOR: Anchor-Built CONTACT: Ray Zamora
 ADDRESS: P.O. Box 27688 PHONE: 342-2452
 CITY, STATE: Albuquerque, NM ZIP CODE: 87125

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☒ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ OTHER SO#19 APPROVAL
☐ OTHER RELEASE OF EASEMENT

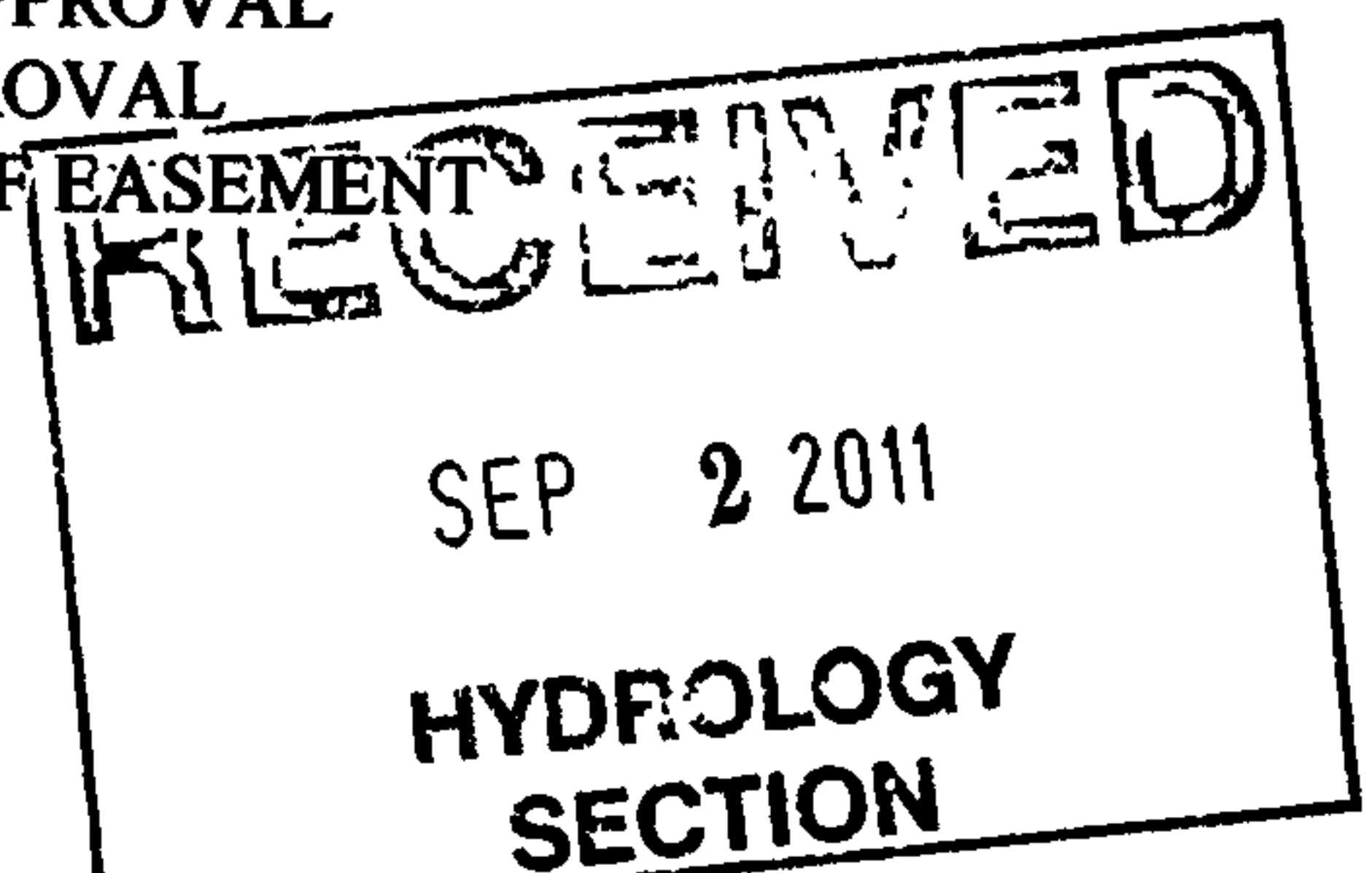
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 09/02/2011 BY: J. Graeme Means

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



HIGH MESA Consulting Group

2009.038.5

September 1, 2011

Kristal D. Metro, P.E.
Section Manager, Transportation Development
Development & Building Services Division
City of Albuquerque Planning Department
600 Second Street NW
Albuquerque, NM 87102

Re: Enterprise Auto Rental Facility – (J-14/D070)

Dear Kristal:


I, J. Graeme Means, NMPE 13676, of the firm High Mesa Consulting Group hereby certify that this project has now been constructed in substantial compliance with and in accordance with the design intent of the approved plan by Wright & Hammer Architects dated 03/03/2010. I further certify that I personally visited the project site on the afternoon of September 1, 2011 and verified completion of the gate installation and concrete sidewalk replacement identified as items to be addressed prior to issuance of a permanent certificate of occupancy in the letter from your office dated August 6, 2010 and signed by Nilo Salgado-Fernandez. We understand that the contractor has been coordinating with Nilo to complete the outstanding items and understand that in doing so, Nilo waived the requirement for added curb referred to in the August 6, 2010 letter as the curb was not part of the approved plan. As such the added curb has not been constructed. Please advise us if that understanding is not correct.

This certification is submitted in support of a request for permanent certificate of occupancy.

If you should have any questions or comments concerning this letter, or if you should need any additional information, please do not hesitate to call.

Sincerely,

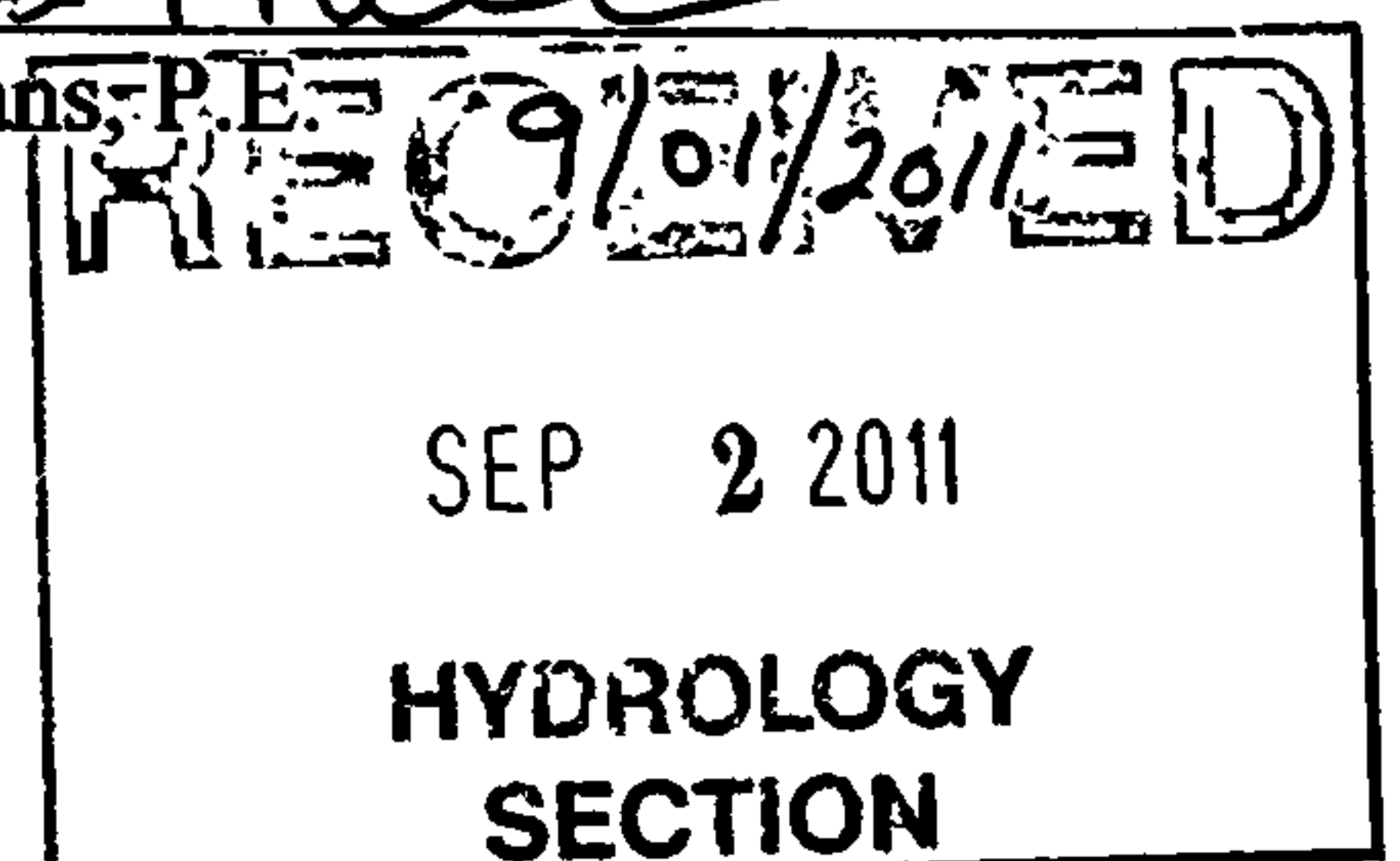
HIGH MESA CONSULTING GROUP


J. Graeme Means, P.E.
Principal



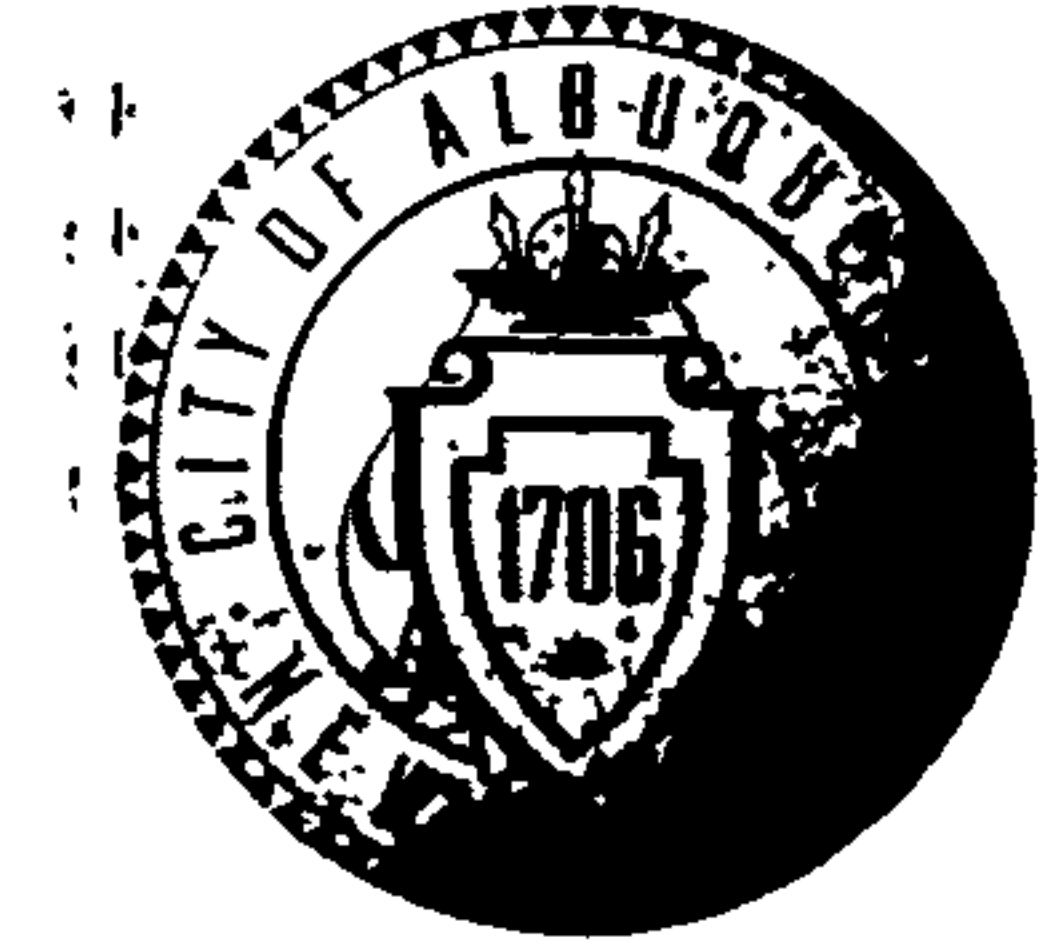
GM:*

xc: Jeffrey Turner, Enterprise
Ray Zamora, Anchor Built



Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

August 6, 2010

J. Graeme Means, P.E.
High Mesa Consulting Group
6010 Midway Park Blvd NE
Albuquerque, NM 87109

Re: Certification Submittal for a Temporary Building Certificate of Occupancy
(C.O.) for Enterprise Auto Rental Facility, [J-14 / D070]
120 Lomas Blvd. NE
Engineer's Stamp Dated 08/03/10

Dear Mr. Means:

Based upon the information provided in your submittal received 08-03-10, Transportation Development has approved a 120-day Temporary Certificate of Occupancy instead of a Permanent (see below for comments). This letter serves as a "green tag" from Transportation Development for a 120-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

The following items will need to be addressed prior to issuance of a Permanent Certificate of Occupancy: **All broken and/or cracked concrete sidewalk fronting project site will need to be replaced (sidewalk adjacent to pedestal next to corner wheel chair ramp and sidewalk adjacent to sidewalk culvert are the major concerns); The employee northern access off the alley will need to have the proposed gate installed as well as curbing adjacent to the parking stalls and aisle to deny access onto alley way through this segment (segment located north of the proposed gate).** Once these issues have been addressed you'll need to re-submit the total package for Permanent C.O.

If you have any questions, please contact me at (505)924-3630.

Sincerely,


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

c: Engineer
Hydrology file
CO Clerk

GILBERT
SANCHEZ
280-1697

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 - KDM)

PROJECT TITLE: Enterprise Auto Rental Facility ZONE MAP: J-14/DO70
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 3 – 8, Block A, Bennet Addition
 CITY ADDRESS: 120 Lomas Boulevard NE

ENGINEERING FIRM: High Mesa Consulting Group CONTACT: J. Graeme Means, PE
 ADDRESS: 6010 Midway Park Blvd. NE PHONE: 505-345-4250
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87109

OWNER: EAN Holdings LLC CONTACT: Jeff Turner
 ADDRESS: 4740 Pan American Freeway NE PHONE: 505-830-8923
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87109

ARCHITECT: Wright and Hammer CONTACT: Denise Hammer
 ADDRESS: 1735 Aliso Drive, NE PHONE: 505-266-6764
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87110

SURVEYOR: High Mesa Consulting Group CONTACT: Charles G. Cala, Jr., PS
 ADDRESS: 6010 Midway Park Blvd. NE PHONE: 505-345-4250
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87109

CONTRACTOR: Anchor-Built CONTACT: Ray Zamora
 ADDRESS: P.O. Box 27688 PHONE: 505-342-2452 ext 103
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87125

