

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 26, 2021

Ronald Bohannon, P.E.
Tierra West LLC
5571 Midway Park Pl. NE
Albuquerque, NM 87107

**Re: Maverik, University & Menaul
1915 Menaul Blvd NE
Request for Certificate of Occupancy
Transportation Development Final Inspection**
Engineer's/Architect's Stamp dated 11-19-19 (H15D068)
Certification dated 3-23-21

Dear Mr. Bohannon,

PO Box 1293

Based upon the information provided in your submittal received 3-23-21, 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.

Albuquerque

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

NM 87103

Sincerely,

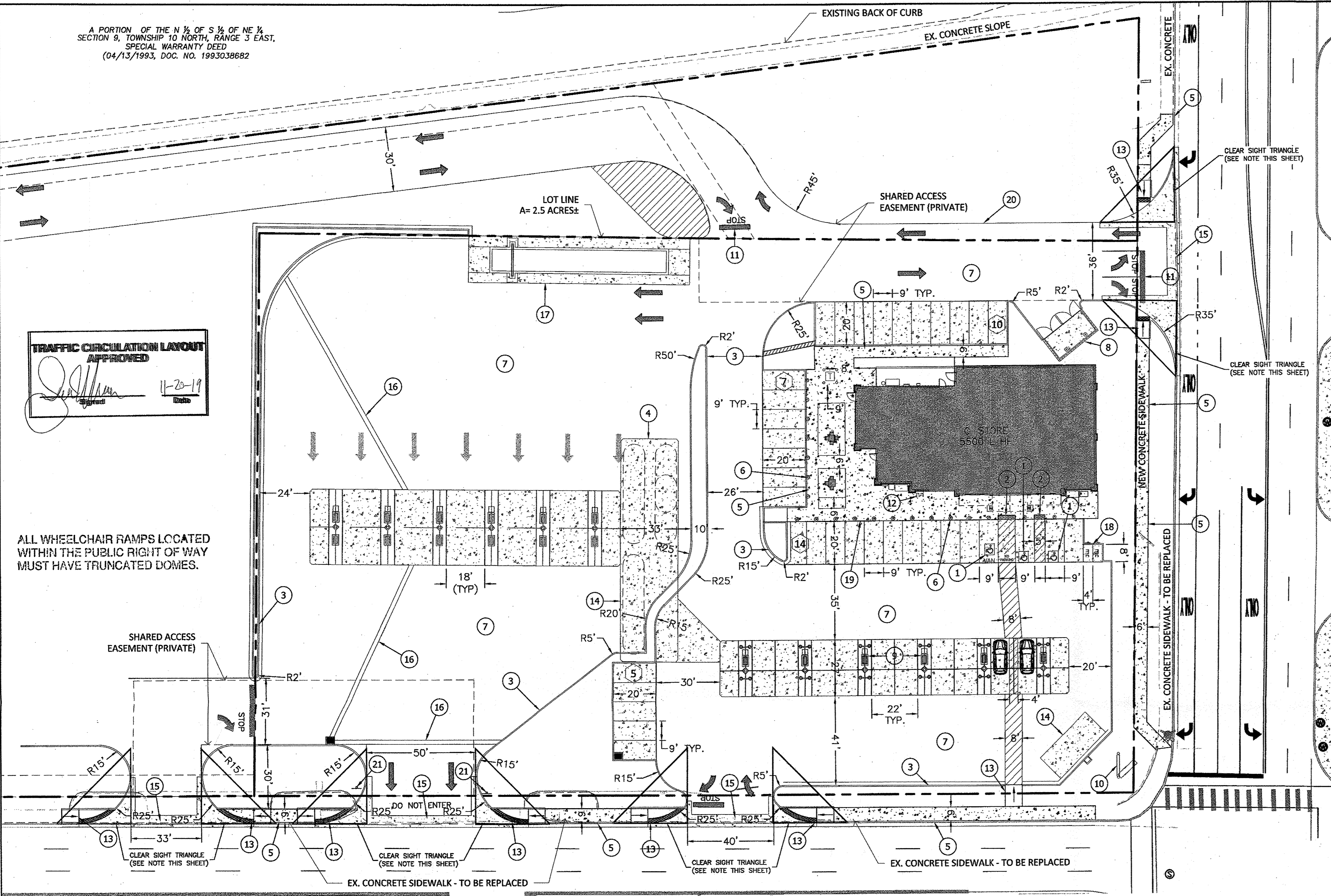
www.cabq.gov

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

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

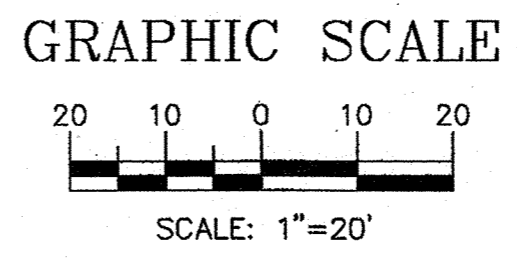
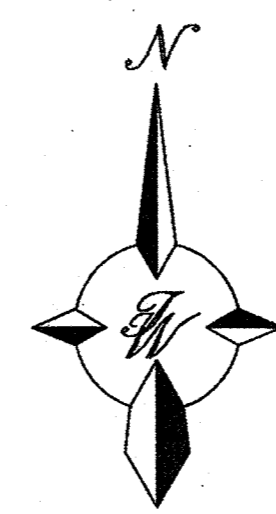
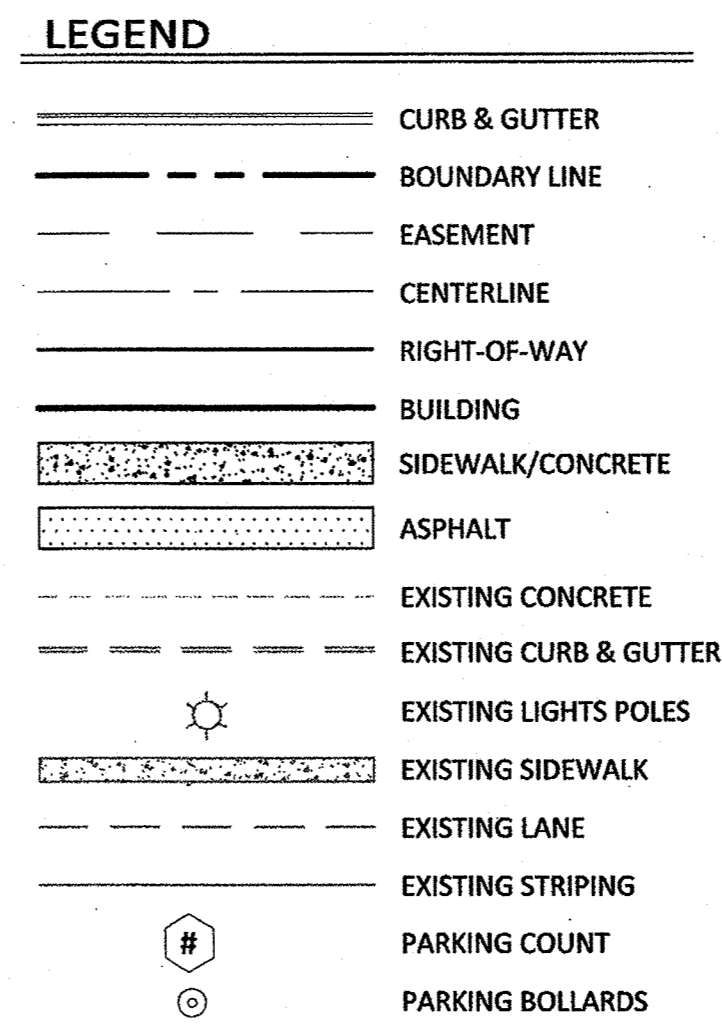
EG via: email
C: CO Clerk, File

