

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

July 7, 2021

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

**Re: Maverik, Montgomery & Carlisle  
3601 Montgomery Blvd NE, 87109  
30-Day Temporary Certificate of Occupancy  
Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 6-1-20 (DRB) (F16D001A)  
Certification dated 7-1-21

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 7-1-21, 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 remove landscape materials & construction equipment from site.

Once these corrections are complete, email pictures showing the changes to [epgomez@cabq.gov](mailto:epgomez@cabq.gov) for release of Final CO.

If you have any questions, please contact me at (505) 924-3981.

Sincerely,

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

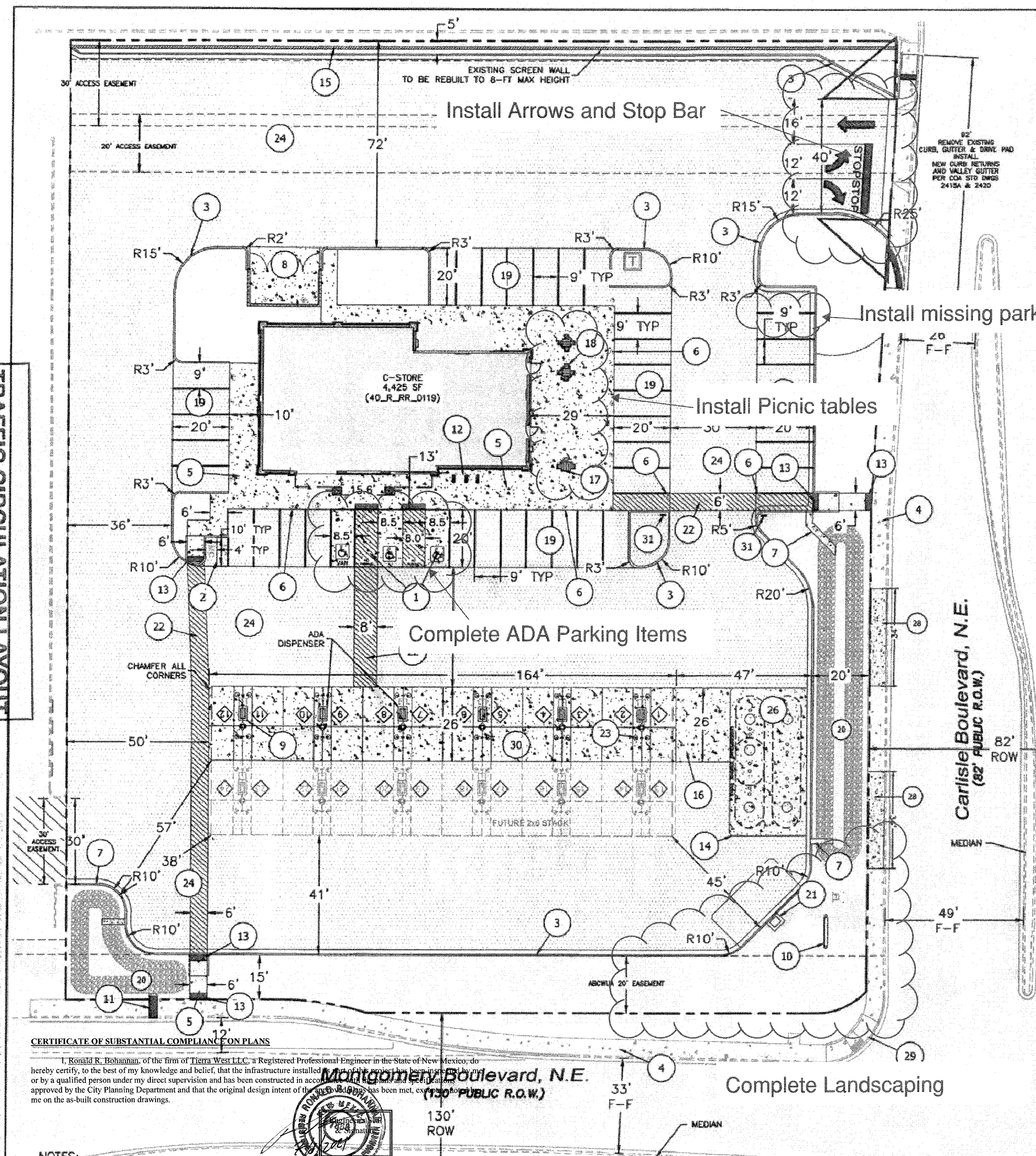
EG via: email  
C: CO Clerk, File



Signed \_\_\_\_\_  
Date 6/1/20

**TRAFFIC CIRCULATION LAYOUT**  
**APPROVED**

ALL WHEELCHAIR RAMPS LOCATED  
WITHIN THE PUBLIC RIGHT OF WAY  
MUST HAVE TRUNCATED DOMES.

