

# CITY OF ALBUQUERQUE



May 29, 2020

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

**Re: Maverik, Wyoming & Constitution**  
1401 & 1415 Wyoming Blvd NE, 87112  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 2-6-19 (J19D049)  
Certification dated 1-8-20

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 5-27-20, 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 Ernie Gomez at (505) 924-3981.

Sincerely,

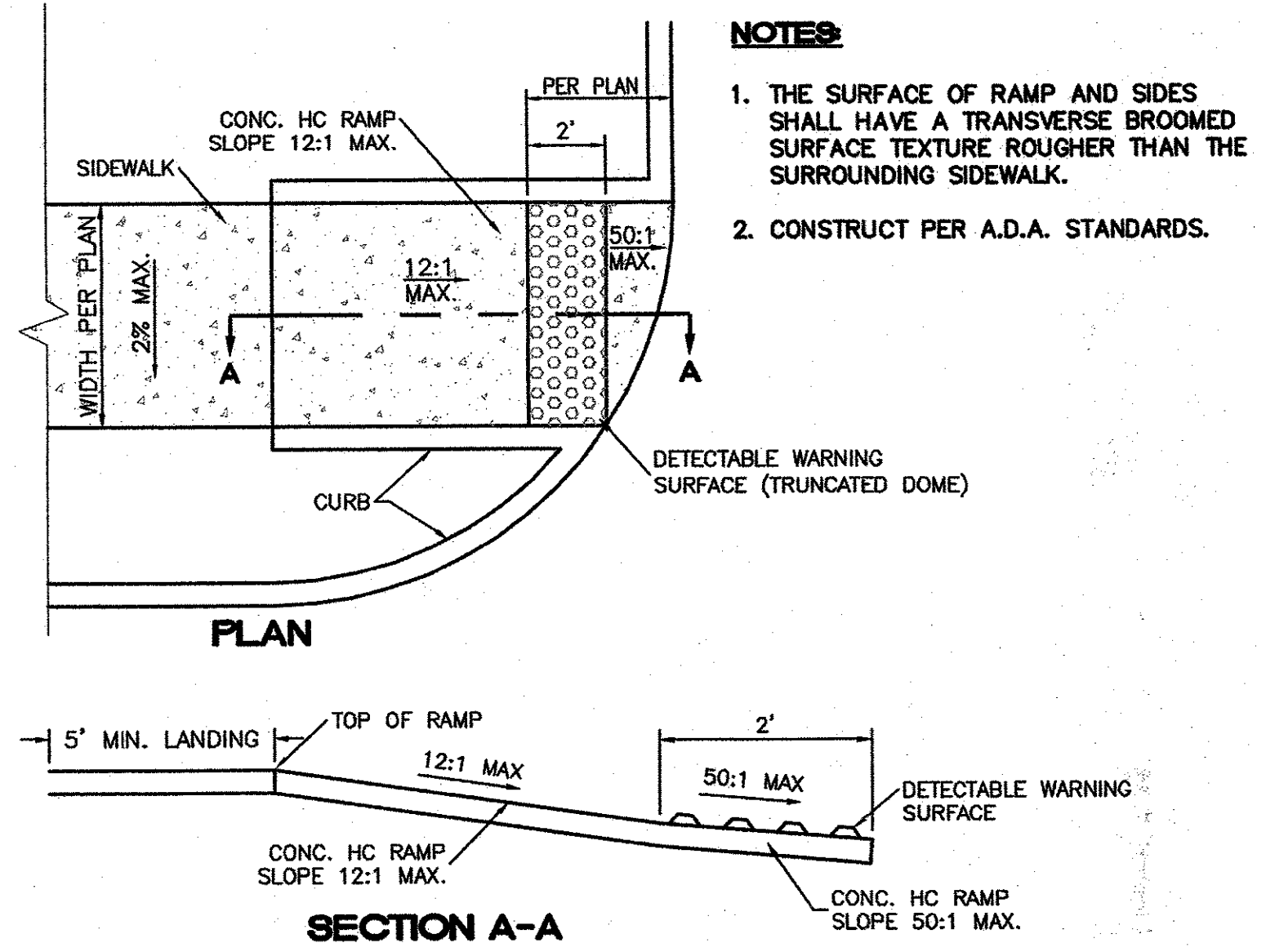
*Jeanne Wolfenbarger*

