CITY OF ALBUQUERQUE

October 20, 2016

Mr. Cory Greenfield
Campoverde Architecture
709 16th St., NW
Albuquerque, NM 87104

Re: The 377 - 2027 Yale Ave., SE
Request for Certificate of Occupancy- Transportation Development
Architect's Stamp dated 6-09-15 (L15D030)
Certification dated 09-29-16

Dear Mr. Greenfield,

Based upon the information provided in your submittal received 10-20-16, 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.

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

Sincerely,

Monica Ortiz
Plan Checker, Transportation & Hydrology
Development Review Services

mao via: email
C: CO Clerk, File

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

C A M P O V E R D E A R C H I T E C T U R E

studio@campoverdearchitecture.com 505/242.6084
albuquerque new mexico

TRAFFIC CERTIFICATION FOR THE 377
SEPTEMBER 29, 2016

This certification is submitted in support of a request for Certificate of Occupancy.

I, Cory Greenfield, NMRA of the firm Campverde Architecture, LC certify that the project for The 377 at 2027 Yale Blvd SE is in substantial compliance with and in accordance with the design intent of the TCL approved plan dated 9 June 2015 with City of Albuquerque Traffic Approval Stamped on 16 June 2015. I have obtained the record information edited onto the original design and certify, having personally visited the project site on 23 September 2016, that upon visual inspection the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief.

The following exceptions and/or qualifications exist:

As-Built changes shown on TCL/Site Plan AS1.0:

At Overflow Parking Lot (parking spaces in excess of required parking count as previously approved): Parking bumpers deleted. Added railroad ties with landscape bed. Width of parking aisle changed to 50'. Refuse bin relocated to east end of parking aisle (location is approved by Solid Waste). Low earth berm added to east end of parking.

The following deficiencies and/or required corrections exist:

The record information presented herein 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.

STATE OF NEW MEXICO
CORY ALEXANDER GREENFIELD
No. 5049
REGISTERED ARCHITECT

RECEIVED
OCT 03 2016
LAND DEVELOPMENT SECTION

From: Ortiz, Monica
To: Cordova, Camille C.; Sandoval, Darlene M.; Miranda, Rachel; Serna, Yvette M.
Cc: Cliff Sandoval (CLIFFWS@ahern.com); Michel, Racquel M.
Subject: 2027 Yale Ave SE; Bldg#201591312
Date: Thursday, October 13, 2016 2:18:35 PM

Please release 2027 Yale Ave SE for a 15-day TCL-Temp CO. Thanks

Monica Ortiz
Planning Department – Transportation & Hydrology
Development & Building Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
t 505-924-3981
f 505-924-3864

15-DAY
TEMP
CO

City of Albuquerque

15-DAY

Planning Department

Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02 2013)

Project Title: The 377 Building Permit #: T20159/312 City Drainage #: L15D030

DRB#: EPC#: Work Order#:

Legal Description: Block 12, Clayton Hts. Subdivision, Lots 7+8+13A+14A

City Address: 2027 YALE AVE SE

Engineering Firm: Contact:

Address:

Phone#: Fax#: E-mail:

Owner: Contact:

Address:

Phone#: Fax#: E-mail:

Architect: CAMPOVERDE ARCHITECTURE Contact: CORY GREENFIELD

Address: 709 16th St NW, ABQ 87104

Phone#: 505 301 6883 Fax#: E-mail: cory@campoverdearchitecture.com

Surveyor: Contact:

Address:

Phone#: Fax#: E-mail:

Contractor: TOP NOTCH CUSTOM BUILDERS INC Contact: CHRIS SANCHEZ

Address: 04 CALLE DE BOSQUE, BELEN NM 87002

Phone#: 505 401 6180 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)

RECEIVED OCT 03 2016 LAND DEVELOPMENT SECTION

$50.00

WAS A PRE-DESIGN CONFERENCE ATTENDED: Yes ✓ No Copy Provided

DATE SUBMITTED: ~~6/9/15~~ 9/29/16 By: CORY GREENFIELD

Requests for approvals of Site Development Plans and or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, an 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

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

Waiting for pictures HC Signage + MC Parking

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services

June 16, 2015

Mr. Cory Greenfield
Campoverde Architecture
709 16th St., NW
Albuquerque, NM 87104

Re: The 377
2027 Yale Ave., SE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 6-9-15-15 (L15-D030)

Dear Mr./Ms.,

The TCL submittal received 6-10-15 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.

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 924-3690.

Sincerely,

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

c: File
CO Clerk

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2013)

Project Title: The 377 Building Permit #: T201591312 City Drainage #: L15D030

DRB#: EPC#: Work Order#:

Legal Description: Block 12, Clayton Hts. Subdivision, Lots 7+8+13A+14A

City Address: 2027 YALE AVE SE

Engineering Firm: Contact:

Address:

Phone#: Fax#: E-mail:

Owner: Contact:

Address:

Phone#: Fax#: E-mail:

Architect: CAMPOVERDE ARCHITECTURE Contact: CORY GREENFIELD

Address: 709 16th St NW, ABQ 87104

Phone#: 505 301 6883 Fax#: E-mail: cory@campoverdearchitecture.com

Surveyor: Contact:

Address:

Phone#: Fax#: E-mail:

Contractor: TOP NOTCH CUSTOM BUILDERS INC Contact: CHRIS SANCHEZ

Address: 04 CALLE DE BOSQUE, BELEN NM 87002

Phone#: 505 401 6180 Fax#: 1 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
____ 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)

RECEIVED JUN 10 2015 LAND DEVELOPMENT SECTION

VS verified

WAS A PRE-DESIGN CONFERENCE ATTENDED: ✓ Yes ____ No ____ Copy Provided

DATE SUBMITTED: 6/10/15 By: — CORY GREENFIELD

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2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
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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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 15-071 Date: 5.5.15 Time: 2:15 PM

1. **AGENCY REPRESENTATIVES PRESENT AT MEETING**

Planning:	☒ Kym Dicome	☐ Other:
Transportation:	☒ Gary Sandoval	☐ Other:
Code Enforcement:	☒ Ben McIntosh	☐ Other:
Fire Marshall:	☒ Antonio Chinchilla	☐ Other:

2. **TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY**

☐ Zone Map Amendment	☐ EPC Approval		☐ City Council Approval
☐ Sector Dev. Plan Amendment	☐ EPC Approval		☐ City Council Approval
☐ Site Dev. Plan for Subdivision	☐ EPC Approval	☐ DRB Approval	☐ Admin Approval
☐ Site Dev. Plan for Bldg. Permit	☐ EPC Approval	☐ DRB Approval	☐ Admin Approval
☒ Other BUILDING PERMIT			

