

CITY OF ALBUQUERQUE



November 2, 2012

Reza Afaghpour, P.E.
SBS Construction and Eng, LLC
P.O. Box 10264
Albuquerque, NM 87113

Re: Nice Cars Building Addition Grading Certification, 7800 Lomas Blvd NE
Engineer's Stamp Date 6/22/12 (K19/D145)
Certification Stamp Date 11/1/12

Dear Mr. Afaghpour,

Based upon the information provided in your submittal received 11-1-12, the above referenced certification is accepted for Release of Permanent Certificate of Occupancy from Hydrology.

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

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

C: ~~file~~ e-mail

DRAINAGE INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: NICE CARS, BUILDING ADDITION

ZONE ATLAS/DRG. FILE #:

11-19/D145
K187D145

DRB #:

EPC #:

WORK ORDER #:

LEGAL DESCRIPTION: PARCEL A, BLOCK 2, UNITY ADDITION

CITY ADDRESS: 7800 LOMAS BLVD., NE, Albuquerque, NM 87110

ENGINEERING FIRM: SBS CONSTRUCTION AND ENG., LLC

ADDRESS: PO BOX 10264

CITY, STATE: Albuquerque, NM

CONTACT: Shawn Biazar

PHONE: (505) 899-5570

ZIP CODE: 87113

cell

804-5013

OWNER:

ADDRESS:

CITY, STATE:

CONTACT: AEC LLC @ AOL.com

PHONE:

ZIP CODE:

ARCHITECT:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

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

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☐ GRADING PLAN

☐ EROSION CONTROL PLAN

☒ ENGINEER'S CERTIFICATION (HYDROLOGY)

☐ CLOMR / LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ ENGINEER'S CERTIFICATION (TCL)

☐ ENGINEER'S 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:

11 / 01 / 2012

BY: SHAWN BIAZAR

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 submittals may be required based on the following:

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



Cement residue in St. Charleston

DRAINAGE INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: 7800 LOMAS, NE, BUILDING ADDITION ZONE ATLAS/DRG. FILE #: K19
DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOT A, BLOCK 2, B & R ADDITION
CITY ADDRESS: 7800 LOMAS BLVD., NE Albuquerque, NM 87110

ENGINEERING FIRM: SBS CONSTRUCTION AND ENG., LLC
ADDRESS: PO BOX 10264
CITY, STATE: Albuquerque, NM

CONTACT: Shawn Biazar
PHONE: (505) 804-5013
ZIP CODE: 87184

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: aec11c@aol.com

ARCHITECT: Reza Afaghpour
ADDRESS: _____
CITY, STATE: 301 Adams Pl. SE

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: 87108
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

