

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

October 19, 2006

James L. Hewitt, JR., P.E.
5615 Creggs Streets, N.W.
Albuquerque, NM 87103

Re: Certification Submittal for Final Building Certificate of Occupancy for
Professional Auto Wholesale, [M-10 / D16D]
7011 Huseman Place NW
Engineer's Stamp Dated 10/12/06

P.O. Box 1293

Dear Mr. Hewitt:

Albuquerque

The TCL / Letter of Certification submitted on October 12, 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,

www.cabq.gov

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

c: Engineer
Hydrology file
CO Clerk

HEWITT ENGINEERING & ENVIRONMENTAL
CONSULTANTS

5615 CREGGS STREET, N.W.

ALBUQUERQUE, N.M. 87120

(505) 899-3195

Development and Building Services
City of Albuquerque
P.O Box 1293
Albuquerque, New Mexico 87103

October 12, 2006
VIA FAX

ATTN: Mr. Nilo Salgado-Fernandez, Senior Traffic Engineer

**RE: TRAFFIC CERTIFICATION FOR PROFESSIONAL AUTO WHOLESALE;
LOT 8, COORS-ARENAL INDUSTRIAL PARK SUBDIVISION (M10-D16D)**

Dear Mr. Salgado-Fernandez:

Transmitted herewith is the Traffic Circulation Layout (TCL) Certification for the subject development (i.e., 7011 Huseman Place, SW). The development was built in substantial compliance with the TCL.

Please contact me at (505) 899-3195, if you have any questions regarding this matter.

Sincerely,
Hewitt Engineering & Environmental Consultants


James L. Hewitt, Jr., PE
Principal Engineer

Cc: S. Zamora



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: Professional Auto Wholesale ZONE MAP/DRG. FILE # M-1044/D16D
 DRB#: N/A EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: Lot 8, Coors-Arenal Industrial Park
 CITY ADDRESS: 7011 Huseman Race, SW

ENGINEERING FIRM: Hewitt Engineering & Environmental Consultants CONTACT: James Hewitt
 ADDRESS: 5613 Creggs St. NW PHONE: 800-3195
 CITY, STATE: Albuquerque, NM ZIP CODE: 87120

OWNER: Steve M. Zamora CONTACT: Steve Zamora
 ADDRESS: 2130 Margo Rd., SW PHONE: 350-5556
 CITY, STATE: Albuquerque, NM ZIP CODE: 87105

ARCHITECT: N/A CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: RHOMBUS P.A., Inc. CONTACT: Calvin Johnson PE
 ADDRESS: 2620 San Mateo Blvd, NE Suite R PHONE: 881-6690
 CITY, STATE: Albuquerque, NM ZIP CODE: 87110

CONTRACTOR: Unknown 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/ARCHITECT CERT (TCL)
 - ☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
 - ☐ ENGINEER/ARCHITECT CERT (AA)
 - ☐ OTHER (SPECIFY)

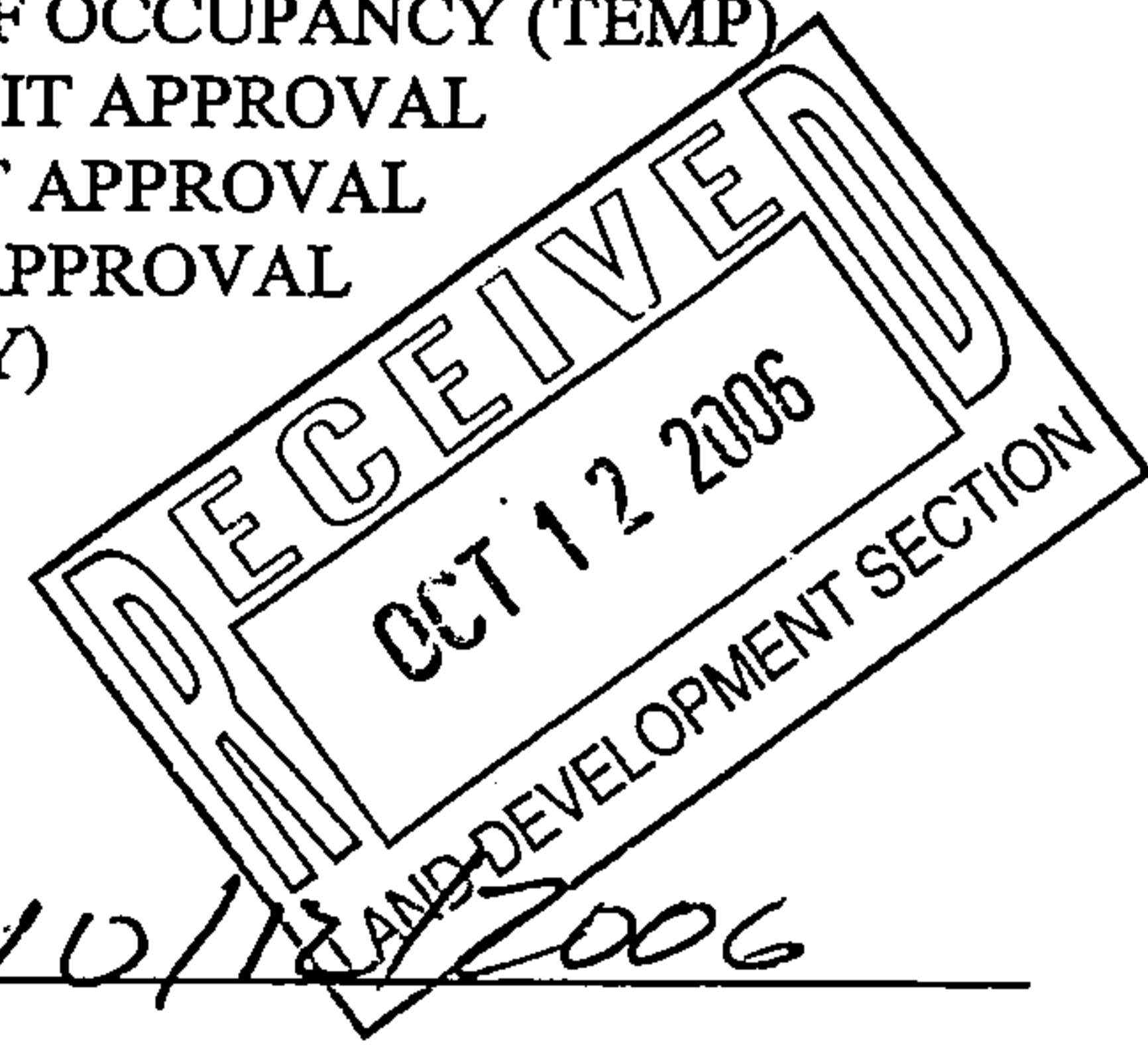
- CHECK TYPE OF APPROVAL SOUGHT:**
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
 - ☐ PRELIMINARY PLAT APPROVAL
 - ☐ S. DEV. PLAN FOR SUB'D APPROVAL
 - ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
 - ☐ SECTOR PLAN APPROVAL
 - ☐ FINAL PLAT APPROVAL
 - ☐ FOUNDATION PERMIT APPROVAL
 - ☐ BUILDING PERMIT APPROVAL
 - ☒ CERTIFICATE 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

SUBMITTED BY: [Signature] DATE: 10/12/2006

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 define 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.



- New driveway
width - status?
6' Sew - status?
(no permit
pulled)
left message
3:10p 10/12/06
James Hewitt 899-3193

