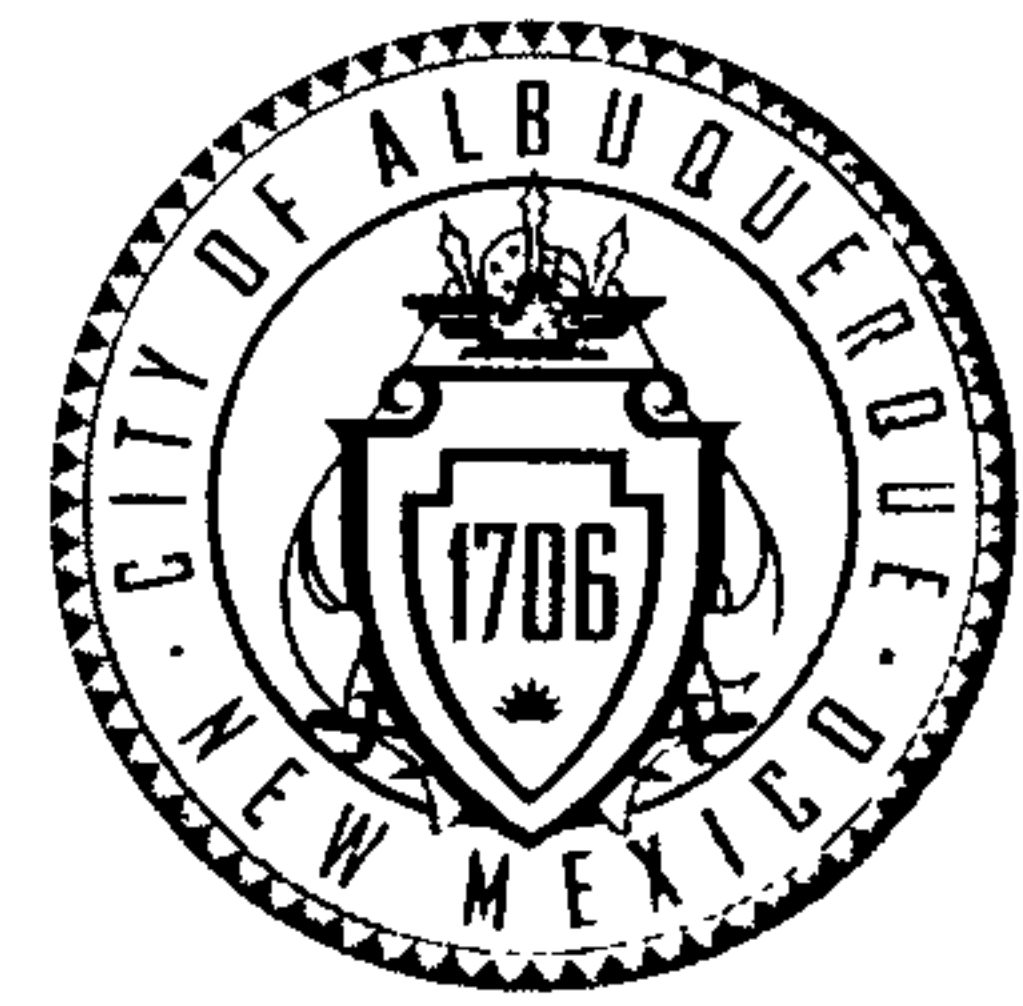


CITY OF ALBUQUERQUE



September 30, 2014

Scott M. McGee, PE
SMM PE
9700 Tanoan Dr. NE
Albuquerque, NM 87109

Re: Bob's Burgers
~~4506-4588~~ Central Ave SW
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 11-6-13 (K12D032)
Certification dated: 9-29-14

Dear Mr. McGee,

Based on the Certification received 9/29/2014, the site is acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

PO Box 1293

Albuquerque

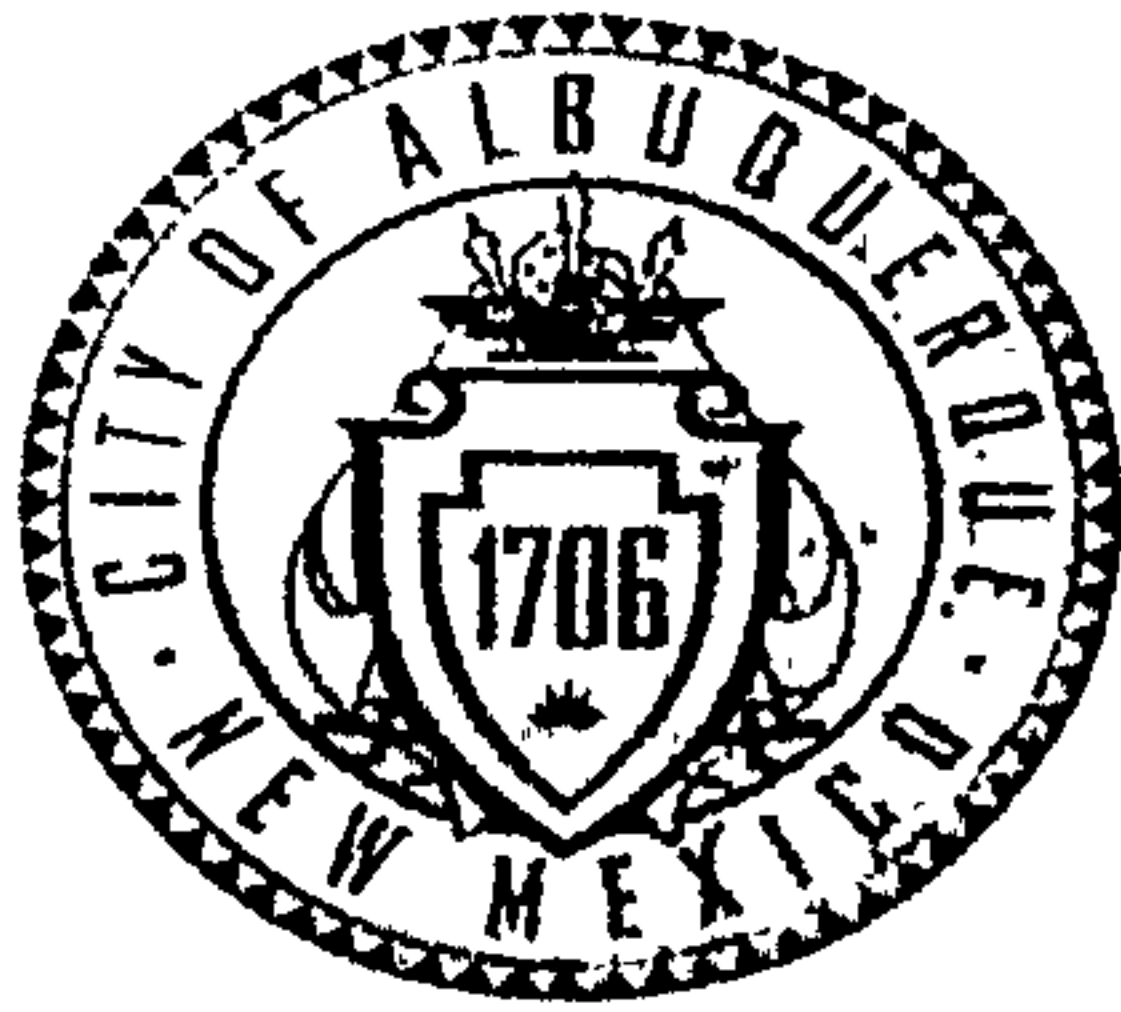
New Mexico 87103

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

www.cabq.gov

C: RR/CC
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

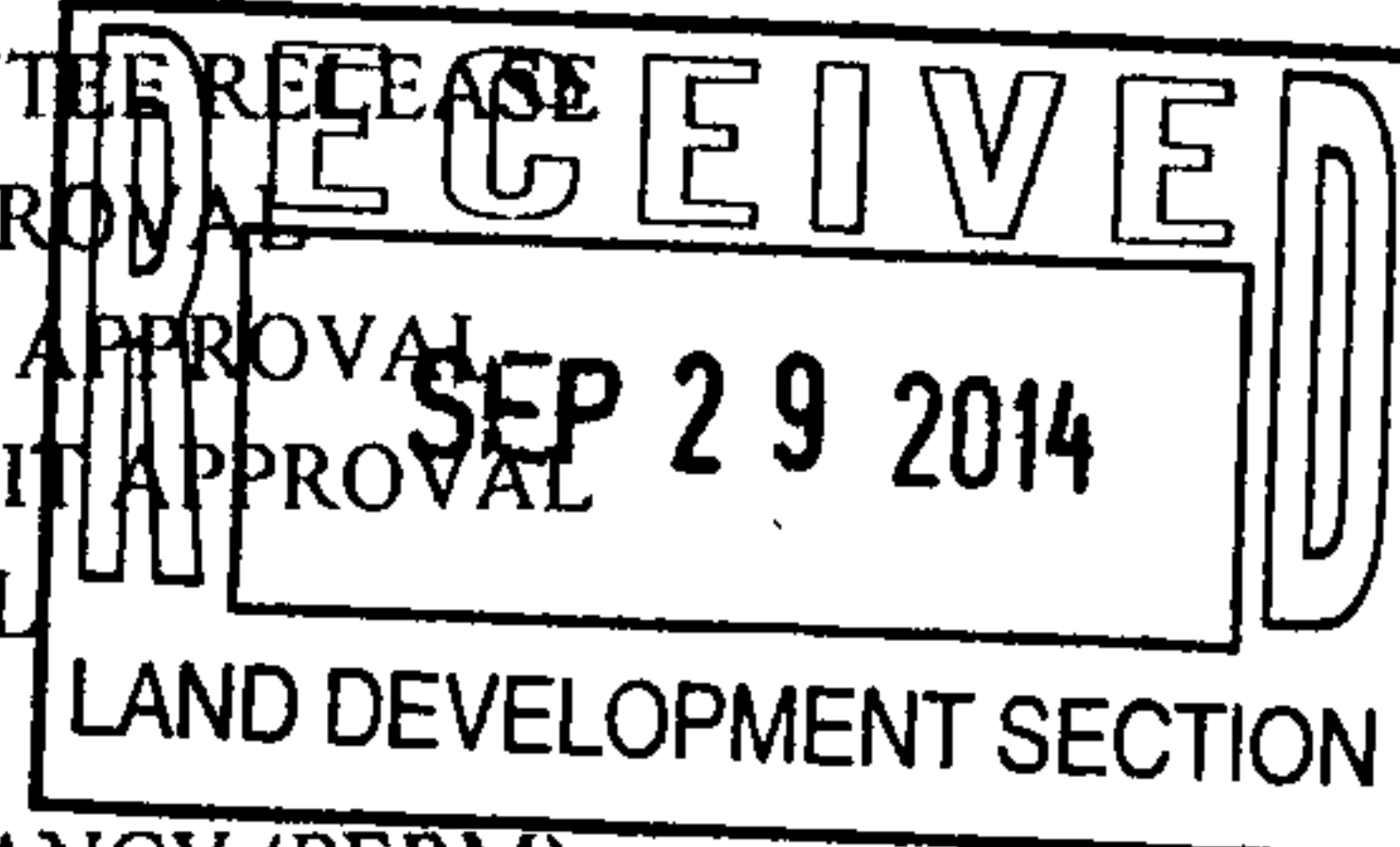
Project Title: Bob's Burgers - West Central / 46th Street City Drainage #: K-12/D032
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: TRACT A Lands of Salas Properties LLC
City Address: 4588 Central SW
Engineering Firm: SMM PE Contact: SCOTT MCGEE
Address: 9700 TANOAN DR NE
Phone#: 263-2905 Fax#: _____ E-mail: scottm.mcgee@gmail.com
Owner: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Architect: NCA Contact: MARC GONZALES
Address: 1306 Rio Grande Blvd NW
Phone#: 255-6400 Fax#: _____ E-mail: _____
Surveyor: WAYJOHN SURVEYING Contact: TOM JOHNSON
Address: 330 Louisiana Blvd NE
Phone#: _____ Fax#: _____ E-mail: _____
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☒ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ ENGINEER'S CERT (ESC)
☐ SO-19
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
☐ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes ☒ No _____ Copy Provided _____

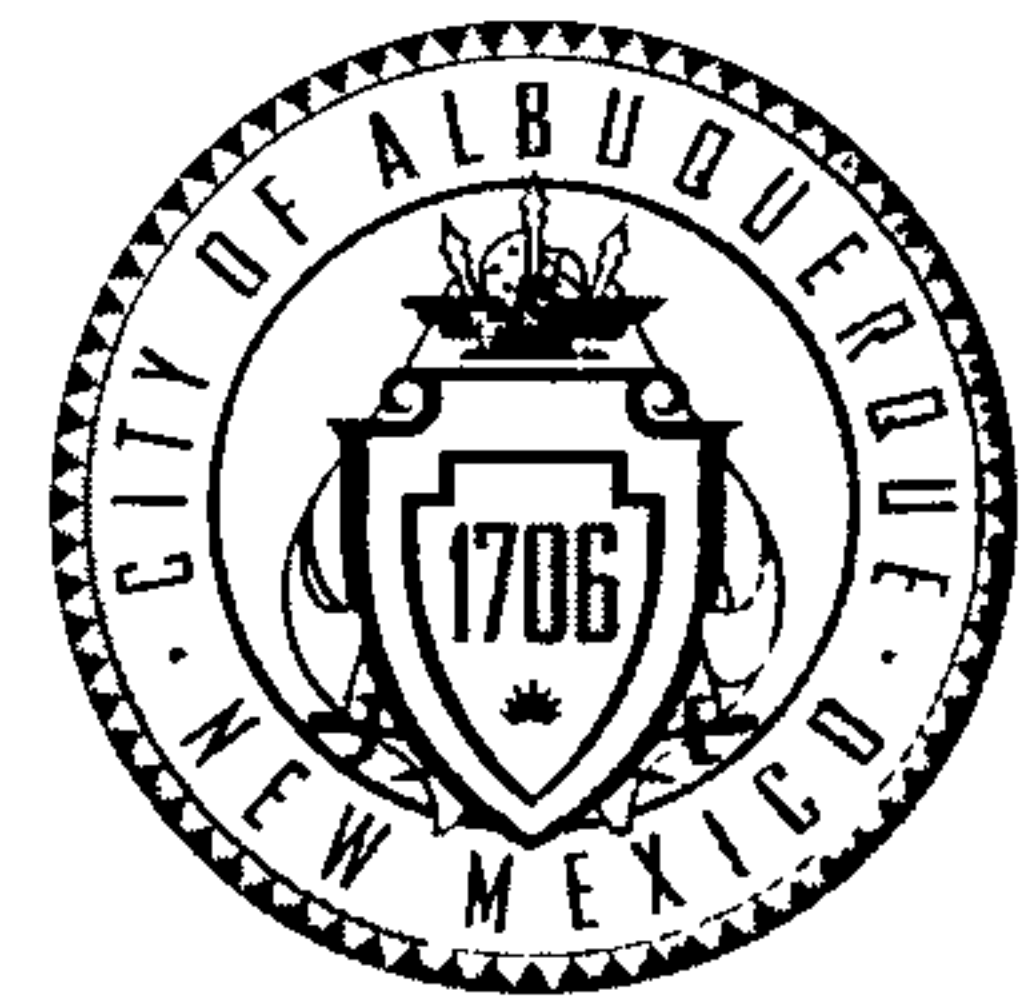
DATE SUBMITTED: 9-29-14

By: SCOTT M MCGEE

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE



August 25, 2014

Scott McGee, P.E.
SMM PE
9700 Tanoan Dr NE
Albuquerque, NM 871xx

Re: Bob's Burger's Phase 1, 4588 Central Ave SW
Request for Temporary C.O. –Accepted
Engineer's Stamp dated: 11-6-13, (K12/D032)
Certification dated: 8-14-14

Dear Mr. McGee,

Based upon the information provided in the Certification received 8-14-14, the above referenced Certification is acceptable for a release of a 180 Day Temporary Certificate of Occupancy by Hydrology.

