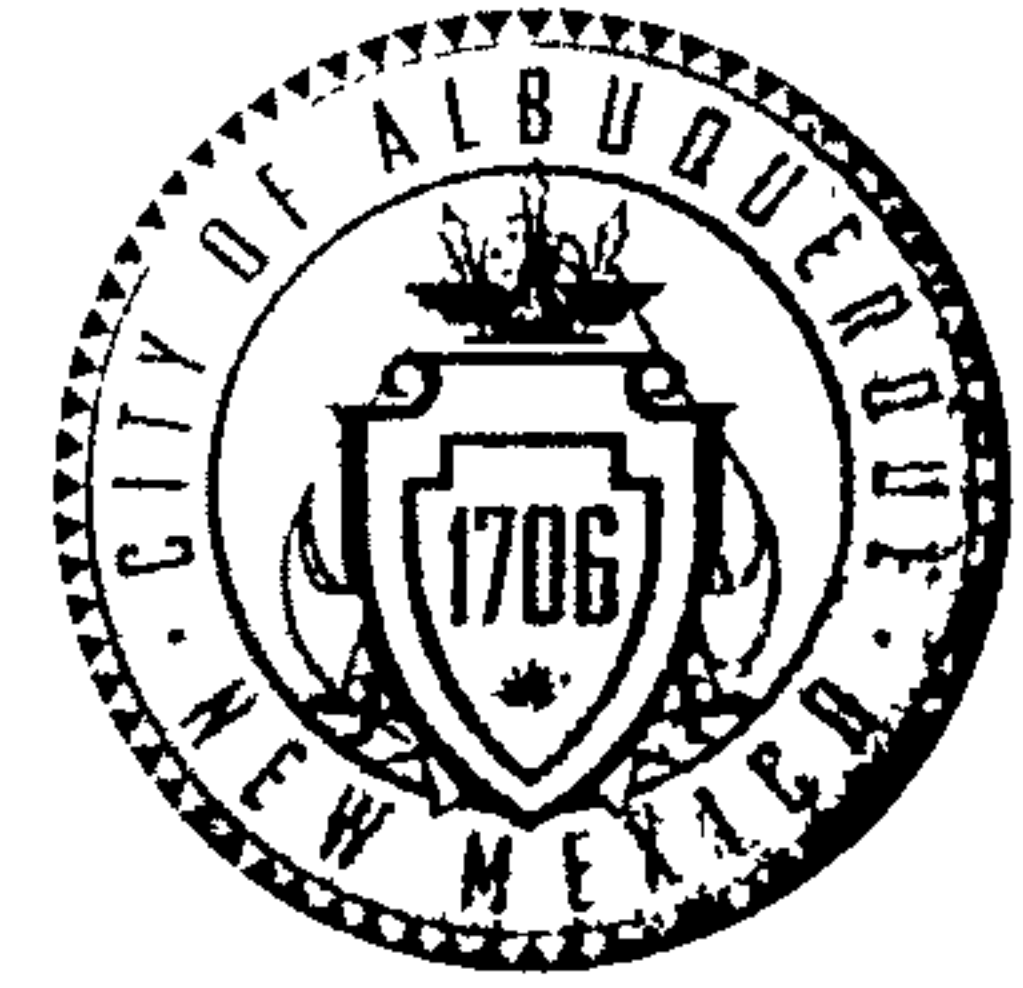


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

August 11, 2009

Vincent P. Carrica, P.E.
Tierra West, LLC
5571 Midway Park Place NE.
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
Auto Zone, [P-10 / D003A]
3251 Coors Blvd. SW.
Architect's Stamp Dated 08/11/09

PO Box 1293

Dear Mr. Carrica:

Albuquerque

The TCL / Letter of Certification submitted on August 11, 2009 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

NM 87103

Sincerely,

www.cabq.gov

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

c: Engineer
Hydrology file
CO Clerk

gaf

TIERRA WEST, LLC

August 11, 2009

Mr. Nilo Salgado-Fernandez, P.E.
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: DRB Approved Site Plan Certification for
Permanent Certificate of Occupancy
Autozone, Inc.
3251 Coors Blvd. SW
Project # 1003794**

Dear Mr. Salgado-Fernandez:

I, Vincent Carrica, NMPE # 16212, of the firm Tierra West LLC, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB approved plan dated January 21, 2009. I further certify that I have personally visited the site on August 4, 2009 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 Permanent Certificate of Occupancy.

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

Enclosed, please find the information sheet and the as-built approved Site Development Plan for Building Permit. All punchlist items have been completed and the project has been constructed in substantial compliance with the approved plan. Therefore, we request approval of the as-built Site Development Plan for Building Permit for a Permanent Certificate of Occupancy

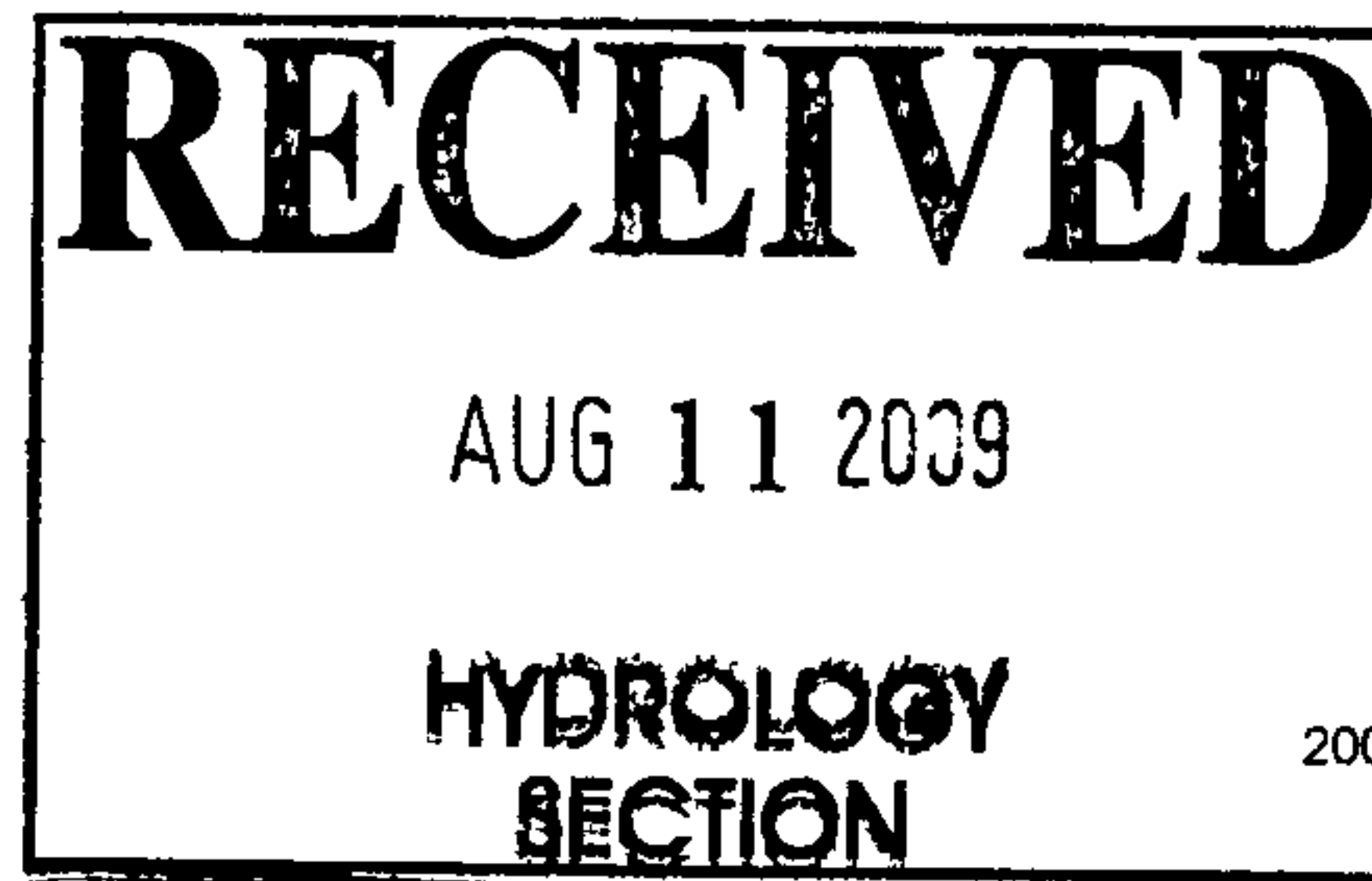
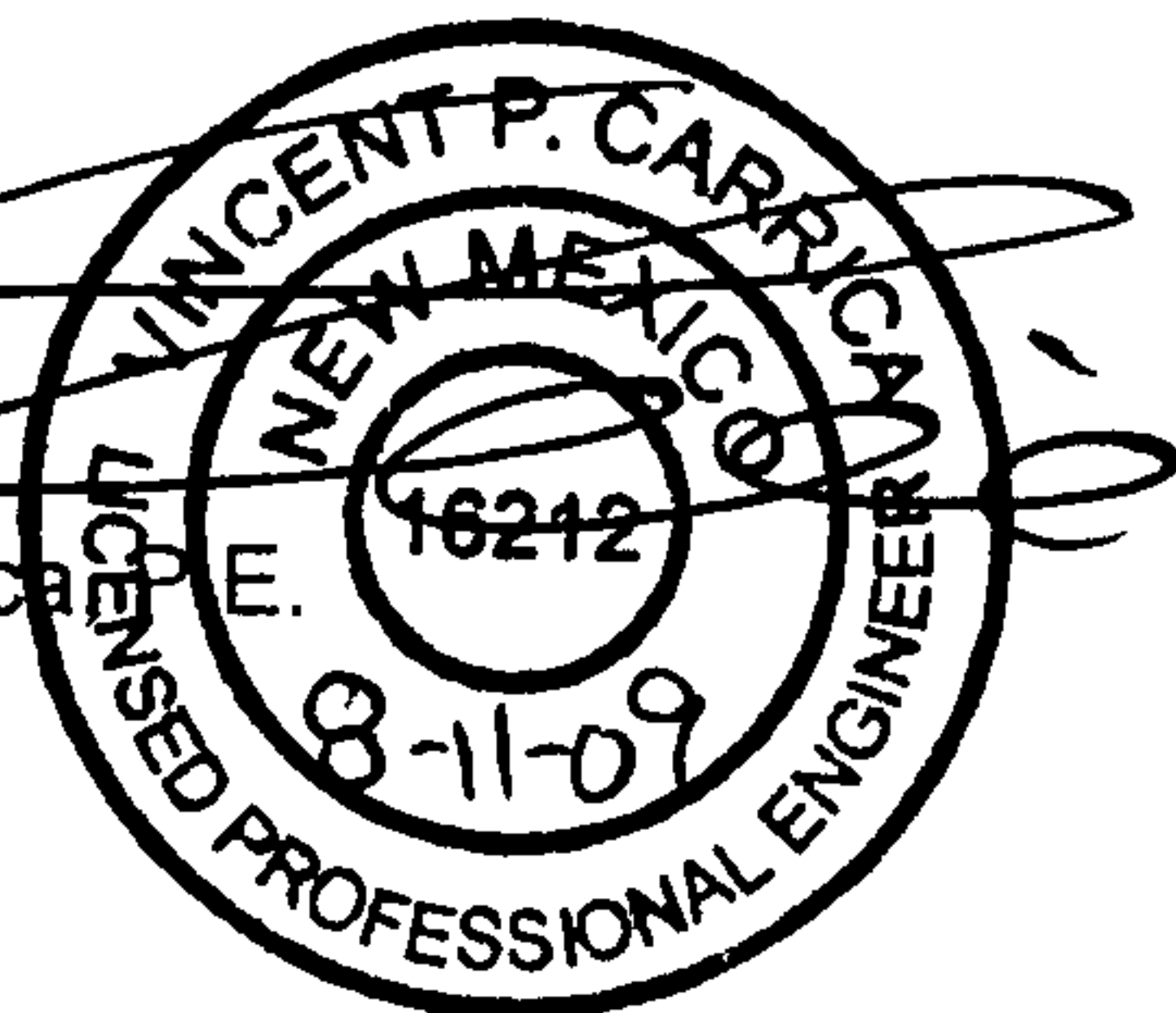
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Vincent Carrica P.E.

