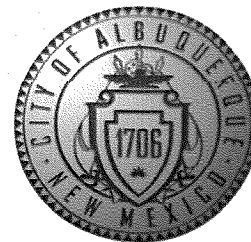


CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 17, 2023

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

Re: SAFStor Storage
Not addressed- SW corner of Central Ave and 106th St
UPC 100805638540210405
Request for Certificate of Occupancy- 30 Day Temp
Transportation Development Final Inspection
Engineer's Stamp dated 1-13-22 (L08-D013)
Certification dated 11-16-23

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 11-16-23, Transportation Development has no objection to a 30-Day Temporary Certificate of Occupancy. 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 issuance of a Permanent Certificate of Occupancy the following conditions are to be addressed:

1. Access from an open (constructed and not barricaded) public street that can be used by motorists, pedestrians and cyclists is to be provided.
2. Complete the Transportation related items on the provided punchlist.
3. The handicap van aisle striping was only 5' wide, whereas, it is to be 8' wide.

If you have any questions, please contact me at ccherne@cabq.gov or (505) 924-3986.

Sincerely,

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: Alyssa Covarrubias-Powell, Laurie Elliot, Yvette Lucero



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: SAFESTor Storage Roadway Improvements Plan **Building Permit #** _____ **Hydrology File #** _____
DRB# _____ **EPC#** _____
Legal Description: LOT 1, BLOCK 3 LANDS OF ATRISCO GRANT **City Address OR Parcel** UPC: 100805638540210405
Applicant/Agent: TIERRA WEST LLC **Contact:** Vince Carrica
Address: 5571 Midway Park Place NE **Phone:** _____
Email: vcarrica@tierrawestllc.com
Applicant/Owner: _____ **Contact:** _____
Address: _____ **Phone:** _____
Email: _____

TYPE OF DEVELOPMENT: ___ PLAT (#of lots) ___ RESIDENCE ___ DRB SITE ___ ADMIN SITE: X
RE-SUBMITTAL: ___ YES X NO

DEPARTMENT: X 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
___ FLOOD PLAN DEVELOPMENT PERMIT APP.
___ ELEVATION CERTIFICATE
___ CLOMR/LOMR
X TRAFFIC CIRCULATION LAYOUT (TCL)
___ ADMINISTRATIVE
___ TRAFFIC CIRCULATION LAYOUT FOR DRB
___ APPROVAL
___ TRAFFIC IMPACT STUDY (TIS)
___ STREET LIGHT LAYOUT
___ OTHER (SPECIFY) _____
___ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

___ BUILDING PERMIT APPROVAL
X CERTIFICATE OF OCCUPANCY (Temporary)
___ CONCEPTUAL TCL DRB APPROVAL
___ 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
___ FLOOD PLAN DEVELOPMENT PERMIT
___ OTHER (SPECIFY) _____

DATE SUBMITTED: 11/16/2023



TIERRA WEST, LLC

November 16, 2023

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

**RE: APPROVED SITE PLAN FOR BUILDING
PERMIT CERTIFICATION
REQUEST FOR TEMPORARY CERTIFICATE OF OCCUPANCY
LOT 1, BLOCK 3 LANDS OF ATRISCO GRANT, SAFESTOR STORAGE,
ALBUQUERQUE NM 87121**

Dear Ms. Al-najjar:

I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the Approved Site Plan for issuance of a Temporary Certificate of Occupancy for the project referenced above. This project is in substantial compliance as inspected on November 15, 2023, and is in general accordance with the design intent of the Approved Site Plan dated 01/13/2022.

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 recorded 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 Approved Site Plan. Therefore, we request approval of the Approved Site Plan Permit and issuance of the Temporary Certificate of Occupancy.

