

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

August 11, 2023

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

**Re: Titan 150 K SPEC/ 99999 Bluewater Rd. NW**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's Stamp dated 05-03-2022 (K09-D051)  
Certification dated 07-27-23

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 07-31-23, 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](mailto:earmijo@cabq.gov)

Sincerely,

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

\xxx via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

**Project Title:** TITAN 150K SPEC **Building Permit #** \_\_\_\_\_ **Hydrology File #** \_\_\_\_\_

**DRB#** \_\_\_\_\_ **EPC#** \_\_\_\_\_

**Legal Description:** TR 9-A PLAT OF TRS 1 THRU 12 AVALON **City Address OR Parcel UPC:** 100905719339420401

**Applicant/Agent:** TIERRA WEST LLC

**Contact:** Vince Carrica

**Address:** 5571 Midway Park Place NE

**Phone:** 505-858-3100

**Email:** VCARRICA@TIERRAWESTLLC.COM

**Applicant/Owner:** \_\_\_\_\_

**Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (#of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE: ☒

**RE-SUBMITTAL:** \_\_\_\_\_ 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
- \_\_\_ FLOOD PLAN DEVELOPMENT PERMIT APP.
- \_\_\_ ELEVATION CERTIFICATE
- \_\_\_ CLOMR/LOMR
- \_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- \_\_\_ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- \_\_\_ TRAFFIC IMPACT STUDY (TIS)
- \_\_\_ STREET LIGHT LAYOUT
- \_\_\_ OTHER (SPECIFY) \_\_\_\_\_
- \_\_\_ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- \_\_\_ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY PERMANENT
- \_\_\_ CONCEPTUAL TCL DRB APPROVAL
- \_\_\_ 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
- \_\_\_ FLOOD PLAN DEVELOPMENT PERMIT
- \_\_\_ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** 07.28.2023



# TIERRA WEST, LLC

July 27, 2023

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

**RE: APPROVED SITE PLAN FOR BUILDING  
PERMIT CERTIFICATION  
REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY  
TRACT 9A, AVALON SUBDIVISION UNIT 5, DAYTONA RD, ALBUQUERQUE NM 87121**

I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the as-built Approved Site Plan for issuance of a Permanent Certificate of Occupancy for the project referenced above. This project is in substantial compliance as inspected on July 26, 2023, and is in general accordance with the design intent of the Approved Site Plan dated 05/03/2022.

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. Therefore, we request approval of the as-built Approved Site Plan Permit 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.

