

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 29, 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
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 7-20-20(K10-D0231)
Certification dated 3-31-22

Dear Mr. Carrica,

Based upon the information provided in your submittal received 04-28-22, 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 Jeanne Wolfenbarger at (505) 924-3991.

Sincerely,

Jeanne Wolfenbarger

Jeanne Wolfenbarger, P.E.
Traffic 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 (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
____ 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: 4/27/2022 By: VINCE CARRICA

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



TIERRA WEST, LLC

April 26, 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 PERMANENT CERTIFICATE OF OCCUPANCY
541 SILVER CREEK RD NW, 87121**

Dear Mr. Gomez:

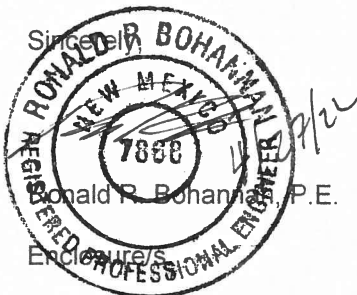
I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the as-built Approved Traffic Circulation Plan for issuance of a Permanent Certificate of Occupancy for the project referenced above. This project is in substantial compliance as inspected on April 26, 2022 and 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 Permanent Certificate of Occupancy.

The contractor has completed the corrections 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.

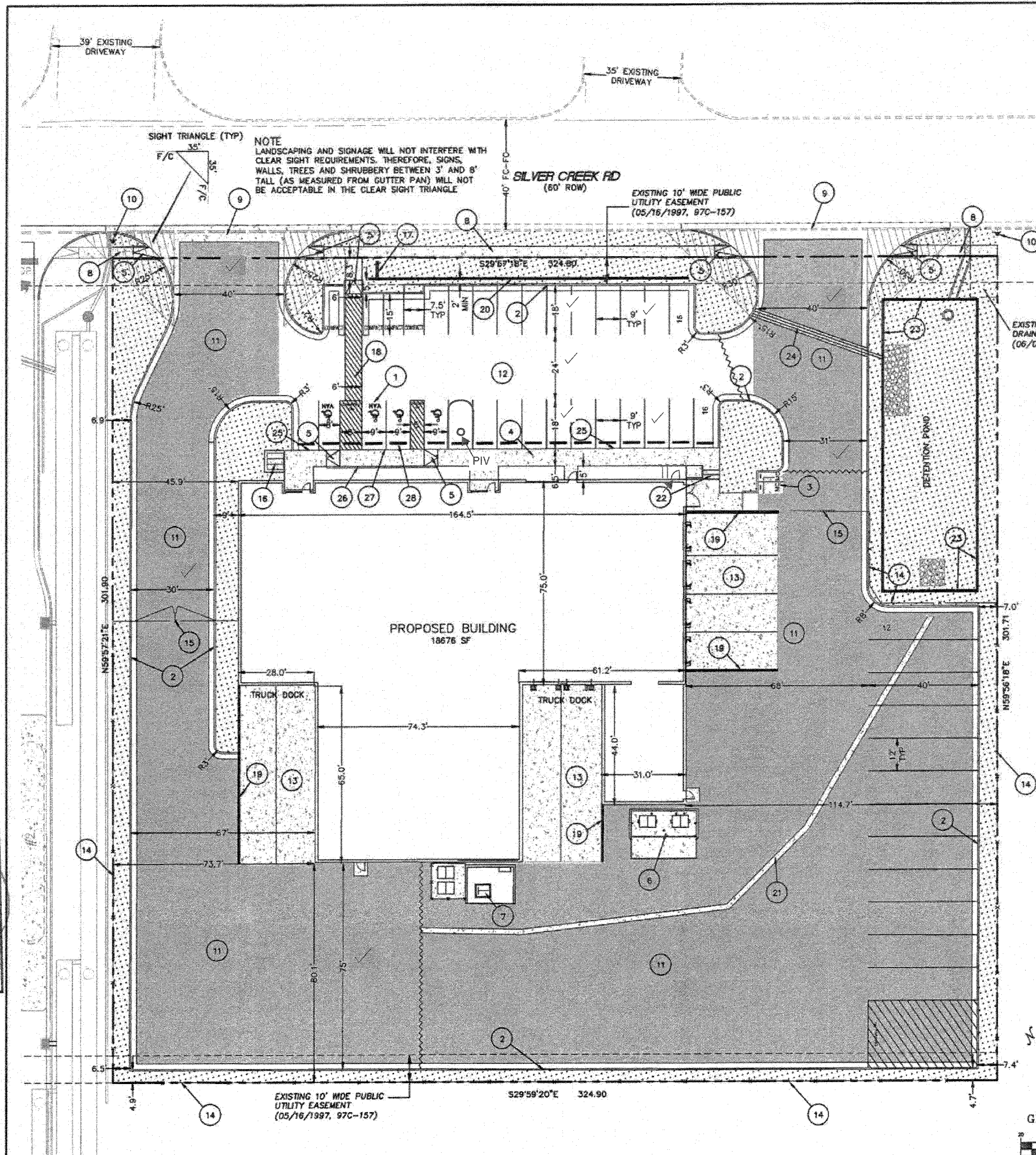


JN: 2020033
RRB/VC/bf

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

TRAFFIC CIRCULATION LAYOUT
APPROVED

7/21/20
Date
Signed

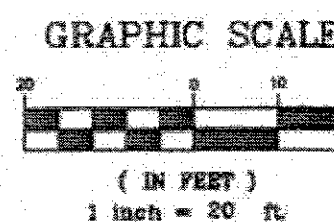


LEGEND

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

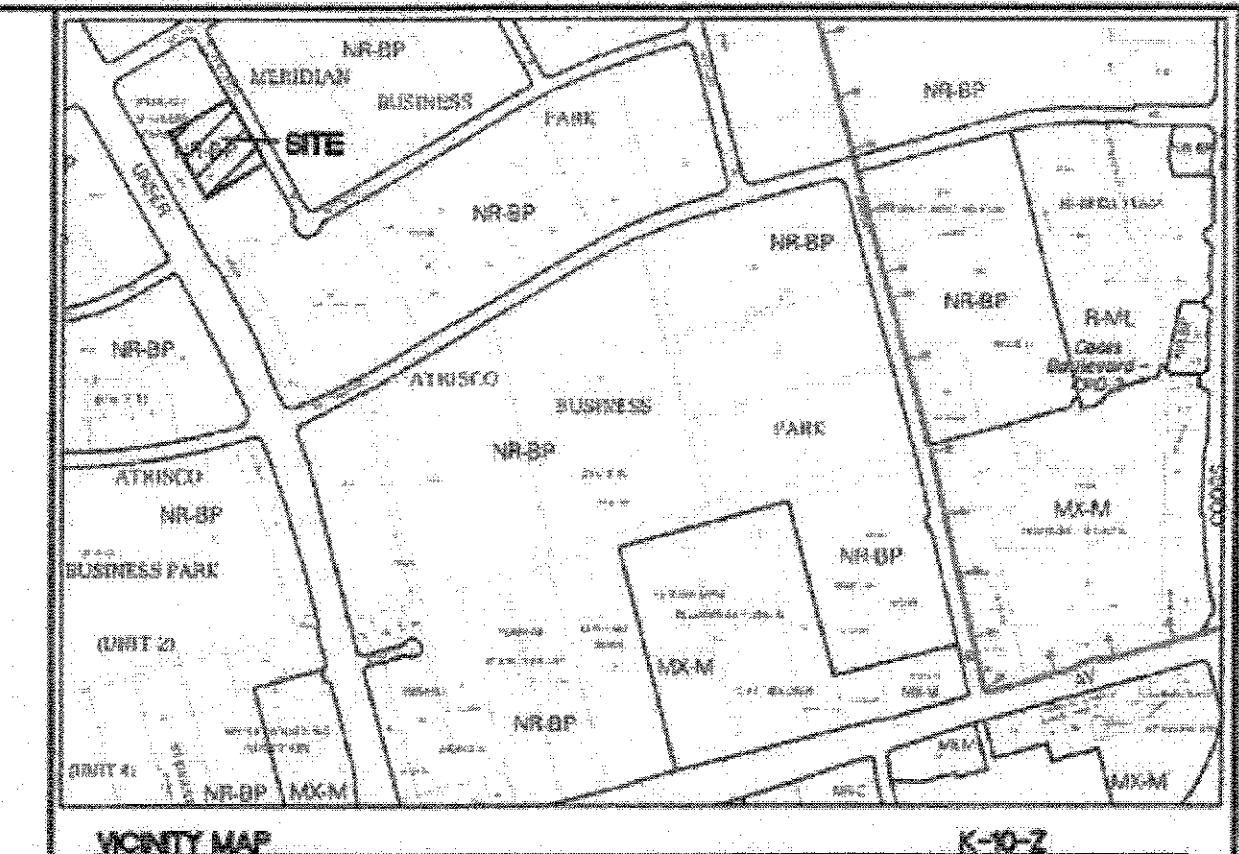
KEYED NOTES

- 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 3D 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 5' 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.



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: (30) 31 SPACES (INCLUDES ACCESSIBLE PARKING) ✓

HC PARKING REQUIRED: 2 SPACES

HC PARKING PROVIDED: 4 SPACES (3)

2 SPACE VAN ACCESSIBLE ✓

MC PARKING REQUIRED: 1 SPACES (1 SPACE FOR 1 TO 25 REQUIRED PARKING)

MC 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 AN 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.

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