April 7, 2016



Levi J. Valdez, PE George T Rodriguez-Development Consultant 12800 San Juan Rd. SE Albuquerque, NM 87123

Re: Hillside Auto Sales, LLC

134 Tennessee St. NE

Request Permanent C.O. - Accepted

Engineer's Stamp dated: 10-21-14 (K19D148)

Certification dated: 4-4-16

Dear Mr. Valdez,

Based on the Certification received 4/5/2016, the site is acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3986 or Totten Elliott at 924-3982.

PO Box 1293

Sincerely,

Albuquerque

Abiel Carrillo, P.E.

Principal Engineer, Planning Department

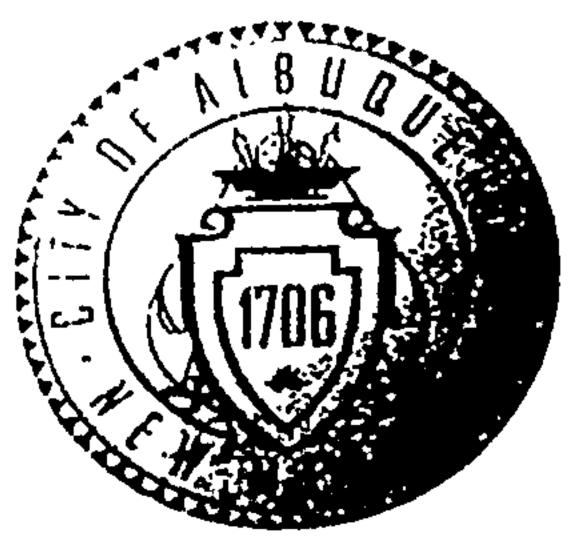
New Mexico 87103 Development and Review Services

www.cabq.gov

TE/AC

C: email, Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker,

Lois



Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2013)

	(REV 02/2013)	
Project Inte HILLSIDE LUTC	CXIEC IIC	City Drainage # # #5-0148
Project life 14/225/22 240/0	EPC#:	Work Order#:
1) RB#	23, BLOCK 3, MESS VERDE	20017104
100 1	CE OT LIF	
(in Address 134 TEXIVESSE		LEVI VLLDEZ
Engineering Firm: GEORGE Z. RU	DEZ PE-DEYEL. CONSULT.	Contact: GEORGE RODRIGUEZ
Address 12800 SAN JUAN	U.E., LLBUGUERQUE, HEK	E-mail: pawrod@hotmail-com
Phone#. 605-610-0593	Fax#:	_ C-India.
	ARPCHS HILL	Contact: MARCUS HILL.
()wner: KILLIAM CAPELS FIN	BLYD. H.E., ALBUQUERQUE	E. KEKI MEXICO 87/10
Address <u>2639 3AN MAILO</u>	Fax#:	E-mail:
Phone# 505-319-3459		Contact: ROB RAYNER
Architect: ROBERT C. RAYNO	58 - 11 PINGUEDS	THE HEIKI MEXICO 87108
Address 730 SAN MATEL	78210. S.E. LEUNIGRA Fax#: 888-892-5814	F-mail roha R2 architecturalec
Phone# 505-792-6224	Fax#: 886-872-3014	
Surveyor:		Contact:
Address:		
Phone#:	Fax#:	E-mail:
		Contact:
Contractor:		
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ENGINEER'S CERT (ESC)	WORK ORDER APPROV	
OTHER (SPECIFY)	GRADING CERTIFICAT	ION — OTHER (SEECH 1)
CALITER COLUMN	•	Copy Provided
WAS A PRF-DESIGN CONFERENCE ATT DATE SUBMITTED.	ENDED: N-16 — Yes No	RODRIGUEZ
DATE SUBMITTED.	204-04-16 By:	in the standard and and
· · · · · · · · · · · · · · · · · · ·	and/or Subdivision Plats shall be accompanied by a drain	inage submittal. The particular matter to the following

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following Conceptual Grading and Drainage Plan Required for approval of Site Development Plans greater than five (5) acres and Sector Plans

- Drainage Plans Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- Drainage Report Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 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



October 23, 2014

Levi Valdez, P.E. George Rodriguez Development Consulting 12800 San Juan NE Albuquerque, NM 87123

Re: Hillside Auto Sales, Grading and Drainage Plan Engineer's Stamp Date 10-21-14 (K19D148)

Dear Mr. Valdez,

Based upon the information provided in your submittal received 10-23-14, the above referenced plan is approved for Building Permit. 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.