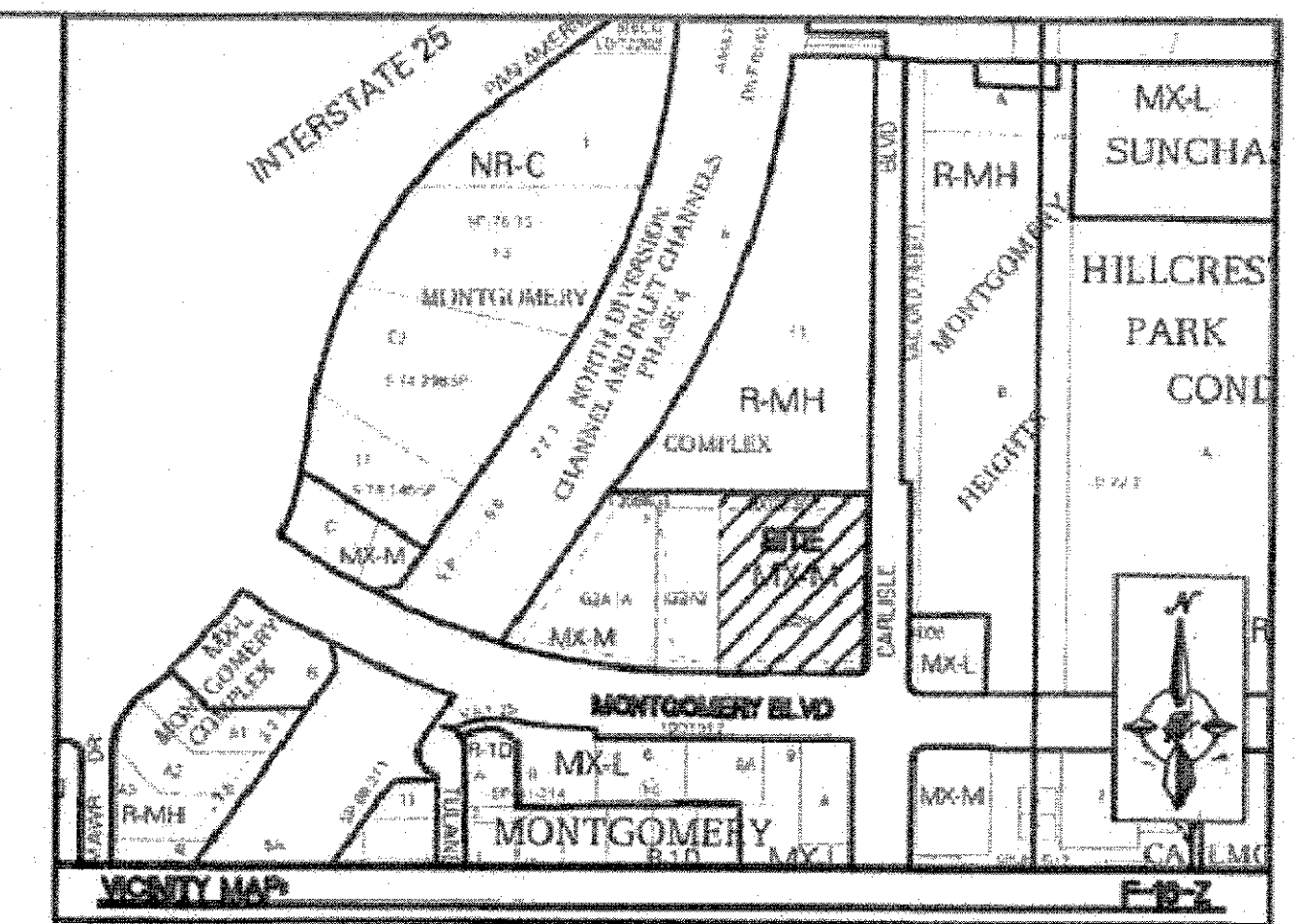


**LEGEND**

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK/CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- RETAINING WALL
- STREET LIGHTS
- EXISTING CURB & GUTTER

**GRAPHIC SCALE**  
20 10 0 10 20  
SCALE: 1"=20'

- KEYED NOTES**
- CONCRETE ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. C7, C9 & C10)
  - MOTORCYCLE PARKING WITH SIGN (SEE DETAIL SHT. C7)
  - ON-SITE CATCH TYPE CURB & GUTTER (SEE DETAIL SHT. C8)
  - EXISTING 6' PUBLIC SIDEWALK
  - CONCRETE SIDEWALK (SEE DETAIL SHT. C8)
  - BOLLARDS (SEE DETAIL SHT. C8)
  - 2' CONCRETE RUNDOWN
  - DUMPSTER (SEE DETAIL SHT. C8)
  - GAS PUMP ISLAND (TYP) (SEE DETAIL SHT. C10)
  - MAVERIK MONUMENT SIGN (SEE ARCH. PLANS)
  - SIDEWALK CULVERT SO19 PERMIT PER COA STD DWG 2236
  - BICYCLE RACKS (SEE DETAIL SHT. C7)
  - UNIDIRECTIONAL HC RAMP W/ TRUNCATED DOMES (SEE DETAIL SHT. C6)
  - CONCRETE SLAB W/CHAMFERED CORNERS (SEE DETAIL SHT. C8)
  - EXISTING SCREEN WALL TO BE REBUILT (SEE GRADING SHT. C2, MAX HEIGHT 6.0', DETAIL SHT. 7)
  - PETROLEUM TRENCH CAP (SEE DETAIL SHT. C8)
  - ADA PICNIC TABLE
  - PICNIC TABLE
  - ASPHALT PARKING STALL (SEE DETAIL SHT. C8)
  - STORMWATER QUALITY VOLUME POND. SEE DRAINAGE PLAN.
  - XACTAIR AIR STATION BASE (SEE DETAIL SHT. C9)
  - CROSSWALK STRIPING WIDTH PER PLAN
  - "HOOP" BOLLARD (SEE DETAIL SHT. C8)
  - ASPHALT PAVING (SEE GEOTECH REPORT & DETAIL SHT. C8)
  - ALL UNDER CANOPY LIGHTING TO BE RECESSED PER IDO 4-3(D)(17)(h)
  - UNDERGROUND STORAGE FUEL TANKS (REFER MECH. PLANS)
  - TANK PIT WALL TO BE LINED WITH GEOTEXTILE FILTER FABRIC PER XERKES TANK SPEC.
  - REMOVE EXISTING DRIVEWAY (CURB, GUTTER & SW) AND REPLACE WITH COA STD. CURB, GUTTER & SW. DWG 2415A, 2430. MATCH EXISTING FL AT GUTTER.
  - EXISTING ADA RAMP WITH TRUNCATED DOMES
  - MINI SIGHT TRIANGLE SEE NOTE THIS PAGE
  - INSTALL PEDESTRIAN CROSSWALK SIGN BACK-TO-BACK (REF: K-6534 SEE DETAIL THIS SHEET)
- 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 PAD) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.



**LEGAL DESCRIPTION**  
TR 025 PLAT OF TRACTS Q-2-A & Q-2-B MONTGOMERY COMPLEX

**SITE DATA**

PROPOSED USAGE: GAS CONVENIENCE STORE  
IDO CLASSIFICATION: LIGHT VEHICLE FUELING STATION  
LOT AREA: 98,157 SF (2.25 ACRES)

BUILDING AREA: 4,425 SF  
STACK: 2X6 (12 STATIONS) (2X6 FUTURE)

PER IDO TABLE 5-5-1 LIGHT VEHICLE FUELING STATION: 4 SPACES PER 1,000 SF REQUIRED:  
PARKING REQUIRED: 18 SPACES  
PARKING PROVIDED: 42 SPACES

HC PARKING REQUIRED: 3 SPACES  
HC PARKING PROVIDED: 3 SPACES  
(1 SPACE VAN ACCESSIBLE)

