

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

January 27, 2025

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

**Re: Unser and Sage Development**  
**Southwest Corner of Sage Rd and Unser Blvd**  
**ALBUQUERQUE NM 87121**  
**Conceptual Traffic Circulation Layout-DFT**  
Engineer's/Architect's Stamp 12-02-24 (M10D023)

Dear Mr. Liberman,

The conceptual TCL submittal received 12-12-24 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit. **An approved Traffic Scoping Form is required before full Traffic Circulation Layout approval.**




When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to [plndrs@cabq.gov](mailto:plndrs@cabq.gov) for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

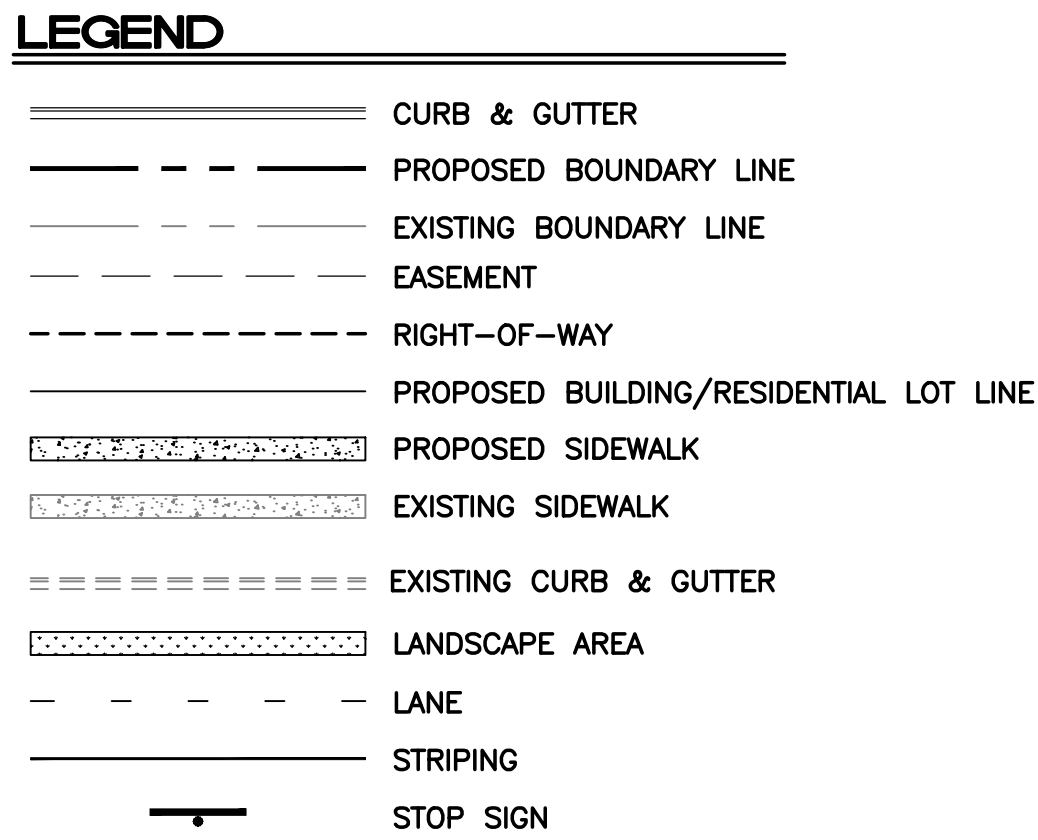
Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