PO Box 1293 If you have any questions, you can contact me at 924-3986.

Albuquerque

New Mexico 87103

Sincerely,

Curtis Cherne, P.E.

Principal Engineer, Hydrology.

Planning Dept.

www.cabq.gov

C: e-mail

B III

" / N

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

K19-0148

a.v.	(100102020)	
Descinate Title 4/12/2/	DE LUTO SKLES, LLC.	City Drainage #: <u>415-0148</u>
DRB#:	EPC#:	Work Order#:
Legal Description: 6075	20 THRU 23, BLOCK 3, MESS	VERDE LADITION
City Address: 1347	ENNESSEE ST. N.E.	
		LEVI VLLDEZ
Engineering Firm: <u>Eco</u>	ESET ROOFISIEZ-DEVEL. CO	NSULT: Contact: GEORGE RODRIGUEZ
Address: 12800 SAK	I TIMU W. E-, LLBUQUERQU	IE. LIEN MEXICO BILLS
Phone#: 505-610-0	593 Fax#:	E-mail: pawrod@hotmail-com
Owner 11111 1 1111 11	PELS & MARCUS HILL	Contact: MARCUS HILL
Address: 7630 Chh	INNTED BLYD. W.E. SIBII	QUERQUE, NEW MEXICO 87110
Phone#: 505-319-	.3459 Fax#:	E-mail:
		Contact: ROB RAYNER
Architect: ROBERT C	C. KAYNER	
Address: 730 SAX	IMATEO BLVD. S.E., ALL	SHOUERQUE, NEW MEXICO 87108
Phone#: 505-792-	·6224_ Fax#: 888-892-5	5814 E-mail: rob@R2architectural-C
Surveyor:		Contact:
Address:	<u></u>	
Phone#:	Fax#:	E-mail:
1 110/11077 .	**************************************	
Contractor:		Contact:
Address:		E mail.
Phone#:	NOIT DEVELOPMENT #SECTION	E-mail:
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SO-19		CERTIFICATION OTHER (SPECIFY)
OTHER (SPECIFY)	GRADING (
WAS A PRE-DESIGN CONF	ERENCE ATTENDED: Yes	No Copy Provided
	10-22-14 By: By:	SET. RODRIGUEZ

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



Planning Department

Development & Building Services Division

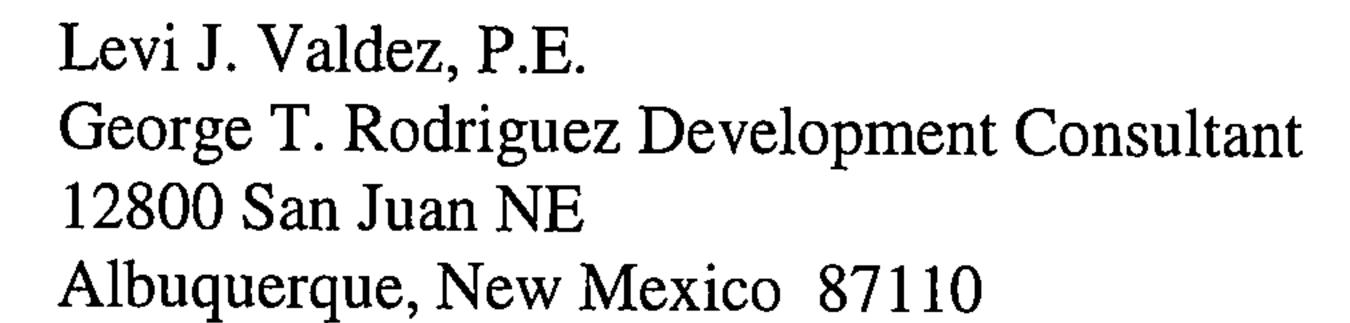
DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2013)

