

## 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:

Sincerely

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

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

Albuquerque

PO Box 1293

NM 87103

www.cabq.gov

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 01/06 - KDM)

PROJECT TITLE: Enterprise Auto Rental Fa	cility ZO	NE MAP: J-14/D070
DRB#: EPC#: _		ORK ORDER#:
LEGAL DESCRIPTION: Lots 3 – 8, Block A		<del>· · · · · · · · · · · · · · · · · · · </del>
CITY ADDRESS: 120 Lomas Boulevard NE	· · · · · · · · · · · · · · · · · · ·	
		J. Graeme Means, PE
ENGINEERING FIRM: High Mesa Consul		CONTACT: #13676
ADDRESS: 6010 Midway Park I		PHONE: <u>505-345-4250</u>
CITY, STATE: <u>Albuquerque, New</u>	VIVIEXICO	ZIP CODE: <u>87109</u>
OWNER: EAN Holdings LLC		CONTACT:Jeff Turner
ADDRESS: 4740 Pan American Fre	eway NF	PHONE: 505-830-8923
CITY, STATE: Albuquerque, New 1		ZIP CODE: 87109
The state of the s	<u> </u>	ZII CODE. <u>87109</u>
ARCHITECT: Wright and Hammer		CONTACT: Denise Hammer
ADDRESS: 1735 Aliso Drive, NE		PHONE: 505-266-6764
CITY, STATE: Albuquerque, New N	Mexico	ZIP CODE: 87110
		Charles G. Cala, Jr., PS
SURVEYOR: High Mesa Consulting Grou	up	CONTACT:#11184
ADDRESS: 6010 Midway Park E	Blvd. NE	PHONE: 505-345-4250
CITY, STATE: <u>Albuquerque, New</u>	Mexico	ZIP CODE: <u>87109</u>
CONTRACTOR: Anchor-Built		CONTRACT. Day 7
ADDRESS: P.O. Box 27688	<del> </del>	CONTACT: Ray Zamora
CITY, STATE: Albuquerque, New	Mavico	PHONE: 505-342-2452 ext 103
Citi, SixiL. <u>Albuquerque, ivew</u>	IVICXICO	ZIP CODE: <u>87125</u>
TYPE OF SUBMITTAL:	CHECK TYPE OF API	PROVAL SOLICHT:
DRAINAGE REPORT		IAL GUARANTEE RELEASE
DRAINAGE PLAN 1 <sup>st</sup> SUBMITTA		RY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTA		N FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN		BLDG. PERMIT APPROVAL
GRADING PLAN	_	AN APPROVAL
EROSION CONTROL PLAN		APPROVAL
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OTHER (SPECIFY)	WORK ORDI	ER APPROVAL
· · · · · · · · · · · · · · · · · · ·	OTHER (SPE	
WAS A PRE-DESIGN CONFERENCE ATT	ENDED: SEP 2 2011	
YES		HYDROLOGY
<u>XNO</u>	HYDROLOGY	SECTION
COPY PROVIDED		
	SECTION	
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.

GALICHEZ 280-1697

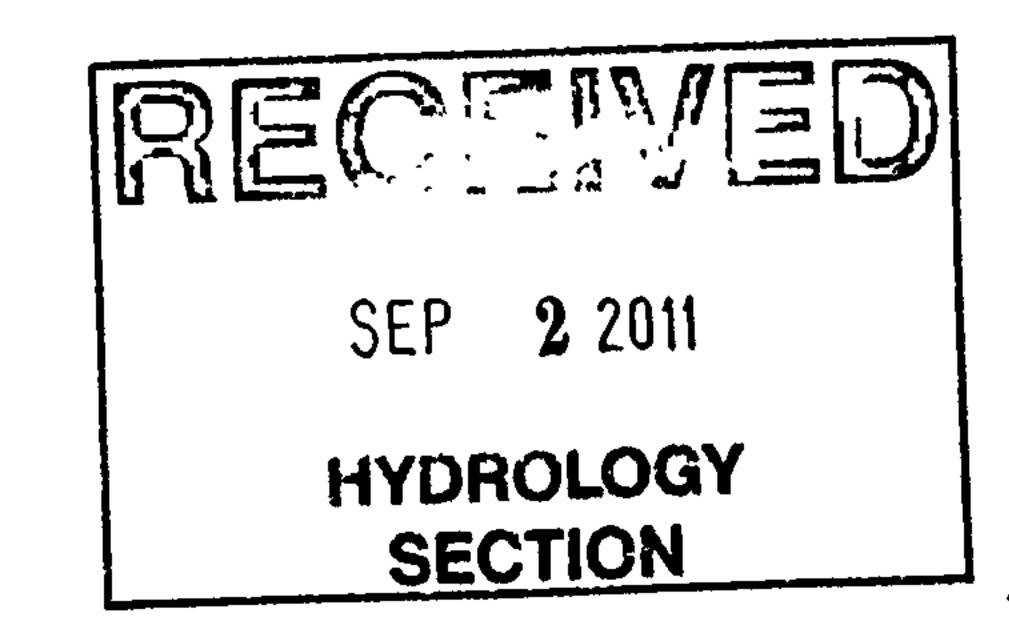
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# HIGH Consulting Group

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.

13676

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

7/01/2011

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: Enterp	rise Auto Rental Facility		ZON	E MAP: J-14/D070
DRB#:	_ EPC#:			ORDER#:
LEGAL DESCRIPTION:	Lots 3-8, Block A, Benne	t Addition .		
CITY ADDRESS:	120 Lomas Blvd NE			
ENGRIEEDING EIDM.	High Maga Canquilina Ca	• • • • • •		3.6 (/10/07/
	High Mesa Consulting Gr			aeme Means #13676
· · · · · · · · · · · · · · · · · · ·	6010-B Midway Park Bly	<u>a ne</u>	PHONE:	<u>345-4250</u>
CHI, SIAIE:	Albuquerque, NM		_ZIP CODE:	<u>87109</u>
OWNER:	EAN Holdings LLC		CONTACT:	Jeff Turner
<del></del>	4740 Pan American Freev	vav NE	PHONE:	830-8923
<del> </del>	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 Gr	<del>_</del>	JRVEYOR: Chuc	k Cala, #11184
	6010-B Midway park Blv	e NE	PHONE:	<u>345-4250</u>
CITY, STATE: _	Albuquerque, NM	· · · · · · · · · · · · · · · · · · ·	ZIP CODE:	87109
CONTRACTOR:	Anchor-Built		CONTACT: _I	Ray Zamora
	P.O. Box 27688		PHONE:	342-2452
• • • • • • • • • • • • • • • • • • •	Albuquerque, NM		ZIP CODE:	
		<del></del>		
<b>TYPE OF SUBMITTAL:</b>		CHECK TYPE OF APPI	ROVAL SOUGH	Τ:
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DRAINAGE PL	AN 1 <sup>st</sup> SUBMITTAL	PRELIMINAR	Y PLAT APPRO	VAL
DRAINAGE PL	AN RESUBMITTAL	S. DEV. PLAN	FOR SUB'D AP	PROVAL
CONCEPTUAL	G & D PLAN	S. DEV. FOR E	BLDG. PERMIT	APPROVAL
GRADING PLA	N	SECTOR PLAI	N APPROVAL	
EROSION CON	ITROL PLAN	FINAL PLAT	APPROVAL	
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YES				
X NO				HYDFIOLOGY
COPY PROVID	CU			SECTION
DATE CHOMATTED.	00/02/2011	TARF.		
DATE SUBMITTED:	<u>09/02/2011</u>	BY:	J. Graeme-Meai	<b>1S</b>

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.

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.

13676

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

SEP 2 2011

HYDROLOGY
SECTION

GM:\*

xc:

Jeffrey Turner, Enterprise Ray Zamora, Anchor Built



## 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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.

Milo E. Salgado-Fernandez, P.E.

