

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 29, 2024

Ronald R. Bohannon, P.E.
Tierra West
5571 Midway Park Pl
Albuquerque, NM 87109

**Re: Speedway at Juan Tabo
2932 Juan Tabo Blvd. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 06-19-23 (H22-D041)
Certification dated 08-26-24**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 08-26-24, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Per approved site plan, ADA curb ramp at the corner of Juan Tabo Blvd. and Candelaria Rd must be updated to the current ADA standard and has Truncated Domes installed.



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- Per the site visit, the running slope for the ADA ramp at the site access off Juan Tabo Blvd. was 8.8%, the maximum running slope should be 8.3%, 7% preferred slope. Please provide ADA ramp meets the city standard.
- Per approved site plan, AN APPROVED ACCESS EASEMENT IS A CONDITION OF THE RELEASE FINAL CO.
- Anchor down bike rack.
- Provide Motorcycle parking sign.
- Please provide a "VAN" sign for the ADA parking space.

Once these corrections are complete, email pictures to malnajira@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

PO Box 1293

Sincerely,

Marwa Al-najjar

Albuquerque

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

NM 87103

Ma via: email

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

TYPE OF DEVELOPMENT: Plat (# of lots) _____ Single Family Home
All other Developments

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

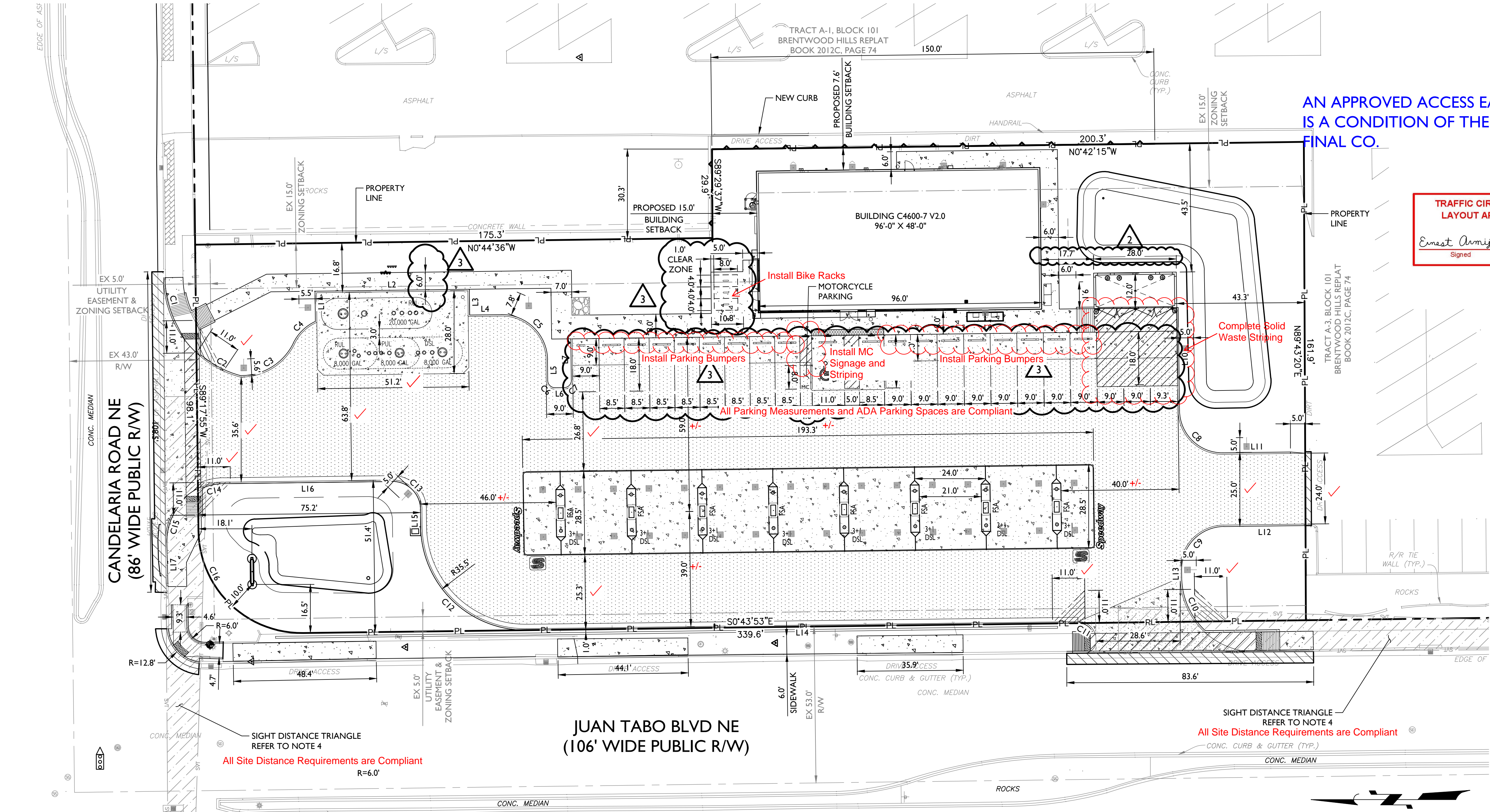
TYPE OF SUBMITTAL:

Engineering / Architect Certification
Conceptual Grading & Drainage Plan
Grading & Drainage Plan, and/or Drainage Report
Drainage Report (Work Order)
Drainage Master Plan
Conditional Letter of Map Revision (CLOMR)
Letter of Map Revision (LOMR)
Floodplain Development Permit
Traffic Circulation Layout (TCL) – Administrative
Traffic Circulation Layout (TCL) – DFT Approval
Traffic Impact Study (TIS)
Street Light Layout
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

Pad Certification
Building Permit
Grading Permit
Paving Permit
SO-19 Permit
Foundation Permit
Certificate of Occupancy - Temp Perm
Preliminary / Final Plat
Site Plan for Building Permit - DFT
Work Order (DRC)
Release of Financial Guarantee (ROFG)
CLOMR / LOMR
Conceptual TCL - DFT
OTHER (SPECIFY) _____

DATE SUBMITTED: _____



AN APPROVED ACCESS EASEMENT
IS A CONDITION OF THE RELEASE
FINAL CO.

TRAFFIC CIRCULATION
LAYOUT APPROVED
Ernest Armijo 6/27/2023
Signed Date

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.24'	N89°16'07"E
L2	52.25'	N00°43'53"W
L3	8.72'	N89°16'07"E
L4	10.66'	N00°43'53"W
L5	7.00'	N89°16'07"E
L6	3.00'	N00°43'53"W
L7	14.00'	S89°16'07"W
L8	81.50'	N00°43'53"W
L9	71.80'	N00°43'53"W
L10	34.93'	N89°16'07"E
L11	22.86'	S00°43'53"W
L12	27.65'	N00°42'53"W
L13	2.59'	N89°16'07"E
L14	186.63'	N00°44'22"W
L15	5.93'	N89°16'07"E
L16	56.98'	N00°43'53"W
L17	14.92'	S88°40'53"W

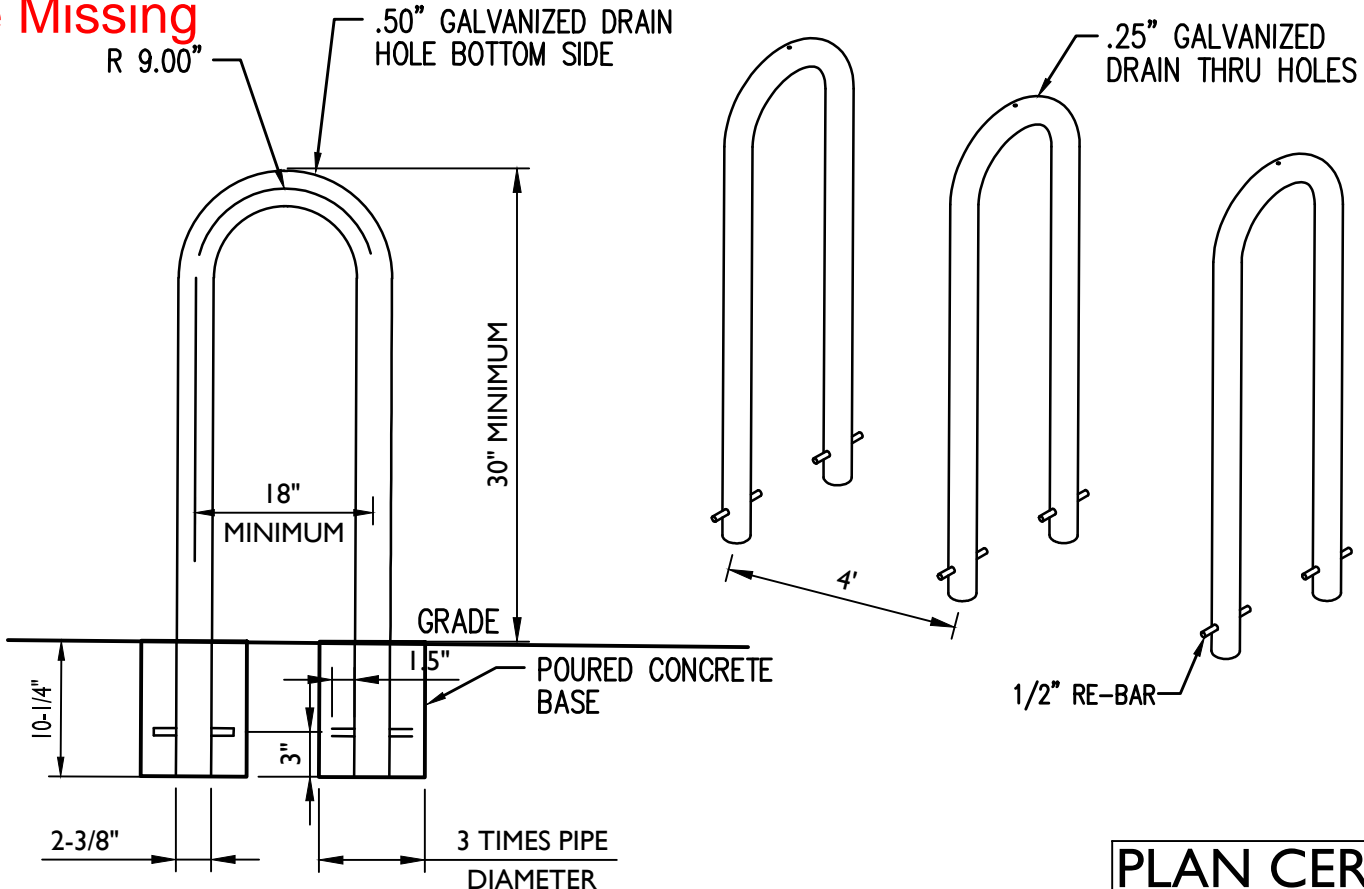
BACK OF CURB AND CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	16.14'	34.50'	15.99'	026°48'25"
C2	15.26'	34.50'	15.13'	025°20'17"
C3	22.36'	19.50'	21.16'	065°42'49"
C4	10.67'	15.50'	10.46'	039°26'40"
C5	24.35'	15.50'	21.92'	090°00'00"
C6	3.93'	2.50'	3.54'	090°00'00"
C7	3.93'	2.50'	3.54'	090°00'00"
C8	22.78'	14.50'	20.51'	090°00'00"
C9	22.78'	14.50'	20.51'	090°01'00"
C10	20.21'	25.00'	19.66'	046°18'37"
C11	5.93'	5.50'	5.65'	061°45'07"
C12	55.77'	35.50'	50.21'	090°00'29"
C13	14.92'	9.50'	13.44'	090°00'00"
C14	7.46'	19.50'	7.41'	021°54'54"
C15	11.52'	19.50'	11.36'	033°51'47"
C16	53.69'	35.05'	48.59'	087°46'10"

- NOTES:
- REFER TO CD & CS PLANS FOR PROPER NOTATION, LAYOUT, AND NOTES.
 - DENOTE ANY CONFLICTS (E.G. UTILITY LINES) BETWEEN THE CD & CS PLANS AND MAKE APPROPRIATE CHANGES TO THE TIMELINE / SCHEDULE, ACTIVITY SEQUENCING, AND NECESSARY MATERIALS FOR PROPER CONSTRUCTION.
 - ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH NEW SIDEWALK AND CURB & GUTTER. 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.
 - UNUSED CURB CUTS MUST BE REPLACED WITH SIDEWALK, CURB (FULL HEIGHT) AND GUTTER PER CITY OF ALBUQUERQUE, STANDARD DRAWING 2415A AND 2430. CONSTRUCT CONCRETE CURB AND GUTTER IN RIGHT-OF-WAY PER STATE AND/OR LOCAL SPECIFICATIONS. MACHINE FORMED CURB AND GUTTER MAY BE USED IF ALLOWED BY STATE AND/OR LOCAL SPECIFICATIONS.
 - ADA CURB RAMPS AT THE CITY RIGHT OF WAY MUST BE UPDATED TO CURRENT STANDARDS AND HAVE TRUNCATED DOMES INSTALLED.

LEGEND			
T	EXISTING TELEPHONE	PROPOSED STORM DRAIN LINE	
OHE	EXISTING OVERHEAD ELECTRIC	PROPOSED ASPHALT PAVEMENT	
G	EXISTING GAS	PROPOSED CONCRETE SIDEWALK	
FO	EXISTING FIBER OPTIC	GRADE BREAK	
UGE	EXISTING UNDERGROUND ELECTRIC	GRADE CHANGE	
WTR	EXISTING WATER	DRYWELL	
SAN	EXISTING SEWER	PROPOSED CONTOUR	
EXISTING VERTICAL CURB		PROPOSED RETAINING WALL	
EXISTING ROLL CURB			
1440	EXISTING CONTOUR		
EXISTING STREET SIGN			
EXISTING STREET LIGHT			
EXISTING JUNCTION BOX			
EXISTING GUY WIRE			
EXISTING SEWER MANHOLE			
EXISTING WATER METER			
EXISTING WATER VALVE			
EXISTING FIRE HYDRANT			
EXISTING STORM DRAIN LINE			
EXISTING HEADWALL			

TCO Punchlist 8/22/24

- 1) Complete MC Signage and Striping
- 2) Complete Solid Waste No Parking Striping
- 3) Install Parking Bumpers where Missing
- 4) Install Bike Racks



SITE DATA

SITE AREA = 1.28 AC
BUILDING AREA = 4608 SF
PERCENT IMPERVIOUS = 70%
ZONING = MX-M COMMERCIAL RETAIL
FRONT YARD SET BACK:
BUILDING & SIGN = 5 FT
CANOPY, DUMPSTER & DISPENSER = 15 FT
REAR YARD SET BACK = 15 FT
SIDE YARD STREET SET BACK = 5 FT
SIDE YARD SET BACK = 0 FT
PARKING REQUIRED:
PARKING REQUIREMENT: 1 PER 200SF
PARKING REQUIRED = 24 SPACES
ADA PARKING DIMENSIONS = 8.5' WITH 5' AISLE
PARKING PROVIDED:
19 - STANDARD SPACES
02 - ADA SPACES,
21 - TOTAL SPACES (20 REQUIRED)
03 - BICYCLE SPACES (3 REQUIRED, 3 PROVIDED)
01 - MOTORCYCLE SPACES (1 REQUIRED, 1 PROVIDED)

NOTE:
SEE SHEET CS1 FOR PLOT PLAN NOTES
NUMBER OF PARKING SPACES PROVIDED

PLAN CERTIFICATE NOTE:
ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY CDS COMMERCIAL DUE DILLIGENCE SERVICES FOR SPEEDWAY LLC.



1130 N. Alma School Rd.
Suite 220
Albuquerque, NM 87101
7603-547-4661
www.epsgroupinc.com

EPS GROUP

ALI AZMILURSARI
NEW MEXICO
24843
Professional Engineer
06-8

Speedway
Engineering and Construction Dept.
Enon, OH 45323

NO.	REVISIONS	DATE	BY	CHKD.
1	REVISED TO PLANS PER CITY OF ALBUQUERQUE	3/7/2023		
2	REVISED TO PLANS PER CITY OF ALBUQUERQUE	6/2/2023		

DIMENSION PLAN

REBUILD - STORE #9244
2932 JUAN TABO BLVD.
BERNALILLO COUNTY
ALBUQUERQUE, NM

STORE OR BLDG NO.	9244	
VERSION OR PROJECT ID	119405	
SCALE	1" = 20'-0"	
DESIGN TEAM	DATE	
DGNR.	EPS GROUP	6/27/2023
P.MGR.	T. YOUNG	6/27/2023
RWR.	A. BARKER	6/27/2023
DRWG. NO.	CS2	

TW

TIERRA WEST, LLC

August 26, 2024

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

**RE: APPROVED TRAFFIC CIRCULATION LAYOUT
REQUEST FOR TEMPORARY CERTIFICATE OF OCCUPANCY
SPEEDWAY, 2932 JUAN TABO BLVD. NE, ALBUQUERQUE, NM 87112**

I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the as-built Approved Traffic Circulation Layout for issuance of a Temporary Certificate of Occupancy for the project referenced above. This project area as shown on the attached site plan is in substantial compliance as inspected on August 22nd, 2024, and is in general accordance with the design intent of the Approved Traffic Circulation Layout dated 6/19/23.

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 as-built Approved Traffic Circulation Layout with punchlist items noted. Therefore, we request approval of the as-built Approved Traffic Circulation Layout and issuance of the Temporary 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: 2023129
RRB/LN/bf

2023129 Temporary TCL Letter.docx

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com