



November 24, 2020

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

**Re: Top Golf
1600 Desert Surf Circle. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 9-16-19 (AA) (F16D003E1)
Certification dated 11-19-20**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 11-20-20, 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:

- Completion of Transportation Punch list as stated on Certification Letter and Site Plan.
- Please remove construction equipment, debris, trash containers and porta potties.

Once corrections are complete resubmit

1. The approved and stamped Administrative Amendment Site Plan for Building Permit with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

CITY OF ALBUQUERQUE



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

Sincerely,

A handwritten signature in black ink, appearing to read 'Ernie Gomez', is written over a faint, large, light-gray watermark of the city seal.

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

EG via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

KEYED NOTES

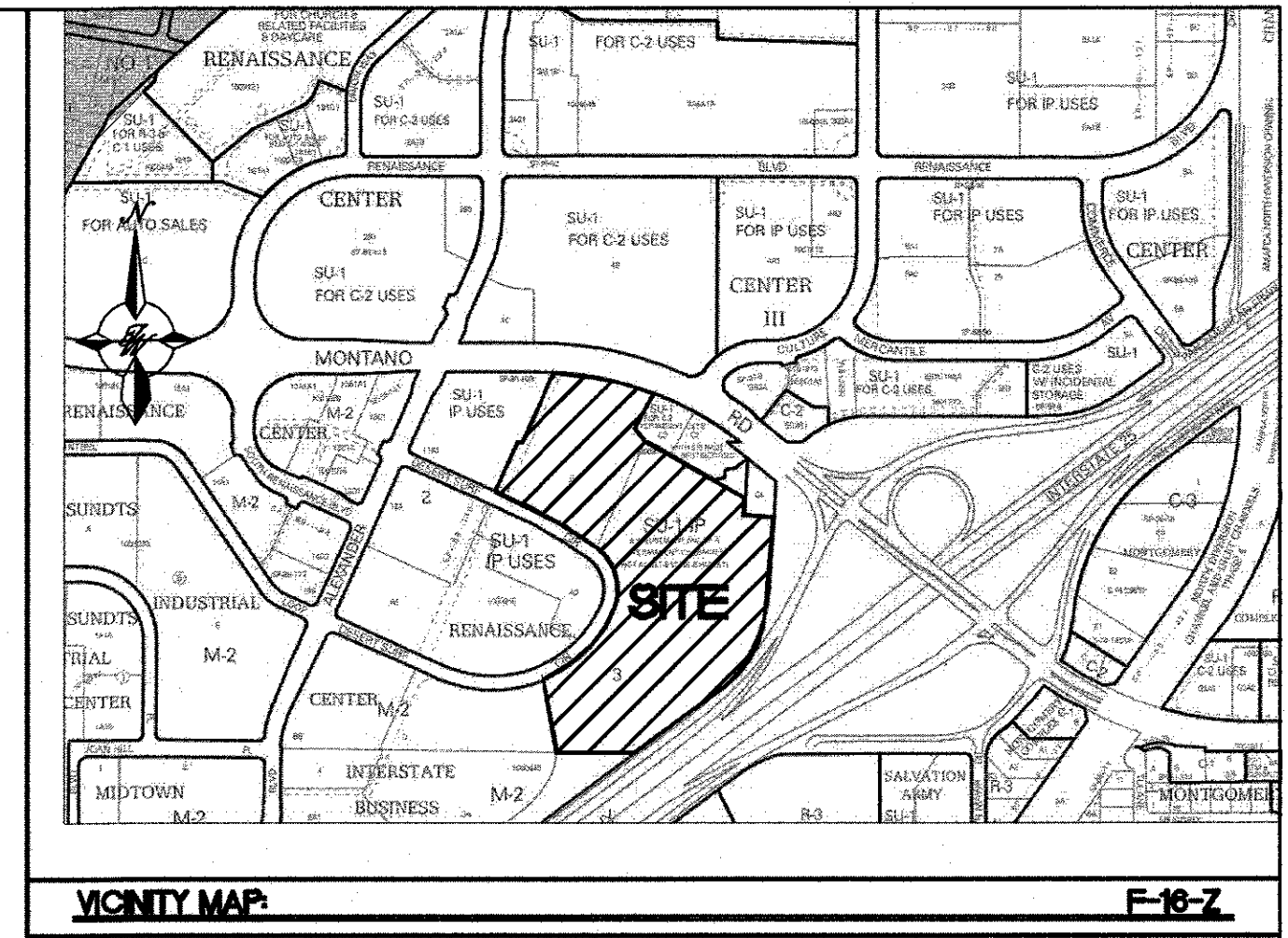
- 1 CURB & GUTTER (SEE DETAIL SHEET C8)
- 2 STRAIGHT HC RAMP (SEE DETAIL SHEET C8)
- 3 6 FT. SIDEWALK
- 4 6 FT. PEDESTRIAN CROSSING (SEE DETAIL SHEET C8.1)
- 5 DUMPSTER ENCLOSURE
- 6 EXISTING BILLBOARD
- 7 ACCESSIBLE PARKING SPACE TYPICAL-SEE DETAIL SHEET C8 FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE)
- 8 PROPOSED PEDESTAL SIGN (SEE ARCH PLANS)
- 9 PROPOSED MONUMENT SIGN (SEE ARCH PLANS)
- 10 FLAURED CURB HC RAMP (SEE DETAIL SHEET C8)
- 11 ROLL CURB (SEE DETAIL SHEET C8)
- 13 PARKING LOT LIGHTS
- 14 BIKE RACK (SEE SHEET C8)
- 15 MOTOR CYCLE PARKING (5'x9')(SEE SIGN DETAIL C8.1)
- 16 TRANSFORMER
- 17 ADD GUARD RAIL TO HC RAMP (SEE SHT. C8.1)