Senior Traffic Engineer

Development and Building Services

Planning Department

C:

Sincef#

Engineer
Hydrology file
CO Clerk

HMCG 2009 038 5

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 - KDM)

PROJECT TITLE: Enterprise Auto Rental Facility	ZONE MAP: <u>J-14/D070</u>
DRB#: EPC#:	WORK ORDER#:
LECAL DECODIDETON, Lat. 2 O Dist. A. D.	
LEGAL DESCRIPTION: Lots 3 – 8, Block A, Benn CITY ADDRESS: 120 Lomas Boulevard NE	<u>net Addition</u>
CHI ADDRESS. 120 Lomas Boulevalu NE	I Crooma Magna DE
ENGINEERING FIRM: High Mesa Consulting Gr	J. Graeme Means, PE roup CONTACT: #13676
ADDRESS: 6010 Midway Park Blvd. N	
CITY, STATE: Albuquerque, New Mexic	
OWNER: EAN Holdings LLC	CONTACT: Jeff Turner
ADDRESS: 4740 Pan American Freeway N	
CITY, STATE: Albuquerque, New Mexico	
ARCHITECT: Wright and Hammer	CONTACT: Denise Hammer
ADDRESS: 1735 Aliso Drive, NE	PHONE: <u>505-266-6764</u>
CITY, STATE: Albuquerque, New Mexico	
	Charles G. Cala, Jr., PS
SURVEYOR: High Mesa Consulting Group	CONTACT: #11184
ADDRESS: 6010 Midway Park Blvd. N	
CITY, STATE: <u>Albuquerque, New Mexic</u>	<u>co</u> ZIP CODE: <u>87109</u>
CONTRACTOR: Anchor-Built	CONTACT: Ray Zamora
ADDRESS: P.O. Box 27688	PHONE: 505-342-2452 ext 103
CITY, STATE: Albuquerque, New Mexic	CO ZIP CODE: 87125
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1 <sup>st</sup> SUBMITTAL	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION CONTROL PLAN	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
CLOMR/LOMR	BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT	X CERTIFICATE OF OCCUPANCY
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OTHER (SPECIFI)	WORK ORDER APPROVAL OTHER (SPECIFY) AIIG 0 3 2010
	OTHER (SPECIFY) AUG 0 3 2010
WAS A PRE-DESIGN CONFERENCE ATTENDED	D:
YES	HYDROLOGY
XNO	SECTION
COPY PROVIDED	
DATE SUBMITTED: August 3, 2010	BY: <u>Debie LeBlanc Trujillo for J. Graeme Means, PE</u>

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:

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

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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 Fax: 505.345.4254

Albuquerque, NM 87109 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.

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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

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(REV 01/06 - KDM)

PROJECT TITLE: Enterprise Auto Rental Facility	ZONE MAP: <u>J-14/D070</u>
DRB#: EPC#:	WORK ORDER#:
LEGAL DESCRIPTION: Lots 3 – 8, Block A, Benry ADDRESS: 120 Lorge Boulevard NE	net Addition
CITY ADDRESS: 120 Lomas Boulevard NE	I Crooms Mosma DE
ENGINEERING FIRM: High Mesa Consulting G	J. Graeme Means, PE contact:#13676
ADDRESS: 6010 Midway Park Blvd. N	
CITY, STATE: Albuquerque, New Mexic	
	<u></u>
OWNER: EAN Holdings LLC	CONTACT: Jeff Turner
ADDRESS: 4740 Pan American Freeway N	
CITY, STATE: Albuquerque, New Mexico	
ARCHITECT: Wright and Hammer	CONTACT: Denise Hammer
ADDRESS: 1735 Aliso Drive, NE	PHONE: <u>505-266-6764</u>
CITY, STATE: Albuquerque, New Mexico	ZIP CODE: <u>87110</u>
	Charles G. Cala, Jr., PS
SURVEYOR: High Mesa Consulting Group	CONTACT: #11184
ADDRESS: 6010 Midway Park Blvd. N	
CITY, STATE: <u>Albuquerque, New Mexic</u>	<u>co</u> ZIP CODE: <u>87109</u>
CONTRACTOR: Anchor-Built	CONTACT: Ray Zamora
ADDRESS:P.O. Box 27688	PHONE: 505-342-2452 ext 103
CITY, STATE: Albuquerque, New Mexic	
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1 <sup>st</sup> SUBMITTAL	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION CONTROL PLAN	FINAL PLAT APPROVAL
X ENGINEER'S CERT (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
CLOMR/LOMR	BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT	X CERTIFICATE OF OCCUPANCY
	(PERMANENT)
ENGINEER'S CERT (TCL)	GRADING PERMIT APPROVILLE CONTROLLE
ENGINEER'S CERT (DRB SITE PLAN)	
OTHER (SPECIFY)	WORK ORDER ARROUNT
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WAS A PRE-DESIGN CONFERENCE ATTENDE	<b>t</b>
YES	SECTION
XNO	
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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Xc: Denise Hammer – Wright and Hammer w/enc.

Jeff Turner – EAN Holdings, LLC w/enc.



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.

PO Box 1293

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

Albuquerque

Rudy E. Rael

Sincerely,

NM 87103

Eng. Assoc.—Hydrology Section
Development and Building Services

www.cabq.gov

C: CO Clerk—Katrina Sigala File

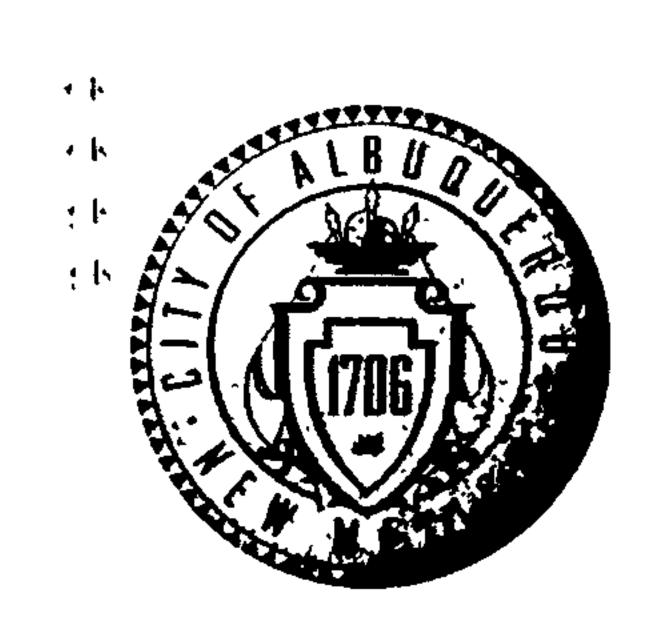
#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 - KDM)

PROJECT TITLE: Enterprise Auto Rental Facility	ZONE MAP: <u>J-14/DO70</u>
DRB#: EPC#:	WORK ORDER#:
LEGAL DESCRIPTION: Lots 3 – 8, Block A, Benn	et Addition
CITY ADDRESS: 120 Lomas Boulevard NE	<u>Ct Addition</u>
	J. Graeme Means, PE
ENGINEERING FIRM: High Mesa Consulting Gr	oup CONTACT: #13676
ADDRESS: 6010 Midway Park Blvd. N	E PHONE: 505-345-4250
CITY, STATE: <u>Albuquerque, New Mexic</u>	ZIP CODE: <u>87109</u>
OWNER: EAN Holdings LLC (Mr. Jeffrey Turner)	
ADDRESS: 4740 Pan American Freeway N	
CITY, STATE: Albuquerque, New Mexico	ZIP CODE: <u>87109</u>
ARCHITECT: Wright and Hammer	CONTACT: Denise Hammer
ADDRESS: 1735 Aliso Drive, NE	PHONE: 505-266-6764
CITY, STATE: Albuquerque, New Mexico	
	Charles G. Cala, Jr., PS
SURVEYOR: High Mesa Consulting Group	CONTACT: #11184
ADDRESS: 6010 Midway Park Blvd. N	——————————————————————————————————————
CITY, STATE: <u>Albuquerque, New Mexic</u>	ZIP CODE: 87109
CONTRACTOR ·	CONTACT: Architect
ADDRESS	PHONE: 505-266-6764
CITY, STATE:	ZIP CODE:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN I <sup>st</sup> SUBMITTAL	PRELIMINARY PLAT APPROVAL
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TCL COMMENTS)	C DELL COD DIDO DEDILITA ADDROLLAT
CONCEPTUAL G & D PLAN	SECTOR BLDG. PERMIT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION CONTROL PLAN	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	FOUNDATION PERMIT APPROVAL  PULL DING DEDMIT APPROVAL
CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT	X BUILDING PERMIT APPROVAL  CERTIFICATE OF OCCUPANICY (TEMP)
ENGINEER'S CERT (TCL)	CERTIFICATE OF OCCUPANCY (TEMP)  GRADING PERMIT APPROVAL
ENGINEER'S CERT (DRB SITE PLAN)	PAVING PERMIT APPROVAL
OTHER (SPECIFY)	WORK ORDER APPROVAL
OTTLK (SILCIT)	XOTHER (SPECIFIX) SO #194
•	
WAS A PRE-DESIGN CONFERENCE ATTENDED	D: MAR 0 8 2010
YES	MAK O
NO	
COPY PROVIDED	My July 3-16-10 HYDROLOGY
	SECILLA
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.



