

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

March 11, 2025

Derek Bohannon  
Tierra West LLC  
5571 Midway Park PI NE  
Albuquerque NM, 8710

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

**Re: Retail at 7 Bar**  
**10088 Coors NW**  
**Traffic Circulation Layout**  
Engineer's Stamp 12-20-24 (B14D010D)

Dear Mr. Bohannon,

The TCL submittal received 3-11-2025 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





#### 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

#### TRAFFIC CIRCULATION LAYOUT APPROVED

Sertil A. Kanbar 3/11/2025

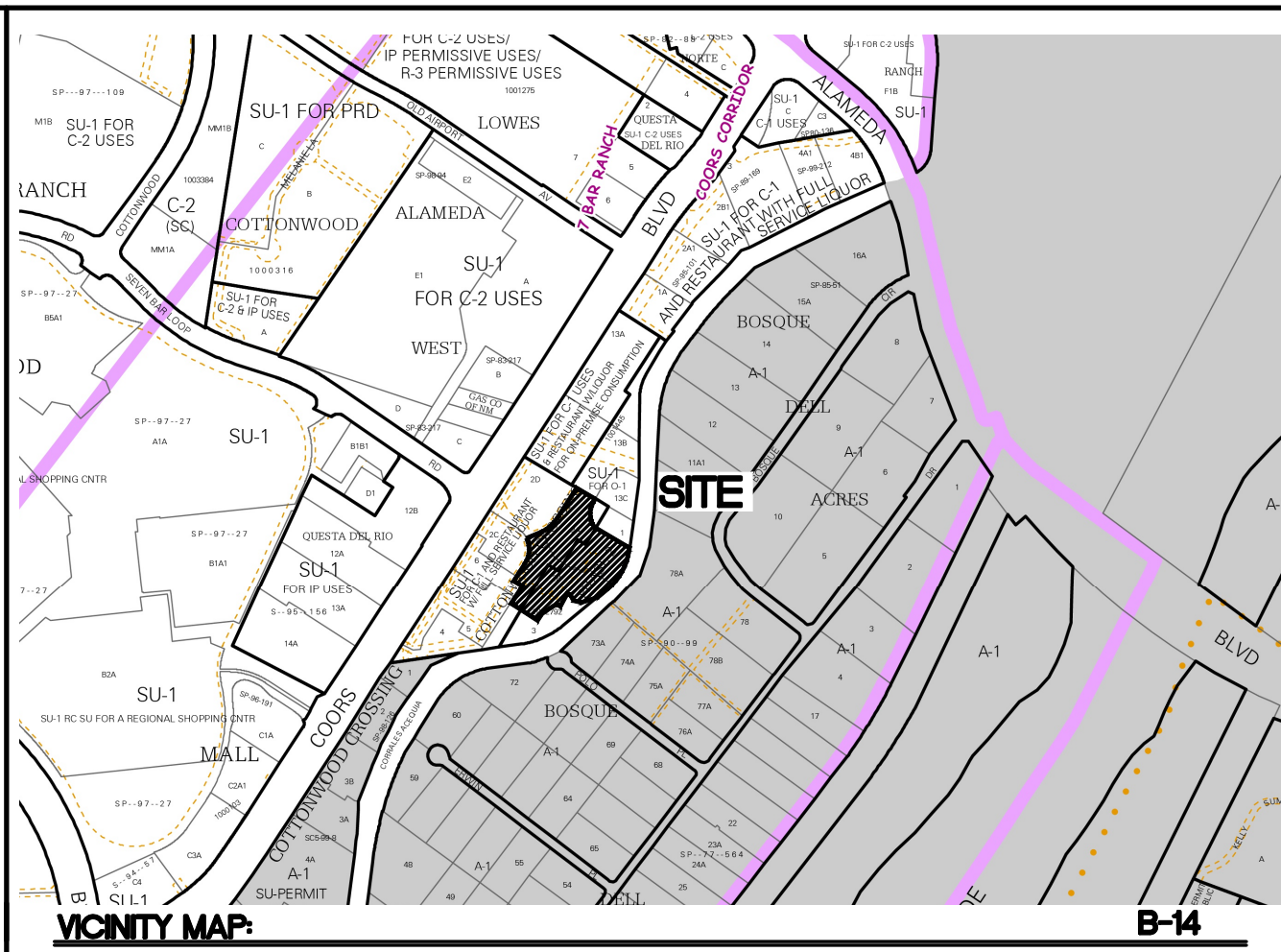
Signed Date

#### 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

BUILDING A  
PROPOSED USE COMMERCIAL  
BUILDING FOOTPRINT 5000 SF

BUILDING B  
PROPOSED USE CANNABIS RETAIL  
BUILDING FOOTPRINT 4752 SF

BUILDING C  
PROPOSED USE RESTAURANT  
BUILDING FOOTPRINT 4057 SF

DWELLING UNIT  
PROPOSED USE RESIDENTIAL  
15 OF UNITS 1740± SF EACH  
TOTAL AREA 23951 SF

#### COMMERCIAL PARKING

BUILDING A  
PARKING REQUIRED 25 SPACES (1 SPACES/200 SF GFA)  
PARKING PROVIDED 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



RETAIL AT 7 BAR  
ALBUQUERQUE, NM

TRAFFIC CIRCULATION  
LAYOUT

TIERRA WEST, LLC  
5571 MIDWAY PARK PL NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 858-3100  
www.tierrawestllc.com

