

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 14, 2024

Robert J. Fierro, PE, PS
Fierro & Company
3201 4th Street NW, Suite C
Albuquerque, NM 87107
rfierro@fierrocompany.com

**Re: Cura Botanicals LLC Grow Facility
5904 Florence NE, Albuquerque, NM 87113
Traffic Circulation Layout
Engineer's/Architect's Stamp 5/22/2024 (B18D030)**

Dear Mr. Fierro,

The TCL submittal received 5-23-2024 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

Albuquerque

NM 87103

www.cabq.gov

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 the PLNDRS@cabq.gov 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



LOCATION MAP

NTS



PROJECT DESCRIPTION

PROJECT CONSISTS OF A BUILD-OUT INSIDE AN EXISTING PRE-MANUFACTURED METAL BUILDING SHELL, FOR A CANNABIS GROW FACILITY. SOME ELECTRICAL EQUIPMENT WILL BE ON THE SECOND LEVEL MEZZANINE. THERE WILL BE A UNISEX LOCKER ROOM, FULLY ACCESSIBLE. THIS IS A FULLY INSULATED BUILDING.

GENERAL NOTE:

Property Information

Property Address: 5904 Florence Ave. NE
Building C
Albuquerque, NM
87113

Property Owner: Brian and Brenda Kilcup

Legal Description

015 007TR A UNIT B NORTH ALBUQ AC

Zone: NR-BP

Principal Engineer: Robert J. Fierro, PE, PS
Architect: Joe Slagle AIA

City of Albuquerque - IDO

Parking Requirements:

Page 275, 5-5-1, Industrial Uses: Minimum Off-Street Parking Table

Cannabis Cultivation: 1 Space / 1,000 sq. ft. GFA

6,080 sq. ft. / 1,000 = 7 Parking Spaces and 1 HC Required / Provided
1 Motorcycle space and 2 Bicycle racks will be installed

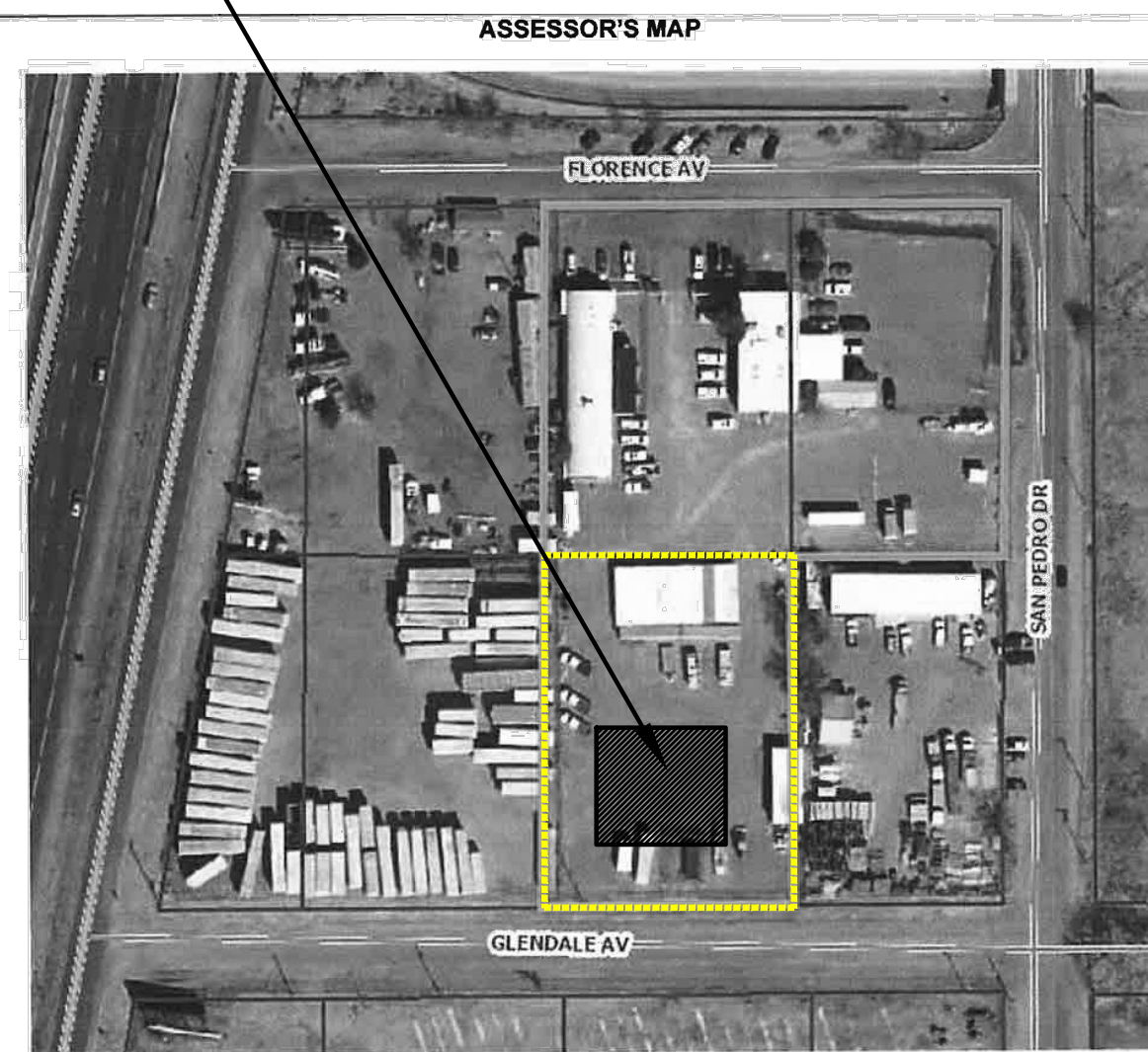
Clear Sight Triangle at main Entrance: Florence Ave.