Enclosure/s

JN: 28085
VC/kdk



2008 28085 Nilo Perm CO Letter 08-04-09

5571 Midway Park Place NE
(505) 858-3100
Albuquerque, NM 87109
Fax (505) 858-1118
1-800-245-3102
tierrawestllc.com

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Autozone
DRB : 1003794 EPC #:

ZONE MAP/DRG. FILE #: P-10/D003A
WORK ORDER #:

LEGAL DESCRIPTION Tract A, Rio Bravo Square
CITY ADDRESS: 3251 Coors Blvd. SW

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 5571 Midway Park Place
CITY, STATE: Albuquerque, NM

CONTACT: Vincent Carrica, PE
PHONE: (505) 858-3100
ZIP CODE: 87109

OWNER: Autozone Ince
ADDRESS: 123 S. Front Street
CITY, STATE: Memphis, TN

CONTACT: Mitch Bramlitt
PHONE: 901-495-8714
ZIP CODE: 38103

ARCHITECT: N/A
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

SURVEYOR: Sandia Land Surveying
ADDRESS: 15 Casa Terrenos
CITY, STATE: Placitas, NM

CONTACT: Andrew Medina
PHONE: 505-867-1241
ZIP CODE: 87043

CONTRACTOR: VanTassel Proctor
ADDRESS: 4700 S. Bowman, Suite 900
CITY, STATE: Little Rock, Arkansas

CONTACT: Scott Proctor
PHONE: 505-219-8899
ZIP CODE: 72210

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

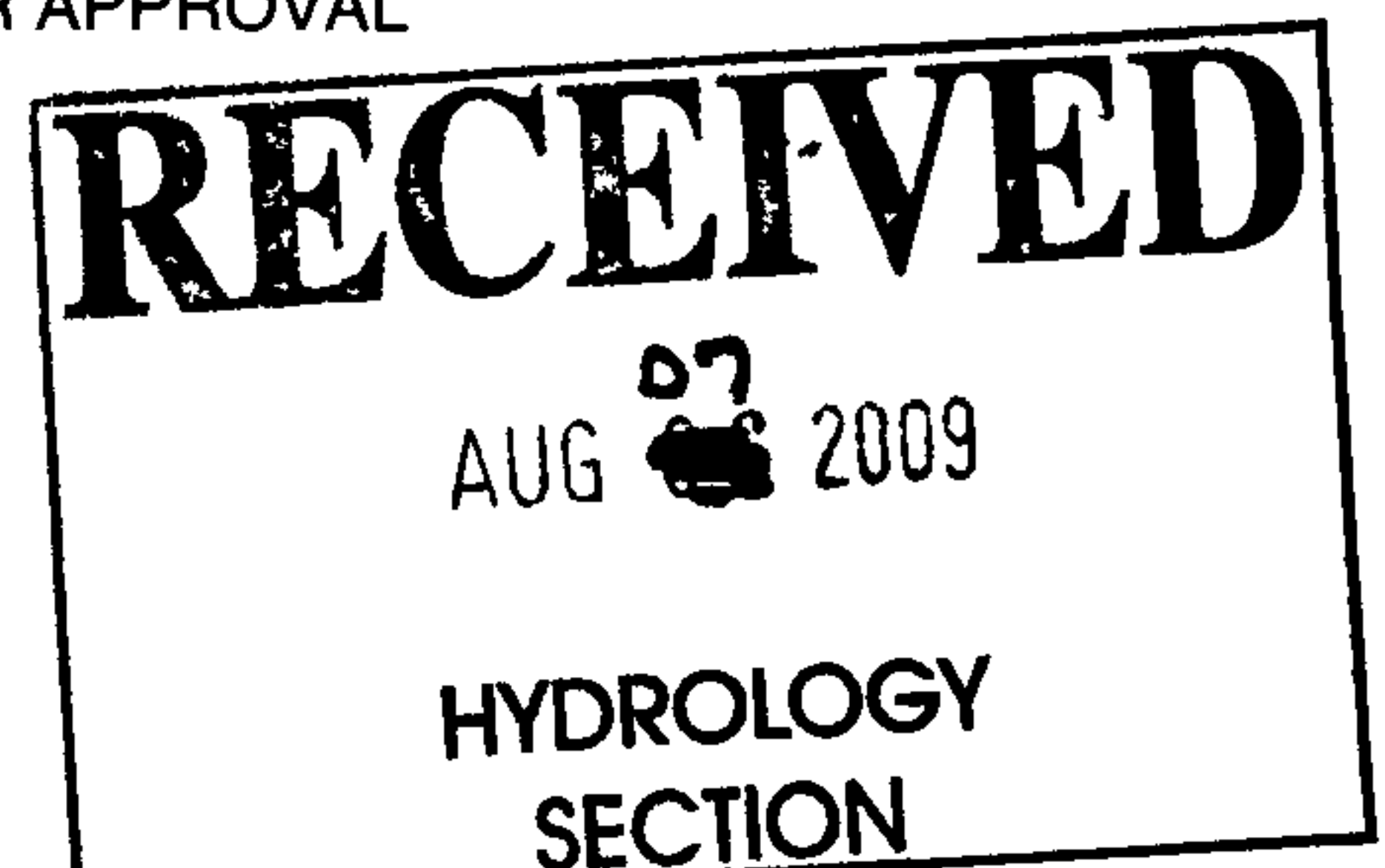
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL 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
- ☐ SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 8/5/2009 BY: Vincent Carrica, PE



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 Plans:** 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.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 15, 2009

Project# 1000952
09DRB-70247 TEMP DEFR SDWK CONST

TIERRA WEST, LLC agent(s) for AUTOZONE, INC. request(s) the above action(s) for all or a portion of Tract(s) A **RIO BRAVO SQUARE** zoned C-1, located on COORS BLVD SW BETWEEN RIO BRAVO BLVD/DENNIS CHAVEZ SW AND FLORA VISTA AVENUE SW containing approximately 0.863 acre(s). (P-10)

At the July 15, 2009 Development Review Board meeting, the temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit 'C' in the planning file.

If you wish to appeal this decision, you must do so by July 30, 2009 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

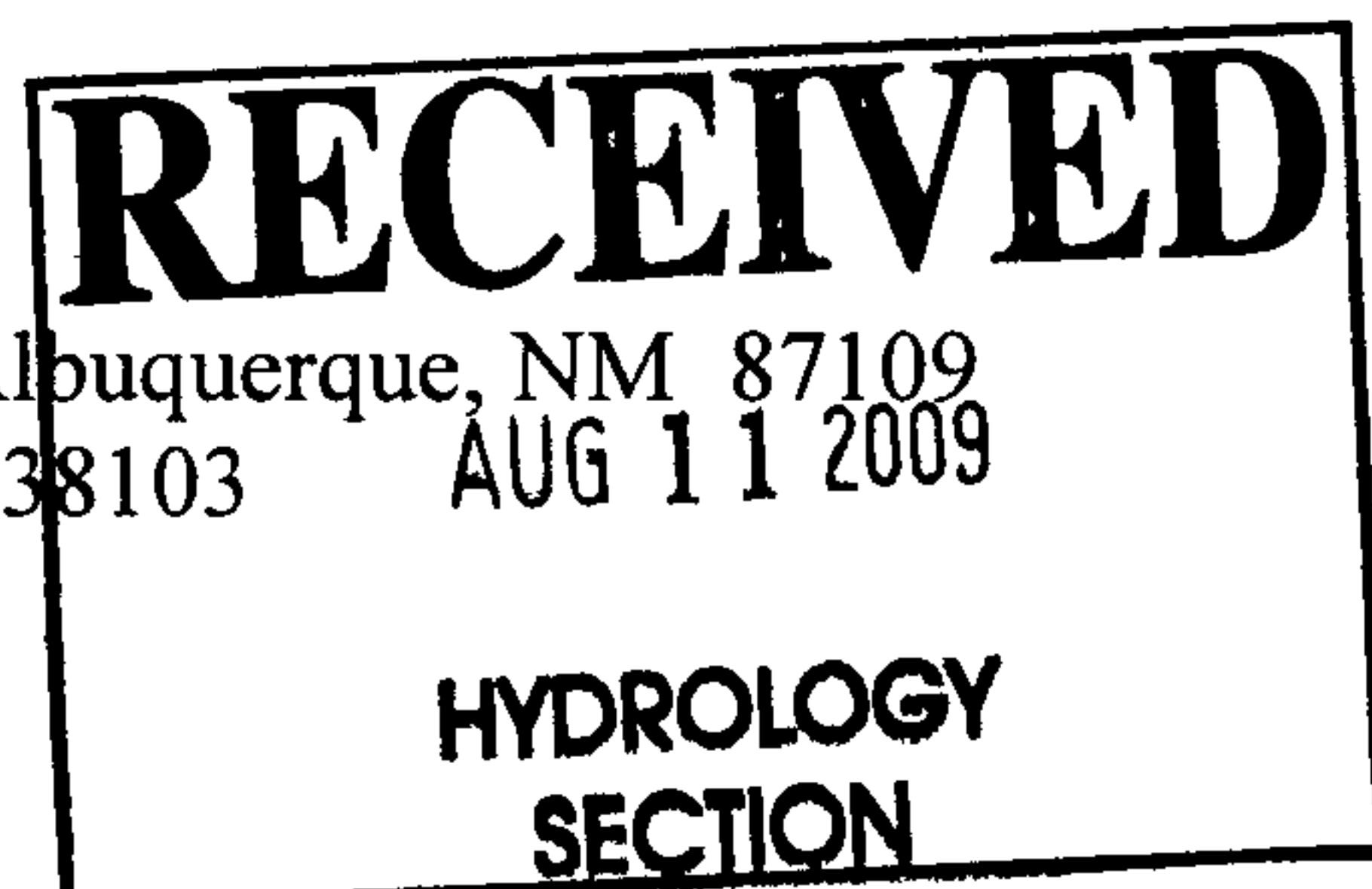

Jack Cloud, AICP, DRB Chair

Cc: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109

Cc: Autozone Inc. - 123 S. Front Street – Memphis TN 38103

Marilyn Maldonado

File



2100

No. of Lots: 1
Nearest Major Streets Coors & Rio Bravo

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 736583

THIS AGREEMENT is made this 30th day of July, 2009, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and Autozone Inc. ("Developer"), whose address is 123 S. Front St., Memphis, TN 38103 and whose telephone number is 901-495-8714, a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] A Corporation is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as [existing legal description] Tract A-1, Rio Bravo Square (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved the Developer's development plans and Autozone @ Coors & Rio Bravo Site Development Plan for Building Permit, to be identified as Autozone @ Coors & Rio Bravo Site Development Plan for Building Permit; and

WHEREAS, Developer requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all infrastructure, including sidewalks, to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an agreement and an acceptable financial guaranty to provide funds for constructing the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Subdivision agree:

1.A Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by July 25, 2010 ("Sidewalk Construction Deadline").



