

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 18, 2025

Amadeo Trujillo
Tierra West LLC
5571 Midway Park PI NE
Albuquerque NM, 8710

atrujillo@tierrawestllc.com

Re: Pitre Kia Auto Expansion
9640 EAGLE RANCH NW 87114
Traffic Circulation Layout
Engineer's Stamp 6-18-25 (B13D002D) TRANS-2026-00078

Dear Trujillo,

The TCL submittal received 3-16-2026 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.

PO Box 1293

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.

Albuquerque

NM 87103

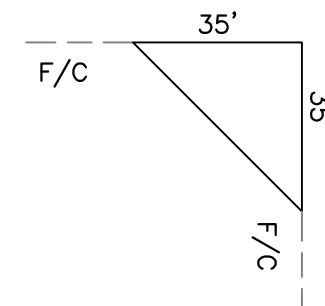
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

www.cabq.gov

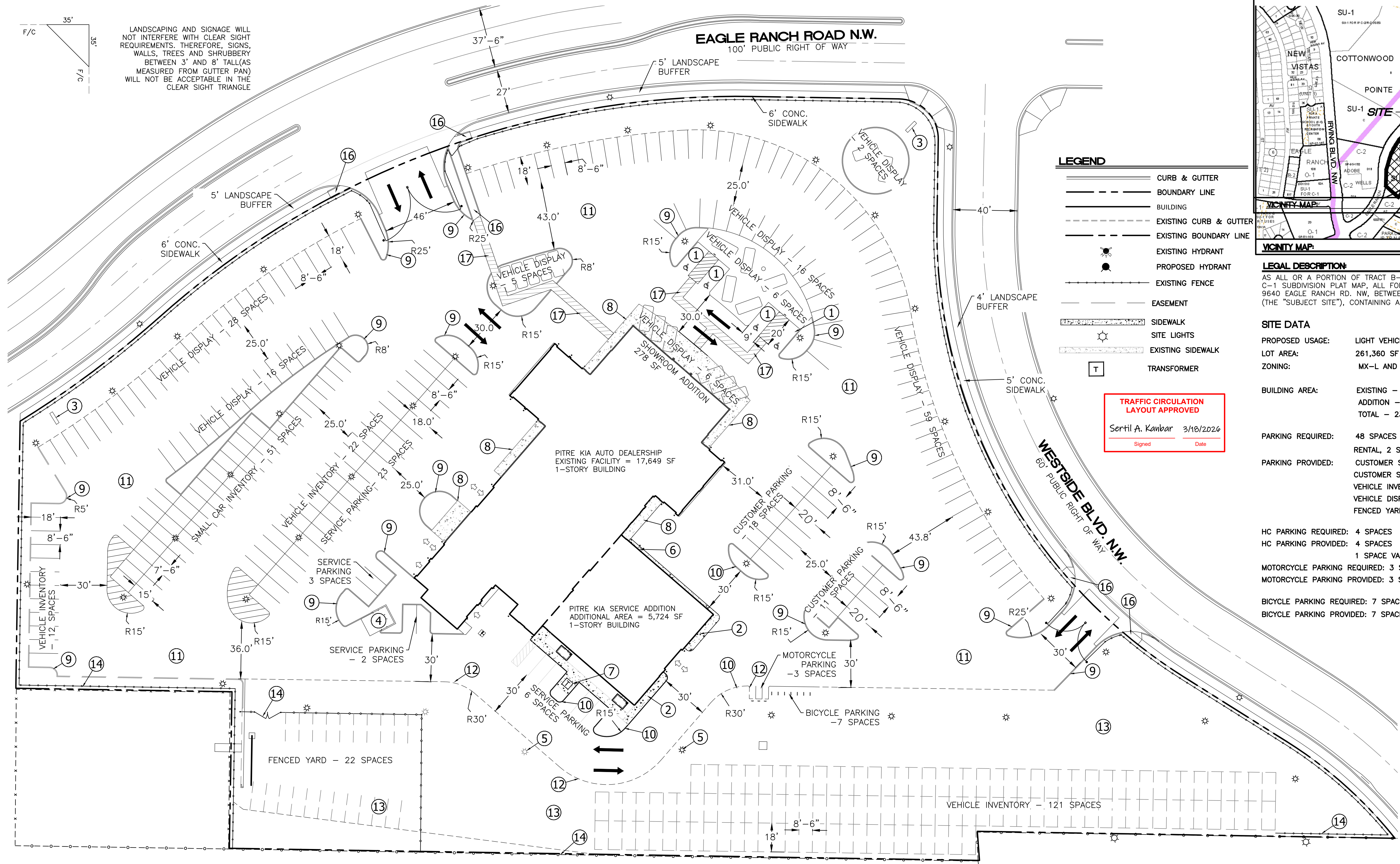
Sincerely,

Sertil A. Kanbar

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



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



