

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 11, 2025
Kenneth Myers, RA
Rembe Properties
1716 Central Ave SW Suite A
Albuquerque NM, 87104

design@rembedesign.com

**Re: Townhomes-Rio Rancho Housing Development
99999 Golf Course NW (Golf Course & Westside)
Conceptual Traffic Circulation Layout for DFT Approval
Engineer's Stamp no date (A12D008E) TRANS-2025-00215**

Dear Mr. Myers,

The conceptual TCL submittal received 8-7-2025 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. **When submitting TCL for building permit approval, please ensure that:**

- 1-A 6 ft sidewalk, and 5-6 ft Landscape/Buffer along Westside & Golf Course are required and shown on the TCL plan**
- 2- A 5 ft sidewalk, and 4-6 ft Landscape/Buffer along all private road are required and shown on the TCL plan**
- 3-on Detail B1 add all missing dimensions**
- 4-on Detail A2 change the HC parking space to 8.5 ft.**
- 5-on Detail A4 change 8 to 8.5 ft.**

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 [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,

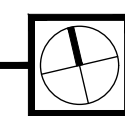
Sertil A. Kanbar

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

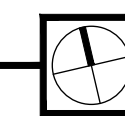
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A1 SITE PLAN
1'-0"=30'-0"



A4 KEY PLAN
NTS



TCL GENERAL NOTES

1. PARKING AREA TO SLOPE A MIN. OF 1% AND A MAXIMUM OF 8% PER COA DPM
2. ALL NEW PUBLIC SIDEWALK PER COA STANDARD DRAWING 2430
3. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER™ - SEE NOTE 2
4. 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.
5. NOTE NO ACCESSIBLE PATHWAY IS TO EXCEED 1:20 SLOPE
6. ALL WALKWAY DIMENSIONS ARE EXCLUSIVE OF CURB AND GUTTER CONSTRUCTION.
7. PROVIDE STANDARD CURB AND GUTTER PER STD. DTL.#2406 IN ALL PARKING LOTS, AND ROADWAYS

LEGEND

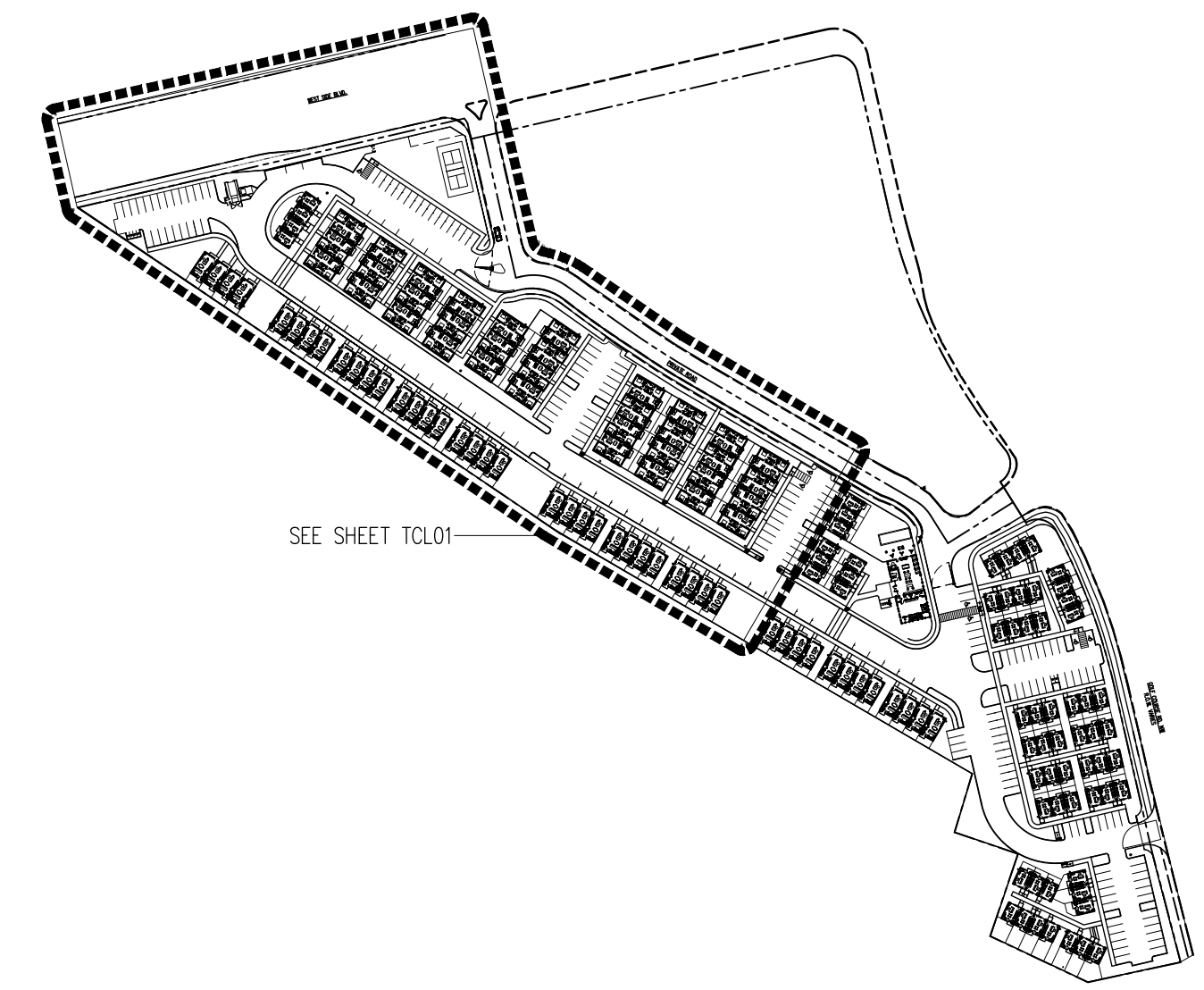
- FIRE LANE-- NO PARKING: SEE FIRE ONE PLAN
- ⊙ 5'-0" TURNING RADIUS AT A MIN. OF 200'-0" ALONG ANY ACCESSIBLE ROUTE NARROWER THAN 5'-0"

