

CITY OF ALBUQUERQUE



February 4, 2019

Ronald R. Bohannon
Tierra West LLC
5571 Midway Park Pl
Albuquerque, NM 87121

**Re: Utility Trailer Sales,
8201 Daytona Rd NW Albuquerque NM 87121
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 04-20-2018 (K09D026B)
Certification dated 01-31-2019**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 02-02-2019, 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 me at (505)924-3675.

Sincerely,

Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

\MM via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Utility Trailer Sales Building Permit #: _____ Hydrology File #: K09D026B
DRB#: 1008585 EPC#: 18-EPC-40004 Work Order#: _____
Legal Description: Tract 3 of Plat of TRS 1 thru 12 Avalon Subdivision Unit 5
City Address: 8201 Daytona Rd NW Albuquerque, NM 87121

Applicant: Tierra West LLC Contact: Vince Carrica
Address: 5571 Midway Park Pl Albuquerque, NM 87109
Phone#: 505 858-3100 Fax#: _____ E-mail: vcarrica@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
☐ 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: 02/01/19 By: Brad Trusch

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

02/01/2019 Issued By: E08375 364483

Permit Number: 2018 060 801 **Category Code** 970

Application Number: 18REV-60801, Review: Drain Plan-Lomr-Traffic Impact

Address:

Location Description: UTILITY TRAILER SALES

Project Number: null

Applicant

TIERRA WEST LLC
RONALD BOHANNAN
5571 MIDWAY PARK PL NE
ALBUQUERQUE NM 87109
505-858-3100
kkrueger@tierrawestllc.com

Agent / Contact

TIERRA WEST LLC
RONALD BOHANNAN
5571 MIDWAY PARK PL NE
ALBUQUERQUE NM 87109
505-858-3100
KKRUEGER@TIERRAWESTLLC.COM

Application Fees

REV Actions	\$110.00
TOTAL:	\$110.00

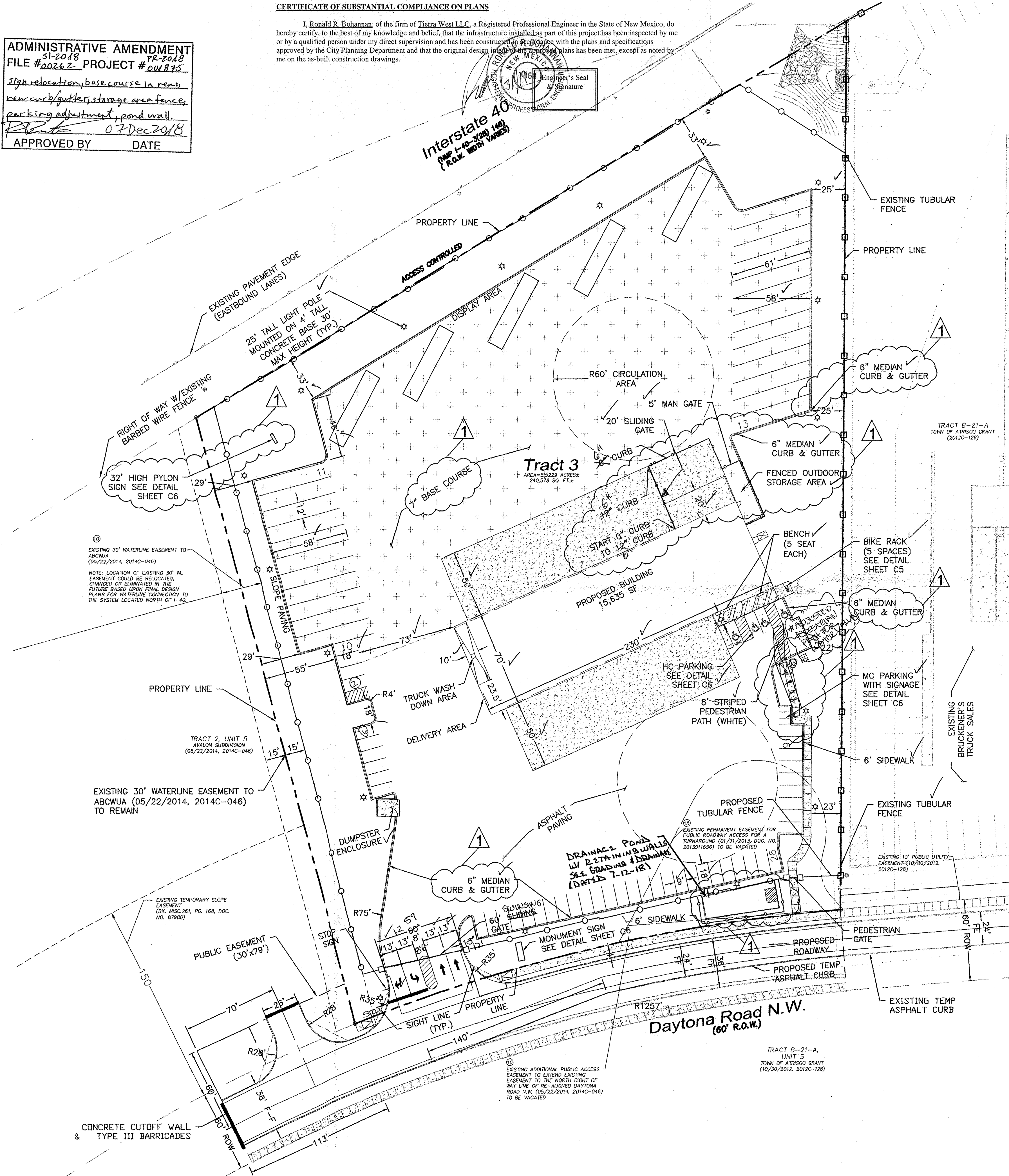
City of Albuquerque Treasury
Date: 2/1/2019 Office: ANMEX
State ID: Cashier: E41709
Batch: 10022 Trans #: 30
Permit: 2018060801
Receipt Num: 00567761
Payment Total: \$110.00
0909 REV Actions
Check Tendered: \$110.00
\$260.00

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

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 has been inspected 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 intended by the applicant has been met, except as noted by me on the as-built construction drawings.