EAGLE RANCH ROAD N.W.
100' PUBLIC RIGHT OF WAY

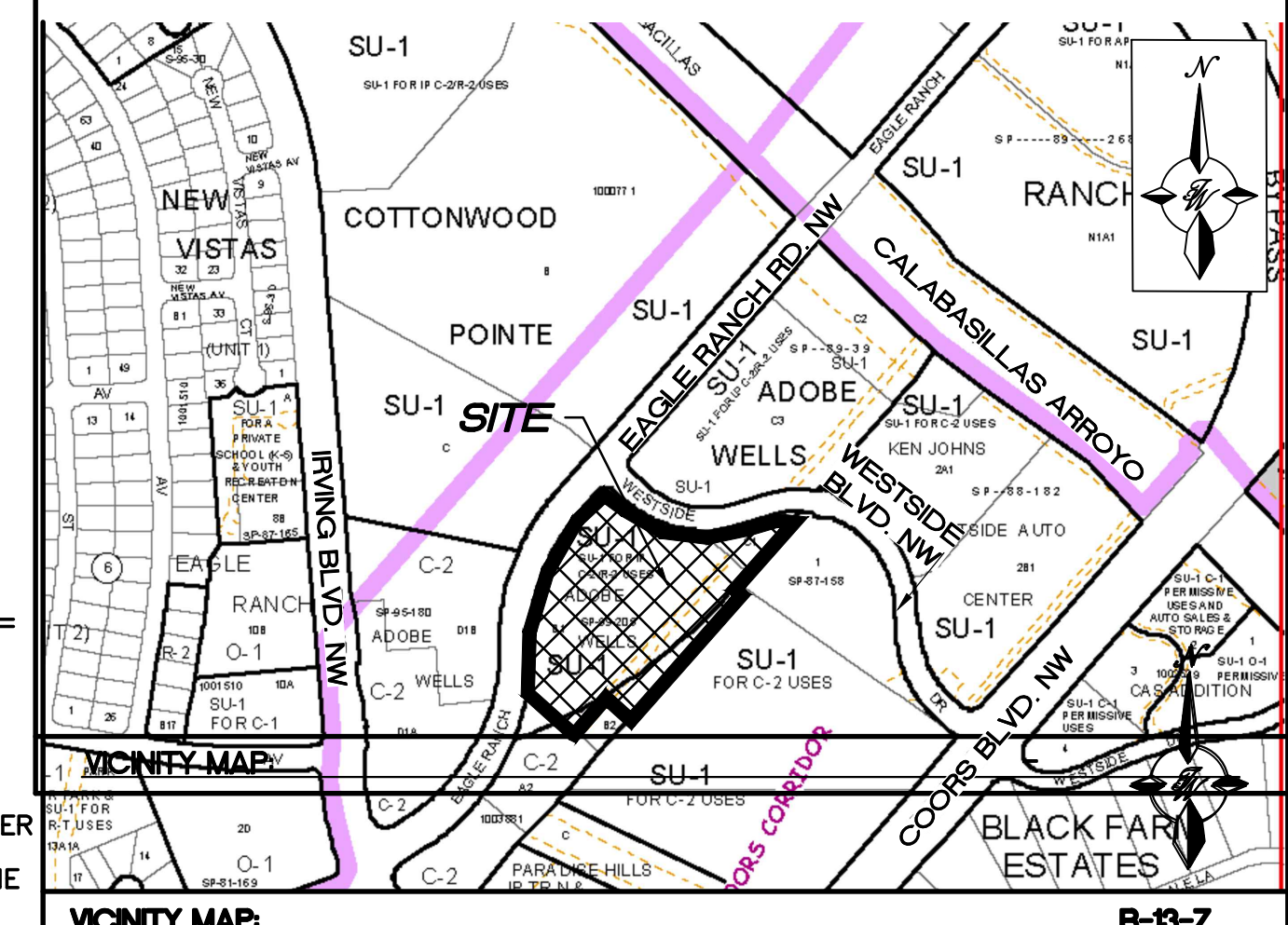
WESTSIDE BLVD. N.W.
60' PUBLIC RIGHT OF WAY

LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- ▭ BUILDING
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- ⊙ EXISTING HYDRANT
- ⊙ PROPOSED HYDRANT
- - - EXISTING FENCE
- - - EASEMENT
- ⊙ SIDEWALK
- ⊙ SITE LIGHTS
- ⊙ EXISTING SIDEWALK
- ⊙ TRANSFORMER

TRAFFIC CIRCULATION LAYOUT APPROVED

Sertil A. Kanbar 3/18/2026
Signed Date



LEGAL DESCRIPTION:
AS ALL OR A PORTION OF TRACT B-1 PLAT OF TRACT B-1 AND B-2; AND TRACT C-1 SUBDIVISION PLAT MAP, ALL FOR ADOBE WELLS SUBDIVISION, LOCATED AT 9640 EAGLE RANCH RD. NW, BETWEEN IRVING BLVD. NW, AND WESTSIDE DR. NW, (THE "SUBJECT SITE"), CONTAINING APPROXIMATELY 6.3 ACRES.

