

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 4, 2021

Tate Fishburn, RA
Tate Fishburn Architect
P.O. Box 2941
Corrales, NM 87048

Re: Jiffy Lube
9386 Coors Blvd NW
Traffic Circulation Layout
Engineer's/Architect's Stamp 3-3-21 (C13D024)

Dear Mr. Fishburn,

The TCL submittal received 2-24-2021 is approved for Building Permit with. 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.

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 front counter personnel for log in and evaluation by Transportation.

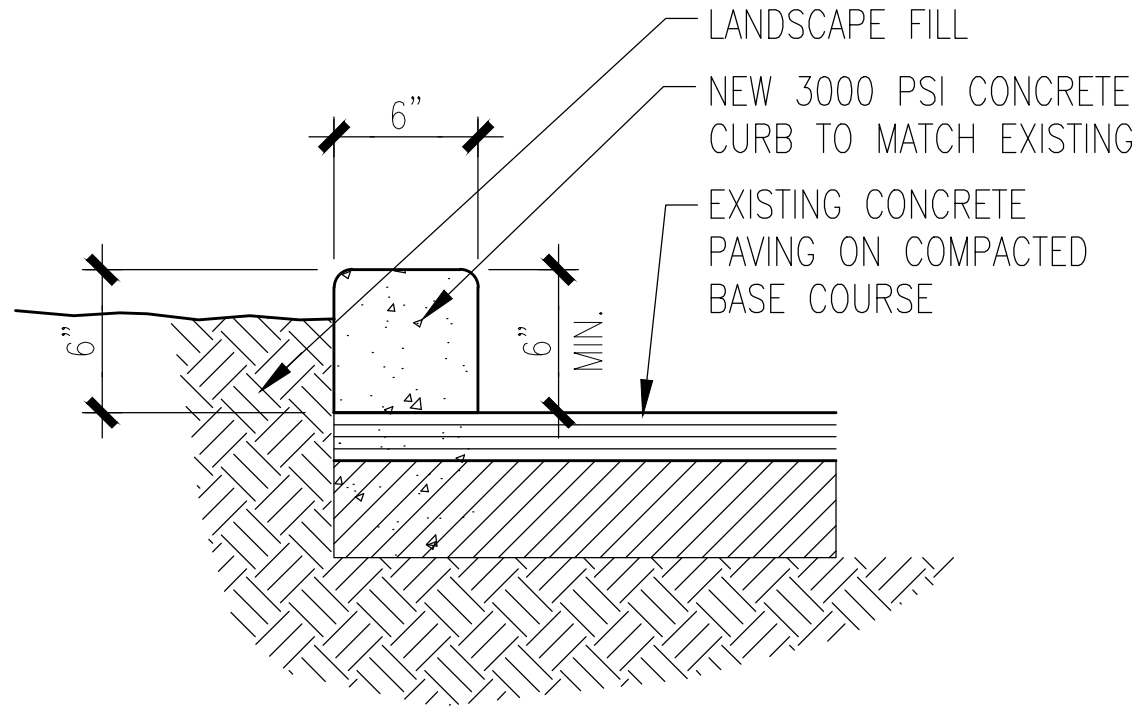
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

