

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 22, 2025

John Stapleton, PE
Community Design Solutions
9384 Valley View Dr NW
Albuquerque, NM 87114

john.stapleton@cdsn.com

Re: **Cotractor Laydown Yard
99999 Avenida De Jamito NW
Conceptual Traffic Circulation Layout for DFT/DHO Approval
Engineer's Stamp 9-19-24 (C09D000) TRANS-2025-00263**

Dear Mr. Stapleton,

The conceptual TCL submittal received 9-18-25 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.

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 [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

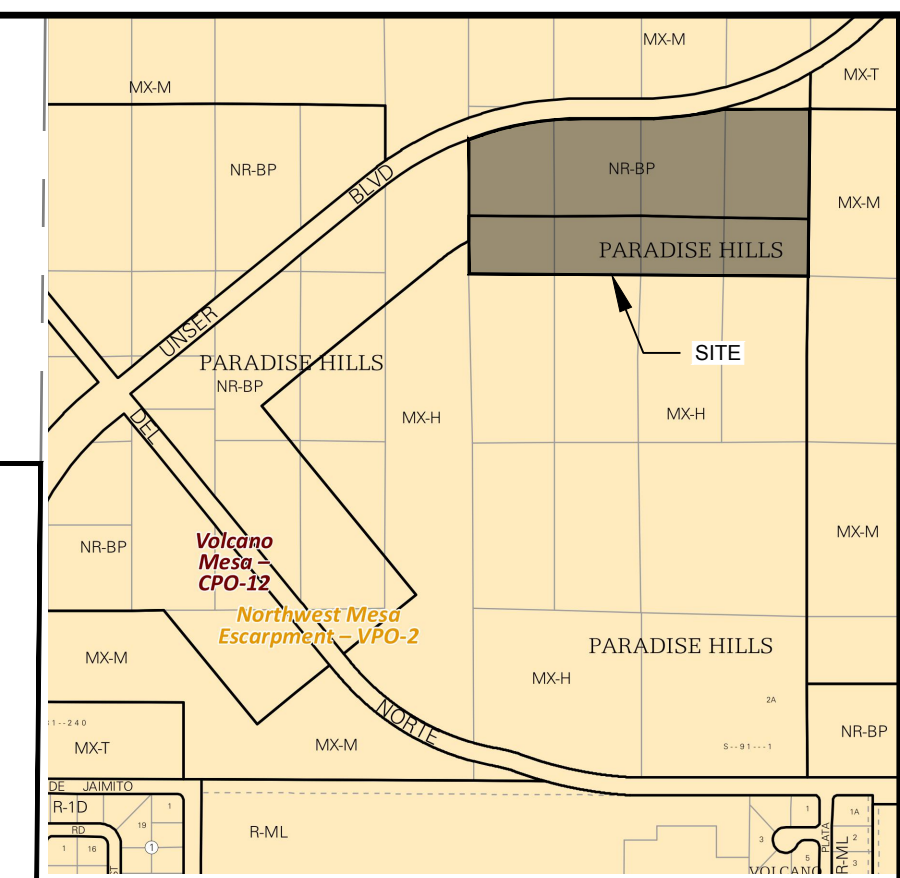
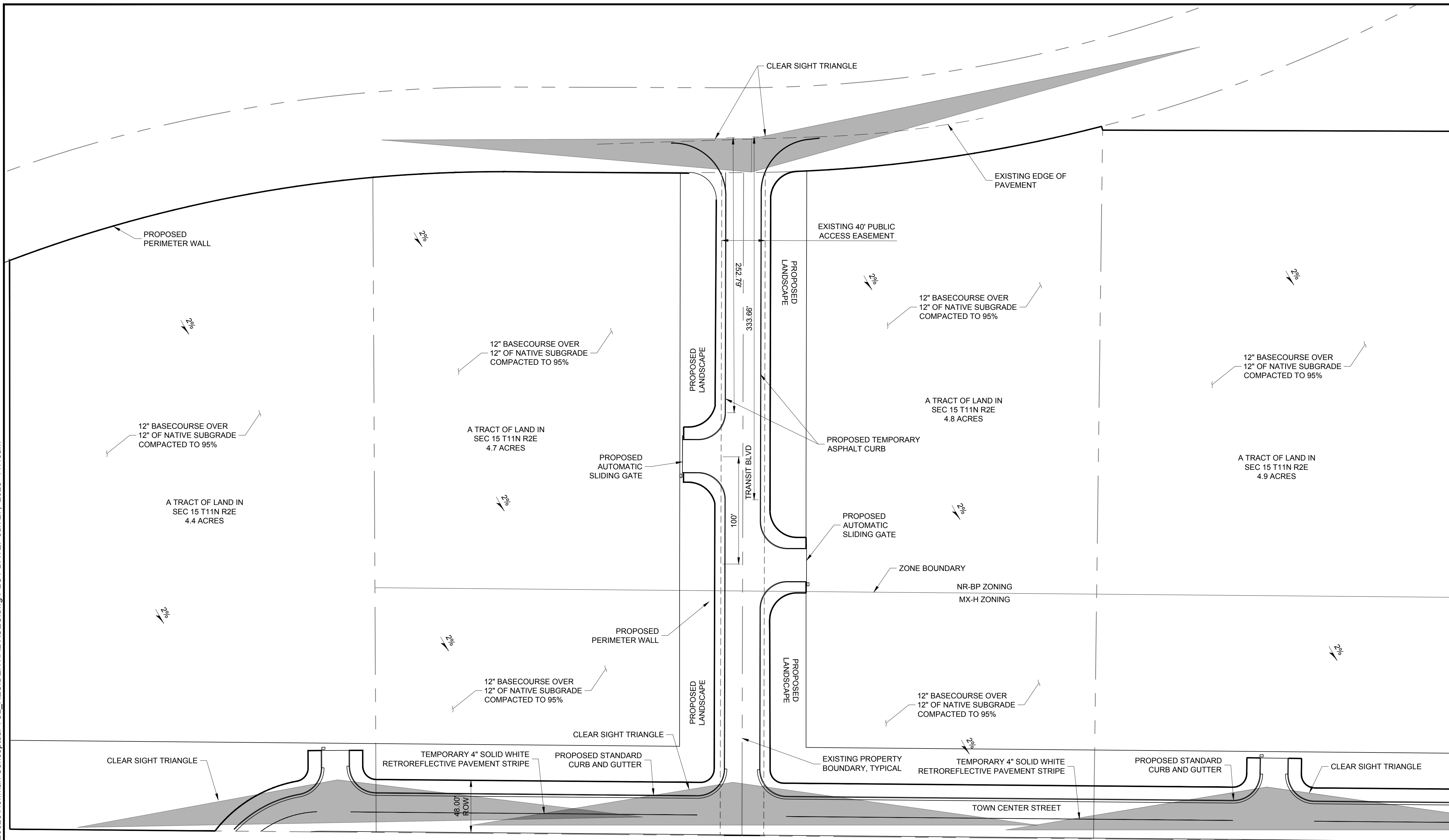
Sincerely,

