

# CITY OF ALBUQUERQUE

Planning Department

Alan Varela, Director



Mayor Timothy M. Keller

January 10, 2024

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**  
**Transportation Development Final Inspection**  
Engineer's Stamp dated 1-13-22 (L08D013)  
Certification dated 11-16-23

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 11-16-23 and notification of completed punchlist items 1-8-24, Transportation Development has no objection to 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.

PO Box 1293

Albuquerque

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

Sincerely,

NM 87103

*Curtis A Cherne*

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

[www.cabq.gov](http://www.cabq.gov)

C: Laurie Elliot, Yvette Lucero, Desiree Gonzales, Wendi Alcala, James Broomfield, Jake Hughes



# 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.

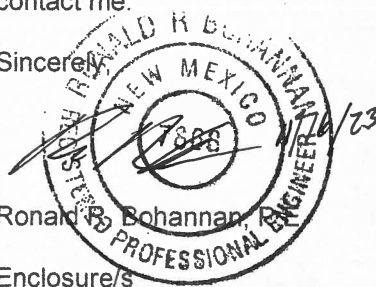
Sincerely,

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

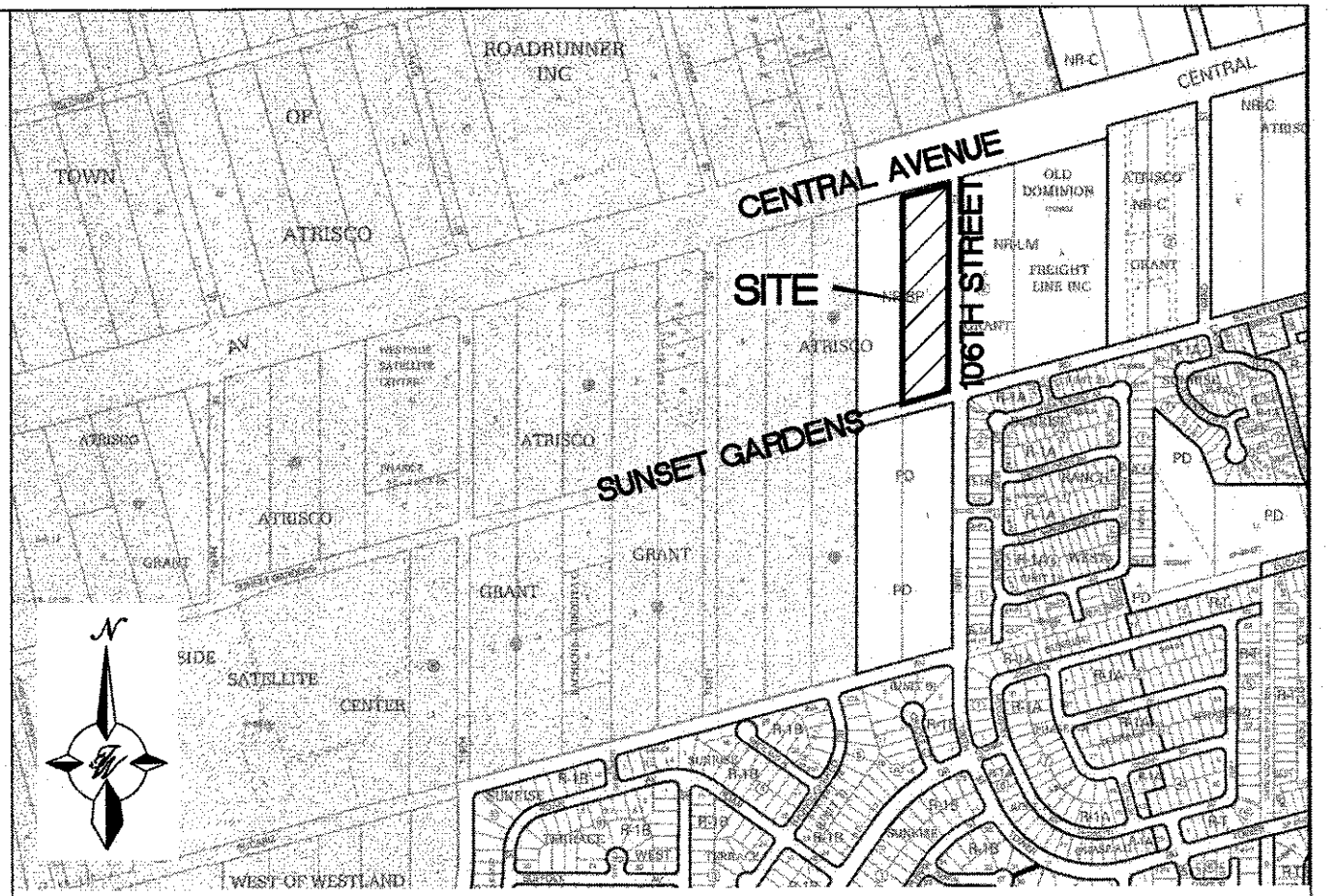
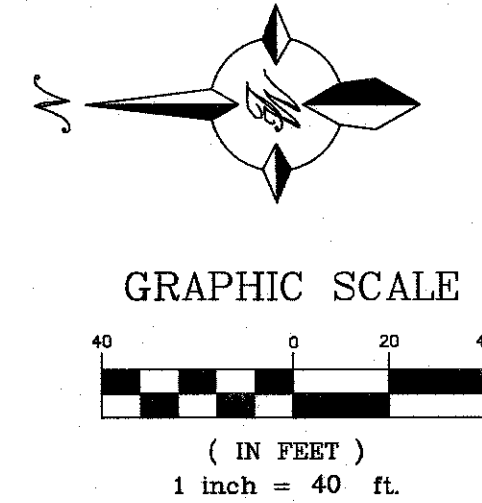
PROPOSED USAGE:	SELF-STORAGE FACILITIES
ZONE:	NR-BP
LOT AREA:	182,801 SF (4.1965 ACRES)
ADDRESS:	TBD
BUILDING AREA:	104,440 S.F.
BUILDING COVERAGE:	19.0%
PARKING REQUIRED:	35 SPACES (1 SPACE PER 3,000 SF) SELF STORAGE
PARKING PROVIDED:	42 SPACES
HC PARKING REQUIRED:	2 SPACES
HC PARKING PROVIDED:	2 SPACES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