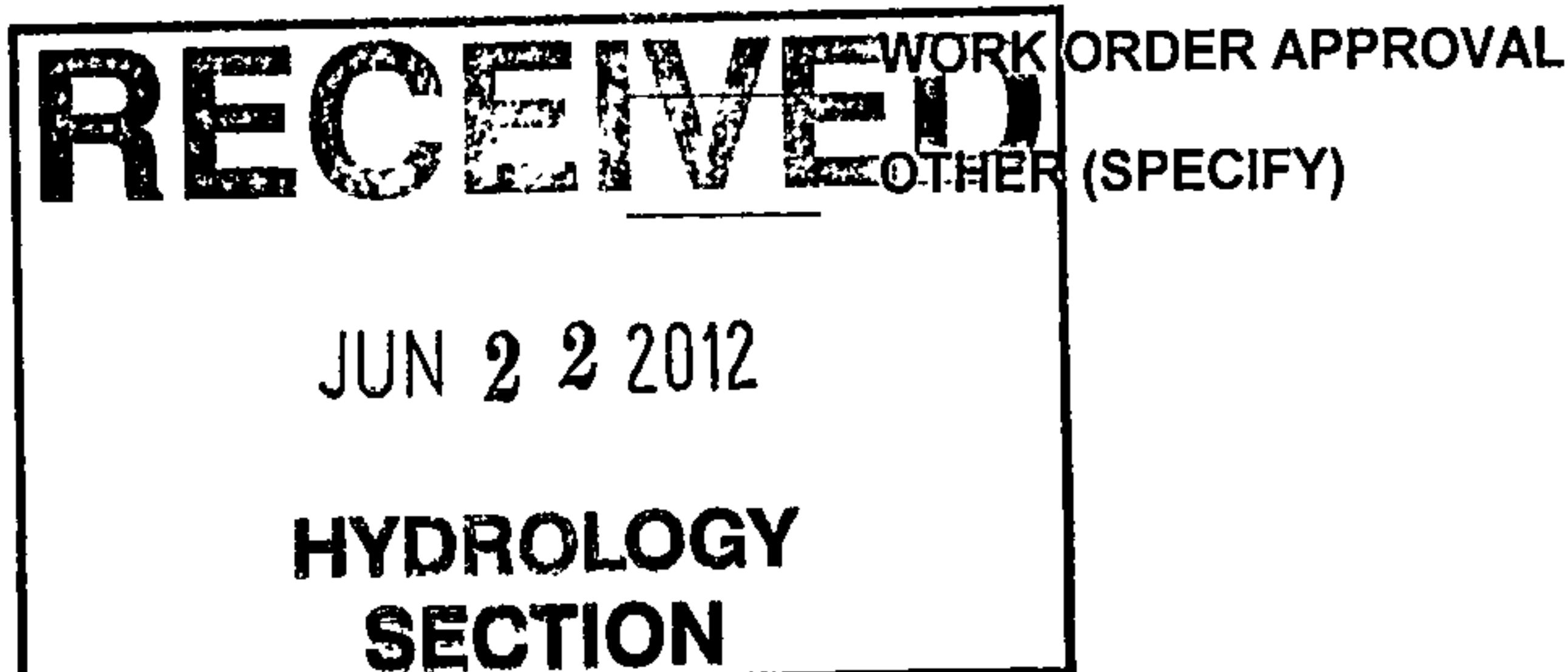
____ DRAINAGE REPORT
____ DRAINAGE PLAN 1ST SUBMITTAL, REQUIRES TCL OR EQUAL
____ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
____ EROSION CONTROL PLAN
____ ENGINEER'S CERTIFICATION (HYDROLOGY)
____ CLOMR / LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ ENGINEER'S CERTIFICATION (TCL)
____ ENGINEER'S 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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