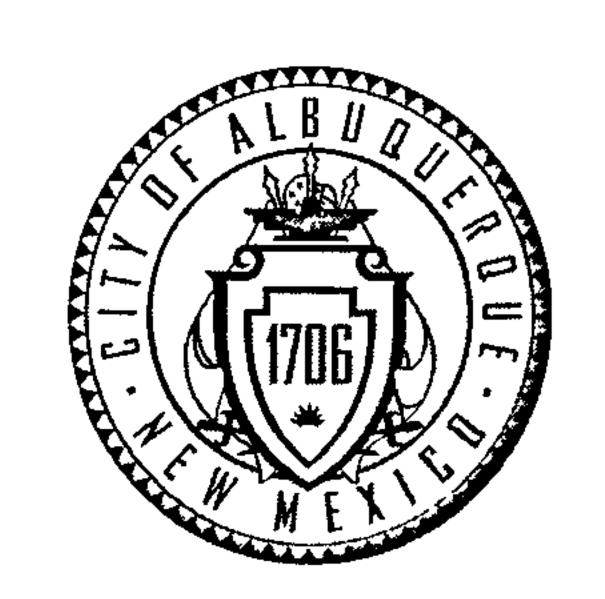
Project Title: HILLS/DE	LUTO SALES, L	2C.	City Drainage #: \\\U\U\U\U\\\
DRR#· ·	EPC#:		Work Order#:
Legal Description: LOTS 20	THRU 23, BLOCK	3, MESS VERDE	10017104
City Address: 134 7EM	VESSEE ST. XI.E		
Engineering Firm: LEVIJ.			Contact: GEORGE RODRIGUEZ
Engineering Firm: GCORGE	T. RODRIGUEZ-L	EXEC. CUNSULI.	U MEXICO B7173
Address: 12800 SAV JZ		accordes ser	E-mail: pawrod@hotmail.com
Phone#: <u>605-610-059</u>			7
Owner: WILLIAM CAPEL	S & MARCUS HIL	<u></u>	Contact: MARCUS HILL
Address: 2639 SAN M.	LTED BLKD. H.C	., LLBUQUERQUE	E. KEKI MEXICO 87/10
Phone#: 505-319-345	Fax#:		E-mail:
Architect: ROBERT C. A			Contact: ROB RAYNER
Architect: Rock C. C.	STED BLVD S.	E. LLBINOLIERA	THE MENICO 87108
Phone#:	Fax#:		E-mail:
r nones.		•	
Surveyor:			Contact:
Address:			T' maile
Phone#:	Fax#:		E-mail:
Contractor:			Contact:
Address:			· - · · · · · · · · · · · · · · · · · ·
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DATE SUBMITTED: 09-	09-14 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 followin Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans

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- 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

September 30, 2014





RE: Hillside Auto Sales

Grading and Drainage Plan
Engineers Stamp Date 9/5/14 (K15-D148)

Dear Mr. Valdez,

Based upon the information provided in your submittal received 9/9/2014, the above referenced Grading and Drainage Plan cannot be approved for Grading Permit or Building permit until the following comments are addressed.

• Address the new requirement for "First Flush". The first flush volume is equal to 0.34" times the impervious area.

If you have any questions please contact me at 924-3986 or Rudy Rael at 924-3977.

PO Box 1293

Sincerely,

Albuquerque

www.cabq.gov

New Mexico 87103

RR/CC

C: File

Curtis Cherne, P.E.