A PORTION OF THE N 1/4 OF S 1/4 OF NE 1/4 SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST, SPECIAL WARRANTY DEED (04/13/1993, DOC. NO. 1993038682)



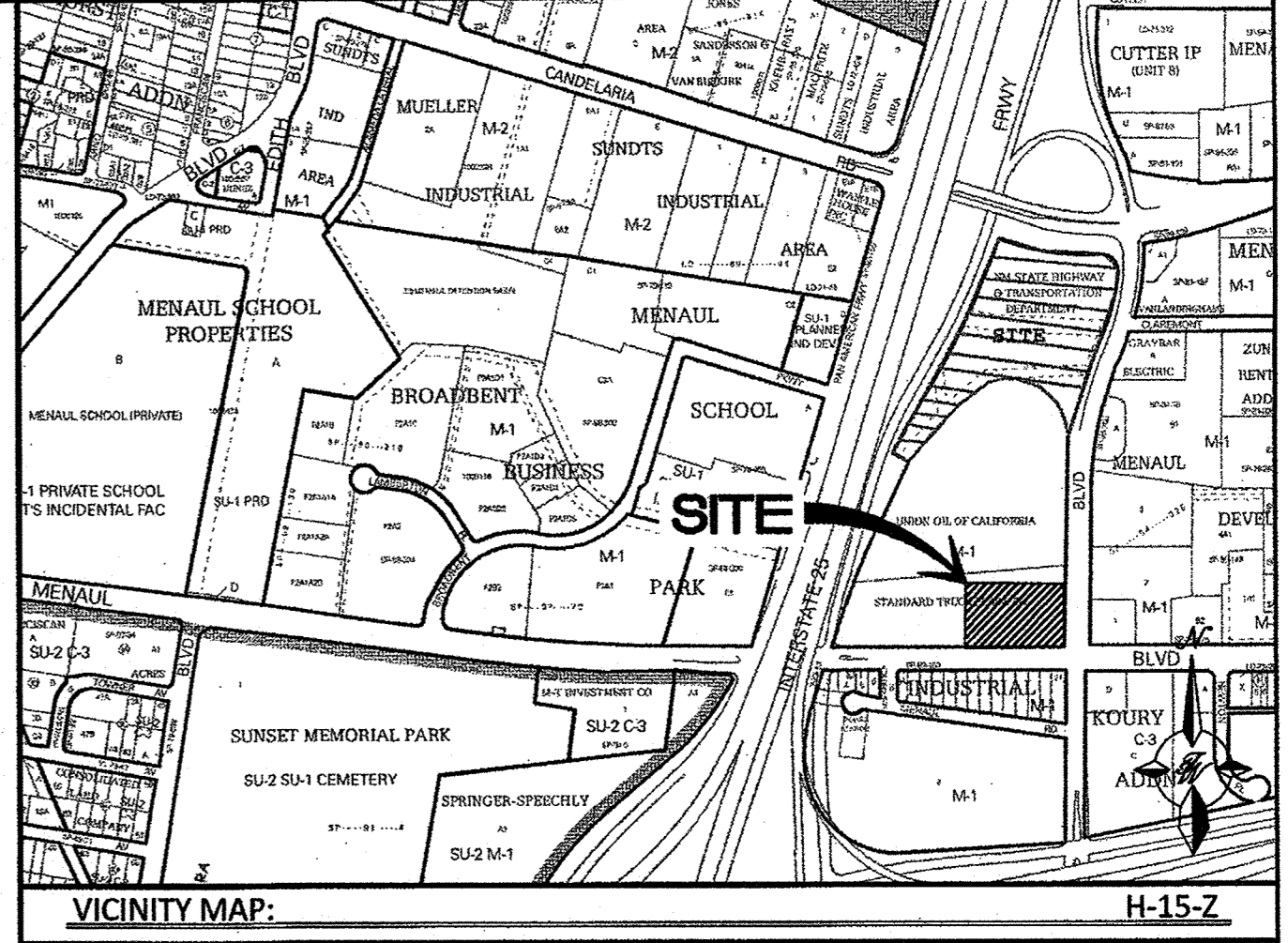
TRAFFIC CIRCULATION LAYOUT APPROVED
 11-20-19
 [Signature]

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



KEYED NOTES

- 1 ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN
- 2 TRUNCATED DOMES
- 3 ON-SITE CURB & GUTTER
- 4 UNDERGROUND STORAGE FUEL TANKS
- 5 CONCRETE SIDEWALK PER COA STD DWG 2430
- 6 BOLLARDS (TYP)
- 7 ASPHALT PAVING
- 8 DUMPSTER
- 9 GAS PUMP ISLAND (TYP)
- 10 MAVERIK MONUMENT SIGN
- 11 2.0' STOP BAR
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- 13 UNIDIRECTIONAL ACCESSIBLE RAMP PER NMDOT STD DWG 608-03
- 14 CONCRETE SLAB W/CHAMFERED CORNERS
- 15 6" VALLEY GUTTER PER COA STD DWG #2420
- 16 2" VALLEY GUTTER
- 17 TRUCK SCALE
- 18 MC PARKING WITH SIGN
- 19 ZERO CURB SOUTH OF BUILDING
- 20 ASPHALT CURB
- 21 "DO NOT ENTER" SIGN



LEGAL DESCRIPTION:
 REMAINING PORTION TRACT A AND REMAINING PORTION TRACT B, LYING AT THE NORTHEAST CORNER OF IR-25 (I-025-4(1)218) AND MENAUL BLVD. N.E.

SITE DATA

PROPOSED USAGE: GAS CONVENIENCE STORE
 IDO CLASSIFICATION: HEAVY AND LIGHT VEHICLE FUELING STATION
 LOT AREA: 108,900 SF (2.50 ACRES)
 ADDRESS: TBD
 BUILDING AREA: 5,500 SF
 PARKING REQUIRED: 22 SPACES (4 SPACES PER 1,000 SF)
 PARKING PROVIDED: 36 SPACES
 HC PARKING REQUIRED: 2 SPACES
 HC PARKING PROVIDED: 3 SPACES (1 VAN ACCESSIBLE)
 MC PARKING REQUIRED: 2 SPACES
 MC PARKING PROVIDED: 2 SPACES
 BICYCLE PARKING REQUIRED: 2 SPACES
 BICYCLE PARKING PROVIDED: 2 SPACES

SIDEWALK NOTE:

ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB, AND GUTTER PER COA STD DWG #2430 AND #2415A.