____ YES
☒ NO
____ COPY PROVIDED

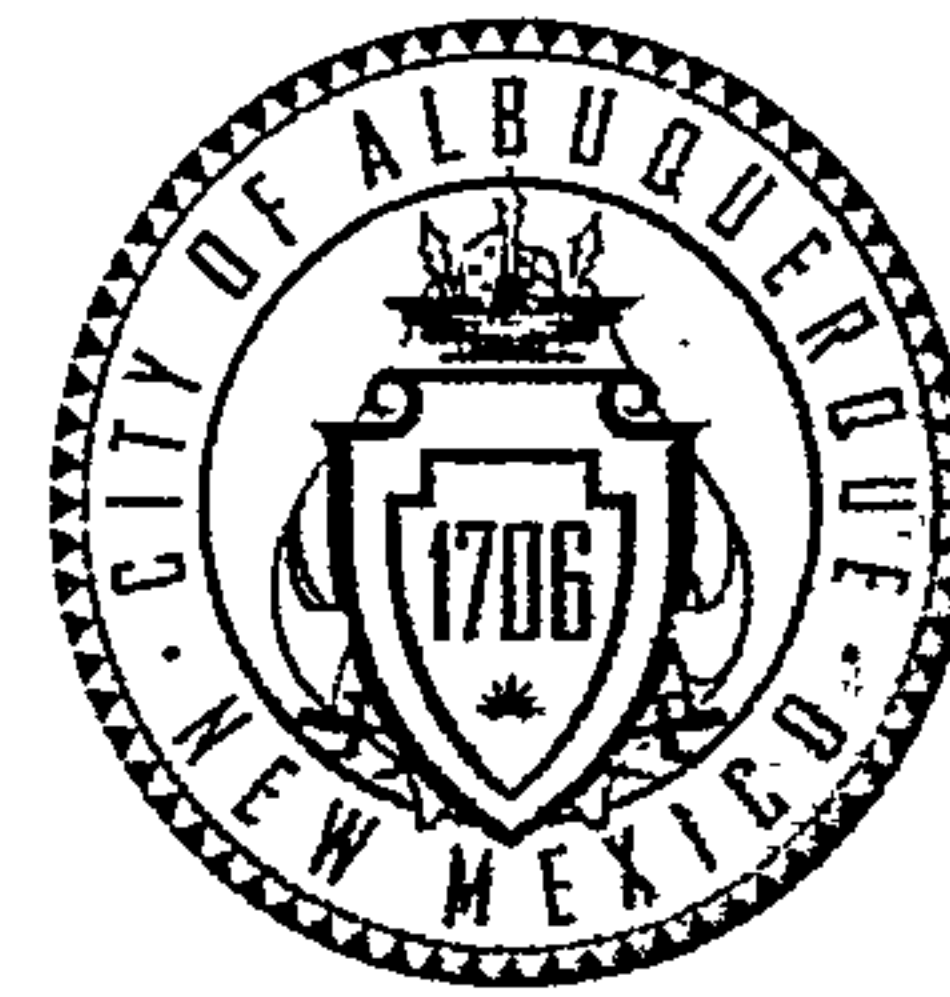


DATE SUBMITTED: 06/21/2012 BY: SHAWN BIAZAR

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 submittals may be required based on the following:

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CITY OF ALBUQUERQUE



June 21, 2012

Kent Trauernicht, R.A.
AKT Architects
P.O. Box 3366
Albuquerque, NM 87190

Re: Nice Cars LLC, 7800 Lomas Blvd NE, Traffic Circulation Layout
Architect's Stamp dated 06-01-12 (K19-D145)

Dear Mr. Trauernicht,

The TCL submittal received 06-01-12 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.**

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.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

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



C: File



P. O. B O X 3 3 6 6
ALBUQUERQUE, NM 87190
T: (505) 281 - 9560
F: (505) 286 - 1055
C: (505) 259 - 7919
aktarch@earthlink.net

October 24, 2012

City of Albuquerque
Public Works Department
Transportation Development Services
600 2nd Street NW
Albuquerque, NM 87102

RE: Traffic Circulation Layout – Certification
Nice Cars LLC
7800 Lomas Blvd NE
Albuquerque, NM 87110

To the best of my knowledge and information the above referenced project is in "substantial compliance" with the intent of the design concepts and the "Traffic Circulation Layout", as approved by the City, June 21, 2012. Minor site changes may have occurred during the construction of this project but have no adverse impact on the site and its ability to comply with the approved plan. Those relying upon this record are advised to obtain independent verification of its accuracy before using it for any other purpose.

This document neither expresses nor implies a warranty.



October 24, 2012

CITY OF ALBUQUERQUE



Planning Department Transportation Development Services Section

October 24, 2012

Kent Trauernicht, R.A.
AKT Architects, LLC
55 Camino Del Senador
Albuquerque, NM 87059

Re: **Permanent Building Certificate of Occupancy (C.O.)**
Nice Cars, LLC, [K-19/D145]
7800 Lomas Blvd. NE
Architect's Stamp Dated 10/24/12

Dear Mr. Trauernicht:

Based upon the information provided in your submittal received 10-23-12,
Transportation Development has no objection to the issuance of a Permanent Certificate
of Occupancy.

This letter serves as a "green tag" from Transportation Development for a
Permanent Certificate of Occupancy to be issued by the Building and Safety Division

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

Sincerely,

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

Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/2005)

PROJECT TITLE: NICE CARS, LLC ZONE MAP/DRG. FILE #: K-19/D145
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
 CITY ADDRESS: 7800 LOMAS BLVD. NE

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

OWNER: NICE CARS LLC CONTACT: _____
 ADDRESS: 7800 LOMAS BLVD NE PHONE: 268-7800
 CITY, STATE: ABQ NM ZIP CODE: 87110

ARCHITECT: AKT ARCHITECTS CONTACT: KENT TRAUBERNICHT
 ADDRESS: 55 CAMINO DEL SENADOR PHONE: 281-9560
 CITY, STATE: TIJERAS NM 87059 ZIP CODE: 87059

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

CONTRACTOR: RICHARDSON CONTACT: MARK CARROLL
 ADDRESS: PO BOX 26627 PHONE: 881-2208
 CITY, STATE: ABQ NM ZIP CODE: 87176

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/ARCHITECT'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

