

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 5, 2025
Noah Pierce, PE
Bohannon Huston Inc.
7500 Jefferson St. NE
Albuquerque NM, 87109

npierce@bhinc.com

**Re: West ABQ Self Storage
99999 Woodmont NW (Paseo Del Norte & Woodmont)
Conceptual Traffic Circulation Layout for DFT Approval
Engineer's Stamp 8-1-25 (C09D022) TRANS-2025-00212**

Dear Pierce,

The conceptual TCL submittal received 8-1-2025 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 6 ft sidewalk, and 5-6 ft Landscape/Buffer along Paseo Del Norte is shown on the TCL plan

2- A 5 ft sidewalk, and 4-6 ft Landscape/Buffer along Woodmonte is shown on the TCL plan
3- A 5 ft sidewalk, and 4-6 ft Landscape/Buffer along Unnamed road on the south is shown on the TCL plan.

4-All the above infrastructures should be added to the IIA list and financially guaranteed.

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.

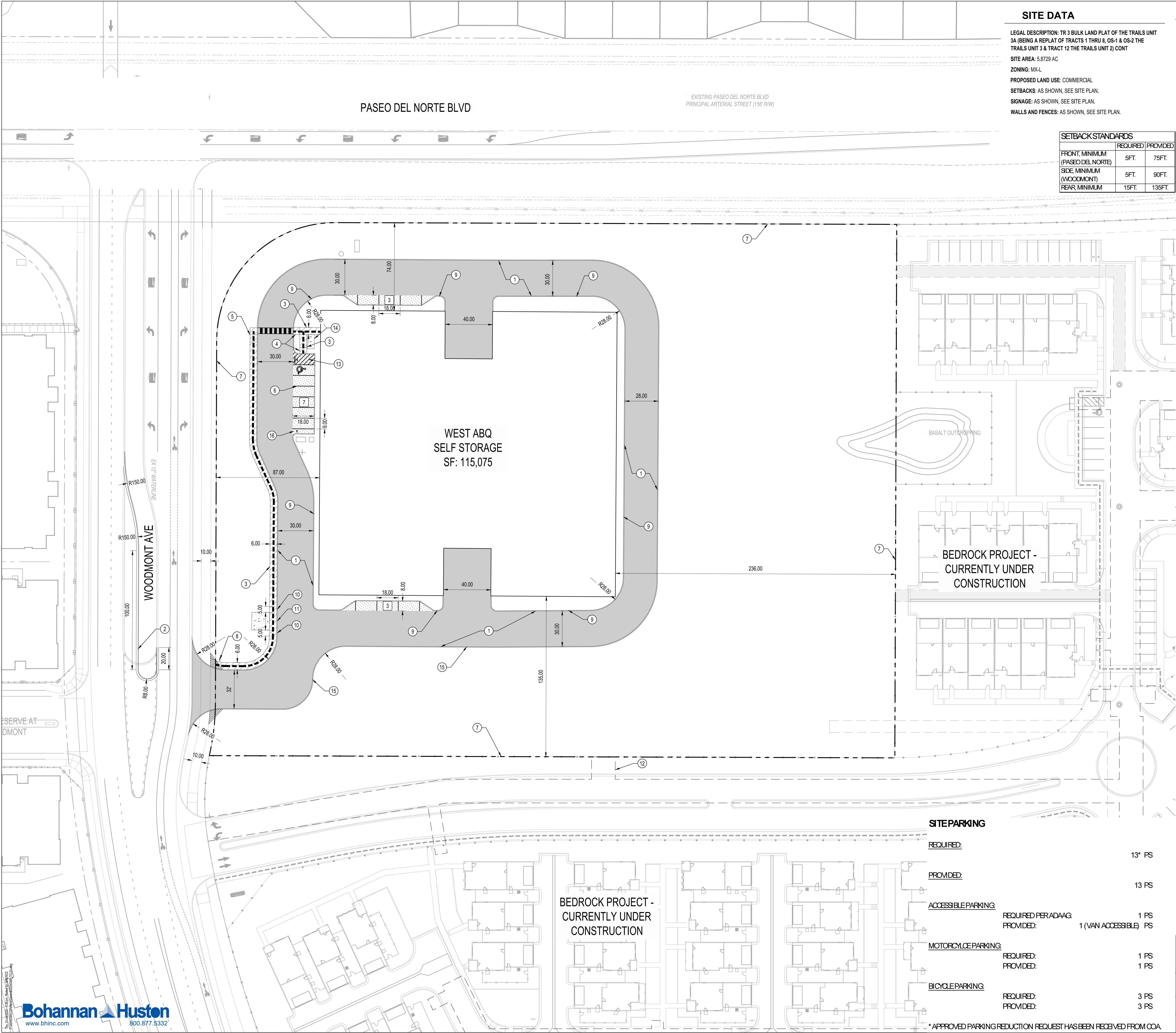
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Sertil A. Kanbar