KEYED NOTES-SITE PLAN

1. RECYCLING AREA-- SEE APPROVED REFUSE PLAN
2. TRASH ENCLOSURE-- SEE APPROVED REFUSE PLAN
3. CONCRETE PEDESTRIAN WALKWAY-- SEE PLAN FOR DIMENSION-- ASSUME 5'-0" IF NOT NOTED
4. CURB RAMP-- SEE TOL03 FOR DETAILS
5. SITE WALL-- MAXIMUM HEIGHT ABOVE FINISH ROAD 3'-0"
6. +/- 6'-0" TALL OPAQUE WALL/ FENCE
7. GATE-- FIRE ACCESS ONLY-- PROVIDE KNOX BOX
8. PARKING LOT-- ASPHALT FINISH
9. LANDSCAPED AREA
10. EXISTING PRIVATE ROADWAY
11. SIDEWALK STANDARD DWG. 2430-- CONSTRUCT PER DPM STANDARDS-- SEE PLAN FOR WIDTH
12. RAISED PEDESTRIAN CROSSING/ SPEED TABLE PER DETAIL C1/TOL03
13. ASPHALT ROAD WAY PER COA STD. DTL.#2405A
14. DETECTABLE WARNING SURFACE-- TRUNCATED DOME OR OTHER APPROVED SURFACE-- INSTALL PER COA STANDARD DRAWING#2446
15. PICKLE BALL COURT
16. 26'-0" OPERABLE GATE
17. EXISTING SIDEWALK TO REMAIN
18. MINI SITE TRIANGLE PER DPM 7-4(i)(5)(V)
19. STOP SIGN-- INSTALL PER DPM/MUTCD STANDARDS
20. SWIMMING POOL-- TBD
21. BIKE RACK PER DETAIL B1/TOL03

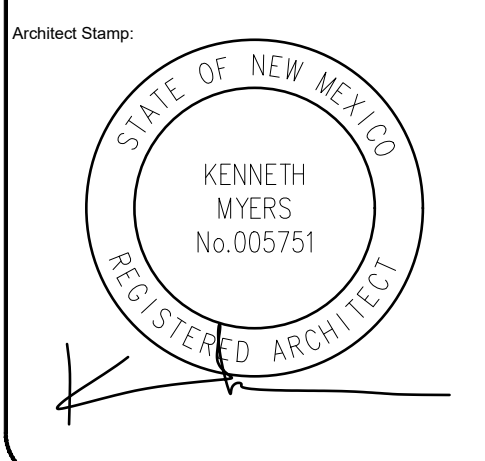
Residential Parking Calculations	Unit Count	IDO notes	Multiplier/Credit	Total Req'd	Provided
Residential Units (townhomes) in MX-M	145	Table 5-5-1: Townhomes= 1 space per DU up to 2 bedrooms= 1 per DU for this project	1	145	
Residential Community Amenity	6,000	Table 5-5-1: Residential Com. Amenity= 3 spaces per 1,000GFA+ 1space per 3 design capacity per Table 5-5-2	3	18	
Total automobile Parking spaces Required		+ 1space per 3 design capacity per Table 5-5-2	64	36	218
Accessible Spaces (HC)	145	Per 208.2 ADAAG for 201-300 off street spaces 7 HC spaces required, 2 van space required		7	7
MotorCycle	145	IDO, table 5-5-4: Between 101-150 spaces= 4 MC Spaces required		4	6
Bicycle	145	IDO, table 5-5-5: required for amenities building only; 10% of required spaces		5	5

