

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 9, 2026

Ronald R Bohannan
Tierra West
5571 Midway Park PI NE
Albuquerque, NM 87109

**Re: Auto Zone/ 9510 Universe Blvd NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 01-28-25 (B10D003C3A)
Certification dated 12-23-25
TRANS-2025-00369**

Dear Mr. Bohannan,

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 12-29-25, 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. **ONCE THE PUBLIC SIDEWALK OR MULTI USE TRAIL IS CONSTRUCTED ALONG PASEO DEL NORTE, THE ADA PATHWAY FROM THIS PUBLIC SIDEWALK TO THE BUILDING ENTRANCE SHALL BE CONSTRUCTED.**

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

\EA via: email
C: CO Clerk, File

December 23, 2025

Mr. Marwa Al-Najjar
Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: AA Approved Site Plan
Request for Final Certificate of Occupancy
Auto Zone 9510 Universe NW
B10D003C3A (TRANS-2025-00125)**

Dear Mr. Al-Najjar:

I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the as-built Approved Site Plan for Building Permit for issuance of a Permanent Certificate of Occupancy for the project referenced above. This project area as highlighted on the attached site plan is in substantial compliance as inspected on December 23, 2025, and is in general accordance with the design intent of the Approved AA Site Plan for Building Permit dated 1-28-25. Nine of the spaces were changed from 20 feet in depth to 18 feet and are noted. Also the bike rack is on site and is being installed but was not mounted at the time of inspection.

Enclosed, please find the stamped as-built AA Site Plan for Building Permit. Therefore, we request approval of the as-built AA Site Plan for Building Permit and issuance of 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,

