

# CITY OF ALBUQUERQUE CITY OF ALBUQUERQUE



May 5, 2020

Ronald R. Bohannon, PE  
Tierra West LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109

**Re: Maverik, Juan Tabo & Copper  
650 & 670 Juan Tabo Blvd NE, 87123  
Request for Certificate of Occupancy  
Transportation Development Final Inspection  
Engineer's/Architect's Stamp dated 12-20-19(DRB) (K22D059)  
Certification dated 4-30-20**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 4-30-20, 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.

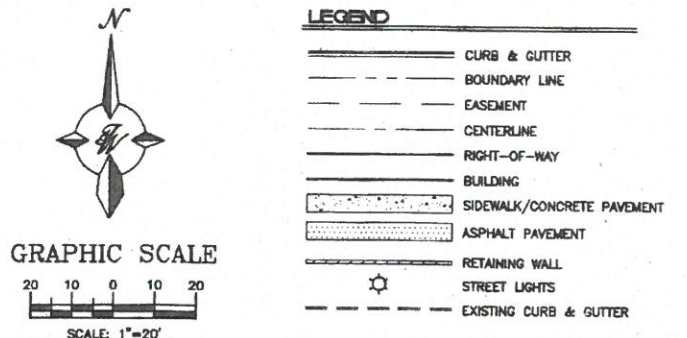
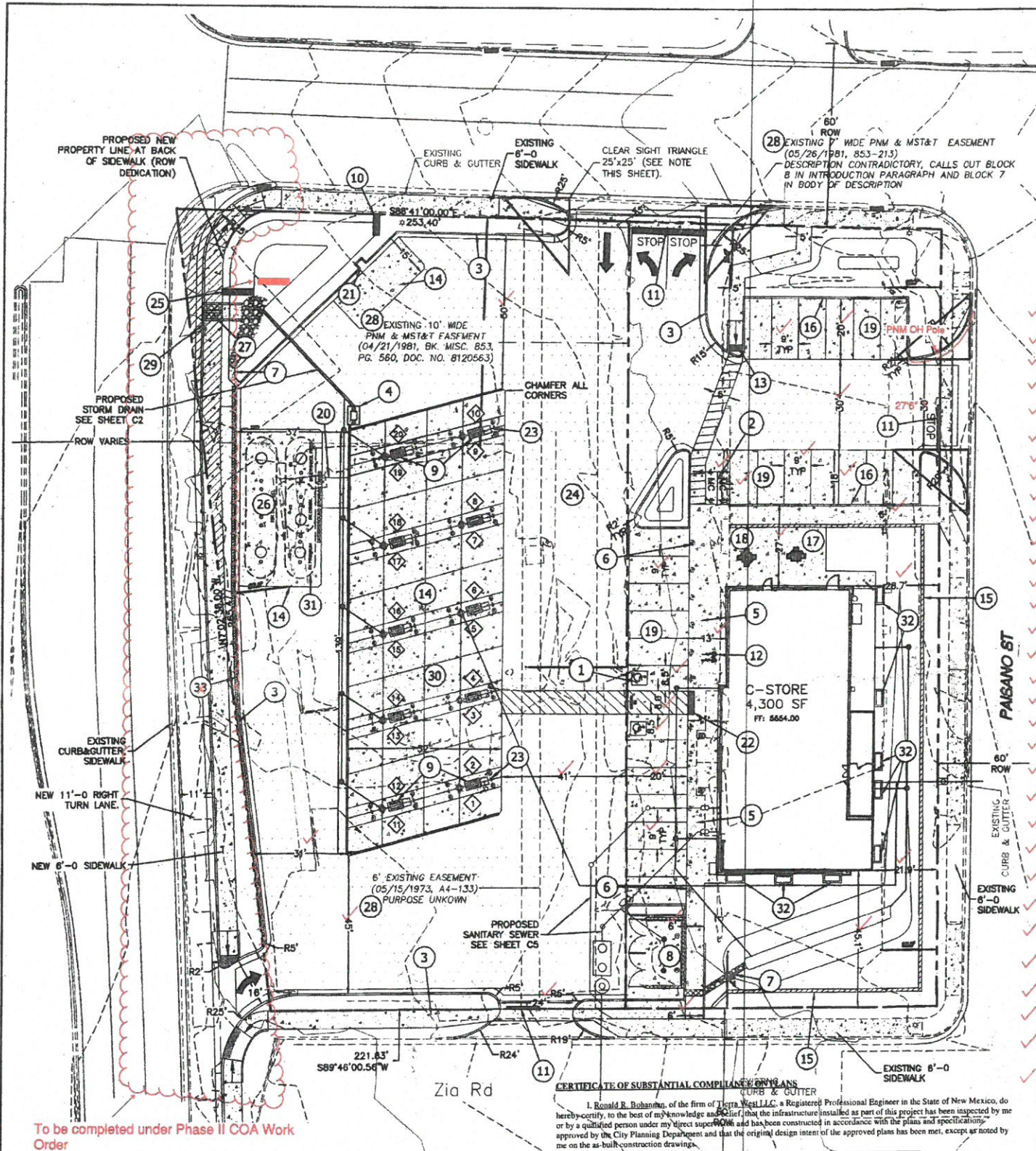
If you have any questions, please contact Ernie Gomez at (505) 924-3981.