Notes:
Per IDO 5-5-1-c Numbers are rounded down



SEE SHEET TOL01

BTR | RIO RANCHO HOUSING DEVELOPMENT
 GOLF COURSE RD. NW
 ALBUQUERQUE, NM 87114



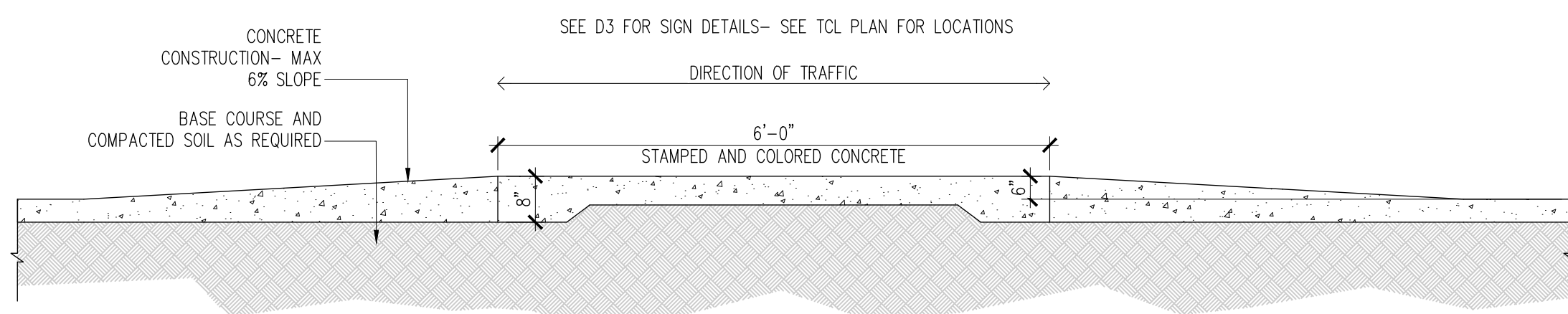
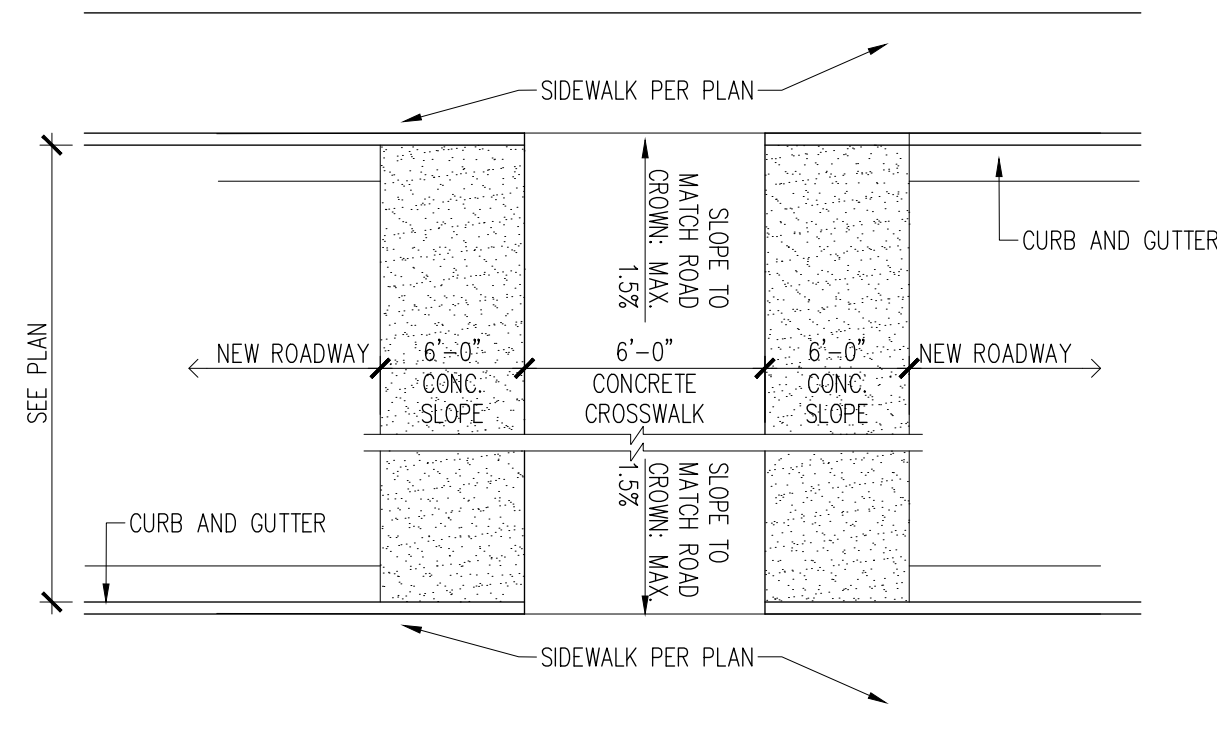
REMBE
urban design + development
1716 Central SW, Suite A
Albuquerque, NM 87104
t: 505-243-0188

Project: **BTR-GOLF CRSE**
 Drawn By: **KMA** Checked By: **KMA**
 Phase: **CONCEPTUAL**
 Date: **08/07/2025**

