

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

December 31, 2025

Ronald R Bohannon  
Tierra West  
5571 Midway Park PI NE  
Albuquerque, NM 87109

**Re: Pepsi Bottling Group/ 540 Gallatin PI NW  
Request for Certificate of Occupancy  
Transportation Development Final Inspection**  
Engineer's Stamp dated 22-05-01 (K10-D039)  
Certification dated 11-20-25  
TRANS-2025-00348

Dear Mr. Bohannon,

PO Box 1293

Based upon the information provided in your submittal received 12-03-25, 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.

Albuquerque

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

NM 87103

Sincerely,

www.cabq.gov

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

\EA via: email  
C: CO Clerk, File

November 20, 2025

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

**RE: AA APPROVED SITE PLAN FOR BUILDING PERMIT (COA BR-2023-17162)  
REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY  
MERIDIAN LOT 7A  
7300 GALLATIN DRIVE. NW, ALBUQUERQUE, NM 87121**

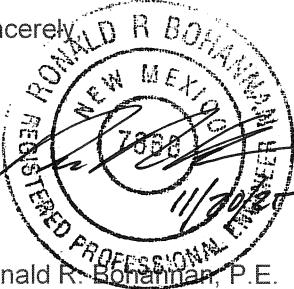
I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the as-built Approved Site Plan for Building Permit for issuance of a Permanent Certificate of Occupancy for the project referenced above. This project area as highlighted on the attached site plan is in substantial compliance as inspected on November 13, 2025, and is in general accordance with the design intent of the Approved AA Site Plan for Building Permit dated 03/15/01.

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 as-built AA Site Plan for Building Permit. Therefore, we request approval of the as-built AA Site Plan for Building Permit and issuance of a Permanent Certificate of Occupancy.

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

Sincerely,



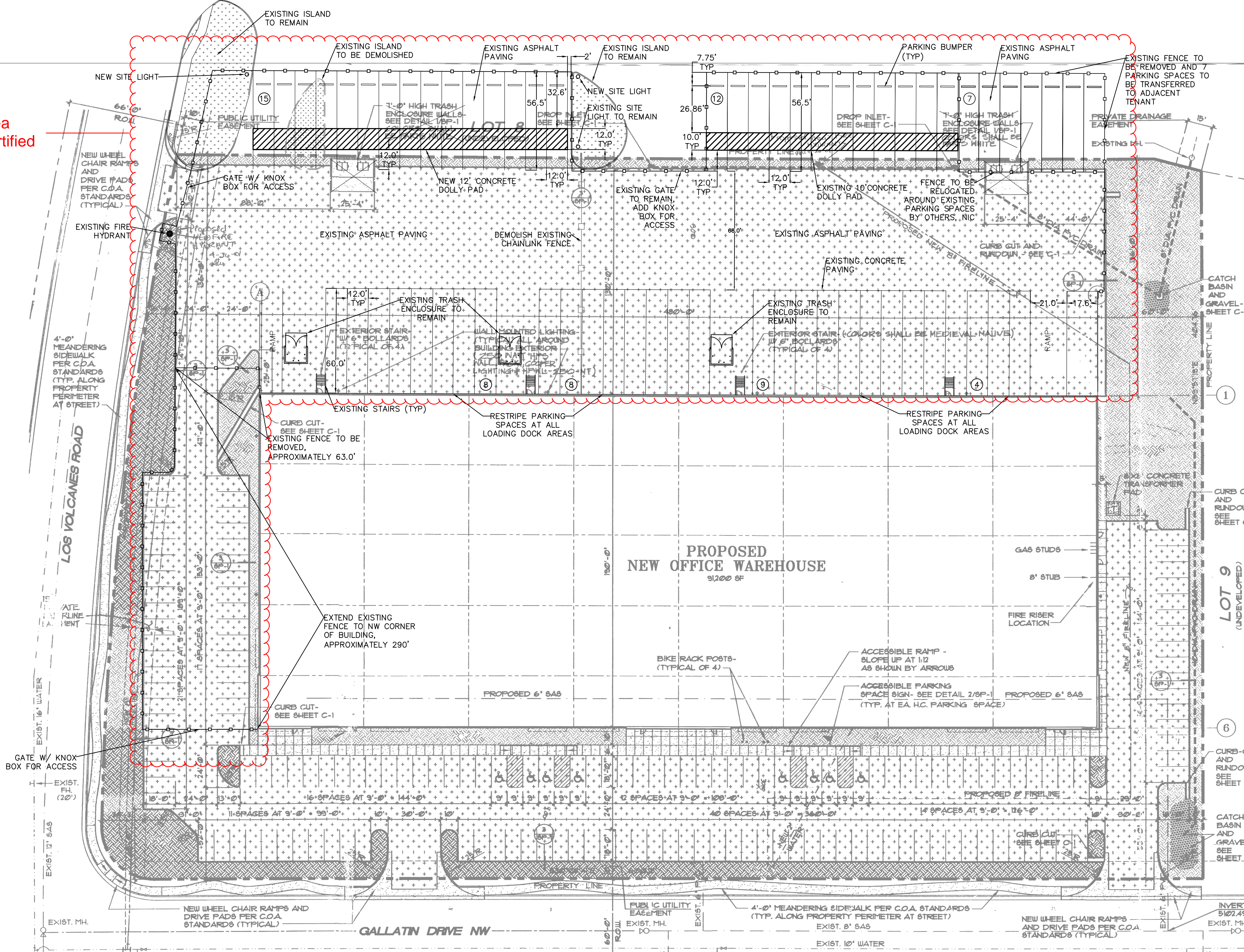
Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2025008  
RRB/JM/DS/AC

