

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 19, 2025

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

**Re: Sage Plaza Storage
9850 De Vargas Rd SW
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 01-31-24 (M09-D012B)
Certification dated 03-12-2025**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 03-17-25, 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:

- Complete site construction, and remove fencing from the site.

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

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

Sincerely,

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

MARCH 12, 2025

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

**RE: AA APPROVED TRAFFIC CIRCULATION LAYOUT
REQUEST FOR TEMPORARY CERTIFICATE OF OCCUPANCY
9850 DE VARGAS RD SW ALBUQUERQUE NM 87121**

I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the as-built Approved Traffic Circulation Layout for issuance of a Permanent Certificate of Occupancy for the project referenced above. This project area as highlighted on the attached site plan is in substantial compliance as inspected on March 3rd, 2025, and is in general accordance with the design intent of the Approved Site Plan dated 01/31/24.

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 Letter of Engineer's Certification and the as-built AA Traffic Circulation Layout. Therefore, we request approval of the as-built AA Traffic Circulation Layout and issuance of the Temporary Certificate of Occupancy to allow the contractor to complete the corrections as noted below.

- 1) Install Bicycle Racks at the Main Entrance
- 2) Install Stop Bar Stripe at the Access Roadway to the facility
- 3) Install an ADA Compliant Pedestrian Crossing at the North Access entrance.

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

Sincerely,



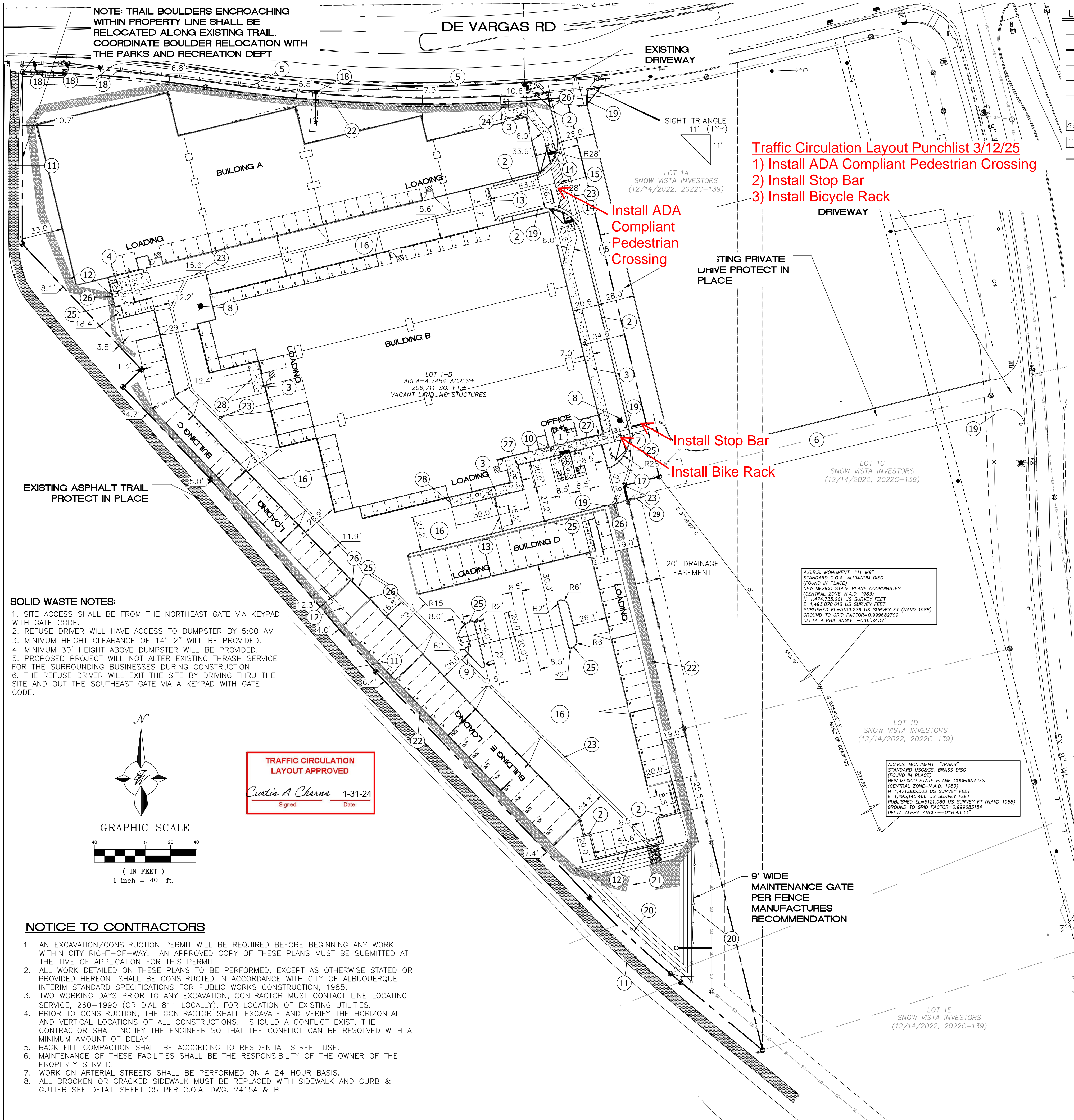
Ronald R. Bohannon, P.E.

