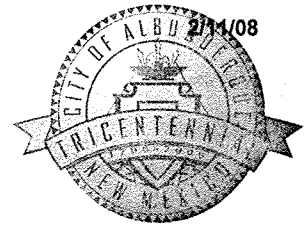


# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

March 14, 2008

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

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Venture Commerce Center,  
9660,9664,9670,9674,9680 Eagle Ranch Rd NW  
[B-13/D002E]  
Engineer's Stamp Dated 03/14/08

P.O. Box 1293

Dear Mr. Bohannon:

Albuquerque

The TCL / Letter of Certification submitted on March 14, 2008 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](http://www.cabq.gov)

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

c: Engineer  
Hydrology file  
CO Clerk

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

# TIERRA WEST, LLC

March 14, 2008

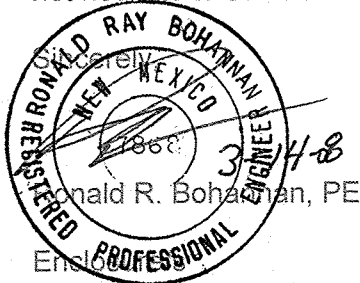
Mr. Nilo Salgado-Fernandez, PE  
Development and Building Services  
Public Works Department  
PO Box 1293  
Albuquerque, NM 87103

**RE: DRB Approved Site Plan Certification for Final Certificate of Occupancy  
Venture Commerce Center (96)60-64-70-74-80 Eagle Ranch R., NW**

Dear Mr. Salgado-Fernandez:

Tierra West, LLC requests a Final Certification of the DRB approved Site Plan for Building Permit for the Venture Commerce Center located on Eagle Ranch Road. Installation of the truncated dome handicap ramp markers is complete. Construction of the site improvements is in substantial compliance with the approved plans. Enclosed, please find the information sheet, the As-Built Site Plan for Building Permit and the Approved Site Plan for Building Permit (for reference only). Therefore, we request Final Certificate of Occupancy.

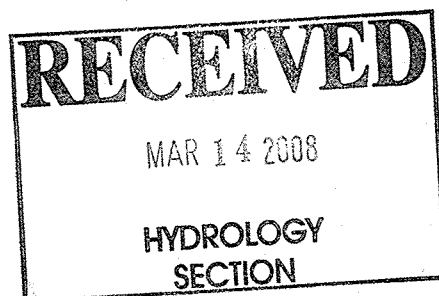
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.



