

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

October 28, 2015

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

**Re: Broadstone Cottonwood Building 17,20,21 & 22
10800 Cibola Loop NE
Certificate of Occupancy – Transportation Development
Administrative Amendment dated 1-22-13 (A13-D022)
Certification dated 10-14-15**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 10-14-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Gary Sandoval at (505) 924-3675 or me at (505)924-3991.

Sincerely,

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

\gs via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

#17, 21
Need correct ADA
Signs - Correct 10/28/15

Project Title: Broadstone Cottonwood Buildings 17, 20, 21, and 22 Building Permit #: _____ City Drainage #: A13 D022
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tract B-9H-1B-1 Vista Del Parque Subdivision
City Address: 10800 Cibola Loop Drive, Albuquerque, NM

Engineering Firm: Tierra West LLC. Contact: Ron Bohannon
Address: 5571 Midway Park PI NE Albuquerque, NM 87109
Phone#: _____ Fax#: _____ E-mail: rrb@tierrawestllc.com
Owner: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☒ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

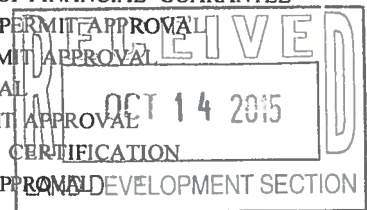
IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 10/14/15 By: BF-for PRB

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

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

TIERRA WEST, LLC

October 14, 2015

Ms. Racquel Michel, P.E.
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: SITE PLAN FOR BUILDING PERMIT
CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY
BROADSTONE COTTONWOOD APARTMENTS, 10800 CIBOLA LOOP NW
BUILDINGS 17, 20, 21, AND 22**

Dear Ms. Michel:

I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the Approved Administrative Amended Site Plan for Building Permit for issuance of the Permanent Certificate of Occupancy for Building 17, 20, 21 and 22 for the project referenced above. This project is in substantial compliance as inspected on October 14, 2015, and is in accordance with the design intent of the Approved AA Site plan for Building Permit dated 1/22/13. This certification is submitted in support of the request for Permanent Certificate of Occupancy to allow tenants to occupy the completed building.

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 AA Site Plan for Building Permit. Therefore, we request approval of the as-built AA Site Plan for Building Permit for a Permanent Certificate of Occupancy for the referenced buildings.

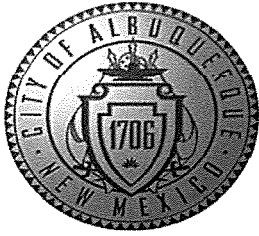
If you have any questions or need additional information regarding this matter, please do not hesitate to contact

Sincerely,

Ronald R. Bohannon, P.E.

Enclosures

JN: 2011043
RRB/JH/bf



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

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DRB#: _____ EPC#: _____ Work Order#: _____
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Engineering Firm: Tierra West LLC. Contact: Ron Bohannon
Address: 5571 Midway Park PI NE Albuquerque, NM 87109
Phone#: _____ Fax#: _____ E-mail: rrb@tierrawestllc.com
Owner: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☒ ENGINEER/ ARCHITECT CERTIFICATION
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☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

