

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 28, 2023

Ron Bohannon, P.E.
Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109

Re: Sandia Federal Credit Union/ 1100 Rio Grande Blvd. NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 11-23-21 (H13D109A)
Certification dated 10-23-23

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 10-24-23, 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 Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Sincerely,

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

\xxx via: email
C: CO Clerk, File

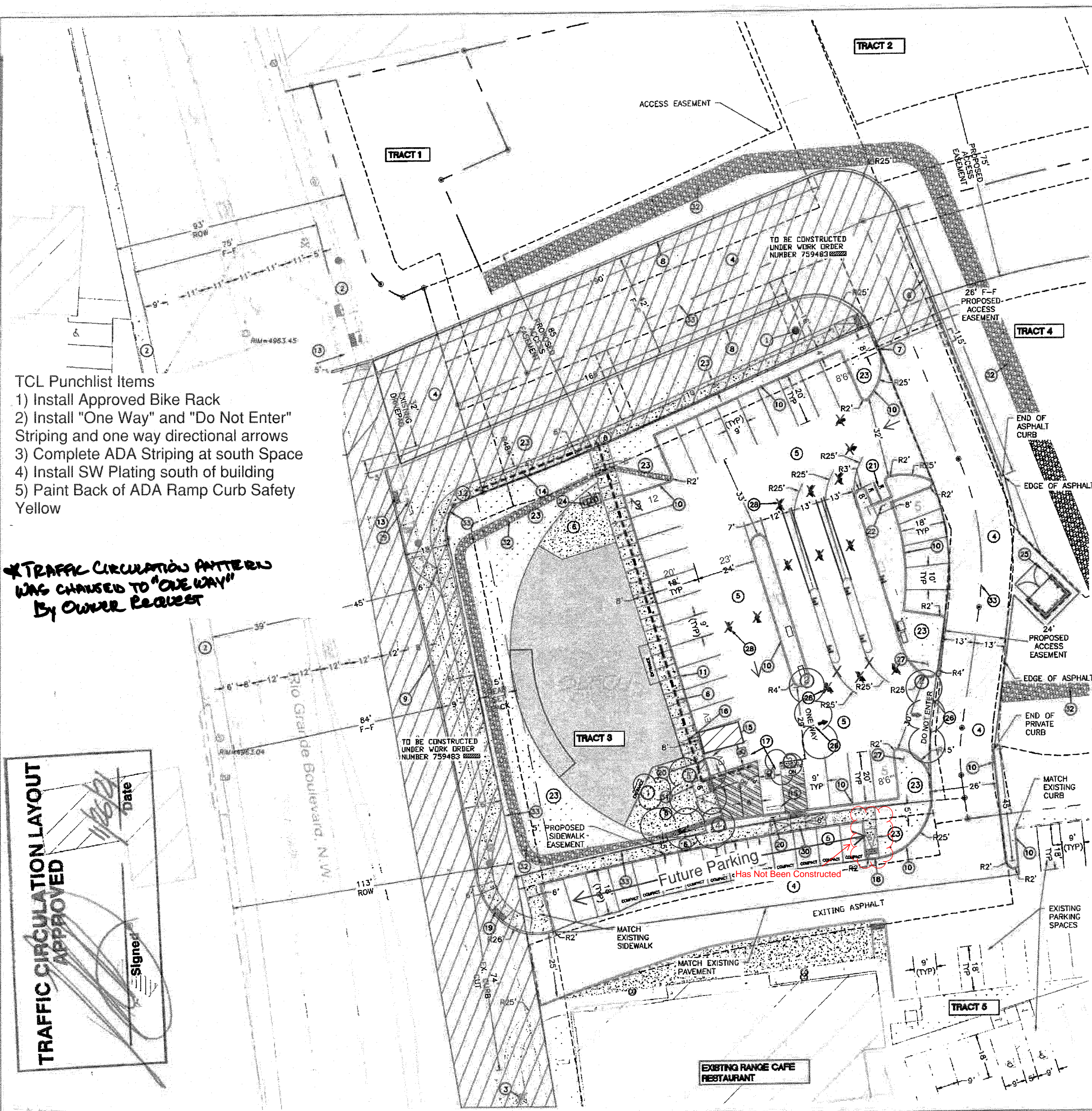
CONDITION OF FINAL C.O. APPROVAL:
N.O. CPN 759483 BE COMPLETED, &
APPROVED/ACCEPTED