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT

☒ ENGINEER'S CERT (TCL) -
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

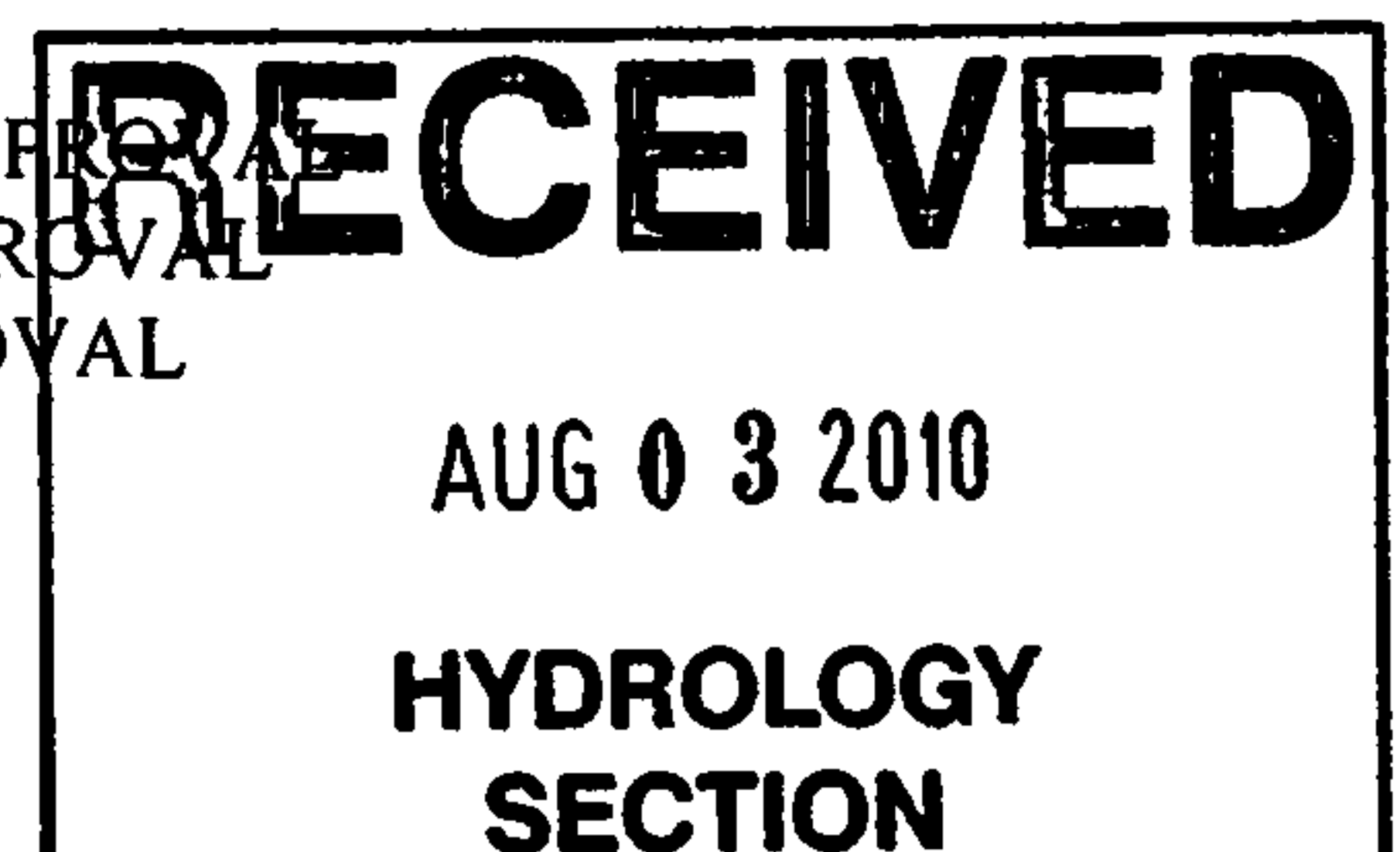
☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: August 3, 2010 BY: Debie LeBlanc Trujillo for J. Graeme Means, 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 to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

Xc: Denise Hammer – Wright and Hammer w/enc.
 Jeff Turner – EAN Holdings, LLC w/enc.



Debie Trujillo

From: Graeme Means
Sent: Tuesday, August 03, 2010 12:20 PM
To: Debie Trujillo
Subject: FW: TCL Certification for Enterprise at 120 Lomas NW

Debie - This needs to be included in the TCL Cert submittal for Enterprise.



J. Graeme Means, P.E.
Principal

6010-B Midway Park Blvd. NE Phone: 505.345.4250
Albuquerque, NM 87109 Fax: 505.345.4254
www.highmesacg.com gmeans@highmesacg.com

From: Jamo [mailto:Jamo@WrightandHammer.com]
Sent: Monday, August 02, 2010 11:47 PM
To: Graeme Means
Subject: TCL Certification for Enterprise at 120 Lomas NW

Hello Graeme,

As you know, due to unforeseen circumstances, we are out of town at this time and unable to certify the TCL plan of record for the Enterprise project at 120 Lomas NW. Since High Mesa Consulting Group is our Civil Engineering and Surveying consultant on the project and you worked with us directly to develop the TCL, we request that High Mesa Consulting Group handle the TCL certification on our behalf.

Thanks very much for your assistance.
-- James L. Wright

--
James Wright, Architect
Wright and Hammer Architects
1735 Aliso Drive NE
Albuquerque, NM 87110
505-266-6764
505-268-4899 (fax)
Jamo@WrightandHammer.com

Graeme Means

From: Jamo [Jamo@WrightandHammer.com]
Sent: Monday, August 02, 2010 11:47 PM
To: Graeme Means
Subject: TCL Certification for Enterprise at 120 Lomas NW

Hello Graeme,

As you know, due to unforeseen circumstances, we are out of town at this time and unable to certify the TCL plan of record for the Enterprise project at 120 Lomas NW. Since High Mesa Consulting Group is our Civil Engineering and Surveying consultant on the project and you worked with us directly to develop the TCL, we request that High Mesa Consulting Group handle the TCL certification on our behalf.

Thanks very much for your assistance.

— James L. Wright

--

James Wright, Architect
Wright and Hammer Architects
1735 Aliso Drive NE
Albuquerque, NM 87110
505-266-6764
505-268-4899 (fax)
Jamo@WrightandHammer.com

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 - KDM)

PROJECT TITLE: Enterprise Auto Rental Facility ZONE MAP: J-14/DO70
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 3 – 8, Block A, Bennet Addition

CITY ADDRESS: 120 Lomas Boulevard NE

ENGINEERING FIRM: High Mesa Consulting Group CONTACT: J. Graeme Means, PE
6010 Midway Park Blvd. NE #13676
 ADDRESS: 6010 Midway Park Blvd. NE PHONE: 505-345-4250
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87109

OWNER: EAN Holdings LLC CONTACT: Jeff Turner
4740 Pan American Freeway NE PHONE: 505-830-8923
 ADDRESS: 4740 Pan American Freeway NE PHONE: 505-830-8923
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87109

ARCHITECT: Wright and Hammer CONTACT: Denise Hammer
1735 Aliso Drive, NE PHONE: 505-266-6764
 ADDRESS: 1735 Aliso Drive, NE PHONE: 505-266-6764
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87110

SURVEYOR: High Mesa Consulting Group CONTACT: Charles G. Cala, Jr., PS
6010 Midway Park Blvd. NE #11184
 ADDRESS: 6010 Midway Park Blvd. NE PHONE: 505-345-4250
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87109

CONTRACTOR: Anchor-Built CONTACT: Ray Zamora
P.O. Box 27688 PHONE: 505-342-2452 ext 103
 ADDRESS: P.O. Box 27688 PHONE: 505-342-2452 ext 103
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87125

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

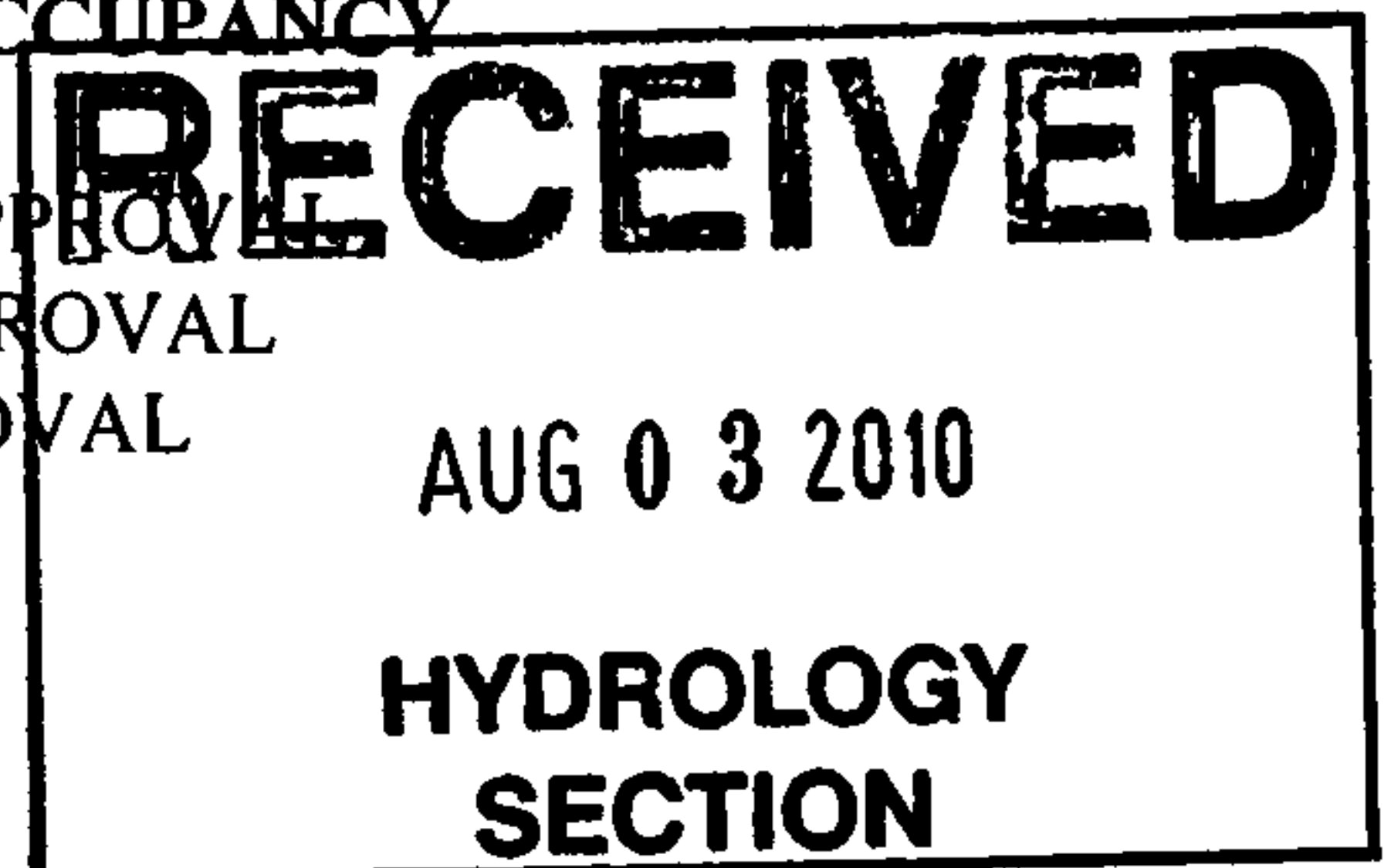
☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: August 3, 2010 BY: Debie LeBlanc Trujillo for J. Graeme Means, 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 to 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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2. **Drainage Plans.** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report.** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

Xc: Denise Hammer – Wright and Hammer w/enc.
 Jeff Turner – EAN Holdings, LLC w/enc.



CITY OF ALBUQUERQUE



August 04, 2010

J. Graeme Means, P.E.
High Mesa Consulting Group
6010 Midway Park Blvd NE
Albuquerque, NM 87109

**Re: Enterprise Rental, 120 Lomas Blvd. NE,
Request for Permanent C.O.—Approved
Engineer's Stamp dated: 08-03-10, (J14/D070)
Certification dated: 08-04-2010**

Dear Mr. Means,

Based upon the information provided in your submittal, received 08-03-2010, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3977.

Sincerely,

Rudy E. Rael
Eng. Assoc.—Hydrology Section
Development and Building Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

C: CO Clerk—Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 - KDM)

PROJECT TITLE: Enterprise Auto Rental Facility ZONE MAP: J-14/DO70
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 3 – 8, Block A, Bennet Addition

CITY ADDRESS: 120 Lomas Boulevard NE

ENGINEERING FIRM: High Mesa Consulting Group

ADDRESS: 6010 Midway Park Blvd. NE

CITY, STATE: Albuquerque, New Mexico

J. Graeme Means, PE

CONTACT: #13676

PHONE: 505-345-4250

ZIP CODE: 87109

OWNER: EAN Holdings LLC (Mr. Jeffrey Turner)

ADDRESS: 4740 Pan American Freeway NE

CITY, STATE: Albuquerque, New Mexico

CONTACT: Architect

PHONE: 505-266-6764

ZIP CODE: 87109

ARCHITECT: Wright and Hammer

ADDRESS: 1735 Aliso Drive, NE

CITY, STATE: Albuquerque, New Mexico

CONTACT: Denise Hammer

PHONE: 505-266-6764

ZIP CODE: 87110

SURVEYOR: High Mesa Consulting Group

ADDRESS: 6010 Midway Park Blvd. NE

CITY, STATE: Albuquerque, New Mexico

Charles G. Cala, Jr., PS

CONTACT: #11184

PHONE: 505-345-4250

ZIP CODE: 87109

CONTRACTOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: Architect

PHONE: 505-266-6764

ZIP CODE: _____

TYPE OF SUBMITTAL:

- _____ DRAINAGE REPORT
 _____ DRAINAGE PLAN 1ST SUBMITTAL
 X _____ **DRAINAGE PLAN RESUBMITTAL**
(PLAN REVISED TO REFLECT
TCL COMMENTS)
 _____ CONCEPTUAL G & D PLAN
 _____ GRADING PLAN
 _____ EROSION CONTROL PLAN
 _____ ENGINEER'S CERT (HYDROLOGY)
 _____ CLOMR/LOMR
 _____ TRAFFIC CIRCULATION LAYOUT
 _____ ENGINEER'S CERT (TCL)
 _____ ENGINEER'S CERT (DRB SITE PLAN)
 _____ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

- _____ SIA/FINANCIAL GUARANTEE RELEASE
 _____ PRELIMINARY PLAT APPROVAL
 _____ S. DEV. PLAN FOR SUB'D APPROVAL
 _____ S. DEV. FOR BLDG. PERMIT APPROVAL
 _____ SECTOR PLAN APPROVAL
 _____ FINAL PLAT APPROVAL
 _____ FOUNDATION PERMIT APPROVAL
 X _____ **BUILDING PERMIT APPROVAL**
 _____ CERTIFICATE OF OCCUPANCY (TEMP)
 _____ GRADING PERMIT APPROVAL
 _____ PAVING PERMIT APPROVAL
 _____ WORK ORDER APPROVAL
 X _____ **OTHER (SPECIFY) SO#49**

WAS A PRE-DESIGN CONFERENCE ATTENDED:

_____ YES

_____ NO

_____ COPY PROVIDED

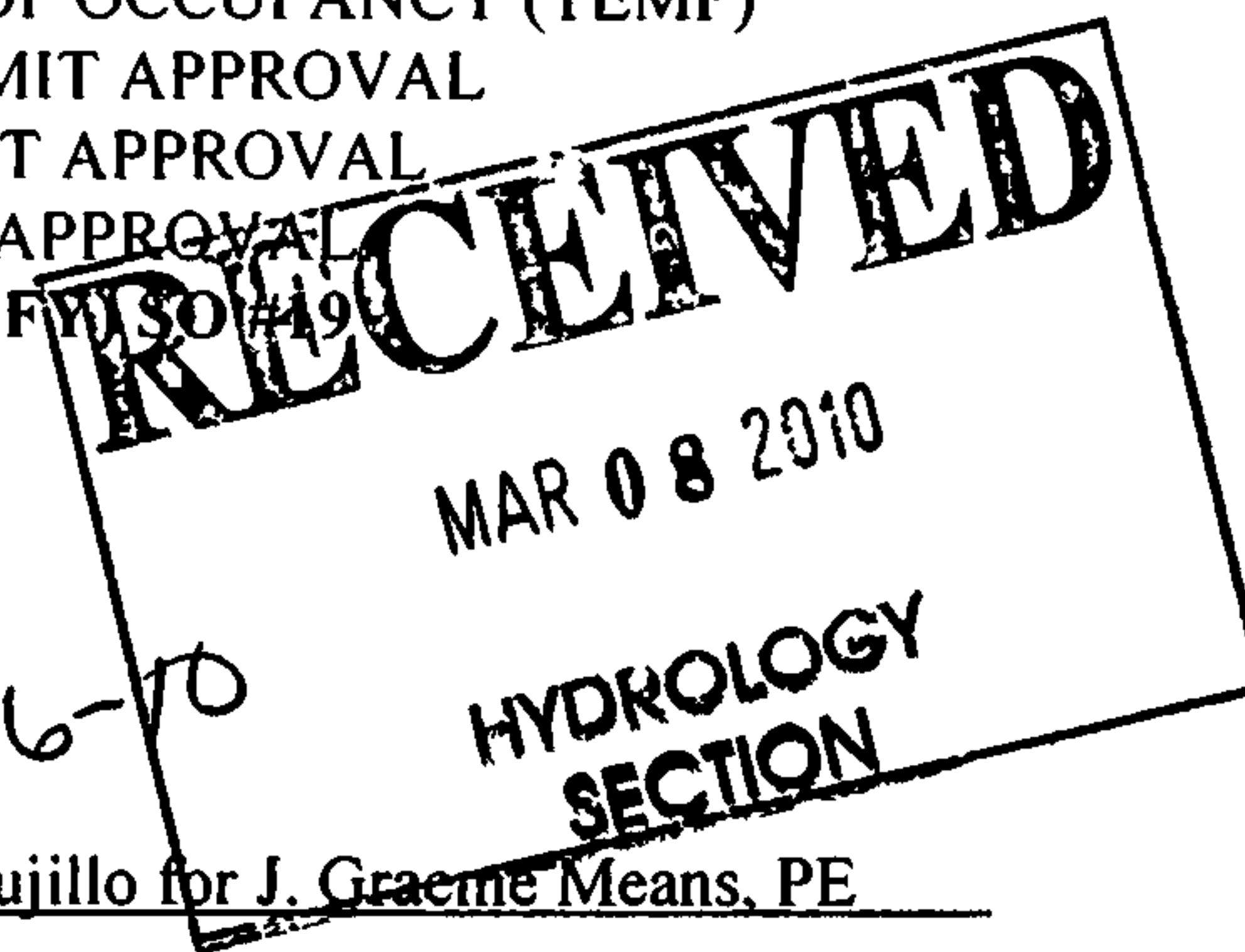
DATE SUBMITTED: March 5, 2010

BY: Debie LeBlanc Trujillo for J. Graeme Means, 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 to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

Xc: Denise Hammer – Wright and Hammer w/enc.



