



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1006865
Application No. 18DRB-70062

TO:

- ☒ Kym Dicome, DRB Chair, Planning Department
☐ James Hughes, P.E., Hydrology
☐ Racquel Michel, P.E., Transportation Development
☐ Kris Cadena, P.E., Albuquerque/ Bernalillo Co. WUA
☐ Ben McIntosh, Code Enforcement
☐ Jason Coffey, Parks/Municipal Development

NOTE: PDF Required

*(Please attach this sheet with each collated set per board member)

NEXT HEARING DATE: March 14, 2018

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Approved Fire One Plan, Approved Solid Waste , Copy of TIS approval letter.

CONTACT NAME: _____

TELEPHONE: _____ **EMAIL:** _____

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: ABQ Comanche Retail, LLC DATE OF REQUEST: 02/16/18 ZONE ATLAS PAGE(S): G-15-Z

CURRENT:

ZONING M-1

LEGAL DESCRIPTION:

LOT OR TRACT # _____ BLOCK # _____

PARCEL SIZE (AC/SQ. FT.) 2.6023-/+

SUBDIVISION NAME SRCC Albuquerque Carpenters Training Center

REQUESTED CITY ACTION(S):

ANNEXATION ☐

ZONE CHANGE ☐: From _____ To _____

SECTOR, AREA, FAC, COMP PLAN ☐

AMENDMENT (Map/Text) ☐

SUBDIVISION* ☐

BUILDING PERMIT ☒

BUILDING PURPOSES ☐

SITE DEVELOPMENT PLAN:

AMENDMENT ☐

ACCESS PERMIT ☐

OTHER ☐

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☐

NEW CONSTRUCTION ☒

EXPANSION OF EXISTING DEVELOPMENT ☐

ACTION:

OF UNITS: _____

BUILDING SIZE: _____ (sq. ft.)

GENERAL DESCRIPTION OF

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE J. L. K.

DATE 2/16/2018

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☒ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☒

Notes: *TIS was previously submitted on this site and this proposed permit is within the previously projected trips. All recommendations from the previous study are in place.*

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

J. L. K.
TRAFFIC ENGINEER

DATE 2/16/18

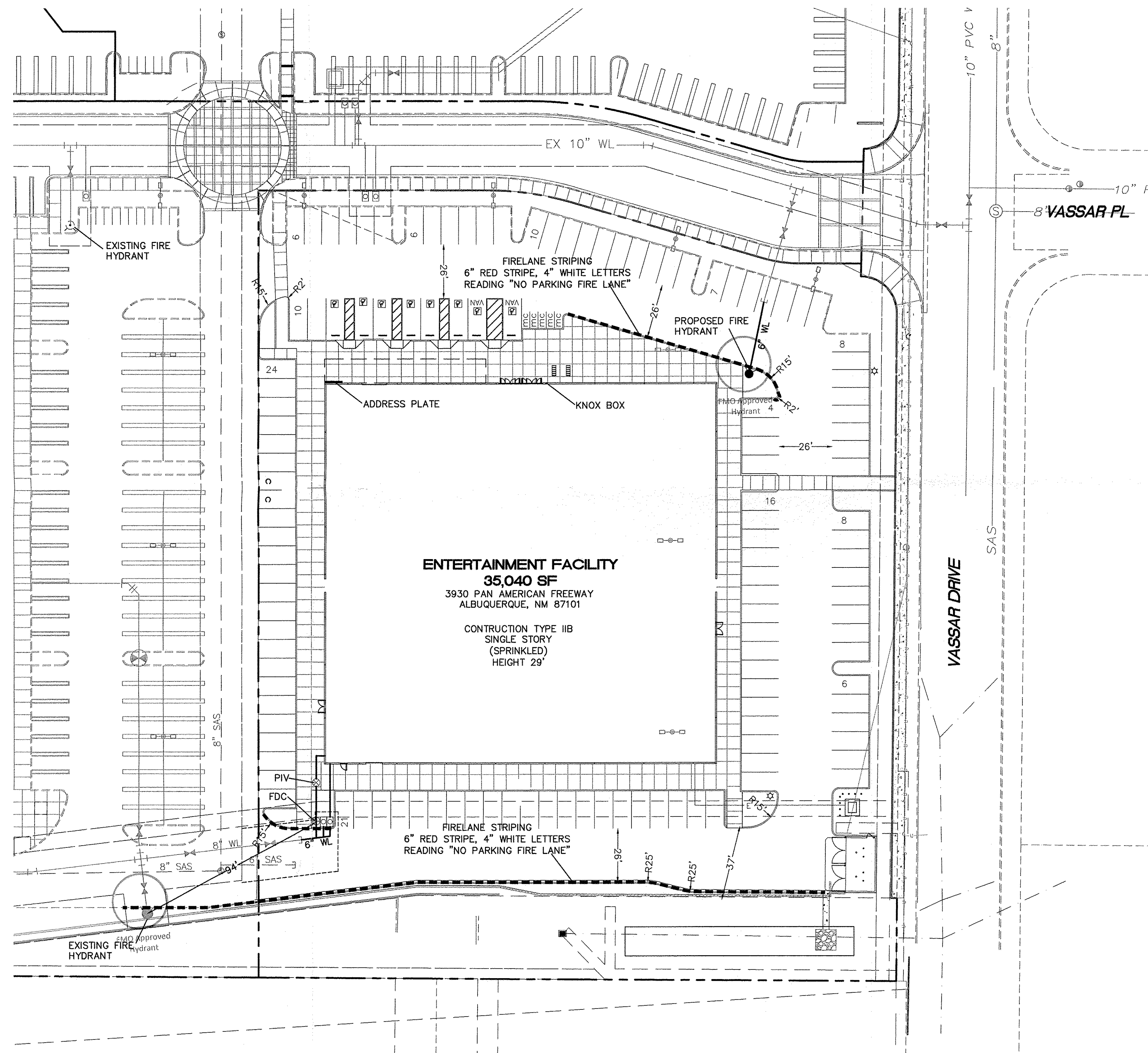
Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS

-FINALIZED 1/1/18

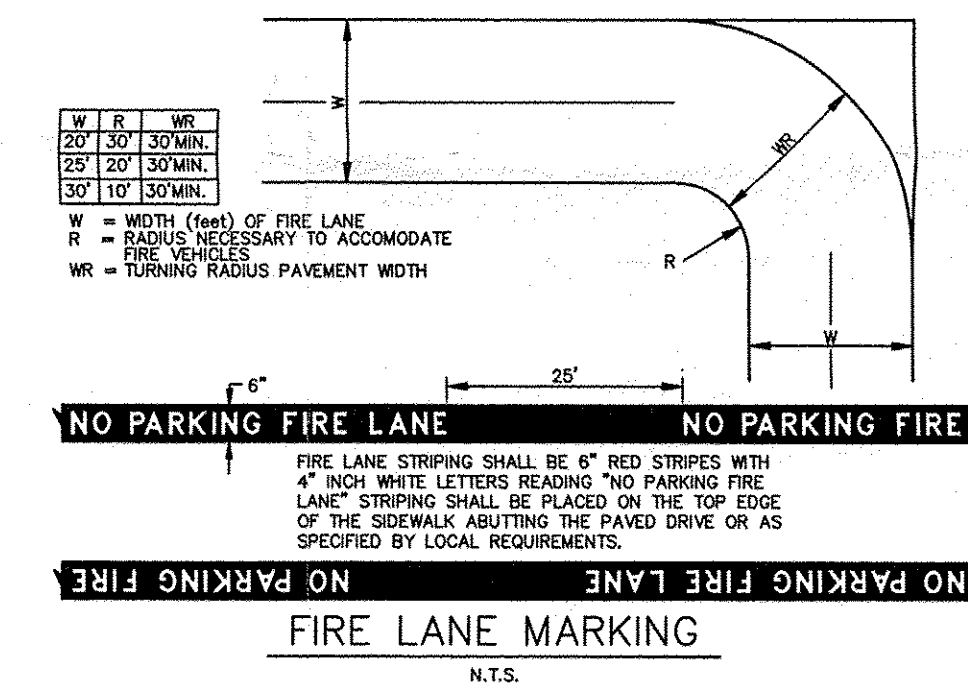
-SUBMITTED 1/1/18

TRAFFIC ENGINEER
DATE



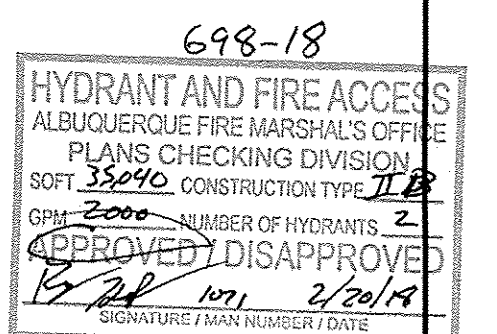
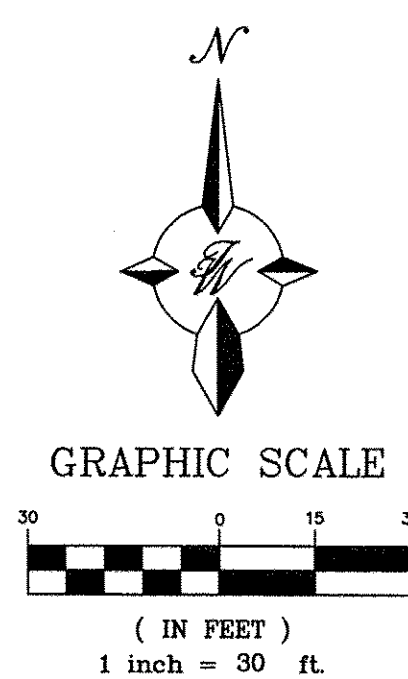
LEGEND