There are no Landscaping or signage to interfere with clear site requirements.

60' Right-of-Way

2L - 2 Lanes, 1 for each direction

PROJECT
LOCATION
LOT 18

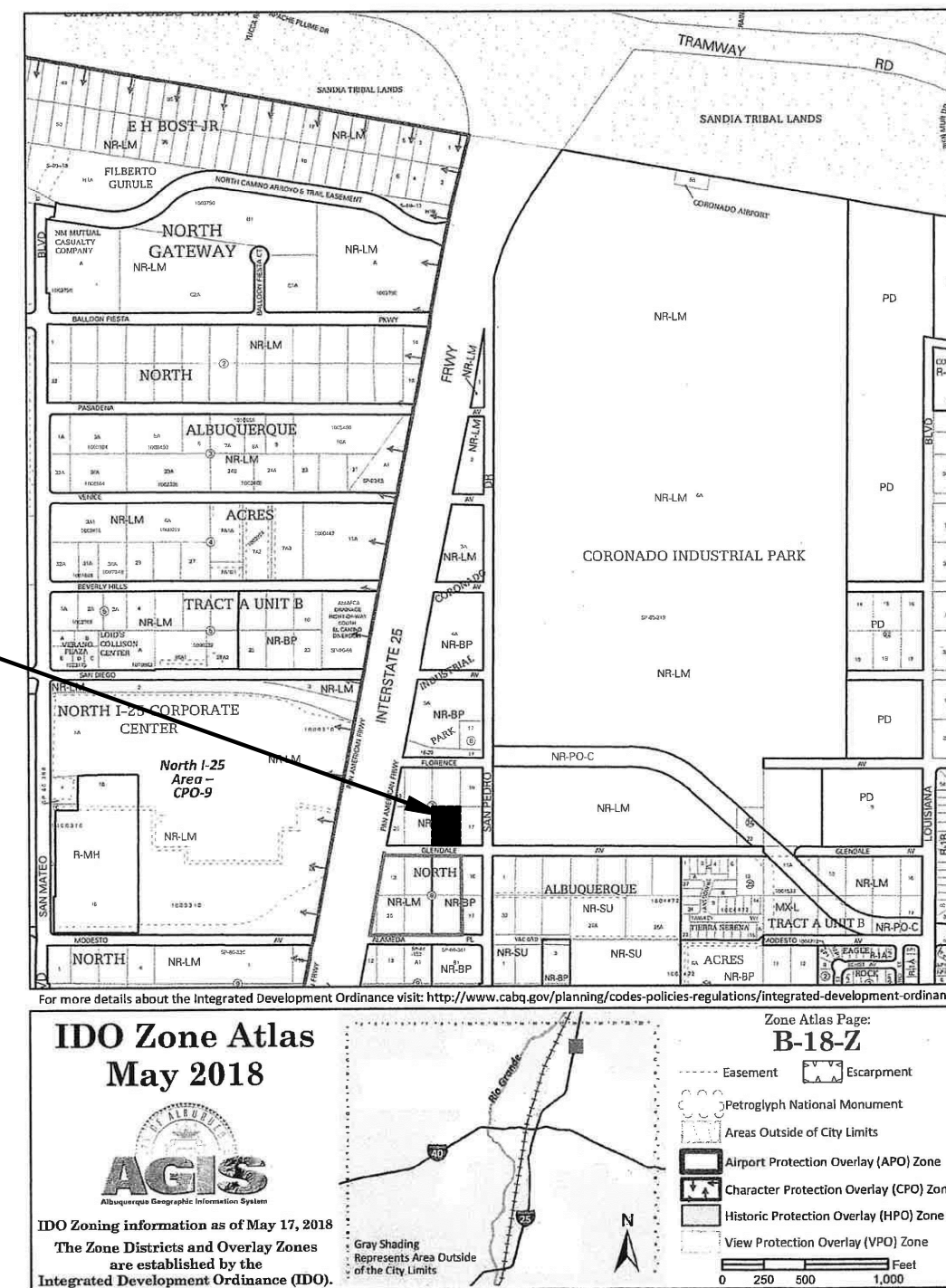


TRAFFIC CIRCULATION
LAYOUT APPROVED

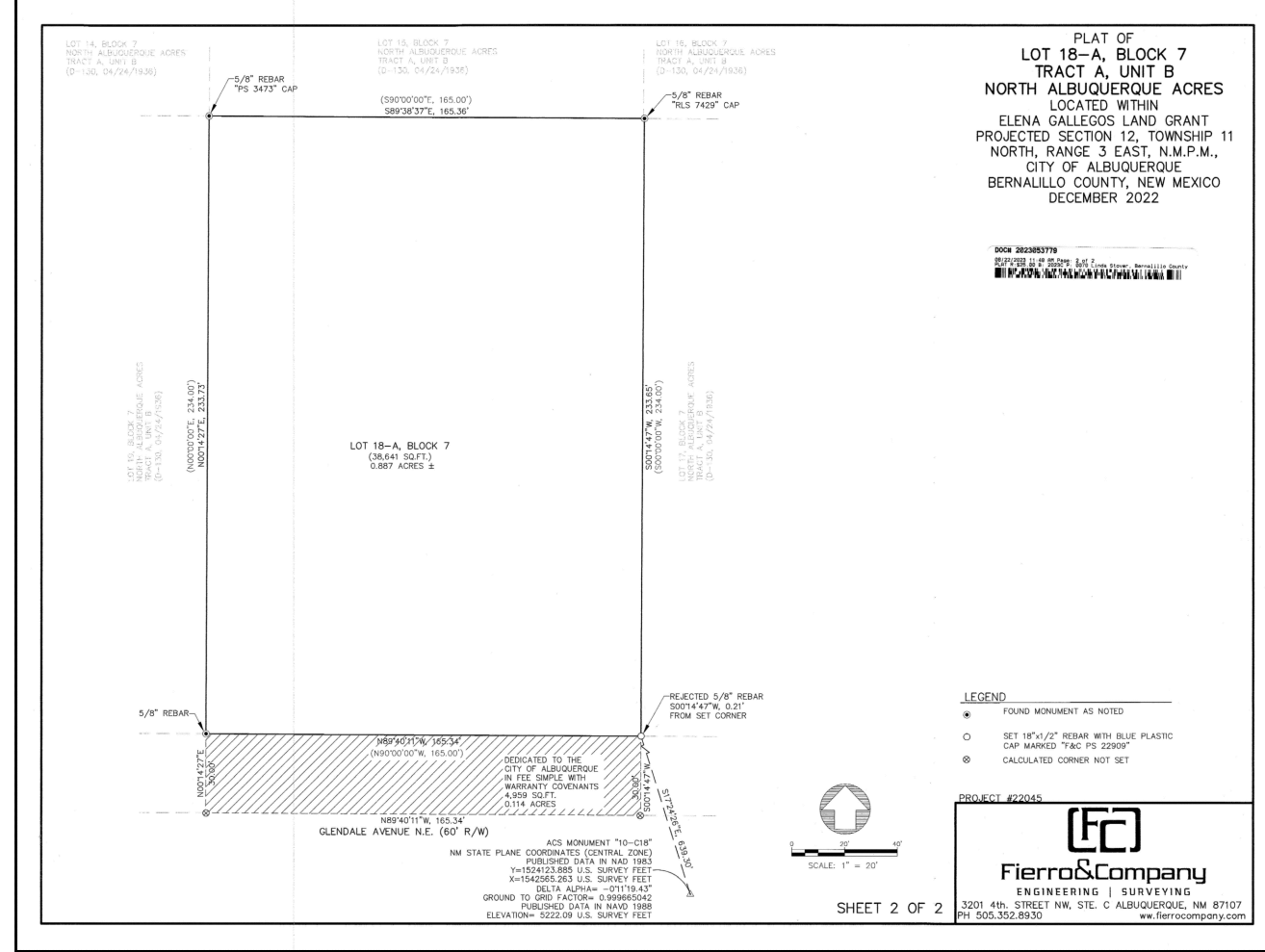
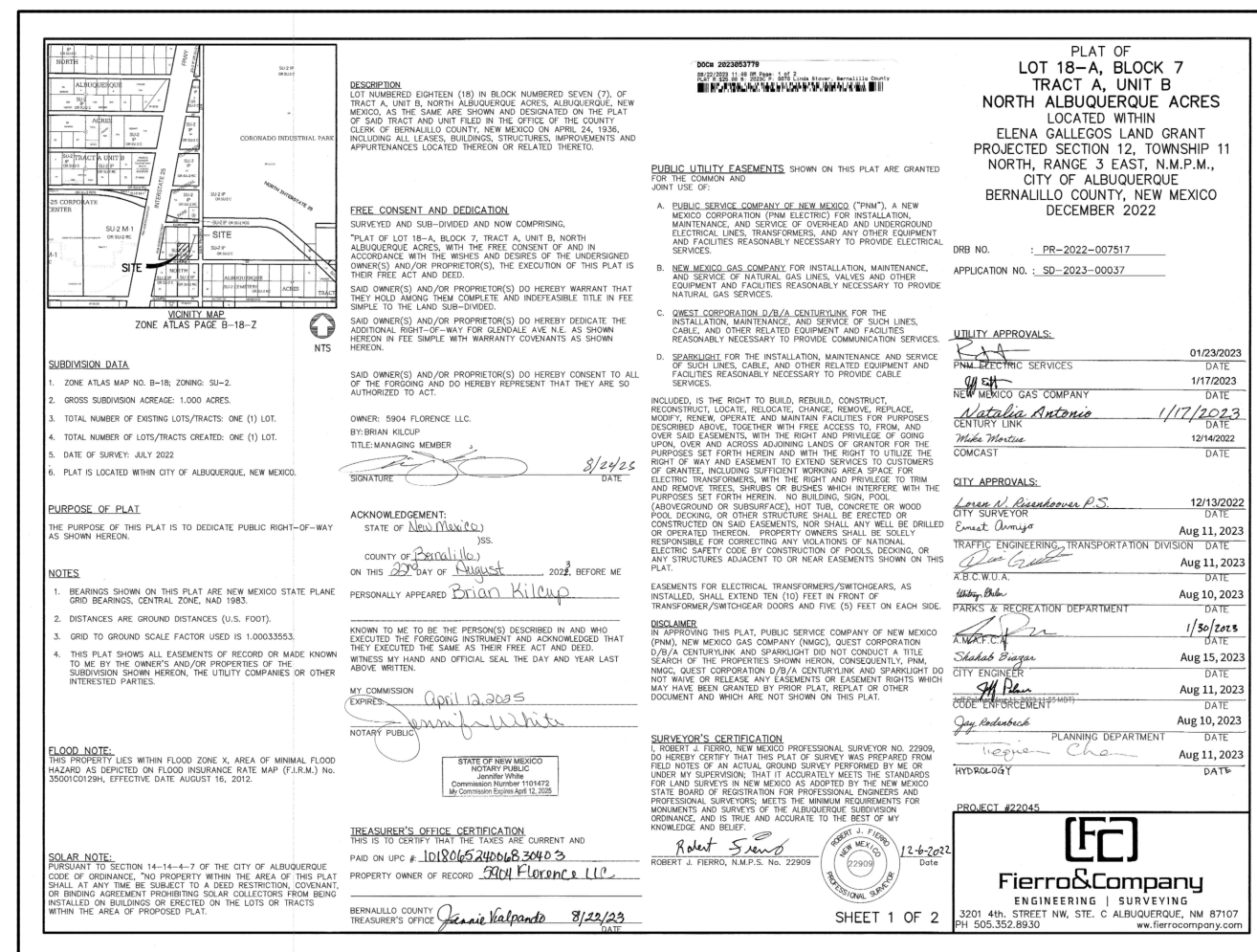
Sertil A. Kanbar 6/14/2024

