

CITY OF ALBUQUERQUE



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

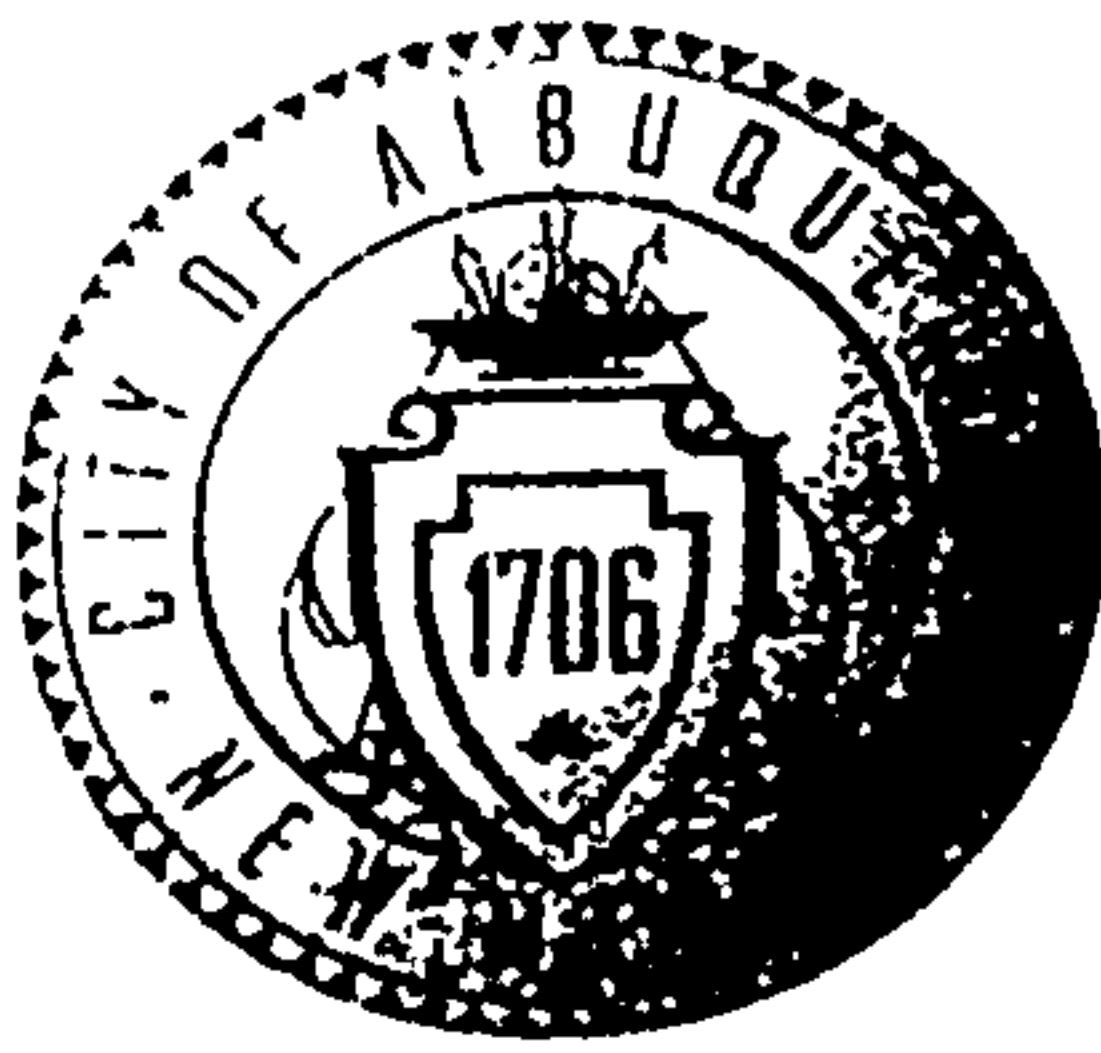
Abiel Carrillo, P.E.
Principal Engineer, Planning Department
Development and Review Services

New Mexico 87103

www.cabq.gov

TE/AC

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



City of Albuquerque

Planning Department

Development & Building Services Division

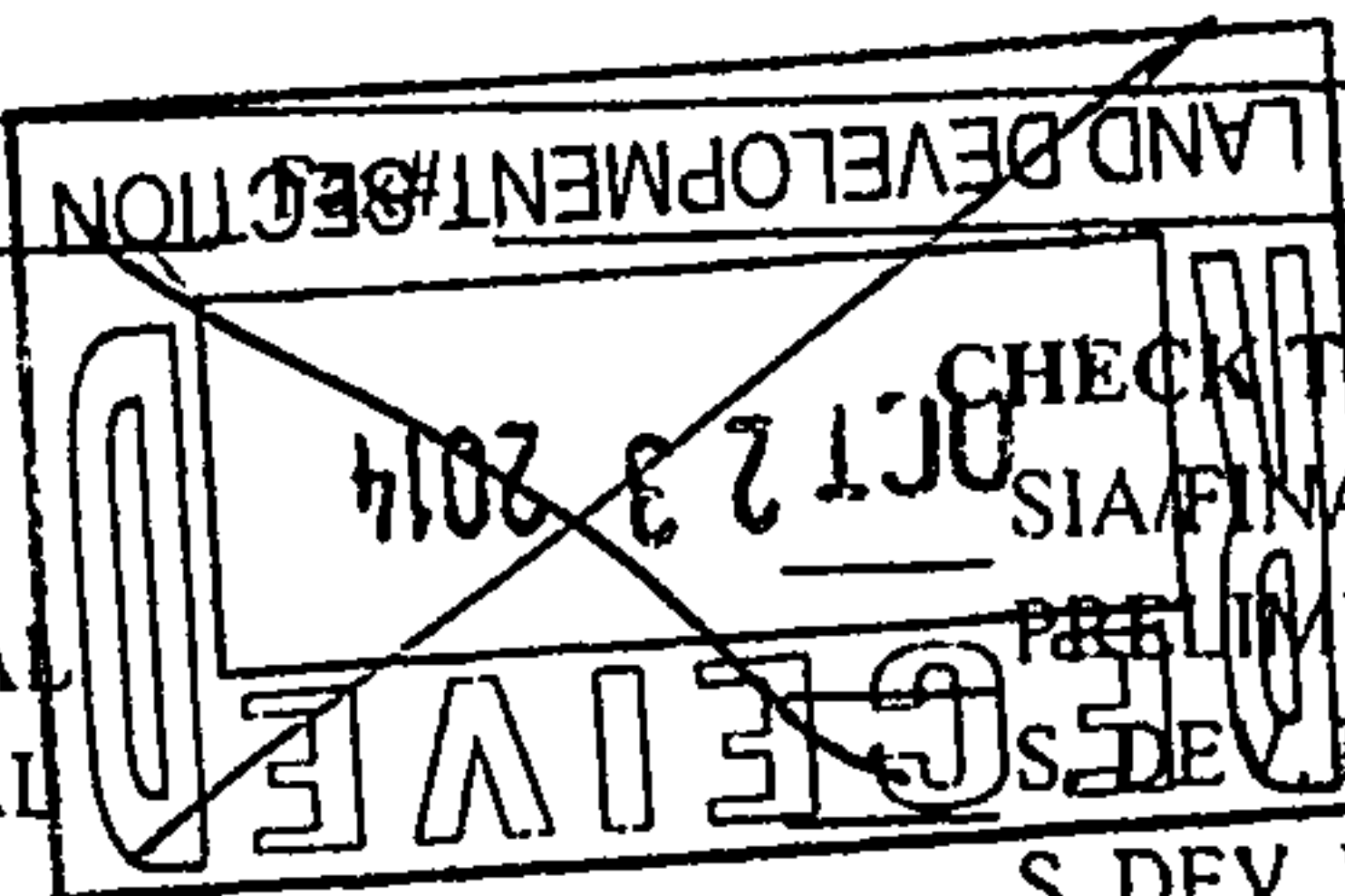
DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title HILLSIDE AUTO SALES, LLC City Drainage # K19
DRB# _____ EPC# _____ Work Order# _____
Legal Description LOTS 20 THRU 23, BLOCK 3, MESA VERDE ADDITION
City Address 134 TENNESSEE ST. N.E.
Engineering Firm: LEVI J. VALDEZ, P.E. Contact: LEVI VALDEZ
GEORGE T. RODRIGUEZ - DEVEL. CONSULT. GEORGE RODRIGUEZ
Address 12800 SAN JUAN N.E., ALBUQUERQUE, NEW MEXICO 87123
Phone# 505-610-0593 Fax# _____ E-mail: gawrod@hotmail.com
Owner: WILLIAM CAPELS & MARCUS HILL Contact: MARCUS HILL
Address 2639 SAN MATEO BLVD. N.E., ALBUQUERQUE, NEW MEXICO 87110
Phone# 505-319-3459 Fax# _____ E-mail: _____
Architect: ROBERT C. RAYNER Contact: ROB RAYNER
Address 730 SAN MATEO BLVD. S.E., ALBUQUERQUE, NEW MEXICO 87108
Phone# 505-792-6224 Fax# 888-892-5814 E-mail: rob@R2architectural.com
Surveyor: _____ Contact: _____
Address: _____ E-mail: _____
Phone# _____ Fax# _____
Contractor: _____ Contact: _____
Address _____ E-mail: _____
Phone# _____