3. **SUMMARY OF PRT DISCUSSION:**

Current Zoning: SU-2/NMX

Applicable Plans: SOUTH YALE SECTOR DEVELOPMENT PLAN

Applicable Design Regulations:

Other Applicable Regulations:

Previously approved site plans/project #s:

Proposed Use/Zone:

Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

Handouts Given:

☐ Zone Map Amendment Process ☐ R-270-1980 ☐ AA Process ☐ EPC Schedule

Further input needed: (Sketch Plat Review @ DRB, DRT, ZEO, ONC, pre-application facilitated meeting, other)

Additional Notes:

• FIRST PHASE OF PROJECT TO DEVELOP (REMODEL) 2600 SF OF THE 8800 SF BLDG AS A TAPROOM. IF JUST T.I., DOES NOT REQUIRE COMPLIANCE W/ GENERAL DEVELOPMENT REGS OF S. YALE SDP. EVEN IF FACADE IMPROVEMENTS ARE PROPOSED, DO NOT HAVE TO COMPLY (PG 14 SYSDP SECTION 3.2

4. **SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY**

PRT CHAIR APPLICANT OR AGENT

***Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

GOES STRAIGHT TO BUILDING PERMIT.

NMX ZONE CATEGORY = RB + C-2 PERMISSIVE.

APPLICANT QUESTION:

① CAN THEY CONTINUE TO ACCESS SITE + PROVIDE PARKING OFF WHITMOORE? IT HAS NO CURB/S/W. YES MAY WAIVE TO MAKE ACCESS PR

② CAN THEY PLACE PARKING BUMPERS IN THE UNIMPROVED YAR GRAVEL AREA AS OVERFLOW? GRAVEL/SF CRUSHER FINE. TO ONEWA W/ ACCESS TO WHITMOO

③ CAN YOU PARK IN REAR SETBACK AREA? NO. 11' FOOT SETBACK FROM R & ACCESS.

④ WHERE TO FIND DRAWINGS THAT SHOW R/W? MUST BE SUPPLIED BY LANDLORD, HAVE AN ALTA SURVEY PREPARED BY LAND SURVEYOR.

PROPOSAL:

DISCUSSION OF ADA PARALLEL PARKING SPACE. REQUIRES 1 VAN + 1 CAR SPACE.

ACCESS FOR FM = MIN OF 20'. NOT SPRINKLED.

OCCUPANT - 53 → NO ISSUE.

20 PARKING SPACE — MORE THAN MUST HAVE PAVED SURFACE (REQ'MENT. 14.16.2.15 (12)A) 2C. LESS THAN 20.

(3/8") MIN. CRUSHER FINE/GRAVEL

TRAFFIC - GAVE ADA (ACCESSIBLE PARKING CHECKLIST)

WIDTH OF PED. ACCESS FROM PARKING AREA MUST BE MIN OF 6' (14.16.3.1)

IF THEY PAVE PARKING LOT, WITH THEY HAVE TO ADD S/W?

IF REPLAT, INFRASTRUCTURE LIST MAY BE REQUIRED. GO TO DRB FOR SKETCH PLAT FOR DETAIL.

→ NO AT ACCESS + R. 11'

TCL SUBMITTAL - SHOW DUMPSTER LOCATION.

(TRAFFIC CIRCULATION LAYOUT)

BLDG MTD SIGNAGE. OK AS IS, IF JUST CHANGE COPY OUT. DO NOT DO ANYTHING TO STRUCTURE

From: **Ortiz, Monica** mortiz@cabq.gov
Subject: RE: PRT Meeting Notes May 5,2015
Date: May 29, 2015 at 11:48
To: Cory Alexander Greenfield cory@campoverdearchitecture.com
Cc: Michel, Racquel M. rmichel@cabq.gov, Harmon Rita T. rharmon@cabq.gov

Cory,
Here is the Drainage Transportation Information Sheet (DTIS) application your will need to fill out. Attach Your DTIS to two paper copies of the TCL. You will need to submit this paper submittal to Transportation at the Plaza Del Sol Building on the Ground floor West. An electronic copy of your submittal will also need to be submitted as well. Please send the electronic copy to PLNDRS@cabq.gov. If you have any questions please feel free to give me a call. Thanks

Grading and Drainage requirement: there will not be a requirement for grading and drainage for the over flow parking area. The total cubic yards of material you will be utilizing is less than 500 cubic yards of material that would require a grading and drainage.

Monica Ortiz
Planning Department – Transportation & Hydrology
Development & Building Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
t 505-924-3981
f 505-924-3864

Traffic Circulation, Access and Parking Layout Checklist

Category			
General Information & Notes	1	Show vicinity map with zone atlas page number	
	2	Label type and use of development on plan	
	3	Labeling of Setback Requirements for Building size of development	
	4	Listing of Parking Space Requirements that are required by Zoning	
	5	Specify City Standard Drawing Number when applicable in A,"A" (sidewalk, curb, driveway, driveway, etc.)	
	6	Include copy of shared access agreement with adjacent property owner, if applicable	
	7	Work within Public Right of way requires DRC approved plans	
	8	Include a minimum of 2 copies of "Traffic Circulation Layout" for approval	
	9	Include labeling of address/legal description of development	
Drafting			
	10	Plan must be stamped signed, and dated by a P.E. or R.A.	
	11	TCL must be on a 24" x 36" Sheet with minimum 1 inch margins with a north arrow shown	
	12	Acceptable Scales for engineering scales: 1"=20', 1"=30', 1"=40', 1"=50'	
	13	Acceptable Scales 1"=100' (overall layouts only)	
	14	Are you able to tell proposed improvements from existing improvements easily? (Lineweights, labels)	
Existing Conditions for Streets	15	Identify street right of way widths and pavement widths and medians for adjacent streets	
	16	Identify existing adjacent access easements and and property lines along with dimensions	
	17	Identify existing and proposed on site buildings, doors, sidewalks, structures, walls, driveways, curb cuts, existing curb and anything that influences traffic circulation	
	18	Clearly show existing sidewalk and hard capped ramps within the public right of way	
	19	Are existing adjacent sidewalks in acceptable shape? Is any replacement needed?	
Proposed Conditions for Parking Lot Spaces	20	List width and length for all parking spaces	
	21	Parking Spaces cannot cross over property lines	
	22	Reference NMBC Table 1106.1 # of Accessible Pkg. Spaces/Van Accessible Pkg. Spaces Required	
	23	Compact Parking Spaces may account for 1/3 of spaces if spaces >20 (Page 23-34)	
	24	Handicapped spaces must be min. width of 8.5 feet wide and 18 feet long	
	25	Handicapped spaces must have 8 feet wide van accessible aisle with "No Parking" labeled	
	26	Label compact parking spaces by marking "Compact"	
	27	Required language on handicapped signage per 66-7-352.4C NMSA containing language "Violators are Subject to a Fine and/or Towing"	
	28	ADA accessible aisle shall have "No Parking" in capital letters 1 foot high and 2 inches wide at rear of parking space	
	29	On Street parking allowance to fulfill zoning's parking requirements must be requested and approved by Ktistal prior to TCL approval (Businesses will only be granted 50% credit for available street parking.)	
	30	Five foot keyway required for dead end parking aisles	
	31	Parking Lots with 300 or more spaces must have landscaped islands at the ends	
	32	Minimum motorcycle parking per off street parking spaces (Zoning Code, 14-16-3-1-1C)	
	33	Required bicycle parking within 300 feet of law for residential uses, schools, 14-16-3-1-1(B)(1)	
Drive Access	34	Check Location of Drives with proximity to intersection, checking classification of nearby streets. Page 23-68, and also check for sufficient stacking between proposed driveway and nearby driveway or adjacent property	