Signed Date

ZONE ATLAS MAP



PROJECT
LOCATION
LOT 18



5904 FLORENCE AVENUE NORTHEAST
ALBUQUERQUE, NEW MEXICO 87113
505 828-0060 LIC. #88676
FAX: 505 823-0161

APPROVED
FOR CONSTRUCTION
THESE DOCUMENTS
ARE FOR
FACILITYBUILD USE
ONLY

Architect

Engineer



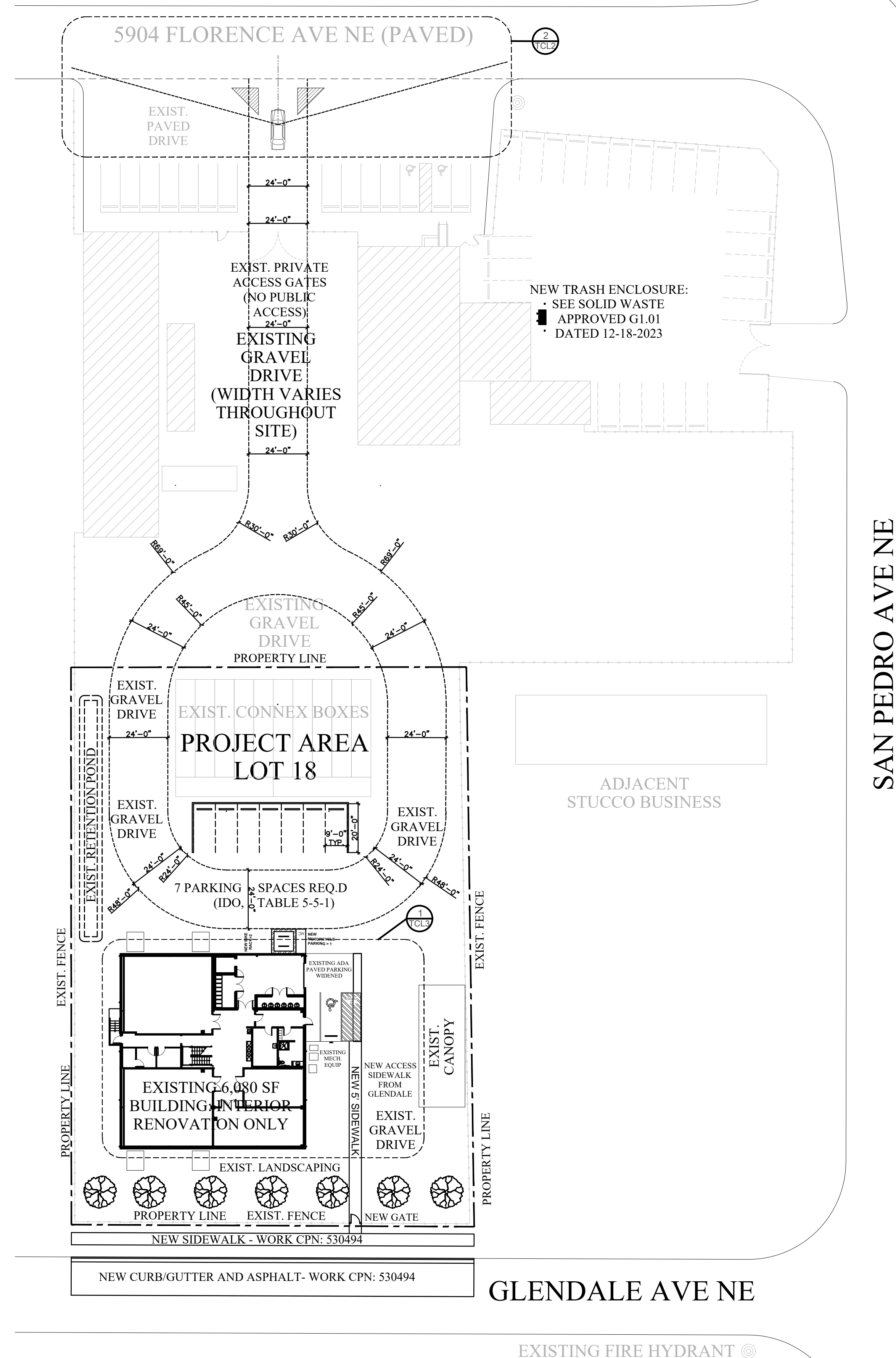
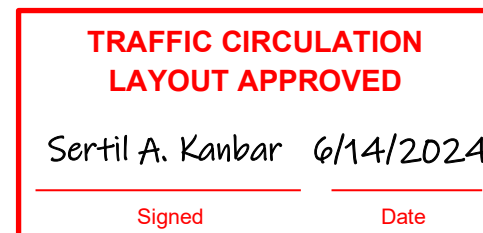
