

# CITY OF ALBUQUERQUE



August 27, 2010

Philip W. Clark, P.E.  
**Clark Consulting Engineers**  
19 Ryan Road  
Edgewood, NM 87015

**Re: Route 66 Malt Shop Grill & Parking Lot, 3800 Central Ave. SE,  
Request for Permanent Certificate of Occupancy - Approved  
Engineer's Stamp dates: 12-15-09 & 4-5-10, (K-17/D103)  
Certification dated: 08-03-10**

Dear Mr. Clark,

Based upon the information provided in the Certification received 8-04-10, 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 924-3982.

Albuquerque

Sincerely,

NM 87103

Timothy E. Sims,  
Plan Checker—Hydrology Section  
Development and Building Services

[www.cabq.gov](http://www.cabq.gov)

C: CO Clerk—Katrina Sigala  
Bradley L. Bingham, P.E.  
File

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: Rte 66 Malt Shop Grill G & D  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ ZONE MAP/DRG. FILE # K-17/D103  
 WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_  
 CITY ADDRESS: 3800 Central SE / Solano (PKG LOT)

ENGINEERING FIRM Clark Consulting Engineers CONTACT: Phil  
 ADDRESS: 19 Ryan Road PHONE: 281-2444  
 CITY, STATE: Edgewood, New Mexico 87015 ZIP CODE: \_\_\_\_\_

OWNER: Premier Motels CONTACT: Gerry Landgraf  
 ADDRESS: \_\_\_\_\_ PHONE: 235-7901  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_ CONTACT: Martin Grummer  
 ADDRESS: \_\_\_\_\_ PHONE: 265-2507  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_ CONTACT: Tony Harris  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

CONTRACTOR: Kim Con CONTACT: Pat Kimbro  
 ADDRESS: \_\_\_\_\_ PHONE: 620-4993  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☒ ENGINEER'S CERT (HYDROLOGY) (2)  
☐ 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 AUG 04 2010  
☐ 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) (2)  
☐ CERTIFICATE OF OCCUPANCY (TEMP)  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☒ OTHER (SPECIFY) \_\_\_\_\_

**RECEIVED****HYDROLOGY  
SECTION**

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☐ NO  
☐ COPY PROVIDED

SUBMITTED BY: Phil DATE: 8.3.10

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.

2 - Plans Submitted (1. for Grill  
& 1. for Pkg. Lot)

# CITY OF ALBUQUERQUE



April 13, 2010

Philip W Clark, PE  
Clark Consulting Engineers  
19 Ryan Rd.  
Edgewood, NM 87015

**Re: Rte 66 Malt Shop Parking Lot Grading Plan**  
**Engineer's Stamp dated 4-5-10 (K17/D103)**

Dear Mr. Clark,

Based upon the information provided in your submittal dated 4-5-10, the above referenced plan is approved for Grading and Paving Plan. Upon completion of the project, please submit a certified as-built for our files.

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

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

*Bradley L. Bingham*

Bradley L. Bingham, PE  
Principal Engineer, Planning Dept.  
Development and Building Services

C: file

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/05)

PROJECT TITLE: Rte 66 Malt Shop PKG LOT ZONE MAP: K-17/D103  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 6-A, BLK 3, Mankato PL. Add'n  
 CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Clark Consulting Engineers

ADDRESS: 19 Ryan Road

CITY, STATE: Edgewood, NM

CONTACT: Phil

PHONE: 281-2444 & FAX

ZIP CODE: 87015

OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

ARCHITECT: MARTIN GRUMMER

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: Martin

PHONE: \_\_\_\_\_

ZIP CODE: 87106

SURVEYOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: Albuquerque

NM

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1<sup>st</sup> 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
- ☒ GRADING PERMIT APPROVAL
- ☒ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☒ OTHER (SPECIFY) \_\_\_\_\_