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICE / HYDROLOGY SECTION

DATE: 2-22-13
CONFERENCE RECAP

ZONE ATLAS PAGE NO: L15
DRAINAGE FILE: L15/D030
ZONING: _____
DRB:
SUBJECT: Redesign
STREET ADDRESS (IF KNOWN): _____
SUBDIVISION NAME: _____

APPROVAL REQUESTED: Building Permit

ATTENDANCE: Curtis Cherne, Perry Hassk per Telcon

FINDINGS:

site can sheet flow out driveways to Wilmore St.

Depress landscape areas as usual

"Free Discharge" OK

THE UNDERSIGNED AGREES THAT THE ABOVE FINDINGS ARE SUMMARIZED ACCURATELY AND ARE SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THEY ARE NOT REASONABLE OR THAT THEY ARE BASED ON INACCURATE INFORMATION.

SIGNED: Curtis A. Cherne
NAME (PRINT): Curtis A. Cherne

SIGNED:
NAME (PRINT):

NOTE PLEASE PROVIDE A COPY OF THIS RECAP WITH YOUR DRAINAGE SUBMITTAL.

COMPLAINT FORM

PUBLIC WORKS DEPARTMENT
HYDROLOGY DIVISION
DEVELOPMENT SECTION
768-2650

Date Complaint Received: 2/14/94

Zone Atlas/Drainage File No.: L15 Complaint File No.: _____

Complainant: _____ Phone #: _____

Address/Location: _____

Complaint: water from the Thrifty Rent a Car Center is being routed towards Wilmoore SE which is unpaved.

Referred to: B. Montoya & Andrew Garcia

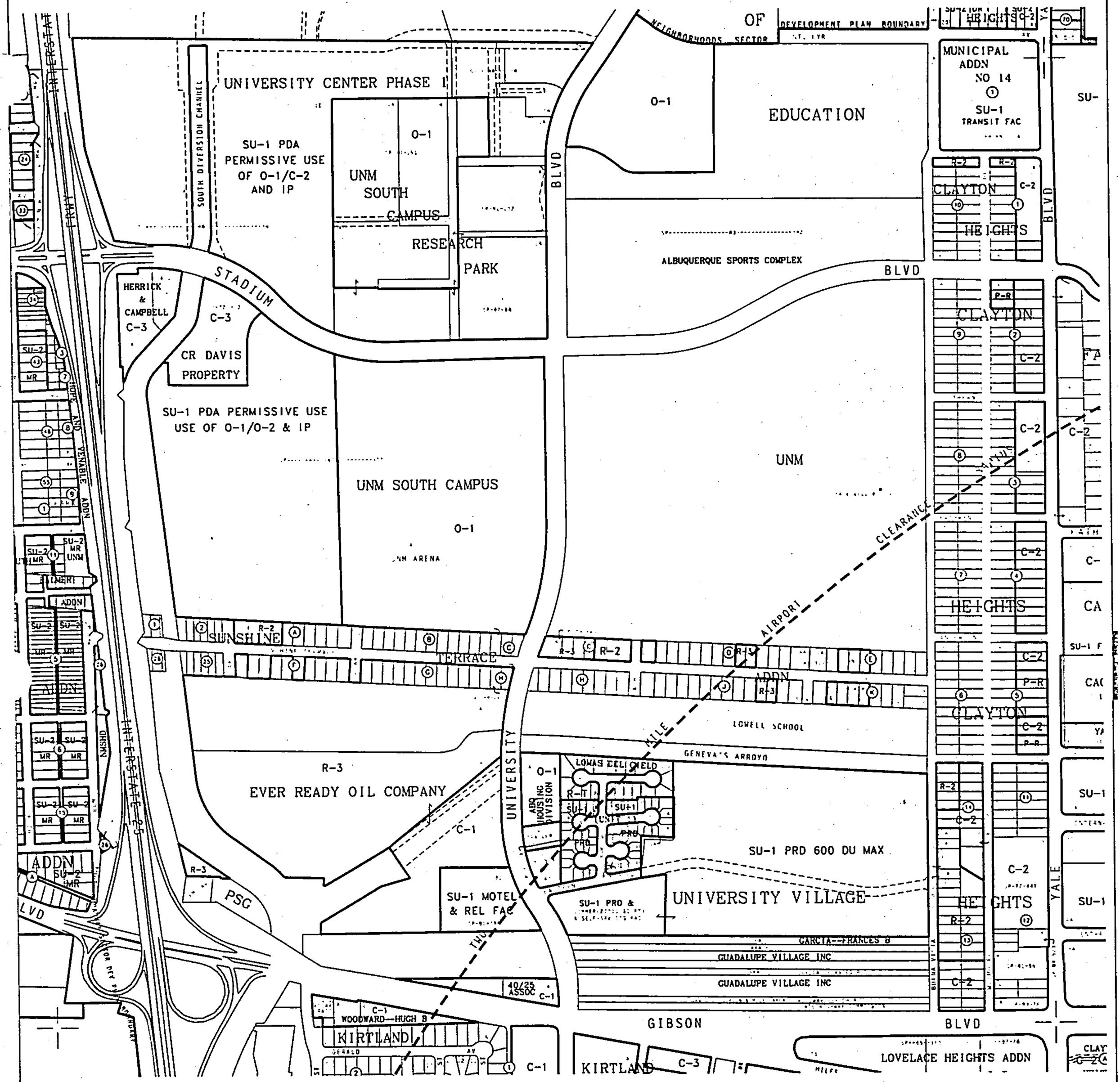
Investigation-Comments: Cars being washed down adjacent to the car wash building is being routed to Wilmoore SE.
We spoke with the manager and advised her that the approved drainage plan indicated that runoff from that area had to be rerouted toward the existing sidewalk culvert.
They will either stop wash down the cars in that area or will construct an asphalt curve to route the water towards Gibson.

