



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Universe View Apts Building Permit # _____ Hydrology File # _____
DRB# _____ EPC# _____
Legal Description: Lot 001 Block 8 City Address OR Parcel _____
Volcano Cliffs 4PC 101006305745520820
Applicant/Agent: Scott Anderson Contact: _____
Address: 4419 4th St NW Ste B Phone: 505 401 7575
Email: scott@scaarchitects.com

Applicant/Owner: _____ Contact: _____
Address: _____ Phone: _____
Email: _____

TYPE OF DEVELOPMENT: _____ PLAT (#of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE: _____
RE-SUBMITTAL: _____ YES ☒ NO

DEPARTMENT: ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☒ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 8/17/2023

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 5, 2022

Donald M. Duneman
Huitt-Zollars Inc.
333 Rio Rancho Drive NE
Rio Rancho, NM 87124

Re: Universe View Subdivision
Traffic Impact Analysis, HT#C09D016
Report dated November 28, 2022
Engineer's Stamp 11/28/2022
Via email dduneman@huitt-zollars.com

Dear Mr. Duneman,

The subject final Traffic Impact Analysis received on November 29, 2022, been accepted and approved by the Albuquerque Planning Development Transportation Section.

The infrastructure improvement required due to this development are as follows:

Intersection of Universe Blvd. and Rosa Parks Rd

- Build a southbound left-turn lane, 240 feet long with a 300'-150' reverse curve transition.

Intersection of Universe Blvd. and Rainbow Blvd.

- Build a second southbound left-turn lane. The left-turn lane length shall be sized to accommodate the expected storage in year 2032.
- Build a westbound right-turn lane 240 feet long with a 300'-150' reverse curve transition.

The cost of construction at the Universe/Rainbow intersection shall be assessed by the traffic percent increase due to this development in the year 2032 build condition, ~10%.

The Traffic Impact Analysis shall be valid for a period of three years. Should significant modifications to the approved development proposal occur, the approved study shall be revised to incorporate the changes.

If you have any questions, please feel free to contact me at (505) 924-3362.

Sincerely,

Matt Grush, P.E.
City of Albuquerque
Senior Engineer, Planning Dept.
Development Review Services

via: email

C: Applicant, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Universe View Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: D10 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lot Block 8 Volcanco Cliffs unit 17

City Address: N/A

Applicant: Scott Anderson Contact: _____

Address: 4419 4th St NW Ste B Albuquerque, NM 87107

Phone#: 505 401 7575 Fax#: _____ E-mail: Scott @

searchitects.
com

Development Information

Build out/Implementation Year: 2024 Current/Proposed Zoning: MX-L

Project Type: New: ☒ Change of Use: () Same Use/Unchanged: () Same Use/Increased Activity: ()

Proposed Use (mark all that apply): Residential: ☒ Office: () Retail: () Mixed-Use: ()

Describe development and Uses:
Apartment

Days and Hours of Operation (if known): 24/7

Facility

Building Size (sq. ft.): 182,960 SF

Number of Residential Units: 176

Number of Commercial Units: 0

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* ?

Expected Number of Employees (if known):* 4

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Trip Generations during PM/AM Peak Hour (if known):* _____

Driveway(s) Located on: Street Name Spinning Ball NW

Adjacent Roadway(s) Posted Speed: Street Name Universe Blvd NW Posted Speed _____

Street Name Rosa Parks NW Posted Speed _____

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: _____
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: _____
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): _____

Adjacent Roadway(s) Traffic Volume: _____ Volume-to-Capacity Ratio: _____
(if applicable)

Adjacent Transit Service(s): _____ Nearest Transit Stop(s): _____

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: None
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: _____

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No [] Borderline []

Thresholds Met? Yes [] No []

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: []

Notes:

TRAFFIC ENGINEER

DATE

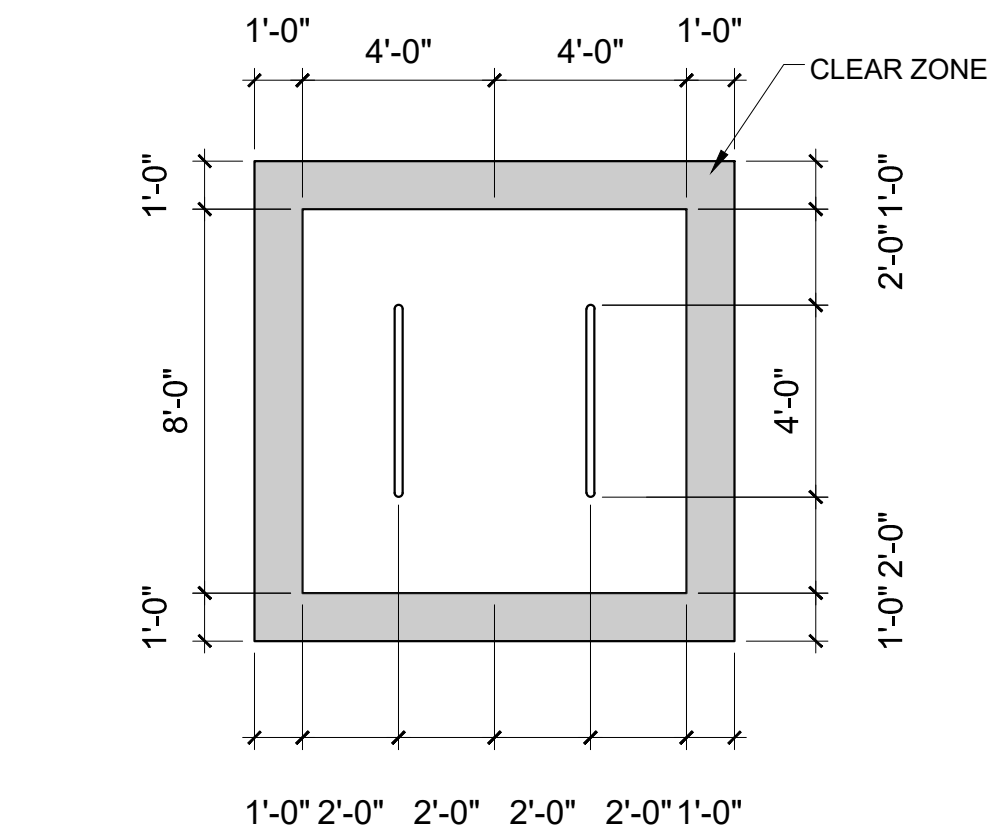
.....

OWNER SHALL PURCHASE 8 CY REFUSE CONTAINER

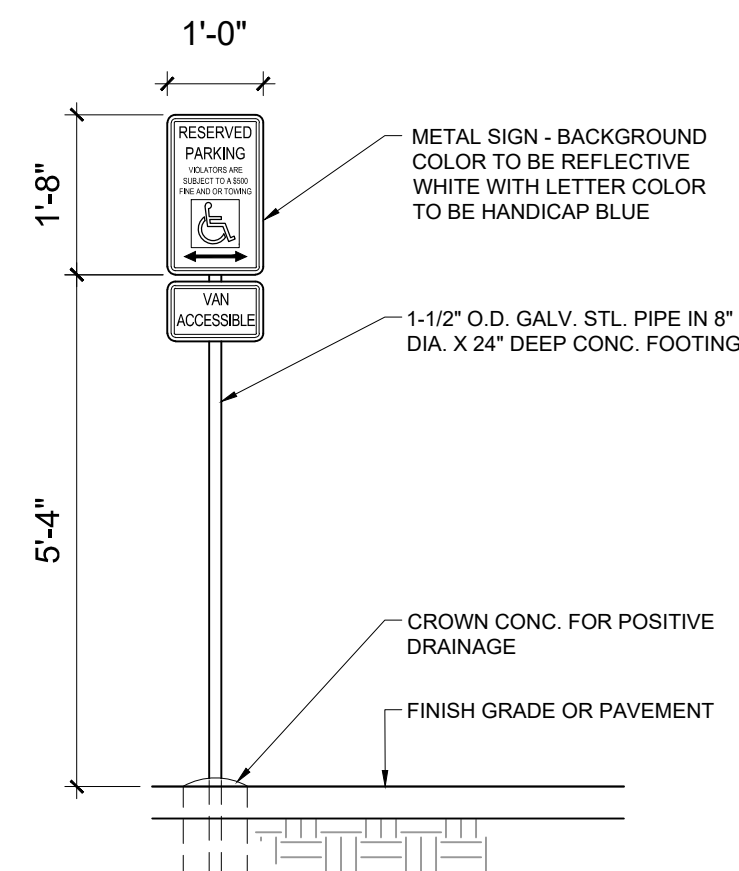
GRADE LEVEL OPEN SPACE = 10,937 SF PROVIDED
UPPER FLOOR BALCONIES & DECKS = 2,278 SF PROVIDED