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

C: File



SITE DATA

LEGAL DESCRIPTION: TR 3 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 & OS-2 THE TRAILS UNIT 3 & TRACT 12 THE TRAILS UNIT 2) CONT

SITE AREA: 5.8729 AC

ZONING: MX-L

PROPOSED LAND USE: COMMERCIAL

SETBACKS: AS SHOWN, SEE SITE PLAN.

SIGNAGE: AS SHOWN, SEE SITE PLAN.

WALLS AND FENCES: AS SHOWN, SEE SITE PLAN.

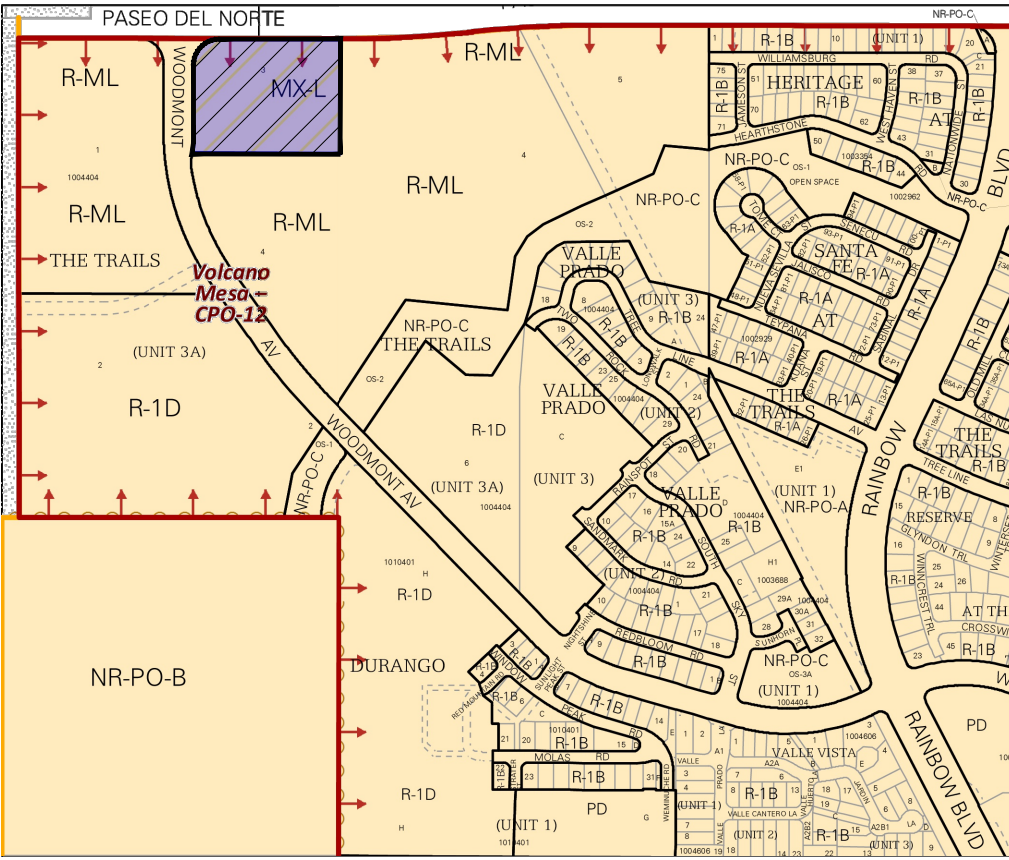
SETBACK STANDARDS		
	REQUIRED	PROVIDED
FRONT, MINIMUM (PASEO DEL NORTE)	5FT.	75FT.
SIDE, MINIMUM (WOODMONT)	5FT.	90FT.
REAR, MINIMUM	15FT.	135FT.