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

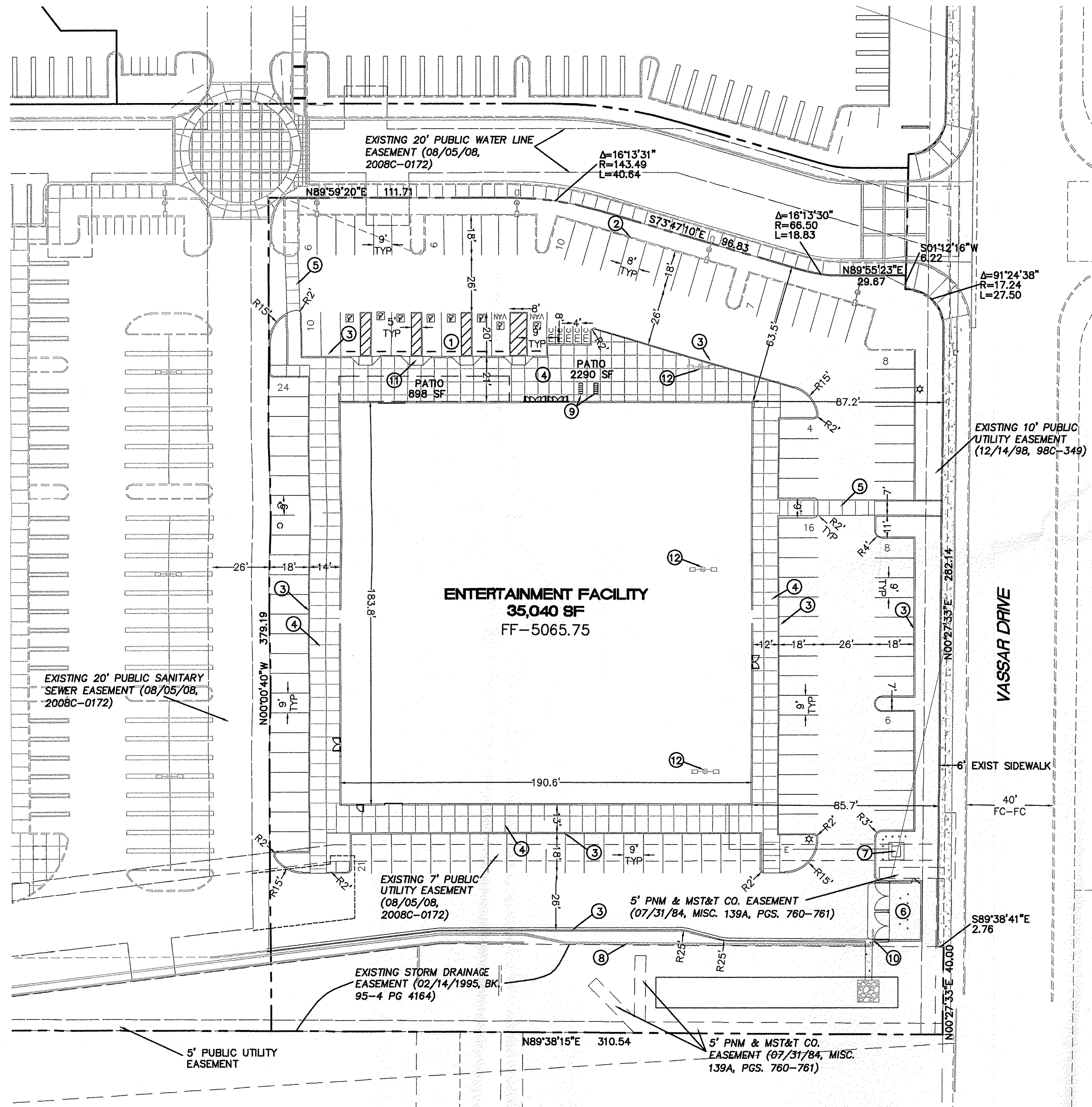


NOTES

- ALL DRIVING SURFACES WILL BE ASPHALT AND ABLE TO SUPPORT AT LEAST 75000 LBS OF FIRE EQUIPMENT
- THIS SITE NO FIRE ACCESS LANES THAT EXCEED 10% SLOPE