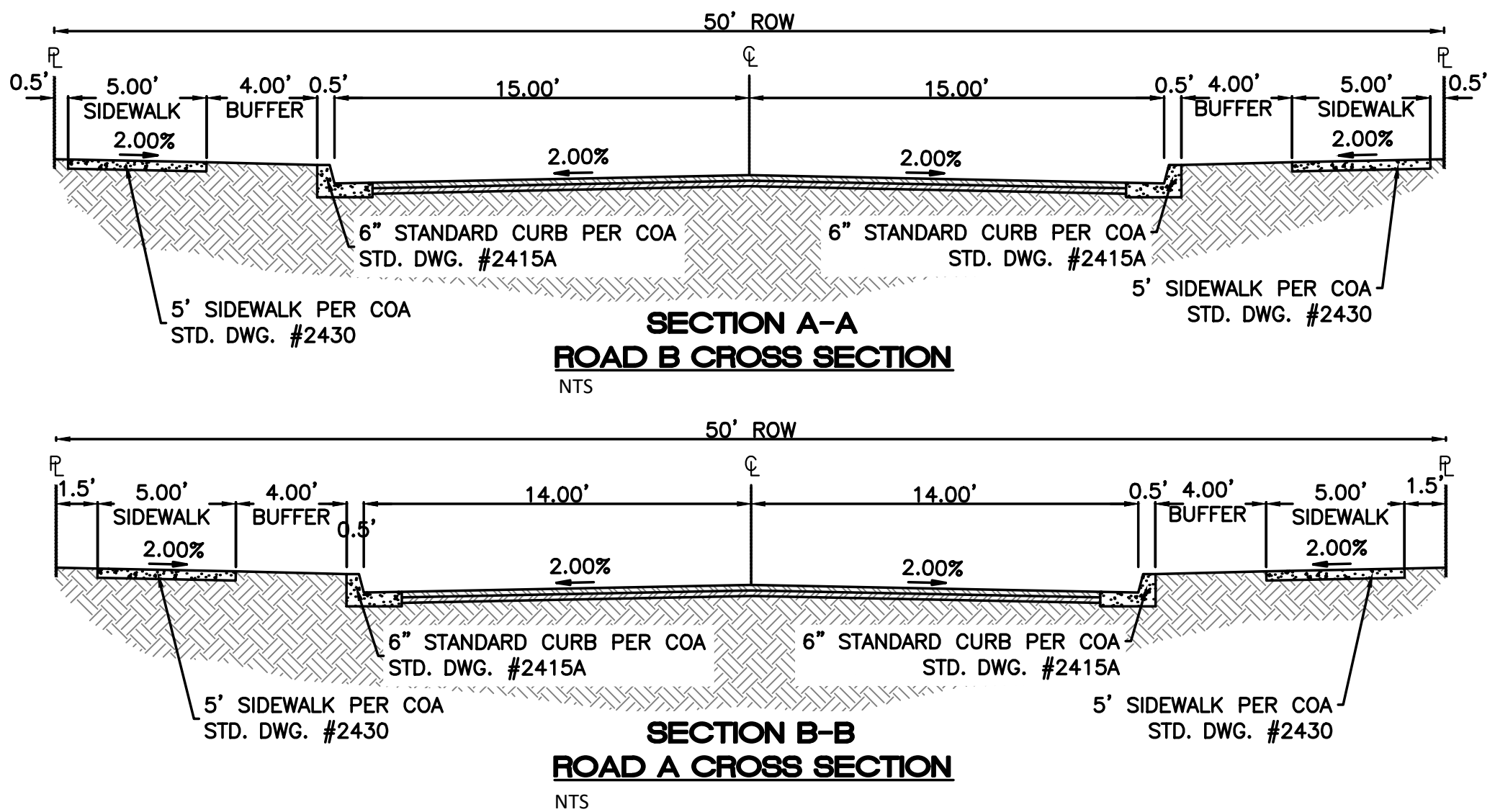


<p>ENGINEER'S SEAL</p> 	<p><b>SAGE AND UNSER DEVELOPMENT</b> <b>ALBUQUERQUE, NM</b></p>	<p><b>DRAWN BY</b> <b>TW</b></p>
<p>RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER</p> 	<p><b>TRAFFIC CONTROL</b> <b>LAYOUT</b></p>	<p><b>DATE</b> 12/2/2024</p>
<p>12/2/2024</p> <p>RONALD R. BOHANNAN P.E. #7868</p>	 <p><b>TIERRA WEST, LLC</b></p> <p>5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</p>	<p><b>SHEET #</b> <b>TCL-1</b></p>
		<p><b>JOB #</b> 2024029</p>





