

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

August 22, 2007

Augustine C. Grace, P.E.
220 Copper Avenue NW, Ste. 650
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for
Fastest Emissions, [J-21 / D43]
950 912 Eubank NE
Engineer's Stamp Dated 08/21/07

Dear Mr. Grace:

The TCL / Letter of Certification submitted on August 21, 2007 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: Fastest Emissions ZONE MAP/DRG. FILE # J-21/D43
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: 950 Eubank NE Also known as 912
 CITY ADDRESS: _____

ENGINEERING FIRM: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: Fastest Emissions
 ADDRESS: 950 Eubank NE
 CITY, STATE: Albany, Ga.

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: Augustine Grace
 ADDRESS: Albany, Ga.
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ 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 (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

SUBMITTED BY: J. B. Smith DATE: 8/21/07

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 define 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.



WATER RESOURCES
PLANNING AND DESIGN
SOLID WASTE
CIVIL AND STRUCTURAL
CONSTRUCTION MANAGEMENT
COST AND VALUE ENGINEERING

Phone: 505-379-3671
Fax: 810-885-1946
ACGENG@aol.com

220 Copper Avenue NW
Suite 650
Albuquerque, NM 87102

August 21, 2007

City of Albuquerque
Building Safety Division
600 Second Street Division
Albuquerque, NM 87102

Subject: Traffic Certification
FasTest Emissions, 912 Eubank Blvd, NE,
Plan Check Application No. 0613962

Dear Sir or Madam:

The purpose of this letter is to provide the traffic certification documentation for the project referenced.

Traffic Certification:

I, Augustine C. Grace, P.E., NMPE No.10865, of the firm ACG Engineering, hereby certify that this project is in substantial compliance with and in accordance with the plans approved by "Traffic" and "Transportation", and in accordance with the design intent of the DRB, AA or TCL dated May 14, 2007. The original drawings were obtained by ACG Engineering and reviewed for compliance. I further certify that I have personally visited the project site on August 21, 2007 at approximately 8am and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for a certificate of occupancy.

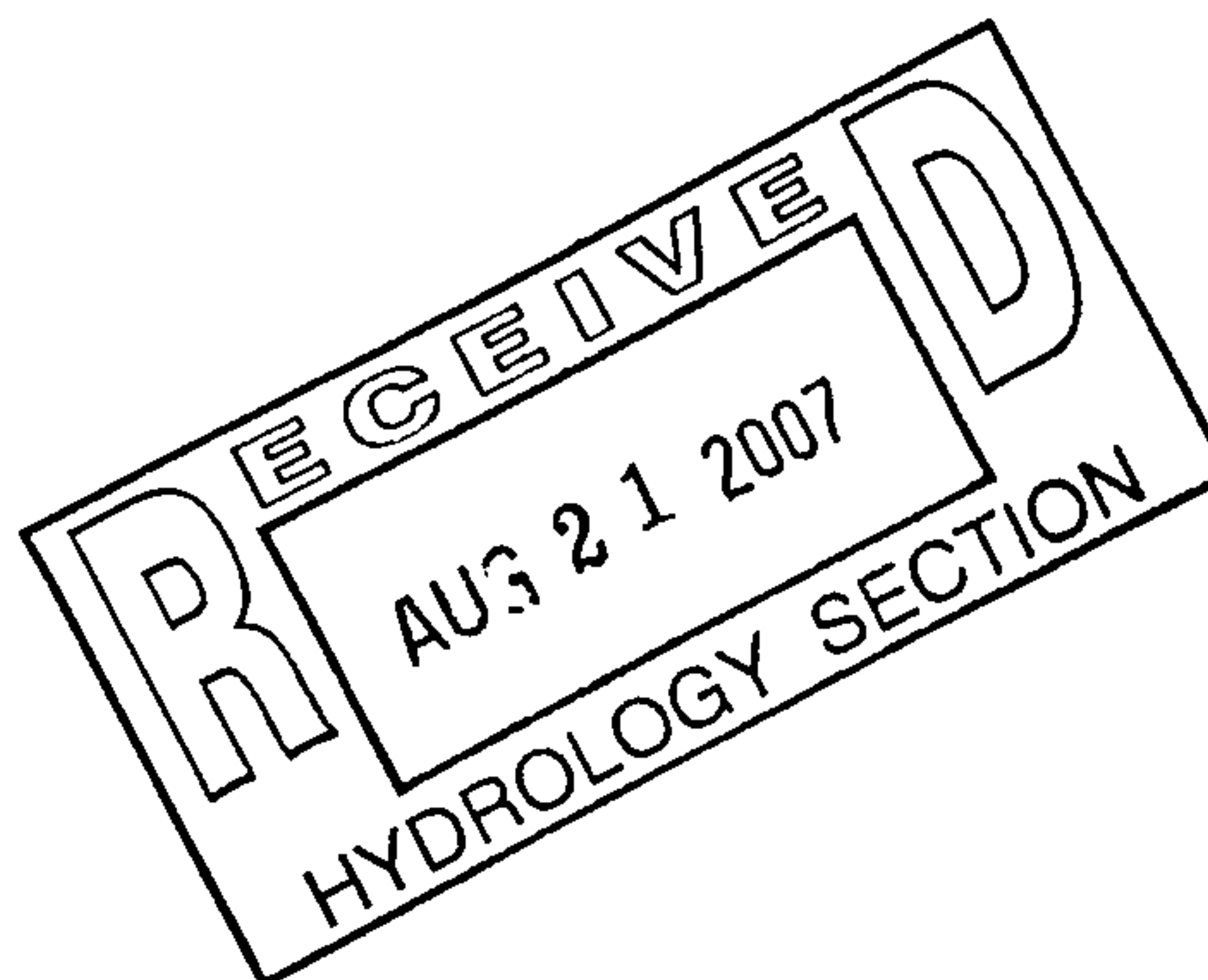
The owner will use orange cones (stored onsite and present during inspection) to separate traffic during peak operations.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Please call me if you have any questions. You can reach me at 505-379-3671.