Sertil A. Kanbar

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

C: File

NAME: C:\Users\john.stapleton\CDS\Mapdata\localTemp\AcPublish_26628\Hoffman Conceptual TCL_RESIDENTIAL_XSEC.dwg PLOT DATE: Jun 27, 2025 11:13am



VICINITY MAP
IDO ZONE ATLAS C-10-Z

- GENERAL NOTES:**
- FINAL PUBLIC ROADWAY GEOMETRY AND DESIGN SHALL BE COORDINATED AND APPROVED THROUGH THE CITY OF ALBUQUERQUE DESIGN REVIEW COMMITTEE.
 - LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES AND SHRUBBERY BETWEEN 3 FEET TALL AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

SITE DATA:
LEGAL DESCRIPTION: 4 TRACTS OF LAND IN SEC 15 T11N R2E
SIZE: 18.7 ACRES
PROPOSED USE: CONSTRUCTION CONTRACTOR FACILITY AND YARD
REQUIRED PARKING: NO REQUIREMENT (PER IDO TABLE 5-5-1)

EXECUTIVE SUMMARY:
 THE APPLICANT OWNS THE 4 TRACTS SHOWN ON THIS SHEET AND IS PROPOSING DEVELOPMENT OF ALL 4 LOTS AS CONSTRUCTION CONTRACTOR LAYDOWN YARDS.