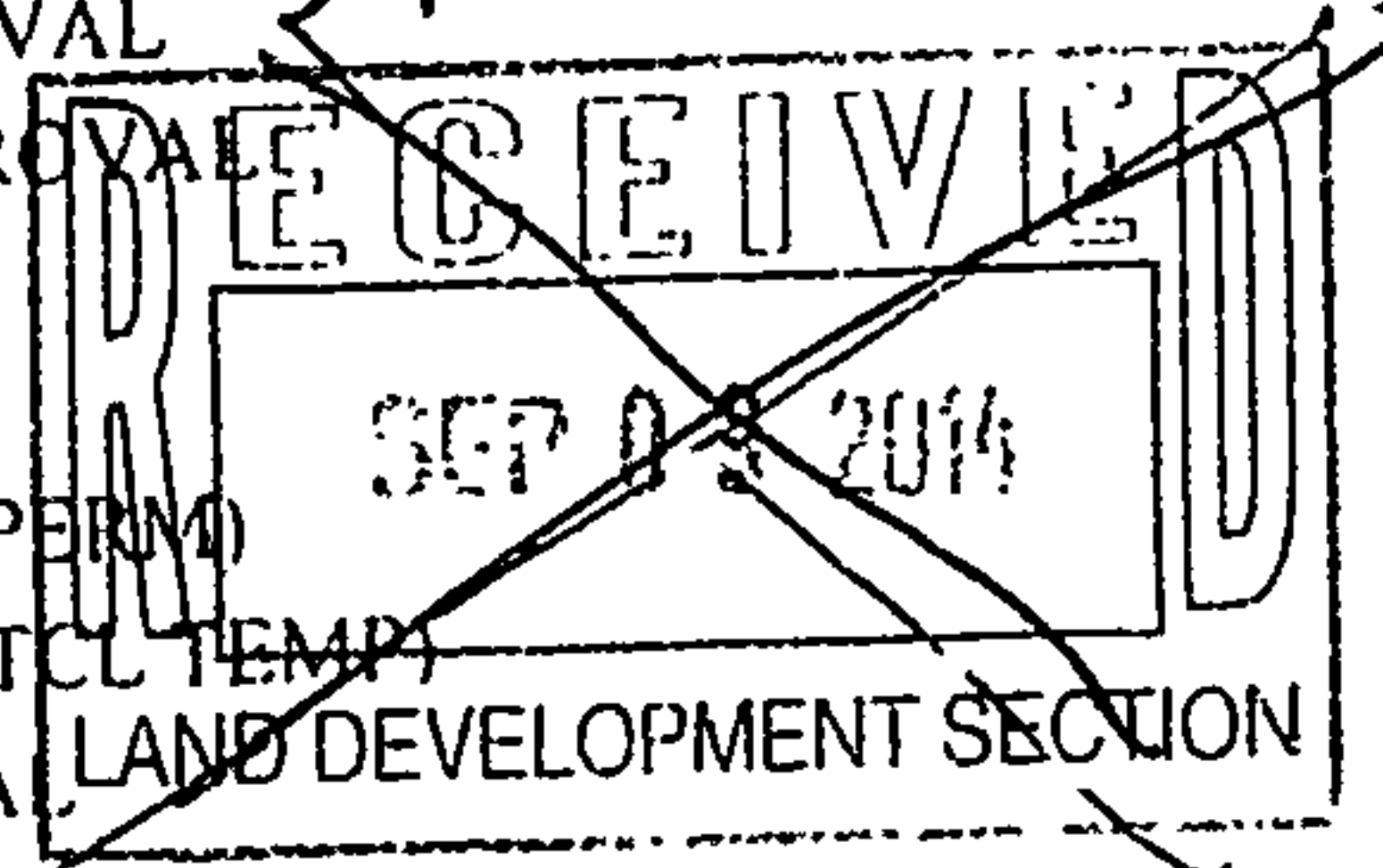
TYPE OF SUBMITTAL:

- ☐ 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 PLAN (TCL)
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DEVELOPMENT) SECTION
☐ ENGINEER'S CERT (ESC)
☐ SO-19
☐ OTHER (SPECIFY) _____



CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SITE FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ SITE 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: 10-22-14 04-04-16