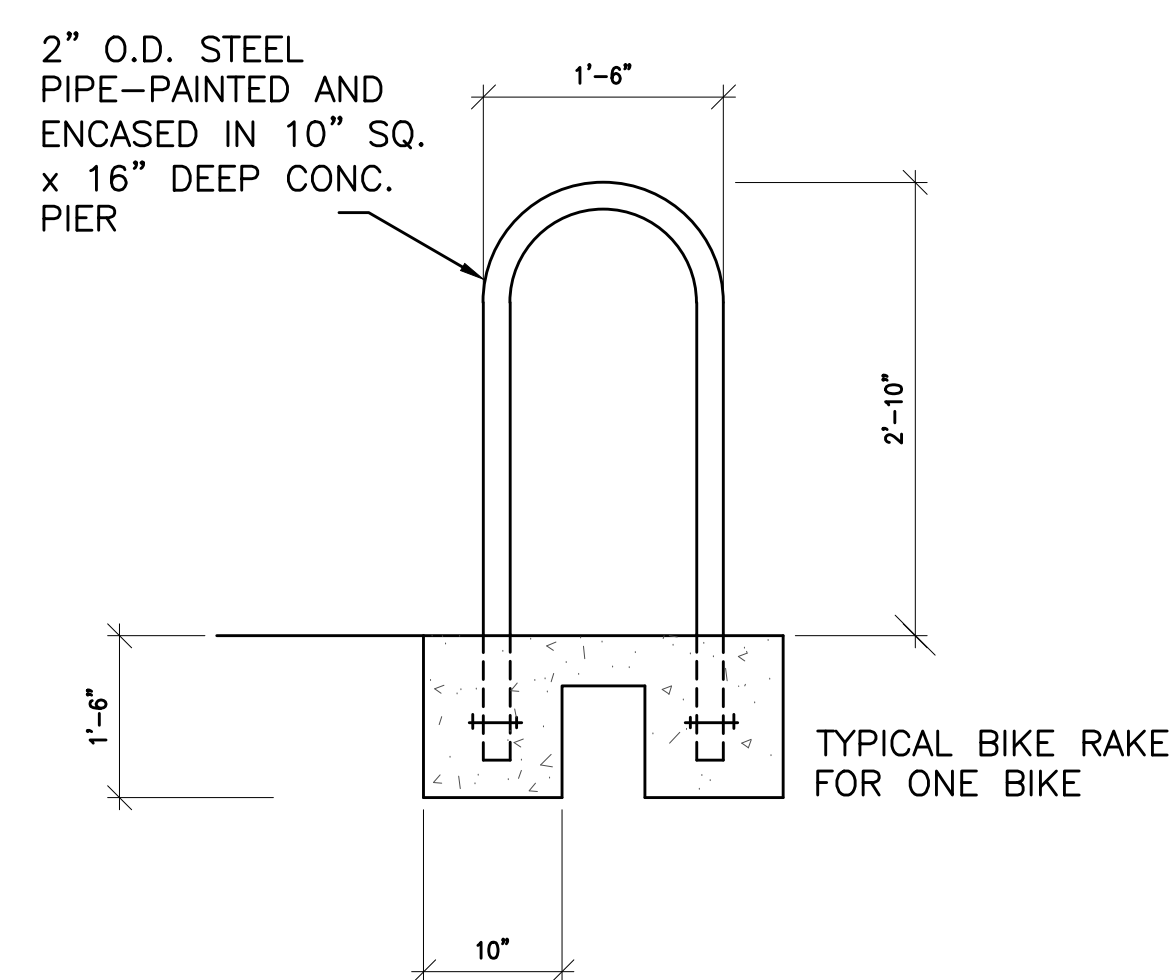
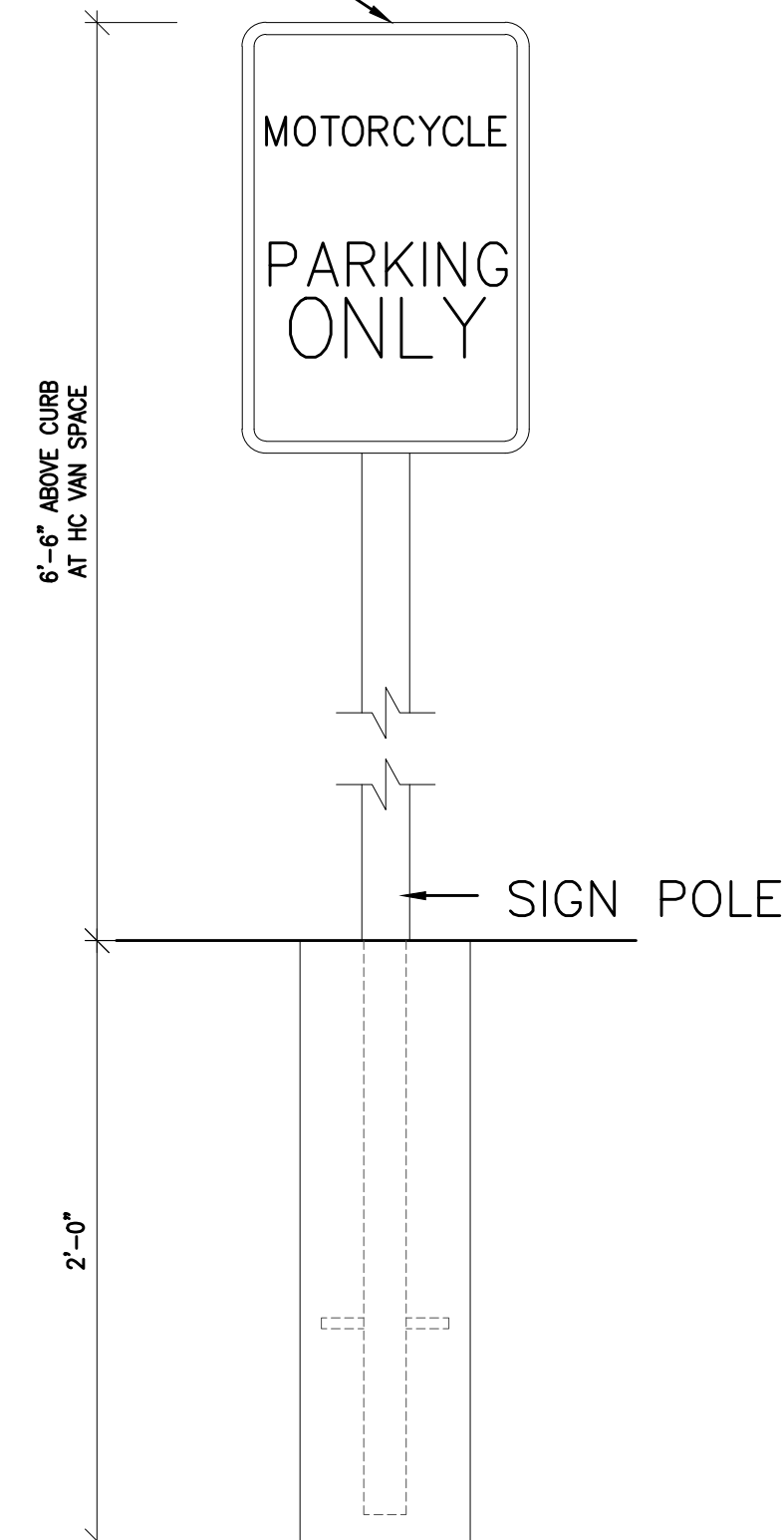
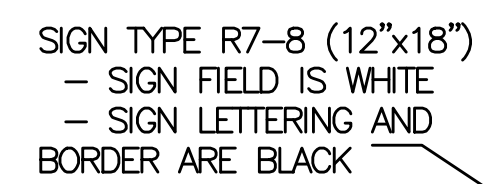
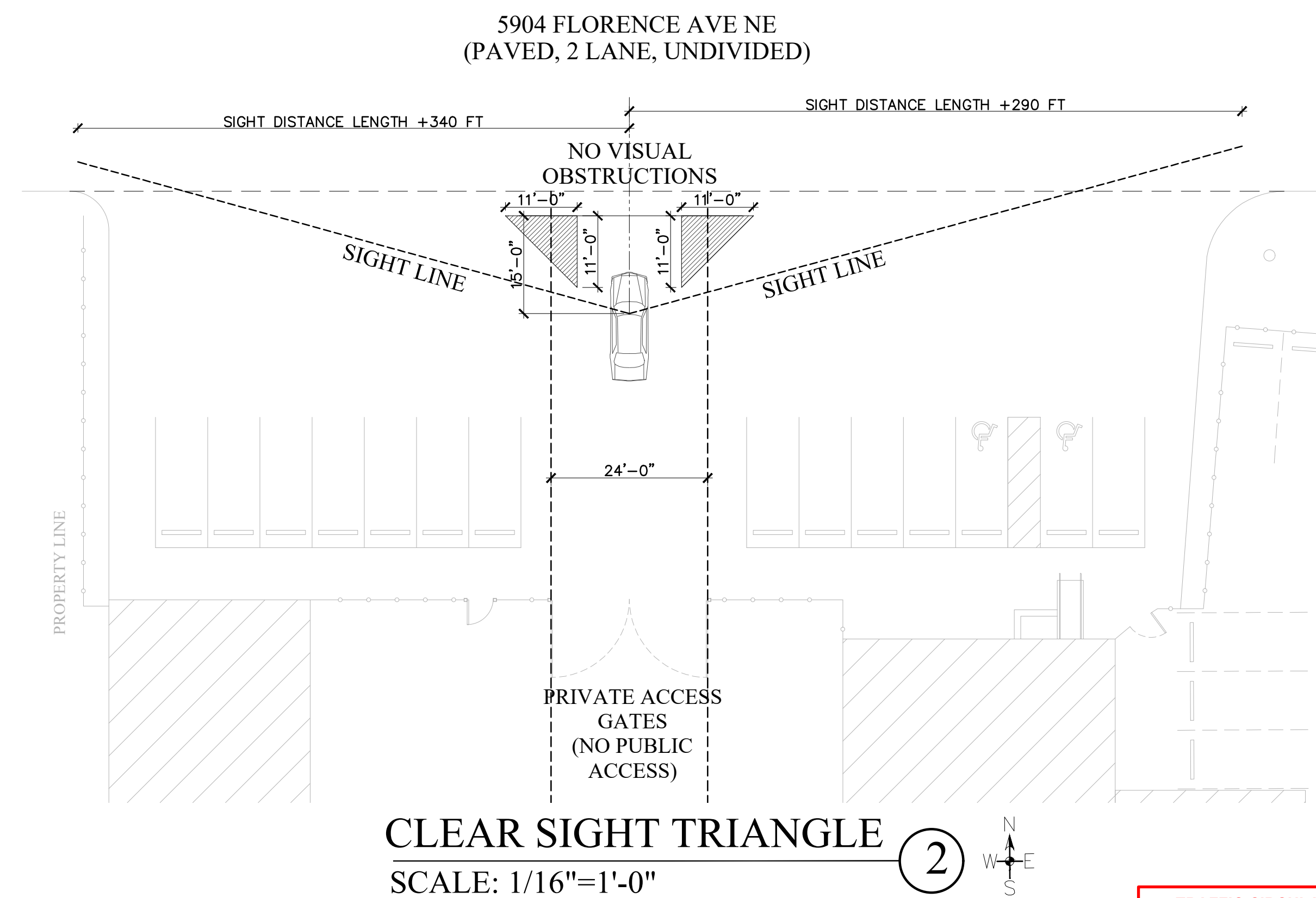
General Notes