CITY OF ALBUQUERQUE



February 23, 2010

J. Graeme Means, P.E.
High Mesa Consulting Group
6010-B Midway Park Blvd NE
Albuquerque, NM 87109

**Re: Enterprise Auto Rental Facility
Grading and Drainage Plan
Engineer's Stamp dated 2-18-2010 (J14-D070)**

Dear Mr. Means,

Based upon the information provided in your submittal received 2-19-2010, the above referenced plan is approved for SO-19 and Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. A separate permit is required for construction within City R/W. A copy of this approval letter must be on hand when applying for this permit.

Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

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

Sincerely,

Bradley Bingham, PE., C.F.M.
Planning Department.
Development and Building Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 - KDM)

PROJECT TITLE: Enterprise Auto Rental Facility ZONE MAP: J-14/DO70
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 3 – 8, Block A, Bennet Addition
 CITY ADDRESS: 120 Lomas Boulevard NE

ENGINEERING FIRM: High Mesa Consulting Group CONTACT: J. Graeme Means, PE
 ADDRESS: 6010 Midway Park Blvd. NE #13676
 CITY, STATE: Albuquerque, New Mexico PHONE: 505-345-4250
 ZIP CODE: 87109

OWNER: EAN Holdings LLC (Mr. Jeffrey Turner) CONTACT: Architect
 ADDRESS: 4740 Pan American Freeway NE PHONE: 505-266-6764
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87109

ARCHITECT: Wright and Hammer CONTACT: Denise Hammer
 ADDRESS: 1735 Aliso Drive, NE PHONE: 505-266-6764
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87110

SURVEYOR: High Mesa Consulting Group CONTACT: Charles G. Cala, Jr., PS
 ADDRESS: 6010 Midway Park Blvd. NE #11184
 CITY, STATE: Albuquerque, New Mexico PHONE: 505-345-4250
 ZIP CODE: 87109

CONTRACTOR: _____ CONTACT: Architect
 ADDRESS: _____ PHONE: 505-266-6764
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1" SUBMITTAL
☒ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☒ OTHER (SPECIFY) SO#19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

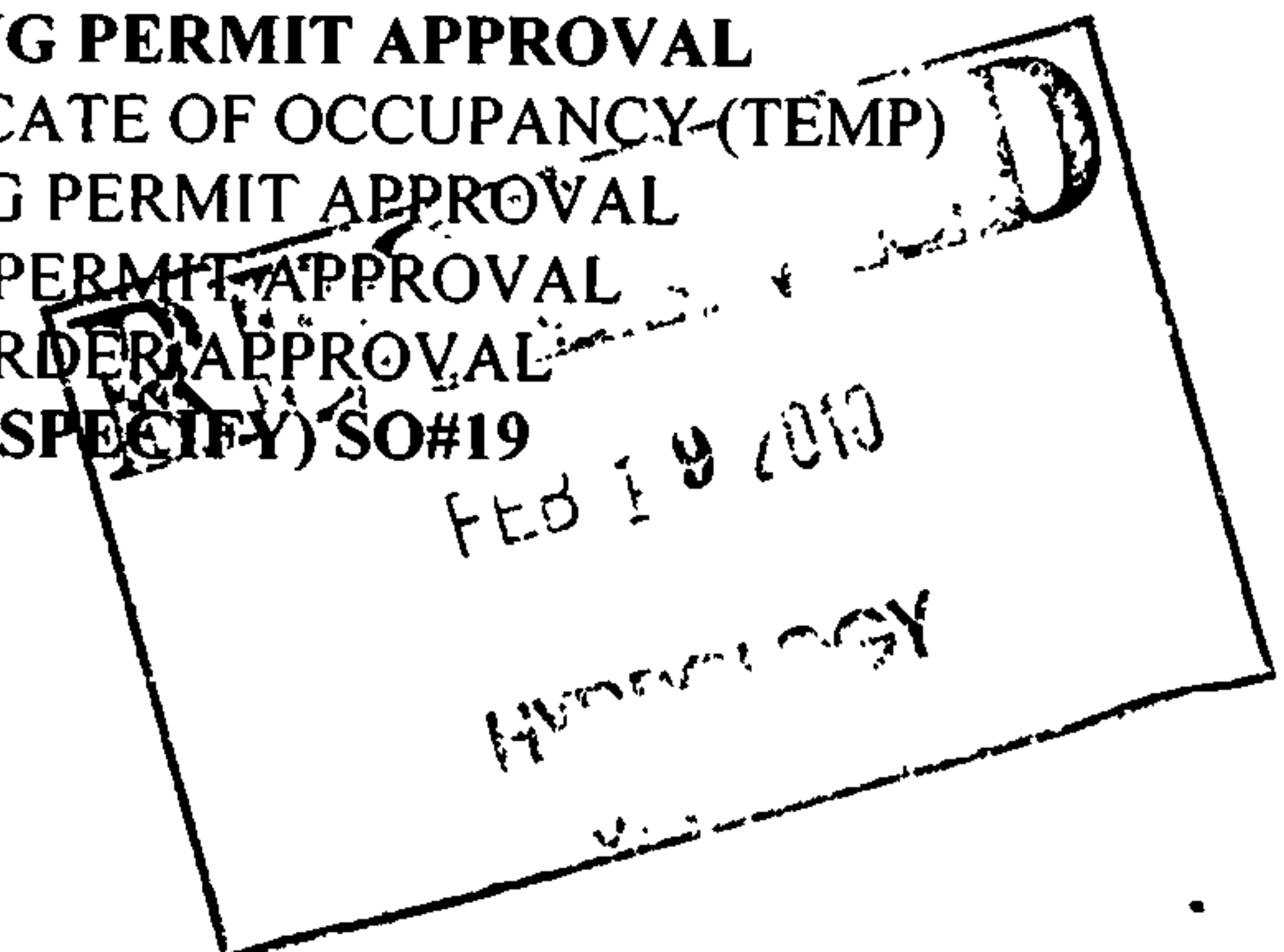
- ☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: February 19, 2010 BY: Debie LeBlanc Trujillo for J. Graeme Means, 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 to 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:

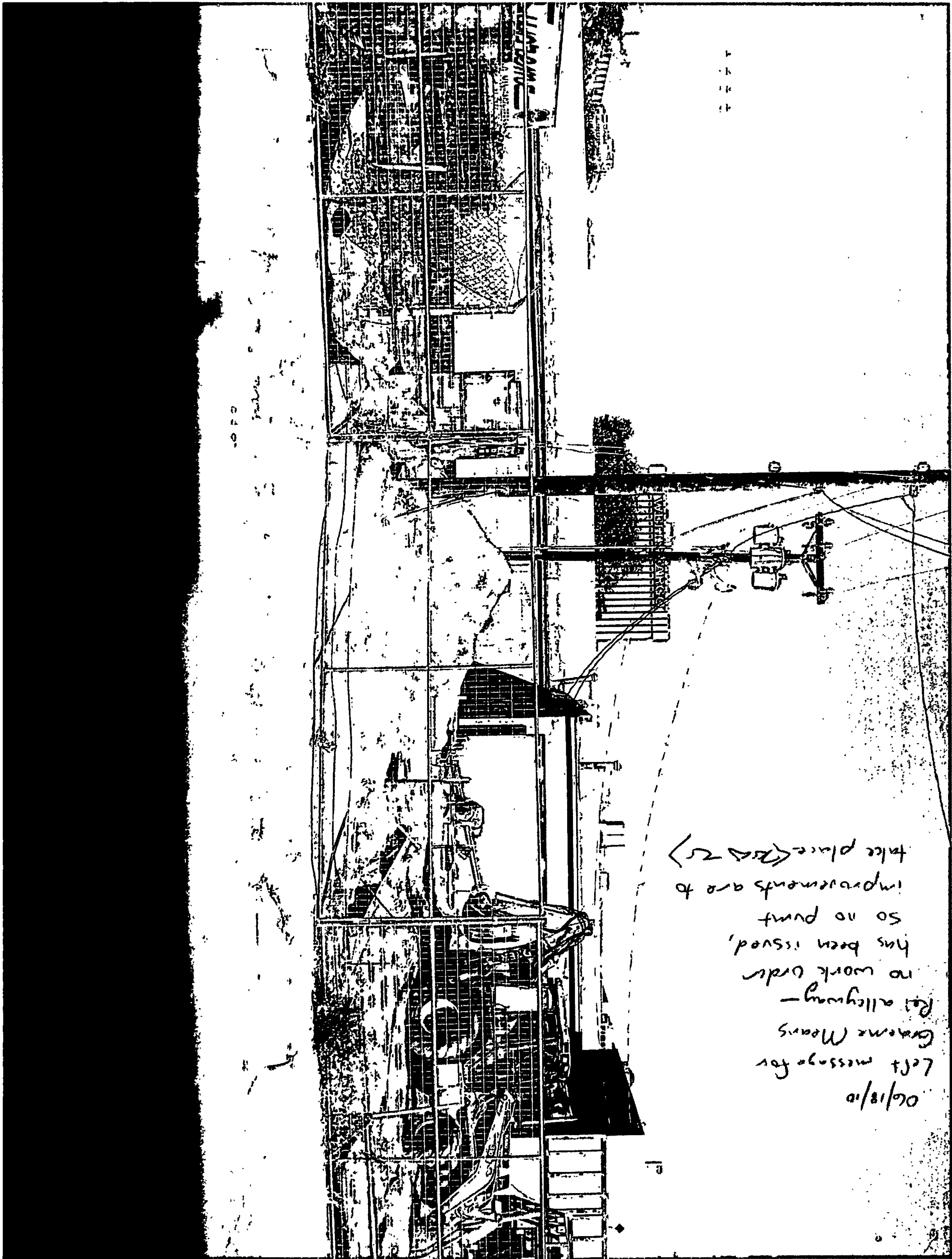
- 1 **Conceptual Grading and Drainage Plan** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- 2 **Drainage Plans** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- 3 **Drainage Report** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more

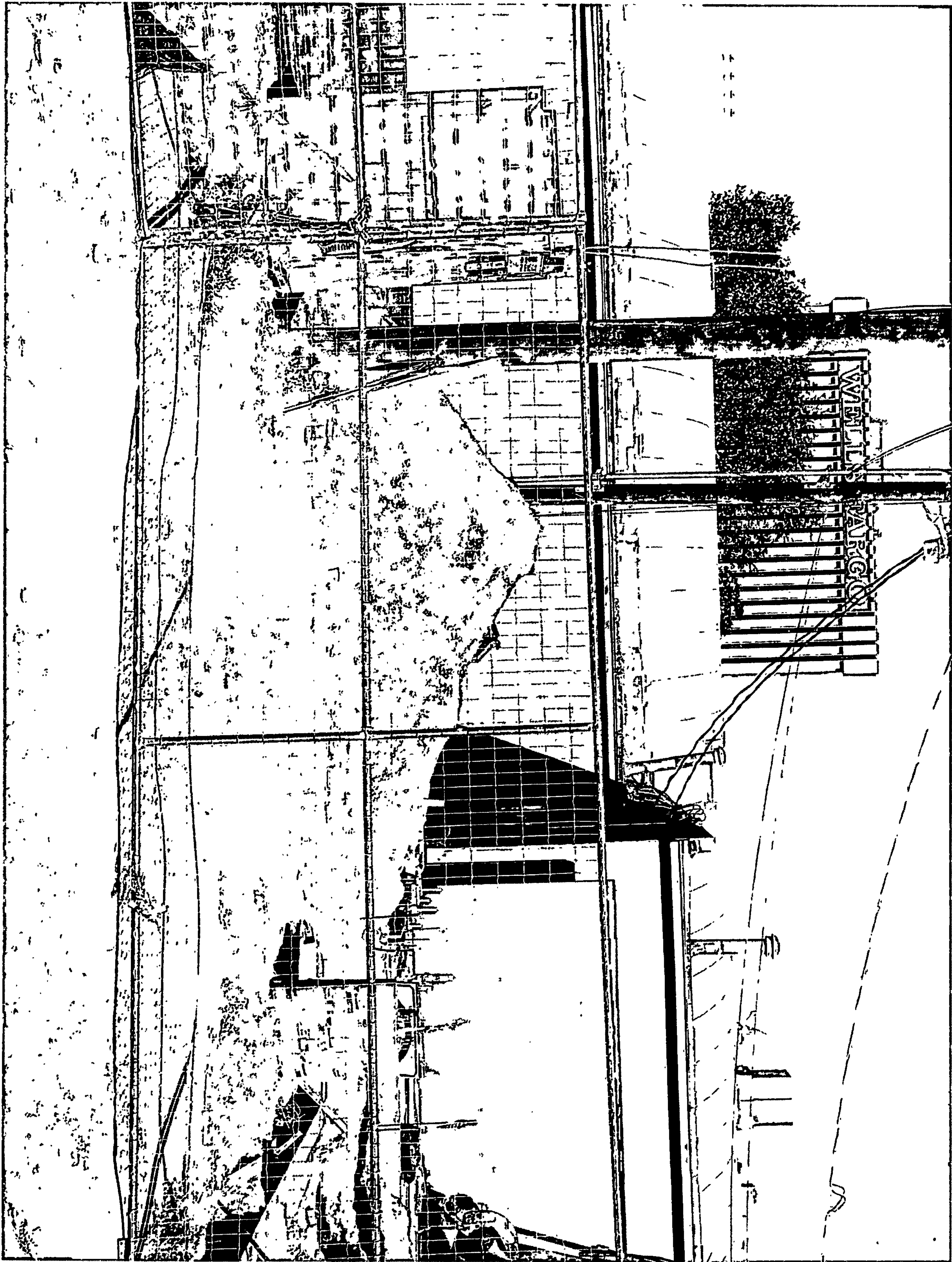
Xc: Denise Hammer – Wright and Hammer w/enc.

