

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 3, 2023

Ronald Bohannon, P.E.
Tirerra West, LLC
5571 Midway Park Pl. NE
Albuquerque, NM 87109

Re: Southern Tire Mart/ 8301 Daytona Rd. NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 06-08-2021 (K09-D047)
Certification dated 09-14-23

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 10-03-23, 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 Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File

TW

TIERRA WEST, LLC

September 15, 2023

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

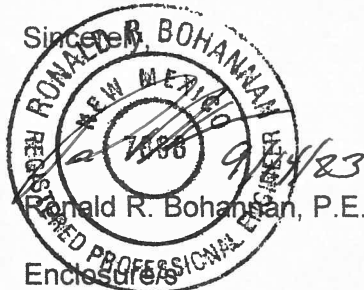
**RE: AA APPROVED SITE PLAN CERTIFICATION
REQUEST FOR TEMPORARY CERTIFICATE OF OCCUPANCY
8301 DAYTONA RD NW, ALBUQUERQUE NM 87121**

I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the as-built AA Approved Site Plan for issuance of a Temporary Certificate of Occupancy for the project referenced above. This project is in substantial compliance as inspected on September 14, 2023, and is in general accordance with the design intent of the AA Approved Site Plan dated 6/08/21.

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 Site Plan for Building Permit. Therefore, we request approval of the as-built AA Approved Site Plan and issuance of the Temporary Certificate of Occupancy to allow stocking and training to proceed while the contractor completes the noted punchlist items.

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



JN: 202031
RRB/VC/bf

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

- Transportation Punchlist
- 1) Install Tire Storage Gravel
 - 2) Install West Slope Gravel
 - 3) Complete Landscaping Sitewide
 - 4) Complete Rock at Pond and Daytona Frontage
 - 5) Remove Construction Debris from NMDOT Frontage
 - 6) Sweep Site Clean of gravel Tailing and Blown Sand

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

SIGHT TRIANGLE (TYP)
F/C 35'
F/C 35'

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

KEYED NOTES

- 1 ACCESSIBLE PARKING SEE DETAIL SHEET DET-1
- 2 6" CURB AND GUTTER PER COA STD DWG 2415A (Onsite Only)
- 3 5' SIDEWALK PER COA STD DWG 2430
- 4 UNIDIRECTIONAL ACCESSIBLE RAMP, SEE SHEET DET-1 (Onsite Only)
- 5 6' SIDEWALK PER COA STD DWG 2430
2% MAX CROSS SLOPE
- 6 8" CURB AND GUTTER PER COA STD DWG 2415A
- 7 REMOVE AND DISPOSE EXIST CURB, ASPHALT AND CUTOFF WALL
- 8 REMOVE AND DISPOSE CUTOFF WALL
- 9 NEW CUTOFF WALL PER COA STD DWG 2415B
- 10 6" VALLEY GUTTER PER COA STD DWG 2420
- 11 PROPOSED FIRE HYDRANT PER COA STD DWG 2340
- 12 TRANSFORMER W/BOLLARDS
- 13 6" CROSSWALK (STRIPED) W/2% MAX CROSS SLOPE
- 14 CONCRETE RETAINING WALL
- 15 LANDSCAPE
- 16 MOTORCYCLE PARKING W/SIGN SEE DETAIL SHEET DET-1
- 17 EMERGENCY TURNAROUND
- 18 DUMPSTER, SEE SHEET DET-2
- 19 MONUMENT SIGN
- 20 BICYCLE RACK (3 SPACES), SEE SHEET DET-1
- 21 POND
- 22 CONCRETE PAVING
- 23 PYLON SIGN
- 24 ZERO CURB
- 25 AREA LIGHT, 40' FULLY SHIELDED (TYP)
- 26 7' MIN HEIGHT, 8' MAX HEIGHT OPAQUE FENCE
COLOR TO MATCH BUILDING
- 27 8' MAX HEIGHT OPAQUE 12' GATE
COLOR TO MATCH BUILDING
- 28 TURNDOWN SIDEWALK
- 29 VEGETATIVE SCREEN, SEE
LANDSCAPE PLANS SHEET P-101
- 30 6 FT 3-D PERIMETER FENCE W/ 10' ELECTRIC FENCE
- 31 GATES

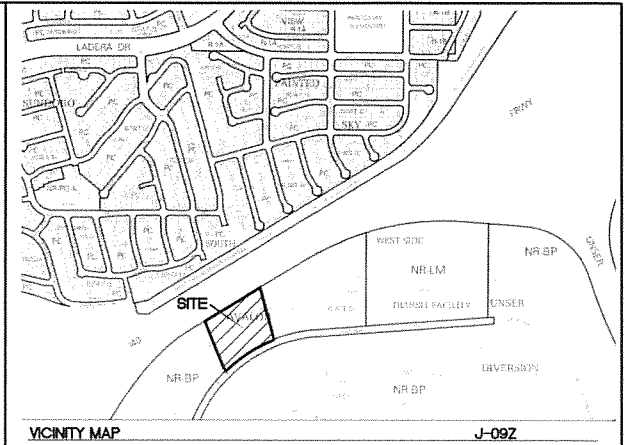
LEGEND

	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK/CONCRETE
	EXISTING CURB & GUTTER
	TRANSFORMER
	FIRE HYDRANT
	LANDSCAPE AREA
	FENCE
	ASPHALT PAVING AREA

Electric Fence (If Deemed Necessary by Owner)

Approved for access by the Solid Waste Department
Herman Gallegos 06-10-21**Tires will be disposed of
in screened storage area only.**

ADDENDUM #1 PERIMETER FENCE 5/13/23



LEGAL DESCRIPTION

TRACT NUMBERED 2-B OF AVALON SUBDIVISION UNIT 5, A SUBDIVISION OF A TRACT OF LAND LOCATED WITHIN PROJECTED SECTIONS 16 AND 21, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M. TOWN OF ATRISCO GRANT

SITE DATA

ZONING	NR-BP
SITE AREA	253757 SF (5.83 AC)
PROPOSED USAGE	COMMERCIAL
BUILDING AREA	3173 SF OFFICE 6868 SF SERVICE AREA 7038 SF TRUCK BAYS 11223 SF WAREHOUSE 4100 SF COVERED DOCKS 32402 SF TOTAL
PARKING REQUIRED	18 SPACES (1 PER 1000 OFFICE, SERVICE AREA, TRUCK BAY)
PARKING PROVIDED	47 SPACES
HC PARKING REQUIRED	2 SPACES
HC PARKING PROVIDED	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED	48 SPACES
BICYCLE PARKING REQUIRED	3 SPACES (GREATER OF 3 OR 10% OF REQUIRED PARKING)
BICYCLE SPACES PROVIDED	3 SPACES
MOTORCYCLE SPACES REQUIRED	1 SPACES (1 PER 1-25 VEHICLES PARKING REQUIRED)
MOTORCYCLE SPACES PROVIDED	2 SPACES
LANDSCAPE REQUIRED	38063 SF (15% OF LOT AREA)
LANDSCAPE PROVIDED	65330 SF
SETBACKS	
FRONT	20'
SIDE	10'
REAR	10'

PROJECT NUMBER: PR-2020-004747
APPLICATION NUMBER: SI-2021-00484

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 06-10-21, 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:

Jessica Wolfenbarger	Jun 25, 2021
Traffic Engineer, Transportation Division	Date
Blaine Carter	Jun 25, 2021
ABCWUA	Date
Chapman	Jun 30, 2021
Parks & Recreation Department	Date
Ernest Amayo	Jun 25, 2021
City Engineer/Hydrology	Date
Code Enforcement	Jun 28, 2021
Date	Date
*Environmental Health Department (conditional)	Date
Herman Gallegos	06-10-21
Solid Waste Management	Date
DRB Chairperson, Planning Department	Jul 7, 2021
Date	Date

* Environmental Health, if necessary

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 1968 PROFESSIONAL ENGINEER	SOUTHERN TIRE MART ALBUQUERQUE, NM	DRAWN BY pm
	SITE PLAN ADMINISTRATIVE	DATE 6-8-21
	Temporary C/O 9-14-23	DRAWING 2020031-SP
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierawestllc.com	SHEET # SP-1
		JOB # 2020031