PUBLIC WORKS NOTE:

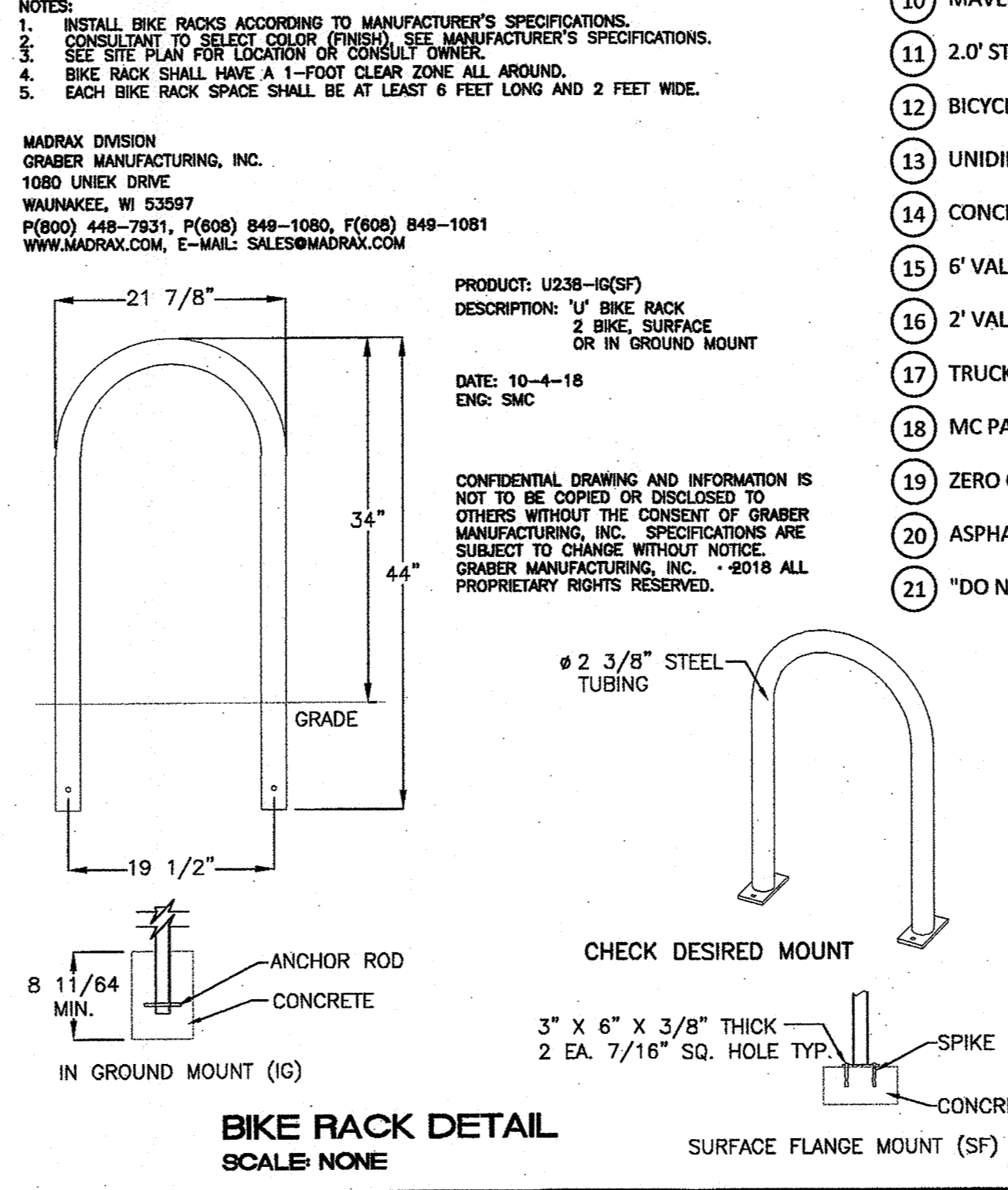
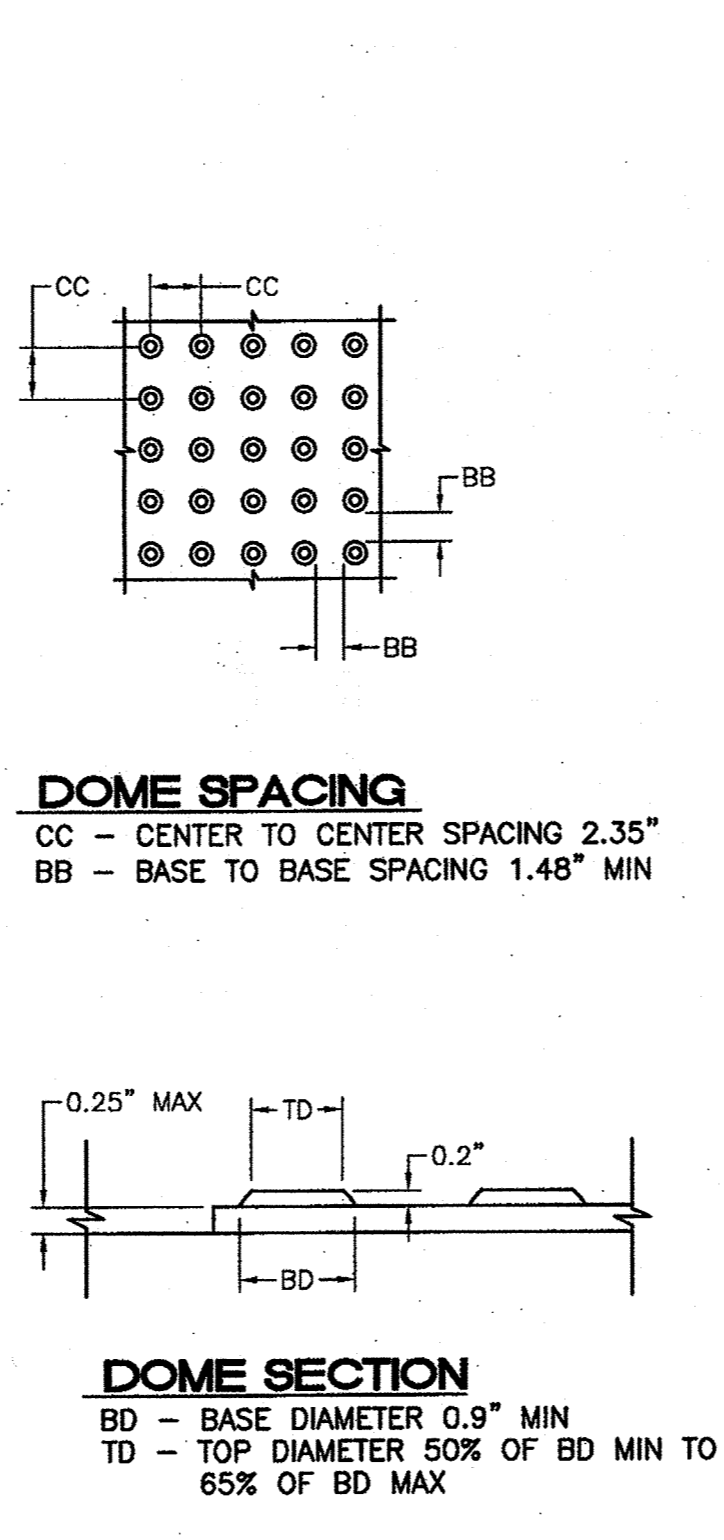
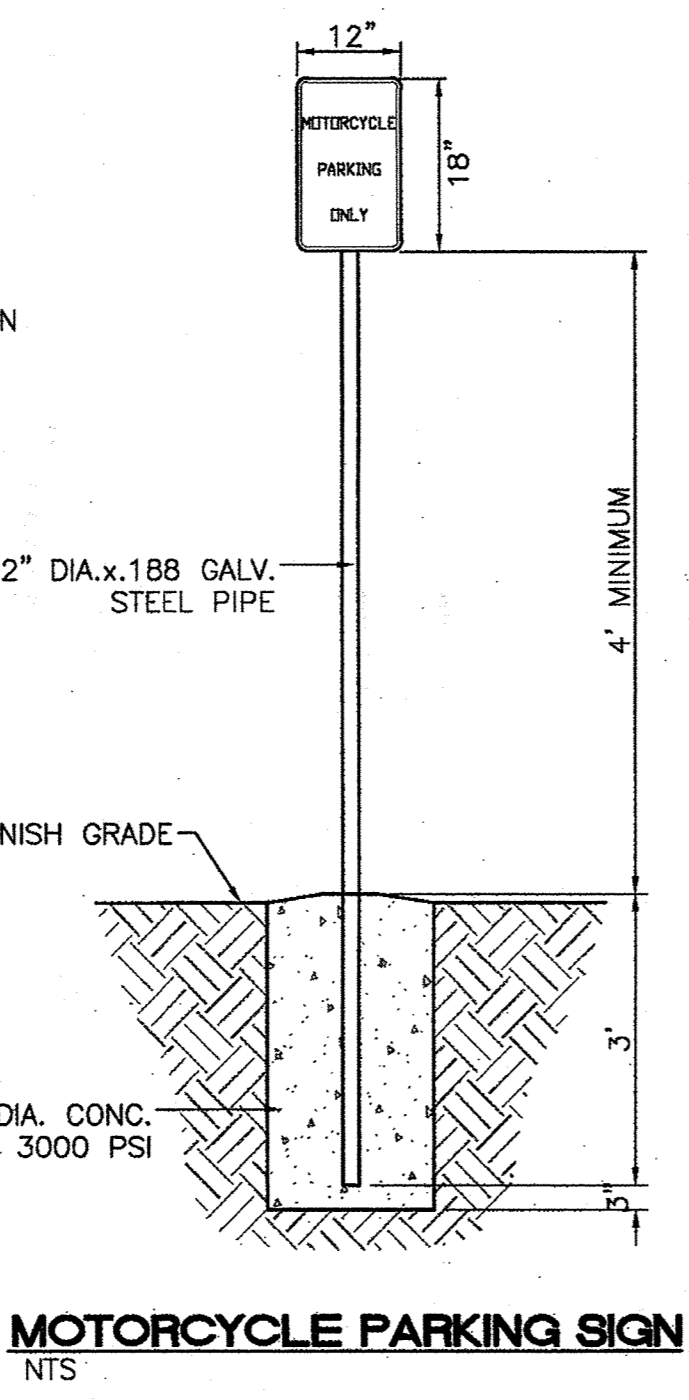
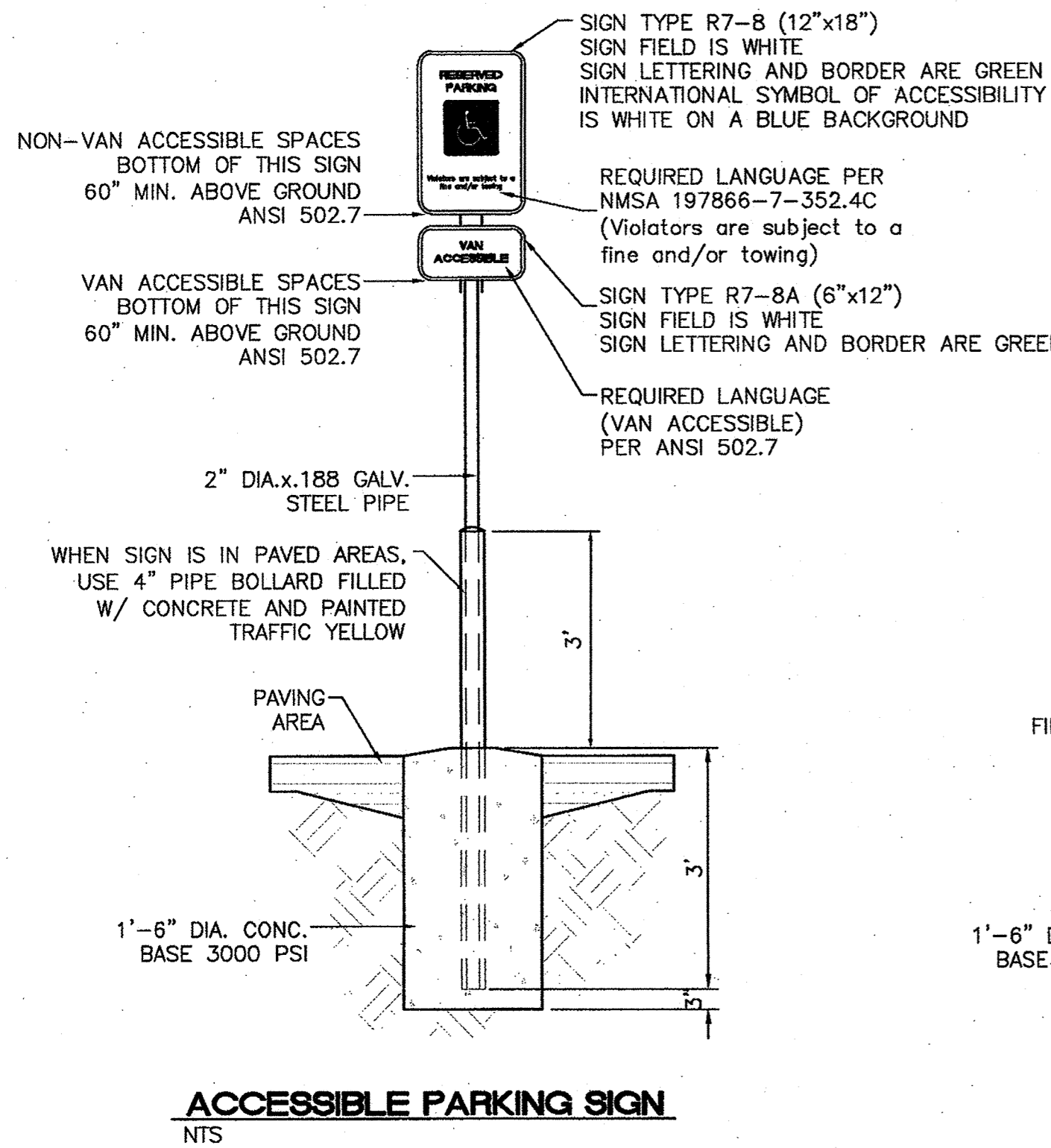
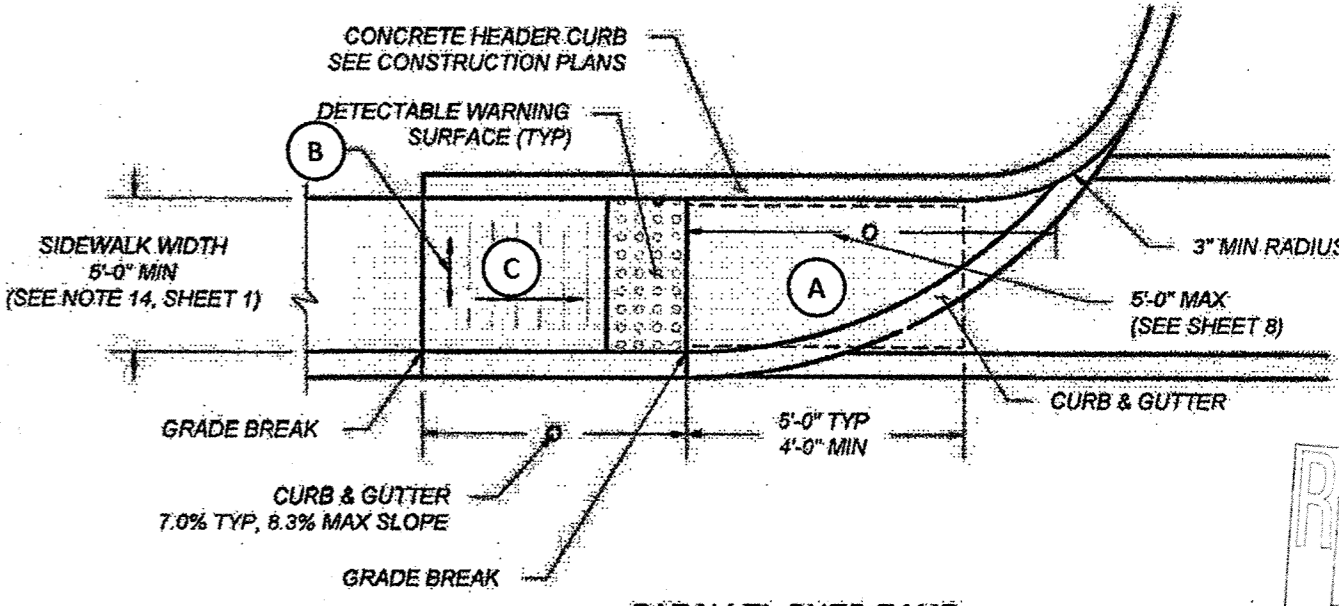
ALL WORK WITHIN PUBLIC RIGHT-OF-WAY WILL REQUIRE A WORK ORDER WITH DRC APPROVED PLANS. ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON THE WORK ORDER.