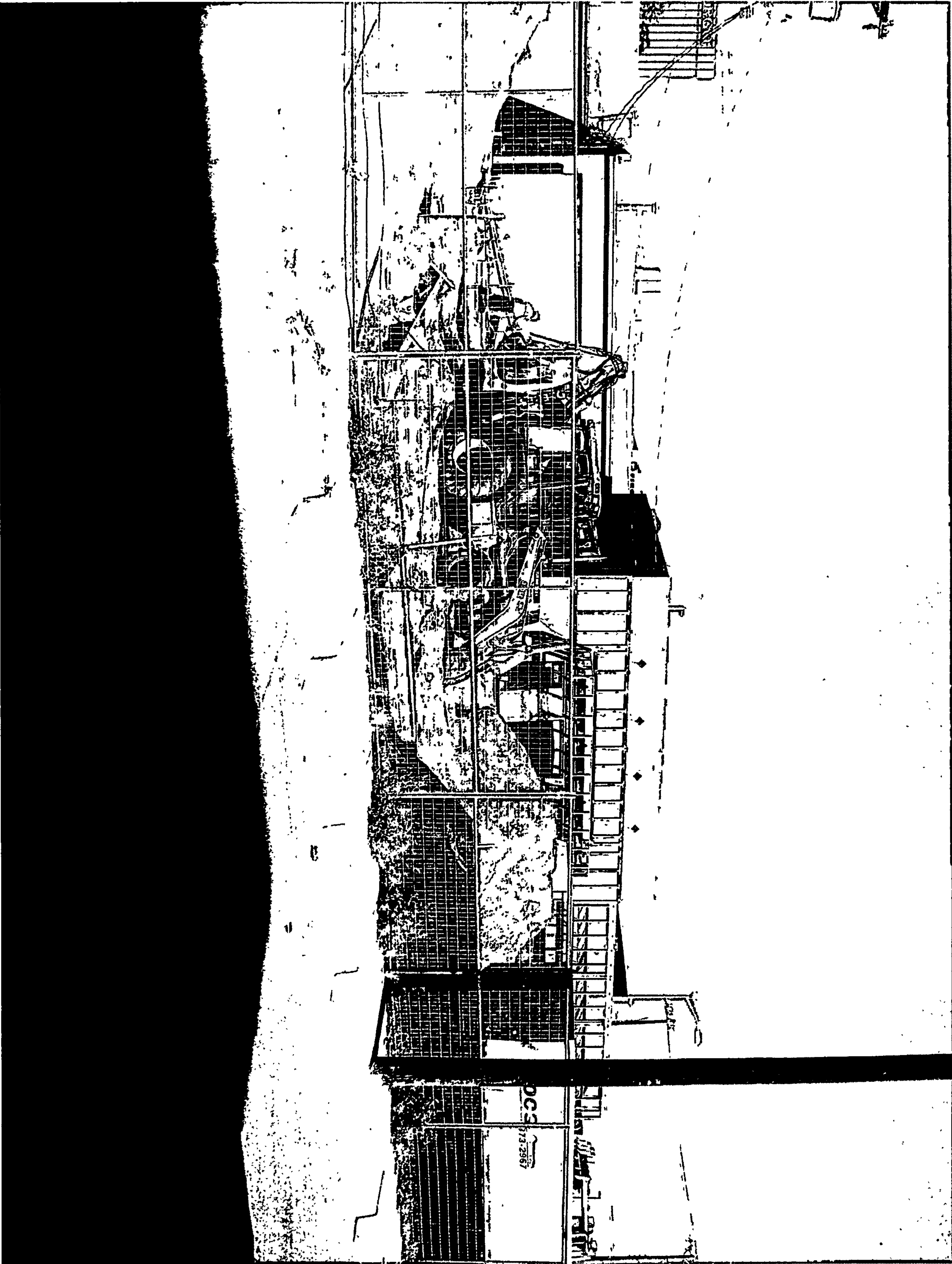


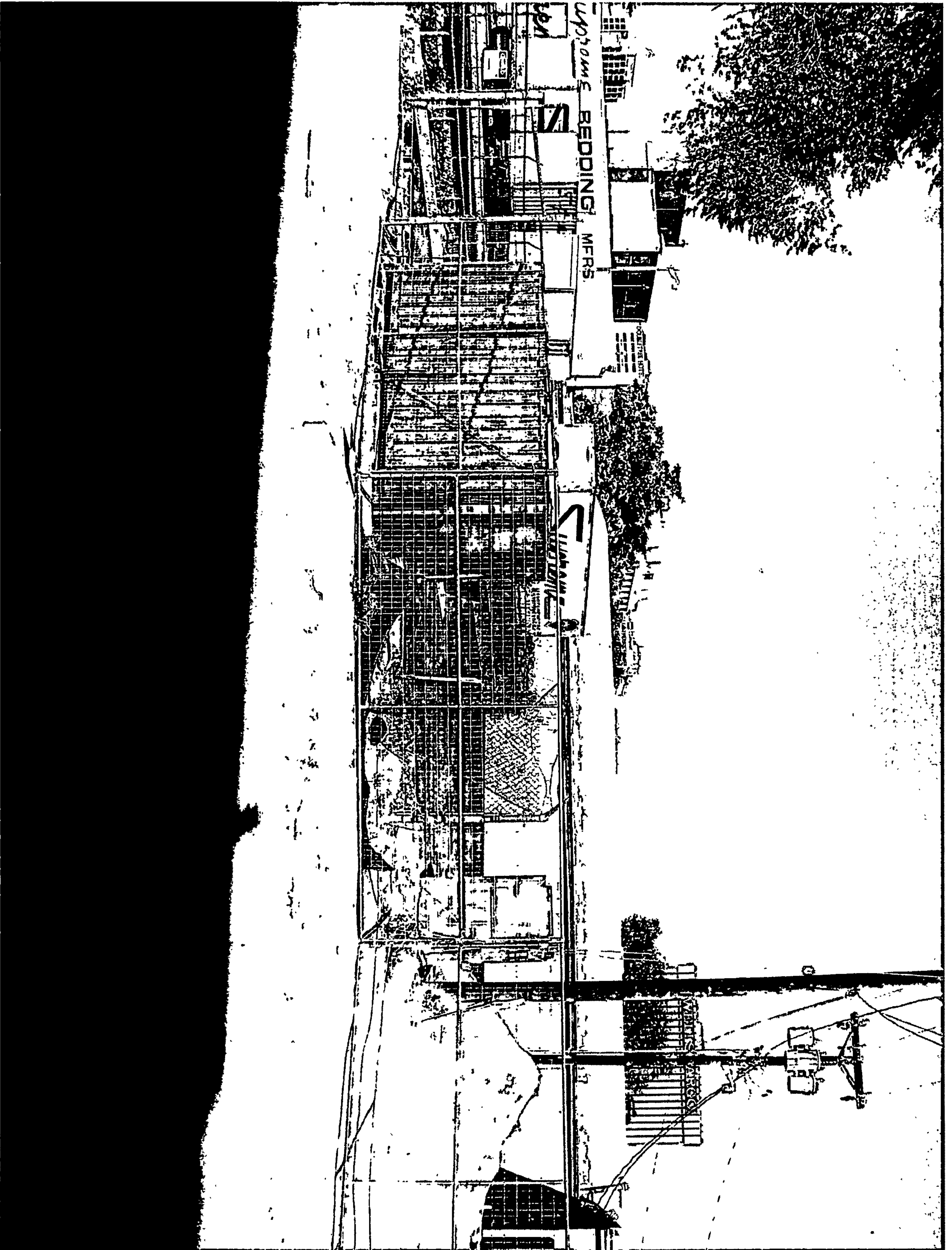
4
4
4
4

06/18/10
Left message for
Graham Means
Re: alleyway -
no work order
has been issued,
so no punt
improvements are to
take place (see 25)

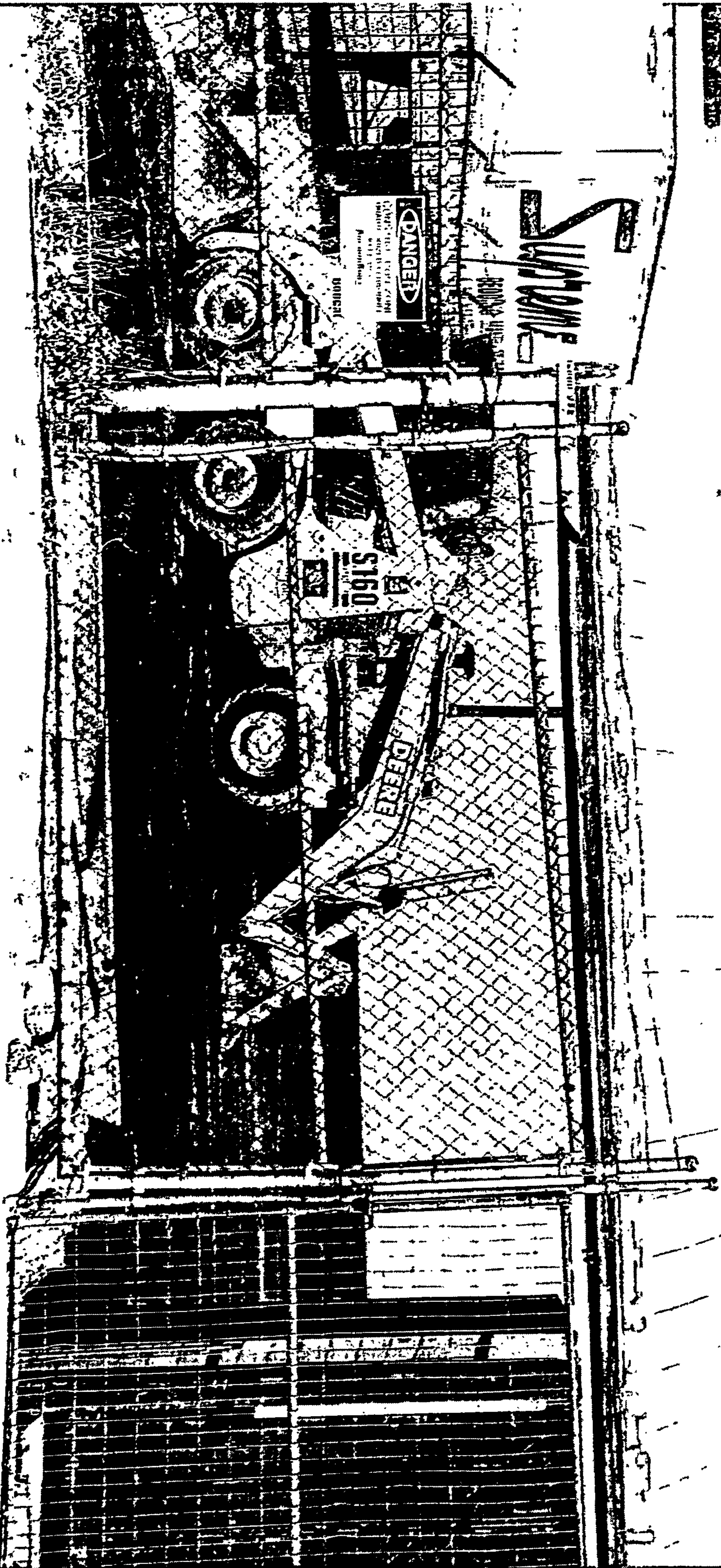


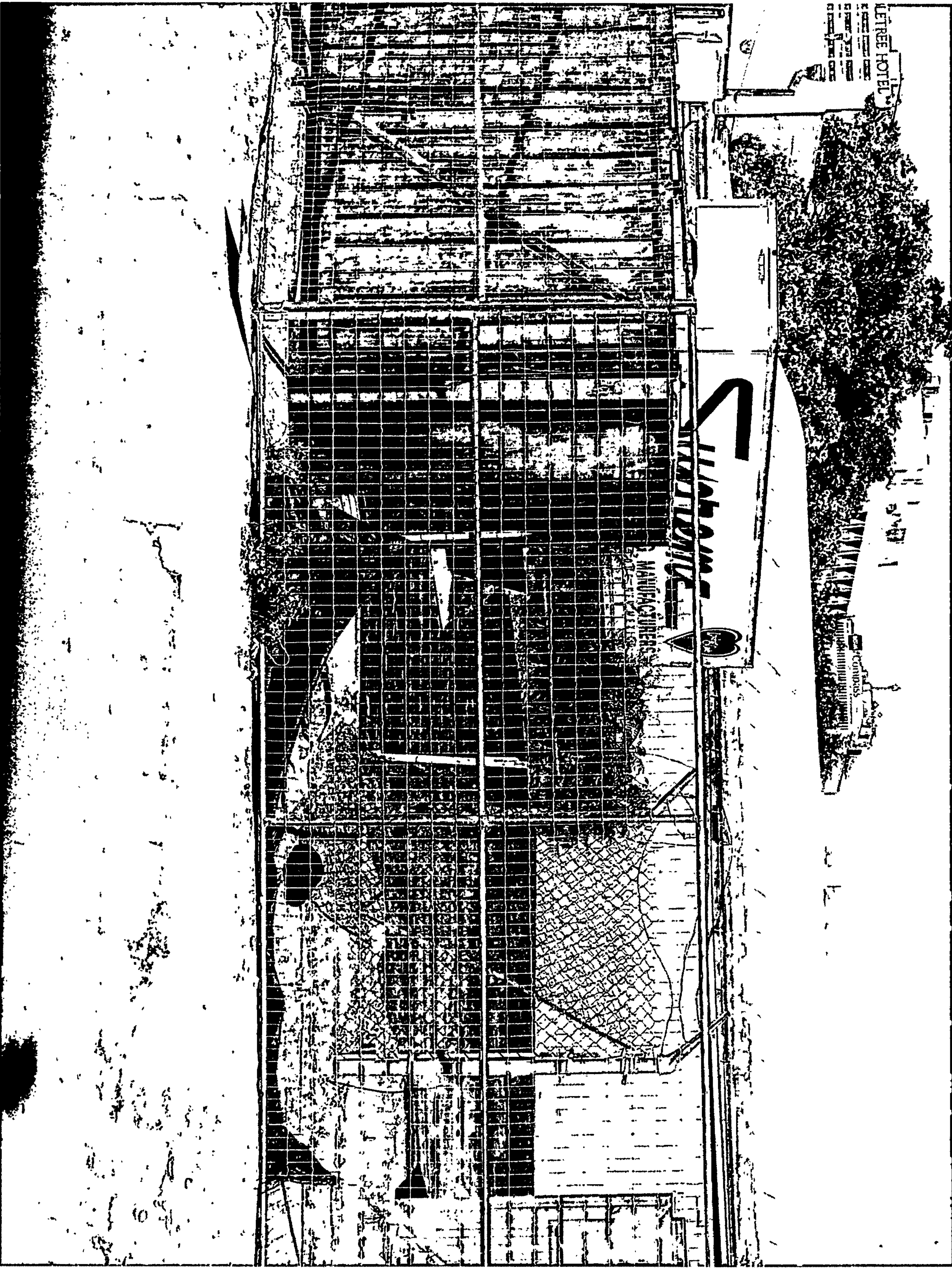






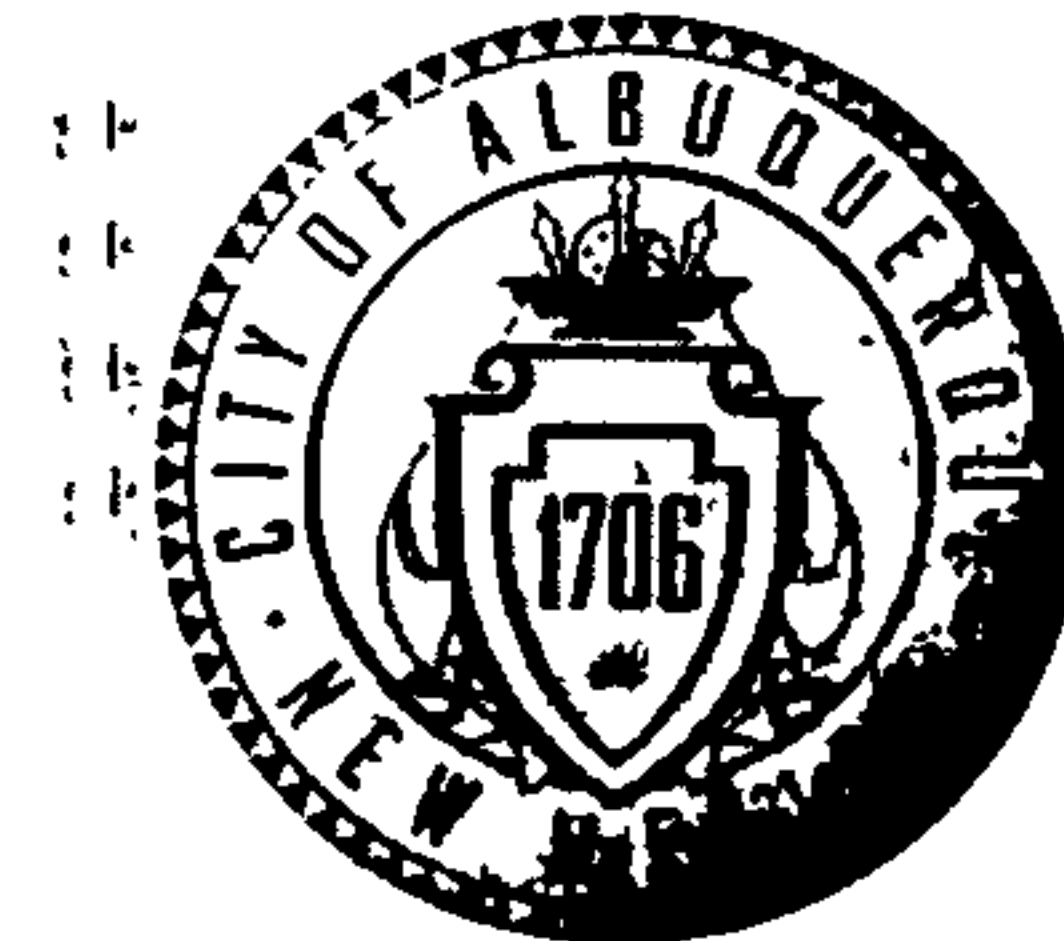
EVERETT'S FARGO







CITY OF ALBUQUERQUE



April 23, 2010

James L. Wright, R.A.
Wright and Hammer Architects
1735 Aliso Dr. NE
Albuquerque, NM 87110

Re: Enterprise Auto Rental Facility, 120 Lomas Boulevard NE,
Traffic Circulation Layout
Architect's Stamp dated 03-03-10 (J14-D070)

Dear Mr. Wright,

Based on the additional information provided 04-23-10, the TCL submittal 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

Albuquerque

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.

