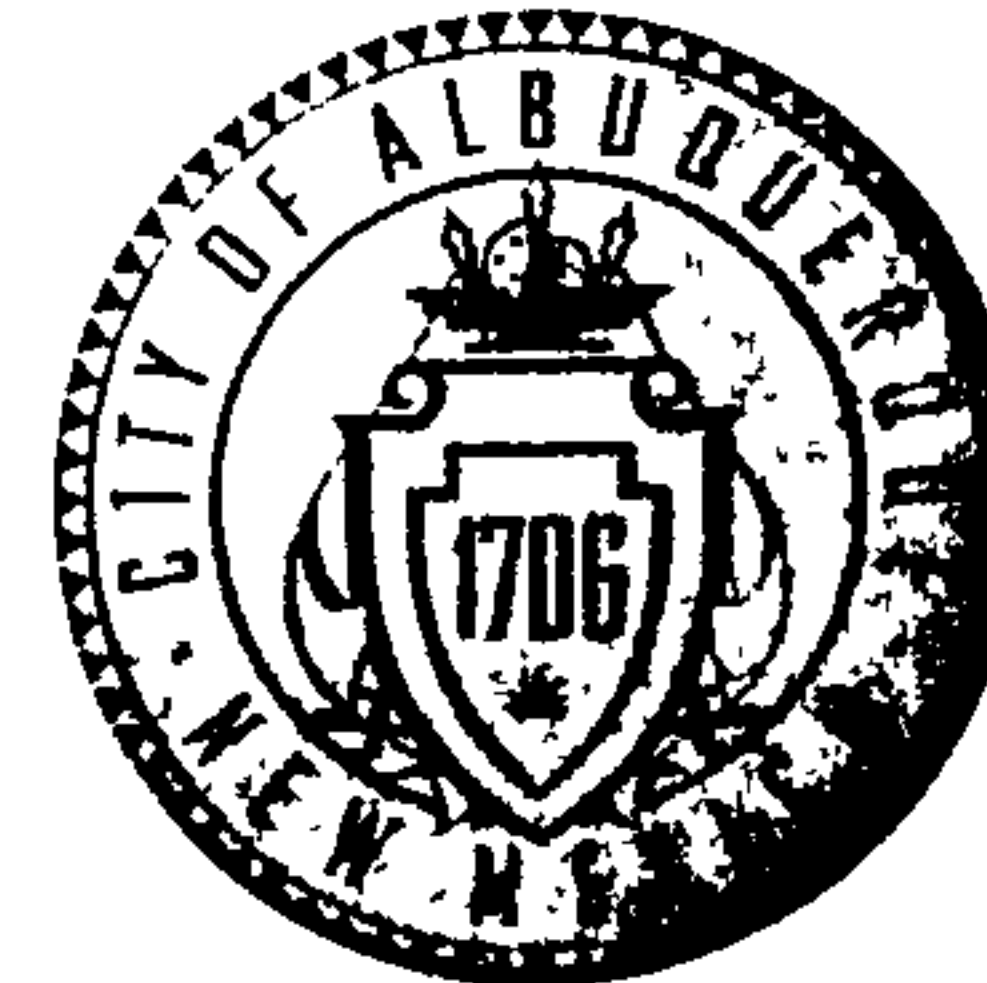


CITY OF ALBUQUERQUE



January 15, 2009

Murad Hijazi
1401 Yale Blvd SE
Albuquerque, NM 87106

Re: Importing large amounts of soil requires an approved Grading and Drainage Plan for property to be in accordance with the Drainage Control Ordinance

Dear Mr. Hijazi,

Thank you for meeting with me today concerning the subject property located south of your convenience store at Yale and Kathryn. You have imported an estimated 3000 yards of soil to this lot. Importing more than 500 yards requires a Grading, Drainage, and Erosion Plan per the City Drainage Ordinance. This can be accomplished by submitting a Grading and Drainage plan to the City. The plan is to be stamped and signed by a licensed Professional Engineer in the State of New Mexico. The plan is to be submitted to this office by March 19, 2009. If not received by March 19, 2009, this office may proceed to remedy the violation and lien the property.

In addition, you are liable for any damages caused to neighboring property owners due to the condition of your property.

The Sidewalk Ordinance requires that the abandoned drive pad at your convenience store at 1401 Yale Blvd SE be removed and to have the curb and gutter replaced and the sidewalk installed at the grade of the adjacent sidewalk. This work should have been completed when the convenience store was built and can be completed without an engineered plan. If not completed by March 19, 2009, this office may proceed to remedy the violation and lien the property.

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

C: file

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



Planning Department
Transportation Development Services Section

Making History

April 26, 2006

Mr. Ken Hovey, Registered Architect
KEN HOVEY ARCHITECTS
2430 Midtown Place NE, Suite A
Albuquerque, NM 87107

Re: Certification Submittal for Final Building Certificate of Occupancy for
C-STORE AND AUTOMOBILE SALES FACILITY, [L-15 / D52]
1401 Yale Blvd. SE
Architect's Stamp Dated 04/25/2006

P.O. Box 1293

Dear Mr. Hovey:

Albuquerque

The TCL / Letter of Certification submitted on April 26, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

