

# CITY OF ALBUQUERQUE



April 12, 2019

Patricia Hancock, R.A.  
SMPC Architects  
2019 Central Ave NW, Suite 800  
Albuquerque, NM 87110

**Re: Fiesta Kia Group,  
7400 Lomas Blvd NE, 87110  
30-Day Temporary Certificate of Occupancy  
Transportation Development Final Inspection  
Engineer's/Architect's Stamp dated 6-13-18 (K19D152)  
Certification dated 4-5-19**

Dear Ms. Hancock,

Based upon the information provided in your submittal received 4-12-19, Transportation Development will issue a 30-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the Transportation Department must receive a complete acceptable submittal package from the applicant including

1. Please add Motorcycle Sign to the relocated 3<sup>rd</sup> MC Stall.
2. Please send photo of correction for final CO.

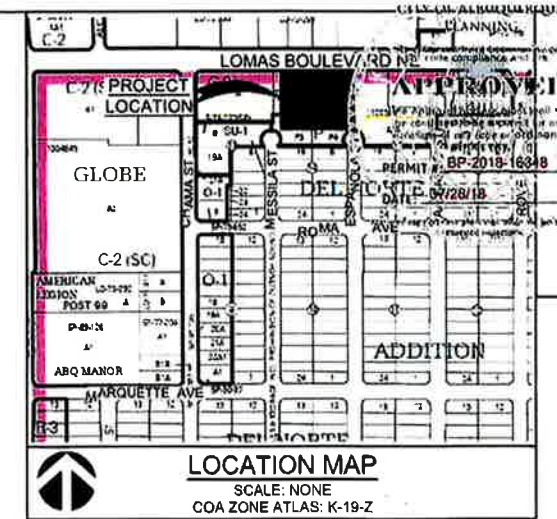
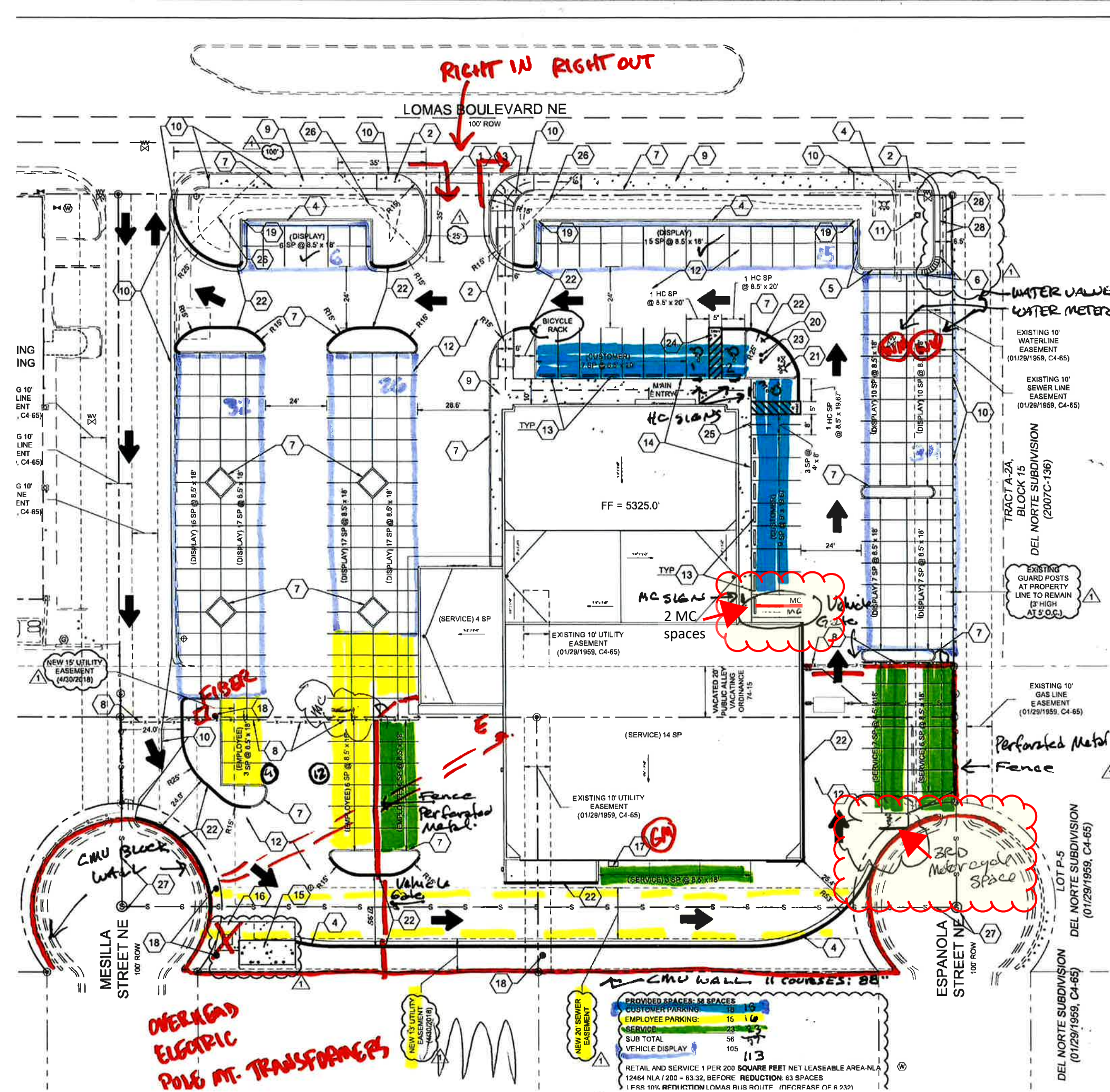
If you have any questions, please contact me at (505) 924-3981.

