

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

Sep 30th, 2024

Rembrandt Fernandez
Cobb, Fendley, and Associates
3820 Academy Parkway North NE,
Albuquerque, NM 87109

Re: Jlm Living - Paseo Multi-Family Housing Development
ALBUQUERQUE NM 87114
Traffic Circulation Layout-DFT
Engineer's/Architect's Stamp 08-26-24 (C10D003)

Dear Mr. Fernandez,

The conceptual TCL submittal received 09-04-24 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 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 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,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

TYPE OF DEVELOPMENT: Plat (# of lots) _____ Single Family Home
All other Developments

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

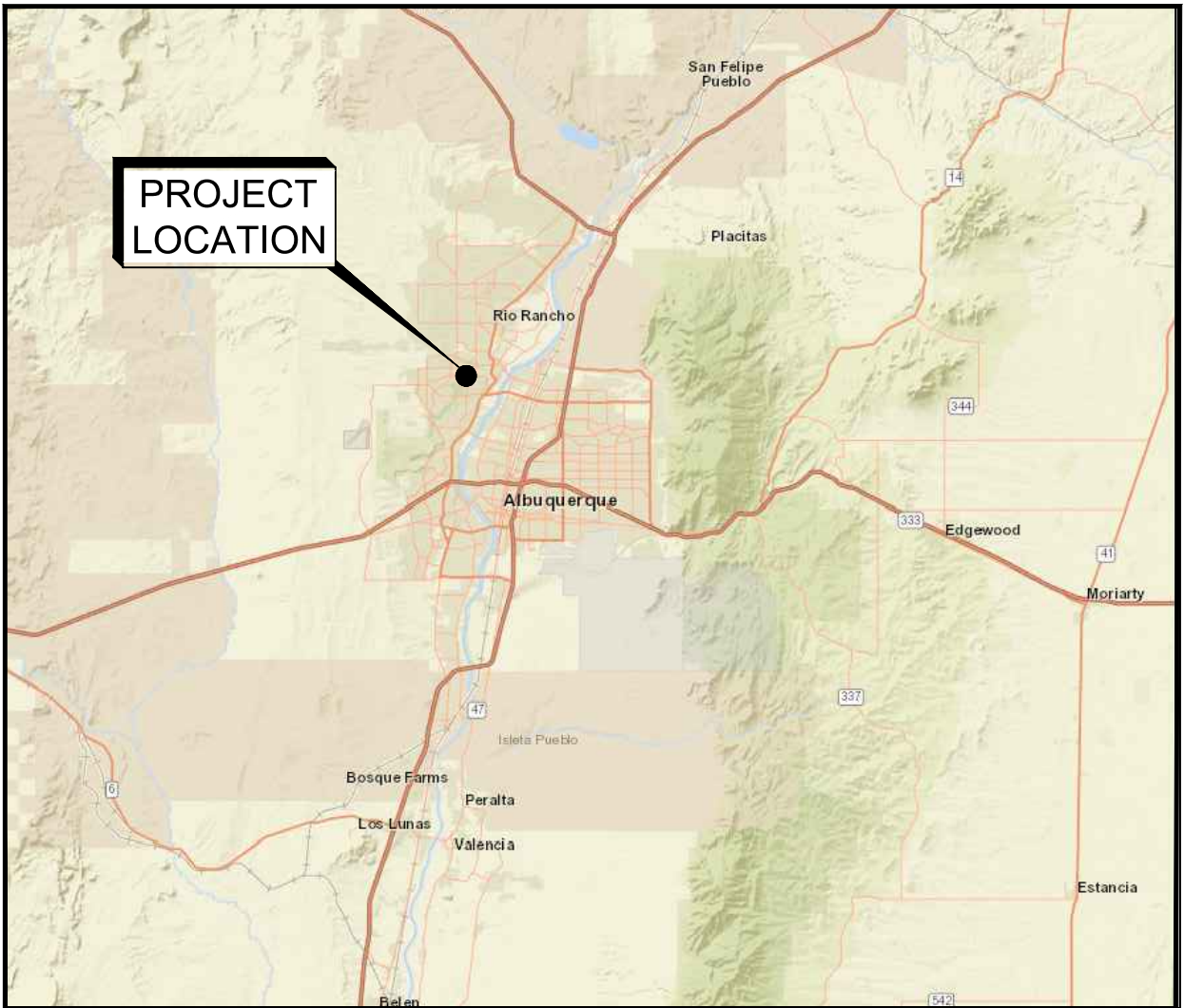
Engineering / Architect Certification
Conceptual Grading & Drainage Plan
Grading & Drainage Plan, and/or Drainage Report
Drainage Report (Work Order)
Drainage Master Plan
Conditional Letter of Map Revision (CLOMR)
Letter of Map Revision (LOMR)
Floodplain Development Permit
Traffic Circulation Layout (TCL) – Administrative
Traffic Circulation Layout (TCL) – DFT Approval
Traffic Impact Study (TIS)
Street Light Layout
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