New Mexico 87103

Sincerely,

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

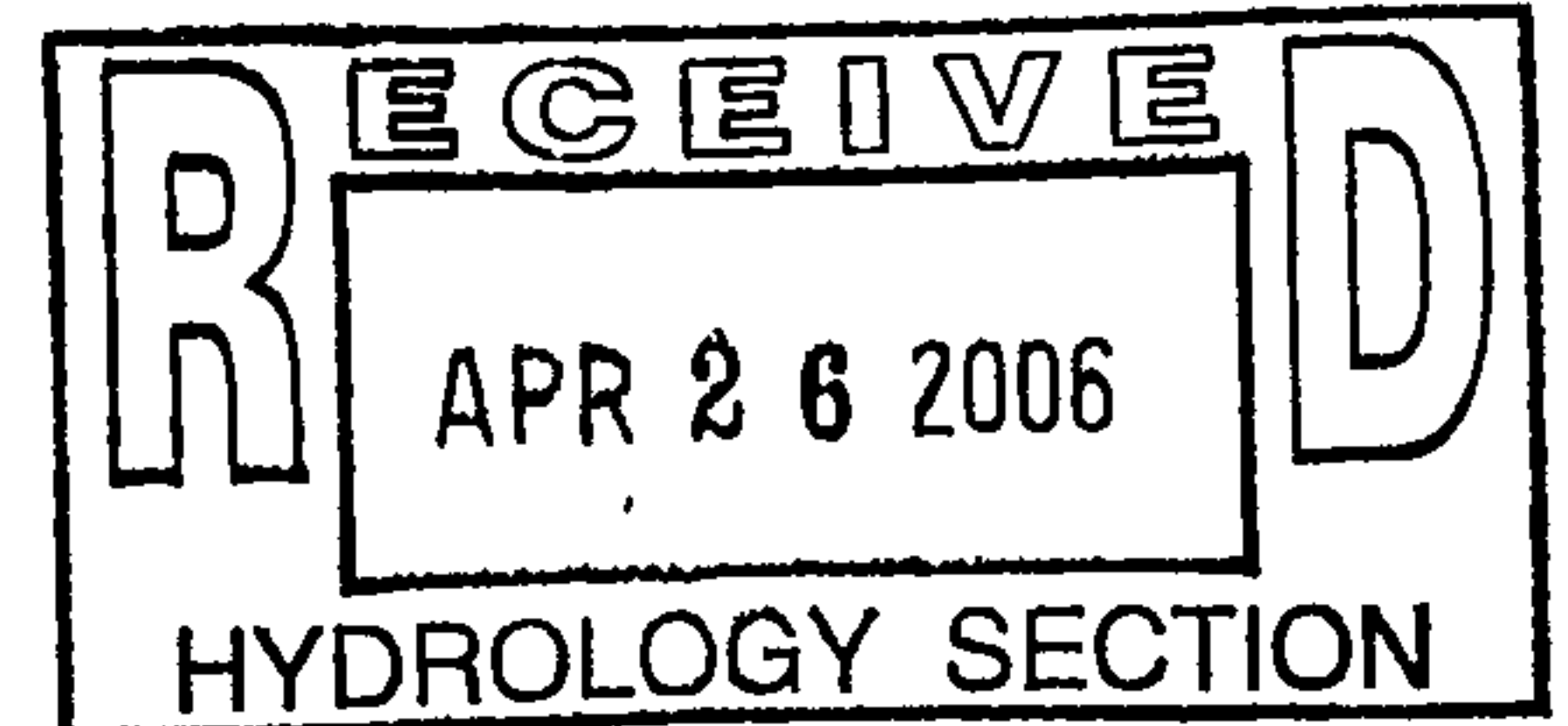
www.cabq.gov

c: ~~Engineer~~
~~Hydrology file~~
CO Clerk

KEN HOVEY, ARCHITECT
2430 MIDTOWN PLACE NE, SUITE A
ALBUQUERQUE, NEW MEXICO 87107
PHONE: (505) 341-3302
FAX: (505) 343-1183

April 25, 2006

City of Albuquerque
Transportation Department
600 Second Street NW



Subject: Architect's TCL certification for 1401 Yale Blvd. SE

I, Ken Hovey, an Architect registered in the State of New Mexico, prepared the Traffic Circulation Layout (TCL) for the subject project located at 1401 Yale Blvd. SE. I have visited the site and performed a visual inspection of the as-built construction and I find that it is in substantial compliance with the approved TCL which bears the Architect's seal dated 2/19/05.

I have submitted, herewith, a copy of the approved TCL with redlines showing any departure from the approved plan. The submitted plan is representative of actual site conditions and is true and correct to the best of my knowledge and belief.