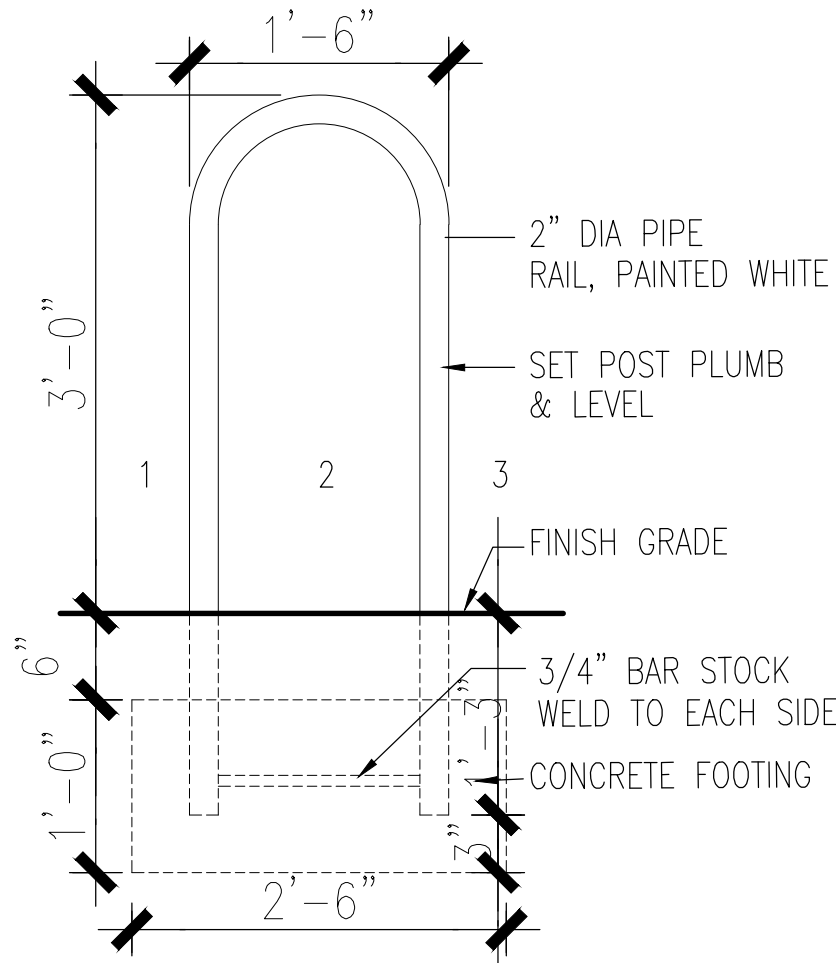
Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