- TCL Punchlist Items
- 1) Install Approved Bike Rack
 - 2) Install "One Way" and "Do Not Enter" Striping and one way directional arrows
 - 3) Complete ADA Striping at south Space
 - 4) Install SW Plating south of building
 - 5) Paint Back of ADA Ramp Curb Safety Yellow

TRAFFIC CIRCULATION PATTERN
WAS CHANGED TO "ONE WAY"
BY OWNER REQUEST

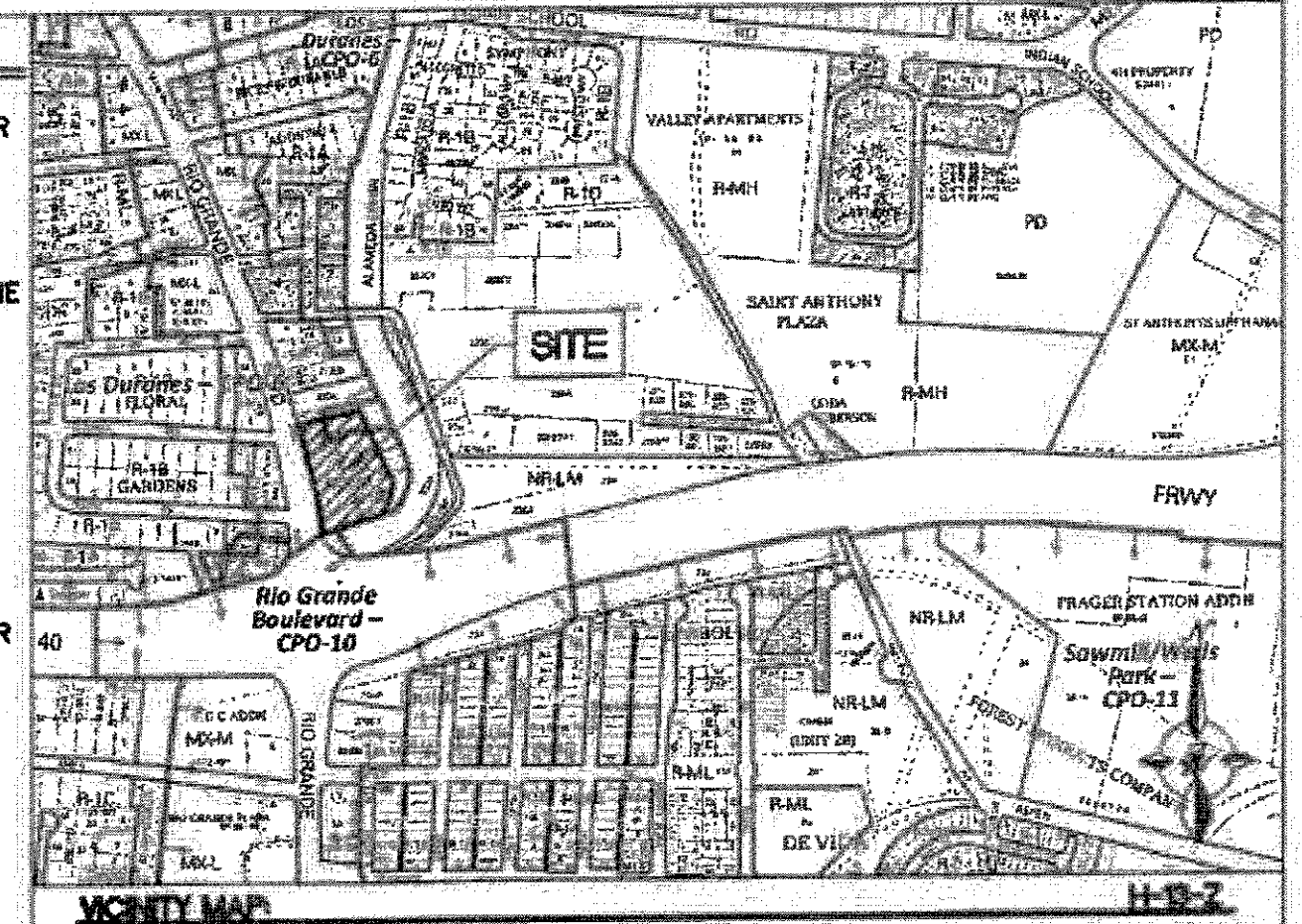
TRAFFIC CIRCULATION LAYOUT
APPROVED

Date: 11/23/2021
Signed: [Signature]



- LEGEND**
- ASPHALT CURB & GUTTER
 - CONC. CURB & GUTTER
 - EASEMENT
 - PROPOSED PROPERTY LINE
 - PROPOSED BUILDING
 - SIDEWALK
 - LANDSCAPING
 - EXISTING LANE
 - EXISTING STRIPING
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING SIDEWALK
 - EXISTING OVERHEAD LINE
 - EXISTING HYDRANT
 - EXISTING SD INLET
 - EXISTING POWER POLE
 - EXISTING TRAFFIC SIGNAL BOX
 - EXISTING TRAFFIC SIGNAL
 - PROPOSED HYDRANT

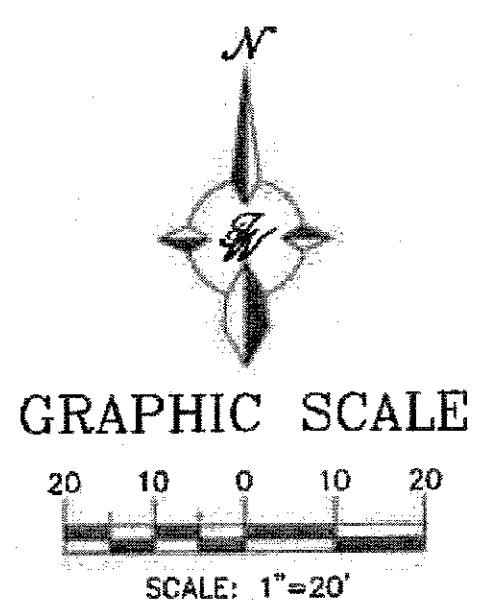
- KEYED NOTES**
- 1 PROPOSED FIRE HYDRANT
 - 2 EXISTING SIDEWALK
 - 3 EXISTING FIRE HYDRANT
 - 4 HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL, SHEET C5.1)
 - 5 SITE ASPHALT PAVEMENT (SEE DETAIL, SHEET C5.1)
 - 6 SIDEWALK PER COA STD DWG #2430 (SEE DETAIL, SHEET C5.1)
 - 7 6" C & G TO 6" ASPHALT CURB TRANSITION
 - 8 TEMPORARY ASPHALT 6" C & G PER COA STD DWG #2415C (SEE DETAIL, SHEET C5.1)
 - 9 STD 8" CURB AND GUTTER PER COA STD DWG #2415A (SEE DETAIL, SHEET C5.1)
