

CITY OF ALBUQUERQUE



September 17, 2018

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

**Re: Taco Bell – Girard & Monte Vista,
2901 Monte Vista NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 4-16-18 (K16D023)
Certification dated 09-12-18**


Dear Mr. Bohannon

Based upon the information provided in your submittal received 09-13-18, 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.

1. Please remove construction debris and equipment.

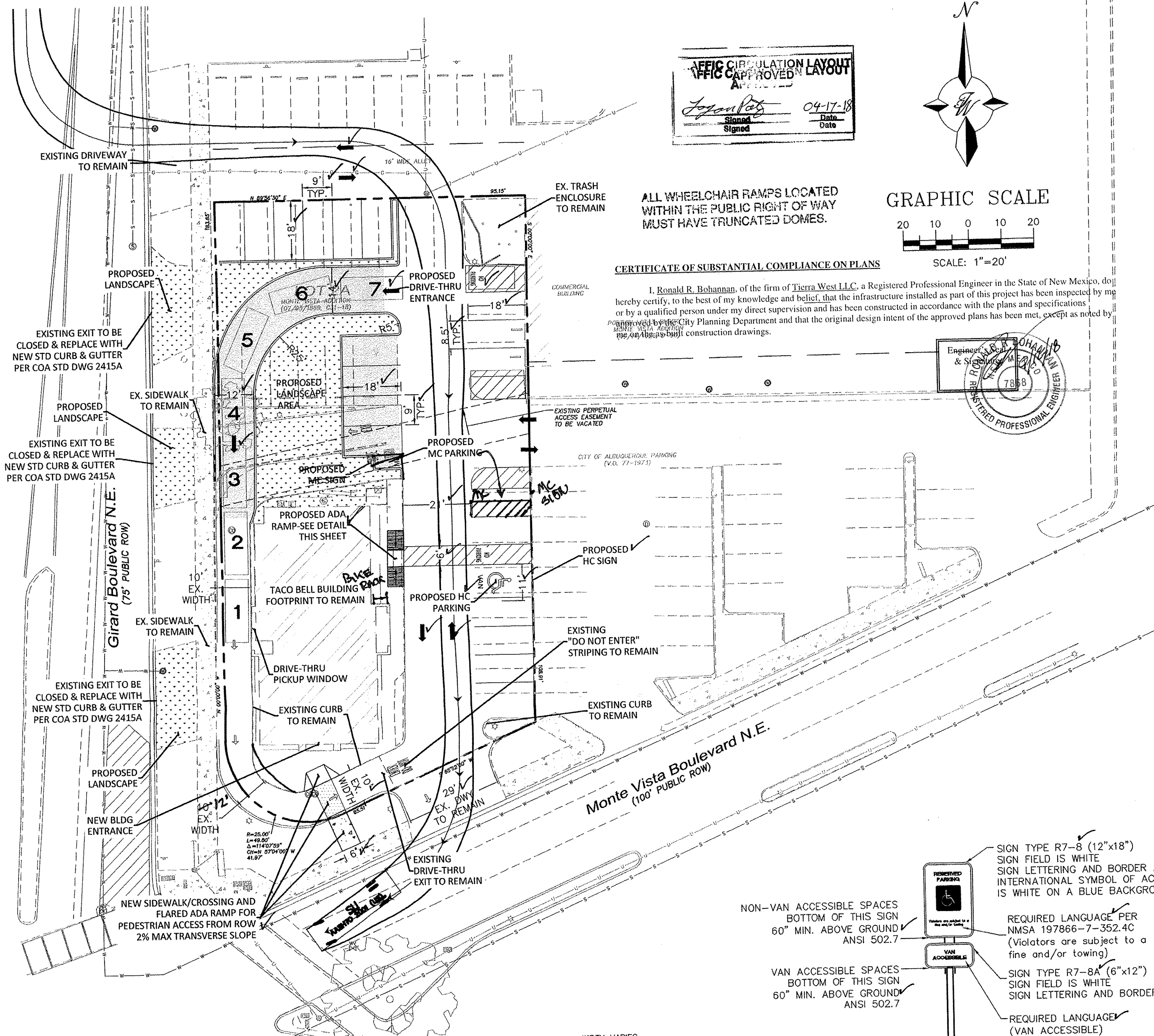
If you have any questions, please contact Ernie Gomez at (505) 924-3981 or me at (505)924-3991.