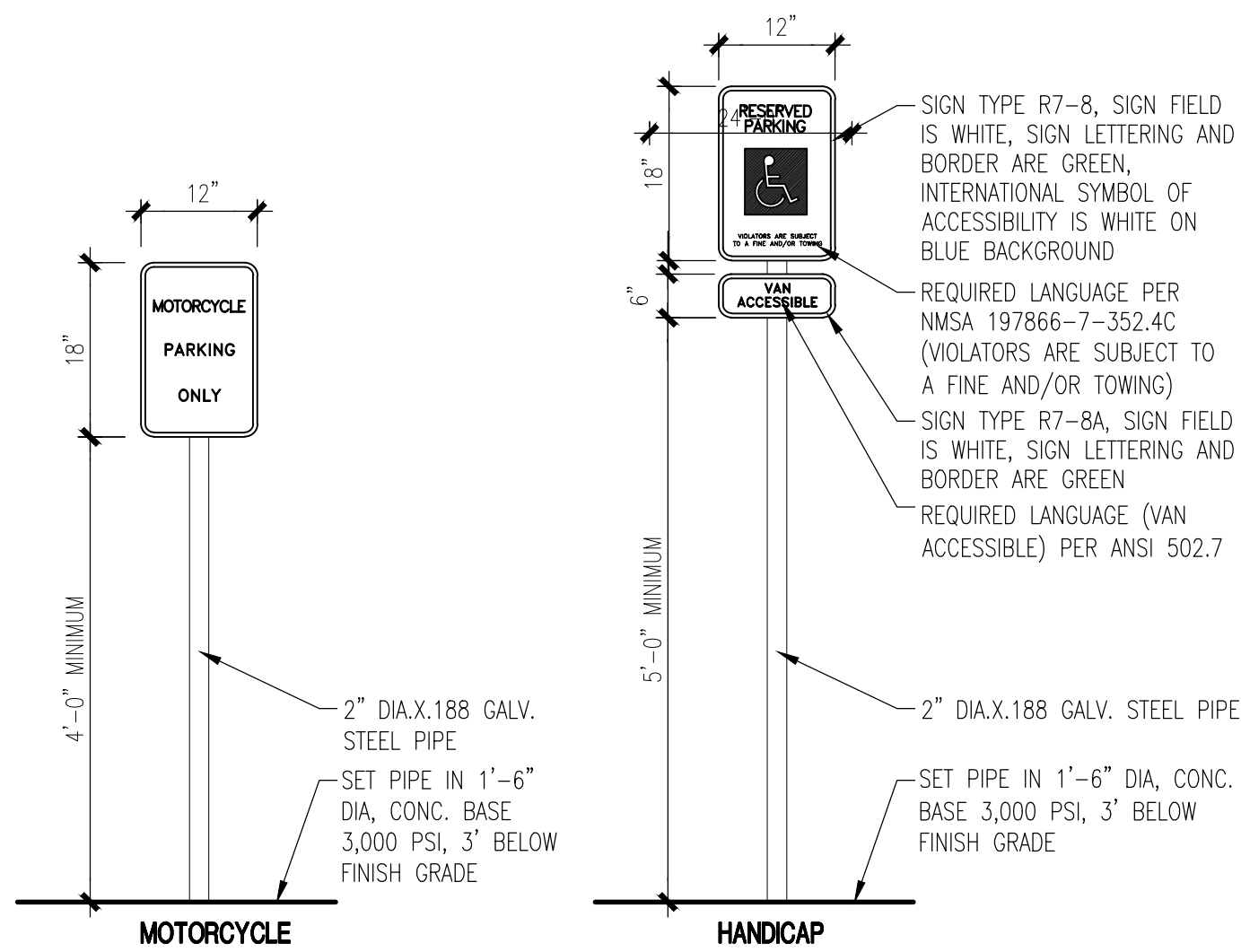
EG via: email
C: CO Clerk, File



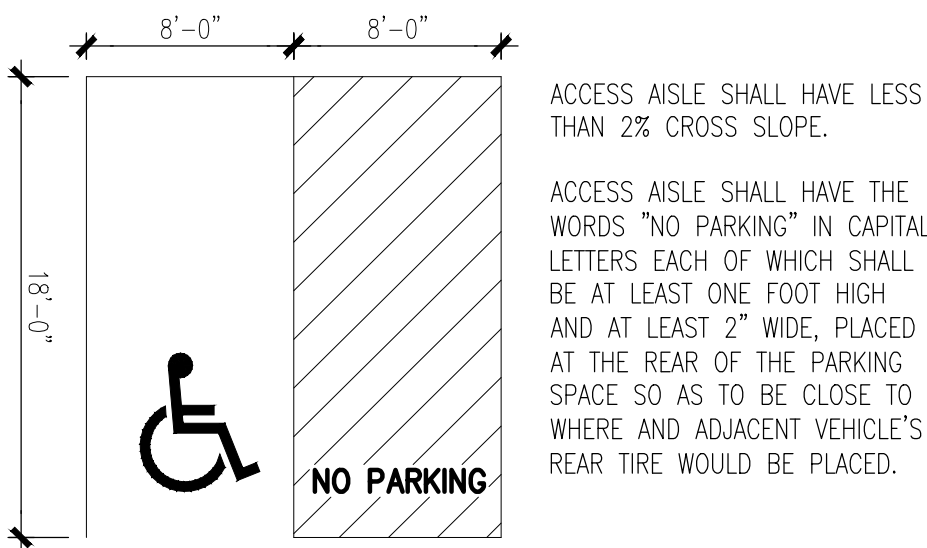
5 CURB DETAIL
N.T.S.