By: GEORGE T. 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

CITY OF ALBUQUERQUE



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

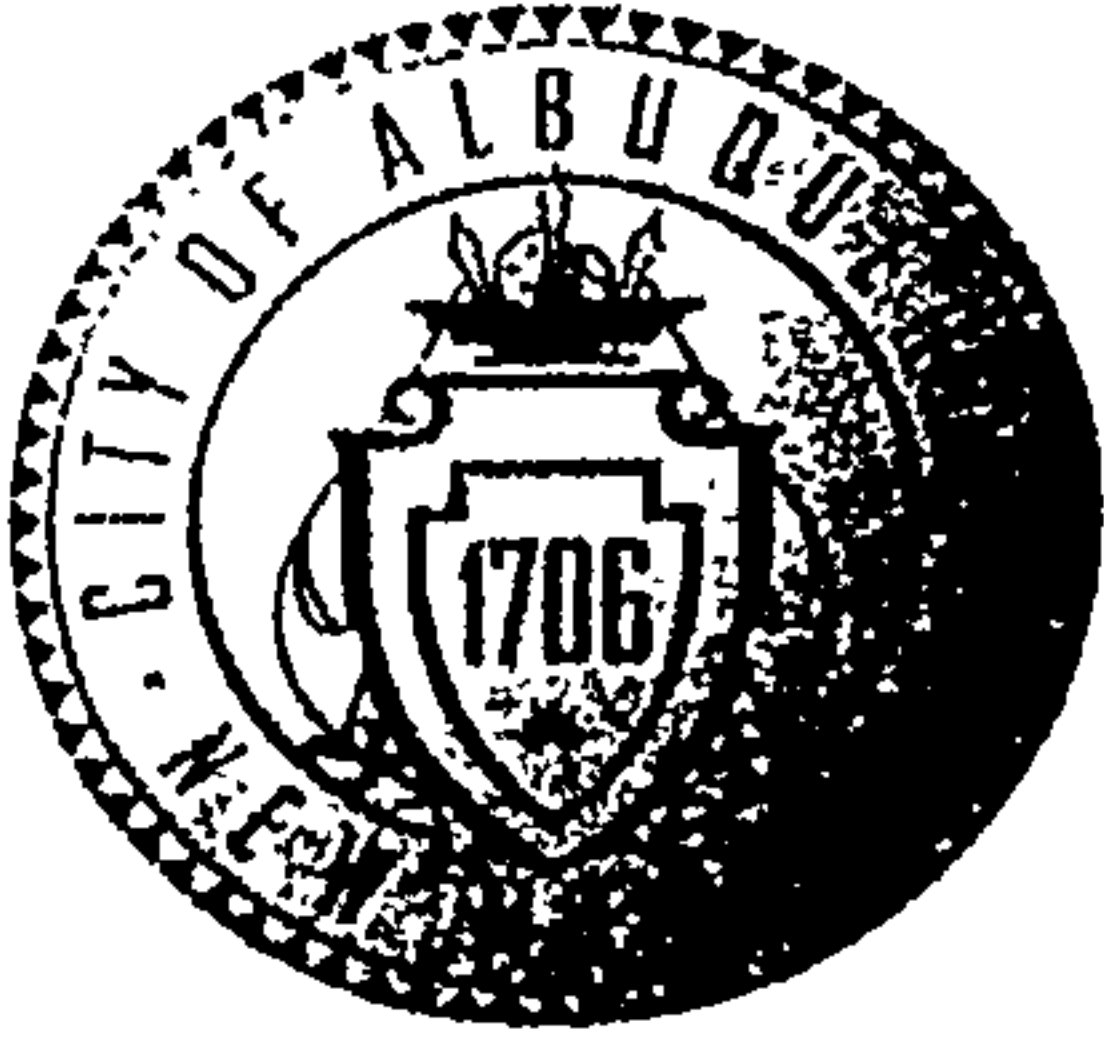
New Mexico 87103

www.cabq.gov

Sincerely,

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

C: e-mail



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

K19-0148

Project Title: HILLSIDE AUTO SALES, LLC City Drainage #: K15-D148

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

Legal Description: LOTS 20 THRU 23, BLOCK 3, MESA VERDE ADDITION

City Address: 134 TENNESSEE ST. N.E.

Engineering Firm: LEVI J. VALDEZ, P.E. GEORGE T. RODRIGUEZ-DEVEL. CONSULT. Contact: LEVI VALDEZ GEORGE RODRIGUEZ

Address: 12800 SAN JUAN N.E., ALBUQUERQUE, NEW MEXICO 87123

Phone#: 505-610-0593 Fax#: _____ E-mail: gawrod@hotmail.com

Owner: WILLIAM CAPELS & MARCUS HILL Contact: MARCUS HILL

Address: 2639 SAN MATEO BLVD. N.E., ALBUQUERQUE, NEW MEXICO 87110

Phone#: 505-319-3459 Fax#: _____ E-mail: _____

Architect: ROBERT C. RAYNER Contact: ROB RAYNER

Address: 730 SAN MATEO BLVD. S.E., ALBUQUERQUE, NEW MEXICO 87108

Phone#: 505-792-6224 Fax#: 888-892-5814 E-mail: rob@R2architectural.com

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ 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: 10-22-14 By: GEORGE T. 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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

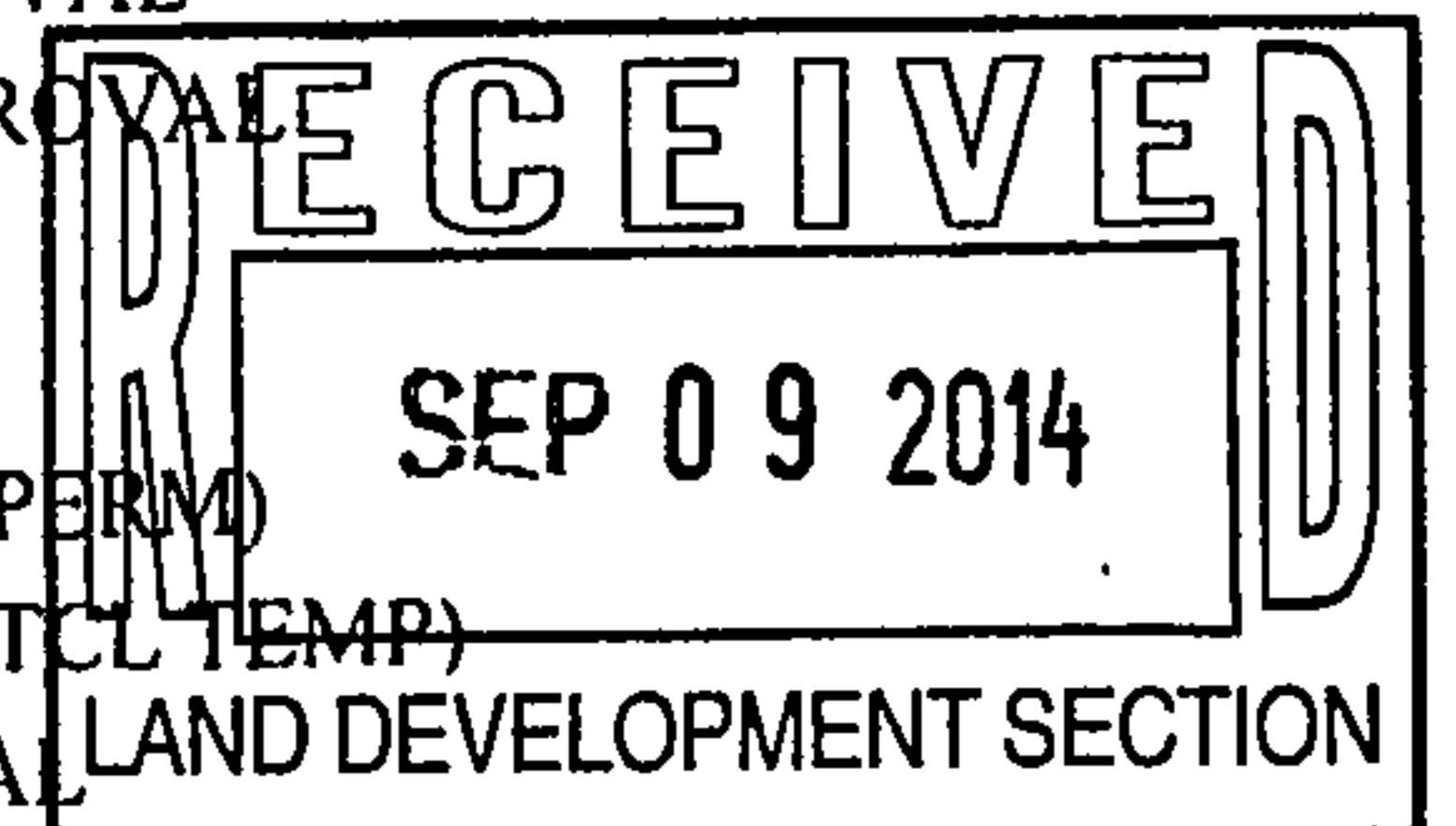
Project Title: HILLSIDE AUTO SALES, LLC City Drainage #: K19D148
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOTS 20 THRU 23, BLOCK 3, MESA VERDE ADDITION
City Address: 134 TENNESSEE ST. N.E.
Engineering Firm: LEVI J. VALDEZ, P.E. GEORGE T. RODRIGUEZ-DEVEL. CONSULT. Contact: LEVI VALDEZ
GEORGE T. RODRIGUEZ
Address: 12800 SAN JUAN N.E., ALBUQUERQUE, NEW MEXICO 87123
Phone#: 505-610-0593 Fax#: _____ E-mail: gawrod@hotmail.com
Owner: WILLIAM CAPELS & MARCUS HILL Contact: MARCUS HILL
Address: 2639 SAN MATEO BLVD. N.E., ALBUQUERQUE, NEW MEXICO 87110
Phone#: 505-319-3450 Fax#: _____ E-mail: _____
Architect: ROBERT C. RAYNER Contact: ROB RAYNER
Address: 730 SAN MATEO BLVD. S.E., ALBUQUERQUE, NEW MEXICO 87108
Phone#: _____ Fax#: _____ E-mail: _____
Surveyor: _____ Contact: _____
Address: _____ E-mail: _____
Phone#: _____ Fax#: _____
Contractor: _____ Contact: _____
Address: _____ E-mail: _____
Phone#: _____ Fax#: _____

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: 09-09-14

By: GEORGE T. 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:

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CITY OF ALBUQUERQUE



September 30, 2014

Levi J. Valdez, P.E.
George T. Rodriguez Development Consultant
12800 San Juan NE
Albuquerque, New Mexico 87110

