

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 16, 2022

Ronald R. Bohannon, PE
Tierra West, LLC
5571 Midway Park Pl. NE
Albuquerque, NM 87109

**Re: Auto Nation
NE Corner of Pan American and Alameda Pl.
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 11-30-21 (B18-D027)
Certification dated 12-08-22**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 12-13-22, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Please provide ADA signs. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**" Please call out detail and location of signs.
- Per approved site plan, Provide Motorcycle parking spaces and Bike Racks.

Once these corrections are complete, email pictures to malnajira@cabq.gov for release of Final CO.

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

Sincerely,

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

ma via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: AUTONATION **Building Permit #** **Hydrology File #**

DRB# **EPC#** 101806520803930209 101806519701030201
101806522401630203 101806522303930208
101806520701630202 101806523901630204
101806524003930207

Legal Description: LOT 13, 14, 15, 18, 19, 20, 21 NORTH ALBUQUERQUE ACRES **City Address OR Parcel**

Applicant/Agent: Tierra West LLC **Contact:** Jon Niski

Address: 5571 Midway Park Place NE Albuquerque, NM 87109 **Phone:** (505) 858-3100

Email: JNISKI@TIERRAWESTLLC.COM

Applicant/Owner: **Contact:**

Address: **Phone:**

Email:

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) ☐ RESIDENCE ☐ DRB SITE ☐ ADMIN SITE: ☒

RE-SUBMITTAL: ☐ YES ☐ NO

DEPARTMENT: ☒ TRANSPORTATION ☐ HYDROLOGY/DRAINAGE

Check all that apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY PERMANENT
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY)

DATE SUBMITTED: 12.09.2022



TIERRA WEST, LLC

December 8, 2022

Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: APPROVED SITE PLAN FOR BUILDING PERMIT CERTIFICATION
REQUEST FOR TEMPORARY CERTIFICATE OF OCCUPANCY
9100 PAN AMERICAN WAY**

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 and issuance of a Temporary Certificate of Occupancy for the project referenced above. This project is in substantial compliance as inspected on Dec 7, 2022 and is in general accordance with the design intent of the Approved Traffic Circulation Layout dated 07/20/21.

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 DRB Site Plan for Building Permit. Therefore, we request approval of the as-built Approved DRB Site Plan for Building Permit and issuance of the Temporary Certificate of Occupancy.

The reason for this Temporary Certification is to allow training of new employees to occupy the building while the contractor addresses the punchlist items indicated on this submittal.

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

JN: 2021010
RRB/JN/bf

2021010 Temp DRB Site Plan CO Letter 12-07-22.docx

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118
tierrawestllc.com

NOTE
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH
CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGN WALLS,
TREES AND SHRUBBERY BETWEEN 8' AND 9' TALL (AS
MEASURED FROM GUTTER FAN) WILL NOT BE ACCEPTABLE
IN THE CLEAR SIGHT TRIANGLE

GLENDALE AVE
80' ROW

STREET IMPROVEMENTS IN
CITY ROW TO BE COMPLETED
UNDER CITY WORK ORDER

Area Certified

EXISTING 10' WIDE PNM
EASEMENT (05/11/1990,
DOC. NO. 9036989)

NOT A PART OF THIS SUBMITTAL

EXISTING 5' WIDE PNM
EASEMENT (10/03/1990,
D565-57) TO BE
ABANDONED

Punchlist for PCO

Install Pedestrian Crossing
Install Bicycle Racks
Install Employee/Sales Floor Parking Signage
Install Service Area Parking Signage
Install Motorcycle Parking Signage
Install ADA Signage
Complete Site Landscaping

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LEGEND

CURB & GUTTER
BOUNDARY LINE
EASEMENT
CENTERLINE
RIGHT-OF-WAY
BUILDING
SIDEWALK
EXISTING CURB & GUTTER
EXISTING BOUNDARY LINE
MOTORCYCLE SPACE W/SIGN
SEE SHEET 6 FOR SIGN DETAIL
NEW ASPHALT PAVING
SAWCUT LINE

SITE DATA

PROPOSED USAGE:
ZONE:
JDD CLASSIFICATION:
LOT AREA:
ADDRESS:
SETBACKS:

AUTOMATION USA
ALBUQUERQUE
9100 PAN AMERICAN FREEWAY

Commercial Services
NR-LM
LIGHT MANUFACTURING
230263 SF (5.29 ACRES)
9100 PAN AMERICAN WAY
ALBUQUERQUE, NM 87107
FRONT PER PLAN
REAR PER PLAN
SIDE PER PLAN

BUILDING AREA:

BUILDING: 18645 SF

HC PARKING REQUIRED:
HC PARKING PROVIDED:

4 SPACES
4 SPACES (1 VAN ACCESSIBLE) ✓

MC PARKING REQUIRED:
MC PARKING PROVIDED:

4 SPACES
4 SPACES ✓

BICYCLE PARKING REQUIRED:
BICYCLE PARKING PROVIDED:

4 SPACES
4 SPACES

LANDSCAPE AREA REQUIRED:
LANDSCAPE AREA PROVIDED:

31635 SF
24814 SF (26.3% OF PARKING AREA)

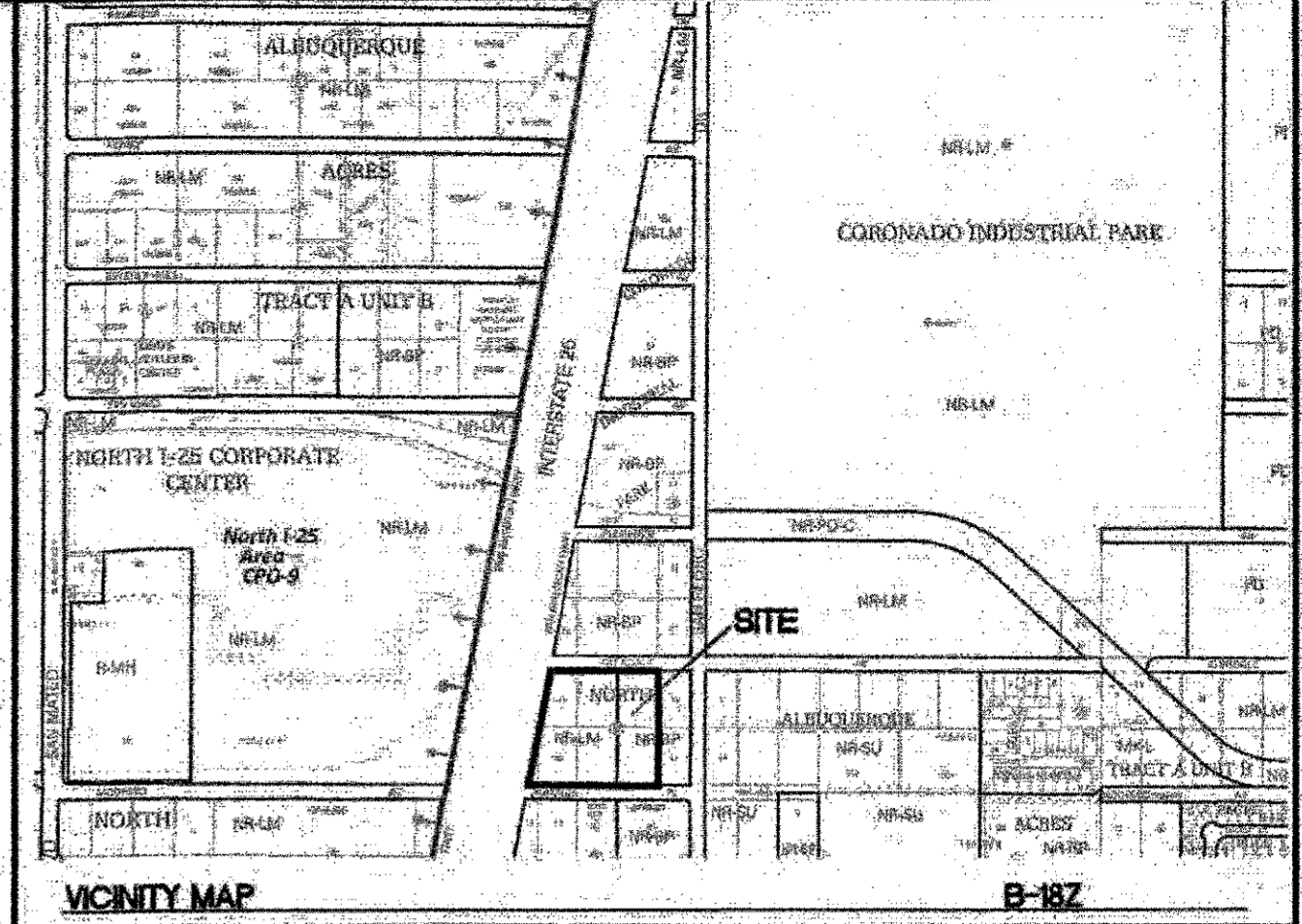
INTERIOR PARKING LOT

LANDSCAPE REQUIRED:

22763 SF (15% OF PARKING AREA)

LANDSCAPE PROVIDED:

24814 SF (26.3% OF PARKING AREA)



LEGAL DESCRIPTION

PORTION OF LOT NUMBERED 13 LESS PART TO R/W, ALL OF LOTS 14, 15, 16, 19 AND
PORTIONS OF LOTS 20 AND 21 BLOCK 5 OF TRACT "A", UNIT "B" 008 NORTH ALBU ACRES

NOTES

UPC 101806520803930209 UPC 101806522303930208 UPC 101806524003930207
UPC 101806519701030201 UPC 101806520701630202
UPC 101806522401630203 UPC 101806523901630204

PROJECT NUMBER: PR-2021-005411

APPLICATION NUMBER: SI-2021-00760

This plan is consistent with the specific Site Development Plan approved by the
Environmental Planning Commission (EPC), dated [] 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.

DRS SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>Jeannie Wolfenbarger</i>	Jul 21, 2021
Traffic Engineer, Transportation Division	Date
<i>Ernest Amigo</i>	Jul 21, 2021
Water Utility Development	Date
<i>Ernest Amigo</i>	Jul 21, 2021
Parks & Recreation Department	Date
<i>Ernest Amigo</i>	Jul 21, 2021
City Engineer	Date
N/A	Date
* Environmental Health Department (conditional)	Date
SEE NEXT SHEET	
Solid Waste Management	Date
<i>Ernest Amigo</i>	Jul 21, 2021
Code Enforcement	Date
<i>Ernest Amigo</i>	Nov 30, 2021
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

ENGINEER'S
SEAL
RONALD R. BOHANNAN
NEW MEXICO
PROFESSIONAL ENGINEER
7868
7-20-21
RONALD R. BOHANNAN
P.E. #7868

AUTO NATION
ALBUQUERQUE, NM

SITE PLAN FOR
BUILDING PERMIT

TERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.terrawestllc.com

DRAWN BY:
pjm
DATE:
7-20-21
DRAWING:
2021010-SP
SHEET #
SP-1
JOB #
2021010

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, 280-1990 (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.

GENERAL NOTES - SITE PLANS

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING
THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED
IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.
- WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE
GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND
CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO
PROCEEDING WITH THE WORK.
- GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT
ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT.
- GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER.
- GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL
DIRECTIONS.
- PAVING SHALL BE LOWER THAN THE BUILDING SLAB BY THE FOLLOWING AMOUNTS UNO:
• 1/2" @ ALL EXIT DOORS
• 1/2" @ ALL SHOWROOM GLAZING LOCATIONS
• 1/2" @ OVERHEAD DOORS
• 1/2" @ PRE-FAB METAL WALL PANELS

KEYED NOTES

- ACCESSIBLE PARKING W/SIGN PER ADA STANDARDS
(1.0% MIN - 2.0% MAX SLOPE) SEE SHEET DET-1
- UNIDIRECTIONAL ACCESSIBLE RAMP
- 6" CURB AND GUTTER (TYP) PER COA STD DWG 2415A
- PARKING LOT LIGHT STANDARD (TYP)
FULL CUTOFF LED'S, 25' HIGH
- EXISTING BILLBOARD TO REMAIN
- 6" VALLEY GUTTER PER COA STD DWG 2415B
- MOTORCYCLE SPACE (4'x8' MIN) W/SIGN
- DETENTION POND
- NEW ASPHALT PAVING
- 10' TRANSITION TO EXISTING ASPHALT PAVING
- BICYCLE RACK, SEE SHEET DET-1 FOR DETAIL
- TEMPORARY DESILTING POND
- REMOVE AND REPLACE 230 LF EXISTING GUARD RAIL
PER CURRENT NMDOT STANDARDS
- NOT USED
- DUMPSTER W/RECYCLING
- PYLON SIGN
BASE ELEV=5204.00, TOP ELEV=5227.00
- MONUMENT SIGN
- DIRECTIONAL SIGN
- MULTI DIRECTIONAL ACCESSIBLE RAMP
SEE DETAIL SHEET DET-1
- 6' PEDESTRIAN CROSSING SEE DETAIL SHEET DET-1
- NEW 6' CONCRETE SIDEWALK PER COA STD DW 2430
- NEW 5' CONCRETE SIDEWALK PER COA STD DW 2430
- SERVICE AREA PARKING SIGN
- EMPLOYEE PARKING SIGN
- SALES FLOOR PARKING SIGN

PARKING ANALYSIS:

REFERENCE CHAPTER 112 OFF-STREET PARKING, SECTION 112-4 MINIMUM REQUIREMENT FOR SPACES.			
REQUIRED:	REQUIRED:	PROVIDED:	
SALES FLOOR AREA Section 112-4 Note 12 1 Space per 500 sf	7,237 sf 15 Spaces	18	✓
OFFICE AREA Section 112-4 Note 2 3 Spaces per first 500 sf 1 Space per 200sf additional [8452 sf] Total	2,952 sf 3 Spaces 8 Spaces 11 Spaces	16	✓
SERVICE AREA Section 112-4 Note 23 1 Space per Service Bay 1 Space per 300 sf Total	8456 sf 6 Spaces 29 Spaces 35 Spaces	36	✓
TOTAL SPACES REQUIRED CARS	61 Spaces	70	✓
Required minimum number of ACCESSIBLE PARKING SPACES based on combined total for customers and employees.	3 Required	4	✓
NOTE: ALL REMAINING PARKING IS FOR VEHICLE INVENTORY STORAGE.		361	365