 - 10 6" PRIVATE CURB AND GUTTER (SEE DETAIL, SHEET C5.1)
 - 11 6" CONCRETE TURN DOWN CURB (SEE DETAIL, SHEET C5.1)
 - 12 PUBLIC SIDEWALK PER COA STD DWG #2430
 - 13 ADA DETECTABLE WARNING SURFACE PER COA STD DWG #2446
 - 14 ADA PUBLIC ACCESSIBLE PATHWAY
 - 15 WHEEL STOP (SEE DETAIL, SHEET C5.2)
 - 16 ADA PARKING ACCESSIBLE PATHWAY
 - 17 ADA PARKING PER ADA REQUIREMENTS (SEE DETAIL, SHEET C5.2)
 - 18 DETAIL C-ADA CURB RAMP COA DWG 2443 (SEE DETAIL, SHEET C5.2)
 - 19 ADA CORNER CURB RAMP PER COA CURRENT STD DWG #2441 AND SHALL HAVE TRUNCATED DOMES INSTALLED (SEE DETAIL, SHEET C5.2)
 - 20 ADA NO PARKING SIGN (SEE DETAIL, SHEET C5.2)
 - 21 MOTORCYCLE PARKING ADD PAINT LABEL PER COA CODE
 - 22 MOTORCYCLE PARKING SIGN (SEE DETAIL, SHEET C5.3)
 - 23 LANDSCAPE AREA
 - 24 BIKE RACK (SEE DETAIL, SHEET C5.3)
 - 25 REFUSE DUMPSTER (SEE DETAIL, SHEET C5.3)
 - 26 "ONE WAY" & "DO NOT ENTER" STRIPING (SEE DETAIL, SHEET C5.3)
 - 27 "DO NOT ENTER" SIGNAGE (SEE DETAIL, SHEET C5.3)
 - 28 TRAFFIC ARROWS (SEE DETAIL, SHEET C5.3)
 - 29 EXISTING TRAFFIC SIGNAL
 - 30 DETAIL A PARALLEL CURB RAMP PER COA STD DWG #2443 AND SHALL HAVE TRUNCATED DOMES INSTALLED (SEE DETAIL, SHEET C5.2)
 - 31 FLARED CURB HC RAMP SEE DETAIL SHEET C5.1 AND SHALL HAVE TRUNCATED DOMES INSTALLED (SEE DETAIL, SHEET C5.1)
 - 32 ROCK SWALE (REFER GRADING PLAN SHEETS)
 - 33 PROPERTY LINE