- 1 NEW 5' CONCRETE SIDEWALK PER COA STD DWG 2430 (TYP.)
- 2 STANDARD CURB AND GUTTER (TYP.) PER COA STD DWG 2415B
- 3 UNIDIRECTIONAL ACCESSIBLE (TYP.) RAMP PER COA STD DWG 2443
- 4 ACCESSIBLE PARKING SPACE W/SIGN (TYP.),  
SEE DETAIL SHEET C5.1
- 5 16' LIGHT POLE (TYP.), SEE DETAIL  
SHEET C5.01
- 6 REMOVAL OF EXISTING CURB, GUTTER, AND SIDEWALK
- 7 REMOVAL AND REPLACE EXISTING LIGHT POLE, 20'  
MAX. EXCEPT 16' MAX. WITHIN 70' OF RESIDENTIAL
- 8 DUMPSTER ENCLOSURE (TYP.), SEE DETAIL SHEET C5.1
- 9 EXISTING 6' PUBLIC SIDEWALK (TYP.)
- 10 MOTORCYCLE SPACE (4'x8' MIN) W/SIGN, SEE DETAIL SHEET C5.1
- 11 BICYCLE RACK, SEE DETAIL SHEET C5.1 (5 SPACES)
- 12 26' PYLON SIGN, SEE SHEET C5.0
- 13 PROPOSED CROSSWALK MARKING (TYP.) PER COA STD  
DWG 2600-106
- 14 PROPOSED DRIVEPAD PER COA STD DWG 2425A
- 15 PROPOSED STOP SIGN PER COA STD DWG 2600-501
- 16 PROPOSED BOLLARD AT END OF PARKING SPACE (TYP.), SEE SHEET C5.1



TR D-2 PLAT FOR TRACTS D-1, D-2, D-3 & D-4 ALBUQUERQUESOUTH UNIT 1  
BEING A REPLAT OF TRACT D ALBUQUERQUESOUTH UNIT 1 CONT 2.6205 AC

Lot 4	
Model Zone	R-T
Allowable Uses	Single-family detached, two-family detached (duplex), townhomes
Use Specific Standards	<b>IDO Provision 14-16-4-3(B)(6)</b>
Dimensional Standards	Per IDO Table 5-1-1: Residential Zone District Dimensional Standards
Site Design and Sensitive Lands	No sensitive lands present
Materials to Alert Motorist	Per IDO Section 14-16-5-3: <b>Access and Connectivity</b>
Subdivision of Land	Per IDO Section 14-16-5-4: <b>Subdivision of Land</b>
Parking and Loading	Per IDO Section 14-16-5-4: <b>Subdivision of Land</b>
Landscaping, Buffering, and Screening	Landscape per proposed Landscape Plan
Walls and Fences	Per IDO Section 14-16-5-7: <b>Walls and Fences</b>
Outdoor and Site Lighting	Per IDO Section 14-16-5-8: <b>Outdoor and Site Lighting</b>
Neighborhood Edges	Per IDO Section 14-16-5-9: <b>Neighborhood Edges</b>
Solar Access	Per IDO Section 14-16-5-10: <b>Solar Access</b>
Building Design	Per IDO Provision 14-16-5-11(C)
Signs	Per IDO Section 14-16-5-12: <b>Signs</b>
Operation and Maintenance	Per IDO Section 14-16-5-13: <b>Operation and Maintenance</b>

**LOT 4**

PROPOSED USAGE: SINGLE FAMILY DETACHED,  
TOWNHOMES, DUPLEX

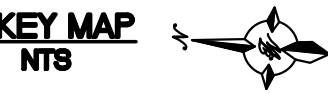
LOT AREA: 406,625.73 SF (9.33 AC)




ZONING: PD (USED R-T FOR DESIGN)