Cust a Com

Principal Engineer, Planning Department

Development and Review Services



April 6, 2016

Robert Rayner 730 San Mateo Blvd., SE Albuquerque, NM

Re: Hillside Auto Sales

134 Tennessee St., NE

Request for Certificate of Occupancy- Transportation Development

Engineer's/Architect's Stamp dated 10-13-14 (K19-D148)

Certification dated 4-5-16

Dear Mr. Rayner,

Based upon the information provided in your submittal received 3/25/16, Transportation Development has no objection to the issuance of a <u>Permanent Certificate of Occupancy</u>. 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.

PO Box 1293

If you have any questions, please contact Gary Sandoval at (505) 924-3675 or me at (505)924-3630.

Albuquerque

Sincerely,

New Mexico 87103

John B. Gurulé, P.E.

Senior Engineer, Planning Dept. Development Review Services

www.cabq.gov

\gs via: email

CO Clerk, File



Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: HUSIR Anto SAL	Building Pern	nit #: Hydrology File #: <u>K19</u> [
DRB#:	EPC#:	
Legal Description: <u>lof5</u> <u>Jo</u>	23 MOSA	Verdo 1011
City Address: 134 fewess.	e sf. M.	
Applicant: Robert Raya	•	Contact: Bb Rhy
Address:		Contact.
Phone#:	Fax#:	E-mail:
CONCEDITION CONCEDITION	F25 2016	TYPE OF APPROVAL/ACCEPTANCE SOUGHT: BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY GRADING/ESC PERMIT APPROVAL PRELIMINARY PLAT APPROVAL SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG. PERMIT APPROVAL FINAL PLAT APPROVAL
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S THIS A RESUBMITTAL?: Yes DATE SUBMITTED:	_NoBy:	OTHER (SPECIFY)
A STAFF: ELECTRONIC SUBMITTAL RECEIVE	D:	FEE RECEIVED:

April 5, 2016

Project: 123 Tennessee St NE

TRAFFIC CERTIFICATION

I, Robert Rayner, Architect, of the firm R² Architectural Design & Consulting, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL approved plan dated 10/12/2014. I further certify that I have personally visited the project site on 4/4/2016 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 final certificate of occupancy.

Exceptions:

- front fence has been placed +/- 10' east of the westerly property line as shown on plan submitted via hard copy and email on 3/25/16.

Deficiencies:

- None

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.

Robert Rayner, AIA,

R² Architectural Design & Consulting, LLC



February 2, 2016

Robert Rayner R2 Architecture 730 San Mateo, SE Albuquerque, NM

Re: Hillside Auto

134 Tennessee NE

Request for Certificate of Occupancy- Transportation Development

Engineer's/Architect's Stamp dated 1-22-16 (K19-D148)

Certification dated 1-21-16

Dear Mr. Rayner,

Based upon the information provided in your submittal received 1-25-16, Transportation Development cannot issue Certificate of Occupancy for the above referenced project.

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

PO Box 1293

• Completion of parking lot striping and installation of ADA signs.

Albuquerque

- Project site must be available for on-site inspection.
- Please submit the TCL Approved drawing when project is completed.

New Mexico 87103

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

www.cabq.gov

Sincerely,

John B. Gurulé, P.E.

Senior Engineer, Planning Dept. Development Review Services

\gs via: email C: CO Clerk, File

Sandoval, Gary L.

From:

Sandoval, Gary L.

Sent:

Friday, April 01, 2016 1:19 PM

To:

'Rob Rayner'

Subject:

TCL CO - Hillside Auto - 134 Tennesse St NE

We are in need of an updated Certification Letter for Hillside Auto at 134 Tennessee NE., prior to the approval of a TCL CO Approval.

Thank You,

Gary Sandoval
Engineer
City Traffic Planning Department
505-924-3675

Sandoval, Gary L.

From:

Sandoval, Gary L.

Sent:

Tuesday, March 29, 2016 4:22 PM

To:

'Rob Rayner'

Subject:

RE: HillsideAutoTCL-1.pdf

Hello, it has been two months since the first CO submittal. We will need an update Certification Letter from you, so that we can complete the Final TCL CO.