PROVIDE ELECTRIC VEHICLE CHARGER AT EACH BAY OF LEASED GARAGES

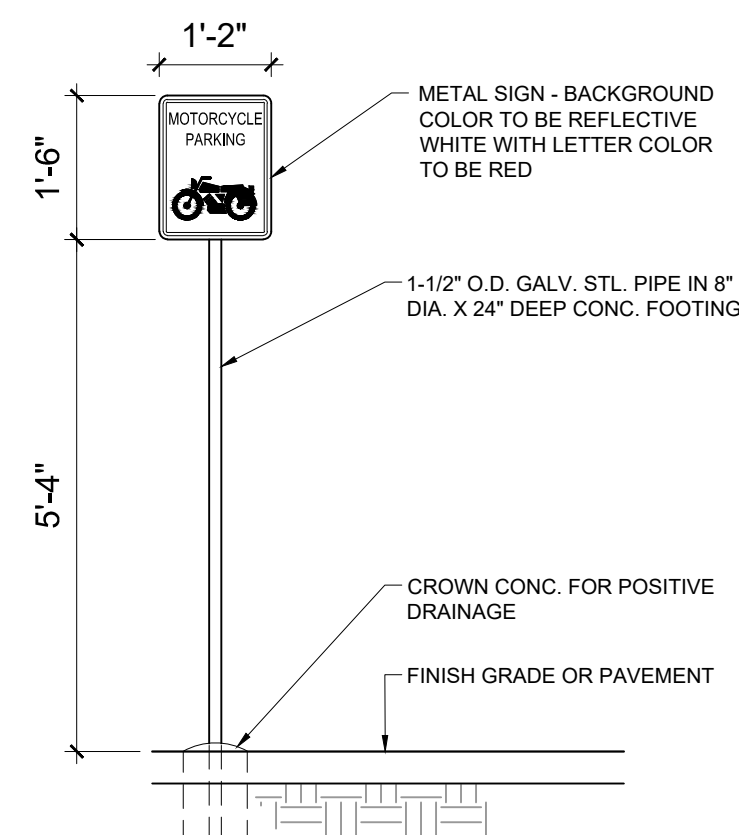
SITE LIGHTING WILL BE PROVIDED BY LIGHT BOLLARDS AND WALL MOUNTED FIXTURES AND SHALL COMPLY WITH 5-8 OF THE IDO



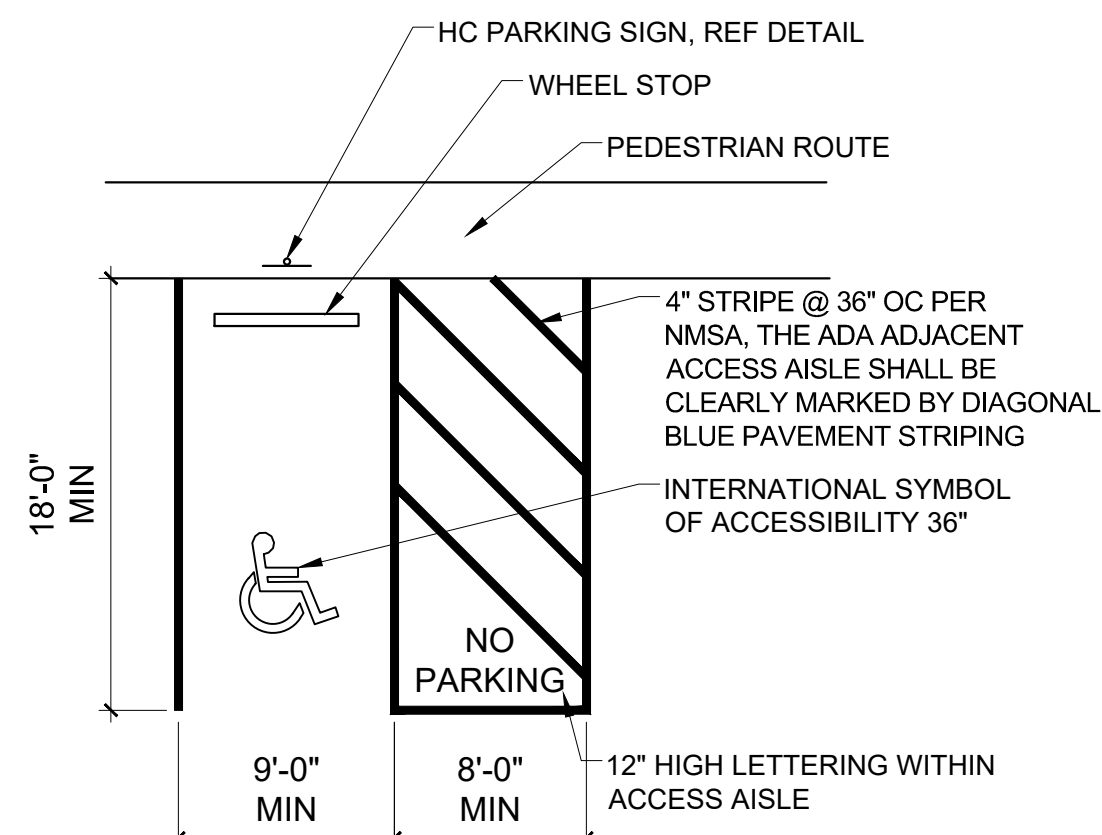
SCALE: 1/4" = 1'-0'



