

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

December 13, 2024  
Derek Bohannon  
Tierra West LLC  
5571 Midway Park PL NE  
Albuquerque, NM, 87109

[dbohannon@tierrawestllc.com](mailto:dbohannon@tierrawestllc.com)

**Re: Retail at 7 Bar  
10080 & 10088 Coors Blvd NW  
Conceptual Traffic Circulation Layout for DFT Approval  
Engineer's Stamp 9-25-24 (B14D010D)**

Dear Mr. Bohannon,

The conceptual TCL submittal received 12-11-2024 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 5 ft sidewalk and 4-6 ft Buffer/Landscape are required along 7 Bar loop and the access road.**

**2-Show all the detail drawings**

**3-provide approval of fire marshal and solid waste dept.**

**4-submit TSF (see attached)**

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 front counter personnel 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: File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: \_\_\_\_\_ Hydrology File # \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address, UPC, OR Parcel: \_\_\_\_\_

Applicant/Agent: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Applicant/Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**TYPE OF DEVELOPMENT:** Plat (# of lots) \_\_\_\_\_ Single Family Home  
All other Developments

RE-SUBMITTAL: YES NO

**DEPARTMENT:** TRANSPORTATION HYDROLOGY/DRAINAGE

**Check all that apply under Both the Type of Submittal and the Type of Approval Sought:**

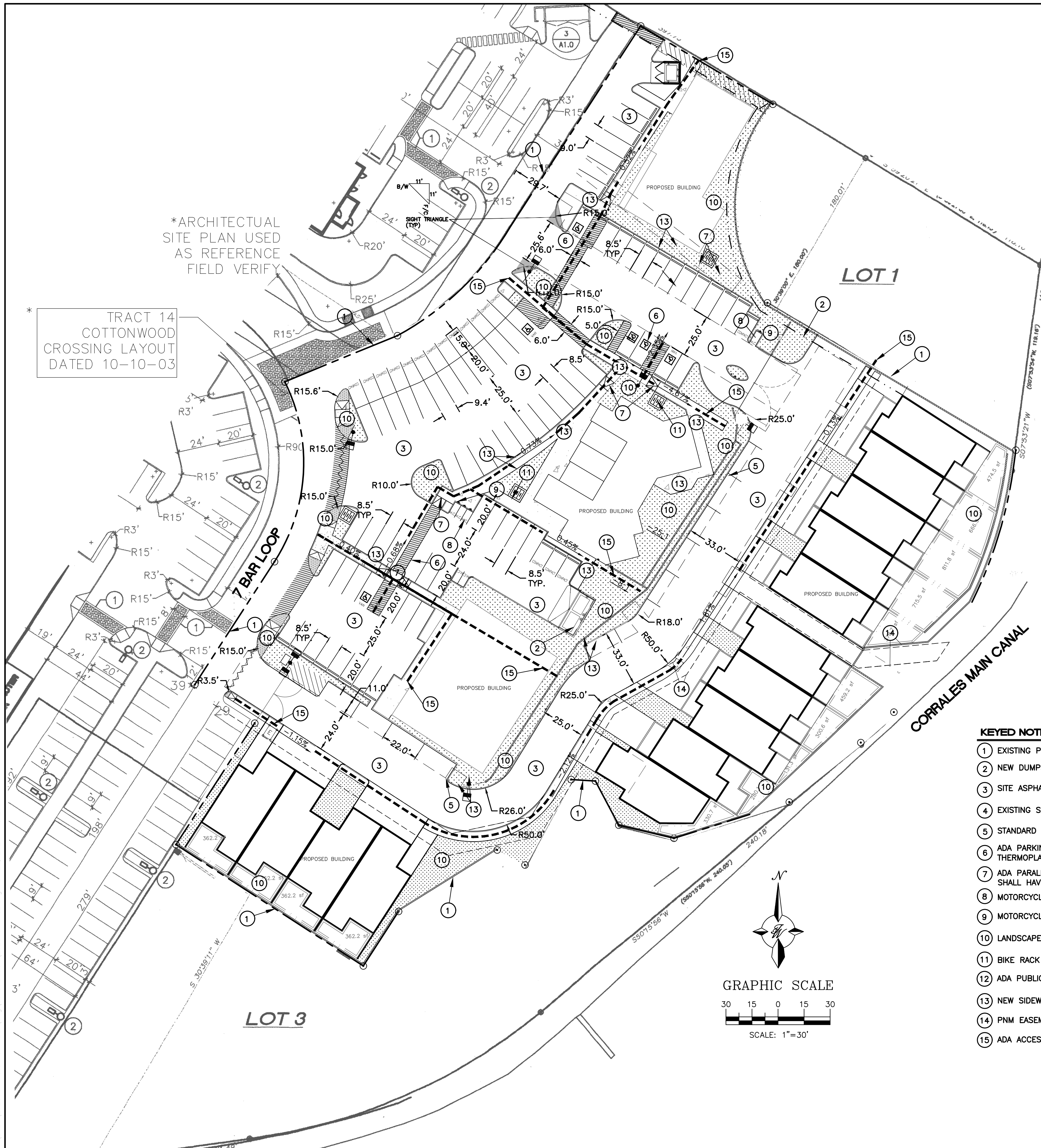
### TYPE OF SUBMITTAL:

- Engineering / Architect Certification
- Conceptual Grading & Drainage Plan
- Grading & Drainage Plan, and/or Drainage Report
- Drainage Report (Work Order)
- Drainage Master Plan
- Conditional Letter of Map Revision (CLOMR)
- Letter of Map Revision (LOMR)
- Floodplain Development Permit
- Traffic Circulation Layout (TCL) – Administrative
- Traffic Circulation Layout (TCL) – DFT Approval
- Traffic Impact Study (TIS)
- Street Light Layout
- OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

- Pad Certification
- Building Permit
- Grading Permit
- Paving Permit
- SO-19 Permit
- Foundation Permit
- Certificate of Occupancy - Temp Perm
- Preliminary / Final Plat
- Site Plan for Building Permit - DFT
- Work Order (DRC)
- Release of Financial Guarantee (ROFG)
- CLOMR / LOMR
- Conceptual TCL - DFT
- OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_



\*ARCHITECTURAL SITE PLAN USED AS REFERENCE FIELD VERIFY

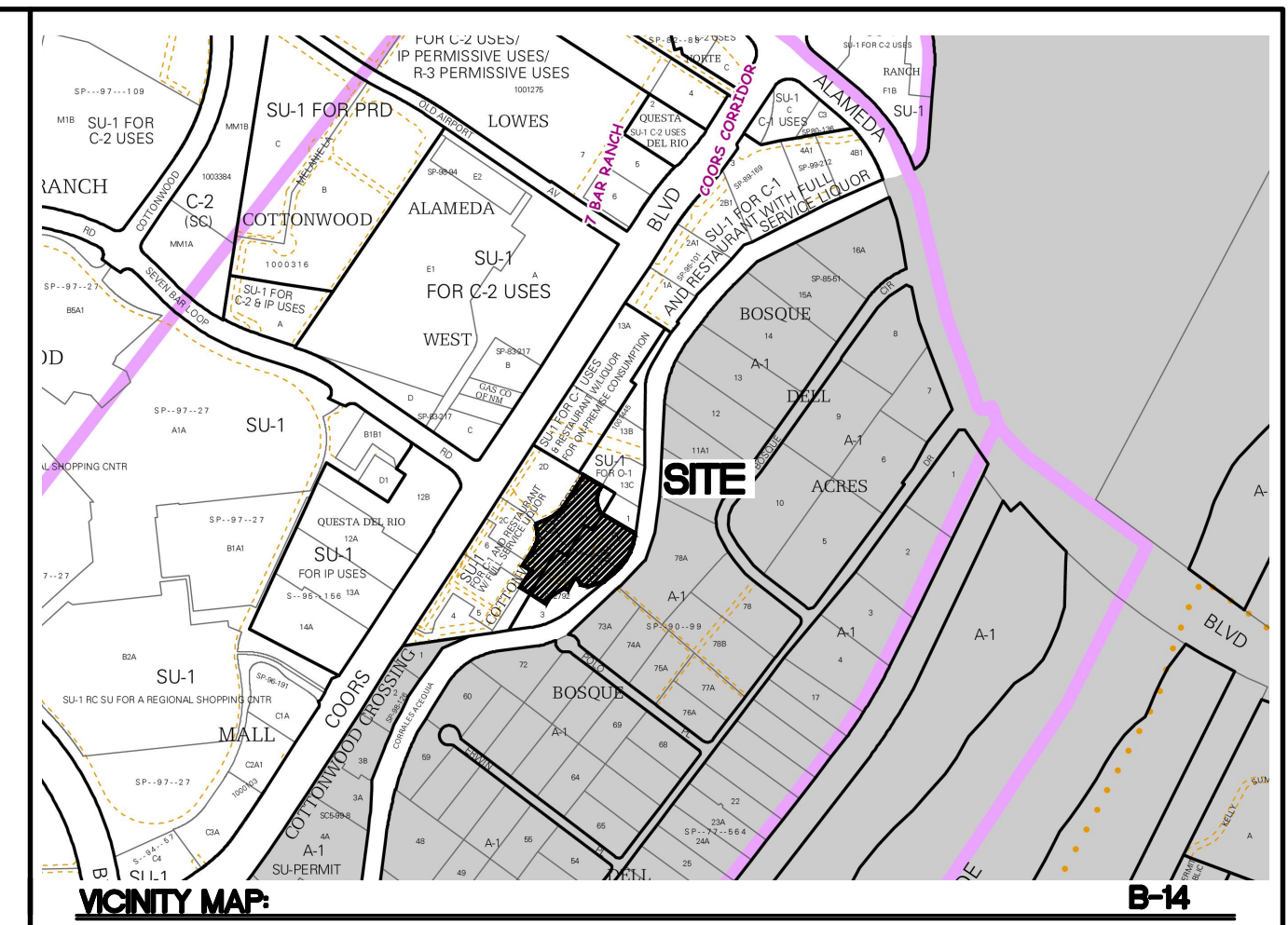
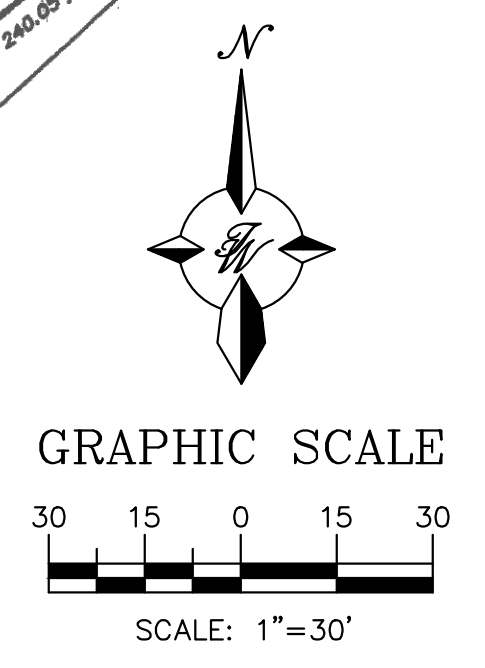
TRACT 14 COTTONWOOD CROSSING LAYOUT DATED 10-10-03

**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
—	ADA ACCESS ROUTE

- NOTES**
- 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.
  - ALL SIGNS TO BE COVERED WITH ANTI GRAFFITI COATING.
  - ALL SIGNS AND STRIPING SHALL BE MADE IN ACCORDANCE WITH THE MUTCD (CURRENT EDITION) SPECIFICATIONS AND COA STANDARDS.
  - ALL SYMBOLS AND ARROWS STRIPING TO BE PERFORMED HOT APPLIED THERMOPLASTIC TAPE.
  - ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
  - ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARDS.