HEWITT ENGINEERING & ENVIRONMENTAL
CONSULTANTS

5615 CREGGS STREET, N.W.

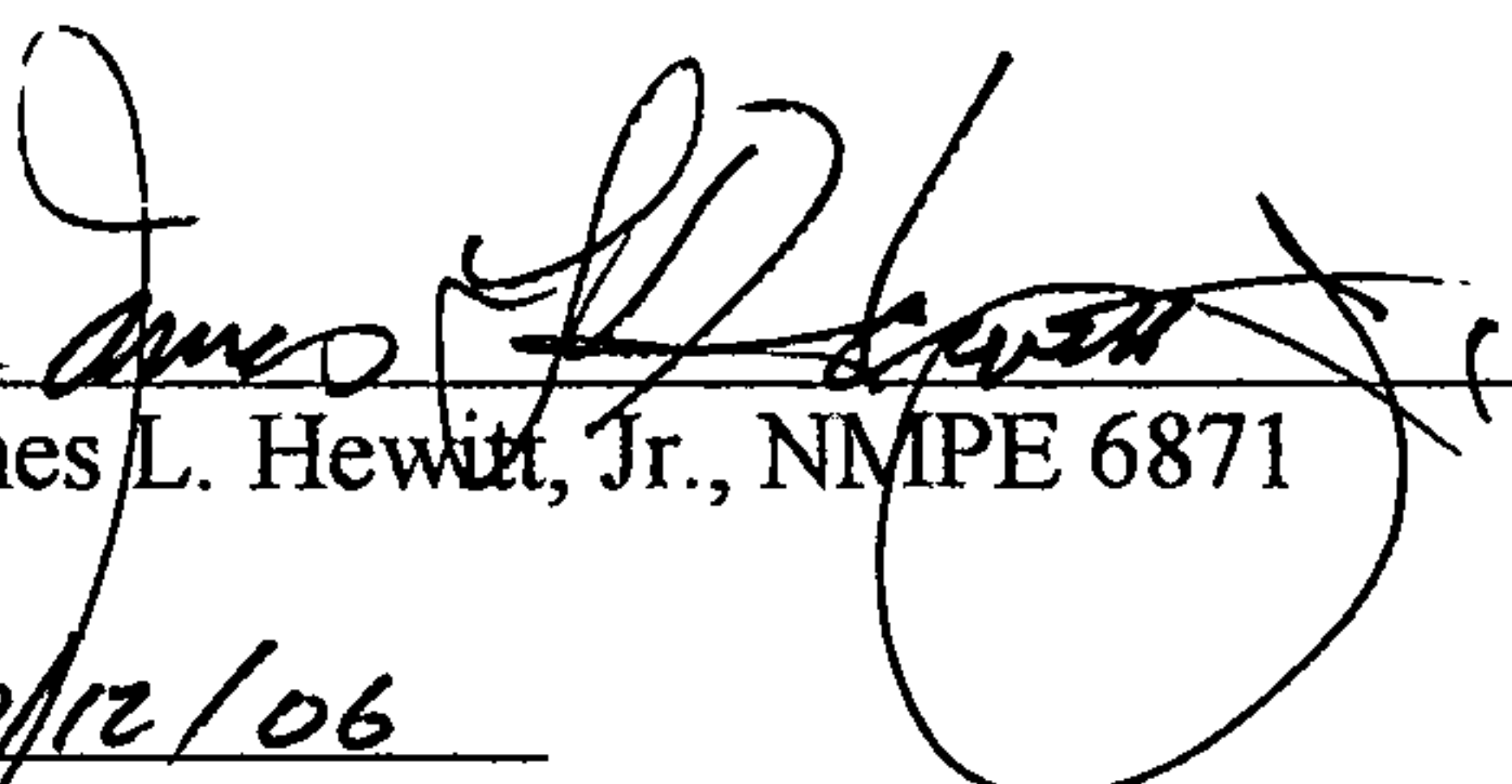
ALBUQUERQUE, N.M. 87120

(505) 899-3195

TRAFFIC CERTIFICATION

I, JAMES L. HEWITT, JR., NMPE 6871, OF THE FIRM HEWITT ENGINEERING & ENVIRONMENTAL CONSULTANTS, HEREBY CERTIFY THAT THIS PROJECT (PROFESSIONAL AUTO WHOLESALE, LOT 8, COORS-ARENAL INDUSTRIAL PARK, CITY OF ALBUQUERQUE) IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE TCL APPROVED PLAN DATED 11/02/05. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JAMES L. HEWITT, JR. OF THE FIRM HEWITT ENGINEERING & ENVIRONMENTAL CONSULTANTS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 10/07/06 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 CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT 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.


James L. Hewitt, Jr., NMPE 6871
10/12/06
Date



CITY OF ALBUQUERQUE



October 11, 2006

Mr. James Hewitt, PE
HEWITT ENGINEERING
5615 Creggs Street NW
Albuquerque, NM 87120

Re: PROFESSIONAL AUTO WHOLESALE
7011 Huseman Place SW
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/24/2005 (M-10/D16D)
Certification dated 10/08/2006

P.O. Box 1293 Dear James,

Albuquerque

Based upon the information provided in your submittal received 10/10/2006/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

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

New Mexico 87103

www.cabq.gov

Sincerely,

Arlene V. Portillo

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

C: CO Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

M-10/D16D

PROJECT TITLE: Professional Auto Wholesale ZONE MAP/DRG. FILE # M-10-2
DRB#: N/A EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: Lot 8, Coors - Arroyo Industrial Park Subdivision
CITY ADDRESS: 7011 Huseman Place, SW

ENGINEERING FIRM: Hewitt Engineering & Environmental Consultants CONTACT: James Hewitt, PE
ADDRESS: 5615 Creggs St., NW PHONE: 899-3195
CITY, STATE: Albuquerque, NM ZIP CODE: 87120

OWNER: Steve M. Zamora CONTACT: Steve Zamora
ADDRESS: 2130 Margo Road, SW PHONE: 350-5556
CITY, STATE: Albuquerque, NM ZIP CODE: 87105

ARCHITECT: N/A CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: RHOMBUS P.A., Inc. CONTACT: Celia Tomlinson PE
ADDRESS: 2670 San Mateo Blvd, NE Suite B PHONE: 881-6690
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

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

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
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☐ GRADING PLAN
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☒ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

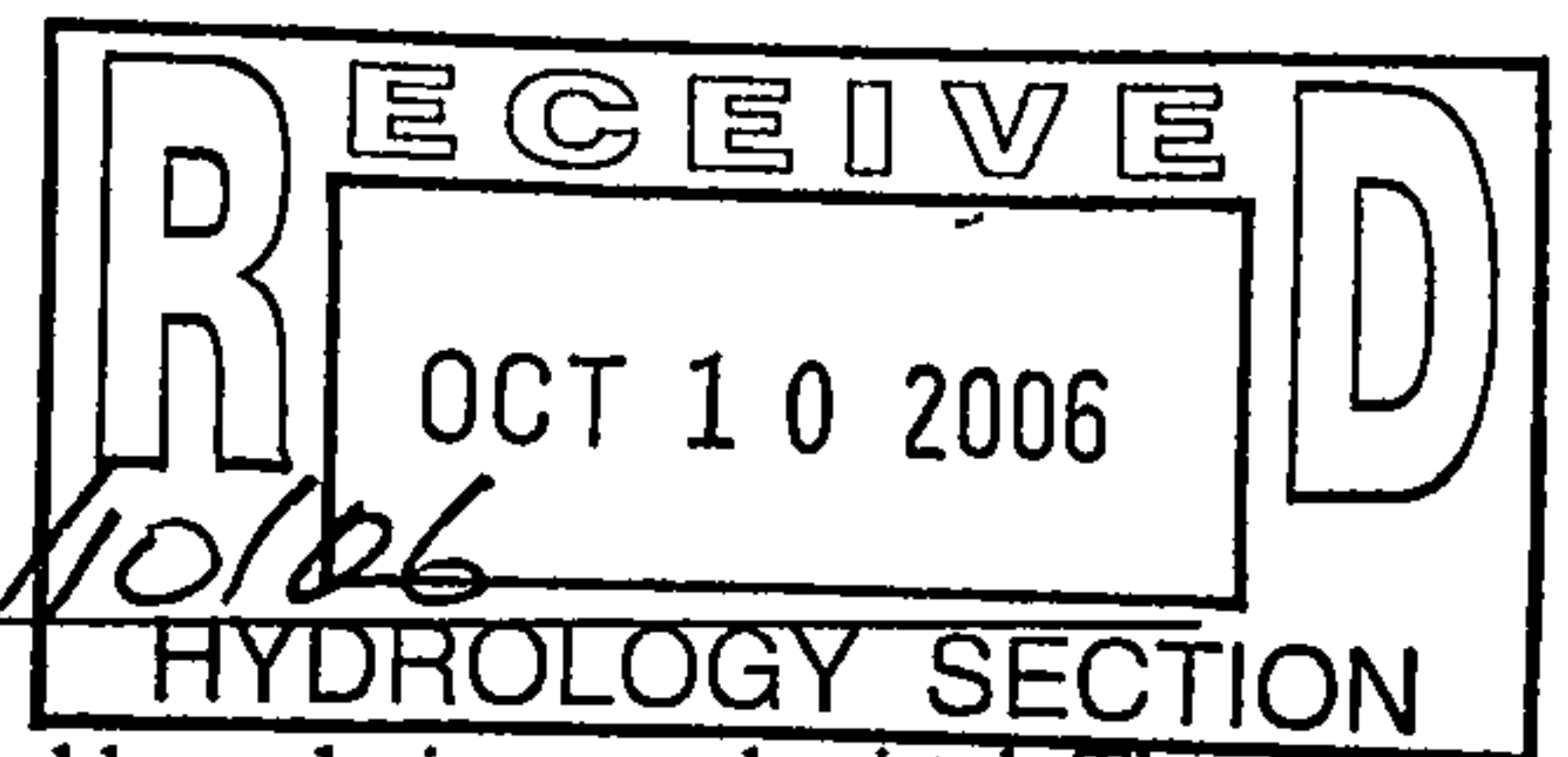
CHECK TYPE OF APPROVAL SOUGHT:

☐ SIA/FINANCIAL GUARANTEE RELEASE
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☒ 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: James Hewitt DATE: 10/10/06