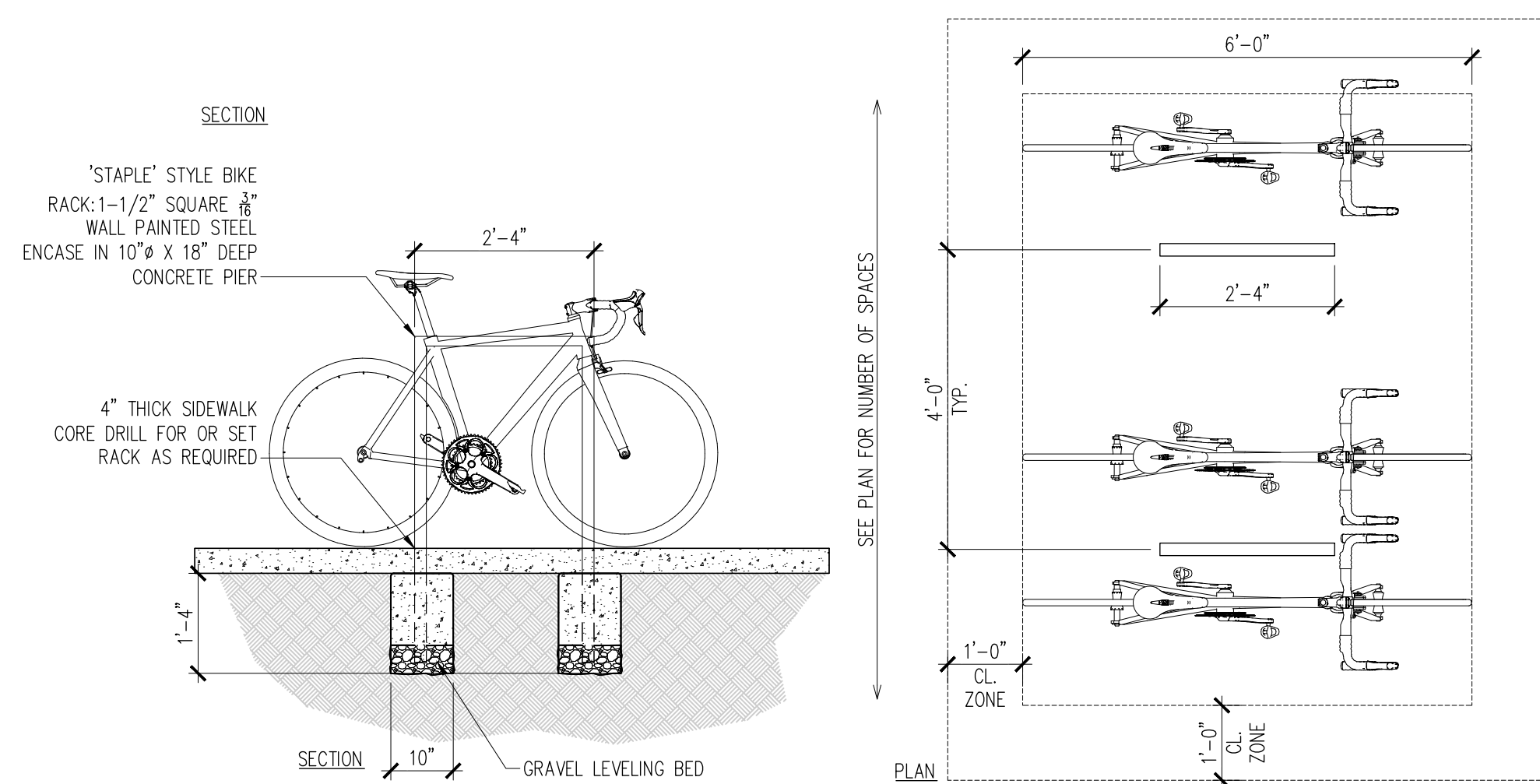
TRAFFIC CONTROL LAYOUT PLAN

Sheet Number:
TCL02

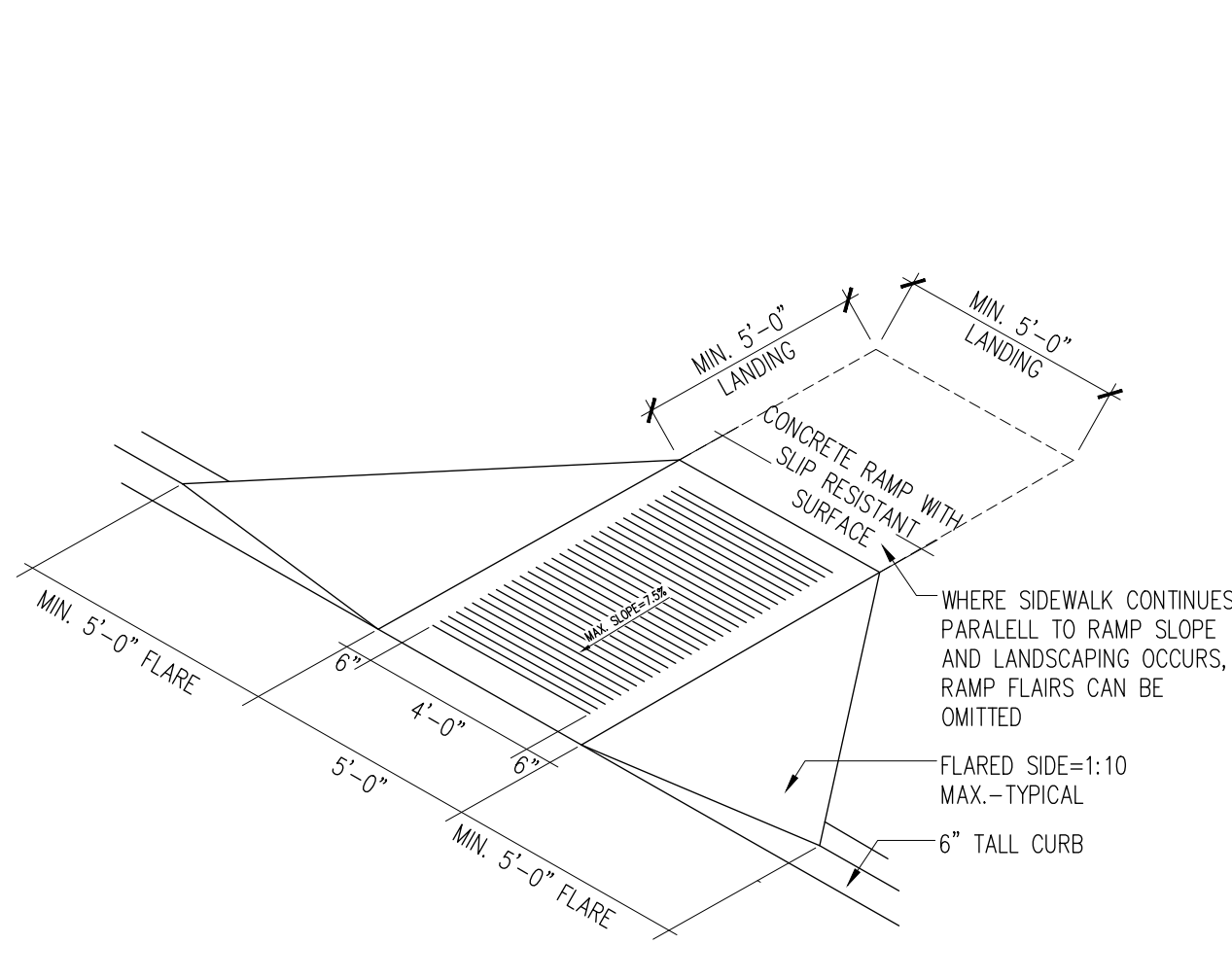
DO NOT SCALE DRAWINGS



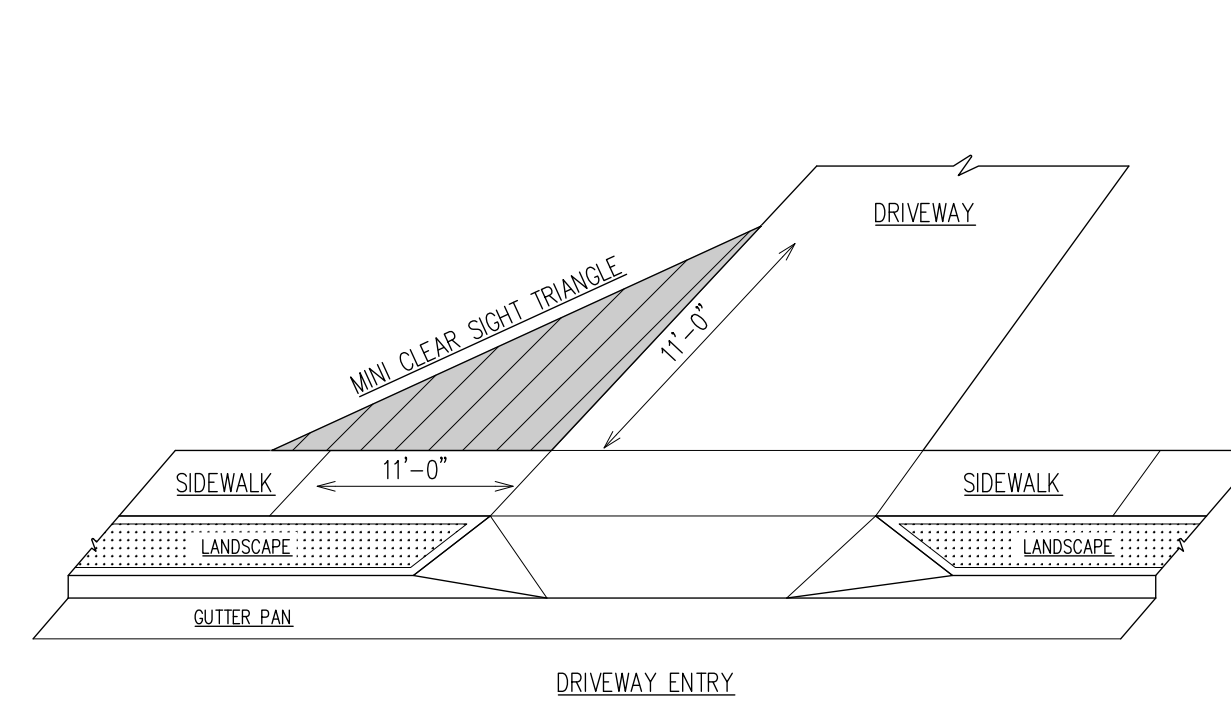
C1 Cross Walk Detail
NTS



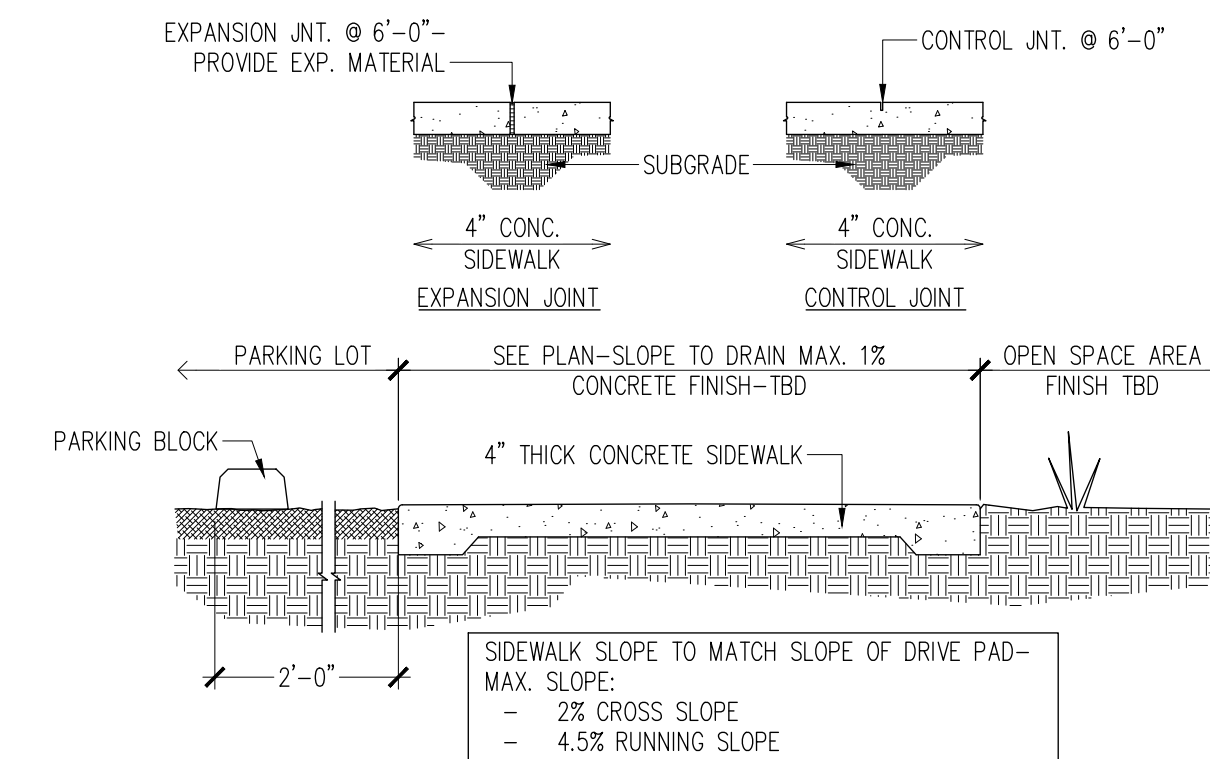
B1 Bike Rack Detail
1/2"=1'-0"



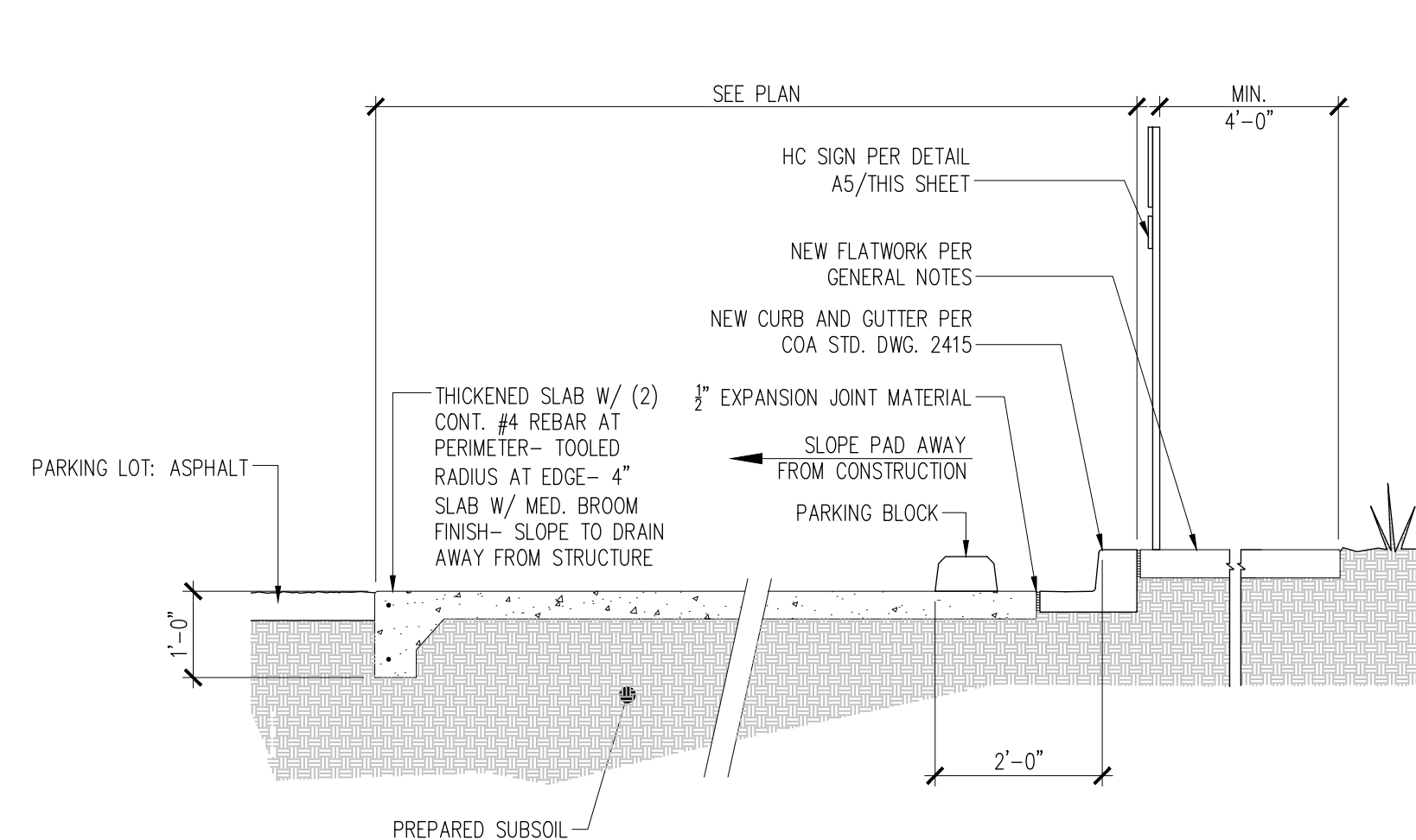
B2 Alternate Curb Ramp Detail
NTS



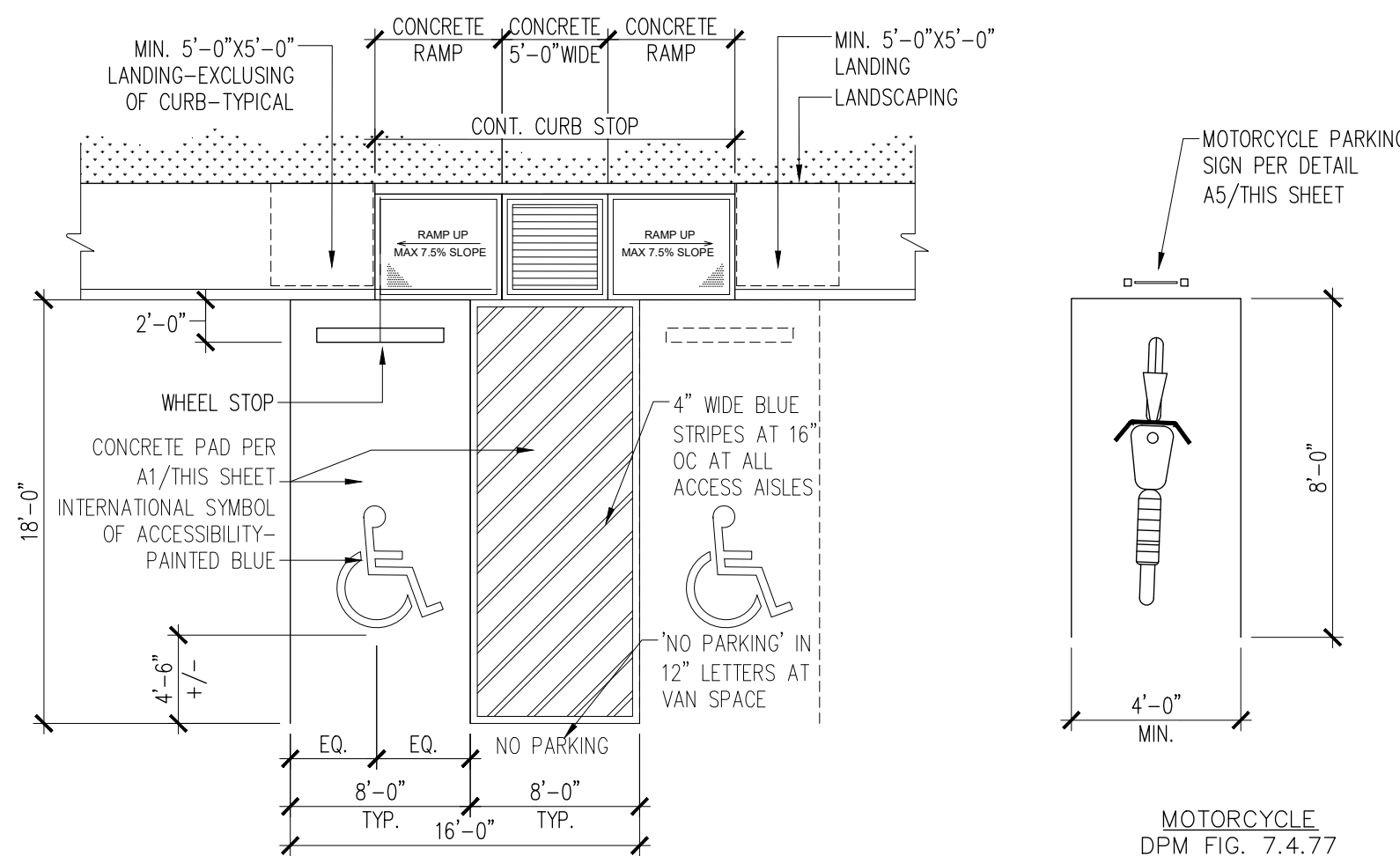
B3 Mini-Clear Site Triangle
NTS



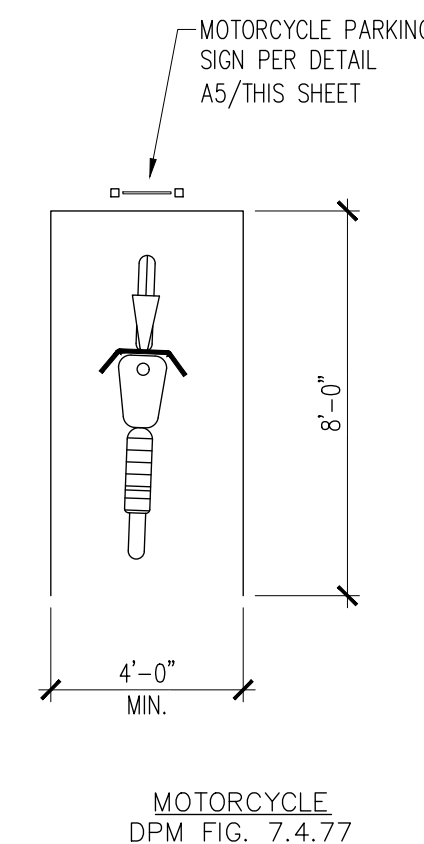
B4 Typical Onsite Pedestrian Routes
NTS



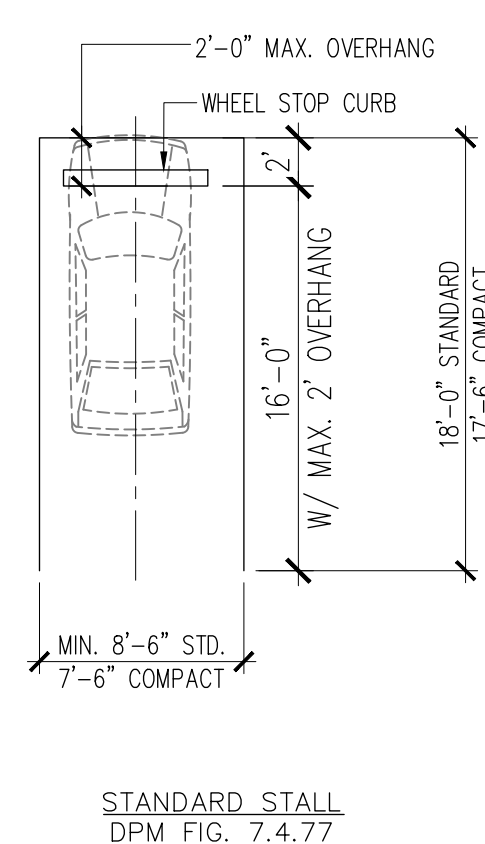
A1 Typical HC Parking Space Detail
1/2"=1'-0"



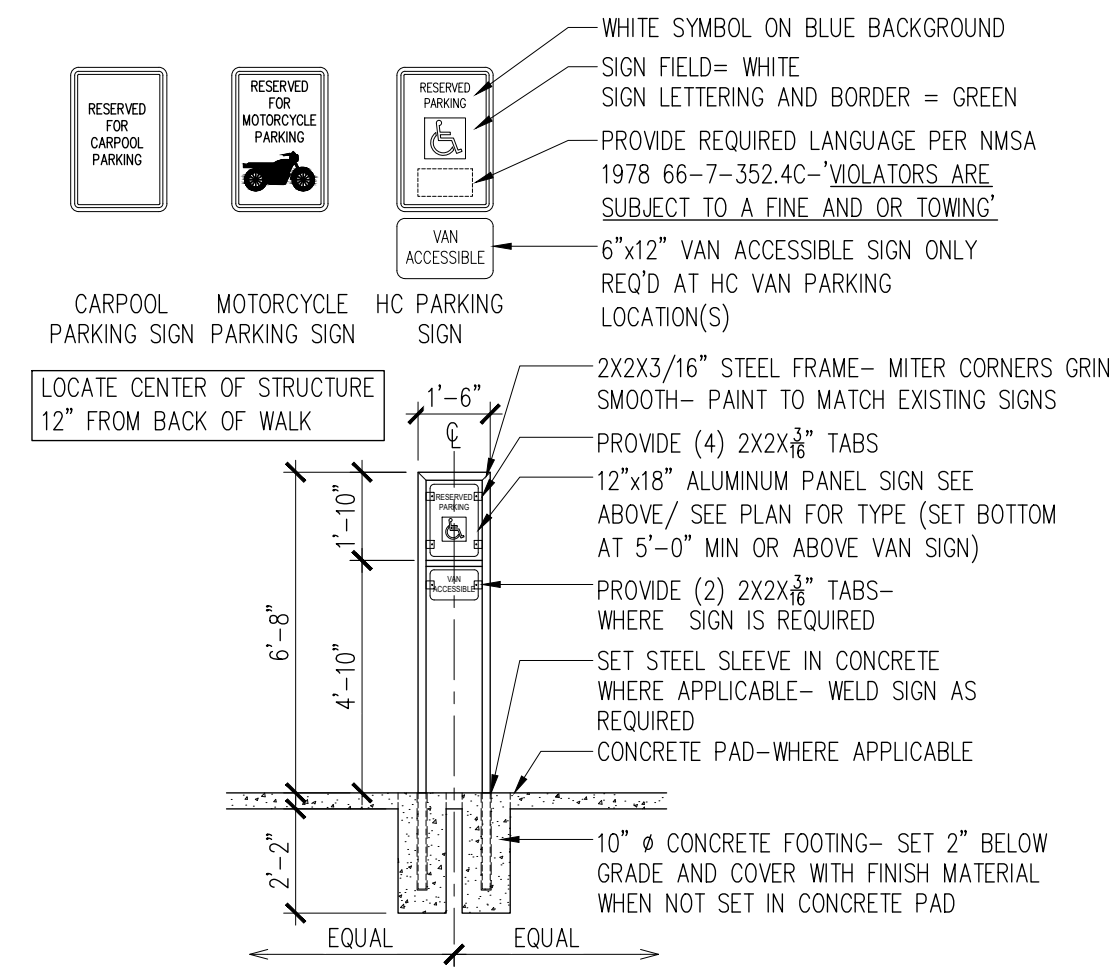
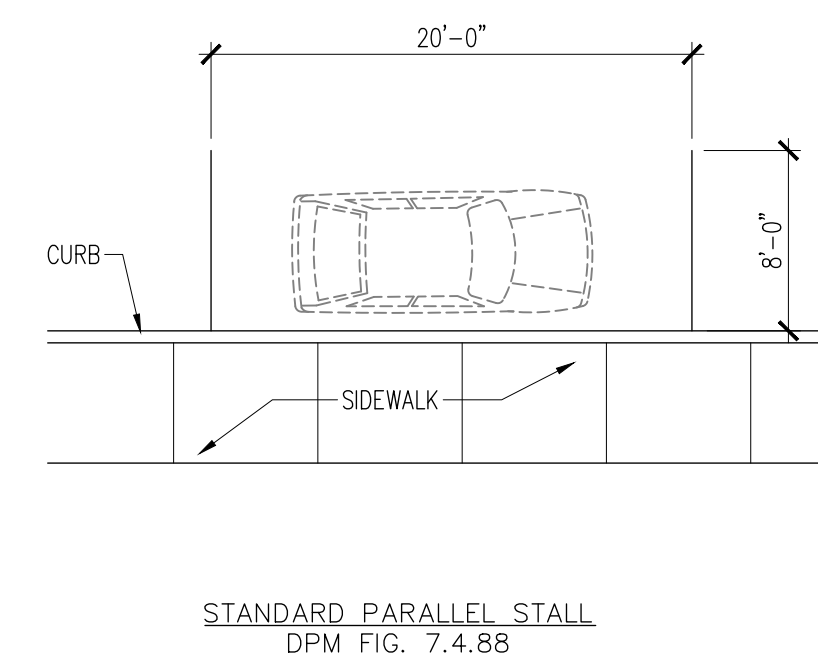
A2 Typical HC Parking Space/Curb Ramp
1/2"=1'-0"