- KEYED NOTES**
- EXISTING PROPERTY LINE
  - NEW DUMPSTER
  - SITE ASPHALT PAVEMENT (SEE DETAIL, SHEET TCL-2)
  - EXISTING SIDEWALK
  - STANDARD 6" CURB & GUTTER PER COA STD #2415A
  - ADA PARKING W/ HANDICAP PARKING SIGN & 'HANDICAP SYMBOL' THERMOPLASTIC PAINT MARKINGS (SEE HANDICAP PARKING DETAIL ON SHEET C2)
  - ADA PARALLEL CURB RAMP PER COA STD DWG #2443 AND SHALL HAVE TRUNCATED DOMES INSTALLED (SEE DETAIL, SHEET C2)
  - MOTORCYCLE PARKING W/ MOTORCYCLE PARKING THERMOPLASTIC PAINT MARKINGS
  - MOTORCYCLE PARKING SIGN (SEE DETAIL, SHEET C2)
  - LANDSCAPE AREA
  - BIKE RACK (SEE DETAIL, SHEET C2)
  - ADA PUBLIC ACCESS PATHWAY
  - NEW SIDEWALK PER COA STD #2430 (SEE DETAIL, SHEET C3)
  - PNM EASEMENT
  - ADA ACCESS ROUTE PER ADA/COA REQUIREMENTS (SEE DETAIL SHEET XX)



**LEGAL DESCRIPTION**

LT 2-A LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSINGPHASE II) CONT 1.5908 AC

LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSINGPHASE II) CONT 1.5483 AC

3.20 ACRES OF THE CONTROLLING SITE DEVELOPMENT PLAN

**SITE DATA**

LOT AREA	136744 SF (3.20 ACRES)
ZONING	MX-L & MX-T

<b>BUILDING A</b>	
PROPOSED USE	COMMERCIAL
BUILDING FOOTPRINT	5000 SF
<b>BUILDING B</b>	
PROPOSED USE	CANNABIS RETAIL
BUILDING FOOTPRINT	4752 SF
<b>BUILDING C</b>	
PROPOSED USE	RESTAURANT
BUILDING FOOTPRINT	4057 SF
<b>DWELLING UNIT</b>	
PROPOSED USE	RESIDENTIAL
15 OF UNITS	1740± SF EACH
TOTAL AREA	23951 SF

**COMMERCIAL PARKING**

BUILDING A	25 SPACES (1 SPACES/200 SF GFA)
PARKING REQUIRED	30 SPACES
ACCESSIBLE SPACES REQUIRED	1 SPACE
ACCESSIBLE SPACES PROVIDED	1 SPACE VAN ACCESSIBLE

MOTORCYCLE SPACES REQUIRED AND PROVIDED 1 SPACE  
BICYCLE SPACES REQUIRED AND PROVIDED 3

**BUILDING B**

TWO-STORY CANNABIS RETAIL	
PARKING SPACES REQUIRED	40 SPACES (4 SPACES/1,000 SF GFA)
PARKING SPACES PROVIDED	54 SPACES (26 SHARED W/BLDG C)
ACCESSIBLE SPACES REQUIRED	2 SPACES
ACCESSIBLE SPACES PROVIDED	3 SPACES (1 VAN ACCESSIBLE)

MOTORCYCLE SPACES REQUIRED 1 SPACE  
MOTORCYCLE SPACES PROVIDED 3 SPACES  
BICYCLE SPACES REQUIRED AND PROVIDED 5

**BUILDING C**

PARKING SPACES REQUIRED	32 SPACES (8 SPACES/1,000 SF GFA)
PARKING SPACES PROVIDED	44 SPACES (26 SHARED W/BLDG B)
ACCESSIBLE SPACES REQUIRED AND PROVIDED	1 SPACE (1 VAN ACCESSIBLE)

MOTORCYCLE SPACES REQUIRED AND PROVIDED 1 SPACE  
BICYCLE SPACES REQUIRED AND PROVIDED 3

**RESIDENTIAL PARKING**

DWELLING, TWO FAMILY DETACHED	2 SPACE/PER UNIT
TOTAL PARKING REQUIRED	30 SPACES
GARAGE PARKING	30 SPACES

LANDSCAPE REQUIRED 14847 SF (15% NET AREA)  
LANDSCAPE PROVIDED 19880 SF

	<b>ENGINEER'S SEAL</b> RETAIL AT 7 BAR ALBUQUERQUE, NM	DRAWN BY pm/g6sb
	<b>TRAFFIC CIRCULATION LAYOUT</b>	DATE 09-25-24
	<b>TERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING
RONALD R. BOHANNON P.E. #7868	SHEET # <b>9</b>	JOB # 2023004