Pad Certification
Building Permit
Grading Permit
Paving Permit
SO-19 Permit
Foundation Permit
Certificate of Occupancy - Temp Perm
Preliminary / Final Plat
Site Plan for Building Permit - DFT
Work Order (DRC)
Release of Financial Guarantee (ROFG)
CLOMR / LOMR
Conceptual TCL - DFT
OTHER (SPECIFY) _____

DATE SUBMITTED: _____

TRAFFIC CIRCULATION LAYOUT TO SERVE PASEO DEVELOPMENT ALBUQUERQUE, NEW MEXICO



LOCATION MAP
N.T.S.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
TCL0	COVER SHEET
TCL1	EXISTING CONDITIONS
TCL2	PROPOSED CONDITIONS

JLM - ALBUQUERQUE

PARKING TABULATIONS

24-Sep-24

REQUIRED

DWELLING, SINGLE-FAMILY DETACHED	
1 SPACE / DU UP TO 2 BR	163 SPACES REQUIRED
2 SPACE / DU WITH 3 OR MORE BR	24 SPACES REQUIRED
DWELLING, DUPLEX (SINGLE FAMILY ATTACHED)	
1 SPACE / DU UP TO 2 BR	34 SPACES REQUIRED
2 SPACE / DU WITH 3 OR MORE BR	0 SPACES REQUIRED
DWELLING, MULTI-FAMILY	
UC-MS-PT : 1 SPACE/DU	9 SPACES REQUIRED
RESIDENTIAL COMMUNITY AMENITY	
3 SPACES / 1000 SF GFA + REQ. IN TABLE 5-5-2	5 SPACES REQUIRED
4,023 SQ. FT. = 4.023, ROUNDED TO 5	