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

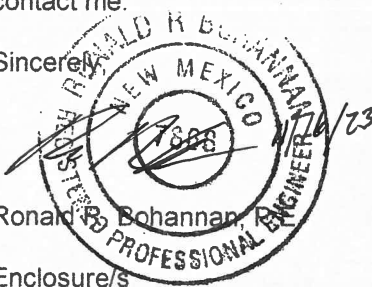
Sincerely,

Ronald R. Bohannon

Enclosure/s

JN: 2021064
RRB/vc/mw

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



PROJECT NUMBER: PR-2021-006336
APPLICATION NUMBER: SI-2021-02091

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated [REDACTED] and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Ernest Amigo	Date	Nov 4, 2022
Traffic Engineer, Transportation Division	Date	Nov 8, 2022
Water Utility Development	Date	Nov 4, 2022
Parks & Recreation Department	Date	Nov 4, 2022
City Engineer	Date	Nov 4, 2022
Code Enforcement	Date	Nov 10, 2022
Solid Waste Management	Date	Nov 10, 2022
DRB Chairperson, Planning Department	Date	

SITE DATA

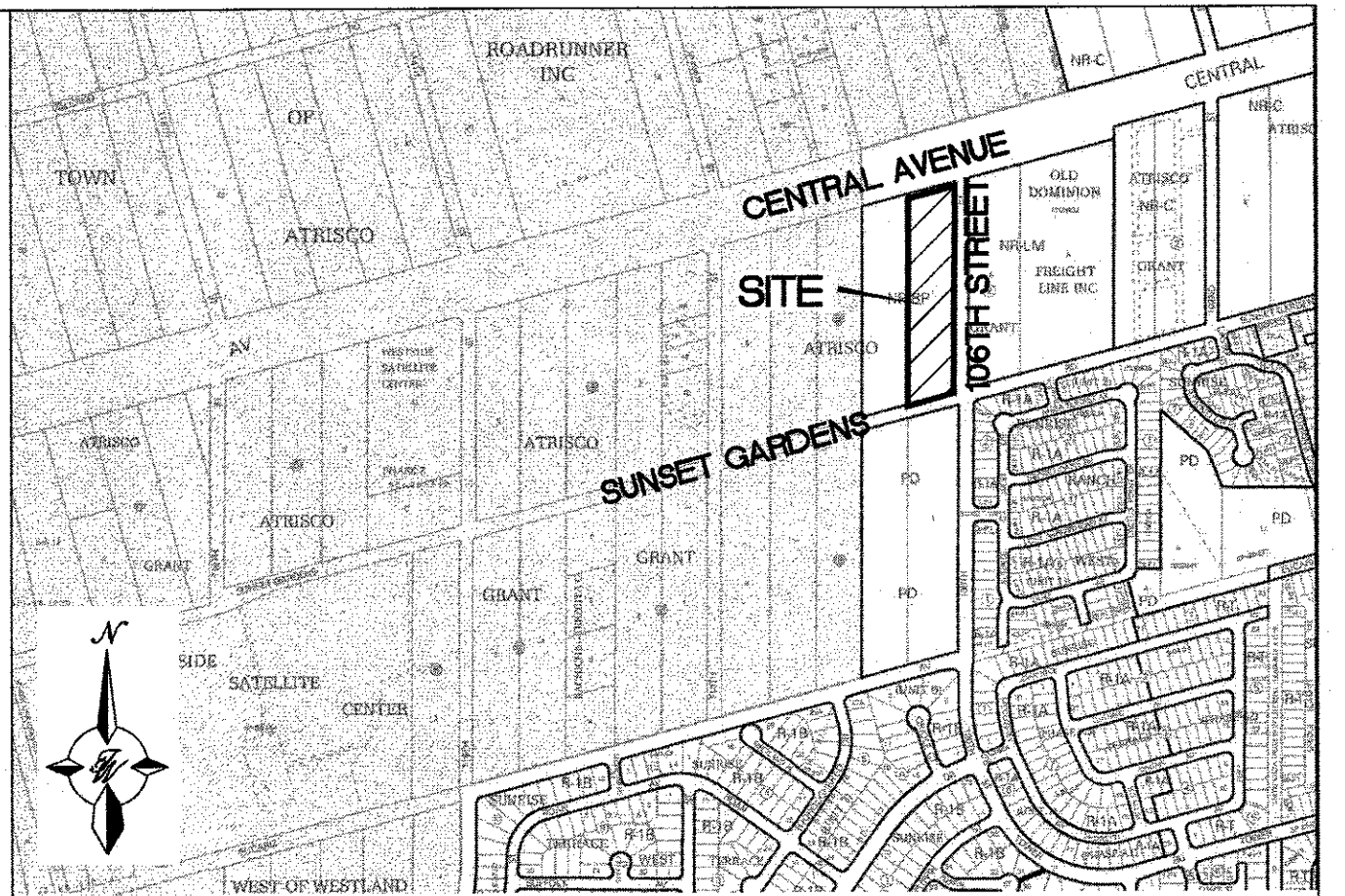
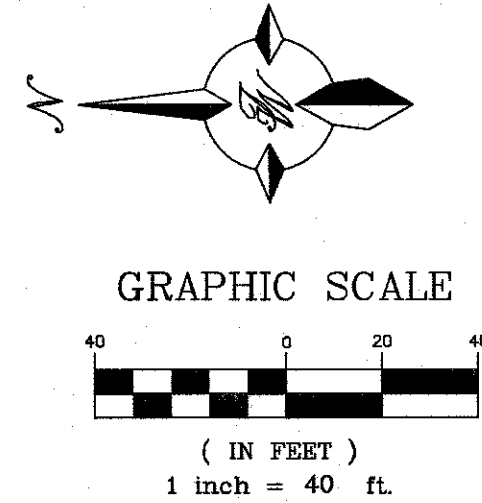
PROPOSED USAGE:	SELF-STORAGE FACILITIES
ZONE:	NR-BP
LOT AREA:	182,801 SF (4.1965 ACRES)
ADDRESS:	TBD
BUILDING AREA:	104,440 S.F.
BUILDING COVERAGE:	19.0%
PARKING REQUIRED:	35 SPACES (1 SPACE PER 3,000 SF) SELF STORAGE
PARKING PROVIDED:	42 SPACES
HC PARKING REQUIRED:	2 SPACES
HC PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
MC PARKING REQUIRED:	2 SPACES
MC PARKING PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	4 SPACES
BICYCLE PARKING PROVIDED:	4 SPACES
LANDSCAPE AREA REQUIRED:	11,755 SF
LANDSCAPE AREA PROVIDED:	TBD