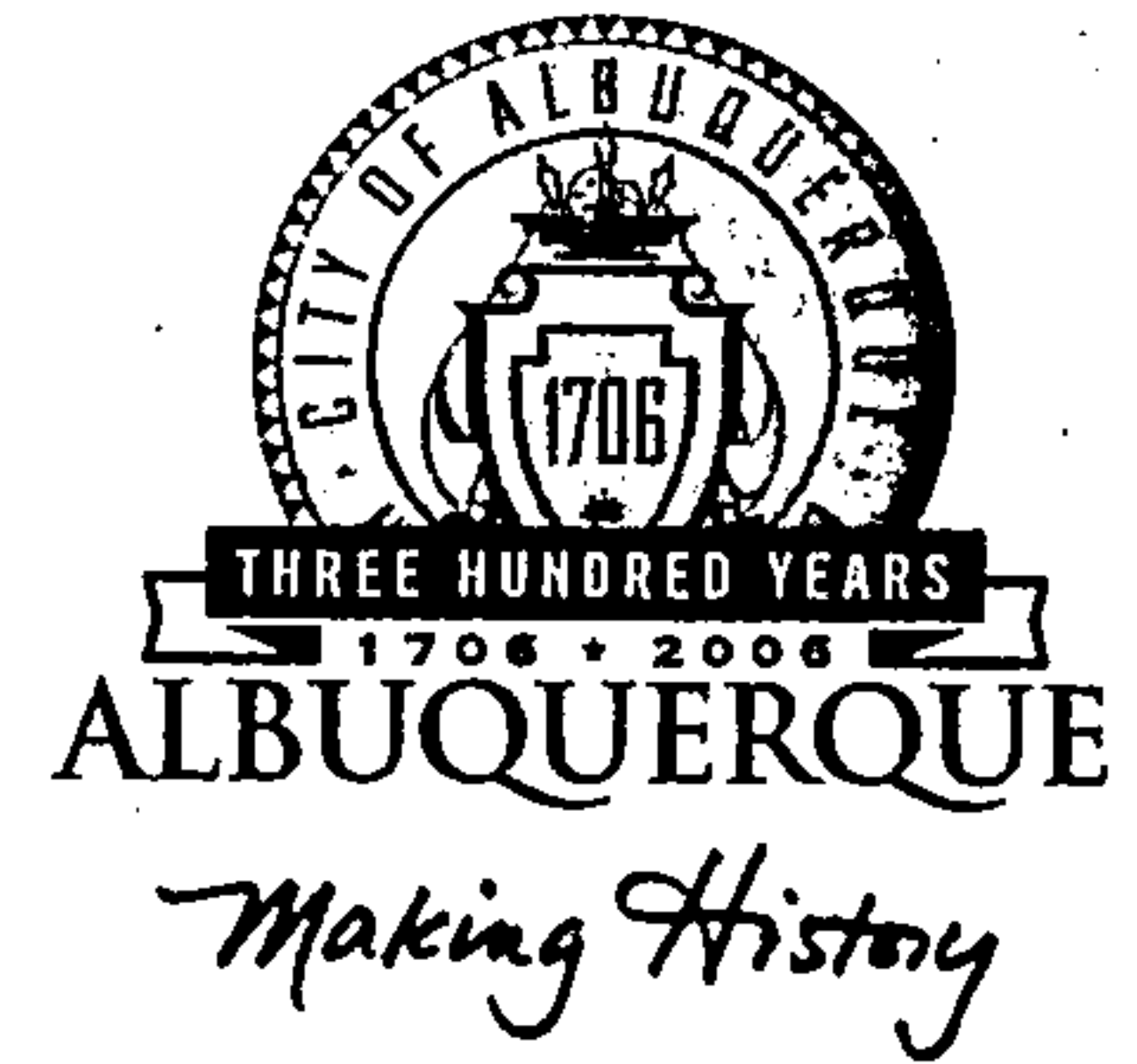
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on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

November 2, 2005

James Hewitt, P.E.
Hewitt Engineering & Environmental Consultants
5615 Creggs St. NW
Albuquerque, NM 87120



**Re: Professional Auto Wholesale, 7011 Huseman Pl. SW
Traffic Circulation Layout-Engineer's Stamp dated 10-24-05 (M10-D16D)**

Dear Mr. Hewitt,

The TCL submittal received 10-25-05 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan shall be inserted into each set of the building permit plans. Please keep the original to be used for final C.O. certification of the site required by 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.

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.

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,

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

cc: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Professional Auto Wholesale - Lot 8 ZONE MAP/DRG. FILE #: M10-D16D
DRB #: N/A EPC#: N/A WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 8, Coors-Arenal Industrial Park Subdivision
CITY ADDRESS: 7011 Hugeman Place, SW Albuquerque, NM 87105

ENGINEERING FIRM: Henitt Engineering, Environmental Consultants CONTACT: Thomas H. H. Pe
ADDRESS: 5615 Coors St. NW PHONE: 885-3195
CITY, STATE: Albuquerque, NM ZIP CODE: 87120

OWNER: Steve M. Zamora CONTACT: Steve Zamora
ADDRESS: 2130 Mango Road, SW PHONE: 350-5556
CITY, STATE: Albuquerque, NM ZIP CODE: 87105

ARCHITECT: N/A CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Rhombus P.A., Inc. CONTACT: Celia Tomlinson, PE
ADDRESS: 2620 San Mateo Blvd. NE, Suite B PHONE: 881-6690
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

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

CHECK TYPE OF SUBMITTAL:

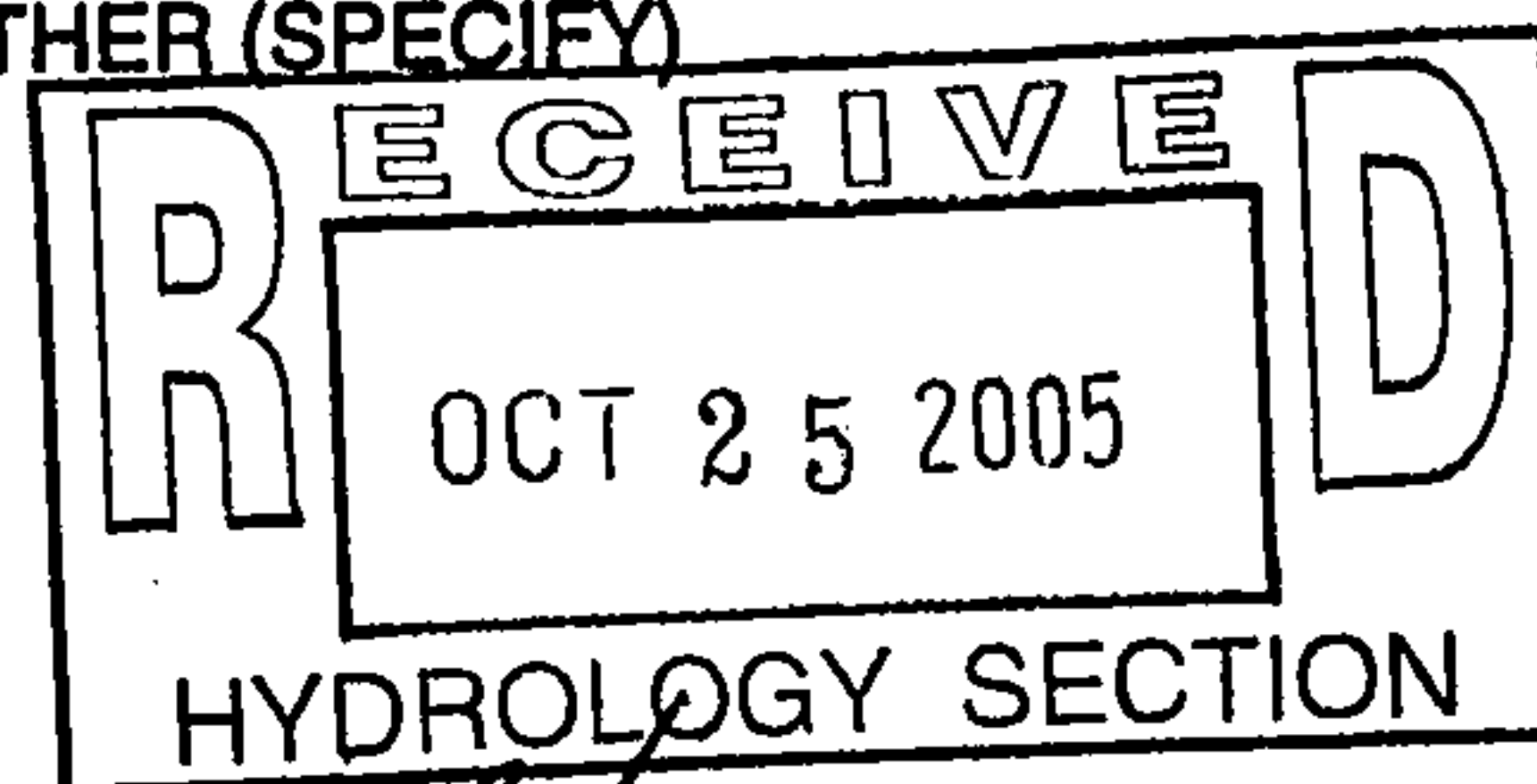
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION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

CHECK TYPE OF APPROVAL SOUGHT:

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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