B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Developer may request an extension from the Project Review Section for an additional period of time, which shall not exceed a total of four (4) years after execution of the Subdivision Improvements Agreement. The form of Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension period. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

2. Financial Guarantee. Developer may provide a financial guarantee in an amount of not less than 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guarantee must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a federally insured financial institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements ("Financial Guarantee"). The City must be able to call the financial guarantee at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. After the Sidewalk Construction Deadline to meet Subdivision Ordinance requirements, the Developer has provided the following "Financial Guaranty":

Type of Financial Guarantee: Cashiers Check # 11019681

Amount: \$4,161.17

Name of Financial Institution or Surety providing Guarantee:

First Tennessee

Date City first able to Call Guarantee [Construction Completion Deadline]:

July 25, 2010

If Guarantee other than a Bond, last day City able to call Guarantee is:

September 25, 2010

Additional information: SIDEWALK DEFERRAL

3. Completion, Acceptance and Release. The Developer shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and Sidewalk Deferral Agreement.

4. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Developer shall convey to the City the real property rights required by the City, together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guarantee and Sidewalk Variance Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

5. Indemnification. Until the sidewalks are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the sidewalks are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from and against all suits, actions or claims of any kind brought because of any injury or damage arising out of the design or construction of the sidewalks, or by reason of any act, omission or misconduct of the Developer, its agents and employees, or the Developer's engineer or contractor or their agents or employees, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer 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 fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

6. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

7. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has entered into a sidewalk improvements agreement with the City. Thereafter, when the Developer's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

8. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks to be constructed as shown on the final plat and in the approved plans and specifications. The Developer shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of any Financial Guaranty, the Developer shall be liable to, and shall pay the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

9. Binding on Developer's Property. The provisions of this Agreement constitute covenants running with Developer's Subdivision for the benefit of the City and its successors and assigns until terminated, and are binding on the Developer and its heirs, successors and assigns.

10. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

11. Entire Agreement. This Agreement 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.

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

13. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

14. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

15. Form not Changed. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City's Legal Department on this form.

16. Authority to Execute. If the Developer signing below is not the Owner of the Developer, the Owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER:
Autozone, Inc.

CITY OF ALBUQUERQUE

By: [Signature]
Name: Diana Hull City Engineer
Title: Vice-President
Dated: 7/20/09

[Signature]
Dated: 7-30-09

By: [Signature]
Name: Rebecca W. Ballou
Title: Vice President
Date: 7/20/09

[Signature] 7/27/09
7-23-09

APPROVED, VERIFIED AND
PASSED FOR SIGNING
[Signature]

Developer's NOTARY

STATE OF Tennessee)
) ss.
COUNTY OF Shelby)

The foregoing instrument was acknowledged before me on this 20th day of July, 2009
by Diana Hull, Vice-President of Autozone, Inc.
by Rebecca W. Ballou, Vice President of Autozone, Inc.


Notary Public

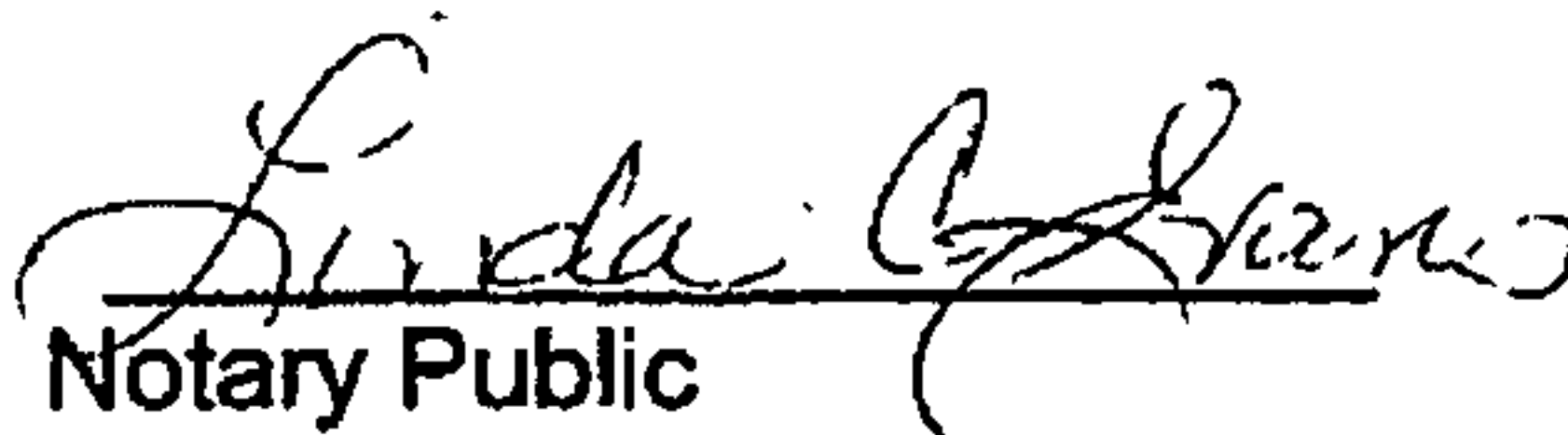
My Commission Expires:

Feb. 23rd 2011

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on this 30th day of Planning
July, 2009 by Richard Doucette City Engineer, Director, Public Works Department, of
the City of Albuquerque, a municipal corporation, on behalf of said corporation.


Notary Public

My Commission Expires:

10-07-12

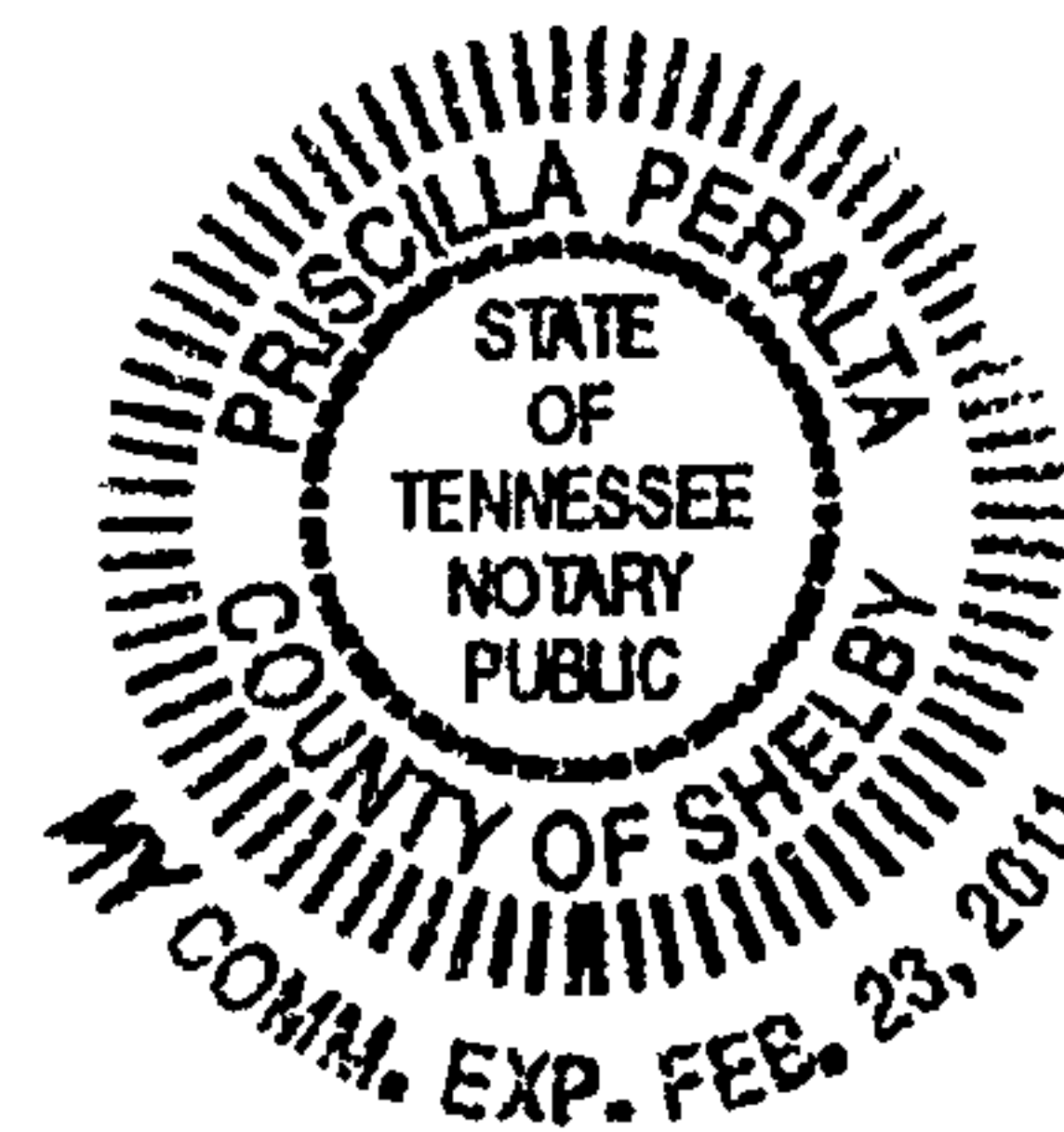


EXHIBIT A ATTACHED



DEVELOPMENT REVIEW BOARD
Action Sheet

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

July 15, 2009 9:00 AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E., Transportation Development **Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA**
Brad Bingham, P.E., Hydrology/ Alternate City Engineer **Christina Sandoval, Parks/Municipal Development**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

1. **Project# 1003095**
09DRB-70231 VACATION OF PRIVATE EASEMENT
DAC ENTERPRISES INC agent(s) for JAMES A SELIGMAN request(s) the above action(s) for all or a portion of Lot(s) 2-A-2, **LA MIRADA** zoned 0-1, located on LA MIRADA PL NE BETWEEN WYOMING BLVD NE AND PENNSYLVANIA ST NE containing approximately 1.1 acre(s). (G-19)**INDEFINITELY DEFERRED AT THE AGENTS REQUEST.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