DRAWN BY  
pm/as

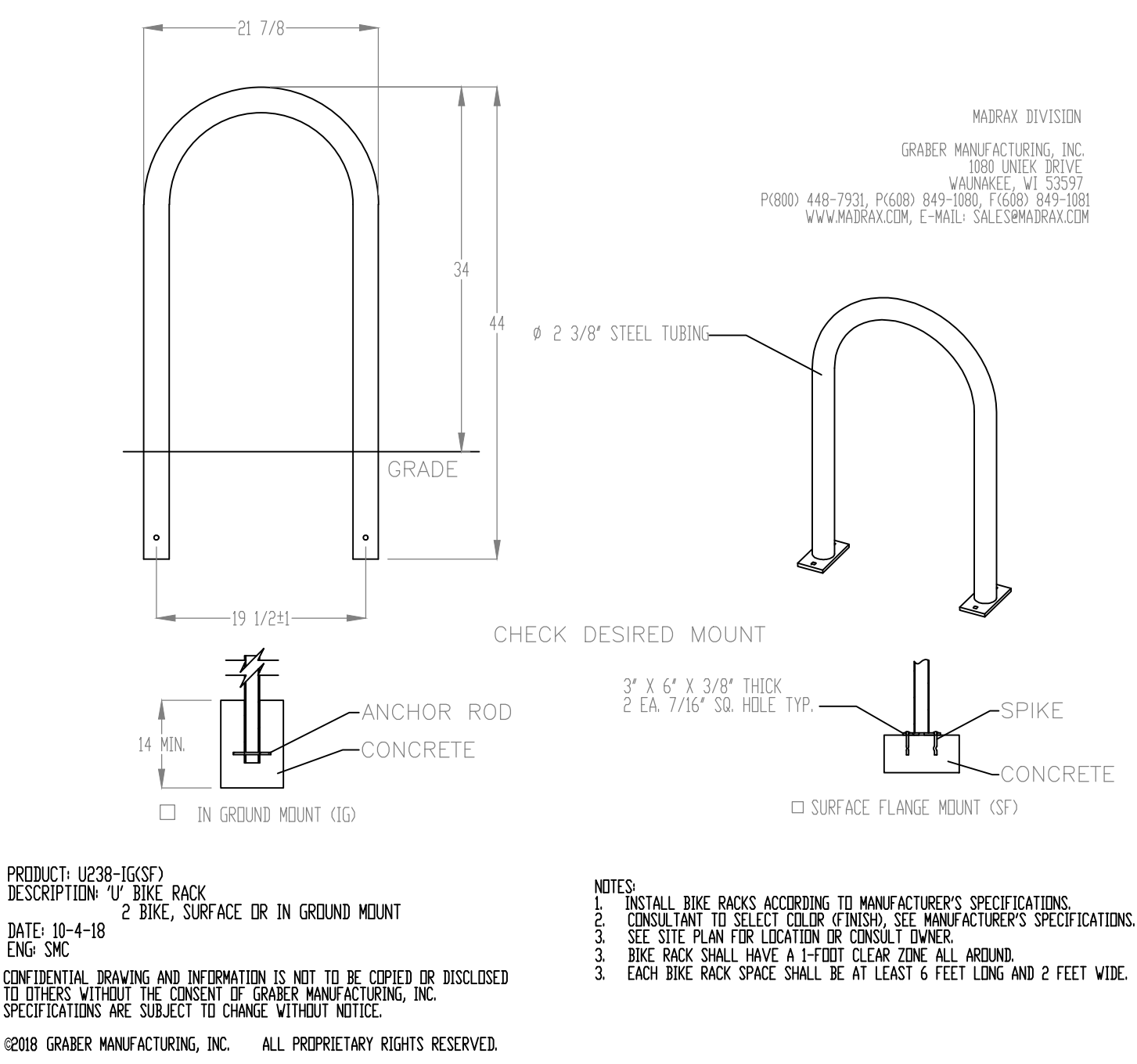
DATE  
12-20-24

DRAWING

SHEET #  
10

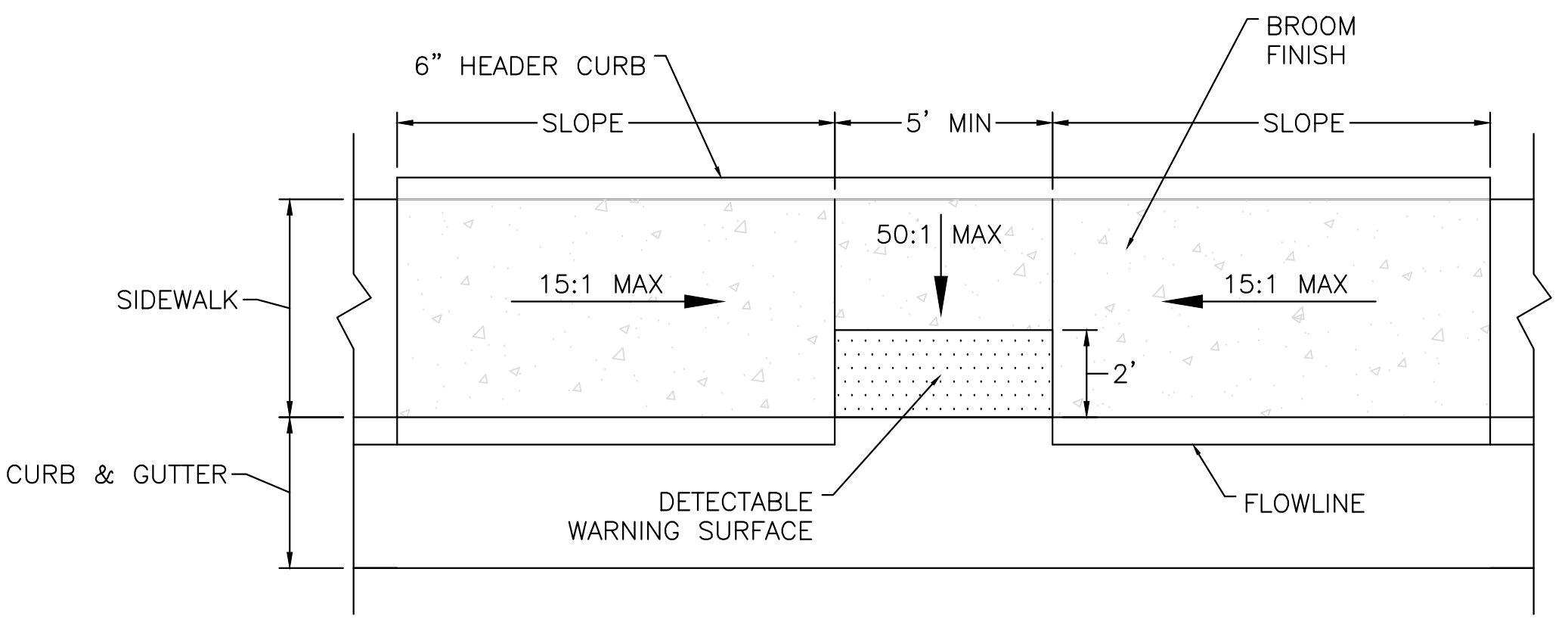
JOB #  
2023004



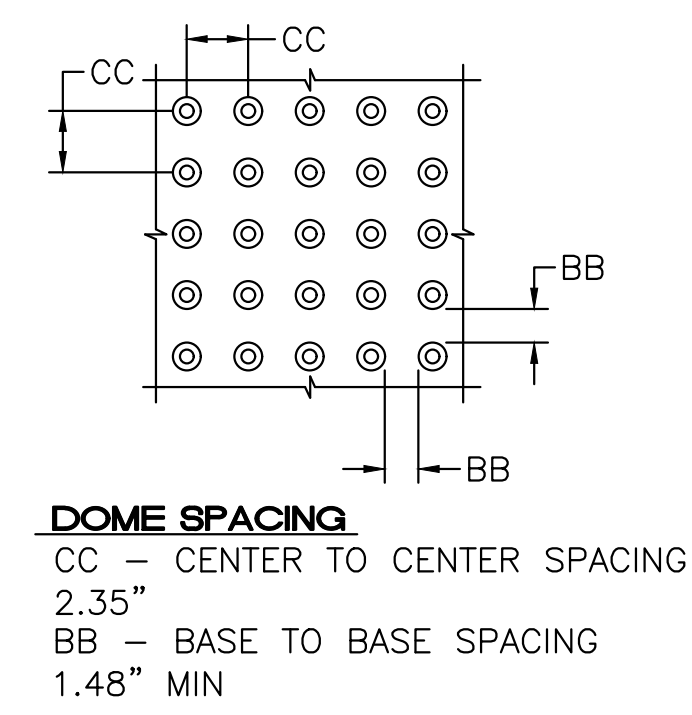
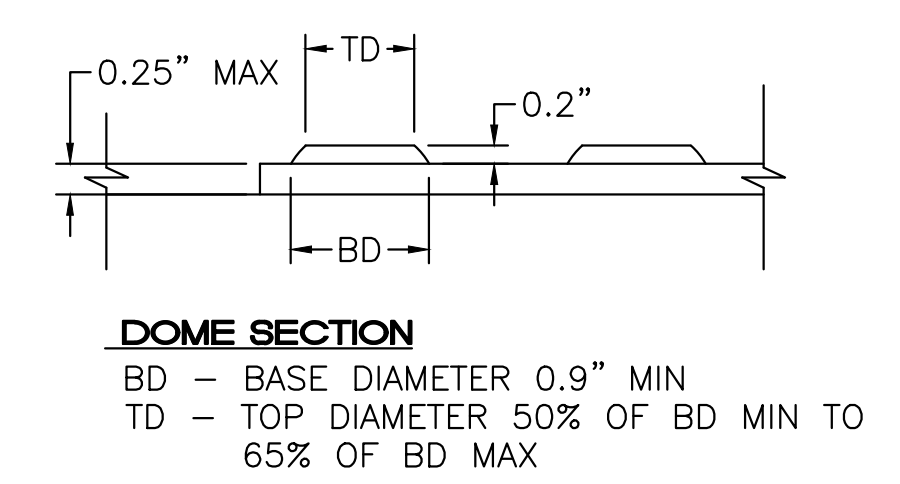