NM 87103

www.cabq.gov

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

C: File

1900
Lots 3 through 6 Bennet Addition

J14-030

PERMANENT RECIPROCAL EASEMENT FOR COMMON ACCESS AND PARKING

This Permanent Reciprocal Easement for Common Access and Parking ("Easement") is entered into between Tony Gonzales and Laura Marquez, owners of Lot 6, Block A, Bennet Addition, City of Albuquerque, County of Bernalillo, State of New Mexico, and Daniel J. Hernandez, owner of Lots 3, 4 and 5, Block A, Bennet Addition, City of Albuquerque, County of Bernalillo, State of New Mexico, collectively "Owners" or "Lot Owners".

A. Whereas the Owners have an interest in adjoining real estate situated in the City of Albuquerque, County of Bernalillo, State of New Mexico and described as Lots 3 through 6, inclusive, Block A, Bennet Addition filed for record February 14, 1923 in Book C-19 records of Bernalillo County New Mexico and more particularly, shown on Exhibit "A". (the "Property").

B. Whereas a building permit has been requested from the City of Albuquerque to construct tenant improvements on the Property as shown on Exhibit "A."

C. Whereas, as a condition to the granting of the building permit, the City of Albuquerque requires this Private Reciprocal Access and Parking Easement.

D. Whereas the Private Reciprocal Access and Parking Easement is necessary to provide access, parking and proper traffic circulation to satisfy building permit requirements.

E. Whereas the Owners have agreed to create a Private Reciprocal Access and Parking Easement between the above-described adjoining lots providing mutual access and parking, from a single access point on the abutting street, to said lots owned by them for the benefit of each of them and their successors and assigns; and therefore agree as follows.

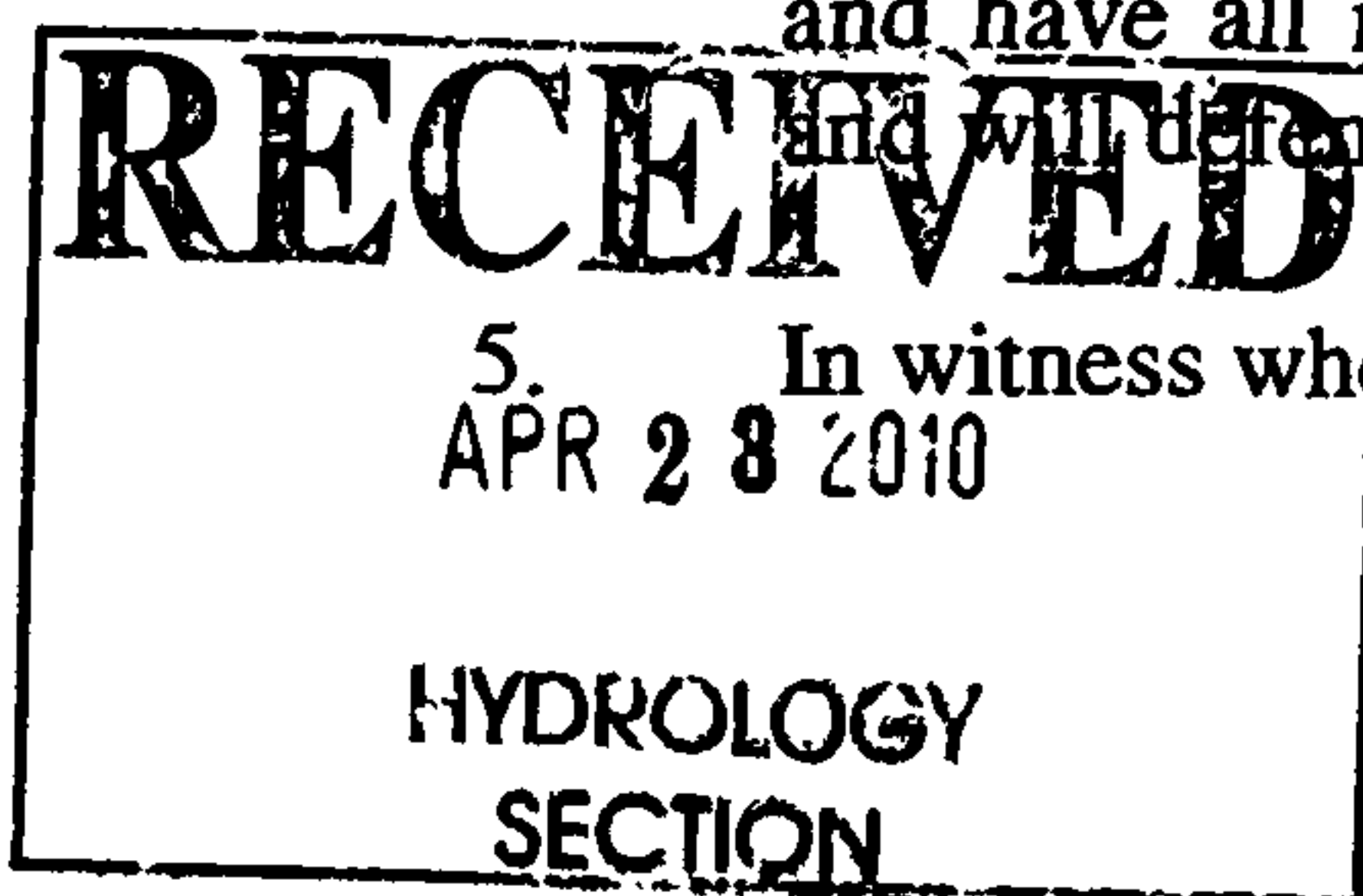
1. The undersigned Owners hereby grant a Permanent Private Reciprocal Access and Parking Easement across the Property as shown and described on Exhibit "A" for the benefit and burden of all the above described Lots.

2. This Easement is superior and paramount to the rights of any of the Owners hereto in the respective servient estates so created, and the Owners further agree that this Easement is a covenant that shall run with the land and with the title to the respective lots constituting the Property.

3. The maintenance of the Easement areas are the responsibility of the respective Lot Owners. This Permanent Easement may not be terminated or modified in any way without the prior written consent of the City Engineer for the City of Albuquerque.

4. The Owners represent and warrant that they are the fee simple owners of the Property and have all requisite authority and approvals to enter into this Permanent Easement, and will defend the title to the Property against all claims from all persons or entities.

5. In witness whereof, the Owners hereto have executed this Easement as follows:



Doc# 2010034318

04/22/2010 01:49 PM Page: 1 of 6
EASE R:\$19.00 M. Toulouse Oliver, Bernalillo County



OWNERS of LOT 6

Tony Gonzales
Tony Gonzales

4/19/10
Date

Laura Marquez
Laura Marquez

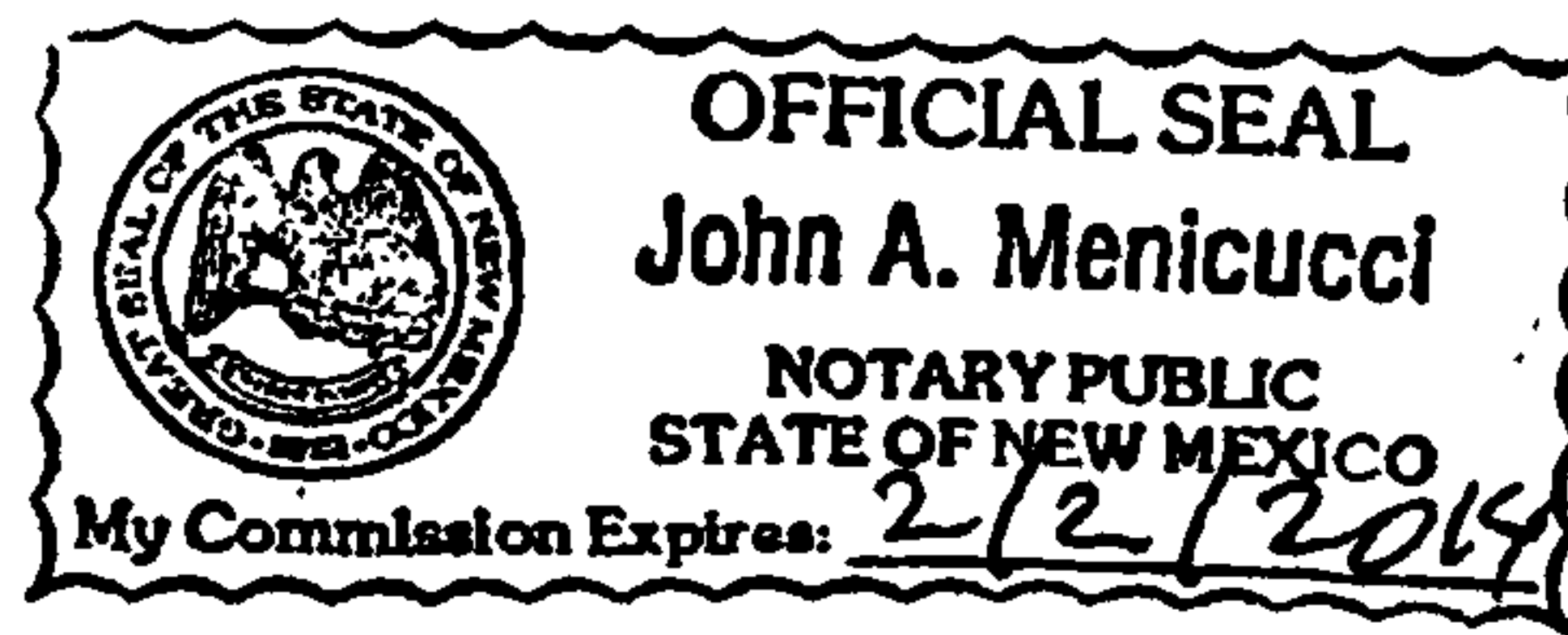
4/19/10
Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 19th day of April, 2010, before me personally appeared Tony Gonzales and Laura Marquez, and to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

John A. Menicucci
Notary Public



OWNER of LOTS 3, 4 and 5

Daniel J. Hernandez
Daniel J. Hernandez, Individually

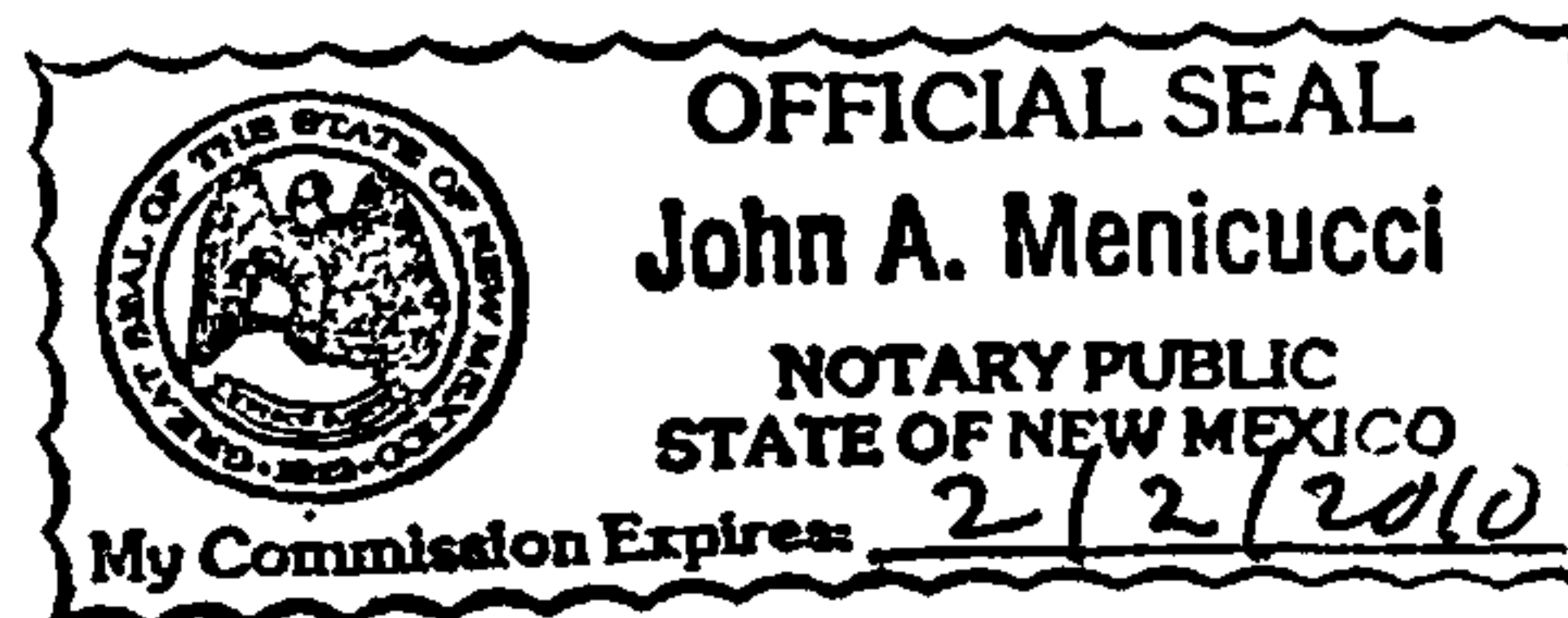
4/19/10
Date

ACKNOWLEDGEMENT:

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 19th day of April, 2010, before me personally appeared Daniel J. Hernandez, and to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

John A. Menicucci
Notary Public



APPROVED:



City Engineer, City of Albuquerque

4-20-10

Date

ACKNOWLEDGEMENT:

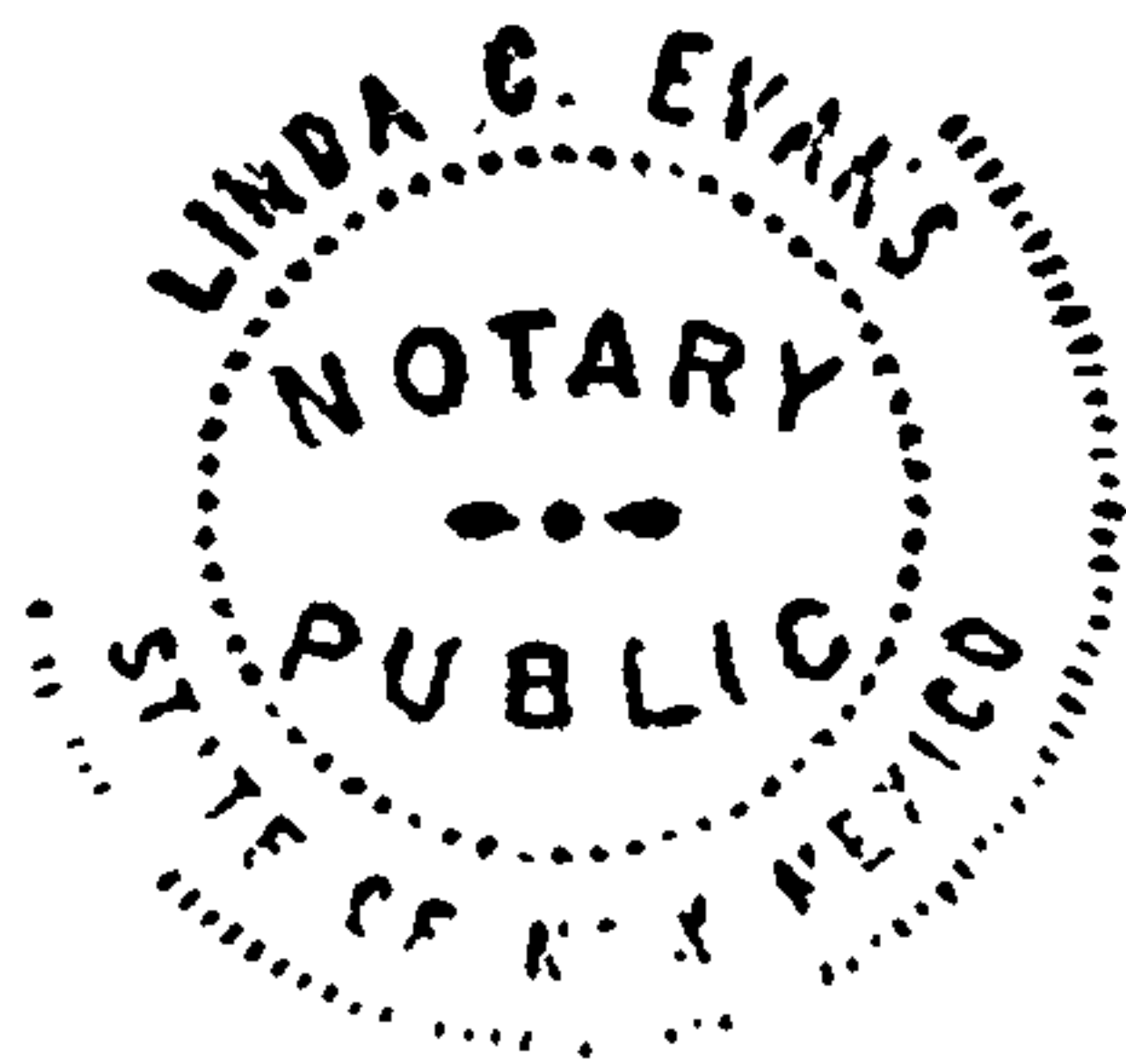
6/2 4/20/10

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 20th day of April, 2010, before me personally appeared Richard Daulton, and to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.