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.

Albuquerque

PO Box 1293

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

NM 87103

www.cabq.gov

Bradley Bingham, PE., C.F.M.

Planning Department.

Sincerely,

Development and Building Services

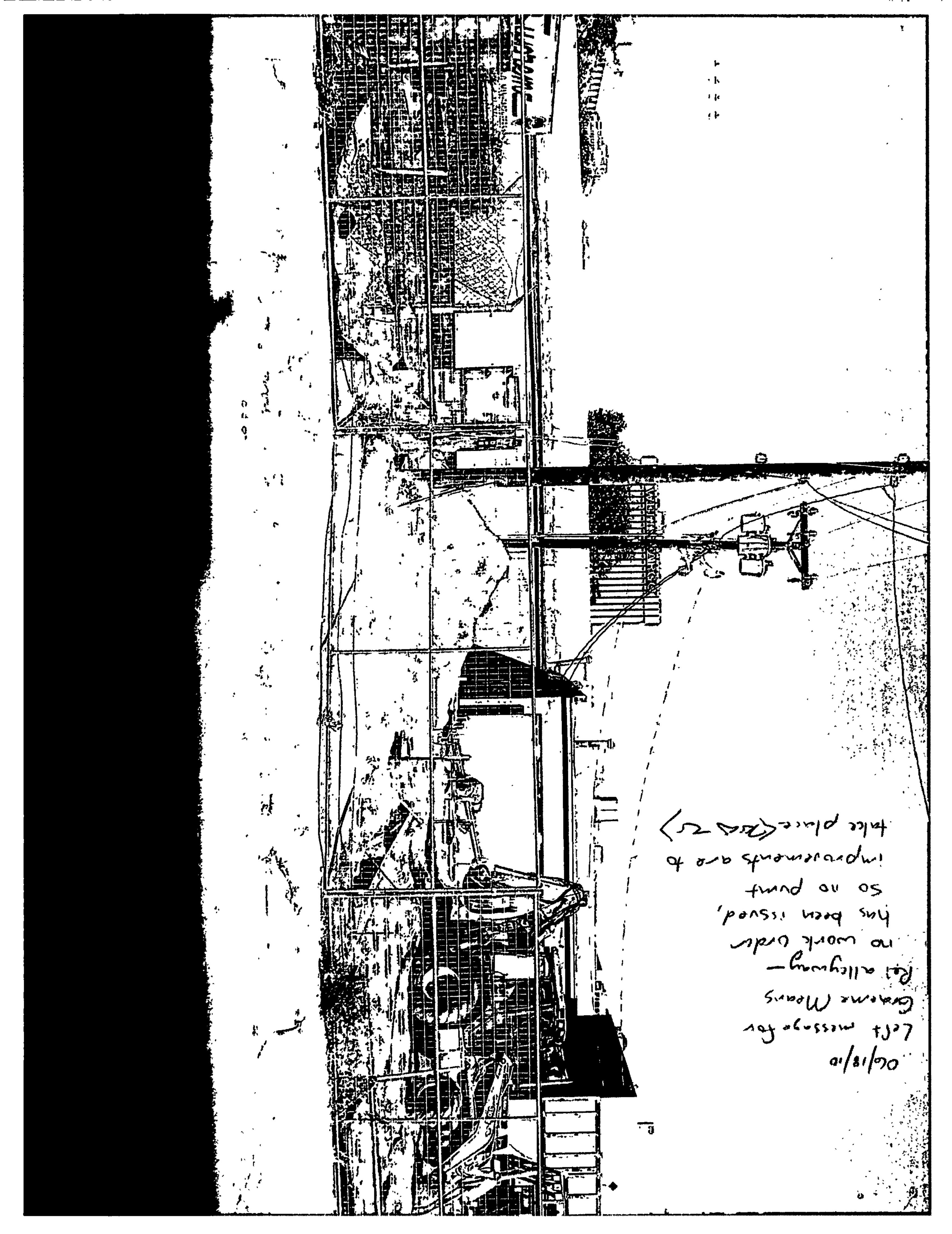
## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