**BIKE RACK DETAIL**  
SCALE: NONE

- NOTES:**
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
  2. CONSTRUCT PER A.D.A. STANDARDS.



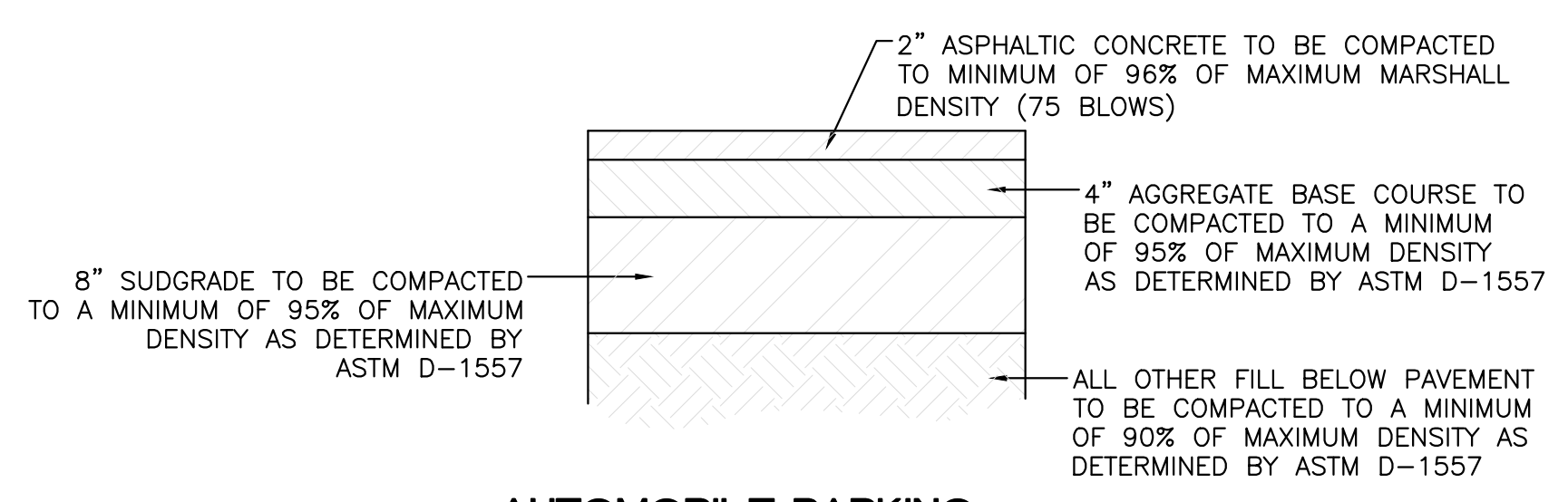
**PARALLEL CURB HC RAMP**  
NOT TO SCALE