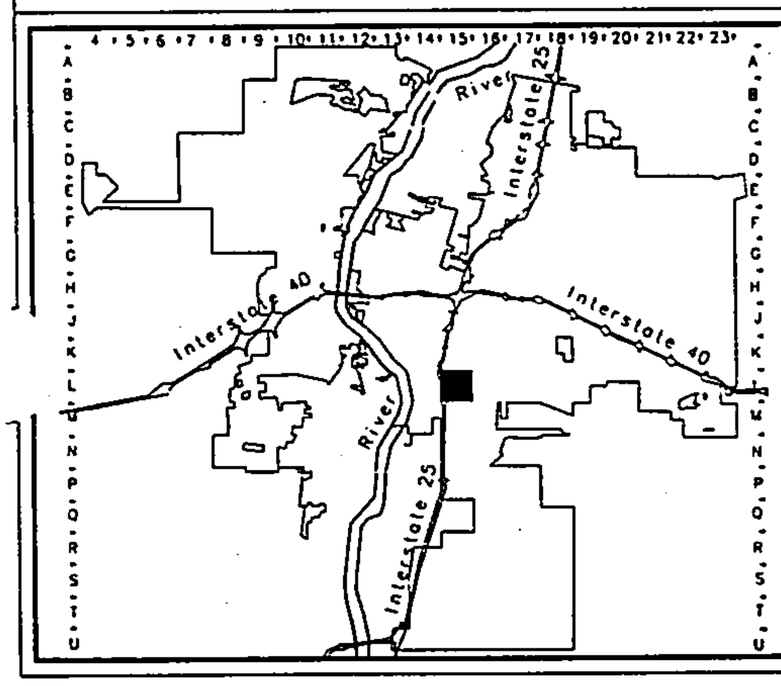
Follow-up: _____

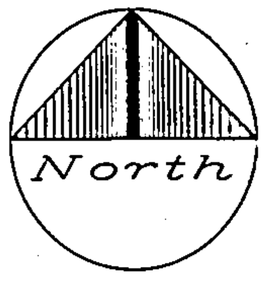
Resolved by: _____ Date: _____

2/15/94 - THRIFTY Care Center looking from West to East from Wilmore St.

2/15/94 Thrifty Care Center look from South to North along Wilmore St







750 375 0 750

Scale: 1" = 750'

Albuquerque Geographic Information System

City of Albuquerque

© Planning Department July 04, 1993

LEGAL DESCRIPTION

T10N

R3E

SEC 28

UNIFORM PROPERTY CODE

1-015-056

L-15-Z

City of Albuquerque

[redacted]

ZONING ENFORCEMENT

PLAZA NATIONAL BANK — GARDEN LEVEL

600 Second Street, N.W. Albuquerque, New Mexico 87102

Andrew

2/11/94

Andrew:

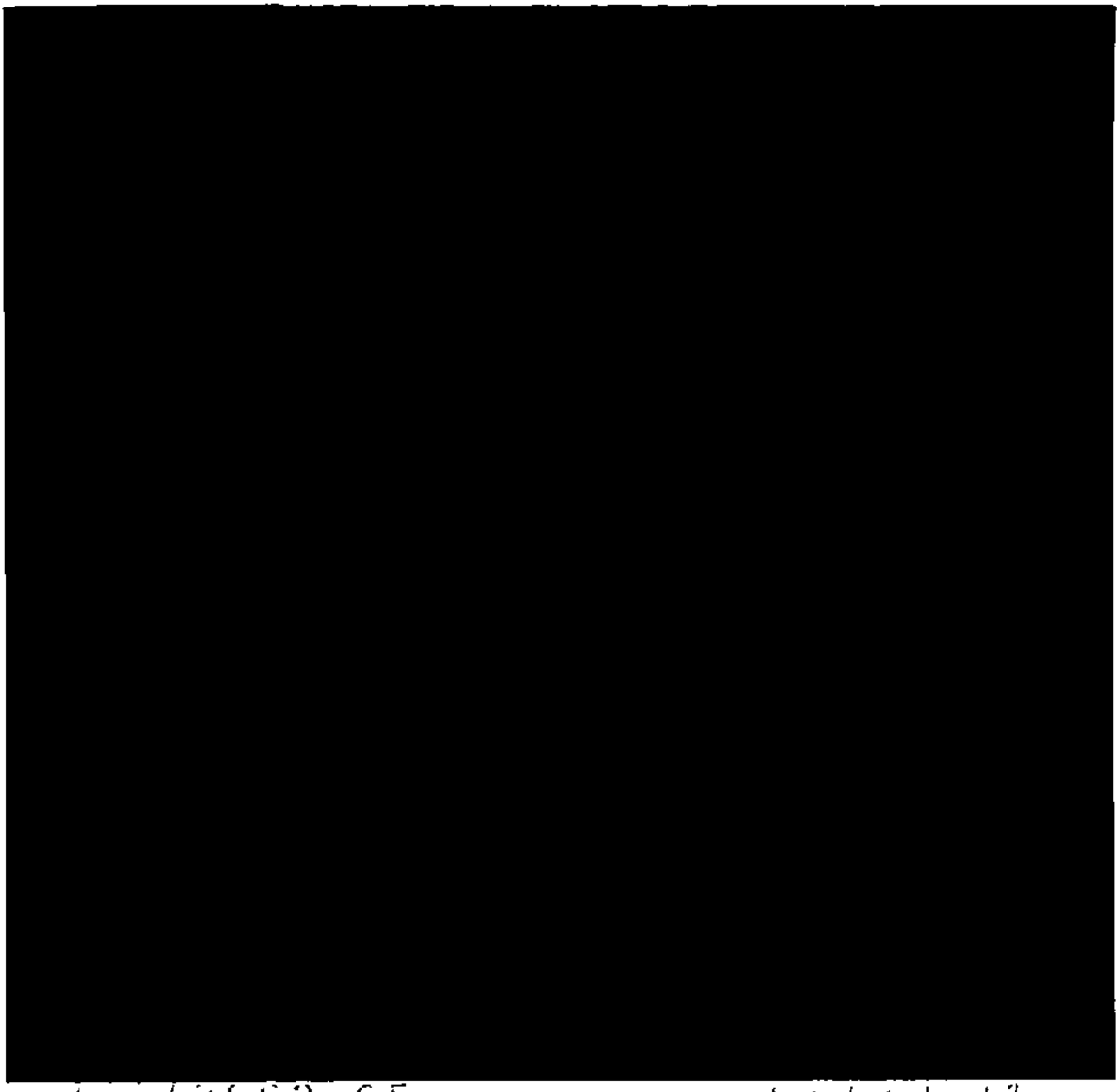
I was told to refer this matter to Hydrology.

Yale x Gibson SE.

(alleyway).