Enclosure/s

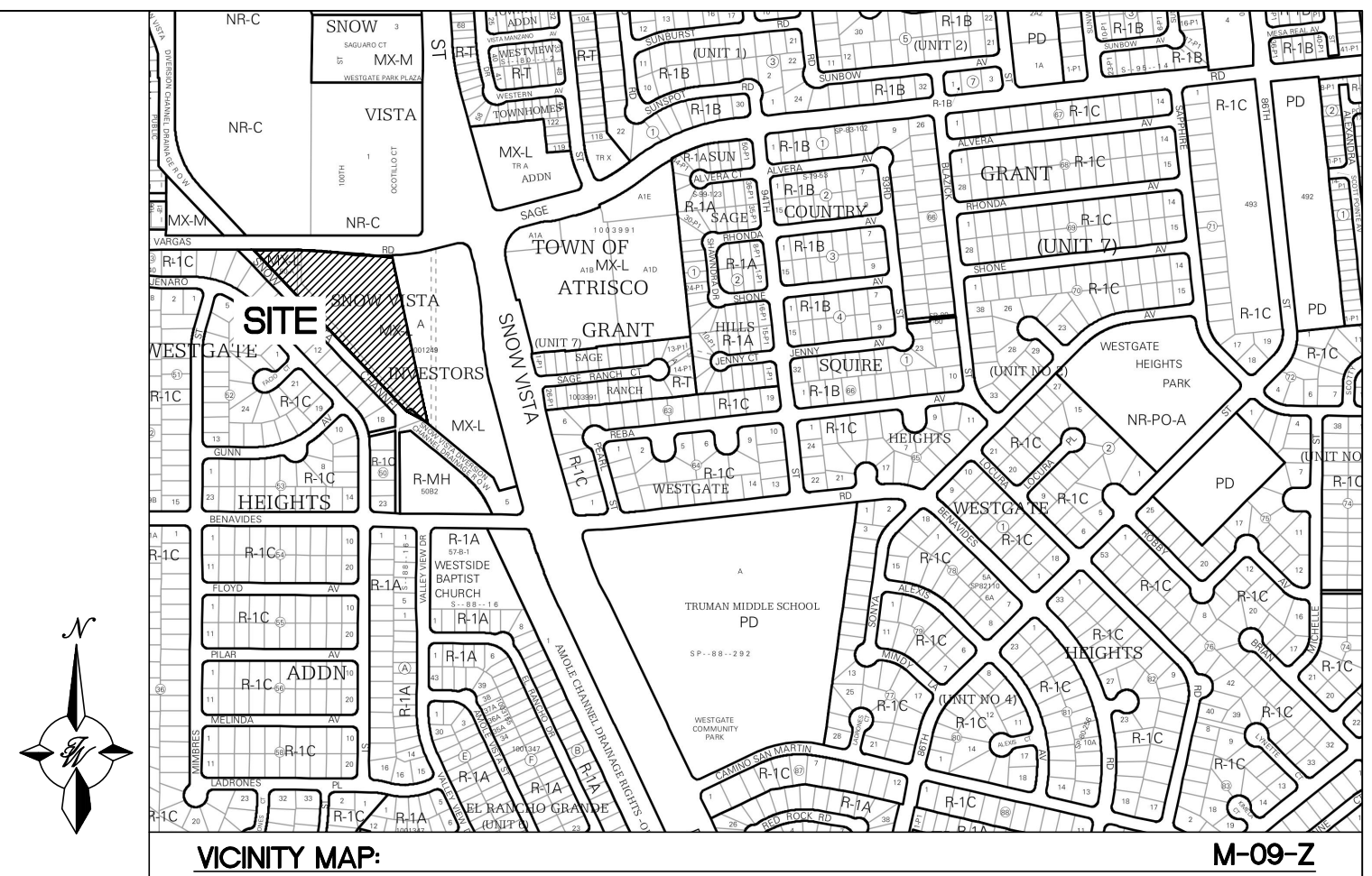
JN: 2023018
RRB/JN/DB

2023018 Temp AA Approved Traffic Circulation Submittal Letter-.pdf

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- LEGEND
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK/CONCRETE
 - ASPHALT
 - EXISTING CURB & GUTTER
 - STREET LIGHTS



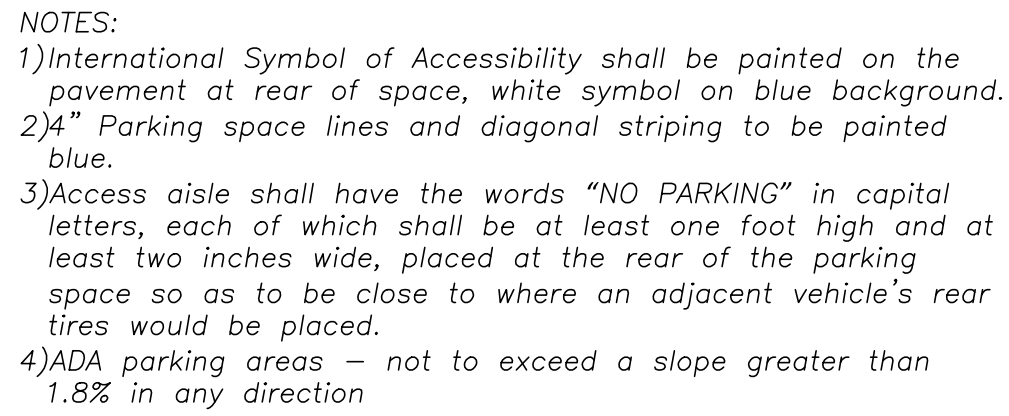
KEYED NOTES

- CONCRETE ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. TCL-2)
- NEW 6" PRIVATE CURB AND GUTTER SEE DETAIL SHEET TCL-2
- NEW CONCRETE SIDEWALK SEE DETAIL SHEET TCL-2
- SINGLE DUMPSTER AREA SEE DETAIL SHEET TCL-2 BOLLARD WILL BE REQUIRED ON BOTH SIDES AND THE REAR SIDE OF THE DUMPSTER
- EXISTING SIDEWALK TO REMAIN
- PRIVATE OFF-SITE PAVING (CONSTRUCTED BY OTHERS)
- BICYCLE PARKING SEE DETAIL SHEET TCL-2 (2 RACKS, 4 FEET APART)
- PROPOSED FIRE HYDRANT
- MOTORCYCLE PARKING SIGN AND "MC" STRIPING SEE DETAIL SHEET TCL-2 (TYP ONE FOR EACH SPACE)
- HANDICAP PARKING CURB RAMP SEE DETAIL SHEET TCL-4
- EXISTING PEDESTRIAN TRAIL TO REMAIN IN PLACE
- 6" ORNAMENTAL METAL PICKET FENCE SEE DETAIL, SHEET TCL-3 CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO INSTALL
- AUTOMATIC ACCESS GATE. PROVIDE KEYPAD CODE TO SOLID WASTE AND KNOX KEY FOR EMERGENCY VEHICLES. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO INSTALL
- ACCESSIBLE CURB RAMP SEE DETAIL SHEET TCL-3
- 6' WIDE CROSSWALK SEE DETAIL SHEET TCL-3
- PRIVATE PAVING SEE DETAIL, SHEET TCL-3
- SITE SIGNAGE REFER SITE SIGNAGE PLANS
- EXISTING STREET LIGHT/POWER POLE PROTECT IN PLACE
- STOP SIGN SEE DETAIL, SHEET TCL-2
- 4' HIGH ORNAMENTAL METAL FENCE ALONG DETENTION POND PERIMETER WITH 9' WIDE GATE SEE FENCE DETAIL, SHEET TCL-3
- DETENTION DRAINAGE POND REFER GRADING PLAN
- DRAINAGE SWALE REFER GRADING PLAN
- CONCRETE ALLEY GUTTER SEE DETAIL, SHEET TCL-2
- 24" WIDE SIDEWALK CULVERT SEE DETAIL, SHEET TCL-4
- HEADER CURB SEE DETAIL, SHEET TCL-4
- CURB CUT SEE DETAIL, SHEET TCL-4
- TURNDOWN CURB SEE DETAIL, SHEET TCL-4
- ZERO CURB SEE DETAIL, SHEET TCL-4
- MOUNTABLE CURB SEE DETAIL, SHEET TCL-4 INSTALL WITHIN 20' DRAINAGE EASEMENT.

SITE DATA

PROPOSED USAGE:	SELF STORAGE
ZONE:	NR-C
LOT AREA:	206,709.6 SF (4.74 ACRES)
ADDRESS:	9850 DE VARGAS RD SW ALBUQUERQUE NM 87121
TOTAL BUILDING AREA:	103,951 SF
BUILDING A:	33,460 SF
BUILDING B:	48,680 SF
BUILDING C:	6,007 SF
BUILDING D:	8,600 SF
BUILDING E:	7,200 SF
PARKING REQUIRED:	103,951 SF / 3000 SF = 34 SPACES
PARKING PROVIDED:	34 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:	3 SPACES
BICYCLE PARKING PROVIDED:	3 SPACES