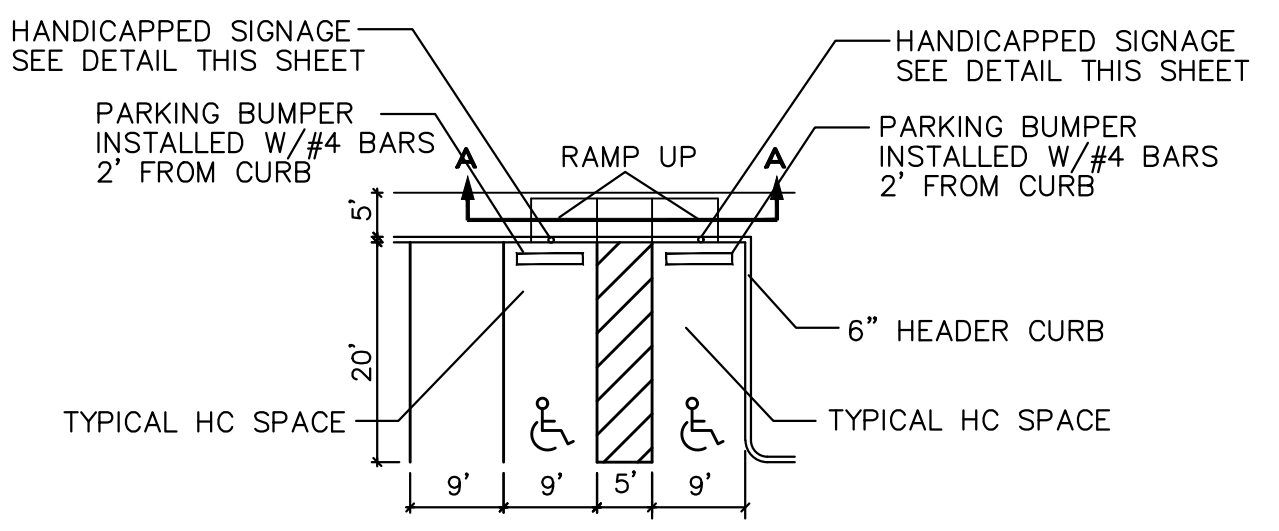
**TRAFFIC CIRCULATION  
LAYOUT APPROVED**

Sertil A. Kanbar 3/11/2025

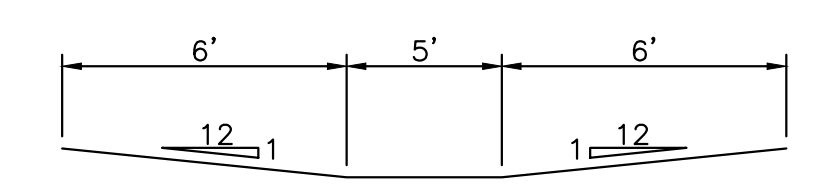
Signed \_\_\_\_\_ Date \_\_\_\_\_



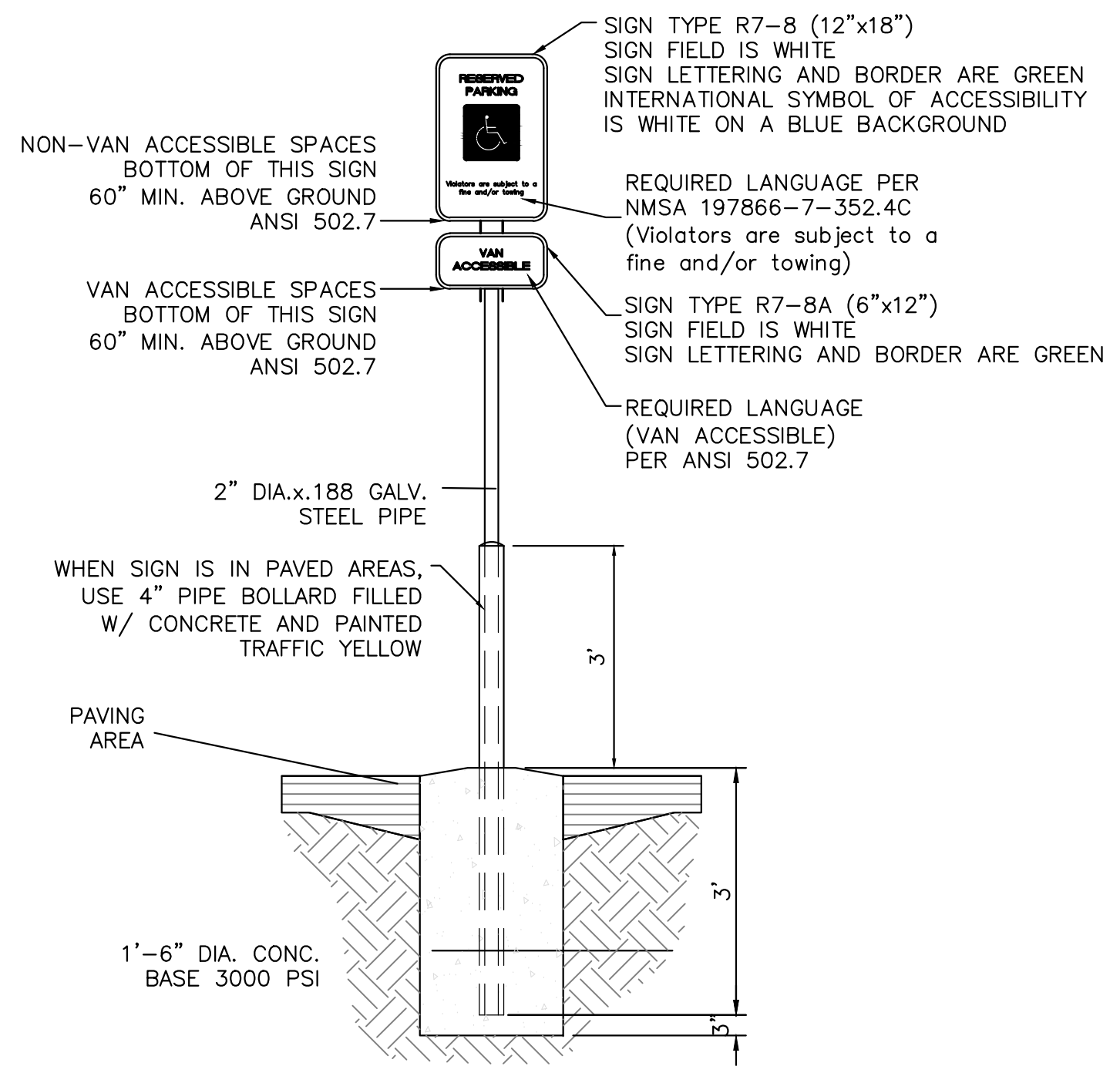
**AUTOMOBILE PARKING  
TYPICAL PAVING SECTION**  
1" = 1'