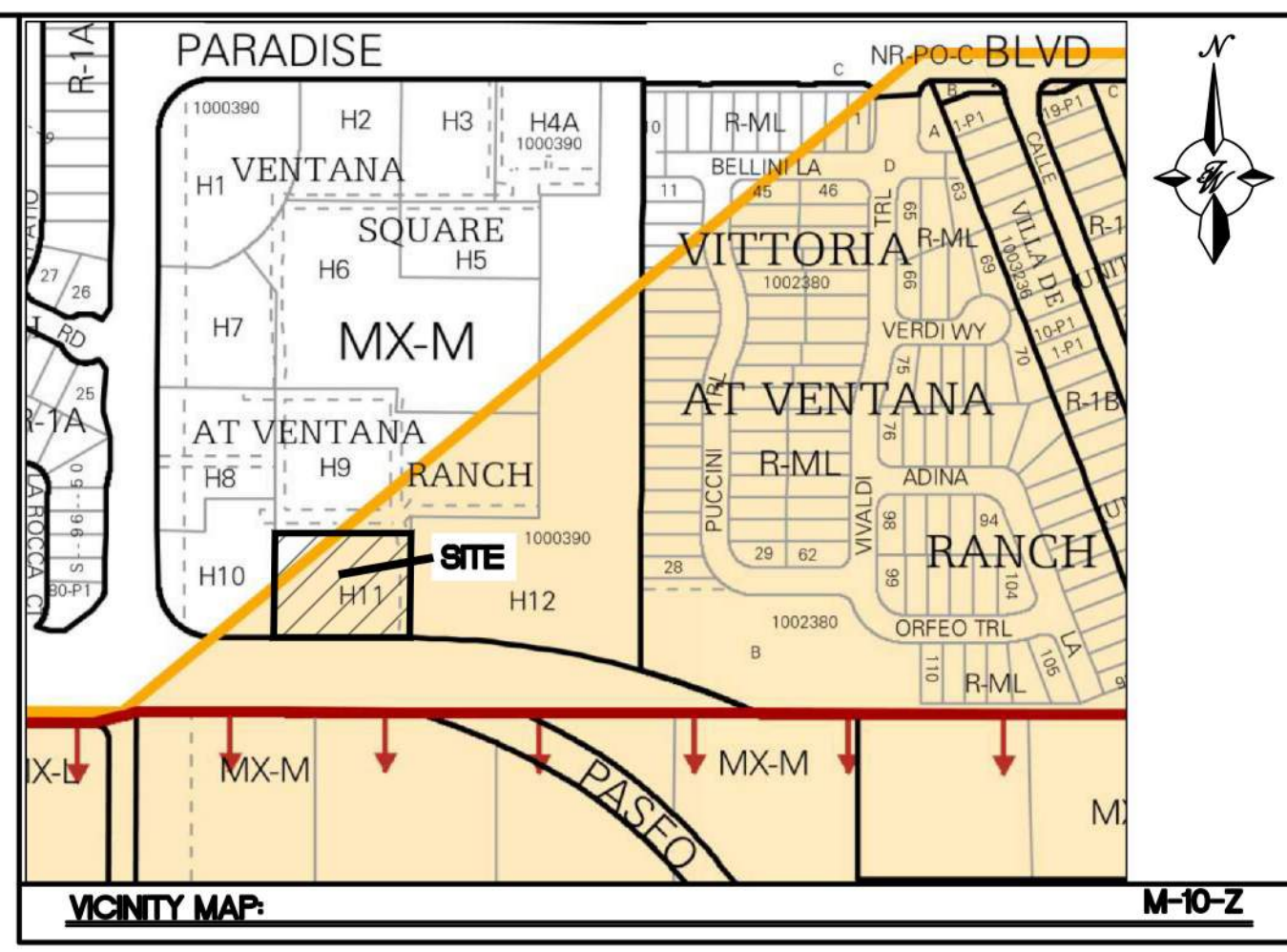


Ronald R. Bohannon, P.E.

