

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 30, 2025

Don Dudley, RA
G. Donald Dudley Architect, Ltd
400 Gold Ave, SW Studio 850
Albuquerque, NM 87102

don.dudley@dondudleydesign.com

Re: Demi's Pavilions
10120 Coors NW
Traffic Circulation Layout
Engineer's Stamp 5-1-25 (B14D013) TRANS-2025-00122

Dear Mr. Dudley,

The TCL submittal received 5-6-25 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

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, and the TCL to the [ABQ-PLAN](#) for log in and evaluation by Transportation.

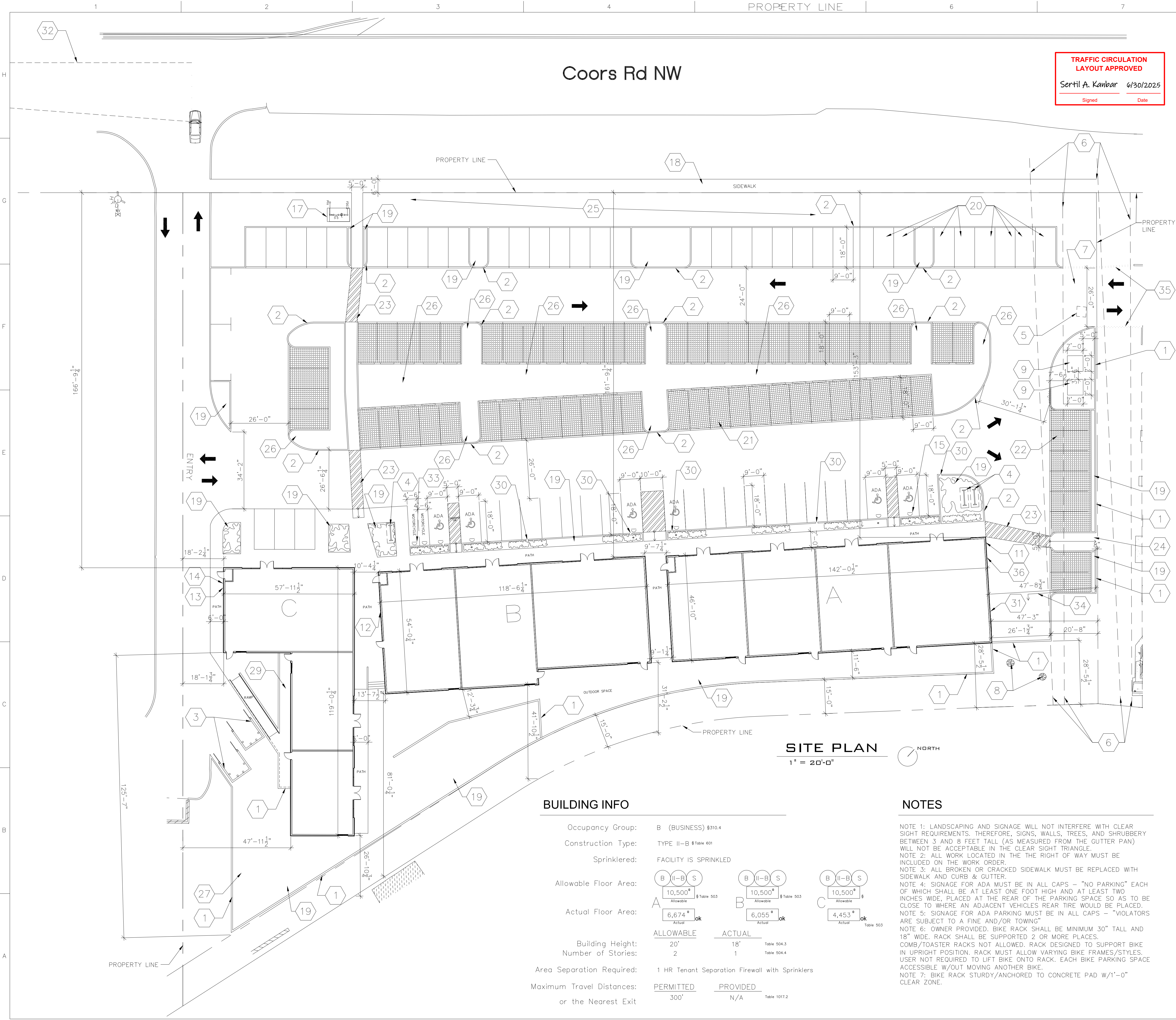
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