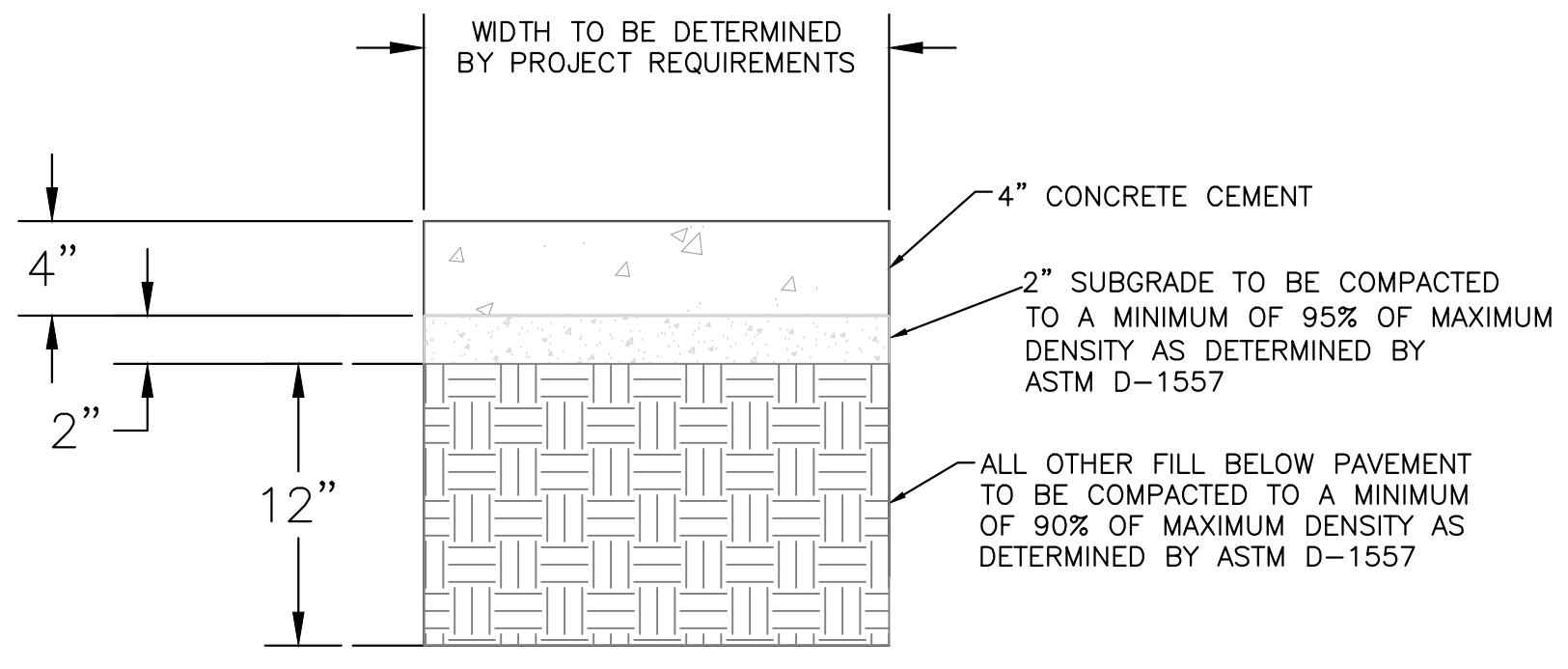
**HC PARKING DETAIL**  
NTS



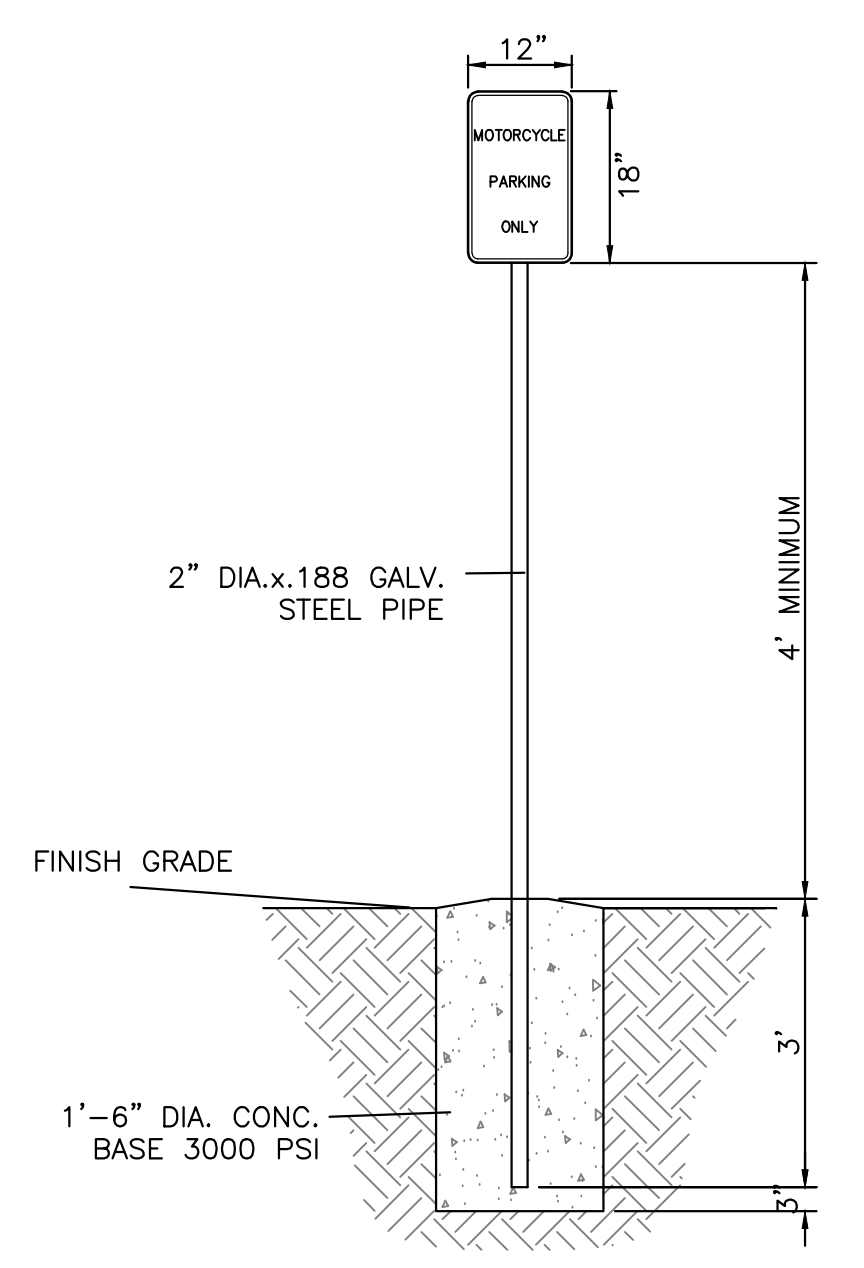
**HC PARKING DETAIL SECTION A-A**  
NTS



**ACCESSIBLE PARKING SIGN**  
NTS

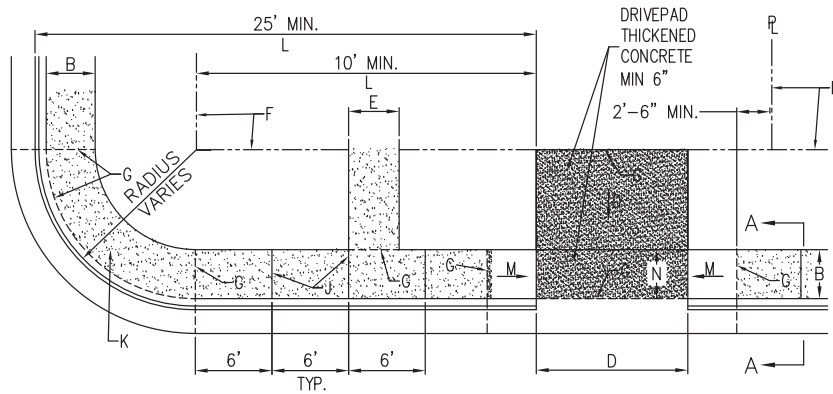


**CONCRETE SIDEWALK SECTION**

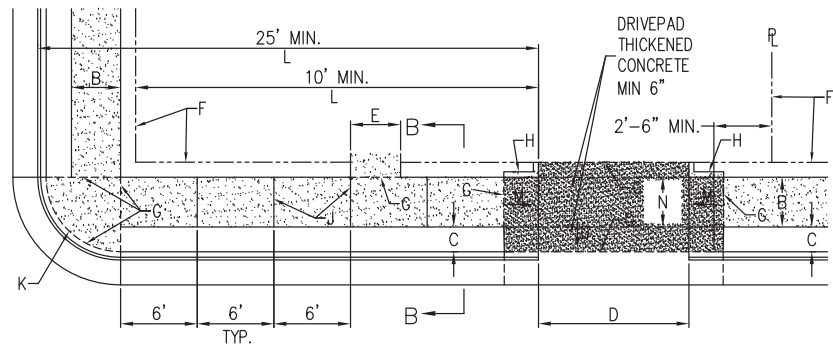


**MOTORCYCLE PARKING SIGN**  
NTS

<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	RETAIL AT 7 BAR ALBUQUERQUE, NM	DRAWN BY pm/g6sb
		DATE 02/05/2025
	TRAFFIC CIRCULATION DETAILS	DRAWING
	<div></div> <div>TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div>	SHEET # <b>11</b>
		JOB # 2023004



PLAN  
CURB TYPE SIDEWALK



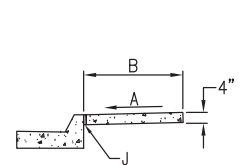
PLAN  
OFFSET TYPE SIDEWALK

## TRAFFIC CIRCULATION LAYOUT APPROVED

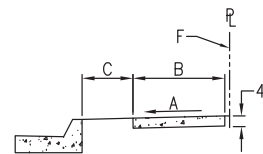
Sertil A. Kanbar 3/11/2025

Signed

Date



SECTION A-A



SECTION B-B

### GENERAL NOTES

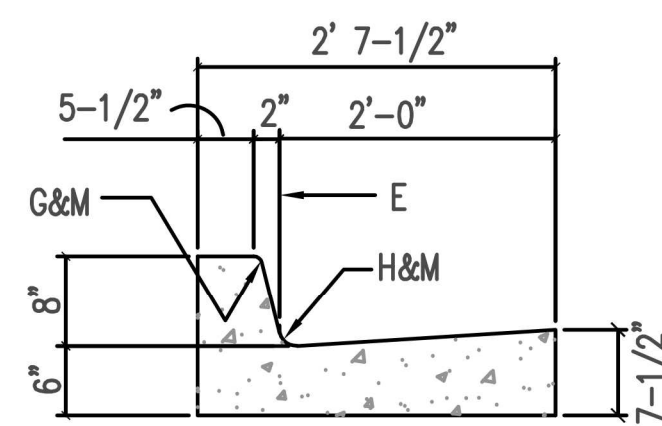
1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR CITY TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
2. SUBGRADE UNDER SIDEWALKS AND DRIVEPADS SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 301.
3. FOR SIDEWALKS LESS THAN 60" WIDE ON ACCESSIBLE ROUTE, PASSING SPACE AT LEAST 60" X 60" SHALL BE PROVIDED AT LEAST EVERY 200 FT.
4. GRATINGS LOCATED IN WALKING SURFACE SHALL HAVE SPACES NO GREATER THAN  $\frac{1}{2}$ " WIDE IN DIRECTION OF TRAVEL. IF OPENINGS ARE ELONGATED, LONG DIMENSION SHALL BE PLACED PERPENDICULAR TO DIRECTION OF TRAVEL.
5. ALONG THE ACCESSIBLE ROUTE, CHANGES IN LEVEL BETWEEN  $\frac{1}{4}$ " AND  $\frac{1}{2}$ " SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 2H:1V. CHANGES IN LEVEL GREATER THAN  $\frac{1}{2}$ " REQUIRE A RAMP.
6. PROVIDE A MINIMUM SIDEWALK WIDTH OF 4' AROUND OBSTACLES FOR ADA ACCESS.
7. SEE COA STD DWG 2425A AND 2425B FOR DRIVEPAD DETAILS.