Sincerely,

Jeanne Wolfenbarger, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

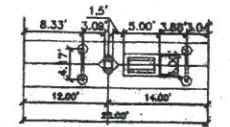
Ernie Gomez  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email  
C: CO Clerk, File



- KEYED NOTES**
- ✓ 1 ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. C6)
  - ✓ 2 MOTORCYCLE PARKING WITH SIGN (SEE DETAIL SHT. C6)
  - ✓ 3 ON-SITE CURB & GUTTER (SEE DETAIL SHT. C6)
  - ✓ 4 OIL WATER SEPARATOR (SEE DETAIL SHT. C6)
  - ✓ 5 CONCRETE SIDEWALK (SEE DETAIL SHT. C7)
  - ✓ 6 BOLLARDS (SEE DETAIL SHT. C7)
  - ✓ 7 2' CONCRETE RUNDOWN
  - ✓ 8 DUMPSTER (SEE DETAIL SHT. C8)
  - ✓ 9 GAS PUMP ISLAND (TYP)
  - ✓ 10 MAVERIK MONUMENT SIGN (SEE ARCH. PLANS)
  - ✓ 11 2.0' STOP BAR
  - ✓ 12 BICYCLE RACKS (SEE DETAIL SHT. C7)
  - ✓ 13 UNIDIRECTIONAL HC RAMP (SEE DETAIL SHT. C8)
  - ✓ 14 CONCRETE SLAB W/CHAMFERED CORNERS
  - ✓ 15 RETAINING WALL WITH HAND RAIL AND PEDESTRIAN GUARD (SEE GRADING SHT C2, MAX HEIGHT 4.0', DETAIL SHT. 7)
  - ✓ 16 HEADER CURB (SEE DETAIL SHT. C6)
  - ✓ 17 ADA PICNIC TABLE (SEE ARCH. PLANS)
  - ✓ 18 PICNIC TABLE (SEE ARCH. PLANS)
  - ✓ 19 CONCRETE PARKING STALL (SEE DETAIL SHT. C6)
  - ✓ 20 PETROLEUM TRENCH CAP SECTION (SEE DETAIL SHT. C6)
  - ✓ 21 XACTAIR AIR STATION (SEE DETAIL SHT. C6)
  - ✓ 22 TRUNCATED DOMES (SEE DETAIL SHT. C6)
  - ✓ 23 "HOOP" BOLLARD (SEE DETAIL SHT. C7)
  - ✓ 24 ASPHALT PAVING (SEE GEOTECH REPORT)
  - ✓ 25 MAVERIK D/F ILLUMINATED PYLON SIGN (SEE ARCH. PLANS)
  - ✓ 26 UNDERGROUND STORAGE FUEL TANKS (REFER MECH. PLANS)
  - ✓ 27 SIDEWALK CULVERT COA STD DWG 2236
  - ✓ 28 PNM EASEMENTS TO BE VACATED BY DOCUMENT AND/OR PLATTING ACTION
  - ✓ 29 EXISTING 6' PUBLIC SIDEWALK
  - ✓ 30 ALL UNDER CANOPY LIGHTING TO BE RECESSED PER IDO 4-3(0)(17)(h)
  - ✓ 31 TANK PIT WALL TO BE LINED WITH GEOTEXTILE FILTER FABRIC PER KERXES TANK SPEC.
  - ✓ 32 3'-0 by 6'-0, 28" HIGH LANDSCAPE PLANTER BOXES
  - ✓ 33 12" CONC. LANDSCAPE WALL

**CLEAR SIGHT TRIANGLE NOTE:**  
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGN, WALLS, TREES, AND SHROUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAV) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.