PROJECT INFORMATION

No.	Revision/Issue	Date

Project Name and Address
CURA BOTANICALS LLC
GROW FACILITY
5904 FLORENCE AVE. NE
ALBUQUERQUE, NM 87113

Project	Sheet
Date 06/13/2024	TCL1
Scale	



FacilityBUILD
5904 FLORENCE AVENUE NORTHEAST
ALBUQUERQUE, NEW MEXICO 87113
505 828-0060 LIC. #88676
FAX: 505 823-0161

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General Notes

OVERALL SITE PLAN / CLEAR SIGHT TRIANGLE / SIGNAGE DETAILS

No.	Revision/Issue	Date

Project Name and Address
CURA BOTANICALS LLC
GROW FACILITY
5904 FLORENCE AVE. NE
ALBUQUERQUE, NM 87113

Project	Sheet
Date 06/13/2024	TCL2
Scale	



5904 FLORENCE AVENUE NORTHEAST
ALBUQUERQUE, NEW MEXICO 87113
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General Notes

OVERALL SITE PLAN / CLEAR SIGHT TRIANGLE /
SIGNAGE DETAILS

No.	Revision/Issue	Date

Project Name and Address
CURA BOTANICALS LLC
GROW FACILITY
5904 FLORENCE AVE. NE
ALBUQUERQUE, NM 87113

Project	Sheet
Date 06/13/2024 Scale	TCL3

SIGN TYPE R7-8 (12"x18")
- SIGN FIELD IS WHITE
- SIGN LETTERING AND BORDER ARE GREEN
- INTERNATIONAL SYMBOL
OF ACCESSIBILITY
IS WHITE ON A BLUE BACKGROUND