Enclosure/s

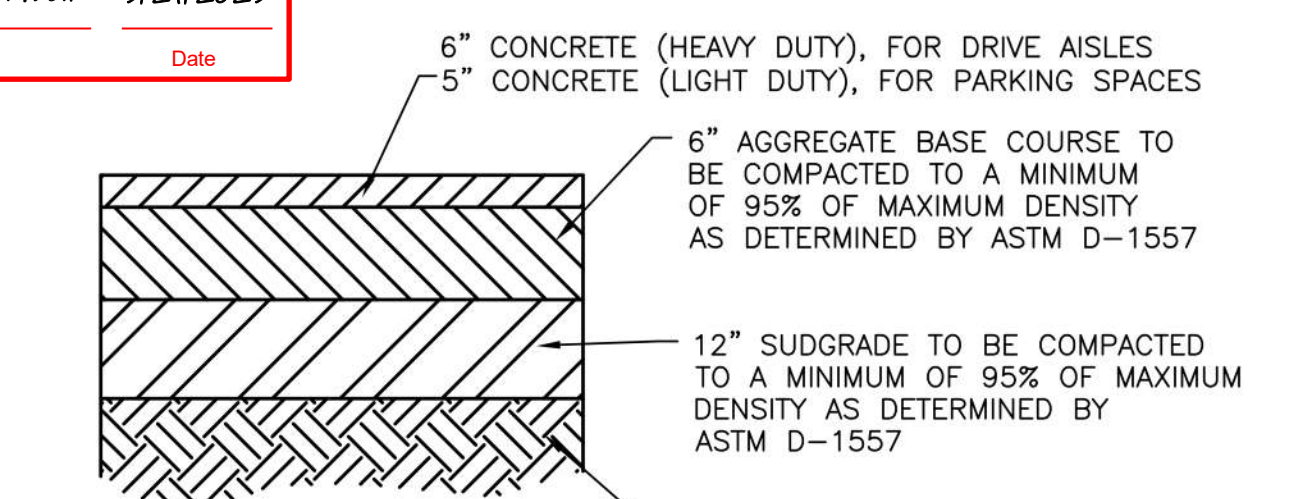
12/23/2025

JN: 2020074
RRB/JN/DS/AC



LEGAL DESCRIPTION:
TRACT H-11, VENTANA SQUARE AT VENTANA RANCH

TRAFFIC CIRCULATION LAYOUT APPROVED
Sertil A. Kanbar 5/21/2025
Signed Date



TYPICAL PAVING SECTION MATERIAL DESIGNATION FOR CONCRETE AND AGGREGATE BASE
NTS

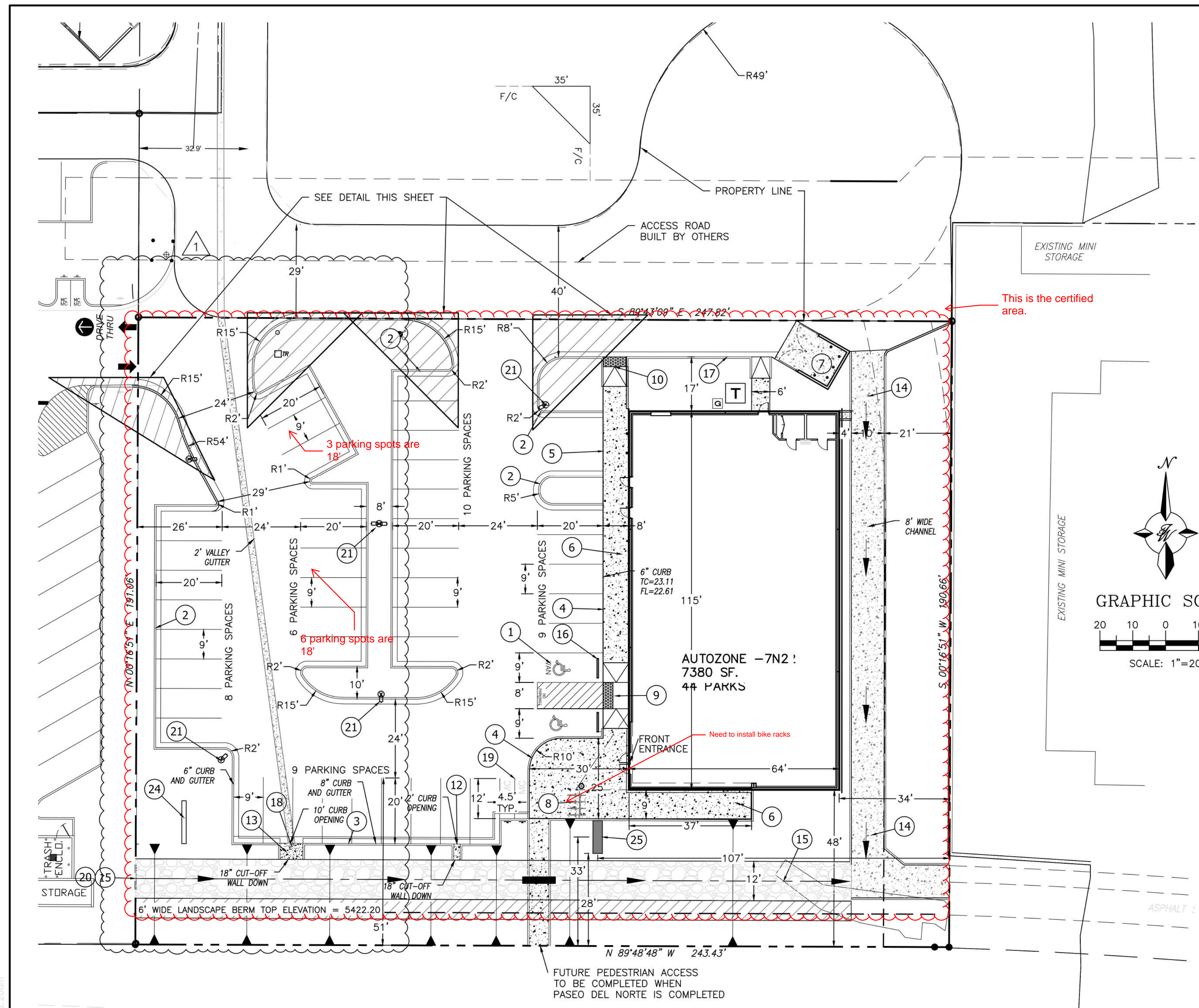
CLEAR SIGHT TRIANGLE NOTE:
LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

INDEX TO DRAWINGS

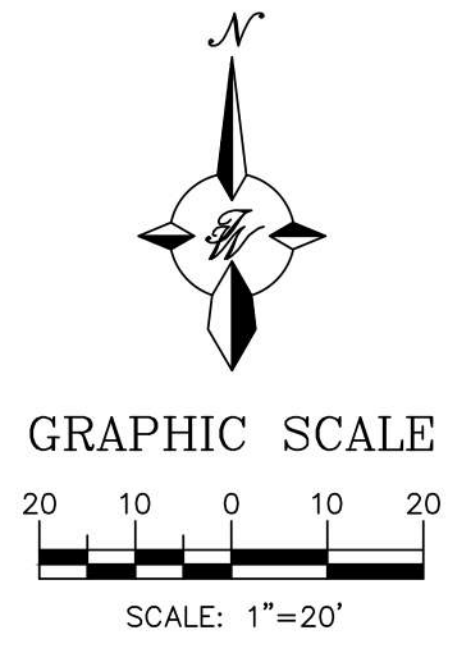
C1.	SITE PLAN FOR BUILDING PERMIT
C2.	LANDSCAPING PLAN
C3.	LANDSCAPING PLAN - DETAILS
C4.	GRADING AND DRAINAGE PLAN
C5.	DEVELOPED DRAINAGE PLAN
C6.	MASTER UTILITY PLAN
C7.	BUILDING ELEVATIONS
C8.	BUILDING & SIGN INFORMATION
C9.	DETAIL SHEET
C10.	DETAIL SHEET

NO.	DATE	REVISIONS	BY
1	01-27-25	PARKING LOT CHANGE TO MATCH UP TO THE EXISTING MCDONALD'S LAYOUT.	RMG

	ENGINEER'S SEAL AUTOZONE #9260 PASEO DEL NORTE & UNIVERSE BLVD SITE PLAN	DRAWN BY RMG DATE 01/28/2024 SHEET # C1
	01/28/2025 RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com