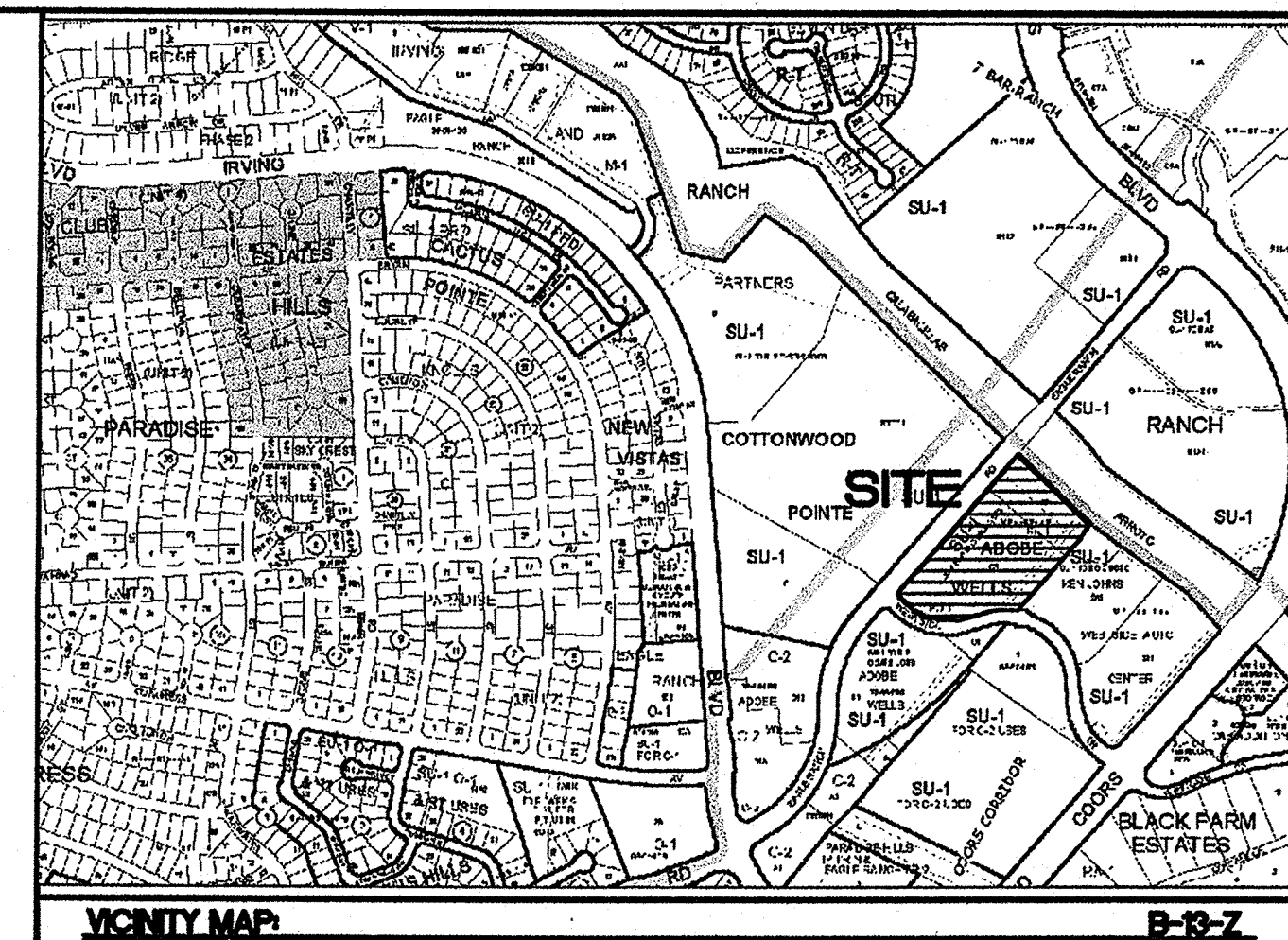
cc: Henry Chan  
Brett Dresden

JN: 26034  
RRB/rw/cia

Z:\2006\1Correspondence\126034\126034 Nilo Salgado Perm CO 03-14-08.doc







#### LEGAL DESCRIPTION

TRACTS 'C-2' AND 'C-3' OF THE REPLAT OF TRACT LETTERED 'C' OF ADOBE WELLS SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 2, 1989, IN PLAT BOOK C38, FOLIO 110.

#### LEGEND

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

PROJECT NUMBER: 100374  
APPLICATION NUMBER: 06DRB-01647

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 12/6/06, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ☒ Yes ☐ No If Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

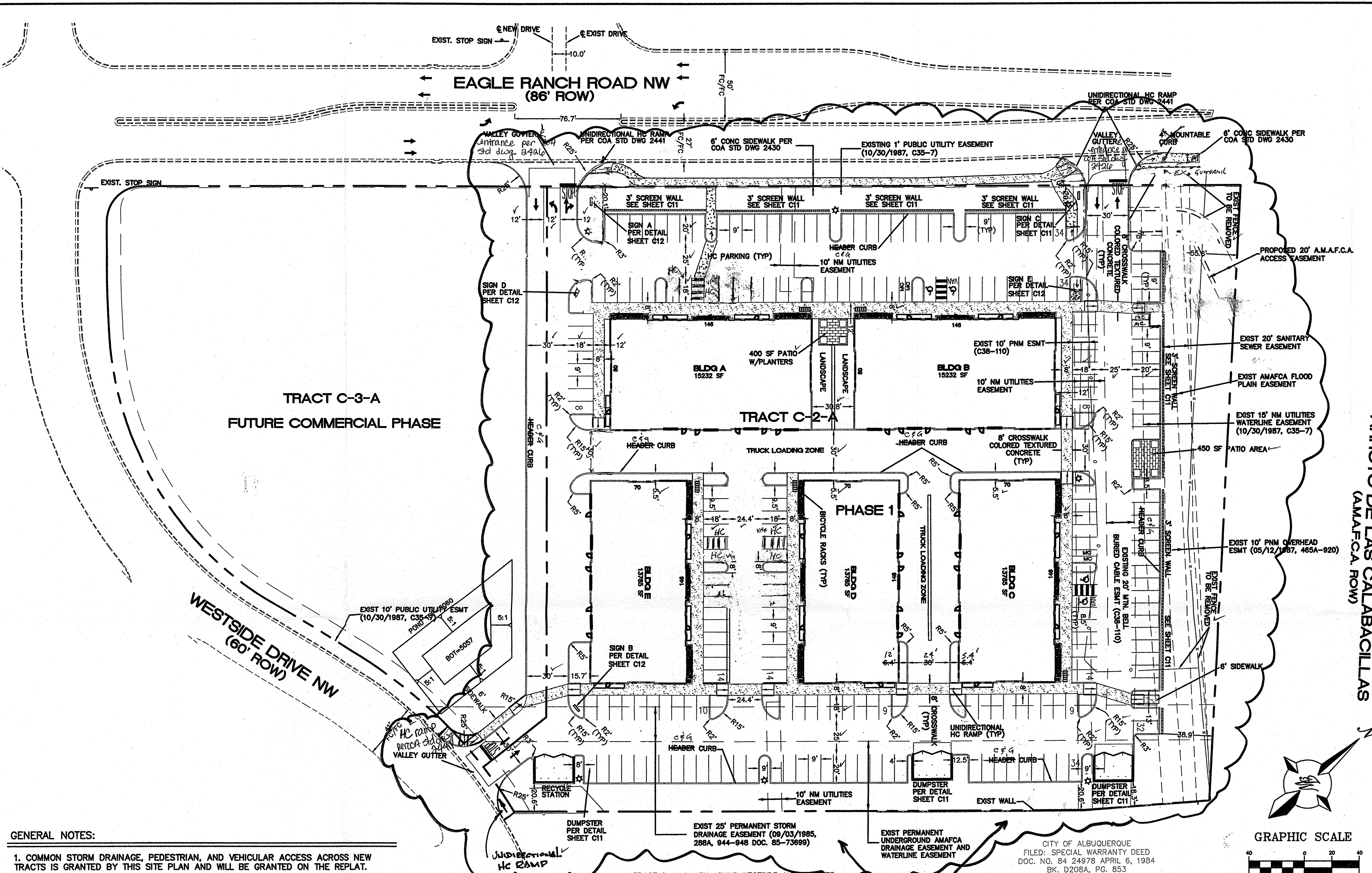
#### DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i> Traffic Engineer, Transportation Division	12-6-06 Date
<i>[Signature]</i> Water Utility Development	12/6/06 Date
<i>[Signature]</i> Parks & Recreation Department	12/6/06 Date
<i>[Signature]</i> City Engineer	3/8/07 Date
<i>[Signature]</i> Environmental Health Department (conditional)	Date
<i>[Signature]</i> Solid Waste Management	3/9/07 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	3/04/07 Date