Notary Public

10-07-10



EASEMENT DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising portions of Lots 3, 4, 5 and 6, Block A, Bennet Addition, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 14, 1923, Book C, Page 19, and being more particularly described as follows:

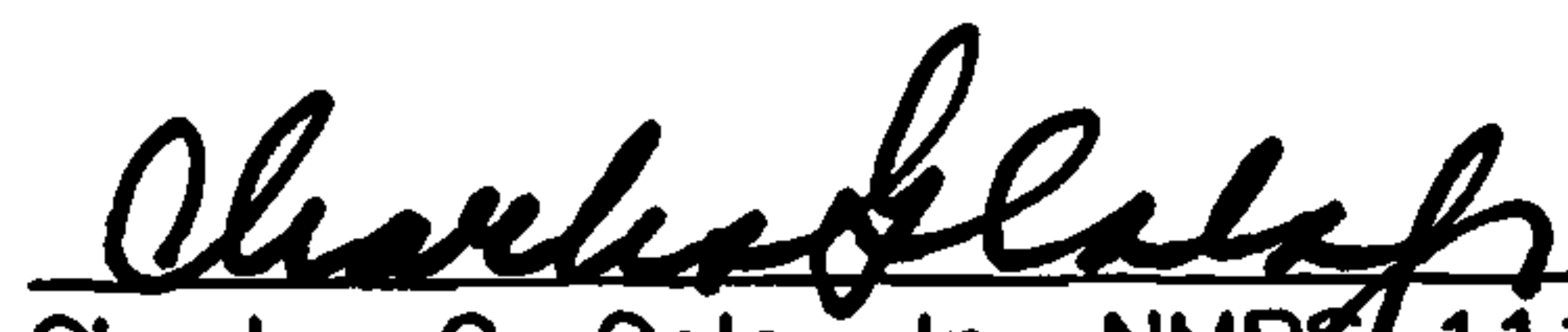
Beginning at the southeast corner of the easement herein described, being a point on the south line of said Lot 5, also being a point on the north right-of-way line of a Public Alley, whence the southern corner common to said Lots 5 and 6 bears S 84°57'00" E a distance of 2.30 feet; thence N 84°57'00" W a distance of 18.51 feet along said north right-of-way line; thence N 05°03'00" E a distance of 4.71 feet; thence N 84°57'00" W a distance of 54.17 feet to the southwest corner of the easement herein described, being a point on the west line of said Lot 3, also being a point on the east line of Lot 2, Block A, of said Bennet Addition; thence N 05°02'03" E a distance of 32.29 feet along the line common to said Lots 2 and 3 to the northwest corner of the easement herein described; thence S 84°57'00" E a distance of 31.99 feet; thence N 05°03'00" E a distance of 51.96 feet; thence S 84°57'00" E a distance of 19.00 feet; thence N 05°03'00" E a distance of 12.04 feet; thence S 84°57'00" E a distance of 26.00 feet; thence S 05°03'00" W a distance of 17.90 feet; thence S 84°57'00" E a distance of 8.00 feet; thence S 05°03'00" W a distance of 5.00 feet; thence S 12°29'07" E a distance of 9.39 feet; thence S 84°57'00" E a distance of 12.17 feet to the northeast corner of the easement herein described, being a point on the east line of said Lot 6, also being a point on the west right-of-way line of John Street N.E.; thence S 05°03'00" W a distance of 27.00 feet along said west right-of-way line; thence N 84°57'00" W a distance of 11.23 feet; thence S 31°14'27" E a distance of 11.37 feet; thence S 05°03'00" W a distance of 28.48 feet; thence N 84°57'00" W a distance of 22.80 feet; thence S 05°03'00" W a distance of 4.50 feet to the point of beginning and containing 0.1523 acres more or less.

Notes:

1. An easement survey was performed in March, 2010 verifying a boundary survey performed by this firm in September, 2010. Property corners were found as indicated.
2. Site located within projected Section 17, Township 10 North, Range 3 East, N.M.P.M. (Town of Albuquerque Grant).
3. All distances are ground distances.
4. Bearings shown hereon are based upon the property line common to Lots 4 and 5, Bennet Addition, per plat filed February 14, 1923, Book C, Page 19.
5. Record bearings and distances are shown in parenthesis.
6. The purpose of this survey is to describe the new Private Reciprocal Parking and Access Easement to serve Lots 3, 4, 5 and 6, Block A, Bennet Addition.
7. The eastern side of the easement, described hereon, shall lengthen or shorten to intersect the western right-of-way line of John Street N.E., as shown. The western side of the easement, described hereon, shall lengthen or shorten to intersect the eastern line of Lot 2, Block A, Bennet Addition, as shown. The southern side of the easement, described hereon, shall lengthen or shorten to intersect with the northern right-of-way line of a public alley, as shown.

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this easement survey and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.


Charles G. Cala, Jr., NMPs 11184



3.11.2010
Date

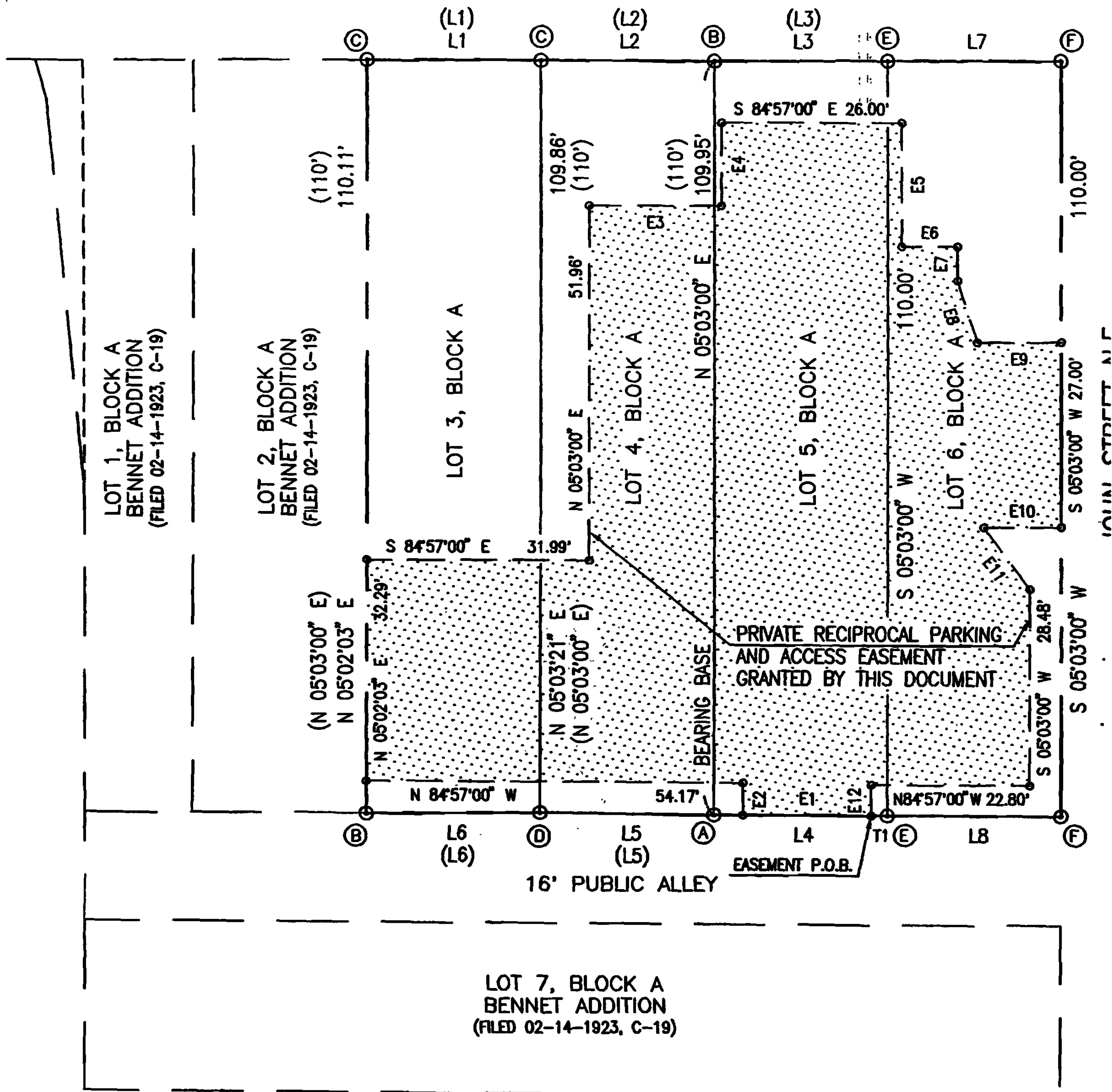
BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
L1	S 84°51'46" E	25.00'
(L1)	S 84°57'00" E	25.00'
L2	S 84°45'18" E	25.00'
(L2)	S 84°57'00" E	25.00'
L3	S 85°04'14" E	25.00'
(L3)	S 84°57'00" E	25.00'
L4	N 84°57'00" W	25.00'
L5	N 84°33'37" W	25.01'
(L5)	N 84°57'00" W	25.00'
L6	N 85°26'31" W	24.96'
(L6)	N 84°57'00" W	25.00'
L7	S 84°57'00" E	25.00'
L8	N 84°57'00" W	25.00'

KEYED NOTES

MONUMENTS

- (A) FOUND #4 REBAR, NO I.D., TAGGED W/WASHER STAMPED "NMPS 11184"
- (B) FOUND #4 REBAR W/CAP STAMPED "G.GRITSKO PLS 8686", TAGGED W/WASHER STAMPED "NMPS 11184"
- (C) FOUND CHISELED "+" ON METAL SIDEWALK CULVERT
- (D) FOUND #4 REBAR, ILLEGIBLE (BENT), REPLACE W/#5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (E) FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (F) FOUND CHISELED "+" ON CONCRETE



EASEMENT TABLE

LINE	DIRECTION	DISTANCE
E1	N 84°57'00" W	18.51'
E2	N 05°03'00" E	4.71'
E3	S 84°57'00" E	19.00'
E4	N 05°03'00" E	12.04'
E5	S 05°03'00" W	17.90'
E6	S 84°57'00" E	8.00'
E7	S 05°03'00" W	5.00'
E8	S 12°29'07" E	9.39'
E9	S 84°57'00" E	12.17'

CITY OF ALBUQUERQUE



March 4, 2010

James L. Wright, R.A.
Wright and Hammer Architects
1735 Aliso Dr. NE
Albuquerque, NM 87110

**Re: Enterprise Auto Rental Facility, 120 Lomas Boulevard NE,
Traffic Circulation Layout
Architect's Stamp dated 03-03-10 (J14-D070)**

Dear Mr. Wright,

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

- A cross access easement is required between lots 3, 4, 5, and 6. A recorded copy of this easement must be provided prior to approval.

PO Box 1293

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

Albuquerque

Sincerely,

NM 87103

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

www.cabq.gov

C: File

03/30/10
Plans not approved
contact Jim Duncan (CoA)
or Carol (X3326) (CoA)

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 - KDM)

PROJECT TITLE: Enterprise Auto Rental Facility ZONE MAP: J-14//DO70
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 3 – 8, Block A, Bennet Addition
 CITY ADDRESS: 120 Lomas Boulevard NE

ENGINEERING FIRM: High Mesa Consulting Group CONTACT: J. Graeme Means, PE
 ADDRESS: 6010 Midway Park Blvd. NE PHONE: #13676
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87109

OWNER: EAN Holdings LLC (Mr. Jeffrey Turner) CONTACT: Architect
 ADDRESS: 4740 Pan American Freeway NE PHONE: 505-266-6764
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87109

ARCHITECT: Wright and Hammer CONTACT: Denise Hammer
 ADDRESS: 1735 Aliso Drive, NE PHONE: 505-266-6764
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87110

SURVEYOR: High Mesa Consulting Group CONTACT: Charles G. Cala, Jr., PS
 ADDRESS: 6010 Midway Park Blvd. NE PHONE: #11184
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87109

CONTRACTOR: _____ CONTACT: Architect
 ADDRESS: _____ PHONE: 505-266-6764
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ **TRAFFIC CIRCULATION LAYOUT**
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY) _____

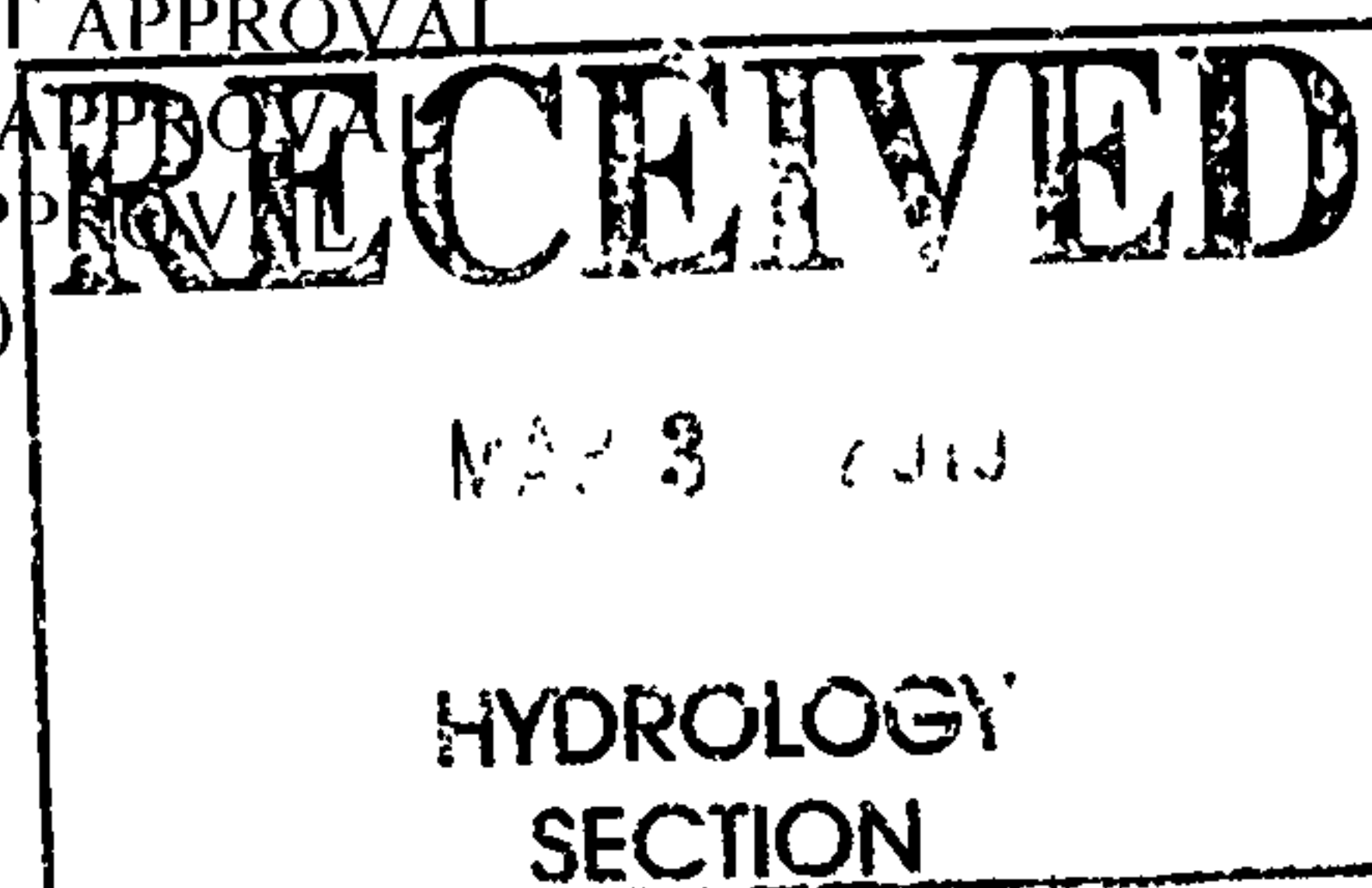
CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