**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

Albuquerque

New Mexico 87103

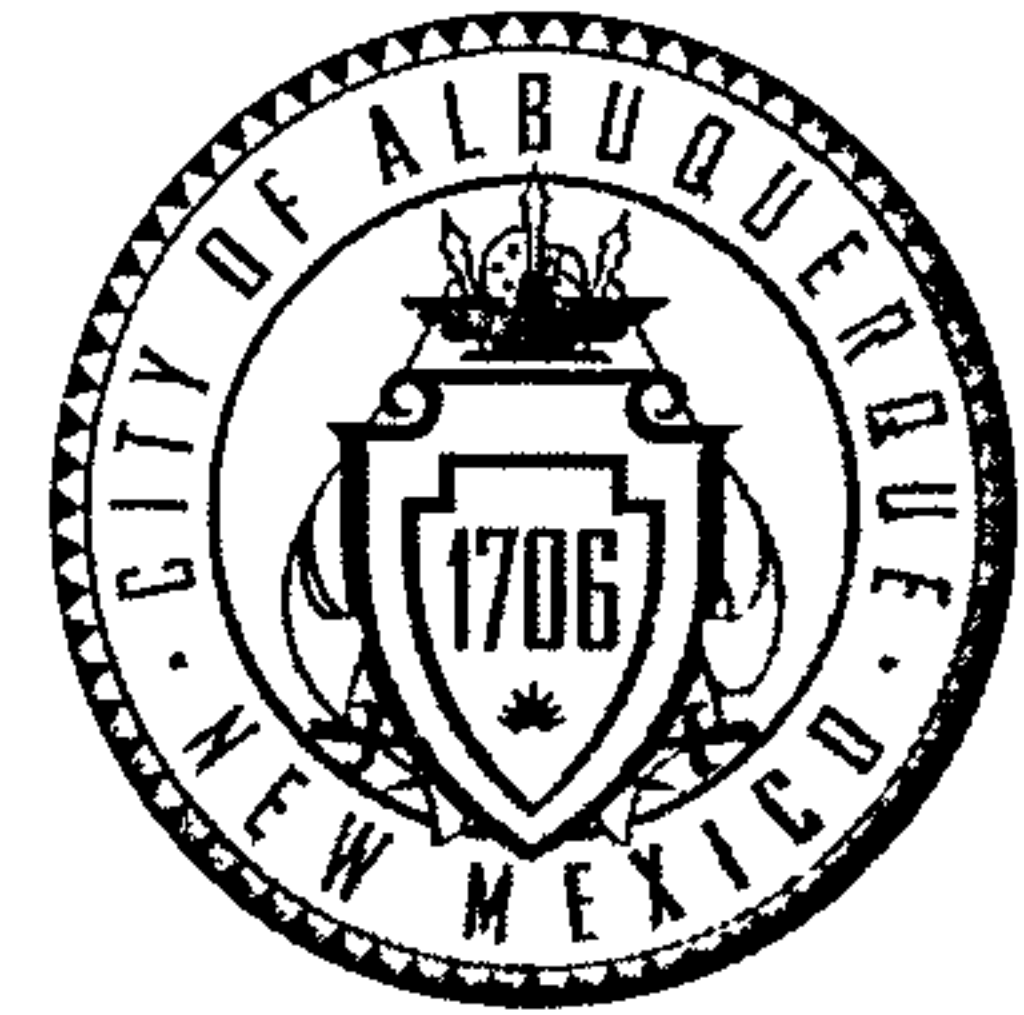
www.cabq.gov

Sincerely,

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

RR/CC
C: File

CITY OF ALBUQUERQUE



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 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.

PO Box 1293

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

Albuquerque

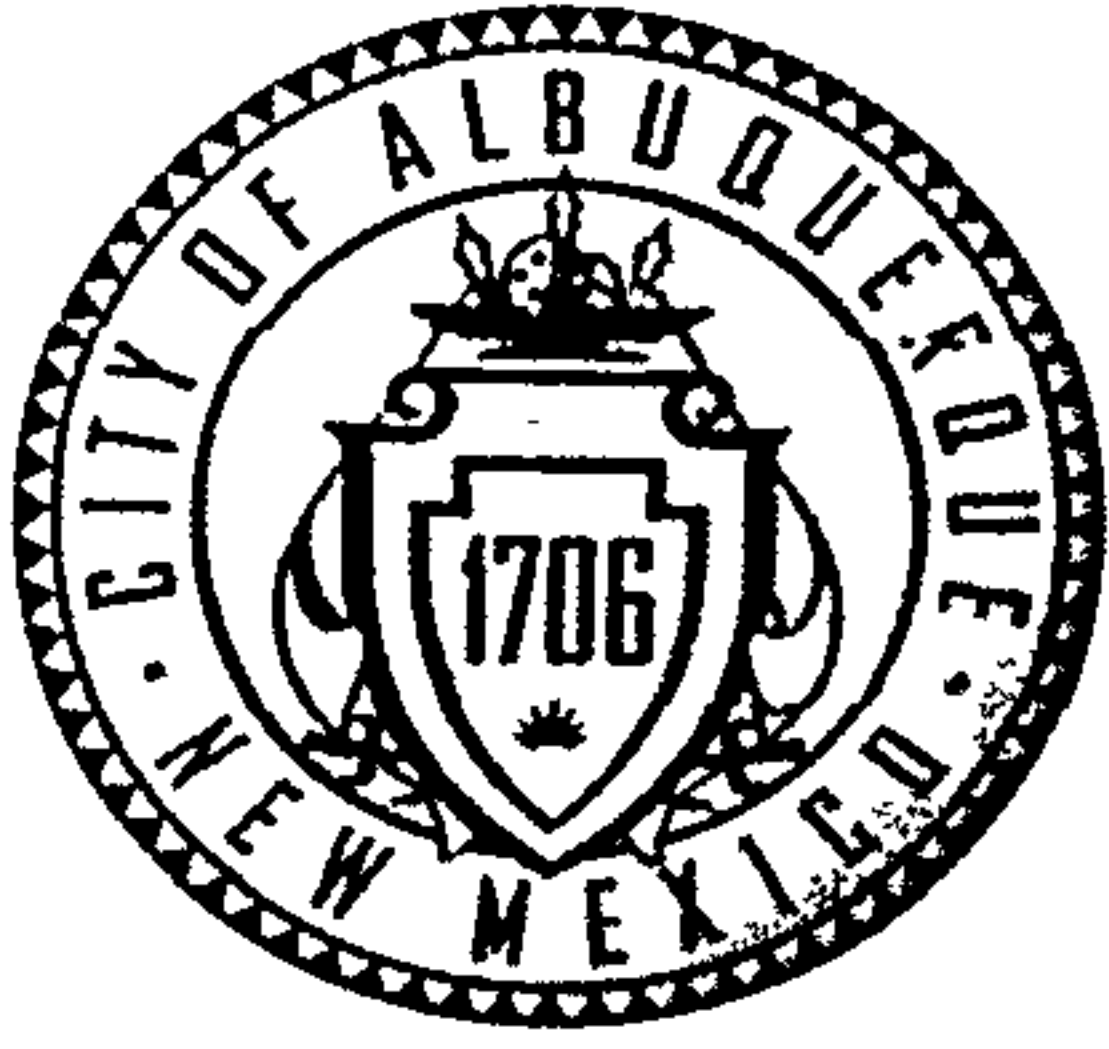
Sincerely,

New Mexico 87103

John B. Gurulé, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

\gs via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: Hillside Auto Sales Building Permit #: _____ Hydrology File #: K190148
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: lots 20-23 mesa verde add.
City Address: 134 tennessee st. N.E

Applicant: Robert Rayner Contact: Bob Rayner
Address: 730 SAN MATEO BLVD. SE
Phone#: 792-6224 Fax#: _____ E-mail: Rob@R2Architectural.com
Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ AS-BUILT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ NEIGHBORHOOD IMPACT ASSESMENT (NIA)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

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
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 3/25/16 By: [Signature]

