

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 2, 2025

Ronald Bohannon, PE
Tierra West
5571 Midway Park OI NE
Albuquerque, NM 87110

Re: Sagebrush Music Academy/ 6420 Coors Blvd. NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 11-05-12 (D12D008)
Certification dated 03-26-25

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 03-31-25, 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.

PO Box 1293

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

Albuquerque

Sincerely,

NM 87103

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

www.cabq.gov

\EA via: email
C: CO Clerk, File

March 26th, 2025

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

**RE: AA APPROVED SITE PLAN FOR BUILDING PERMIT
REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY
SAGEBRUSH COMMUNITY CHURCH
MUSIC BUILDING "A", 6440 COORS BLVD. NW, ALBUQUERQUE, NM 87120**

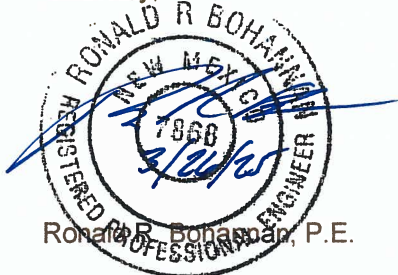
I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the as-built Approved Site Plan for Building Permit for issuance of a Permanent Certificate of Occupancy for the project referenced above. This project area as highlighted on the attached site plan is in substantial compliance as inspected on March 26th, 2025, and is in general accordance with the design intent of the Approved AA Site Plan for Building Permit dated 01/24/24.

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 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 the Permanent Certificate of Occupancy.

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

Sincerely,

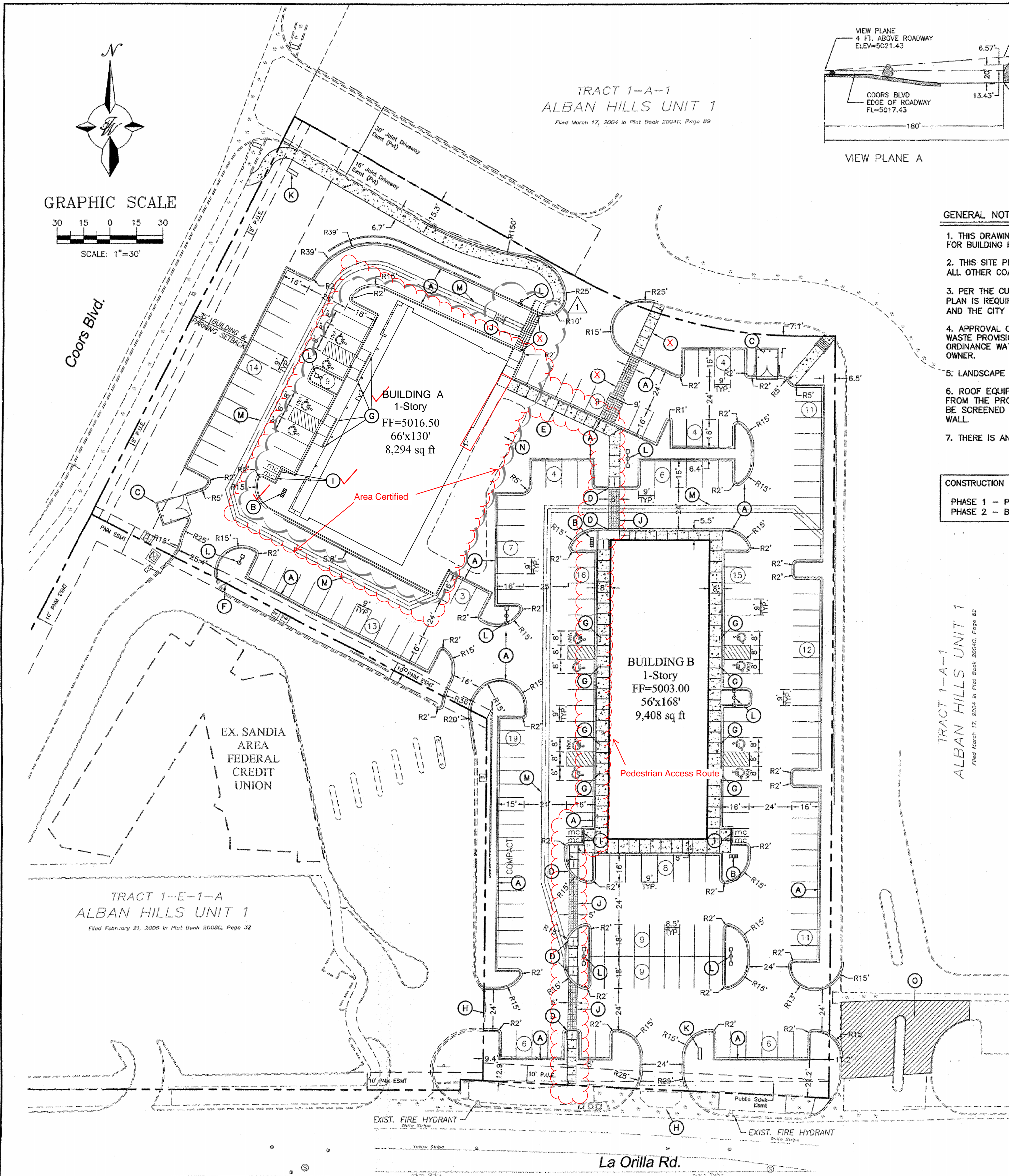


Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2023095
RRB/VC/DB

2023095 Perm AA Approved Site Plan for Building Permit Music Building A Submittal Letter-.docx



GENERAL NOTES:

1. THIS DRAWING CONSTITUTES THE REQUIRED SUBMISSION FOR APPROVAL OF A SITE PLAN FOR BUILDING PERMIT.
2. THIS SITE PLAN IS SUBJECT TO THE REGULATIONS OF THE COORS CORRIDOR PLAN AND ALL OTHER COA ORDINANCES/REGULATIONS.
3. PER THE CURRENT APPROVED SITE PLAN FOR SUBDIVISION (GENERAL NOTE E), THIS PLAN IS REQUIRED TO BE APPROVED BY THE PLANNING DIRECTOR OR HIS/HER DESIGNEE AND THE CITY ENGINEER AND DOES NOT REQUIRE EPC/DRB APPROVAL.
4. 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.
5. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
6. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
7. THERE IS AN EXISTING TRANSIT LINE LOCATED ALONG COORS BLVD.

CONSTRUCTION PHASES:

- PHASE 1 - PARKING/LANDSCAPE/LIGHTING
PHASE 2 - BUILDINGS/LANDSCAPE/AMENITIES, SIGNAGE

SITE DATA

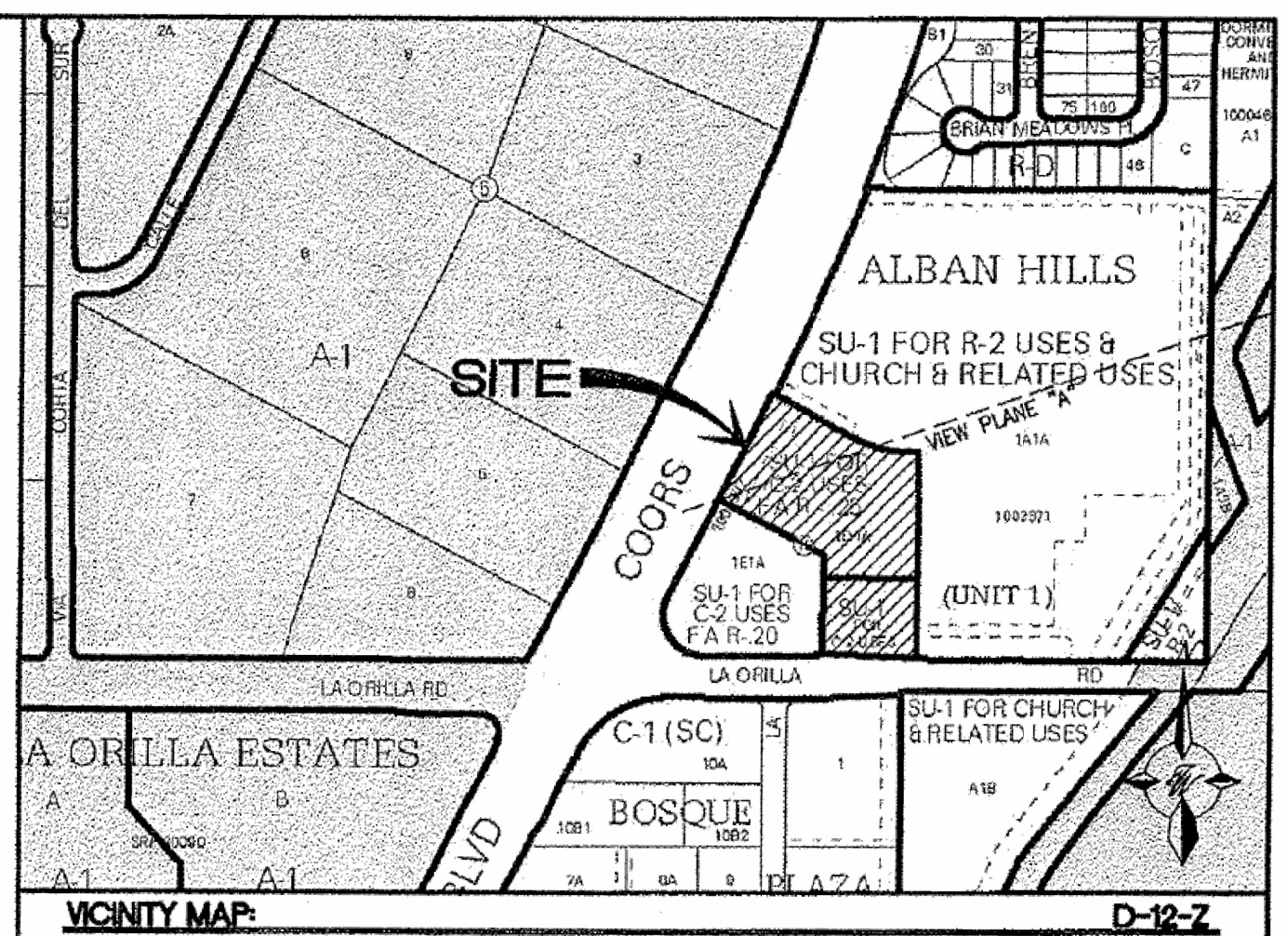
PROPOSED USAGE:	RETAIL
LOT AREA:	133,624 SF (3.06 ACRES)
BUILDING AREA:	17,988 SF
PARKING REQUIRED:	92 SPACES (18,408 SF/1 SPACE PER 200 SF)
PARKING PROVIDED:	203 SPACES (19 COMPACT - 8.3%)
HC PARKING REQUIRED:	4 SPACES
HC PARKING PROVIDED:	6 STANDARD H/C SPACES 6 SPACES VAN ACCESSIBLE H/C SPACES 12 TOTAL
MC PARKING REQUIRED:	3 SPACES
MC PARKING PROVIDED:	6 SPACES
BICYCLE PARKING REQUIRED:	5 SPACES
BICYCLE PARKING PROVIDED:	15 SPACES

