

CITY OF ALBUQUERQUE



December 18, 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 12-11-20**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 12-11-20, 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:

- The valve collar poured near the front entrance and the materials and driveable glass removed that is blocking the east parking lot access aisle and the pedestrian way in front of the building.
- All project materials removed from the site and the trash dumpster. The project needs to be swept up and leaves need to be removed at the handicapped ramp to the roadway right-of-way.

Once corrections are complete resubmit

1. The approved and stamped Administrative Amendment 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.

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

CITY OF ALBUQUERQUE



Sincerely,

A handwritten signature in blue ink, appearing to read 'Ernie Gomez', is written over the typed name.

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



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 Cir NE Albuquerque NM

Applicant: Tierra West, LLC **Contact:** Jonathan Niski
Address: 5571 Midway Park NE Albuquerque NM 87109
Phone#: 505-858-3100 **Fax#:** 505-858-1118 **E-mail:** jniski@tierrawestll.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 (Permanent)
- ☐ 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: 12/11/2020 **By:** Jonathan Niski

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



TIERRA WEST, LLC

December 11, 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 PERMANENT 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 Permanent Certificate of Occupancy for the project referenced above. This project is in general compliance as inspected on December 11, 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 Permanent Certificate of Occupancy for the building.

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 Permanent Certificate of Occupancy.

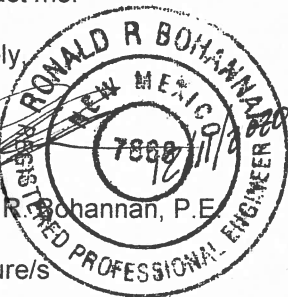
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2017035
RRB/JN/bf



KEYED NOTES:

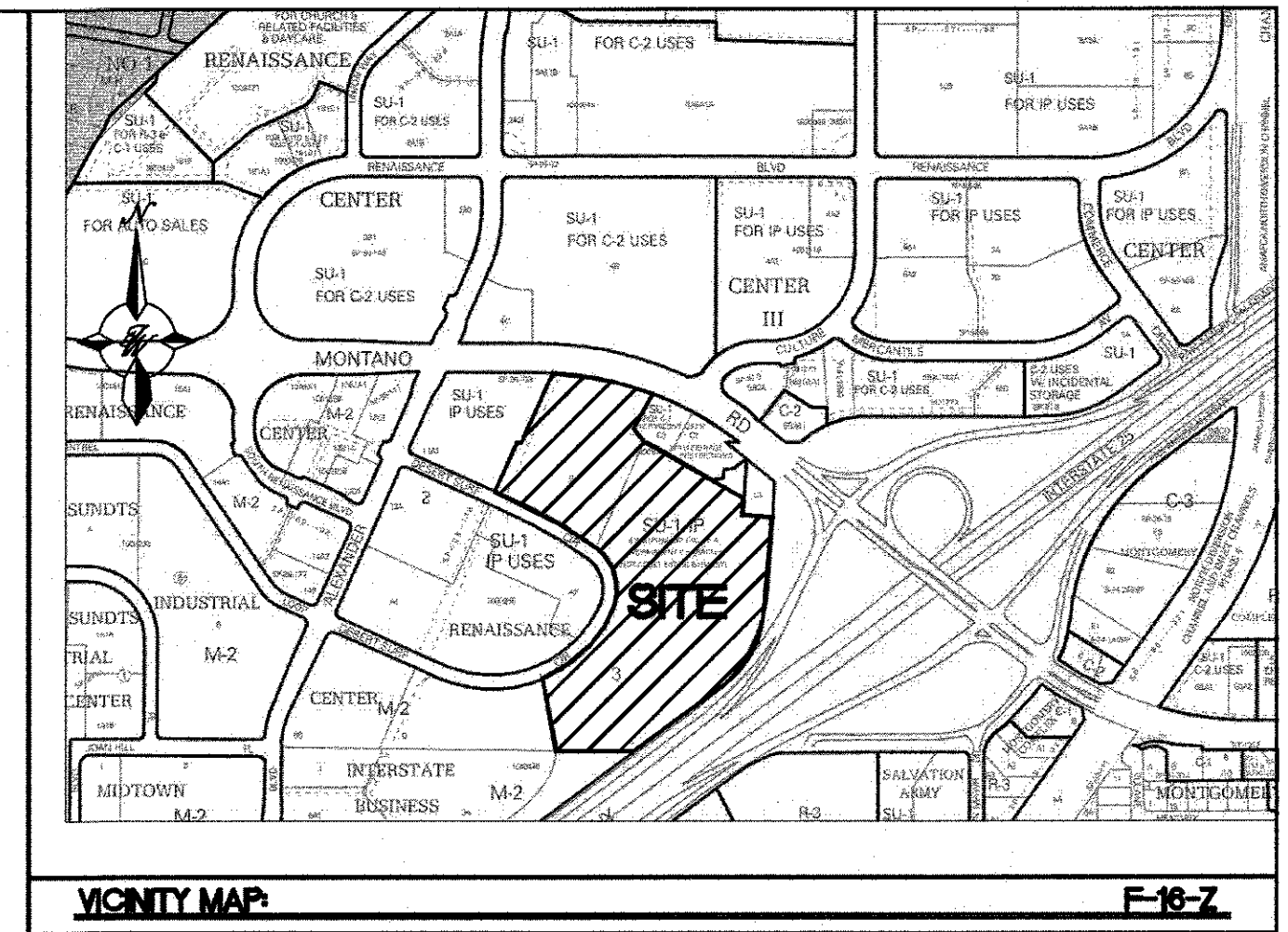
- 1 CURB & GUTTER (SEE DETAIL SHEET C8)
- 2 STRAIGHT HC RAMP (SEE DETAIL SHEET C8)
- 3 8 FT. SIDEWALK
- 4 8 FT. PEDESTRIAN CROSSING (SEE DETAIL SHEET C8.1)
- 5 DUMPSTER ENCLOSURE
- 6 EXISTING BILLBOARD
- 7 ACCESSIBLE PARKING SPACE TYPICAL-SEE DETAIL SHEET C8 FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
- 8 PROPOSED PEDESTAL SIGN (SEE ARCH PLANS)
- 9 PROPOSED MONUMENT SIGN (SEE ARCH PLANS)
- 10 FLAIED 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 | — | LANE |
| --- | BOUNDARY LINE | --- | STRIPING |
| --- | EASEMENT | --- | EXISTING CURB & GUTTER |
| --- | CENTERLINE | --- | EXISTING BOUNDARY LINE |
| --- | RIGHT-OF-WAY | --- | EXISTING EASEMENT |
| --- | BUILDING | --- | EXISTING SIDEWALK |
| --- | SIDEWALK | --- | EXISTING LANE |
| --- | TOPGOLF LIMITS OF CONSTRUCTION | --- | EXISTING STRIPING |