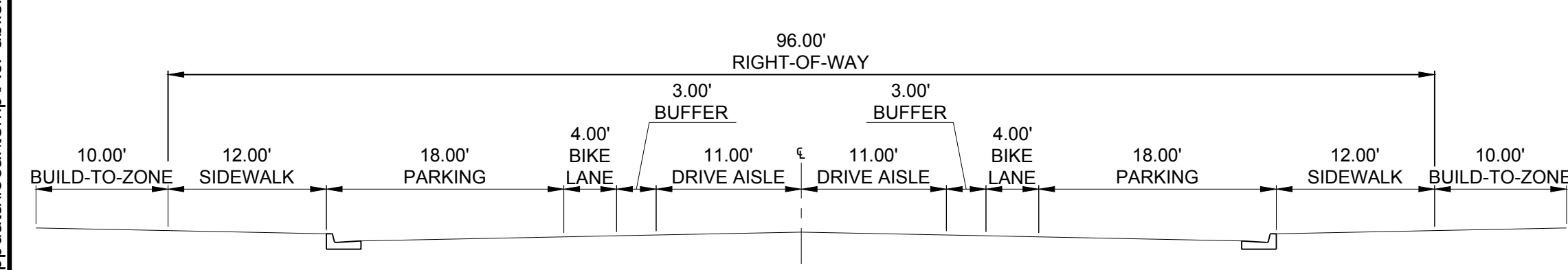
THIS PLAN PROPOSES A TEMPORARY SECTION FOR TRANSIT BOULEVARD WITH AN EXISTING 40FT WIDE PUBLIC ACCESS EASEMENT. TRANSIT BOULEVARD IS MASTERPLANNED ALONG THIS ALIGNMENT PER THE VOLCANO HEIGHTS INFRASTRUCTURE IMPROVEMENT PLAN (VHIP, 2021) AND THE MRMPO LONG RANGE ROADWAY SYSTEM PLAN. THE PROPOSED CROSS SECTION IS 32FT (MEASURED FROM FACE OF CURB) WITH TEMPORARY ASPHALT CURB. THE ASSUMPTION IS THAT THE FULL ROADWAY SECTION AND THE NECESSARY RIGHT OF WAY ACQUISITION WOULD OCCUR WITH A FUTURE TRANSPORTATION IMPROVEMENT PROGRAM (TIP) PROJECT SINCE TRANSIT BLVD IS A FUTURE ARTERIAL ROADWAY ON THE MRMPO.

THE PROPOSED ALIGNMENT AND CROSS SECTION FOR TOWN CENTER STREET CONFORMS WITH WHAT IS SHOWN IN THE VOLCANO HEIGHTS INFRASTRUCTURE NEEDS ASSESSMENT REPORT (WILSON, 2021) AND THE MRMPO LONG RANGE ROADWAY SYSTEM. SINCE TOWN CENTER STREET IS PLANNED TO BE CENTERED ON THE EXISTING PROPERTY BOUNDARY, THIS PLAN PROPOSES TO DEDICATE HALF OF THE REQUIRED RIGHT OF WAY FOR TOWN CENTER STREET AND BUILD HALF OF THE ULTIMATE ROADWAY SECTION.