4 BIKE POST DETAIL
N.T.S.



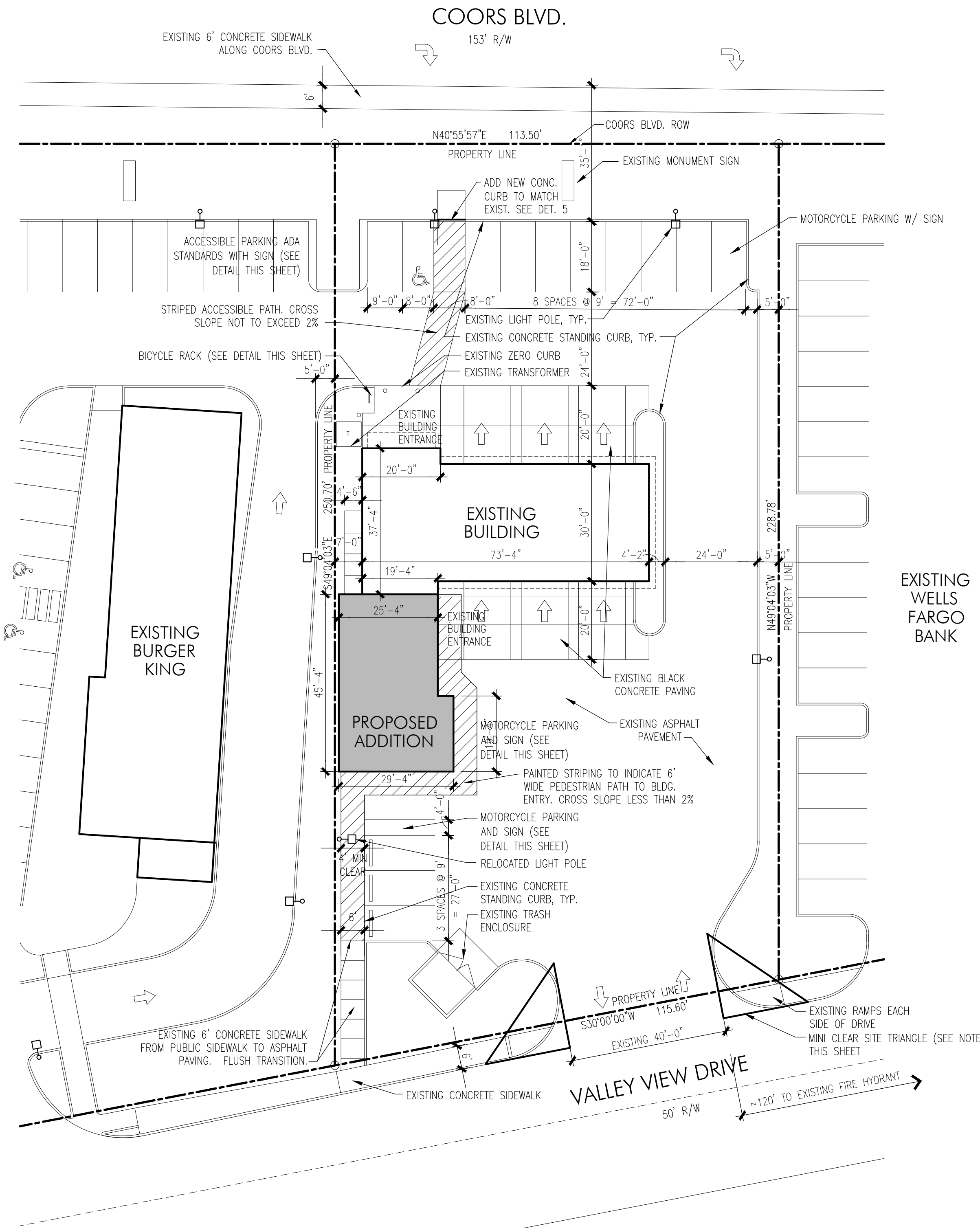
3 PARKING SIGNS
N.T.S.