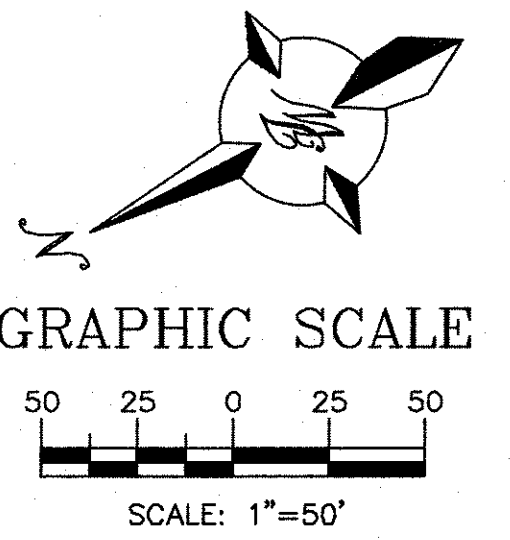
NOTES

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.R.S. MONUMENT "M-5"
STANDARD A.G.R.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1803.215185
E=1533.742194
PUBLISHED 01-01-13, 2006 (NAVD 1983)
GROUND TO GRID FACTOR=0.99972339
DELTA ALPHA ANGLE=0.121910"

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)

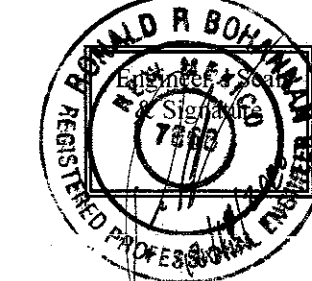
BICYCLE PARKING PROVIDED: 20 SPACES ✓

LANDSCAPE AREA REQUIRED: 84,982 SF

LANDSCAPE AREA PROVIDED: 288,516 SF

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Tierra 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 as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Planning Department and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings.



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			

ENGINEER'S SEAL
RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER
9/16/2019
RONALD R. BOHANNAN
P.E. #7868

TOPGOLF
ALBUQUERQUE, NM

SITE PLAN

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

DRAWN BY
BF
DATE
09/16/19
2017035_SPB-3
SHEET #
C3
JOB #
2017065