SITE DATA

PROPOSED USAGE:	LIGHT VEHICLE SALES AND RENTAL
LOT AREA:	261,360 SF (6 ACRES)
ZONING:	MX-L AND NR-BP
BUILDING AREA:	EXISTING - 17,649 SF ADDITION - 6,002 SF TOTAL - 23,651 SF
PARKING REQUIRED:	48 SPACES (LIGHT VEHICLE SALES AND RENTAL, 2 SPACES/1000 GFA)
PARKING PROVIDED:	CUSTOMER SALES PARKING= 33 SPACES CUSTOMER SERVICING PARKING= 34 SPACES VEHICLE INVENTORY= 206 SPACES VEHICLE DISPLAY= 136 SPACES FENCED YARD= 22 SPACES
HC PARKING REQUIRED:	4 SPACES
HC PARKING PROVIDED:	4 SPACES 1 SPACE VAN ACCESSIBLE
MOTORCYCLE PARKING REQUIRED:	3 SPACES
MOTORCYCLE PARKING PROVIDED:	3 SPACES
BICYCLE PARKING REQUIRED:	7 SPACES (10% OF REQUIRED PARKING)
BICYCLE PARKING PROVIDED:	7 SPACES

SETBACKS:
FRONT 20' MINIMUM
SIDE 10' MINIMUM
BACK 10' MINIMUM

CAUTION:
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.

GENERAL NOTES:

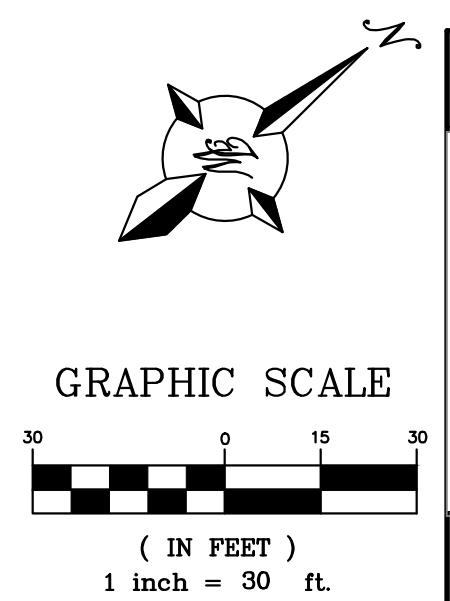
1. ALL BROKEN SIDEWALK SHALL BE REMOVED AND REPLACED ALONG WITH IMPROVEMENTS

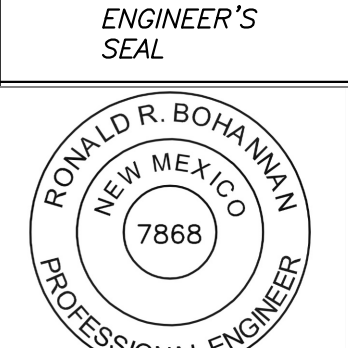
EXECUTIVE SUMMARY:

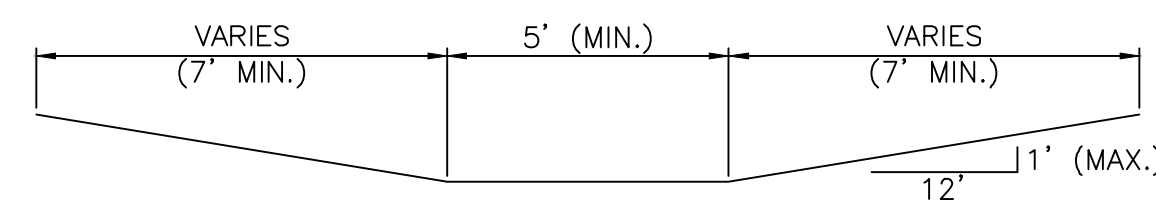
THE SITE IS LOCATED IN THE SE QUADRANT OF EAGLE RANCH ROAD AND WESTSIDE DRIVE IN NW ALBUQUERQUE NM. THE IMPROVEMENTS ON THE 6.0 ACRE PROPERTY (TWO TRACTS) INCLUDE THE EXPANSION OF THE PITRE KIA AUTO DEALERSHIP TO INCLUDE AN ADDITIONAL 5,700 SF BUILDING TO EXPAND ON THE EXISTING SERVICING OPERATIONS. IN ADDITION TO THIS BUILDING EXPANSION, THE PARKING LOT WILL BE MODIFIED TO FACILITATE AN ADDITIONAL DRIVE AISLE ALONGSIDE THE BUILDING EXPANSION AND ASSOCIATED PARKING MODIFICATIONS. FURTHERMORE THESE IMPROVEMENTS WILL INCORPORATE THE RELOCATION OF THE EXISTING GAS AND ELECTRICAL UTILITY CONNECTIONS FOR THE BUILDING. ALL OTHER EXISTING INFRASTRUCTURE WILL REMAIN AS IS. ACCESS TO THE SITE IS FROM TWO EXISTING ENTRANCES, ONE OFF OF EAGLE RANCH ROAD AND ONE OFF OF WESTSIDE BLVD.