ADMINISTRATIVE AMENDMENT
 51-2018
 FILE #20262 PROJECT #01875
 Sign relocation, base course in rear,
 new curb/gutter, storage area fence,
 parking adjustment, pond wall.
 07 Dec 2018
 APPROVED BY DATE



LEGEND

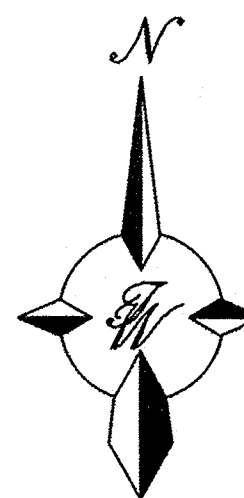
- CURB & GUTTER
- PROPERTY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK/CONCRETE APRON
- PAVEMENT
- BASE COURSE
- SCREEN WALL
- RETAINING WALL
- STREET LIGHTS
- LANE
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING LANE
- EXISTING STRIPING
- 6' 3D FENCE
- COVERED ENTRY

SITE DATA

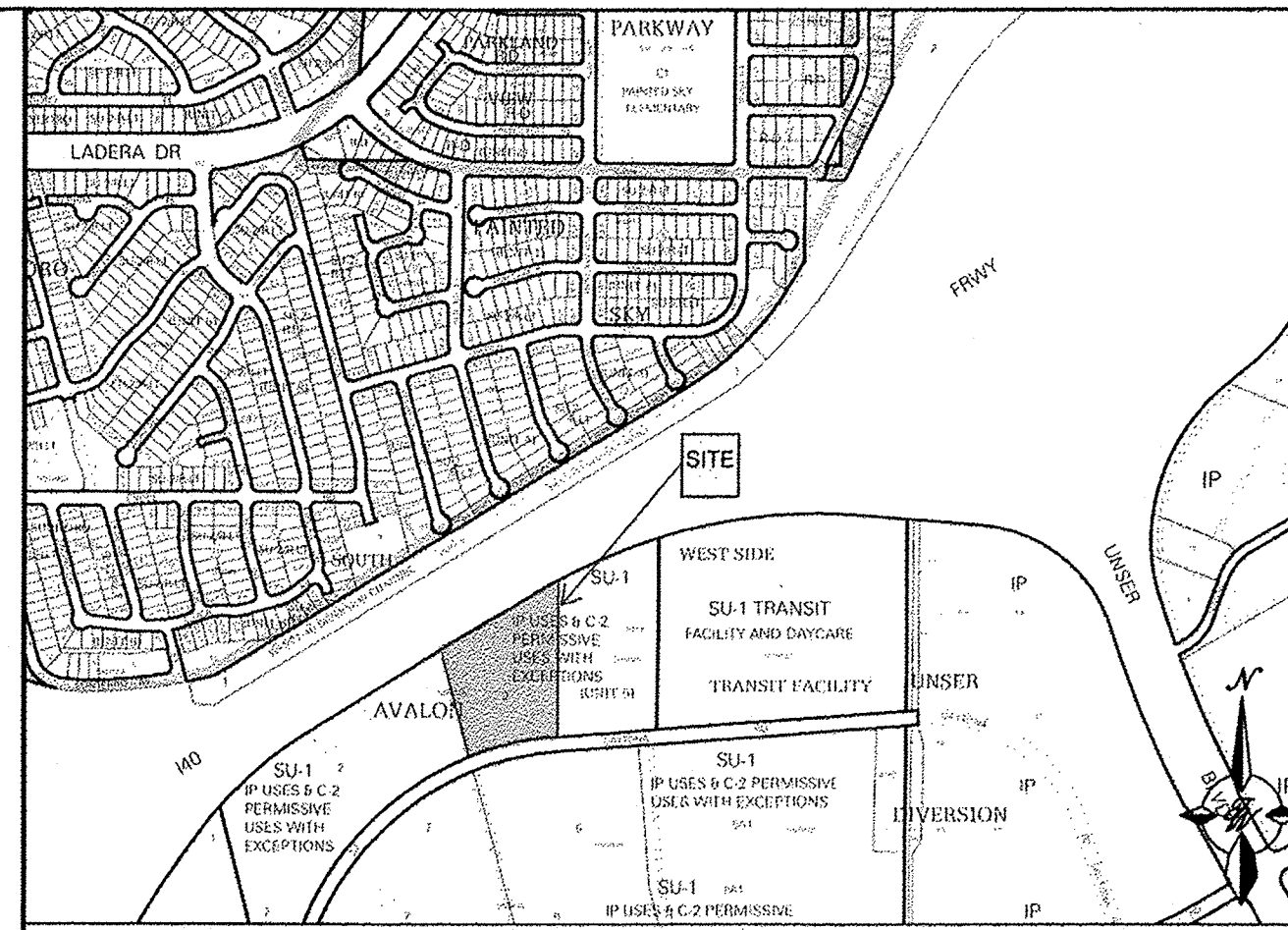
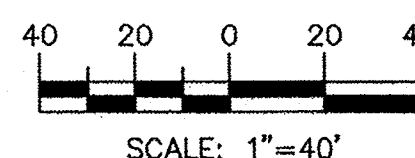
PROPOSED USAGE: UTILITY TRAILER SALES/SERVICING
 LOT AREA: 240,578 SF (5.52 ACRE)
 BUILDING AREA:
 TOTAL 15,635 SF
 PARKING REQUIRED: 75 SPACES (15,000 SF/1 SPACE PER 200 SF)
 PARKING PROVIDED: 3 SPACES (635 SF/1 SPACE PER 250 SF)
 MINUS: 9 SPACES (SERVICE BAYS)
 TOTAL PARKING REQUIRED: 69 SPACES
 *PARKING PROVIDED: 74 SPACES (78 SPACES AVAILABLE)
 HC PARKING REQUIRED: 4 SPACES
 HC PARKING PROVIDED: 4 SPACES
 2 SPACE VAN ACCESSIBLE
 MC PARKING REQUIRED: 3 SPACES
 MC PARKING PROVIDED: 3 SPACES
 BICYCLE PARKING REQUIRED: 4 SPACES (1 SPACE PER 20 PARKING SPACES)
 BICYCLE PARKING PROVIDED: 5 SPACES
 LANDSCAPE AREA REQUIRED: 33,741 SF
 LANDSCAPE AREA PROVIDED: 74,851 SF

ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.

LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT TRIANGLES @ ENTRANCE OFF DAYTONA. 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.



GRAPHIC SCALE



LEGAL DESCRIPTION:

TRACT NUMBERED 3, OF PLAT OF TRACTS 1 THROUGH 12, AVALON SUBDIVISION UNIT 5, ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNILLO COUNTY, NEW MEXICO ON MAY 22, 2014, IN PLAT BOOK 2014C, FOLIO 46, AS DOCUMENT NO. 2014040949.

ADDRESS: 8201 DAYTONA RD NW
 ALBUQUERQUE, NM 87121

PAVING TYPE: ASPHALT PAVEMENT SOUTH PARKING FIELD

ZONING: SU-1, IP USES & C2 PERMISSIVE USES W/EXCEPTIONS

*TRUCK PARKING IS ALLOWED TO BE COUNTED IN TOTAL NUMBER OF SPACES PROVIDED

PROJECT NUMBER: 1008585

APPLICATION NUMBER: 18DRB-70113

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 3-8-18, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ☒ Yes ☐ No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

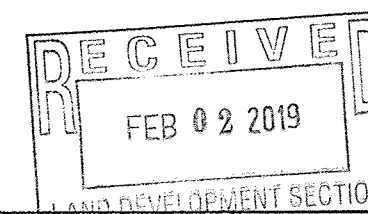
DRB SITE DEVELOPMENT PLAN APPROVAL:


Logan R. [Signature]	07-24-18
Traffic Engineer, Transportation Division	Date
Jon [Signature]	6/6/18
ABCMIA	Date
[Signature]	6/6/18
Parks & Recreation Department	Date
René [Signature]	6/6/18
City Engineer/Hydrology	Date
[Signature]	6/6/18
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	6-6-18
[Signature]	Date
DRB Chairperson, Planning Department	25 July 2018
Date	

* Environmental Health, if necessary

INDEX TO DRAWINGS

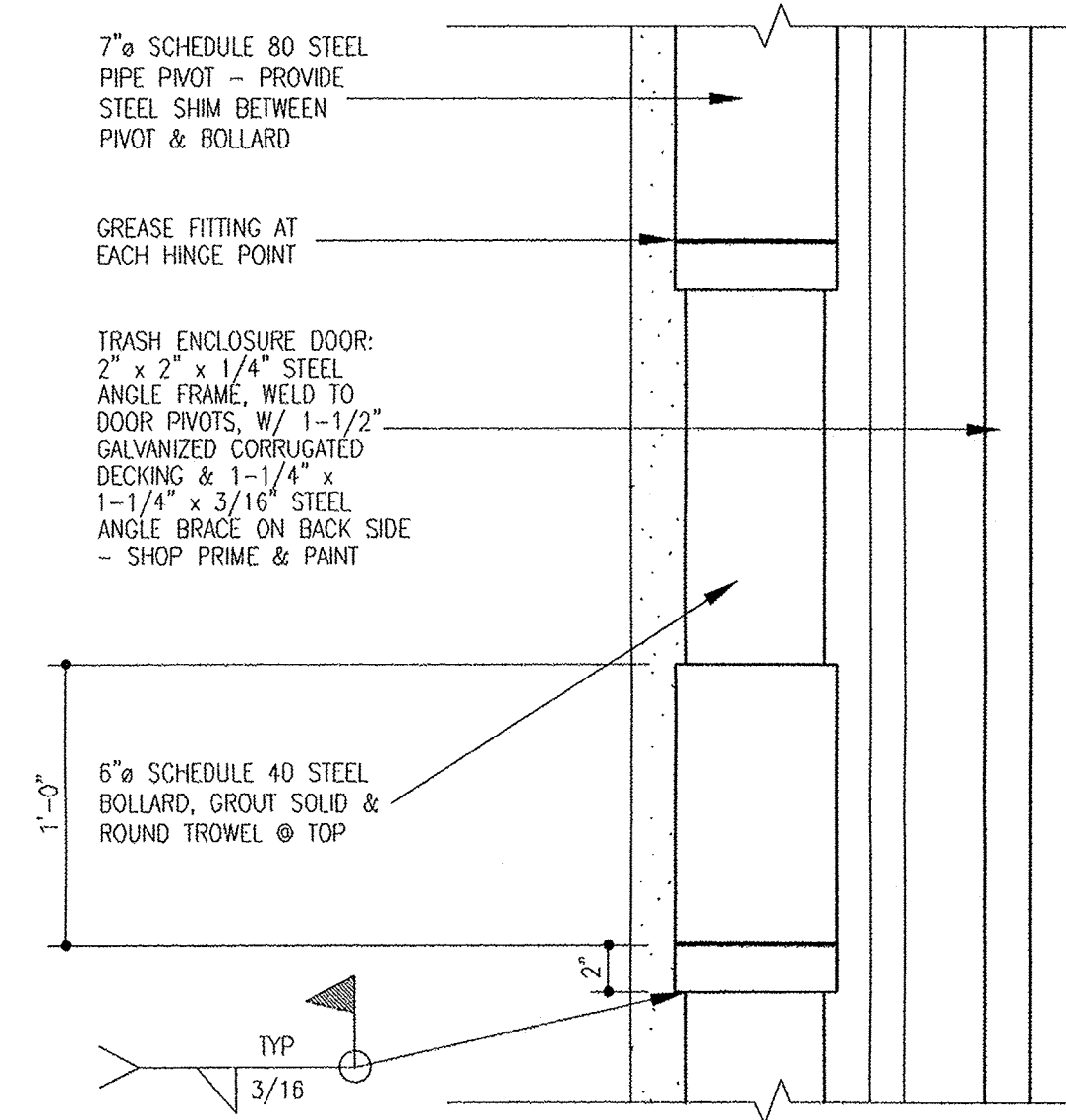
- C1. SITE PLAN FOR BUILDING PERMIT
- C2. GRADING AND DRAINAGE PLAN
- C3. MASTER UTILITY PLAN
- C4. BUILDING ELEVATIONS
- C5. DETAIL SHEET 01
- C6. DETAIL SHEET 02
- L1. LANDSCAPING PLAN