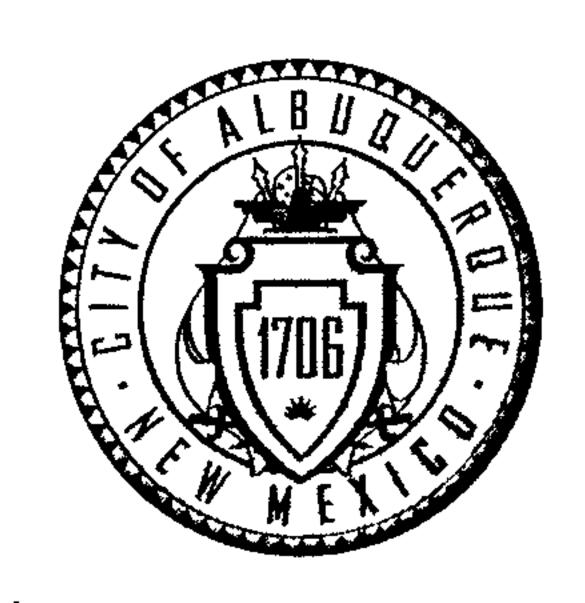
----Original Message-----

From: Rob Rayner [mailto:rob@r2architectural.com]

Sent: Friday, March 25, 2016 2:15 PM To: Planning Development Review Services

Subject: HillsideAutoTCL-1.pdf

Please see attached



January 28, 2016

Robert Rayner R2 Architecture 730 San Mateo, SE Albuquerque, NM

Re: Hillside Auto

134 Tennessee NE

Request for Certificate of Occupancy- Transportation Development

Engineer's/Architect's Stamp dated 1-22-16 (K19-D148)

Certification dated 1-21-16

Dear Mr. Rayner,

Based upon the information provided in your submittal received 1-25-16, Transportation Development cannot issue Certificate of Occupancy for the above referenced project.

PO Box 1293

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

Completion of parking lot striping and installation of ADA signs.

Albuquerque

- Project site must be available for on-site inspection.
- Please submit the TCL Approved drawing when project is completed.

New Mexico 87103

Once corrections are complete resubmit acceptable package along with a completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal please submit to PLNDRS@cabq.gov. If you have any questions, please contact me at (505) 924-3991.

www.cabq.gov

Racquel M. Michel, P.E.

Sincerely,

Traffic Engineer, Planning Dept. Development Review Services

\gs via: email C: CO Clerk, File



Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: HILLSIOE Anto	Buildii	ng Permit #:00/4 9250/	Hydrology File #: 人口し
DRB#:	EPC#:		Work Order#:
Legal Description: Lot 20423	MESAVE	de APPCLO	WOIR Older.
City Address: 134 fennessee	NF		
Applicant: POBRRL RAYNER/ Address: 730 SAN MATEO	BLUB.	2chtechese SE	Contact: Rob Rayn
Phone#: 792-6224	Fax#:_		E-mail: Rober es Archlecte
Other Contact:			
Address:			_ Contact:
Phone#:	Fax#:_		E-mail:
Check all that Apply:			SENT ELECTRON-CAME of
DEPARTMENT: HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTI TYPE OF SUBMITTAL: AS-BUILT CERTIFICATION CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE MASTER PLAN DRAINAGE REPORT CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TO TRAFFIC IMPACT STUDY (TIS) NEIGHBORHOOD IMPACT ASSESMEN EROSION & SEDIMENT CONTROL PL OTHER (SPECIFY)	CL) IT (NIA) LAN (ESC)	BUILDING PE CERTIFICATE GRADING/ESC PRELIMINARY SITE PLAN FO SITE PLAN FO FINAL PLAT SIA/ RELEASE FOUNDATION SO-19 APPROY PAVING PERM	JAN 25 2016 EDITINANCIAL GUARANTEE PERMITE PER
IS THIS A RESUBMITTAL?:Yes	No	OTHER (SPEC	
DATE SUBMITTED: 1/26/16	By: _	Rough form	
A STAFF: ELECTRONIC SUBMITTAL RECEIVED):	FEE RECEIVED:	