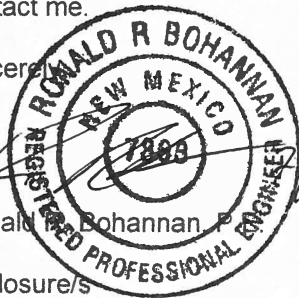
Sincerely,

Ronald R. Bohannon

Enclosure/s

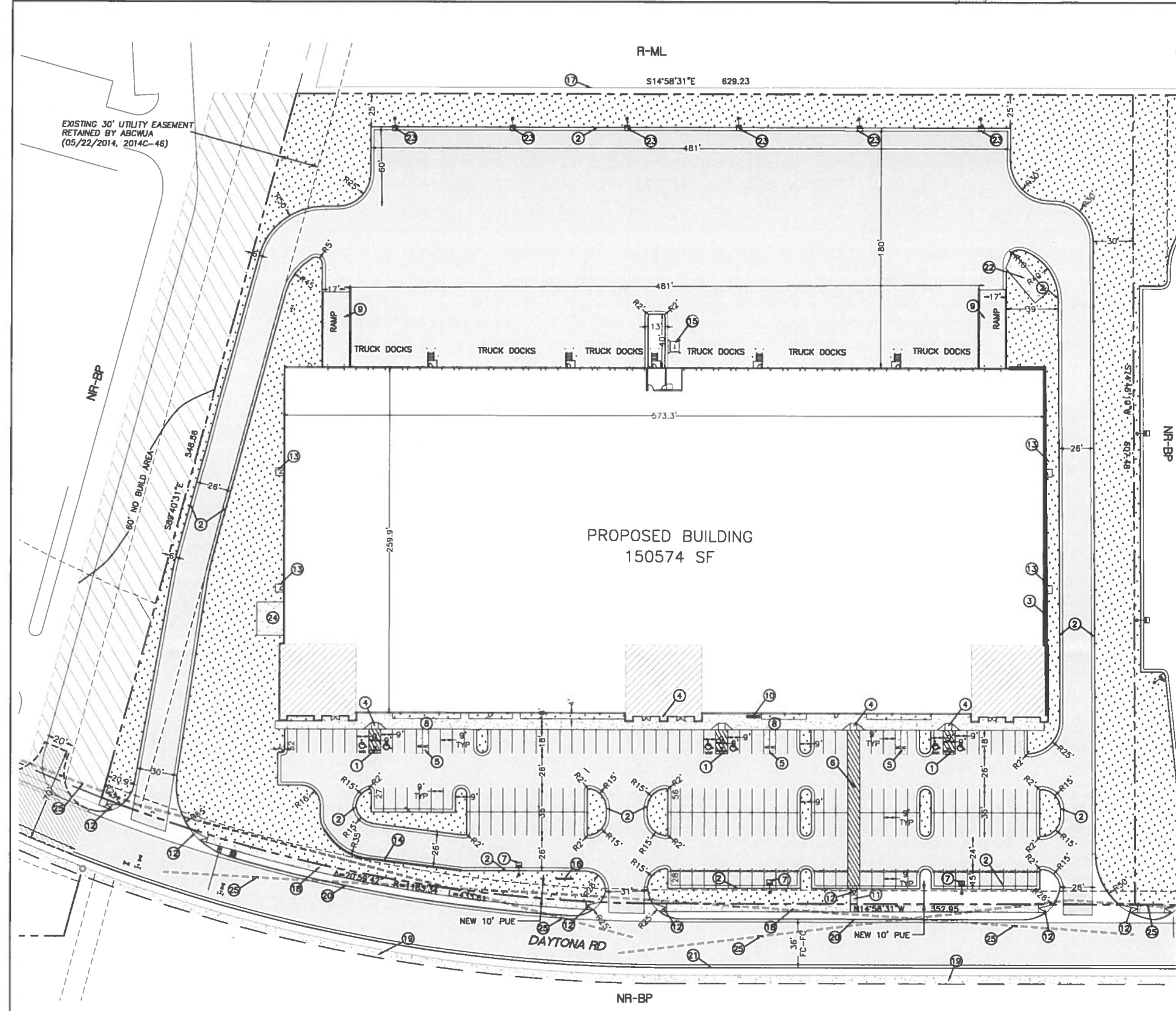
JN: 2021066  
RRB/VC/mw

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



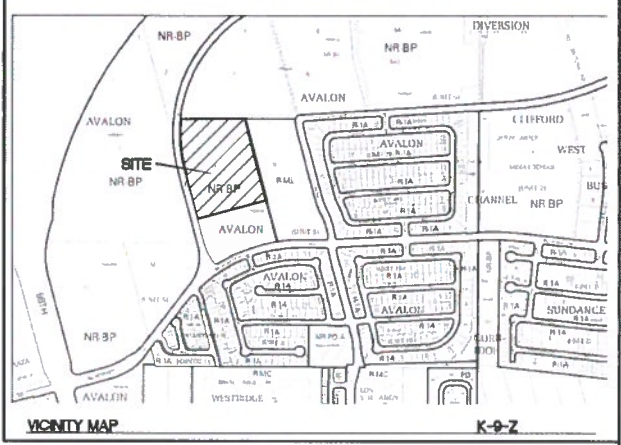
27/25





- LEGEND**
- CURB & GUTTER
  - BOUNDARY LINE
  - EASEMENT
  - CENTERLINE
  - RIGHT-OF-WAY
  - BUILDING
  - SIDEWALK
  - EXISTING CURB & GUTTER
  - EXISTING BOUNDARY LINE
  - RETAINING WALL
  - HEAVY DUTY PAVING
  - LIGHT DUTY PAVING
  - LANDSCAPING