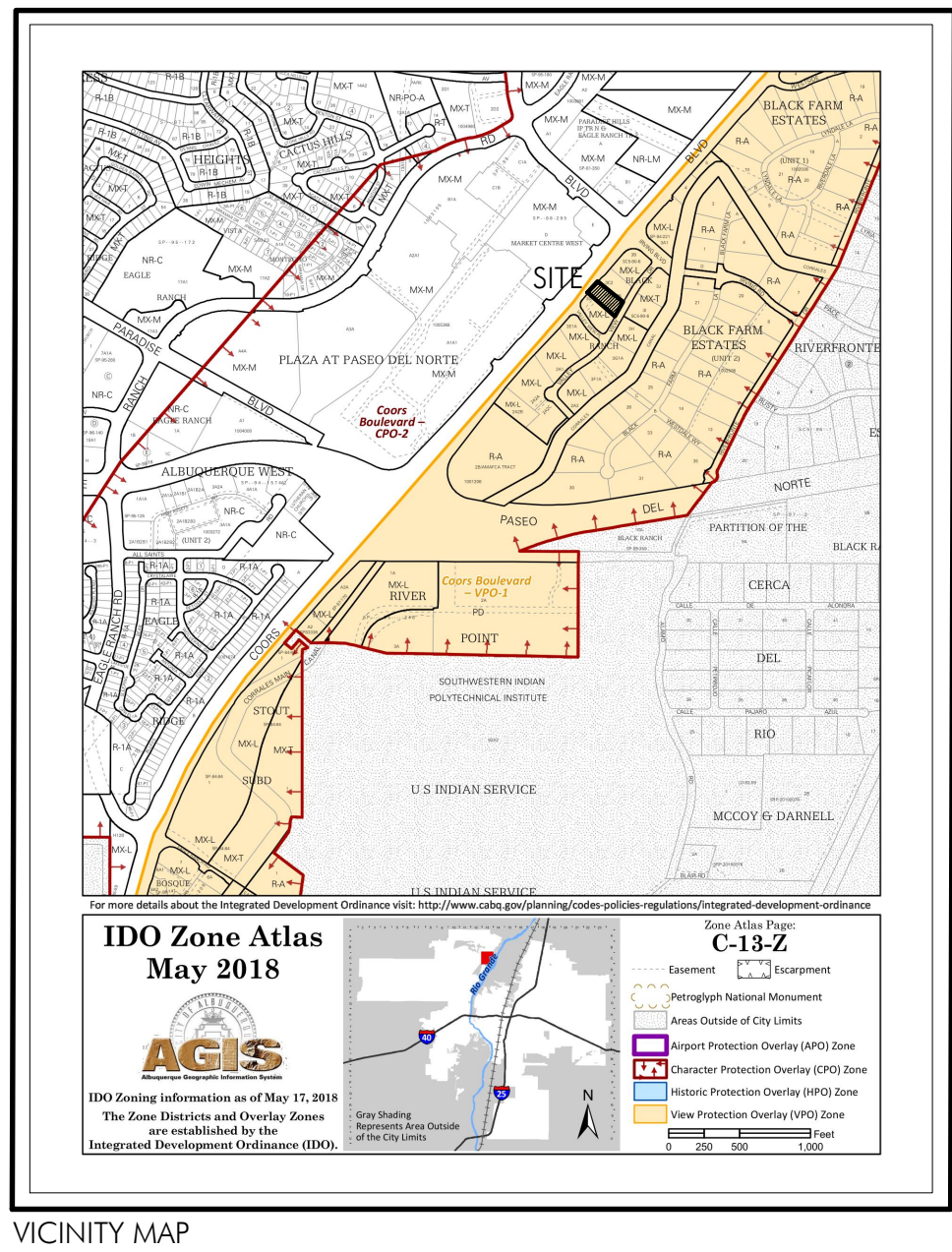
2 ACCESSIBLE PARKING
N.T.S.

TRAFFIC CIRCULATION LAYOUT APPROVED
03/04/2021

Jeanne Wolfenbarger



1 SITE PLAN
1"=20'



SITE DATA

LEGAL DESCRIPTION: TRACT 3C-1 PART OF 3C OF BLACK RANCH FILED JUNE 14, 1991 VOLUME 91C, FOLIO 121

LOCATION: 9386 COORS BOULEVARD, NW
ALBUQUERQUE, NM 87120

PROPOSED USE: LIGHT VEHICLE REPAIR SHOP

IDO CLASSIFICATION: LIGHT VEHICLE REPAIR
PER IDO 4-3(D)(18)

EXISTING ZONING: MX-L

LOT AREA: 27,210 SF (0.625 ACRES)