\* Environmental Health, if necessary

ENGINEER'S SEAL 	VENTURE COMMERCE CENTER - ALBUQUERQUE	DRAWN BY pm
	SITE PLAN FOR BUILDING PERMIT	DATE 11-10-06
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 855-1100	26034-SPE
		SHEET # C1
RONALD R. BOHANNON P.E. #7868		JOB # 26034

RECEIVED  
MAR 14 2008  
HYDROLOGY SECTION



#### GENERAL NOTES:

- COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
- ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THAT PLAN. A SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES WILL BE REQUIRED FOR THE PROPOSED TRACT C-3-A AND A PUBLIC HEARING AT THE ENVIRONMENTAL PLANNING COMMISSION.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
- LIGHT POLES SHALL BE A MAXIMUM OF 25' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 25' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.
- THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
- NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
- SITE IS LOCATED ADJACENT TO BUS ROUTE. BUS STOPS LOCATED AT:  
-ROUTE 94, SOUTH OF IRVING BLVD AND EAGLE RANCH RD, NORTH AND SOUTH BOUND.  
-ROUTE 155/96, NORTH OF WESTSIDE DRIVE AND COORS BLVD, NORTH AND SOUTH BOUND.  
-ROUTE 155/96, NORTH OF IRVING BLVD & COORS BLVD, NORTH AND SOUTH BOUND.
- ALL SIDEWALKS AND CROSSWALKS SHALL BE 6' AND OF TEXTURED, COLORED CONCRETE.

#### SITE DATA

PROPOSED USAGE: TRACT C-2-A OFFICE/WAREHOUSE/LIGHT INDUSTRIAL (IP)  
TRACT C-3-A C-2 USES

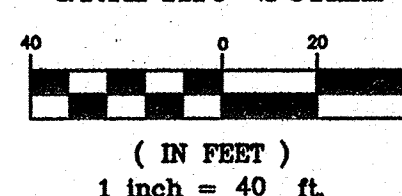
LOT AREA:	
TRACT C-2-A	221449 SF (5.08 AC)
TRACT C-3-A	99703 SF (2.29 AC)
EXISTING ZONING:	SU FOR IP; C2; R2 USES
PROPOSED ZONING:	SU FOR IP; C2; R2 USES
BUILDING AREA:	73968 SF
PARKING REQUIREMENTS	219 SPACES
PARKING PROVIDED:	220 SPACES
PARKING REQUIRED:	196 SPACES
HC PARKING PROVIDED:	10 SPACES-5 VAN ACCESSIBLE
HC PARKING REQUIRED:	7 SPACES-1 VAN ACCESSIBLE
MOTORCYCLE PARKING PROVIDED:	10 SPACES
MOTORCYCLE PARKING REQUIRED:	7 SPACES
BICYCLE PARKING PROVIDED:	30 SPACES
BICYCLE PARKING REQUIRED:	19 SPACES
LANDSCAPING PROVIDED:	44707 SF
LANDSCAPING REQUIRED:	21860 SF
MAXIMUM BUILDING HEIGHT:	35 FEET
MINIMUM BUILDING SETBACK:	11 FEET FROM ENTRANCE 10 FEET SIDE AND REAR
MAXIMUM FAR:	0.32

AREA CERTIFIED 2/14/08  
3/14/08

NOTE: TRUNCATED DOME HC MARKERS  
INSTALLED ON ALL HC RAMP  
IN COA R.O.W.

AS-BUILT 2/14/08 by RW  
3/14/08 by RW

#### GRAPHIC SCALE



#### INDEX TO DRAWINGS

- C1 SITE PLAN FOR BUILDING PERMIT
- C2 SITE PLAN FOR SUBDIVISION
- C3 LANDSCAPING PLAN
- C4 GRADING AND DRAINAGE PLAN
- C5-9 BUILDING ELEVATIONS
- C10 MASTER UTILITY PLAN
- C11 DETAILS
- C12 SIGN DETAIL