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES

☐ NO

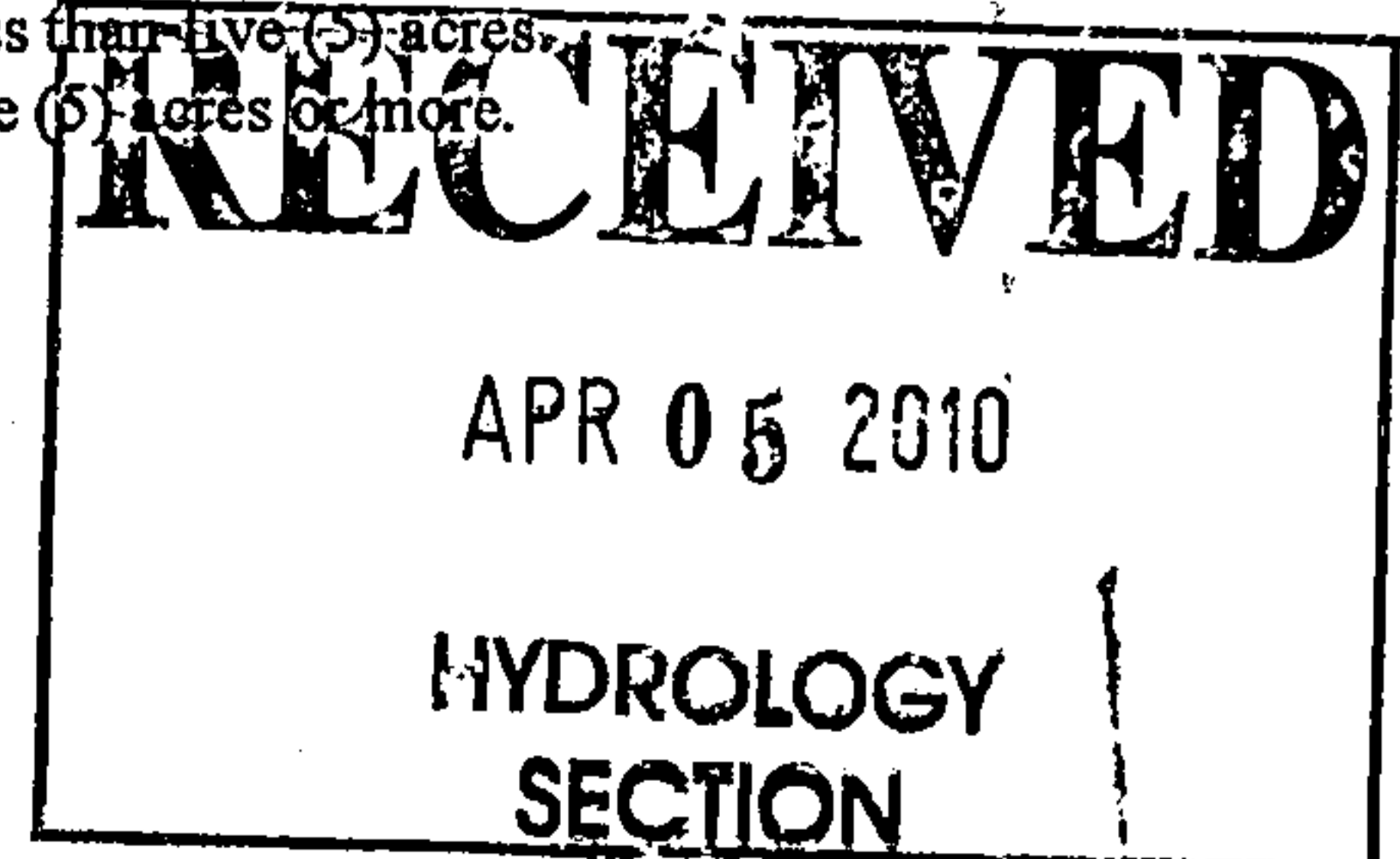
☐ COPY PROVIDED

DATE SUBMITTED: 4/6/10

BY: [Signature]

