

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

April 8, 2022

Vince Carrica  
Tierra West, LLC  
5571 Midway Park Pl. NE  
Albuquerque, NM 87109

**Re: Lot 22 Meridian Business Park  
541 Silver Creek Rd. NW  
30-Day Temporary Certificate of Occupancy  
Transportation Development Final Inspection  
Engineer's Stamp dated 7-20-20 (K10-D0231)  
Certification dated 3-31-22**

Dear Mr. Vince,

Based upon the information provided in your submittal received 04-01-22, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. 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.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- **The cross slope** for the northwest leg of the driveway entrance is 4.6% to 3.5%, and it should be 2%max. Please fix it.
- Label the parking stall on the Westside of the pedestrian pathway by placing the word "COMPACT" on the pavement.

Once these corrections are complete, email pictures to [malnajira@cabq.gov](mailto:malnajira@cabq.gov) for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar  
Associate Engineer, Planning Dept.  
Development Review Services

ma 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:** Lot 22 Meridian Business Park Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: LT 22 LOTS 1 THRU 23 MERIDIAN BUSINESS PARK  
City Address: 541 SILVER CREEK RD NW ALBUQUERQUE

**Applicant:** TIERRA WEST, LLC Contact: VINCE CARRICA  
Address: 5571 MIDWAY PARK PLACE NE, 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 Temporary  
\_\_\_\_ 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: 03.31.2022 By: VINCE CARRICA

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



# TIERRA WEST, LLC

March 31, 2022

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

**RE: TRAFFIC CIRCULATION PLAN FOR CERTIFICATION  
REQUEST FOR TEMPORARY CERTIFICATE OF OCCUPANCY  
541 SILVER CREEK RD NW, 87121**

Dear Mr. Gomez:

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 March 30, 2022 and is in accordance with the design intent of the Approved Traffic Circulation Plan dated 7/20/20.

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 Plan. Therefore, we request approval of the as-built Approved Traffic Circulation Plan and issuance of the Temporary Certificate of Occupancy.

The purpose of the temporary certification is to allow staff to occupy the building while the contractor completes the correction of the ADA Pedestrian landing along the public access route.

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



Ronald R. Bohannon, P.E.

