

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 14, 2023

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

Re: C & D Land Corp
423 Wyoming Blvd. SE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 11-12-20 (L19-D023)
Certification dated 03-28-23

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 03-29-23, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. 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 the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Please install Truncated Domes on all wheelchair ramps located within the public right of way.
- Per site visit the cross slope for the south leg of the site access off Virginia St. is 3.4%. Per city requirement, the maximum cross slope is 2%. Please fix this issue.
- Per approved site plan please provide 6' wide ADA pathway from the public sidewalk to the building entrance.
- Ribbon Bike Rack is no more permitted. Please provide Bike Rack per the new requirement.

Once these corrections are complete, email pictures to malnajira@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

Ma via: email
C: CO Clerk, File

DATE SUBMITTED: 03.28.2023



TIERRA WEST, LLC

March 28, 2023

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

**RE: APPROVED TRAFFIC CIRCULATION PLAN FOR BUILDING
PERMIT CERTIFICATION
REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY
411 WYOMING BLVD SE ALBUQUERQUE NM 87123**

I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the as-built Approved Traffic Circulation Plan for issuance of a Permanent Certificate of Occupancy for the project referenced above. This project is in substantial compliance as inspected on March 28, 2023, and is in general accordance with the design intent of the Approved Traffic Circulation Plan dated 11/12/20.

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 Approved Traffic Circulation Plan. Therefore, we request approval of the as-built Approved Traffic Circulation Plan Permit and issuance of the 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: 2020055
RRB/JN/bf

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

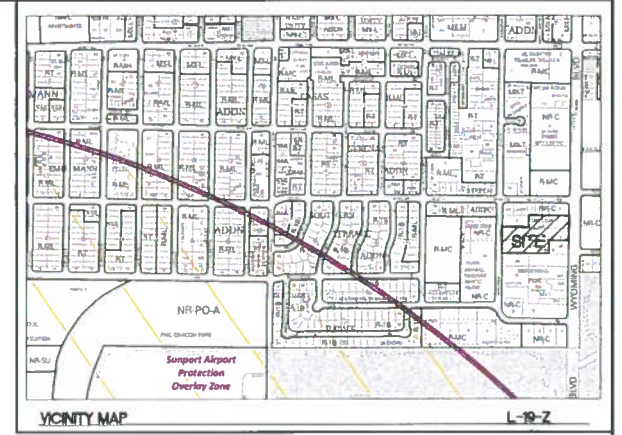
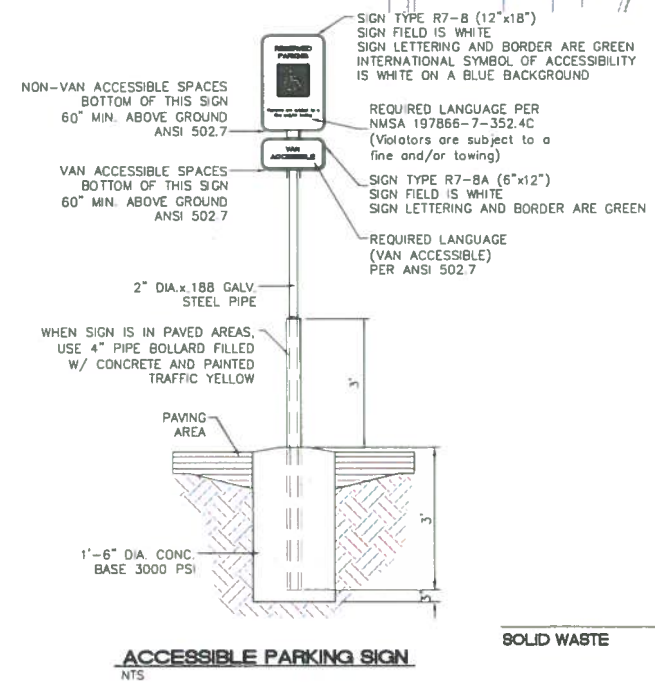
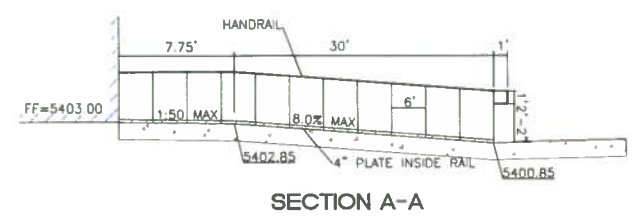
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

TRAFFIC CIRCULATION LAYOUT APPROVED

Signed _____ Date 11/24/20

- LEGEND**
- BOUNDARY LINE
 - EASEMENT
 - PROPOSED BUILDING
 - EXISTING CURB & GUTTER
 - EXISTING FIRE HYDRANT
 - EXISTING BUILDING
 - EXISTING FENCE
 - EXISTING SIDEWALK
 - NEW SIDEWALK
 - LANDSCAPE