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

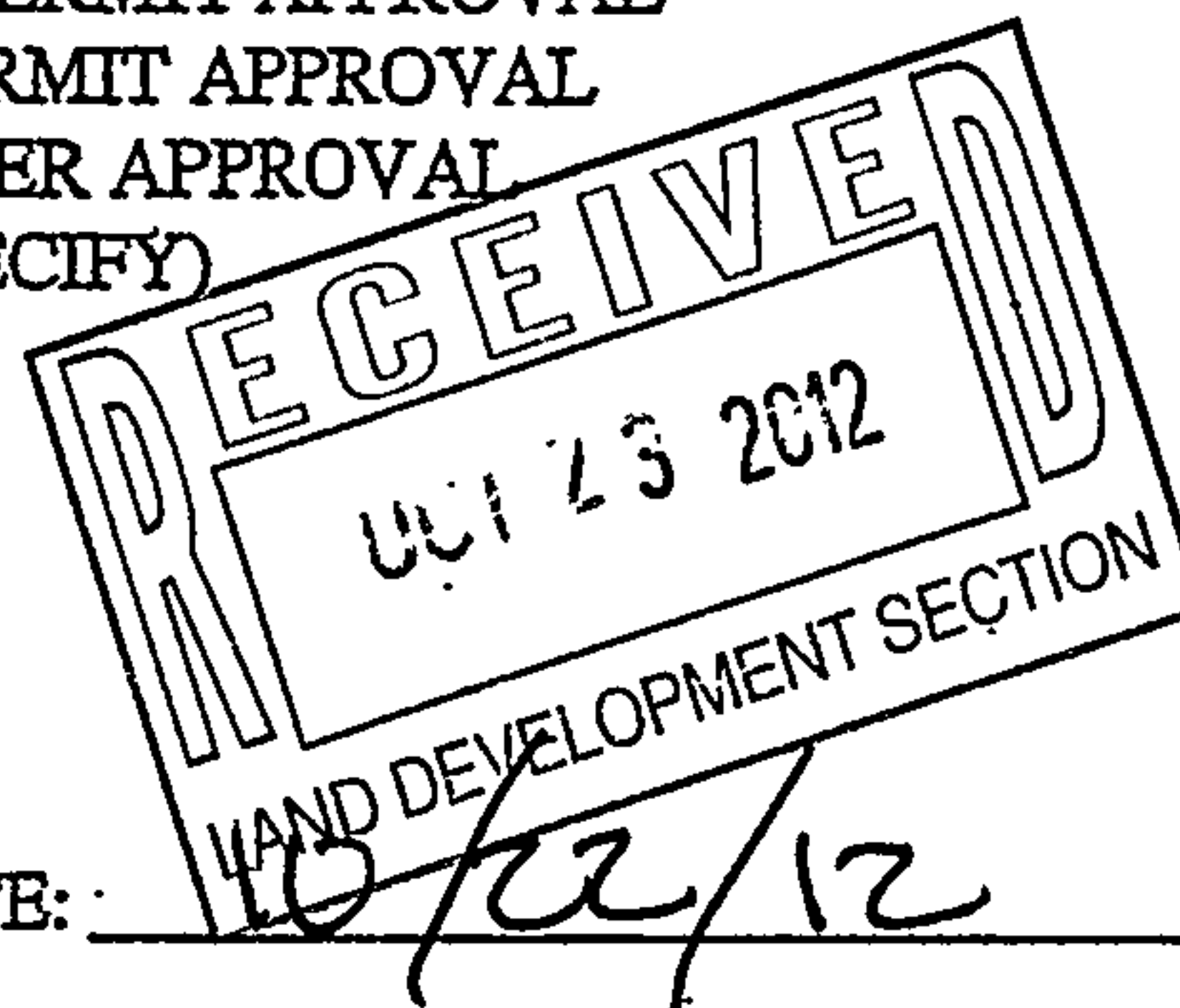
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: K Traubernicht DATE: 10/22/12

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.
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3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



BOB GOLDENING

401-9800

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



July 3, 2012

Reza Afaghpour, P.E.
SBS Construction and Engineering, LLC
P.O. Box 10264
Albuquerque, New Mexico 87184

RE: NICE CARS, Building Addition – Grading & Drainage Plan for Building Permit
7800 Lomas Blvd. N.E. P.E. Stamp: 6/22/12 (K19-D145)

Dear Mr. Afaghpour,

Based upon the information provided in your submittal received 06-22-12, the above referenced plan is approved for Building and Grading Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

PO Box 1293

Prior to Permanent Certificate of Occupancy approval, an Engineer's Certification of compliance with this Grading and Drainage plan is required per the DPM.