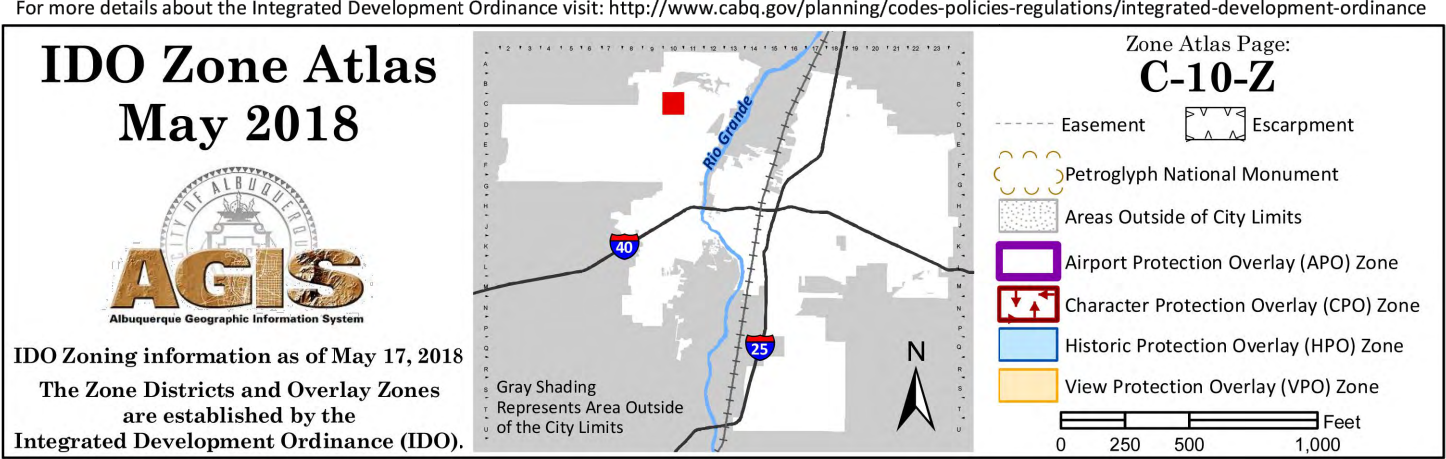
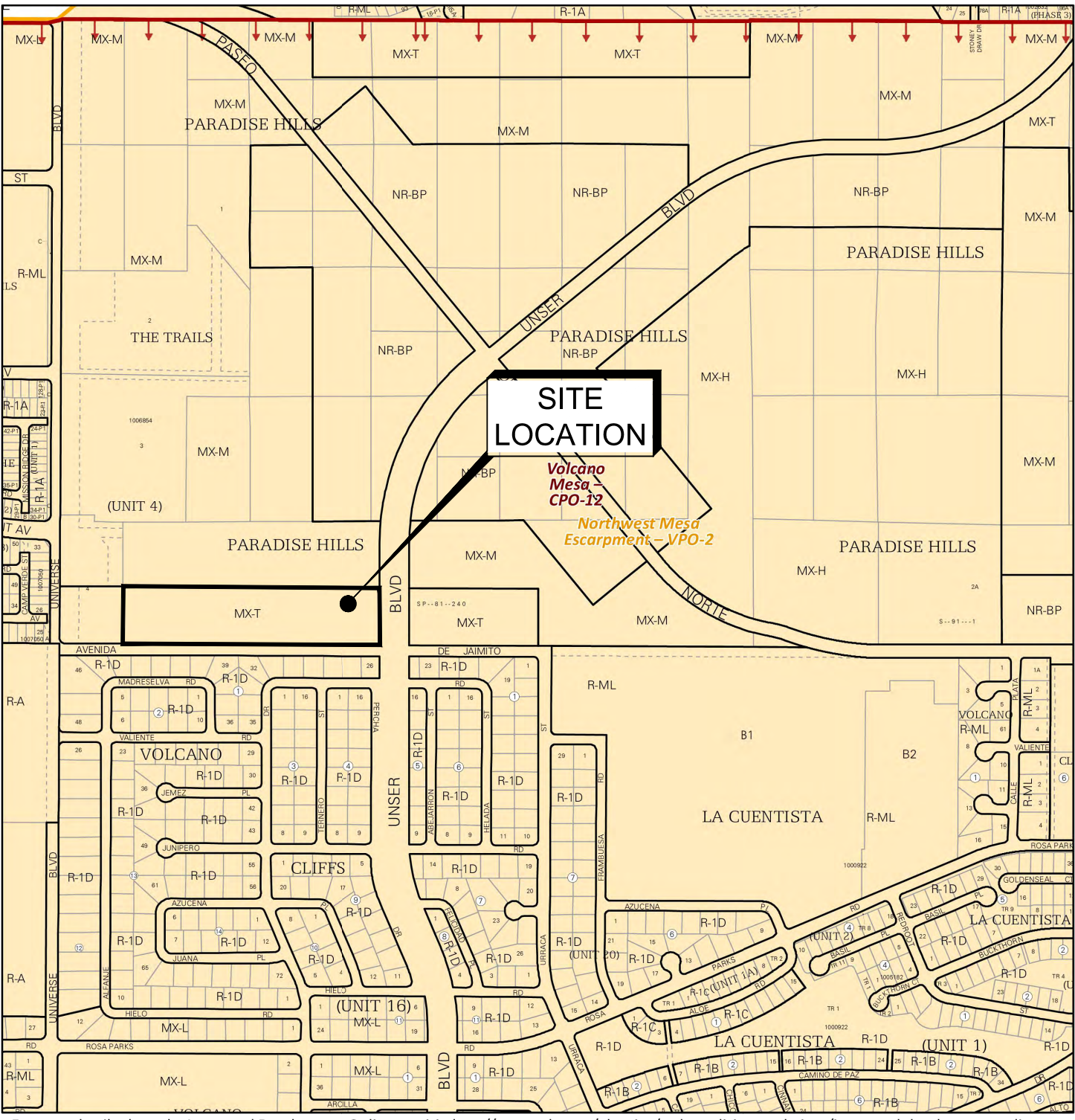
GRAND TOTAL OF REQUIRED : 235 SPACES REQUIRED