R²architectural design & consulting

730 San Mateo Blvd SE, Suite 1 Albuquerque, New Mexico 87108

T: 505.884.9694 F: 888.892.5814

R2architectural.com

January 22, 2016

Project: 123 Tennessee St NE

TRAFFIC CERTIFICATION

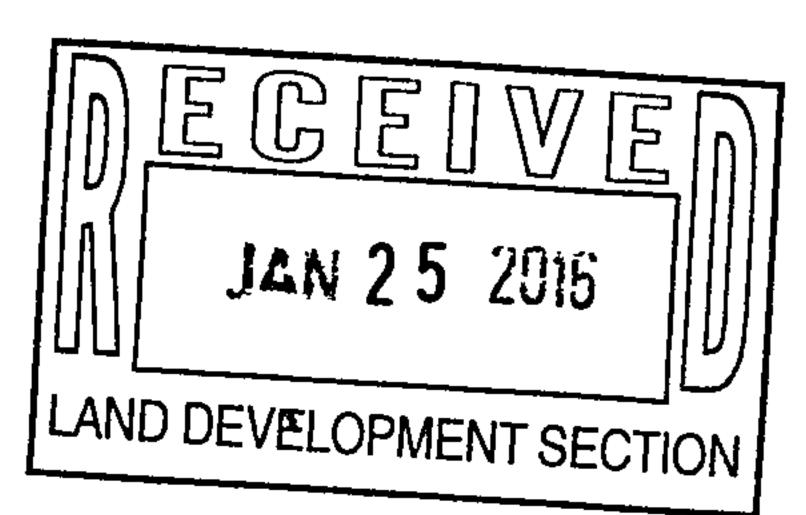
I, Robert Rayner, Architect, of the firm R² Architectural Design & Consulting, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL approved plan dated 10/12/2014. I further certify that I have personally visited the project site on 1/21/2016 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 final certificate of occupancy.

Exceptions:

- front fence has been placed +/- 10' east of the westerly property line as shown on plan submitted with this letter.

Deficiencies:

- None

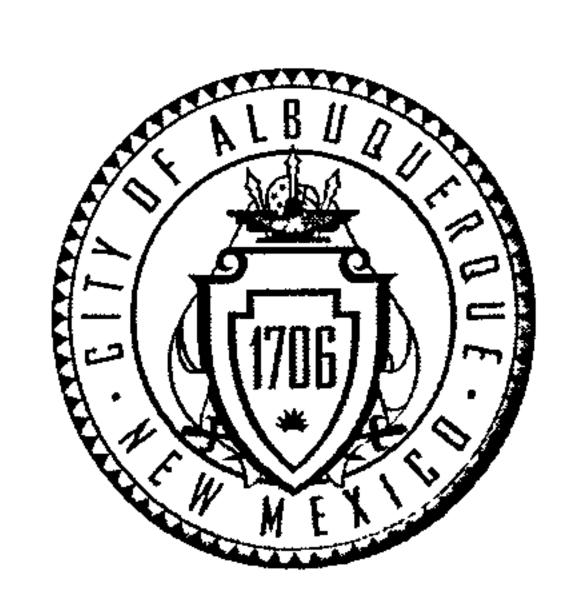


The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Robert Rayner, AIA,

R² Architectural Design & Consulting, LLC

1/22/16



Planning Department Transportation Development Services

October 13, 2014

Robert C. Rayner, R.A. 730 San Mateo Blvd. SE Albuquerque, NM 87108

Re: Hillside Auto Sales LLC, 134 Tennessee Street NE

Traffic Circulation Layout

Architect's Stamp dated 10-13-14 (K19-D148)

Dear Mr. Rayner,

The TCL submittal received 10-13-14 is approved for Building Permit. A copy of the stamped and signed 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 or other appropriate permit is required to construct these items.

PO Box 1293

Albuquerque

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed <u>Drainage and Transportation Information Sheet</u> to front counter personnel for log in and evaluation by Transportation.