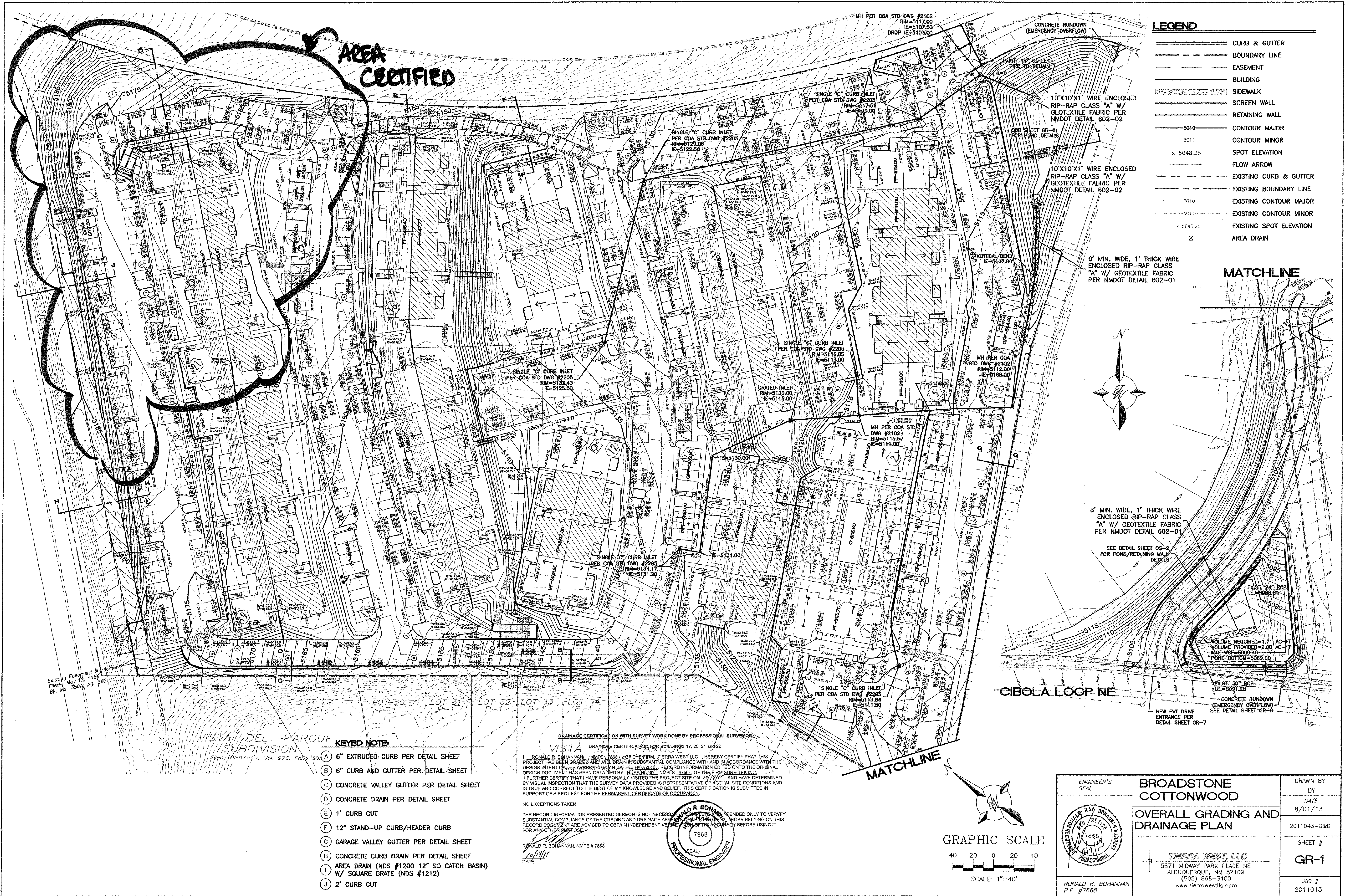
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☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ By: _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR DRAINAGE CERTIFICATION FOR BUILDINGS 17, 20, 21 and 22

I, RONALD R. BOHANNAN, NMPE 7868, OF THE FIRM TIERRA WEST, LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 8/22/2013. RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY RUSS HUGG, NMPLS 8760, OF THE FIRM SURVEX, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 7/18/13 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 THE PERMANENT CERTIFICATE OF OCCUPANCY.

NO EXCEPTIONS TAKEN

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE PROPOSED DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN AN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

RONALD R. BOHANNAN, NMPE 7868

DATE 7/18/13

SEAL

PROFESSIONAL SURVEYOR

NEW MEXICO

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KEYED NOTE:

- (A) 6" EXTRUDED CURB PER DETAIL SHEET
- (B) 6" CURB AND GUTTER PER DETAIL SHEET
- (C) CONCRETE VALLEY GUTTER PER DETAIL SHEET
- (D) CONCRETE DRAIN PER DETAIL SHEET
- (E) 1' CURB CUT
- (F) 12" STAND-UP CURB/HEADER CURB
- (G) GARAGE VALLEY GUTTER PER DETAIL SHEET
- (H) CONCRETE CURB DRAIN PER DETAIL SHEET
- (I) AREA DRAIN (NDS #1200 12" SQ CATCH BASIN) W/ SQUARE GRATE (NDS #1212)
- (J) 2' CURB CUT

MATCHLINE SEE SHEET GR-3

GRAPHIC SCALE



SCALE: 1"=20'

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	BROADSTONE COTTONWOOD GRADING AND DRAINAGE PLAN TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY DY DATE 7/18/13 2011043-G&D SHEET # GR-2 JOB # 2011043
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