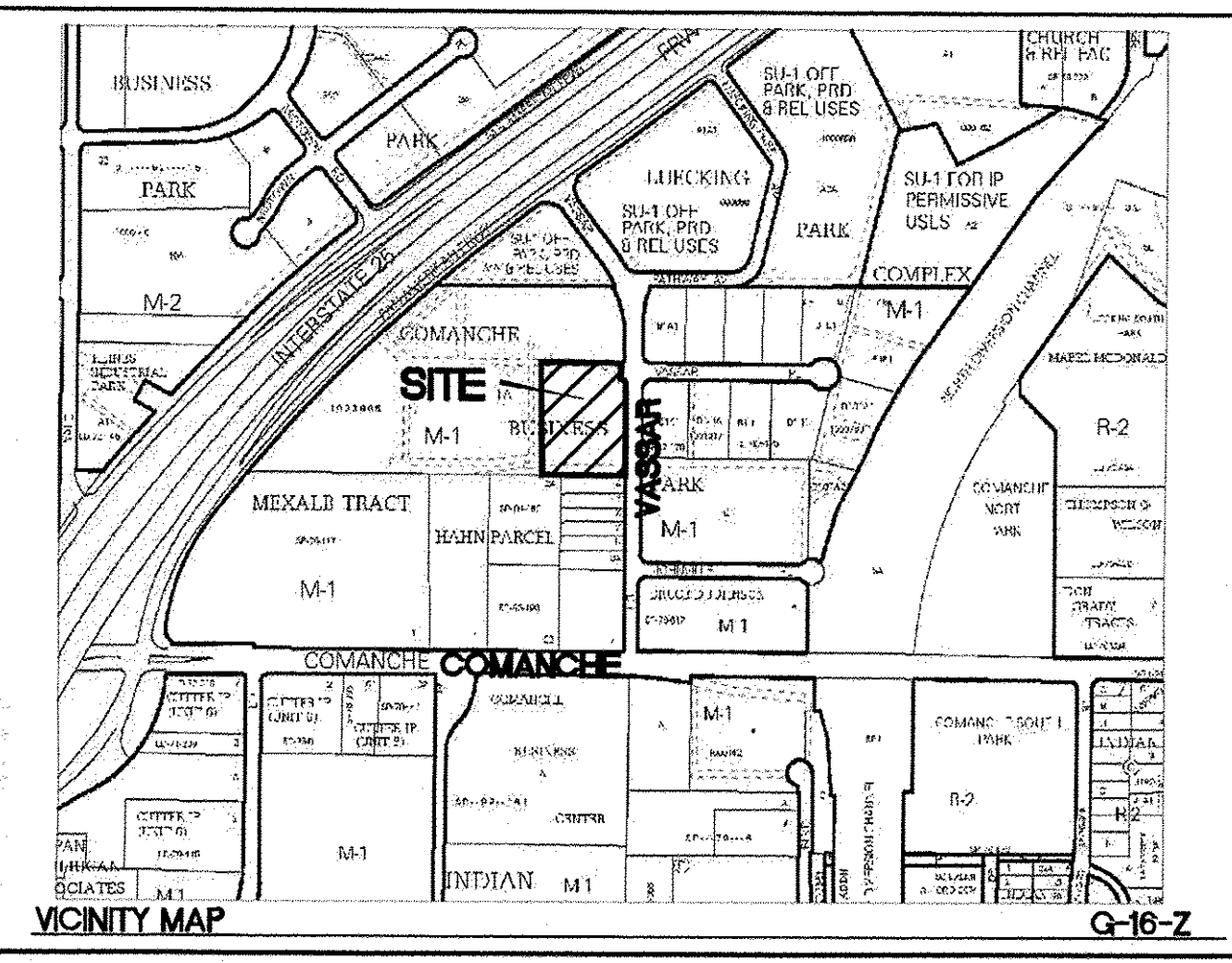


ENGINEER'S SEAL	ENTERTAINMENT FACILITY 3930 PAN AMERICAN FRWY	DRAWN BY pm
	FIREONE PLAN	DATE 2-15-18
		DRAWING
 TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com		SHEET # 7
		JOB # 2017042



LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	RETAINING WALL
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	SITE LIGHTING



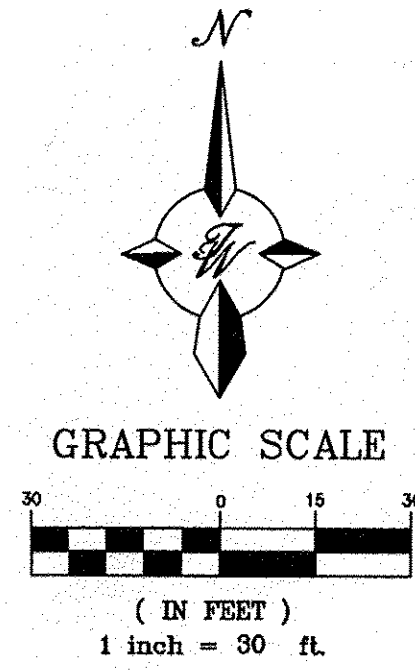
LEGAL DESCRIPTION
LOT 3, SRCC ALBUQUERQUE CARPENTERS TRAINING CENTER
(12/02/2014, BOOK 2014C, PAGE 129)

SITE DATA

ZONING	M1 (SC)	
SETBACKS	FRONT REAR SIDE (CORNER)	PER PLAN PER PLAN PER PLAN
LOT AREA	113,692 SF (2.61 AC)	
PROPOSED USAGE	ENTERTAINMENT FACILITY 35,040 SF PATIO 898 SF	
LANDSCAPING REQUIRED	11732 SF (15% NET LAND AREA)	
LANDSCAPING PROVIDED	14202 SF	
PARKING REQUIRED	156 SPACES	
SHARED PARKING REDUCTION	31 SPACES	
PARKING REQUIRED MINUS		
SHARED PARKING REDUCTION	125 SPACES	
PARKING PROVIDED	126 SPACES	
ACCESSIBLE PARKING REQUIRED	8 SPACES	
ACCESSIBLE PARKING PROVIDED	8 SPACES (2 VAN ACCESSIBLE)	
MOTORCYCLE PARKING REQUIRED	5 SPACES	
MOTORCYCLE PARKING PROVIDED	5 SPACES	
BICYCLE PARKING REQUIRED	8 SPACES	
BICYCLE PARKING PROVIDED	8 SPACES	

- KEYED NOTES**
- 1 ACCESSIBLE PARKING
 - 2 EXISTING CURB TO REMAIN
 - 3 NEW CURB PER COA STD DWG 2415A
 - 4 CONCRETE SIDEWALK PER ARCHITECTURAL PLAN
 - 5 7' CROSSWALK SEE DETAIL SHEET 4
 - 6 DUMPSTER W/RECYCLE SEE DETAIL SHEET 5
 - 7 PROPOSED TRANSFORMER W/BOLLARDS
 - 8 EXISTING WALL
 - 9 BICYCLE RACK
 - 10 REMOVE AND DISPOSE 2.3 LF EXISTING WALL
 - 11 ACCESSIBLE RAMP SEE DETAIL SHEET 4
 - 12 EXISTING LIGHTS TO BE SALVAGED AND RELOCATED

- INDEX TO DRAWINGS**
1. SITE PLAN FOR BUILDING PERMIT
 2. LANDSCAPING PLAN
 3. GRADING PLAN
 4. MASTER UTILITY PLAN
 5. CONSTRUCTION DETAILS
 6. CONSTRUCTION DETAILS
 7. FIREONE PLAN
 8. BUILDING ELEVATION
 9. SIGN ELEVATION
 10. SIGN ELEVATION
 11. SIGN ELEVATION



PROJECT NUMBER: _____
APPLICATION NUMBER: _____

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRB 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 APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
Code Enforcement	Date

* Environmental Health, if necessary

	ENTERTAINMENT FACILITY 3930 PAN AMERICAN FRWY	DRAWN BY pm
	SITE PLAN FOR BUILDING PERMIT	DATE 2-15-18
		DRAWING
	 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # 1