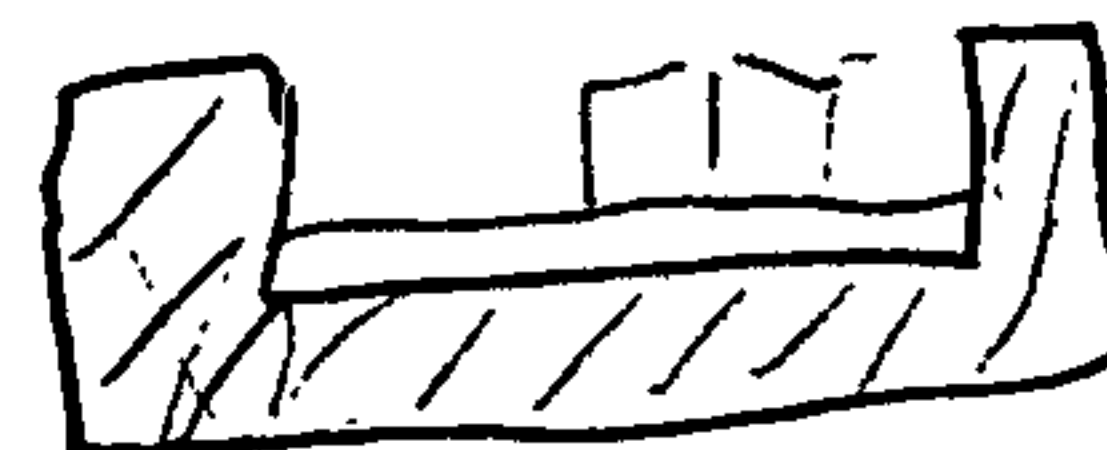
- ☒ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 3.3.2010 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 to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more



CITY OF ALBUQUERQUE



February 25, 2010

James L. Wright, R.A.
Wright and Hammer Architects
1735 Aliso Dr. NE
Albuquerque, NM 87110

**Re: Enterprise Auto Rental Facility, 120 Lomas Boulevard NE,
Traffic Circulation Layout
Architect's Stamp dated 02-01-10 (J14-D070)**

Dear Mr. Wright,

Based upon the information provided in your submittal received 02-23-10, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque


NM 87103

www.cabq.gov

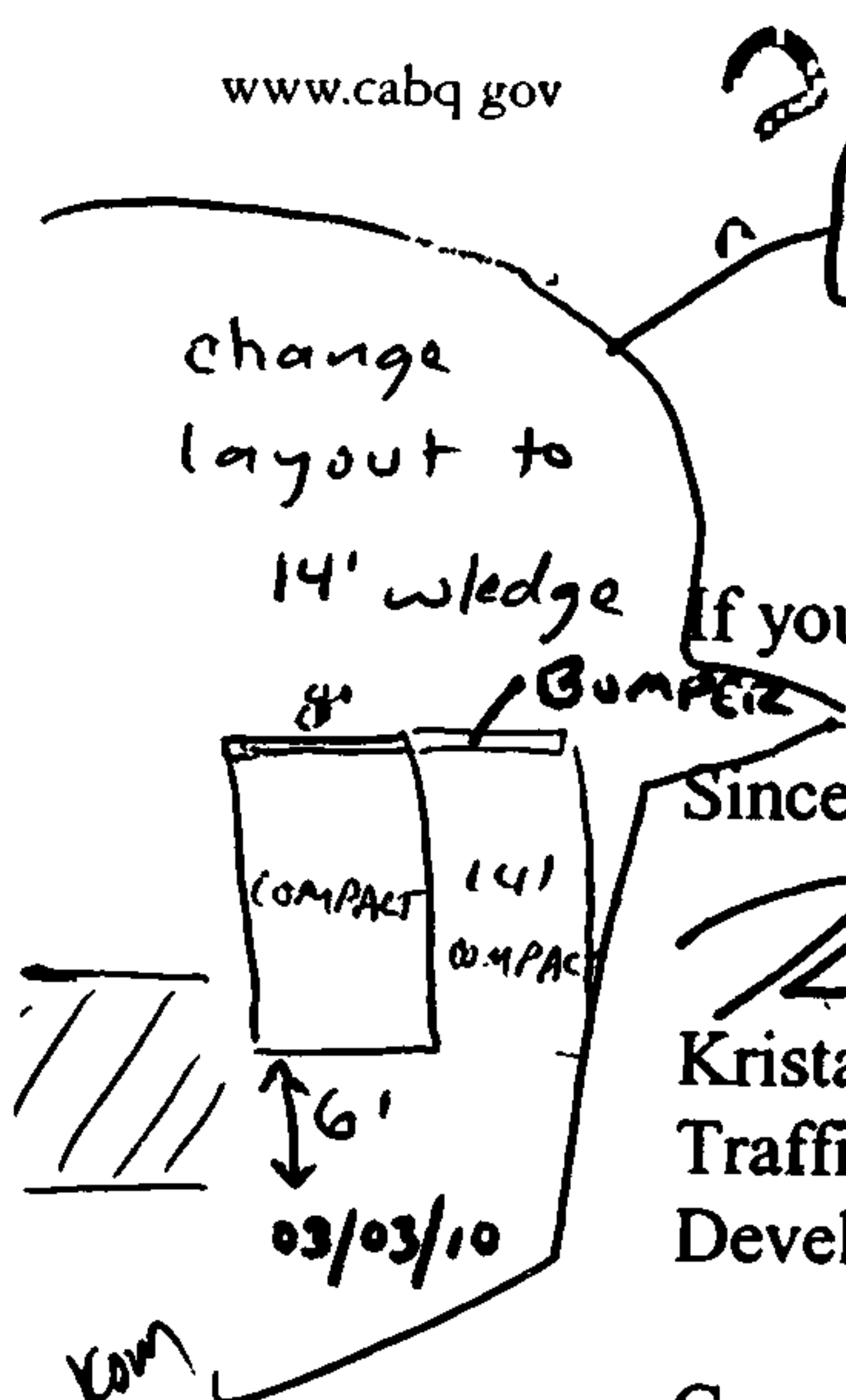
1. As previously discussed, a cross access easement is required between lots 3, 4, 5, and 6. A copy of this easement must be provided prior to approval.
2. Build notes (referring to City of Albuquerque Standard 2425) must be provided for all proposed curb cuts and curb cut modifications. This applies to the ~~proposed access points off the alleyway as well as the~~ modified curb cut off of John Street.
3. It is unclear whether the alley access off of John Street is being modified. Please clarify.
4. Clearly define all proposed gates.
5. Provide a build note defining how the existing curb cut along Lomas Blvd. will be replaced with sidewalk and curb and gutter. Refer to City of Albuquerque Standards 2430 and 2415.
6. The proposed compact parking space indicated with the number 9 is not acceptable. Please remove this space.
7. Please show a vicinity map on the plan.
8. For passenger vehicles, the minimum end island radius is 15 feet.

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



Metro, Kristal D.

From: Metro, Kristal D.
Sent: Tuesday, February 16, 2010 7:44 AM
To: 'Graeme Means'; Curran, Kevin J.
Cc: Charles G. Cala; Denise Hammer; Jeffrey.A.Turner@ehi.com
Subject: RE: Enterprise Car Rental at 120 Lomas Blvd NE (J14/D070)

Based on the conceptual layout I've seen, I have no objection to the proposed limits of the access/parking easement. Please note that this will limit any changes to the parking layout.

Sincerely,
 Kristal Metro, City of Albuquerque Transportation Development

From: Graeme Means [mailto:GMeans@highmesacg.com]
Sent: Monday, February 15, 2010 11:52 AM
To: Metro, Kristal D.; Curran, Kevin J.
Cc: Charles G. Cala; Denise Hammer; Jeffrey.A.Turner@ehi.com
Subject: RE: Enterprise Car Rental at 120 Lomas Blvd NE (J14/D070)

Kristal and Kevin,

Based on the responses below, we understand that the City will require a formal easement for reciprocal access and parking required to serve the existing building. The attached sketch depicts our understanding of the proposed limits of access and parking that should be addressed by the easement (Outlined in orange highlighter).

If this is consistent with your intent and will meet your requirement, please confirm and we will proceed with preparation of an easement survey and exhibit that can be attached to a grant-of-easement document to be prepared by Enterprise's Attorney.

Graeme Means



J. Graeme Means, P.E.
 Principal

6010-B Midway Park Blvd. NE
 Albuquerque, NM 87109
 www.highmesacg.com

Phone: 505.345.4250
 Fax: 505.345.4254
 gmeans@highmesacg.com

From: Metro, Kristal D. [mailto:KMetro@cabq.gov]
Sent: Friday, February 12, 2010 10:11 AM
To: Graeme Means

2/16/2010

Cc: Curran, Kevin J.
Subject: Enterprise Car Rental at 120 Lomas Blvd NE (J14/D070)

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Graeme,

Based on Kevin's response (see below), the lease agreement would not be sufficient. Based on the conceptual plan I reviewed, the site will function as one lot, and lack of an access easement could cause serious problems at a later date.

-Kristal Metro, City of Albuquerque Transportation Development

From: Curran, Kevin J.
Sent: Friday, February 12, 2010 9:53 AM
To: Metro, Kristal D.
Subject: RE: Enterprise Car Rental - Downtown Facility

No, if the lease gets terminated the building continues to be occupied but the property does not function properly because the building no longer has the use of the parcel needed for access and parking. If we can terminate their building permit at the expiration of their lease that might work, but that seems like a lot of work for code enforcement to kick everybody out of the building in five years or whatever the term of the lease is. And I suspect they would go to court, and they could convince the judge to let them stay.

Kevin J. Curran
 Assistant City Attorney
 t 505-924-3995
 f 505-924-3440
kcurran@cabq.gov

After all the jacks are in their boxes, and the clowns have all gone to bed, you can hear happiness staggering on down the street, footsteps dressed in red.... and the wind cries Mary. Jimi Hendrix (1967)

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From: Metro, Kristal D.
Sent: Friday, February 12, 2010 8:16 AM
To: Curran, Kevin J.
Subject: FW: Enterprise Car Rental - Downtown Facility

Kevin,
 Does adding access permissions to a lease agreement make a valid "easement" for access?
 -Kristal

From: Graeme Means [mailto:GMeans@highmesacg.com]
Sent: Thursday, February 11, 2010 5:27 PM
To: Metro, Kristal D.

2/16/2010

Cc: Denise Hammer; Charles G. Cala; Curran, Kevin J.
Subject: RE: Enterprise Car Rental - Downtown Facility

Kristal,

You may recall this project where the Architects and I met with you several months ago and you helped us understand and develop a plan to work around the alley and improve the access to this project at the SW corner of the intersection of John Street and Lomas. As per Chuck Cala's e-mail at the beginning of this string, the project includes several different lots with different ownerships and lease agreements between the properties that could terminate this specific use in as soon as 5 years. As such, we are hesitant to have the owners commit to a permanent recorded easement running with the properties when the use and needs may change in as soon as 5 years.

Would your concerns be addressed if the lease agreements were amended to cite and reference the shared access and parking instead of having a formal easement?

Please call me at 345-4250 if you'd like to discuss, or I could come meet with you if you'd like.

Graeme



J. Graeme Means, P.E.
Principal

6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
www.highmesaeng.com

Phone: 505.345.4250
Fax: 505.345.4254
gmeans@highmesaeng.com

From: Curran, Kevin J. [mailto:kcurran@cabq.gov]
Sent: Thursday, February 11, 2010 12:23 PM
To: Graeme Means
Cc: Denise Hammer; Charles G. Cala; Metro, Kristal D.
Subject: RE: Enterprise Car Rental - Downtown Facility

Yes,

Kristal Metro has required the cross access easement. we need to schedule a meeting with Kristal.

Kevin J. Curran
Assistant City Attorney
t 505-924-3995
f 505-924-3440
kcurran@cabq.gov

2/16/2010

After all the jacks are in their boxes, and the clowns have all gone to bed, you can hear happiness staggering on down the street, footsteps dressed in red.... and the wind cries Mary. Jimi Hendrix (1967)

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From: Graeme Means [mailto:GMeans@highmesacg.com]
Sent: Thursday, February 11, 2010 7:41 AM
To: Curran, Kevin J.
Cc: Denise Hammer; Charles G. Cala
Subject: RE: Enterprise Car Rental - Downtown Facility

Kevin,

Have you contacted the Zoning and Building Departments regarding the quick meeting Chuck suggested?

Graeme



J. Graeme Means, P.E.
Principal

6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
www.highmesacg.com

Phone: 505.345.4250
Fax: 505.345.4254
gmeans@highmesacg.com

From: Curran, Kevin J. [mailto:kcurran@cabq.gov]
Sent: Wednesday, January 27, 2010 4:49 PM
To: Denise Hammer; Charles G. Cala
Cc: Graeme Means
Subject: RE: Enterprise Car Rental - Downtown Facility

Thanks.

2/16/2010

b6
b7C
b7D
b7E

Kevin J. Curran
Assistant City Attorney
t 505-924-3995
f 505-924-3440
kcurran@cabq.gov

After all the jacks are in their boxes, and the clowns have all gone to bed, you can hear happiness staggering on down the street, footsteps dressed in red.... and the wind cries Mary. Jimi Hendrix (1967)

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From: Denise Hammer [mailto:denise@wrightandhammer.com]
Sent: Wednesday, January 27, 2010 3:01 PM
To: Charles G. Cala
Cc: Curran, Kevin J.; Graeme Means
Subject: Re: Enterprise Car Rental - Downtown Facility

Hello Kevin,

We have been discussing the 120 Lomas Enterprise project with:
Luz Montoya, Building Department; and
Jonathan at Zoning.

Hope that helps,
-- Denise.

Denise Hammer, Architect
Wright and Hammer Architects
1735 Aliso Drive NE
Albuquerque, NM 87110
505-266-6764
505-268-4899 (fax)
Denise@WrightandHammer.com

Charles G. Cala wrote:

Denise Hammer is the Project Architect and will provide those names to you. I think a very quick meeting with Building and Zoning may help.

2/16/2010



Charles G. Cala, Jr., P.S.
Vice President

6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
www.highmesacg.com

Phone: 505.345.1250
Fax: 505.345.4254
ccala@highmesacg.com

-----Original Message-----

From: Curran, Kevin J. [mailto:kcurran@cabq.gov]
Sent: Wednesday, January 27, 2010 10:19 AM
To: Charles G. Cala
Cc: Graeme Means; denise@wrightandhammer.com
Subject: RE: Enterprise Car Rental - Downtown Facility

Chuck,

I will need to chat with the folks in the zoning and building dept., who have you been talking to there?