ACG ENGINEERING

Augustine C. Grace, P.E.
Principal



CITY OF ALBUQUERQUE



May 7, 2007

Richard Benzaquen, R.A.
Richard Benzaquen & Associates
9 Santa Ana Loop
Placitas, NM 87043

Re: Fastest Emissions, 912 Eubank Blvd NE, Traffic Circulation Layout
Architect's Stamp dated 4-18-07 (J21-D43)

Dear Mr. Benzaquen,

Based upon the information provided in your submittal received 5-02-07, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. On 3/14/07, a site visit was made. The layout shown on your plan is inaccurate in the following areas:
 - The southernmost portion of the site is not undeveloped, nor does it have any dirt portions. A Circle K convenience store / gas station is located in this site. In addition, the information I have on file shows the Circle K to be located within its own lot. Please verify this information, and show the lot lines.
 - Your plan shows 10 existing entrances to this site. There are actually only 5 entrances on this site, one of which is located on the Circle K lot.
 - There are fewer parking spaces on the site than shown on the plan. Your plan shows 89 parking spaces within the shopping center, and 11 spaces where the current Circle K is located. The recent site visit shows approximately 75 parking spaces within the shopping center, and 12 spaces at the Circle K. Please rectify this.
 - The Los Altos sign is shown in the wrong location.
 - The ATM is shown in the wrong location.
2. Two entrances have curb returns. List the existing radii for these returns.
3. Show the location of all handicapped spaces.
4. Please show the location of the nearest driveway on the adjacent lots.
5. A scale must be shown on the plan. Per the Development Process Manual, Chapter 27, Section 2, Part B.1, only the following scales may be used:
 - 1" = 50'
 - 1" = 40'
 - 1" = 20'
 - 1" = 10'
 - 1" = 100' (for overall layouts only)

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6. A refuse container is located in the project area. Show where this will be relocated, and provide a copy of Solid Waste approval.
7. The addition of a new building will change the requirements for parking spaces. Please list the existing number of parking spaces required by the zoning code, the number of parking spaces required with the proposed addition, as well as the proposed number of parking spaces.
8. List the legal description of the site on the traffic circulation layout.
9. An emissions testing center is considered a drive-through facility. As such, it must comply with the standards as shown in the Development Process Manual, Chapter 23, Section 7, Part E, "Minimum lane widths are 12 feet minimum with a 25-foot minimum radius (inside edge) for all turns. (A 15-foot radius can be used with an increase in lane width to 14 feet)." In addition, an appropriate queuing length of 4 vehicle lengths (80 feet) must be provided. Per Wilfred Gallegos (at 4/5/07 meeting), a dual queue would be acceptable. In addition, the car located inside the facility can be counted as the first car in the queue. Additional geometric information must be provided.
10. Define width of all existing sidewalk.
11. Is there a median break at the site?

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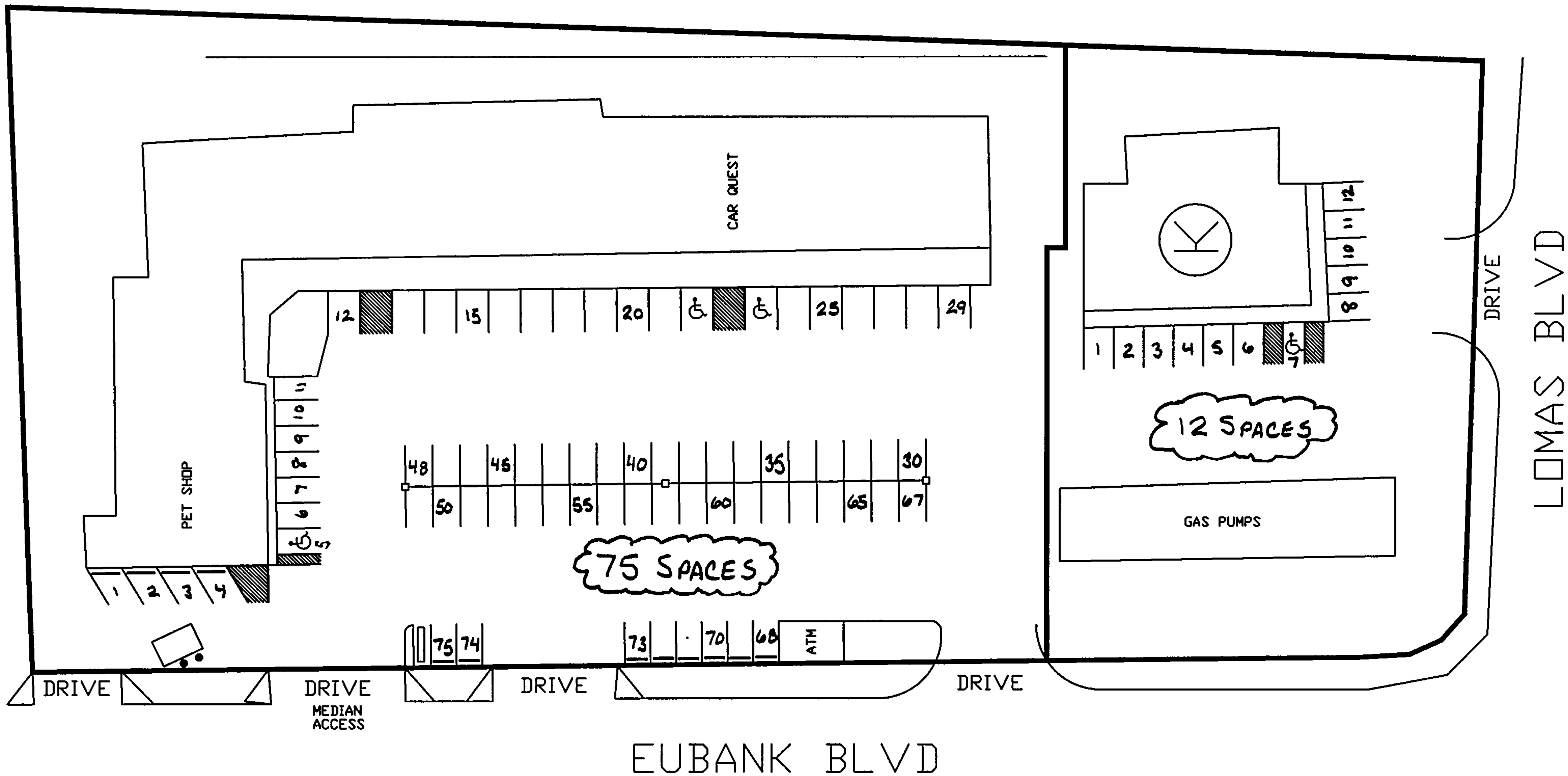
www.cabq.gov

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

Sincerely,

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

C: File



ZONING
C-2

§ 14-16-2-17 C-2 COMMUNITY COMMERCIAL ZONE.

This zone provides suitable sites for offices, for most service and commercial activities, and for certain specified institutional uses.

(F) Off-Street Parking. Off-street parking shall be as provided in § 14-16-3-1 of this Zoning Code.

§ 14-16-3-1 OFF-STREET PARKING REGULATIONS.

An applicant for a building permit for construction of a new building or building addition of 200 square feet or more shall provide parking in accordance with the general requirements of this section.

(A) Parking spaces for automobiles and light trucks shall be provided on-site or on a site zoned P-R within 300 feet of the use, measured along the shortest public right-of-way, as follows. However, if a use is covered by a duly approved development plan, any different parking requirement of that plan shall apply.

