

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 5, 2023

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

Re: Titan 150k Spec
Request for Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 5-3-2022 (K09D051)
Certification dated 6-22-23

Dear Mr. Bohannon,

Based solely upon the information provided in your certification received 6-22-2023, Transportation Development has no objection to 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. This Temporary Certificate of Occupancy can be extended as needed until conditions are met for the Permanent Certificate of Occupancy.

Once all site work is complete, please make a full submittal for a Permanent Certificate of Occupancy.

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

\ea 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
- ☐ 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: 06.22.2023

TW

TIERRA WEST, LLC

June 22, 2023

Ms. 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 TEMPORARY CERTIFICATE OF OCCUPANCY
TRACT 9A, AVALON SUBDIVISION UNIT 5, DAYTONA RD, ALBUQUERQUE NM 87121**

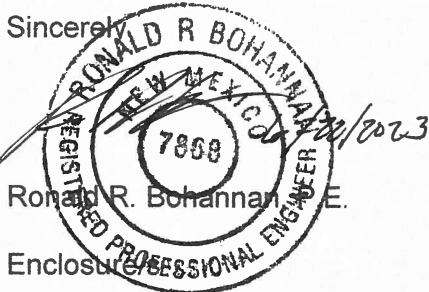
I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the as-built Approved Traffic Circulation Plan for issuance of a Temporary Certificate of Occupancy for the project referenced above. This project is in substantial compliance as inspected on June 22, 2023, and is in general accordance with the design intent of the Approved Traffic Circulation Plan dated 5/03/22.

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 Approved Traffic Circulation Plan Permit and issuance of the Temporary Certificate of Occupancy to allow for lease agreements to proceed while the contractor completes the noted punchlist.

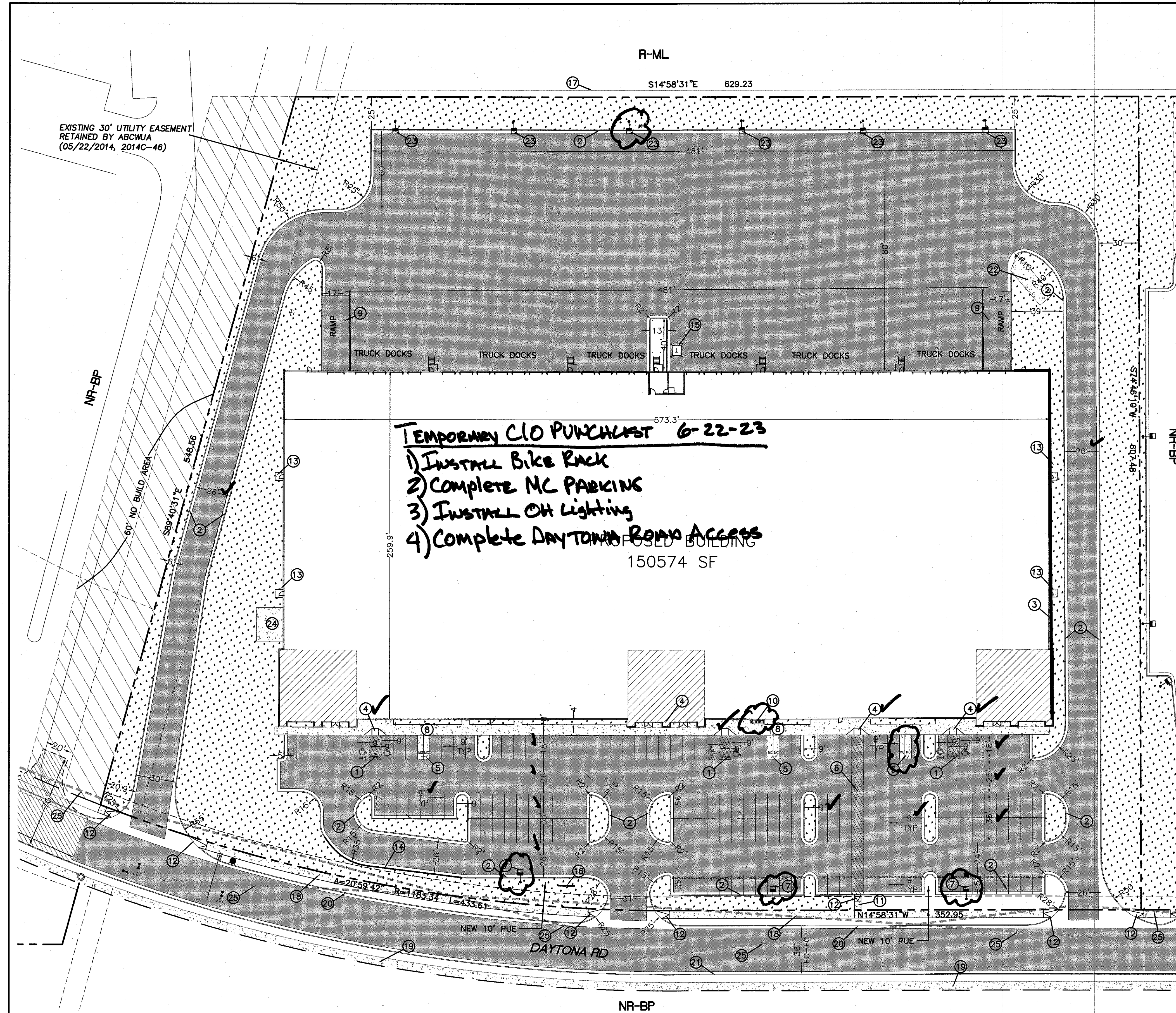
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,


Ronald R. Bohannon, E.
Enclosure

JN: 2021066
RRB/VC/bf

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

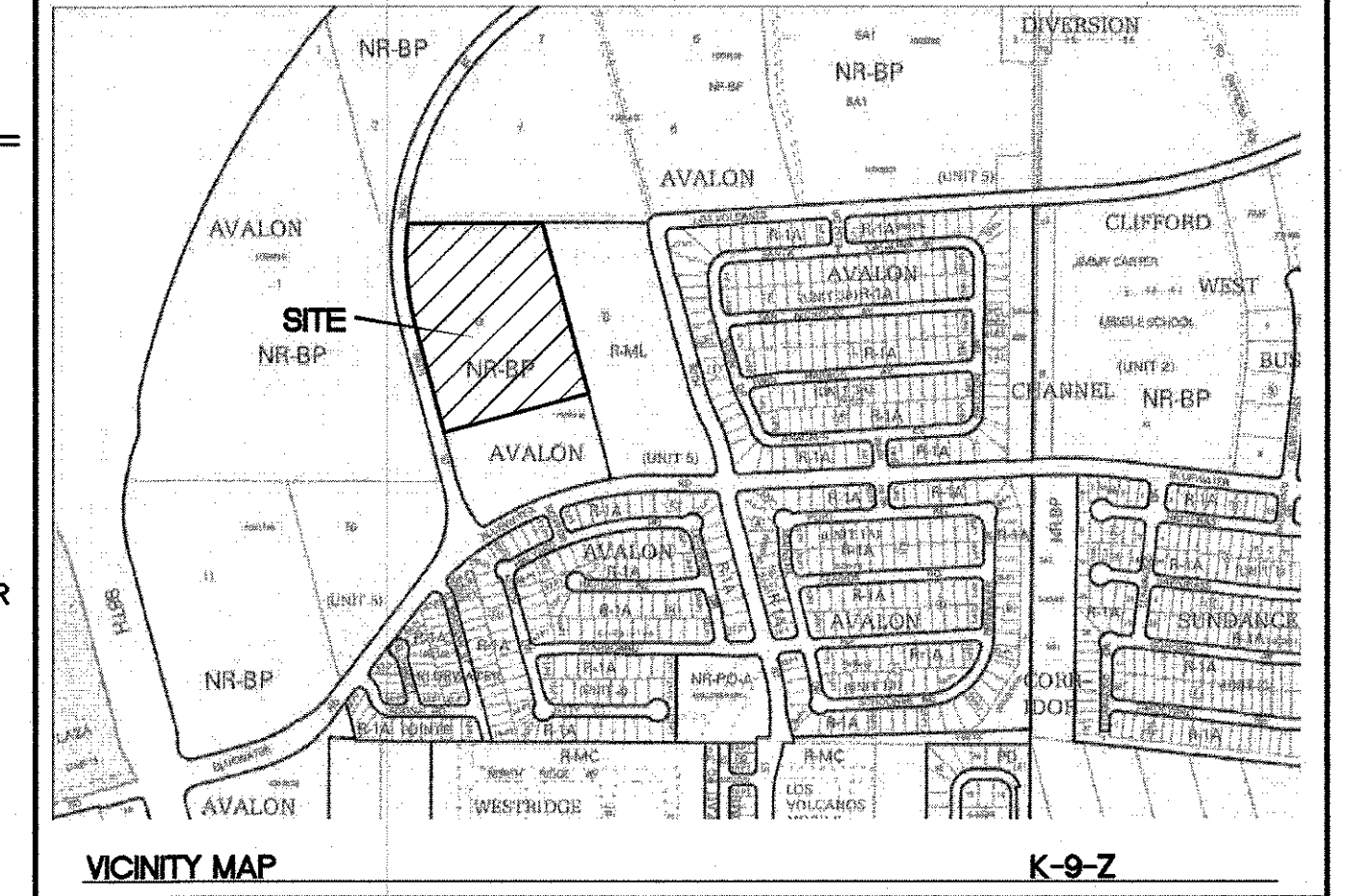


LEGEND

- 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

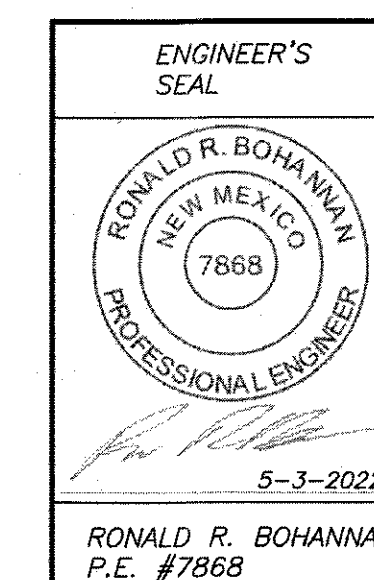
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated [] and the Findings and Conditions in the Official Notification of Decision are satisfied.

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>Jessie Wolfenbarger</i>	Jun 20, 2022
Traffic Engineer, Transportation Division	Date
<i>Blaine Carter</i>	Jun 20, 2022
Water Utility Development	Date
<i>David Thompson</i>	Jun 20, 2022
Parks & Recreation Department	Date
<i>Ernest Armijo</i>	Jun 21, 2022
City Engineer	Date
<i>Sh Plan</i>	Jun 20, 2022
Code Enforcement	Date
Herman Gallegos	05-09-22
Solid Waste Management	Date
<i>Jun 24, 2022</i>	Jun 24, 2022
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

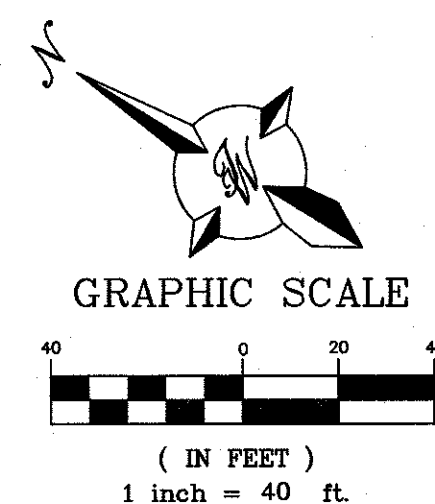


TITAN 150K SPEC BUILDING
ALBUQUERQUE, NM

SITE PLAN FOR
BUILDING PERMIT

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

DRAWN BY
pm
DATE
5-3-2022
DRAWING
2020088-150K.DWG
SHEET #
SP-1
JOB #
2020088



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