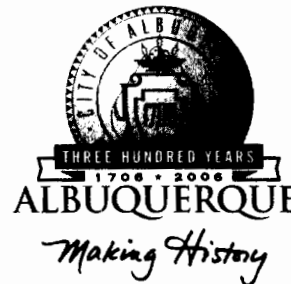


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

September 14, 2004

Vincent P. Carrica, P.E.
8509 Jefferson NE
Albuquerque, NM 87113

Re: Certification Submittal for Final Building Certificate of Occupancy for
Cottonwood Circuit City, [A-14 / D7E]
10420 Coors By-Pass
Engineer's Stamp Dated 09/07/04

Dear Mr. Carrica:

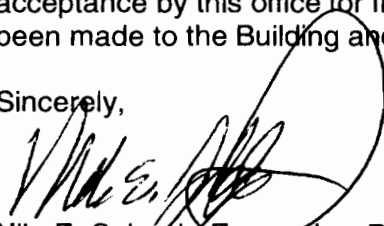
P.O. Box 1293

The TCL / Letter of Certification submitted on September 13, 2004 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103


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

www.cabq.gov

c: Engineer
Hydrology file
CO clerk

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

September 07, 2004

Mr. Nilo Salgado-Fernandez, PE
Development and Building Services
Public Works Department
PO Box 1293
Albuquerque NM 87103

**RE: Site Plan Certification for Final Certificate of Occupancy
Cottonwood Corners, Circuit City
10420 Coors By-Pass**

Dear Mr. Salgado-Fernandez:

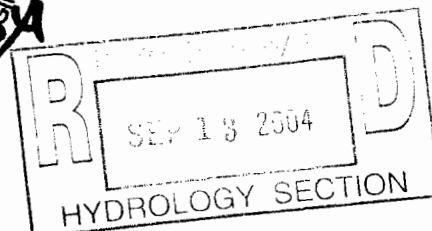
Tierra West, LLC, requests Final Certification of the DRB approved Site Plan for the Cottonwood Corners – Circuit City located at 10420 Coors By Pass. Enclosed, please find the information sheet and the as-built DRB approved Site Plan. Field verification of the site was completed by our office and is in substantial compliance with the approved plan. Therefore, we are requesting Final Certification of the Site Plan for Permanent Certificate of Occupancy.

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

Enclosure/s

cc: Burrel Bailey

JN: 22115
VC/plp



22115 Permanent Cert

TRACT B-10
SEVEN-BAR RANCH
ad- November 8, 1985

COORS

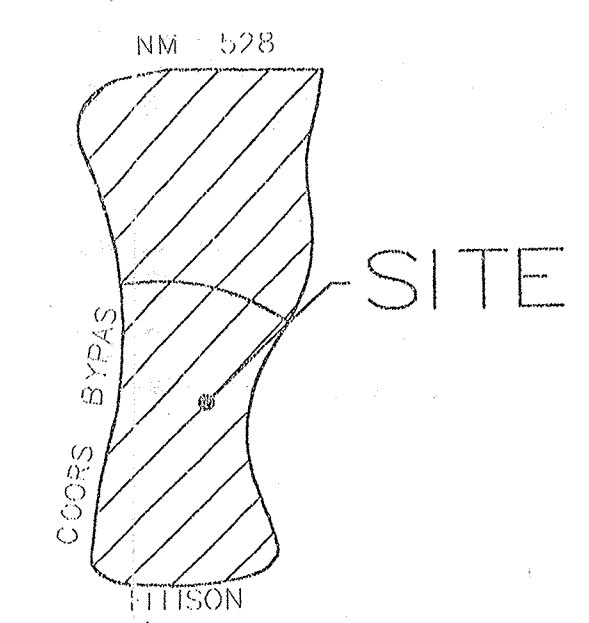
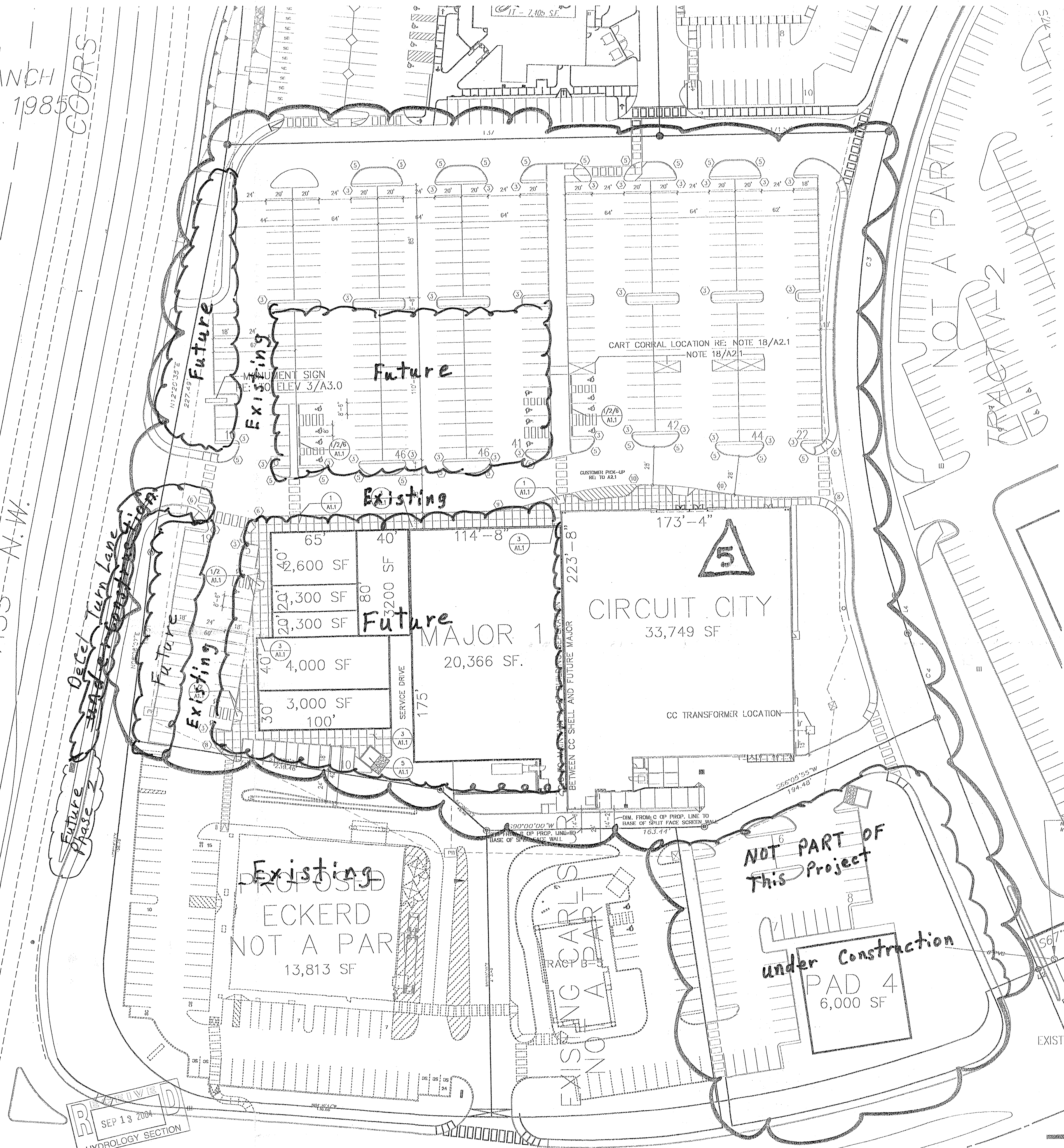
COORS BOULEVARD BYPASS N.W.

9D

SEP 18 2004
HYDROLOGY SECTION

ELLISON DRIVE N.W.

SIGNAL



VICINITY MAP: A-13-Z AND A-14-Z

LEGAL DESCRIPTION
TRACT B OF COTTONWOOD CORNERS
CURRENT ZONING
SU-1 FOR IP USES
TOTAL ACREAGE
28.7716 AC
BICYCLE SPACE REQUIREMENT
SEC 14-16-3-1-B-3
ONE BIKE SPACE PER 20 CARS REQUIRED
389 SPACES / 20 = 20 REQUIRED BIKE SPACES
20 BIKE SPACES PROVIDED

PARKING NOTES:

SHOPS	15,400 SF. / 200 =	77 SPACES
MAJOR 1	20,366 SF. / 200 =	102 SPACES
CIRCUIT CITY	33,749 SF. / 200 =	169 SPACES

TOTAL PARKING SPACES REQUIRED ---	348 SPACES
TOTAL PARKING SPACES PROVIDED ---	341 SPACES

TOTAL PARKING SPACES PROVIDED		
PAD 4	6,000 SF. / 200 =	30 SPACES
TOTAL PARKING SPACES REQUIRED ---		30 SPACES
TOTAL PARKING SPACES PROVIDED ---		47 SPACES

REQUIRED PARKING	378 SPACES
10% BUS CREDIT	37.8 SPACES
TOTAL REQUIRED PARKING	340 SPACES
TOTAL PROVIDED PARKING	389 SPACES

As built parking data

PARKING	BUILT	FUTURE	TOTAL
Shops	0	78	78
Major 1	44	66	110
Circuit City	153	0	153
TOTAL	197	144	341

OFF-STREET PARKING STANDARDS
TYPICAL STANDARD SPACES ARE 8'-6" x 18'-0"
TYPICAL SMALL CAR SPACES ARE 8'-6" x 15'-0"
TYPICAL HANDICAP SPACES ARE 8'-0" x 18'-0"
WITH A 8' WIDE ACCESS AISLE
* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED *

As built parking data

H.C. Parking	BUILT	FUTURE
	4	12

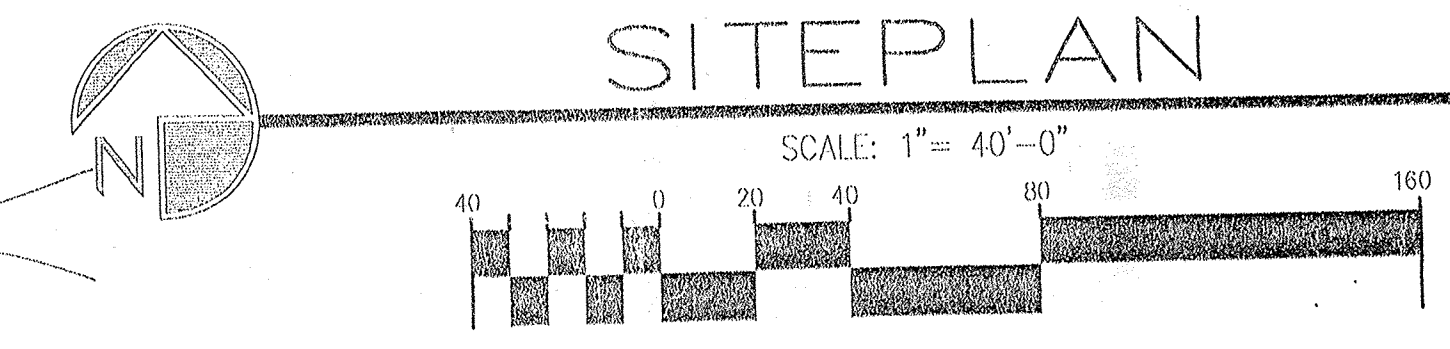
H.C. PARKING REQUIREMENTS
SEC 14-16-3-1-5-A
12 REQUIRED H.C. SPACES
16 HC PARKING SPACES PROVIDED

- CURB RADIUS DESIGNATION
- (3) = 5' RADIUS (6) = 20' RADIUS
 - (4) = 10' RADIUS (7) = 25' RADIUS
 - (5) = 15' RADIUS (8) = 30' RADIUS
 - (9) = 150' RADIUS
 - (10) = 300' RADIUS

ADMINISTRATIVE
DEVELOPMENT PLAN AMENDMENT
FILE NO. AA-01030
7/21/03

COTTONWOOD CORNERS

SITEPLAN



REV	DATE	BY	REVISION
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GEORGE RAINHART ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-8777

PROJECT TITLE
COTTONWOOD CORNERS
NYC of Coors Bypass and Ellison Drive N.W.
Albuquerque, New Mexico
PROJECT MANAGER
JCB NC
0228
DRAWN BY
SD
SHEET TITLE
SITE PLAN

DATE:
7/21/03
SCALE:
1" = 40'
sheet-
A1.0
of-