Sincerely,


Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

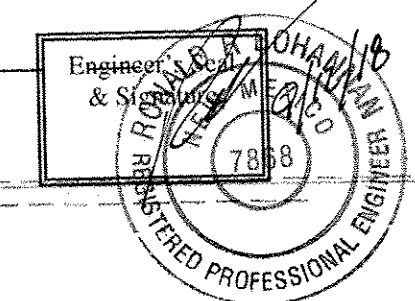


TRAFFIC CIRCULATION LAYOUT
APPROVED
SIGNED: [Signature]
DATE: 04-17-18

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

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Terra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Planning Department and that the original design intent of the approved plans has been met, except as noted by the City Planning Department.



- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - BUILDING
 - SIDEWALK
 - RETAINING WALL
 - STREET LIGHTS
 - LANE
 - STRIPING
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING SIDEWALK
 - EXISTING LANE
 - EXISTING STRIPING
 - VEHICLE QUEUE (20' LENGTH)

SITE DATA (LOT 2A)

EXIST/PROPOSED USAGE: RESTAURANT W/ DRIVE-THRU SERVICE
LOT AREA: 16832 SF (0.38 ACRE)

REMODELED
BUILDING AREA: 2590 SF (57 SEATS) SAME AS EXISTING

PARKING REQUIRED: 15 SPACES (1 SPACE PER EVERY 4 SEATS)
PARKING PROVIDED: 19.20 SPACES

HC PARKING REQUIRED: 1 SPACE
HC PARKING PROVIDED: 1 SPACE VAN ACCESSIBLE ✓

MC PARKING REQUIRED: 1 SPACE
MC PARKING PROVIDED: 1 SPACE ✓

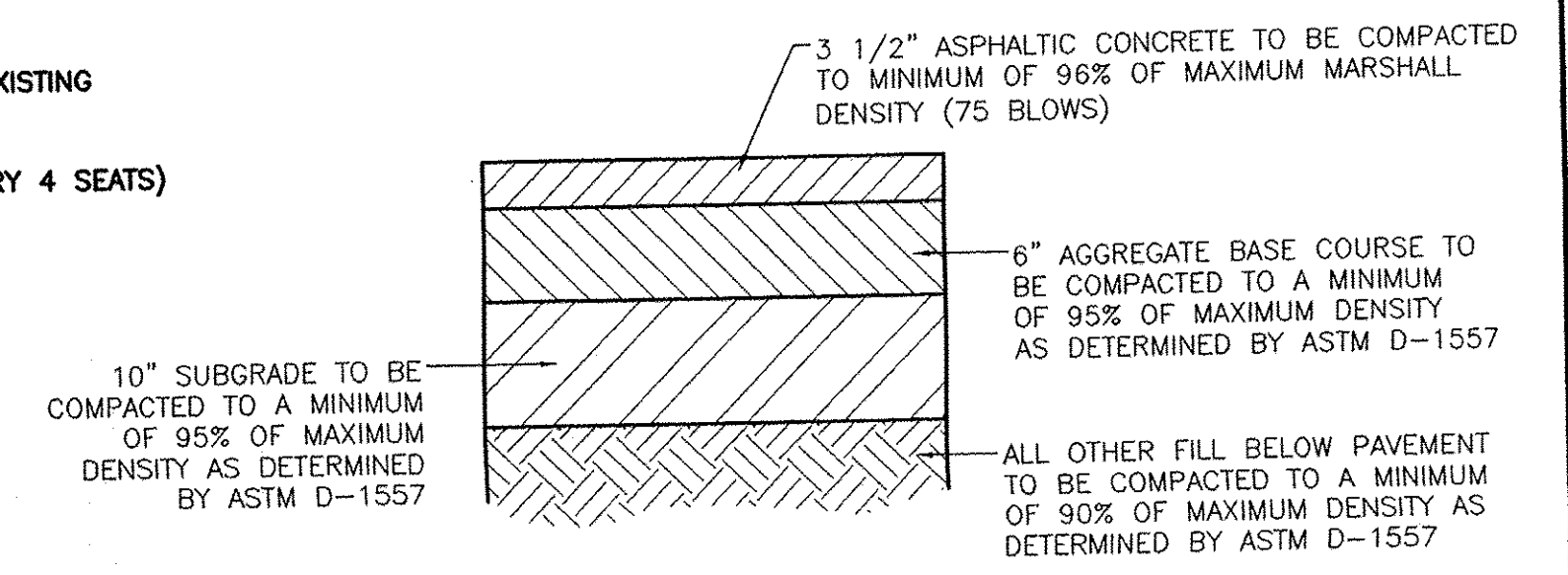
BICYCLE PARKING REQUIRED: 2 SPACES
BICYCLE PARKING PROVIDED: 4 SPACES ✓

LANDSCAPE AREA REQUIRED: 2137 SF
LANDSCAPE AREA PROVIDED: 2181 SF

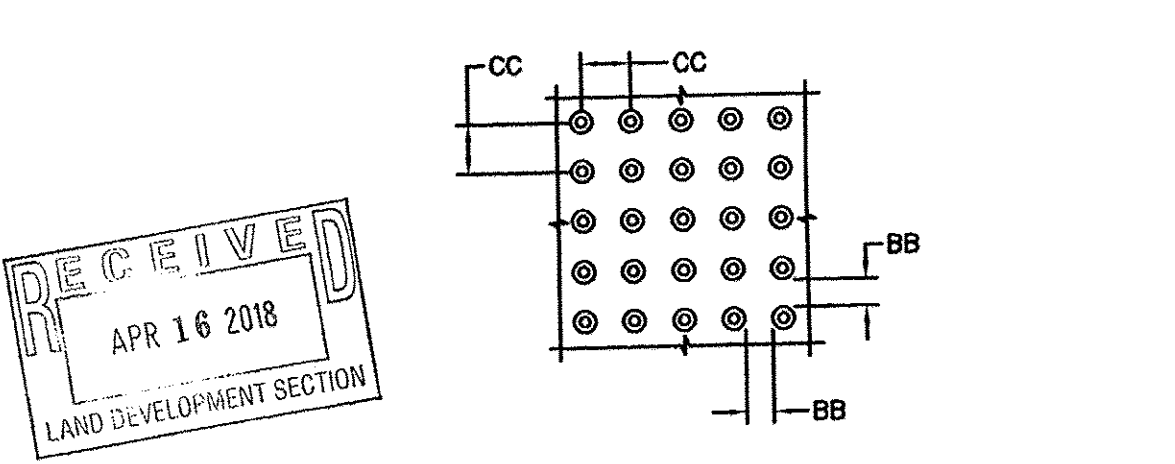
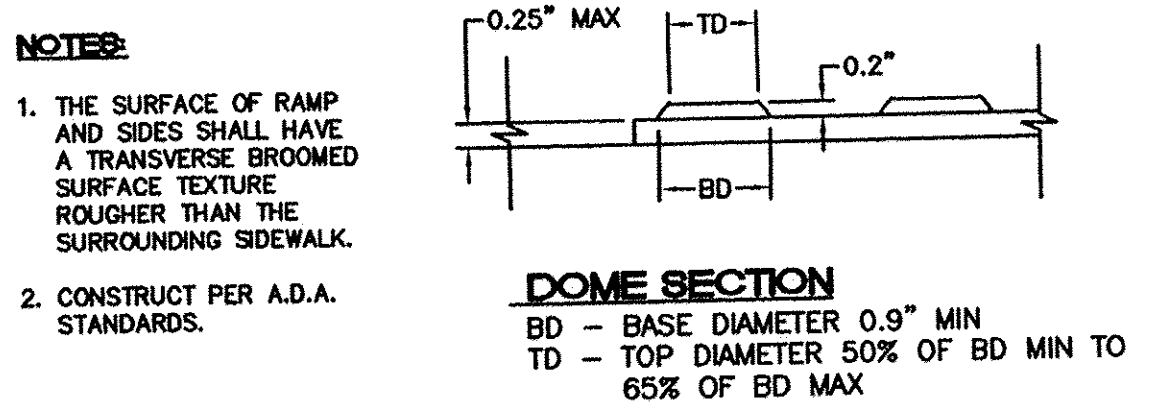


LEGAL DESCRIPTION: LOT 2A BLOCK 12 REPLAT OF LOTS 1 TO 3 AND TRACT A BLOCK 12 MONTE VISTA ADDITION

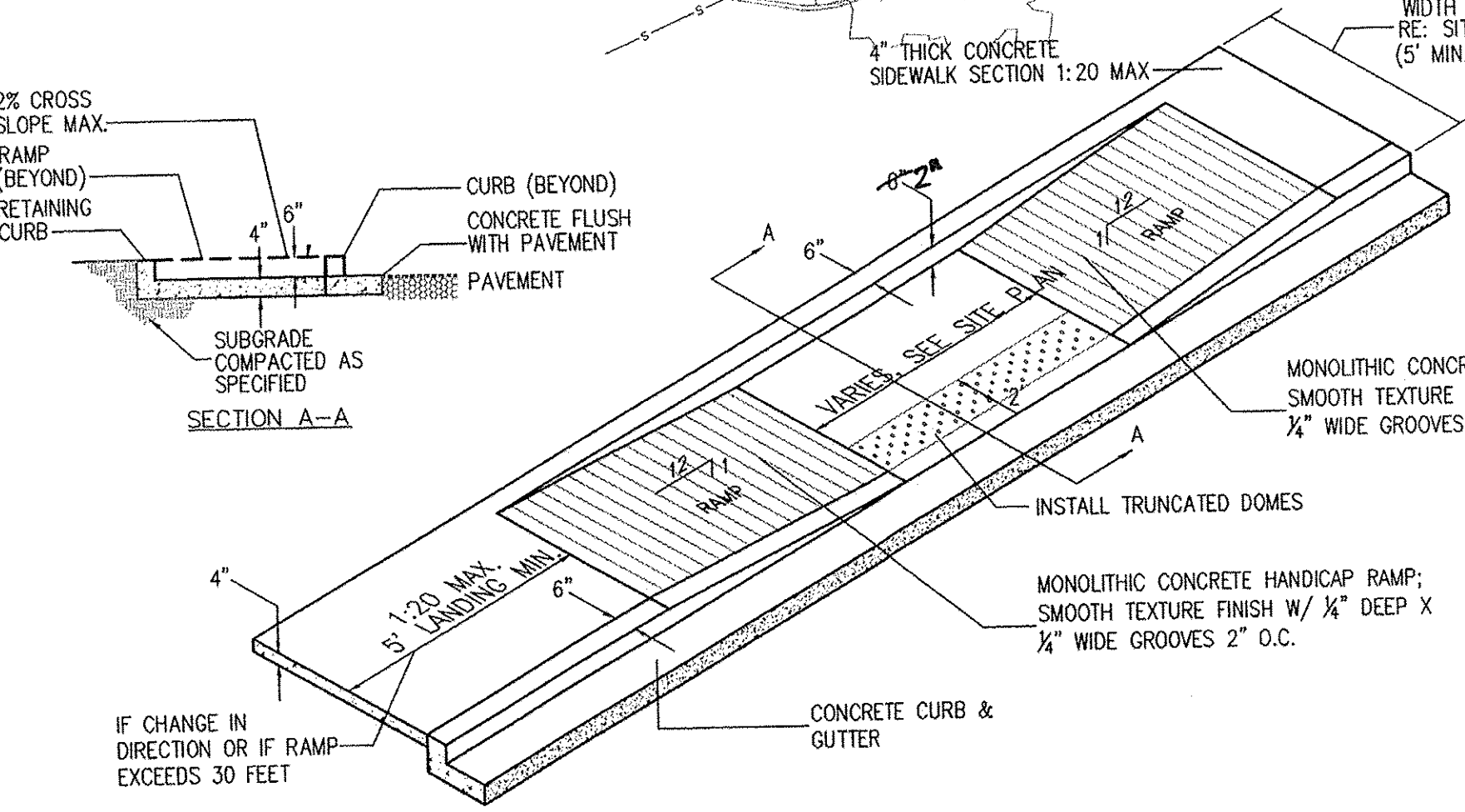
- NOTES:**
- ALL HANDICAPPED PARKING SPACES ARE NOT TO EXCEED 2% SLOPE IN ANY DIRECTION.
 - NO SLOPE WITHIN PARKING AREA SHALL EXCEED 8%.
 - MILL AND OVERLAY EXISTING ASPHALT PAVEMENT TO EXISTING GRADE WHERE PAVEMENT IS IN POOR CONDITION.