BUILDING INFO

Occupancy Group:	B (BUSINESS) §310.4		
Construction Type:	TYPE II-B § Table 601		
Sprinklered:	FACILITY IS SPRINKLERED		
Allowable Floor Area:	<div><div>B II-B S</div><div>10,500⁰</div><div>Allowable</div></div>	<div><div>B II-B S</div><div>10,500⁰</div><div>Allowable</div></div>	<div><div>B II-B S</div><div>10,500⁰</div><div>Allowable</div></div>
Actual Floor Area:	<div><div>A</div><div>6,674⁰</div><div>Actual</div><div>ok</div></div>	<div><div>B</div><div>6,055⁰</div><div>Actual</div><div>ok</div></div>	<div><div>C</div><div>4,453⁰</div><div>Actual</div><div>ok</div></div>
Building Height:	ALLOWABLE	ACTUAL	
Number of Stories:	20'	2	18'
			Table 504.3
Area Separation Required:	1 HR Tenant Separation Firewall with Sprinklers		
Maximum Travel Distances:	PERMITTED	PROVIDED	
or the Nearest Exit	300'	N/A	Table 1017.2

NOTES

NOTE 1: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

NOTE 2: ALL WORK LOCATED IN THE THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.

NOTE 3: ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.

NOTE 4: SIGNAGE FOR ADA MUST BE IN ALL CAPS - "NO PARKING" EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLES REAR TIRE WOULD BE PLACED.

NOTE 5: SIGNAGE FOR ADA PARKING MUST BE IN ALL CAPS - "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING"

NOTE 6: OWNER PROVIDED. BIKE RACK SHALL BE MINIMUM 30" TALL AND 18" WIDE. RACK SHALL BE SUPPORTED 2 OR MORE PLACES. COMB/TOASTER RACKS NOT ALLOWED. RACK DESIGNED TO SUPPORT BIKE IN UPRIGHT POSITION. RACK MUST ALLOW VARYING BIKE FRAMES/STYLES. USER NOT REQUIRED TO LIFT BIKE ONTO RACK. EACH BIKE PARKING SPACE ACCESSIBLE W/OUT MOVING ANOTHER BIKE.

NOTE 7: BIKE RACK STURDY/ANCHORED TO CONCRETE PAD W/1'-0" CLEAR ZONE.

GENERAL SHEET NOTES

- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO THE FACE OF STUD UNLESS OTHERWISE NOTED
- ALL DIMENSIONS TO BE FIELD VERIFIED

SHEET KEYNOTES

1. RETAINING WALL - SEE STRUCTURAL/SEE CIVIL
2. NEW CURB - SEE CIVIL
3. WASTE - BLOCK WALL MUST MAINTAIN 30°
4. BIKE RACK - SEE NOTE 6 & 7
5. EXISTING TRANSFORMER TO BE MOVED. DEMO EXISTING TRANSFORMER PAD - SEE ELECTRICAL - COORDINATE WITH PNM -SEE KEYNOTE 9
6. LINE OF EASEMENT
7. VEHICLE CROSS LOT ACCESS - SEE AS102
8. EXISTING TREE TO REMAIN
9. NEW TRANSFORMER PAD - SEE ELECTRICAL - COORDINATE WITH PNM
10. SIGHT TRIANGLE
11. BUILDING DESIGNATION (FIRE) - A - LETTERING TO BE PICKED BY OWNER
12. BUILDING DESIGNATION (FIRE) - B - LETTERING TO BE PICKED BY OWNER
13. BUILDING DESIGNATION (FIRE) - C - LETTERING TO BE PICKED BY OWNER
14. KNOX BOX
15. ADA SIGNAGE (TYP) - SEE NOTES 4 & 5
16. POSTED SIGN - "VIOLATORS SUBJECT TO FINE AND OR TOWING
17. HOTBOX
18. NEW 6' SIDEWALK. SEE CIVIL
19. PLANTED AREA - SEE LANDSCAPE
20. 8 X EV CHARGING STATIONS - SEE ELECTRICAL
21. PERMEABLE PARKING PAVERS TO RUN LENGTH OF DETENTION POND (WEST AND EAST SIDE)
22. PERMEABLE PARKING PAVERS - ALL PARKING SPACES ON NORTH SIDE OF PROPERTY
23. STRIPED PEDESTRIAN PATH
24. PEDESTRIAN CROSS LOT ACCESS - SEE CIVIL
25. LANDSCAPE BUFFER ZONE TO RUN FULL LENGTH OF WEST PARKING - SEE LANDSCAPE
26. WATER DETENTION AREA - SEE CIVIL/SEE LANDSCAPE
27. TIERED LANDSCAPE AREA - SEE CIVIL FOR ALL OUTDOOR OPEN SPACES.
28. PUBLIC PEDESTRIAN PATH
29. SEE CIVIL
30. BREAK IN GUTTER - SEE CIVIL
31. SEE ELECTRICAL
32. VIEW TRIANGLE
33. MOTORCYCLE SIGNAGE (TYP)
34. NO METERS LOCATED BEYOND THIS LINE - SEE ELECTRICAL
35. NEW ACCESS/CURB CUT
36. 4 X BOLLARDS - CONTRACTOR TO CONSULT OWNER BEFORE PLACING