PARALLEL CURB RAMP NOTES

- DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
- DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 808-001-8/12 OF THE STANDARD DRAWINGS.
- IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
- CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP SHALL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 808004 AND NO SEPARATE PAYMENT WILL BE MADE.

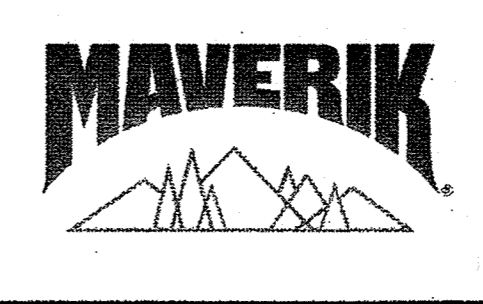
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- C RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3% MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.



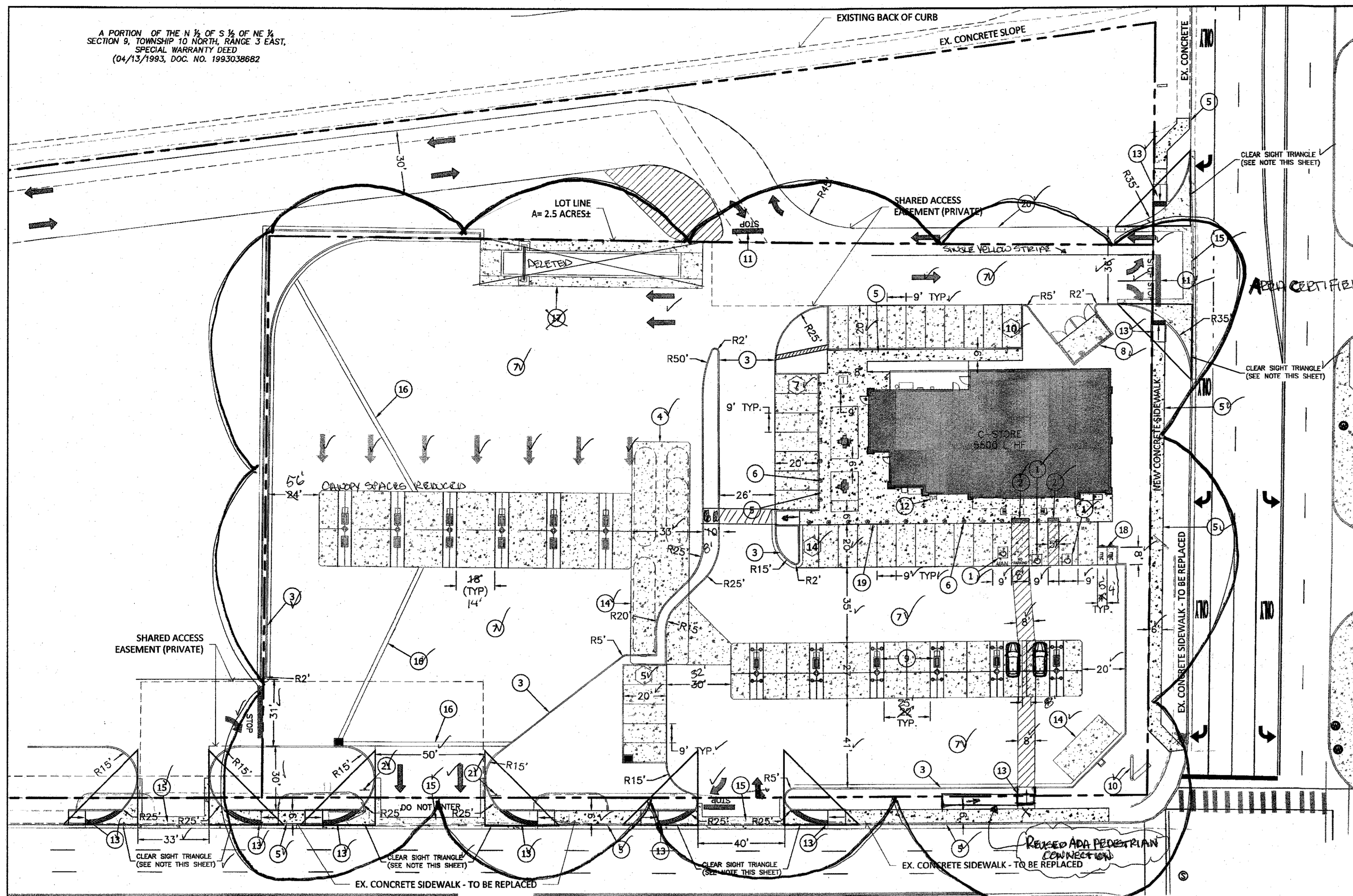
CLEAR SIGHT TRIANGLE NOTE:

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.