New Mexico 87103

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.

www.cabq.gov

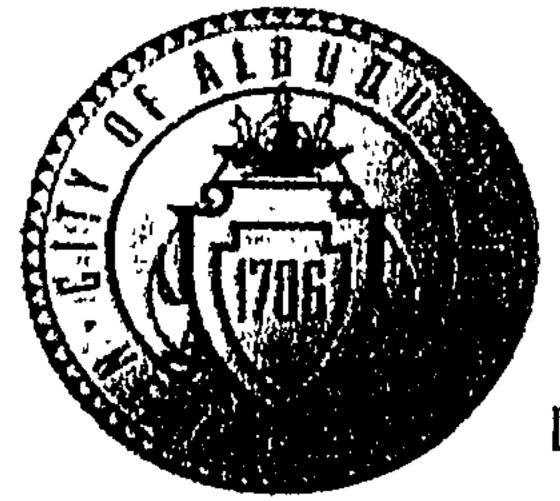
Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C:

Sincerely,

File CO Clerk

Albuquerque - Making History 1706-2006



Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

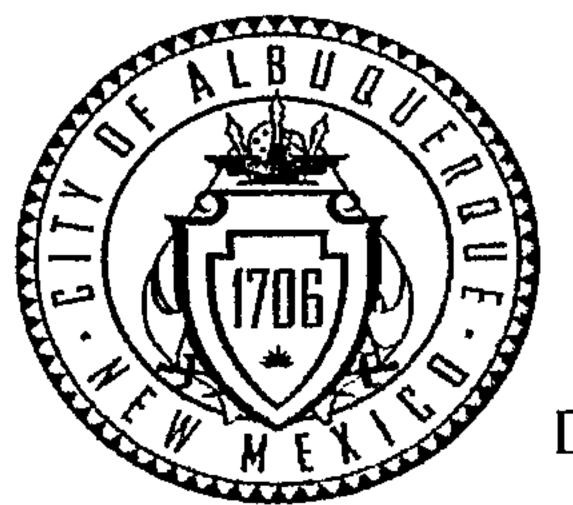
(REV 02/2013)

Project Title: HULSIDE AND SALL	ES Building Permit #: 201492 501 City Drainage #: K19D148
	C#; Work Order#:
Legal Description: 10+23 mesa. City Address: 134 + engse	Vicide ADDN UPG 101905735511741019
Engineering Firm: Grancise Wonze Address: 12800 SAN JUAN	
Phone#: 610-0593 Fax	
Owner: MARCUS HILC Address: 2639 SAW MATERO BL	Confact: MARCUS
Phone#: 319 - 3459 Fax	
Architect: Robert Lanner Address: 730 SAN mutiso BL	Contact: & Robert
Phone#: 792-6224 Fax	
Surveyor: Address:	Contact:
Phone#: Fax:	#:E-mail:
Contractor: Address:	Contact:
Phone#: Fax#	E-mail:
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WAS A PRE-DESIGN CONFERENCE ATTENDED: DATE SUBMITTED: 9/29/12/	Yes V No Copy Provided By: RAYNER, RA, NCARB

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

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Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2013)

Project Title:	HILLSIDE A	HO SALKES	Building I	Permit #:	City Drainage #: <u>K19 - D 148</u>	
DRB#:		EPC#:		Work Order#	<i></i>	
Legal Descript	ion:					
-	134 TEMME	SSIEE ME				
Engineering F				Contact:		
Address:						
Phone#:		Fax#:	, , , <u>.</u>	E-mail:		
Owner:	ARCUS HICK		<u> </u>	Contact:		
	635 SAN MA		<u> </u>	E-mail:		
	319-3459	Fax#:	· · · · · · · · · · · · · · · · · · ·	E-man.		
	22 Architecti	_		Contact:	narcus 4166	
	730 SAN MAT 790-6224	_		E-mail:	OBPRO ARchitecher.Co	ኢ
Surveyor:				Contact:	Robert Rayme	
Address:			<u> </u>		<u> </u>	
Phone#:		Fax#:	<u> —</u> . ——	E-mail:	<u> </u>	
Contractor:				Contact:		
Address:		<u> </u>				
Phone#:		Fax#:	<u> </u>	E-mail:		
TYPE OF SU	BMITTAL:		CHECK TYPE OF	APPROVAL/ACCEPT	ANCE SOUGHT:	
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CLOME	R/LOMR		CERTIFICATE OF	OCCUPANCY (TCL T	EMP) SECTION S	۸C
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ENGIN	EER'S CERT (DRB SITE PI	_AN)	GRADING PERM	IT APPROVAL	SO-19 APPROVAL	
ENGIN	EER'S CERT (ESC)		PAVING PERMIT	APPROVAL	ESC PERMIT APPROVAL	
SO-19			WORK ORDER A	PPROVAL	ESC CERT. ACCEPTANCE	
OTHER	(SPECIFY)		GRADING CERTI	FICATION	OTHER (SPECIFY)	
WAS A PRE-1	DESIGN CONFERENCE AT	TENDED:	Yes No	Copy Provided		
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Wolfenbarger, Jeanne

From:

Wolfenbarger, Jeanne

Sent:

Thursday, October 09, 2014 4:57 PM

To:

'rob@r2architectural.com'

Subject:

TCL Comments for Hillside Auto

Rob, all of my comments are addressed from this past submittal, but after looking at the new 6-foot pedestrian pathway location, I still need the following:

- 1. Is the pedestrian 6-foot pathway asphalt? If so, label it as asphalt, and somehow indicate that it shall have a 2% maximum cross-slope. Also, provide striping delineating the walkway from the driving area south of the building.
- 2. You still have the words "Pedestrian Access" shown where the original 6-foot pathway was shown. Go ahead and delete this.

With this minor changes corrected, I can then approve the TCL. You can shoot me a pdf before making another trip down here to redeliver the two plans if you wish.

Jeanne



Planning Department Transportation Development Services

October 3, 2014

Robert C. Rayner, R.A. 730 San Mateo Blvd. SE Albuquerque, NM 87108

Re: Hillside Auto Sales LLC, 134 Tennessee Street NE Traffic Circulation Layout

Architect's Stamp dated 08-01-14 (K19-D148)

Dear Mr. Rayner:

Based upon the information provided in your submittal received 09-29-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

1. NMBC Table 1106.1 requires 1 ADA accessible parking space which also needs to be Van accessible. (The handicapped space is required to be a minimum of 8.5 feet in width, and the handicapped van accessible aisle is required to be 8.0 feet in width.)

Albuquerque

- 2. Please identify all existing or proposed doors and sidewalks that influence the parking and circulation on-site.
- 3. Identify the existing street width for Tennessee Street.

New Mexico 87103

4. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Also, include the "Van Accessible" language per ANSI 502.7.

www.cabq.gov

- 5. The ADA access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- 6. Label the light, dashed line that runs through the middle of the site plan.
- 7. A 6-foot-wide ADA accessible pedestrian pathway is required from the existing 6-foot public sidewalk to the building entrances. Please clearly show this pathway and provide details. This pedestrian pathway cannot be within the driving area. Also, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances.
- 8. Design delivery vehicle route needs to be shown.
- 9. Service vehicle and/or refuse vehicle maneuvering must be contained on-site.

- 10. It is not apparent what type of pavement or pavement thickness is being proposed on-site.
- 11. Please show clear site triangle per DPM Requirements, and add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
- 12. Tactile devices on either side of new drivepad are not required. They can be deleted.
- 13. Add a keyed note on the plan view to provide a new 6-foot wide concrete sidewalk along the full length of the property adjacent to Tennessee Street as you have indicated would be needed in Design Standard Note 7.
- 14. Please include two copies of the traffic circulation layout for the next submittal.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.

Senior Engineer, Planning Dept.

Development Review Services

c: File

CO Clerk