Kevin J. Curran
Assistant City Attorney
t 505-924-3995
f 505-924-3440
kcurran@cabq.gov

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From: Charles G. Cala [mailto:CCala@highmesacg.com]
Sent: Wednesday, January 27, 2010 8:06 AM
To: Curran, Kevin J.
Cc: Graeme Means; denise@wrightandhammer.com

Subject: Enterprise Car Rental - Downtown Facility

Kevin,

I looked the lease agreements over on this project and did not find anything that I thought would make you feel warm and fuzzy about the matter. To summarize, the facility is being constructed (parking area, landscaping and interior building renovations) on four narrow lots (1923 Platting Action). The lots are owned by two separate parties. The first party owns an existing building and two thirds of the proposed parking area. The second party owns the remainder of the parking lot. All properties have legal access from Lomas and a public alley. The zoning and building department have concerns that a formal easement may be needed, however, I am reluctant to recommend that approach as the site use may be short term (60 months for the first party). A formal easement for this project seems like overkill. Perhaps an amendment or memorandum to the two lease agreements, citing access, drainage and parking would make more sense and would satisfy the concerns of the City. Please let me know if this is a solution that you would entertain. If so, I will make that recommendation to Enterprise and their attorney will prepare a draft for your review.

Thanks for your insight. Chuck



Charles G. Cala, Jr., P.S.
Vice President

6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
www.highmesacg.com

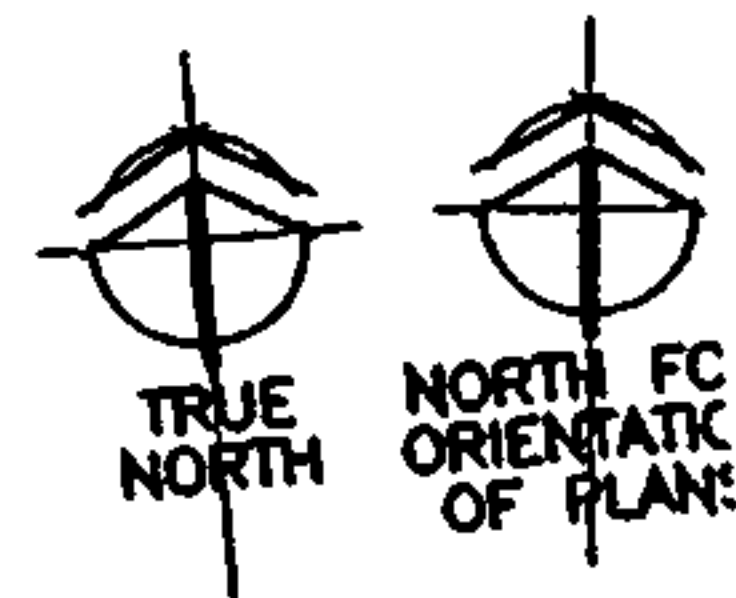
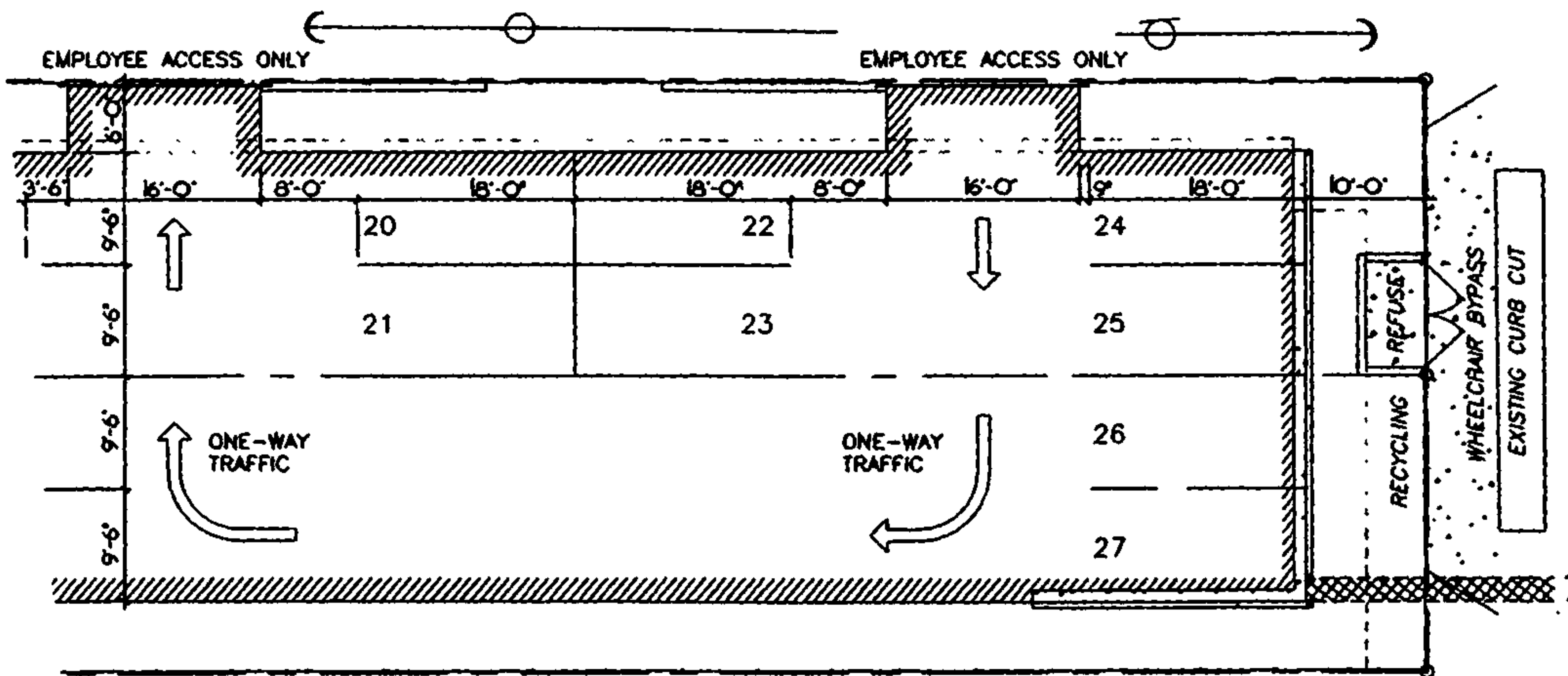
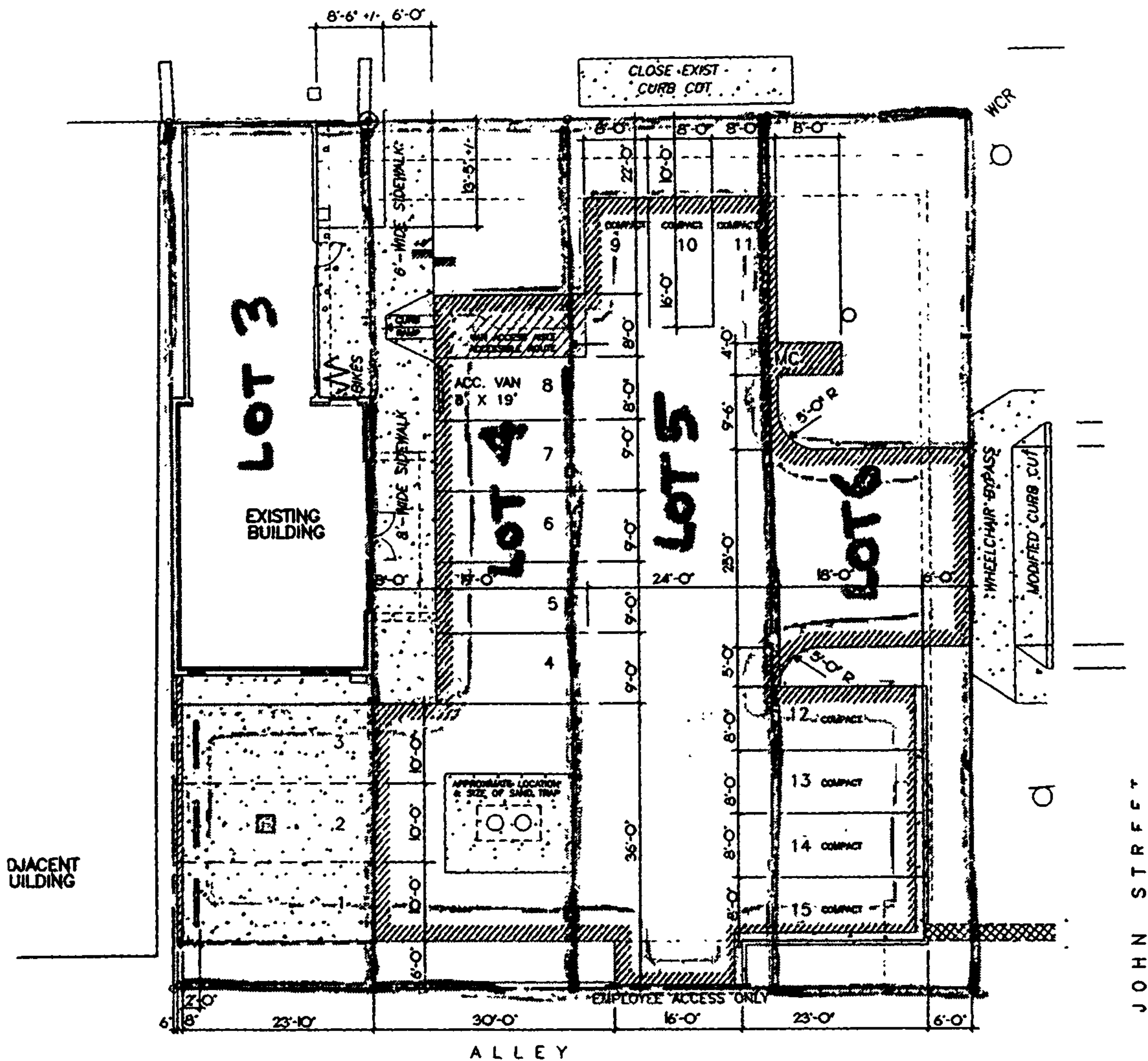
Phone: 505.345.4250
Fax: 505.345.4254
ccala@highmesacg.com

Information from ESET NOD32 Antivirus, version of virus signature database 4810
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The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

LOMAS BOULEVARD, NE



1" = 10'

LATION LAYOUT

CITY OF ALBUQUERQUE



February 11, 2010

J. Graeme Means, P.E.
High Mesa Consulting Group
6010-B Midway Park Blvd NE
Albuquerque, NM 87109

**Re: Enterprise Auto Rental Facility
Grading and Drainage Plan
Engineer's Stamp dated 2-04-2010 (J14-D070)**

Dear Mr. Means,

Based upon the information provided in your submittal received 2-05-2010, the above referenced plan can not be approved for Building Permit until a few comments are addressed.

- 1) The landscaping areas need to be better defined. I would like for these areas to be depressed somewhat, to retain the moisture falling in these areas.
- 2) Build curb & gutter where the new pavement is being installed. This is the runoff will be directed toward the drive pad and not flow over the sidewalk along John St.

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

Sincerely,

Bradley L. Bingham
Brad Bingham, PE
Planning Department.
Development and Building Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 - KDM)

PROJECT TITLE: Enterprise Auto Rental Facility ZONE MAP: J-14 10870
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 3 - 8, Block A, Bennet Addition
 CITY ADDRESS: 120 Lomas Boulevard NE

ENGINEERING FIRM: High Mesa Consulting Group J. Graeme Means, PE
 ADDRESS: 6010 Midway Park Blvd. NE CONTACT: #13676
 CITY, STATE: Albuquerque, New Mexico PHONE: 505-345-4250
 ZIP CODE: 87109

OWNER: EAN Holdings LLC (Mr. Jeffrey Turner) CONTACT: Architect
 ADDRESS: 4740 Pan American Freeway NE PHONE: 505-266-6764
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87109

ARCHITECT: Wright and Hammer CONTACT: Denise Hammer
 ADDRESS: 1735 Aliso Drive, NE PHONE: 505-266-6764
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87110

SURVEYOR: High Mesa Consulting Group Charles G. Cala, Jr., PS
 ADDRESS: 6010 Midway Park Blvd. NE CONTACT: #11184
 CITY, STATE: Albuquerque, New Mexico PHONE: 505-345-4250
 ZIP CODE: 87109

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

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ **DRAINAGE PLAN 1st SUBMITTAL**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY) _____

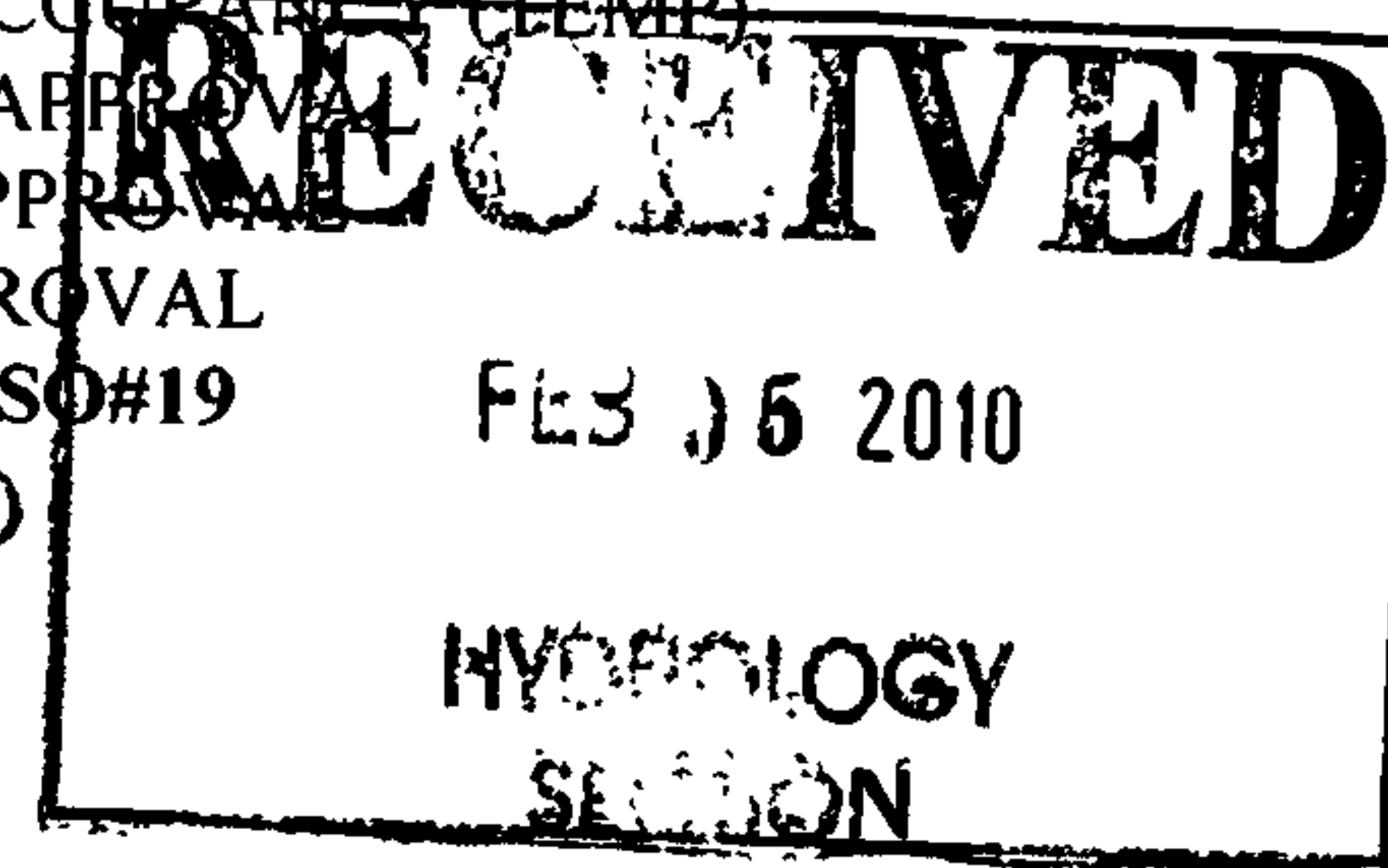
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ **BUILDING PERMIT APPROVAL**
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☒ **OTHER (SPECIFY) SO#19**

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

\$50.00



DATE SUBMITTED: February 5, 2010 BY: Debie LeBlanc Trujillo for J. Graeme Means, 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 to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more

Xc: Denise Hammer - Wright and Hammer w/enc.