KEYED NOTES

- | | |
|---|---|
| <ol style="list-style-type: none"> 1 ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. DET-1) 2 NEW CONCRETE SIDEWALK AT BUILDING (SEE DETAIL SHT. DET-1) 3 REMOVED AND REPLACED MONUMENT SIGN 4 EXISTING DUMPSTER 5 RELOCATED SITE LIGHT 6 RELOCATED GAS METER 7 RELOCATED ELECTRICAL TRANSFORMER 8 EXISTING FLUSH CONCRETE SIDEWALK | <ol style="list-style-type: none"> 9 EXISTING CURB AND GUTTER 10 NEW CURB AND GUTTER 11 EXISTING ASPHALT PAVING 12 NEW ASPHALT PAVING 13 EXISTING DIRT/GRAVEL LOT 14 EXISTING FENCING 15 NEW ELECTRIC VEHICLE CHARGER 16 EXISTING ACCESSIBLE RAMP TO BE UPGRADED/REHABILITATED 17 6' PEDESTRIAN ACCESS |
|---|---|



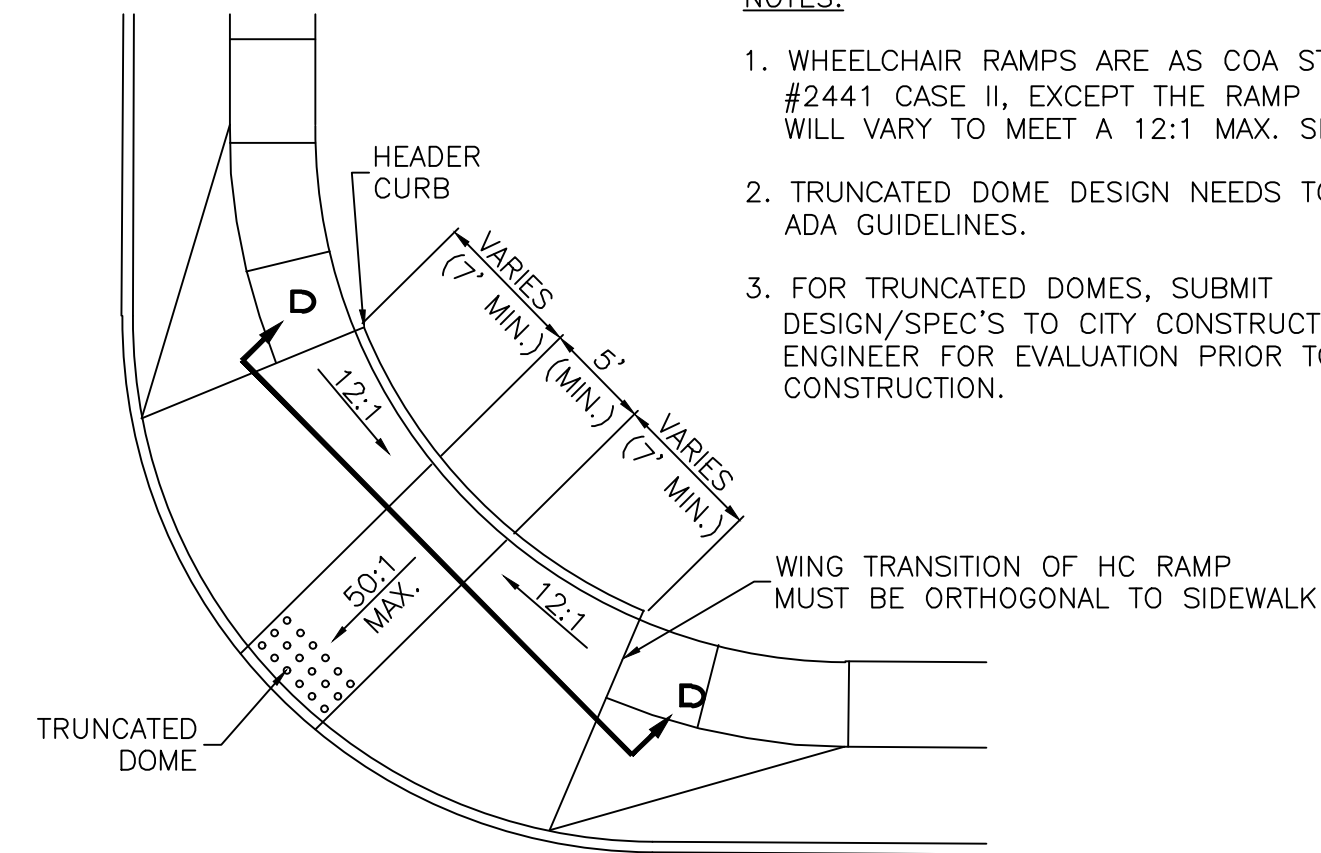
ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	KIA_WESTSIDE AUTO DEALERSHIP FINAL TRAFFIC CIRCULATION PLAN <i>TIERRA WEST, LLC</i> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY MR DATE 06/18/2025 SHEET # TCL-1 JOB # 2024019
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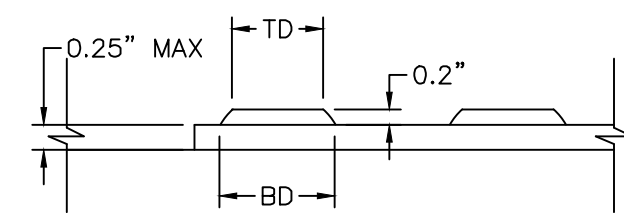
SECTION D-D
NTS

NOTES:

1. WHEELCHAIR RAMPS ARE AS COA STD DWG #2441 CASE II, EXCEPT THE RAMP WIDTH WILL VARY TO MEET A 12:1 MAX. SLOPE.
2. TRUNCATED DOME DESIGN NEEDS TO FOLLOW ADA GUIDELINES.
3. FOR TRUNCATED DOMES, SUBMIT DESIGN/SPEC'S TO CITY CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.