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

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# CITY OF ALBUQUERQUE



December 18, 2009

Philip W. Clark, P.E.  
Clark Consulting Engineers  
19 Ryan Road  
Edgewood, NM 87015

**Re: Route 66 Malt Shop and Grill, 3800 Central Ave SE, Grading and Drainage Plan**

**Engineer's Stamp date 12-15-09 (K17/D103)**

Dear Mr. Clark,

Based upon the information provided in your submittal received 12-15-09, the above referenced plan is approved for Building Permit and SO 19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

PO Box 1293

A separate permit (SO 19) is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit. If there is a Work Order associated with this project, this work is to be included in the Work Order.

Albuquerque

To obtain a temporary or permanent CO, Engineer Certification of the Grading Plan per the DPM is required and the sidewalk culvert in the City ROW must be inspected and accepted. Please contact Duane Schmitz, 235-8016, to schedule an inspection.

NM 87103

If you have any questions, you can contact me at 924-3695.

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Curtis A. Cherne, P.E.  
Senior Engineer, Planning Dept.  
Development and Building Services

C: file  
Antoinette Baldonado, Excavation and Barricading  
Duane Schmitz, Street/Storm Drain Maintenance

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/05)

PROJECT TITLE: Old Rte 66 Malt Shop ZONE MAP: K-17/D103  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 1, BLK 3, Mankato Pl. Add'n  
 CITY ADDRESS: 3800 CENTRAL Ave, SE

ENGINEERING FIRM: Clark Consulting Engineers

ADDRESS: 19 Ryan Road

CITY, STATE: Edgewood, NM

CONTACT: Phil

PHONE: 281-2444 & FAX

ZIP CODE: 87015

OWNER: Gerry Landgraf

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

ARCHITECT: Martin Grummer

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: 265-2507

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

SURVEYOR: Harris

ADDRESS: \_\_\_\_\_

CITY, STATE: Albuquerque

NM

CONTACT: Tony

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
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- ☒ 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) \_\_\_\_\_

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- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
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- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☒ WORK ORDER APPROVAL
- ☒ OTHER (SPECIFY) 5019

