## CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

April 10, 2023

Ronald R. Bohannan, P.E Tierra West LLC 5571 Midway Park Pl NE Albuquerque, NM 87109

Re: 3-Bay Oil Change/ 5400 Menaul Blvd. NE

**Request for Certificate of Occupancy** 

Transportation Development Final Inspection Engineer's Stamp dated 01-31-2022 (H18-D074)

Certification dated 03-15-23

Dear Mr. Bohannan,

Based upon the information provided in your submittal received 03-17-23, Transportation Development has no objection to the issuance of a <u>Permanent Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>Permanent Certificate of</u>

Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Ernest Armijo at (505) 924-3991or at

Albuquerque <u>earmijo@cabq.gov</u>

Sincerely,

PO Box 1293

NM 87103

Ernest Armijo, P.E.

www.cabq.gov
Principal Engineer, Planning Dept.

**Development Review Services** 

\xxx via: email C: CO Clerk, File



# **City of Albuquerque**

### Planning Department

Development & Building Services Division

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: 5400 Menaul Drive-Thru Oil Change Build	ing Permit #Hydrology File #
DRB#	EPC#
Legal Description: TR A PLAT OF TR A BLK 106 BEL-AIR AUBD BEING REPLAT OF LTS 8, 9, &1	City Address OR Parcel 5400 Menaul Blvd NE - 87
Applicant/Agent: Tierra West LLC	Contact: Luis Noriega
Address: 5571 Midway Park Place NE	Phone: (505) 858-3100
Email: LNORIEGA@TIERRAWESTLLC.COM	
Applicant/Owner:	Contact:
Address:	Phone:
Email:	
TYPE OF DEVELOPMENT:PLAT (#of lots) RE-SUBMITTAL:YESNO	RESIDENCE _DRB SITE ADMIN SITE:
<b>DEPARTMENT:</b> TRANSPORTATION	HYDROLOGY/DRAINAGE
Check all that apply:	
	PE OF APPROVAL/ACCEPTANCE SOUGHT:
TYPE OF SUBMITTAL: TY	PE OF APPROVAL/ACCEPTANCE SOUGHT:BUILDING PERMIT APPROVAL
TYPE OF SUBMITTAL: TY	BUILDING PERMIT APPROVAL  CERTIFICATE OF OCCUPANCY Temporary
TYPE OF SUBMITTAL:  Vengineer/architect certification	BUILDING PERMIT APPROVAL
TYPE OF SUBMITTAL:  VENGINEER/ARCHITECT CERTIFICATION  PAD CERTIFICATION	BUILDING PERMIT APPROVAL  CERTIFICATE OF OCCUPANCY Temporary
TYPE OF SUBMITTAL:  YENGINEER/ARCHITECT CERTIFICATION PAD CERTIFICATION CONCEPTUAL G&D PLAN	BUILDING PERMIT APPROVAL  CERTIFICATE OF OCCUPANCY Temporary  CONCEPTUAL TCL DRB APPROVAL
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TYPE OF SUBMITTAL:  ENGINEER/ARCHITECT CERTIFICATION  PAD CERTIFICATION  CONCEPTUAL G&D PLAN  GRADING PLAN  DRAINAGE REPORT  DRAINAGE MASTER PLAN	BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY Temporary CONCEPTUAL TCL DRB APPROVAL PRELIMINARY PLAT APPROVAL SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG PERMIT APPROVAL
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tierrawestllc.com



## TIERRA WEST, LLC

March 15,2023

Ms. Marwa Al-najjar Development Review Services City of Albuquerque P.O. Box 1293 Albuquerque, NM 87103

RE: APPROVED TRAFFIC CIRCULATION LAYOUT (TCL) PLAN FOR BUILDING PERMIT CERTIFICATION
REQUEST FOR TEMPORARY CERTIFICATE OF OCCUPANCY
5400 MENUAL BLVD NE ALBUQUERQUE NM 87110

I, Ronald R. Bohannan, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the as-built Approved TCL Plan for issuance of a Temporary Certificate of Occupancy for the project referenced above. This project is in substantial compliance as inspected on March 15, 2023 and is in general accordance with the design intent of the Approved TCL Plan dated 12/20/21.