(18) Medical or dental office, clinic: five spaces for each doctor.

(21) Offices: one space per 200 square feet of net leasable area on the ground floor and one space per 300 square feet of net leasable area in the basement areas and on all floors above the ground floor.

(26) Restaurant, bar: one space for each four seats for establishments without a full service liquor license; otherwise one space per three persons of permitted fire occupancy load.

(27) *Retail and service uses unless otherwise specified in this section: one space per 200 square feet for the first 15,000 square feet of net leasable area; then, one space per 250 square feet for the next 45,000 square feet of net leasable area; then, one space per 300 square feet for the net leasable area that exceeds 60,000 square feet.*

(4) In the event of mixed uses, the total number of required off-street parking spaces is the sum of the requirements of the various uses computed separately. The total number of required off-street parking spaces may be reduced according to Paragraph (D)(6) below.

(5) In calculating the total number of required off-street parking spaces, fractional amounts are to be rounded up to the next whole number.

(6) Parking Reductions:

(a) Transit Reductions:

1. The parking requirement of a building or use shall be reduced 10% if it is within 300 feet of a regular Albuquerque Transit System route.

2. The parking requirement of a building or use shall be reduced an additional 5% for premises which provide, at the owner's cost, transit rider shelters of a type and location acceptable to the City.

3. The parking requirement of a building or use shall be reduced an additional 5% for premises of five acres or more which provide, at the owner's cost, transit pull-offs of a type and location acceptable to the City.

(b) Mixed Use Shared Parking Reductions:

3. Parking spaces that are reserved for a specific business (e.g., reserved for doctors only) shall not be counted toward meeting the shared parking requirements.

(a) The minimum numbers of designated disabled parking spaces are as follows:

Total Required Off-Street Parking Spaces	Minimum Designated Disabled Parking Spaces
1 to 25	1
26 to 35	2
36 to 50	3
51 to 100	4
101 to 300	8

To: ~~KRISTAL~~
KRISTAL

J-21/D43

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: FASTEST EMISSIONS ZONE MAP: J-21-Z
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: A-1, Block 88-A, TRACT A-1, PRINCESS LEAGUNE SUBDIVISION
CITY ADDRESS: 912 EUBANK BLVD NE 87112

ENGINEERING FIRM: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

OWNER: FASTEST EMISSIONS LLC CONTACT: _____
ADDRESS: 9909 OSUNA NE PHONE: 417-9091
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87111

ARCHITECT: RICHARD BENZAQUEN CONTACT: _____
ADDRESS: 900 CENTRAL AV SW PHONE: 859-7448
CITY, STATE: ALBUQ, NM ZIP CODE: 87102

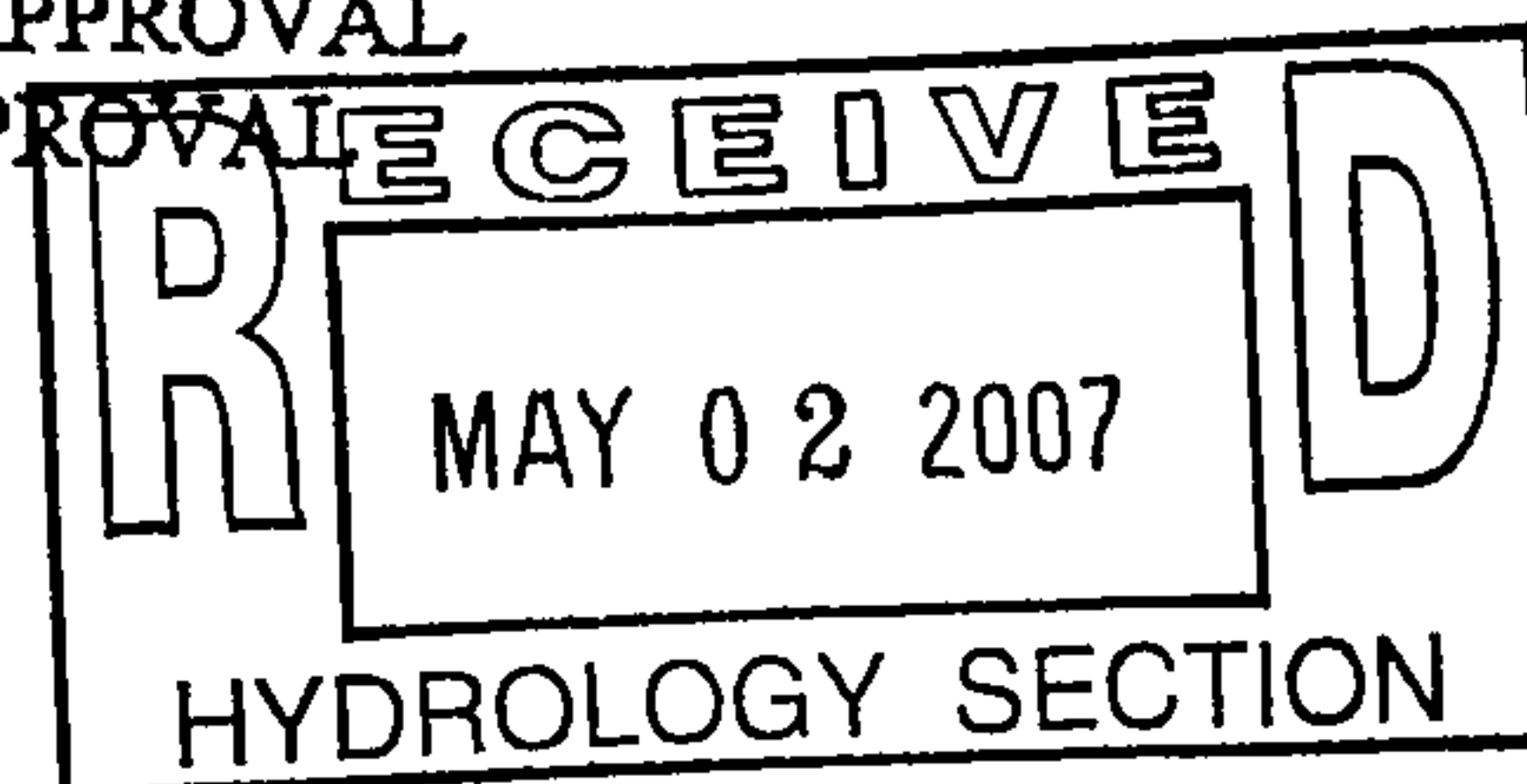
SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: ALLSTATE BUILDERS INC CONTACT: _____
ADDRESS: 3800 HWY 528 PHONE: 771-3230
CITY, STATE: KID RANCHO NM ZIP CODE: 87144

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 (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: APRIL 24, 2007 BY: RICHARD BENZAQUEN

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.