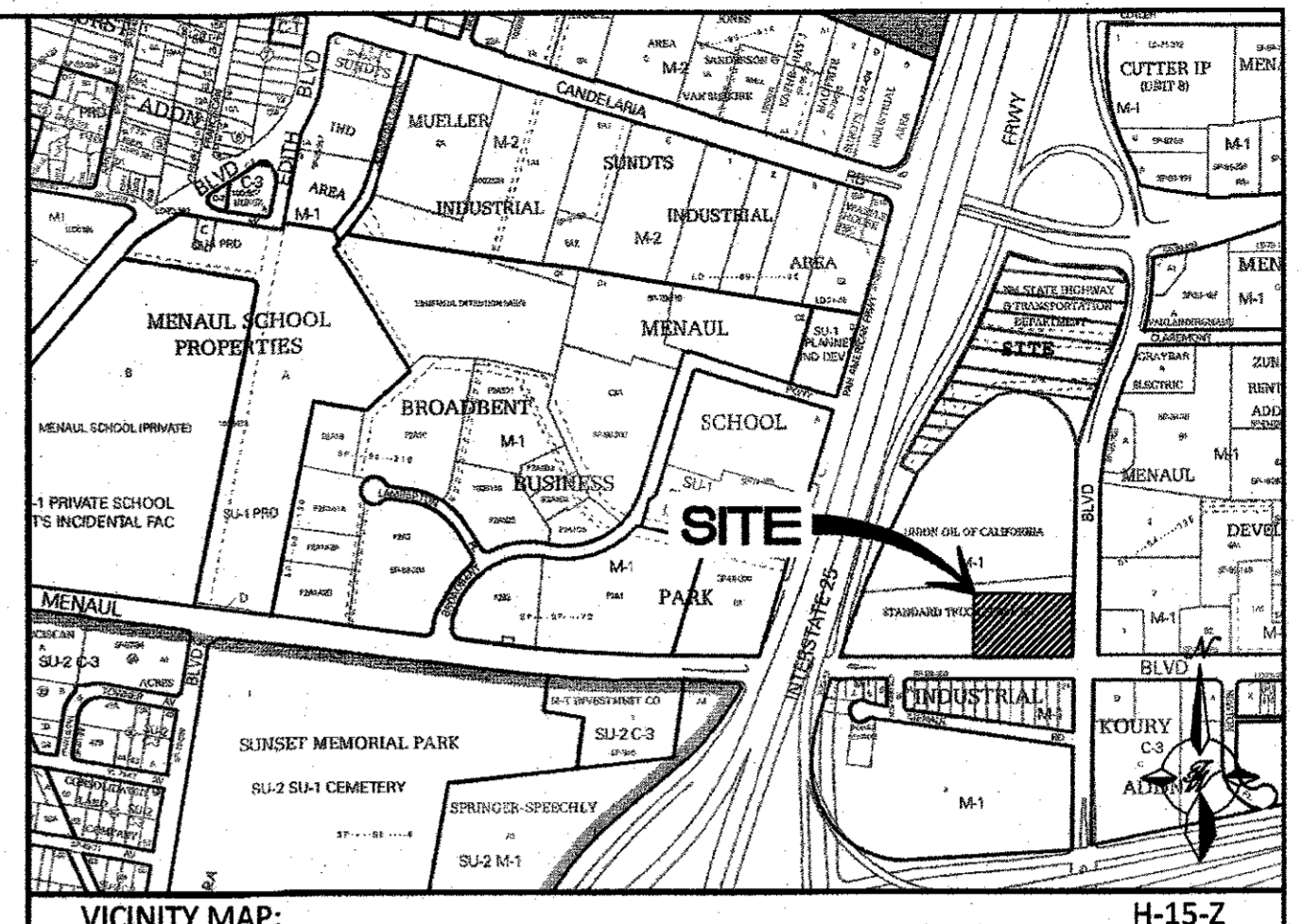
	MAVERIK UNIVERSITY & MENAUL TRAFFIC CIRCULATION LAYOUT	DRAWN BY FB DATE 11/18/2019 2018052-TCL
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # TCL-1 JOB # 2018062

A PORTION OF THE N 1/2 OF S 1/4 OF NE 1/4 SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST, SPECIAL WARRANTY DEED (04/13/1993, DOC. NO. 1993038682)



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- - - EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK/CONCRETE
- ASPHALT
- EXISTING CONCRETE
- EXISTING CURB & GUTTER
- EXISTING LIGHTS POLES
- EXISTING SIDEWALK
- EXISTING LANE
- EXISTING STRIPING
- PARKING COUNT
- PARKING BOLLARDS