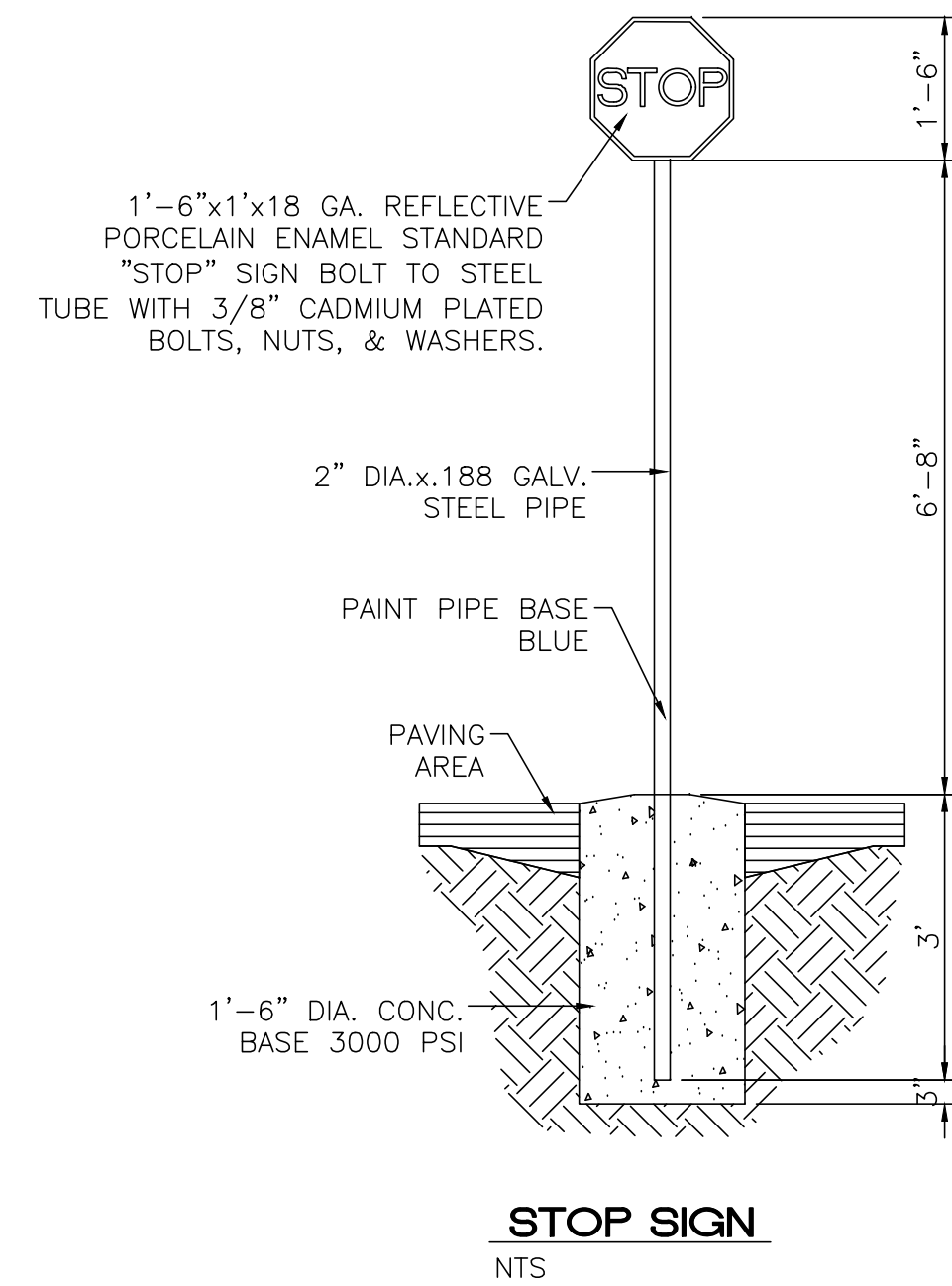
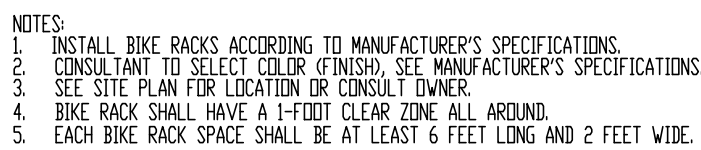
ENGINEER'S SEAL	98TH & SAGE STORAGE ALBUQUERQUE, NM	DRAWN BY BF
RONALD R. BOHANNAN NEW MEXICO PROFESSIONAL ENGINEER 7868	TRAFFIC CIRCULATION LAYOUT	DATE 01/31/2024
01/31/2024 RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2023018-TCL
		SHEET # TCL-1
		JOB # 2023018

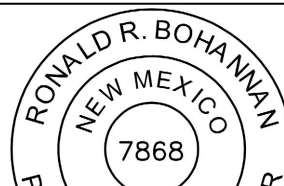



1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE
2. PROVIDE CONTRACTION JTS. 12' MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120" BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS. SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADUIS EDGING TOOL.
4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