2. **Project# 1002936**
09DRB-70232 SKETCH PLAT REVIEW AND COMMENT
RHOMBUS CONSULTING agent(s) for RUTH WARREN request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, Block(s) 5, **JADE PARK MOBILE HOME** zoned SU-1 FOR MH PARK, located on SAN FRANCISCO RD NE BETWEEN JACKIE ST NE AND RAY RD NE containing approximately .3376 acre(s). (D-18)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

Exhibit A

3. **Project# 1004732**
09DRB-70233 SKETCH PLAT REVIEW
AND COMMENT

ISAACSON AND ARFMAN PA agent(s) for EVERGREEN HOMES LTD PA request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **LANDS OF DAVID MACIEL (TO BE KNOWN AS MONTOYA STREET TOWNHOUSES)** zoned R-LT, located on MONTOYA ST NW BETWEEN FLORAL RD NW AND SARITA AVE NW containing approximately .6728 acre(s). (H-2) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

4. **Project# 1007871**
09DRB-70234 SKETCH PLAT REVIEW
AND COMMENT

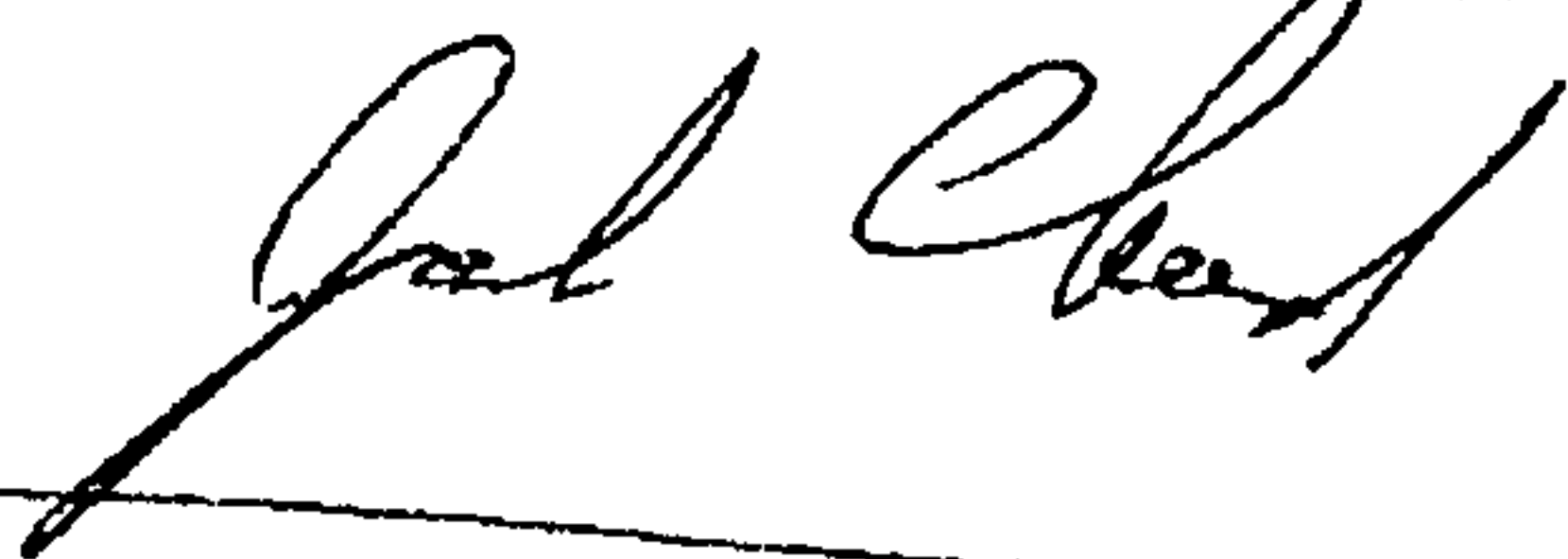
ISAACSON AND ARFMAN PA agent(s) for BISHOP COMPOUND, LLC request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **ELY ALVARADO GARDENS (TBKA CANDELARIA RD NW) Unit(s) 3**, zoned R-LT, located on CANDELARIA NW BETWEEN RIO GRANDE NW AND GLENWOOD NW containing approximately 1.3552 acre(s). (G-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

5. **Project# 1007869**
09DRB-70230 SKETCH PLAT REVIEW
AND COMMENT

RICHARD WHITESIDE request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 1, **SAN JACINTO** zoned SU-1 FOR APT COMPLEX, located on 9TH ST NW BETWEEN GRIEGOS NW AND SAN CLEMENTE NW (F-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

6. Other Matters: Project # 1000952 – Temporary Deferral of Sidewalk.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit 'C' in the planning file.



7-15-09

ADJOURNED: 9:25

TREASURER'S REPORT OF DEPOSITS

Remitter:
Autozone Inc.

First Tennessee Bank
Check No. 11019681

Project Name:

Autozone @ Coors & Rio Bravo

CPN: 736583

Comments: Financial Guaranty
Sidewalk Deferral Agreement

Account: 233100

Activity: 7000110

Amount: \$4,161.17

Total Amount: \$4,161.17

Verified By: Marilyn Maldonado

Phone Number: 924-3997

Deposit Date: July 23, 2009

City Of Albuquerque
Treasury Division

7/23/2009	9:56AM	LOC: ANNK
RECEIPT# 00108247	WSH 008	TRANSH 0003
Account 233100	Fund 0110	
Activity 7000110	TFSASR	
Trans Amt	\$4,161.17	
J24 Hisc		\$4,161.17
CR		\$4,161.17
CHANGE		\$0.00

Total Due

Project Number: _____

DRB Application No.: 09 DRB70247

ORIGINAL

PAGE 1 OF 2

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

1	
2	
3	

AGENT / OWNER

VINCENT CARRIC, PE
NAME (print)

TIERRA WEST LLC
FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

AMAFCA - date

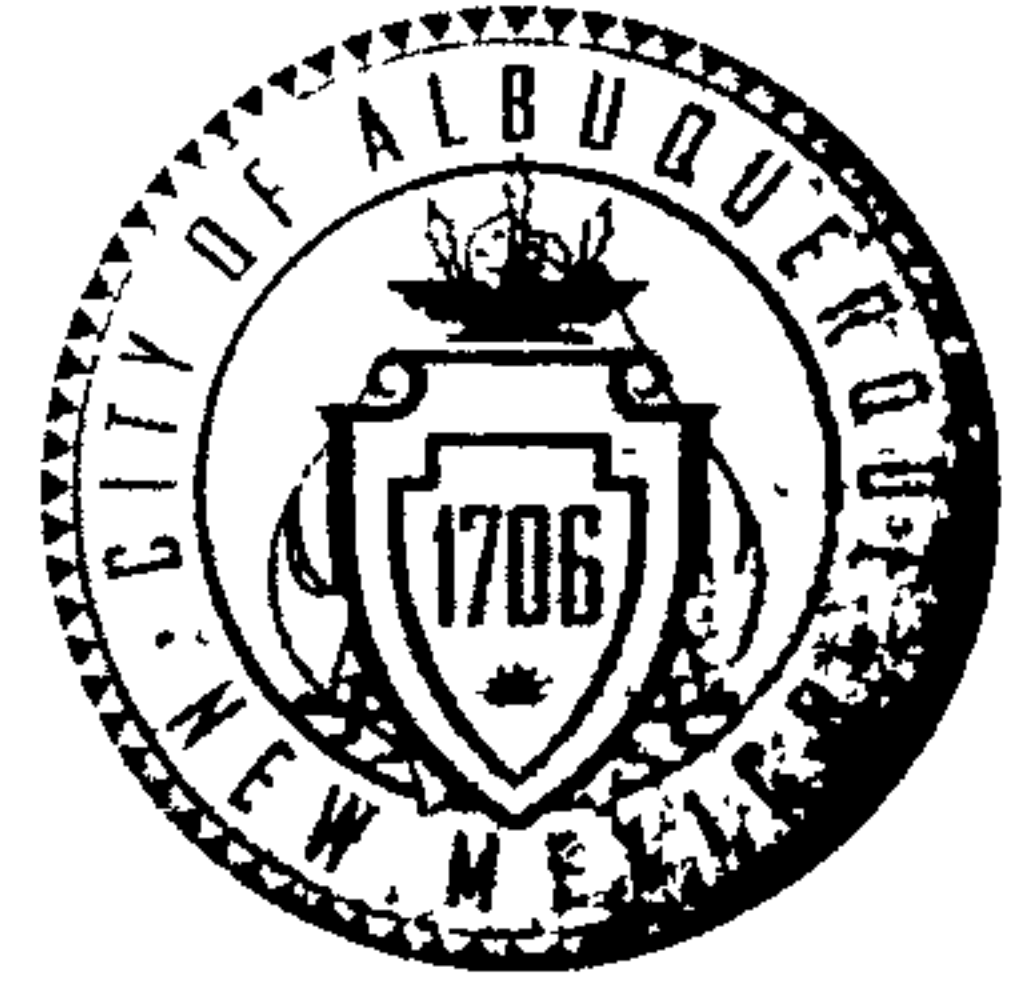
- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

CITY OF ALBUQUERQUE



August 10, 2009

Vincent P. Carrica, P.E.
Tierra West, LLC.
5571 Midway Park Place N.E.
Albuquerque, NM 87109

**Re: Autozone @ Rio Bravo Square, 3251 Coors Blvd SW,
Permanent Certificate of Occupancy - Approval
Engineer's Stamp dated 4/21/09 (P-10/D003A)
Certification dated 8/04/09**

Dear Mr. Carrica,

Based upon the information provided in your submittal received 8/10/09, 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.