Please call, if you have questions. Thanks

Rita

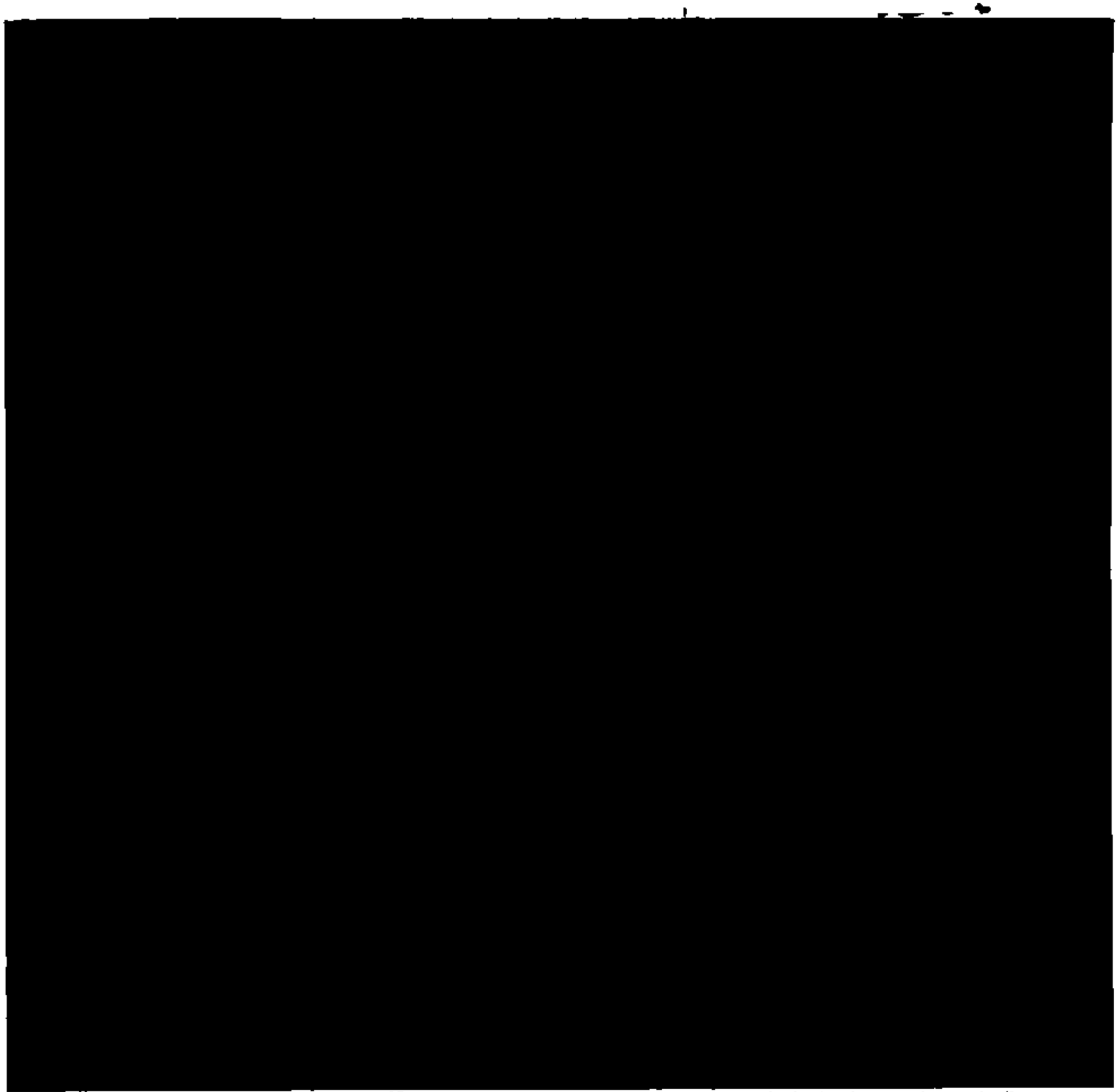


1 4 3 4 3 0 6 2 0 6 5 POLAROID

2039 Yale SE 2/11/94

Gibson Thrifty Car Rental

SPEED
LIMIT
25



1343062-65 POLAROID 1

2039 Yale SE 2/11/97
Gibson Alleyway

City of Albuquerque

ZONING

RITA GRIEGO

NEIGHBORHOOD IMPROVEMENT INSPECTOR

600 2ND STREET N.W.
ALBUQUERQUE, N.M. 87102
(505) 764-1664
FAX # (505) 764-1692

Date 4-18-89 Permit No. 49233

Contractor Pyramid Mainl

Location Isle Gibson SE

Time 3:45 pm

Jones

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
KEN SCHULTZ

CHIEF ADMINISTRATIVE OFFICER
GENE ROMO

DEPUTY CAO PUBLIC SERVICES
FRANK MARTINEZ

DEPUTY CAO PLANNING/DEVELOPMENT
BILL MUELLER

February 2, 1988

Frank Lovelady, P.E.
Lovelady & Associates, Inc.
7408 Morrow Avenue, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR AAM AUTO RENTAL & SALES
(L-15/D30) RECEIVED JANUARY 22, 1988

Dear Mr. Lovelady:

Based on the information provided on your submittal of January 22, 1988, listed you will find certain concerns that will need to be addressed prior to final approval:

1. How will the northeast corner drain to Wilmoore Street. Note under developed condition states that the northeast corner will drain to Wilmoore.

2. Grades on the concrete apron into Wilmoore indicates that discharge from the proposed sidewalk culvert may enter Wilmoore. More detail needed as to what will happen once the runoff is discharged onto Gibson.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

150 d/o

PUBLIC WORKS DEPARTMENT

SIDEWALK & DRIVEPAD INSPECTION

APPROVED

Inspector

Phone 768-2551

DRAINAGE INFORMATION SHEET

NEW AUTO RENTAL SALES BUILDING & GARAGE

PROJECT TITLE: AAM AUTO RENTAL & SALES *ZONE ATLAS/DRNG. FILE #:* L-15/D-30

LEGAL DESCRIPTION: LOTS 9 & 12 and N. 15.7' OF LOTS 10 & 11, BLOCK 12, CLAYTON HTS.