COA 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

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

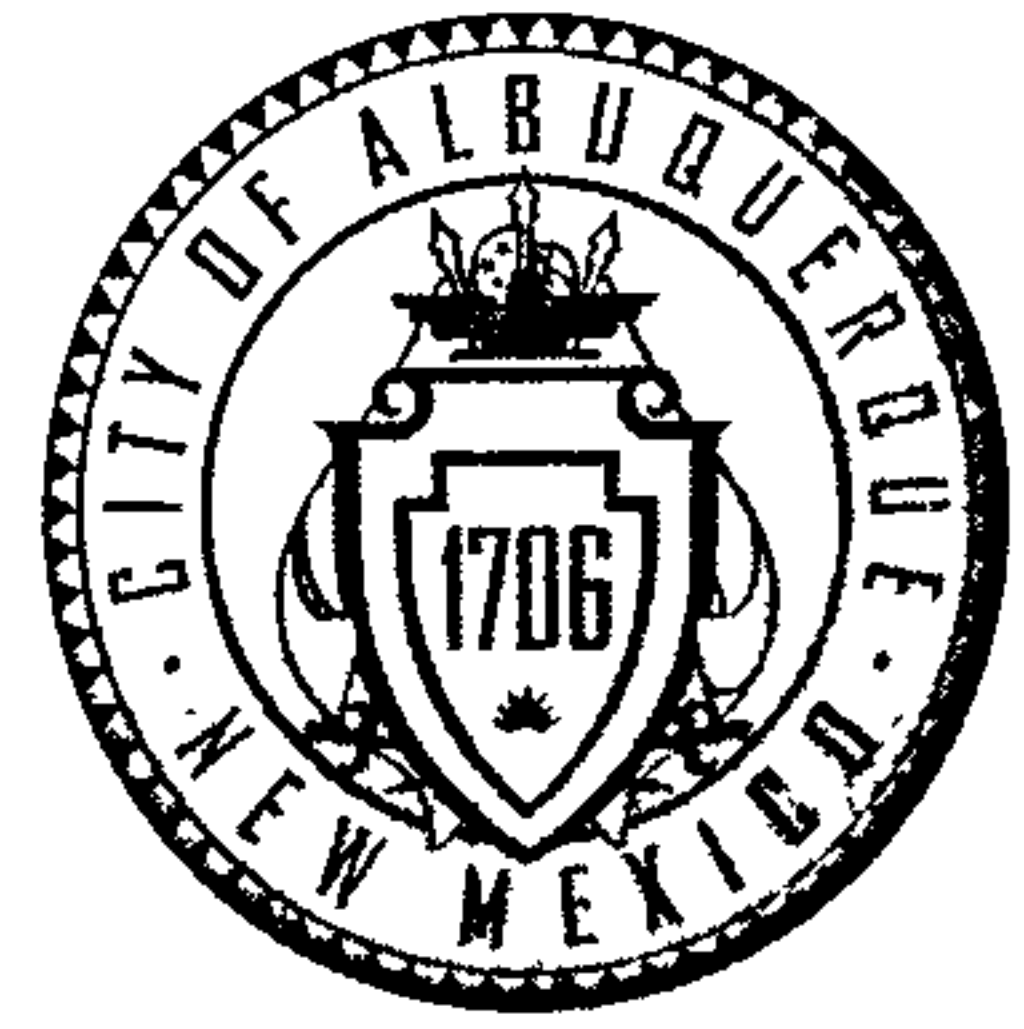
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

A handwritten signature in black ink, appearing to read 'Robert Rayner', is written over a horizontal line.

Robert Rayner, AIA,

R² Architectural Design & Consulting, LLC

CITY OF ALBUQUERQUE



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:

- Completion of parking lot striping and installation of ADA signs.
- Project site must be available for on-site inspection.
- Please submit the TCL Approved drawing when project is completed.

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.

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

CITY OF ALBUQUERQUE



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.

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

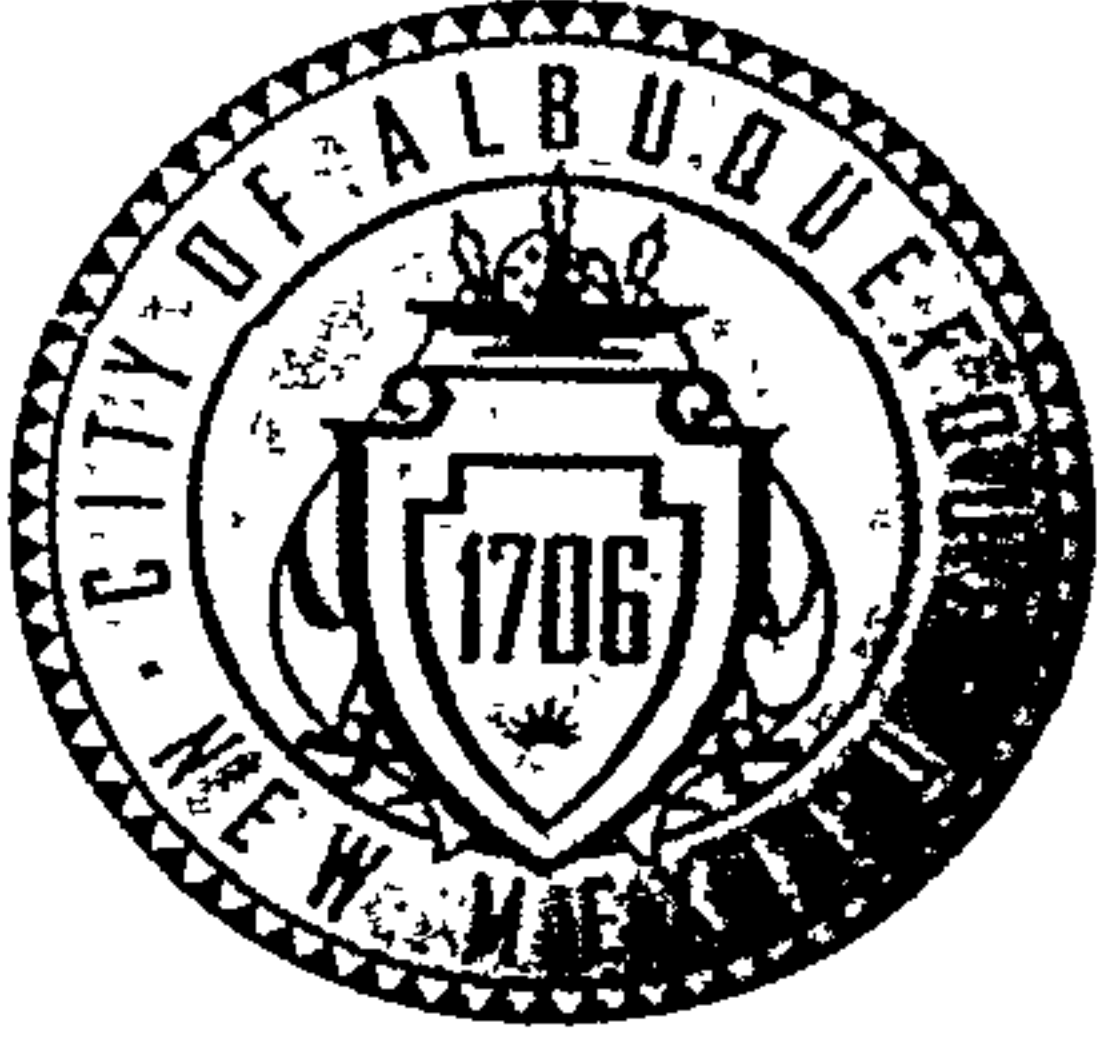
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- Please submit the TCL Approved drawing when project is completed.

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.

Sincerely,

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

\gs via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: HILLSIDE Auto Building Permit #: 2014 92501 Hydrology File #: K190148
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lot 20 & 23 mesa verde Addition
City Address: 134 Tennessee NE

Applicant: ROBERT RAYNER / R2 ARCHITECTS Contact: Rob Rayner
Address: 730 SAN MATEO BLVD. SE
Phone#: 792-6224 Fax#: 792-6224 E-mail: Rob@R2Architects.com

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

Check all that Apply:

FILE HAS BEEN SENT ELECTRONICALLY

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☒ AS-BUILT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ NEIGHBORHOOD IMPACT ASSESMENT (NIA)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