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

PO Box 1293

Albuquerque

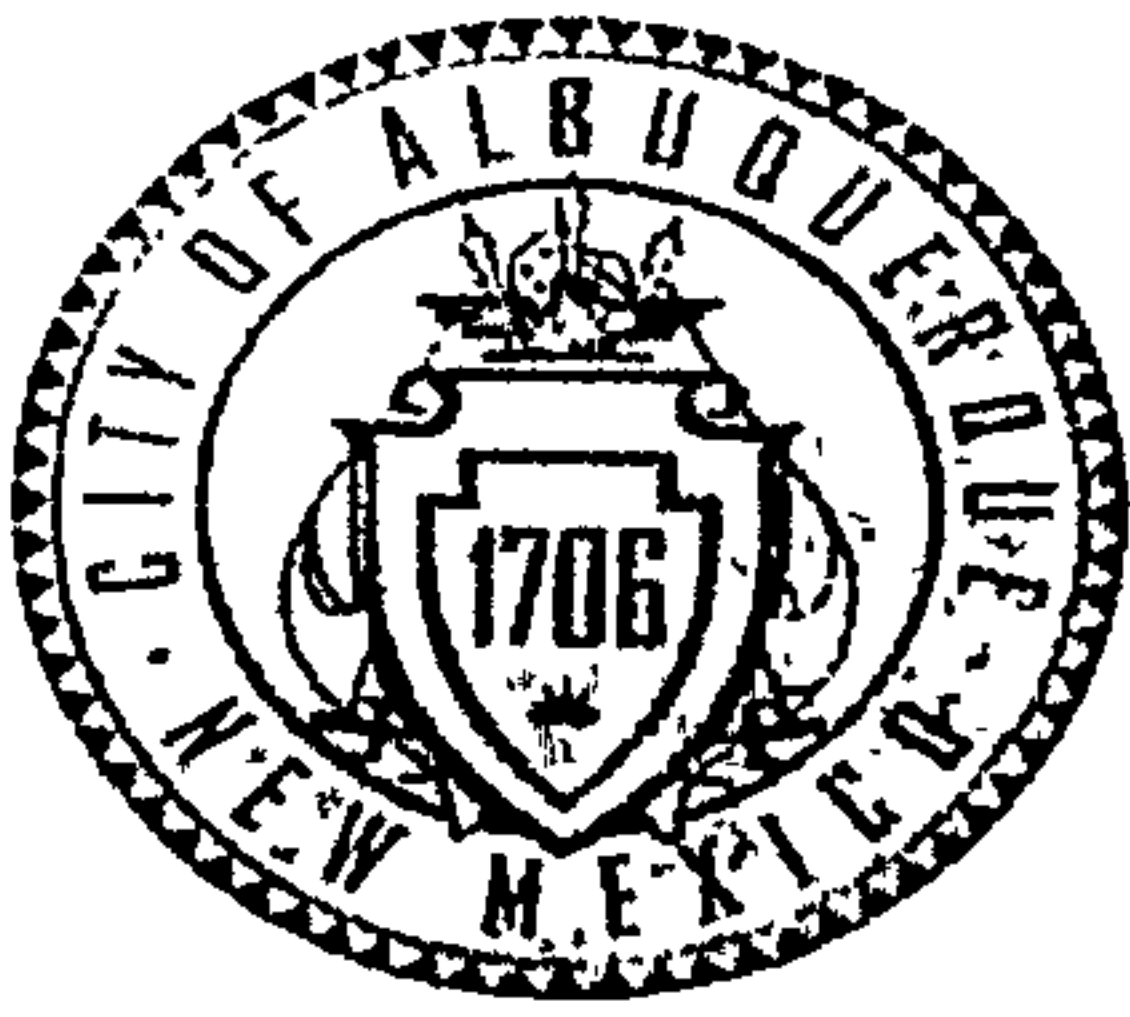
New Mexico 87103

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Hydrology
Planning Dept.

www.cabq.gov

C: CO Clerk
File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

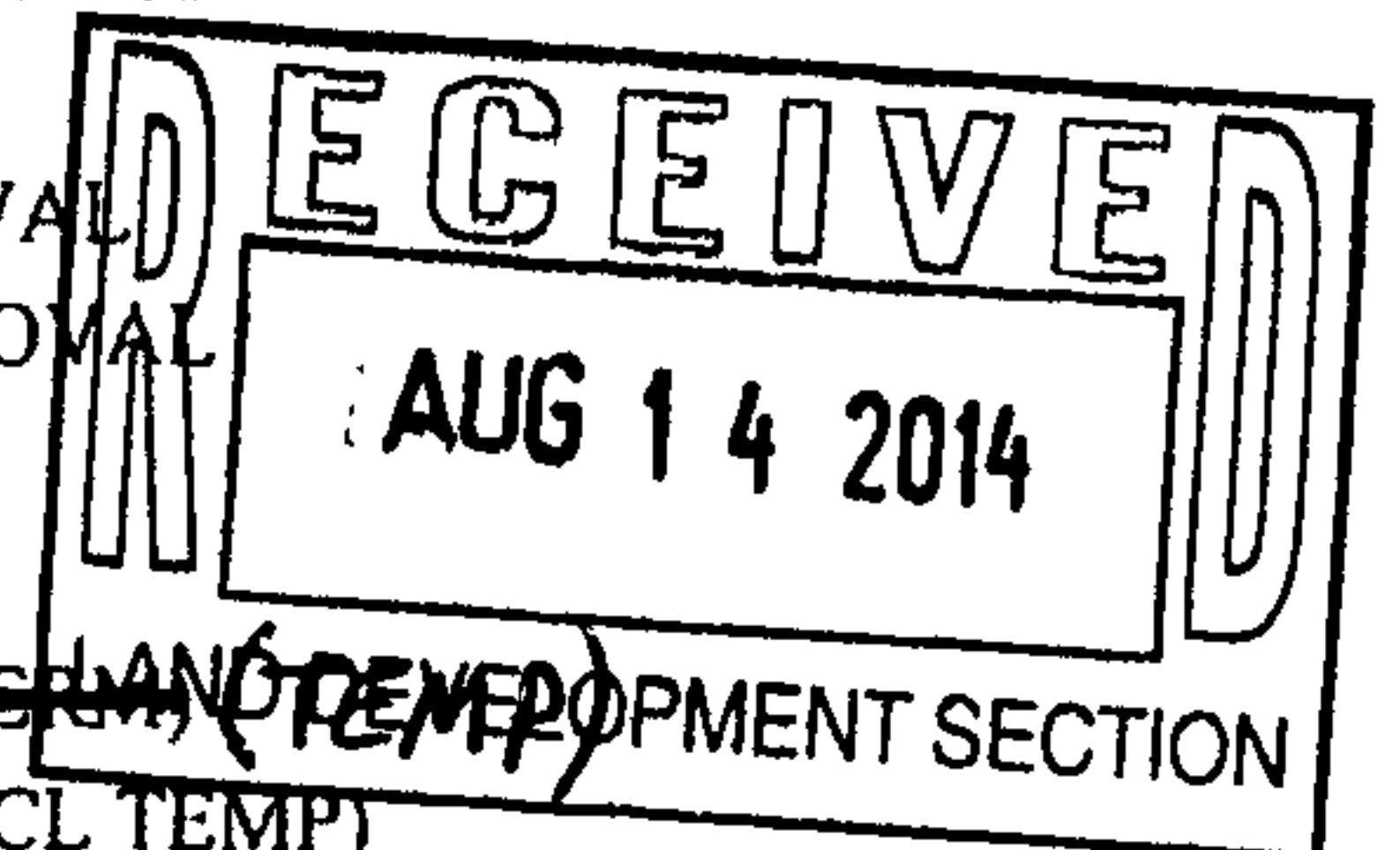
Project Title: Bob's Burgers - West Central / 46th Street City Drainage #: K-12/D032
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: TRACT A Lands of Salas Properties LLC
City Address: 4588 Central SW
Engineering Firm: SMM PE Contact: SCOTT MCGEE
Address: 9700 TANOAN DR NE
Phone#: 263-2905 Fax#: _____ E-mail: scottm.mcgee@gmail.com
Owner: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Architect: NCA Contact: MARC GONZALES
Address: 1306 Rio Grande Blvd NW
Phone#: 255-6400 Fax#: _____ E-mail: _____
Surveyor: WAYJOHN SURVEYING Contact: TOM JOHNSON
Address: 330 Louisiana Blvd NE
Phone#: _____ Fax#: _____ E-mail: _____
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☒ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ ENGINEER'S CERT (ESC)
☐ SO-19
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
☒ CERTIFICATE OF OCCUPANCY (PERMANENT)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
☐ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes ☒ No ☐ Copy Provided


DATE SUBMITTED: 8/14/14

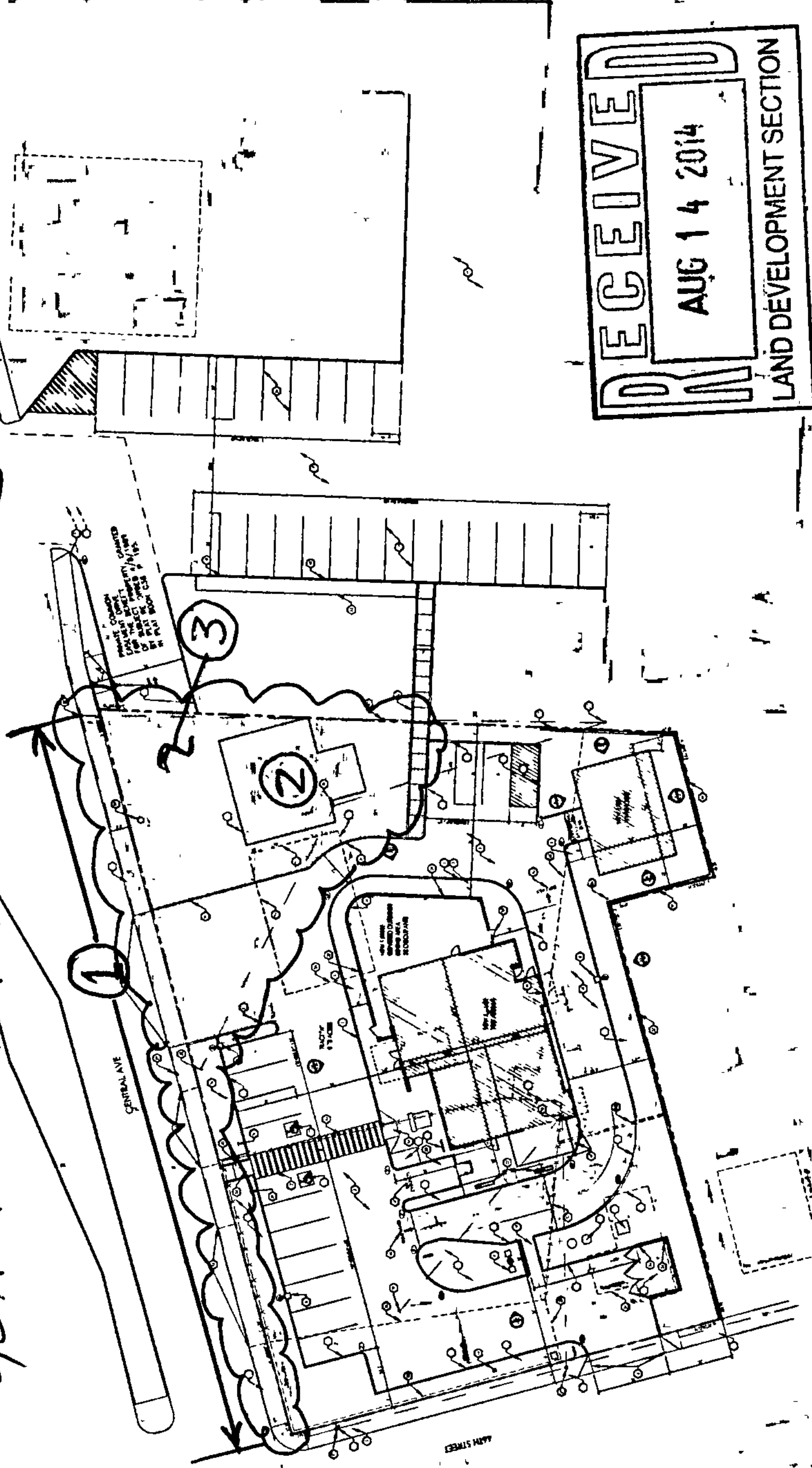
By: Scott McGehee

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

PHASE 2 WORK PRIOR TO FINAL C.O.

- 
- 1) OLD BUILDING - DEMOLITION
 2) CENTRAL AVENUE IMPROVEMENTS
 3) EAST ENTRY DRIVE
- AREA IS CLOUDED



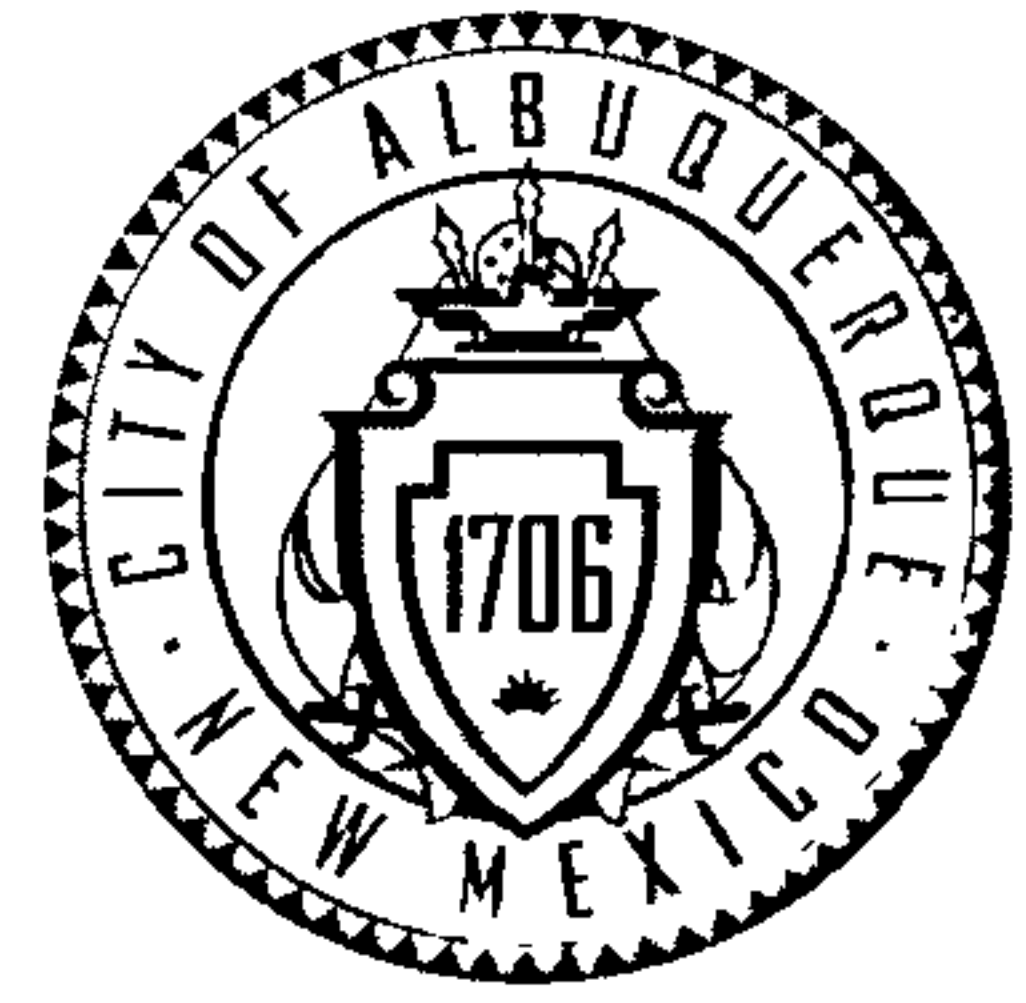
ARCHITECTURAL SITE PLAN



TEMP CO PHASING PLAN

[illegible]

CITY OF ALBUQUERQUE



November 8, 2013

Scott McGee, PE
9700 Tanoan Drive NE
Albuquerque, NM 87104

**Re: Bob's Burgers, West Central/46th Street, Grading and Drainage Plan
Engineer's Stamp dated 11-06-2013 (K-12/D032)**

Dear Mr. McGee,

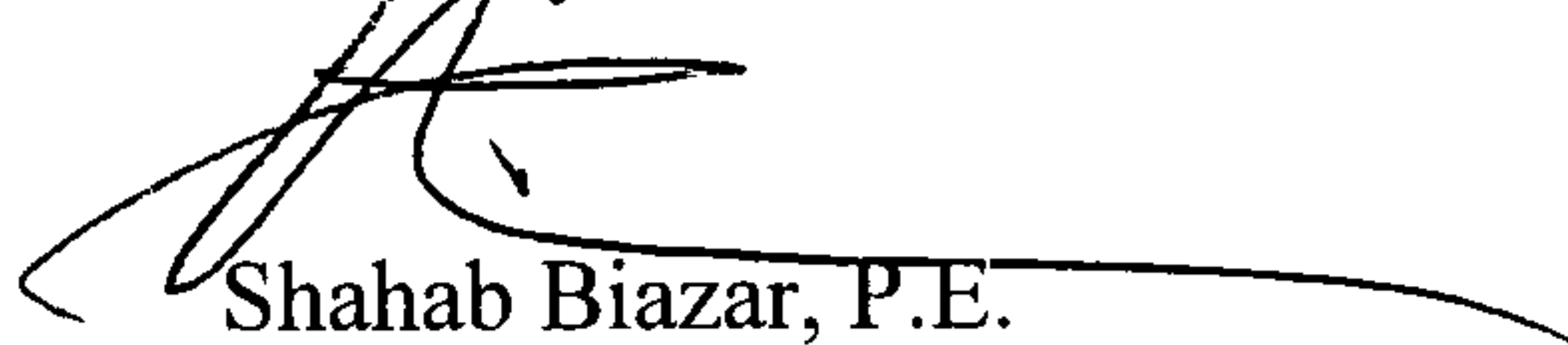
Based upon the information provided in your submittal received 11-06-13, the grading and Drainage Plan is approved for Preliminary Plat, Final Plat, Site Development For Building Permit, Building Permit, Grading Permit, and SO-19 Permit.