SHEET KEYED NOTES

- 6" STANDARD CURB AND GUTTER PER COA STD. DWG. 24015A.
- MEDIAN CURB AND GUTTER PER COA STD. DWG. 24015A.
- CONCRETE SIDEWALK, WIDTH VARIES; SEE PLAN FOR DIMENSIONS. SEE DETAIL SHEET C-002
- ADA ACCESSIBLE CONCRETE PERPENDICULAR CURB RAMP PER COA STD. DTL. 2442.
- ADA ACCESSIBLE CONCRETE PARALLEL CURB RAMP PER COA STD. DTL. 2443.
- STANDARD PARKING, 9' X 18' UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS ARE SHOWN FOR INFORMATION ONLY.
- PROPERTY LINE
- INSTALL STOP SIGN SEE DETAIL SHEET C-002.
- PAINT CURB RED WITH "FIRE LANE" TEXT.
- 5' TRANSITION BETWEEN CURB TYPES.
- MOUNTABLE CURB PER COA STD. DWG. 2415A.
- 20' PUBLIC UTILITY EASEMENT
- ADA ACCESSIBLE AISLE AND ADA "HANDICAP PARKING ONLY" SIGN. SEE DETAILS A AND B, SHEET C-002
- BICYCLE RACK. SEE DETAIL C, SHEET C-002
- INSTALL 2' WIDE CURB CUT PER DETAIL D, SHEET C-002
- MOTORCYCLE PARKING AND MOTORCYCLE PARKING SIGN. SEE DETAILS G AND H, SHEET C-002.

GENERAL NOTES

- ALL SIDEWALKS, RAMPS, CURB CUTS, AND CURB AND GUTTER SHALL BE BUILT PER THE C.O.A. STANDARD DRAWINGS AND ADA STANDARDS
- CLEAR SIGHT DISTANCE: 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 THIS AREA. SITE TRIANGLE IS BASED OFF OF FIGURE 7.4.94 IN THE DPM.
- STREET LIGHTING WILL COMPLY WITH CPO REQUIREMENTS AND NIGHT SKY LIGHTING. STREET LIGHTS WILL BE DEFINED WITH A SEPARATE SUBMITTAL.
- TRASH ENCLOSURE HAS BEEN LOCATED ON SITE. APPROVAL OF LOCATION HAS BEEN RECEIVED FROM SOLID WASTE.

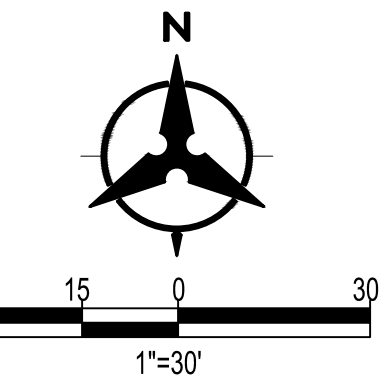


VICINITY MAP

ZONE ATLAS PAGE: C-09-Z

LEGEND

- HEAVY DUTY ASPHALT PAVEMENT PER DETAIL E, SHEET C-002
- LIGHT DUTY ASPHALT PAVEMENT PER DETAIL F, SHEET C-002
- CONCRETE SIDEWALK
- DUMPSTER PAD
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- NUMBER OF PARKING STALLS
- ADA ACCESSIBLE ROUTE
- SIGHT TRIANGLE



PROJECT NUMBER: _____

Application Number: _____

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date _____
ABCWUA	Date _____
Parks and Recreation Department	Date _____
Hydrology	Date _____
Code Enforcement	Date _____
* Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
Planning Department	Date _____

SITE PLAN EXHIBIT

WEST ABQ SELF STORAGE

DRAWN BY: JCM	DATE: 08/2025
CHECKED BY: NP	BHJ PROJECT NO: 20250389 SHEET NO: C-001

SITE PARKING

REQUIRED:	13* PS
PROVIDED:	13 PS
ACCESSIBLE PARKING:	1 PS
REQUIRED PER ADAAG:	1 (VAN ACCESSIBLE) PS
PROVIDED:	
MOTORCYCLE PARKING:	1 PS
REQUIRED:	1 PS
PROVIDED:	
BICYCLE PARKING:	3 PS
REQUIRED:	3 PS
PROVIDED:	

* APPROVED PARKING REDUCTION REQUEST HAS BEEN RECEIVED FROM COA