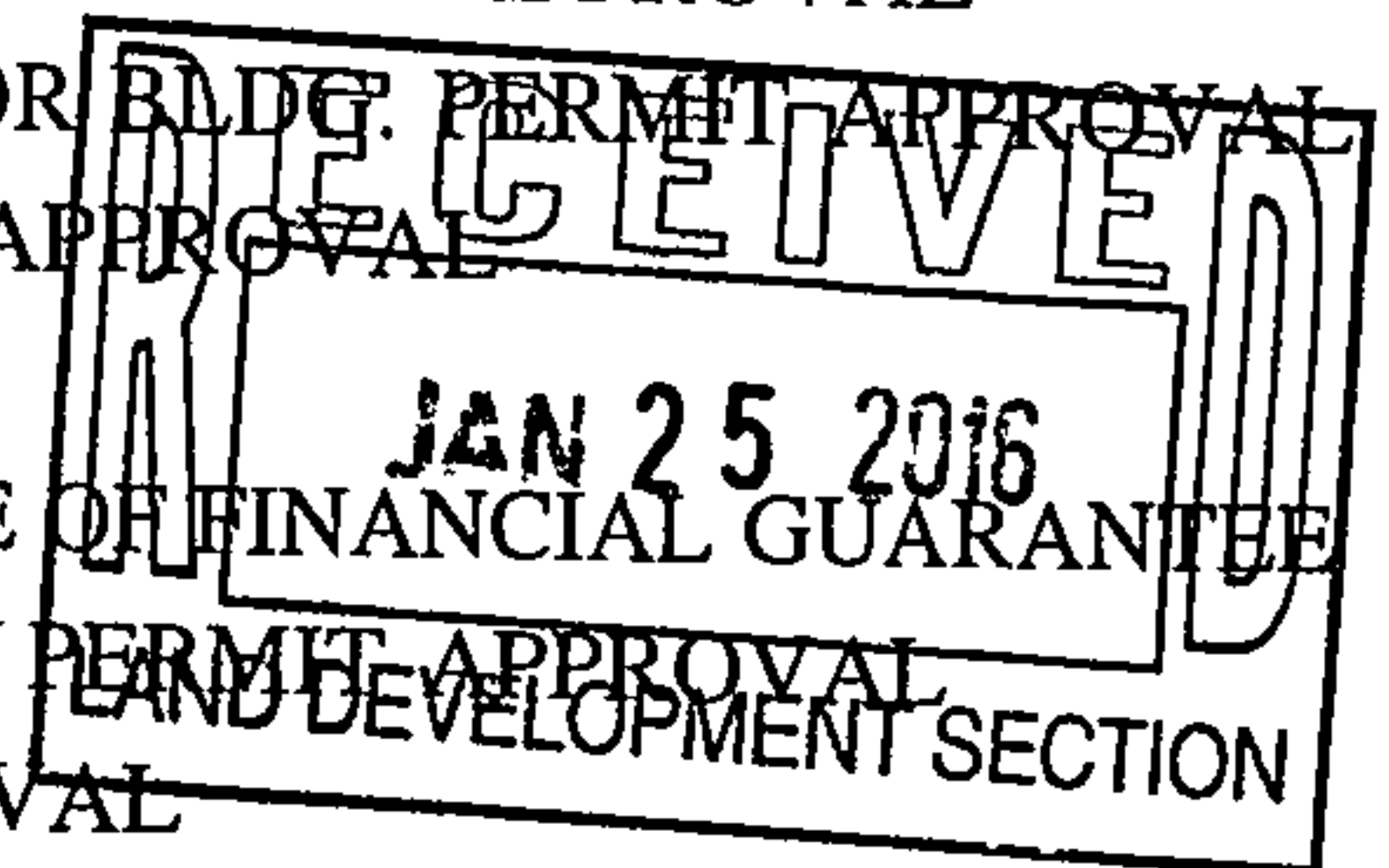
- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ GRADING/ESC PERMIT APPROVAL

☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL

☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING?

☐ OTHER (SPECIFY) _____



IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 1/26/16 By: Robert Rayner

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE RECEIVED: _____



R² architectural
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

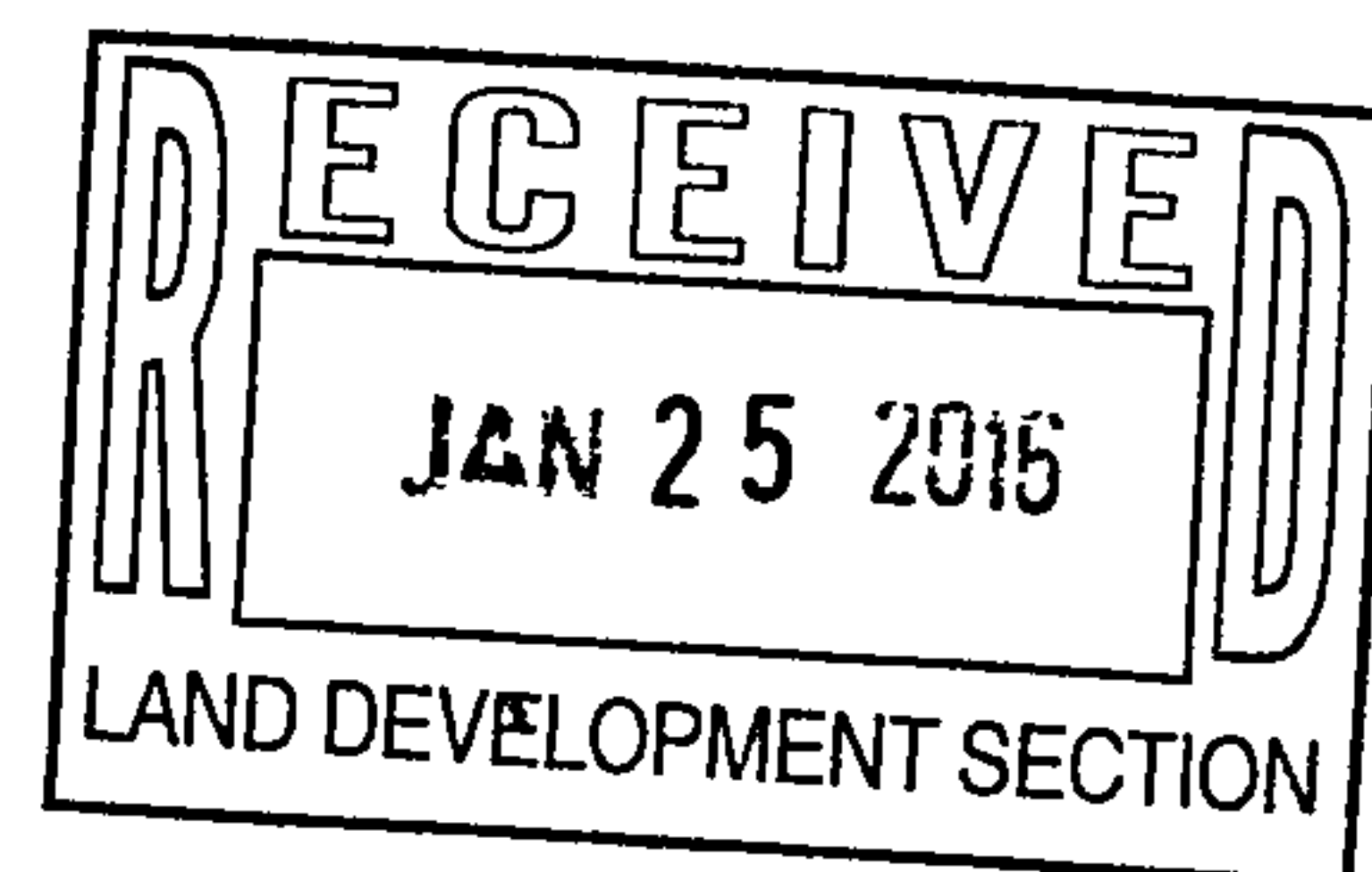
I, Robert Rayner, Architect, of the firm R² Architectural Design & Consulting, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL approved plan dated 10/12/2014. I further certify that I have personally visited the project site on 1/21/2016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

A handwritten signature in black ink, appearing to read 'Robert Rayner', is written over a horizontal line.