CITY ADDRESS: 2039 Yale

ENGINEERING FIRM: Lovelady & Associates *CONTACT:* Frank Lovelady

ADDRESS: 7408 Morrow Ave. NE 87110 *PHONE:* 883-7973

OWNER: AAM Auto Sales *CONTACT:* Don Poteat

ADDRESS 2039 Yale Blvd. S.E. *PHONE:* 842-6201

ARCHITECT: KNIGHT SEAVEY *CONTACT:* JOHN BRISCOE

ADDRESS: 1600 UNIVERSITY BLVD. N.E. *PHONE:* 242-9800

SURVEYOR: ALPHA SURVEYING GROUP *CONTACT:* Gary Gritsko

ADDRESS: *PHONE:* 891-0909

CONTRACTOR: *CONTACT:*

ADDRESS: *PHONE:*

PRE-DESIGN MEETING:

X *YES* *DRB NO.*

NO *EPC NO.*

X *COPY OF CONFERENCE RECAP SHEET PROVIDED* *PROJECT NO.*

RECEIVED JUN 15 1989 HYDROLOGY SECTION

TYPE OF SUBMITTAL:

DRAINAGE REPORT

X *DRAINAGE PLAN*

CONCEPTUAL GRADING & DRAIN. PLAN

GRADING PLAN

EROSION CONTROL PLAN

ENGINEER'S CERTIFICATION

X RESUBMITTAL DUE TO REVISIONS INITIATED BY ~~OWNER~~. CONTRACTOR

CHECK TYPE OF APPROVAL SOUGHT:

SKETCH PLAT APPROVAL

PRELIMINARY PLAT APPROVAL

SITE DEVELOPMENT PLAN APPROVAL

FINAL PLAT APPROVAL

X *BUILDING PERMIT APPROVAL*

FOUNDATION PERMIT APPROVAL

CERTIFICATE OF OCCUPANCY APPROVAL

ROUGH GRADING PERMIT APPROVAL

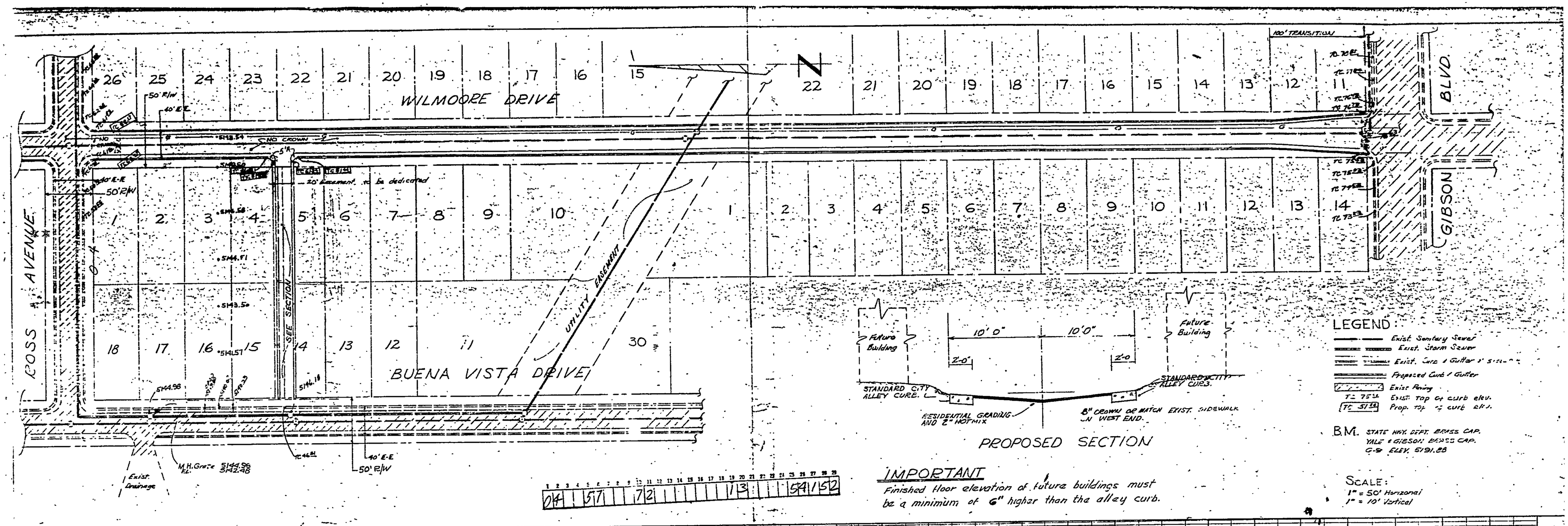
GRADING/PAVING PERMIT APPROVAL

OTHER *(SPECIFY)*

DATE SUBMITTED: ~~December 16, 1988~~ JUNE 15, 1989

BY: Frank D. Lovelady

Frank D. Lovelady, P.E.


WILMOORE DRIVE
BUENA VISTA DRIVE
ROSS AVENUE
GIBSON BLVD.
100' TRANSITION
NO CROWN
20' Easement to be dedicated
UTILITY EASEMENT
SEE SECTION
50' R/W
40' E-E
M.H. Grate 5144.96
Exist. Drainage
Future Building
10' 0"
2'-0
STANDARD CITY ALLEY CURB.
RESIDENTIAL GRADING AND 2" HOTMIX
8" CROWN OR MATCH EXIST. SIDEWALK IN WEST END.
PROPOSED SECTION
LEGEND:
Exist. Sanitary Sewer
Exist. Storm Sewer
Exist. Curb & Gutter
Proposed Curb & Gutter
Exist. Paving
Exist. Top of curb elev.
Prop. top of curb elev.
B.M. STATE HWY. DEPT. BRASS CAP. YALE & GIBSON BRASS CAP. G.S. ELEV. 5191.88
SCALE:
1" = 50' Horizonal
1" = 10' Vertical
IMPORTANT
Finished floor elevation of future buildings must be a minimum of 6" higher than the alley curb.
RECEIVED
JAN 22 1988
HYDROLOGY SECTION
CLAYTON HEIGHTS
MAP L-15
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
TITLE PROPOSED STREET GRADES ON WILMOORE BETWEEN ROSS & GIBSON & PROFILE OF 30' EASEMENT SOUTH OF ROSS AVENUE
SG-57-72
5150
5140
5130
5120
5110
5100
2+00
1+00
0+00
3+00
4+00
100' V.C.
MD. 25
250' V.C.
MD. +3.70 (W) SPT (E)
Sl. 0.155
Sl. 0.18
Sl. 0.125
Sl. 0.225
Sl. 0.22
Sl. 0.22
Sl. 0.22

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

CLARENCE V. LITHGOW
CHIEF
ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO
PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

RAY R. BACA
DEPUTY CAO
PUBLIC SAFETY

June 27, 1989

Frank Lovelady, P.E.
Lovelady & Associates
7408 Morrow Road, NE
Albuquerque, New Mexico 87110

RE: REVISED DRAINAGE PLAN FOR AAM AUTO RENTAL & SALES
(L-15/D30) REVISION DATED JUNE 15, 1989

Dear Mr. Lovelady:

Based on the information provided on your resubmittal of June 15, 1989, revisions as indicated are acceptable.