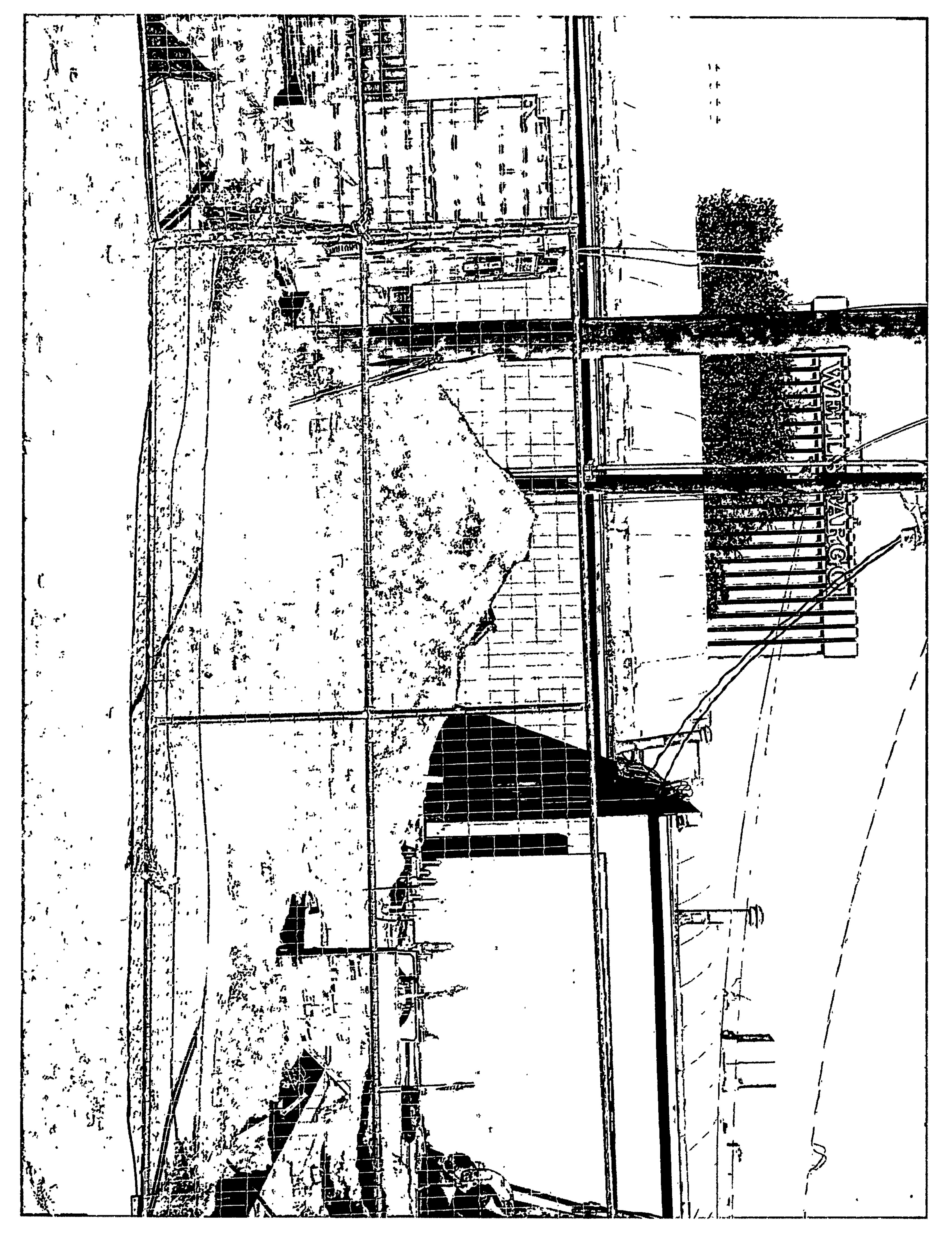
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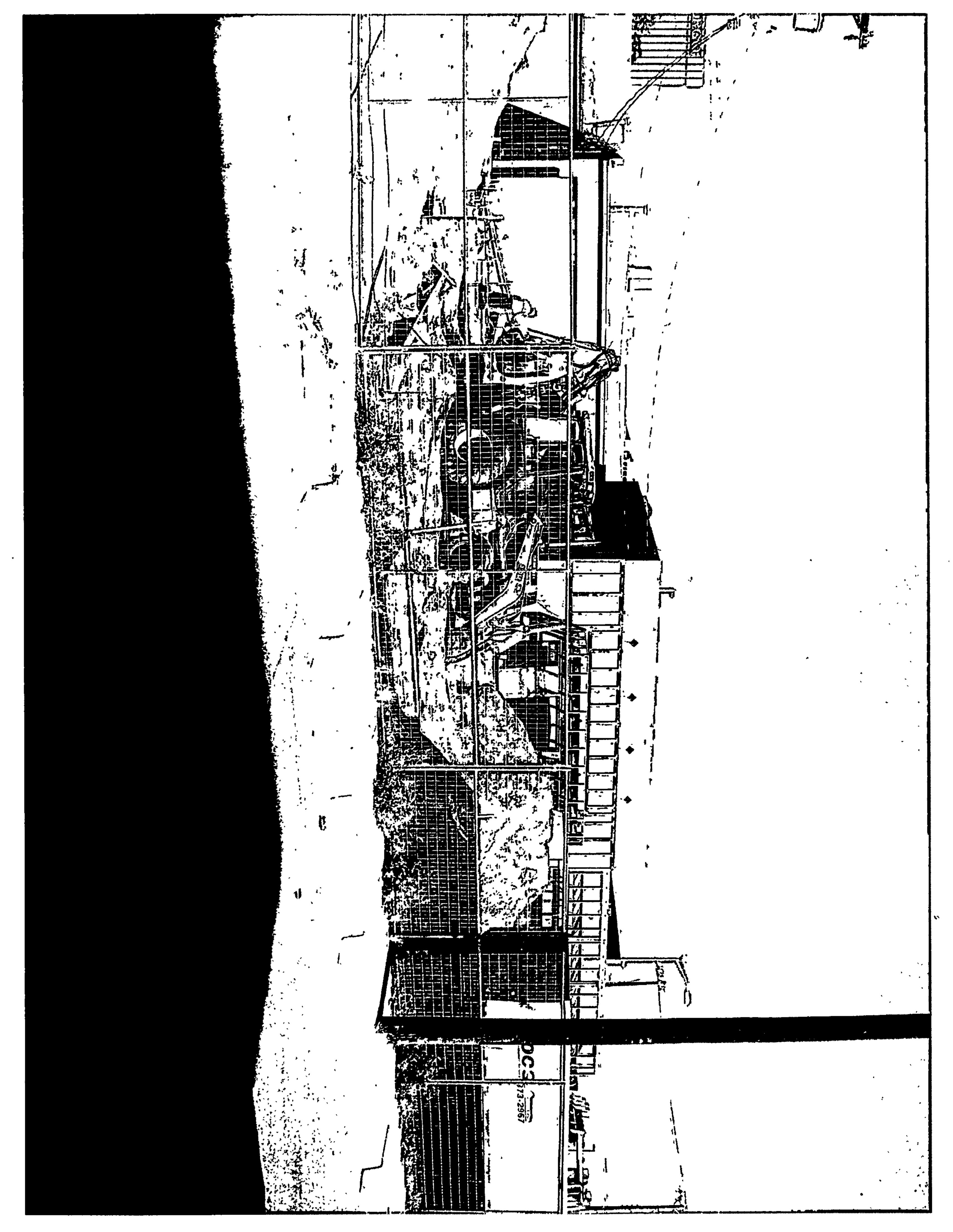
DRB#: EPC#: WORK ORDER#:  LEGAL DESCRIPTION: Lots 3 – 8, Block A, Bennet Addition  CITY ADDRESS: 120 Lomas Boulevard NE  ENGINEERING FIRM: High Mesa Consulting Group  ADDRESS: 6010 Midway Park Blvd, NE  PHONE: 505-345-4250  CITY, STATE: Albuquerque, New Mexico  OWNER: EAN Holdings LLC (Mr. Jeffrey Turner)  ADDRESS: 4740 Pan American Freeway NE  ADDRESS: 4740 Pan American Freeway NE  ACHITECT: Wright and Hammer  ADDRESS: 1735 Aliso Drive, Ne Mexico  ZIP CODE: 87109  ARCHITECT: Wright and Hammer  ADDRESS: 1735 Aliso Drive, NE  CITY, STATE: Albuquerque, New Mexico  ZIP CODE: 87110  ARCHITECT: Wright and Hammer  ADDRESS: 1735 Aliso Drive, NE  CITY, STATE: Albuquerque, New Mexico  ZIP CODE: 87110  SURVEYOR: High Mesa Consulting Group  CONTACT: #It1184  ADDRESS: 6010 Midway Park Blvd, NE  PHONE: 505-266-6764  CITY, STATE: Albuquerque, New Mexico  ZIP CODE: 871109  CONTACT: #It1184  ADDRESS: 6010 Midway Park Blvd, NE  PHONE: 505-2454-2530  CITY, STATE: ZIP CODE: 87109  CONTACT: Architect  ADDRESS: PHONE: 505-266-6764  ZIP CODE: 87109  CONTACT: HIBMA  ADDRESS: PHONE: 505-266-6764  ZIP CODE: 87100  CONTACT: Architect  ADDRESS: PHONE: 505-266-6764  ZIP CODE: 87100  C	PROJECT TITLE: Enterprise Auto Rental Facility		ZONE MAP: <u>J-14/D070</u>
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SURVEYOR: High Mesa Consulting Group  ADDRESS: 6010 Midway Park Blvd, NE CITY, STATE: Albuquerque, New Mexico  CONTACT: #11184  ADDRESS: 6010 Midway Park Blvd, NE PHONE: 505-345-4250  CITY, STATE: Albuquerque, New Mexico  CONTACT: Architect  ADDRESS: PHONE: 505-266-6764  CITY. STATE: ZIP CODE:  TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT: DRAINAGE REPORT SIA/FINANCIAL GUARANTEE RELEASE DRAINAGE PLAN I* SUBMITTAL PRELIMINARY PLAT APPROVAL CONCEPTUAL G & D PLAN S. DEV. PLAN FOR SUB'D APPROVAL GRADING PLAN SECTOR PLAN APPROVAL EROSION CONTROL PLAN FINAL PLAT APPROVAL ENGINEER'S CERT (HYDROLOGY) FOUNDATION PERMIT APPROVAL CLOMR/LOMR X BUILDING PERMIT APPROVAL CLOMR/LOMR X BUILDING PERMIT APPROVAL CRAFFIC CIRCULATION LAYOUT CERTIFICATE OF OCCUPANCY-(TEMP) ENGINEER'S CERT (DRB SITE PLAN) PAVING PERMIT APPROVAL OTHER (SPECIFY) WORK OR PERMIT APPROVAL  WAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO COPY PROVIDED	CITY, STATE: Albuquerque, New Mexico		ZIP CODE: <u>87110</u>
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DATE SUBMITTED: February 19, 2010  BY: Debie LeBlanc Truillo for J. Graeme Means PF			
	DATE SUBMITTED: February 19, 2010	_BY:	Debie LeBlanc Trujillo for J. Graeme Means, PE