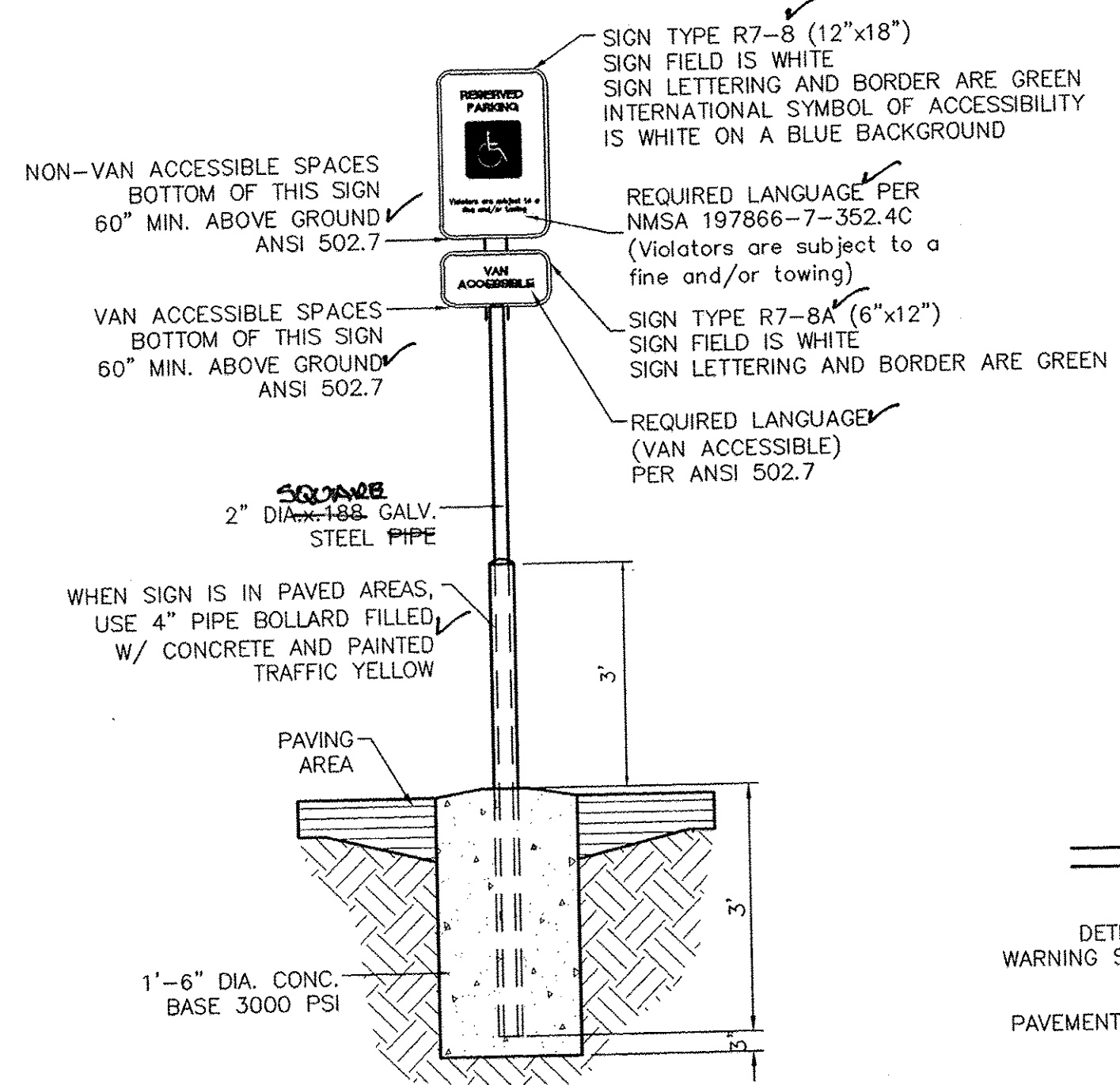
TYPICAL PAVING SECTION FOR NEW ASPHALT PAVEMENT