Please advise your client that once the sidewalk culvert is installed and inspected, the permanent Certificate of Occuapncy will be issued.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Carlos A Montoya

for Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+590)

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

January 10, 1989

Frank Lovelady, P.E.
Lovelady & Associates
7408 Morrow Road, NE
Albuquerque, New Mexico 87110

RE: REVISED DRAINAGE PLAN FOR AAM AUTO RENTAL & SALES
(L-15/D30) REVISION DATED DECEMBER 16, 1988

Dear Mr. Lovelady:

Based on the information provided on your submittal of December 16, 1988, revisions as indicated are acceptable for Building Permit.

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

A separate permit is required for construction within City right-of-way. A copy of this approval letter will be needed when applying for the excavation permit.

Also, once the approved, filed copy of the replat becomes available, please submit a copy for our files.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

xc: Becky Sandoval

BJM/bsj
(WP+590)

FILE COPY

MEMORANDUM:

CITY OF ALBUQUERQUE PUBLIC WORKS DEPT.

ENGINEERING GROUP

January 23, 1989

TO: Jacob Baca, Transportation System Division

FROM: Fred J. Aguirre, Hydrologist; Engineering Group/PWD

SUBJECT: PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHTS-OF-WAY/EASEMENT
AAM AUTO RENTAL & SALES COMPANY (L-15/D30)

Transmitted herewith, is a copy of the approved drainage plan for the referenced project incorporating the S.O. #19 design.

In accordance with the new process, this plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed-off S.O. #19 is required by this office for Certificate of Occupancy release; hence your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation, and if you should have any questions and/or comments regarding the process, please feel free to call me at 768-2650.

FJA/bsj

Attachment

RECEIVED
DEC 16 1988
HYDROLOGY SECTION

7408 Morrow Ave. N.E.
Albuquerque, NM 87110
December 16, 1988

Bernie J. Montoya, C.E.
City Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: AAM AUTO RENTAL & SALES COMPANY (L-15/D-30)

Dear Mr. Montoya:

Since you wrote the letter of approval dated February 2, 1988, I am resubmitting with this letter and information sheet the attached revision for your review and reapproval. The revision includes removing the existing building and constructing two new buildings, all on Lot 9. A replat is proposed to combine Lots 9 & 10, and possibly Lots 11 & 12.

The sidewalk culvert location has been moved. The intent is to have as much drainage as possible from the site discharge directly into Gibson Boulevard without having to totally repave Lots 11 & 12 at this time. Some repaving is necessary to match new grades on Lots 9 and 10. The total runoff from the site is not significantly changed due to the proposed development. However, about half as much runoff will enter Wilmoore Drive as presently does.

The drainage calculations were revised since total ratios of buildings, pavement, and landscaping are very close to the previous layout. The two drainage areas have been defined on the plan.

If you have any questions, please do not hesitate to contact me at 883-7973.

Sincerely,

Frank D. Lovelady

Frank D. Lovelady

DRAINAGE INFORMATION SHEET

NEW AUTO RENTAL SALES BUILDING & GARAGE

PROJECT TITLE: AAM AUTO RENTAL & SALES **ZONE ATLAS/DRNG. FILE #:** L-15/D-30

LEGAL DESCRIPTION: LOTS 9 & 12 and N. 15.7' OF LOTS 10 & 11, BLOCK 12, CLAYTON HTS.

CITY ADDRESS: 2039 Yale

ENGINEERING FIRM: Lovelady & Associates **CONTACT:** Frank Lovelady

ADDRESS: 7408 Morrow Ave. NE 87110 **PHONE:** 883-7973

OWNER: AAM Auto Sales **CONTACT:** Don Poteat

ADDRESS 2039 Yale Blvd. S.E. **PHONE:** 842-6201

ARCHITECT: KNIGHT SEAVEY **CONTACT:** JOHN BRISCOE

ADDRESS: 1600 UNIVERSITY BLVD. N.E. **PHONE:** 242-9800

SURVEYOR: ALPHA SURVEYING GROUP **CONTACT:** Gary Gritsko

ADDRESS: **PHONE:** 891-0909

CONTRACTOR: **CONTACT:**

ADDRESS: **PHONE:**

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED DEC 16 1988 HYDROLOGY SECTION

DRB NO.

EPC NO.

PROJECT NO.

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN. PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

X RESUBMITTAL DUE TO REVISIONS INITIATED BY OWNER.

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

OTHER ___ (SPECIFY)

DATE SUBMITTED: December 16, 1988

BY: Frank D. Lovelady

Frank D. Lovelady, P.E.

Rev. 11/84

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

ENGINEERING GROUP

INTER-OFFICE CORRESPONDENCE

February 5, 1988

TO: Tom Aragon, Transportation System Division

FROM: Fred J. Aguirre, Hydrologist; Engineering Group/PWD

SUBJECT: PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHTS-OF-WAY/EASEMENT
AAM AUTO RENTAL & SALES COMPANY (L-15/D30)

Transmitted herewith, is a copy of the approved drainage plan for the referenced project incorporating the S.O. #19 design.

In accordance with the new process, this plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed-off S.O. #19 is required by this office for Certificate of Occupancy release; hence your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation, and if you should have any questions and/or comments regarding the process, please feel free to call me at 768-2650.

FJA/bsj

Attachment

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
KEN SCHULTZ

CHIEF ADMINISTRATIVE OFFICER
GENE ROMO

DEPUTY CAO PUBLIC SERVICES
FRANK MARTINEZ

DEPUTY CAO PLANNING/DEVELOPMENT
BILL MUELLER

February 5, 1988

Frank Lovelady, P.E.
Lovelady & Associates
7408 Morrow Road, NE
Albuquerque, New Mexico 87110

RE: REVISED DRAINAGE PLAN FOR AAM AUTO RENTAL & SALES
(L-15/D30) REVISION DATE OF FEBRUARY 2, 1988

Dear Mr. Lovelady:

Based on the information provided on your submittal of February 2, 1988, the above referenced plan is approved for Building Permit.

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

Also, a separate permit is required for construction within City right-of-way.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

xc: Becky Sandoval

DRAINAGE INFORMATION SHEET

PROJECT TITLE: New Auto Rental & Sales Building AAM Auto Rental & Sales ZONE ATLAS/DRAINAGE FILE #: L-15/D80

LEGAL DESCRIPTION: Lots 9&12 and N. 15.7' of Lots 10 & 11 Clayton Heights

CITY ADDRESS: 2039 Yale S.E.