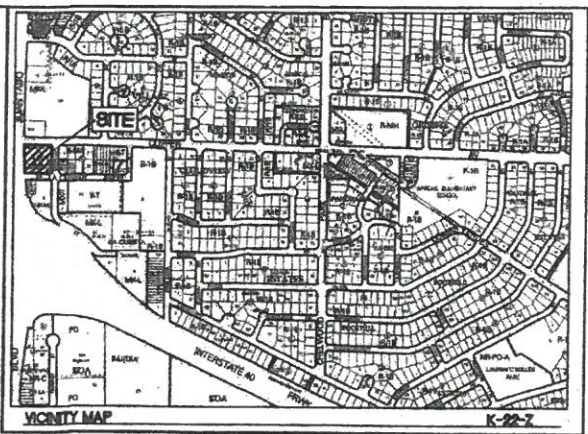
FUEL ISLAND LAYOUT SCALE NONE



Curb Transition

- NOTES:**
1. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN THE WORK ORDER.
  2. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER. ALL UNUSED CURBS CUTS MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER. PER COA STD DWG 2415A AND 2430.
  3. SEE ELECTRICAL PLANS FOR ALL LIGHT POLES & LIGHT POLE LOCATIONS. ALL LIGHT POLES BASES SHALL BE STRAIGHT AND PLASTERED SMOOTH. TOP OF LIGHT BASE SHALL BE 2'-6" ABOVE TOP OF CURB/SIDEWALK. BASES PROVIDED BY G.C., TYP.
  4. XACTAIR STATION ON 30"x36" CONCRETE PAD. EQUIPMENT PROVIDED BY OWNER. G.C. TO PROVIDE ELECTRICAL SERVICE AND INSTALL AIR STATION EQUIPMENT.
  5. ALL UTILITY DIGGING OR OTHER EXCAVATION SHALL TAKE IN CONSIDERATION EXISTING SIDEWALKS, CURB & GUTTERS AND OTHER STRUCTURES THAT MAY NEED TO BE REMOVED AND/OR REPLACED AS PART OF THE G.C. BID.
  6. ALL RETAIL PRODUCT AREAS ARE TO BE UNDER THE BUILDINGS PERMANENT ROOF.

- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR BUILDING PERMIT
  - C2. GRADING PLAN
  - C3. DEVELOPED DRAINAGE PLAN
  - C4. GRADING DETAILS
  - C5. MASTER UTILITY PLAN
  - C6. CONSTRUCTION DETAILS
  - C7. CONSTRUCTION DETAILS
  - C8. CONSTRUCTION DETAILS
  - C9. DEMOLITION PLAN
  - L1. LANDSCAPING PLAN
  - B1. BUILDING ELEVATION & SIGN PLANS
  - SW1. EROSION CONTROL PLAN
  - SW2. EROSION CONTROL DETAILS
  - SW3. EROSION CONTROL DETAILS



**LEGAL DESCRIPTION**  
LOT A AND B, BLOCK B, LA CUESTA SUBDIVISION

**SITE DATA**

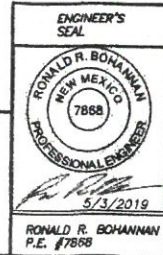
PROPOSED USAGE:	GAS CONVENIENCE STORE
IDO CLASSIFICATION:	LIGHT VEHICLE FUELING STATION
LOT AREA:	61,753.72 SF (1.41 ACRES)
BUILDING AREA:	4,300 SF
STACK:	2X5 (20 UNITS)
ASPHALT AREA:	
PARKING REQUIRED:	17 SPACES (4 SPACES PER 1,000 SF)
✓ PARKING PROVIDED:	26 SPACES
HC PARKING REQUIRED:	2 SPACES
✓ HC PARKING PROVIDED:	2 SPACES (1 SPACE VAN ACCESSIBLE)
MC PARKING REQUIRED:	2 SPACES
✓ MC PARKING PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	2 SPACES
✓ BICYCLE PARKING PROVIDED:	2 SPACES
LANDSCAPE AREA REQUIRED:	8,618 SF
✓ LANDSCAPE AREA PROVIDED:	12,125 SF

<b>PROJECT NUMBER:</b> PR-2018-00151
<b>APPLICATION NUMBER:</b> 8-2018-00085
<small>Is an Infrastructure List required? (✓) Yes ( ) No ( ) No, then a set of approved IDO plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.</small>
<b>CRS SITE DEVELOPMENT PLAN APPROVAL</b>
<i>Ronald M. Bohannon</i> 5/8/19 Date Traffic Engineer, Transportation Division
<i>[Signature]</i> 5/8/19 Date Water Utility Development
Parks & Recreation Department _____ Date
<i>James D. Taylor</i> 5/9/2019 Date City Engineer
N/A Environmental Health Department (conditional) _____ Date
N/A Solid Waste Management _____ Date
<i>[Signature]</i> 6-18-19 Date DRP Chairperson, Planning Department
Code Enforcement _____ Date 5/8/19 Date
<small>* Environmental Health, if necessary</small>

To be completed under Phase II COA Work Order

**CERTIFICATE OF SUBSTANTIAL COMPLIANCE**  
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 me on the as-built construction drawings.

ADMINISTRATIVE AMENDMENT  
PR-2019  
FILE # 2019-001764  
PROJECT # 001764  
Alternative Landscape Plan  
APPROVED BY: *[Signature]* DATE: 20 Dec 2019



**MAVERIK**  
650 JUAN TABO BLVD. NE  
SITE PLAN FOR BUILDING PERMIT

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

DRAWN BY:	pm
DATE:	05-03-2019
DRAWING:	2018046-SP
SHEET #	C1
JOB #	2018046



# TIERRA WEST, LLC

April 30, 2020

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

**RE: SITE PLAN FOR BUILDING PERMIT CERTIFICATION  
CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY  
MAVERIK, JUAN TABO AND COPPER, 650 & 670 JUAN TABL BLVD, NE, 87123**

Dear Mr. Gomez:



I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the Administrative Amended Approved Site Plan for Building Permit for issuance of the Permanent Certificate of Occupancy for the project referenced above. This project is in substantial compliance as inspected on April 30, 2020 and is in accordance with the design intent of the Approved Site Plan for Building Permit dated 5/03/19. This certification is submitted in support of the request for Permanent Certificate of Occupancy for the completed building.

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

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: 2018046  
RRB/RS/bf

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