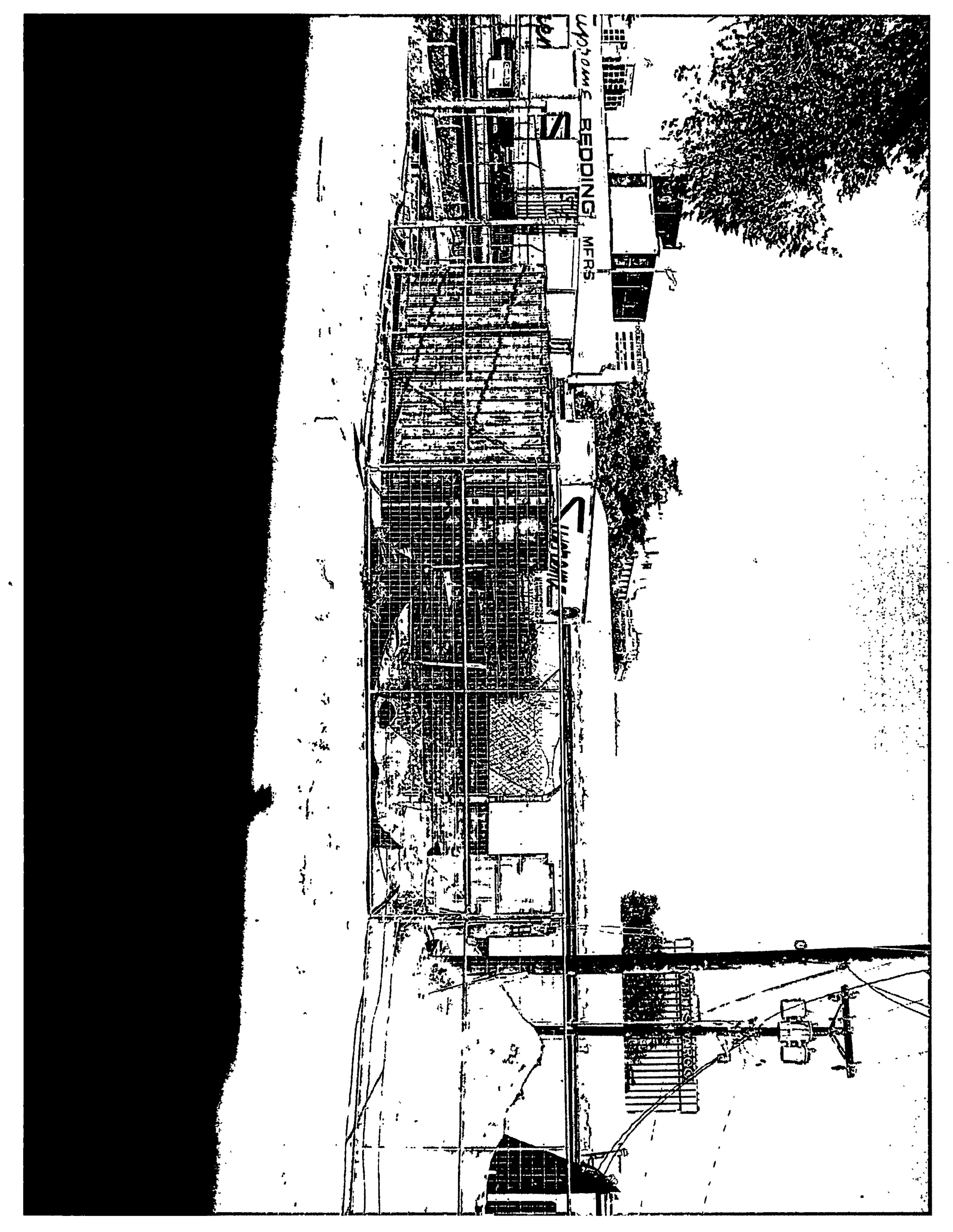
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following.

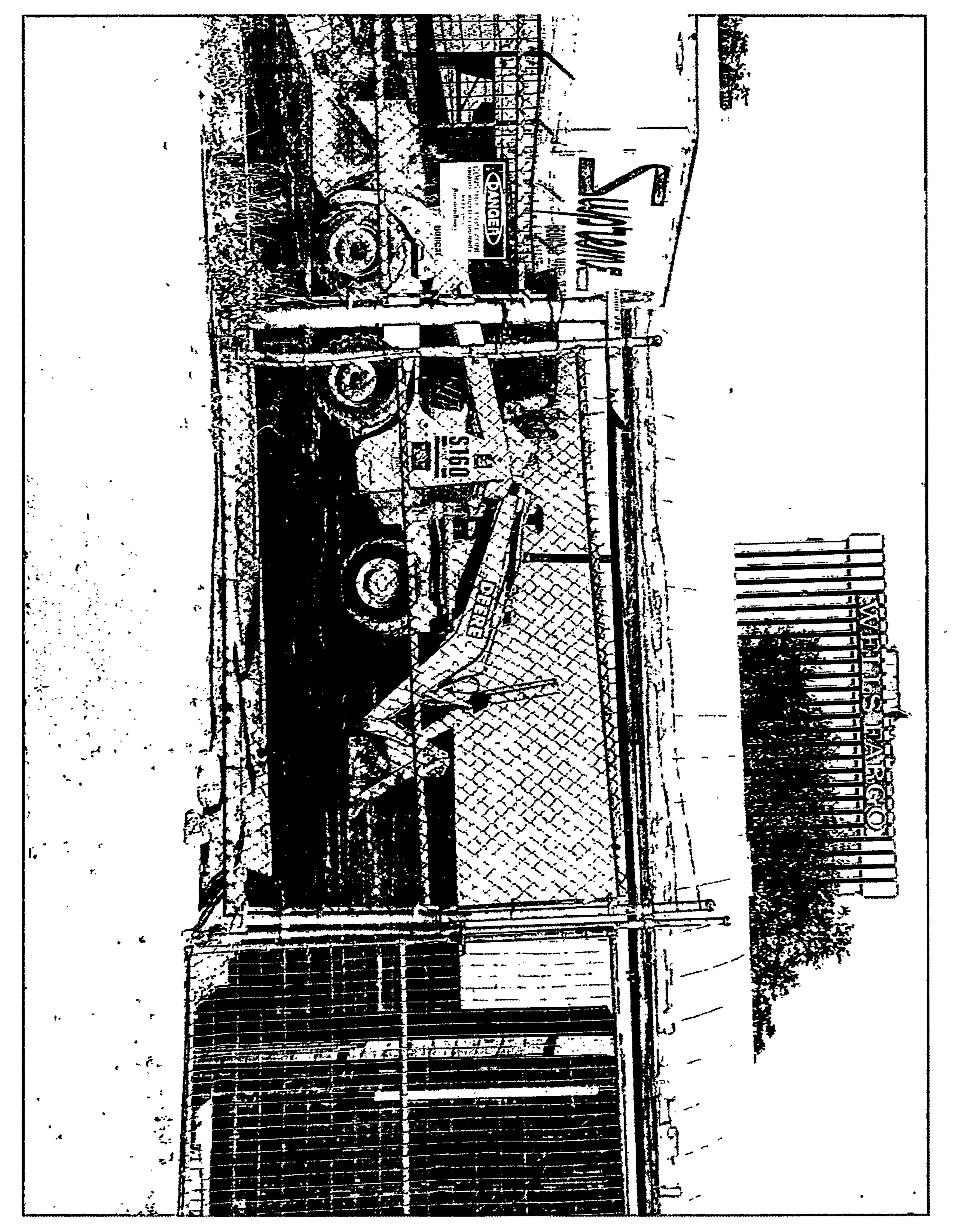
- Conceptual Grading and Drainage Plan Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- 2 Drainage Plans Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- 3 Drainage Report Required for subdivision containing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

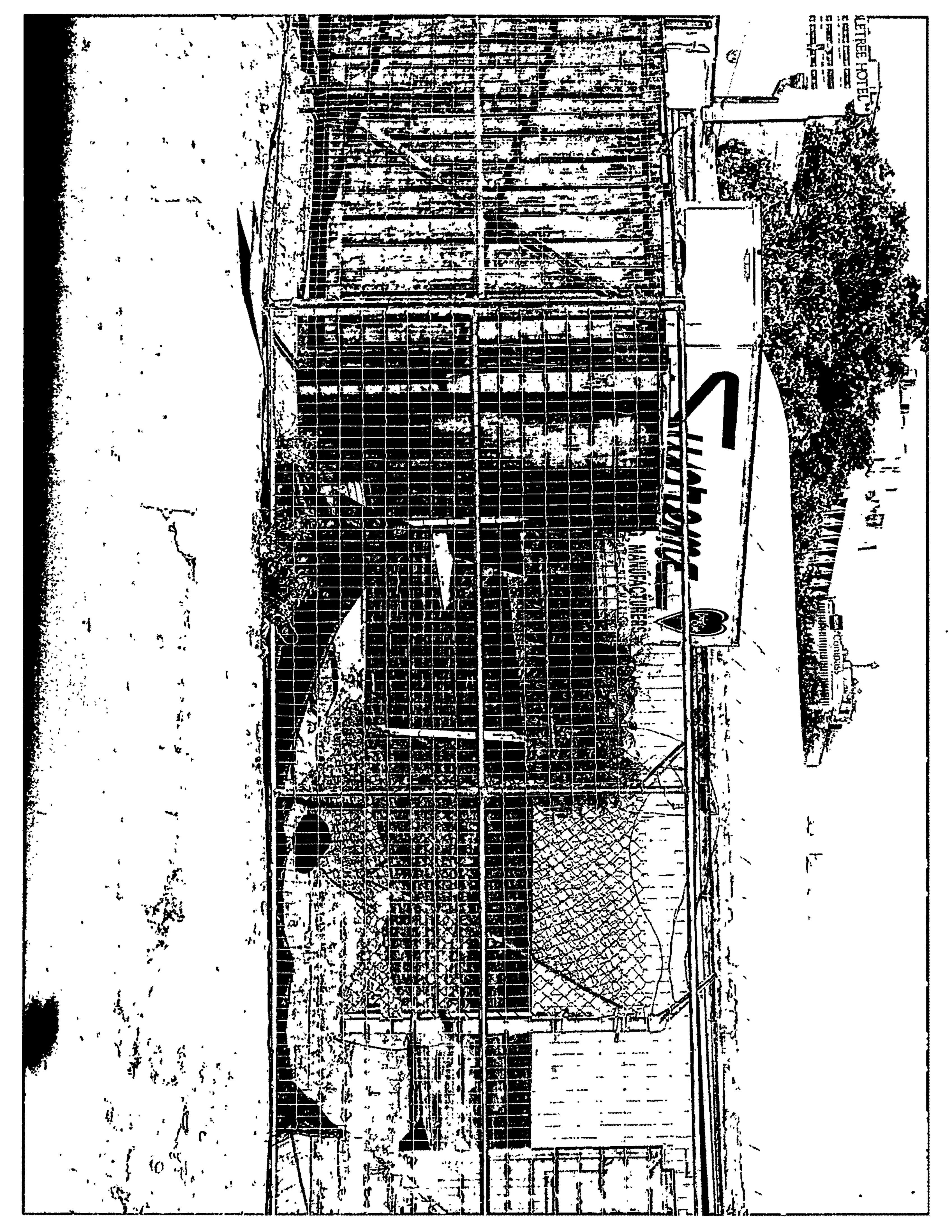


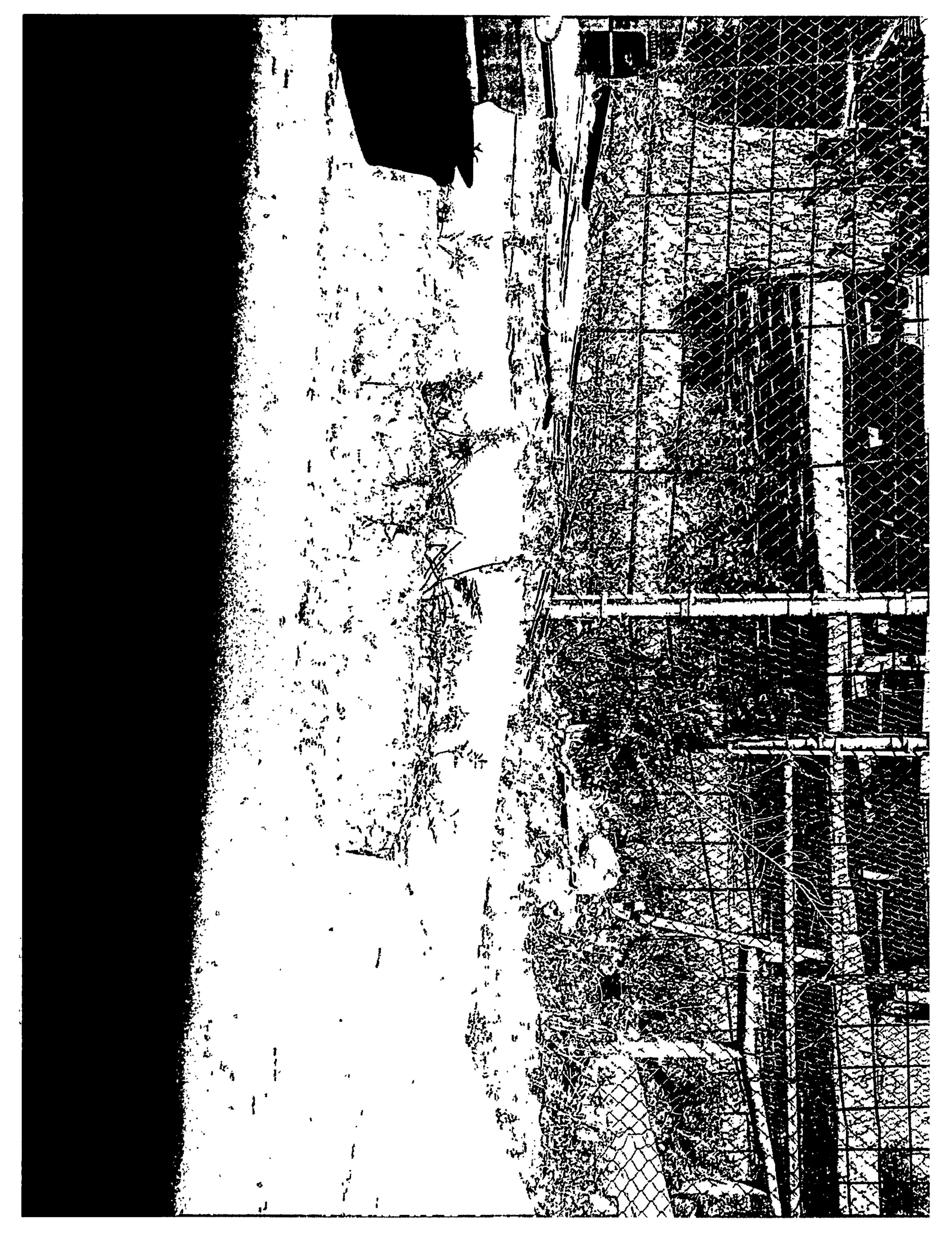














April 23, 2010

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

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 <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

NM 87103

Albuquerque

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 <u>Drainage and Transportation Information Sheet</u> 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



#### 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.
  - 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.

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

HYDROLOGY
SECTION

Doc# 2010034318

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

Notary Public

	Tony Jongaler 4/19/10
C	Tony Gonzales  Date  Date  Laura Marquez  Date
	ACKNOWLEDGEMENT
	STATE OF NEW MEXICO ) COUNTY OF BERNALILLO )
	On this 19 H 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 pley executed the same as their free act and deed.  OFFICIAL SEAL  John A. Menicucci  NOTARY PUBLIC STATE OF NEW MEXICO  My Commission Expires: 2/2/2014
	Daniel J. Hernandez, Individually  Date  1
	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 at their free act and deed.  OFFICIAL SEAL
	Notes Dublic John A. Menicucci \

My Commission Expires: 2 2 2000

APPROVED:	}  ·
Milling .	4-20-10
City Engineer, City of Albuquerque	Date
ACKNOWLEDGEMENT:	
STATE OF NEW MEXICO ) COUNTY OF BERNALILLO )	
On this <u>20</u> day of April, 2010, before me personally appeare	d Rishierd Danie
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Notary Public	•
10-07-10	
	•
NOTARY	•
SAN BLIVE	•

#### 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 plate 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.

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#### 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