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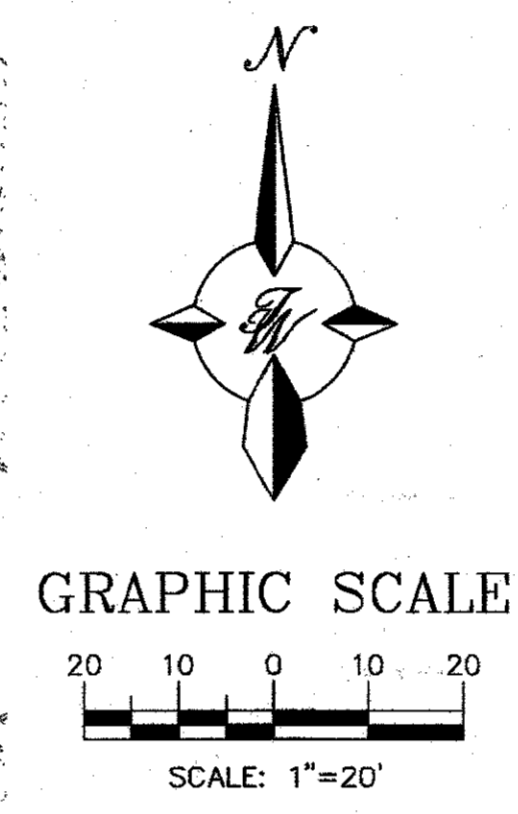
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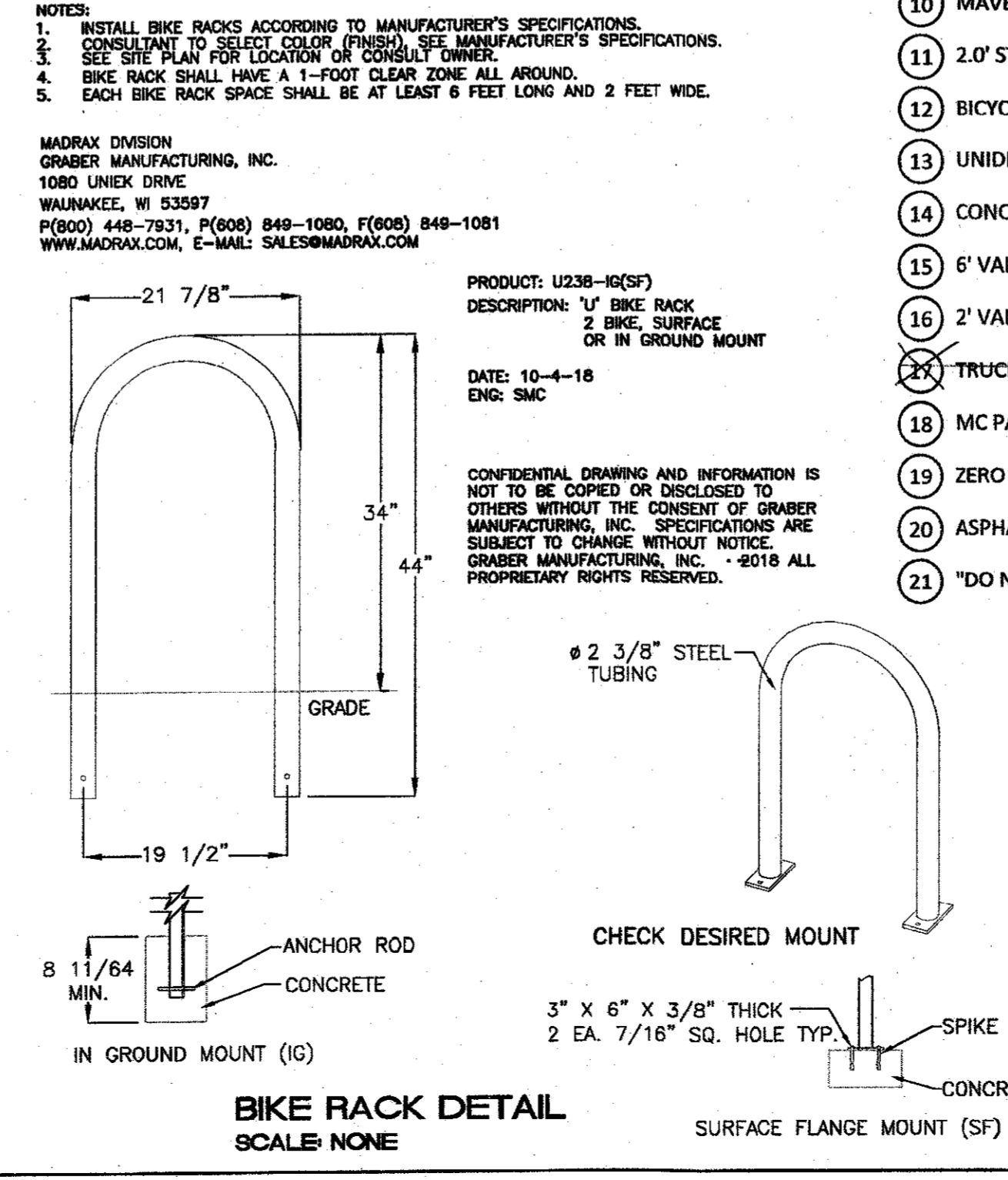
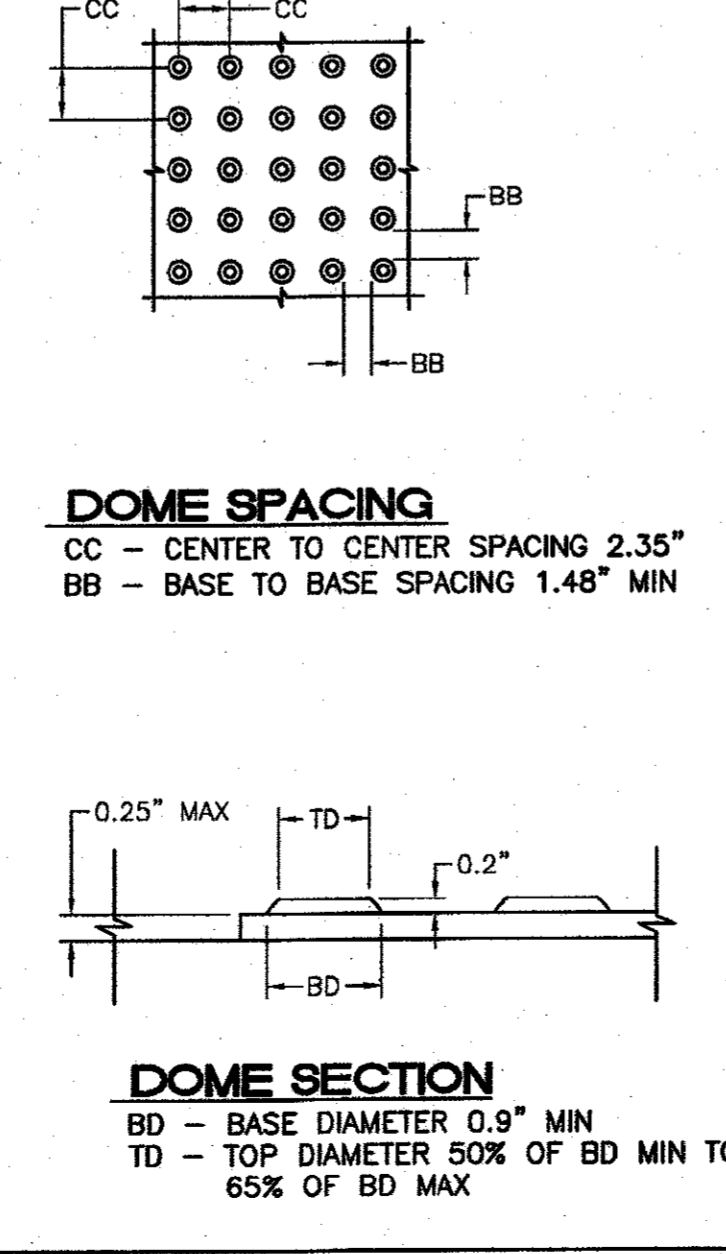
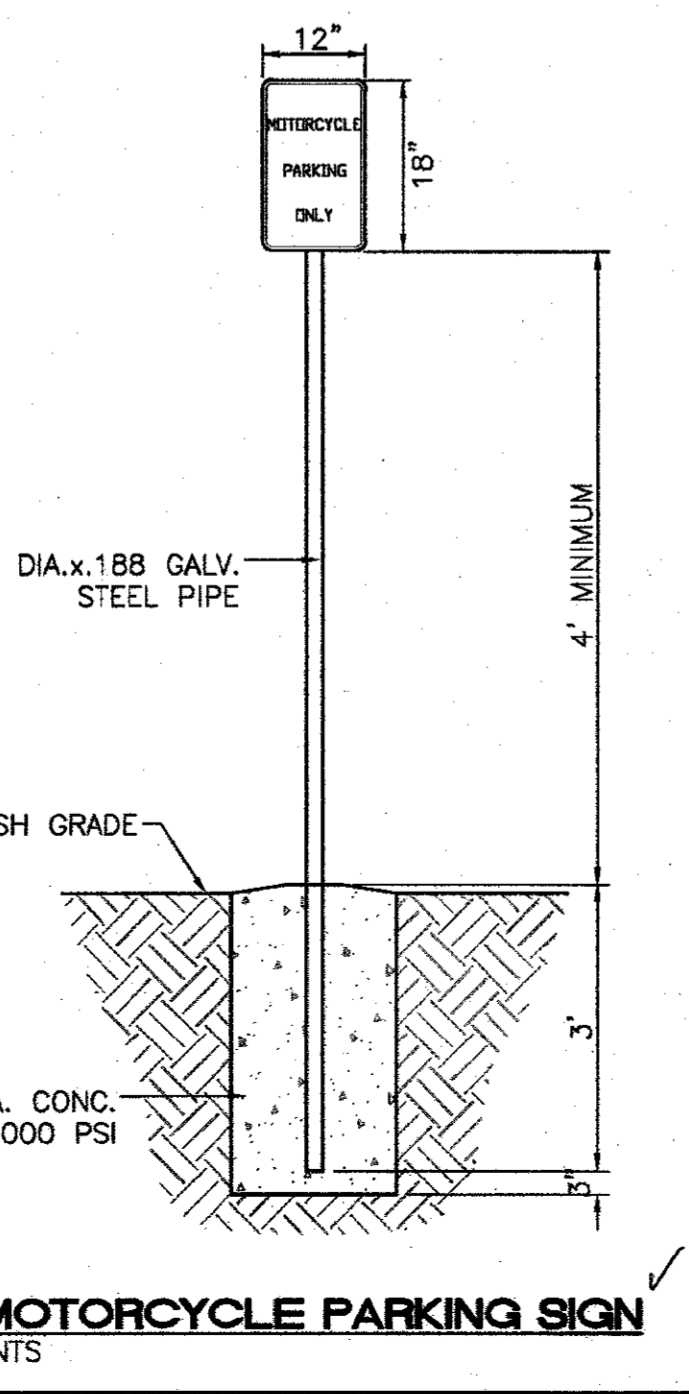
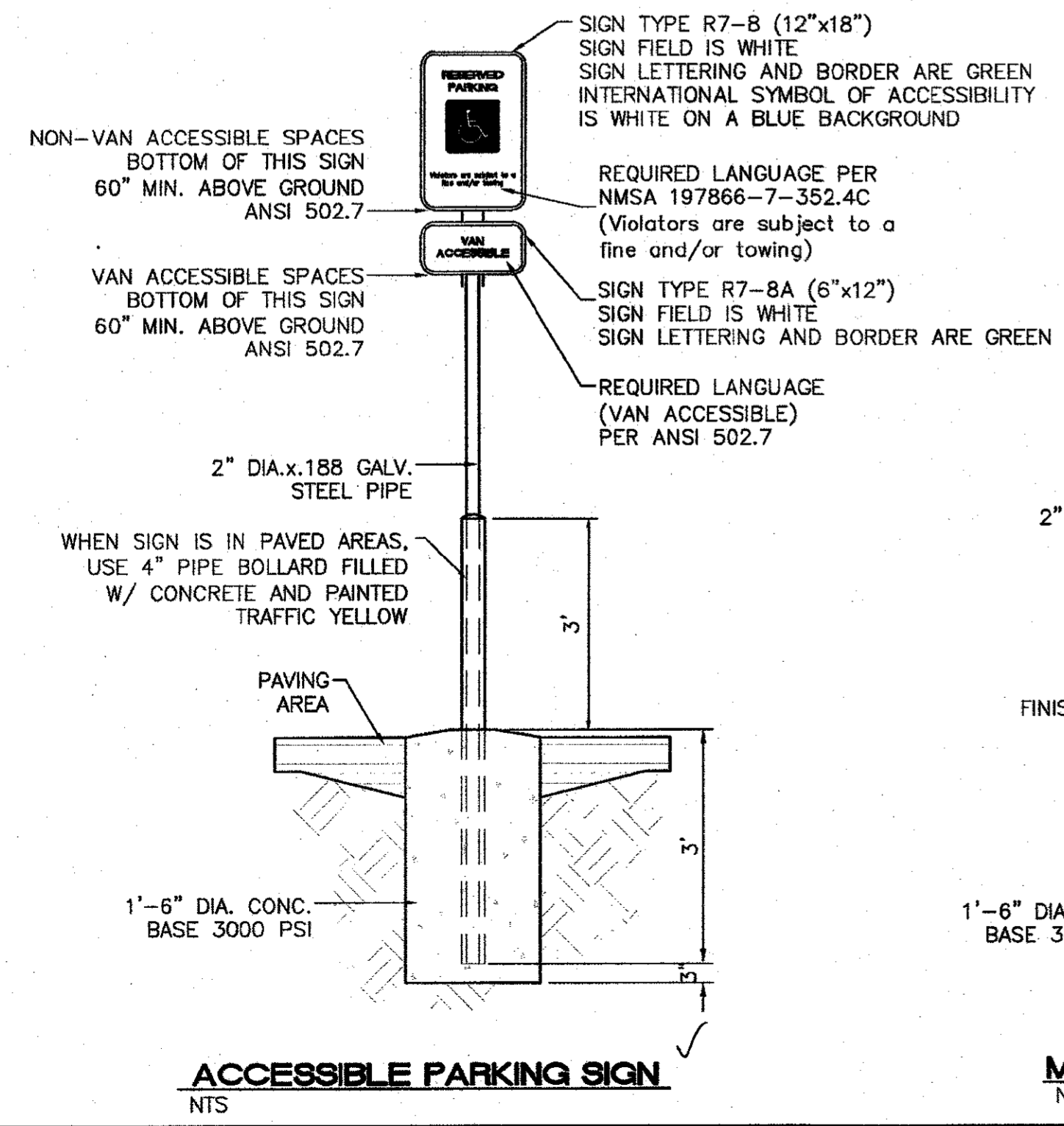
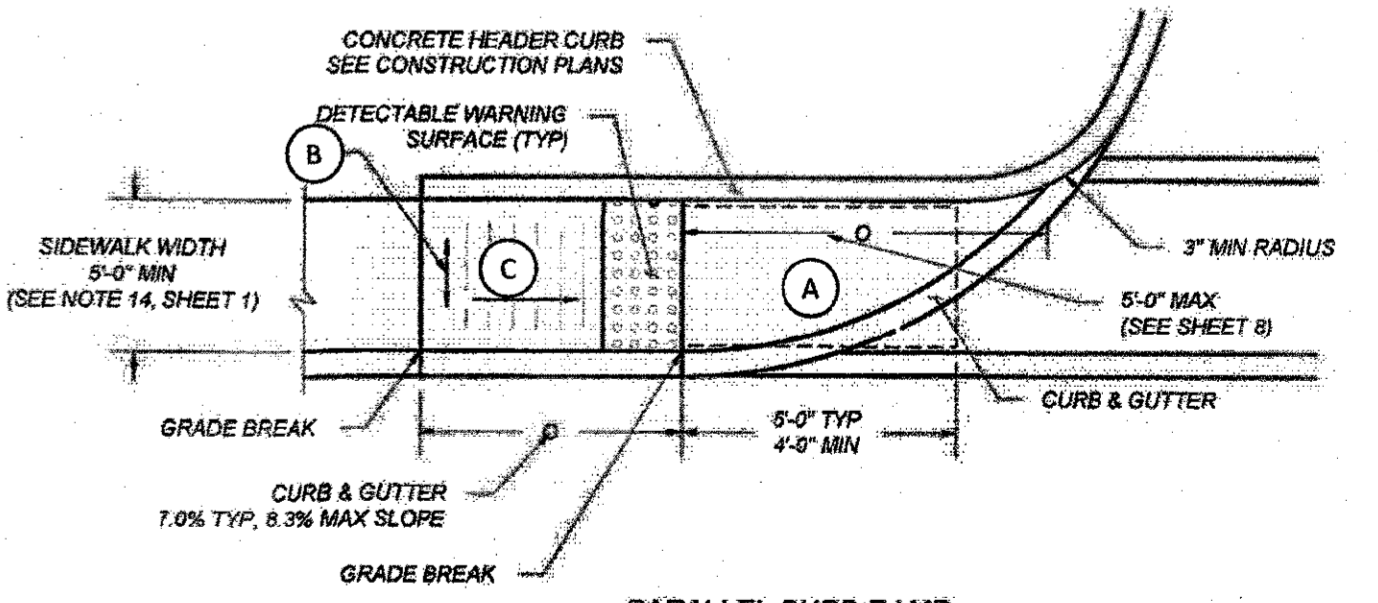
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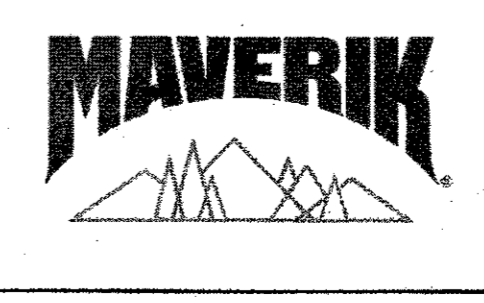
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ENGINEER'S SEAL RONALD R. BOHANNAN 7888 REGISTERED PROFESSIONAL ENGINEER	MAVERIK UNIVERSITY & MENAUL TRAFFIC CIRCULATION LAYOUT	DRAWN BY FB DATE 11/18/2019 2018052-TCL
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # TCL-1 JOB # 2018062