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES

☒ NO

☐ COPY PROVIDED

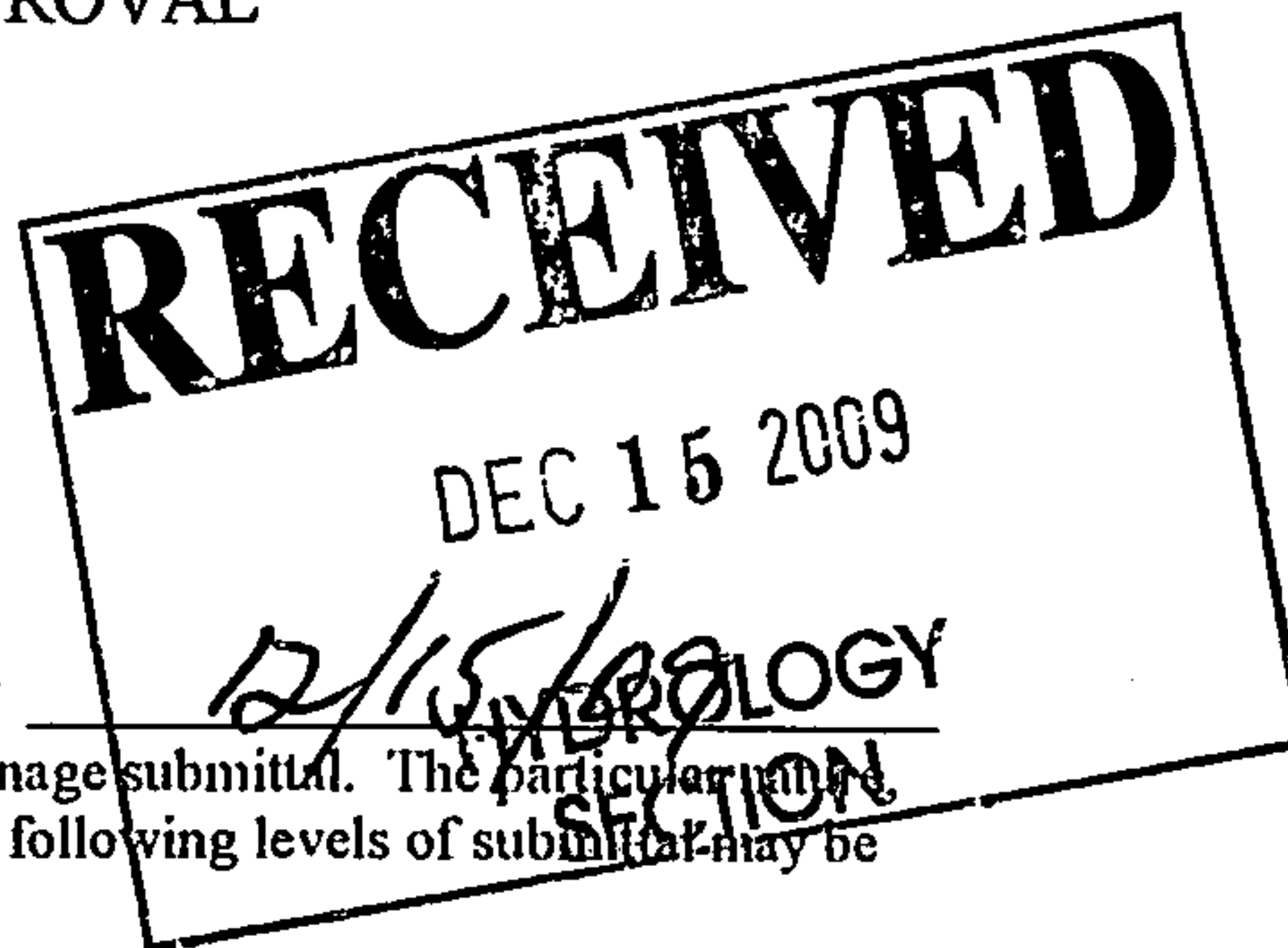
DATE SUBMITTED: \_\_\_\_\_

*[Signature]*

BY: \_\_\_\_\_

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*Paid 5000*

## Cherne, Curtis

---

**From:** Gerald Landgraf [g\_landgraf@msn.com]  
**Sent:** Friday, December 18, 2009 11:03 AM  
**To:** Cherne, Curtis  
**Cc:** James Fenton; Martin Grummer AIA; Pat Kimbro  
**Subject:** FW: OldMaltShopAddition\_K17

TO: Curtis Cherne  
FROM: Gerald Landgraf, owner of the entire block on Central SE that includes 3800 through 3810 Central Avenue SE  
SUBJECT: Per requested in note below  
DATE: December 18, 2009

Please be advised that we are planning to build a 1,750 square foot addition (approximate size) to the southwest corner of the existing 9,000 first floor structure currently located the above referenced property. This addition will open into and be an integral part of the existing building and will represent significantly less than 50% of the value of the combined building.

If you are in need of additional information, you can contact me at 505-235-7901.

---

From: CCEAlbq@aol.com  
Date: Fri, 18 Dec 2009 12:26:07 -0500  
Subject: OldMaltShopAddition\_K17  
To: g\_landgraf@msn.com  
CC: mgrummer@qwestoffice.net; jfenton@nets.com

From: CCEAlbq@aol.com  
Date: Fri, 18 Dec 2009 12:26:07  
Subject: OldMaltShopAddition\_K17  
To: g\_landgraf@msn.com  
CC: mgrummer@qwestoffice.net

Gerry,

I've already heard from the City Hydrology section - and have addressed their concerns. In order, to match the existing floor elevation (which is below the AO1 flood elevation), we are required to define the shop as an addition to the existing building. As long as we show access between the two spaces (I sent them a floor plan depicting this), AND that the value of the Addition is less than 50% of the total structure... (existing+proposed).