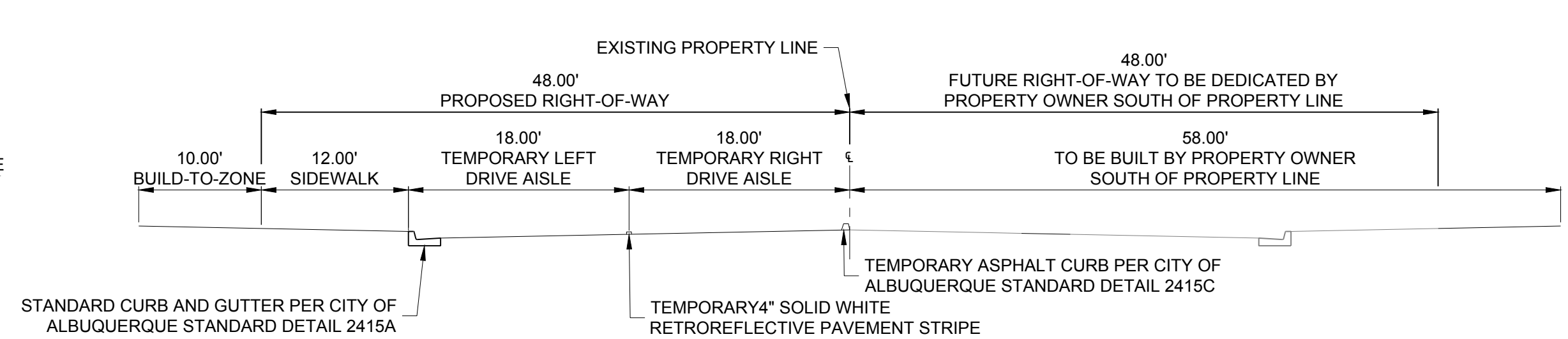
CONTRACTOR LAYDOWN YARD

CONCEPTUAL TRAFFIC CIRCULATION LAYOUT (TCL)