LEGEND

---	CURB & GUTTER
---	BOUNDARY LINE
---	EASEMENT
---	CENTERLINE
---	RIGHT-OF-WAY
---	BUILDING
---	SIDEWALK
---	SCREEN WALL
---	RETAINING WALL
---	STREET LIGHTS
---	LANE
---	STRIPING
---	EXISTING CURB & GUTTER
---	EXISTING BOUNDARY LINE
---	EXISTING SIDEWALK
---	EXISTING LANE
---	EXISTING STRIPING

INDEX TO DRAWINGS

SP1. SITE PLAN FOR BUILDING PERMIT
SP2. ROADWAY X-SECTION EXHIBIT
GR1. GRADING AND DRAINAGE PLAN
MU1. MASTER UTILITY PLAN
DET-1. DETAIL SHEET
DET-2. DETAIL SHEET
LS-1. LANDSCAPING PLAN
B1. BUILDING ELEVATIONS
B2. BUILDING ELEVATIONS
B3. BUILDING ELEVATIONS
B4. BUILDING ELEVATIONS



VICINITY MAP:

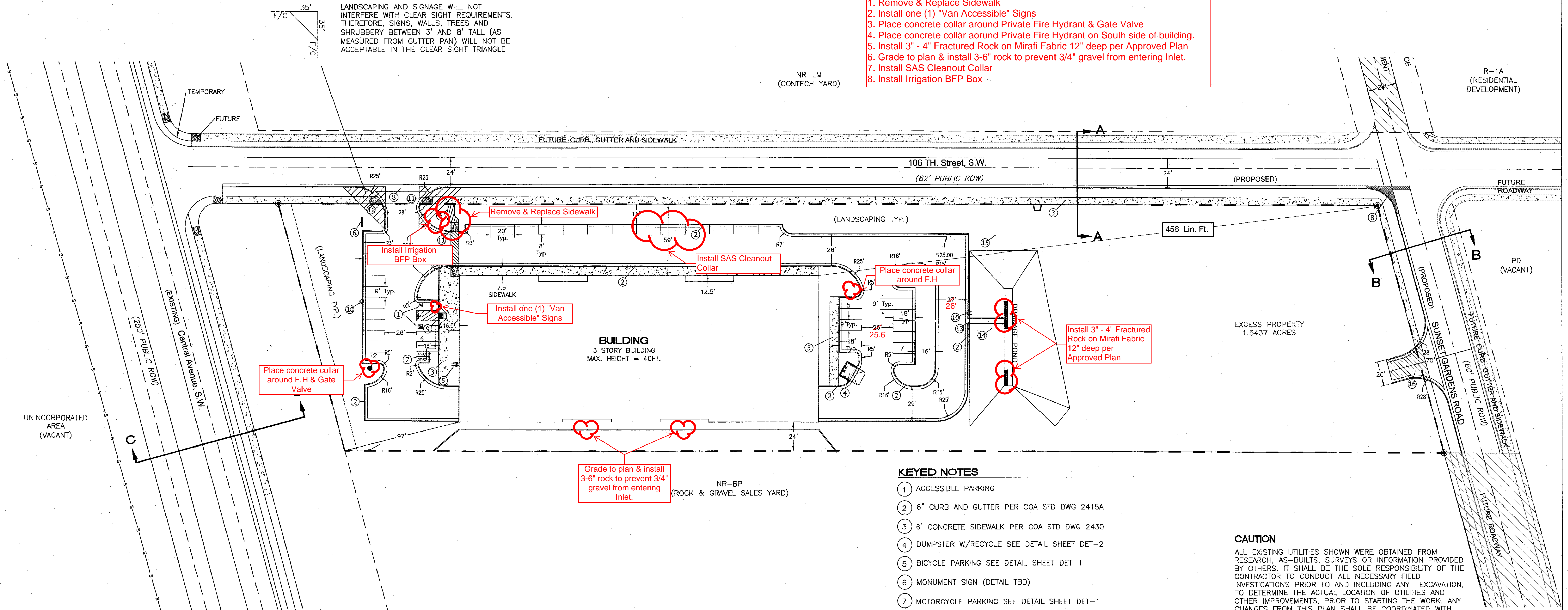
L-8

LEGAL DESCRIPTION:

LOT 1, BLOCK 3 TOWN OF ATRISCO GRANT
UPC 100805638540210405

Site Plan Punchlist

1. Remove & Replace Sidewalk
2. Install one (1) "Van Accessible" Signs
3. Place concrete collar around Private Fire Hydrant & Gate Valve
4. Place concrete collar around Private Fire Hydrant on South side of building.
5. Install 3" - 4" Fractured Rock on Mirafi Fabric 12" deep per Approved Plan
6. Grade to plan & install 3-6" rock to prevent 3/4" gravel from entering Inlet.
7. Install SAS Cleanout Collar
8. Install Irrigation BFP Box



KEYED NOTES

- 1 ACCESSIBLE PARKING
- 2 6" CURB AND GUTTER PER COA STD DWG 2415A
- 3 6" CONCRETE SIDEWALK PER COA STD DWG 2430
- 4 DUMPSTER W/RECYCLE SEE DETAIL SHEET DET-2
- 5 BICYCLE PARKING SEE DETAIL SHEET DET-1
- 6 MONUMENT SIGN (DETAIL TBD)
- 7 MOTORCYCLE PARKING SEE DETAIL SHEET DET-1
- 8 6" VALLEY GUTTER PER COA STD DWG 2420
- 9 UNIDIRECTION ACCESSIBLE RAMP SEE DETAIL SHEET DET-1
- 10 AREA LIGHT, MAX HEIGHT = 16FT.
- 11 UNIDIRECTION RAMP SEE DETAIL SHEET DET-1
- 12 6' STRIPED PEDESTRIAN CROSSING
- 13 4' CONCRETE RUNDOWN
- 14 EROSION CONTROL PAD
- 15 POND OUTFALL
- 16 TEMP TURNAROUND (PAVED)

NOTE: 1. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE BUILT PER WORK ORDER
2. INTERIOR LIGHTS IN SECOND AND THIRD STORY WINDOWS WILL BE TURNED OFF BETWEEN THE HOURS OF 10:00 PM AND 6:00 AM.

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
NEW MEXICO
7868
PROFESSIONAL ENGINEER
01/13/2022
RONALD R. BOHANNAN
P.E. #7868

SAFStor STORAGE
ALBUQUERQUE, N.M.

SITE
PLAN

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

DRAWN BY
RMG
DATE
01/13/2022
2021064_SITE
PLAN
SHEET #
SP-1
JOB #
2021064