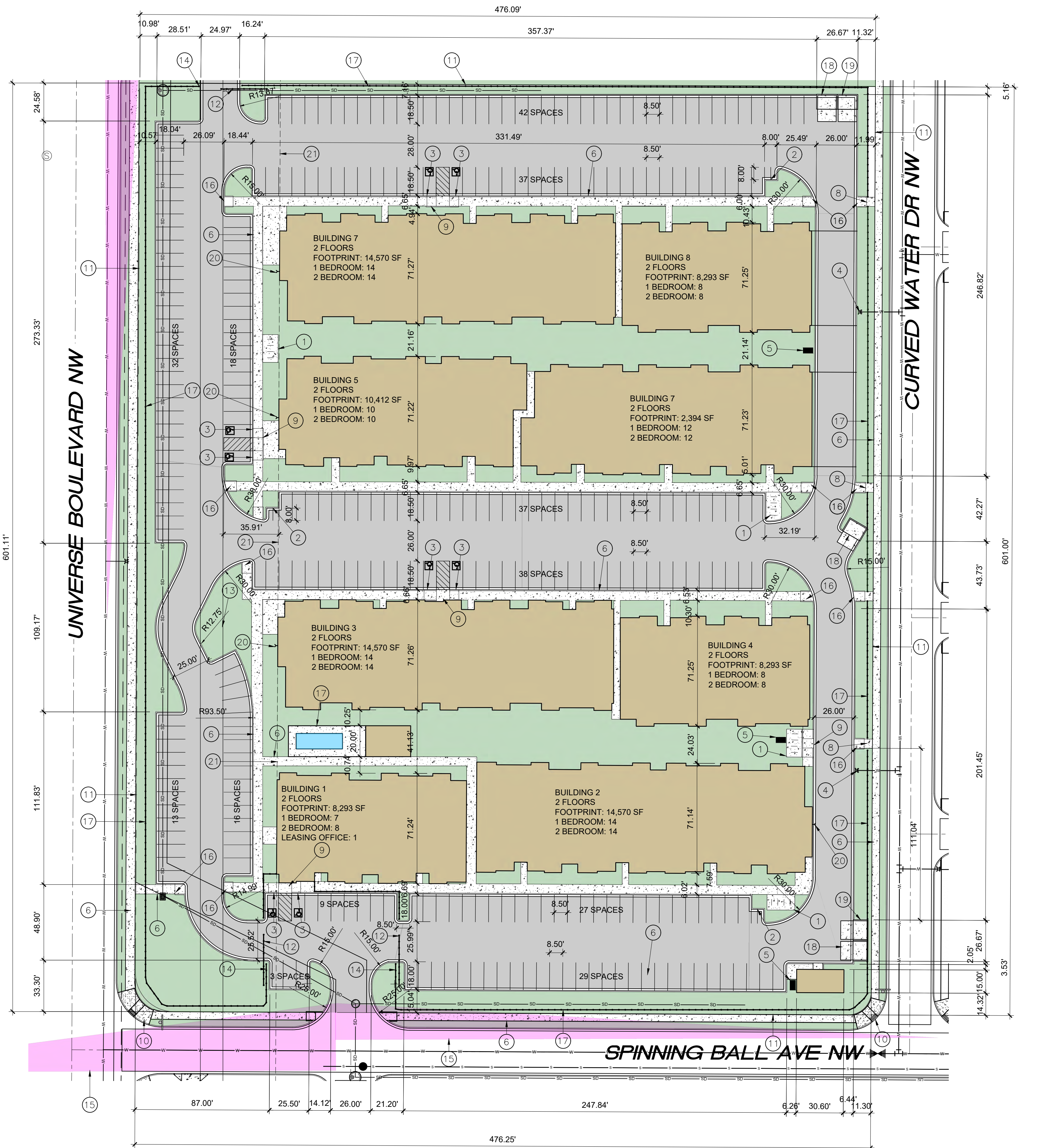
SCALE: NTS



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



SCALE: $\frac{1}{8}" = 1'-0"$

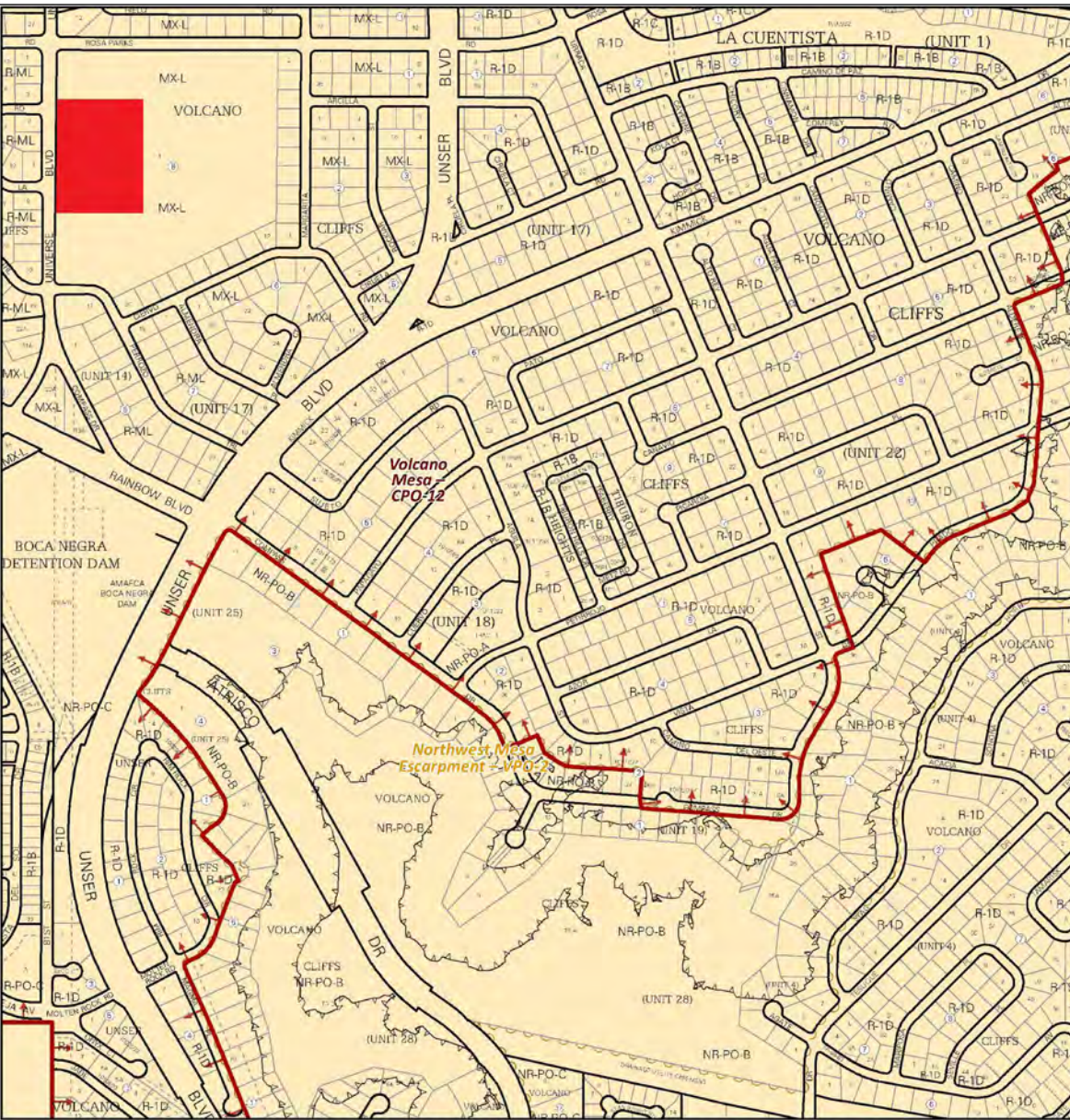


SCALE: 1" = 40'-0"



1. 8 SPACE BIKE RACK, REF DETAIL ON THIS SHEET
2. MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
3. H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
4. NEW FIRE HYDRANT
5. IRRIGATION BOX
6. NEW SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE,
REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
7. FIRE DEPT. CONNECTION
8. PEDESTRIAN GATE
9. PARALLEL CURB RAMP, REF DETAIL A, COA STANDARD DETAIL 2443
10. PERPENDICULAR CURB RAMP, REF DETAIL B COA STANDARD DETAIL 2441
11. PROPERTY LINE
12. VEHICULAR GATE
13. EXISTING POWER POLE
14. KNOX BOX
15. CLEAR SIGHT TRIANGLE, LANDSCAPING, FENCING AND SIGNING WILL NOT
CONFLICT WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS,
TREES AND SHRUBBERY BETWEEN 3 AND 8 FT TALL (AS MEASURED FROM THE
GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
16. PERPENDICULAR RAMP, REF COA STANDARD DETAIL 2447
17. 6" WROUGHT IRON FENCE
18. REFUSE CONTAINER, REF DETAIL THIS SHEET
19. RECYCLING CONTAINER, REF DETAIL THIS SHEET
20. FIRE DEPARTMENT CONNECTION
21. 100FT UTILITY EASEMENT
22. ELECTRIC VEHICLE CHARGING STATION

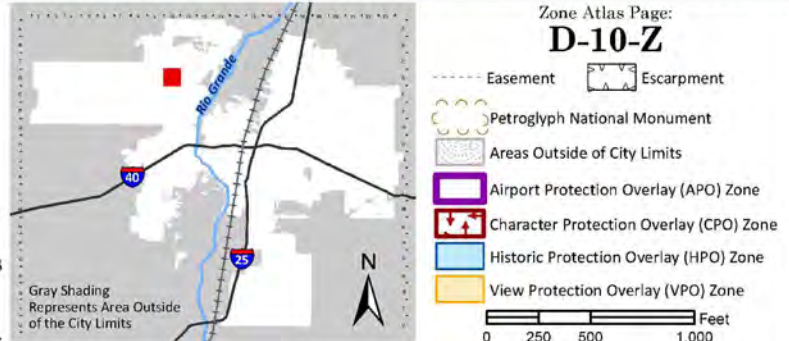
**ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WALL
MUST BE INCLUDED ON A PUBLIC WORK ORDER**



IDO Zone Atlas
May 2018



The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO)



SCALE:NTS

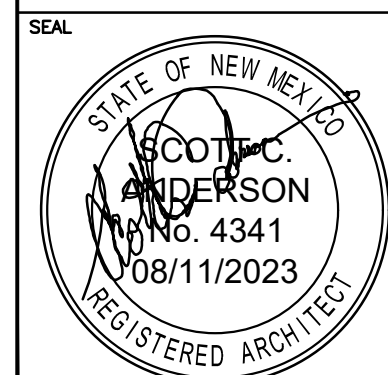


SCOTT C. ANDERSON
 & associates architects
 4419 4th St nw ste B
 albuquerque, nm 87107
 scott@scacarchitects.com
 505.401.7575

UNIVERSE VIEW APARTMENTS
UNIVERSE BLVD NW
ALBUQUERQUE, NM 87108

DRAWING TITLE

SITE PLAN



DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A
DATE	
08/11/2023	

A-100