MOTORCYCLE PARKING :	
301-500 SPACES REQUIRES:	6 MOTORCYCLE SPACES

BICYCLE PARKING :	
>OR= 5 MF SPACES, 3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING	3 BICYCLE PARKING

PROVIDED

DWELLING, SINGLE-FAMILY DETACHED :	
SURFACE PARKED :	297 SPACES
GARAGE PARKED :	34 SPACES
TOTAL PARKING SPACES :	331 TOTAL SPACES
DWELLING, DUPLEX, SINGLE FAMILY ATTACHED):	
SURFACE PARKED :	34 SPACES
DWELLING, MULTI-FAMILY:	
GARAGE PARKED :	18 SPACES
RESIDENTIAL COMMUNITY AMENITY :	12 SPACES
(ACCESSIBLE SPACES @ AMENITY):	2 SPACES
ELECTRIC VEHICLE PARKING CREDIT :	12 SPACES
GRAND TOTAL PROVIDED :	409 SPACES
MOTORCYLCE PARKING :	6 SPACES
BICYCLE PARKING :	7 BIKE CAPACITY RACK

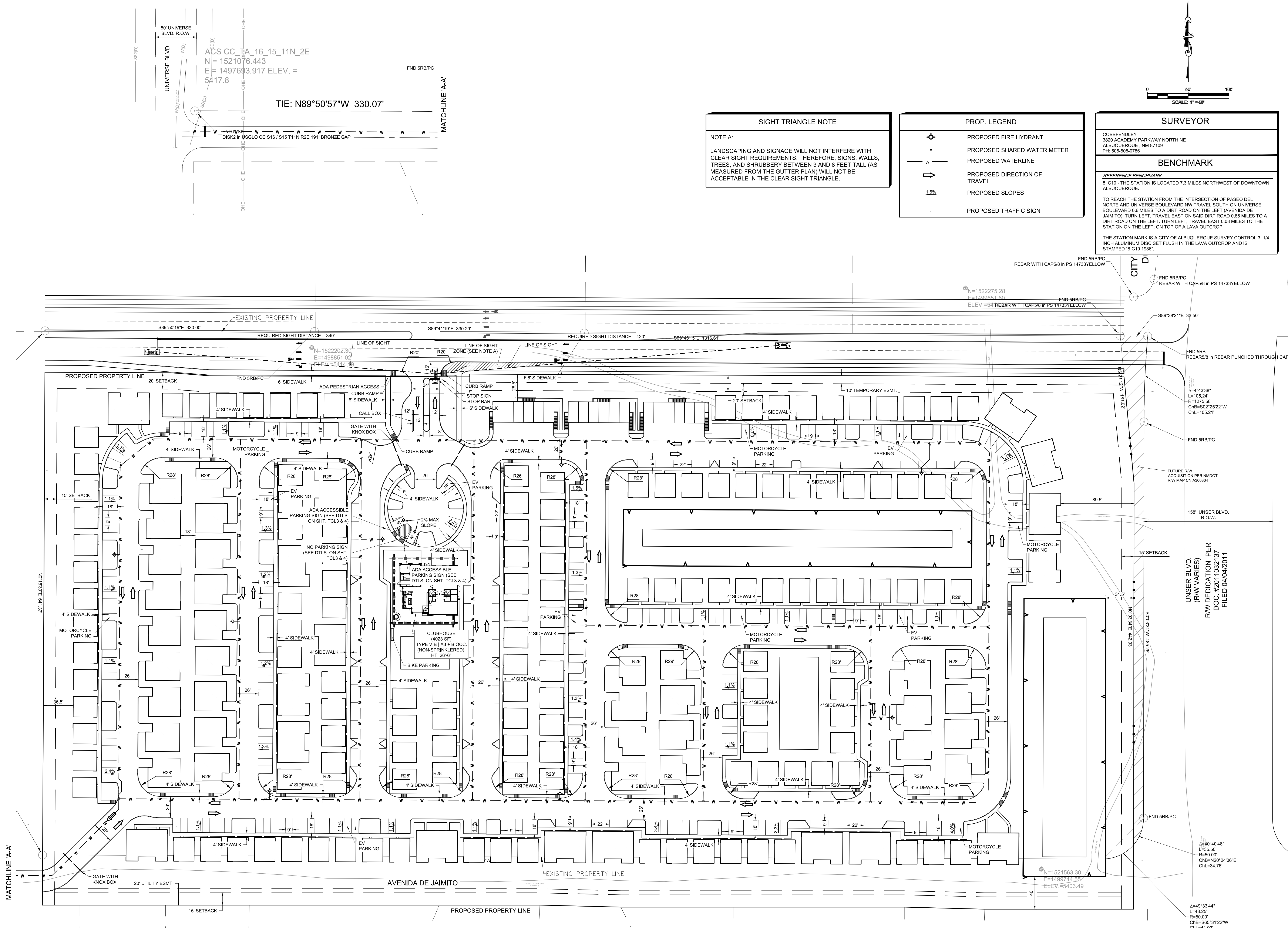


ZIP CODE: 87114
CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO

CobbFendley
Cobb, Fendley & Associates, Inc.
3820 Academy Parkway North NE
Albuquerque, NM 87109
505.508.0786 | www.cobfen.com

AUGUST 2024

C:\Users\jlm\Documents\Projects\2023\20230801_JLM_Living_LLC\03_JLM_Paseo_Final_Design\400_CAD\410_Land\DWG\TCL2\231203801_TCL 2.dwg Saved: 9/24/2024 11:27:20 AM/aali



CobbFendley

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3820 Academy Parkway North NE
Albuquerque, NM 87109
505.508.0786 | www.cobbfn.com

INTERIM REVIEW

Not intended for construction,
bidding or permit purposes.
Engineer: MICHAEL F. A. MAZZOLA
P.E., Serial No.: 1171709
Date: SEPTEMBER 2024

JLM LIVING

ALBUQUERQUE, NEW MEXICO

PROPOSED CONDITIONS

Issue Dates:

Drawn By: AAA

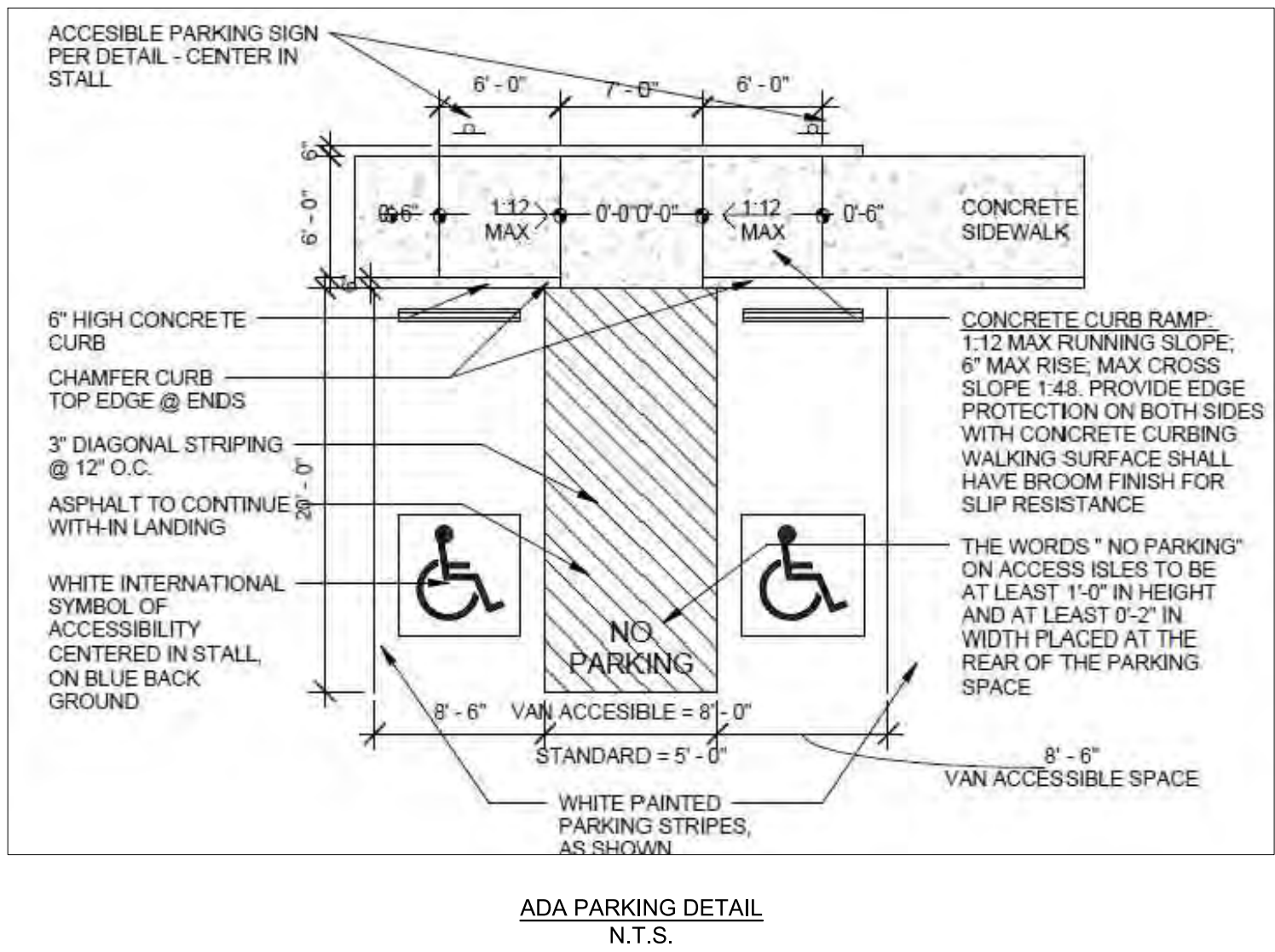
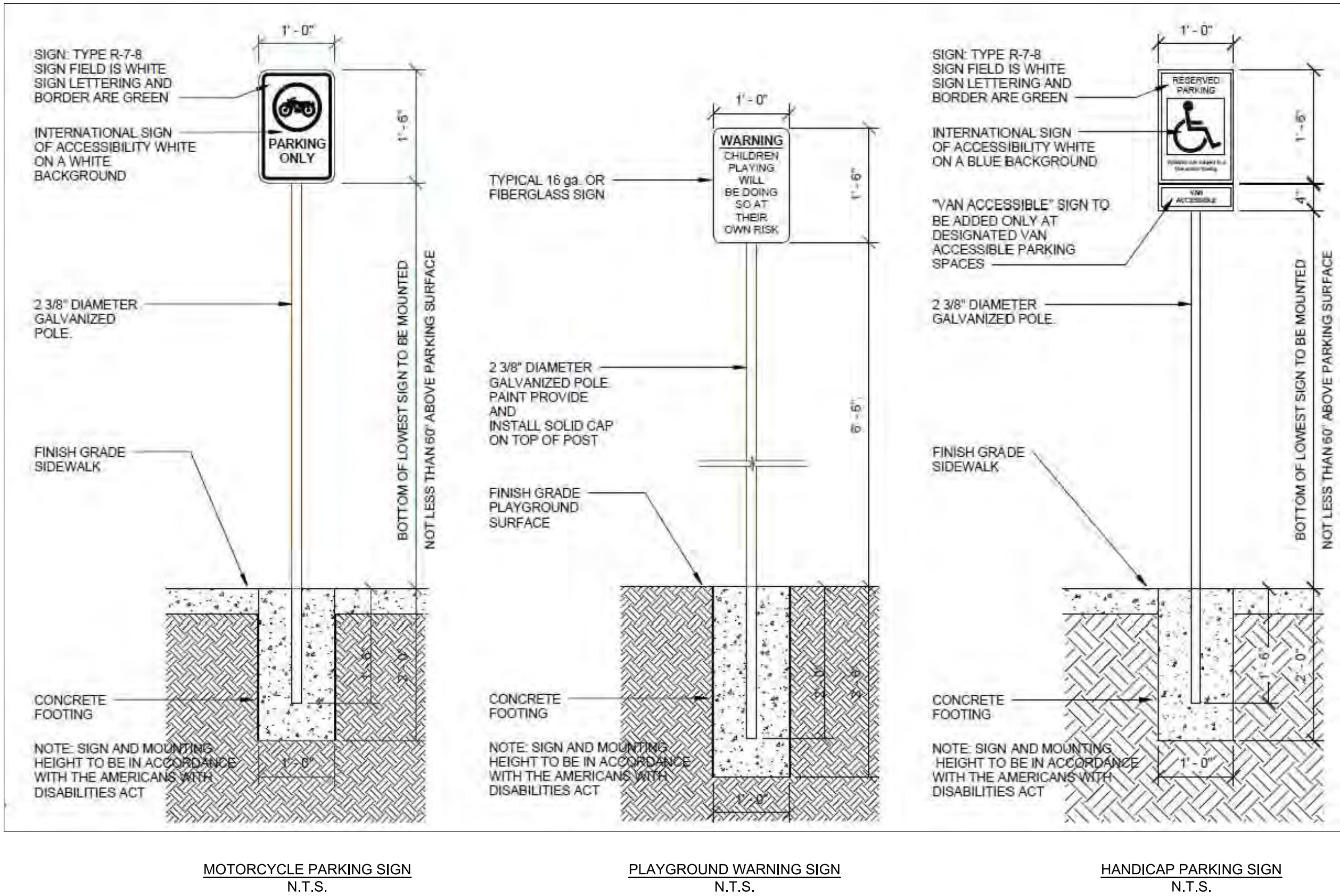
Checked by: MFAM

Sheet

TCL2

Project No.

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*Reduce spacing to fit for 600, 900 and 1200 sizes
**Recommend square shape for 900 and 1200 sizes

A	B	C	D	E	F	G	H	J	K	L
300	400	10	15	112	75 D	51	50 C	60	113.5	40
450	600	10	15	175	100 D	75	75 C	80	169.5	40
600	750	10	15	175	150 D	125	125 C	120	249	50
900	1200	15	25	337	200 D	151	175 C	160.5	380	60
1200	1500	20	30	412	250 D	201	225 C	200.5	508.5	70

COLORS: LEGEND — RED (RETROREFLECTIVE)
BACKGROUND — WHITE (RETROREFLECTIVE)

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