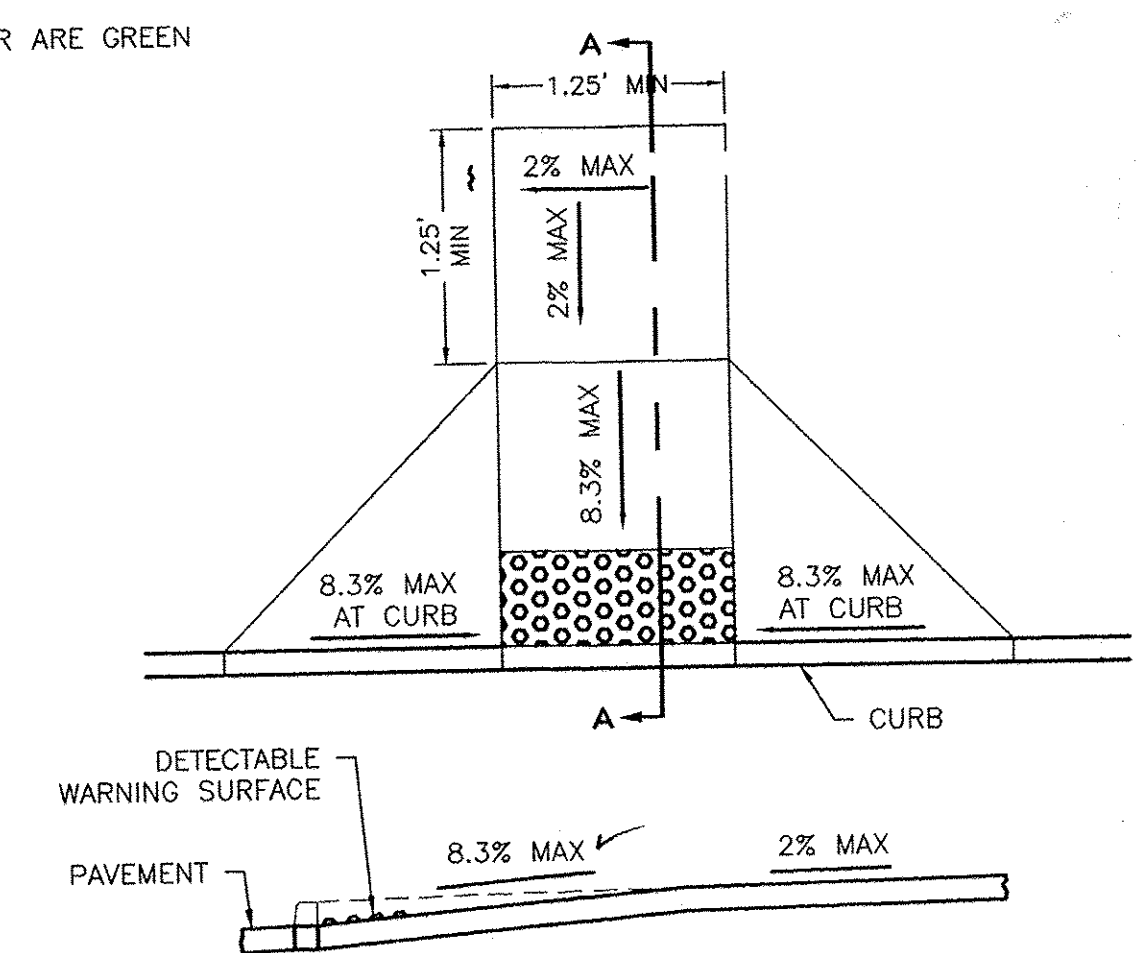
DOME SPACING:
CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN



ADA RAMP DETAIL





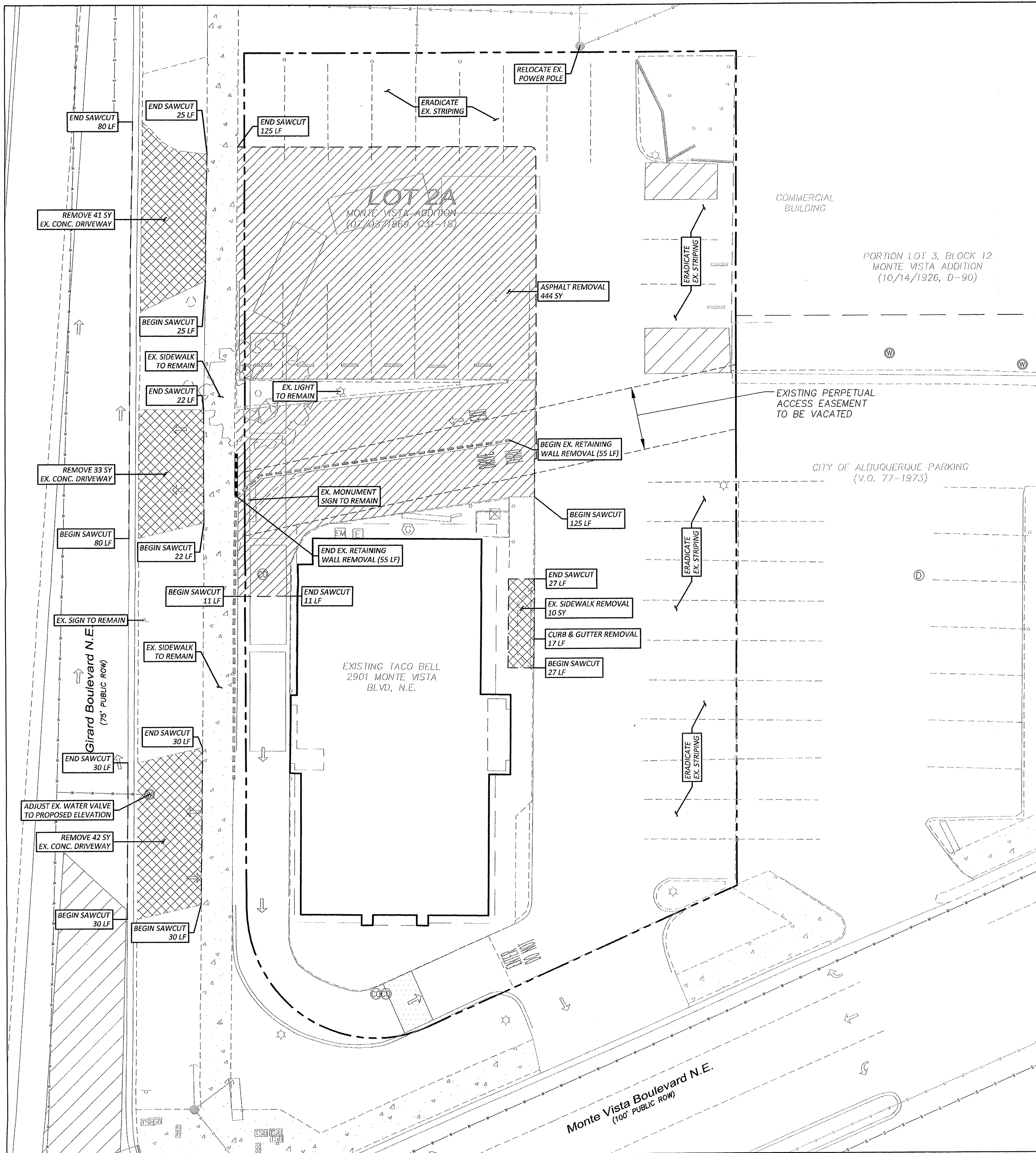
ACCESSIBLE PARKING SIGN



**SECTION A-A
FLAIRED CURB HC RAMP**

	TACO BELL 2901 MONTE VISTA NE	DRAWN BY DY
	TRAFFIC CIRCULATION LAYOUT - PROPOSED	DATE 4/02/18
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 855-3100 www.tierrawestllc.com	2017081-TCL
	RECEIVED APR 16 2018 LAND DEVELOPMENT SECTION	SHEET # C1
JOB # 2017081		

<p>ENGINEER'S SEAL</p>	<p>TACO BELL 2901 MONTE VISTA NE</p>	<p>DRAWN BY DY</p>
	<p>TRAFFIC CIRCULATION LAYOUT - EXISTING</p>	<p>DATE 3/07/18</p>
<p>RONALD R. BOHANNAN P.E. #7868</p>	 <p>TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</p>	<p>2017081-TCL-EXIST</p>
<p>RONALD R. BOHANNAN P.E. #7868</p>	<p>TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</p>	<p>SHEET # C2 JOB # 2017081</p>



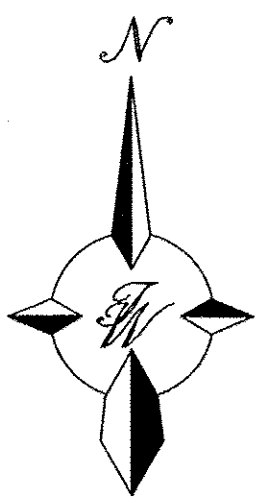
EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

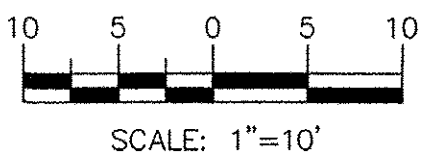


LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING ASPHALT TO BE REMOVED
- EXISTING CONCRETE DRIVEWAY TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- SAWCUT



GRAPHIC SCALE



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.

ENGINEER'S
SEAL



RONALD R. BOHANNAN
P.E. #7868

TACO BELL
GIRARD & MONTE VISTA
DEMOLITION PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY

DY

DATE

4/12/18

2017081-DEMO

SHEET #

C3

JOB #

2017081



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Taco Bell- Girard & Monte Vista **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lot 2A Block 12, Replat of Lots 1 to 3 and Tract A Block 12 Monte Vista Addition
City Address: 2901 Monte Vista NE Albuquerque NM

Applicant: Tierra West, LLC **Contact:** Vinny Perea
Address: 5571 Midway Park Place NE Albuquerque NM 87109
Phone#: 505-858-3100 **Fax#:** 505-858-1118 **E-mail:** vperea@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: 9-13-2018 **By:** Vinny Perea

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

CITY OF ALBUQUERQUE



April 17, 2018

Ron Bohannon
Tierra west, LLC
5571 Midway Park Pl. NE
Albuquerque, NM 87109

Re: Taco Bell- Girard & Monte Vista
2901 Monte Vista NE
Traffic Circulation Layout
Engineer's Stamp dated 04-16-18 (K16-D023)

Dear Mr. Bohannon,

The TCL submittal received 04-16-18 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Logan Patz
Senior Engineer, Planning Department
Development Review Services

LWP via: email
C: File