Charles G. Cala, Jr., NMPS 11184

Charles G. Cala, Jr., NMPS 11184

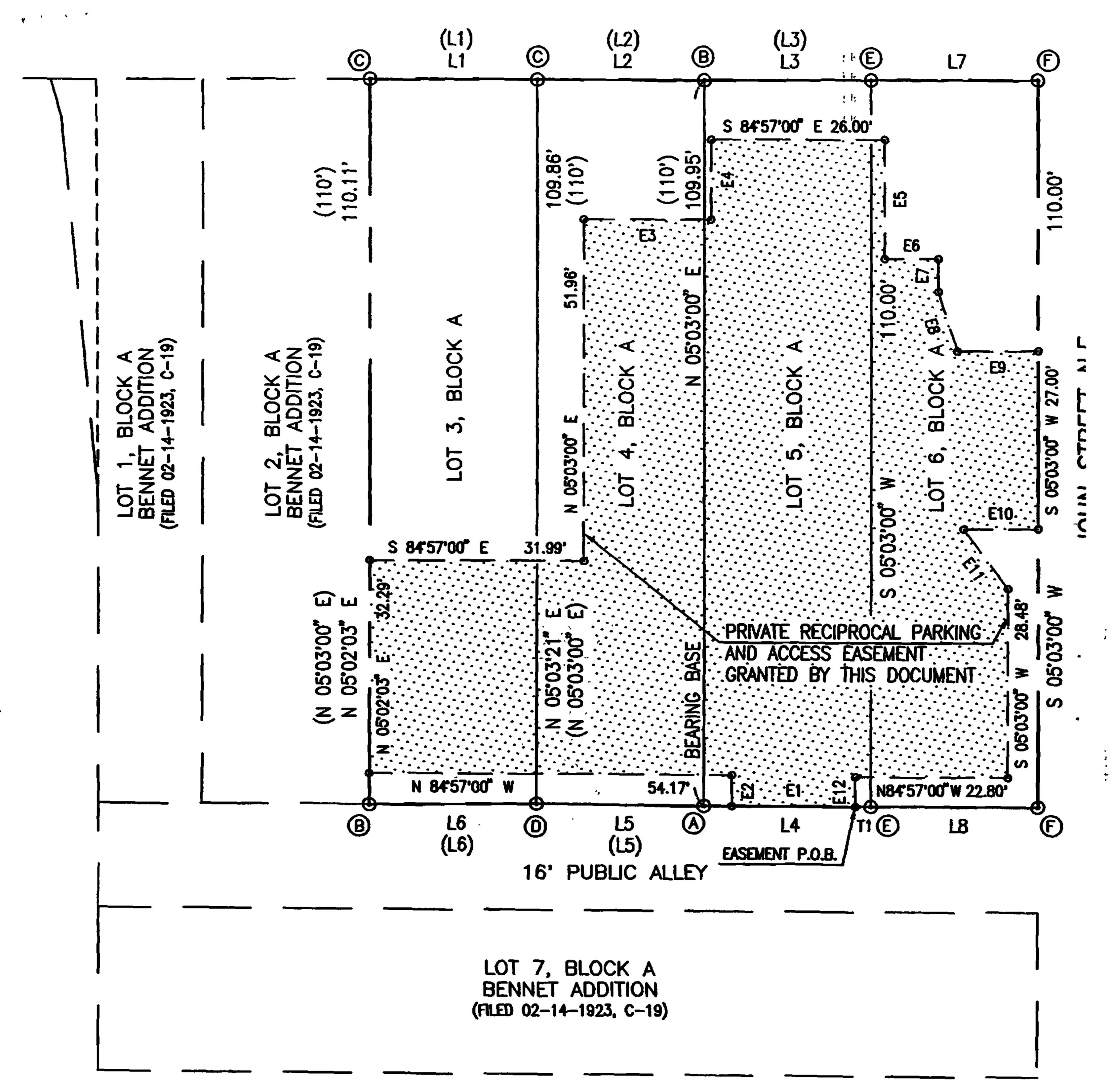
#### BOUNDARY TABLE

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'
<b>(L5)</b>	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'
<b>E2</b>	N 05'03'00" E	4.71'
<b>E3</b>	S 84°57'00" E	19.00'
E4	N 05'03'00" E	12.04'
<b>E5</b>	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'



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:

PO Box 1293

• 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.

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

D3/30/10 approved

Plansot Ones326) (COA)

Plansot Ones326) (COA)

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 - KDM)

PROJECT TITLE: Enterprise Auto Rental Facility	ZONE MAP: <u>J-14//DO70</u>
DRB#: EPC#:	WORK ORDER#:
LEGAL DESCRIPTION: Lots 3 – 8, Block A, Bennet Addition	
CITY ADDRESS: 120 Lomas Boulevard NE	· · · · · · · · · · · · · · · · · · ·
	J. Graeme Means, PE
ENGINEERING FIRM: High Mesa Consulting Group	CONTACT:#13676
ADDRESS: 6010 Midway Park Blvd. NE	PHONE: 505-345-4250
CITY, STATE: Albuquerque, New Mexico	ZIP CODE: <u>87109</u>
OWNER: EAN Holdings LLC (Mr. Jeffrey Turner)	CONTACT: Architect
ADDRESS: 4740 Pan American Freeway NE	PHONE: <u>505-266-6764</u>
CITY, STATE: Albuquerque, New Mexico	ZIP CODE: <u>87109</u>
ARCHITECT: Wright and Hammer	COMPACT. Danies Hammer
ADDRESS: 1735 Aliso Drive, NE	CONTACT: Denise Hammer
CITY, STATE: Albuquerque, New Mexico	PHONE: <u>505-266-6764</u> ZIP CODE: 87110
Citt, Strite. <u>Moudacidae, New Mexico</u>	ZIP CODE. 87110
	Charles G. Cala, Jr., PS
SURVEYOR: High Mesa Consulting Group	CONTACT: #11184
ADDRESS: 6010 Midway Park Blvd. NE	PHONE: 505-345-4250
CITY, STATE: Albuquerque, New Mexico	ZIP CODE: 87109
CONTRACTOR:	CONTACT:Architect
ADDRESS:	PHONE: 505-266-6764
CITY, STATE:	ZIP CODE:
	<u>OF APPROVAL SOUGH</u> T:
	INANCIAL GUARANTEE RELEASE
	IMINARY PLAT APPROVAL
	V. PLAN FOR SUB'D APPROVAL
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COPY PROVIDED	SECTION
DATE SUBMITTED: 3.3.2010 BY: ALWAY.	

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.

- F 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, paying 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



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

W.MPACY

03/03/10

Change

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.

A. 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.

6.1 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. 1 BUMPEIZ

Sincerely,

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept. Development and Building Services

File

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#### 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. Gracine Means, P.E.

Principal

6010-B Midway Park Blvd. NE Albuquerque, NM 87109 Phone: 505.345.4250 Fax: 505.345.4254

www.highmesacg.com

gmeanstähighmesacgaom

From: Metro, Kristal D. [mailto:KMetro@cabq.gov]

Sent: Friday, February 12, 2010 10:11 AM

**To:** Graeme Means

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)

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS CONFIDENTIAL, EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW, AND PROTECTED BY THE ATTORNEY-CLIENT PRIVILEGE.

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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.

16

**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.highmesacg.com

Phone: 505.345.4250 Fax: 505.345.4254 gmcans@highmesacg.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 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 wird 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.highmes.acg.com

Phone: 505.345.4250 Fax: 505.345.4254 gmeans@highmesacga.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.

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 diessed 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:

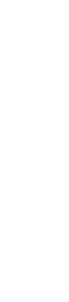
Denise Hammer is the Project Architect and will provide those names to you. I think a very quick meeting with Building and Zoning may help.

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# HIGH\ MESA\Consulting Group

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

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

Phone: 505.345.4250 Fax: 505.345.4254 ccala@highmes.icg.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; <a href="mailto:denise@wrightandhammer.com">denise@wrightandhammer.com</a>
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

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: 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

2/16/2010

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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