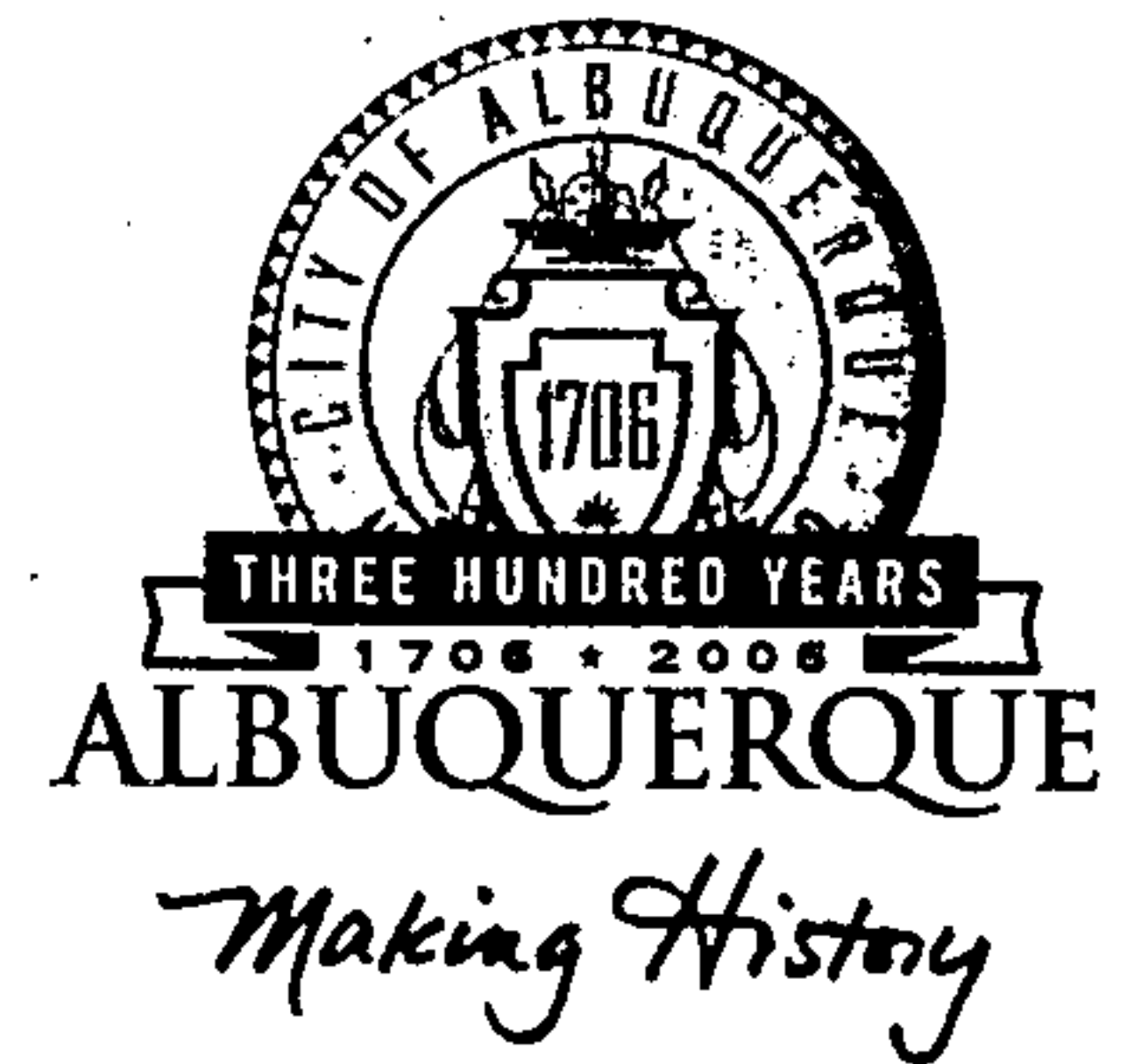


DATE SUBMITTED: 10/25/05 BY: [Signature]

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CITY OF ALBUQUERQUE



November 2, 2005

James Hewitt, P.E.
Hewitt Engineering & Environmental Consultants
5615 Creggs St. NW
Albuquerque, NM 87120

**Re: Professional Auto Wholesale, 7011 Huseman Pl. SW
Grading & Drainage Plan - Engineer's Stamp dated 10-24-05 (M10-D16D)**

Dear Mr. Hewitt,

Based upon the information provided in your submittal dated 10-25-05, 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. Prior to release of the Certificate of Occupancy an Engineer's Certification of the grading plan per the DPM checklist will be required.

Additionally, this project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department, Hydrology section at 768-3654 (Charles Caruso).

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

Sincerely,

Phillip J. Lovato, E.I., C.F.M.
Engineering Associate, Hydrology,
Development and Building Services,
Planning Department

cc: Charles Caruso, DMD
file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Professional Auto Wholesale Lot 8 ZONE MAP/DRG. FILE #: M10-D16 D
DRB #: N/A EPC#: N/A WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 8, Coors - Arenal Industrial Park Subdivision
CITY ADDRESS: 7011 Huseman Place, SW Albuquerque, NM 87105

ENGINEERING FIRM: Hewitt Engineering, Environmental Consultants CONTACT: James Hewitt, PE
ADDRESS: 5615 Creggs St. NW PHONE: 899-3195
CITY, STATE: Albuquerque, NM ZIP CODE: 87120

OWNER: Steve M. Zamora CONTACT: Steve Zamora
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ARCHITECT: N/A CONTACT: _____
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SURVEYOR: Rhombus P.A., Inc. CONTACT: Celia Tomlinson PE
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CONTRACTOR: _____ CONTACT: _____
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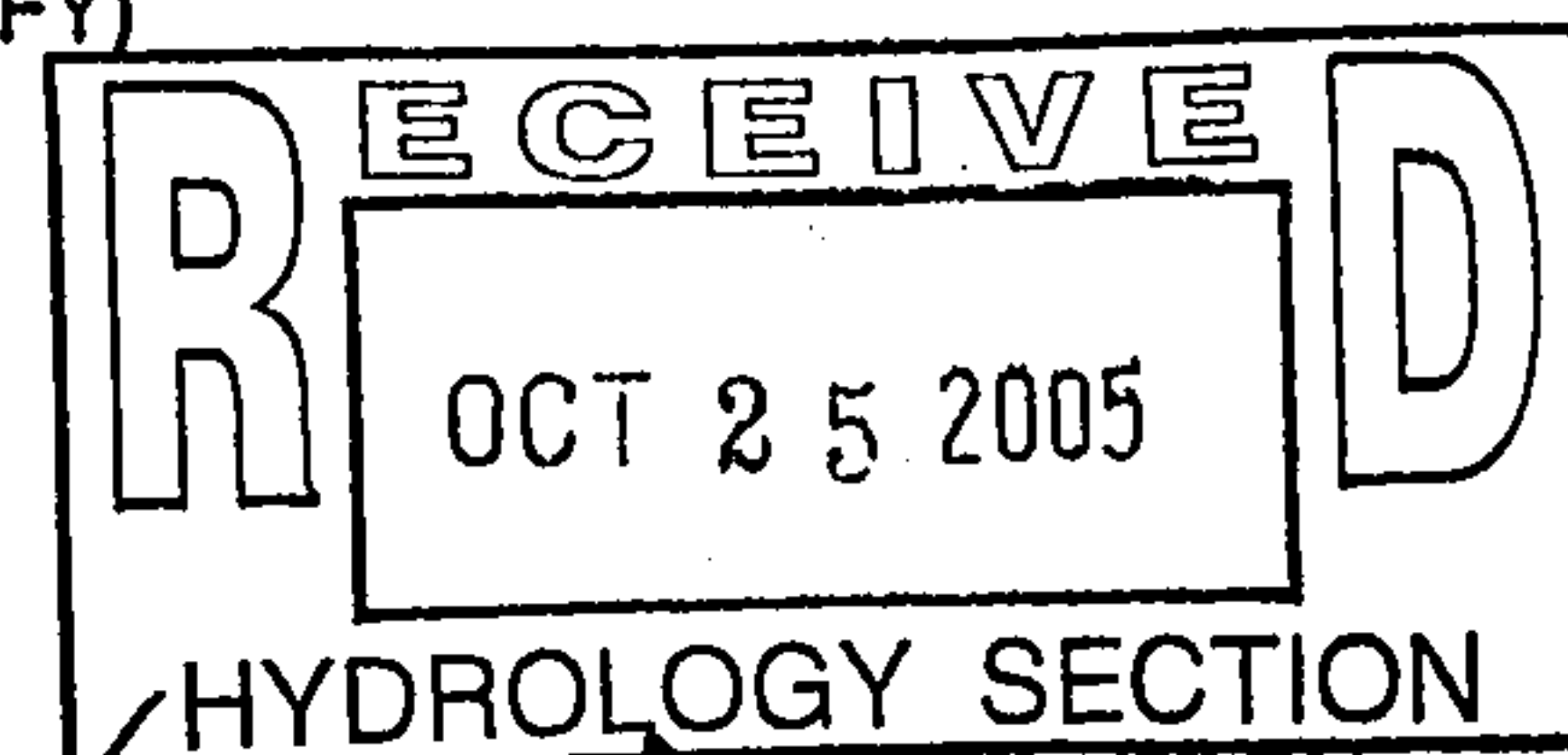
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- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

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- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 10/25/05 BY: James Hewitt

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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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

File

111-002
Brad

#1

PRIVATE FACILITY DRAINAGE COVENANT

This Drainage Covenant, between [state the name of the present real property owner exactly as shown on the real estate document conveying title to the present owner and state the legal status of the owner, for example, "single person" "husband and wife," "corporation of the State of New Mexico," or "partnership":]

Steve Zamora and Janet Ward, husband and wife ("Owner"),
whose address is 2130 Mayo Rd SW, Albuquerque, NM 87105, and the City of Albuquerque,
a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico
87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs
this Covenant.

1. Recital. The Owner is the owner of the following described real property located at [give legal
description, and street address:] Lot 8, Coors - Arenal
Industrial Park Subdivision Book A-96 Page 7802
7011 Huseman Place, SW May 17, 2005
Albuquerque, NM 350-5556 (cell)
in Bernalillo County, New Mexico (the "Property").

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct
and maintain certain drainage facilities on the Property, and the parties wish to enter into this Covenant to
establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facility. The Owner shall construct the following
"Drainage Facility" within the Property at the Owner's sole expense in accordance with the standards, plans
and specifications approved by the City:
Storm water retention ponds

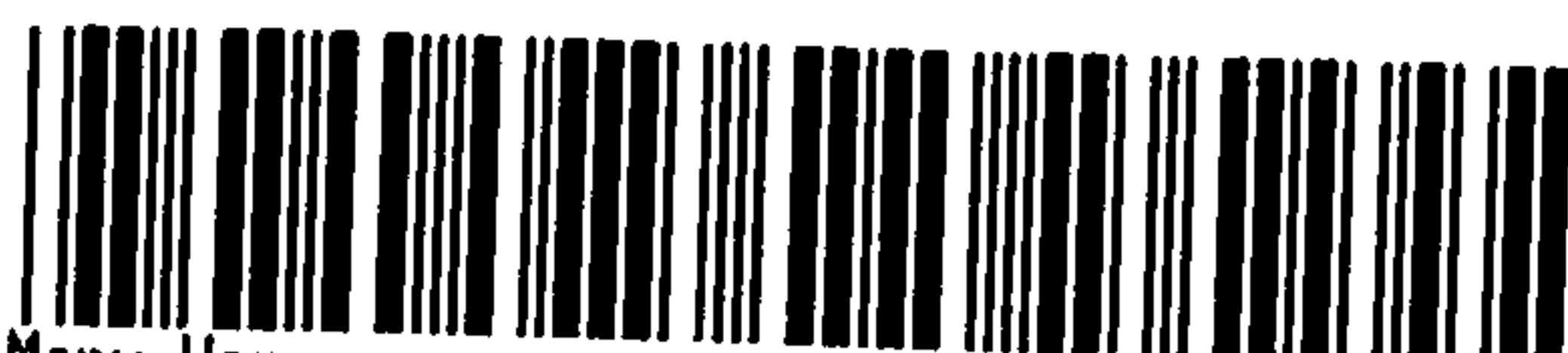
The Drainage Facility is more particularly described in Exhibit A attached hereto and made a part hereof.

3. Maintenance of Drainage Facility. The Owner shall maintain the Drainage Facility at the
Owner's sole cost in accordance with the approved Drainage Report and plans.

4. Benefit to Property. The Owner acknowledges and understands that the Drainage Facility
required herein to be constructed on the Owner's property is for the private benefit and protection of the
Owner's property and that failure to maintain such facility could result in damage or loss to the Property.

5. Inspection of Drainage Facility. The City shall have no duty or obligation whatsoever to
perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Owner, its heirs,
successors and assigns to construct and maintain the facility in accordance with approved plans and
specifications.

6. Liability of City. The Owner understands and agrees that the City shall not be liable to the



Mary Herrera

Bern. Co. COV

R 17.00

2005173230

6369283

Page: 1 of 5

11/22/2005 02:08P

Bk-A107 Pg-2765

Owner, its heirs, successors or assigns, or to any third parties for any damages resulting from the Owner's failure to construct, maintain or repair the Drainage Facility.

7. Indemnification. The Owner owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Owner agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractor or subcontractors to perform any act or duty required of the Owner herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

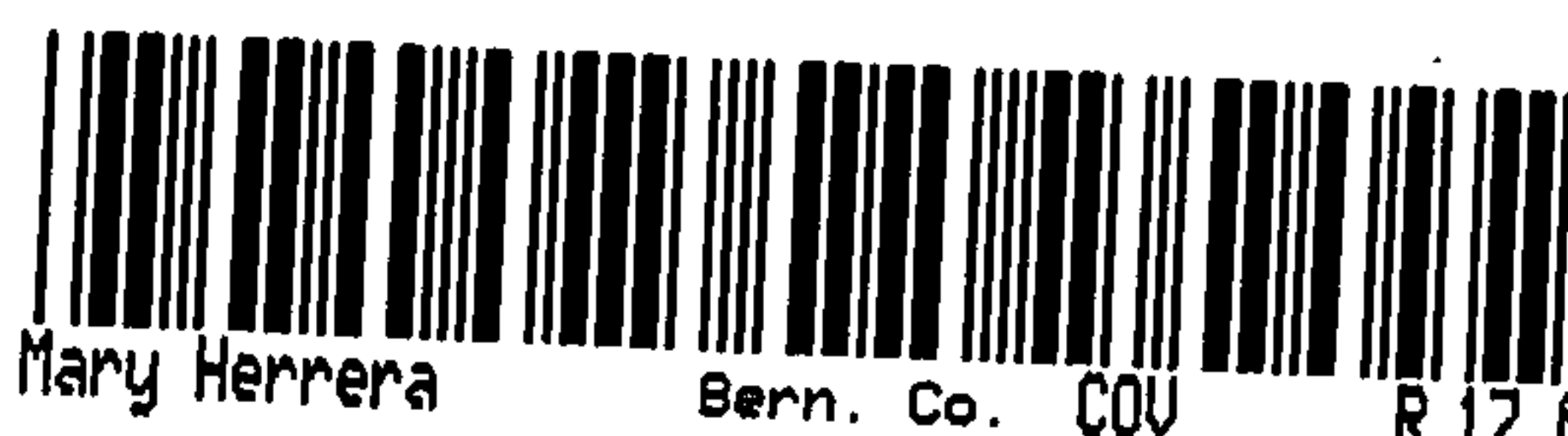
8. Assessment. Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's Property for improvements to the Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

9. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on the Owner, its heirs, assigns and successors and on the Owner's Property and constitute covenants running with the Owner's Property until released by the City. This Covenant can only be released by the City's Chief Administrative Officer with the concurrence of the City Engineer.

10. Entire Covenant. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

11. Changes to Covenant. Changes to this Covenant are not binding unless made in writing, signed by both parties.

12. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner.



CITY OF ALBUQUERQUE:
ACCEPTED:

By: [Signature]
~~Jay J. Gzar~~ JAMES B. Lewis
Chief Administrative Officer

Dated: 11-17-05

OWNER:

By: Steve Zamora / Janet Ward
Title: Owners / Husband & Wife

Dated: 10/26/05

APPROVED:

[Signature]
Director, Public Works Dept.

Reviewed by:

[Signature]
City Engineer

[Signature]
11/15/05

[Signature]
11-15-05

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

This instrument was acknowledged before me on November 17, 2005, by Jay J. Gzar, Chief Administrative Officer for the City of Albuquerque, a New Mexico municipal corporation, on behalf of the corporation.

Richard Dourte for James B. Lewis

[Signature]
Notary Public

My Commission Expires:

11-25-2007



OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

)
) ss.
)

This instrument was acknowledged before me on Oct 26, 2005, by Steve
Zamora, Janet Ward, on behalf of mlc.

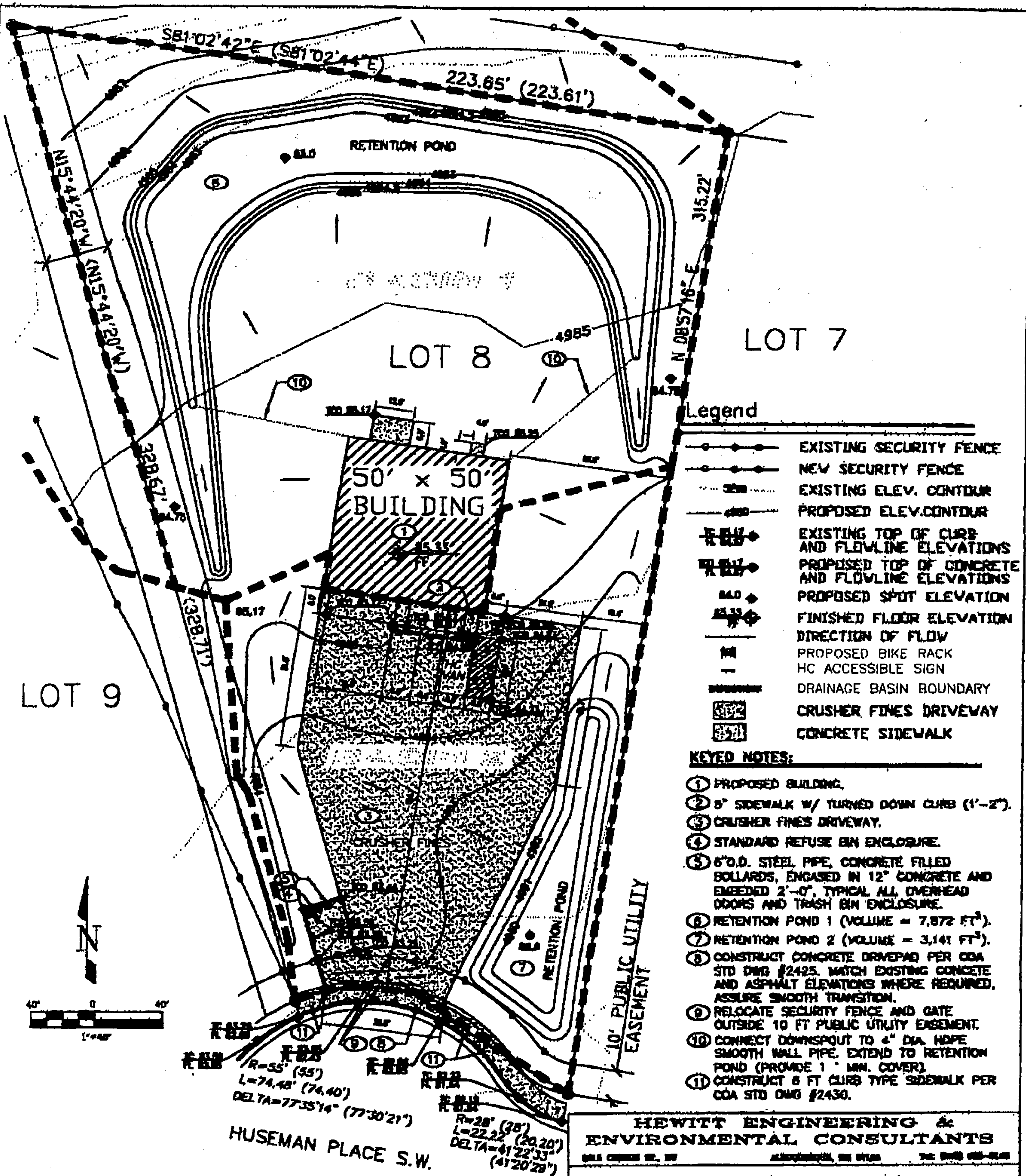
[Signature]
Notary Public

My Commission Expires:

9-10-09

[EXHIBIT A ATTACHED]

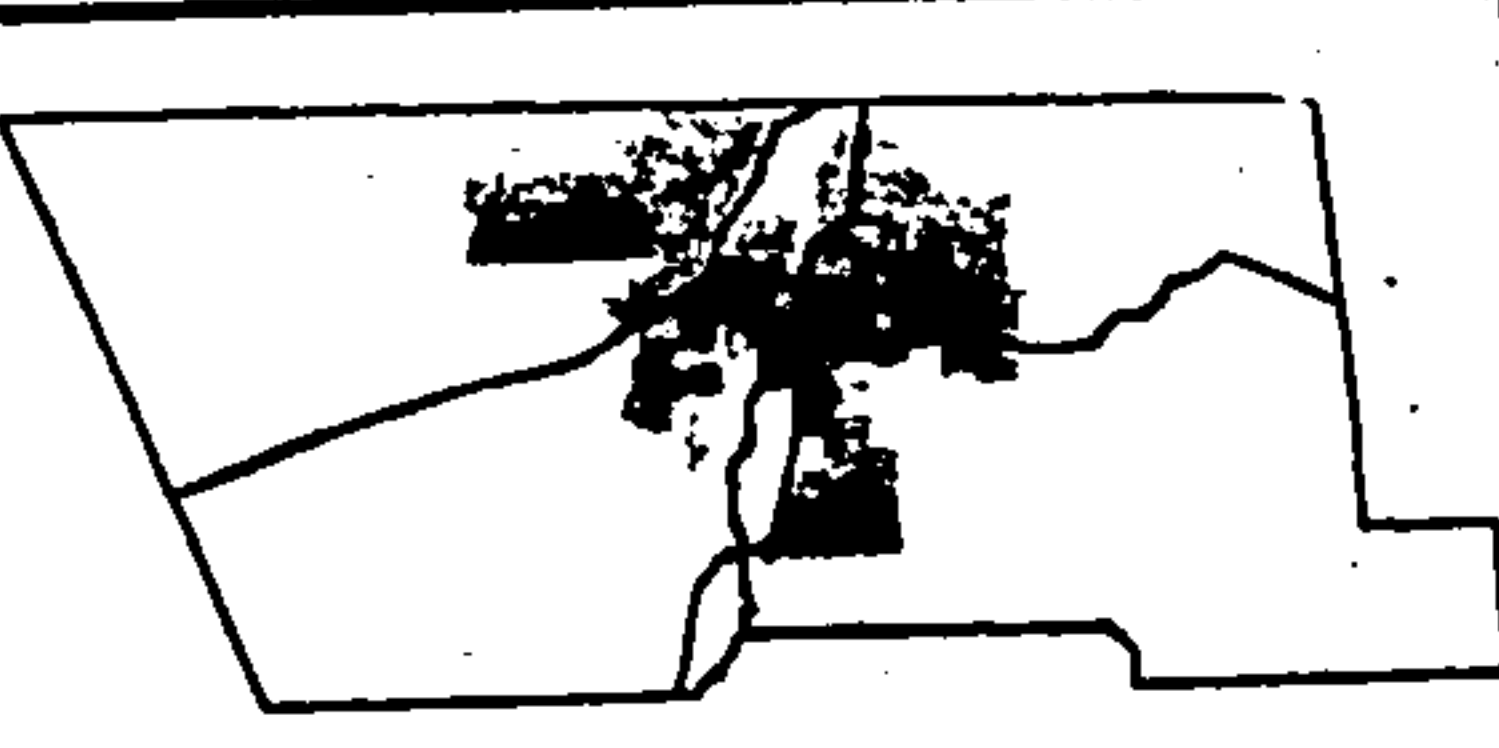
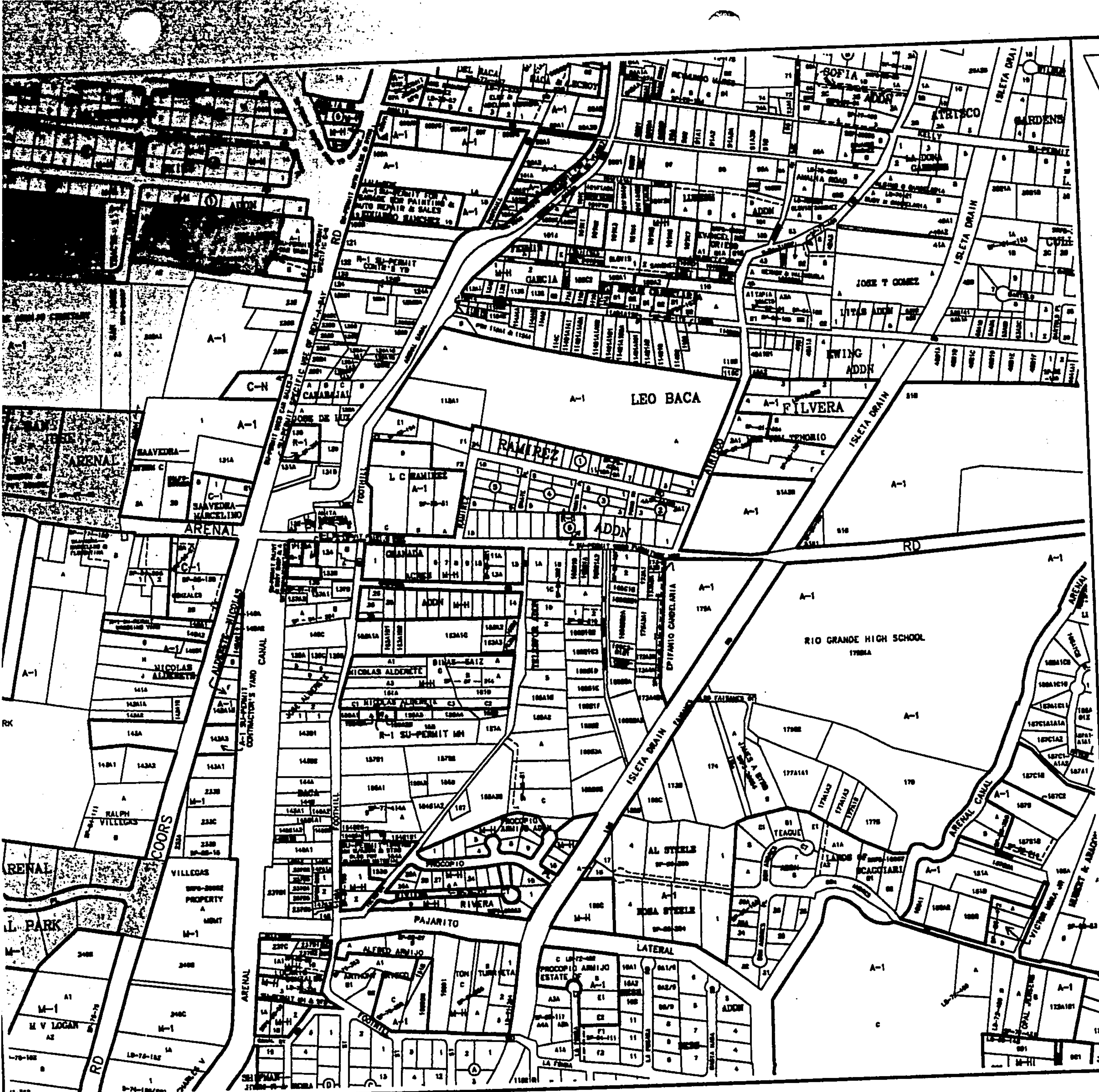




Maru Herrera

Bern. Co. COU

R 17.00

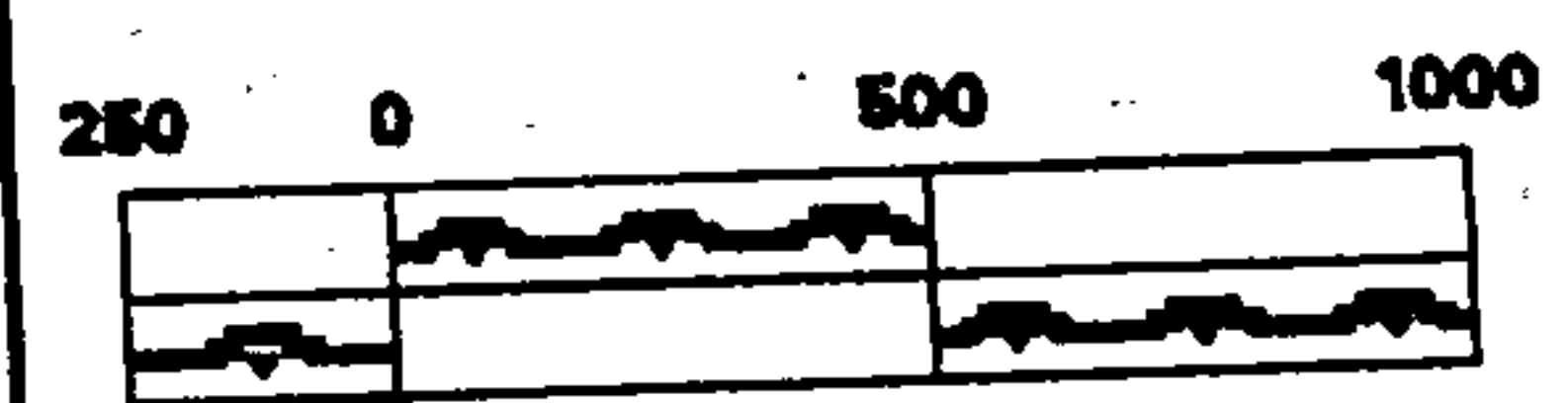


LEGAL DESCRIPTION

T10N
R2E
SEC 35

UNIFORM PROPERTY CODE

1-011-055



SCALE IN FEET

Map amended through July 2004

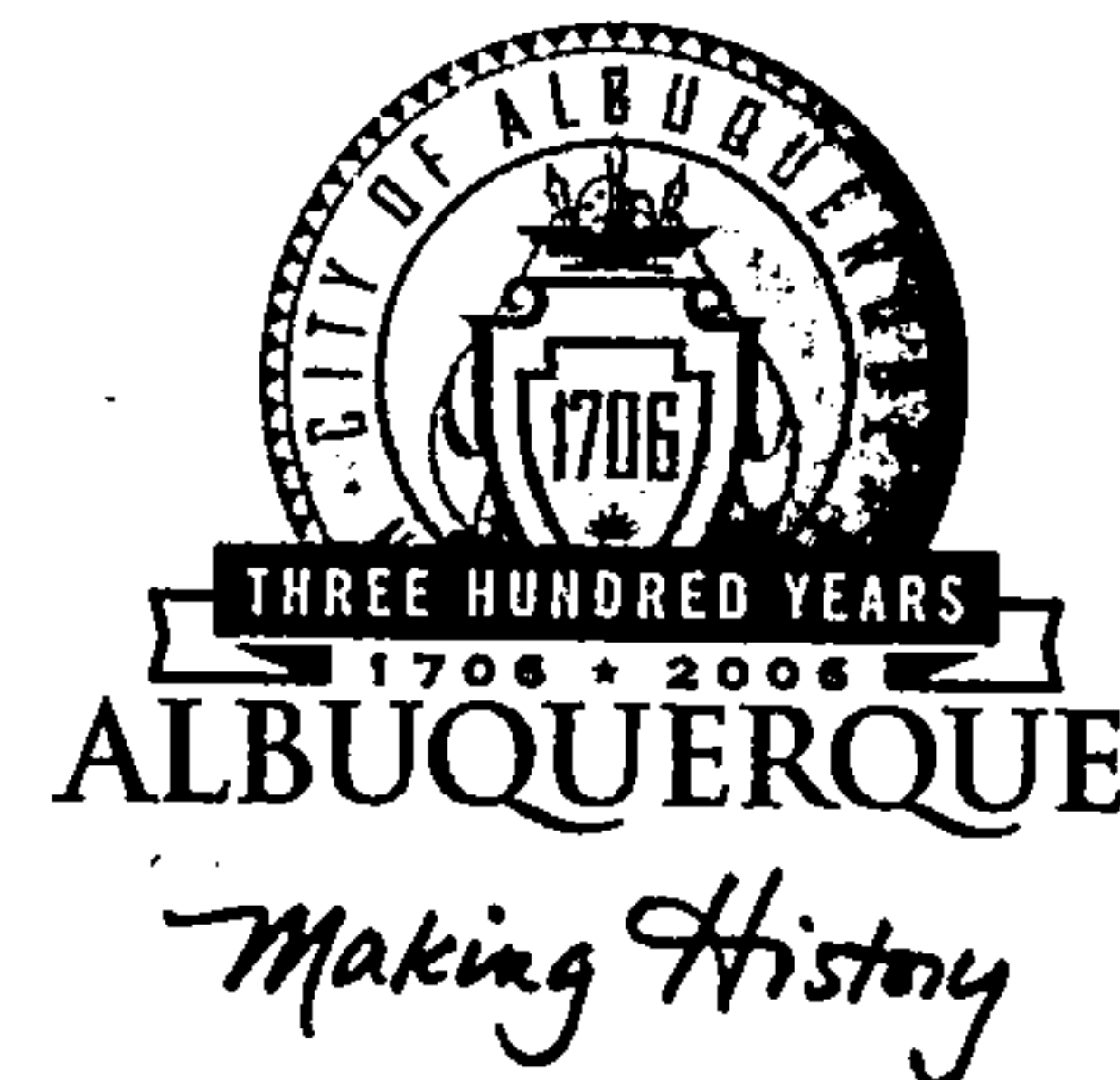


BERNALILLO COUNTY
GIS SECTION

This information is for reference only.
Bernalillo County assumes no liability for errors
associated with the use of these data. Users are
solely responsible for confirming data accuracy
when necessary. Source data are from
Bernalillo County and the City of Albuquerque.

M-11-Z

CITY OF ALBUQUERQUE



October 12, 2005

James Hewitt, P.E.
Hewitt Engineering & Environmental Consultants
5615 Creggs St. NW
Albuquerque, NM 87120

**Re: Professional Auto Wholesale, 7011 Huseman Pl. SW
Grading & Drainage Plan - Engineer's Stamp dated 9-26-05 (M10-D16D)**

Dear Mr. Hewitt,

Based upon the information provided in your submittal dated 9-27-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Delineate drainage basin areas for each retention pond and provide volume calculations for each basin separately. ✓
- Provide additional spot elevations to clarify how site runoff drains to each retention pond. ✓
- Check 4985 contour around Retention Pond 2. It cannot be a closed contour and also connected to the existing 4985 contour. ✓
- Provide existing spot elevations at curb and gutter flow line along sites frontage with Huseman Place. ✓
- Provide the recorded Private Facility Drainage Covenant. ✓

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

Sincerely,

Bradley L. Bingham, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

cc: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

M-10/D16D

PROJECT TITLE: Professional Auto Wholesale ZONE MAP/DRG. FILE #: M-10-Z
 DRB #: N/A EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: Lot 8, Coors-Arenal Industrial Park Subdivision
 CITY ADDRESS: 7011 Huseman Place, SW

ENGINEERING FIRM: Hewitt Engineering & Environmental Consultants CONTACT: James Hewitt PE
 ADDRESS: 5615 Cerezo St., NW PHONE: 899-3195
 CITY, STATE: Albuquerque, NM ZIP CODE: 87126

OWNER: Steve M. Zamora CONTACT: Steve Zamora
 ADDRESS: 2130 Margo Road, SW PHONE: 350-5556
 CITY, STATE: Albuquerque, NM ZIP CODE: 87105

ARCHITECT: N/A CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Rhombus P.A., Inc. CONTACT: Celia Tomlinson PE
 ADDRESS: 2620 San Mateo Blvd NE Suite B PHONE: 881-6690
 CITY, STATE: Albuquerque, NM ZIP CODE: 87110

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

CHECK TYPE OF SUBMITTAL:

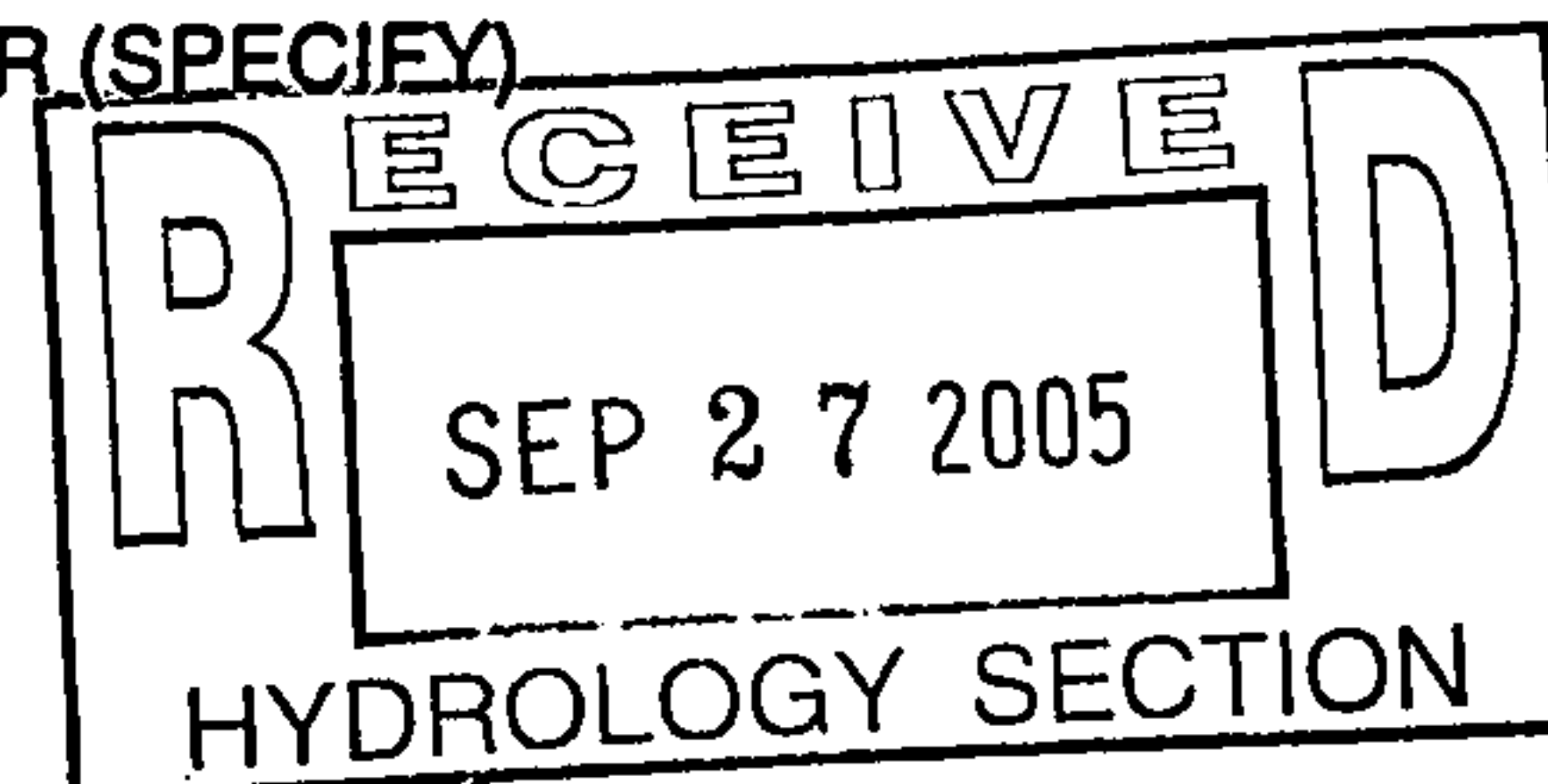
- ☒ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION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

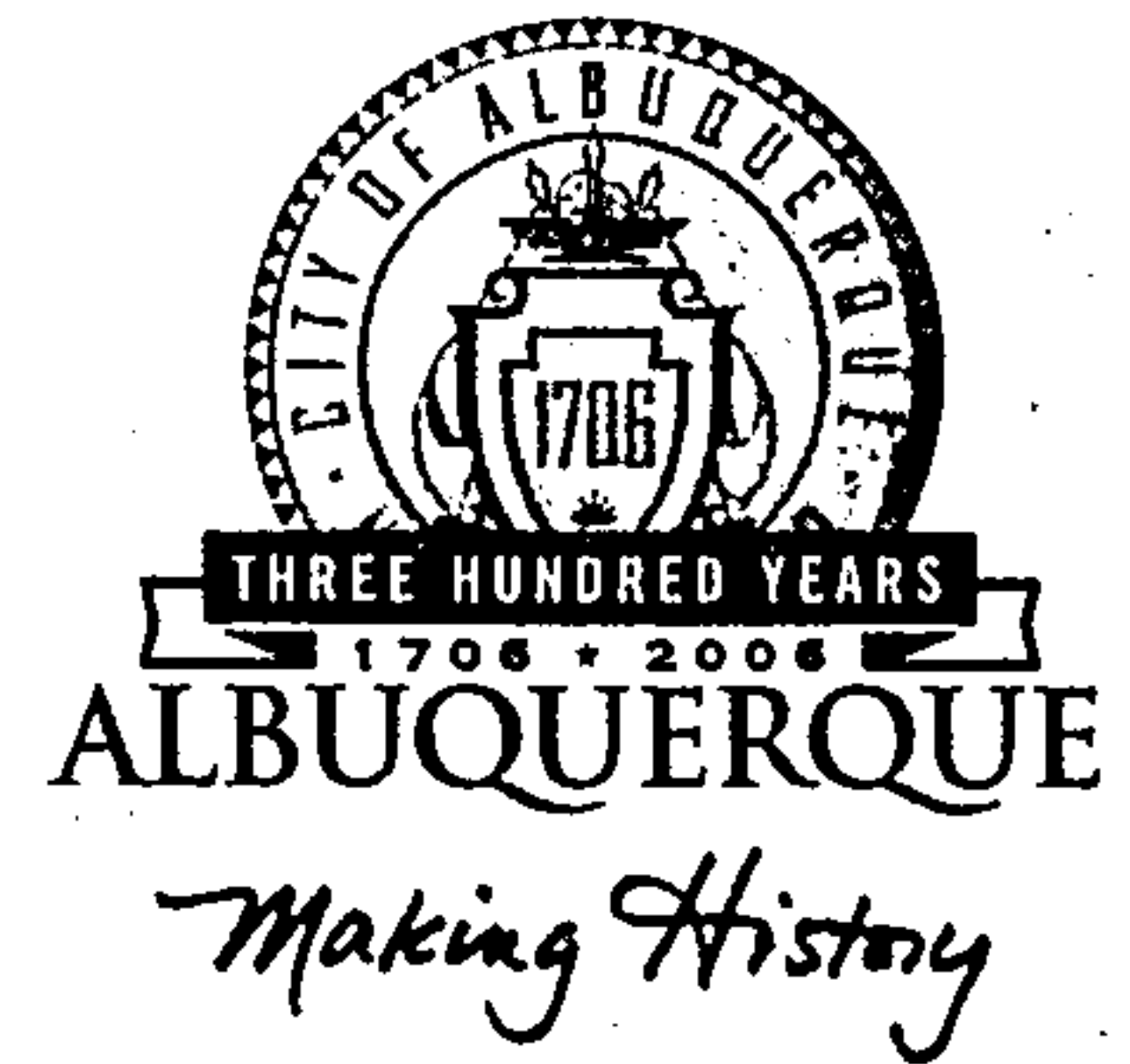


DATE SUBMITTED: 09/27/05 BY: [Signature]

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:

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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



October 11, 2005

James Hewitt, P.E.
Hewitt Engineering & Environmental Consultants
5615 Creggs St. NW
Albuquerque, NM 87120

**Re: Professional Auto Wholesale, 7011 Huseman Pl. SW
Traffic Circulation Layout - Engineer's Stamp dated 9-26-05 (M10-D16D)**

Dear Mr. Hewitt,

Based upon the information provided in your submittal received 9-27-05, the above referenced plan cannot be approved for Building Permit until the following comment is addressed:

P.O. Box 1293

- Provide a new 6' sidewalk along the sites frontage with Huseman Place.

If you have any questions, you can contact me at 924-3991.

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

M-10/DIGD

PROJECT TITLE: Professional Auto Wholesale ZONE MAP/DRG. FILE #: M-10-Z
 DRB #: N/A EPC#: N/A WORK ORDER#: N/A
 LEGAL DESCRIPTION: Lot 8, Coors-Avenue Industrial Park Subdivision
 CITY ADDRESS: 7011 Hugeman Place, SW
 ENGINEERING FIRM: Hewitt Engineering & Environmental Consultants CONTACT: James Hewitt PE
 ADDRESS: 5615 Cerezo St., NW PHONE: 899-3195
 CITY, STATE: Albuquerque, NM ZIP CODE: 87126
 OWNER: Steve M. Zamora CONTACT: Steve Zamora
 ADDRESS: 2130 Margo Road, SW PHONE: 350-5556
 CITY, STATE: Albuquerque, NM ZIP CODE: 87105
 ARCHITECT: N/A CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____
 SURVEYOR: Rhombus P.A., Inc. CONTACT: Celia Tomlinson PE
 ADDRESS: 2620 San Mateo Blvd, NE Suite B PHONE: 821-6690
 CITY, STATE: Albuquerque, NM ZIP CODE: 87110
 CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

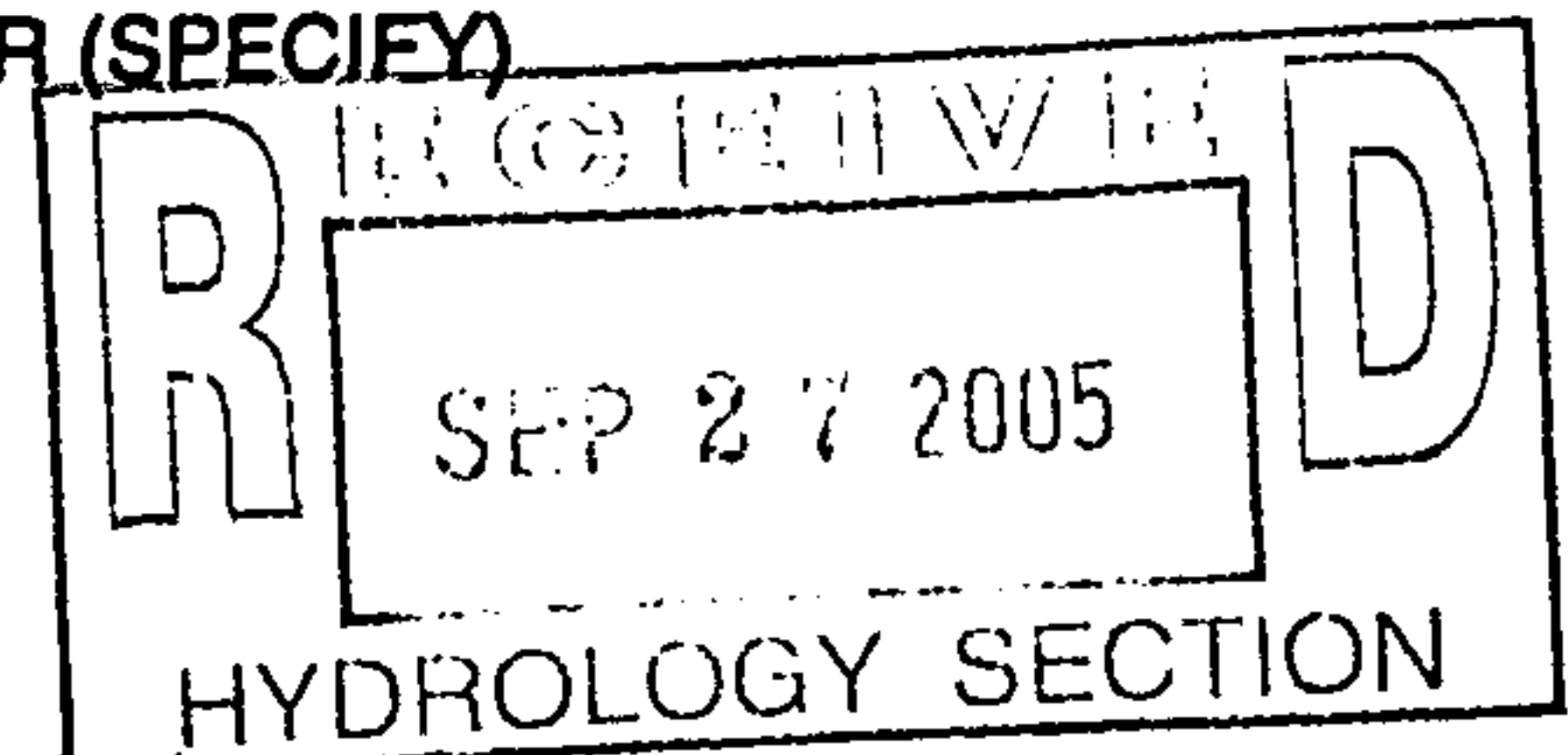
- ☒ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1" SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☒ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
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- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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- ☐ 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



DATE SUBMITTED: 09/27/05 BY: [Signature]

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- SIDEWALK @ COL -