Enclosures

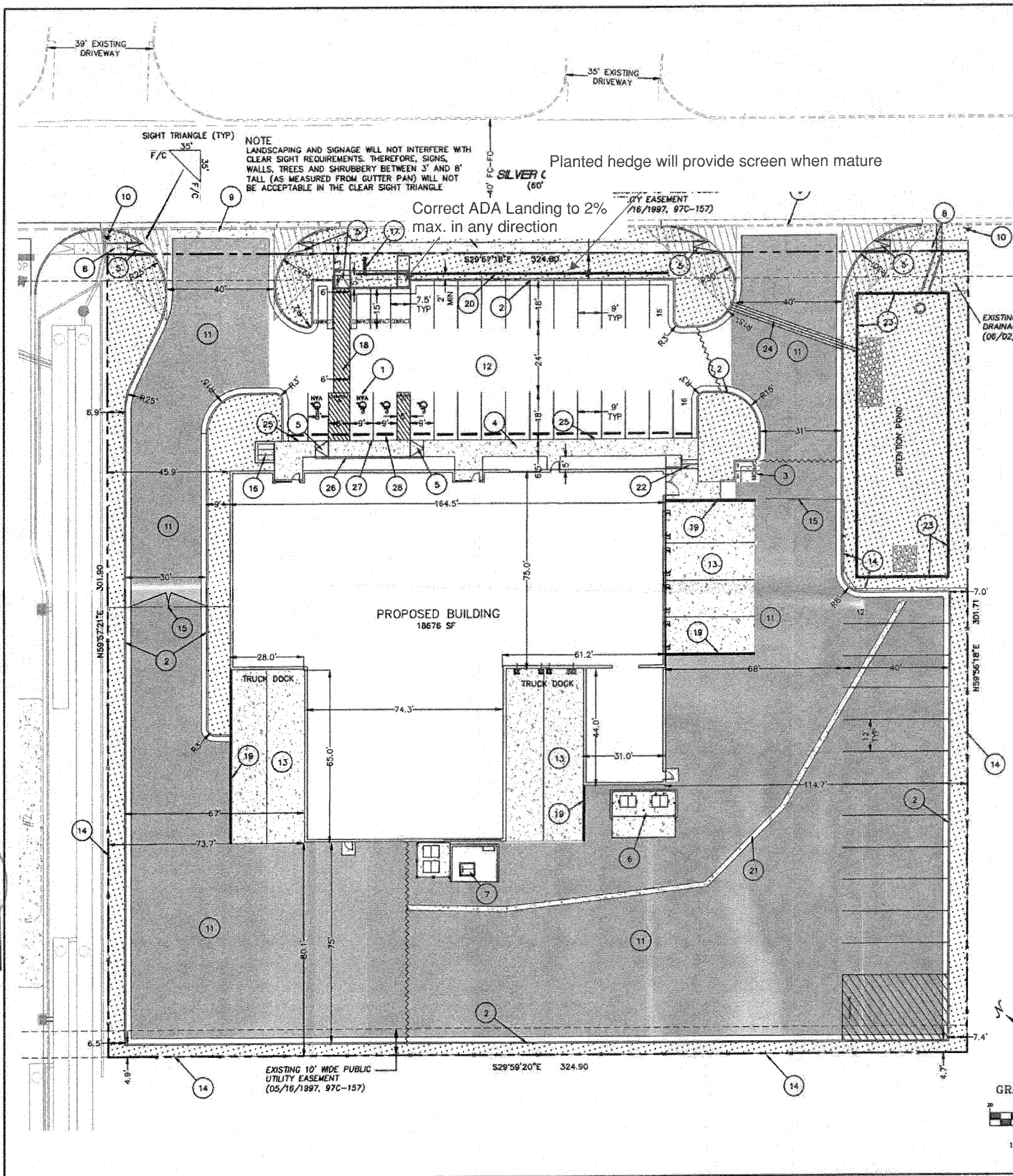
JN: 2020033  
RRB/VC/bf

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

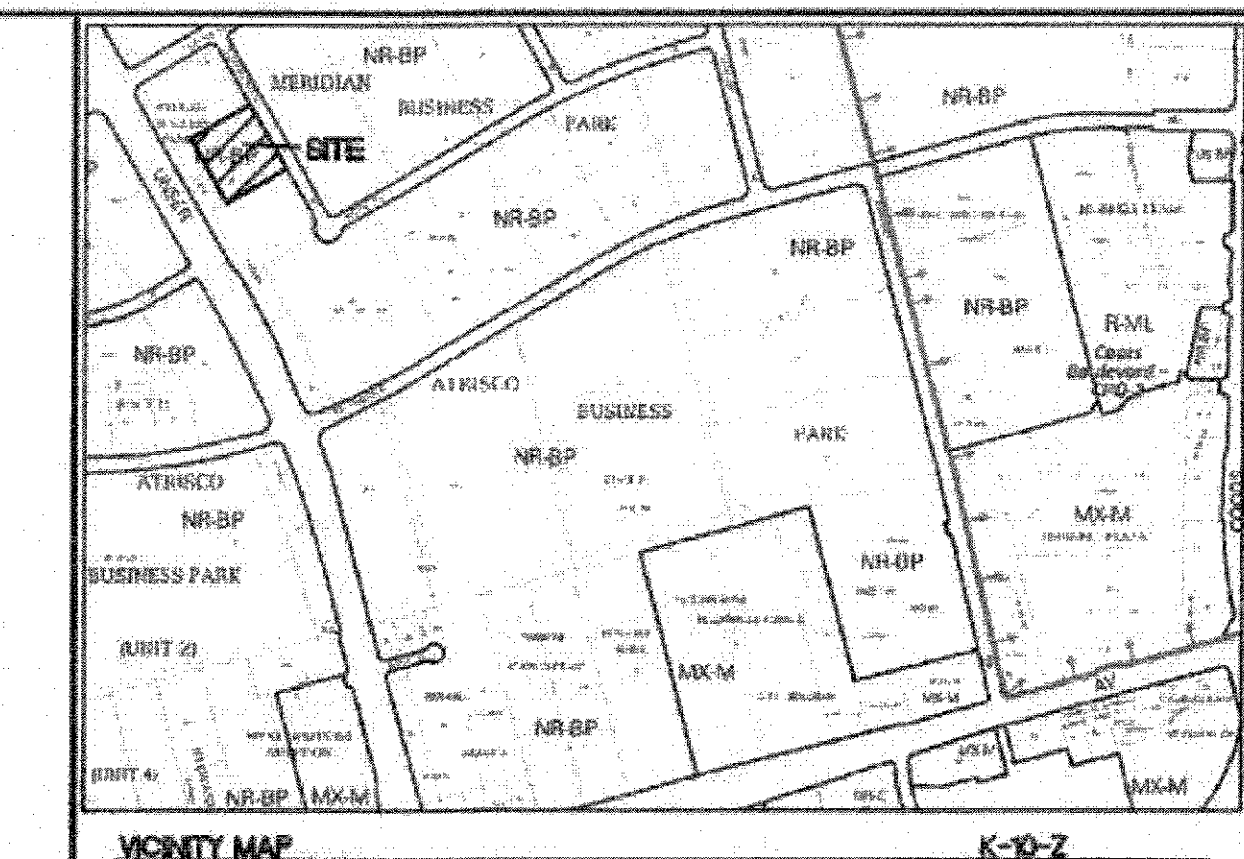


ALL WHEELCHAIR RAMPS LOCATED  
WITHIN THE PUBLIC RIGHT OF WAY  
MUST HAVE TRUNCATED DOMES.

TRAFFIC CIRCULATION LAYOUT  
APPROVED  
7/21/20  
Date  
Signed



- LEGEND**
- CURB & GUTTER
  - BOUNDARY LINE
  - EASEMENT
  - RIGHT-OF-WAY
  - BUILDING
  - SIDEWALK/CONCRETE
  - EXISTING CURB & GUTTER
  - FENCE LINE
  - HEAVY DUTY PAVING
  - LIGHT DUTY PAVING
  - LANDSCAPE



**LEGAL DESCRIPTION**  
LOT 22, MERIDIAN BUSINESS PARK

**ADDRESS**  
541 SILVER CREEK RD NW  