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 TCL Plan. Therefore, we request approval of the as-built Approved TCL Plan Permit and issuance of the Temporary Certificate of Occupancy.

The reason for this Temporary Certification is to allow training of new employees to occupy the building while the contractor addresses the punchlist items indicated on this submittal.

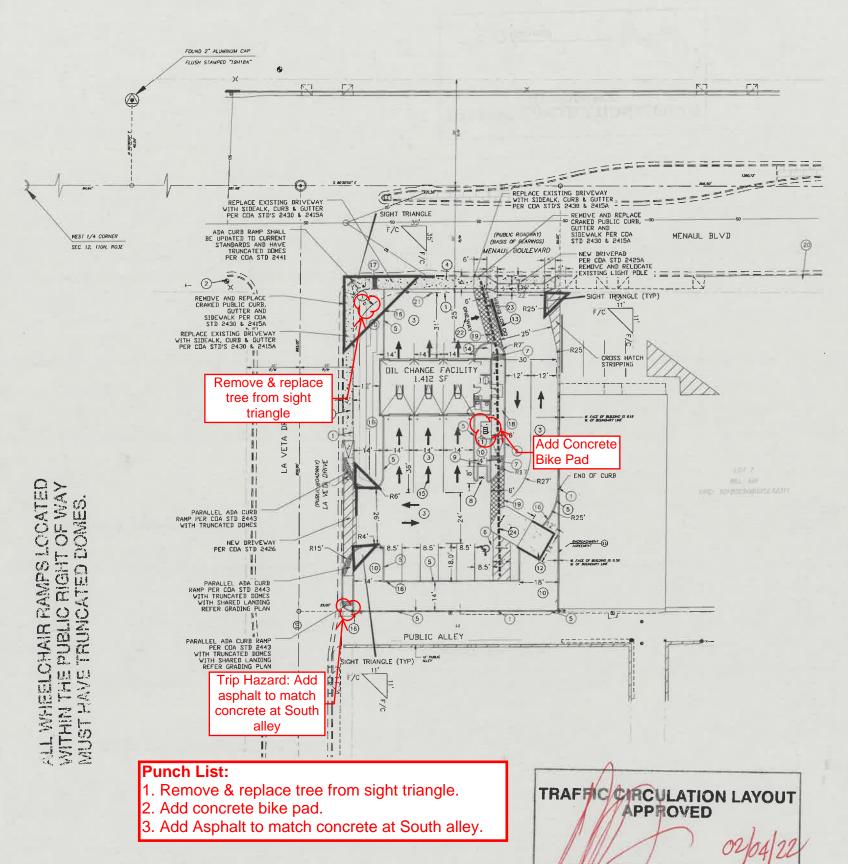
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerel

Ronald Rapohanna

Enclosure/s POFESSION

JN: 2021077 RRB/ln/bf



Signed

Date

LEGEND BOUNDARY LINE CENTERLINE RIGHT-OF-WAY SIDEWALK SCREEN WALL RETAINING WALL  $\Diamond$ STREET LIGHTS EXISTING SIDEWALK

### KEYED NOTES

- 1 PROPERTY LINE
- 2 EXISTING FIRE HYDRANT
- (3) SITE ASPHALT PAVEMENT (SEE DETAIL, SHEET C5.1)

EXISTING LANE

- 4 EXISTING SIDEWALK
- 5) HEADER CURB (SEE DETAIL, SHEET C5.1)
- (6) ADA PARKING (SEE DETAIL, SHEET C5.1)
- 7 ADA PARALLEL CURB RAMP PER COA CURRENT STANDARDS #2443 AND SHALL HAVE TRUNCATED DOMES INSTALLED (SEE DETAIL, SHEET C5.4)
- (8) MOTORCYCLE PARKING ADD PAINT LABEL PER COA CODE
- 9 MOTORCYCLE PARKING SIGN (SEE DETAIL, SHEET C5.1)
- (10) LANDSCAPE AREA
- (11) BIKE RACK (SEE DETAIL, SHEET C5.1)
- (12) DUMPSTER (REFER ARCHITECTURAL DUMPSTER SHEET)
- (13) "DO NOT ENTER" STRIPING (SEE DETAIL, SHEET C5.2)
- (14) "DO NOT ENTER" SIGNAGE (SEE DETAIL, SHEET C5.2)
- (15) TRAFFIC ARROWS (SEE DETAIL, SHEET C5.2)
- (16) CURB NOTCH (REFER GRADING AND DRAINAGE PLANS)
- (17) SIDEWALK CULVERT PER COA STD DWG 2236
- (18) SIDEWALK PER COA STD 2430 (SEE DETAIL, SHEET C5.1)
- (19) PEDESTRIAN CROSSWALK (SEE DETAIL. SHEET C5.2)
- (21) "ONE WAY" R6-1R SIGNAGE (SEE DETAIL, SHEET C5.2)
- (22) "ONE WAY" STRIPING (SEE DETAIL, SHEET C5.2)
- (23) ADA PUBLIC ACCESSIBLE PATHWAY -----
- (24) ADA PARKING ACCESSIBLE PATHWAY -----



### LEGAL DESCRIPTION

TR A PLAT OF TR A BLK 106 BEL-AIR SUBD BEING A REPLAT OF LTS 8, 9 & 10 BLK 106 CONT 14,475 SF M/L

#### SITE DATA

PROPOSED USAGE: 14,475 SF (0.33) ACRE) LOT AREA:

ZONING: BUILDING AREA: 1,412 SF

2 SPACES (1 SPACE PER 1,000 SF)

6 SPACES PARKING PROVIDED:

HC PARKING REDUIRED: 1 SPACES (1 SPACE PER 1-25 PARKING SPACES)

HC PARKING PROVIDED: 1 SPACES 1 SPACE VAN ACCESSIBLE

MC PARKING REQUIRED: 1 SPACES (1 SPACE PER 1-25 PARKING SPACES)

MC PARKING PROVIDED: 1 SPACES

BICYCLE PARKING REQUIRED: 3 SPACES (3 SPACES PER SITE) BICYCLE PARKING PROVIDED: 3 SPACES

LANDSCAPE AREA REQUIRED: 1,960 SF (15% OF NET LOT AREA) LANDSCAPE AREA PROVIDED: 3,342 SF

#### NOTES

- LANDSCAPING AND SIGNACE 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 ALL SIGNS TO BE COVERED WITH ANTI GRAFFITI COATING.
  ALL SIGNS AND STRIPING SHALL BE MADE IN ACCORDANCE WITH
- HE MUTCO (CURRENT EDITION) SPECIFICATIONS AND COA
- THE MUICO (CURRENT EDITION) SPECIFICATIONS AND CLOA STANDARDS. AND ARROWS STRIPING TO BE PREFORMED HOT APPLED HERMOPLASTIC TAPE. 5. ALL IMPROVEMENTS LOCATED THE RIGHT OF WAY MUST BE INCLUDED ON THE MODER. 6. ALL BROKEN OF CROCKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARDS



GRAPHIC SCALE

SCALE: 1"=20"

NO. DATE REVISIONS DRAWN BY 3-BAY OIL CHANGE LN 5400 MENAUL BLVD NE 12/20/2021 TRAFFIC CIRCULATION TREE TREE 2021077-SP-VE LAYOUT (TCL) SHEET # TIERRA WEST, LLC C2 01/31/2022 RONALD R. BOHANNA. P.E. #7868 2021077