TIERRA WEST, LLC

March 23, 2021

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

**RE: TRAFFIC CIRCULATION LAYOUT PLAN CERTIFICATION (TCL)
REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY
MAVERIK, 1915 MENAUL BOULEVARD, NE, 87112**

Dear Mr. Gomez:

I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the as-built Approved Traffic Circulation Layout Plan (TCL) for issuance of a Permanent Certificate of Occupancy for the project referenced above. This project is in substantial compliance as inspected on March 22, 2021 and is in accordance with the design intent of the Approved Traffic Circulation Layout dated 11/19/19.

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 Approved Site Plan for Building Permit Therefore; we request approval of the as-built Approved Traffic Circulation Layout Plan (TCL) 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.

Enclosure/s

JN: 2018062
RRB/VP/bf

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100
fax (505) 858-1118
tierrawestllc.com



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Maverik University & Menaul Building Permit #: _____ Hydrology File #: _____

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

Legal Description: Lot B-1 Truck Stop Plaza

City Address: 1915 Menaul Blvd NE, Albuquerque, NM 87107

Applicant: Tierra West, LLC Contact: Vinny Perea

Address: 5571 Midway Park Place NE Albuquerque NM 87109

Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: vperea@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** Permanent CO**
- 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: 3/23/2021 By: Vinny Perea

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____