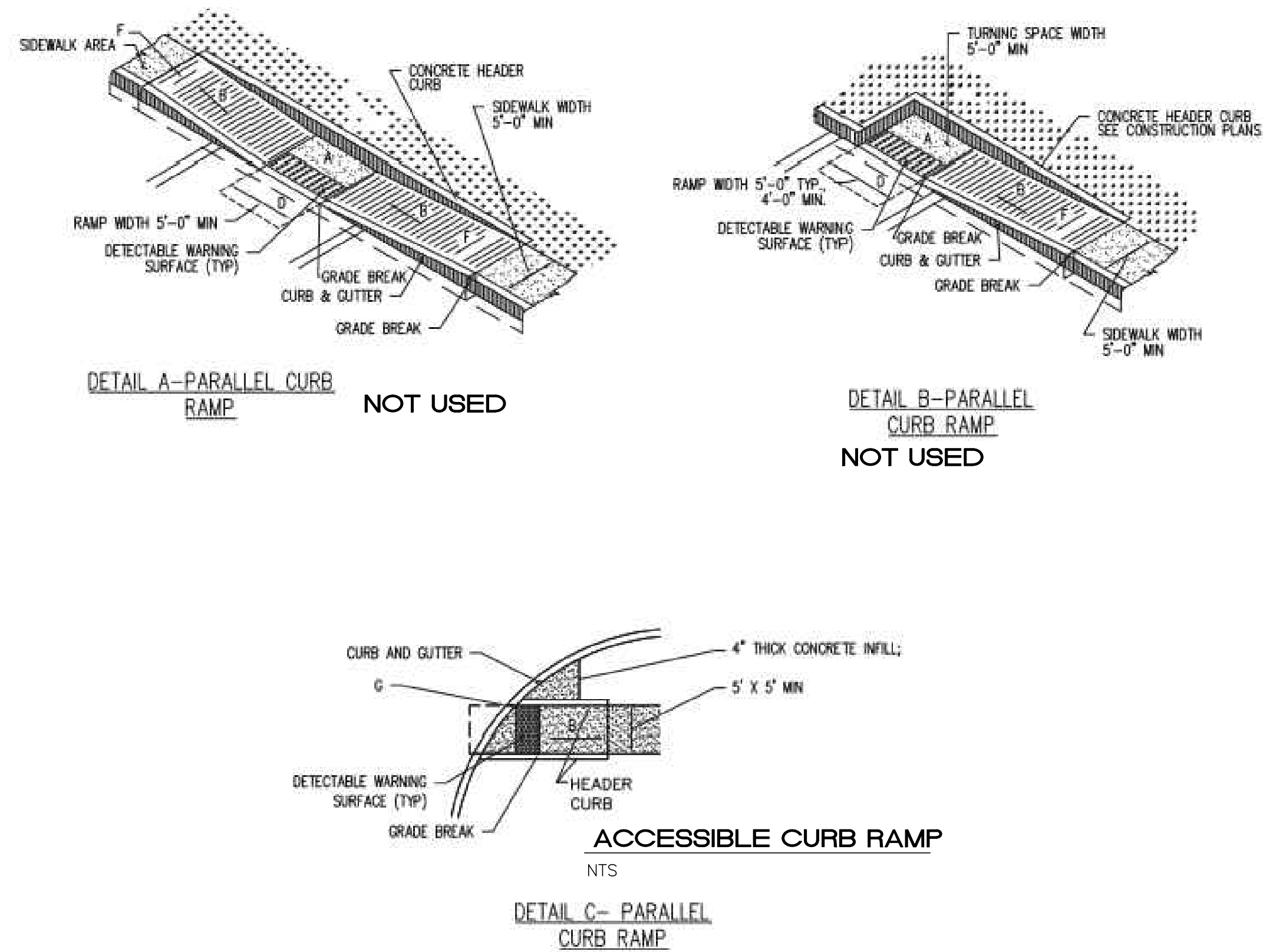
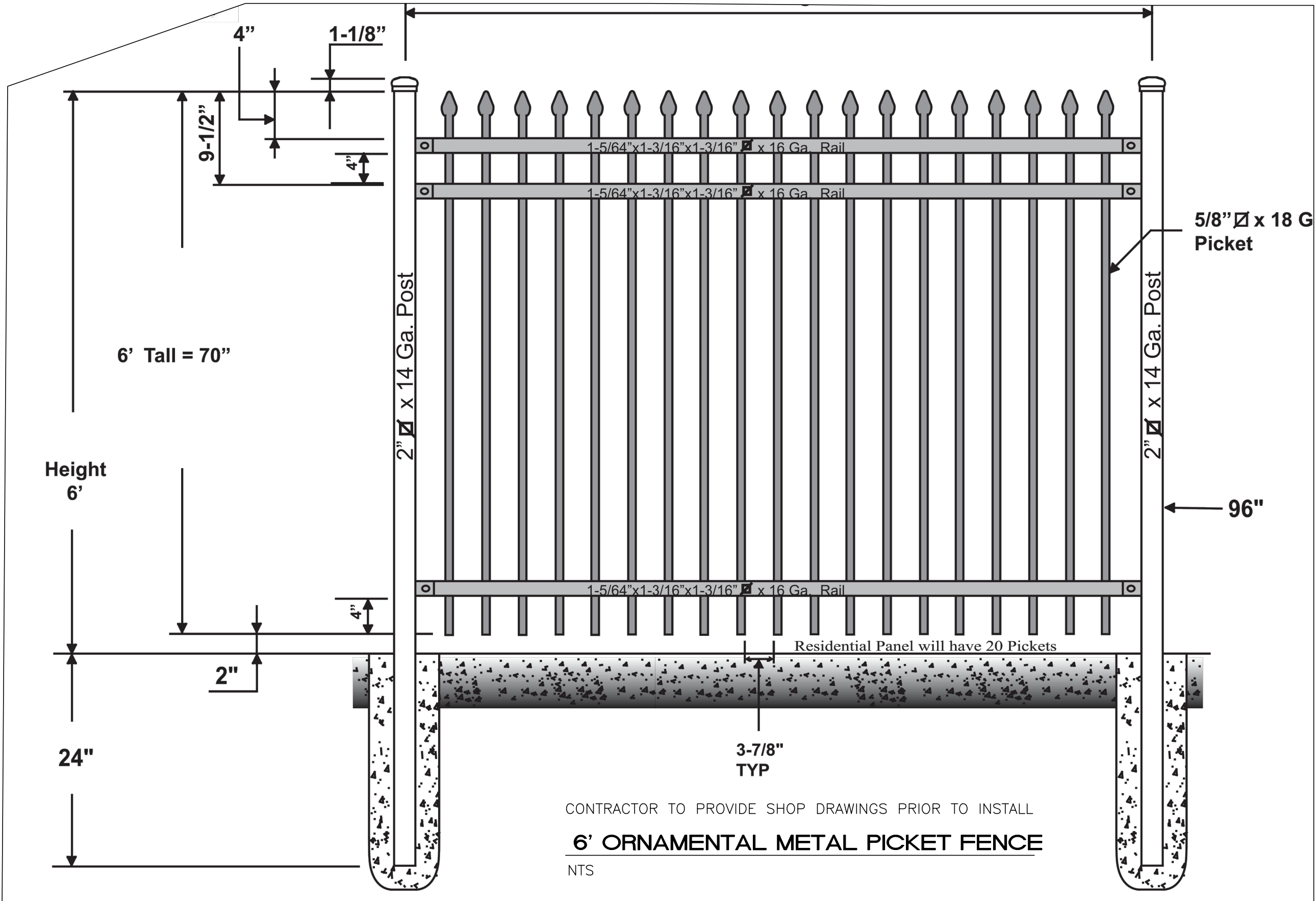
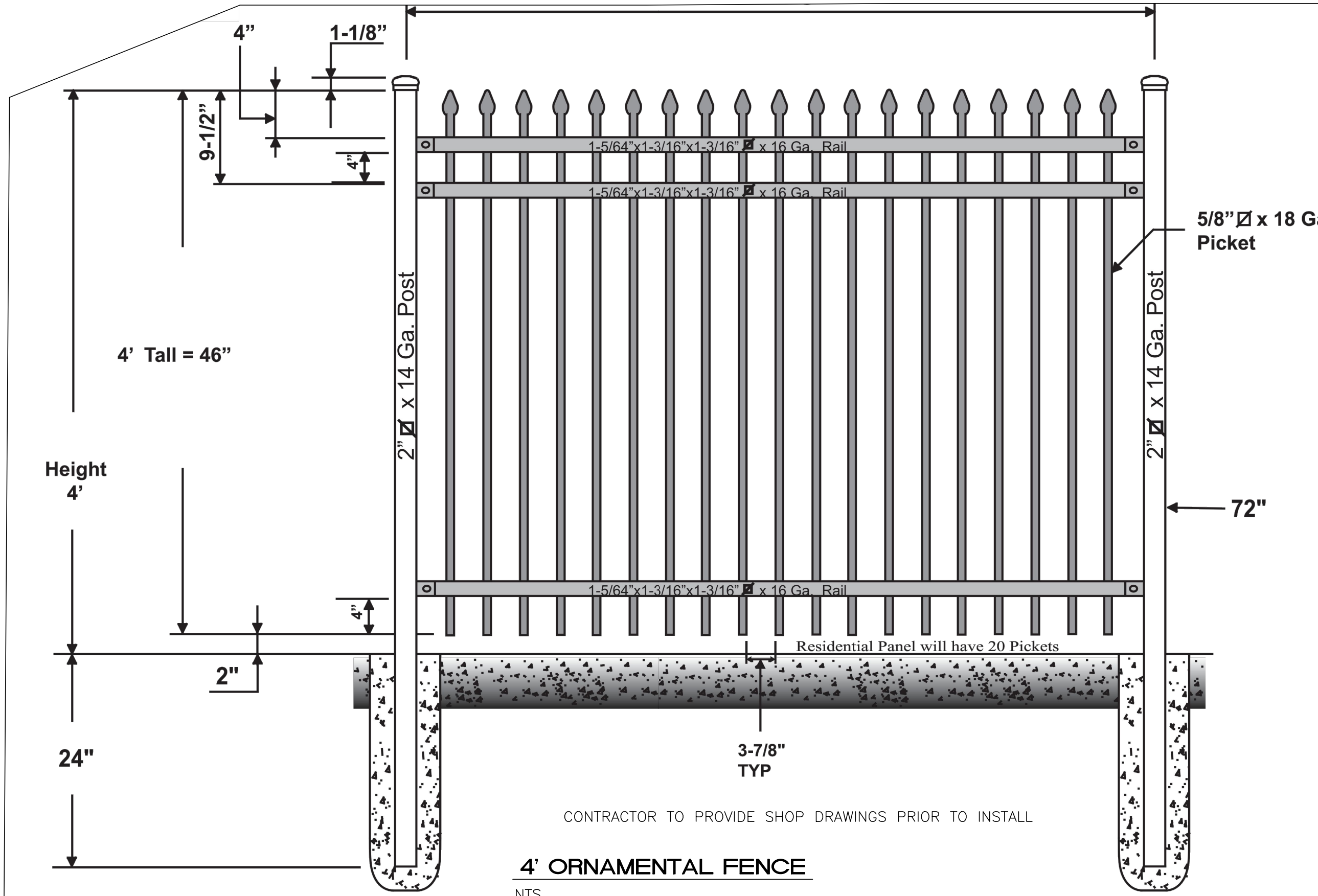


- 1) Motorcycle parking stall shall have "MC" Striping in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the front of the parking space.