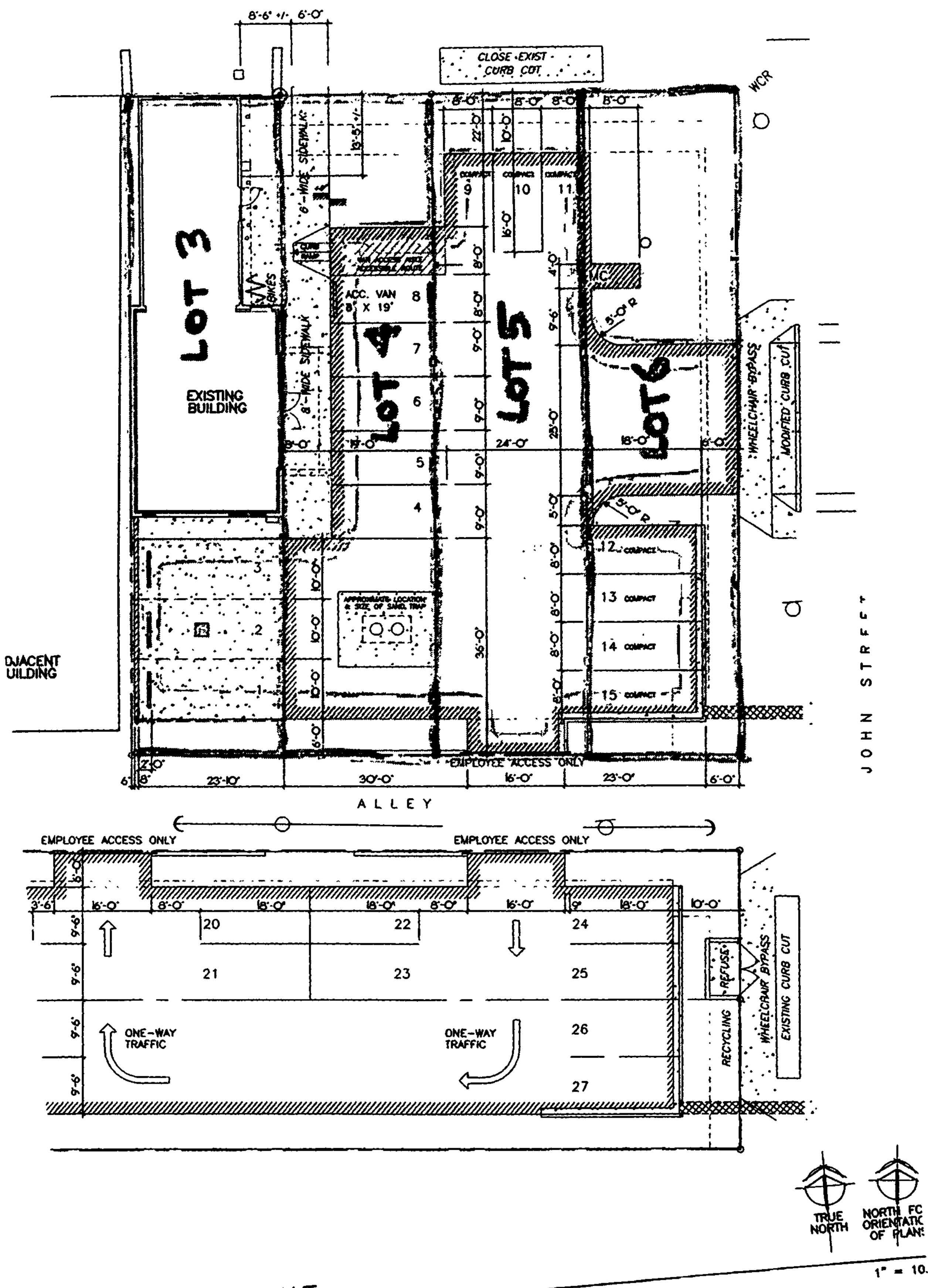
Charles G. Cala, Jr., P.S. Vice President

6010-B Midway Park Blod. NE Albuquerque. NM 87109 www.highmesacg.com Phone: 505.345.4250 Fax: 505.345.4254 cala@highmes.icg.com

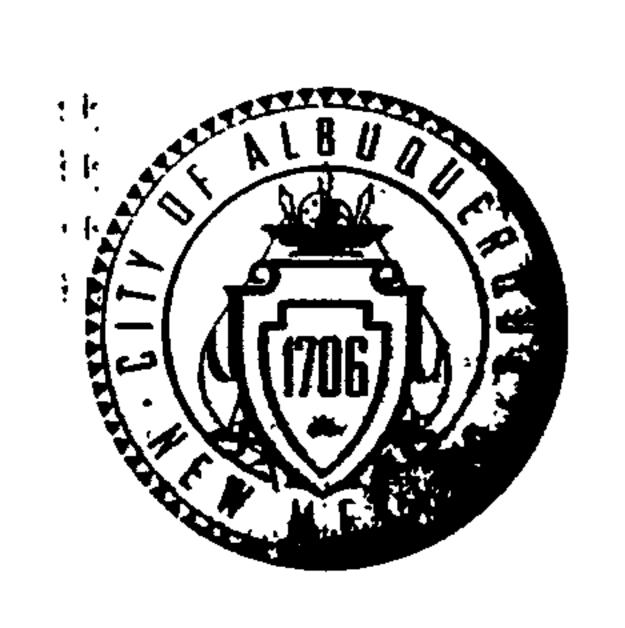
	Information from ESET NOD32 Antivirus, version of virus signature database 4810
$\overline{(20100127)}$	

The message was checked by ESET NOD32 Antivirus.

http://www.eset.com



LATION LAYOUT



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.

www.cabq.gov

PO Box 1293

Albuquerque

NM 87103

Sincerely,

Bradley 1. Binghan Brad Bingham, PE

Planning Department.

Development and Building Services

} k

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 - KDM)

PROJECT TITLE: Enterprise Auto Rental Facility		
DRB#: EPC#:	WORK ORDER#:	<u> </u>
I EGAL DESCRIPTION: Lote 3 - 8 Block A Des	nnat Addition	
LEGAL DESCRIPTION: Lots 3 – 8, Block A, Ben CITY ADDRESS: 120 Lomas Boulevard NE	inet Addition	
CITI TIDDICEOS. IEO DOMINIS DOMICVARA INL	J. Graeme Means,	DE
ENGINEERING FIRM: High Mesa Consulting (		, FE
ADDRESS: 6010 Midway Park Blvd.		
CITY, STATE: Albuquerque, New Mex		<u></u>
		<del></del>
OWNER: EAN Holdings LLC (Mr. Jeffrey Turner	r) CONTACT: Architect	
ADDRESS: 4740 Pan American Freeway		
CITY, STATE: Albuquerque, New Mexic	ZIP CODE: <u>87109</u>	<u> </u>
ARCHITECT: Wright and Hammer	CONTACT: Denise Hammer	<del></del>
ADDRESS: 1735 Aliso Drive, NE	PHONE: <u>505-266-6764</u>	
CITY, STATE: Albuquerque, New Mexic	ZIP CODE: <u>87110</u>	
		D.C
SURVEYOR: High Mesa Consulting Group	CONTACT: #11194	, PS
ADDRESS: 6010 Midway Park Blvd. 1	CONTACT: #11184 NE PHONE: 505-345-4250	<del></del>
CITY. STATE: Albuquerque, New Mex		
ADDRESS:CITY, STATE:	PHONE: ZIP CODE:	
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:	
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE	
DRAINAGE PLAN 1 <sup>st</sup> SUBMITTAL	PRELIMINARY PLAT APPROVAL	
DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN	S. DEV. PLAN FOR SUB'D APPROVAL	
GRADING PLAN	SECTOR DL ANI ADDROVAL	
EROSION CONTROL PLAN	SECTOR PLAN APPROVAL FINAL PLAT APPROVAL	
ENGINEER'S CERT (HYDROLOGY)	FOUNDATION PERMIT APPROVAL	
CLOMR/LOMR	X BUILDING PERMIT APPROVAL	
TRAFFIC CIRCULATION LAYOUT	CERTIFICATE OF OCCUPANCY (TEMP)	
ENGINEER'S CERT (TCL)	GRADING PERMIT APPROVAL	TITI
ENGINEER'S CERT (DRB SITE PLAN)		V M
OTHER (SPECIFY)	WORK ORDER APPROVAL	▼ -ABhadi A
	X OTHER (SPECIFY) SO#19 FES .) 5 2	าก
		J 1 U
WAS A PRE-DESIGN CONFERENCE ATTENDE		
YES	HY (100	<b>SY</b>
	THE SECTION	
COPY PROVIDED		
DATE SUBMITTED: February 5, 2010	BY: <u>Debie LeBlanc Trujillo for J. Graeme Means, PE</u>	

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.

- 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 Planning Department

## One Stop Shop - Development and Building Services

02/05/2010 Issued By: PLNSDH 67506

Permit Number:

2010 060 008

Category Code 970

Application Number:

10REV-60008, Review:Drain Plan-Lomr-Traffic Impact

Address:

Location Description:

120 LOMAS BLVD NE. J-14

Project Number:

null

**Applicant** 

EAN Holdings Llc

Agent / Contact

High Mesa Consulting Group

2440 Pan American Freeway Ne Albuquerque NM 87109

266-6764

6010 Midway Park Blvd Ne Albuquerque NM 87109

345-4250

Application Fees

441006/4983000

**REV Actions** 

\$50.00

TOTAL:

\$50.00