LEGEND

- | | | | |
|-----|--------------------------------|-------|------------------------|
| — | CURB & GUTTER | □ □ □ | PARKING LOT LIGHTS |
| --- | BOUNDARY LINE | --- | LANE |
| --- | EASEMENT | --- | STRIPING |
| --- | CENTERLINE | --- | EXISTING CURB & GUTTER |
| --- | RIGHT-OF-WAY | --- | EXISTING BOUNDARY LINE |
| --- | BUILDING | --- | EXISTING EASEMENT |
| --- | SIDEWALK | --- | EXISTING SIDEWALK |
| --- | TOPGOLF LIMITS OF CONSTRUCTION | --- | EXISTING LANE |
| | | --- | EXISTING STRIPING |

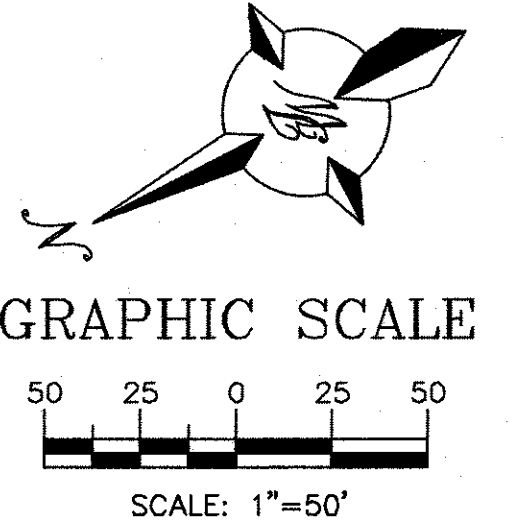
NOTES

1. ALL BROKEN OR CRACKED CURB, GUTTER AND SIDEWALKS MUST BE REPLACED WITH CITY STANDARD CURB, GUTTER AND SIDEWALK PER COA STD DWGS, 2415A AND 2430
2. NEW VALLEY GUTTER TO MATCH EXISTING CURB AND GUTTER.



LEGAL DESCRIPTION

LOT C-1, RENAISSANCE CENTER III SUBDIVISION



A.G.S. MONUMENT "N" 8" STANDARD A.G.S. BRASS TABLET (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1203,215.165
E=1,533,745.194
PUBLISHED IS-5113.206 (NAVD 1988)
GROUND TO GRID FACTOR=0.999972339
DELTA ALPHA ANGLE=-01219.10"

SITE DATA

PROPOSED USAGE: SU-1, IP & AMUSEMENT FACILITY OF A PERMANENT CHARACTER

LOT AREA: 612,771.94 SF (14.067 ACRE)

BUILDING AREA: 48,295 SF

PARKING REQUIRED: 75 SPACES (15,000 SF/1 SPACE PER 200 SF)

PARKING REQUIRED: 133 SPACES (33,295 SF/1 SPACE PER 250 SF)