- KEYED NOTES**
- ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. C10)
 - 6" HEADER CURB (SEE DETAIL SHT. C9)
 - 8" CURB & GUTTER (SEE DETAIL SHT. C9)
 - 6" TURNDOWN CURB (SEE DETAIL SHT. C9)
 - ZERO CURB (SEE DETAIL SHT. C9)
 - CONCRETE SIDEWALK AT BUILDING (SEE DETAIL SHT. C9)
 - DUMPSTER (SEE DETAIL SHT. C10)
 - BICYCLE RACKS (SEE DETAIL SHT. C10)
 - CURB HC RAMP (SEE DETAIL SHT C10)
 - UNIDIRECTIONAL HC RAMP (SEE DETAIL SHT C10)
 - TRANSFORMER
 - CONCRETE RUNDOWN 2' WIDE X 8" DEEP (SEE DETAIL SHT C7)
 - CONCRETE RUNDOWN 7' WIDE X 8" DEEP (SEE DETAIL SHT C7)
 - CONCRETE CHANNEL 10' WIDE X 8" DEEP (SEE DETAIL SHT C10)
 - COBBLE SWALE 12' WIDE X (PER PLAN) DEEP
 - WHEEL STOP (SEE DETAIL SHT C10)
 - 8" HEADER CURB (SEE DETAIL SHT. C9)
 - REMOVABLE BOLLARD (SEE DETAIL SHT. C10)
 - MOTORCYCLE PARKING WITH SIGN (SEE DETAIL SHT. C10)
 - SWALE SIDES TO BE STABILIZED WITH GRASS SEED WITH AGGREGATE MULCH OR EQUAL. (MUST SATISFY THE FINAL STABILIZATION CRITERIA CGP 2.2.14.B)
 - PARKING LOT LIGHTS (SEE DETAIL SHT. C10)
 - 6" SIDEWALK
 - 6" CROSSWALK
 - FUTURE LOCATION OF MULTI TENANT PYLON SIGN
 - MONUMENT SIGN. SEE SIGN DRAWINGS



- GENERAL NOTES**
- 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
 - REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
 - ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 - CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
 - SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
 - ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
 - SEE ELECTRICAL PLANS FOR ALL LIGHT POLES & LIGHT POLE LOCATIONS. ALL LIGHT POLES BASES SHALL BE STRAIGHT AND PLASTERED SMOOTH. TOP OF LIGHT BASE SHALL BE 2'-8" ABOVE TOP OF CURB/SIDEWALK. BASES PROVIDED BY G.C. TYP.
 - ALL UTILITY DIGGING OR OTHER EXCAVATION SHALL TAKE IN CONSIDERATION EXISTING SIDEWALKS, CURB & GUTTERS AND OTHER STRUCTURES THAT MAY NEED TO BE REMOVED AND/OR REPLACED AS PART OF THE G.C. BID.
 - ALL RETAIL PRODUCT AREAS ARE TO BE UNDER THE BUILDINGS PERMANENT ROOF.
 - MOTORCYCLE PARKING SPACES SHALL BE DESIGNATED BY ITS OWN CONSPICUOUSLY POSTED UPRIGHT SIGN, EITHER FREE-STANDING OR WALL MOUNTED PER THE ZONING CODE.
 - ALL ASPHALT IS LIGHT DUTY UNLESS OTHERWISE NOTED.

- NOTICE TO CONTRACTORS**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
 - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
 - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

CLEAR SIGHT TRIANGLE NOTE:
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

VPO-2 NOTE
THIS PROPERTY FALLS WITHIN THE NORTHWEST ESCARPMENT OVERLAY (VPO-2) BUT IS NOT SUBJECT TO THE HEIGHT RESTRICTIONS SUB-AREA. THIS PROJECT IS IN COMPLIANCE WITH THE OVERLAY REQUIREMENTS BY PROVIDING SCREENING FOR ANY ROOF MOUNTED EQUIPMENT, PROVIDING BUILDING COLORS CONSISTING OF BROWNS AND DULL RED, AND WILL NOT HAVE ANY REFLECTIVE OR MIRRORRED GLASS.

CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	STREET LIGHTS
	LANE
	STRIPING
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING SIDEWALK
	EXISTING LANE
	EXISTING STRIPING

SITE DATA

PROPOSED USAGE:	AUTOZONE
LOT AREA:	47297 SF (1.09) ACRE)
ZONNING:	MX-M
BUILDING AREA:	7380 SF
PARKING REQUIRED:	30 SPACES (7380 SF/1 SPACE PER 250 SF)
PARKING PROVIDED:	44 SPACES
HC PARKING REQUIRED:	2 SPACES
HC PARKING PROVIDED:	2 SPACES
MC PARKING REQUIRED:	1 SPACE VAN ACCESSIBLE
MC PARKING PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	3 SPACES
BICYCLE PARKING PROVIDED:	5 SPACES
LANDSCAPE AREA REQUIRED:	6015 SF
LANDSCAPE AREA PROVIDED:	12083 SF

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