SEE USES AND DESIGN STANDARDS ON THIS SHEET

TOTAL NO. RESIDENTIAL UNITS: 81 UNITS

THE SITE PLAN SHALL INCLUDE DUPLEXES AND SINGLE  
FAMILY USES FOR LOT 4 TO MATCH THE USES AND DESIGN  
STANDARDS TABLE FOR THIS LOT

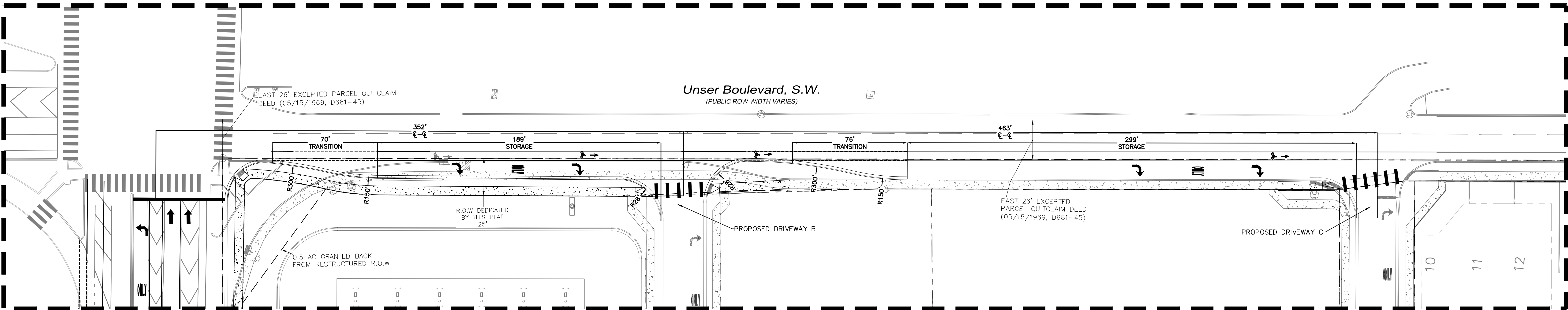


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	CONCEPTUAL TRAFFIC CONTROL LAYOUT		DATE 12/2/2024
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			SHEET #  TCL-2
		JOB # 2024029	

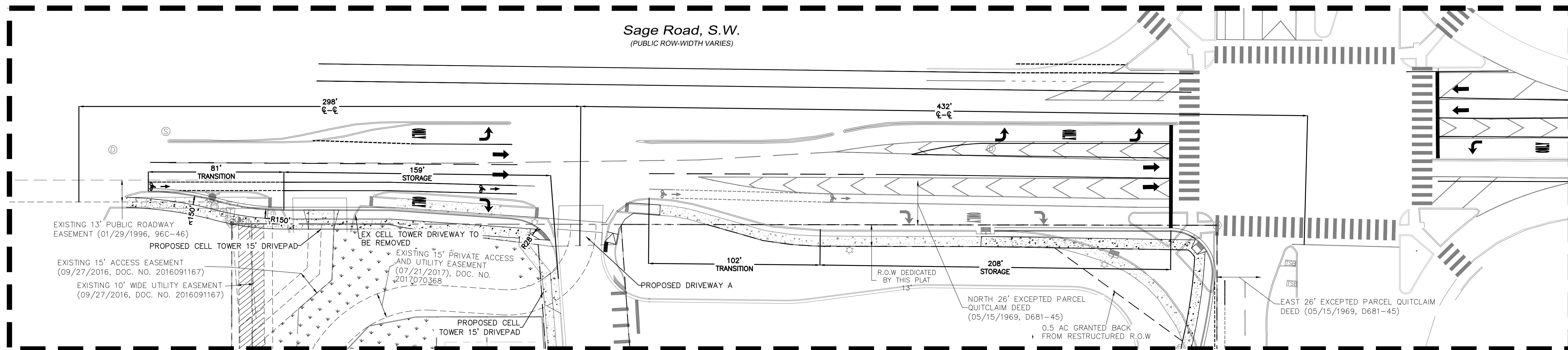


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DRIVEWAY B & C EXHIBIT  
1:30



DRIVEWAY A EXHIBIT  
1:30