Robert Rayner, AIA,

R² Architectural Design & Consulting, LLC

1/22/16

CITY OF ALBUQUERQUE



**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.**

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 Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

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,

Jeanne Wolfenbarger, 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: HILLSIDE AUTO SALES Building Permit #: 201492501 City Drainage #: K19D148
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: lot 23 mesa verde ADDN UPC 101905735511741019
City Address: 134 Fennesser

Engineering Firm: GEORGE RODRIGUEZ LAND USE DEV. CONS. Contact: GEORGE
Address: 12800 SAN JUAN NE.
Phone#: 610-0593 Fax#: _____ E-mail: _____

Owner: MARCUS HILL Contact: MARCUS
Address: 2639 SAN MATEO BLVD SE
Phone#: 319-3459 Fax#: _____ E-mail: _____

Architect: Robert Rayner Contact: Robert
Address: 730 SAN MATEO BLVD. SW
Phone#: 792-6224 Fax#: _____ E-mail: ROBE R2 ARCHITECTURAL.COM

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

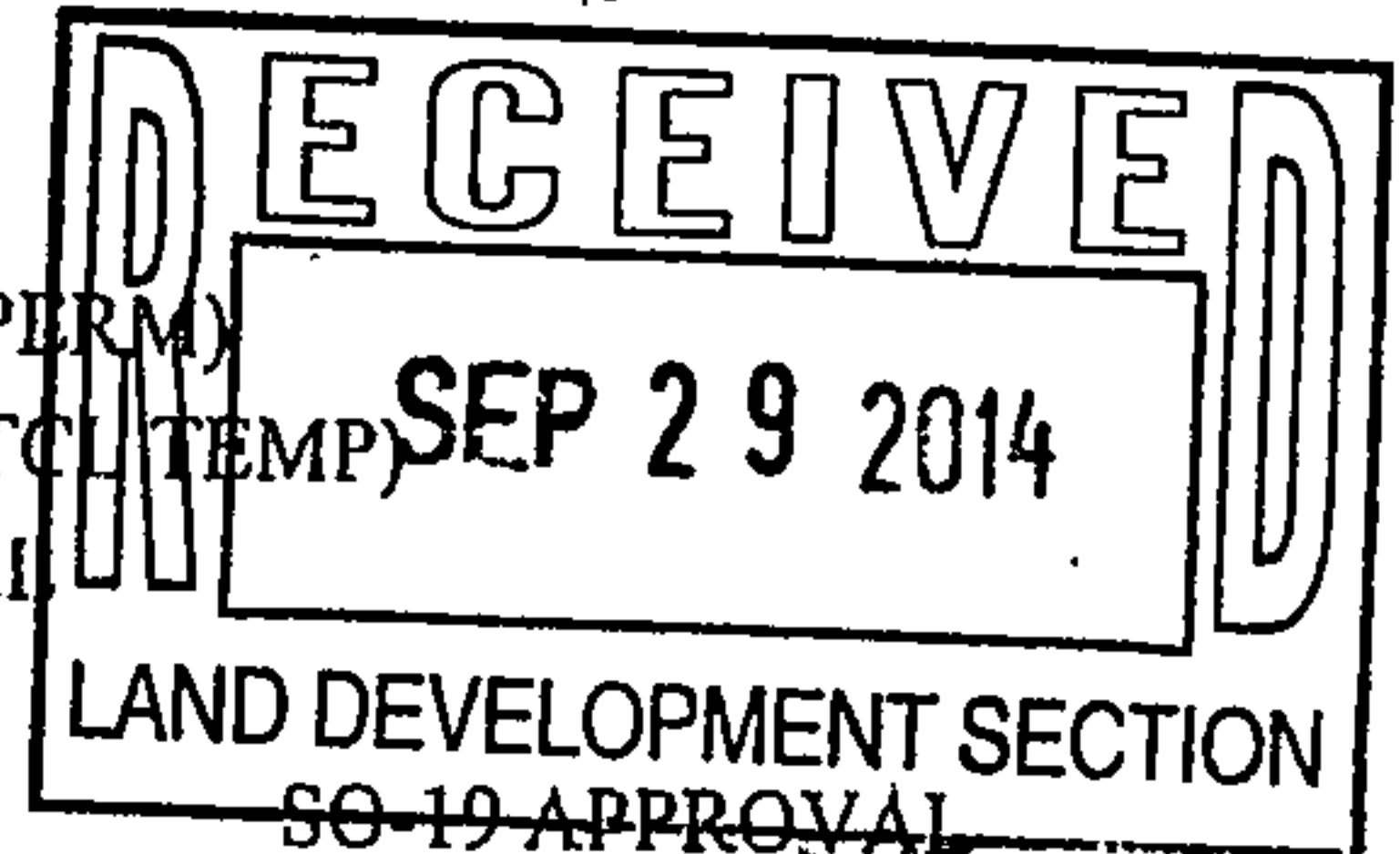
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

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

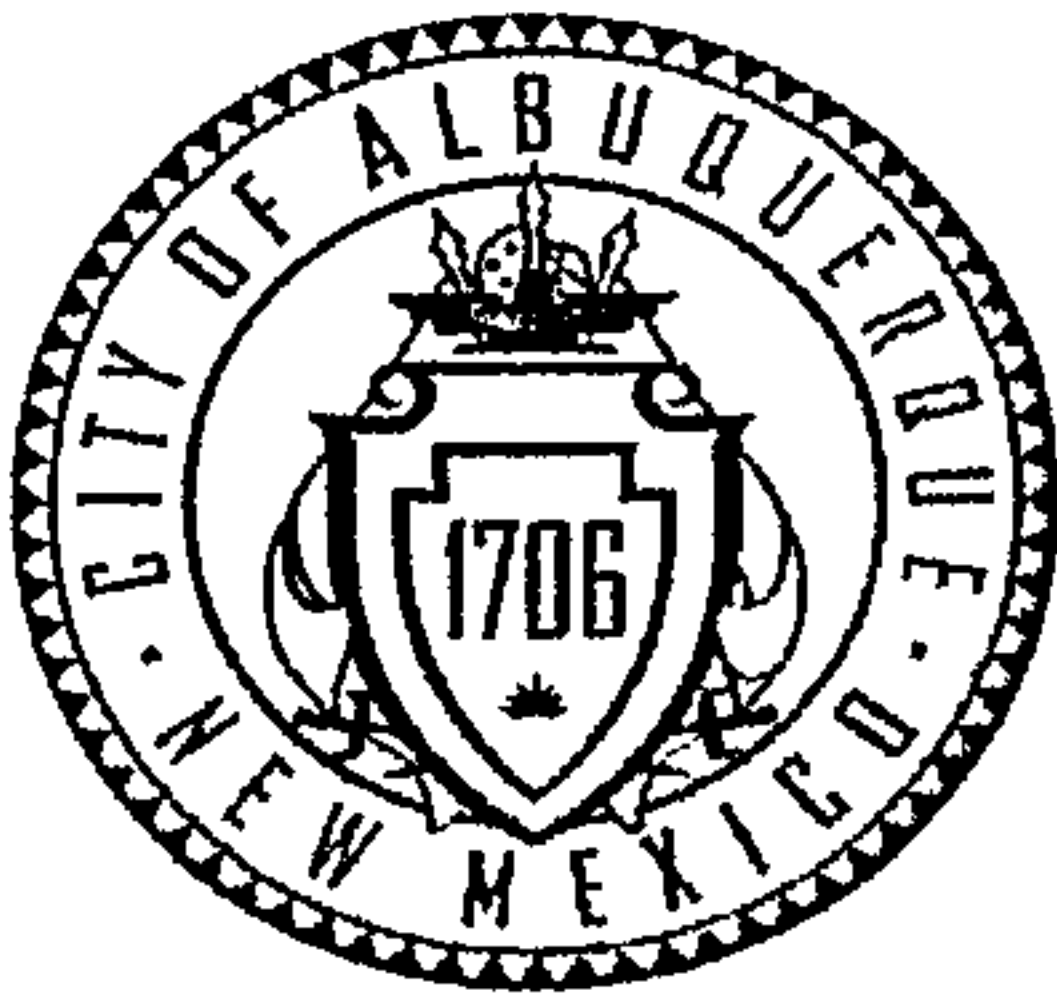
DATE SUBMITTED: 9/29/14

By: ROBERT 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

Next Electronic



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: HILLSIDE Auto SALES Building Permit #: _____ City Drainage #: K19-D148

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

Legal Description: _____

City Address: 134 TENNESSEE AVE

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: MARCUS HILL Contact: _____