ENGINEER'S SEAL	98TH & SAGE STORAGE ALBUQUERQUE, NM CONSTRUCTION DETAILS	DRAWN BY BF	
 <i>Ronald R. Bohannan</i> 01/31/2024		DATE 01/31/2024	
		2023018_DTE	
		SHEET # TCL-2	
 TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com		JOB # 2023018	
RONALD R. BOHANNAN P.E. #7868			

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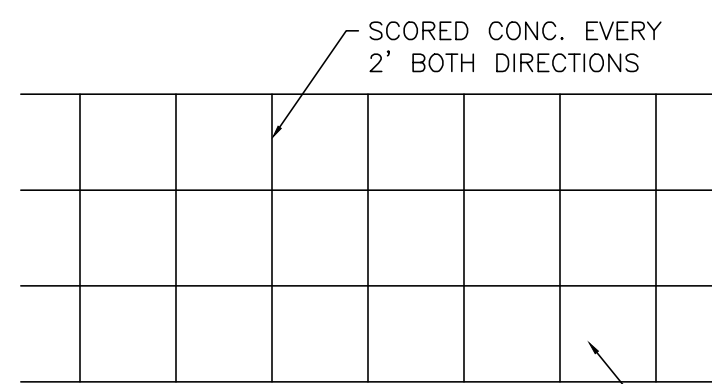
GENERAL NOTES

1. RUNNING SLOPE OF A CURB RAMP SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15-FOOT MAXIMUM LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS THE MAXIMUM EXTENT AS FEASIBLE.
2. SEE COA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.

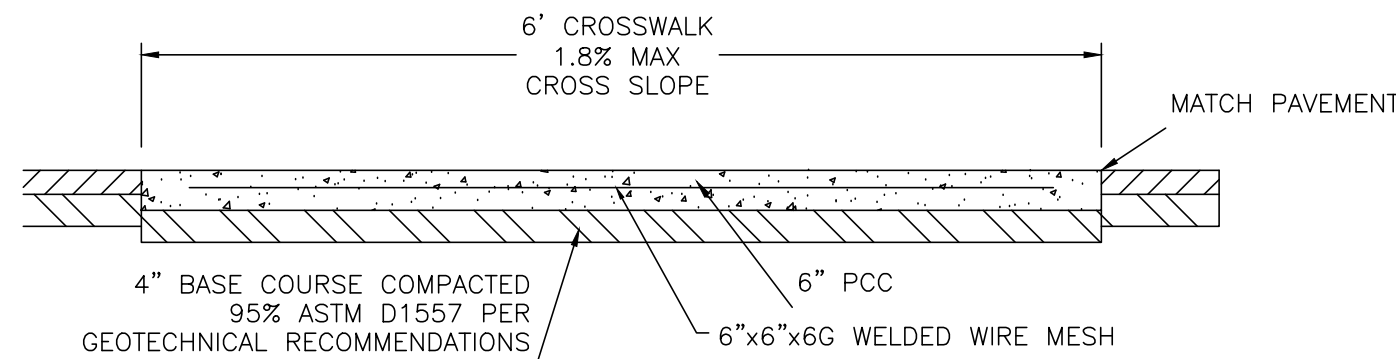
CONSTRUCTION NOTES

- A. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (PREFERRED SLOPE OF 1.5%). TURNING SPACE SHALL BE 5.0 FT BY 5.0 FT AT THE TOP OF THE CURB RAMP.
- B. 8.3% MAX. SLOPE OF RAMP, 7% PREFERABLE SLOPE OF RAMP.
- C. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
- D. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
- E. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX, MEASURED PARALLEL TO THE BACK OF THE CURB.
- F. 2% MAXIMUM CROSS-SLOPE. 1.5% PREFERRED CROSS-SLOPE.
- G. FILLET SHARP CURVES EXPOSED TO TRAFFIC TO 6" MINIMUM RADIUS.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	PARALLEL AND DIAGONAL CURB RAMPS
	DWG. 2443 JUNE 2019



CROSSWALK PLAN VIEW



CONCRETE CROSSWALK

NTS

TRAFFIC CIRCULATION
LAYOUT APPROVED

Curtis A. Cherns 1-31-24
Signed Date

6" AGGREGATE BASE COURSE (MIN) TO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557

12" SUBGRADE TO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557

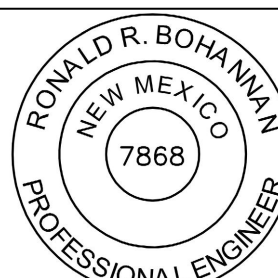
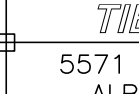
3" ASPHALTIC CONCRETE (SP-III) TO BE COMPACTED TO MINIMUM OF 96% OF MAXIMUM MARSHALL DENSITY (75 BLOWS) (VERIFY WITH GEOTECH REPORT)

ALL OTHER FILL BELOW PAVEMENT TO BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557