Sincerely,

Timothy E. Sims
Plan Checker—Hydrology Section
Development and Building Services

C: CO Clerk—Katrina Sigala
File

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Autozone
DRB #: 1003794 EPC #: _____

ZONE MAP/DRG. FILE #: P-101003A
WORK ORDER #: _____

LEGAL DESCRIPTION: Tract A, Rio Bravo Square
CITY ADDRESS: 3251 Coors Blvd. SW

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 5571 Midway Park Place
CITY, STATE: Albuquerque, NM

CONTACT: Vincent Carrica, PE
PHONE: (505) 858-3100
ZIP CODE: 87109

OWNER: Autozone Ince
ADDRESS: 123 S. Front Street
CITY, STATE: Memphis, TN

CONTACT: Mitch Bramlitt
PHONE: 901-495-8714
ZIP CODE: 38103

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

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: Sandia Land Surveying
ADDRESS: 15 Casa Terrenos
CITY, STATE: Placitas, NM

CONTACT: Andrew Medina
PHONE: 505-867-1241
ZIP CODE: 87043

CONTRACTOR: VanTassel Proctor
ADDRESS: 4700 S. Bowman, Suite 900
CITY, STATE: Little Rock, Arkansas

CONTACT: Scott Proctor
PHONE: 505-219-8899
ZIP CODE: 72210

CHECK TYPE OF SUBMITTAL:

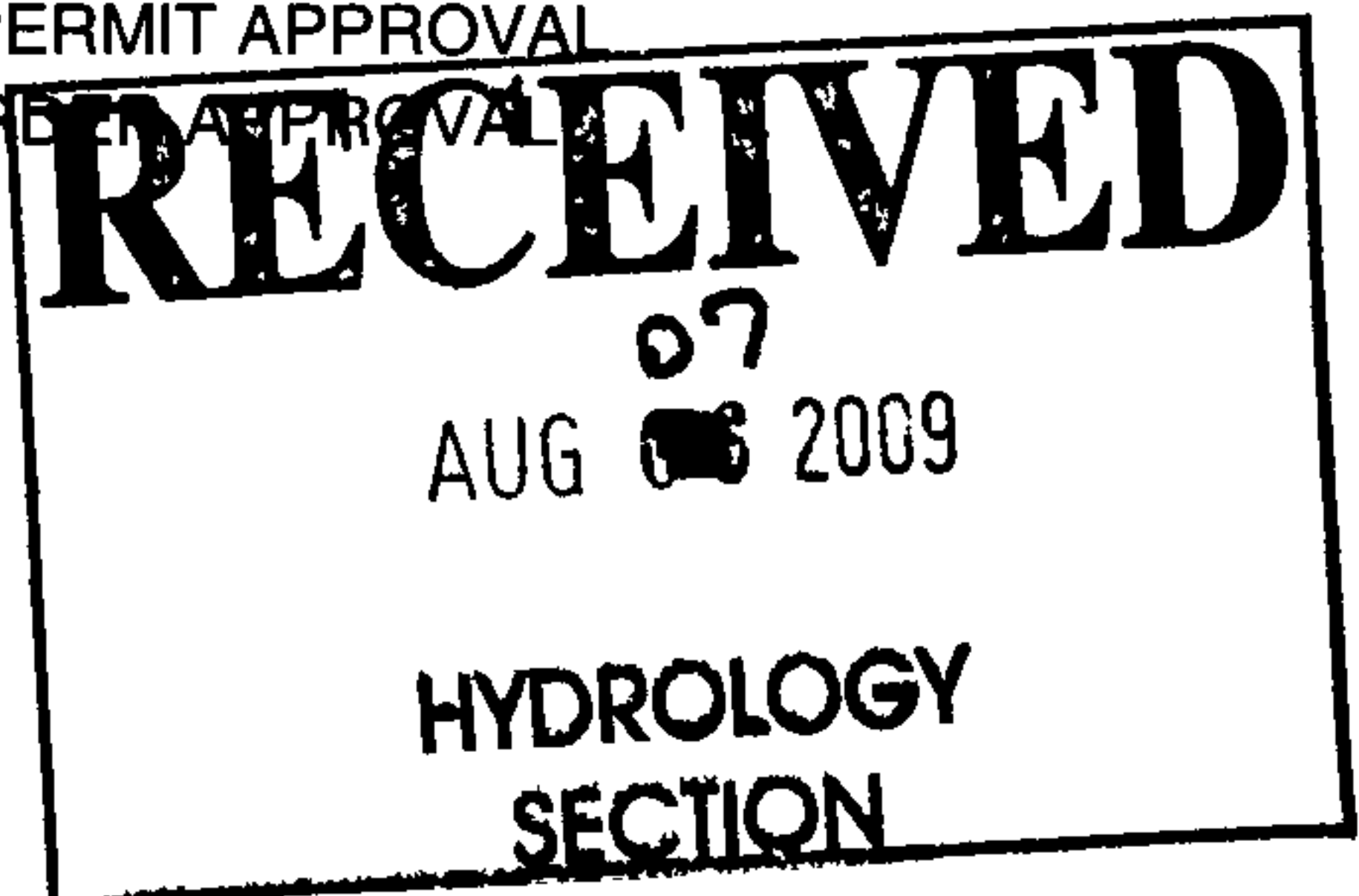
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION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

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL 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
- ☐ SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 8/5/2009 BY: Vincent Carrica, PE

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 Plans:** 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.

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Autozone
DRB : 1003794 EPC #: _____

ZONE MAP/DRG. FILE #: 7-10/1003A
WORK ORDER #: _____

LEGAL DESCRIPTION Tract A, Rio Bravo Square
CITY ADDRESS: 3251 Coors Blvd. SW

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 5571 Midway Park Place
CITY, STATE: Albuquerque, NM

CONTACT: Vincent Carrica, PE
PHONE: (505) 858-3100
ZIP CODE: 87109

OWNER: Autozone Ince
ADDRESS: 123 S. Front Street
CITY, STATE: Memphis, TN

CONTACT: Mitch Bramlitt
PHONE: 901-495-8714
ZIP CODE: 38103

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

CONTACT: _____
PHONE: _____
ZIP CODE: _____

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

CONTACT: _____
PHONE: _____
ZIP CODE: _____

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

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

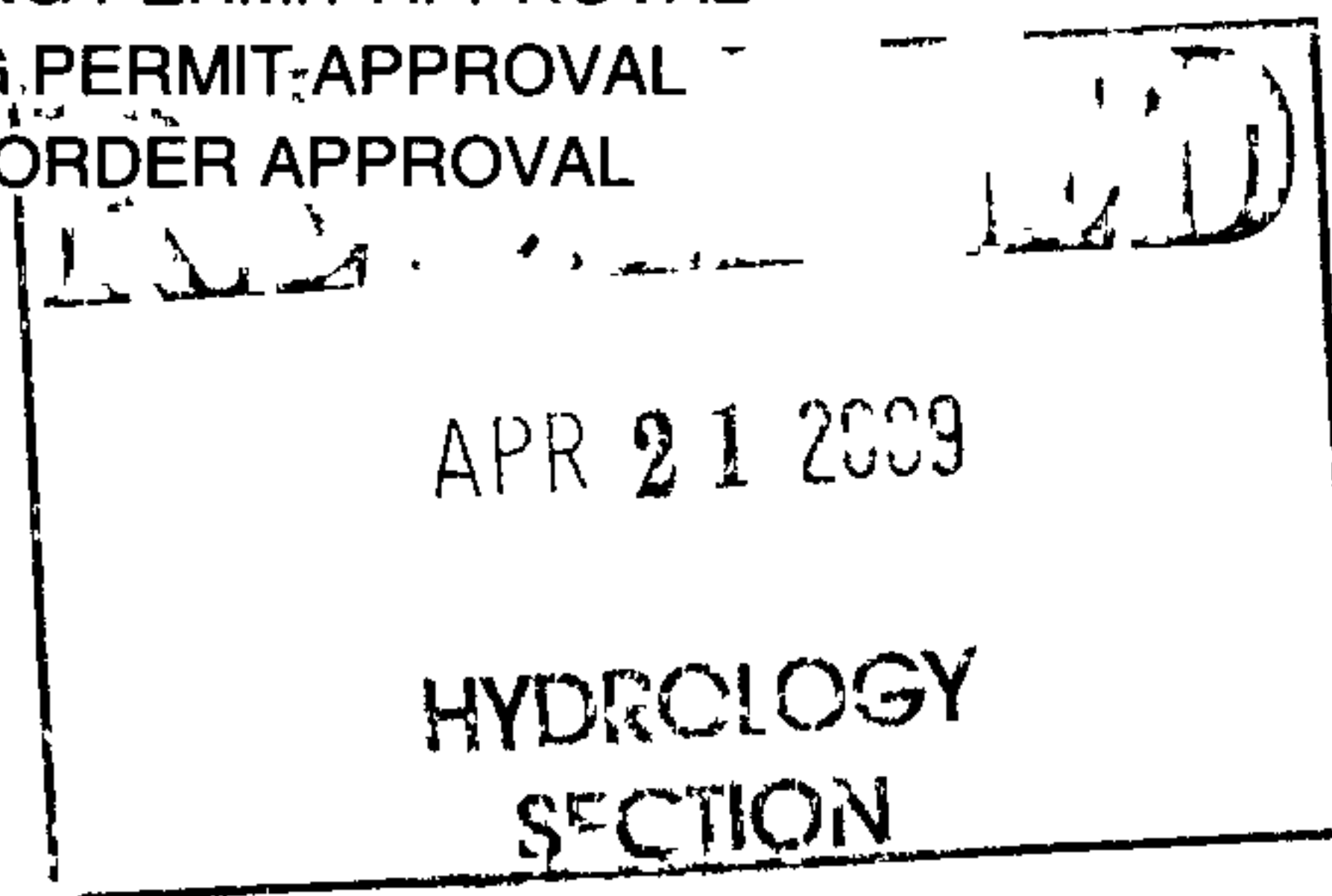
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☒ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐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

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
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☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

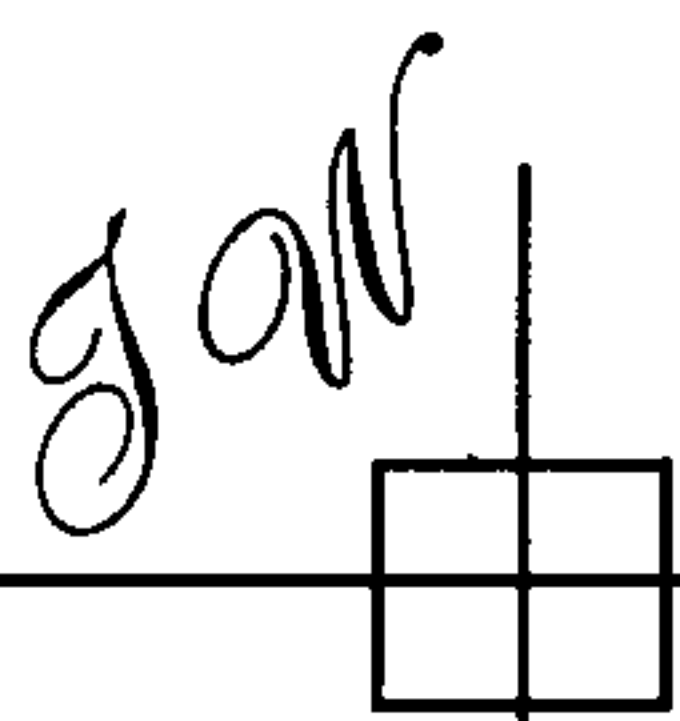
- ☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: 4/21/2009 BY: Vincent Carrica, PE

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 Plans:** 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.



TIERRA WEST, LLC

April 20, 2009

Mr. Greg Olson
Hydrology Development Section
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: REVISED GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT
AUTOZONE – TRACT A, RIO BRAVO SQUARE
ZONE ATLAS PAGE P10**

Dear Mr. Olson:

Attached is a grading plan revised to address all City comments for inclusion in the building permit sets for the AutoZone at Rio Bravo Square. The revised grading plan for the pad ready site still follows the master drainage plan prepared by Community Sciences for the Square, approved on February 23, 1989.