2025008 Perm AA Approved Site Plan for Building Permit Submittal Letter 11-20-25-.docx

Area Certified



### SIGNATURE BLOCK

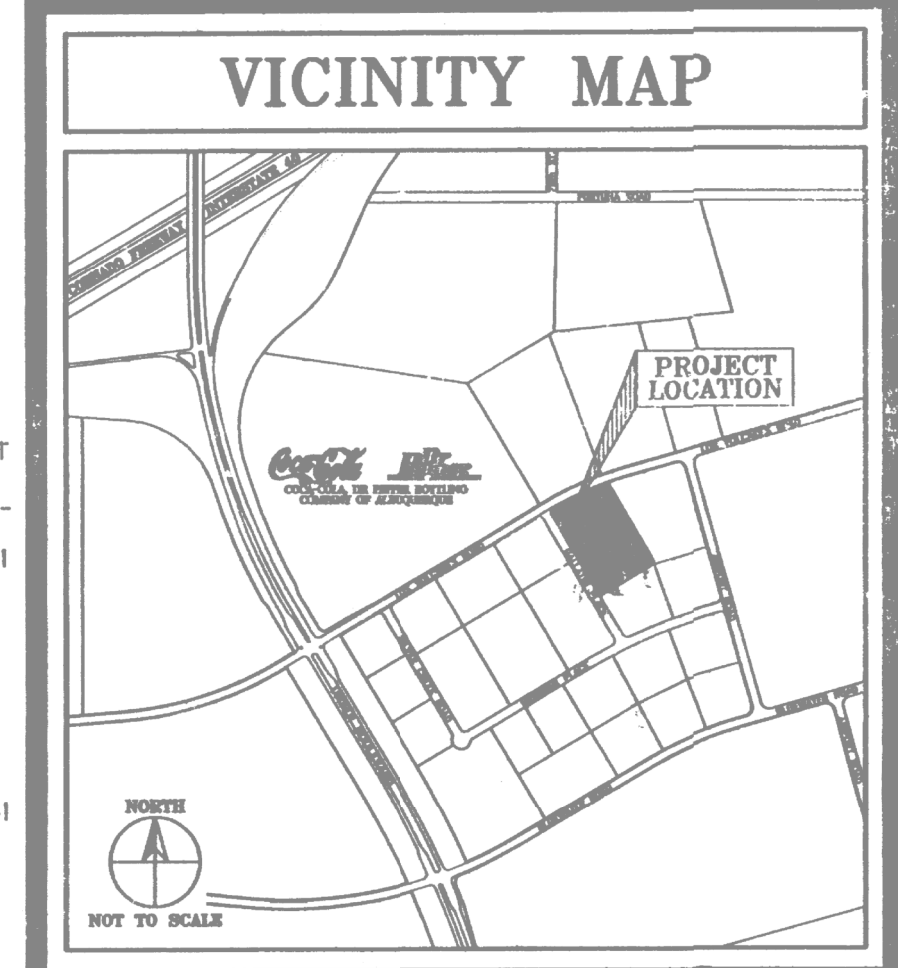
01450-00000 D.B.C. CASE NO. 100189  
00570 R.P.C. CASE NO. 2-92-57

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON 01/30/01 BY 11/22 AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE OF NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

**SITE DEVELOPMENT PLAN**  
*[Signature]* 5/22/01  
 TRAFFIC ENGINEER, TRANSPORTATION DIVISION  
*[Signature]* 5/3/01  
 PARKS & RECREATION DEPARTMENT  
*[Signature]* 5/22/01  
 PUBLIC WORKS, WATER UTILITIES DIVISION  
*[Signature]* 4/30/01  
 CITY ENGINEER, ENGINEERING DIVISION / AMAPCA

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.  
*[Signature]* 6/2/01  
 CITY PLANNER ALBUQUERQUE  
 01/27(0700) 4/96  
*[Signature]* 4-27-2001

- NOTE:
- ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL CALL FOR TEMPORARY CO.
  - AN AS-BUILT COPY OF THE APPROVED TOL (TRAFFIC CIRCULATION LAYOUT) MUST BE SUBMITTED BY THE DESIGNER OF RECORD, AS REQUIRED BY TRANSPORTATION DEVELOPMENT. (INCLUDING RANDOM FIELD CHECKS) WILL BE MADE BEFORE A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED. PLEASE CALL THIS OFFICE TO OBTAIN TEMPORARY CO.
  - OVERHEAD DOCK DOORS MUST BE INSTALLED ON THE INTERIOR SIDE. THE RETRACTING EQUIPMENT MUST NOT APPEAR ON THE EXTERIOR.
  - NO FLUENT LIGHT WILL BE ALLOWED TO ESCAPE THE SITE.