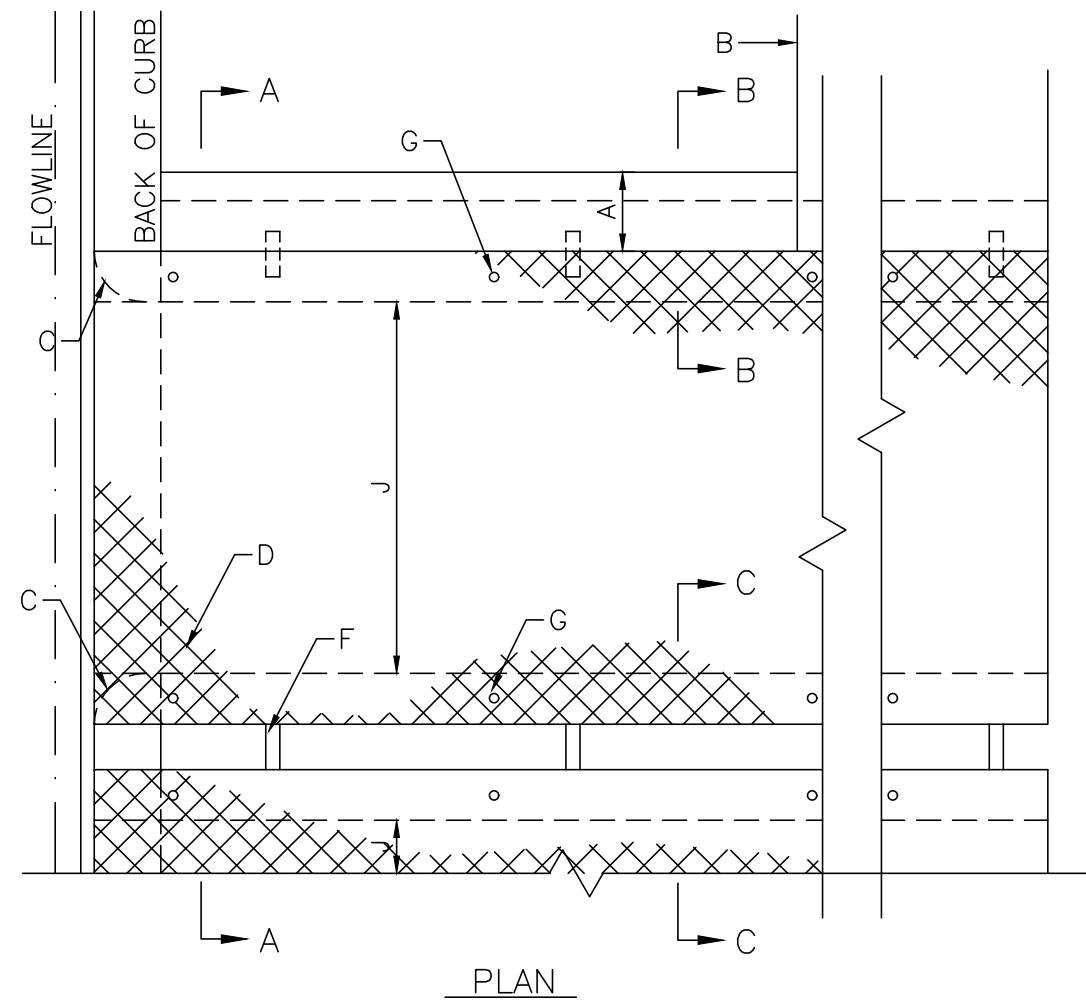
SITE ASPHALT PAVEMENT SECTION

NTS

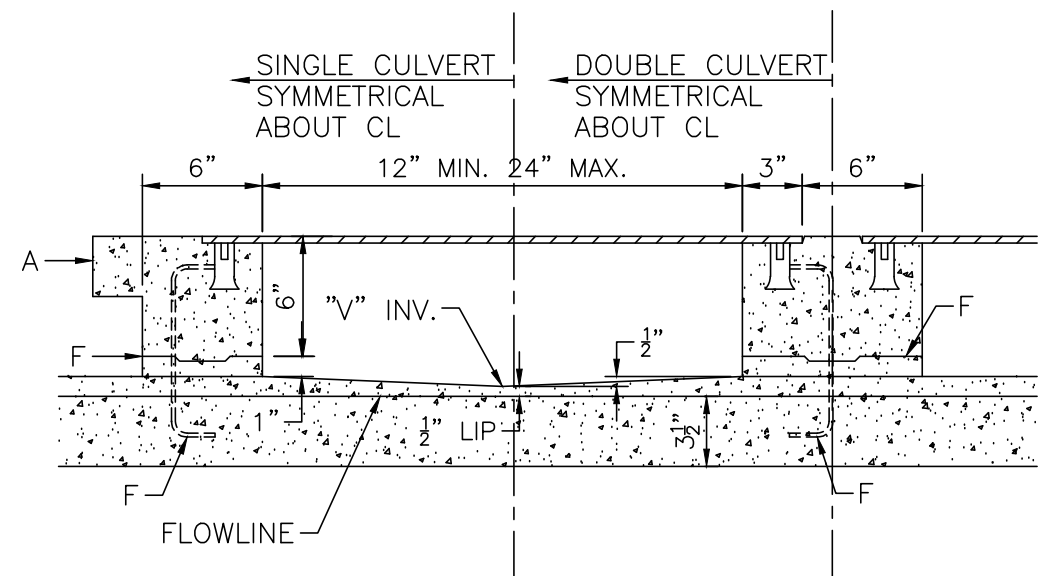
NOTE: CONTRACTOR TO VERIFY PAVEMENT MINIMUMS WITH SOILS REPORT PROVIDED BY THE DEVELOPER/OWNER.

 RONALD R. BOHANNAN P.E. #7868	ENGINEER'S SEAL	98TH & SAGE STORAGE ALBUQUERQUE, NM	DRAWN BY BF
			DATE 01/31/2024
	CONSTRUCTION DETAILS	 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2023018_DTE
			SHEET # TCL-3 JOB # 2023018

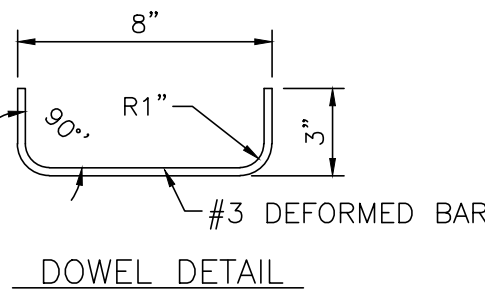
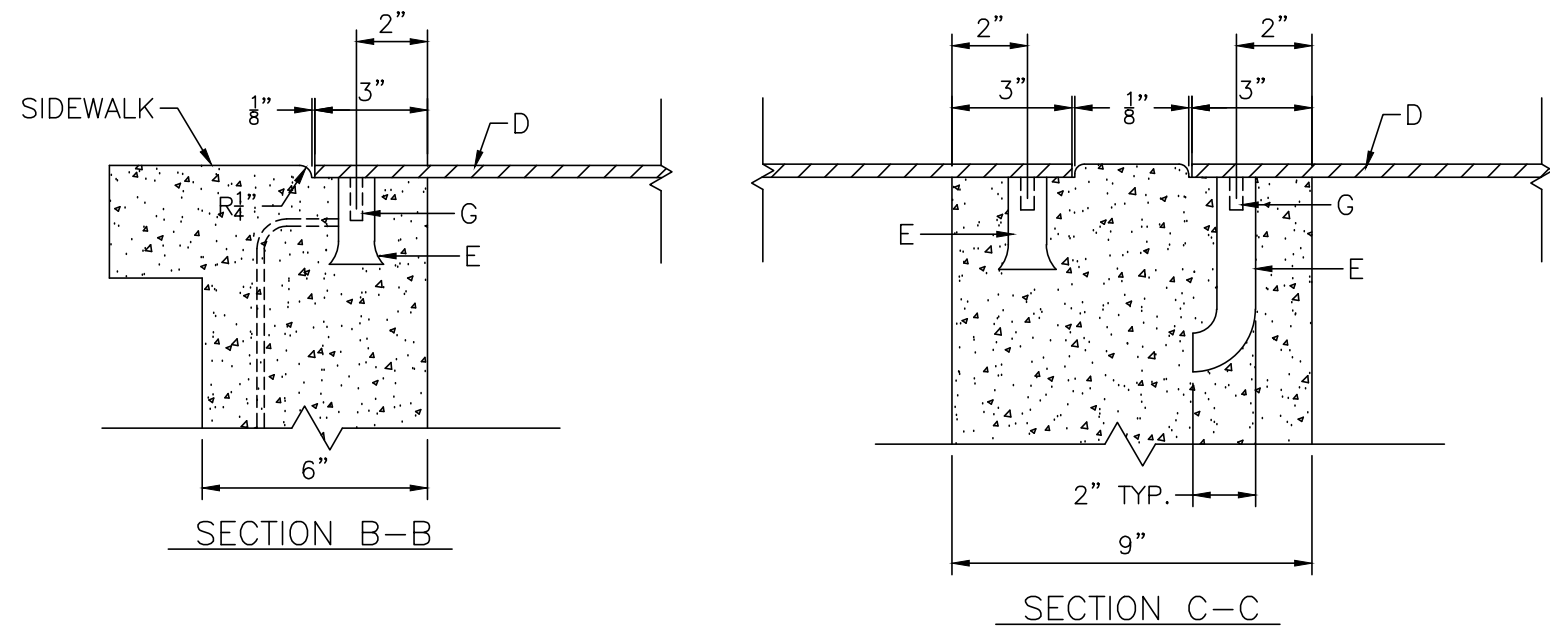
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PLAN