ALBUQUERQUE, NM 87121  
**UPC NO:** 101005706345220113

**SITE DATA**  
**PROPOSED USAGE:** OFFICE/WAREHOUSE  
**LOT AREA:** 98105 SF (2.25 ACRES)  
**ZONING:** NR-BP  
**BUILDING AREA:** 18676 SF  
**OFFICE:** 3824 SF  
**WAREHOUSE:** 14852 SF

**PARKING REQUIRED:** 14 SPACES (3.5 SPACES/1000 SF OFFICE, NO REQUIREMENT FOR WAREHOUSE)

**PARKING PROVIDED:** 31 SPACES (INCLUDES ACCESSIBLE PARKING)

**HC PARKING REQUIRED:** 2 SPACES  
**HC PARKING PROVIDED:** 4 SPACES  
2 SPACE VAN ACCESSIBLE

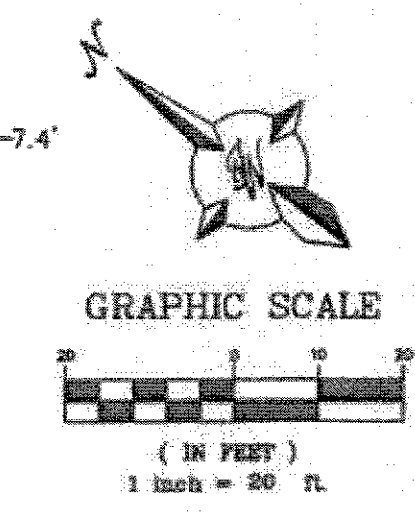
**MG PARKING REQUIRED:** 1 SPACES (1 SPACE FOR 1 TO 25 REQUIRED PARKING)  
**MG PARKING PROVIDED:** 2 SPACES