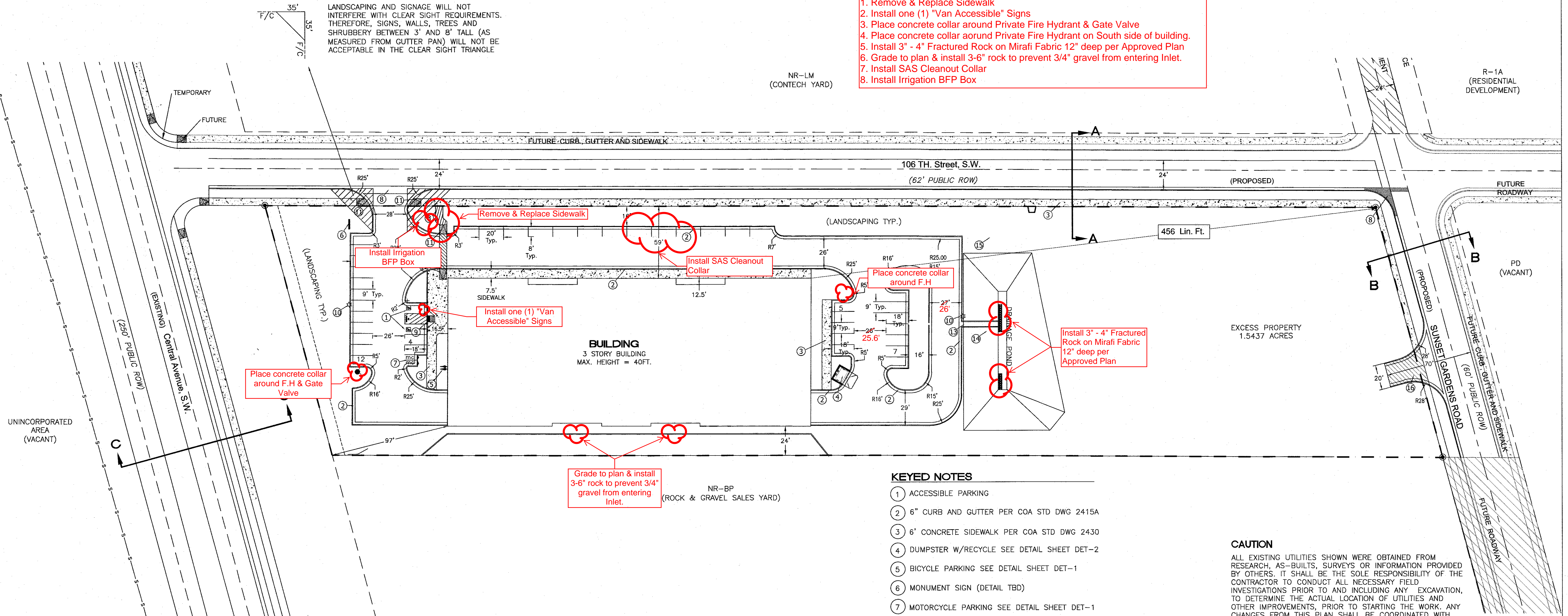
L-8

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

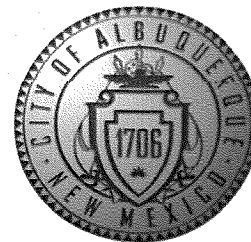
TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE, NM 87109  
(505) 858-3100  
www.tierwestllc.com

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



# 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](mailto: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