- KEYED NOTES**
- ACCESSIBLE PARKING PER ADA REQUIREMENTS SEE DETAIL SHEET DET-1
 - MOTORCYCLE PARKING (9'x4.5') W/SIGN SEE DETAIL SHEET DET-1
 - BYCICLE RACK SEE DETAIL SHEET DET-1
 - 6" CONCRETE SIDEWALK PER COA STD DWG 2430
 - 32' RAMP W/HANDRAIL
 - WHEEL STOP (TYP) SEE DETAIL SHEET DET-1
 - UNIDIRECTIONAL ACCESSIBLE RAMP SEE DETAIL SHEET DET-1
 - 3' TRANSITION TO ZERO CURB
 - NEW 24' GATE
 - NEW 30' GATE
 - EXISTING SCALE
 - EXISTING DUMPSTER TO BE RELOCATED
 - ROLLUP BAY DOOR
 - 23'x15' STORAGE AREA
 - EXISTING 6' SIDEWALK
 - EXISTING 4' SIDEWALK
 - ACCESSIBLE RAMP SEE DETAIL SHEET DET-1
 - HANDRAIL, SEE DETAIL SHEET DET-1
 - TRANSFORMER/BOLLARDS
 - 6'x6' LANDING WITH STAIRS AND HANDRAIL
 - 6" CURB AND GUTTER PER COA STD DWG 2415A
 - CONDENSING UNITS
 - DOUBLE DUMPSTER W/ENCLOSURE SEE DETAIL SHEET DET-1
 - GAS METER
- NOTE**
ALL BROKEN OR CRACKED SIDEWALK MUST BE WITH NEW SIDEWALK PER COA STD DWG 2430
ALL BROKEN OR CRACKED CURB AND GUTTER MUST BE REPLACED WITH NEW CURB AND GUTTER PER COA STD DWG 2415-B



LEGAL DESCRIPTION
TRACTS 2 AND 2E HAGER INDUSTRIAL #1

ADDRESS
423 WYOMING BLVD SE
ALBUQUERQUE NM 87108

UPC NO: 101905652937411026, 101905649436211021

SITE DATA

PROPOSED USAGE: STORAGE/WAREHOUSE

LOT AREA:
ENTIRE SITE 145,511 SF (3.34 ACRES)
PHASE 1 56,955 SF (1.30AC)

ZONING NR-C

BUILDING AREA: 22,500 SF (20,625 WAREHOUSE, 1875 OFFICE)

PARKING REQUIRED: 7 SPACES (3.5 SPACES/1000 SF OF OFFICE)

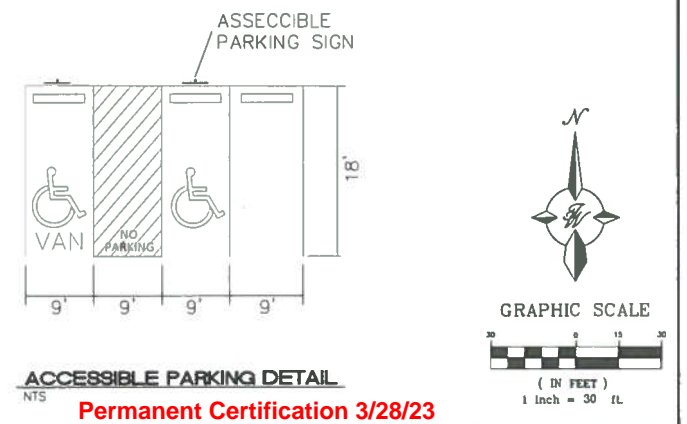
PARKING PROVIDED: 27 SPACES (INCLUDES ACCESSIBLE PARKING)

HC PARKING REQUIRED: 2 SPACES
HC PARKING PROVIDED: 2 SPACES
1 SPACE VAN ACCESSIBLE

MC PARKING REQUIRED: 1 SPACES (1 SPACE FOR 1 TO 25 REQUIRED PARKING)
MC PARKING PROVIDED: 2 SPACES

BICYCLE PARKING REQUIRED: 3 SPACES (3 SPACES OR 10% OF REQUIRED PARKING)
BICYCLE PARKING PROVIDED: 3 SPACES

LANDSCAPE AREA REQUIRED: 13,849 SF (15% OF NET AREA)
LANDSCAPE AREA PROVIDED: 14,000 SF



ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 11-12-2020 RONALD R. BOHANNAN P.E. #7868	C and D LAND CORP 411 WYOMING BLVD, ALBUQUERQUE, NM TRAFFIC CIRCULATION PLAN TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY pm DATE 11-12-2020 DRAWING 2020055-SP SHEET # SP-1 JOB # 2020055
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