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

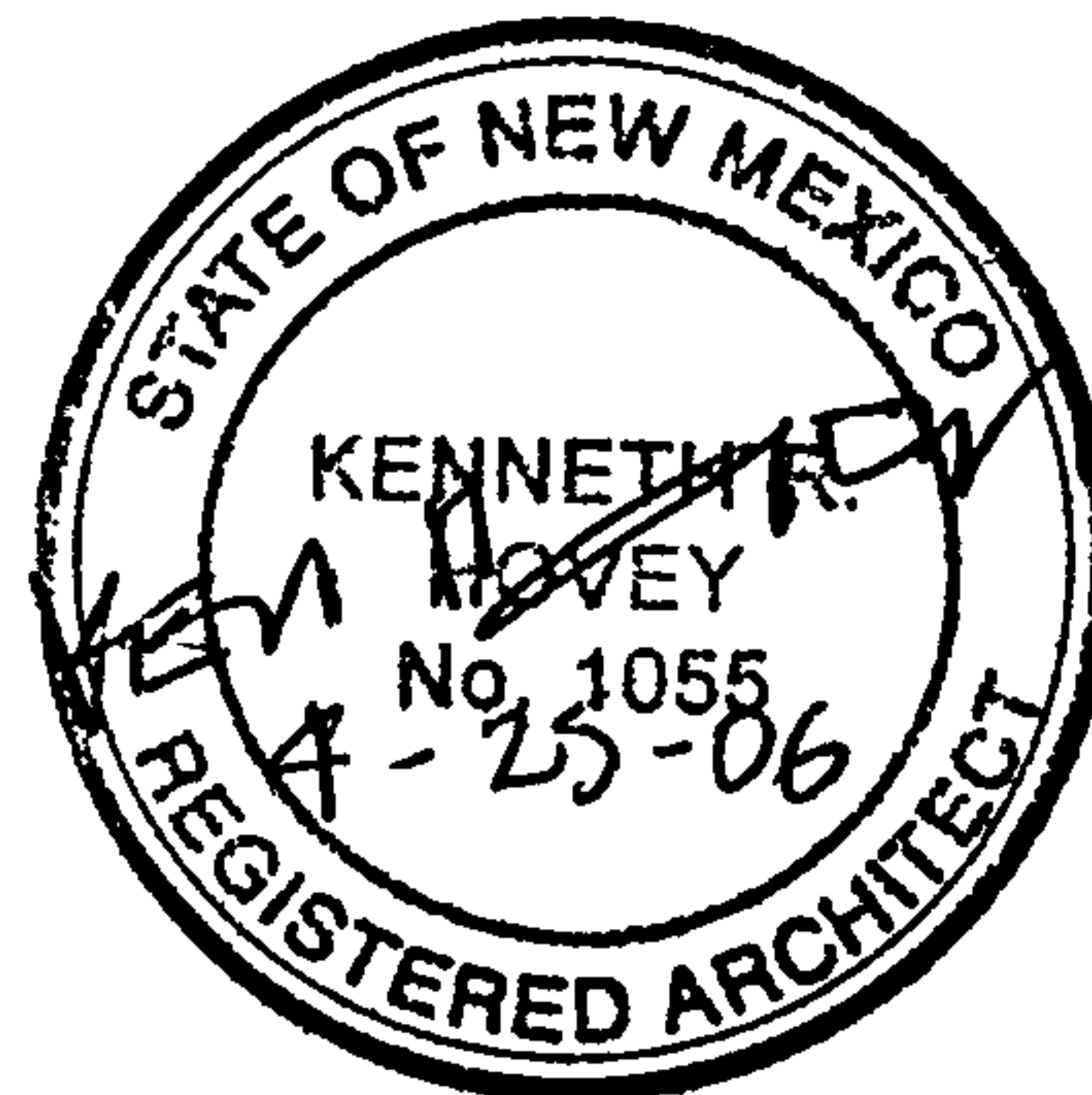
This Architect's certification is submitted in support of issuance of a Certificate of Occupancy for the subject address.

If you have any questions, or if further discussion is required, please don't hesitate to contact me at (505) 341-3302 or by email at ken_hovey@msn.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Hovey".

Ken Hovey



CONVEN. STORE & AUTO REPAIR SHOP

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/2005)

Convin Store Auto Repair

PROJECT TITLE: 1401 Yale Blvd SE ZONE MAP/DRG. FILE #: L-15/PS# 52
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 1401 YALE BLVD NE

ENGINEERING FIRM: ~~XXXXXXXXXXXX~~ Rhombus CONTACT: Celia Thomson
ADDRESS: 2430 MIDTOWN PL. NE, STE A PHONE: 341-4400
CITY, STATE: _____ ZIP CODE: _____

OWNER: MURAD Hijazi CONTACT: _____
ADDRESS: 1401 Yale Blvd SE PHONE: _____
CITY, STATE: ALBAMA 37101 ZIP CODE: _____

ARCHITECT: Ken Hovey Architect CONTACT: Ken Hovey, RA
ADDRESS: 2430 Midtown Pl. NE PHONE: 341-3302
CITY, STATE: Suite A ALB. NM ZIP CODE: 87107