NON-VAN ACCESSIBLE
SPACES BOTTOM OF THIS
SIGN 60" MIN. ABOVE
GROUND ANSI 502.7

VAN ACCESSIBLE SPACES BOTTOM
OF THIS SIGN
60" MIN. ABOVE GROUND
ANSI 502.7

HC PARKING SIGNAGE
ELEVATION

NTS

D4

TRAFFIC CIRCULATION
LAYOUT APPROVED

Sertil A. Kanbar 6/14/2024

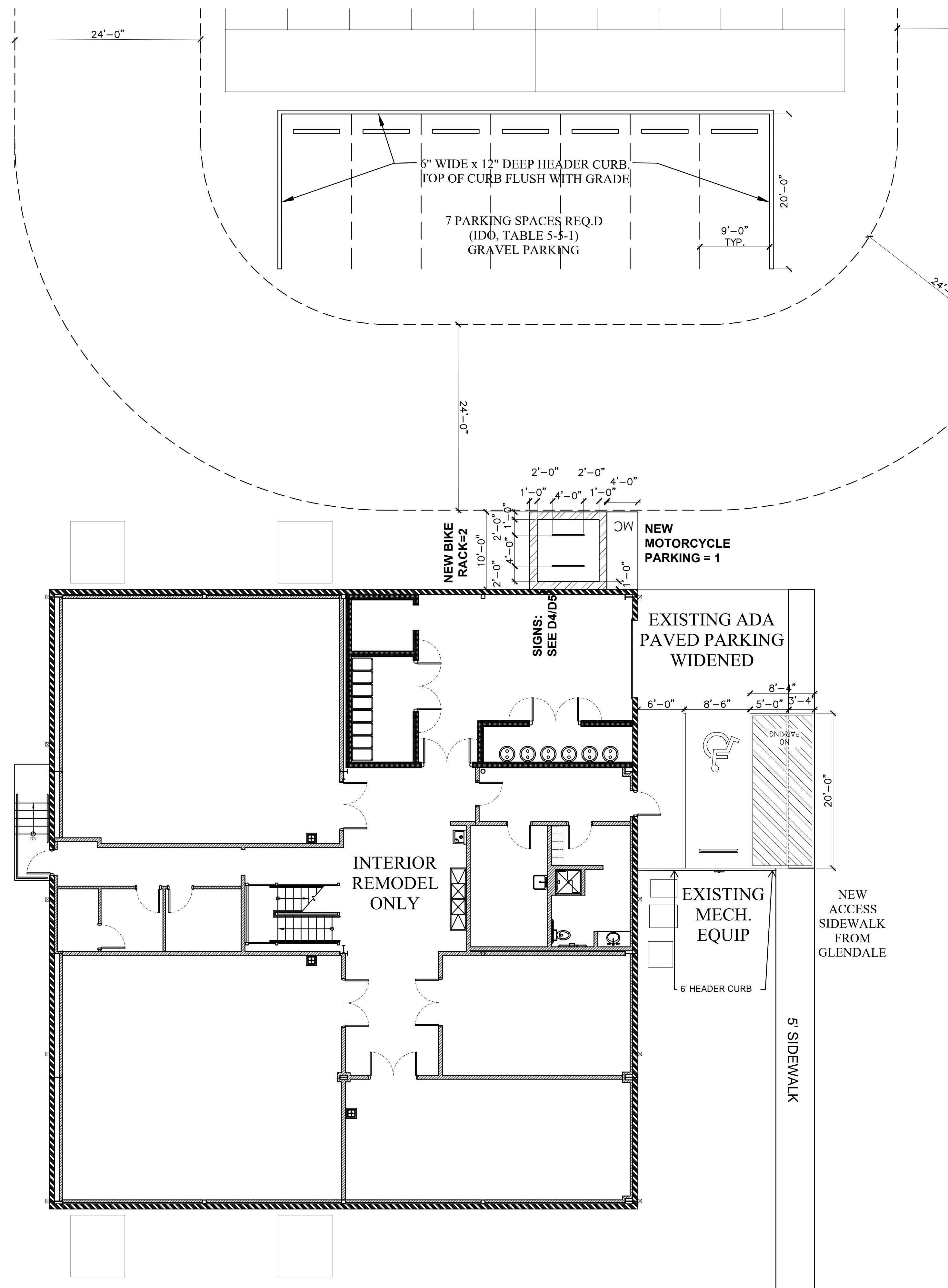
Signed Date

REQUIRED LANGUAGE PER
NMSA 1978 66-7-352.4C
"VIOLATORS ARE SUBJECT TO A FINE
AND/OR TOWING"

SIGN TYPE R7-8A (6"x12")
- SIGN FIELD IS WHITE
- SIGN LETTERING AND
BORDER ARE GREEN

REQUIRED LANGUAGE
(VAN ACCESSIBLE
SPACES) ANSI 502.7

SIGN
POLE



ENLARGED SITE PLAN

SCALE: 1/8"=1'-0"