Address: 2635 SAN MATEO BLVD NW

Phone#: 319-3459 Fax#: _____ E-mail: _____

Architect: R2 ARCHITECTURAL Contact: MARCUS HILL

Address: 730 SAN MATEO BLVD SE

Phone#: 792-6224 Fax#: SAME E-mail: ROBERT@R2ARCHITECTURE.COM

Surveyor: _____ Contact: Robert Rayner

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

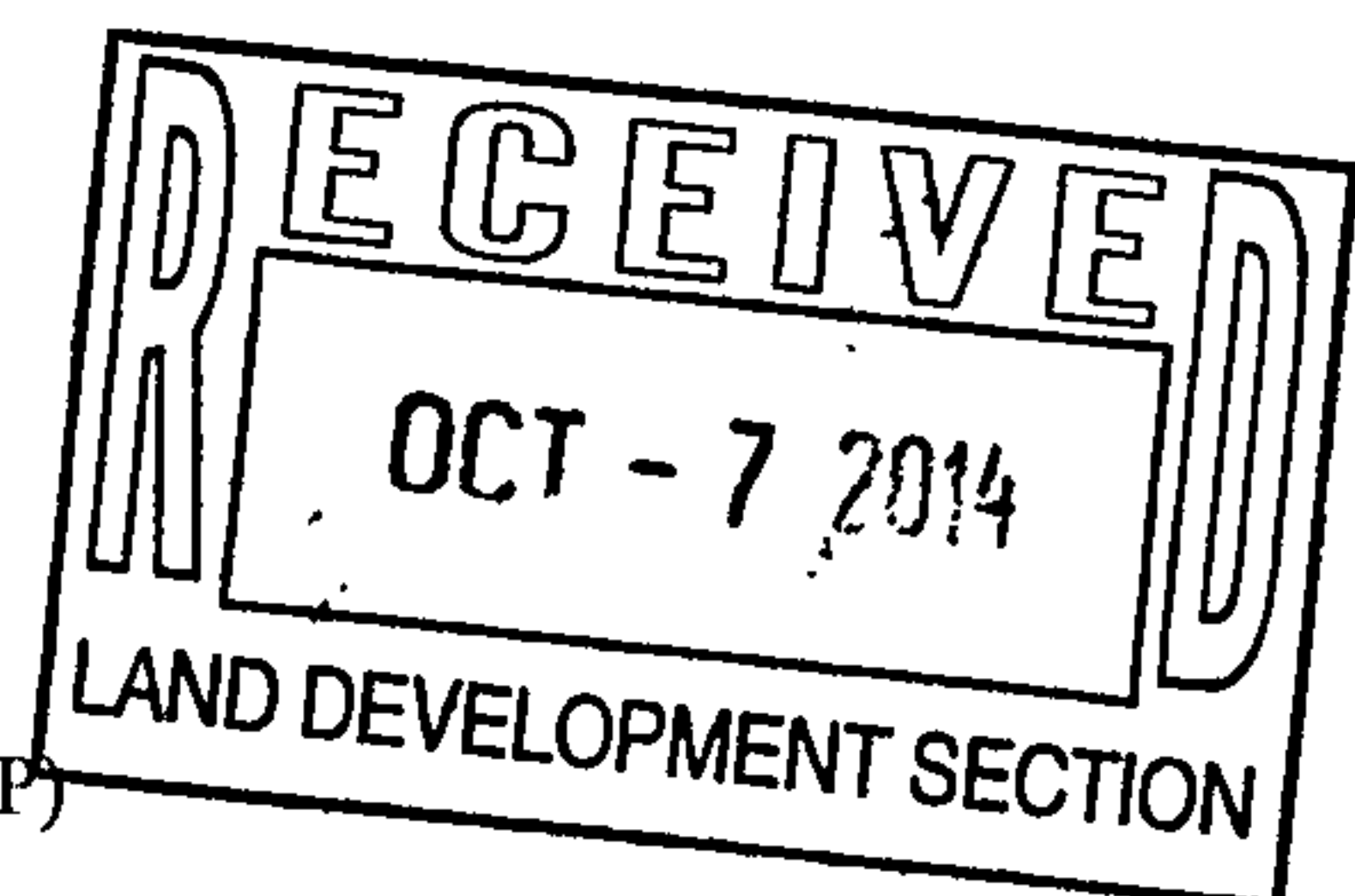
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
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- ☐ 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
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- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
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- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
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- ☐ 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: 10/01/14 By: Robert Rayner Robert Rayner

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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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

Wolfenbarger, Jeanne

From: Wolfenbarger, Jeanne
Sent: Thursday, October 09, 2014 4:57 PM
To: 'rob@r2architectural.com'
Subject: TCL Comments for Hillside Auto

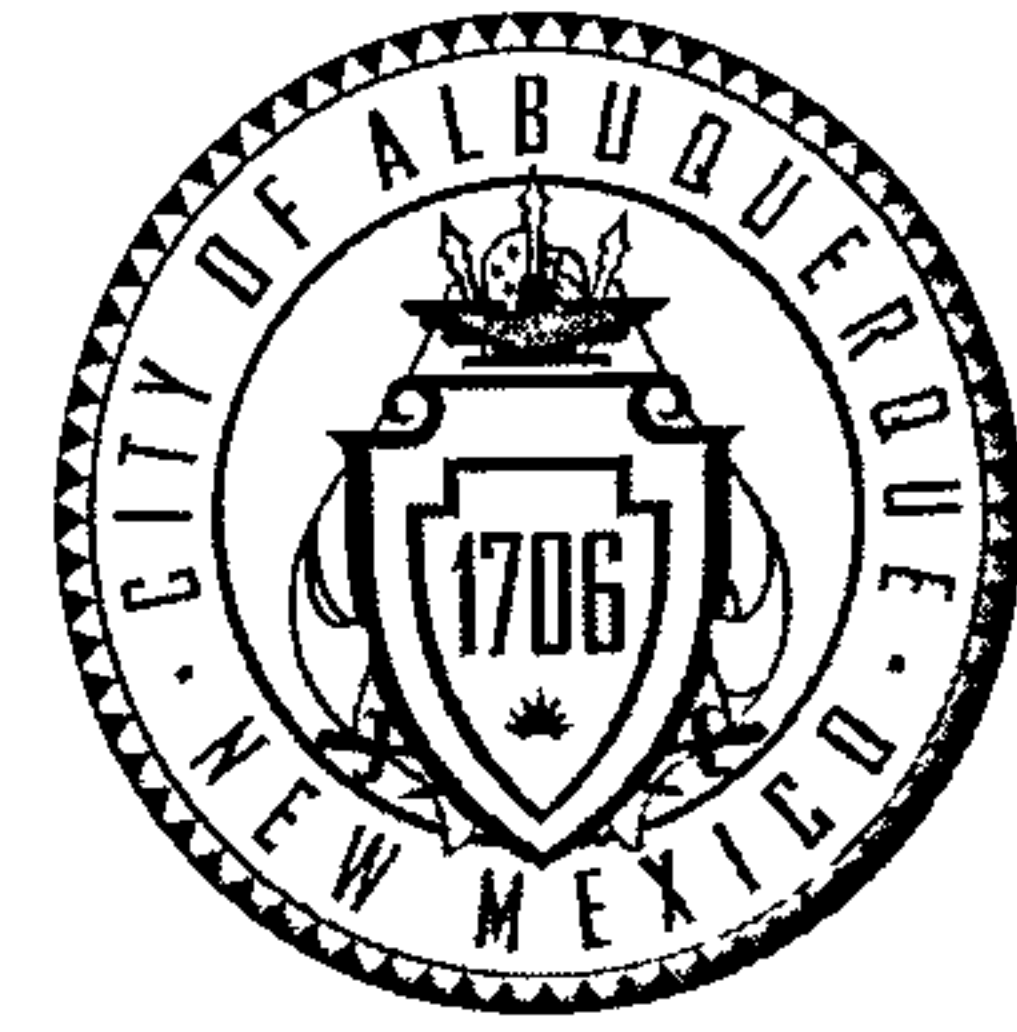
Rob, all of my comments are addressed from this past submittal, but after looking at the new 6-foot pedestrian pathway location, I still need the following:

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

CITY OF ALBUQUERQUE



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
- Albuquerque
- New Mexico 87103
- www.cabq.gov
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.)
 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.
 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.
 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,

A handwritten signature in black ink, appearing to read "Jeanne Wolfenbarger", with a stylized, flowing script.

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

c: File
CO Clerk