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

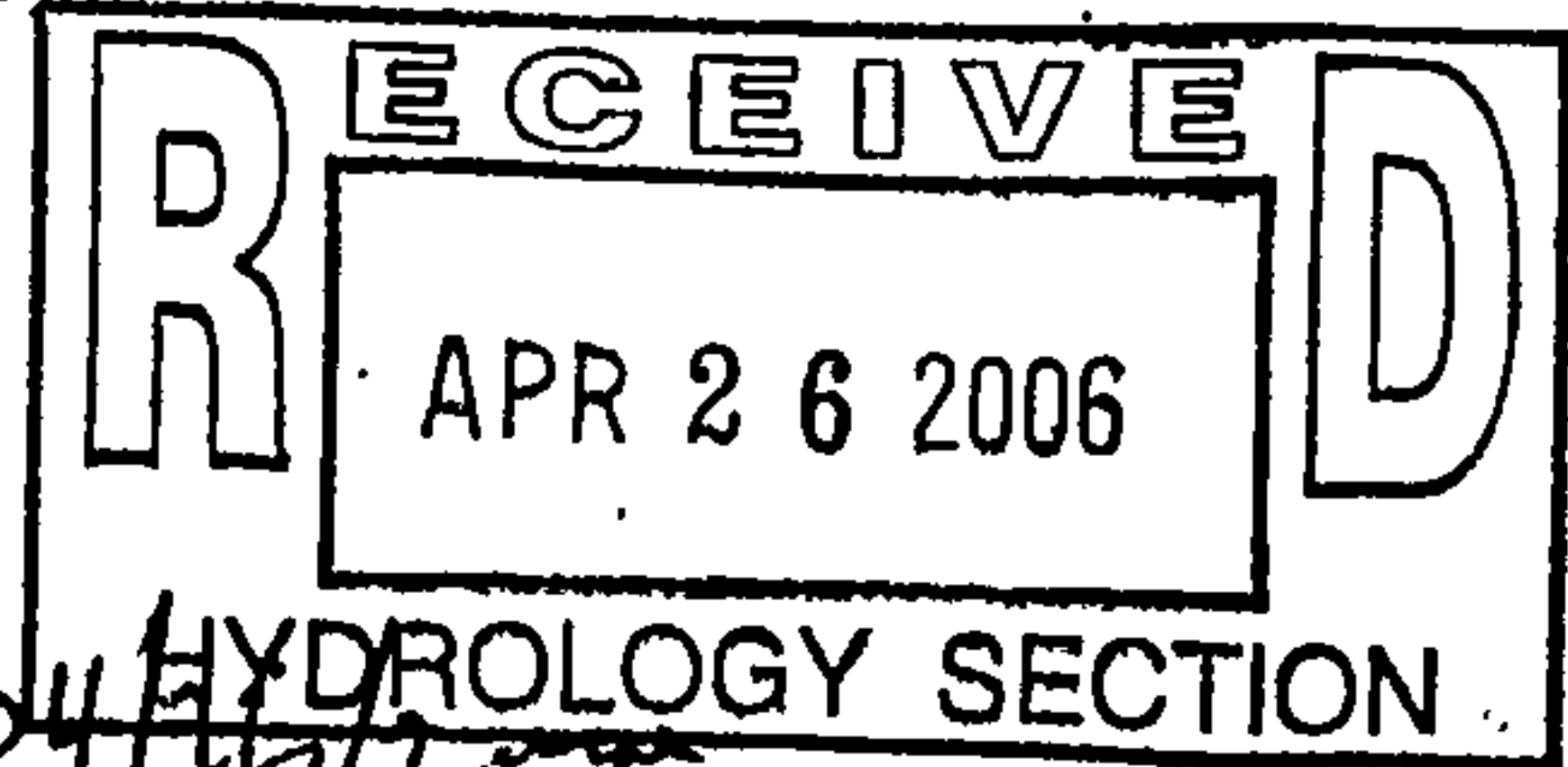
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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

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

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

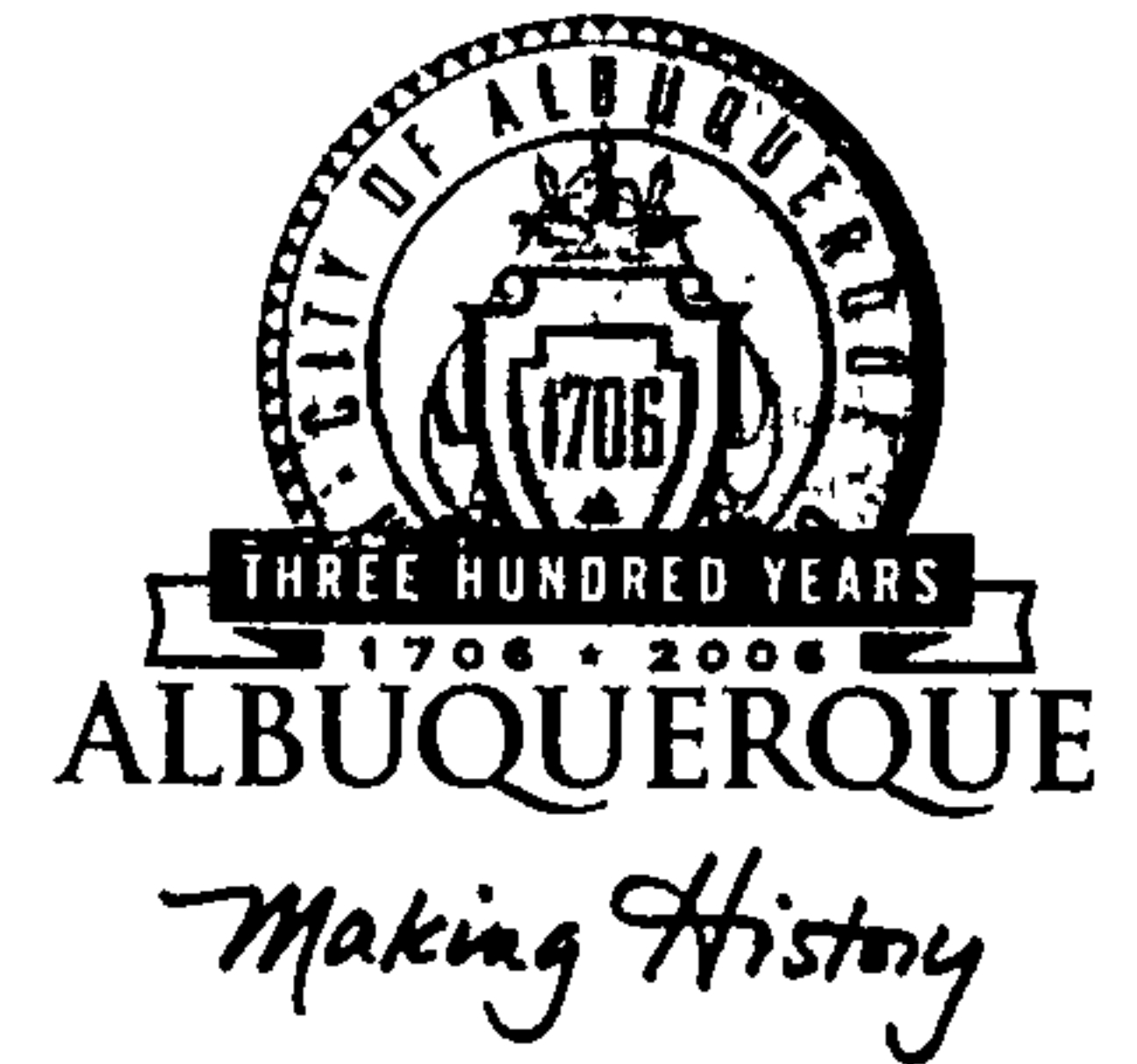
SUBMITTED BY: Murad Hijazi (owner) DATE: 04/16/2006



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.