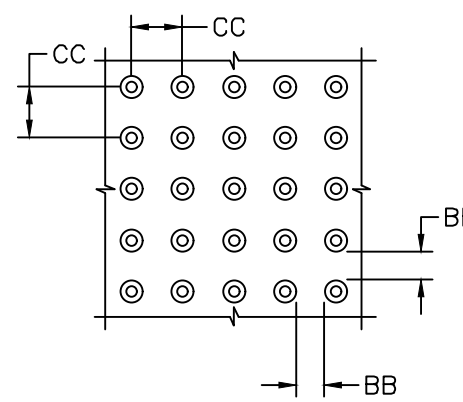


WHEELCHAIR RAMP DETAIL (TYP.)
NTS



DOME SECTION

BD - BASE DIAMETER 0.9\"/>

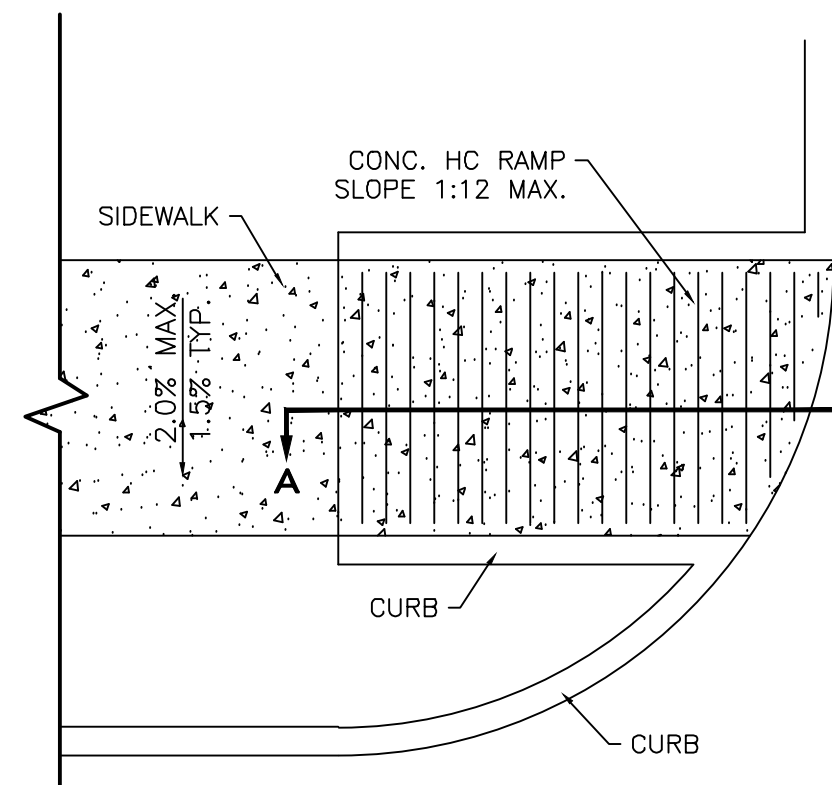


DOME SPACING

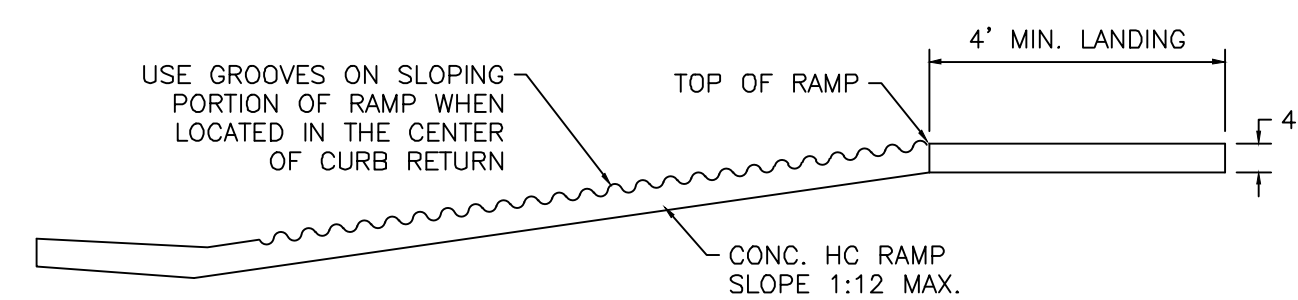
CC - CENTER TO CENTER SPACING 2.35\"/>

NOTES:

1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. THE RAMP SHALL BE GROOVED IN A TRANSVERSE PATTERN WITH 1/4\"/>



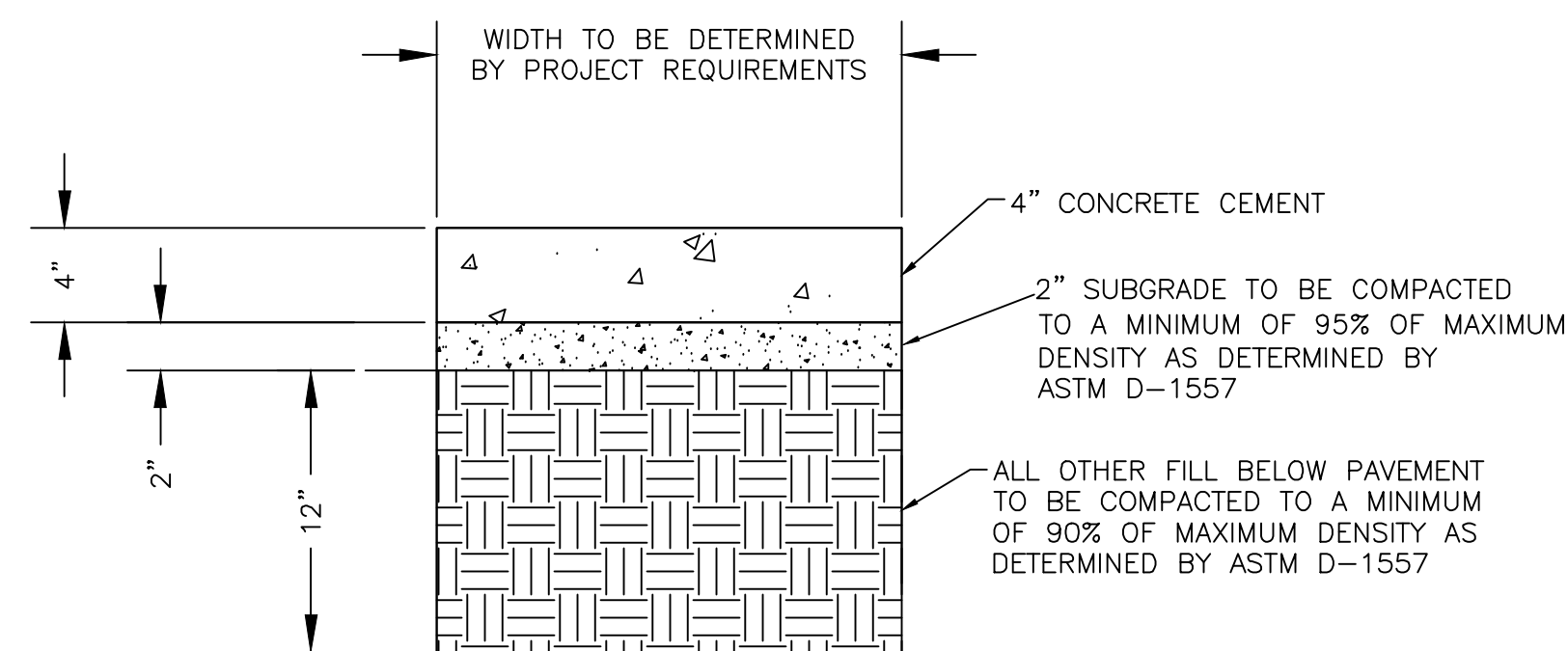
PLAN



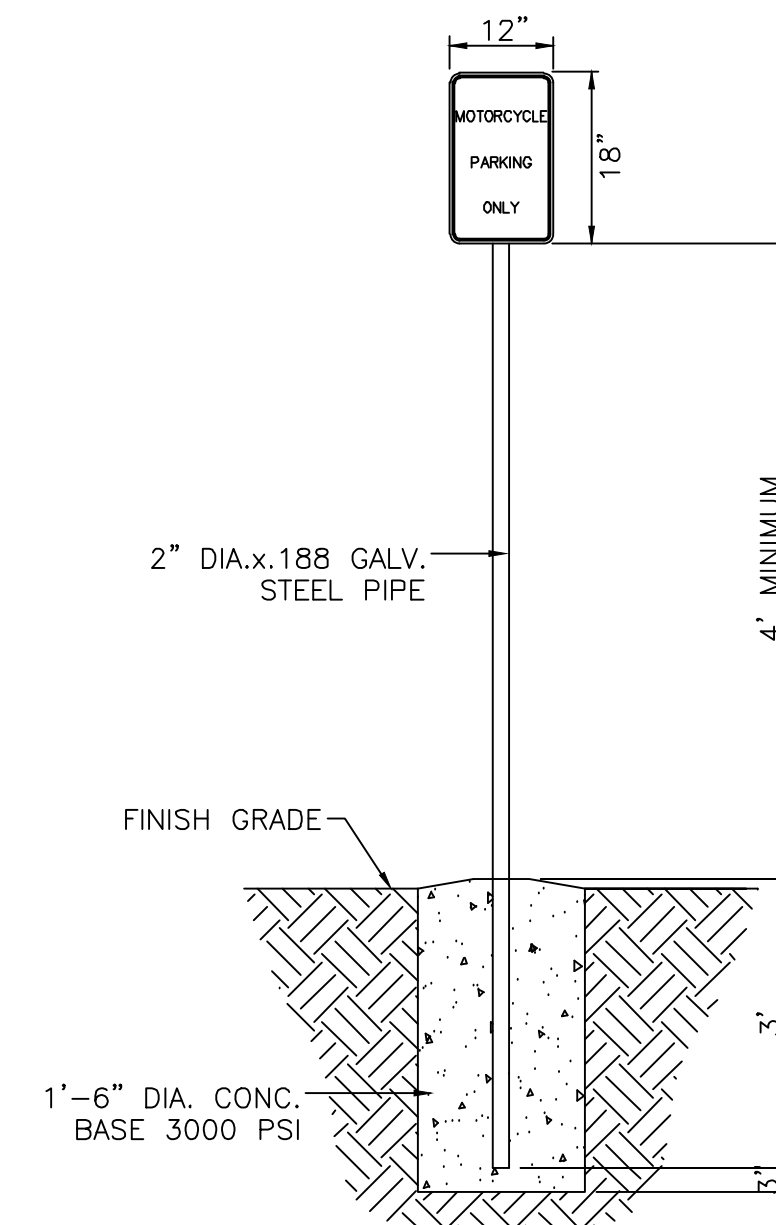
SECTION A-A

UNIDIRECTIONAL HC RAMP

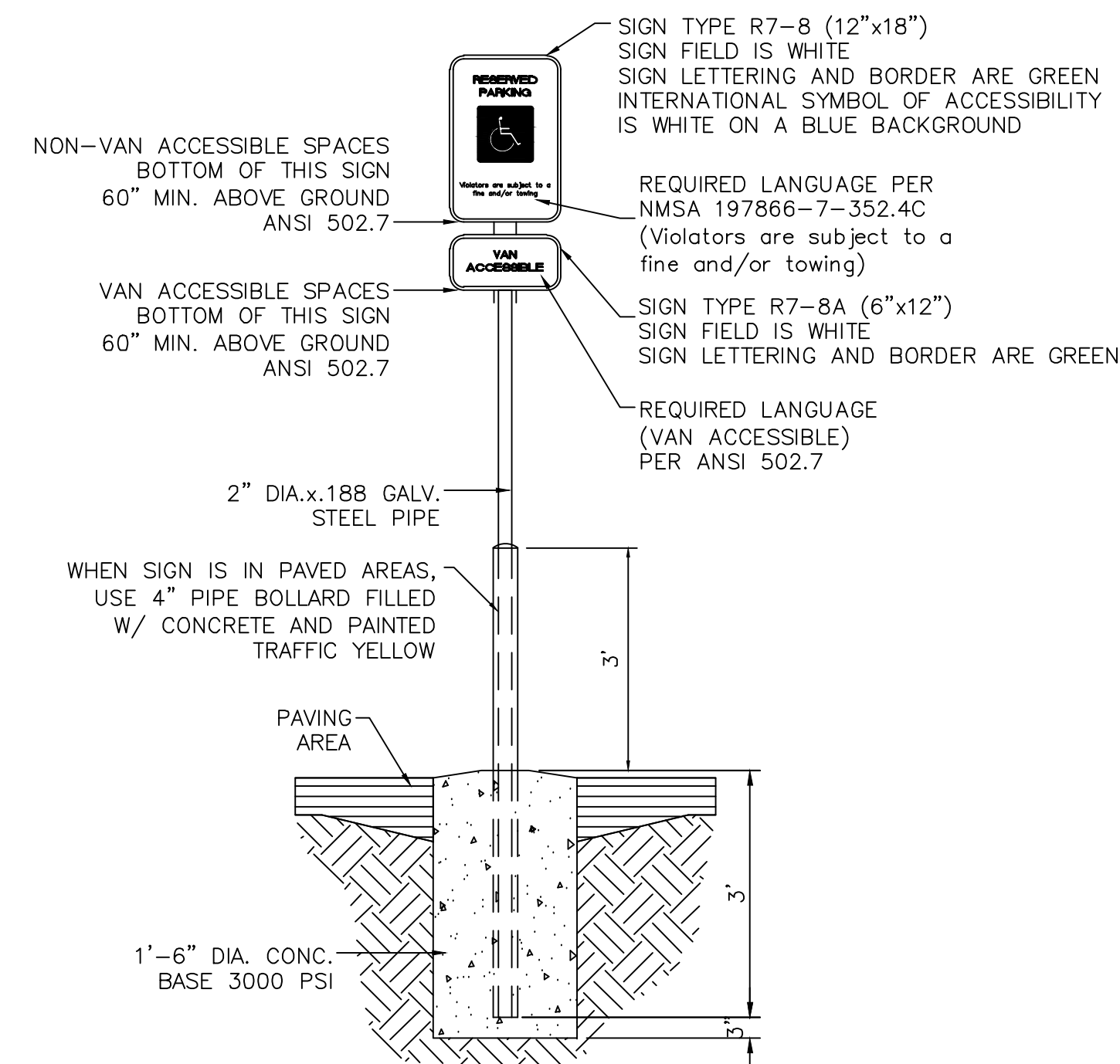
SCALE: NTS



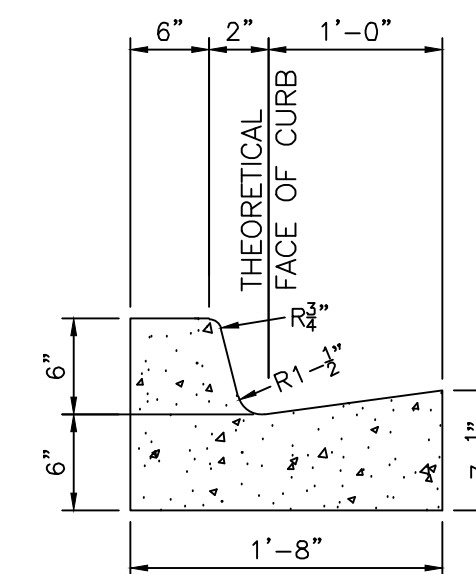
CONCRETE SIDEWALK SECTION



MOTORCYCLE PARKING SIGN
NTS



ACCESSIBLE PARKING SIGN
NTS



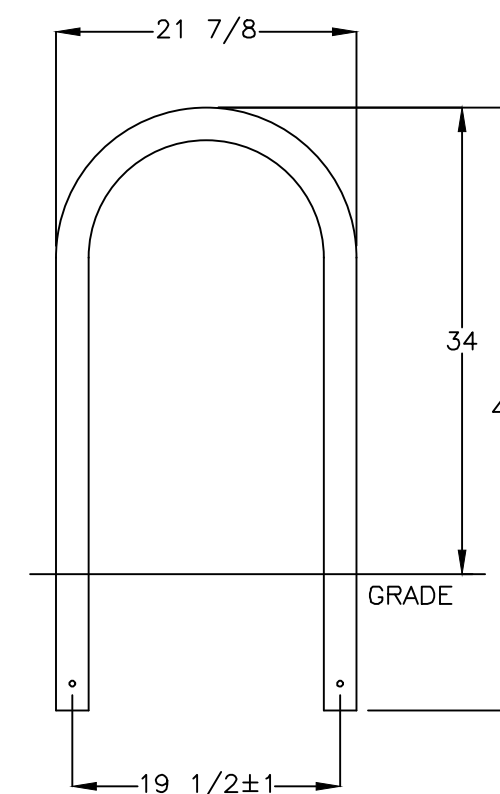
