

CITY OF ALBUQUERQUE



February 25, 2016

Vincent Carrica
Tierra West, LLC
5571 Midway Park Place
Albuquerque, NM 87109

Re: Musket Development
1615 8th St., NW
30-Day Temporary Certificate of Occupancy- Transportation Development
Engineer's/Architect's Stamp dated 10-6-15 (J14-D175)
Certification dated 2-24-16

Dear Mr. Carrica,

Based upon the information provided in your submittal received 2-24-16, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. 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.

PO Box 1293

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

Albuquerque

- The ADA access aisle 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. (66-1-4.1.B NMSA 1978)

New Mexico 87103

- The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**"

www.cabq.gov

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to PLNDRS@cabq.gov prior to submittal. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

John B. Gurulé, P.E.
Senior Engineer, Planning Dept.
Development Review Services

\gs via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

CALL
Chuck STEVENS
435-609-9007
For Access

Project Title: Musket Development Building Permit #: _____ City Drainage #: 11421.75
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tract 341-A2-A1-A1-A1-A1-2, MRGCD Map No. 35
City Address: 1615 8th Street NW Albuquerque, NM

Engineering Firm: Tierra West, LLC Contact: Vincent Carrica
Address: 5571 Midway Park Place, Albuquerque, NM 87109
Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: vcarrica@tierrawestllc.com

Owner: Musket Corporation Contact: Brian Hoover
Address: 1111 Bagby St, Suite 2400 Houston, TX 77002
Phone#: 713-332-5727 Fax#: _____ E-mail: brian.hoover@musketcorp.c

Architect: TBD Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: Cartesian Surveys, Inc Contact: Will Plotner
Address: PO Box 44414 Rio Rancho, NM 87174
Phone#: 505-896-3050 Fax#: 505-891-0244 E-mail: wplotnerjr@gmail.com

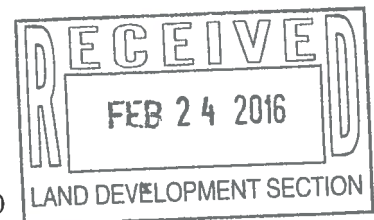
Contractor: TBD Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: Yes ☒ No ☐ Copy Provided
DATE SUBMITTED: 2-24-16 By: BF for Ron Bohannon, PE

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

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

TIERRA WEST, LLC

February 24, 2016

Ms. Racquel Michel, P.E.
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: SITE PLAN FOR BUILDING PERMIT CERTIFICATION
CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY
MUSKET DEVELOPMENT, 1615 8TH ST NW**

Dear Ms. Michel:

I, Ronald R. Bohannon, NMPE #7868, of the firm, Tierra West LLC, hereby request approval of the Approved Traffic Circulation Plan for issuance of the Permanent Certificate of Occupancy for the project referenced above. This project is in substantial compliance as inspected on February 24, 2016 and is in accordance with the design intent of the Approved Traffic Circulation Plan dated 10/06/15. This certification is submitted in support of the request for Permanent Certificate of Occupancy for the completed building.

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 Traffic Circulation Plan. Therefore, we request approval for a Permanent Certificate of Occupancy for the completed building.

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

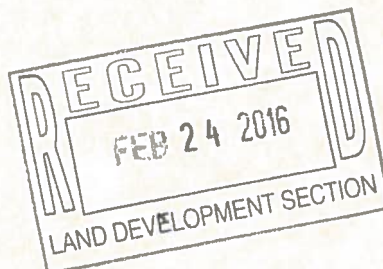
Sincerely,

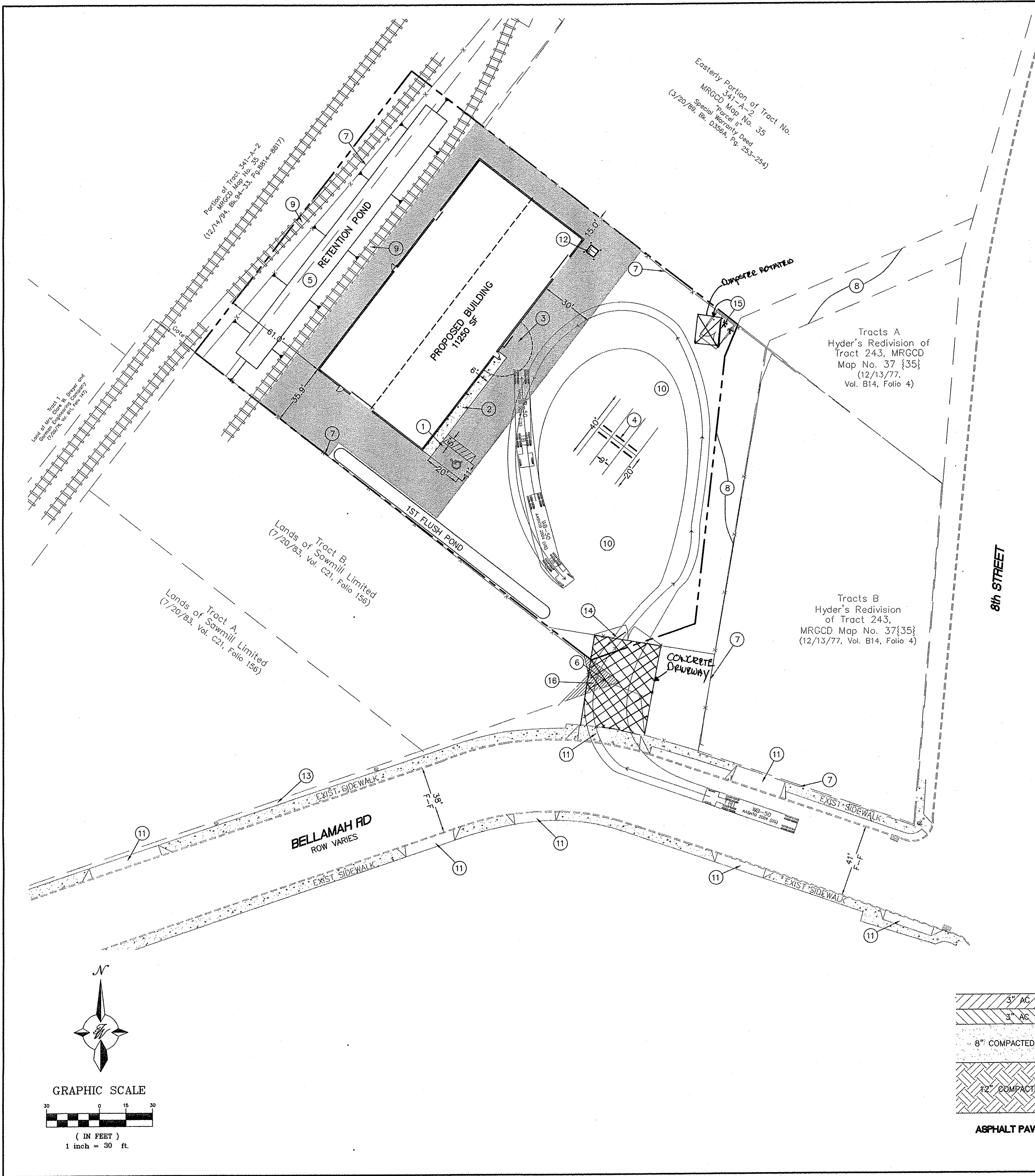


Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2015014
RRB/VC/bf





LEGEND

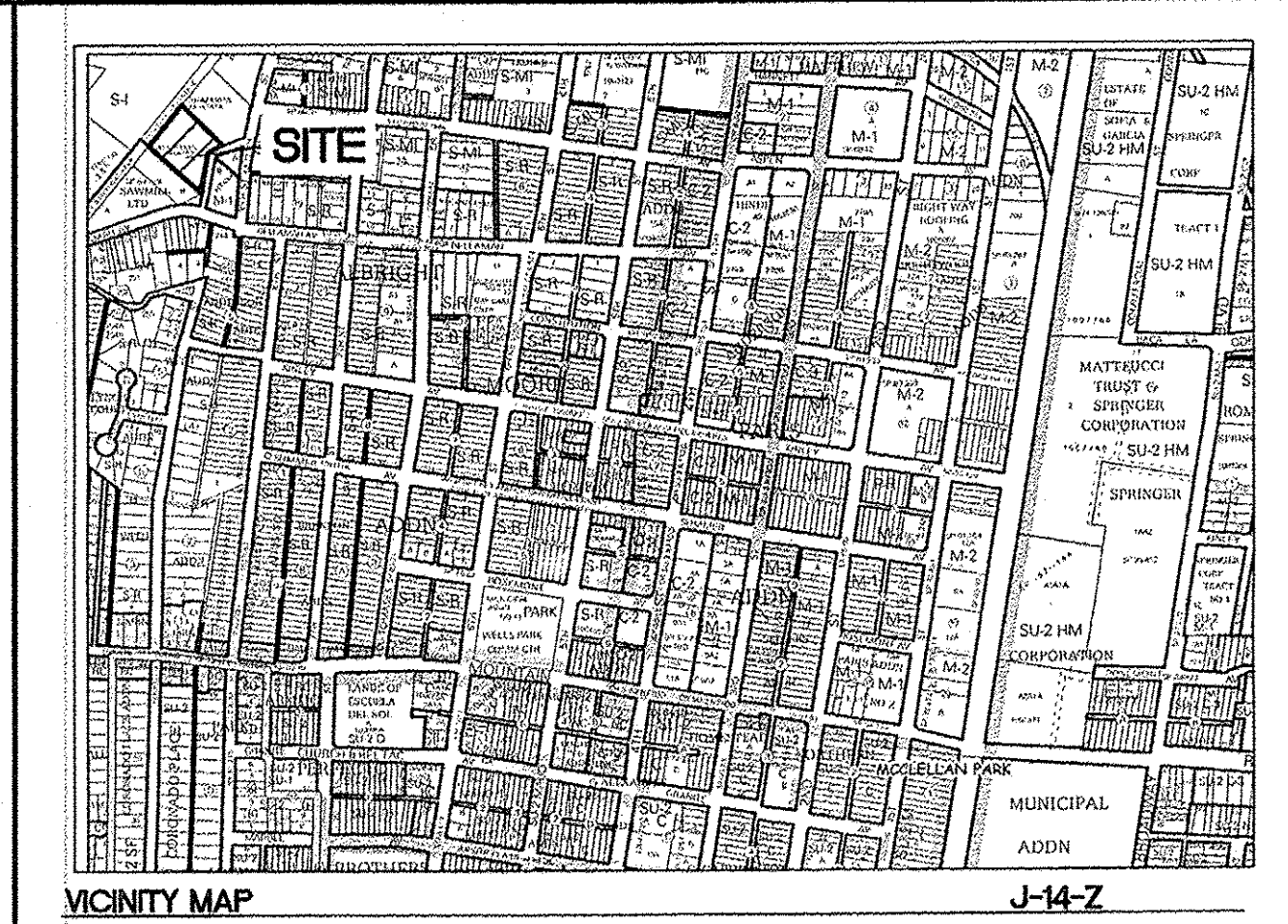
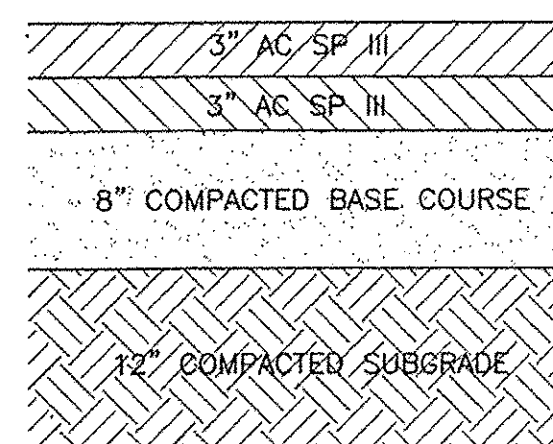
- BOUNDARY LINE
- EASEMENT
- SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING SAS MANHOLE
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING OVERHEAD UTILITIES
- EXISTING GAS
- EXISTING SANITARY SEWER LINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXISTING CURB INLET
- TRANSFORMER W/BOLLARDS

KEYED NOTES

- ACCESSIBLE PARKING PER ADA STANDARDS (SEE DETAIL A THIS SHEET)
- 6" CONCRETE WALK PER ARCHITECTURAL PLAN
- LOADING AREA
- WHEEL STOP (TYP)
- RETENTION POND (18" DEEP)
- EXIST CHAIN LINK FENCE AND GATE TO BE REMOVED
- EXIST CHAIN LINK FENCE TO REMAIN
- EXIST COA ROW (NOT IN USE)
- EXIST RAIL SPUR TO REMAIN
- GRAVEL PARKING FIELD
- EXIST DRIVE PAD TO REMAIN
- TRANSFORMER W/BOLLARDS (5' CLEAR OF BUILDING)
- EXIST OVERHEAD POWER WITHIN ROW TO REMAIN
- NEW FENCE W/40' GATE
- DUMPSTER (REMOVED)
- ACCESS EASEMENT

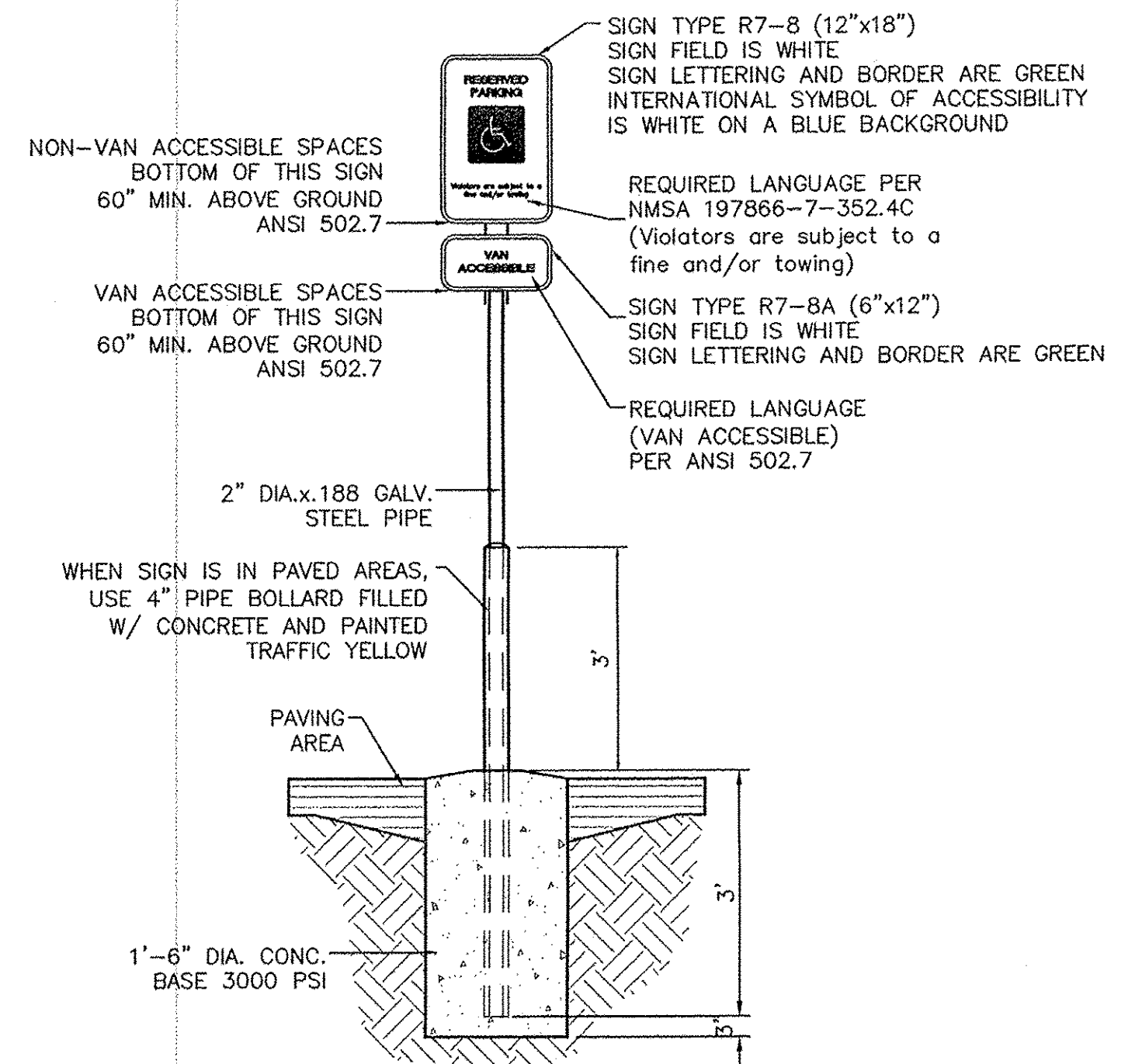
SITE DATA

ZONING	S-I SAWMILL INDUSTRIAL
PROPOSED USAGE	INDUSTRIAL
LOT AREA	56245 SF (1.29 AC)
BUILDING AREA	11250 SF
PARKING REQUIRED	2 SPACES (1 PER 3 EMPLOYEES)
PARKING PROVIDED	7 SPACES (TOTAL)
HC PARKING REQUIRED	1 SPACE
HC PARKING PROVIDED	1 SPACE (VAN ACCESSIBLE)



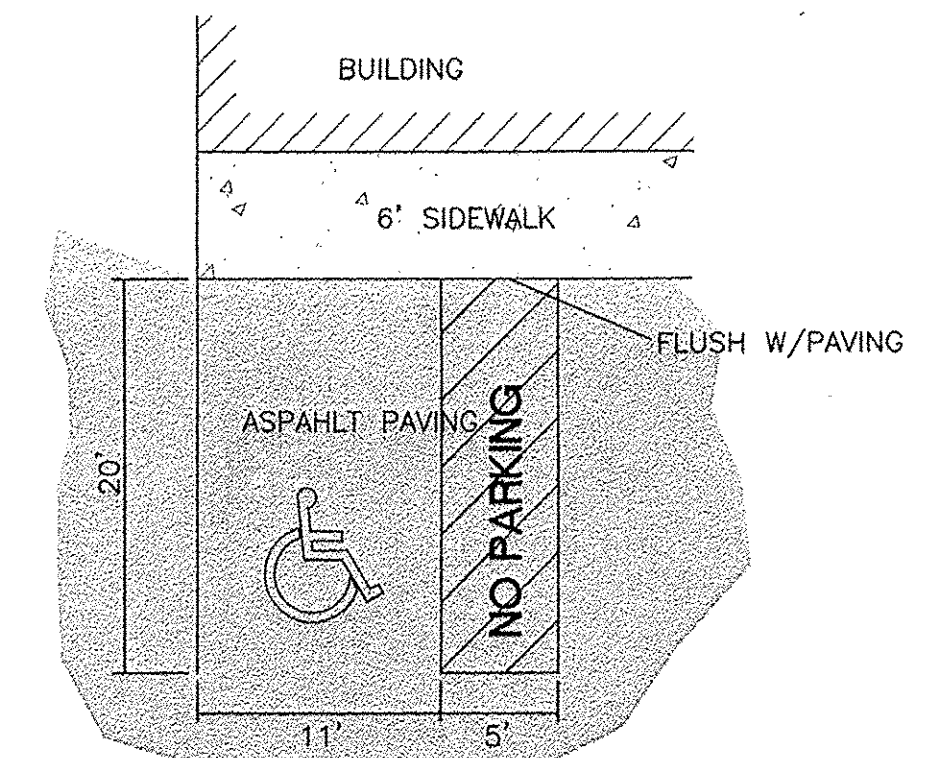
LEGAL DESCRIPTION

Tract 341-A2-A1-A1-A1-A1-A1-2 M.R.G.C.D. MAP NO. 35



ACCESSIBLE PARKING LOT SIGN

NTS



ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO P.E. #7868	MUSKET DEVELOPMENT 1615 8th STREET NW TRAFFIC CIRCULATION PLAN	DRAWN BY pm DATE 10-6-15 DRAWING 2015014-TCL
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # TCL-1 JOB # 2015014