### CONSTRUCTION NOTES

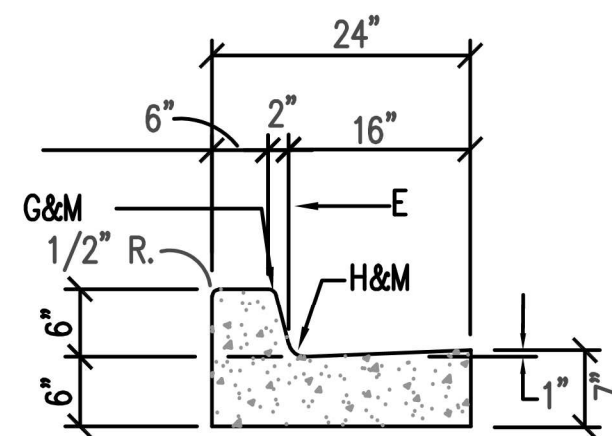
- A. SLOPE 2% MAX. 1.5% PREFERRED SLOPE.
- B. 5' MIN. SIDEWALK WIDTH. SIDEWALK WIDTH SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF DEVELOPMENT PROCESS MANUAL.
- C. SETBACK TO BE DETERMINED BY AVAILABLE RIGHT-OF-WAY. SEE CHAPTER 7 OF DEVELOPMENT PROCESS MANUAL. ALSO SEE COA STD. DWG. 2414 FOR LANDSCAPE BUFFER.
- D. SEE DRIVEPAD DETAILS, DWG. 2425A AND 2425B.
- E. WALKWAY VARIABLE (4' MINIMUM).
- F. PROPERTY LINE.
- G. 1/2" EXPANSION JOINTS WHERE SIDEWALK OR DRIVEPAD ABUTS BUILDINGS, FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
- H. HEADER CURB OR INTEGRAL CURB AS REQUIRED TO MEET GRADE AT BACK OF SIDEWALK. SEE STD. DWG. 2415.
- J. CONTRACTION JOINTS.
- K. FOR CURB ACCESS RAMPS, SEE DWGS. 2440 THROUGH 2445.
- L. CHECK DIMENSION FROM BOTH PROPERTY LINE AND FLOW LINE. USE IN AREAS WHERE DRIVEPAD IS FARTHEST FROM INTERSECTION.
- M. RAMP AS REQUIRED TO MEET DRIVEPAD GRADE. 8.3% MAX. SLOPE, 7% PREFERRED SLOPE.
- N. ADA ACCESSIBLE PATHWAY. 2% MAX. CROSS-SLOPE. 1.5% PREFERABLE CROSS-SLOPE.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	SIDEWALK DETAILS
DWG. 2430	JUNE 2019

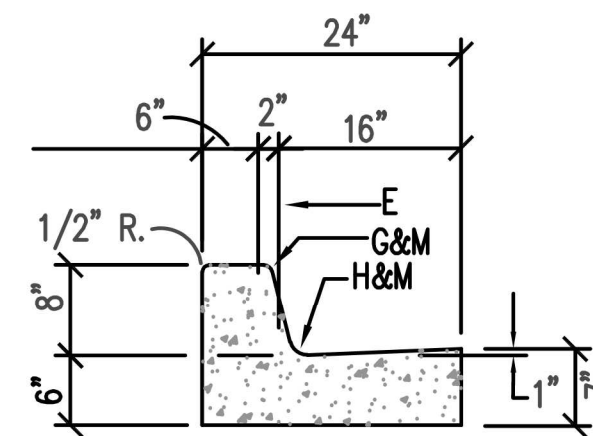




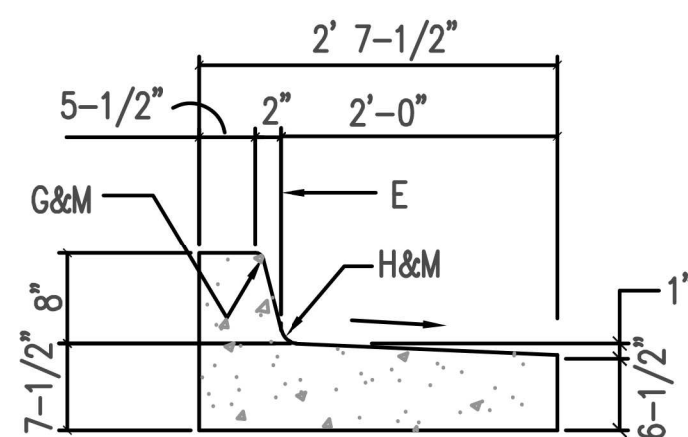
STANDARD CURB AND GUTTER



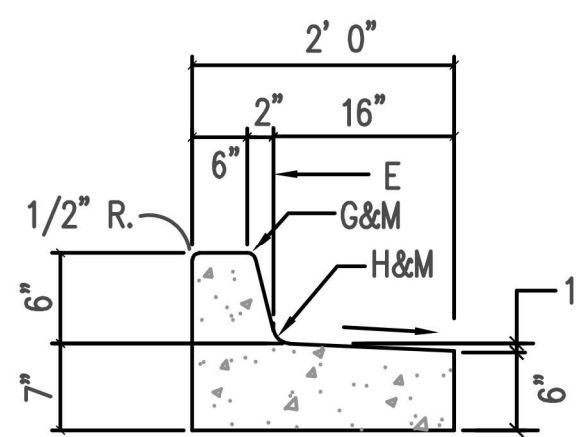
6" CURB AND GUTTER



8" CURB AND GUTTER

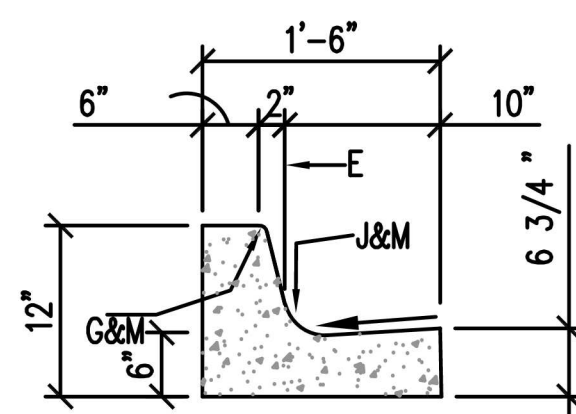


8" DEPRESSED CURB AND GUTTER

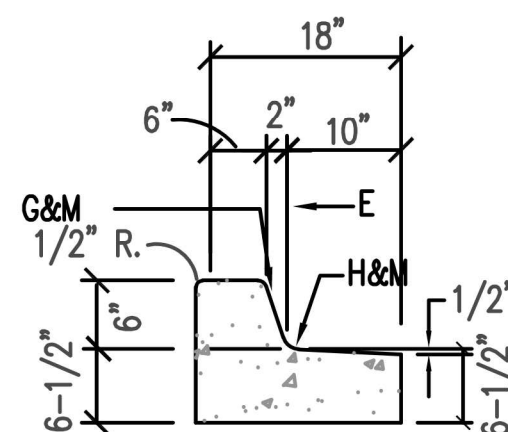


6" DEPRESSED CURB AND GUTTER

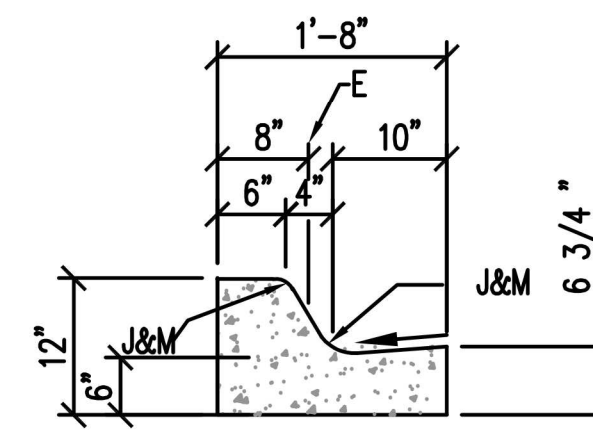
TRAFFIC CIRCULATION  
LAYOUT APPROVED  
Sertil A. Kanbar 3/11/2025  
Signed Date