A separate SO-19 permit is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit. The work in the City ROW must be inspected and accepted. Contractor must contact Jason Rodriguez at 235-8016 and Construction Coordination at 924-3416 to schedule an inspection.

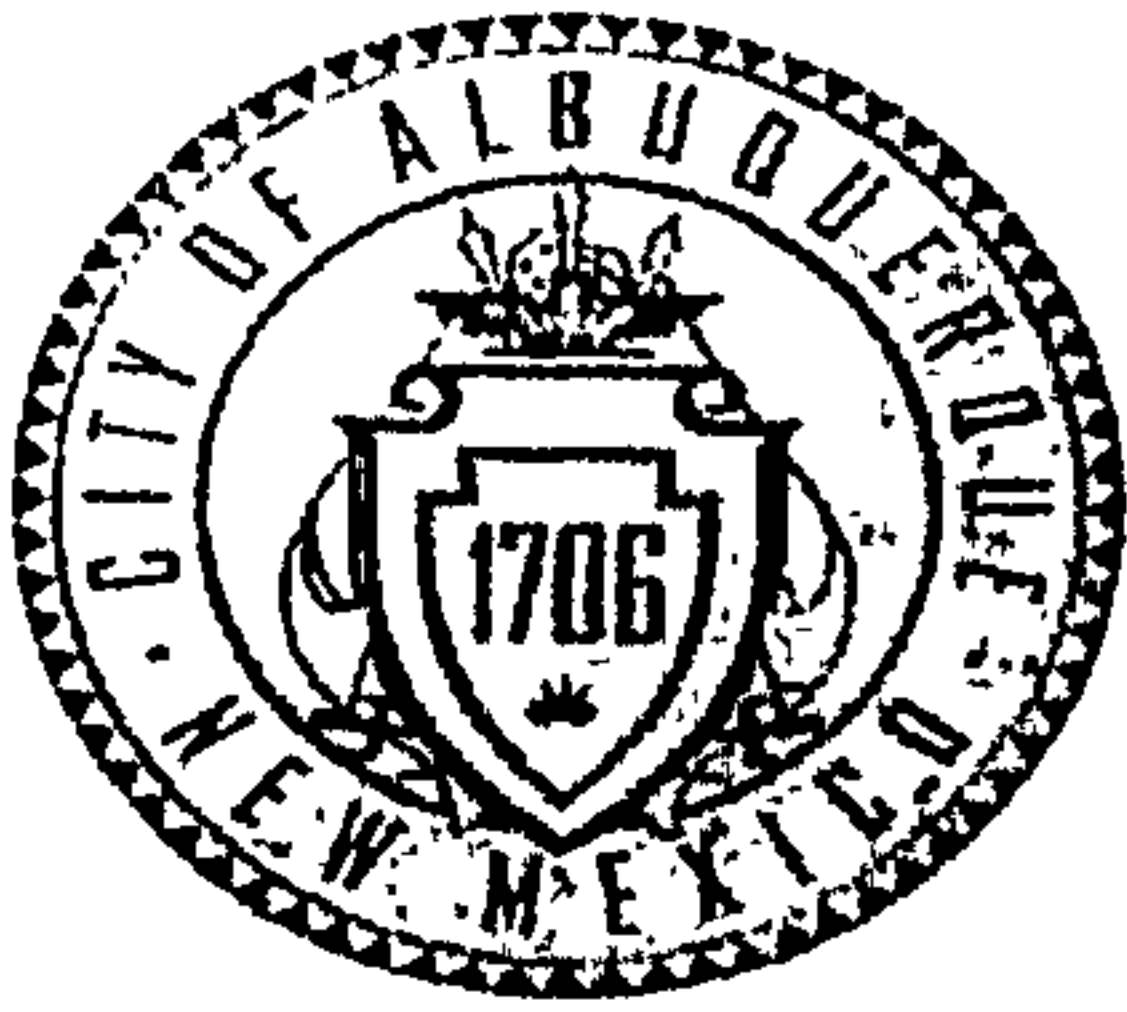
Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions please call me at 924-3695.

Sincerely,


Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

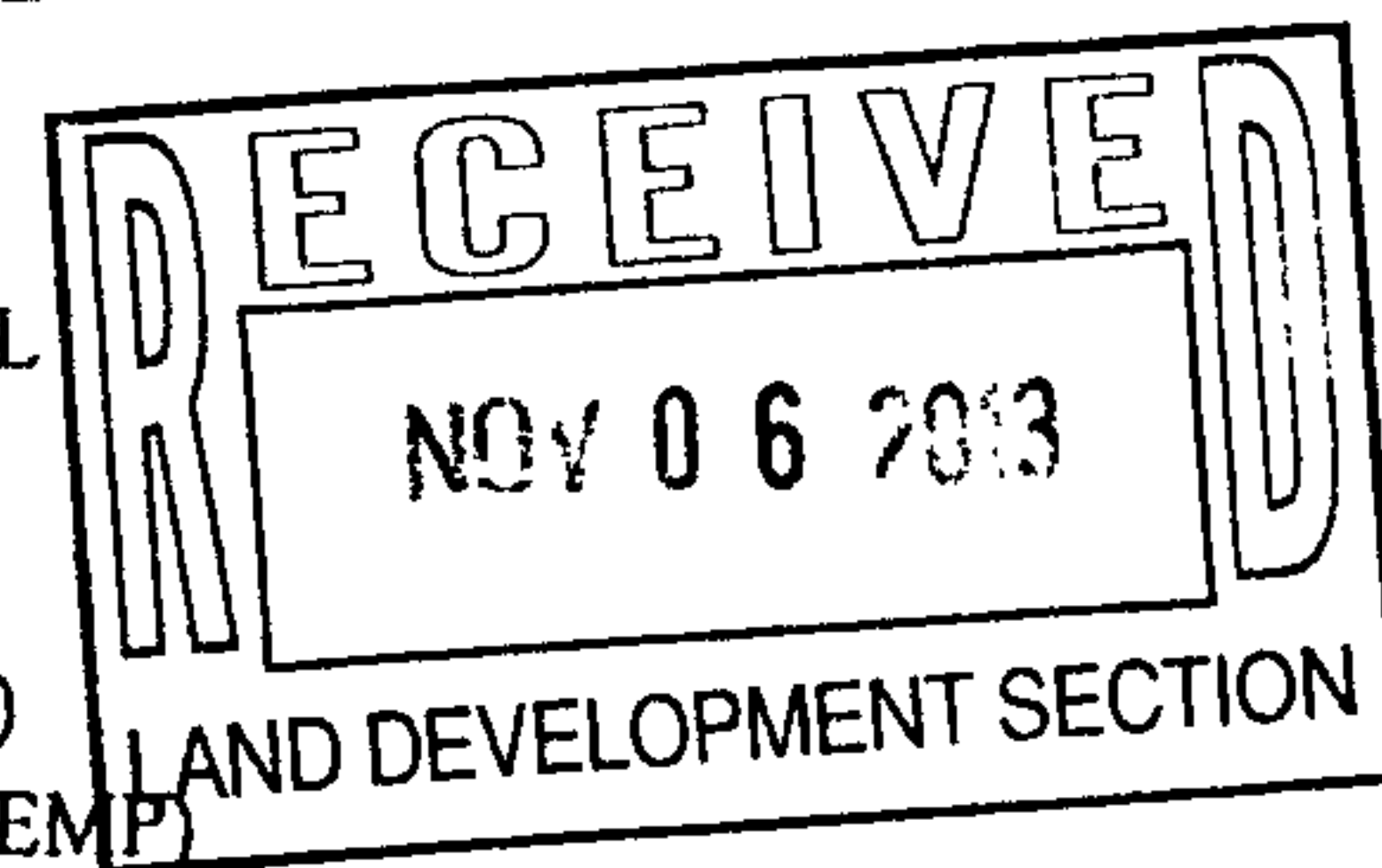
Project Title: Bob's Burgers - West Central / 46th Street City Drainage #: K-12/D032
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: TRACT A Lands of Salas Properties LLC
City Address: 4588 Central SW
Engineering Firm: SM-M PE Contact: SCOTT MCGEE
Address: 9700 TANOAN DR NE
Phone#: 263-2905 Fax#: _____ E-mail: scottm.mcgee@gmail.com
Owner: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Architect: NCA Contact: MARC GONZALES
Address: 1306 Rio Grande Blvd NW
Phone#: 255-6400 Fax#: _____ E-mail: _____
Surveyor: WAYJOHN SURVEYING Contact: TOM JOHNSON
Address: 330 Louisiana Blvd NE
Phone#: _____ Fax#: _____ E-mail: _____
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ ENGINEER'S CERT (ESC)
☒ SO-19
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
☒ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

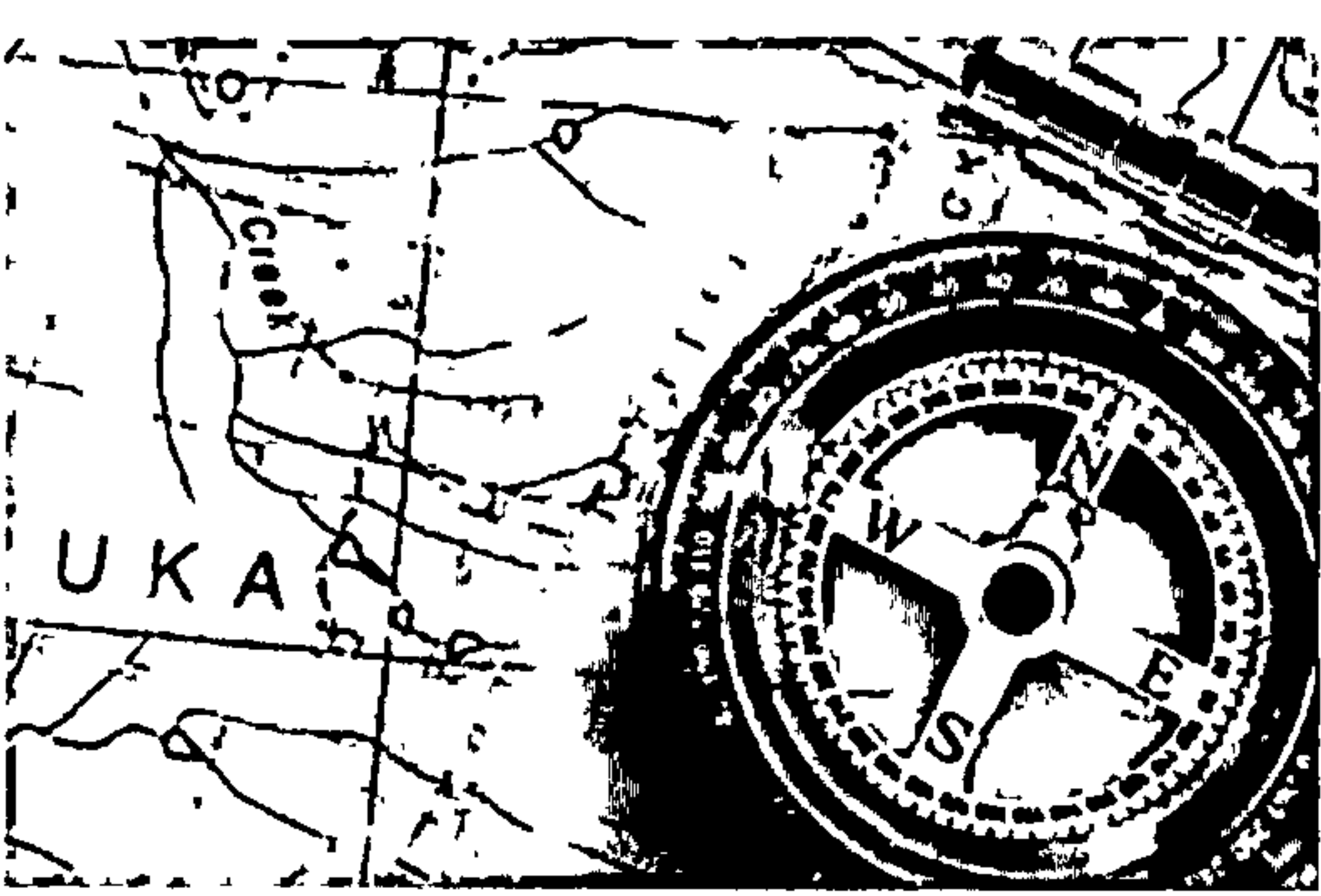
DATE SUBMITTED: 11/6/13

By: Scott McGehee Yes ☒ No ☐ Copy Provided

RESUBMITTAL

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



SCOTT M MCGEE PE, LLC

CIVIL ENGINEER

October 14, 2013

Mr. Shahab Biazar, PE
Senior Engineer, Planning Dept.
Development & Building Services Div.
600 2nd Street NW, Ste. 201
Albuquerque, NM 87102

RE: Bob's Burgers West Central (K-12/D032)

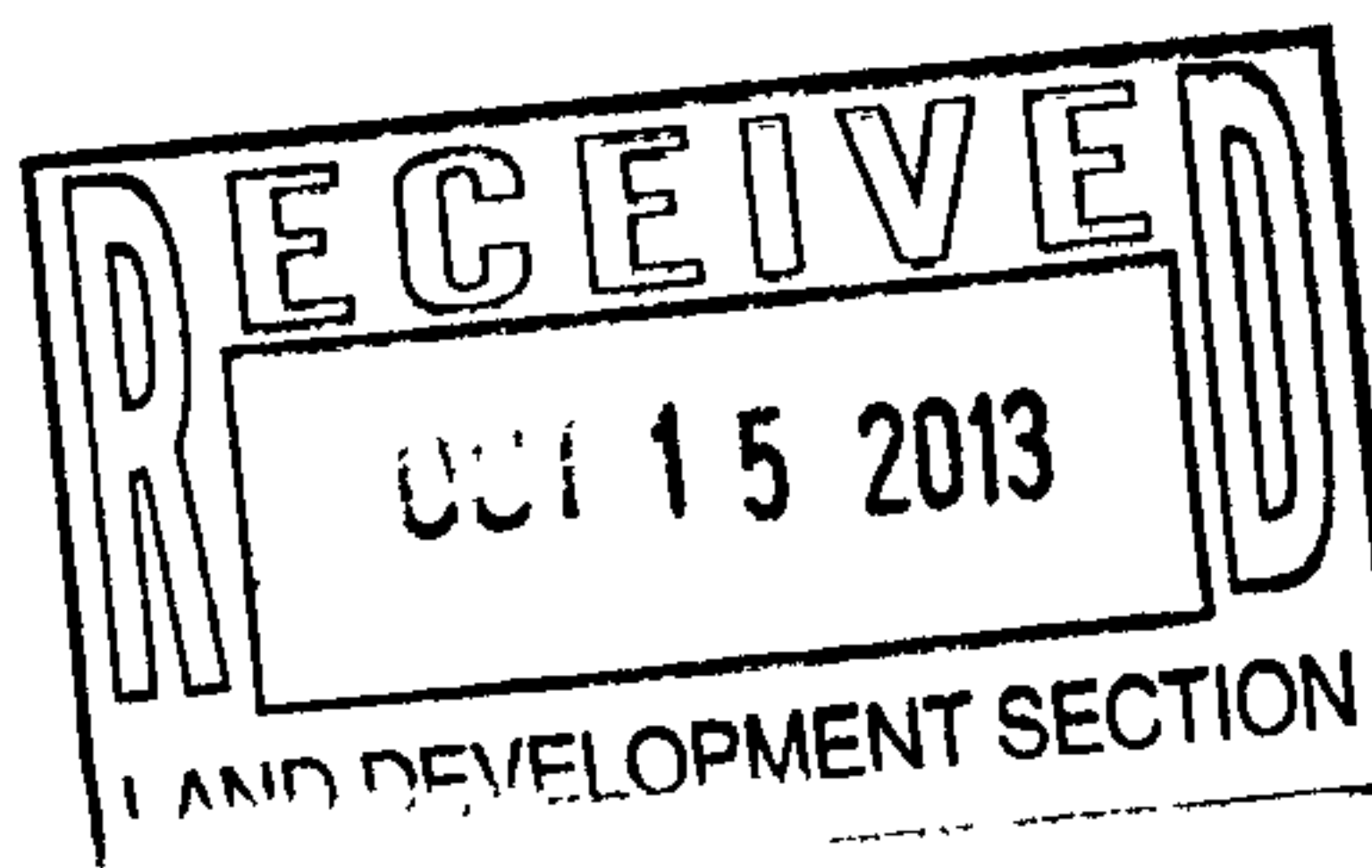
Dear Mr. Biazar,

Thank you for your Building Permit review comments of August 20, which have been addressed as follows:

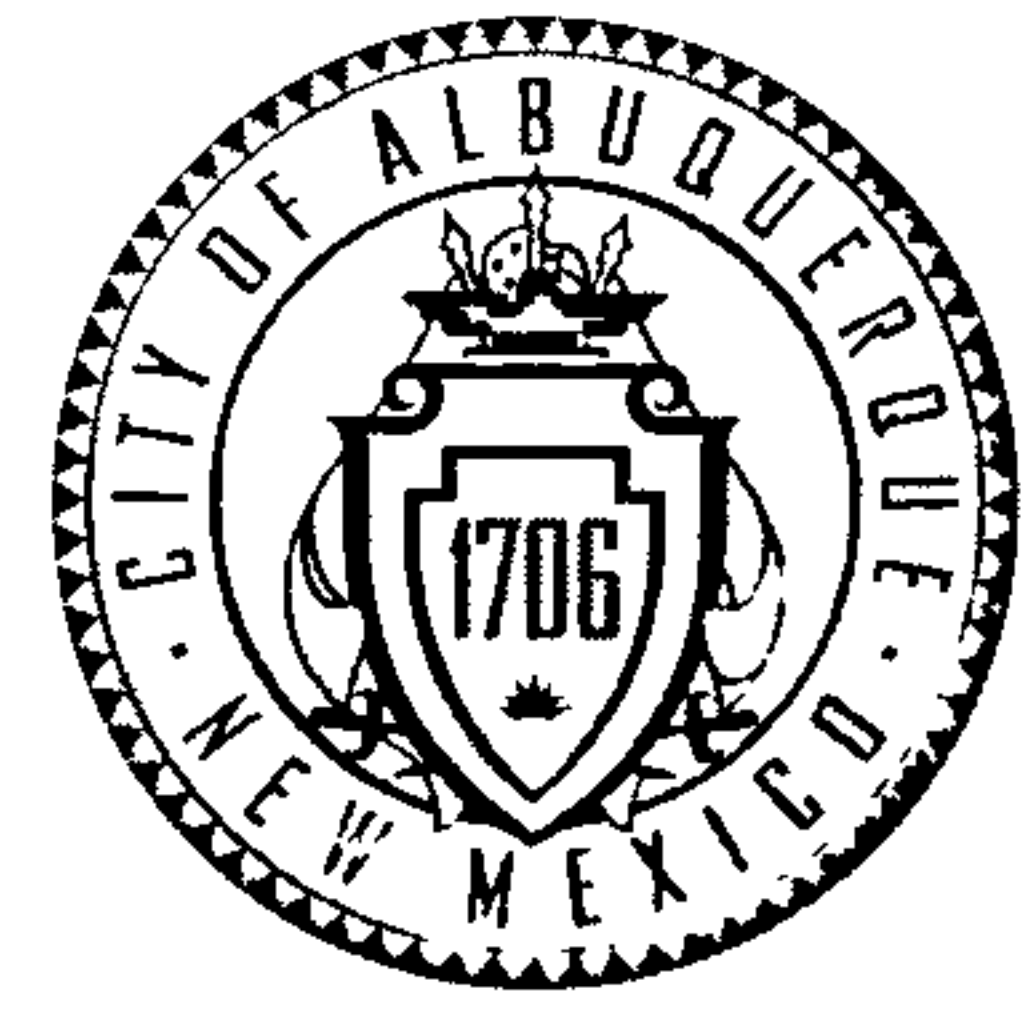
1. S O-19 standard notes and curb penetration references have both been added to the plan.
2. Finish grades around the proposed warehouse have been revised.
3. A spot elevation has been added where the sloped walk ($s < 5\%$), meets the Central Avenue public sidewalk.
4. Individual pond volumes are indicated on the Grading plan.
5. WSEs and pond bottoms have been noted along with the specific discharge rate through each curb penetration. The NW penetration has been revised to 2-4" pipes based on the Orifice Equation: $Q = (0.6)(0.087)(32.2)^{1/2} = 0.3$ CFS for a single 4" pipe. The NE penetration has been revised to a 12" sidewalk culvert based on $Q = (0.6)(0.67)(32.2)^{1/2} = 2.2$ CFS.
6. All public sidewalks on Central and 46th Street SW are existing.
7. A waste drain has been added to the refuse area with waste piping shown on the Utility plan.
8. City standard detail references have been added where drives are to be removed and replaced with curb/gutter and sidewalk.

Please contact me if needed to answer additional questions. Thank you.

Scott M McGee



CITY OF ALBUQUERQUE



August 20, 2013

Scott McGee, PE
9700 Tanoan Drive NE
Albuquerque, NM 87104

**Re: Bob's Burgers, West Central/46th Street, Grading and Drainage Plan
Engineer's Stamp dated 07-30-2013 (K-12/D032)**

Dear Mr. McGee,

Based upon the information provided in your submittal received 08-02-13, the above referenced plan is approved for Site Development for Building Permit. However, prior to Building Permit approval the following comments will need to be addressed:

- Both proposed curb penetrations need to reference City Standard Drawing #2235. The SO-19 standard notes need to be added to the grading plan.
- Raise the grades south side of the warehouse to create positive flow to the front.
- Provide additional spot elevations along at the sidewalk connection for the ADA path.
- Provide pond calculations for each of the proposed water harvesting ponds.
- Provide top-of-pond and bottom-of-pond elevations for the ponds along with flow calculations and capacity for the two pipe penetrations along Central Ave. Runoff will not be allowed to drain over the sidewalk.
- Are the sidewalks on the plan proposed or existing?
- The trash enclosure will need to show a drain connection to the sanitary sewer system. Provide additional spot elevations at the corners of the enclosure.
- The driveways which are not being used should be removed and new curb and gutter and sidewalk should be constructed.

PO Box 1293

Albuquerque

New Mexico 87103

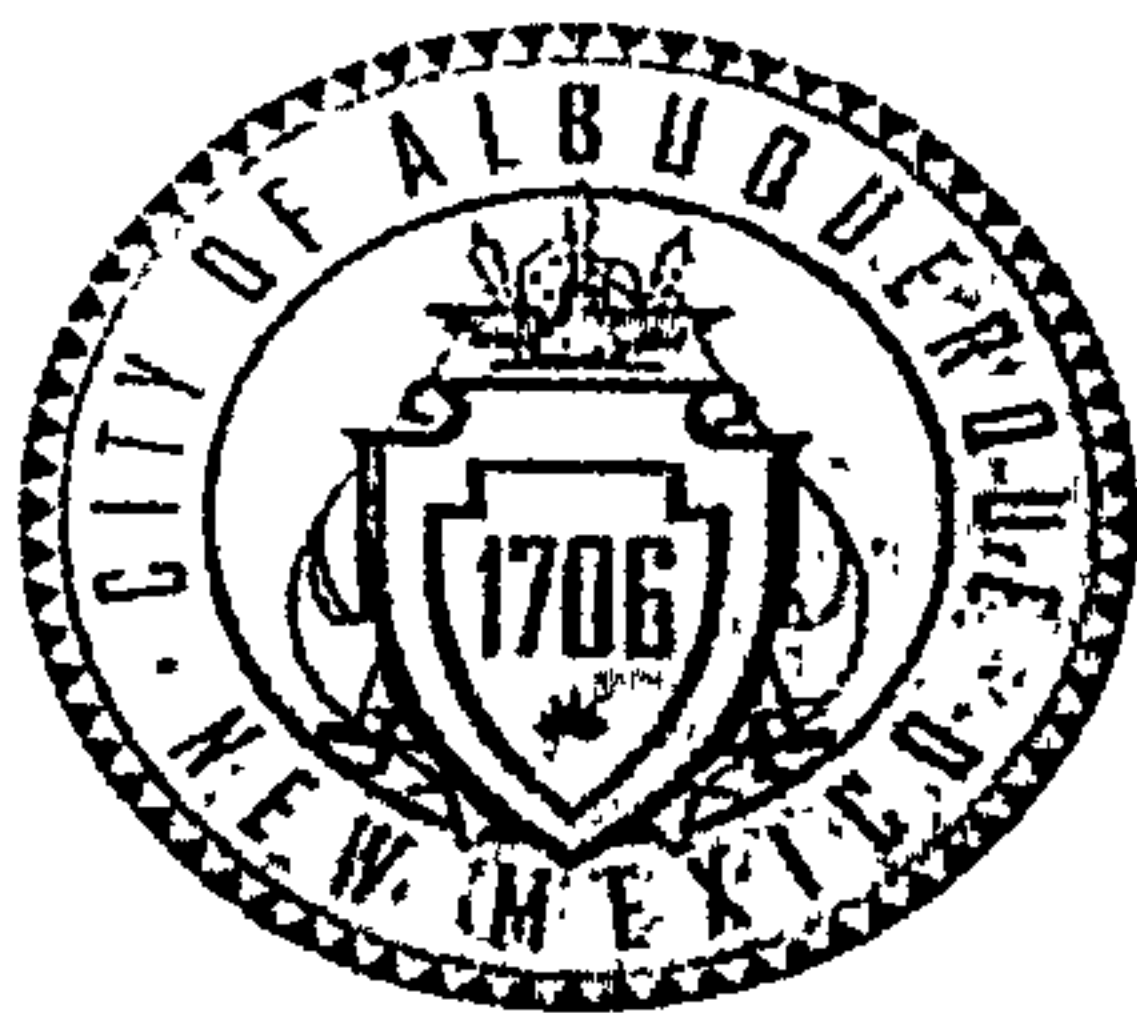
www.cabq.gov

If you have any questions please call me at 924-3695.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: email



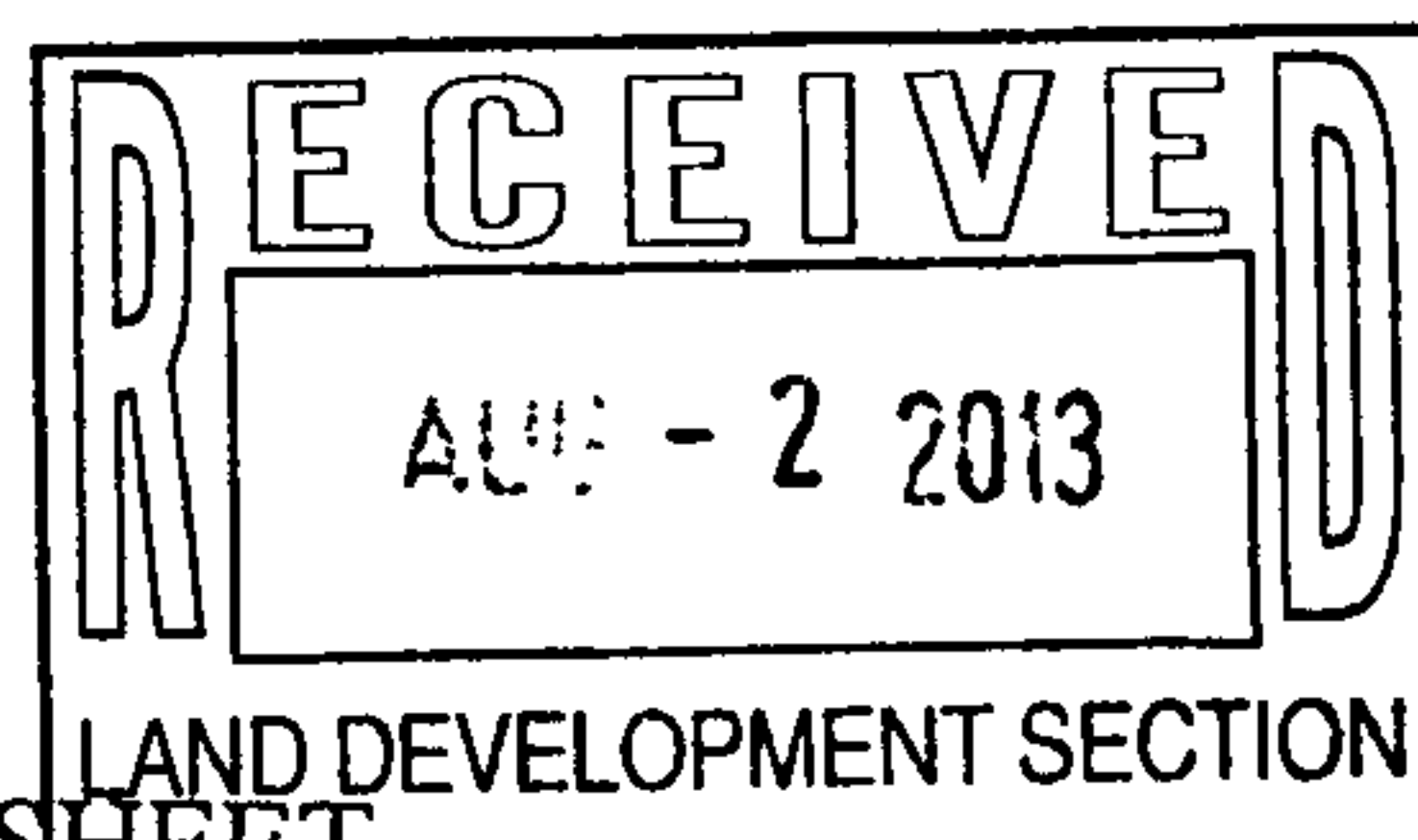
City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)



Project Title: Bob's Burgers - West Central / 46th Street City Drainage #: K120032

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TRACT A Lands of Salas Properties LLC

City Address: 4588 Central SW

Engineering Firm: SMM PE Contact: SCOTT MCGEE

Address: 9700 TANOAN DR NE

Phone#: 263-2905 Fax#: _____ E-mail: scottm.mcgee@gmail.com

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: NCA Contact: MARC GONZALES

Address: 1306 Rio Grande Blvd NW

Phone#: 255-6400 Fax#: _____ E-mail: _____

Surveyor: WAYJOHN SURVEYING Contact: TOM JOHNSON

Address: 330 Louisiana Blvd NE

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☒ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

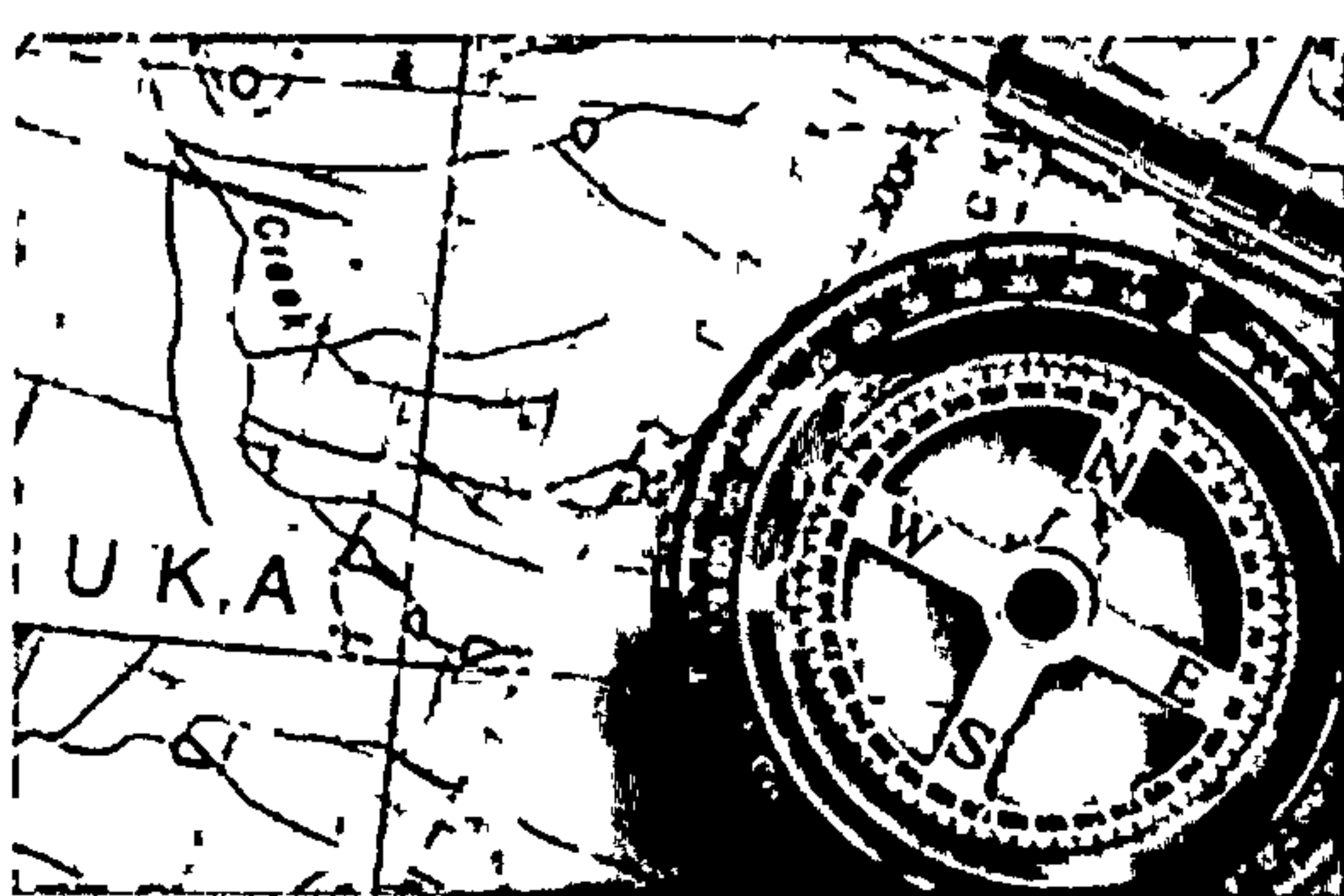
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☒ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING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

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided _____

DATE SUBMITTED: 8-1-13 By: SCOTT MCGEE

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre that are part of a larger common plan of development



SCOTT M MCGEE PE, LLC
CIVIL ENGINEER

July 31, 2013

Mr. Shahab Biazar, PE
Senior Engineer, Planning Dept.
Development & Building Services Div.
600 2nd Street NW, Ste. 201
Albuquerque, NM 87102

RE: Bob's Burgers West Central (K-12- D032)

Dear Mr. Biazar,

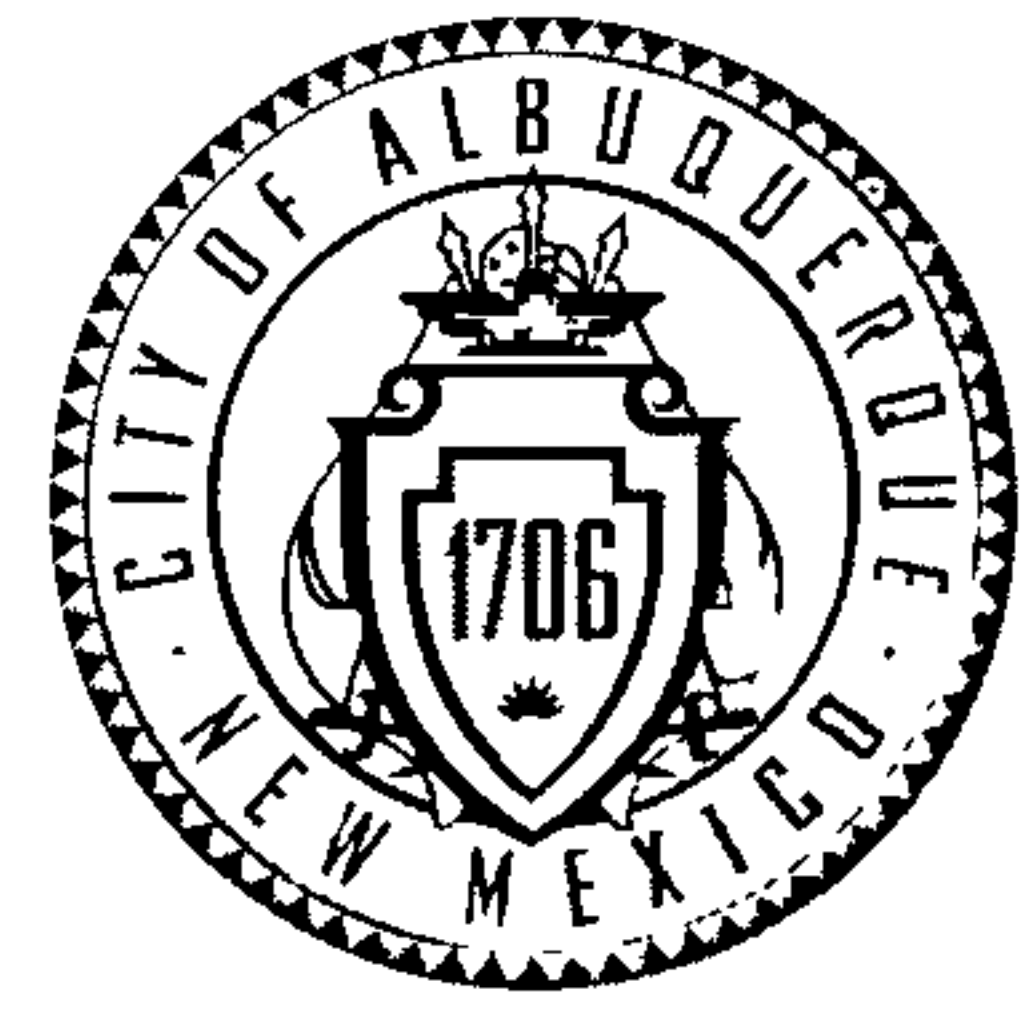
Thank you for your DRB review comments of July 16, which have been addressed as follows:

1. Property lines have been darkened and show bearings and distances more clearly.
2. The 2' curb opening has been revised and doesn't impact the adjacent Tract A.
3. The eastern drive is now shown within the existing 24' private easement.

Please contact me if needed to answer additional questions. Thank you.

Scott M McGee

CITY OF ALBUQUERQUE



July 16, 2013

Scott McGee, PE
9700 Tanoan Drive NE
Albuquerque, NM 87104

**Re: Bob's Burgers, West Central/46th Street, Grading and Drainage Plan
Engineer's Stamp dated 06-21-2013 (K-12/D032)**

Dear Mr. McGee,

Based upon the information provided in your submittal received 06-25-13, the above referenced plan cannot be approved for Site Development for Building Permit until the following comments are addressed:

- Please clarify the property line boundaries.
- Provide evidence of a drainage easement with Tract A for the proposed 2' curb opening on the eastern drive.
- An additional access easement will need to be provided for the eastern driveway.

Prior to Building Permit approval the following comments will need to be addressed:

- Both proposed curb penetrations need to reference City Standard Drawing #2235. The SO-19 standard notes need to be added to the grading plan.
- Provide additional spot elevations at the sidewalk connection for the ADA path.
- Provide pond calculations for each of the proposed water harvesting ponds.
- Provide top-of-pond and bottom-of-pond elevations for the ponds along with flow calculations and capacity for the two pipe penetrations along Central Ave. Runoff will not be allowed to drain over the sidewalk.
- Are the sidewalks on the plan proposed or existing?
- The trash enclosure will need to show a drain connection to the sanitary sewer system. Provide additional spot elevations at the corners of the enclosure.

PO Box 1293

Albuquerque

New Mexico 87103

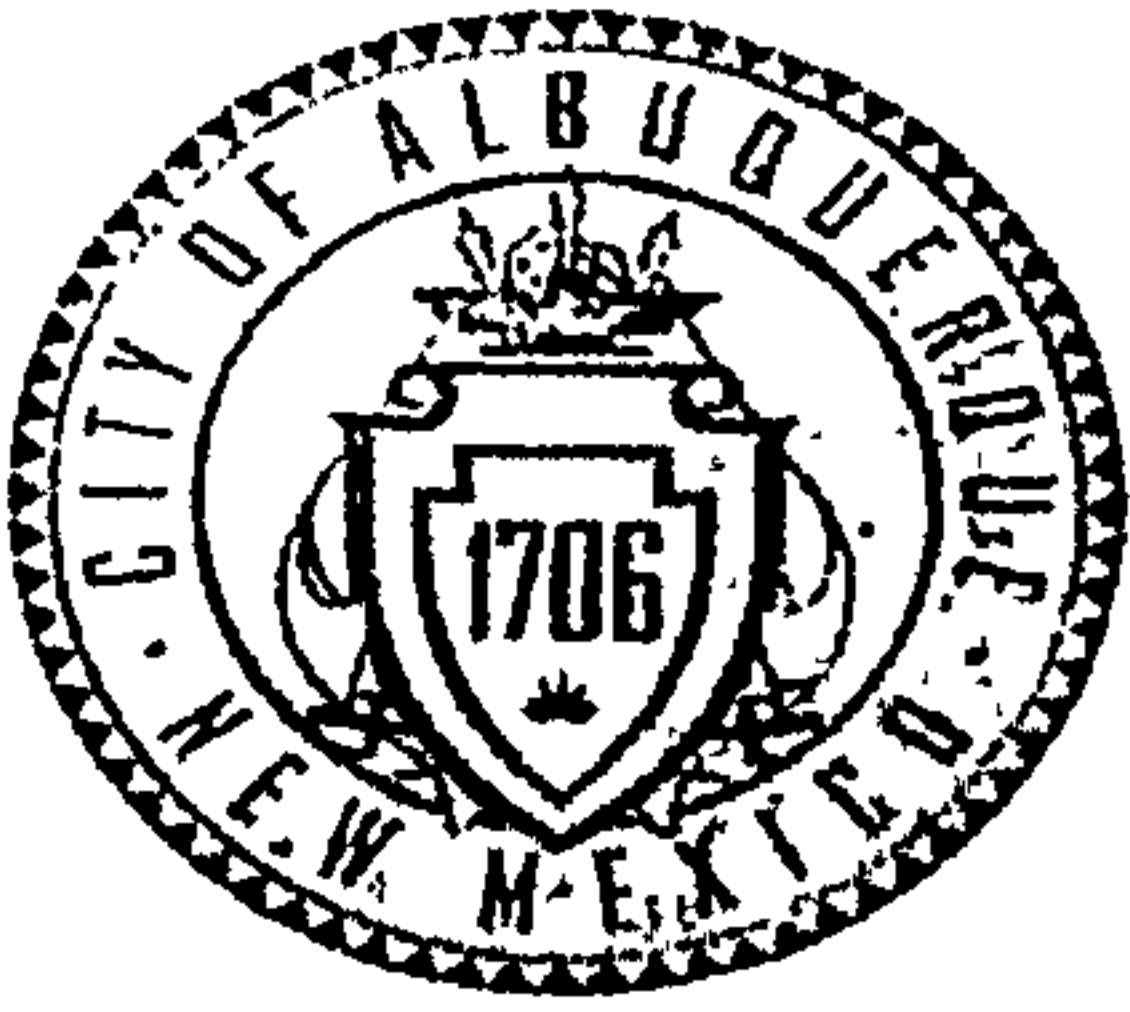
www.cabq.gov

If you have any questions please call me at 924-3695.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Bob's Burgers - West Central / 46th Street City Drainage #: K12 DD32
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: TRACT A Lands of Salas Properties LLC
City Address: 4588²² Central SW
Engineering Firm: SMM PE Contact: SCOTT MCGEE
Address: 9700 TANOAN DR NE
Phone#: 263-2905 Fax#: _____ E-mail: scottm.mcgee@gmail.com
Owner: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Architect: NCA Contact: MARC GONZALES
Address: 1306 Rio Grande Blvd NW
Phone#: 255-6400 Fax#: _____ E-mail: _____
Surveyor: WAYJOHN SURVEYING Contact: TOM JOHNSON
Address: 330 Louisiana Blvd NE
Phone#: _____ Fax#: _____ E-mail: _____
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☒ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ ENGINEER'S CERT (ESC)
☐ SO-19
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
☐ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☐ OTHER (SPECIFY) _____

Paid \$50.00

RECEIVED
JUN 25 2013

AO

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes ☒ No _____

Copy Provided _____

DATE SUBMITTED: 6/25/13

By: _____

SCOTT MCGEE

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

October 3, 2014

Robert Calvani, R.A.
NCA Architects
1306 Rio Grande Blvd. NW
Albuquerque, NM 87104

**Re: Bob's Burgers, 4506 Central Blvd.
Certificate of Occupancy – Transportation Development
Site Development Plan Approved 11-02-13 (K12-D032)
Certification dated 09-30-14**

Dear Mr. Calvani,

Based upon the information provided in your submittal received 10-01-14, 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,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Bob's Burgers W. Central 940th Building Permit #: _____ City Drainage #: K12D032
DRB#: BDRB-70599 EPC#: _____ Work Order#: _____
Legal Description: _____
City Address: _____

Engineering Firm: Scott McGehee PE Contact: Scott McGehee
Address: 9700 Tanager Dr. NE ABQ NM 87111
Phone#: 505.243-2905 Fax#: _____ E-mail: scottmgehee@gmail.com

Owner: Bob Salas Contact: Louie Lambson
Address: 4506 Central Ave. SW 87105
Phone#: 505.269.9901 Fax#: _____ E-mail: lambsonburgers@comcast.net

Architect: NCA Architects Contact: Marc Gonzales
Address: 1306 Rio Grande Blvd. NW ABQ NM 87104
Phone#: 505.255.6400 Fax#: 505.248-6954 E-mail: mgonzales@nca-architects.com

Surveyor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Contractor: Hart Construction Contact: Pick Gonzales
Address: 2919 2nd St SE B ABQ NM 87107
Phone#: 505.345.4001 Fax#: 505.345-4301 E-mail: rgonzales@hartconstruction.net

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☒ CERTIFICATE OF OCCUPANCY (PERM) 2014
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: Yes ☒ No ☐ Copy Provided

DATE SUBMITTED: 10.01.2014 By: MARC GONZALES

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
- 4 **Erosion and Sediment Control Plan.** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Robert M. Calvani

John C. Layman

Thomas C. Wilber

September 30, 2014

Krystal Metro

Traffic Engineer

Development and Building Services

Planning Department

City of Albuquerque

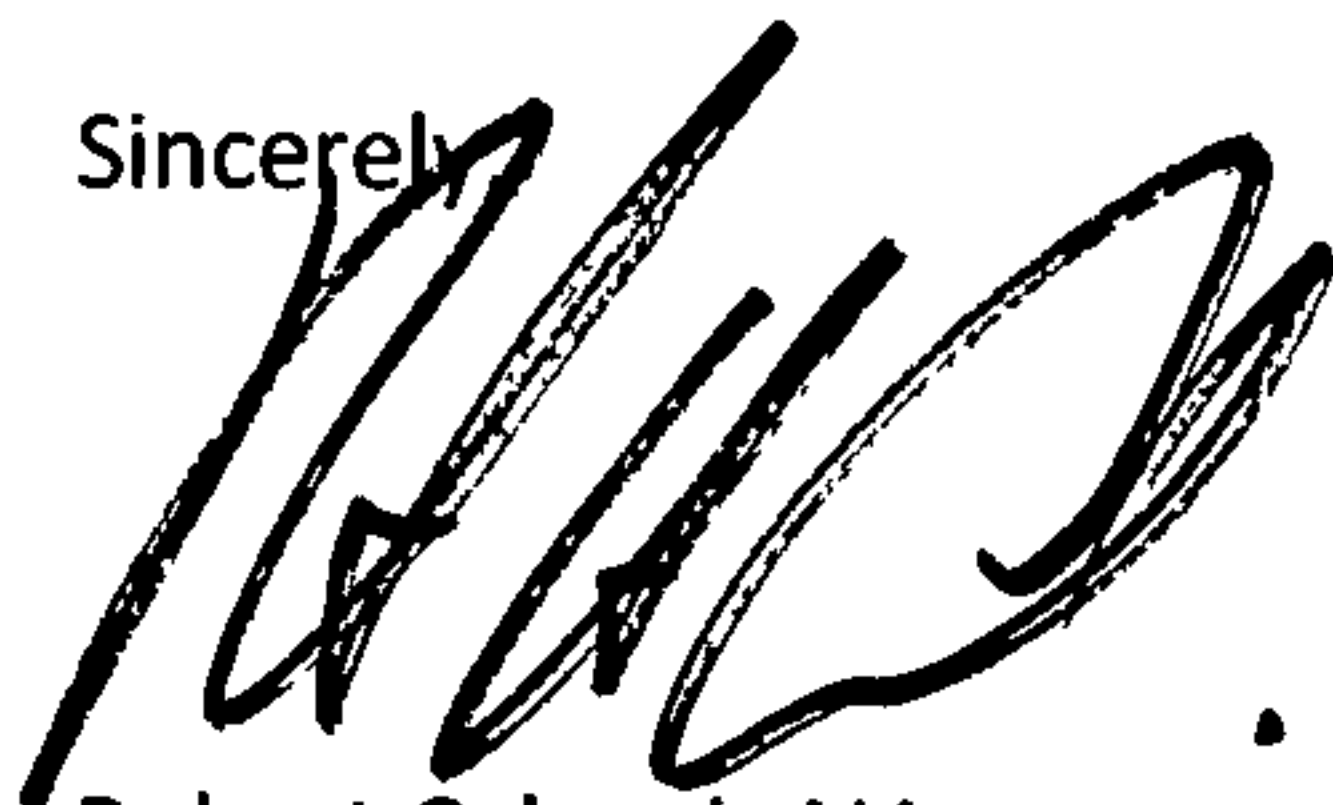
RE: Approval of Certificate of Occupancy for
Bob's Burgers
4506 Central Ave
Albuquerque NM, 87105

Dear Krystal,

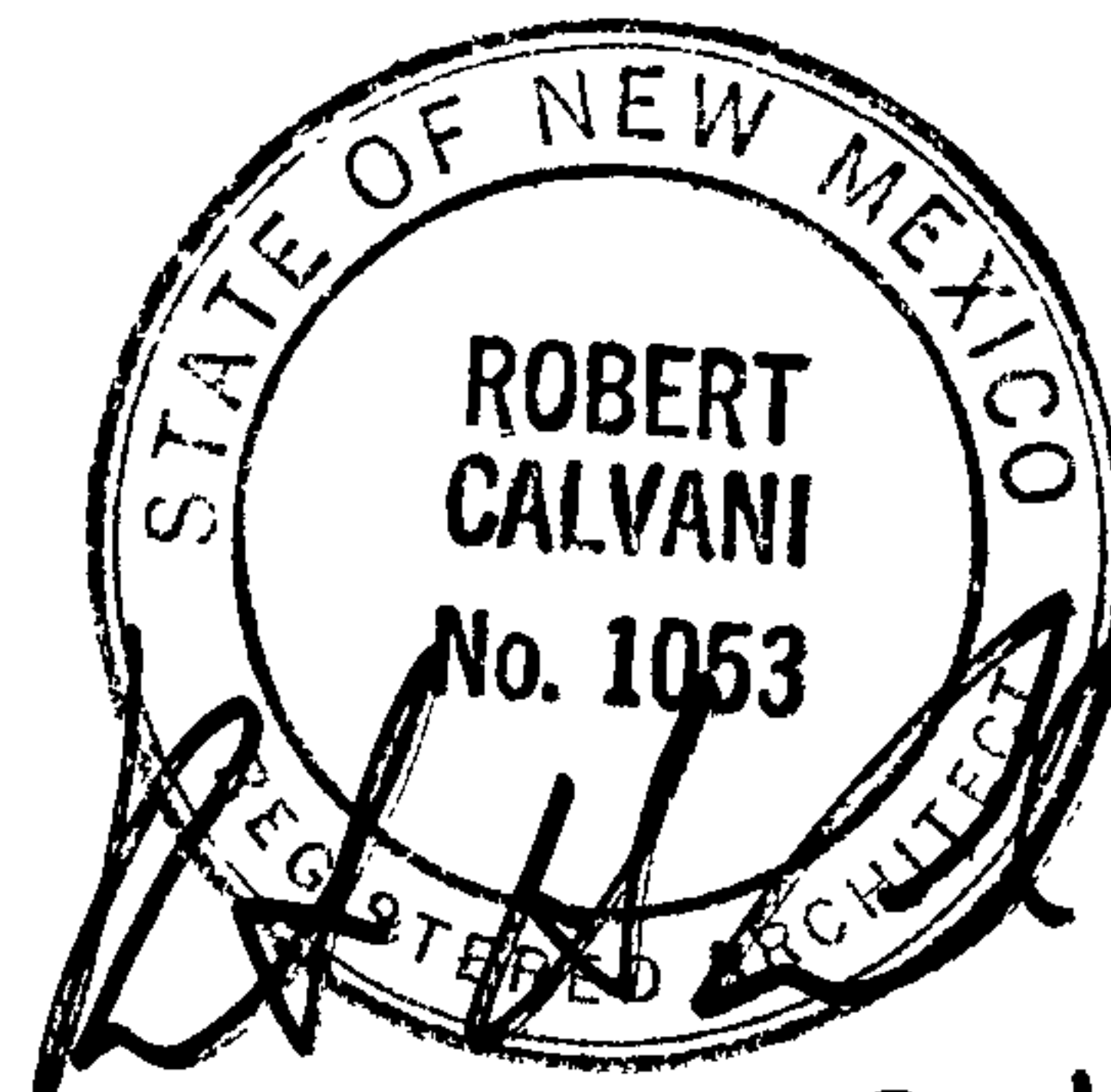
I Robert Calvani, a registered Architect in the State of New Mexico of the firm NCA Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 12.02.2013. The record information edited onto the original design document has been obtained by Marc Gonzales of the firm NCA Architects. I further certify that I have personally visited the project site on 09.29.2014 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 Final Certificate of Occupancy.

The record information presented heron is not necessarily completed 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.

Sincerely,



Robert Calvani, AIA
Principal-in-Charge

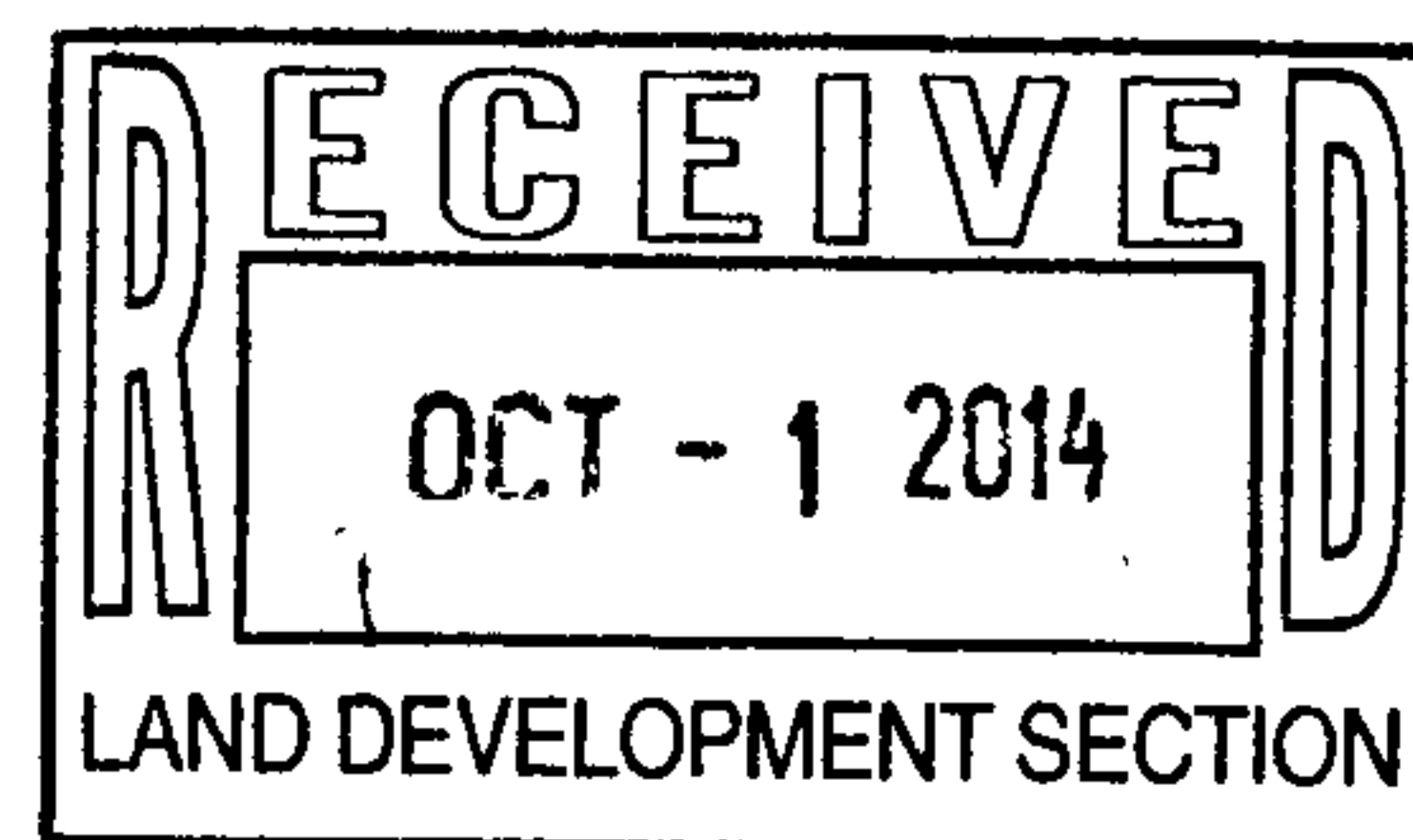


9.30.14

Marc Gonzales

From: Michel, Racquel M. [rmichel@cabq.gov]
To: Marc Gonzales
Sent: Wednesday, October 01, 2014 2:50 PM
Subject: Read: RE: Bob's Burgers @ 4506 Central

Your message was read on Wednesday, October 01, 2014 2:50:08 PM (GMT-07:00) Mountain Time (US & Canada).



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

August 22, 2014

Marc Gonzales
NCA Architects
1306 Rio Grande Blvd. NW
Albuquerque, NM 87104

**Re: Bob's Burgers, 4506 Central Blvd.
90-Day Temporary Certificate of Occupancy- Transportation Development
Site Development Plan Approved 11-02-13 (K12-D032)
Certification dated 08-22-14**

Dear Mr. Gonzales,

Based upon the information provided in your submittal received 08-22-14, Transportation Development has no objection to the issuance of a 90-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 90-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

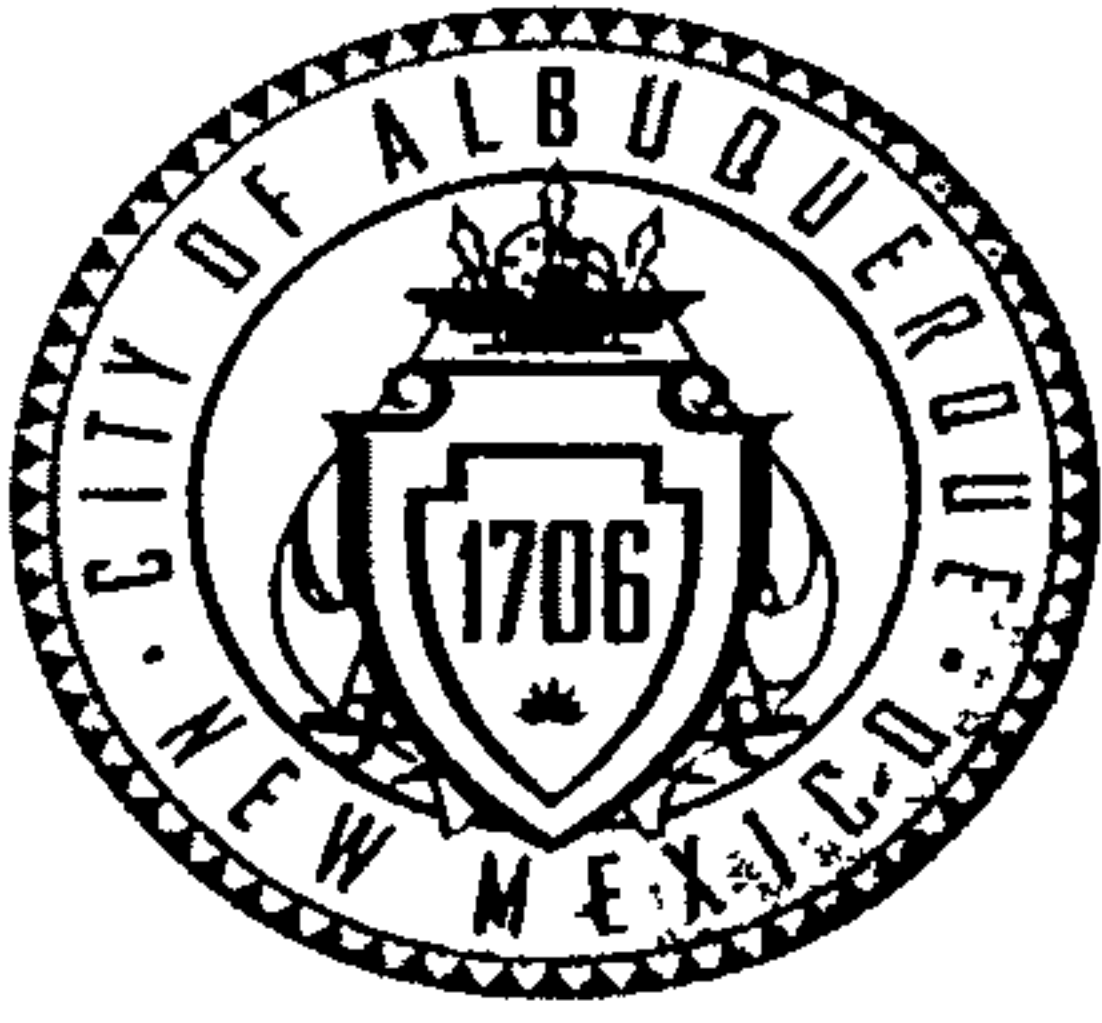
- Phase 2 improvements must be completed.