Indicate site on Vicinity Map

Need engineer scale

Show parking calcs - how many required
for entire site (include proposed site)

5

4/18/07

GREG,

GALLEGOS

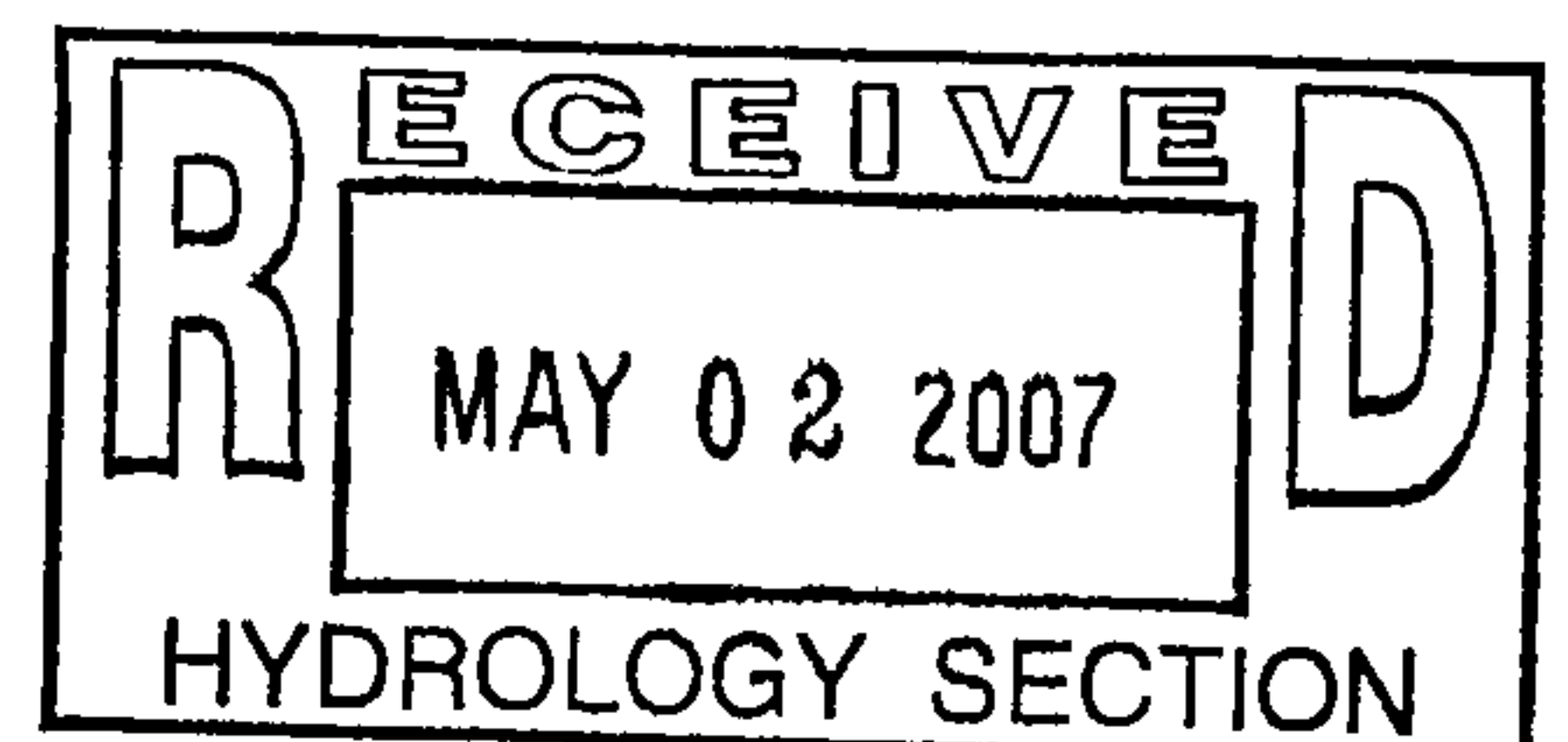
GIVE THESE PLANS TO WILFRED ~~GALLEGOS~~
IN TRANSPORTATION OR TRAFFIC.

RICHARD

KRISTAL

TALK TO ME
ABOUT THIS

WA



CITY OF ALBUQUERQUE



March 16, 2007

Richard Benzaquen, R.A.
Richard Benzaquen & Associates
9 Santa Ana Loop
Placitas, NM 87043

Re: Fastest Emissions, 912 Eubank Blvd NE, Traffic Circulation Layout
Architect's Stamp dated 2-05-07 (J21-D43)

Dear Mr. Benzaquen,

Based upon the information provided in your submittal received 3-01-07, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. On 3/14/07, a site visit was made. The layout shown on your plan is inaccurate in the following areas:
 - The southernmost portion of the site is not undeveloped, nor does it have any dirt portions. A Circle K convenience store / gas station is located in this site.
 - Your plan shows 10 existing entrances to this site. There are actually only 5 entrances on this site.
 - There are fewer parking spaces on the site than shown on the plan. Your plan shows 89 parking spaces within the shopping center, and 11 spaces where the current Circle K is located. The recent site visit shows approximately 75 parking spaces within the shopping center, and 12 spaces at the Circle K.
 - The Los Altos sign is shown in the wrong location.
 - The ATM is shown in the wrong location.
2. Please show a vicinity map.
3. List radii for all curves shown.
4. Show the location of all handicapped spaces.
5. A significant portion of the information provided is shown on the attached checklist. This data must be included on the traffic circulation layout.
6. Please show the location of the nearest driveway on the adjacent lots.
7. A scale must be shown on the plan. Per the Development Process Manual, Chapter 27, Section 2, Part B.1, only the following scales may be used:
 - 1" = 50'
 - 1" = 40'
 - 1" = 20'
 - 1" = 10'
 - 1" = 100' (for overall layouts only)

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Albuquerque

New Mexico 87103

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CITY OF ALBUQUERQUE



8. Clarify the extents of the current phase. Provide the existing conditions in this area.
9. A refuse container is located in the project area. Show where this will be relocated, and provide a copy of Solid Waste approval.
10. The addition of a new building will change the requirements for parking spaces. Please list the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
11. List the legal description and the address of the site on the traffic circulation layout.
12. An emissions testing center is considered a drive-through facility. As such, it must comply with the standards as shown in the Development Process Manual, Chapter 23, Section 7, Part E, "Minimum lane widths are 12 feet minimum with a 25-foot minimum radius (inside edge) for all turns. (A 15-foot radius can be used with an increase in lane width to 14 feet)." In addition, an appropriate queuing length of 4 vehicle lengths (80 feet) must be provided.
13. Define width of all existing sidewalk.
14. List the width of all existing drivepads.
15. Is there a median break at the site?

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

Sincerely,

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

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: FASTEST EMISSIONS ZONE MAP/DRG. FILE #: J-21/D043
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT A1, BLOCK 88-A, PRINCESS JEANNE PARK ADDN
 CITY ADDRESS: 912 EUBANK BLVD NE, ABO, NM 87112

ENGINEERING FIRM: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: GREG HOWLAND
 ADDRESS: 9909 OSUNA RD. NE
 CITY, STATE: ABO, NM

CONTACT: AGENT BOB GOLDEN
 PHONE: 401-9800
 ZIP CODE: 87111

ARCHITECT: RICHARD BENZAQUEN
 ADDRESS: 1806 LOMAS BLVD NW
 CITY, STATE: ABO, NM

CONTACT: AGENT BOB GOLDEN
 PHONE: 401-9800
 ZIP CODE: 87104

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

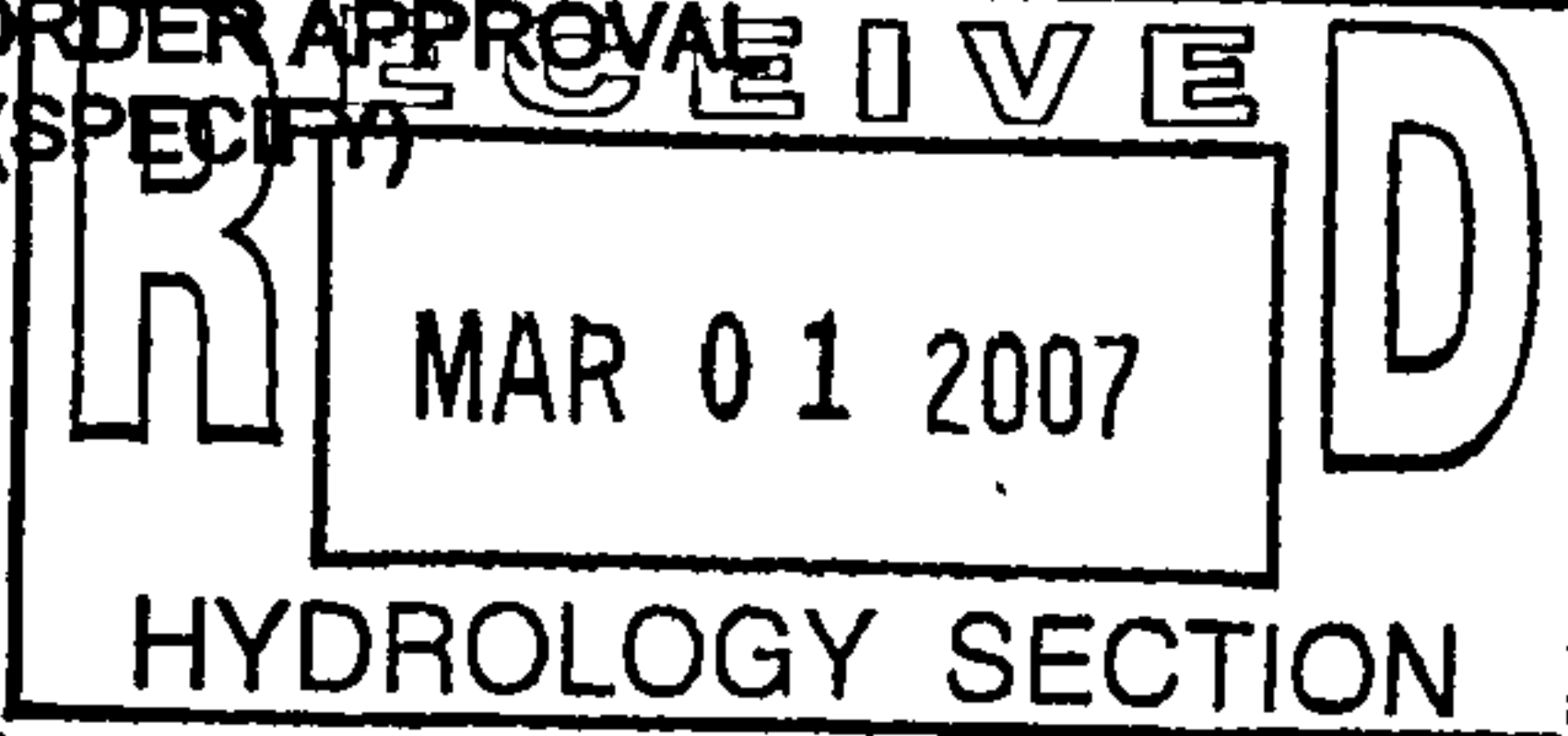
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION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

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: _____ BY: Bob Golden, 401-9800, agent

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

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

* Email the CU23,
letter formats
to

Vicinity Map

Width of sidewalk?

Queue length —

Check radius — use drive thru (pg 23-92) requirements

- needs to show turning radius, will work

- does not comply w/ current std

Need scale (ref the allow scales)

Clarify exist vs. proposed conditions

Info provided in attached document needs to be
shown on plan

ATTN: ED GARCIA

Traffic Circulation Layout Site Plan Checklist

December 3, 2006

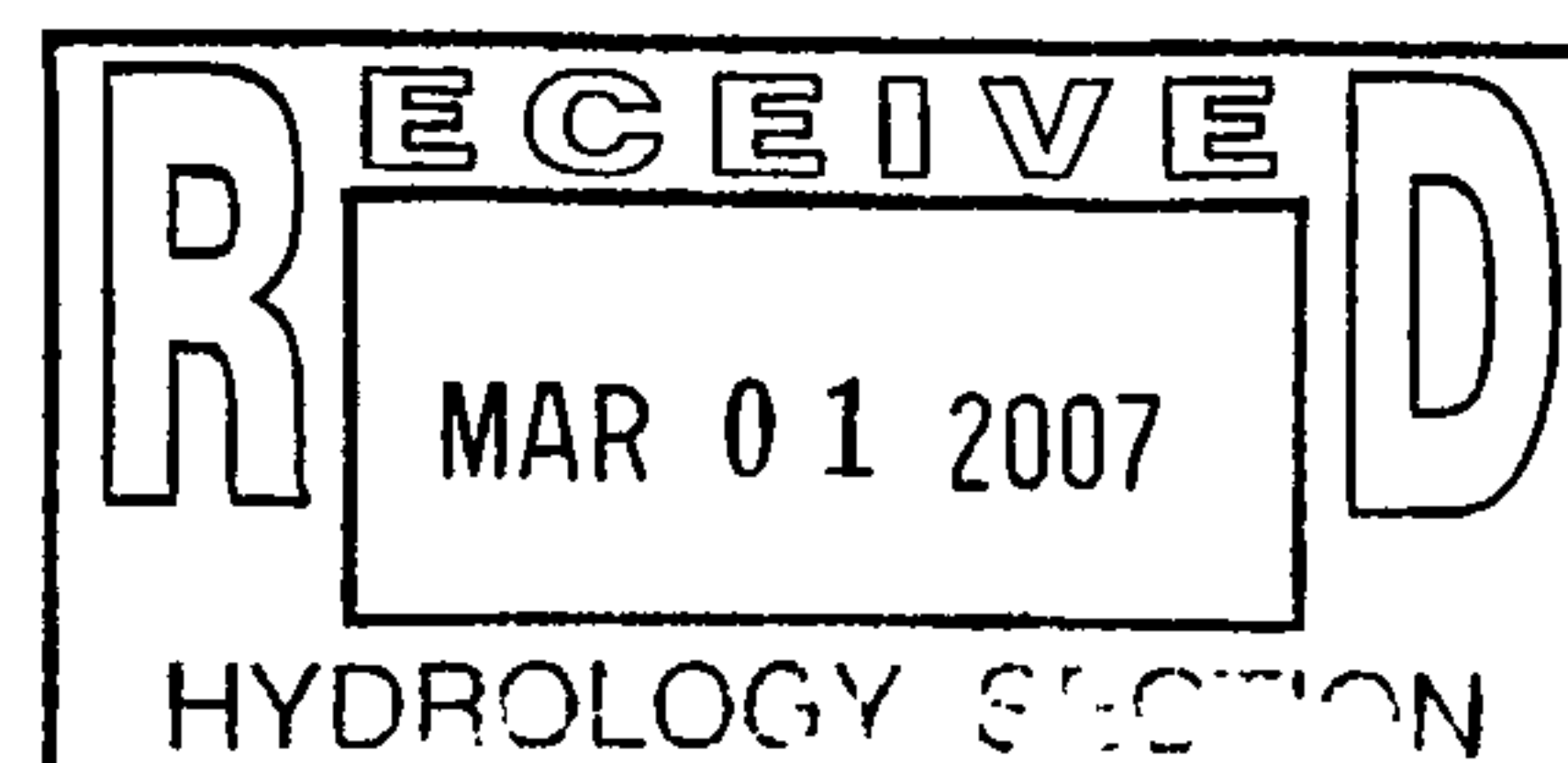
General Information:

- A. Not related to project(Building on existing shopping center site.)
- B. New building on designated building pad. See attached site plan location.

C. Description:

- 1. See attached site plan
- 2. 912 EUBANK BLVD NE, 87112. TRACT A1, BLOCK 88-A, PRINCESS JEANNE PARK ADDN.
- 3. Not related to project.
- 4. Emissions testing building
- 5. Building is 24'-0"x 16'-0" with queuing of six cars.(see site plan)
- 6. Not related to project(queuing of six cars)
- 7. Executive Summary
 - a. EUBANK AND LOMIS, NORTH EAST CORNER.
 - b. To provide an emissions testing building within an existing shopping center site without disturbing the existing parking format or traffic circulation within the site. (see site plan)
 - c. Main traffic circulation within the site is existing with entries and exits provided at the primary traffic routes. A secondary twoway route will be provided at an alleyway as a main entry to the testing building and continue around to exit at the alleyway. (see traffic plan)
 - d. This project does not have an impact on adjacent sites because of the location and the few numbers of cars serviced.
 - e. No impact studies are available.
 - f. Not related to project.

RICHARD BENZAQUEN ARCHITECTS/PLANNERS
 9 santa ana loop, placitas, new mexico 87043
 505 507-5509



Plan Drawings:

A. On submitted drawings.

B. Drafting standards:

1. ok
2. ok
3. On site plan
4. ok
5. All information is shown on the existing site plan with additional notes provided for clarity as this is an existing property with a new building added in one corner.

C. Existing Conditions:

1. On-site

- a. Existing conditions indicate all required information as shown on site plan.
- b. Existing conditions indicate all required information as shown on site plan.

2. Off-site

- a. Existing conditions indicate all required information as shown on site plan.

D. Proposed Conditions:

1. On -site

- a. Shown on existing site plan

b. Slopes

1. Existing
2. Existing
3. Existing

- c. Existing(completed)

- d. Existing

e. Circulation:

1. Existing
2. Existing
3. Existing
 - a. Existing
 - b. Existing
 - c. Existing
4. Maximum aisle lengths(existing)
5. Sidewalk connections:
 - a. Existing
 - b. Existing
 - c. Existing
6. Curbing(existing)
7. Fire and emergency access9existing0
8. Service areas (existing)
 - a. Circulation:
 1. Existing
 2. Existing
 - b. Existing
 - c. Existing
 - d. Existing
 1. Existing
 2. Existing
9. Signing, Striping(Existing

2. Off-site

a. Existing

b. Existing

E. Access point lanes and queuing (existing)

F. Drive thru facilities (existing & proposed)

Grading(existing)

Drive-Thru Facilities

The Proposed drive -thru facility for this site is an emissions testing facility with the building size at 16'-0" x 23'-0" on an existing site area of approximately 90'-0"x 40'-0" with a queue of seven cars including three service cars.

In addition this area will have a one-way queue with the exit at the existing alleyway. The turning radius at this queue will be 20'-0" and a lane width of 25'-0".

Comments:

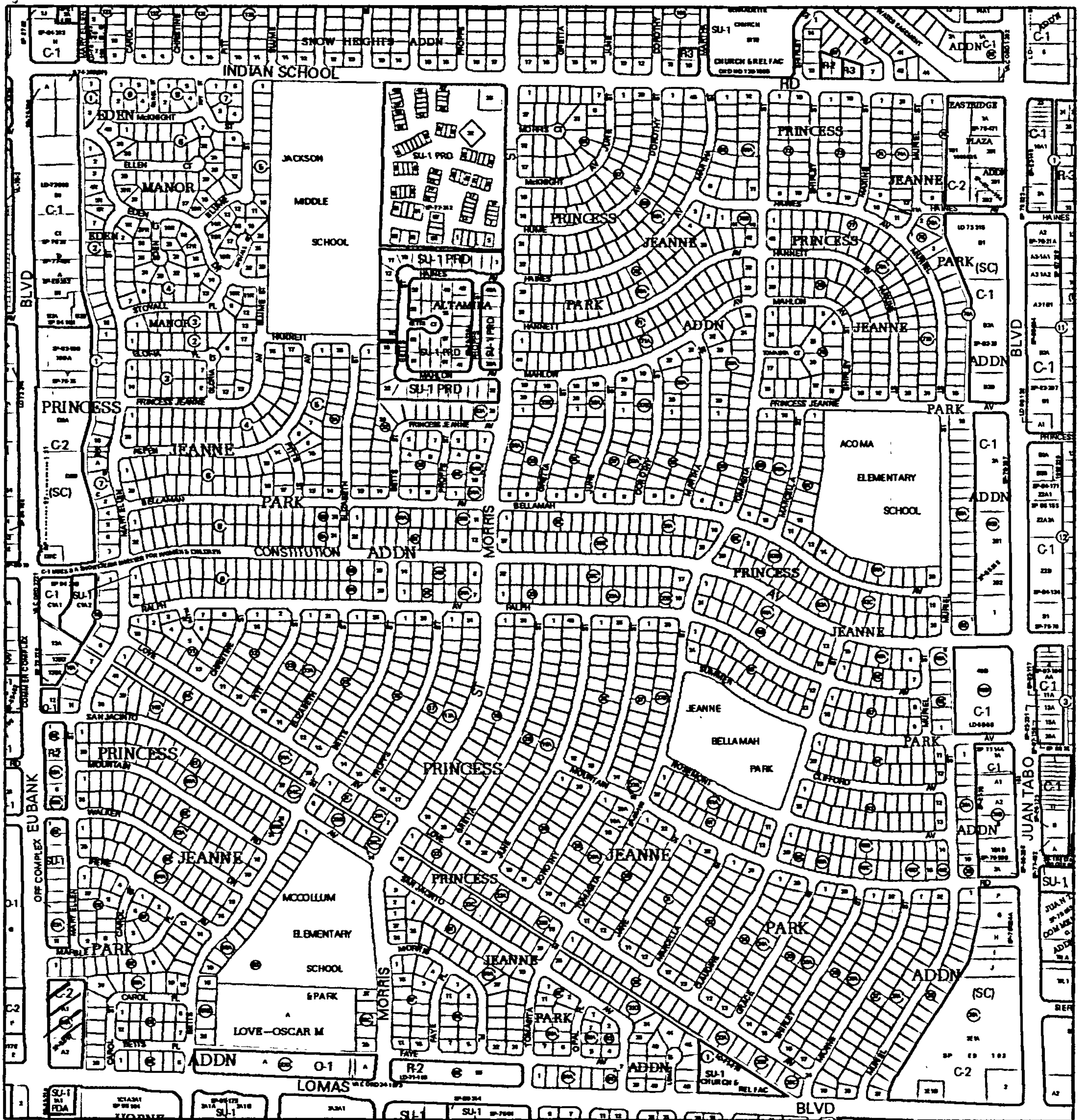
With this proposed facility we feel that this site is capable of providing the necessary areas and traffic flow to bring a functional and safe environment for this facility and not congest flow for the existing facility.

An existing facility to the North (Quick Check Emissions, 1720 Eubank Blvd.) has been open for approximately five years and does not provide the area or queue that our facility provides. This consideration would be appreciated in the review process and approval of our facility.

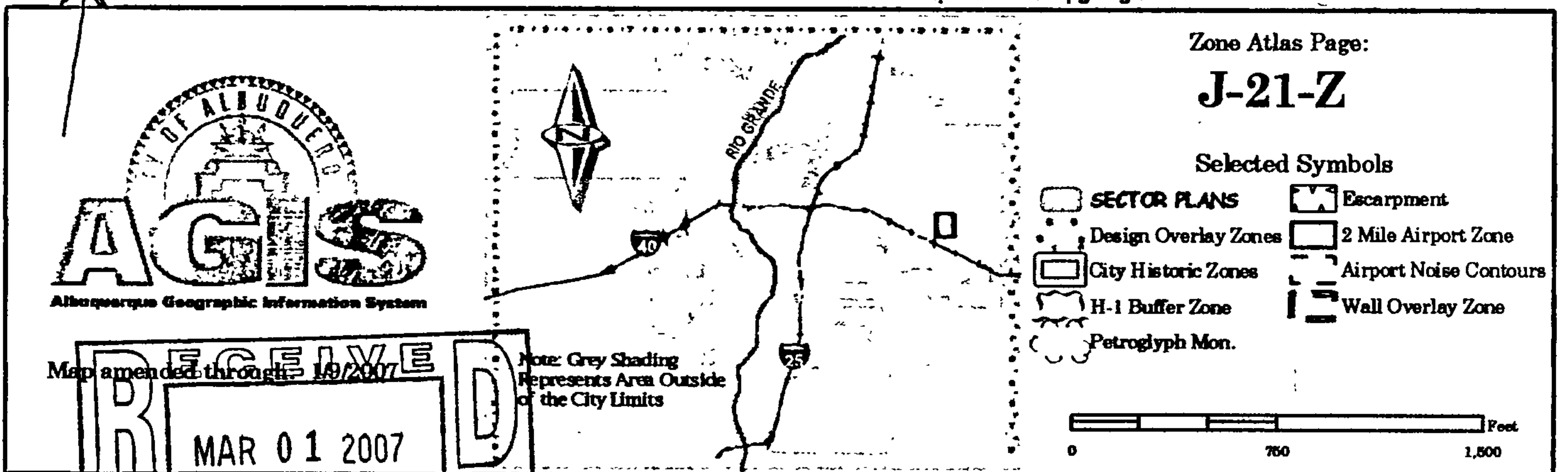
Parking Stall Sizes:

Existing

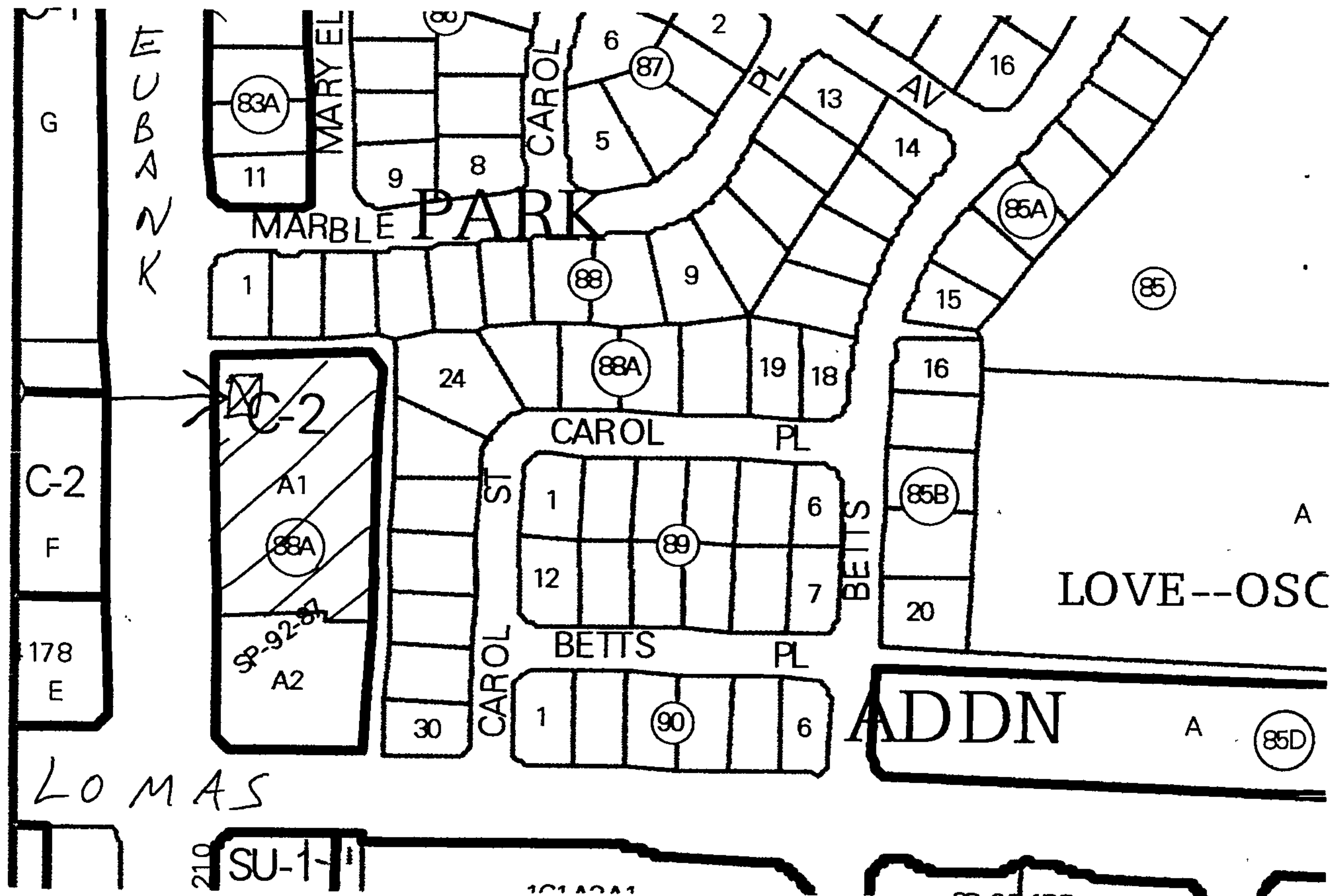
RICHARD BENZAQUEN ARCHITECTS/ PLANNERS
9 santa ana loop placitas, new mexico 87043 505 507-5509



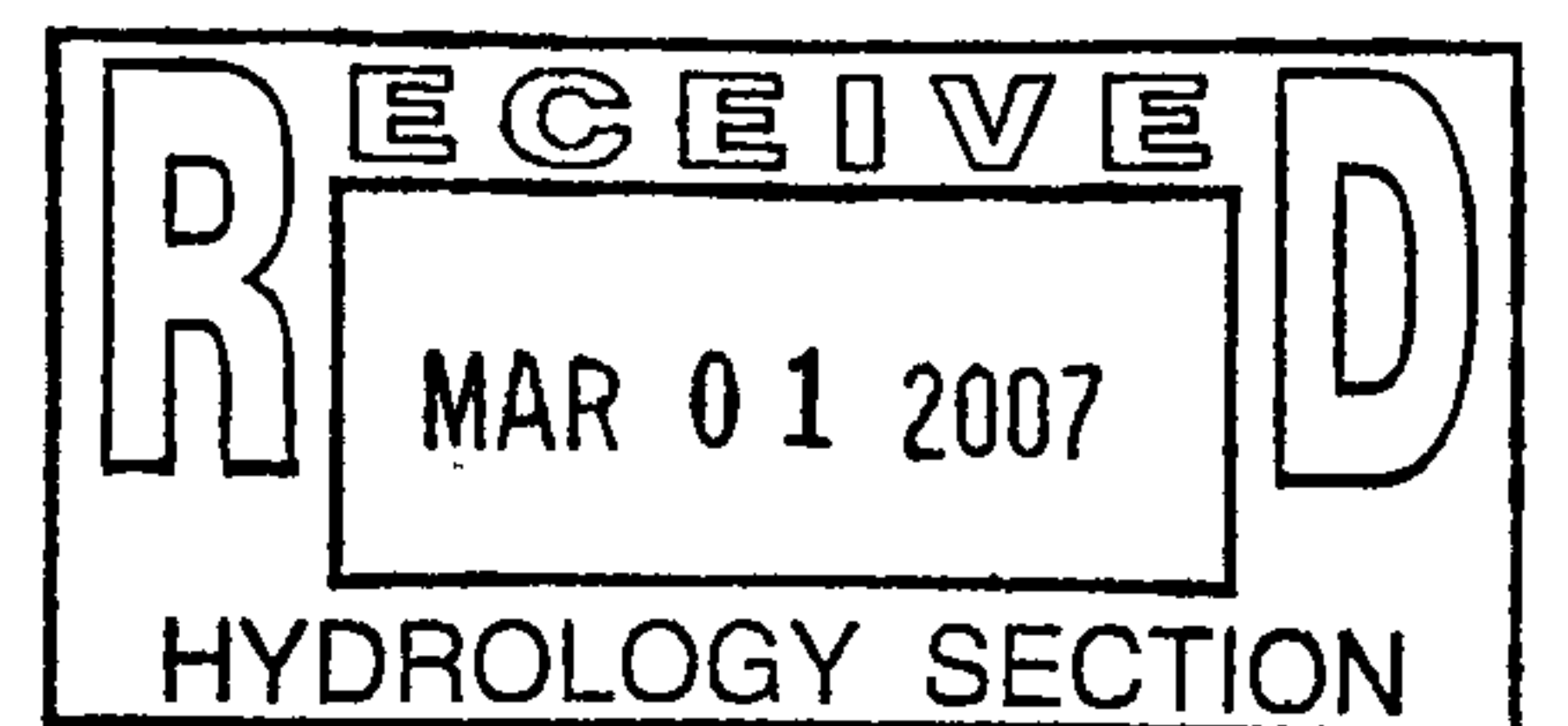
For more current information and more details visit: <http://www.cabq.gov/gis>



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912 KUBANK BLVD NE

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OVER

Project descriptions particular to each project are included separately in the package with this document.

CITY OF ALBUQUERQUE



May 14, 2007

Richard Benzaquen, R.A.
Richard Benzaquen & Associates
9 Santa Ana Loop
Placitas, NM 87043

**Re: Fastest Emissions, 912 Eubank Blvd NE, Traffic Circulation Layout
Architect's Stamp dated 5-12-07 (J21-D43)**

Dear Mr. Benzaquen,

The TCL submittal received 5-14-07 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.**

P.O. 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.

New Mexico 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,

Wilfred Gallegos, P.E.
Development and Building Services

C: File