TOTAL PARKING REQUIRED: 208 SPACES

PARKING PROVIDED: 376 SPACES

HC PARKING REQUIRED: 12 SPACES

HC PARKING PROVIDED: 12 SPACES

2 SPACE VAN ACCESSIBLE

SC PARKING PROVIDED: 34 SPACES

MC PARKING REQUIRED: 6 SPACES

MC PARKING PROVIDED: 6 SPACES

BICYCLE PARKING REQUIRED: 20 SPACES (15% NET LOT AREA)

BICYCLE PARKING PROVIDED: 20 SPACES

LANDSCAPE AREA REQUIRED: 84,982 SF

LANDSCAPE AREA PROVIDED: 288,516 SF

Transportation Punchlist

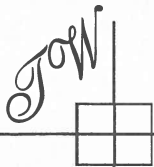
- 1) Complete 2nd lift of site paving sitewide
- 2) Install Fire Access (Pavers)
- 3) Install remaining ADA parking with signage
- 4) Install Pedestrian Crossing areas
- 5) Install Motorcycle Parking and signage
- 6) Correct slope deficiencies along ADA Pedestrian Route
- 7) Stripe parking spaces where paving is incomplete
- 8) Provide adequate bike rack capacity

NO.	DATE	REMARKS	BY
1	9/17/19	REMOVED SIDEWALK AROUND PATIO	JN
2	8/13/19	ADDED PARKING LOT LIGHTS ALONG ACCESS ROAD	JN
REVISIONS			

<p>ENGINEER'S SEAL</p> <p>RONALD R. BOHANNAN</p> <p>NEW MEXICO</p> <p>7868</p> <p>PROFESSIONAL ENGINEER</p> <p>9/16/2019</p> <p>RONALD R. BOHANNAN</p> <p>P.E. #7868</p>	<p>TOPGOLF</p> <p>ALBUQUERQUE, NM</p>	<p>DRAWN BY</p> <p>BF</p>
	<p>SITE PLAN</p>	<p>DATE</p> <p>09/16/19</p>
	<p>TIERRA WEST, LLC</p> <p>5571 MIDWAY PARK PLACE NE</p> <p>ALBUQUERQUE, NM 87109</p> <p>(505) 858-3100</p> <p>www.tierrawestllc.com</p>	<p>2017035_SPB-3</p>
		<p>SHEET #</p> <p>C3</p>

JOB #

2017065



TIERRA WEST, LLC

November 19, 2020

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

**RE: SITE PLAN FOR BUILDING PERMIT CERTIFICATION
CERTIFICATION FOR TEMPORARY CERTIFICATE OF OCCUPANCY
TOP GOLF, 1600 DESERT SURF CIRCLE, NE, ALBUQUERQUE, NM 87109**

Dear Mr. Gomez:

I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the Approved Site Plan for Building Permit for issuance of the Temporary Certificate of Occupancy for the project referenced above. This project is in general compliance as inspected on November 19, 2020 and is in accordance with the design intent of the Approved Site Plan for Building Permit dated 9/16/19. This certification is submitted in support of the request for Temporary Certificate of Occupancy for the building.

This request is to allow vendors to occupy the building while the building contractor completes the noted punchlist items.

Transportation Punchlist

- 1) Complete 2nd lift of site paving sitewide
- 2) Install Fire Access (Pavers)
- 3) Install remaining ADA parking with signage
- 4) Install Pedestrian Crossing areas
- 5) Install Motorcycle Parking and signage
- 6) Correct slope deficiencies along ADA Pedestrian Route
- 7) Stripe parking spaces where paving is incomplete
- 8) Provide adequate bicycle rack capacity

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 Site Plan for Building Permit. Therefore, we request approval of the as-built Site Plan for Building Permit for a Temporary Certificate of Occupancy until the building is completed.

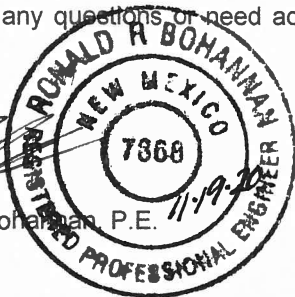
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2017035
RRB/JN/bf





City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Top Golf **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: Parcel B-1 Plat of Parcels C-1, C-2, C-3, C-4 & B-1

City Address: 1600 Desert Surf Circle. NE Albuquerque NM 87107

Applicant: Tierra West, LLC **Contact:** Jonathan Niski

Address: 5571 Midway Park Place NE Albuquerque NM 87109

Phone#: 505-858-3100 **Fax#:** 505-858-1118 **E-mail:** jniski@tierrawestllc.com

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

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 (Temporary)
- ☐ 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: 11/20/2020 **By:** Jonathan Niski

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____