MEDIAN CURB AND GUTTER



DEPRESSED MEDIAN  
CURB AND GUTTER



MOUNTABLE MEDIAN  
CURB AND GUTTER

## GENERAL NOTES

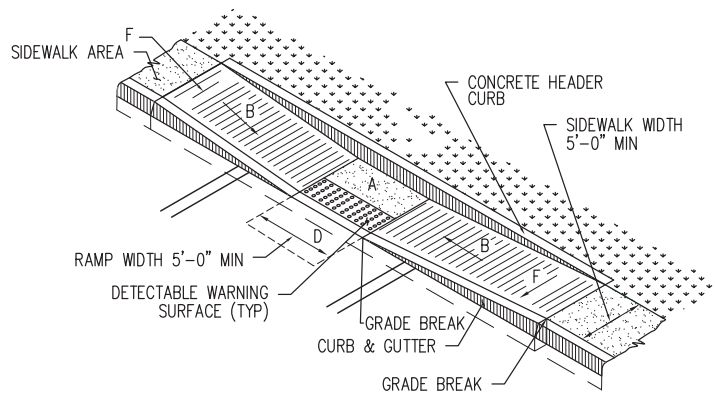
1. CURB, GUTTER AND CUT-OFF WALL WILL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE (PCC).
2. FOR STANDARD AND MEDIAN C & G ADJACENT TO ASPHALT CONCRETE (AC) PAVEMENT, PROVIDE CONTRACTION JOINTS AT 12' MAX. SPACING, CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES. 1/2" EXPANSION JOINTS TO BE INSTALLED AT CURB RETURNS AND AT A MAXIMUM SPACING OF 200' BETWEEN CURB RETURNS AND SEPARATELY CONSTRUCTED DRIVEWAYS.
3. FOR ALL OTHER C & G AND CUT-OFF WALL PROVIDE CONTRACTION JOINTS AT 10' MAX SPACING, 1/2" EXPANSION JOINTS AT CURB RETURNS & AT A MAXIMUM SPACING OF 100' BETWEEN CURB RETURNS & EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT ALL FINISHED FACES. REINFORCEMENT SHALL NOT BE USED IN CUT-OFF WALLS.
4. FOR C & G CONSTRUCTED WITH PCC PAVEMENT, CONTRACTION JOINTS AND EXPANSION JOINTS SHALL BE THE SAME AS THE PAVEMENT JOINTS.
5. ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.
6. REMOVE & REPLACE PAVEMENT 1' WIDE ADJACENT TO LIP OF GUTTER WHEN CONSTRUCTING C & G ADJACENT TO EXISTING AC PAVEMENT.
7. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND C & G WHEN CAST ADJACENT TO EACH OTHER.
8. ADA = AMERICANS WITH DISABILITY ACT.

## CONSTRUCTION NOTES

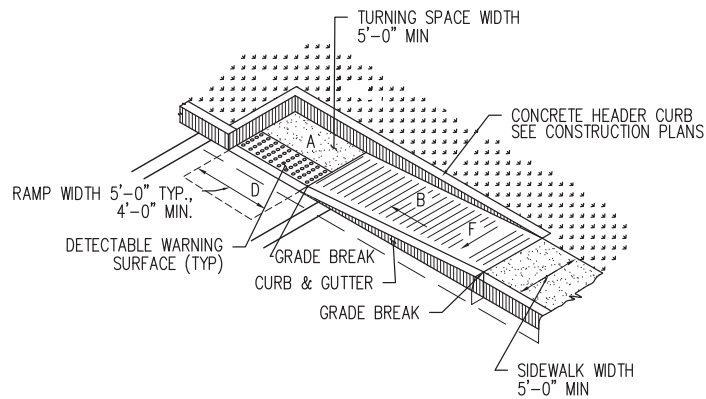
SEE COA DRAWING 2415B

REVISIONS	CITY OF ALBUQUERQUE
	PAVING CURB AND GUTTER AND CURB CUT DETAILS
	DWG. 2415A FEBRUARY 2021

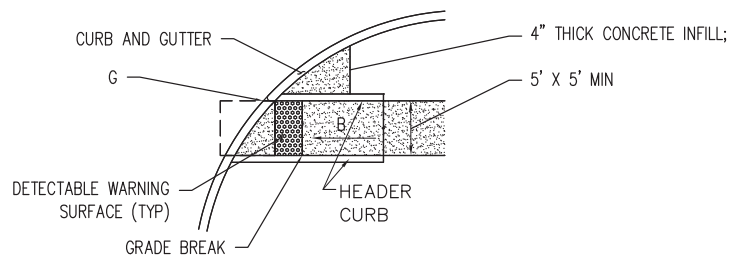




DETAIL A-PARALLEL CURB RAMP



DETAIL B-PARALLEL CURB RAMP



DETAIL C-PARALLEL CURB RAMP

#### GENERAL NOTES

1. RUNNING SLOPE OF A CURB RAMP SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15-FOOT MAXIMUM LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS THE MAXIMUM EXTENT AS FEASIBLE.
2. SEE COA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.

#### CONSTRUCTION NOTES

- A. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (PREFERRED SLOPE OF 1.5%). TURNING SPACE SHALL BE 5.0 FT BY 5.0 FT AT THE TOP OF THE CURB RAMP.
- B. 8.3% MAX. SLOPE OF RAMP, 7% PREFERABLE SLOPE OF RAMP.
- C. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
- D. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
- E. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX, MEASURED PARALLEL TO THE BACK OF THE CURB.
- F. 2% MAXIMUM CROSS-SLOPE. 1.5% PREFERRED CROSS-SLOPE.
- G. FILLET SHARP CURVES EXPOSED TO TRAFFIC TO 6" MINIMUM RADIUS.

#### TRAFFIC CIRCULATION LAYOUT APPROVED

Sertil A. Kanbar 3/11/2025

Signed

Date

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	PARALLEL AND DIAGONAL CURB RAMPS
	DWG. 2443
	JUNE 2019