

August 1, 2019

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

**Re: Entertainment Facility**  
**3930 Pan American Fwry NE**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 5-25-18 (G16D145A)  
Certification dated 7-26-19

www.cabq.gov

NM 87103

Dear Bohannon,

Albuquerque

Based upon the information provided in your pictures received 8-1-19,  
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

PO Box 1293

Albuquerque

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

Sincerely,

NM 87103

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

www.cabq.gov

Ernie Gomez  
Plan Checker, Planning Dept.  
Development Review Services

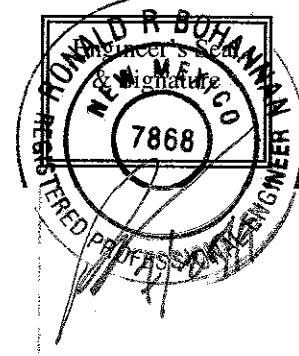
EG via: email  
C: CO Clerk, File





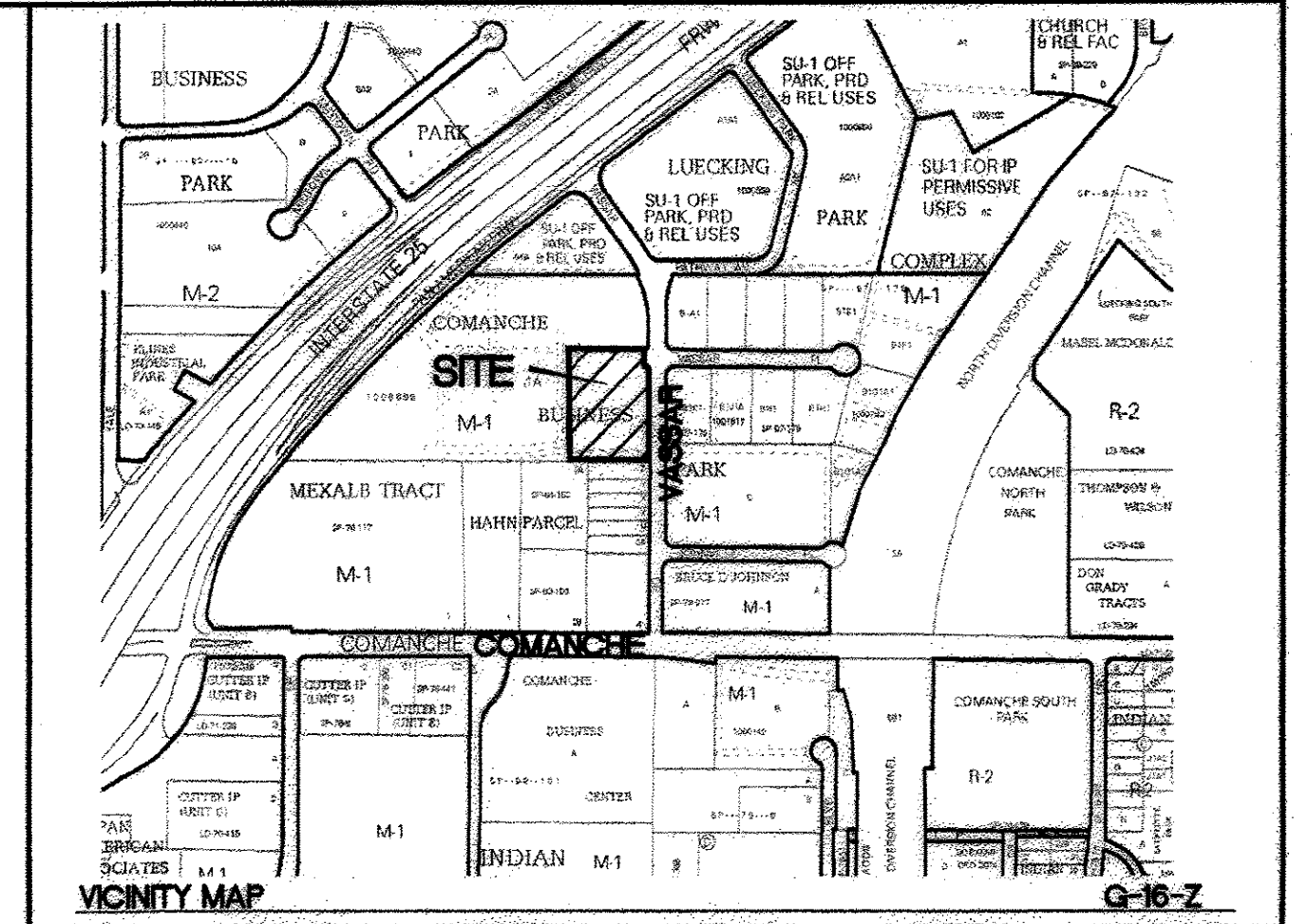
# CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of 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 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 Engineer and that the original design intent of the approved plans has been met, except as noted on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction with survey information provided by Brian Martinez, of Cartesian Surveys Inc., NMPS number 18374.



## LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	RETAINING WALL
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	SITE LIGHTING
	COMPACT PARKING SPACE
	MOTORCYCLE SPACE W/SIGN SEE SHEET 6 FOR SIGN DETAIL
	8' WIDE AWNING OVER PATIO



## LEGAL DESCRIPTION

LOT 3, SRCC ALBUQUERQUE CARPENTERS TRAINING CENTER  
(12/02/2014, BOOK 2014C, PAGE 129)

## SITE DATA

ZONING	M1 (SC)
SETBACKS	FRONT PER PLAN REAR PER PLAN SIDE (CORNER) PER PLAN
LOT AREA	113,692 SF (2.61 AC)
PROPOSED USAGE	ENTERTAINMENT FACILITY 35,040 SF PATIO 898 SF
LANDSCAPING REQUIRED	11732 SF (15% NET LAND AREA)
LANDSCAPING PROVIDED	14202 SF
PARKING REQUIRED	156 SPACES
SHARED PARKING REDUCTION	31 SPACES
PARKING REQUIRED MINUS	
SHARED PARKING REDUCTION	125 SPACES
PARKING PROVIDED	125 SPACES (8 COMPACT)
ACCESSIBLE PARKING REQUIRED	8 SPACES
ACCESSIBLE PARKING PROVIDED	8 SPACES (2 VAN ACCESSIBLE)
MOTORCYCLE PARKING REQUIRED	5 SPACES
MOTORCYCLE PARKING PROVIDED	5 SPACES
BICYCLE PARKING REQUIRED	8 SPACES
BICYCLE PARKING PROVIDED	8 SPACES

## KEYED NOTES

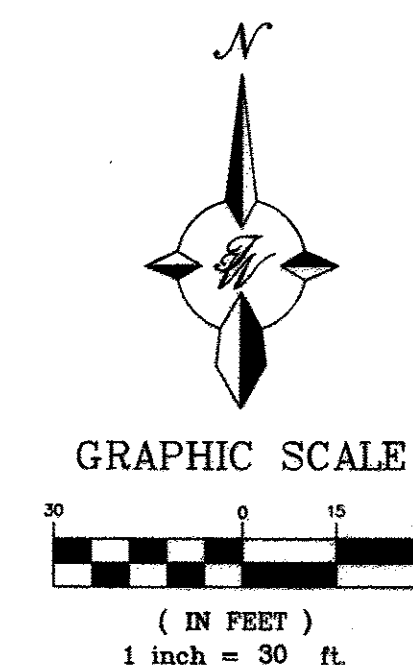
- ACCESSIBLE PARKING: THE ADA ACCESS AISLES SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED
- EXISTING CURB TO REMAIN
- NEW CURB PER COA STD DWG 2415A
- CONCRETE SIDEWALK PER ARCHITECTURAL PLAN
- 7' CROSSWALK SEE DETAIL SHEET 5
- DUMPSTER W/RECYCLE SEE DETAIL SHEET 6
- PROPOSED TRANSFORMER W/BOLLARDS
- EXISTING WALL
- BICYCLE RACK
- REMOVE AND DISPOSE 2.3 LF EXISTING WALL
- ACCESSIBLE RAMP SEE DETAIL SHEET 5
- EXISTING LIGHTS TO BE SALVAGED AND RELOCATED
- 8' WIDE AWNING
- MOTORCYCLE PARKING SIGN (TYP ONE FOR EACH SPACE)

## NOTES

- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
- ALL PEDESTRIAN LIGHT WILL BE PROVIDED BY WALL PACKS MOUNTED ON THE BUILDING
- MOTORCYCLE PARKING SPACES SHALL BE DESIGNATED BY ITS OWN CONSPICUOUSLY POSTED UPRIGHT SIGN, EITHER FREE-STANDING OR WALL MOUNTED PER THE ZONING CODE

## INDEX TO DRAWINGS

- SITE PLAN FOR BUILDING PERMIT
- LANDSCAPING PLAN
- GRADING PLAN
- MASTER UTILITY PLAN
- CONSTRUCTION DETAILS
- CONSTRUCTION DETAILS
- FIREONE PLAN
- BUILDING ELEVATION
- SIGN ELEVATION
- SIGN ELEVATION
- SIGN ELEVATION



PROJECT NUMBER: 1006865	
APPLICATION NUMBER: 18DRB-70062	
Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.	
<b>DRB SITE DEVELOPMENT PLAN APPROVAL:</b>	
<i>Rogers</i> Traffic Engineer, Transportation Division	4/4/18 Date
<i>Jon</i> Water Utility Development	4/4/18 Date
<i>James</i> Parks & Recreation Department City Engineer	4/4/18 Date
* Environmental Health Department (conditional) Date	
Solid Waste Management	Date
DRB Chairperson, Planning Department	25/May/18 Date
Code Enforcement	4/4/18 Date
* Environmental Health, if necessary	

ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	ENTERTAINMENT FACILITY 3930 PAN AMERICAN FRWY	DRAWN BY pm
	SITE PLAN FOR BUILDING PERMIT	DATE 4-3-18
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierawestllc.com	DRAWING
SHEET # 1		JOB # 2017042



# City of Albuquerque

Planning Department  
Development & Building Services Division

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

**Project Title:** Entertainment Facility **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** G16D145A  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** 3930 Pan American FWY NE Albuquerque NM

**Applicant:** Tierra West, LL **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:** ABC Comanche Retail, LLC **Contact:** Brendon Hollier

**Address:** 8350 N. Central Expy., Suite 1313 Dallas TX, 75206

**Phone#:** 214-561-6515 **Fax#:** \_\_\_\_\_ **E-mail:** hollier@paliopartners.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:** 7/27/2019 **By:** Brad Frosh

COA STAFF:

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

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