SITE DATA

SANDIA LABORATORY FEDERAL CREDIT UNION (SLFCU)	
IDO ZONING:	MX-M
PROPOSED USAGE:	BUSINESS
LOT AREA:	40,530 SF (0.93 ACRE)
BUILDING AREA:	4,400 SF
PARKING: SPACES REQUIRED:	13 (3 SPACES/ 1,000 SF)
PARKING: SPACES PROVIDED:	32 (INCLUDES HC PARKING)
HC PARKING: SPACES REQUIRED:	2
HC PARKING: SPACES PROVIDED:	2
(1 VAN ACCESSIBLE)	
MC PARKING: SPACES REQUIRED:	1
(1 PER 1-25 REQUIRED PARKING SPACES)	
MC PARKING: SPACES PROVIDED:	2
BICYCLE PARKING: SPACES REQUIRED:	3
(3 SPACES OR 10% OF REQUIRED PARKING)	
BICYCLE PARKING: SPACES PROVIDED:	4
LANDSCAPE AREA PROVIDED:	7400 SF (18%)

- NOTES**
1. 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 PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 2. ALL CONFLICTING STRIPING SHALL BE ERADICATED BY WATER BLASTING PER SECTION 443 OF THE COA STANDARD SPECIFICATIONS (LATEST EDITION).
 3. ALL SIGNS TO BE COVERED WITH ANTI GRAFFITI COATING.
 4. ALL SIGNS AND STRIPING SHALL BE MADE IN ACCORDANCE WITH THE MUTCD (CURRENT EDITION) SPECIFICATIONS AND COA STANDARDS.
 5. ALL SYMBOLS AND ARROWS STRIPING TO BE PREFORMED HOT APPLIED THERMOPLASTIC TAPE.
 6. ALL LANE OR LANES STRIPING TO BE PREFORMED HOT APPLIED THERMOPLASTIC TAPE.
 7. PAINT ALL MEDIAN CURB AND MEDIAN NOSE YELLOW (TYP) PER COA STANDARD SPECIFICATIONS.
 8. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
 9. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARDS.



CL Temporary Certification 10-23-23

ENGINEER'S SEAL 11/23/2021	SANDIA LAB FCU RIO GRANDE + I-40 TRAFFIC CIRCULATION LAYOUT	DRAWN BY LN
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DATE: 11-19-2021
		DRAWING: 2012100-SP
		SHEET # C1
		JOB # 2012100

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

H13-D109