SECTION A-A



DOWEL DETAIL

SIDEWALK CULVERT DETAIL

NTS

DETAIL-TURNDOWN CURB

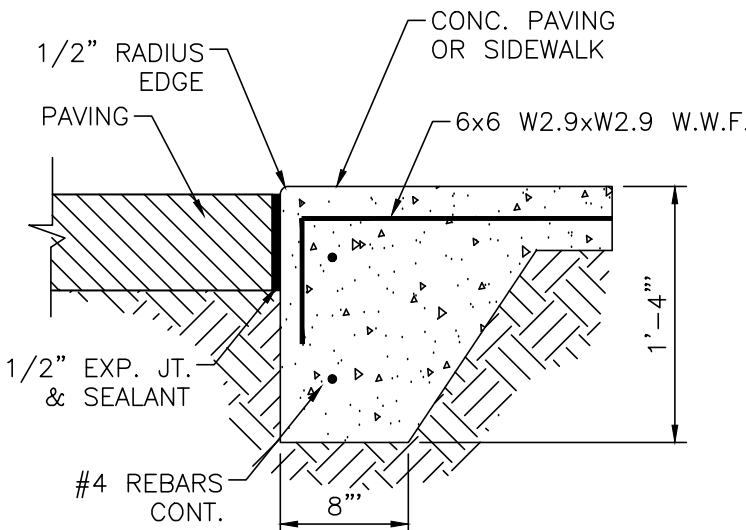
NTS

GENERAL NOTES:

1. PLACING OF DRAIN THRU EX. SIDEWALK AND C&G REQUIRES THAT ENTIRE STONES BE REMOVED AND REPLACED AS DETAILED.
2. NOT USED
3. NOT USED
4. ALL EXPOSED CONC. SURFACE SHALL MATCH GRADE. COLOR, FINISH AND SCORING OF ADJACENT CURB AND SIDEWALK
5. SIDEWALK REPLACED DURING CONSTRUCTION SHALL BE POURED MONOLITHICALLY WITH CULVERT WALLS.
6. IF ROD ANCHORS ARE USED, DRILL & TAP FOR F.H. MACHINE SCREW. ATTACH ANCHORS TO PLATE AND SECURE PLATE IN PLACE PRIOR TO POURING WALLS.
7. LENGTH OF EACH PLATE SHALL BE SUCH THAT THE WEIGHT WILL NOT EXCEED 300LBS. AND SHALL BE STRESS RELIEVED AFTER FABRICATION. CLEAN SURFACE OF PLATE AND FRAMING MEMBERS AND PAINT W/ONE SHOP COAT RED OXIDE AND TWO FINISH COATS ALUMINUM PAINT (AASHTO M 69)
8. THE CITY WILL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF ANY SIDEWALK CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS

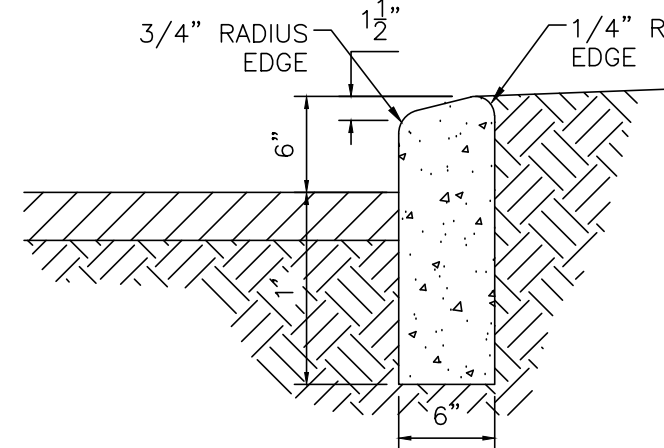
CONSTRUCTION NOTES:

- A. MATCH NEAREST CONTROL JOINT, INSTALL 1/2" EXPANSION JOINT
- B. EDGE OF SIDEWALK OR SETBACK
- C. 3" RADIUS
- D. 3/8" CHECKERED STEEL PLATE (PAINT PER NOTE 7, ABOVE)
- E. FOR SECURING PLATE USE 1"x5" S.S. ROD ANCHOR, "RED HEAD MULTI-SET II SRM-38 ANCHOR" OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS AT MAX. 24" O.C. A MIN. OF 2 PER SIDE AND ONE WITHIN 6" OF EACH OTHER
- F. CONSTRUCTION JOINT IS OPTIONAL. IF USED SPACE DOWELS AT 18" O.C. MAX. 1-1/2" MIN. FROM FACE OF CONC.
- G. 3/8" - 16x1-1/4" COUNTERSUNK, F.H. STAINLESS STEEL, MACHINE SCREW.
- H. SLOPE 1/4" PER FT. MIN.
- J. DRAIN WIDTH PER PLAN (12" MIN, 24" MAX.)