**BICYCLE PARKING REQUIRED:** 3 SPACES (3 SPACES OR 10% OF REQUIRED PARKING)  
**BICYCLE PARKING PROVIDED:** 3 SPACES

**LANDSCAPE AREA REQUIRED:** 15895 SF (20% OF NET AREA)  
**LANDSCAPE AREA PROVIDED:** 15900 SF

**EXECUTIVE SUMMARY**  
THE 2.252 ACRE SITE IS LOCATED IMMEDIATELY EAST OF UNSER BLVD AND SOUTH OF LOS VOLCANES ROAD IN THE ATRISCO BUSINESS PARK. THE CURRENTLY UNDEVELOPED SITE WILL BE DEVELOPED AS A OFFICE/WAREHOUSE FACILITY. ACCESS TO THE SITE WILL BE OFF SILVER CREEK ROAD, WHICH IS AN EXISTING ROADWAY. TWO ACCESS DRIVES ARE PLANNED TO PROVIDE ADEQUATE TRUCK ACCESS AS WELL AS AUTO ACCESS. THE WESTERN PORTION OF THE SITE WILL BE FENCED OFF TO PROVIDE SECURITY FOR TRUCK STAGING AND DOCK AREAS. ADJACENT PROPERTIES WILL NOT BE ADVERSELY AFFECTED BY THIS DEVELOPMENT. NO VARIANCE REQUESTS ARE ANTICIPATED.

- KEYED NOTES**
- 1 ACCESSIBLE PARKING PER ADA STANDARDS SEE DETAIL SHEET SP-2
  - 2 6" CURB AND GUTTER PER COA STD 2415B
  - 3 MOTORCYCLE PARKING W/SIGN SEE DETAIL SHEET SP-2
  - 4 6.5' SIDEWALK SEE DETAIL SHEET SP-2
  - 5 UNIDIRECTIONAL ACCESSIBLE RAMP SEE DETAIL SHEET SP-2
  - 6 DUMPSTER SEE DETAIL SHEET SP-3
  - 7 TRANSFORMER
  - 8 4' SIDEWALK PER COA STD DWG 2430
  - 9 6" VALLEY GUTTER PER COA STD DWG 2420
  - 10 EXISTING FIRE HYDRANT
  - 11 HEAVY DUTY PAVING
  - 12 LIGHT DUTY PAVING
  - 13 CONCRETE DOCK APRON
  - 14 30" FENCE
  - 15 30" GATE
  - 16 3-6'X2' BICYCLE RACK (6'X6' PAD) SEE DETAIL SHEET SP-2
  - 17 MONUMENT SIGN
  - 18 6' PEDESTRIAN ACCESS
  - 19 DOCK RETAINING WALL
  - 20 3' SCREEN WALL/HEDGE
  - 21 2' CONCRETE VALLEY GUTTER SEE DETAIL SHEET SP-2
  - 22 STAIRS W/RAILING
  - 23 POND RETAINING WALL W/RAILING
  - 24 TRENCH DRAIN W/CONCRETE PAVING
  - 25 6" TURN DOWN CURB/SIDEWALK
  - 26 8" CURB
  - 27 26 LF ZERO CURB
  - 28 WHEEL STOP (TYP)



**CAUTION**  
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

TCO Certification 3-31-22

ENGINEER'S SEAL RONALD R. BONNAN NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 7888	<b>MERIDIAN BUSINESS PARK ALBUQUERQUE, NM</b> <b>LOT 22 TRAFFIC CIRCULATION PLAN</b> <b>TERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.terrawestllc.com	<b>DRAWN BY</b> pm <b>DATE</b> 7-20-2020 <b>DRAWING</b> 2020033-SP <b>SHEET #</b> <b>SP-1</b> <b>JOB #</b> 2020033
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