KEYED NOTE:

- (A) STANDARD CURB PER COA STD DWG #2415A
- (B) NEW BIKE RACK (5 SPACES PER LOCATION)
- (C) TRASH ENCLOSURE PER DETAIL SHEET C5
- (D) ADA RAMP PER COA STD DWG #2426
- (E) 6" CONCRETE SIDEWALK
- (F) EXISTING "EXIT ONLY" SIGN
- (G) HANDICAP PARKING SIGN PER DETAIL SHEET C5
- (H) EXISTING INGRESS/EGRESS TO REMAIN
- (I) MOTORCYCLE PARKING SIGN PER DETAIL SHEET C5
- (J) PEDESTRIAN PATHWAY, WIDTH VARIES (STAMPED CONCRETE)
- (K) MONUMENT SIGN PER DETAIL SHEET ELEV-1
- (L) SITE LIGHTING TO MATCH SAGEBRUSH CHURCH (TRACT 1-A-1)
- (M) 4' WIDE VALLEY GUTTER PER COA STD DWG #2420
- (N) FUTURE OUTDOOR DINING/CUSTOMER WAITING AREA
- (O) REF. GRADING PLAN FOR ASPHALT OVERLAY THIS AREA

INDEX TO DRAWINGS

- C1. SITE PLAN FOR BUILDING PERMIT
- C2. GRADING AND DRAINAGE PLAN
- C3. MASTER UTILITY PLAN
- C4. DETAIL SHEET
- L1. LANDSCAPING PLAN
- ELEV1. BUILDING ELEVATIONS



LEGAL DESCRIPTION:

TRACT 1-D-1-A, BLOCK 15, ALBAN HILLS UNIT 1

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 LIGHTS

PROJECT NUMBER: 1003597
APPLICATION NUMBER: 10123

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 DRB 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:

Planning Director or His/Her Designee *[Signature]* Date *11/14/12*
City Engineer *[Signature]* Date *11/14/12*

1 REVISED BUILDING / CROSSWALK 11-14-2013

ENGINEER'S SEAL
[Seal]
RONALD R. BOHANNAN
P.E. #7868

SAGEBRUSH PLAZA
COORS BLVD & LA ORILLA RD
SITE PLAN FOR
BUILDING PERMIT

TERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY
JW
DATE
10/31/12
2011058-SPE
SHEET #
C1
JOB #
2011058