Albuquerque

Albuquerque's MS4 Permit became effective March 1st, 2012. Grading and Drainage Plans and Drainage Reports will have to comply with the requirements of the new permit (<http://www.cabq.gov/planning/landcoord/documents/EPA-NMS000101-FinalPermit.pdf>).

NM 87103

If you have any questions, you can contact me at 924-3994.

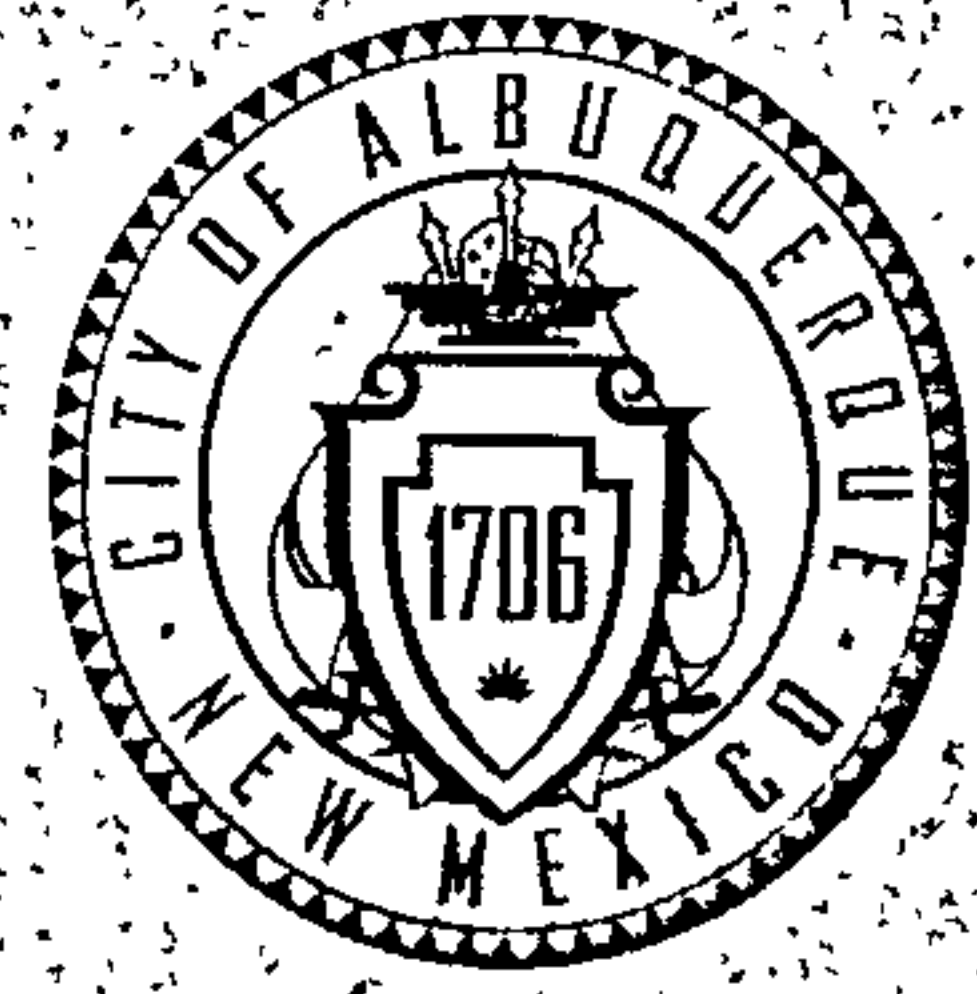
www.cabq.gov

Sincerely,

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file K19/D145
c.pdf Addressee via Email aecllc@aol.com

CITY OF ALBUQUERQUE



June 21, 2012

Kent Trauernicht, R.A.
AKT Architects
P.O. Box 3366
Albuquerque, NM 87190

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

C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2012)

PROJECT TITLE: NICE CARS, LLC ZONE MAP: K-19/D145
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 7800 LOMAS BLVD. 87110

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

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

ARCHITECT: KENT TRAERNICHT CONTACT: _____
ADDRESS: 55 CAMINO DEL SENADOR PHONE: 281-9560
CITY, STATE: _____ ZIP CODE: _____
EMAIL: ARTARCH@EARTHYINK.NET

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

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

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

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

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

DATE SUBMITTED: 6/1/12 BY: KENT TRAERNICHT

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