ZERO CURB

NTS

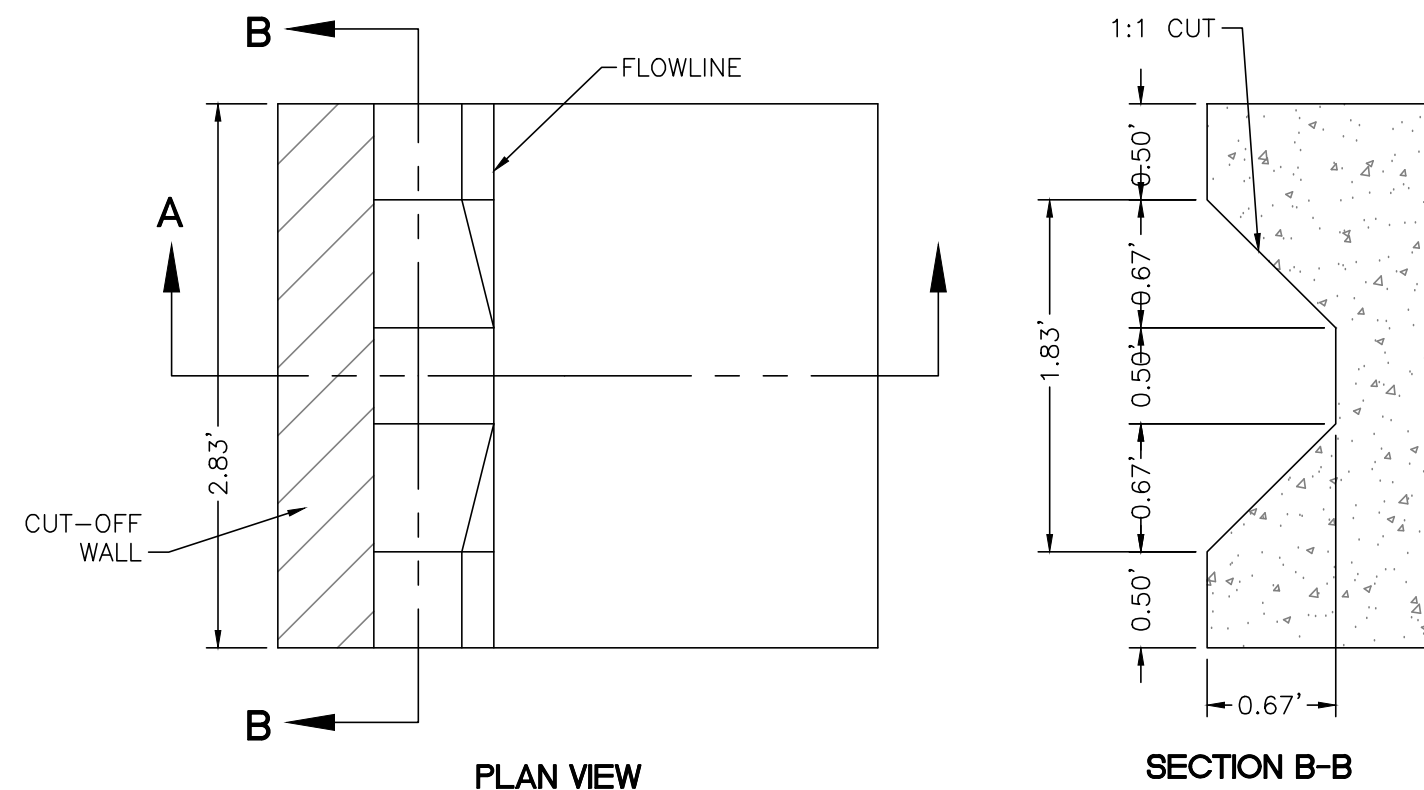


6" HEADER CURB DETAIL

NTS

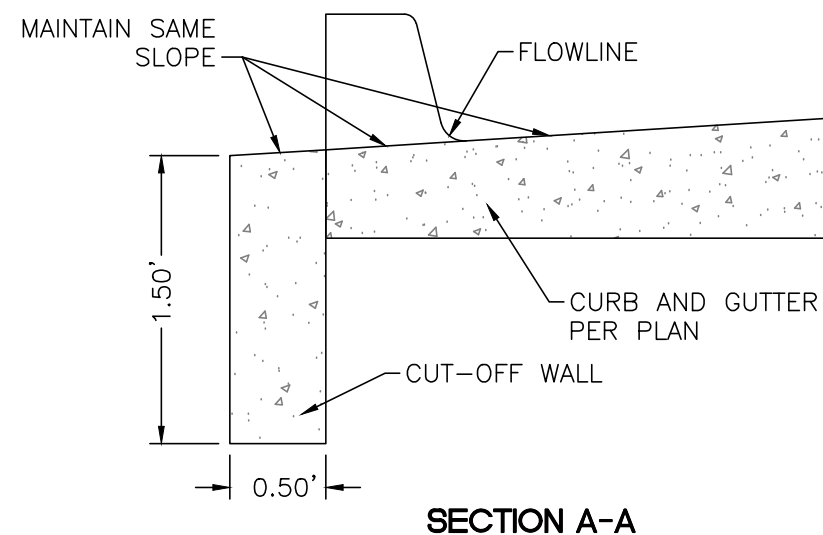
CURB GENERAL NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
2. PROVIDE CONTRACTION JTS. 12' MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS., SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADUIS EDGING TOOL.
4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.



PLAN VIEW

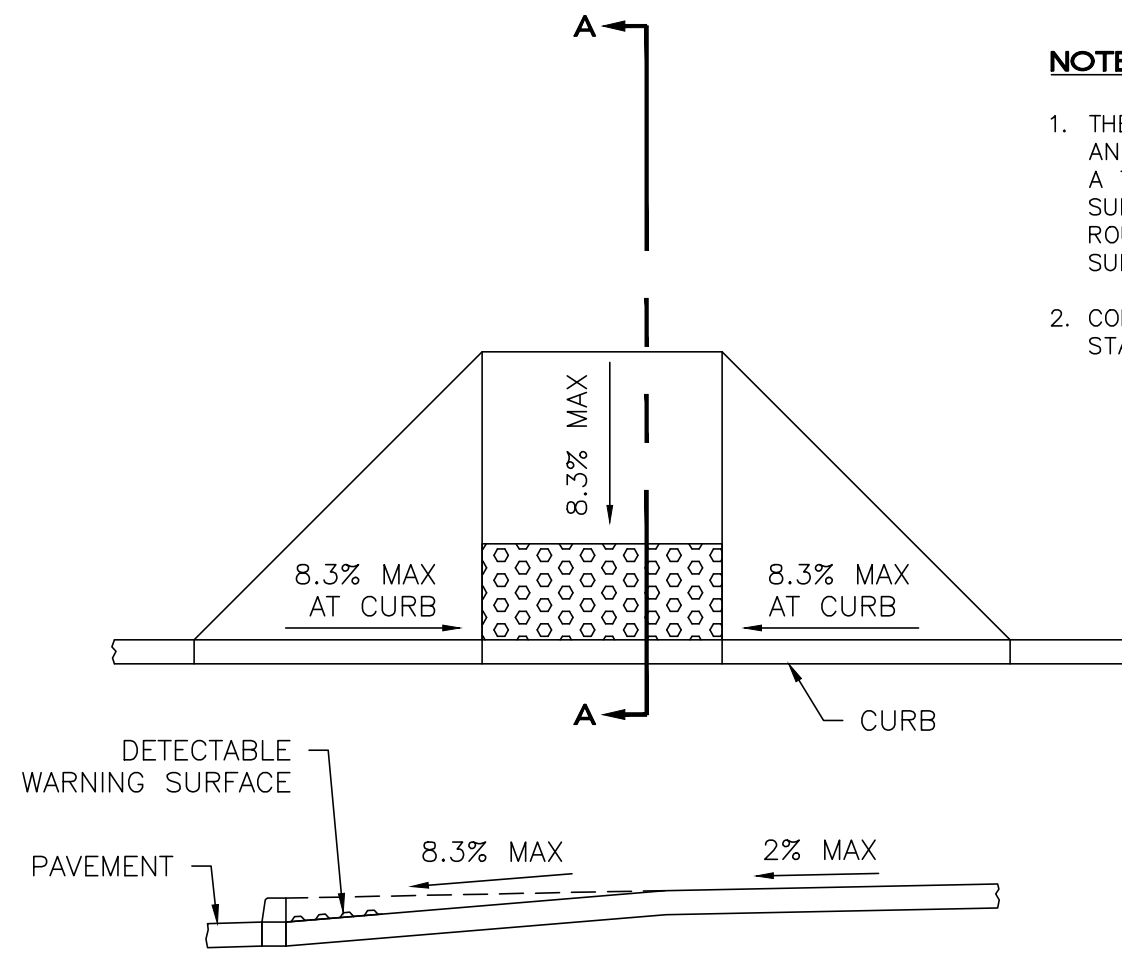
SECTION B-B



SECTION A-A

CURB CUT DETAIL

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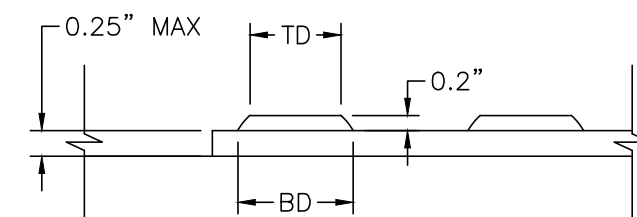


SECTION A-A FLAIED CURB HC RAMP

NOT TO SCALE

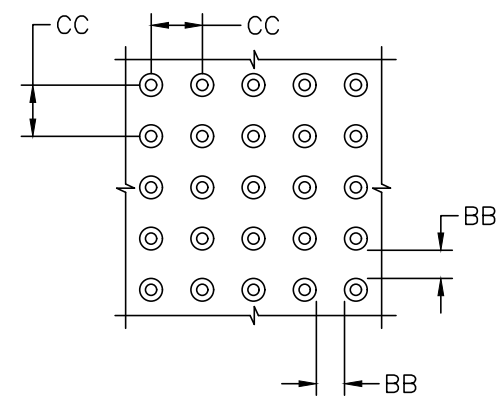
NOTES:

1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.



DOME SECTION

BD - BASE DIAMETER 0.9" MIN
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



DOME SPACING

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

<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	98TH & SAGE STORAGE ALBUQUERQUE, NM	DRAWN BY BF
	CONSTRUCTION DETAILS	DATE 01/31/2024
	<div></div> <div>5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</div>	SHEET # TCL-4
		JOB # 2023018