ENGINEERING FIRM: Lovelady & Associates CONTACT: Frank Lovelady

ADDRESS: 7408 Morrow Ave. NE 87110 PHONE: 883-7973

OWNER: AAM Auto Sales CONTACT: Don Poteat

ADDRESS 2039 Yale Blvd. SE PHONE: 842-6201

ARCHITECT: Del Paul Jack CONTACT: Del Jack

ADDRESS: 3222 Camillo NW PHONE: 247-8171

SURVEYOR: Alpha Surveying Group CONTACT: Gary Gritsko

ADDRESS: 1436 32nd Circle S.E. Rio Rancho PHONE: 891-0909

CONTRACTOR: Morton Buildings Inc. CONTACT: Bill Killough

ADDRESS: 7816 Pan American PHONE: 823-1665

RECEIVED FEB 02 1988 HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES DRB NO. _____

_____ NO EPC NO. _____

X COPY OF CONFERENCE RECAP SHEET PROVIDED PROJECT NO. _____

TYPE OF SUBMITTAL:

_____ DRAINAGE REPORT

X DRAINAGE PLAN

_____ CONCEPTUAL GRADING & DRAIN. PLAN

_____ GRADING PLAN

_____ EROSION CONTROL PLAN

_____ ENGINEER'S CERTIFICATION

Revisions per Bernies Comments.

CHECK TYPE OF APPROVAL SOUGHT:

_____ SKETCH PLAT APPROVAL

_____ PRELIMINARY PLAT APPROVAL

_____ SITE DEVELOPMENT PLAN APPROVAL

_____ FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

_____ FOUNDATION PERMIT APPROVAL

_____ CERTIFICATE OF OCCUPANCY APPROVAL

_____ ROUGH GRADING PERMIT APPROVAL

_____ GRADING/PAVING PERMIT APPROVAL

OTHER _____ (SPECIFY)

DATE SUBMITTED: ~~January 21, 1988~~ FEB 2, 1988

BY: Frank D. Lovelady
Frank D. Lovelady, P.E.

Rev. 11/84

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
KEN SCHULTZ

CHIEF ADMINISTRATIVE OFFICER
GENE ROMO

DEPUTY CAO PUBLIC SERVICES
FRANK MARTINEZ

DEPUTY CAO PLANNING/DEVELOPMENT
BILL MUELLER

February 2, 1988

Frank Lovelady, P.E.
Lovelady & Associates, Inc.
7408 Morrow Avenue, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR AAM AUTO RENTAL & SALES
(L-15/D30) RECEIVED JANUARY 22, 1988

Dear Mr. Lovelady:

Based on the information provided on your submittal of January 22, 1988, listed you will find certain concerns that will need to be addressed prior to final approval:

1. How will the northeast corner drain to Wilmoore Street. Note under developed condition states that the northeast corner will drain to Wilmoore.

2. Grades on the concrete apron into Wilmoore indicates that discharge from the proposed sidewalk culvert may enter Wilmoore. More detail needed as to what will happen once the runoff is discharged onto Gibson.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

DRAINAGE INFORMATION SHEET

New Auto Rental & Sales Building

PROJECT TITLE: AAM Auto Rental & Sales *ZONE ATLAS/DRNG. FILE #:* L-15/D-30

LEGAL DESCRIPTION: Lots 9&12 and N. 15.7' of Lots 10 & 11 Clayton Heights

CITY ADDRESS: 2039 Yale S.E.

ENGINEERING FIRM: Lovelady & Associates *CONTACT:* Frank Lovelady

ADDRESS: 7408 Morrow Ave. NE 87110 *PHONE:* 883-7973

OWNER: AAM Auto Sales *CONTACT:* Don Poteat

ADDRESS 2039 Yale Blvd. SE *PHONE:* 842-6201

ARCHITECT: Del Paul Jack *CONTACT:* Del Jack

ADDRESS: 3222 Camillo NW *PHONE:* 247-8171

SURVEYOR: Alpha Surveying Group *CONTACT:* Gary Gritsko

ADDRESS: 1436 32nd Circle S.E. Rio Rancho *PHONE:* 891-0909

CONTRACTOR: Morton Buildings Inc. *CONTACT:* Bill Killough

ADDRESS: 7816 Pan American *PHONE:* 823-1665

PRE-DESIGN MEETING:

X *YES*

____ *NO*

X *COPY OF CONFERENCE RECAP SHEET PROVIDED*

RECEIVED JAN 22 1988 HYDROLOGY SECTION

DRB NO. _____

EPC NO. _____

PROJECT NO. _____

TYPE OF SUBMITTAL:

____ *DRAINAGE REPORT*

X *DRAINAGE PLAN*

____ *CONCEPTUAL GRADING & DRAIN. PLAN*

____ *GRADING PLAN*

____ *EROSION CONTROL PLAN*

____ *ENGINEER'S CERTIFICATION*

CHECK TYPE OF APPROVAL SOUGHT:

____ *SKETCH PLAT APPROVAL*

____ *PRELIMINARY PLAT APPROVAL*

____ *SITE DEVELOPMENT PLAN APPROVAL*

____ *FINAL PLAT APPROVAL*

X *BUILDING PERMIT APPROVAL*

____ *FOUNDATION PERMIT APPROVAL*

____ *CERTIFICATE OF OCCUPANCY APPROVAL*

____ *ROUGH GRADING PERMIT APPROVAL*

____ *GRADING/PAVING PERMIT APPROVAL*

OTHER _____ *(SPECIFY)*

DATE SUBMITTED: January 21, 1988

BY: Frank D. Lovelady

Frank D. Lovelady, P.E.

Rev. 11/84

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: L-15 DATE: 11/12/97 @ 9:00 a.m.

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: NW Corner Yale & Gibson / Thrifty Car Rental

STREET ADDRESS (IF KNOWN): _____

SUBDIVISION NAME: Clayton Heights Blocks 11, 12, 13 & 14

APPROVAL REQUESTED:

____	PRELIMINARY PLAT	____	FINAL PLAT
____	SITE DEVELOPMENT PLAN	X	BUILDING PERMIT & PAVING
____	OTHER	____	ROUGH GRADING

	WHO	REPRESENTING
ATTENDANCE:	~~Jake Bartenieve~~	Hydrology Section
	Roger Green	~~DMJM~~
	STEVE FOWLER	DMJM

FINDINGS:

(1) An approved Grading & Drainage Permit is required prior to Hydrology signoff on Building Permit or approval of a Paving Permit.

(2) Downstream drainage infrastructure do not "exist" at this time for Wilmore street. City needs a drainage easement and channel across private property between Wilmore and Buena Vista.

(3) Drainage alternatives at this time are:

1. Free discharge to Gibson or Yale
2. Detention pond with pump discharge to Gibson or Yale.
3. Retention pond with future discharge to Wilmore when downstream drainage facilities on Wilmore exist and outfall is in place. This property would be responsible for drainage facilities if Wilmore is built by S.A.D.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED:	Roger Green	SIGNED:	J. T. Fowler
TITLE:	Civil Engineer	TITLE:	Project Manager
DATE:	11/12/97	DATE:	11/12/97

NOTE PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL