

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 21, 2025

Jon Niski, PE
Tierra West LLC
5571 Midway Park PI NE
Albuquerque, NM 87109

jniski@tierrawestllc.com

Re: Auto Zone
9510 Universe NW
Traffic Circulation Layout
Engineer's Stamp 1-28-25 (B10D003C3A) TRANS-2025-00125

Dear Mr. Niski,

The TCL submittal received 5-7-2025 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

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

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LEGEND

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

SITE DATA

PROPOSED USAGE:	AUTOZONE
LOT AREA:	47297 SF (1.09) ACRE)
ZONNING:	MX-M
BUILDING AREA:	7380 SF
PARKING REQUIRED:	30 SPACES (7380 SF/1 SPACE PER 250 SF)
PARKING PROVIDED:	44 SPACES
HC PARKING REQUIRED:	2 SPACES
HC PARKING PROVIDED:	2 SPACES
MC PARKING REQUIRED:	1 SPACE VAN ACCESSIBLE
MC PARKING PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	3 SPACES
BICYCLE PARKING PROVIDED:	5 SPACES
LANDSCAPE AREA REQUIRED:	6015 SF
LANDSCAPE AREA PROVIDED:	12083 SF

KEYED NOTES

- 1 ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. C10)
- 2 6" HEADER CURB (SEE DETAIL SHT. C9)
- 3 8" CURB & GUTTER (SEE DETAIL SHT. C9)
- 4 6" TURNDOWN CURB (SEE DETAIL SHT. C9)
- 5 ZERO CURB (SEE DETAIL SHT. C9)
- 6 CONCRETE SIDEWALK AT BUILDING (SEE DETAIL SHT. C9)
- 7 DUMPSTER (SEE DETAIL SHT. C10)
- 8 BICYCLE RACKS (SEE DETAIL SHT. C10)
- 9 CURB HC RAMP (SEE DETAIL SHT C10)
- 10 UNIDIRECTIONAL HC RAMP (SEE DETAIL SHT C10)
- 11 TRANSFORMER
- 12 CONCRETE RUNDOWN 2' WIDE X 8" DEEP (SEE DETAIL SHT C7)
- 13 CONCRETE RUNDOWN 7' WIDE X 8" DEEP (SEE DETAIL SHT C7)
- 14 CONCRETE CHANNEL 10' WIDE X 8" DEEP (SEE DETAIL SHT C10)
- 15 COBBLE SWALE 12' WIDE X (PER PLAN) DEEP
- 16 WHEEL STOP (SEE DETAIL SHT C10)
- 17 8" HEADER CURB (SEE DETAIL SHT. C9)
- 18 REMOVABLE BOLLARD (SEE DETAIL SHT. C10)
- 19 MOTORCYCLE PARKING WITH SIGN (SEE DETAIL SHT. C10)
- 20 SWALE SIDES TO BE STABILIZED WITH GRASS SEED WITH AGGREGATE MULCH OR EQUAL. (MUST SATISFY THE FINAL STABILIZATION CRITERIA CGP 2.2.14.B)
- 21 PARKING LOT LIGHTS (SEE DETAIL SHT. C10)
- 22 6' SIDEWALK
- 23 6' CROSSWALK
- 24 FUTURE LOCATION OF MULTI TENANT PYLON SIGN
- 25 MONUMENT SIGN. SEE SIGN DRAWINGS

GENERAL NOTES

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
6. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
7. SEE ELECTRICAL PLANS FOR ALL LIGHT POLES & LIGHT POLE LOCATIONS. ALL LIGHT POLES BASES SHALL BE STRAIGHT AND PLASTERED SMOOTH. TOP OF LIGHT BASE SHALL BE 2'-8" ABOVE TOP OF CURB/SIDEWALK. BASES PROVIDED BY G.C., TYP.
8. ALL UTILITY DIGGING OR OTHER EXCAVATION SHALL TAKE IN CONSIDERATION EXISTING SIDEWALKS, CURB & GUTTERS AND OTHER STRUCTURES THAT MAY NEED TO BE REMOVED AND/OR REPLACED AS PART OF THE G.C. BID.
9. ALL RETAIL PRODUCT AREAS ARE TO BE UNDER THE BUILDINGS PERMANENT ROOF.
10. MOTORCYCLE PARKING SPACES SHALL BE DESIGNATED BY ITS OWN CONSPICUOUSLY POSTED UPRIGHT SIGN, EITHER FREE-STANDING OR WALL MOUNTED PER THE ZONING CODE.
11. ALL ASPHALT IS LIGHT DUTY UNLESS OTHERWISE NOTED.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

CLEAR SIGHT TRIANGLE NOTE:

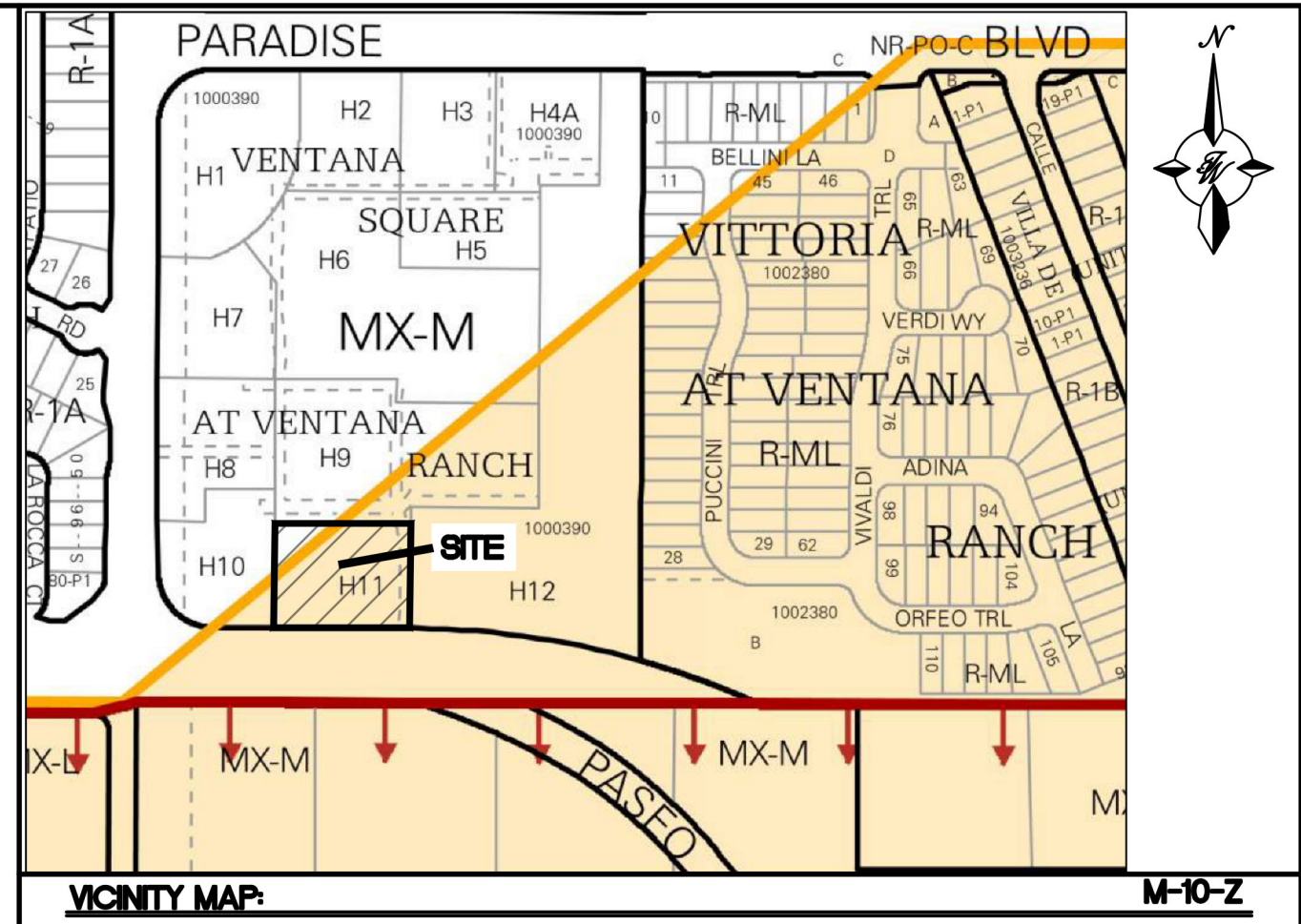
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

VPO-2 NOTE

THIS PROPERTY FALLS WITHIN THE NORTHWEST ESCARPMENT OVERLAY (VPO-2) BUT IS NOT SUBJECT TO THE HEIGHT RESTRICTIONS SUB-AREA. THIS PROJECT IS IN COMPLIANCE WITH THE OVERLAY REQUIREMENTS BY PROVIDING SCREENING FOR ANY ROOF MOUNTED EQUIPMENT, PROVIDING BUILDING COLORS CONSISTING OF BROWNS AND DULL RED, AND WILL NOT HAVE ANY REFLECTIVE OR MIRRORRED GLASS.

CAUTION:

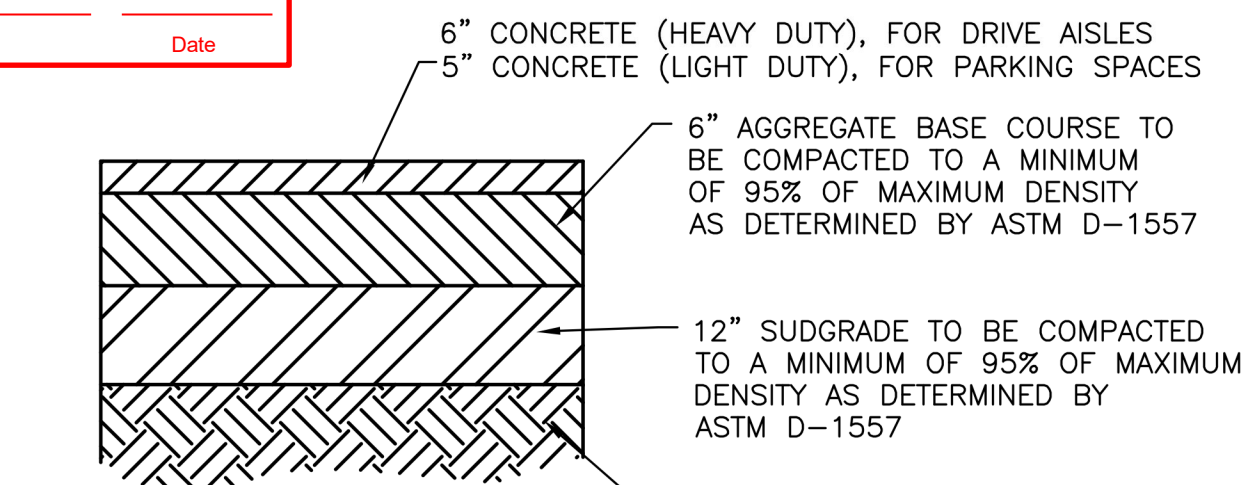
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LEGAL DESCRIPTION:

TRACT H-11, VENTANA SQUARE AT VENTANA RANCH

TRAFFIC CIRCULATION
LAYOUT APPROVED
Sertil A. Kanbar 5/21/2025
Signed Date



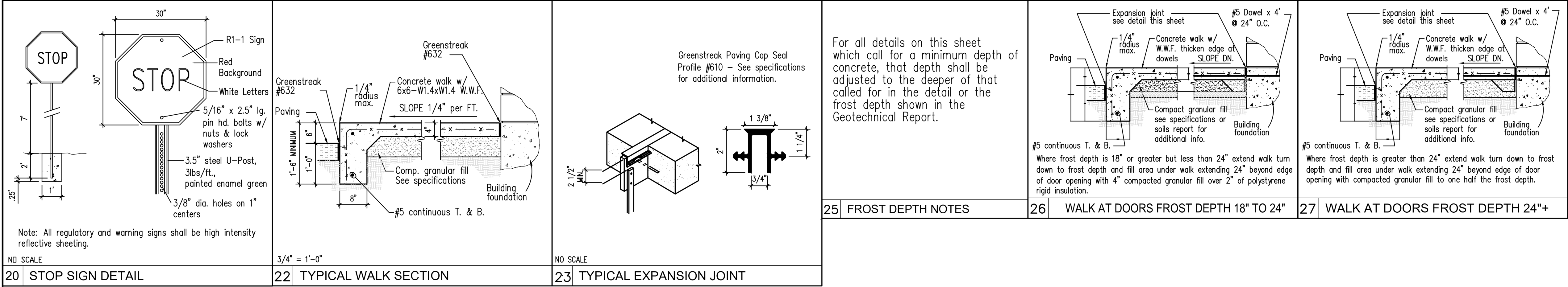
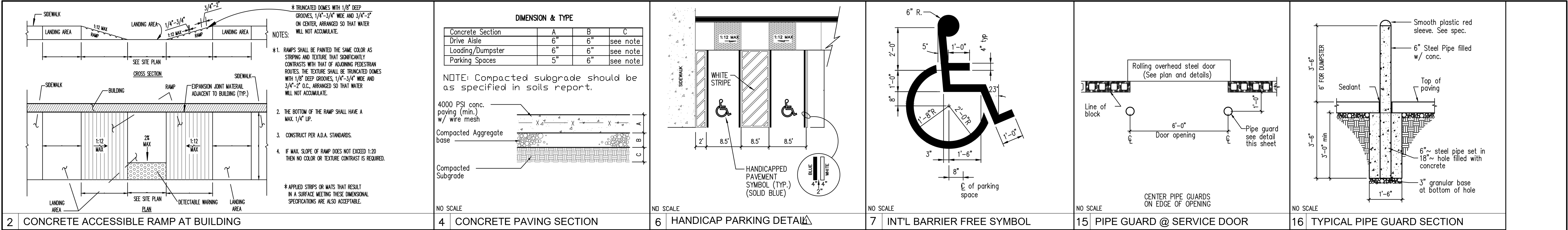
TYPICAL PAVING SECTION
MATERIAL DESIGNATION FOR
CONCRETE AND AGGREGAT BASE
NTS

CLEAR SIGHT TRIANGLE NOTE:
LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

INDEX TO DRAWINGS

- C1. SITE PLAN FOR BUILDING PERMIT
- C2. LANDSCAPING PLAN
- C3. LANDSCAPING PLAN - DETAILS
- C4. GRADING AND DRAINAGE PLAN
- C5. DEVELOPED DRAINAGE PLAN
- C6. MASTER UTILITY PLAN
- C7. BUILDING ELEVATIONS
- C8. BUILDING & SIGN INFORMATION
- C9. DETAIL SHEET
- C10. DETAIL SHEET

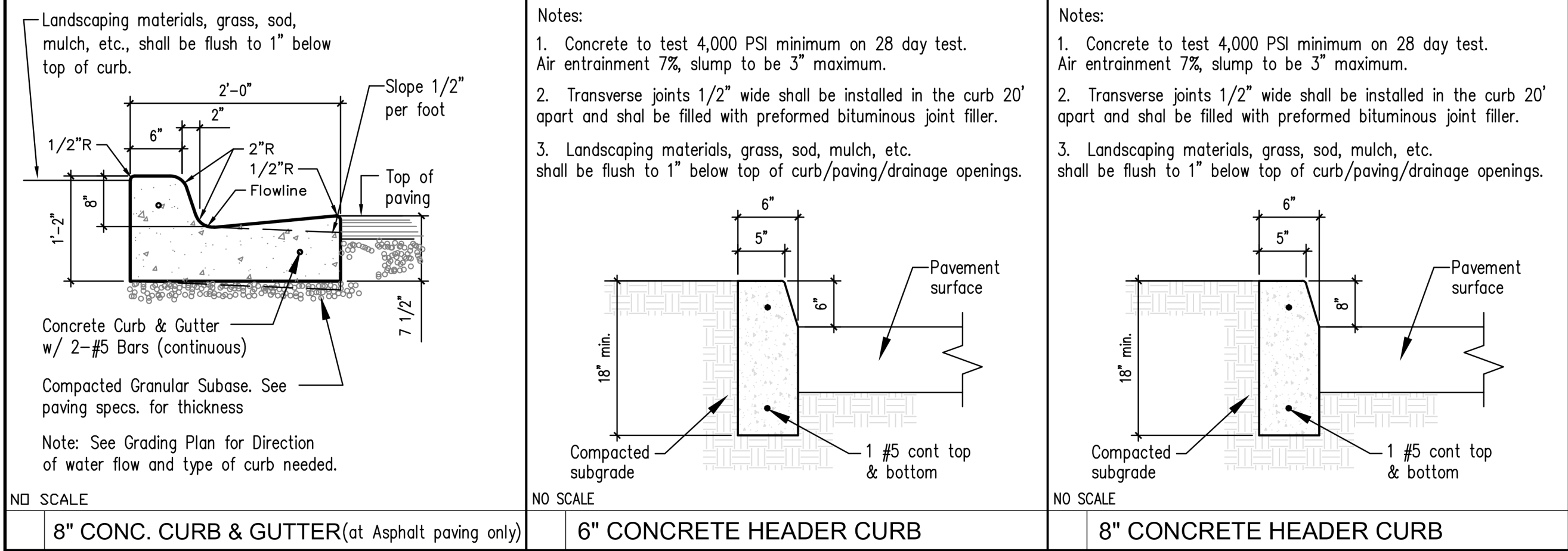
1	01-27-25	PARKING LOT CHANGE TO MATCH UP TO THE EXISTING MCDONALD'S LAYOUT.	RMG
NO.	DATE	REMARKS	BY
REVISIONS			
ENGINEER'S SEAL			
AUTOZONE #9260		DRAWN BY RMG	
PASEO DEL NORTE & UNIVERSE BLVD		DATE 01/28/2024	
SITE PLAN		2020074_SP	
TERRA WEST, LLC		SHEET #	
5571 MIDWAY PARK PLACE NE		C1	
ALBUQUERQUE, NM 87109		JOB #	
(505) 858-3100		2020074	
www.tierrowestllc.com			
RONALD R. BOHANNAN			
P.E. #7868			



TRAFFIC CIRCULATION
LAYOUT APPROVED

Sertil A. Kanbar5/21/2025

SignedDate



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ENGINEER'S SEAL		DRAWN BY	
	AUTOZONE #9260		RMG
	PASEO DEL NORTE & UNIVERSE BLVD		DATE
	CONSTRUCTION DETAILS		01/28/2024
TIERRA WEST, LLC		SHEET #	
5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com		C9	
RONALD R. BOHANNAN P.E. #7868		JOB #	
		2020074	