SITE INFORMATION

UPC: 101406522038520302
Owner: CDR HOLDINGS LLC
Owner Address: 3554 WHITE HORSE DR SE
RIO RANCHO, NM 87124
Site Address: 10120 COORS BLVD 87114
Legal Description: tr 13-a TRACTS 13-A, 13-b & 13-C BLACK RANCH (BEING A REPLAT OF TRACT 13 BLACK RANCH)
Acres: 2.4677
Zone Map Name: B-14-Z

SETBACKS

FRONT: 35'-0"
SIDE: 0'
REAR: 15'-0

PARKING

VEHICLE
REQUIRED: N/A
PROVIDED: 127

ADA
REQUIRED: N/A
PROVIDED: 6

MOTORCYCLE
REQUIRED: N/A
PROVIDED: 2

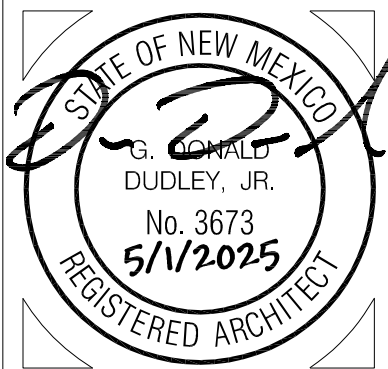
BICYCLE
REQUIRED: N/A
PROVIDED: 6

LEGEND

NEW CURB CUT

PENNY DESIGN, LLC

302 SANDIARD NW
ALBUQUERQUE, NEW MEXICO 87107
505.280.9439



DEMI'S PAVILIONS