BUILDING AREA: EXISTING 2,357 SF
PROPOSED 1,213 SF
TOTAL 3,571 SF

PARKING REQUIRED: 1/1,000 GSF = 4

PARKING PROVIDED: 13

HC PARKING REQUIRED: 1/25 SPACES = 1

HC PARKING PROVIDED: 1, VAN ACCESSIBLE

MC PARKING REQUIRED: 1

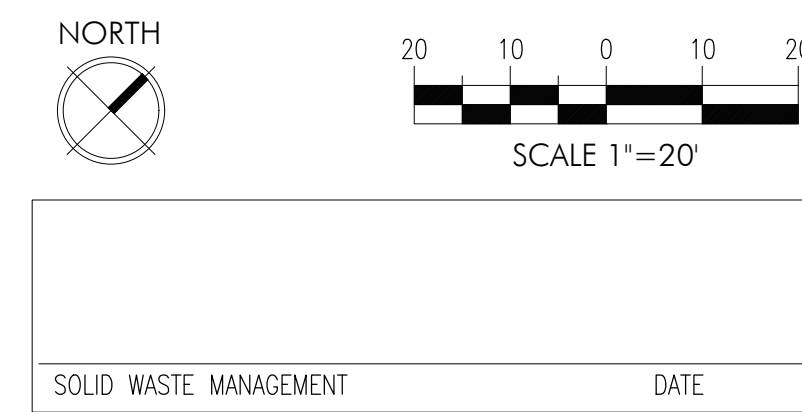
MC PARKING PROVIDED: 1

BICYCLE PARKING REQUIRED: 3

BICYCLE PARKING PROVIDED: 3

MINI CLEAR SITE TRIANGLE

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SITE TRIANGLE (11'X11' PER DPM 7-11D).



TATE FISHBURN
ARCHITECT

ARCHITECT SEAL



ENGINEER SEAL

PROJECT

jiffylube
ADDITION
9386 COORS BOULEVARD NW
ALBUQUERQUE, NEW MEXICO 87120

REVISIONS

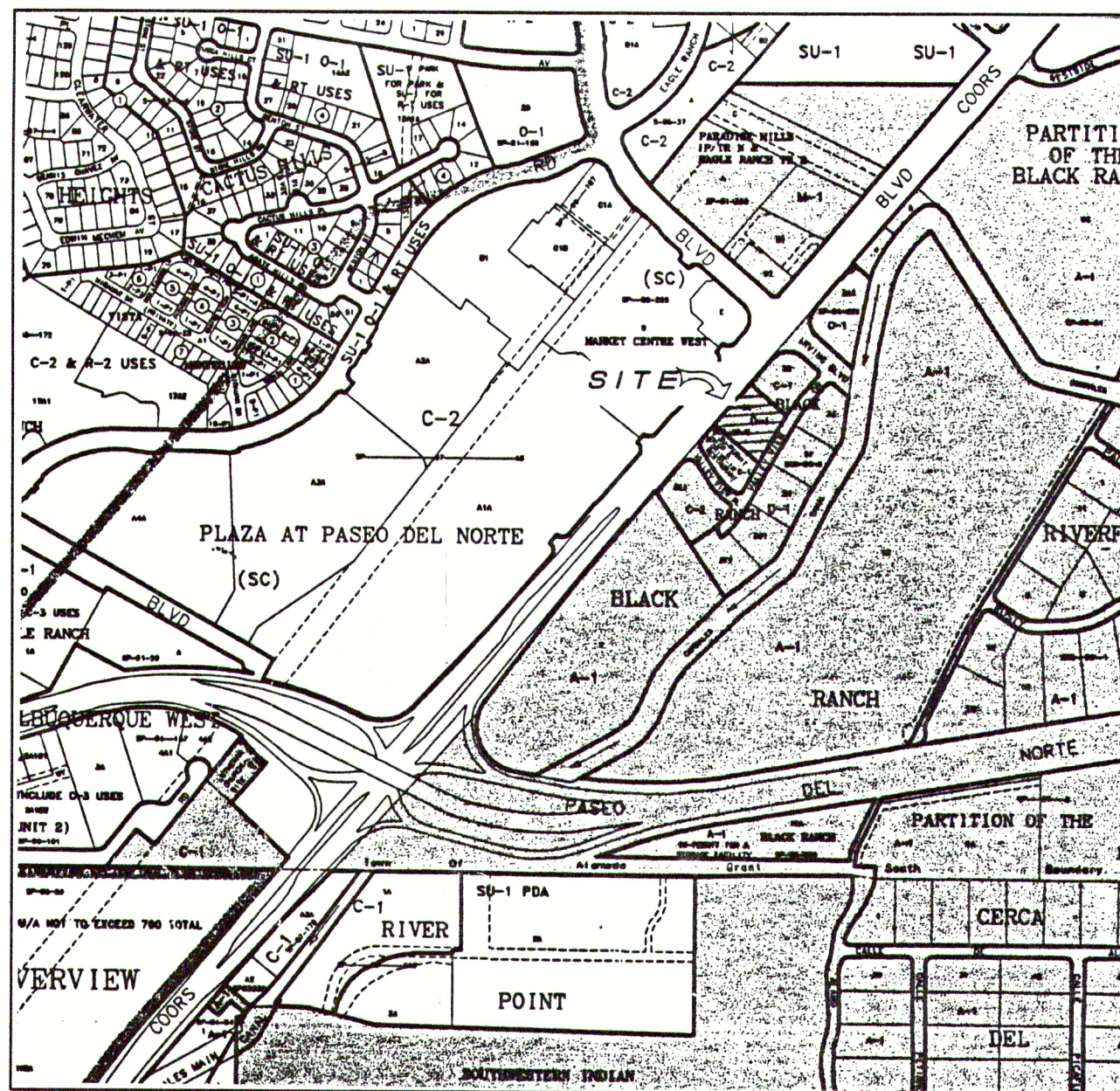
DATE MARCH 3, 2021

DRAWING NAME

TRAFFIC
CIRCULATION
LAYOUT PLAN

SHEET NUMBER

TCL-1



VICINITY MAP
Not to scale

GENERAL NOTES

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and rotated to grid at the Albuquerque Survey Control Monument "NM-448-N10".
2. Distances are ground.
3. Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 5823" or "HUGG L.S. 9750" or "HUGG L.S. 11808" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page C-13.
6. U.C.L.S. Log Number 2001461036

DISCLOSURE STATEMENT

The purpose of this Plat is to divide existing Tract 3C into two (2) Tracts.

DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 1013 001347385/0413
PROPERTY OWNER OF RECORD:
Presbyterian Healthcare
COUNTY CLERK'S OFFICE
Conchita Lucero 3/22/02

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in projected Section 18, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising all of Tract 3C, Black Ranch as the same is shown and designated on the plat entitled "TRACTS 3A THRU 3J, BLACK RANCH (BEING A REPLAT OF TRACT 3, BLACK RANCH) WITHIN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 14, 1991 in Volume 91C, Folio 121.

Said parcel contains 1.2000 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, TRACTS 3C-1 AND 3C-2, BLACK RANCH (BEING A REPLAT OF TRACT 3C, BLACK RANCH) WITHIN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER OF TRACT 3C
Presbyterian Healthcare Services

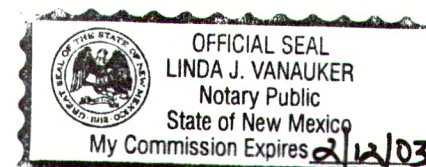
James H. Hinton
By: James H. Hinton, CEO

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 25th
day of January, 2002, by James H. Hinton
Linda J. VanAuker
Notary Public

My commission expires Feb. 12, 2003



PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWest Communications for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side



TRACTS 3C-1 AND 3C-2 BLACK RANCH (BEING A REPLAT OF TRACT 3C, BLACK RANCH)

WITHIN
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2002

APPROVALS

Rick D. Danks 3-20-02
Traffic Engineer, City of Albuquerque
Public Works Department Date

John B. Fial 1-30-02
City Surveyor, City of Albuquerque
Public Works Department Date

Roger A. Shum 2-13-02
Utility Development Division, City of
Albuquerque Public Works Department Date

Martin E. Echeverri 3-19-02
Albuquerque Metropolitan Arroyo Flood
Control Authority Date

Brady L. Bryson 2-13-02
City Engineer, City of Albuquerque
Public Works Department Date

N/A
Properly Management, City of Albuquerque Date

Adrianne E. Cardalano 2/13/02
Parks and Recreation, City of Albuquerque

APPROVAL as specified by the Albuquerque Subdivision Ordinance.

Janet S. 3/21/02
Chair, Albuquerque Development Review Board Date

Project # 1001206
Application # 02500-00173
Rubi Phell 1-17-02
PNM Gas Services Date

Rubi Phell 1-17-02
PNM Electric Services Date

Daniel K. Muller 1-17-02
QWest Communications Date

Rubi Phell 1-17-02
Comcast Cable Date

Rubi Phell 1-17-02
New Mexico Utilities, Inc. Date

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and sanitary sewer system capabilities are based upon the NMU, Inc., facilities, not the City of Albuquerque. Water and sanitary sewer infrastructure improvements must, however be approved by both the City of Albuquerque and NMU, Inc.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Bernalillo County and City of Albuquerque Subdivision Ordinances; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
Russ P. Hugg
NMPS No. 9750
JANUARY 16, 2002



SURV TEK, INC.

Consulting Surveyors
5843 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

SHEET 1 OF 2

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C6	15.00'	8.83'	4.55'	8.70'	S32°12'22"E	33°43'21"
C7	15.00'	8.83'	4.55'	8.70'	N32°12'22"W	33°43'21"

EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L1	19.87	S15°20'42"E
L2	15.00	S60°00'00"E
L3	40.00	S30°00'00"W
L4	8.66	N60°00'00"W
L5	45.22	N15°20'42"W
L7	16.00	N30°00'00"E

N.M.S.H.C./A.C.S. Control Monument "NM-44B-N10"
New Mexico State Plane Coordinates, Central Zone
(NAD 27) as published:
Y = 1,524,161.52 X = 377,788.84
Combined ground to grid factor = 0.99967575
Delta Alpha = -00°14'09"
Elev. = 5045.51

TRACTS 3C-1 AND 3C-2 BLACK RANCH

(BEING A REPLAT OF TRACT 3C, BLACK RANCH)

WITHIN
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2002

TRACT 3A
BLACK RANCH
Filed June 14, 1991 in Volume 91C, Folio 121

TRACT 3B
BLACK RANCH
Filed June 14, 1991 in Volume 91C, Folio 121

TRACT 3C-2
0.5755 Ac.

TRACT 3C-1
0.6245 Ac.

NOTE (A)
Reciprocal Easement for
Ingress and Egress filed
March 22, 2002 in
Book **A33**, pages **7733**

TRACT 3E-1
BLACK RANCH
Filed January 12, 1993 in Volume 93C, Folio 13

BLACK RANCH
Filed June 14, 1991 in Volume 91C, Folio 121

TRACT 12
BLACK RANCH



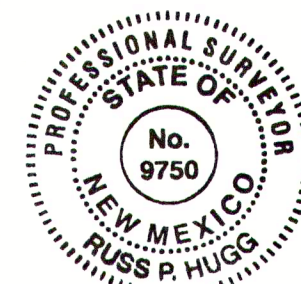
(IN FEET)
1 inch = 60 ft.

LINE TABLE

LINE	LENGTH	BEARING
L1	35.36	N49°03'45"E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	90.00'	141.51'	90.14'	127.38'	S85°58'36"W	90°05'17"
C2	25.00'	39.27'	25.00'	35.36'	N03°58'46"W	90°00'00"
C3	525.00'	100.98'	50.65'	100.83'	S35°30'37"W	11°01'14"
C4	525.00'	20.10'	10.05'	20.10'	S65°08'14"W	2°11'38"
C5	525.00'	80.88'	40.52'	80.80'	S70°38'51"W	8°49'36"



Corner Legend

- ⊙ = Fd. Standard City Of Albuquerque
aluminum monument stamped
"L.S. 5823" flush with the asphalt.
- = Fd. 5/8" Rebar and cap stamped
"L.S. 5823" in place.

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5644886
Page: 2 of 2
03/22/2002 10:29A
Bern. Co. PLAT R 12.00 BK-2002C Pg-95

SHEET 2 OF 2

SURV+TEK, INC.

Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366
Fax: 505-897-3377

001704P. DWG



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Jiffy Lube Building Permit #: _____ Hydrology File #: _____

DRB#: 02DRB-00172 EPC#: _____ Work Order#: _____

Legal Description: Lot 3C1 Black Farm Estates

City Address: 9386 Coors Blvd., NW ABQ NM

Applicant: TATE FISHBURN ARCHITECT Contact: TATE FISHBURN

Address: P.O. BOX 2941, CORRALES, NM 87048

Phone#: _____ Fax#: _____ E-mail: tatefishburn@msn.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? ☒ 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 02-24-2021 By: *Tate Fishburn*

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____