Sincerely,

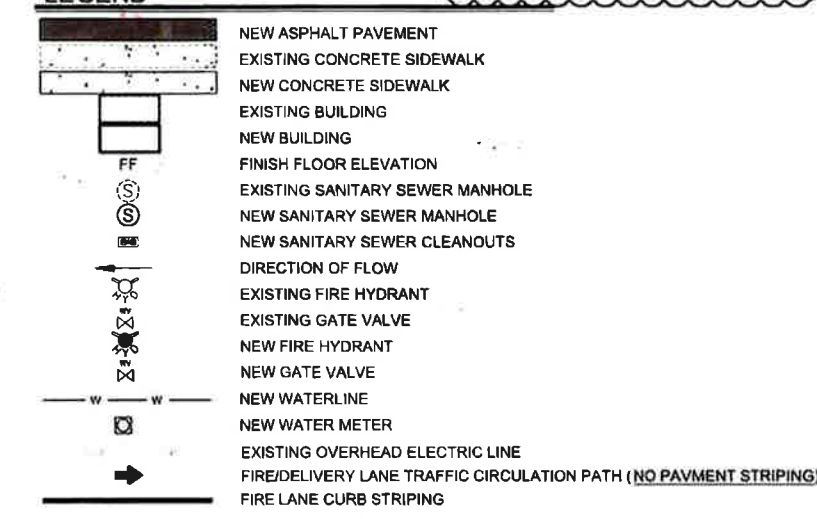
Ernie Gomez  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email  
C: CO Clerk, File





- KEYED NOTES**
1. CONSTRUCT NEW ENTRANCE PER COA STD DWG 2426.
  2. CONSTRUCT NEW ACCESSIBLE RAMP SEE DETAIL 8/C-501.
  3. CONSTRUCT NEW ACCESSIBLE RAMP PER DETAIL 7/C-501.
  4. CONSTRUCT NEW STD. C&G PER COA STD DWG 2415A.
  5. CONSTRUCT MOUNTABLE ROLL CURB PER COA STD DWG 2415A.
  6. TRANSITION FROM MOUNTABLE ROLL CURB TO STD C&G.
  7. CONSTRUCT HEADER CURB PER COA STD DWG 2415B.
  8. INSTALL NEW ROLLING GATE AND FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.
  9. CONSTRUCT NEW CONCRETE WALK. SEE DETAIL 4/C-501.
  10. MATCH TO EXISTING PAVEMENT/CURB/ELEVATIONS.
  11. NEW WATER METER SEE C103 AND PLUMBING PLANS FOR CONTINUATION.
  12. INSTALL NEW ASPHALT PAVEMENT. SEE DETAIL 3/C-501.
  13. INSTALL CONCRETE WHEEL STOP. SEE DETAIL 5/C-501.
  14. CONSTRUCT SIDEWALK TO ASPHALT TRANSITION PER DETAIL 6/C-501.
  15. CONSTRUCT NEW TRASH ENCLOSURE PER COA SOLID WASTE MANAGEMENT DEPARTMENT SPECIFICATIONS. SEE ARCHITECTURAL PLANS FOR DETAILS.
  16. CONSTRUCT NEW CONCRETE TRANSFORMER PAD.
  17. NEW GAS METER. SEE C-103 & PLUMBING PLANS P-102.
  18. NEW POLE FOR NEW OVERHEAD PRIMARY POWER LINES PER PNM. SEE SHEET SE-101.
  19. CONSTRUCT 2' CURB CUT FOR DRAINAGE.
  20. NEW REMOTE FIRE DEPARTMENT CONNECTION COORDINATE SIZE AND TYPE WITH FIRE PROTECTION ENGINEER. SEE C-103.
  21. NEW PRIVATE FIRE HYDRANT. SEE C-103.
  22. NEW FIRE LANE STRIPING. SEE C-103 AND APPROVED FIRE 1 PLAN.
  23. 4" PIV AND 4" RPBA ON FIRE SUPPLY LINE. SEE C-103.
  24. CAPITAL LETTERS "NO PARKING", 1' HIGH AND 2" WIDE MIN.
  25. MOTORCYCLE PARKING SIGN
  26. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR 35'X35' SIGHT TRIANGLE
  27. NEW SANITARY SEWER LINE AND MANHOLES. SEE PROJECT WORK ORDER FOR PROPOSED SEWER LINE CONSTRUCTION.
  28. CONSTRUCT NEW DEPRESSED C&G PER COA STD DWG 2415A, AND CONCRETE ALLEY GUTTER BETWEEN CURBS. PER COA STD DWG 2415A.



