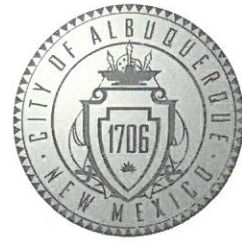


CITY OF ALBUQUERQUE



July 1, 2020

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

Re: Montgomery Church
7201 Montgomery Blvd NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 6-20-19 (F19D003A)
Certification dated 6-17-20

Dear Mr. Bohannon

Based upon the information provided in your pictures received 7-1-20, 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.

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

Sincerely,

Jeanne Wolfenbarger

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

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.



GRAPHIC SCALE



ADMINISTRATIVE AMENDMENT
FILE # 2016037 PROJECT # 2016037
One story, ~22,074 sf
building with revised
footprint
APPROVED BY DATE

Chama Street, N.E.
(50' PUBLIC ROW)

MONTGOMERY CHURCH OF CHRIST ONE-STORY
22,074 SF

PLAZA

TRACT A-1
KNAPP HEIGHTS ADDITION UNIT 2
(07/25/1988, C37-13)

Mesilla St. N.E.

Montgomery Boulevard, N.E.
(100' PUBLIC ROW)

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- LIMITS OF CONSTRUCTION
- BUILDING
- SIDEWALK
- RETAINING WALL
- STREET LIGHTS
- LANE
- STRIPING
- FENCE
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING LANE
- EXISTING STRIPING

SITE DATA

PROPOSED USAGE: CHURCH RELATED USES
EXISTING LOT AREA: ±446,653.68 sq.ft. (10.25 Ac)
NEW TRACT A-1-B LOT AREA: ±162,640 sq.ft. (3.73 Ac)
CONSTRUCTION AREA: ±110,110 sq.ft. (2.52 Ac)

BUILDING SF: 22,074 sq.ft. MAX HEIGHT 28'
SEATING CAPACITY: 350 SEATS

PARKING REQUIRED: 88 (350 SEATS/4)
PARKING PROVIDED: 342 SPACES 141 SPACES

HC PARKING REQUIRED: 8 SPACES
HC PARKING PROVIDED: 8 SPACES (2 SPACES VAN ACCESSIBLE)

BICYCLE PARKING REQUIRED: 8 SPACES
BICYCLE PARKING PROVIDED: 8 SPACES

MOTORCYCLE PARKING REQUIRED: 4 SPACES
MOTORCYCLE PARKING PROVIDED: 4 SPACES

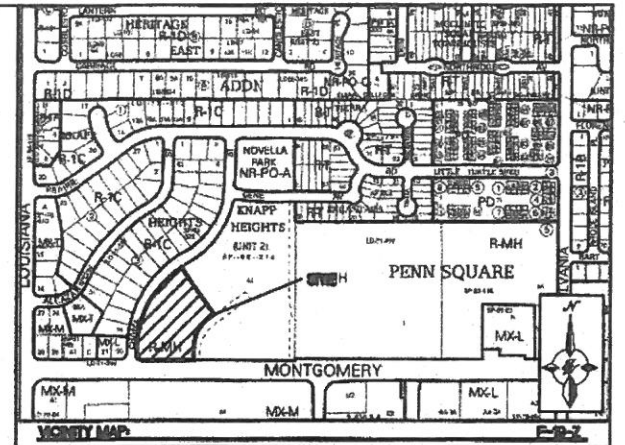
LANDSCAPE AREA REQUIRED: 13,951 SF
LANDSCAPE AREA PROVIDED: 23,625 SF

KEYED NOTES

- CURB & GUTTER (SEE DETAIL SHEET C6)
- STRAIGHT HC RAMP (SEE DETAIL SHEET C6)
- NEW 6 FT. SIDEWALK
- 8 FT. PEDESTRIAN CROSSING (SEE DETAIL SHEET C6)
- DOUBLE DUMPSTER ENCLOSURE (SEE DETAIL SHEET C7)
- ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET C7 FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
- EXISTING 7'x4' READER SIGN TO REMAIN
- 2x SIDEWALK CULVERTS (S019) PER COA STD. DWG 2238
- EXISTING CURB, CONCRETE PAD, SHADE CANOPY, WALL & BUILDING TO BE REMOVED.
- COURTYARD FENCE (SEE ARCH. PLANS)
- EXISTING FIRE HYDRANT
- BICYCLE RACK (SEE DETAIL SHEET C7)
- FLARED CURB HC RAMP (SEE DETAIL SHEET C7)
- MOTORCYCLE PARKING WITH SIGN (SEE DETAIL SHEET C7)

KEYED NOTES (CONT.):

- PROPOSED MONUMENT SIGN (SEE SHEET B1)
- SIGHT TRIANGLE (SEE NOTE 3 THIS SHEET)
- 2' GARDEN WALL
- NEW FIRE HYDRANT W/6" VALVE
- EXISTING FIRE HYDRANT TO BE REMOVED



LEGAL DESCRIPTION

TRACT A-1-B KNAPP HEIGHTS UNIT 2

NOTES

- CROSS PARKING AND INGRESS AND EGRESS AGREEMENT IS PROPOSED BETWEEN BOTH OWNERS OF THE SUBDIVIDED TRACTS.
- SITE LIGHTING SHALL BE RESTRICTED TO 16 FEET IN HEIGHT WITHIN 100 FEET OF RESIDENTIAL ZONES.
- LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS AT THE INTERSECTIONS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 6 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

PROJECT NUMBER: 1011556

APPLICATION NUMBER: 18EPC-40013

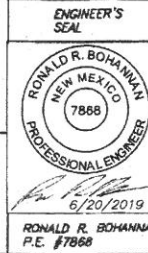
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 6/20/19, and the Findings and Conditions in the Official Notification of Decision are adopted.

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved SDP 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 APPROVAL:

Traffic Engineer, Transportation Division	Date
ABCWUA	Date
Parks & Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary



MONTGOMERY CHURCH OF CHRIST
7201 MONTGOMERY BLVD. NE
SITE PLAN FOR BUILDING PERMIT

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

DRAWN BY
BF
DATE
6/20/19
2016037_SPB
SHEET #
C2
JOB #
2016037



CITY OF ALBUQUERQUE

TW

TIERRA WEST, LLC



June 17, 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 PERMENANT CERTIFICATE OF OCCUPANCY
MONTGOMERY CHURCH OF CHRIST, 7201 MONTGOMERY BLVD AVE, NE, 87109**

Dear Mr. Gomez:

I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the As-built AA Approved Site Plan for Building Permit for issuance of a Permanent Certificate of Occupancy for the project referenced above. This project is in substantial compliance as inspected on June 16, 2020 and is in accordance with the design intent of the AA Approved Site Plan for Building Permit dated 6/20/19.

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 AA Approved Site Plan for Building Permit. Therefore, we request approval of the As-built AA Approved 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.

Enclosures

JN: 2016037
RRB/RS/bf

2016037 Ernie Gomez Perm SPBP CO Letter 6-17-20.docx

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Albuquerque, NM 87103
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tierrawestllc.com

www.cabq.gov