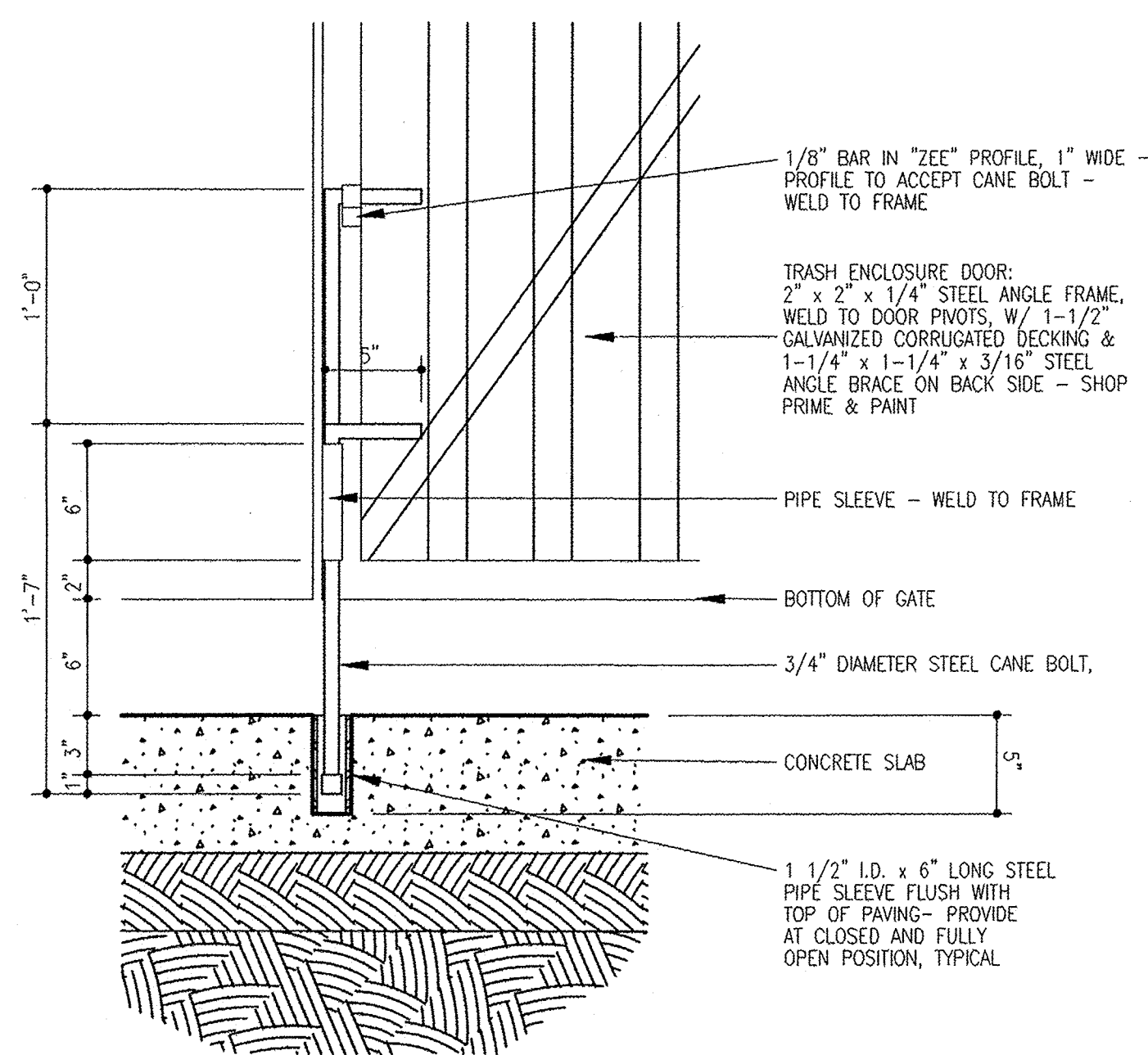
REV	DATE	REMARKS:	BY:
1	12/6/18	MINOR REVISIONS	RRB
ENGINEER'S SEAL	UTILITY TRAILER SALES ALBUQUERQUE NM		DRAWN BY LA
	ADMINISTRATIVE ADDENDUM		DATE 12/06/2018
			2017041_SPE 3
			SHEET #
		 <i>TIERRA WEST, LLC</i>	C1
		5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2017041
RONALD R. BOHANNAN P.E. #7868			

TIERRA WEST, LLC
 5571 MIDWAY PARK PLACE NE
 ALBUQUERQUE, NM 87109
 (505) 858-3100
 www.tierrawestllc.com

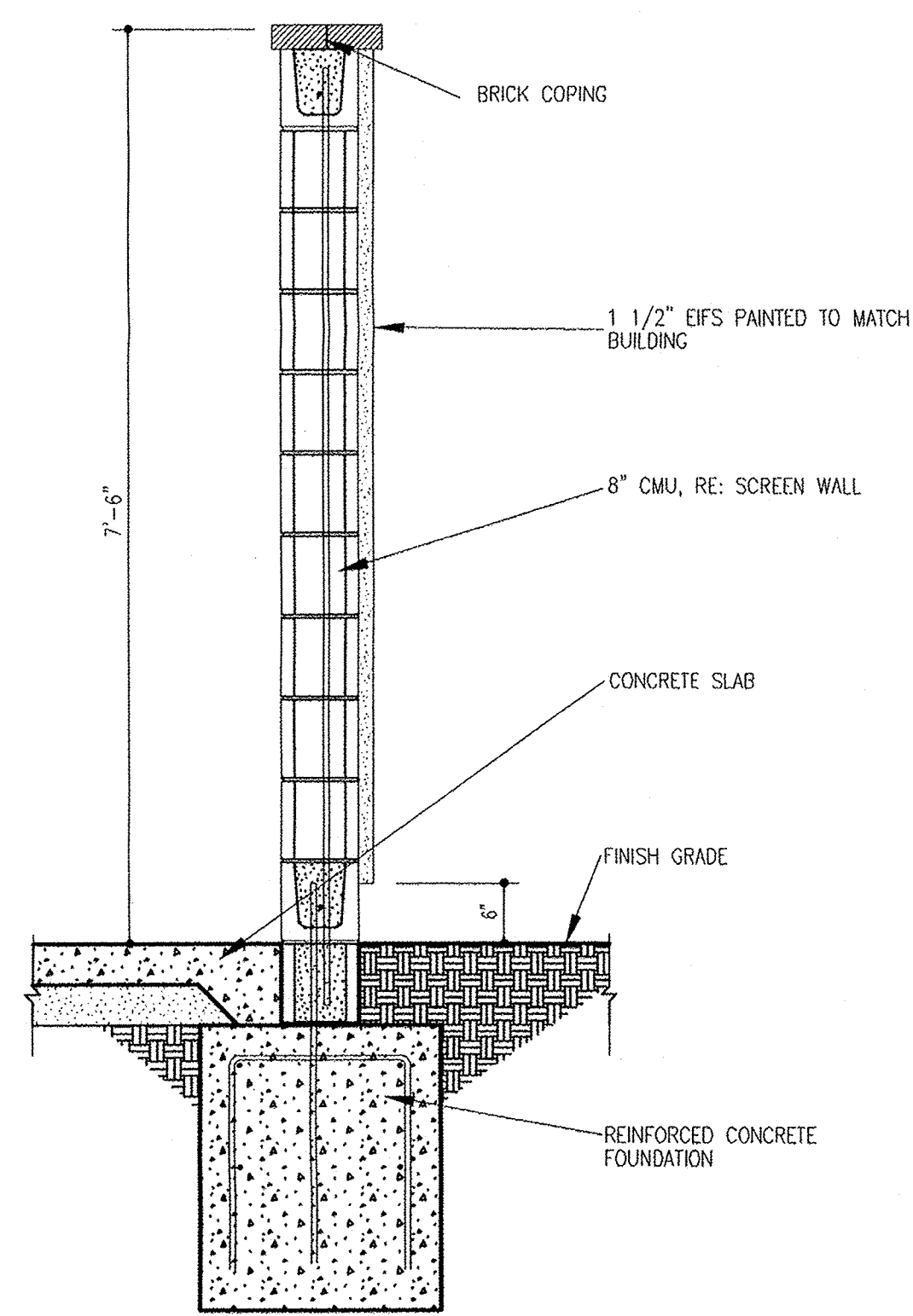
RONALD R. BOHANNAN
 P.E. #7868



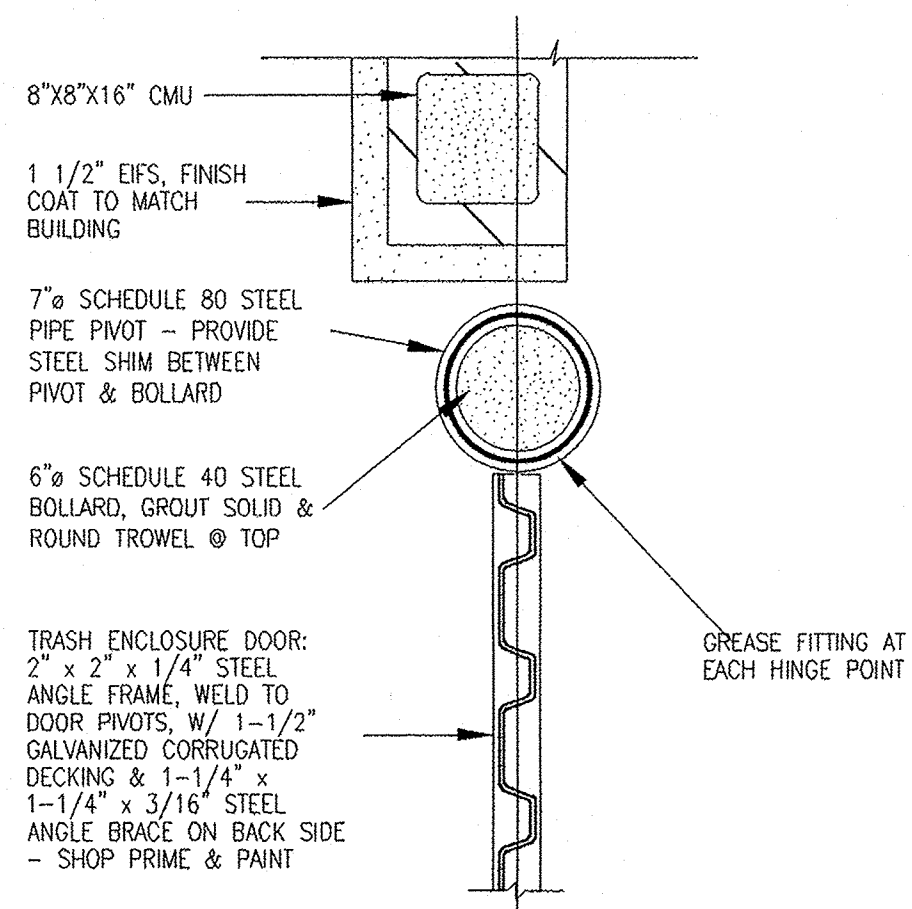
9 Dumpster Door Pivot
1 1/2" = 1'-0"



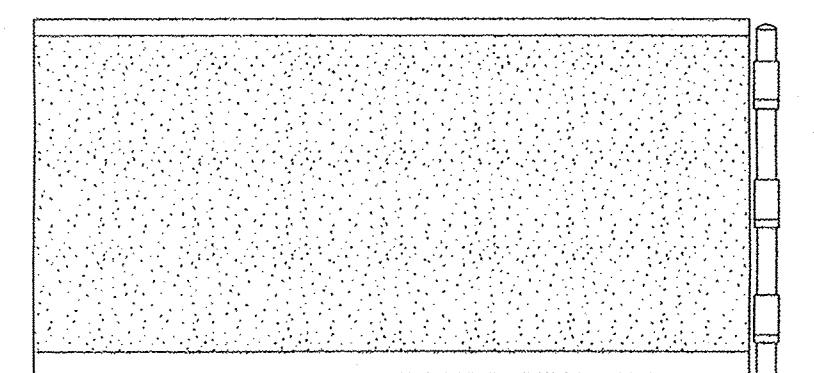
8 Cane Bolt Detail
1 1/2" = 1'-0"



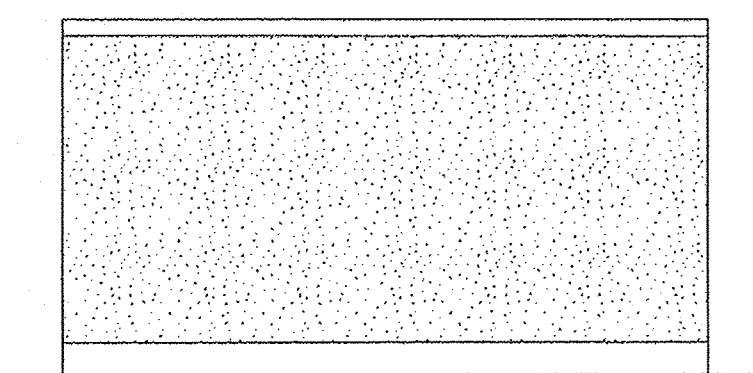
7 Wall Section
3/8" = 1'-0"



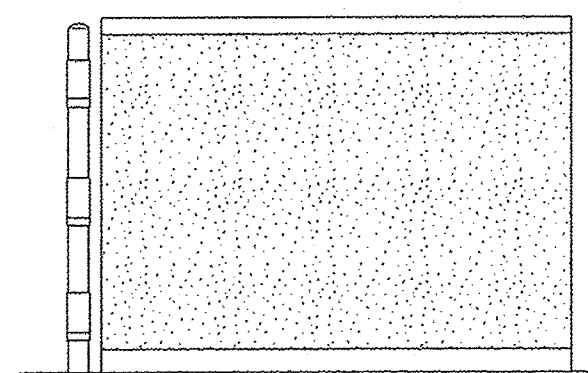
6 Plan Detail
1 1/2" = 1'-0"



5 Side Elevation
NTS



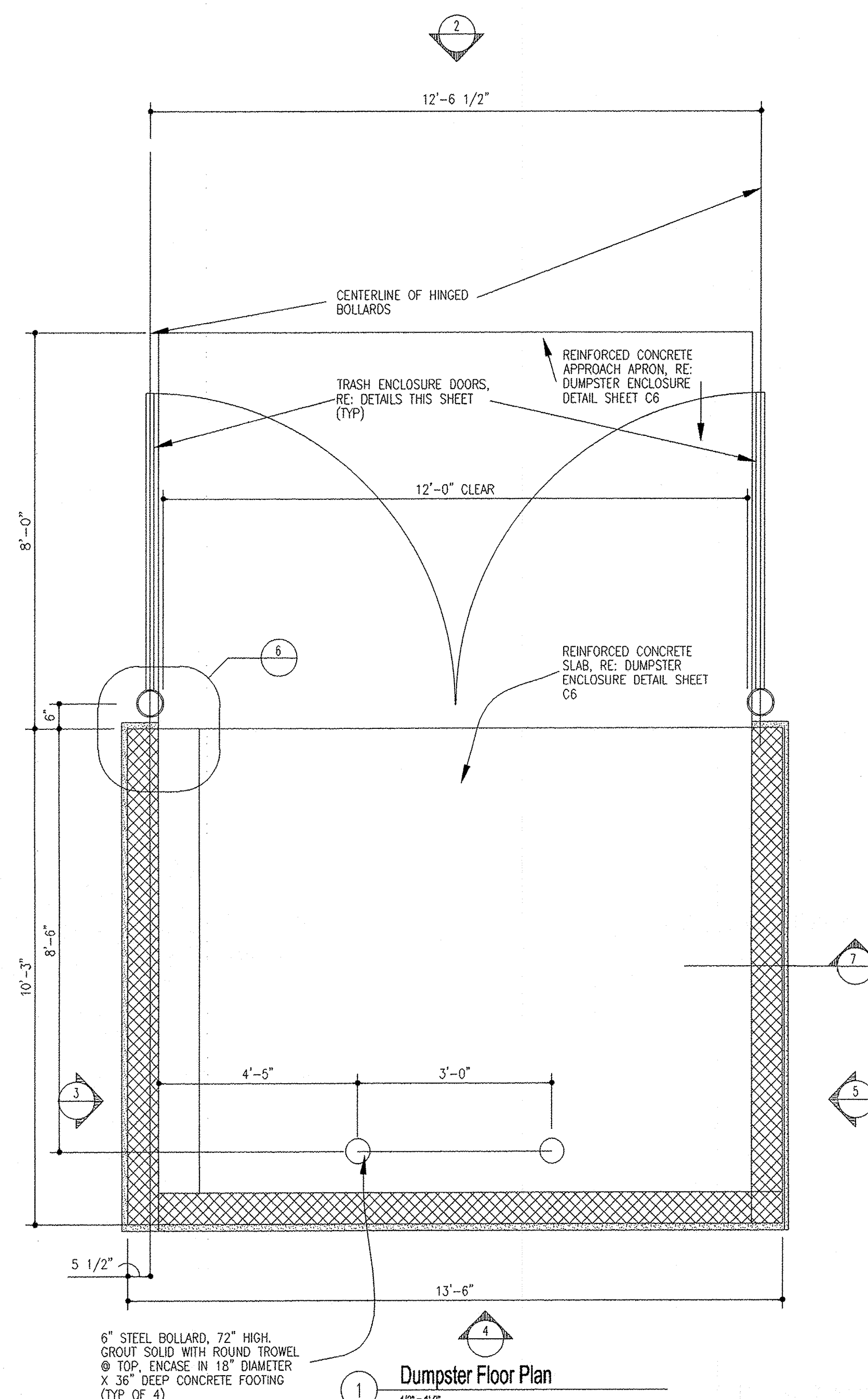
4 Back Elevation
NTS



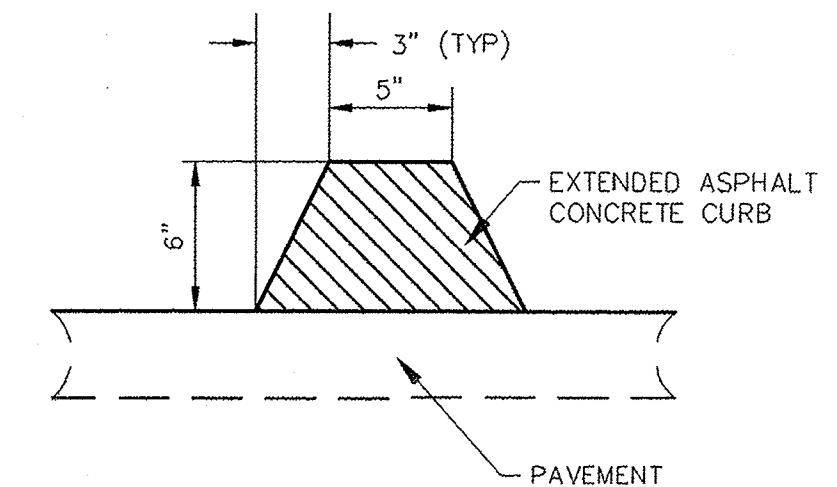
3 Side Elevation
NTS

General Notes

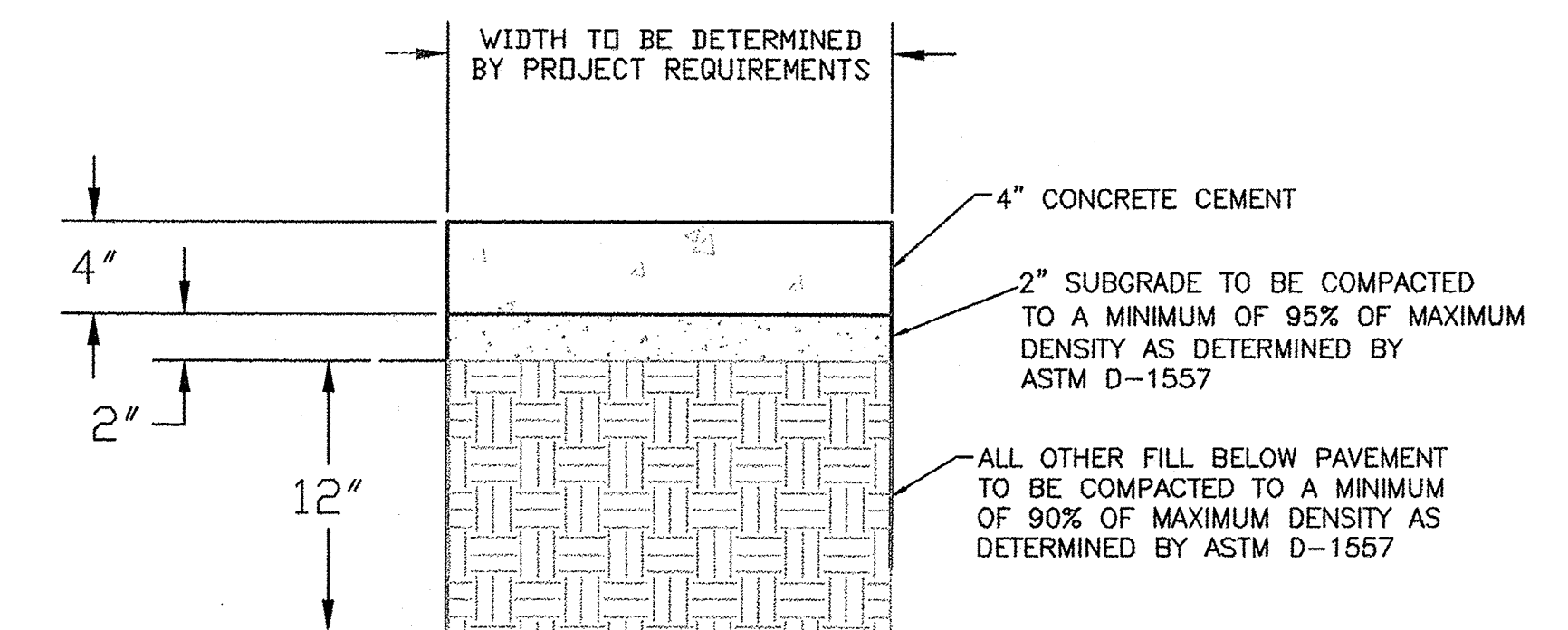
1. PAINT BOLLARDS, GATE HINGES, GATES & ANY OTHER FERROUS STEEL COMPONENT TO MATCH BUILDING



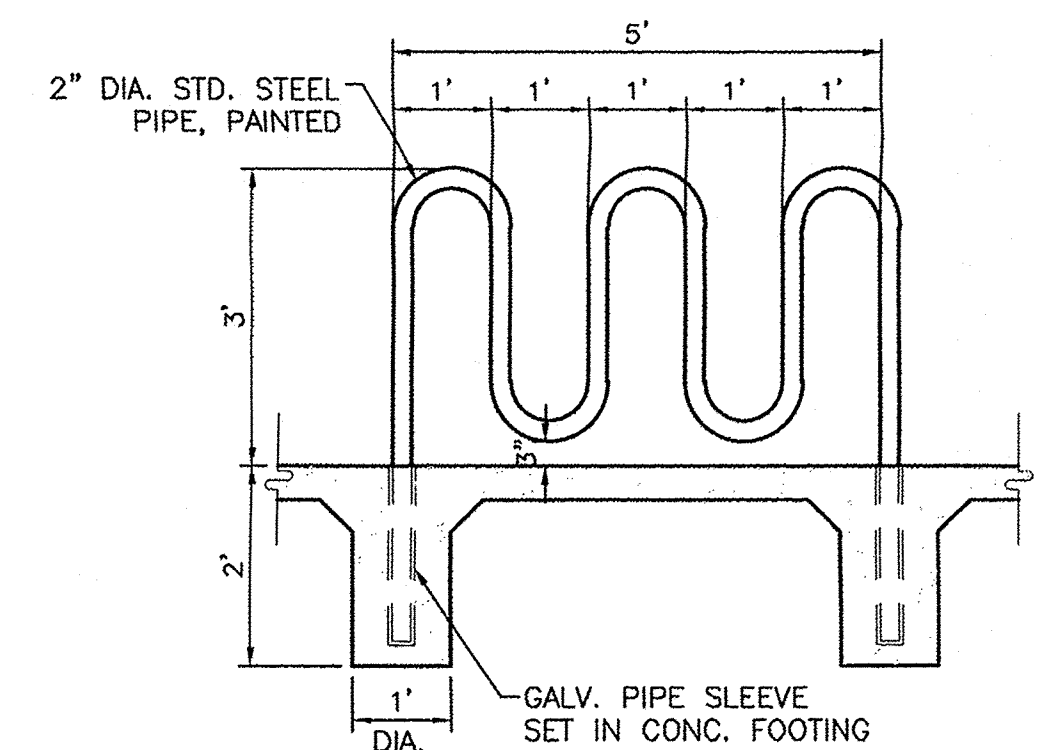
1 Dumpster Floor Plan
1/2" = 1'-0"



TEMPORARY ASPHALT CURB
N.T.S.



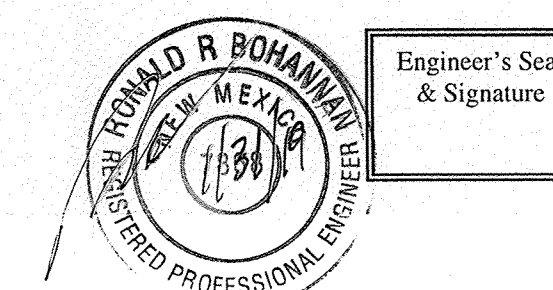
CONCRETE SIDEWALK SECTION




BIKE RACK DETAIL
SCALE: 1/2" = 1'

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

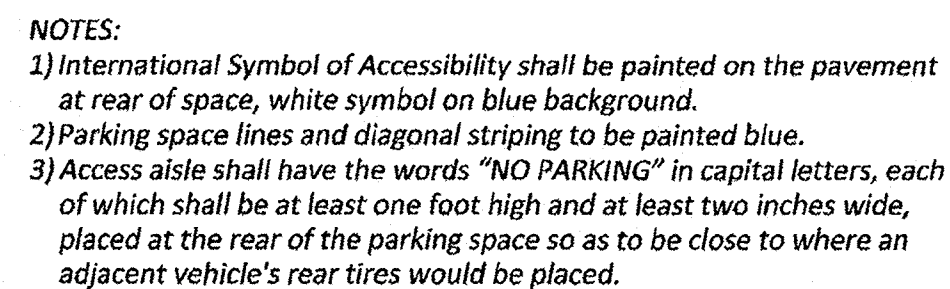
I, Ronald R. Bohannon, of the firm of Terra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision 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.



ENGINEER'S SEAL	UTILITY TRAILER SALES ALBUQUERQUE NM	DRAWN BY LA
	DETAIL SHEET 01	DATE 04/20/2018
 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com		2017041_SPE 3
		SHEET # C5
RONALD R. BOHANNAN P.E. #7868		JOB # 2017041

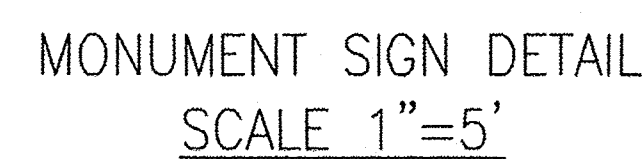
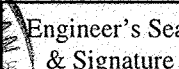


NTS

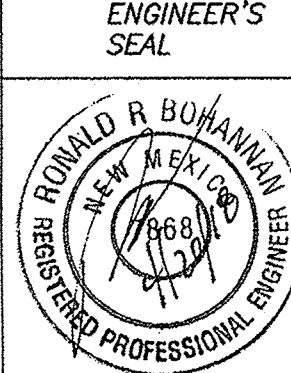


NTS

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 has been inspected 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.



1. UTILITY LOGO CABINET: D/F ILLUMINATED CUSTOM FAB. CABINET
2. EMC: D/F 89mm PITCH 16x64 MATRIX AMBER MONOCHROME EMC
PRIMARY ELECTRICAL: 120V/240V—TOTAL SIGNS AMPS T.B.D.
POWER OUT: LEAVE 8"—0" PIGTAIL WIRE INSIDE CAB FOR SIGN HOOK UP.
POWER LOCATION: REFER TO M.E.P. DWGS
SWITCH LOCATION: T.B.D.
3. COLUMN: CUSTOM FABRICATED 1 ½" ALUM. ANGLE FRAME COVERED ON ALL SIDES W/.090" THICK ALUM.
4. MOUNTING PIPE: 8" +/- DIA. PIPE SLEEVED INSIDE 24" O.D. STD. STEEL PIPE SET IN CONCRETE CAISSON.



RONALD R. BOHANNAN
P.E. #7868

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE N
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY LA
DATE 04/20/2018
2017041_SPE
SHEET # C6
JOB # 2017041