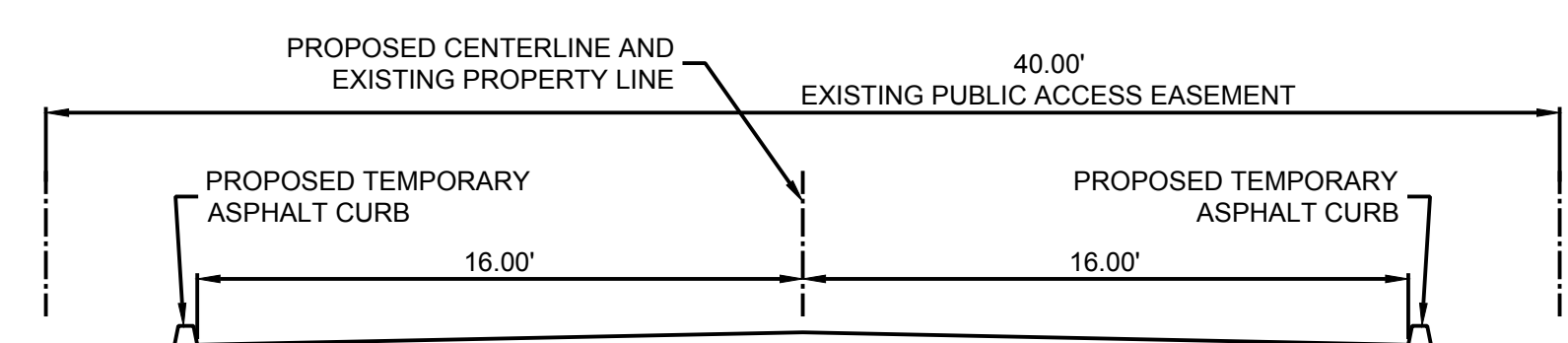
June 27, 2025



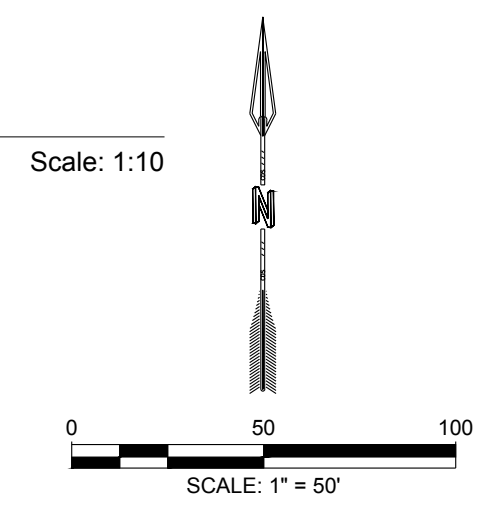
FUTURE TOWN CENTER STREET TYPICAL SECTION



TEMPORARY PROPOSED TOWN CENTER STREET TYPICAL SECTION



TRANSIT BLVD PROPOSED ROADWAY SECTION



CDS
 COMMUNITY DESIGN SOLUTIONS, LLC
 9384 VALLEY VIEW DR NW, SUITE 100
 ALBUQUERQUE, NEW MEXICO 87114
 PHONE: (505)366-4187

NAME: C:\Users\john.stapleton.CDS\MyAppdata\localTemp\AcPublish_26628\Hoffman Conceptual TCL_RESIDENTIAL_XSEC.dwg PLOT DATE: Jun 27, 2025 11:13am

CITY OF ALBUQUERQUE
DEVELOPMENT PROCESS MANUAL
PG 7-58

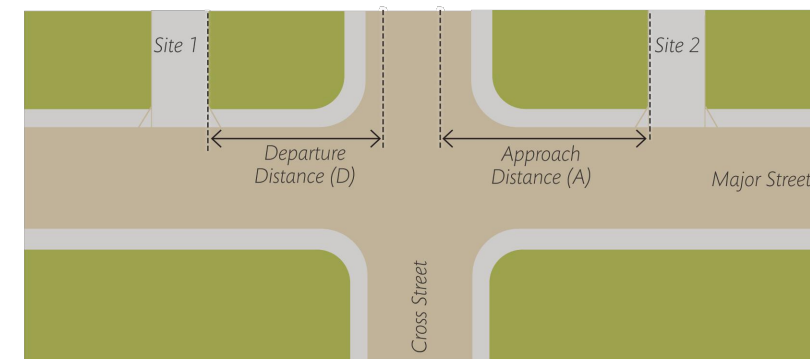
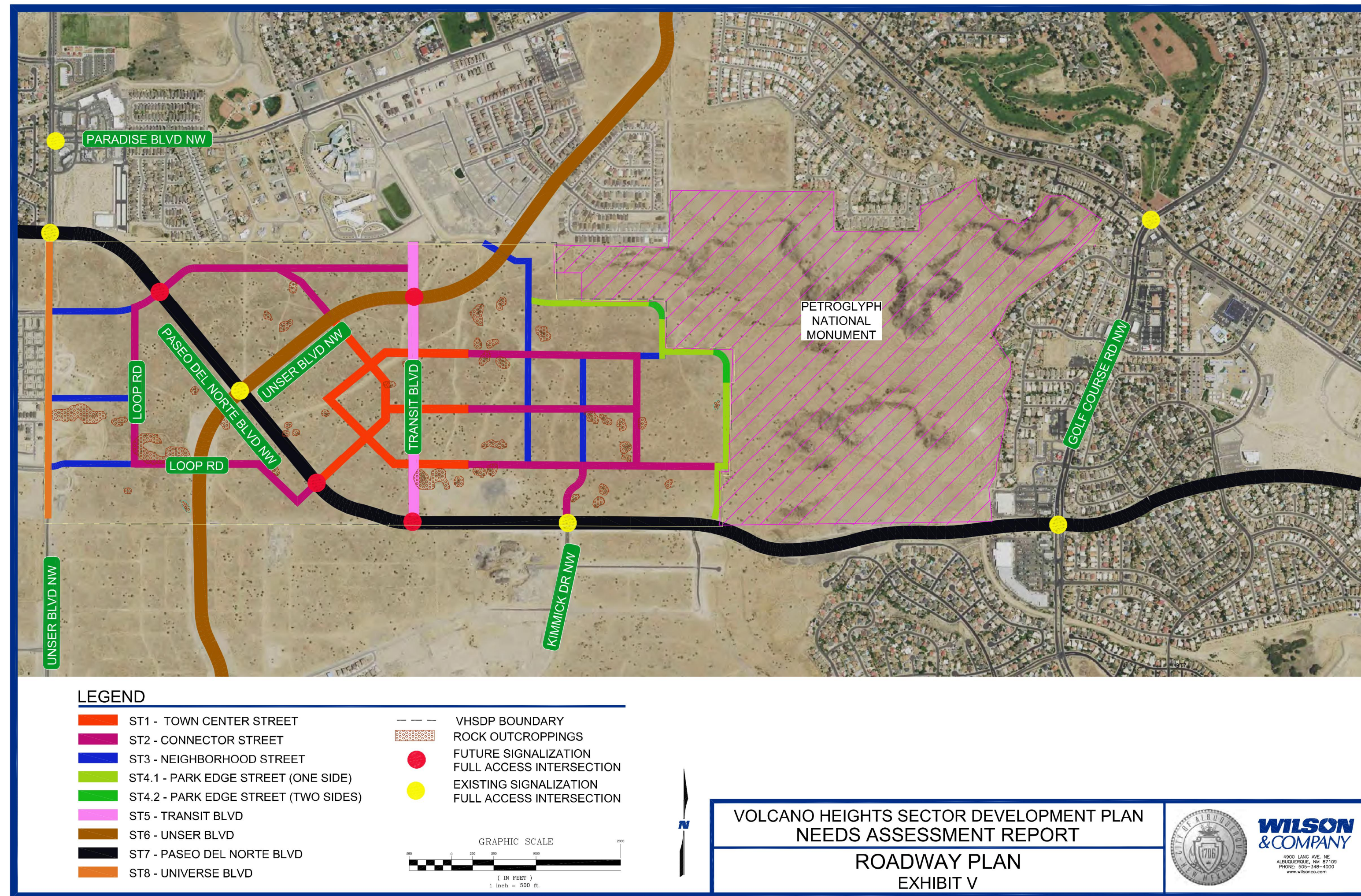