CURB GENERAL NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WAL-MART SPECIFICATIONS.
2. PROVIDE CONTRACTION JTS. 12\"/>

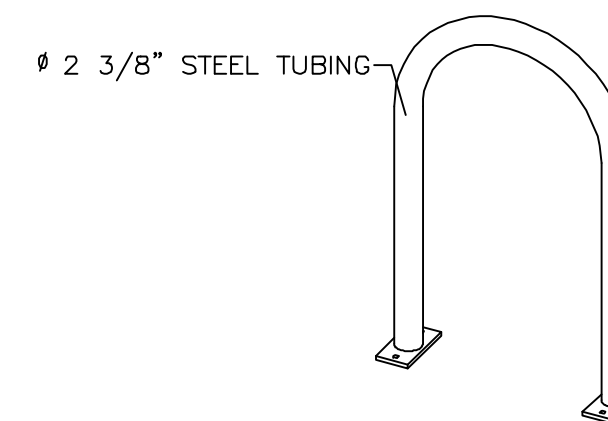
6\"/>

NTS

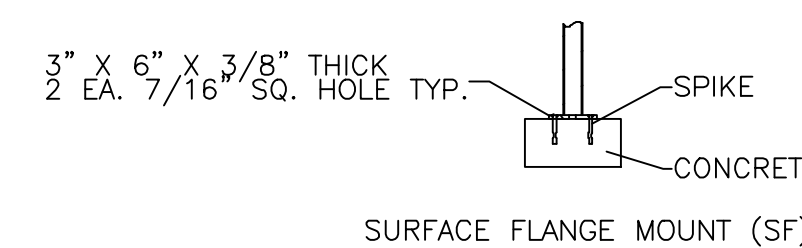
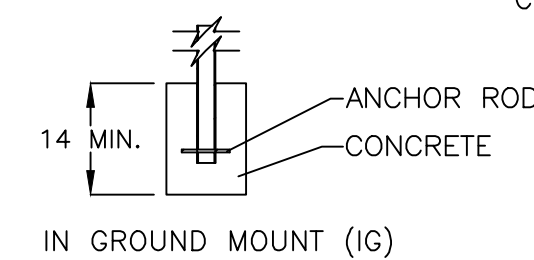
TRAFFIC CIRCULATION LAYOUT APPROVED
Sertil A. Kanbar 3/18/2026
Signed Date



MADRAX DIVISION GRABER MANUFACTURING, INC. 1080 UNEX DRIVE WAUNAKEE, WI 53597 P(800) 448-7931, P(608) 849-1080, F(608) 849-1081 WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



CHECK DESIRED MOUNT



PRODUCT: U238-IG(SF) DESCRIPTION: 'U' BIKE RACK 2 BIKE, SURFACE OR IN GROUND MOUNT DATE: 10-4-18 ENG: SMC

NOTES:

1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

U-BIKE RACK

	KIA WESTSIDE AUTO DEALERSHIP	DRAWN BY RMG
	CONSTRUCTION DETAILS	DATE 11/06/2024
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2024019_DET
RONALD R. BOHANNAN P.E. #7868		SHEET # DET-1 JOB # 2024019