CITY OF ALBUQUERQUE



April 14, 2006

Ms. Celia Tomlinson, P.E.
RHOMBUS PA, INC.
2620 San Mateo Blvd. NE
Albuquerque, NM 87110

Re: C-STORE AND AUTOMOBILE SALES FACILITY
1401 Yale Blvd. SE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 04/13/2005 (L-15/D52)
Certification dated 04/12/2006

Dear Celia:

P.O. Box 1293

Based upon the information provided in your submittal received 04/14/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, you can contact me at 924-3982.

New Mexico 87103

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

www.cabq.gov

C: CO Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

L-15/DS2

PROJECT TITLE: C-STORE & AUTOMOBILE SALES FACILITY ZONE MAP: E-15/A52
 DRB#: N.A. EPC#: N.A. WORK ORDER#: N.A.

LEGAL DESCRIPTION: LOTS 1, 2, & 1/2 OF 3, BLOCK 4 CLAYTON HTS. ADDN
 CITY ADDRESS: 1401 YALE ST. S.E.

ENGINEERING FIRM: RHOMBUS P.A. INC. CONTACT: CELIA TOMLINSON
 ADDRESS: 2620 SAN MATEO NE STE B PHONE: 881-6690
 CITY, STATE: ALBUQUERQUE, NM 87110 ZIP CODE: 87110

OWNER: MURAD HIJAZI CONTACT: MURAD HIJAZI
 ADDRESS: 1401 YALE ST. SE PHONE: -
 CITY, STATE: ALBUQ. NM ZIP CODE: -

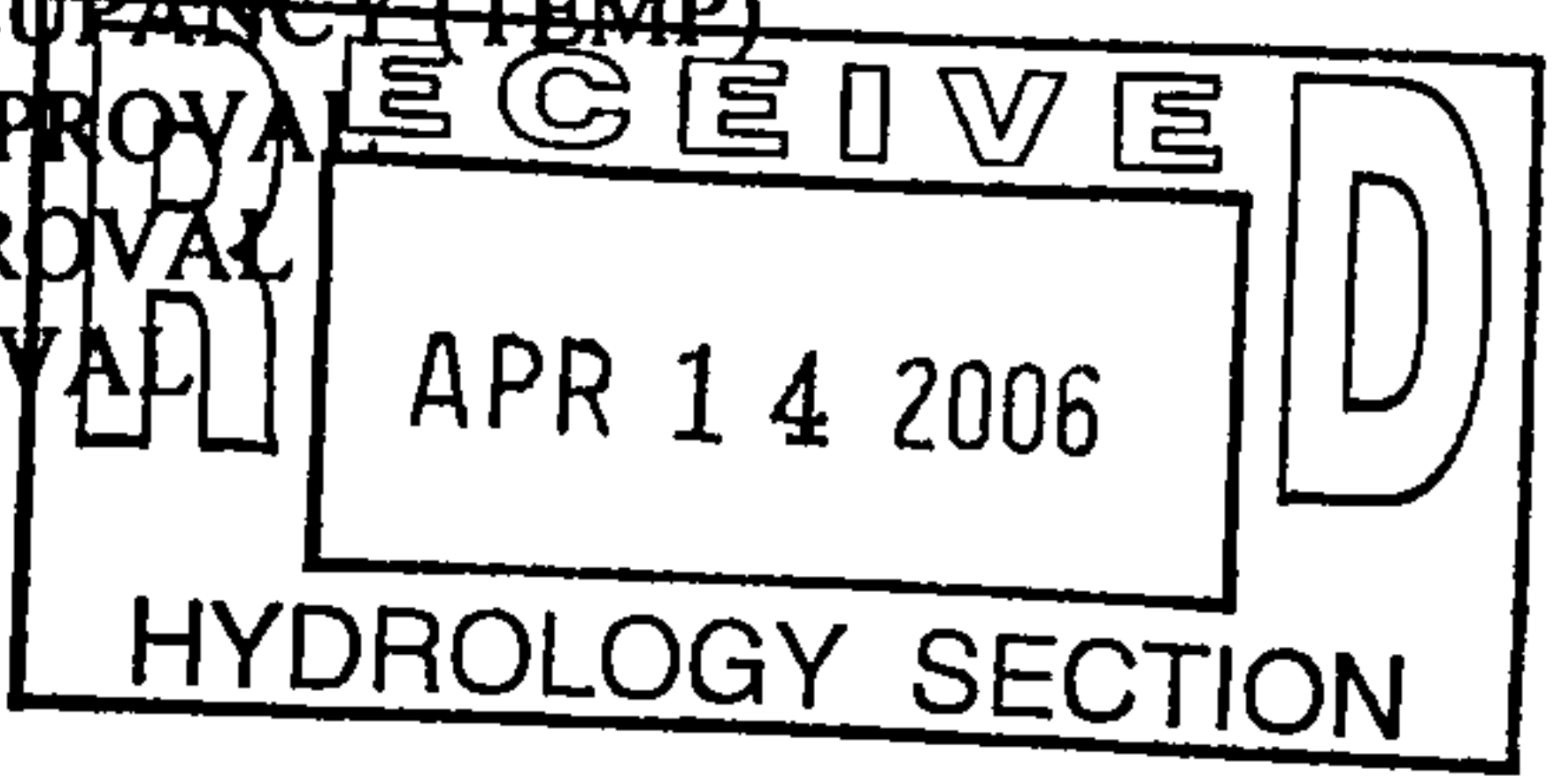
ARCHITECT: KEN HOVEY ARCHITECT CONTACT: KEN HOVEY
 ADDRESS: 3808 SIMMS AVE. SE PHONE: 259-8458
 CITY, STATE: ALBUQUERQUE, NM 87108 ZIP CODE: 87108

SURVEYOR: RHOMBUS P.A. INC. (CLYDE KING) CONTACT: CELIA TOMLINSON
 ADDRESS: 2620 SAN MATEO NE STE B PHONE: 881-6690
 CITY, STATE: ALBUQUERQUE, NM 87110 ZIP CODE: 87110

CONTRACTOR: MURAD HIJAZI CONTACT: MURAD HIJAZI
 ADDRESS: 1401 YALE ST. SE PHONE: -
 CITY, STATE: ALBUQ. NM ZIP CODE: -

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

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



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

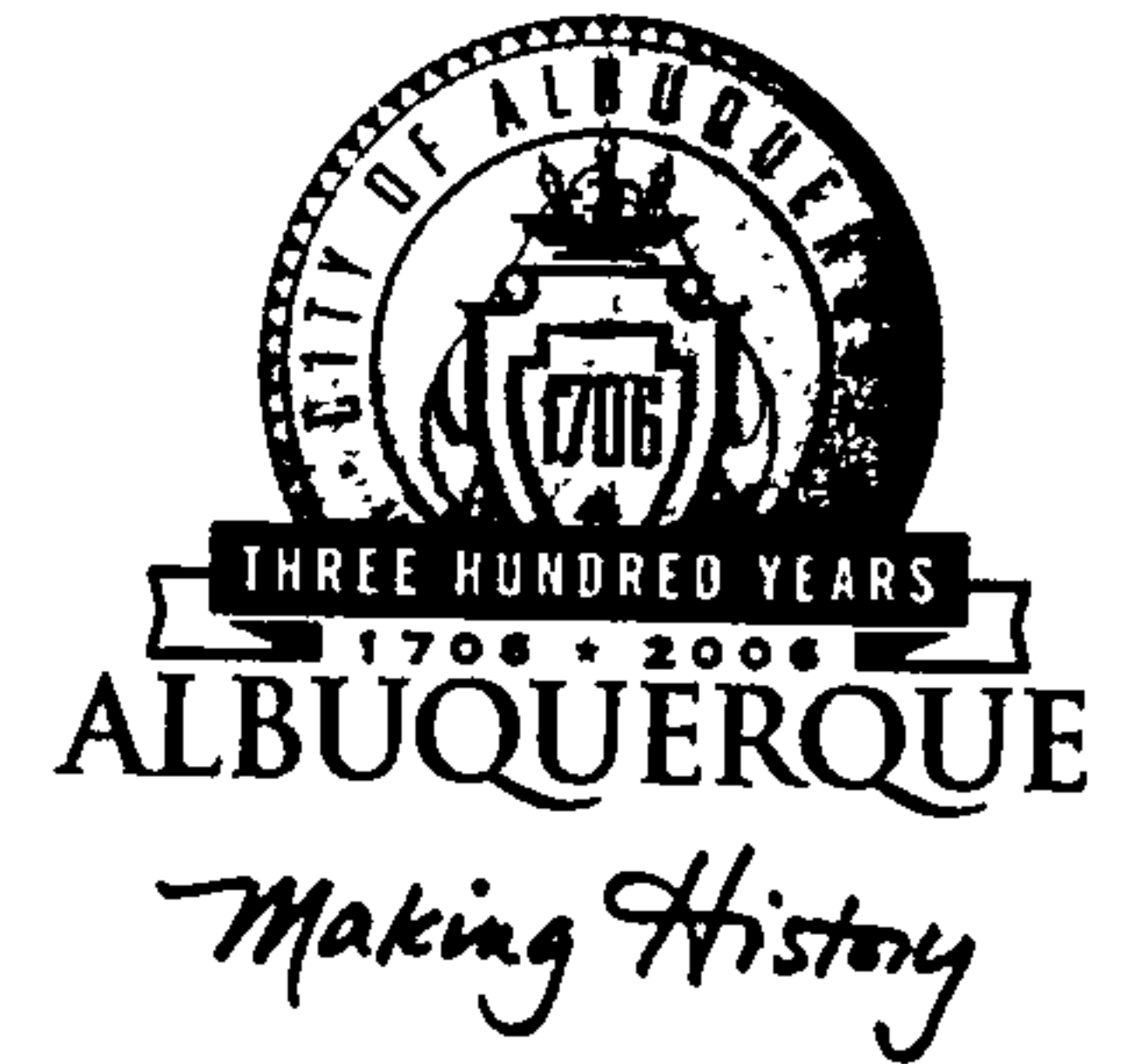
Celia Tomlinson
 BY: CELIA TOMLINSON

DATE SUBMITTED: 4/13/06

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.

CITY OF ALBUQUERQUE



April 22, 2005

Celia S. Tomlinson, P.E.
Rhombus P.A., Inc.
2620 San Mateo NE - Suite B
Albuquerque, NM 87110

Re: C-Store and Auto-Sales Facility, 1401 Yale Blvd. SE, Grading and Drainage Plan - Engineer's Stamp dated 4-13-05 (L15 - D52)

Dear Ms. Tomlinson,

Based upon the information provided in your submittal dated 4-13-05, 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.

Additionally, prior to release of the Certificate of Occupancy an Engineer's Certification of the grading plan per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3990.

Sincerely,

Phillip J. Lovato, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: C-STORES & AUTO-SALES FACILITY ZONE MAP/DRG. FILE #: L15-ED52
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 1, 2 & N 1/2 OF 3 BL. 4, CLAY HEIGHTS ADDITION
 CITY ADDRESS: 1401 YALE BLVD SE ALBUQUERQUE NM.

ENGINEERING FIRM: RHOMBUS P.A. INC.
 ADDRESS: 2620 SAN MATEO BLVD NE STE B
 CITY, STATE: ALBUQUERQUE NM

CONTACT: RITA GUSTSCHOW
 PHONE: 881-6690
 ZIP CODE: 87110

OWNER: MURAD HIJAZI
 ADDRESS: 1401 YALE BLVD SE
 CITY, STATE: ALBUQUERQUE NM

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: KEN HOVEY
 ADDRESS: 3808 SIMMS AVE. SE
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: KEN HOVEY
 PHONE: 259-8458
 ZIP CODE: 87108

SURVEYOR: RHOMBUS
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: N/A
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- DRAINAGE REPORT
- DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEERS CERTIFICATION (TCL)
- ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- OTHER

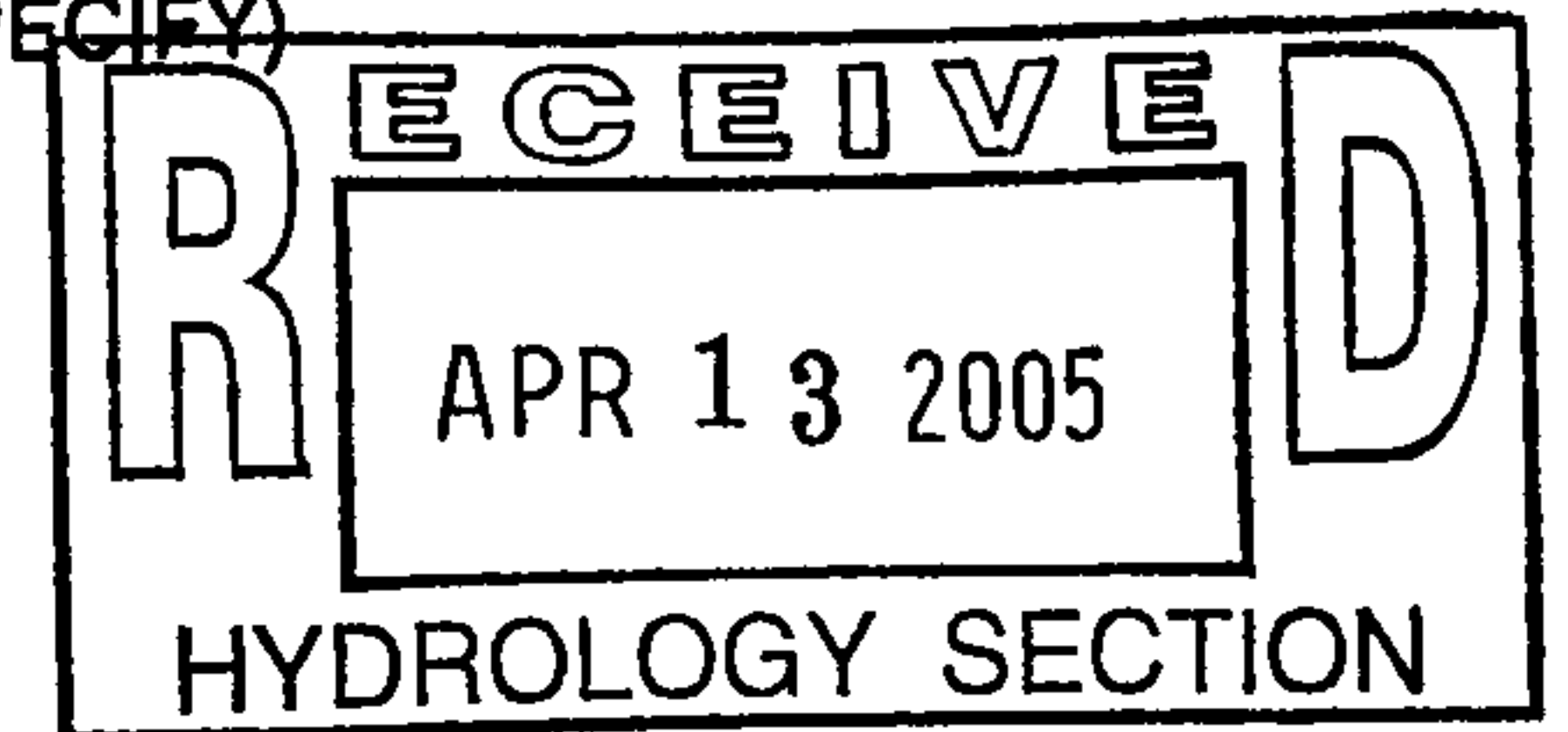
see paid

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
- NO
- COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

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

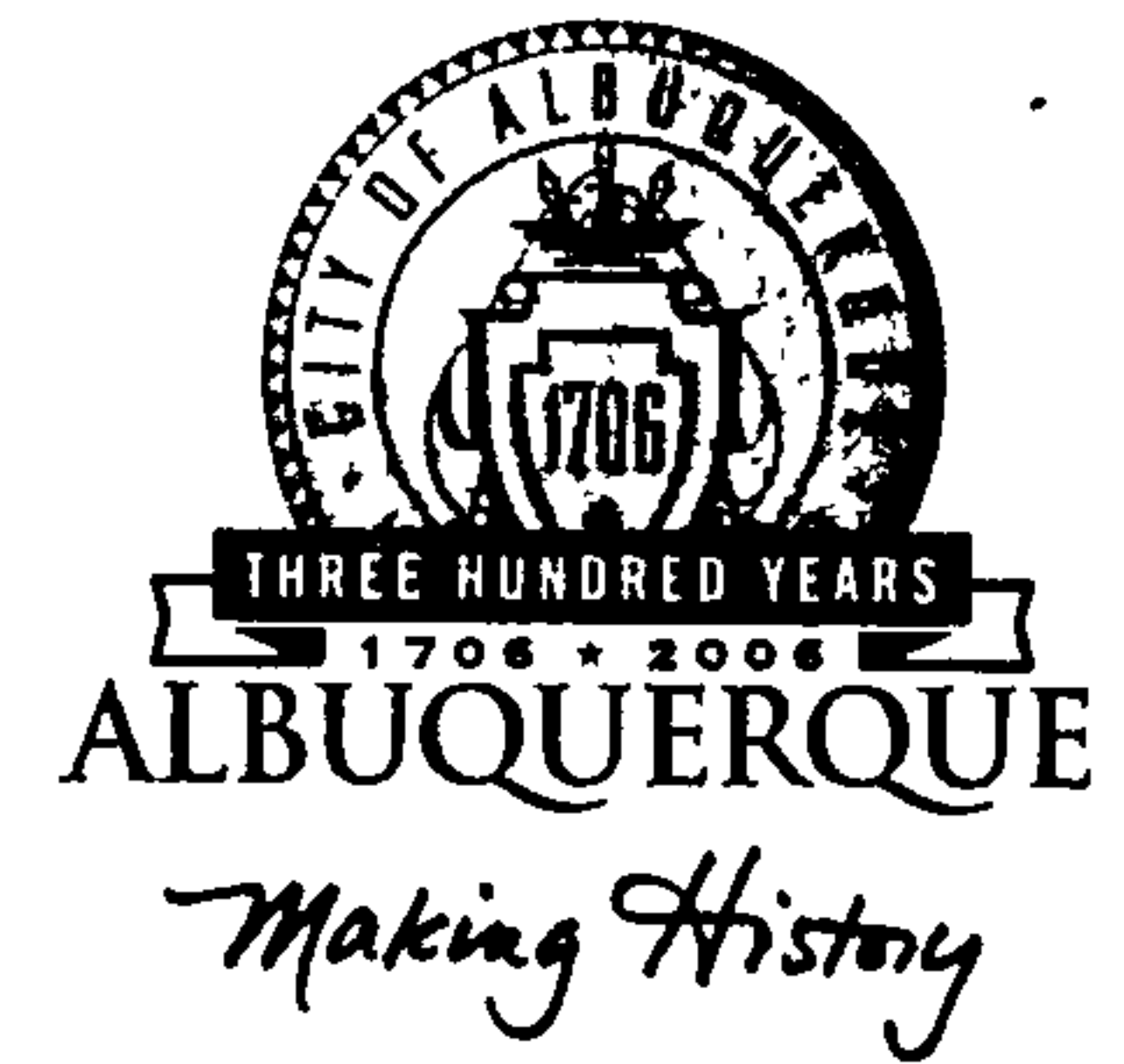


DATE SUBMITTED: 4.13.2005 BY: Rita Gustschow

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



February 25, 2005

Ken Hovey, R.A.
Ken Hovey Architect
3808 Simms Avenue SE
Albuquerque, NM 87108

Re: C-Store, 1401 Yale Blvd. SE, Traffic Circulation Layout
Architect's Stamp dated 2-19-05 (L-15-D52)

Dear Mr. Hovey,

The TCL submittal received 2-22-05 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

P.O. Box 1293

Albuquerque

New Mexico 87103

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

www.cabq.gov

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,

Wilfred Gallegos, PE
Traffic Engineer, Planning Dept.
Development and Building Services

cc: file

→ C-Stone w/ Auto Sales Facility
DRAINAGE AND TRANSPORTATION INFORMATION SHEET
 (REV. 1/28/2003rd)

PROJECT TITLE: C-Stone w/ Auto Sales Facility ZONE MAP/DRG. FILE #: L-15/D52
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Block 4 Clytia Heights Addition Bernadine CA
 CITY ADDRESS: _____

ENGINEERING FIRM: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: MURAD HADJI
 ADDRESS: 1401 Vale Blvd SE N
 CITY, STATE: ABQ NM 87106

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: Ken Hovey
 ADDRESS: 2908 Simis SE
 CITY, STATE: ABQ, NM 87108

CONTACT: 505-89-6458
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

- CHECK TYPE OF SUBMITTAL:**
- DRAINAGE REPORT
 - DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
 - DRAINAGE PLAN RESUBMITTAL
 - CONCEPTUAL GRADING & DRAINAGE PLAN
 - GRADING PLAN
 - EROSION CONTROL PLAN
 - ENGINEER'S CERTIFICATION (HYDROLOGY)
 - CLOMR/LOMR
 - TRAFFIC CIRCULATION LAYOUT (TCL)
 - ENGINEERS CERTIFICATION (TCL)
 - ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
 - OTHER

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

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

DATE SUBMITTED: 02/1 BY: MURAD HADJI

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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