### SITE PLAN LEGEND

- INDICATES EXTENT OF LANDSCAPE AREAS. FOR SIZE OF EACH AREA, SEE LANDSCAPE PLAN.
- INDICATES EXTENT OF ASPHALTIC CONCRETE PAVING. 2" ASPHALT OVER 6" BASE COURSE.
- INDICATES EXTENT OF CONCRETE PAVING AND CONCRETE SIDEWALKS. CONTROL JOINTS AS SHOWN.
- PROPERTY LINE.
- EASEMENT BOUNDARIES.
- WATER LINE.
- SEWER LINE.
- UNDERGROUND RCP OR PVC - SEE GRADING AND DRAINAGE PLANS.
- ELEC - UNDERGROUND ELECTRICAL LINE.

### PROJECT INFORMATION

**PROJECT:** MERIDIAN BUSINESS PARK NEW OFFICE WAREHOUSE BUILDING

**LOCATION:** 7300 GALLATIN DRIVE, NW ALBUQUERQUE, NEW MEXICO LOCATED BETWEEN AIRPORT ROAD AND

**OWNER:** BRUNACINI CONSTRUCTION CO. 1600 LOS VOLCANES ROAD, NW ALBUQUERQUE, NEW MEXICO 87112

**ARCHITECT:** CLAUDIO VIGIL ARCHITECTS 1801 RIO GRANDE BOULEVARD, NW ALBUQUERQUE, NEW MEXICO 87104

**LEGAL DESCRIPTION:** LOT 11, MERIDIAN BUSINESS PARK

**ZONING MAP:** K-10-Z

**CURRENT ZONING CLASSIFICATION:** IP, INDUSTRIAL PARK ZONE

**PROPOSED ZONING CLASSIFICATION:** IP, INDUSTRIAL PARK ZONE

**BUILDING FUNCTION:** BUILDING OFFICE USE

**CONSTRUCTION TYPE:** TYPE II-N 100% AUTOMATIC FIRE SPRINKLER SYSTEM

**ALLOWABLE AREA:** GROUP B AND S-1 OCCUPANCIES, TYPE II-N CONSTRUCTION, 100% AUTOMATIC FIRE SPRINKLER SYSTEM AND MINIMUM 60'-0" YARDS ON ALL SIDES - UNLIMITED AREA

**TOTAL BUILDING AREA:** 91200 SF

**TOTAL LOT AREA:** 253,444 SQUARE FEET, 5.8 ACRES

**NET LOT AREA:** 162,244 SF

**TOTAL PARKING/PAVED AREA:** 10,300 SF

**TOTAL LANDSCAPE AREA REQUIRED:** 24,300 SF

**TOTAL LANDSCAPE AREA PROVIDED:** 24,300 SF

**LANDSCAPE TO PARKING AREA RATIO:** 2.35:1

**PARKING ANALYSIS:**

OFFICE AREA - 910/200 = 456 SPACE  
 WAREHOUSE AREA - 8100/2000 = 41 TOTAL = 81 SPACES  
 TOTAL PARKING SPACES REQUIRED = 81 SPACES  
 TOTAL PARKING SPACES PROVIDED = 155 SPACES (INCLUDES 8 VAN ACCESSIBLE PARKING SPACES)

**PARKING SPACE SIZES:**

REGULAR CAR PARKING SPACES = 9'-4" x 18'-0"

VAN ACCESSIBLE HANDICAP PARKING SPACES = 9'-4" x 18'-0" WITH A 2'-6" WIDE ACCESS STRIP

**BICYCLE SPACES:**

REQUIRED PARKING - 81/20 = 4.05 BICYCLES  
 TOTAL BICYCLE SPACES REQUIRED = 5 BICYCLES  
 TOTAL BICYCLE SPACES PROVIDED = 8 BICYCLES  
 4 BIKE RACK POSTS AT 2 BICYCLES PER POST

SCALE: 1" = 30'

**SITE PLAN**

APRIL 26, 2001

CLAUDIO VIGIL ARCHITECTS

**MERIDIAN BUSINESS PARK**

**NEW OFFICE WAREHOUSE**

7300 GALLATIN DRIVE, NW ALBUQUERQUE, NEW MEXICO

**OWNERSHIP OF INSTRUMENTS**

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801 Rio Grande NW, #2, Albuquerque, NM 87104  
 Phone: 505/842-1113 Fax: 505/842-1330