Your comments received in a facsimile were addressed as follows.

1. Clarify drafting and legend to verify apparent sidewalks along N, E & S sides of the building.
The proposed sidewalks adjacent to the building are labeled for clarity.
2. The SW on the south side of the building appears to slope toward the pad.
The sidewalk grades were incorrectly labeled when top of curb elevations were added to the flow line elevations through out the site. They were corrected and the sidewalk has positive drainage away from the building.
3. Label the apparent median cut in the entrance drive S of the site. Will this allow site flows to cross south of the median and east onto Coors?
The proposed median cut are labeled. Drainage from the site will continue to drain south and west to the existing drop inlet located in the existing entrance drive.
4. The approved DMP for this site directs all flows from this site toward the SW into the existing, on-site Storm Drain system. Confirm that there is a water block at the east end of the south entrance drive and that site drainage DOES NOT exit the site onto Coors.
A water block exists in the existing entrance drive that directs flows from the site and from the drive to the south where they are collected in an existing drop inlet. The area of the existing drive that is east of the water block is minor and curb cuts have been added to the grading plan to channel the minor flows to adjacent landscape areas.

5571 Midway Park Place NE
(505) 858-3100
Albuquerque, NM 87109
Fax (505) 858-1118
1-800-245-3102
tierrawestllc.com

APR 21 2009

5. Label the Landscape areas on this plan and consider "Water Harvesting" depressions to retain or detain small flows.
Landscape areas are labeled. No water harvesting is proposed for this site.
6. Clarify on the plan that you are proposing the 6" header curb along the west side of this site (heavy Boundary line makes drafting unclear).
The curb along the west side are labeled on the revised Grading Plan.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Vincent Carrica, P.E.

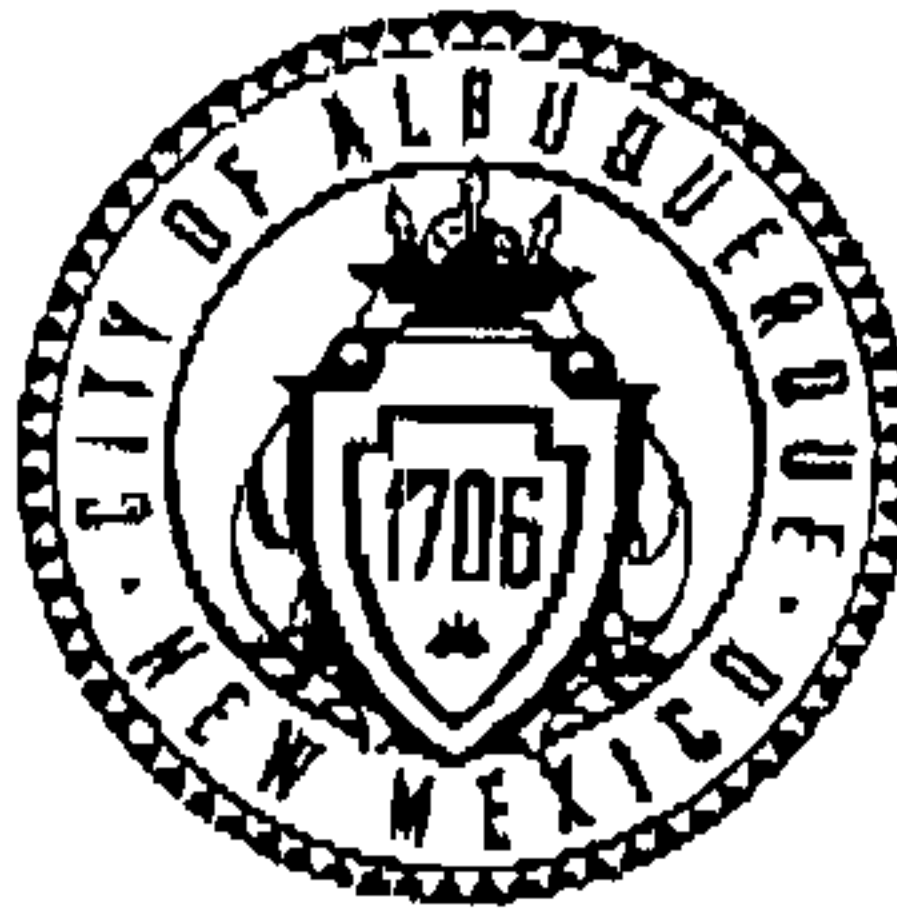
Enclosure/s

cc: Mitch Bramlitt

JN: 28085
VPC/cia

Z:\2008\28085\Correspondence\28085 Greg Olson Drainage Ltr 04-20-09.doc





FAX TRANSMISSION

PLANNING DEPARTMENT

DEVELOPMENT & BUILDING SERVICES

Plaza del Sol Building, 600 Second Street N.W., Albuquerque, New Mexico 87102
2nd Floor West - Front Counter ~ Phone: 924-3895 ~ Fax: 924-3864

To: Vincent Carrica, Tierra West **From:** Greg Olson, Hydrology
Fax: 858-1118 **Pages:** 42 RD
Phone: 858-3100 **Date:** May 30, 2008
Re: AUTOZONE at Coors & Rio Bravo **CC:**

☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

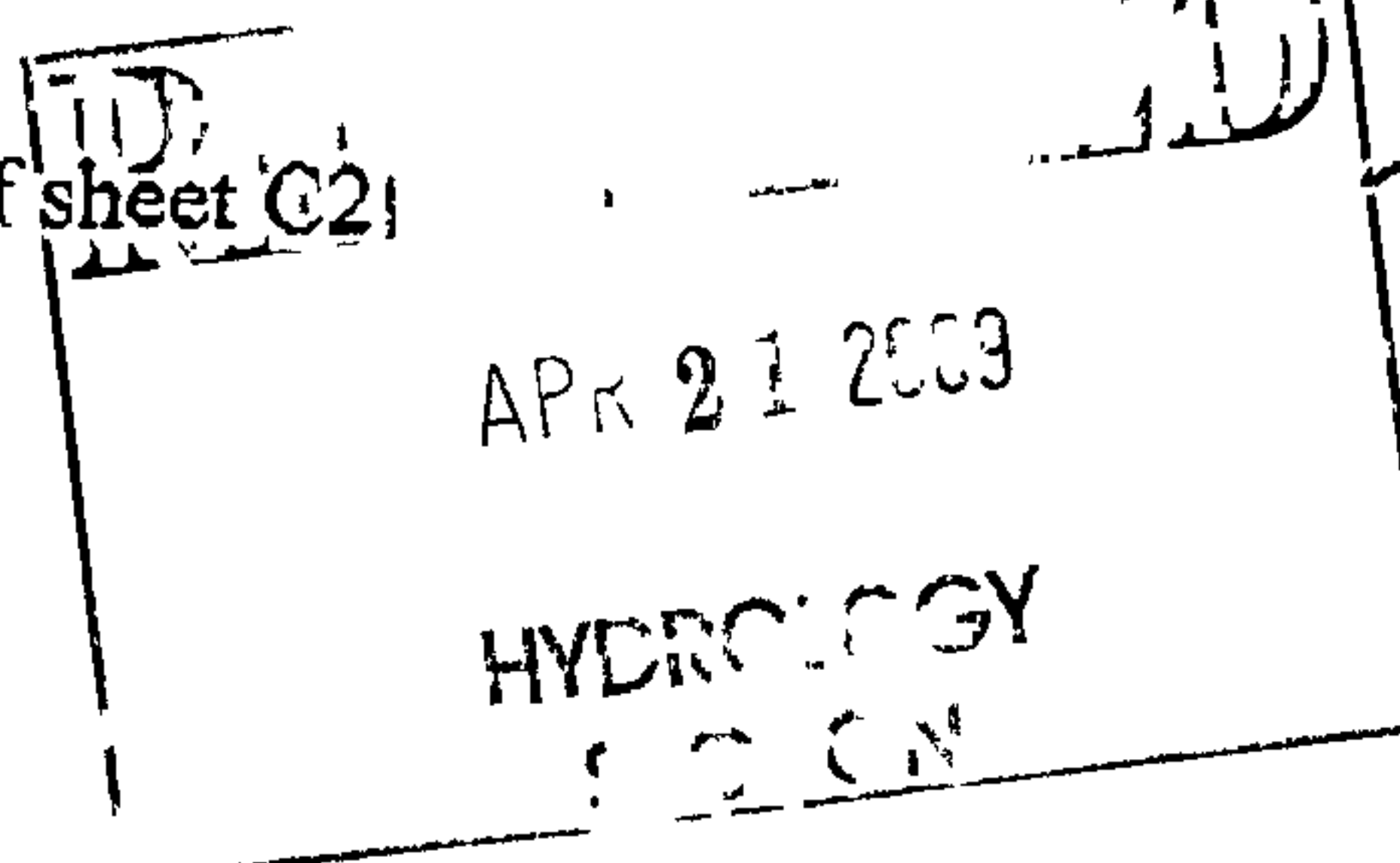
Message: Vincent,

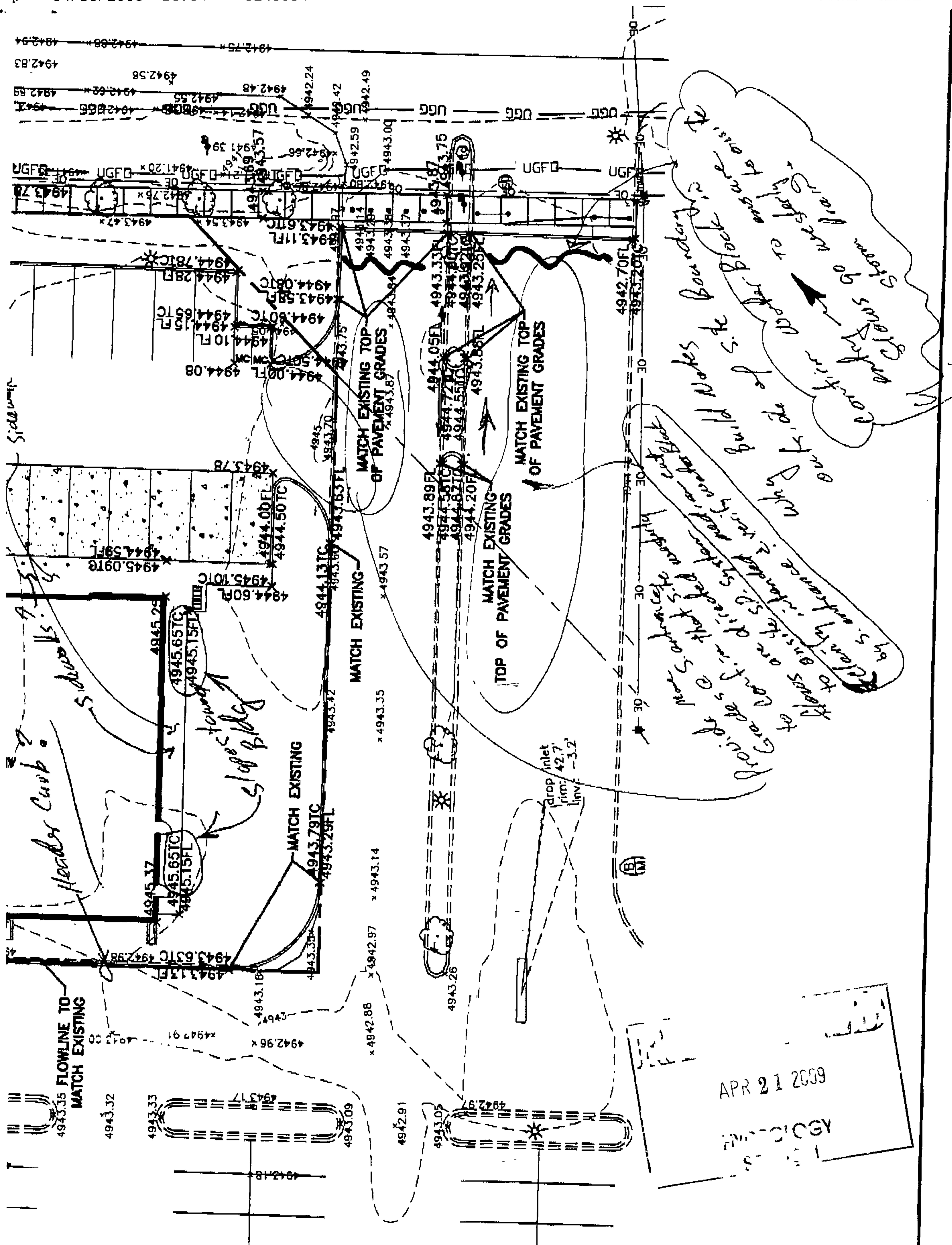
I have reviewed your submittal for this site, and require a few clarifications to be able to approve it. Please review the attached notes, revise and resubmit ASAP.