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to rmichel@cabq.gov or mortiz@cabq.gov prior to submittal. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: CO Clerk
File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Bob's Burgers City Drainage #: K120032
DRB#: 13DRB-70599 EPC#: _____ Work Order#: _____

Legal Description: _____
City Address: 4506 Central Blvd

Engineering Firm: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Owner: Bob Salas Contact: _____
Address: 4506 Central Blvd
Phone#: _____ Fax#: _____ E-mail: _____

Architect: NCA Architects Contact: Marc Gonzalez
Address: 1306 Rio Grande Blvd
Phone#: 505.255.6400 Fax#: 505.255.6454 E-mail: mgonzalez@nca-archite
cts.com

Surveyor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

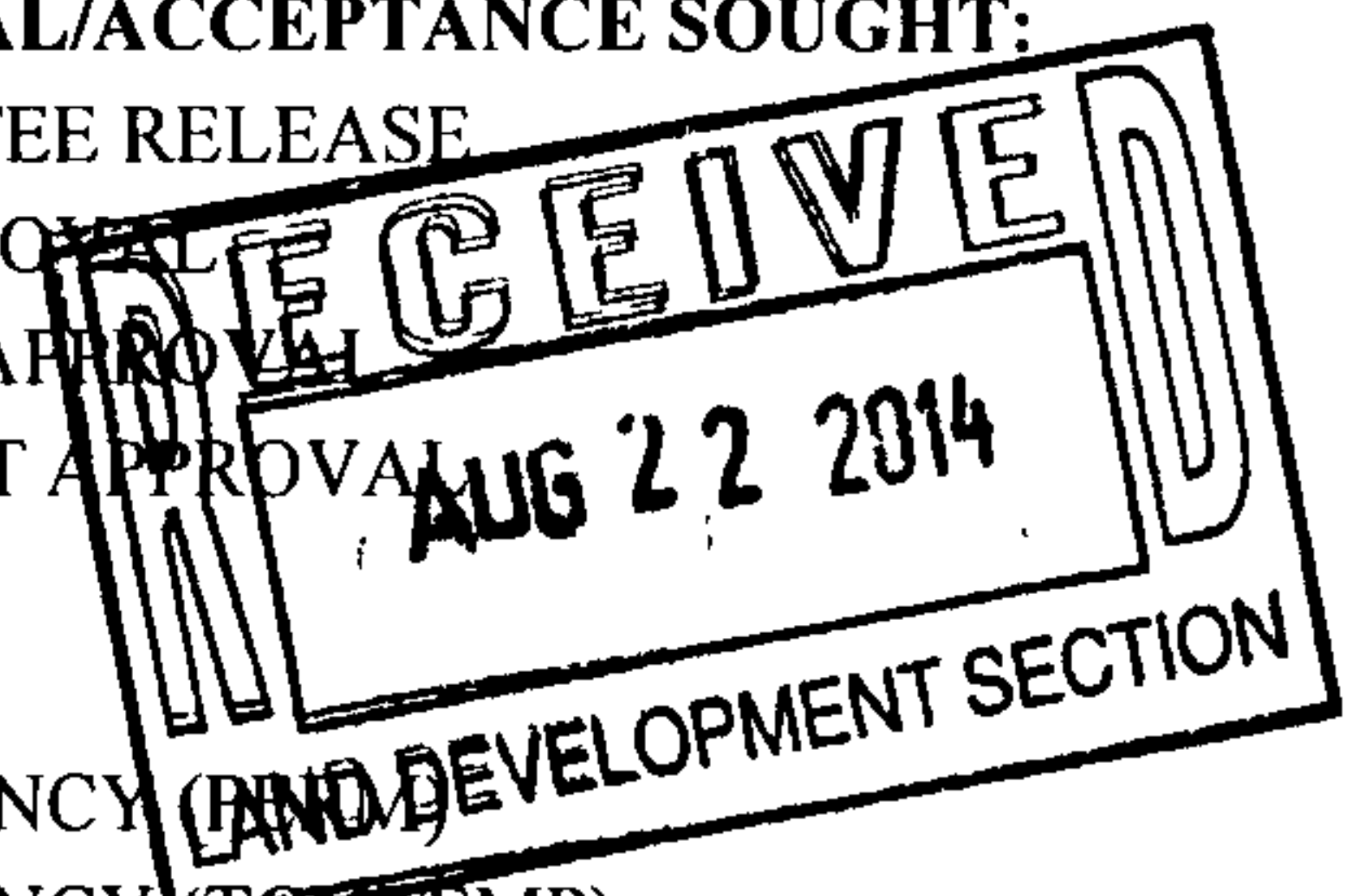
Contractor: Hart Construction Contact: _____
Address: 2919 2nd St SE Albuquerque 87107
Phone#: 505.345.4001 Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☒ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☐ CERTIFICATE OF OCCUPANCY
- ☒ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: _____ By: _____

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
- 4 **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



22 August 2014

Robert M. Calvani

John C. Layman

Thomas C. Wilber

Traffic Engineer
Development and Building Services
Planning Department
City of Albuquerque

RE: Approval of Temporary Certificate of Occupancy for
Bob's Burgers
4506 W. Central Ave SW
Albuquerque, NM 87105

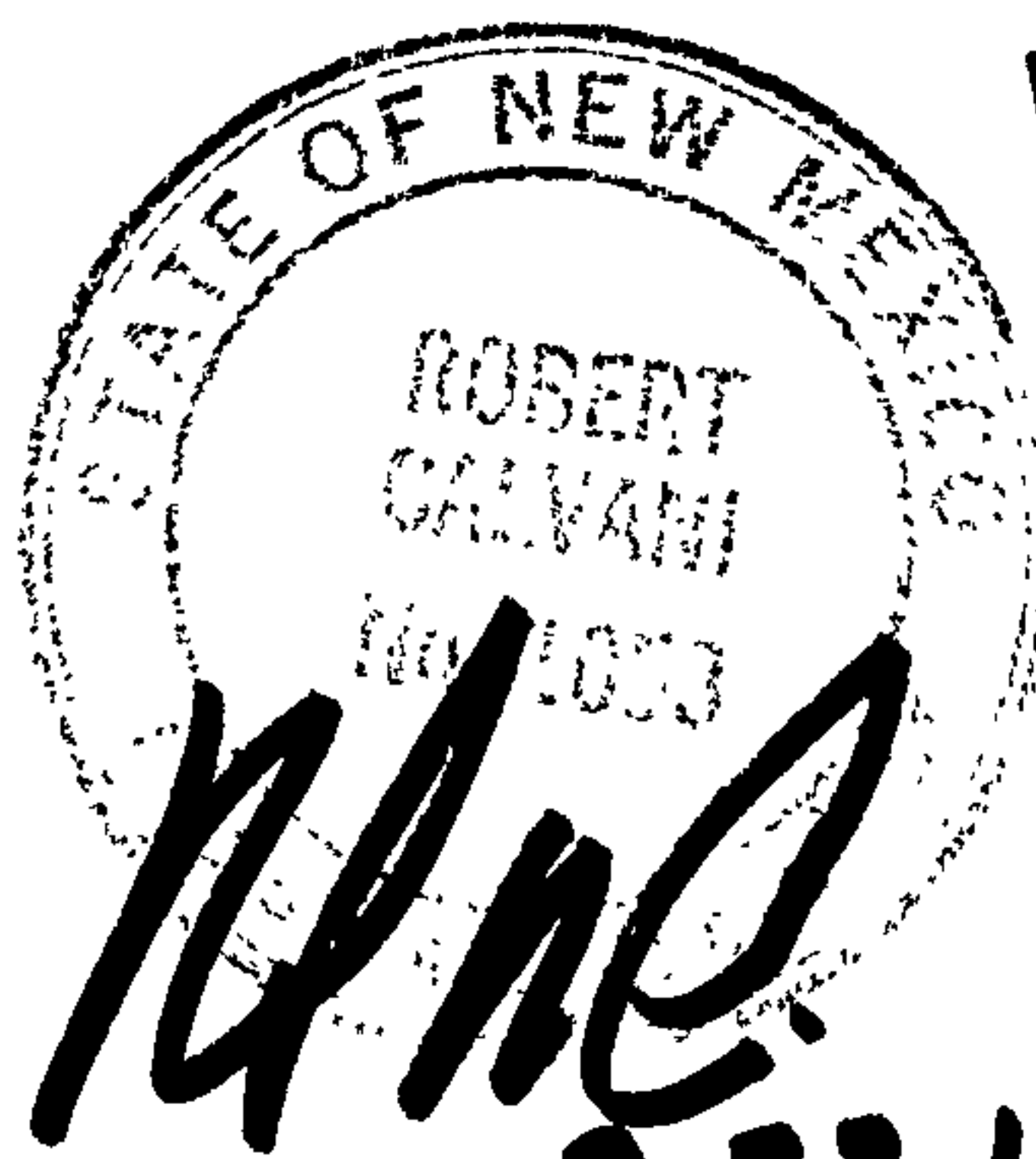
TRAFFIC CERTIFICATION

I, Robert Calvani, New Mexico Registered Architect, of the firm NCA Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated June 2013. The record information edited onto the original design document has been obtained by Marc Gonzales of the firm NCA Architects. I further certify that I have personally visited the project site on 4506 West Central 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 Temporary Certificate of Occupancy for a term or 90 Days.

The record information presented heron 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.

Sincerely,

Robert Calvani, AIA
Principal-in-Charge



Robert M. Calvani

John C. Layman

Thomas C. Wilber

Friday, July 18, 2014

City of Albuquerque Traffic Transportation Development
600 2nd St. NW
Albuquerque, NM 87102

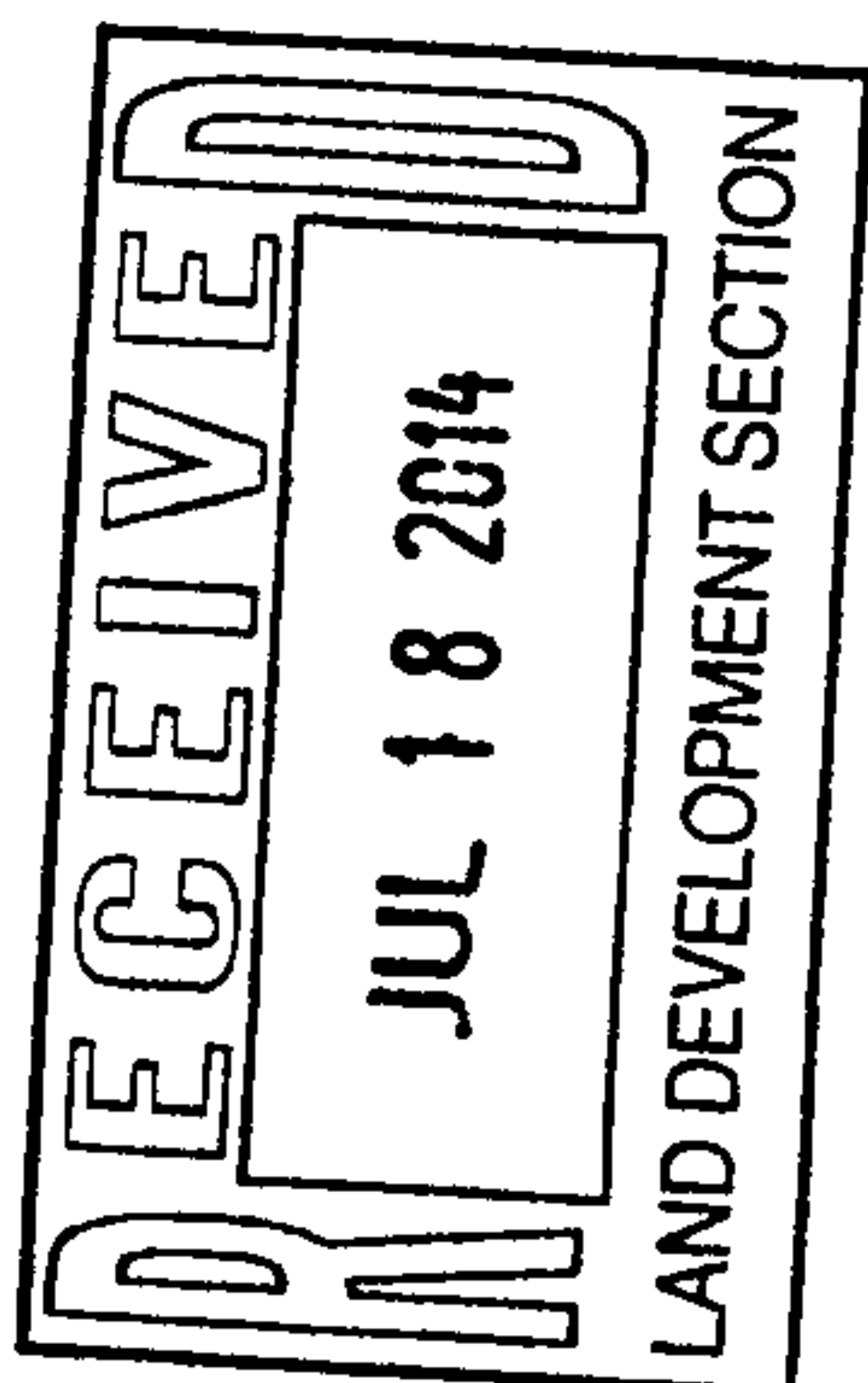
RE: **Temporary Certificate of Occupancy for Bob's Burgers at 4506 Central Avenue SW
87105**

K12-D 032

With this letter we are submitting a proposed Temporary Certificate of Occupancy at Tract A, Lands of Salas Properties LLC, Block 1, Zimmerman Addition, located on the SE Corner of West Central Ave. and 46th Street SW.

The new 2,754sf dine-in restaurant which is currently under construction was reviewed and approved by the Development Review Board 08-21-2013. The approved site development plan is attached for your review. The existing restaurant has remained open during construction. The contractor anticipates the new building and site to be complete in approximately 3 weeks.

In an effort to allow the business to operate without disruption we would like to propose a phased plan with which we can obtain a temporary certificate of occupancy. Please see AS-102. This would allow the site to be completed as shown on AS-102 and business to open and operate while the existing restaurant is being demolished and the site work completed as detailed in the approved DRB plan. Subsequently Phase one being represented in AS-102 and Phase two to follow 3 weeks behind as outlined in AS-101.



Since a large amount of the parking represented in the approved DRB plan will not be complete in Phase 1, we have obtained permission from the adjoining property for a cross access/common driveway/cross parking agreement. Please see attached. This temporary parking agreement provides us with more than the required parking as approved through the DRB. This will be maintained and utilized as phase 2 is being completed. As stated above the contractor feels we will need approximately 3 weeks to complete phase 2.

We have run phase 1 by all departments including Fire and Sanitation and have received their blessing. We now submit to you for your review. **Our civil engineer will certify the phase and turn in to you for official approval as required in approximately 1-2 weeks.**

If you have any further questions or comments, please feel free to contact me anytime.

Respectfully,

Marc A. Gonzales
NCA Architects & Planners
1306 Rio Grande Blvd. NW
Albuquerque, NM 87104

(505) 255.6400 phone

(505) 268.6954 fax

mgonzales@nca-architects.com

www.nca-architects.com

CROSS ACCESS / COMMON DRIVEWAY / CROSS PARKING AGREEMENT

This cross access / common driveway / cross parking agreement (the "Agreement") is hereby made on this date June 16th, 2014; between Owner #1 and Owner #2.

Owner 1:

Salas Properties LLC

Name

4506 Central Ave SW

Address

Albuquerque NM 87105

City, State, Zip Code

Bernalillo

County

Owner 2:

Ward Harold J & Redhead J. Ann

Name

4208 Central Ave SW

Address

Albuquerque NM 87105

City, State, Zip Code

Bernalillo

County

Recitals

- A. Owner 1, is the owner of the property outlined on Exhibit A "Tract A plat of Tract A Lands of Salas Properties LLC (A replat of Tract 114-B-1, 114-B-2, 115-E-1 & 115-E-2 MRGCD Map 39 Together with LTS A&B BLK 1 Zimmerman Addition) Containing .7787 Acres" attached hereto and incorporated herein by this reference (as "Parcel 1");
- B. Owner 2, is the owner of the property outlined on Exhibit B "Tract A-2 Lands of Coogan & Walters & Southwestern Land Development Corp together with TRS B & C Milne Plaza Subdivision & Tract A Plat of Tract A Lands of MRGCD Map 39 containing 12.9780 Acres" attached hereto and incorporated herein by this reference (as "Parcel 2");
- C. The parties to this agreement desire to create/grant a temporary easement on, over, upon, and across portions of "Parcel 2" for purposes of vehicular and pedestrian ingress and egress to and from, and non-exclusive parking rights to Bob's Burgers patrons, construction workers of Bob's Burgers construction site, and Bob's Burgers employees, and all other uses expressly contemplated by this agreement for a term of 120 days from the date hereof and for monetary



compensation of \$1000.00 (One Thousand Dollars and Zero cents) to be paid upon execution of this agreement and as a condition to the rights of grantor Owner 1 hereunder.

- D. The parties agree that temporary easement will be defined by the designated areas in Exhibit "C" (Property layout with striped areas) for "Parcel 2". These exhibits are hereby defined as the "Easement Areas" and attached hereto.

1. Granting of Easements

- 1.1. Cross Access Easement. The interested parties representing Parcel 1 and Parcel 2 hereby grant and convey temporary, non-exclusive, mutual cross access easements for purposes of vehicular and pedestrian ingress and egress on, over, upon, and across the areas defined in the Easement Area.
- 1.2. Common Driveway Easement. The interested parties representing Parcel 1 and Parcel 2 hereby grant and convey temporary, non-exclusive, mutual common driveway easements for purposes of vehicular ingress and egress on, over, upon, and across the areas defined in the Easement Areas.
- 1.3. Cross Parking Easement. The interested parties representing Parcel 1 and Parcel 2 hereby grant and convey temporary, non-exclusive, cross parking easements for use of all parking spaces within the areas defined in the Easement Areas.