TABLE 7.4.45 Minimum Distance Between Commercial Site Access and Intersection

Type of Street	Cross Street Classes					
	Arterial		Collector		Local	
	A	D	A	D	A	D
Principal Arterial	300 ft.	200 ft.	200 ft.	150 ft.	150 ft.	100 ft.
Minor Arterial	200 ft.	150 ft.	150 ft.	100 ft.	100 ft.	100 ft.
Major Collector	150 ft.	150 ft.	100 ft.	100 ft.	75 ft.	75 ft.
Minor Collector	150 ft.	150 ft.	100 ft.	100 ft.	75 ft.	75 ft.
Local (additional distance may be required for queuing)	75 ft.	75 ft.	50 ft.	50 ft.	25 ft.	25 ft.

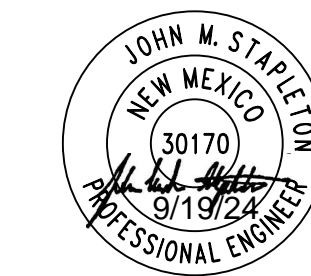
TABLE 7.4.46 Maximum Number of Commercial Site Access Points per Site

Type of Street	Access Points
Principal Arterials	1-2 access points per 300 ft. frontage
Minor Arterials	1-2 access points per 200 ft. frontage
Collectors	1 access point per 100 ft. frontage



MSD160006002_Design\msd160006002_ROADWAY EXHIBIT V.dwg 7/28/2017 2:32 PM

VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN
NEEDS ASSESSMENT REPORT
ROADWAY PLAN
EXHIBIT V



June 27, 2025

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