1. Clarify drafting and legend to verify apparent sidewalks along N, E & S sides of the building.
2. The SW on the south side of the building appears to slope toward the pad.
3. Label the apparent median cut in the entrance drive S of the site. Will this allow site flows to cross south of median and east onto Coors?
4. The approved DMP for this site directs all flows from this site toward the SW into the existing, on-site Storm Drain system. Confirm that there is a water block at the east end of the south entrance drive and that site drainage DOES NOT exit the site onto Coors.
5. Label the Landscape areas on this plan and consider "Water Harvesting" depressions to retain or detain small flows.
6. Clarify on the plan that you are proposing the 6" header curb along the west side of this site (heavy boundary line makes drafting unclear).

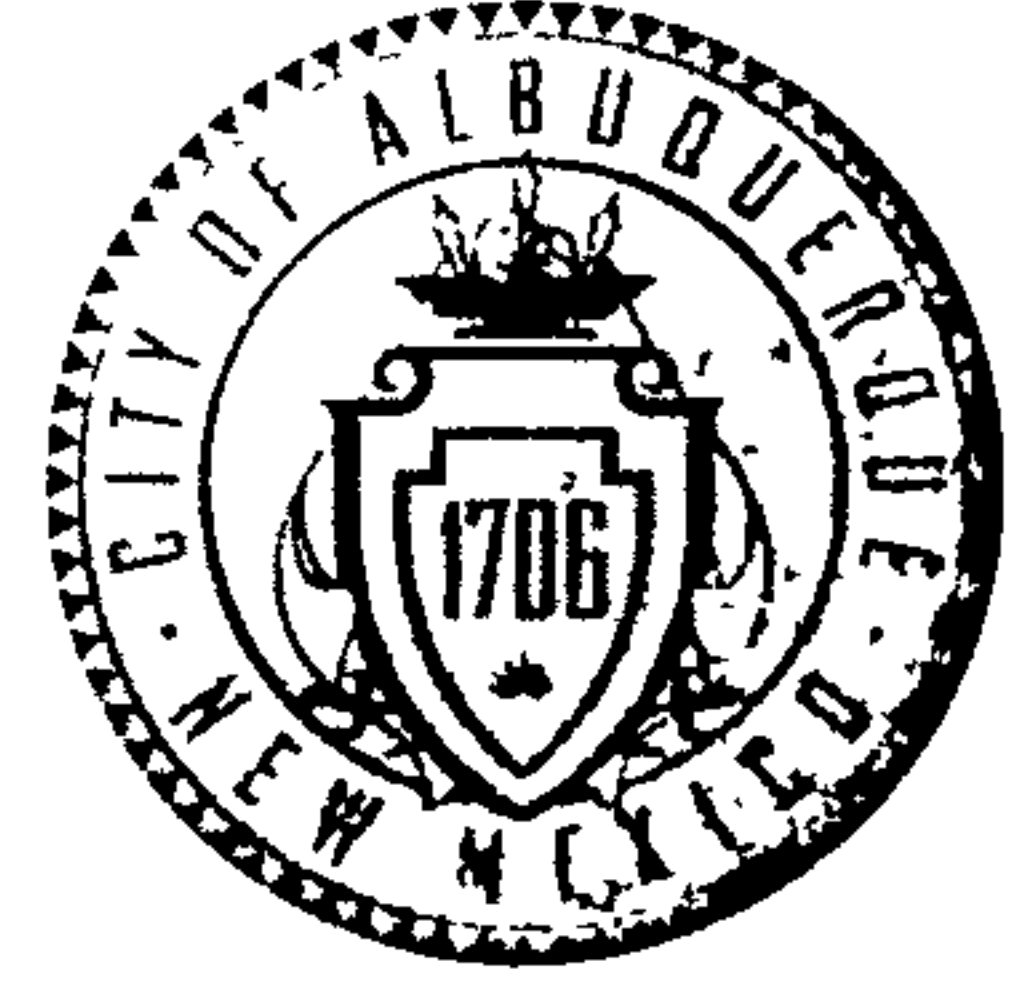
If you have any question, please call me before the end of this week (924-3981).

Attached: Photo copy of portion of sheet C2





CITY OF ALBUQUERQUE



April 23, 2009

Ronald R. Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**Re: Autozone – Rio Bravo Square Grading and Drainage Plan
Engineer's Stamp dated 4-21-09 (P10-D03A)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 4-21-09, 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.

Also, prior to Certificate of Occupancy release, Engineer Certification of the grading plan per the DPM checklist will be required.

PO Box 1293

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

Albuquerque

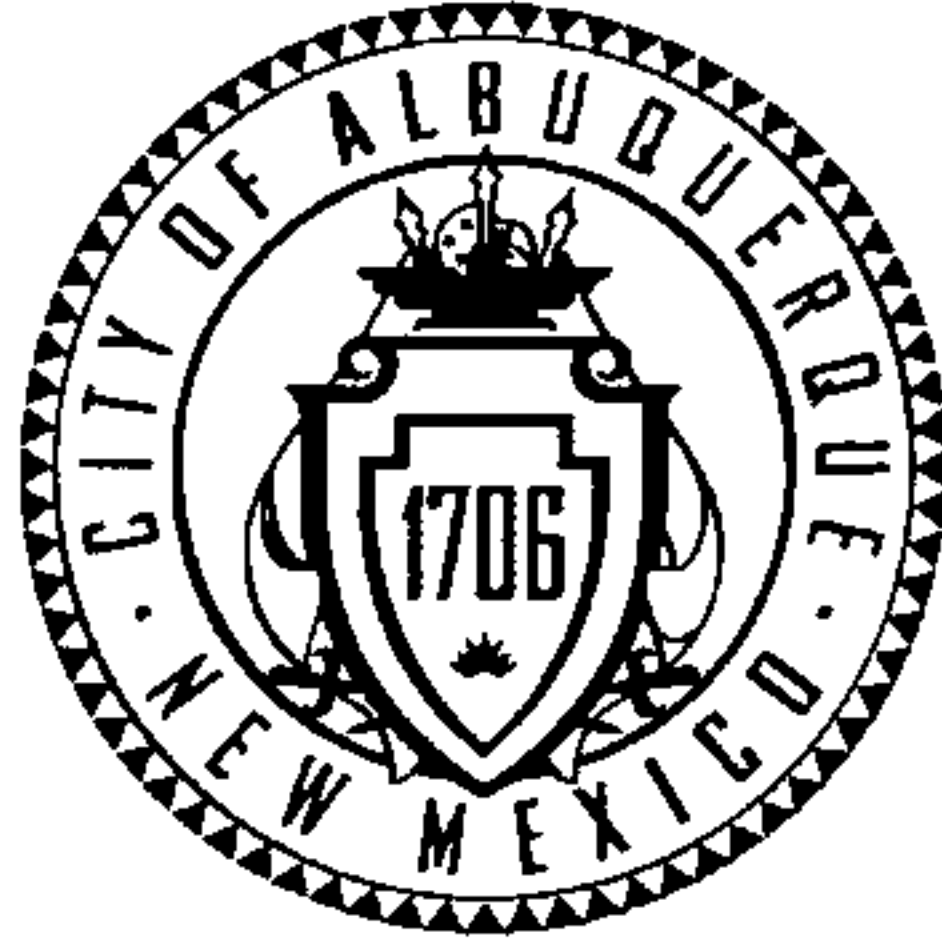
NM 87103

Sincerely,

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

C: file

www.cabq.gov



FAX TRANSMISSION

PLANNING DEPARTMENT

DEVELOPMENT & BUILDING SERVICES

Plaza del Sol Building, 600 Second Street N.W., Albuquerque, New Mexico 87102
2nd Floor West - Front Counter ~ Phone: 924-3895 ~ Fax: 924-3864

To: Vincent Carrica, Tierra West

From: Greg Olson, Hydrology

Fax: 858-1118

Pages: 42 PD

Phone: 858-3100

Date: May 30, 2008

Re: AUTOZONE at Coors & Rio Bravo

CC:

☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Message: Vincent,

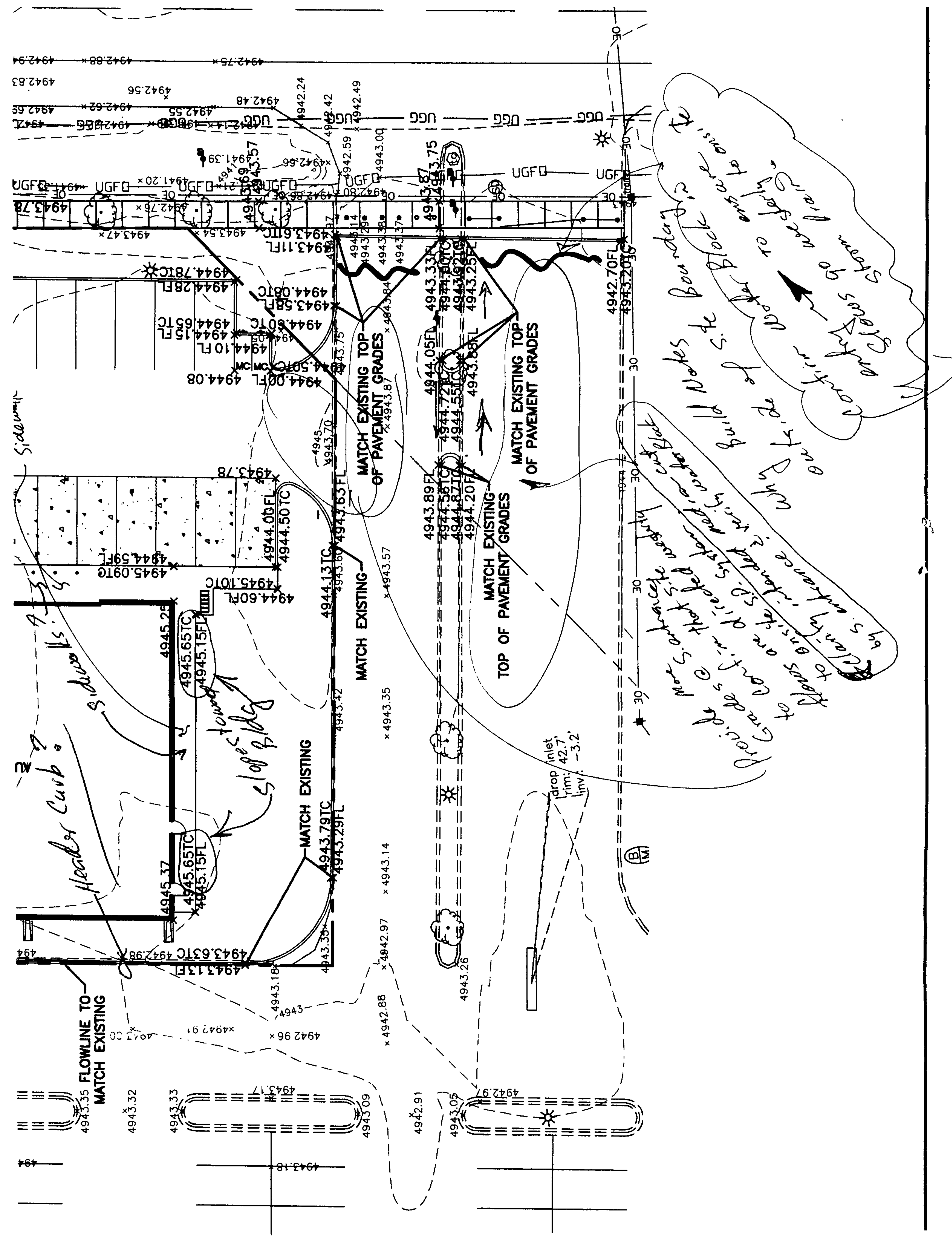
I have reviewed your submittal for this site, and require a few clarifications to be able to approve it. Please review the attached notes, revise and resubmit ASAP.

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5. Label the Landscape areas on this plan and consider "Water Harvesting" depressions to retain or detain small flows.
6. Clarify on the plan that you are proposing the 6" header curb along the west side of this site (heavy boundary line makes drafting unclear).

If you have any question, please call me before the end of this week (924-3981).

Attached: Photo copy of portion of sheet C2

Thanks
Greg Olson



DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Autozone
DRB : 1003794 EPC #: _____

ZONE MAP/DRG. FILE #: P-1010003A
WORK ORDER #: _____

LEGAL DESCRIPTION Tract A, Rio Bravo Square
CITY ADDRESS: 3251 Coors Blvd. SW

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 5571 Midway Park Place
CITY, STATE: Albuquerque, NM

CONTACT: Vincent Carrica, PE
PHONE: (505) 858-3100
ZIP CODE: 87109

OWNER: Autozone Ince
ADDRESS: 123 S. Front Street
CITY, STATE: Memphis, TN

CONTACT: Mitch Bramlitt
PHONE: 901-495-8714
ZIP CODE: 38103

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

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: N/A
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

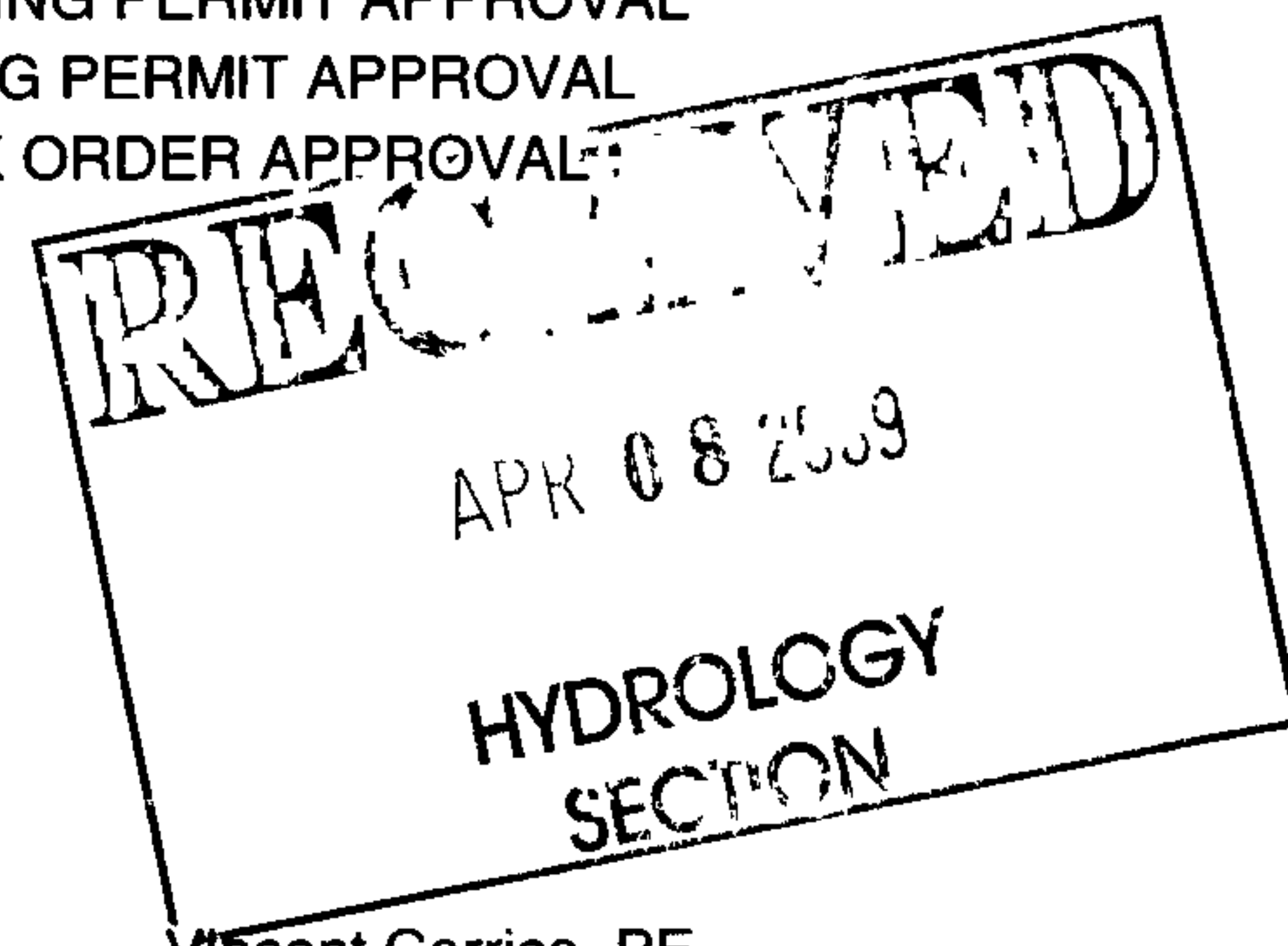
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL 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
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☐ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL:
☐ SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

\$ 60⁰⁰



DATE SUBMITTED: 4/8/2009 BY: Vincent Carrica, PE

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.

gan

TIERRA WEST, LLC

April 8, 2009

Mr. Brad Bingham, City Hydrologist
Hydrology Development Section
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Grading and Drainage Plan for Building Permit
Tract A, Rio Bravo Square (Zone Atlas Sheet P10)
AutoZone**

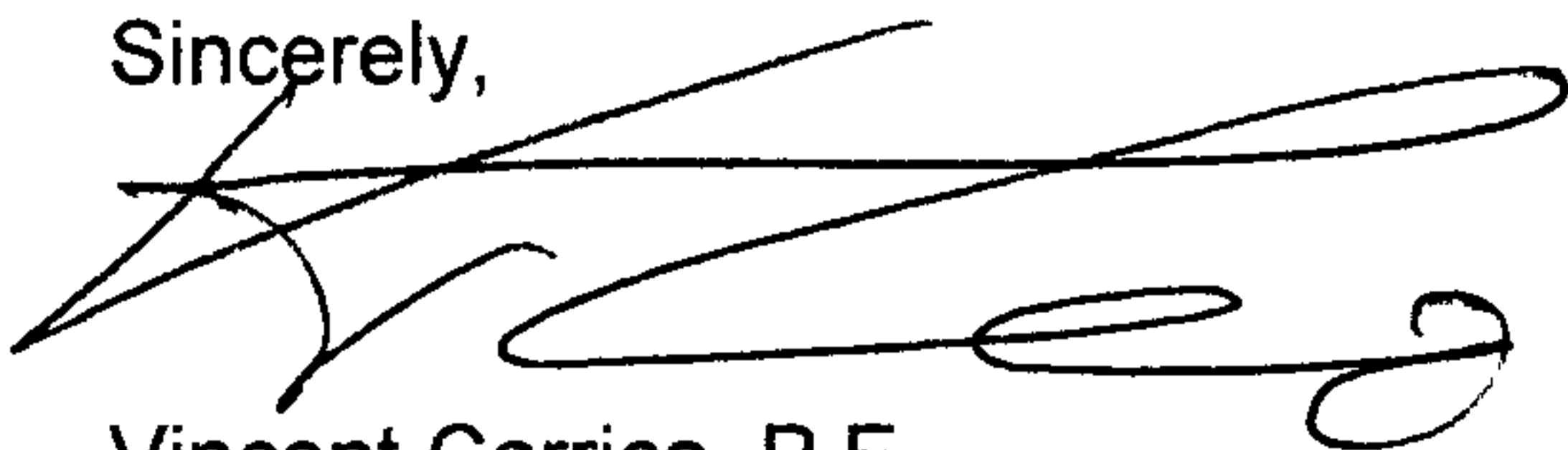
Dear Mr. Bingham:

Attached is a grading plan revised to address all City comments for inclusion in the building permit sets for the AutoZone at Rio Bravo Square. The grading plan for the pad ready site follows the master drainage plan prepared by Community Sciences for the Square, approved on February 23, 1989.

The approved master grading plan allowed for free discharge from this pad site. The AutoZone grading and drainage plan complies with the land treatments and drainage patterns outlined in the master plan. No additional offsite flows are accepted into the site and no modifications were made that would affect existing adjacent pad sites and parking fields.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Vincent Carrica, P.E.

Enclosure/s

cc: Mitch Bramlitt

JN: 28085
VPC/kdk