2. Marking Spaces; Maintenance

- 2.1. Maintenance of Easement Areas. Owner 1, at its sole cost and expense, shall mark the parking spaces in the easement area and maintain and keep the easement area in a commercially reasonable condition and state of repair and in compliance with all legal requirements.

3. Indemnity

- 3.1. Indemnity. Owner 1 will indemnify, defend, and hold harmless Owner 2, from, and against any and all claims suffered or incurred in connection with any alleged bodily injury or property damage arising out of use or enjoyment of the Easement Area, unless caused by gross negligence or willful misconduct of Owner 2.

4. Modification

- 4.1. The terms and conditions of this Agreement may be abrogated, modified, rescinded or amended in whole or in part only by written instrument executed by all the then Owners of Parcel 1 and Parcel 2.

IN WITNESS WHEREOF, this Agreement has been made as of the effective date.

Parcel 1:

Robert J. Salas
Signature

Robert J. Salas
Printed Name

President
Title

State of NEW MEXICO

County of BERNALILLO

The Foregoing instrument was signed before
me, the undersigned Notary Public,

this 12 day of JUNE, 2014

[Signature]
by

Notary Public

Parcel 2:

[Signature]
Signature

Jack Hunsley
Printed Name

Agent
Title

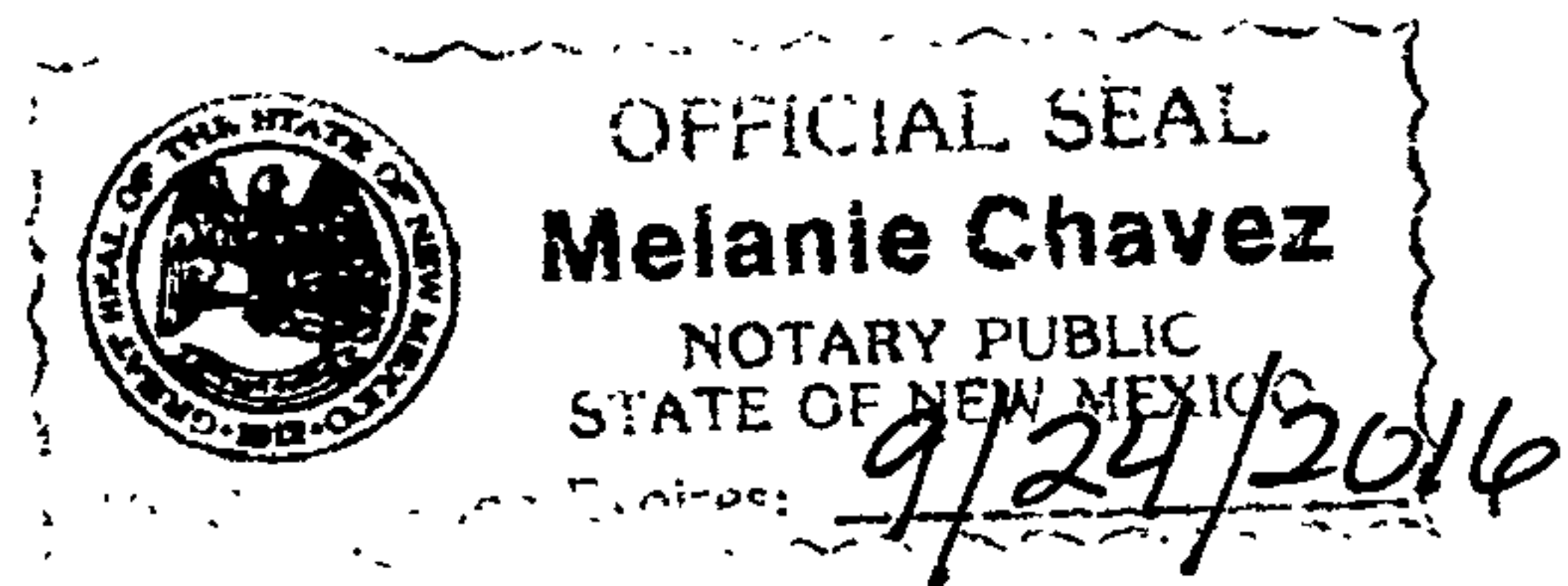
State of NM

County of Bernalillo

The Foregoing instrument was signed before
me, the undersigned Notary Public,

this 30 day of JUNE, 2014

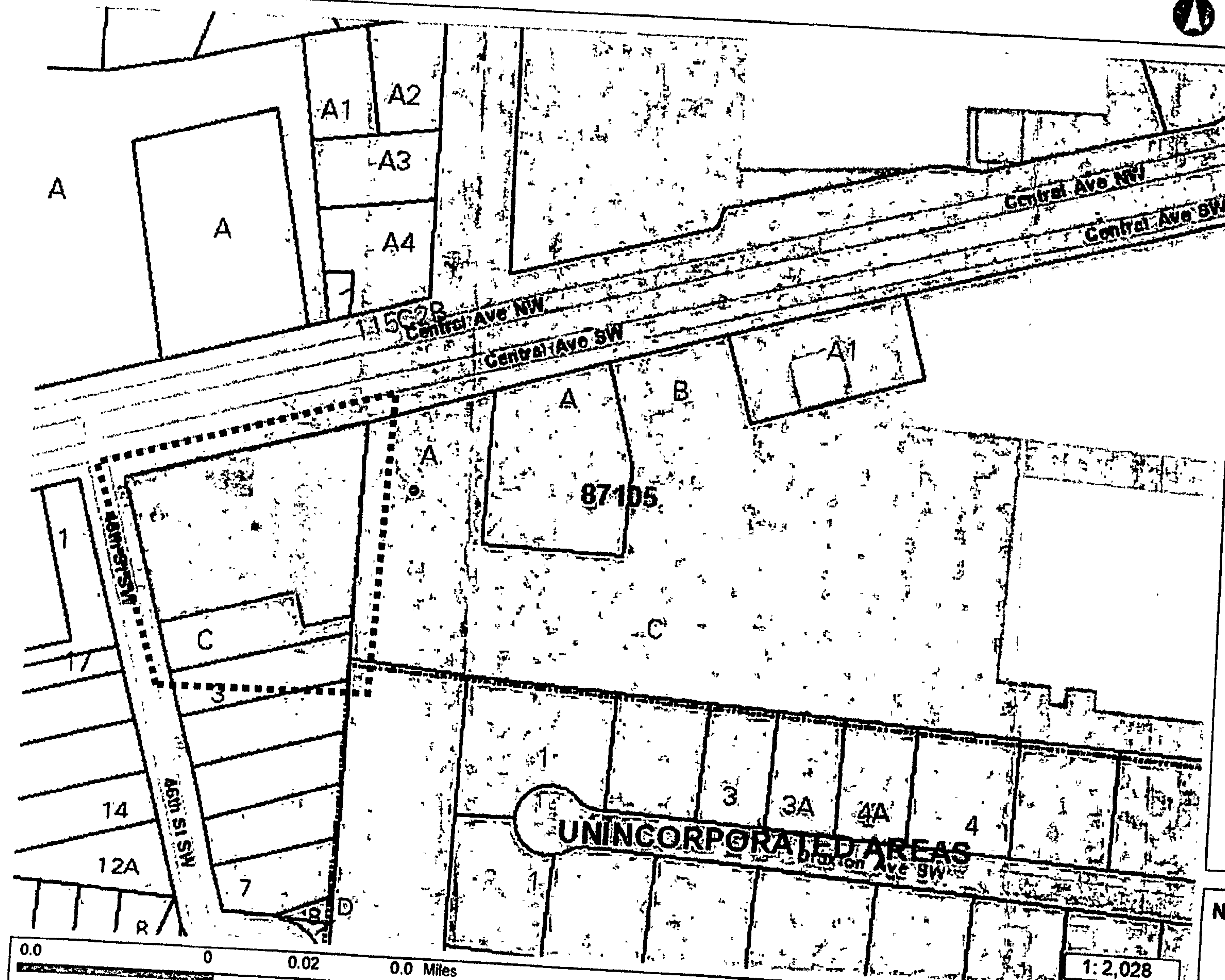
Melanie Chavez
by



Notary Public



Legend



UNINCORPORATED AREAS

1:2,028

WGS_1984_Web_Mercator_Auxiliary_Sphere
6/11/2014
© City of Albuquerque

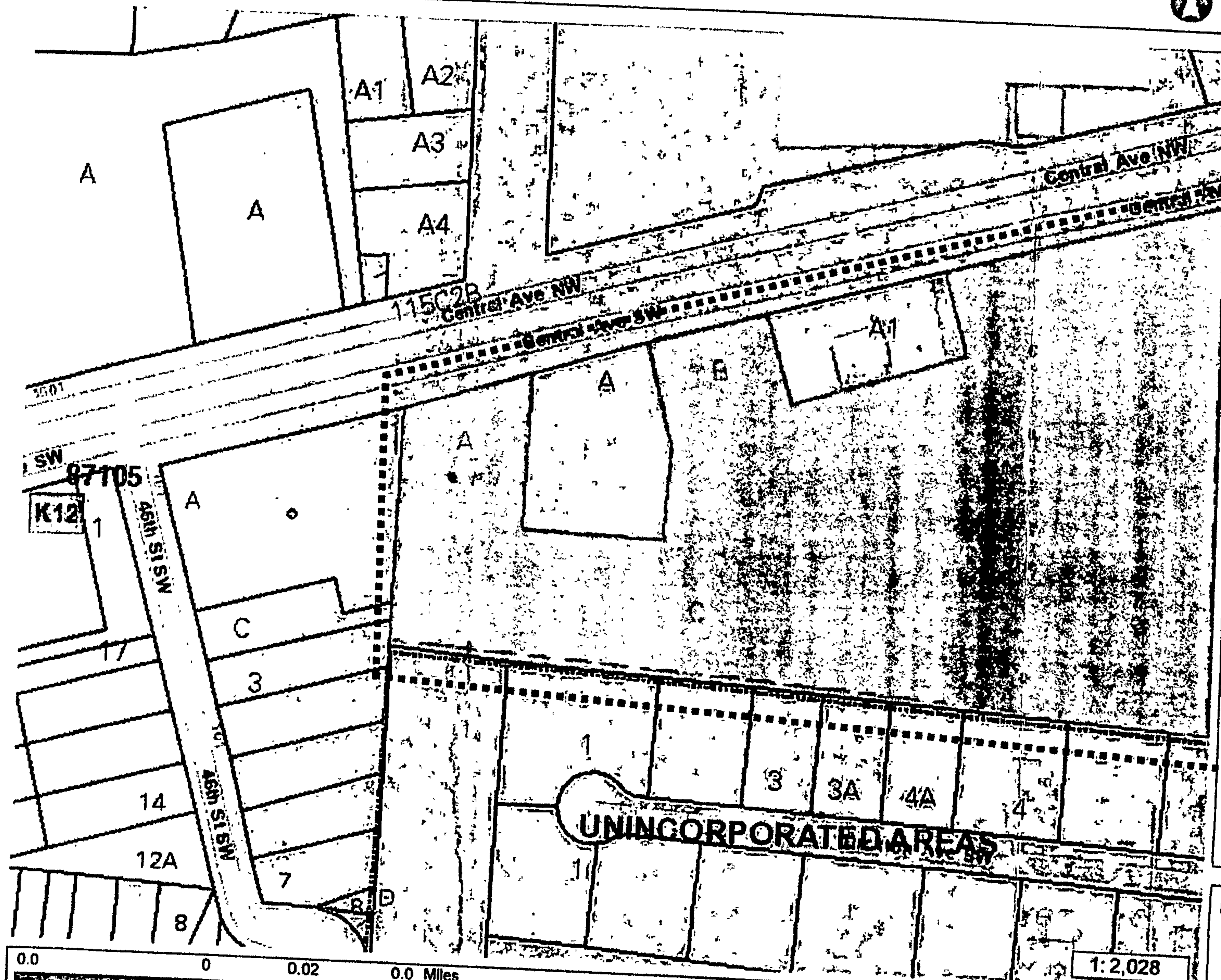
This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

Notes

OWNER 1
EXHIBIT A



Legend

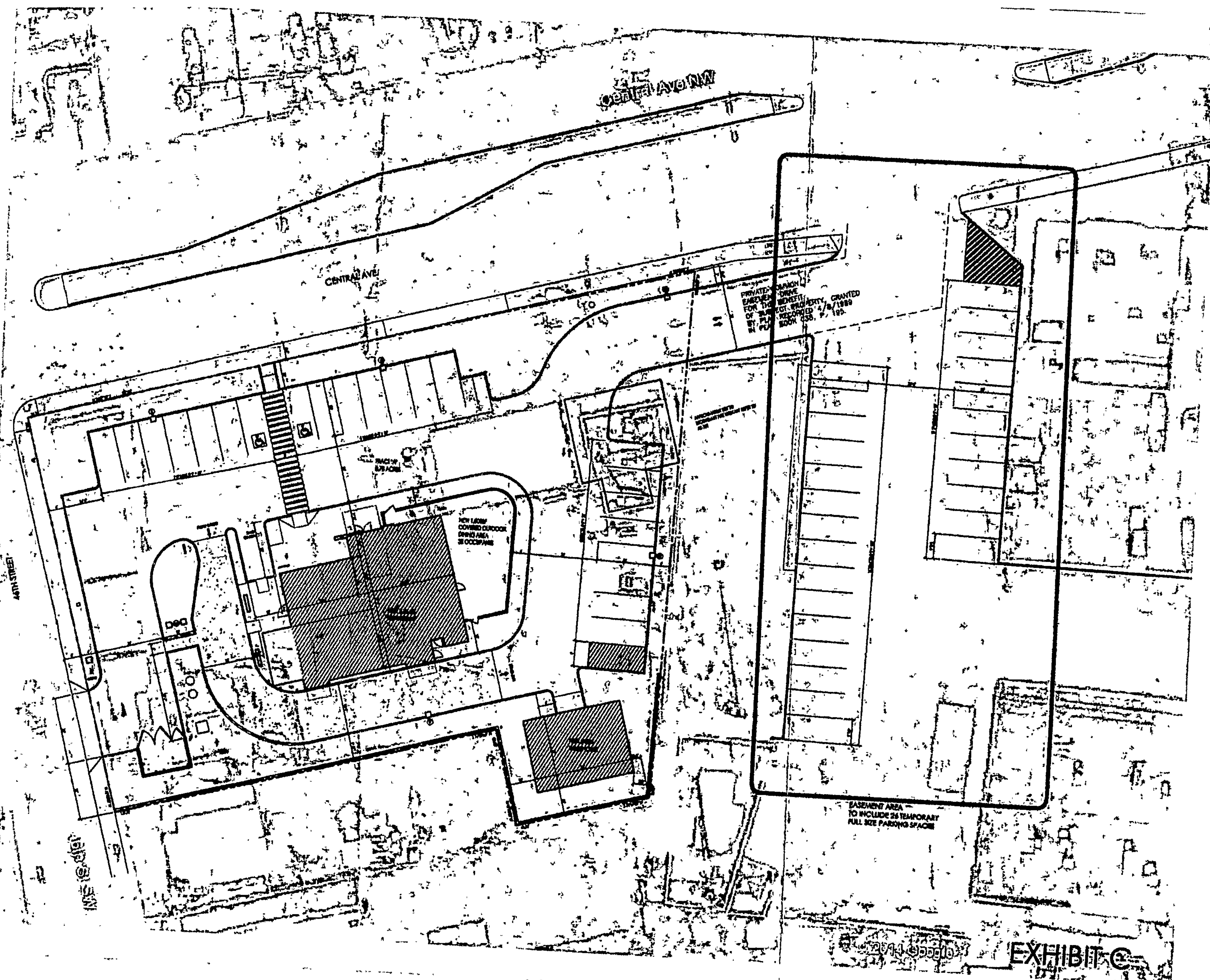


Notes

OWNER 2
EXHIBIT B

WGS_1984_Web_Mercator_Auxiliary_Sphere
6/11/2014
© City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES



PRIVATE DRIVE
EASEMENT GRANT
FOR THE BENEFIT
OF THE PROPERTY, GRANTED
BY THE RECORD 4/8/1989
BY THE BOOK 138, P. 185.

NEW LUMBER
COVERED OUTDOOR
DINING AREA

BASEMENT AREA
TO INCLUDE 24 TEMPORARY
FULL SIZE PARKING SPACES

EXHIBIT C