- KEYED NOTES**
- 1 ACCESSIBLE SPACE PER ADA REQUIREMENTS WITH SIGN
  - 2 6" CURB AND GUTTER (TYP) PER COA STD DWG 2415A
  - 3 EXTENDED STEM WALL
  - 4 ACCESSIBLE RAMP SEE DETAIL SHEET SP-2
  - 5 MOTORCYCLE PARKING W/SIGN (4'X8' MIN)
  - 6 9' PEDESTRIAN CROSSING
  - 7 SITE LIGHTING, 30' MAX HEIGHT, LED
  - 8 CONCRETE SIDEWALK PER COA STD DWG 2430
  - 9 RETAINING WALL, HEIGHT VARIES 1'-4'
  - 10 BICYCLE RACK SEE DETAIL SHEET SP-2
  - 11 6' CONCRETE WALK PER COA STD DWG 2430
  - 12 UNIDIRECTION ACCESSIBLE RAMP SEE DETAIL SHEET SP-2
  - 13 6'X6' CONCRETE PAD
  - 14 RETAINING WALL
  - 15 TRANSFORMER W/BOLLARDS
  - 16 MONUMENT SIGN (TBD)
  - 17 EXISTING CMU PERIMETER WALL, 8' HIGH
  - 18 NEW 6' SIDEWALK PER COA STD DWG 2430
  - 19 FUTURE 6' SIDEWALK
  - 20 8" CURB AND GUTTER PER COA STD DWG 2415A
  - 21 FUTURE CURB AND GUTTER
  - 22 12'X34' CONCRETE PAD FOR TRASH COMPACTOR AND SCREEN WALLS (TALLER THAN COMPACTOR) IF A TENANT OCCUPIES A SPACE, AND THE TENANT WILL PROCESS, OR DISTRIBUTE FOOD, OR PLACE ANY LIQUIDS IN THE DUMPSTER A SANITARY DRAIN WILL HAVE TO BE INSTALLED
  - 23 SITE LIGHTING, 16' MAX HEIGHT, LED
  - 24 500 SF OUTDOOR PATIO AREA
  - 25 SIGHT LINES



**LEGAL DESCRIPTION:**  
PORTION OF LOT 9 AVALON SUBDIVISION

**SITE DATA**

PROPOSED USAGE	COMMERCIAL
LOT AREA	421765 SF (9.68 ACRES)
ZONING	NR-BP
BUILDING AREA	150574 SF
BUILDING COVERAGE	36%
BUILDING SETBACK	
FRONT	20'
REAR	10'
SIDE	10'
PARKING REQUIRED	76 SPACES (1 SPACE PER 2000 SF)
PARKING PROVIDED	163 SPACES (28 COMPACT=17.2%)
ACCESSIBLE PARKING REQUIRED	5 SPACES
ACCESSIBLE SPACES PROVIDED	6 SPACES
TOTAL	163 SPACES
BICYCLE SPACES REQUIRED	8
BICYCLE SPACES PROVIDED	8
MOTORCYCLE SPACES REQUIRED	3 SPACES
MOTORCYCLE SPACES PROVIDED	6 SPACES
LANDSCAPE REQUIRED	40678 SF
LANDSCAPE PROVIDED	52710 SF

**PROJECT NUMBER:** PR-2020-006070  
**APPLICATION NUMBER:** SI-2021-01889

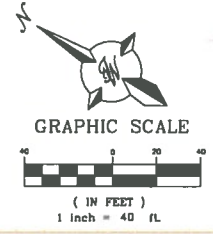
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRG 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 SIGNOFF APPROVAL:**

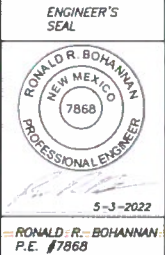
<i>Jessica Wolfenbarger</i> Traffic Engineer, Transportation Division	Jun 20, 2022
<i>Blaine Carter</i> Water Utility Development	Jun 20, 2022
<i>Cheryl Hines</i> Parks & Recreation Department	Jun 20, 2022
<i>Ernest Arriaga</i> City Engineer	Jun 21, 2022
<i>SA Plan</i> Code Enforcement	Jun 20, 2022
<i>Herman Gallegos</i> Solid Waste Management	05-09-22
<i>SA Plan</i> DRB Chairperson, Planning Department	Jun 24, 2022

\* Environmental Health, if necessary



**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

**ALL WORK WITHIN PUBLIC RIGHT OF WAY SHALL BE PER WORK ORDER**



**TITAN 150K SPEC BUILDING**  
**ALBUQUERQUE, NM**

**SITE PLAN FOR**  
**BUILDING PERMIT**

**TIERRA WEST, LLC**  
5571 MIDWAY PARK PL NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 858-3100  
www.tierrowestllc.com

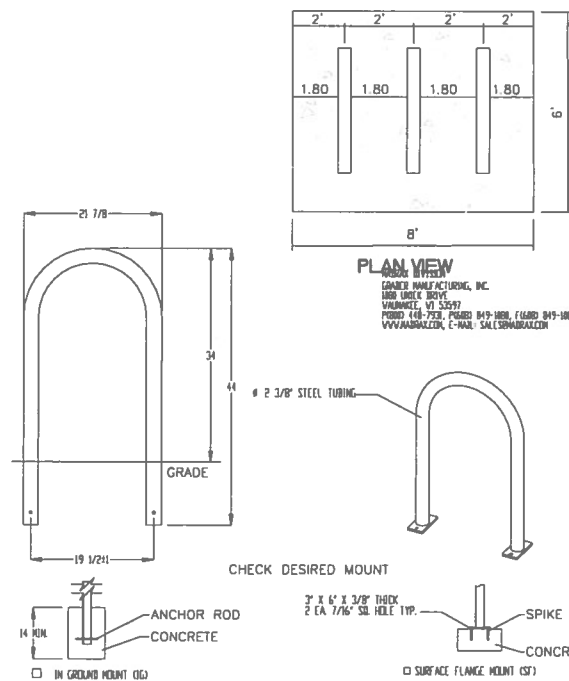
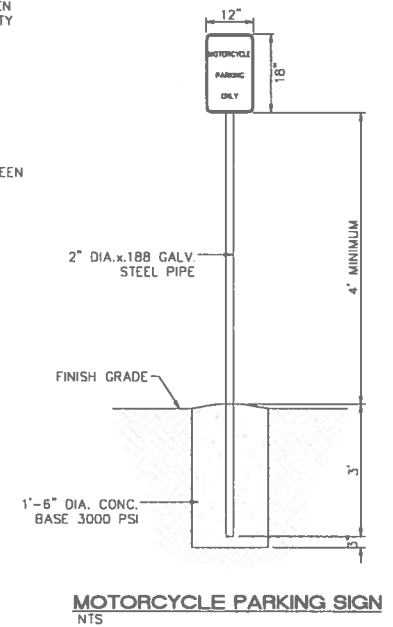
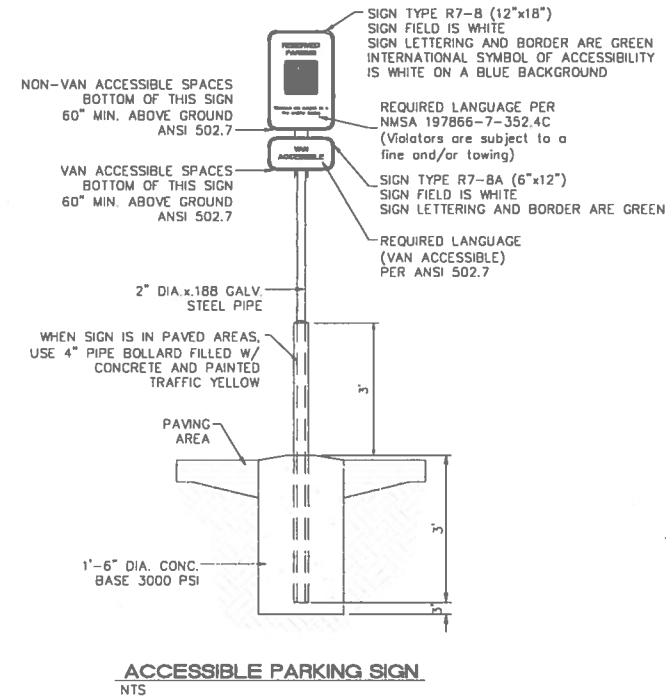
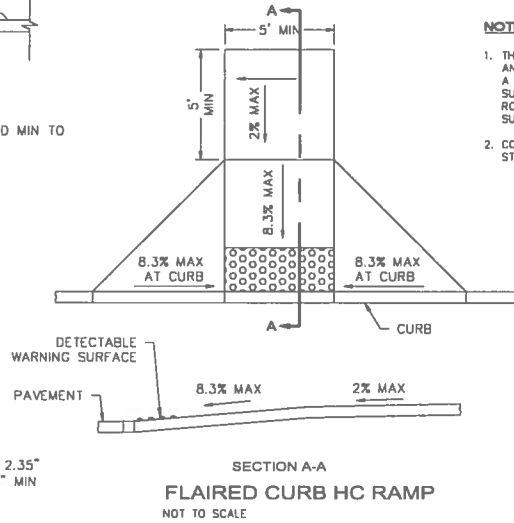
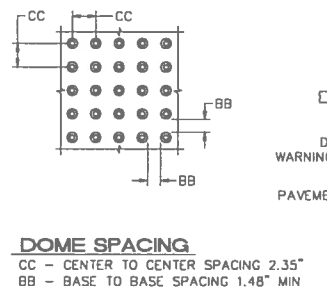
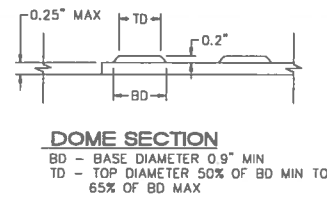
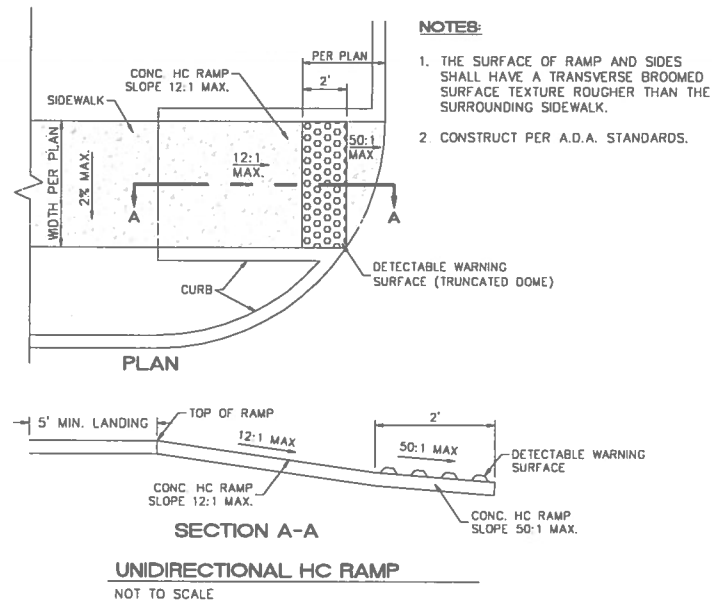
**DRAWN BY**  
pm

**DATE**  
5-3-2022

**DRAWING**  
2020088-150K.DWG

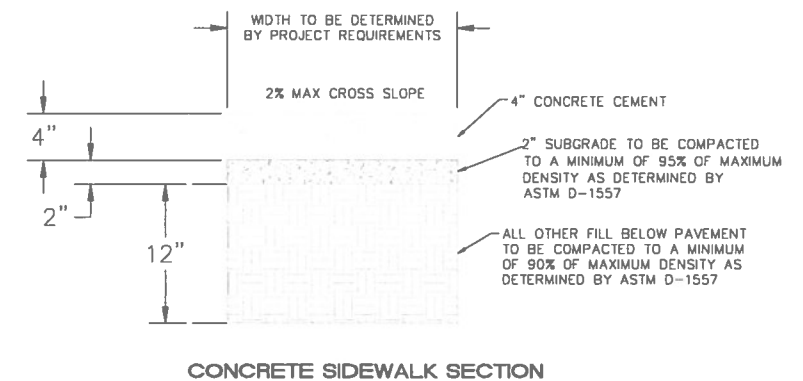
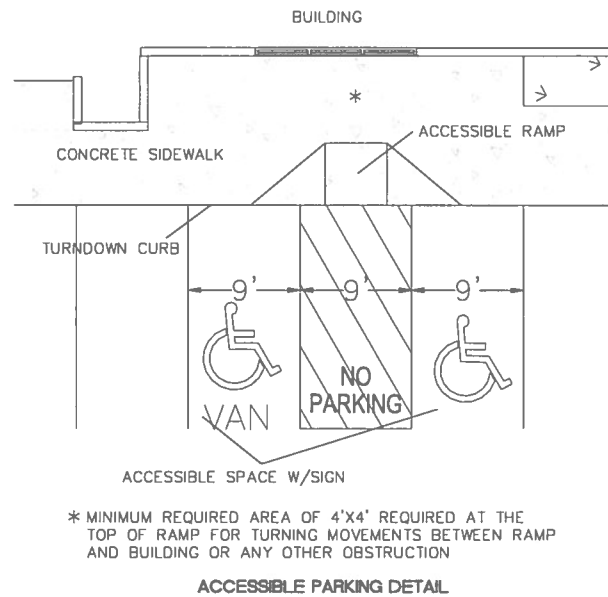
**SHEET /**  
**SP-1**

**JOB #**  
2020088



PRODUCT: 1500B-1000  
DESCRIPTION: 1500B-1000  
DATE: 10-4-18  
ENG: SMC  
CONSTRUCTION DRAWING AND INFORMATION IS NOT TO BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE CONSENT OF GRANER MANUFACTURING, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

NOTES:  
1. INSTALL THIS RACK ACCORDING TO MANUFACTURER'S SPECIFICATIONS.  
2. CONSULTANT TO SELECT COLOR OF RACK, SEE MANUFACTURER'S SPECIFICATIONS.  
3. SEE SITE PLAN FOR LOCATION OF CHURCH DOWNS.  
4. RACK SHALL HAVE A 1-FOOT CLEAR ZONE ALL AROUND.  
5. EACH RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.



	TITAN 150K SPEC BUILDING ALBUQUERQUE, NM		DRAWN BY pm
	CONSTRUCTION DETAILS		DATE 12-22-21
			DRAWING 2020088-150K.DWG
			SHEET / SP-2