Could you confirm this, as owner, with a quick note back to Mr. Curtis Cherne, City of Albuquerque Flood Plain Administrator ccherne@cabq.gov, 924-3695

I sure appreciate it, and have a great weekend. Give me a call if you have any questions.  
phil

Philip W. Clark, PE

**Clark Consulting Engineers**

19 Ryan Road

Edgewood, NM 87015

Tele/Fax (505)281-2444 Cell 264-6042

CCEalbq@aol.com

12/18/2009

**Clark Consulting Engineers**

19 Ryan Road

Edgewood, New Mexico 87015

E-Mail: ccealbq@aol.com

Tele: (505) 281-2444

Fax: (505) 281-2444

Phillip W. Clark, P.E.

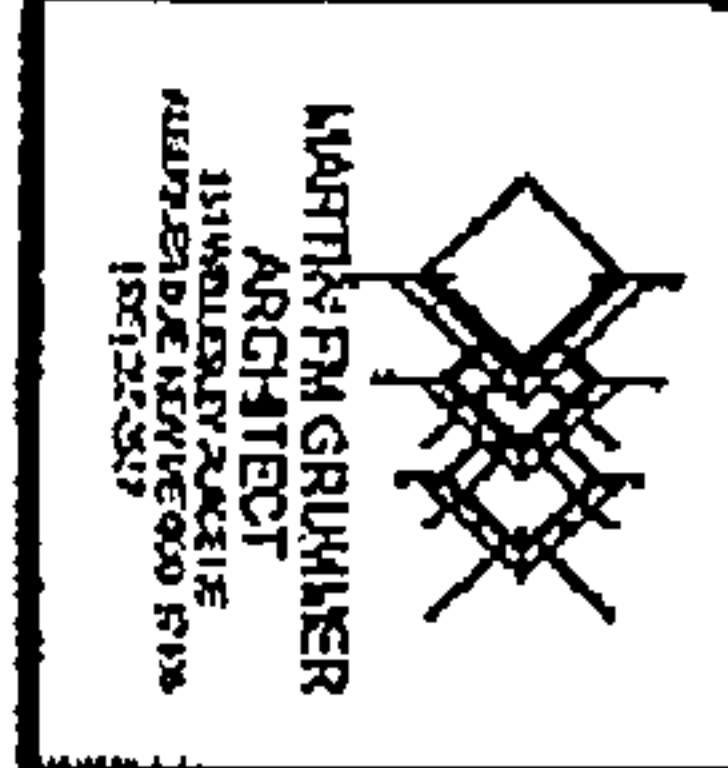
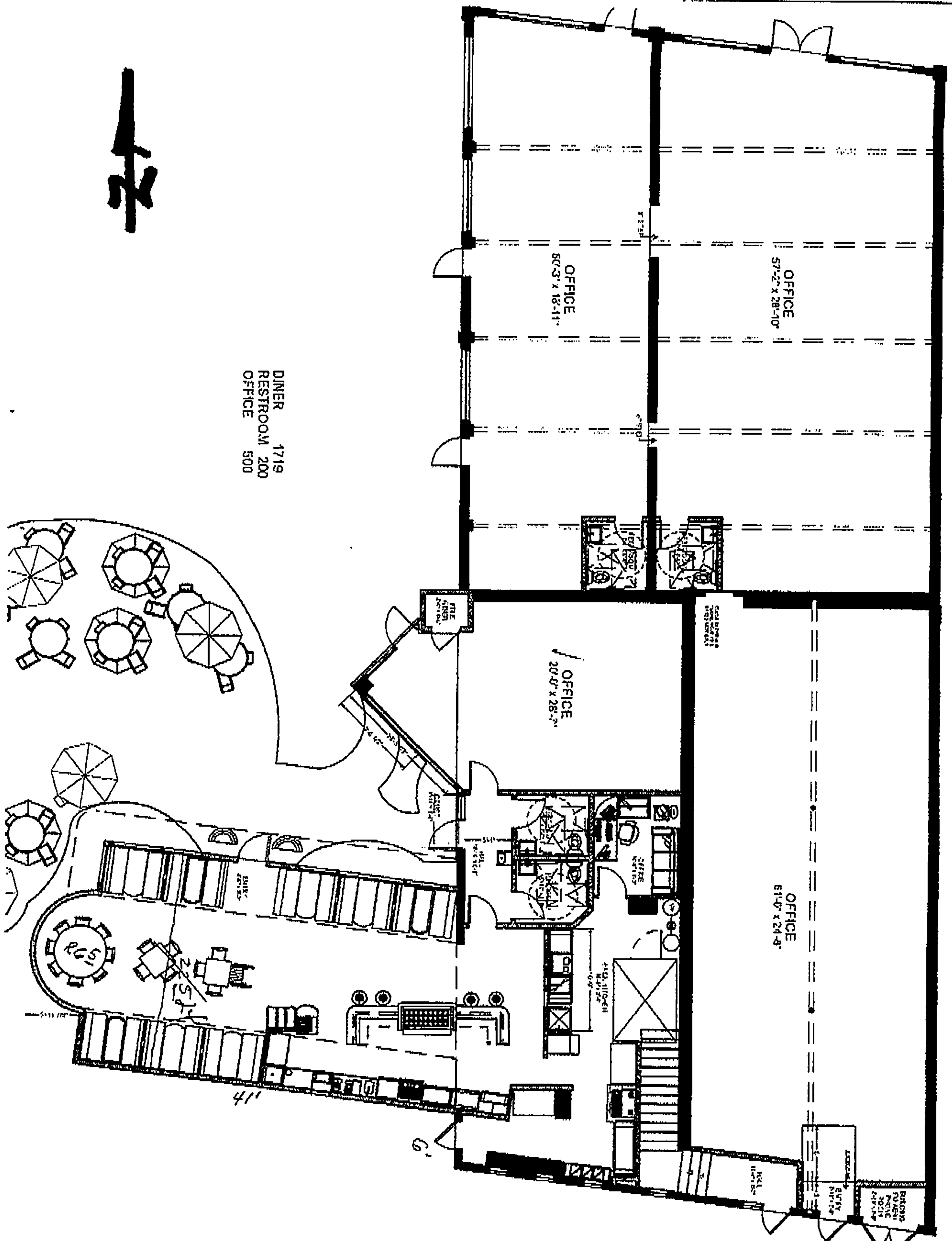
Date: 12/18/09

**CLARK FAX COVER**TO: Curtis ChernerORGANIZATION: Hydrology - COAFROM: PhilREGARDING: K-17 / Old Rte 66 Malt Shop**MESSAGE:**TOTAL NO. PAGES: 2

- Curtis - please find fax of Floorplan of Addition showing Access To Existing
- please Note # 2 of Report verbiage ... reference to "1200 SF Addition"
- I have changed "Adjacent to" → within
- I have a call to owner re: Value Ratio

Sincerely,

Designing To Shape The Future.....



REVISIONS	
JAF	10/08/2009
JAF	10/15/2008
JAF	10/26 & 27/2008
JAF	11/09/2009

OLD ROUTE 66 MALT SHOP  
ADDITION  
3800 CENTRAL SE  
ALBUQUERQUE, NM 87108

DATE: 9/01/2008  
DRAWN BY: jaf  
CHECKED BY:  
APPROVED BY:



SHEET NO:

A-2