10120 COORS BLVD NW
ALBUQUERQUE, NM
87114

MARK	DATE	DESCRIPTION

DATE: 5/1/2025

DRAWN BY: pd

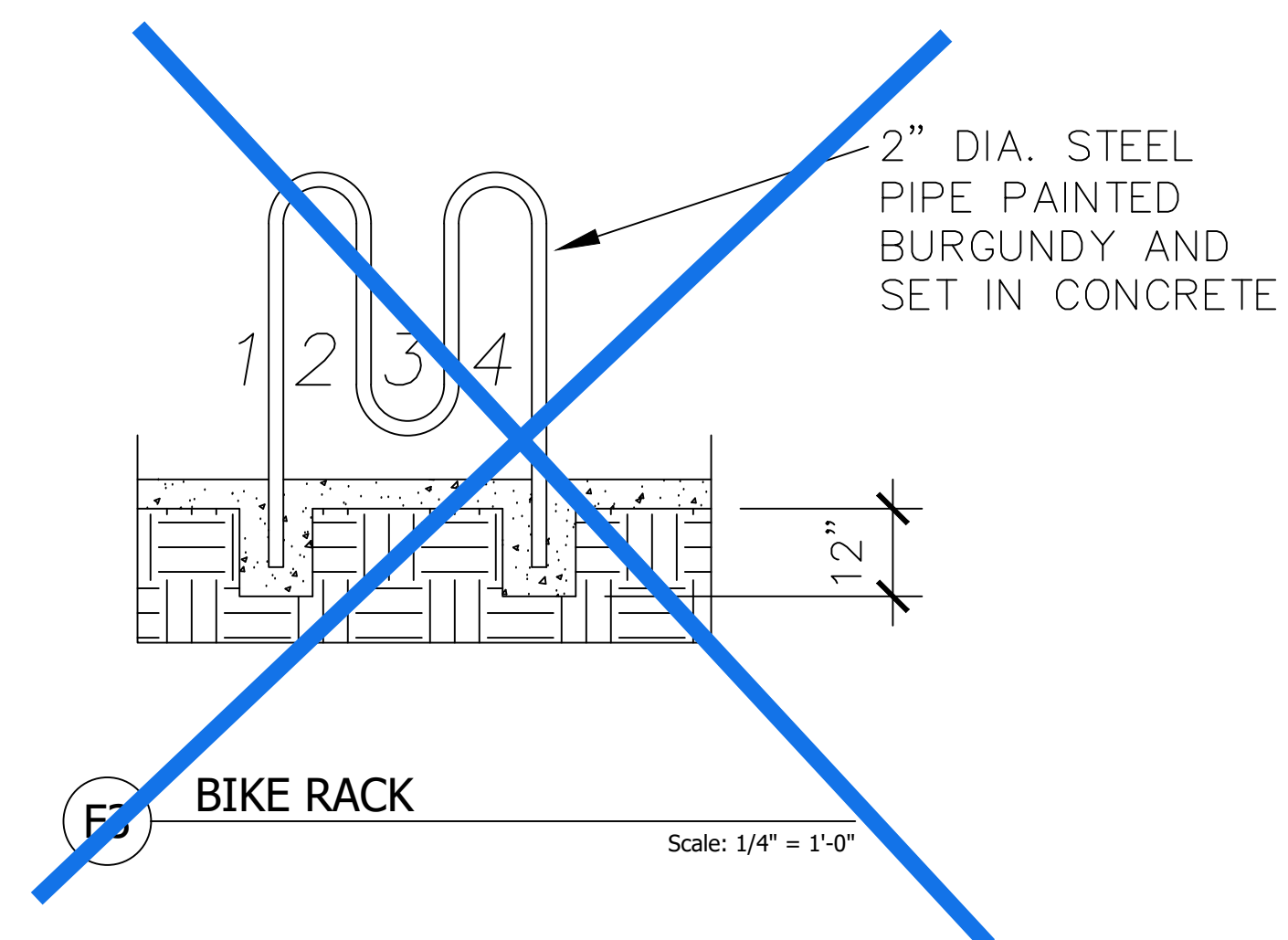
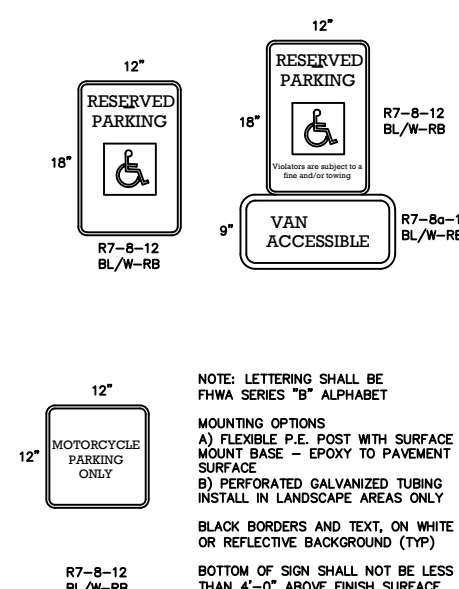
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SHEET TITLE:

SITE PLAN

AS101



**TRAFFIC CIRCULATION
LAYOUT APPROVED**

Sertil A. Kanbar 6/30/2025

Signed _____ Date _____

- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO THE FACE OF STUD UNLESS OTHERWISE NOTED
- ALL DIMENSIONS TO BE FIELD VERIFIED

SHEET KEYNOTES

LEGEND

PENNY DESIGN, LLC

DEMI'S PAVILLIONS
10120 COORS BLVD NW
ALBUQUERQUE, NM
87114

[illegible]

DATE: 6/15/2025

DRAWN BY: pd

CHECKED BY:

SET NO:

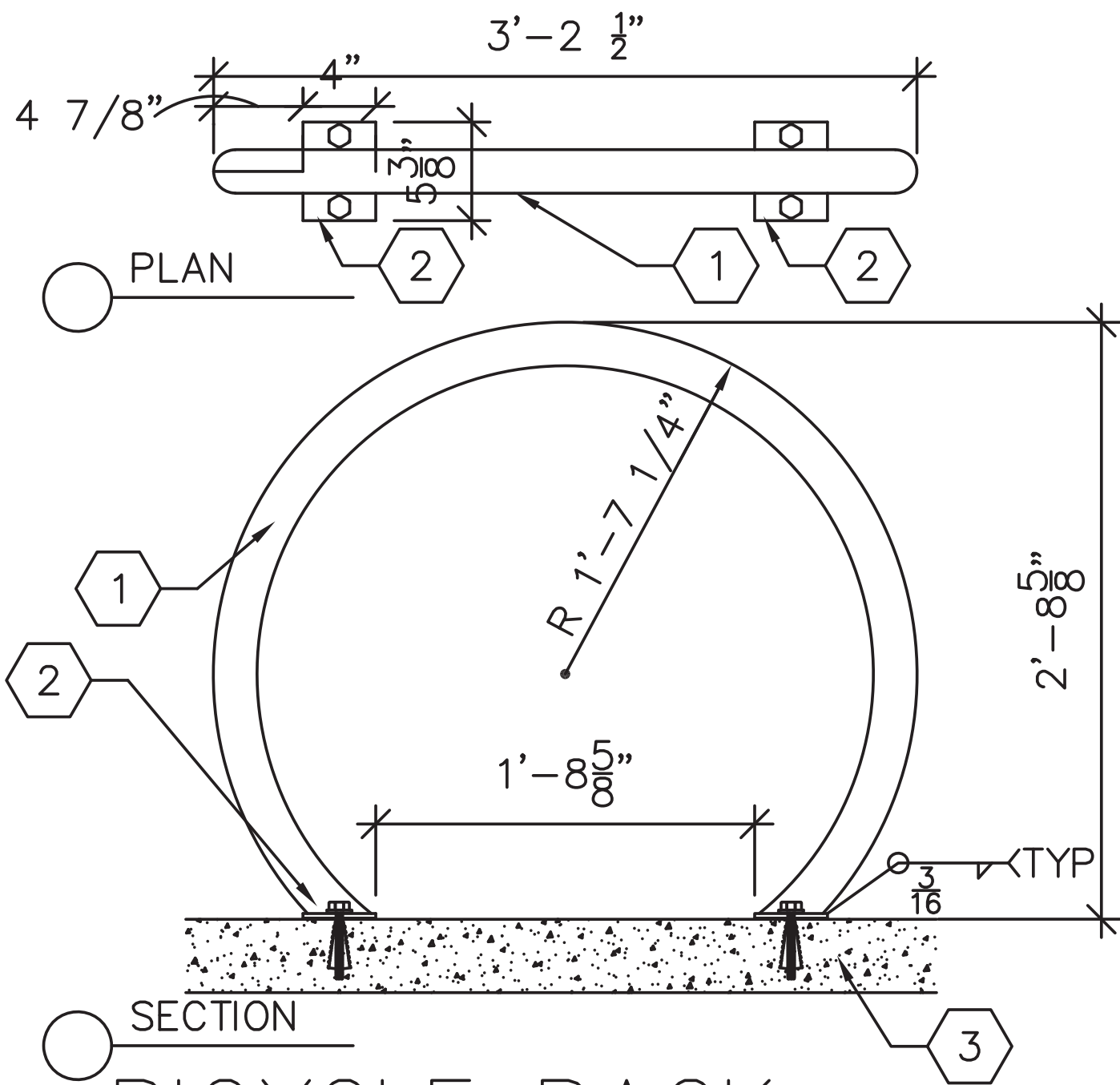
SHEET TITLE:

SITE DETAILS

A503

10120 Coors Blvd NW - DEMI'S PAVILIONS - TCL COMMENT (B14D013-TRANS-2025-00122)

Bike Rack Rev 1



- 1. BIKE RACK: 2 3/8" O.D. SCHED. 40 STEEL PIPE, ROLLED AS INDICATED, CONT. FULL PEN. WELDED TO BASEPLATES. SEE SPEC'S FOR FINISH.
- 2. BASEPLATE: 3/8" THICK STEEL. SECURE TO SIDEWALK W/ (2) (EA.) 1/2" EXP. ANCHORS @ 4" O.C. W/ 2 3/4" EMBEDMENT.
- 3. 4" THICK MIN. CONCRETE SLAB.

**TRAFFIC CIRCULATION
LAYOUT APPROVED**

Sertil A. Kanbar 6/30/2025

Signed Date

D3

BICYCLE RACK

$\frac{3}{4}"=1'-0"$