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

Ernie Gomez  
Plan Checker, Planning Dept.  
Development Review Services

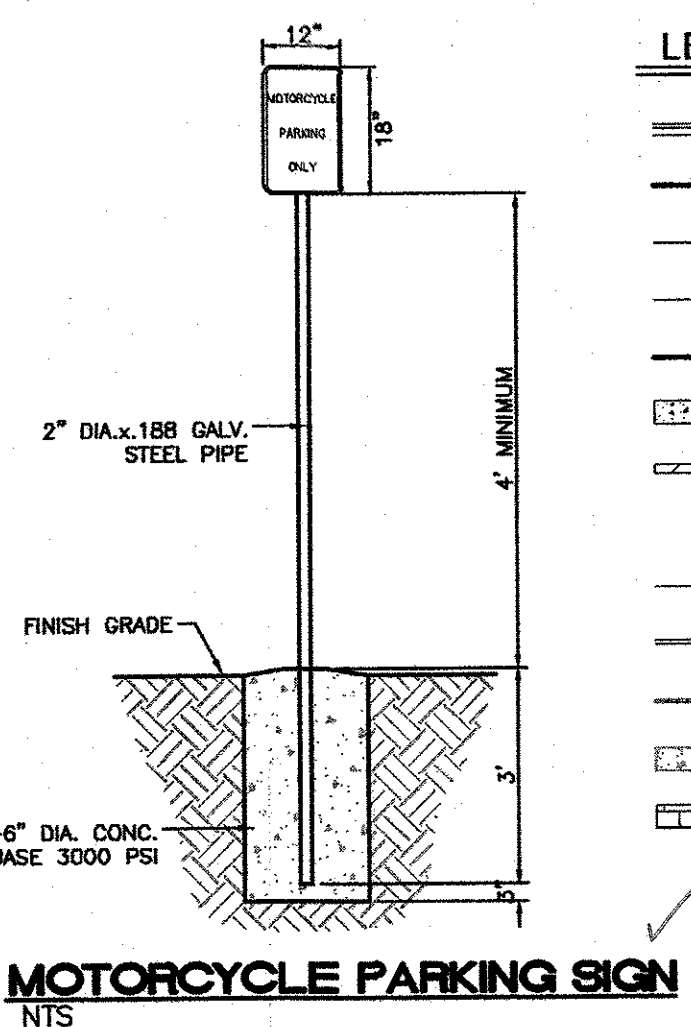
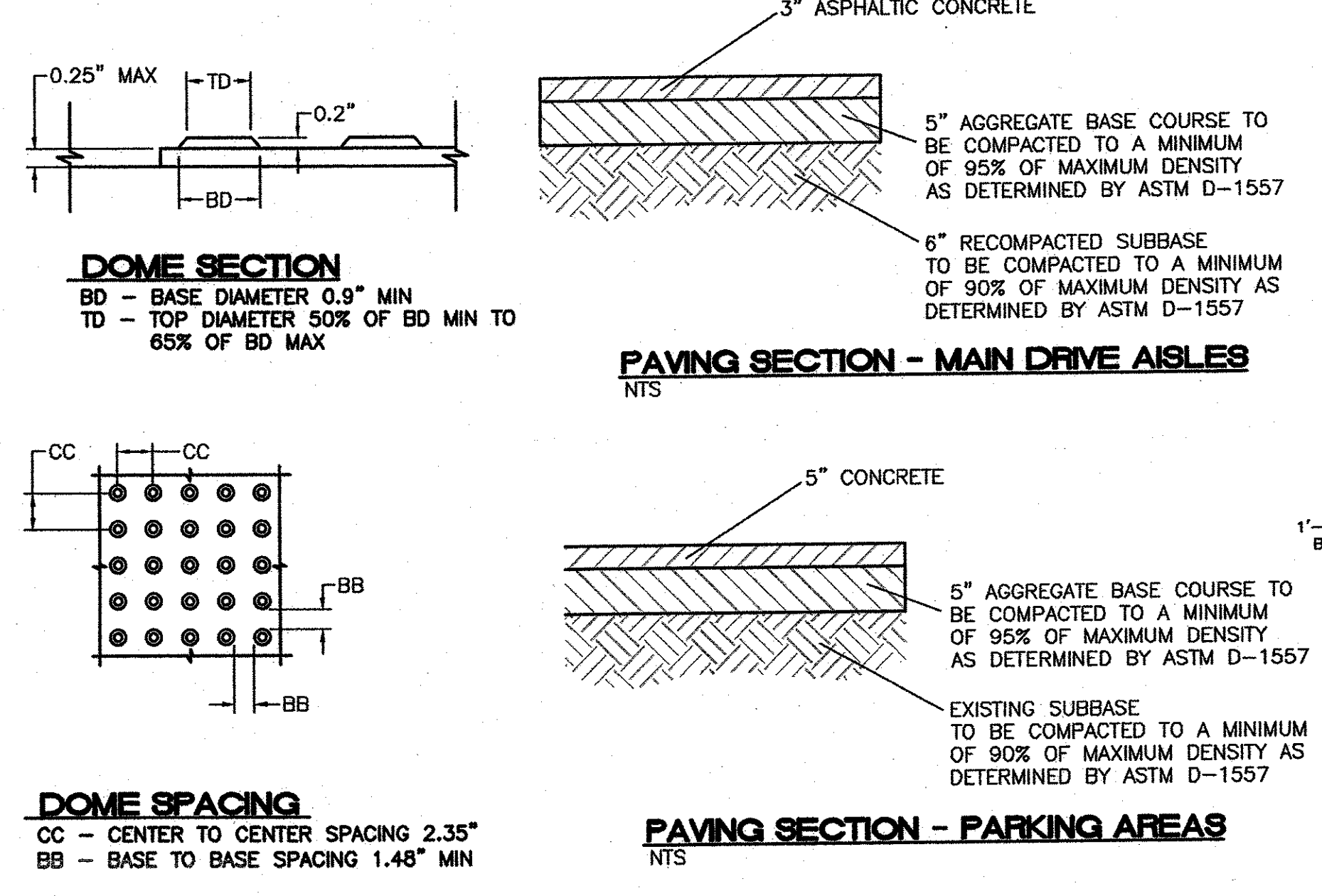
EG via: email  
C: CO Clerk, File



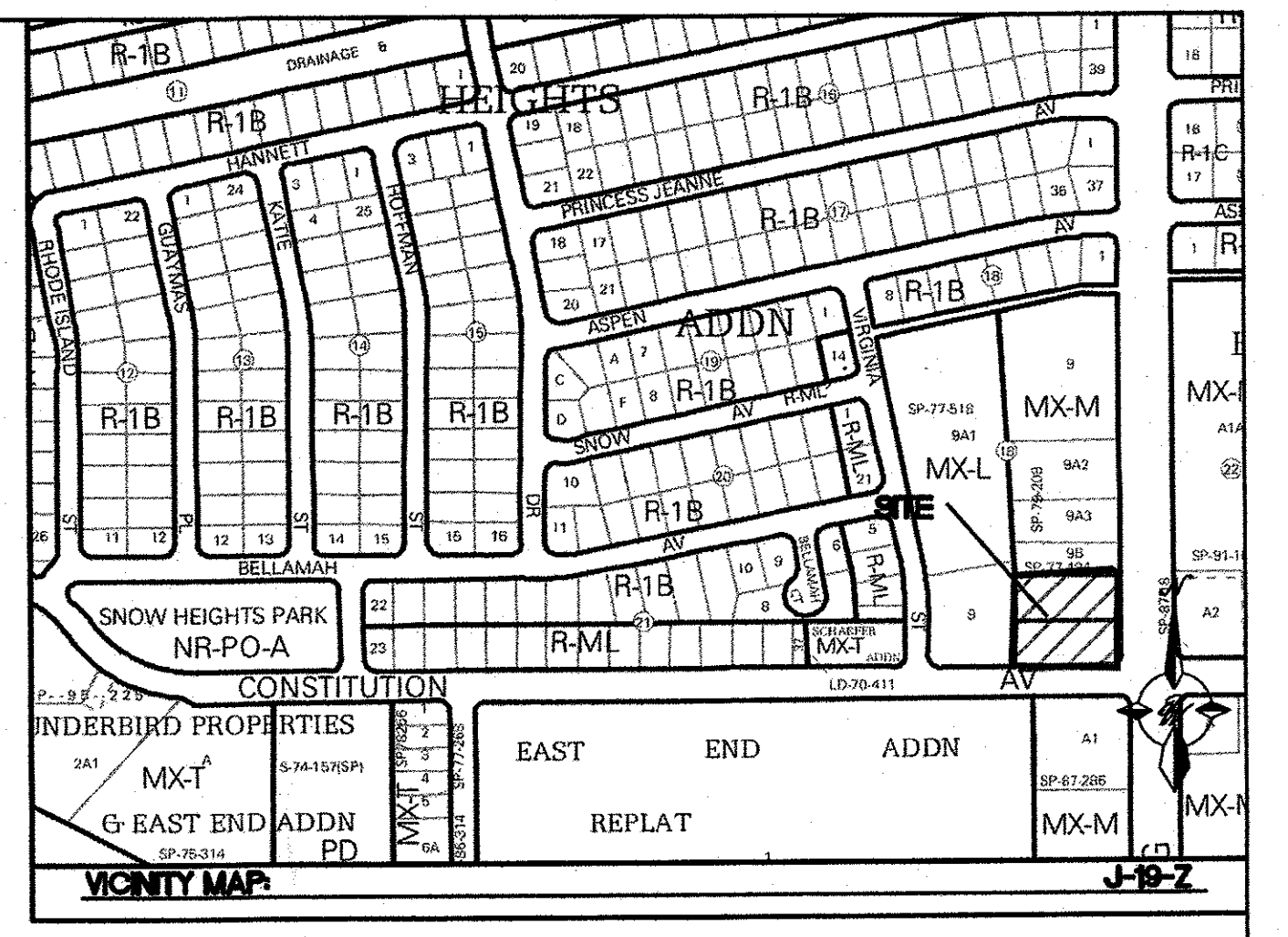


**UNIDIRECTIONAL HC RAMP**  
NOT TO SCALE

I, Ronald R. Bohannon, of the firm of **Tierra West LLC**, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project was designed by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Planning Department and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings.



- LEGEND**
- CURB & GUTTER
  - BOUNDARY LINE
  - EASEMENT
  - CENTERLINE
  - BUILDING
  - SIDEWALK
  - RETAINING WALL
  - EXISTING STREET LIGHTS
  - STRIPING
  - EXISTING CURB & GUTTER
  - EXISTING BOUNDARY LINE
  - EXISTING SIDEWALK
  - CONCRETE PAVERS

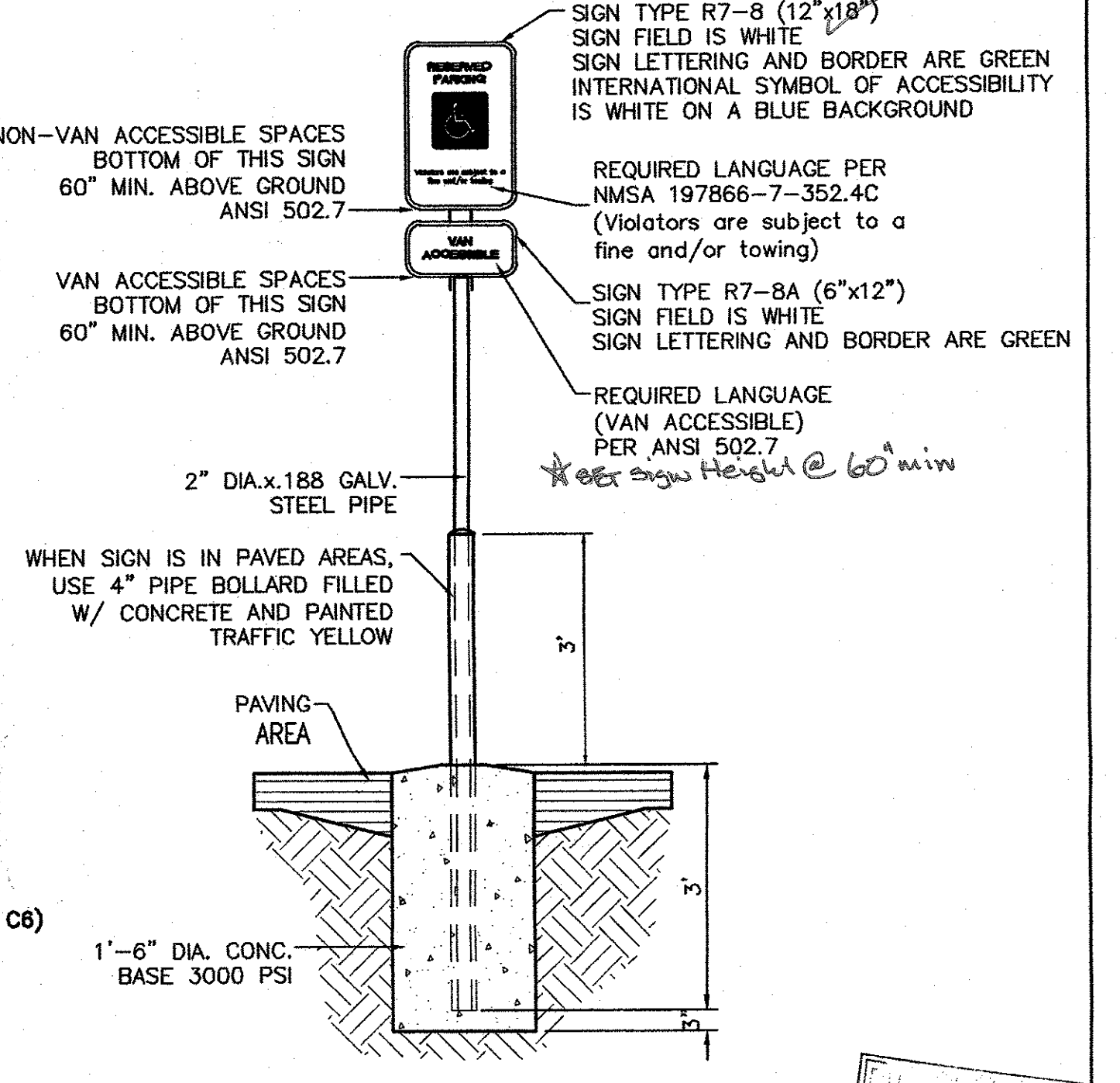


**LEGAL DESCRIPTION:**  
LOT 9A, BLOCK 18 SNOW HEIGHTS

**KEYED NOTES**

- ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN
- 6" CURB AND GUTTER (SEE DETAIL SHT. C6)
- 6" HEADER CURB (SEE DETAIL SHT. C6)
- 2' CONCRETE WATERWAY (SEE DETAIL SHT. C6)
- 8' PEDESTRIAN CROSSWALK
- 5' CONCRETE SIDEWALK PER COA DWG 2431
- DUMPSTER W/RECYCLING
- BICYCLE RACKS (SEE DETAIL SHT. C7)
- "PIPE" BOLLARD (SEE DETAIL SHT. C7)
- "HOOP" BOLLARDS (SEE DETAIL SHT. C7)
- UNIDIRECTIONAL HC RAMP (DETAIL THIS SHEET)
- MAVERIK MONUMENT SIGN (SEE ARCH. PLANS)
- GAS PUMP ISLAND (TYP)
- MOTORCYCLE PARKING WITH SIGN (SEE DETAIL SHEET C6)
- CONCRETE SLAB W/CHAMFERED CORNERS
- OIL-WATER SEPARATOR (SEE DETAIL SHT. C8)
- ADA PICNIC TABLE (SEE ARCH. PLANS)
- PICNIC TABLE (SEE ARCH. PLANS)
- CONCRETE PARKING STALL (SEE DETAIL SHT. C6)
- PETROLEUM TRENCH CAP SECTION (SEE DETAIL SHT. C6)
- XACTAIR AIR STATION (SEE DETAIL SHT. C6)
- TRUNCATED DOMES (SEE DETAIL SHT. C8)
- OFFSITE LANDSCAPING IN ROW (PER IDO 5-6-(C)(9))
- ASPHALT PAVING (SEE GEOTECH REPORT)
- TRENCH DRAIN (SEE GRADING PLAN SHT. C2)
- UNDERGROUND STORAGE FUEL TANKS (REFER MECH. PLANS)
- PERICULOUS BUMPERS

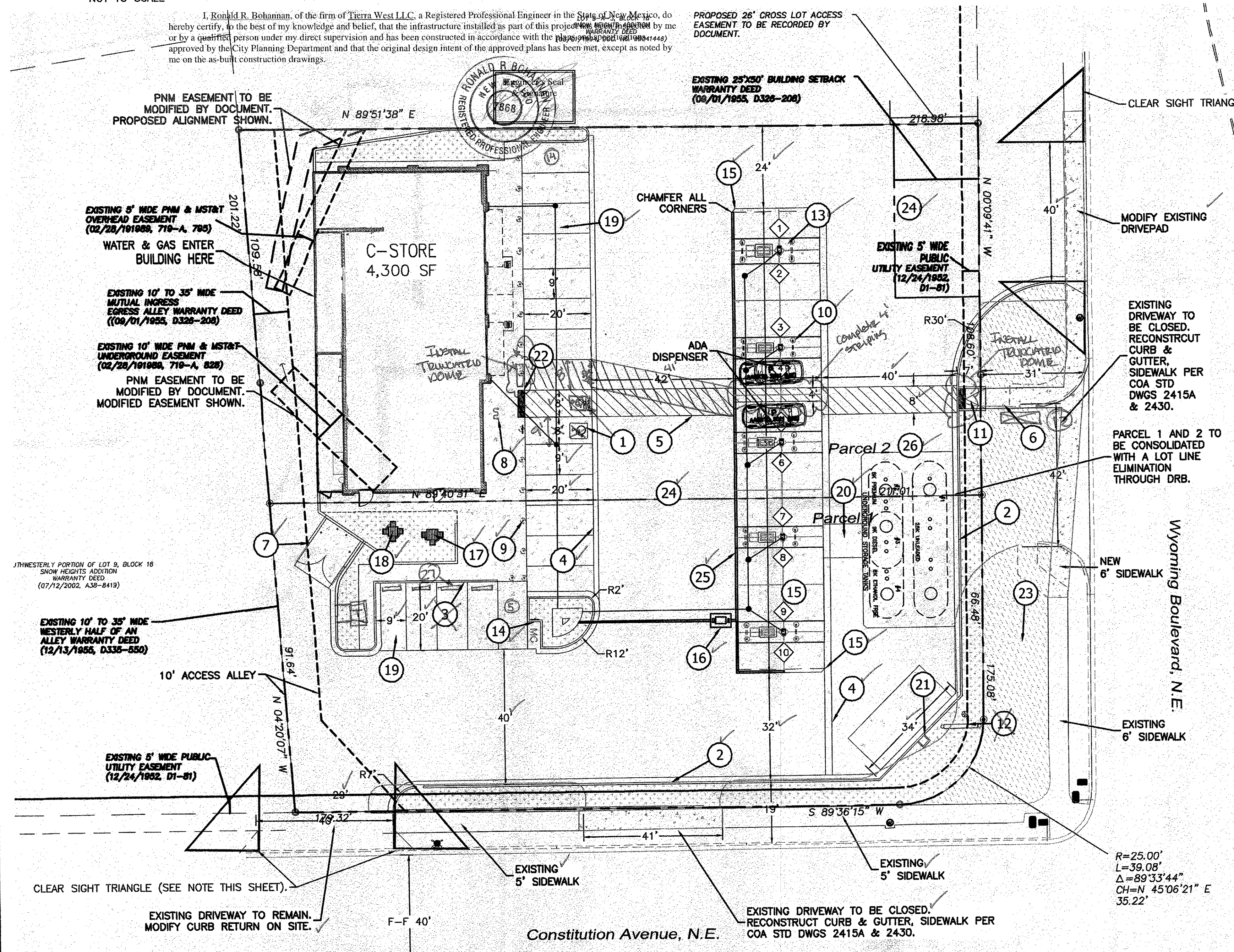
**CLEAR SIGHT TRIANGLE NOTE:**  
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.



**ACCESSIBLE PARKING SIGN**

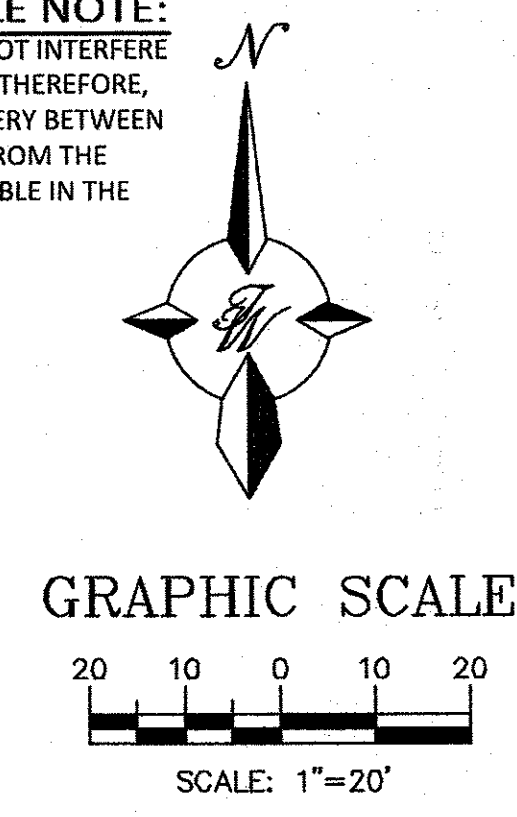
**SITE DATA**

PROPOSED USAGE:	GAS CONVENIENCE STORE
IDO CLASSIFICATION:	LIGHT VEHICLE FUELING STATION IDO 4-3(D)(17)
LOT AREA:	42,250 SF (0.969 ACRES)
BUILDING AREA:	4,300 SF
STACK:	2X5 (10 UNITS)
ASPHALT AREA:	22,575 SF
PARKING REQUIRED:	17 SPACES (4 SPACES PER 1,000 SF)
PARKING PROVIDED:	19 SPACES
HC PARKING REQUIRED:	1 SPACES
HC PARKING PROVIDED:	1 SPACES (1 VAN ACCESSIBLE)
MC PARKING REQUIRED:	1 SPACES
MC PARKING PROVIDED:	1 SPACES
BICYCLE PARKING REQUIRED:	2 SPACES
BICYCLE PARKING PROVIDED:	2 SPACES (4)
LANDSCAPE AREA REQUIRED:	5,692 SF
LANDSCAPE AREA PROVIDED:	ONSITE: 3,445 SF OFFSITE IN ROW: 2,247 SF (IDO 5-6-(C)(9)) TOTAL=5,692 SF



**TRAFFIC CIRCULATION LAYOUT APPROVED**  
02/07/19

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



	<b>ENGINEER'S SEAL</b>	<b>MAVERIK</b> 1401 WYOMING BLVD. 87112	DRAWN BY LA
		<b>TRAFFIC CIRCULATION LAYOUT</b>	DATE 2/5/19
			2018055-TCL
<b>Tierra West, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com		SHEET # <b>TCL 1</b>	JOB # 2018055



TW

# TIERRA WEST, LLC

June 01, 2020

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

**RE: TRAFFIC CIRCULATION LAYOUT CERTIFICATION  
CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY  
MAVERIK, 1401 WYOMING BLVD AVE, NE, 87112**

Dear Mr. Gomez:

I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the Approved Traffic Circulation Layout (TCL) for issuance of a Permanent Certificate of Occupancy for the project referenced above. This project is in substantial compliance as inspected on May 27, 2020 and is in accordance with the design intent of the Approved Traffic Circulation Layout dated 2/07/19.

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 Traffic Circulation Layout (TCL). Therefore, we request approval of the as-built Approved Traffic Circulation Layout (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

JN: 2018055  
RRB/RS/bf



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