**SMPC Architect**  
PRINCIPLES OF DESIGN.

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Albuquerque, New Mexico 87102  
T 505 255 8068  
F 505 255 8065  
www.smpcarchitect.com

**FIESTA KIA**  
**PERMIT SET**  
7400 LOMAS, ALBUQUERQUE NEW MEXICO

DATE: 5/14/18  
PROJECT #: 17017  
DRAWN BY: CAB  
CHKD BY: JCH  
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**SITE & TRAFFIC**



April 5, 2019

Ms. Racquel Michel, PE  
Transportation Development Manager  
City of Albuquerque

RE: TCL Plan – Fiesta Kia – 7400 Lomas Blvd NE  
RePlat Property – Fiesta Kia – 7400 Lomas Blvd NE

**TRAFFIC CERTIFICATION**

I, **PATRICIA HANCOCK**, NMRA #2095, OF THE FIRM **SMPC Architects**, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANCIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED **6/13/18**. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE **April 1, 2019** 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 FOR THE PARKING STRUCTURE. THERE ARE NO EXCEPTIONS.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANCIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENTARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF IT'S ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



\_\_\_\_\_  
Signature of Engineer or Architect

**ENGINEER'S OR ARCHITECTS STAMP**



April 5, 2019  
Date

If you have any additional questions or require additional information, please contact me at (505) 255-8668.

Sincerely,



Patricia Hancock, AIA  
Principal



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** Fiesta Kia Auto Group **Building Permit #:** BP-2018-16348 **City Drainage #:** K19-D152  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** LOT A thru K, P-3, P-4 PARCEL 2, DEL NORTE SUBDIVISION  
**City Address:** 7400 LOMAS BOULEVARD NE, ALBUQUERQUE, NM

**Engineering Firm:** ABQ Engineering Inc. **Contact:** Craig Hagelgantz PE  
**Address:** 8102 Menaul Blvd. NE, Suite D, Albuquerque NM 87110  
**Phone#:** 505-255-7802 **Fax#:** 505-255-7902 **E-mail:** chagelgantz@abqeng.com

**Owner:** Fiesta Kia - Derek Kulach **Contact:** JUNO RABY  
**Address:** 7300 LOMAS BLVD NE ALBUQUERQUE, NM 87110  
**Phone#:** 505-999-2700 **Fax#:** \_\_\_\_\_ **E-mail:** derek\_kulach@fiestaautogroup.com

**Architect:** SMPC Architects **Contact:** Glenn Fellows- Project Manager  
**Address:** 219 Central Ave NW, Suite 800, Albuquerque, NM 87102  
**Phone#:** 505-255-8668 **Fax#:** 505 268 6665 **E-mail:** g.fellows@smpcarchitects.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:

☐ ENGINEER/ ARCHITECT CERTIFICATION

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

☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

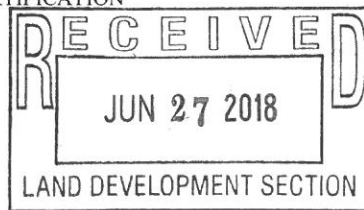
DATE SUBMITTED: 6/26/18 By: chagelgantz@abqeng.com

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY

☐ 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  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_



COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_