PER IDO TABLE 5-5-4:  
MC PARKING REQUIRED: 2 SPACES  
MC PARKING PROVIDED: 2 SPACES

PER IDO TABLE 5-5-5:  
BICYCLE PARKING REQUIRED: 3 SPACES  
BICYCLE PARKING PROVIDED: 3 SPACES

LANDSCAPE AREA REQUIRED: 14,725 SF  
LANDSCAPE AREA PROVIDED: 15,101 SF



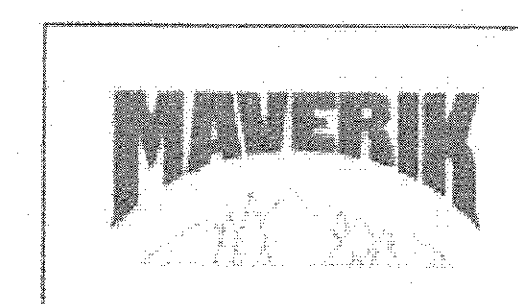
- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR BUILDING PERMIT
  - C2. GRADING PLAN
  - C3. DEVELOPED DRAINAGE PLAN
  - C4. GRADING DETAILS
  - C5. MASTER UTILITY PLAN
  - C6. CONSTRUCTION DETAILS
  - C7. CONSTRUCTION DETAILS
  - C8. CONSTRUCTION DETAILS
  - C9. CONSTRUCTION DETAILS
  - C10. CONSTRUCTION DETAILS
  - D1. DEMOLITION PLAN
  - L1. LANDSCAPING PLAN
  - B1. BUILDING ELEVATION & SIGN PLANS
  - SW1. EROSION CONTROL PLAN
  - SW2. EROSION CONTROL DETAILS
  - SW3. EROSION CONTROL DETAILS

**CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS**

I, Ronald R. Bohannon, of the firm of Terra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed on the above described property is in accordance with the approved plans and specifications, and that the original design intent of the plans and specifications has been met, except for the changes noted on the as-built construction drawings.

**NOTES:**

- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK CURB AND GUTTER. ALL UNUSED CURBS CUTS MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER. PER COA STD DWG 2415A AND 2430.
- 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'-6" ABOVE TOP OF CURB/SIDEWALK. BASES PROVIDED BY G.C., TYP.
- XACTAIR STATION ON 30"x36" CONCRETE PAD. EQUIPMENT PROVIDED BY OWNER. G.C. TO PROVIDE ELECTRICAL SERVICE AND INSTALL AIR STATION EQUIPMENT.
- ALL UTILITY DIGGING OR OTHER EXCAVATION SHALL TAKE IN CONSIDERATION EXISTING SIDEWALKS, CURBS & 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.
- COA CPN PROJECT NUMBER IS 708085.
- RE-STRIPING OF EXISTING INTERSECTION LINE MARKING IS PROPOSED FOR THE MONTGOMERY BLVD. AND CARLISLE BLVD. INTERSECTION AND SHALL BE DETAILED ON A CITY WORK ORDER PLAN.



ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO PROFESSIONAL ENGINEER 7868 6/1/2020	MAVERIK GAS STATION 3601 MONTGOMERY BLVD. NE <b>TRAFFIC CIRCULATION LAYOUT PLAN</b> TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.terrawestllc.com	DRAWN BY RS DATE 6/1/2020 2019050_SP SHEET # <b>C1</b> JOB # 2019050
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# TIERRA WEST, LLC

July 1, 2021

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

**RE: SITE PLAN FOR BUILDING PERMIT CERTIFICATION  
REQUEST FOR TEMPORARY CERTIFICATE OF OCCUPANCY  
MAVERIK, 3601 MONTGOMERY BLVD, NE, 87109**

Dear Mr. Gomez:

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 Temporary Certificate of Occupancy for the project referenced above. This project is in substantial compliance as inspected on June 30, 2021 and is in accordance with the design intent of the Approved Site Plan for Building dated 6/01/20.

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 Traffic Circulation Layout Plan. Therefore, we request approval of the as-built Approved Traffic Circulation Layout Plan and issuance of the Temporary Certificate of Occupancy to allow store vendor's to occupy the store while the contractor completes the noted punchlist items.

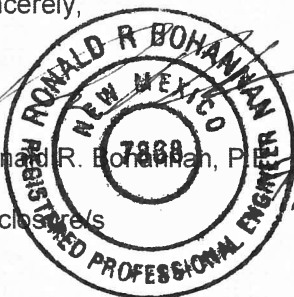
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannon, P.E.

Enclosures

JN: 2019050  
RRB/AR/bf





# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** Maverik- Montgomery & Carlisle **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** TR G28 Plat of Tracts G-2-A & G-2-B Montgomery Complex  
**City Address:** 3601 Montgomery Blvd. NE Albuquerque NM

**Applicant:** Maverik Inc **Contact:** Troy Jorgensen  
**Address:** 185 S. State St, Suite 800 Salt Lake City UT 84111  
**Phone#:** 801-335-3833 **Fax#:** \_\_\_\_\_ **E-mail:** Troy.Jorgensen@maverik.com

**Other Contact:** Tierra West, LLC **Contact:** Assad Rizvi  
**Address:** 5571 Midway Park PI NE Albuquerque NM 87109  
**Phone#:** 505-858-3100 **Fax#:** 505-858-1118 **E-mail:** arizvi@tierrawestllc.com

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_
- ☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** 07/1/2021 **By:** Assad Rizvi

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_