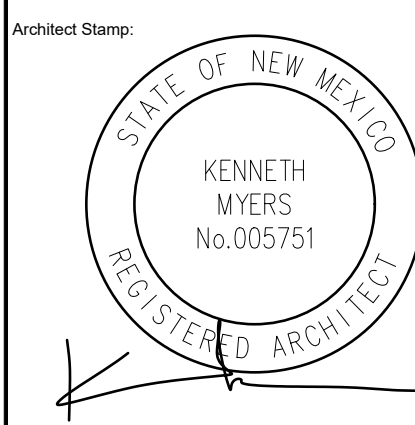
A3 Typical Parking Space Detail
1/8"=1'-0"



A4 Typical Parallel Parking Space
1/8"=1'-0"



A5 New Post Sign Detail
1/8"=1'-0"



Project:	BTR-GOLF CRSE	
Drawn By:	KMA	Checked By: KMA
Phase:	CONCEPTUAL	
Date:	08/07/2025	

DO NOT SCALE DRAWINGS



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2019)

Project Title: Townhomes Building Permit #: NA Hydrology File #: NA
Zone Atlas Page: A-12-Z-1 DRB#: NA EPC#: _____ Work Order#: _____
Legal Description: TRACT A-1-A-1 OF BLACK ARROYO DAM
City Address: NA but will be a West Side BLVD. address

Applicant: REMBE PROPERTIES Contact: KENNETH MYERS
Address: _____
Phone#: 518-364-9914 Fax#: _____ E-mail: KENNY@KENNETHMYERS.COM

Development Information

Build out/Implementation Year: 2026 Current/Proposed Zoning: MX-M

Project Type: New: Change of Use: Same Use/Unchanged: Same Use/Increased Activity:

Proposed Use (mark all that apply): Residential: Office: Retail: Mixed-Use:

Describe development and Uses:

LOW DENSITY (TOWNHOMES) RENTAL PROJECT W/ SHARED PARKING LOTS FOR 147 1 AND 2 BEDROOM UNITS- PROJECT WILL INCLUDE AN AMMENITY BUILDING AND SWIMMING POOL

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): BUILDINGS RANGE FROM 1,040 sf. and 3,700 sf.

Number of Residential Units: 147 DISTRIBUTED BETWEEN (41) 3 and 4 unit townhome clusters

Number of Commercial Units: 1 AMMENITIES BUILDING

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Driveway(s) Located on: Street Name _____

Adjacent Roadway(s) Posted Speed: Street Name WEST SIDE BLVD. Posted Speed 45MPH

Street Name GOLF COURSE RD. Posted Speed 40MPH

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required*

Roadway Information (to be completed by City of Albuquerque staff)

Comprehensive Plan Corridor Designation/Functional Classification: _____

Comprehensive Plan Center Designation: _____

Jurisdiction of roadway (NMDOT, City, County): _____

Adjacent Roadway(s) Traffic Volume: _____ Volume-to-Capacity Ratio: _____

Adjacent Transit Service(s): _____ Nearest Transit Stop(s): _____

Current/Proposed Bicycle Infrastructure: _____

TIS Determination

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

Traffic Impact Study (TIS) Required: Yes [] No **Borderline** []

Thresholds Met? Yes [] No

ITE 220
68 AM / 84 PM

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: []

Notes:

Ernest Armijo
TRAFFIC ENGINEER

7/1/2025
DATE

Submittal

The Scoping Form must be submitted as part of any building permit application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer. Call 924-3991 for information.

Site Plan Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
4. Location of nearby multi-use trails, if applicable ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter)
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections