

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

March 5, 2025

Tate Fishburn  
Tate Fishburn Architect  
PO BOX 2941  
Corrales, NM 87048

**Re: Christensen Oral Surgery-New Medical Office**  
**9378 Valley View Dr NW Albuquerque, NM 87114**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp 03-03-25 (C13D025F)

Dear Mr. Fishburn,

The TCL submittal received 03-04-2025 is approved for Building Permit by transportation. 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.

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.

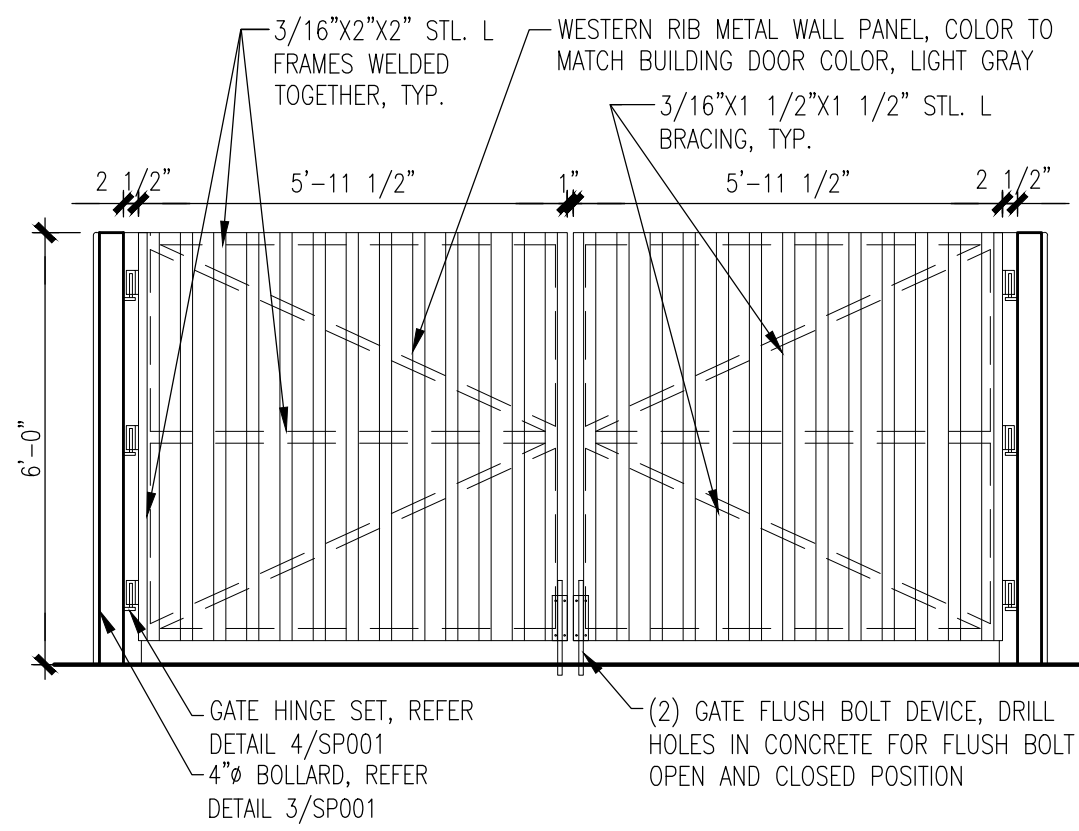
[www.cabq.gov](http://www.cabq.gov)

Sincerely,

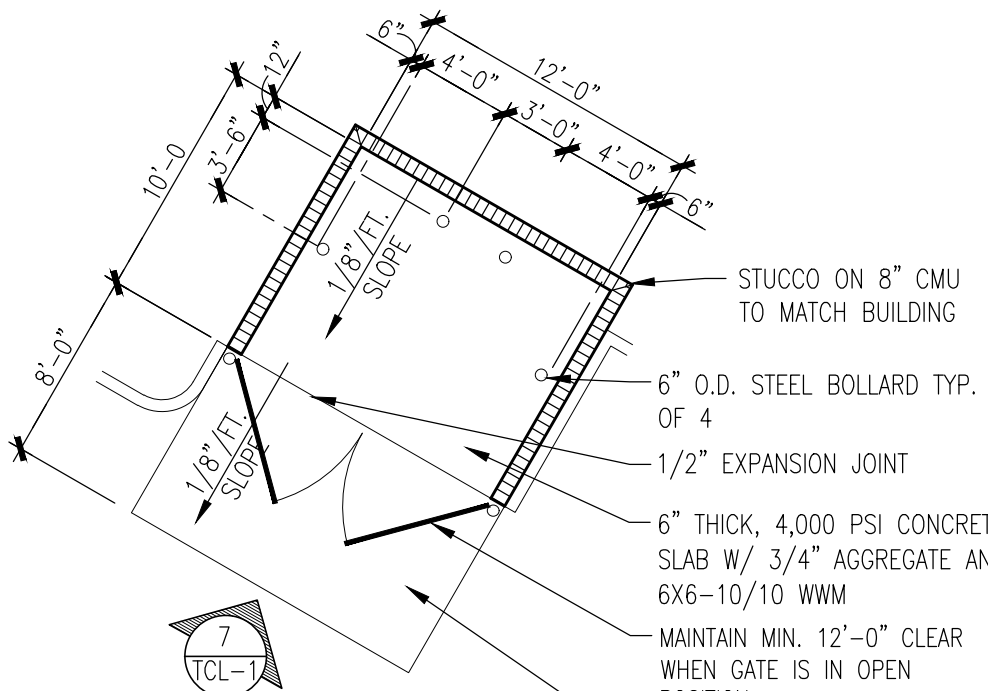
Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

\xxx via: email  
C: CO Clerk, File

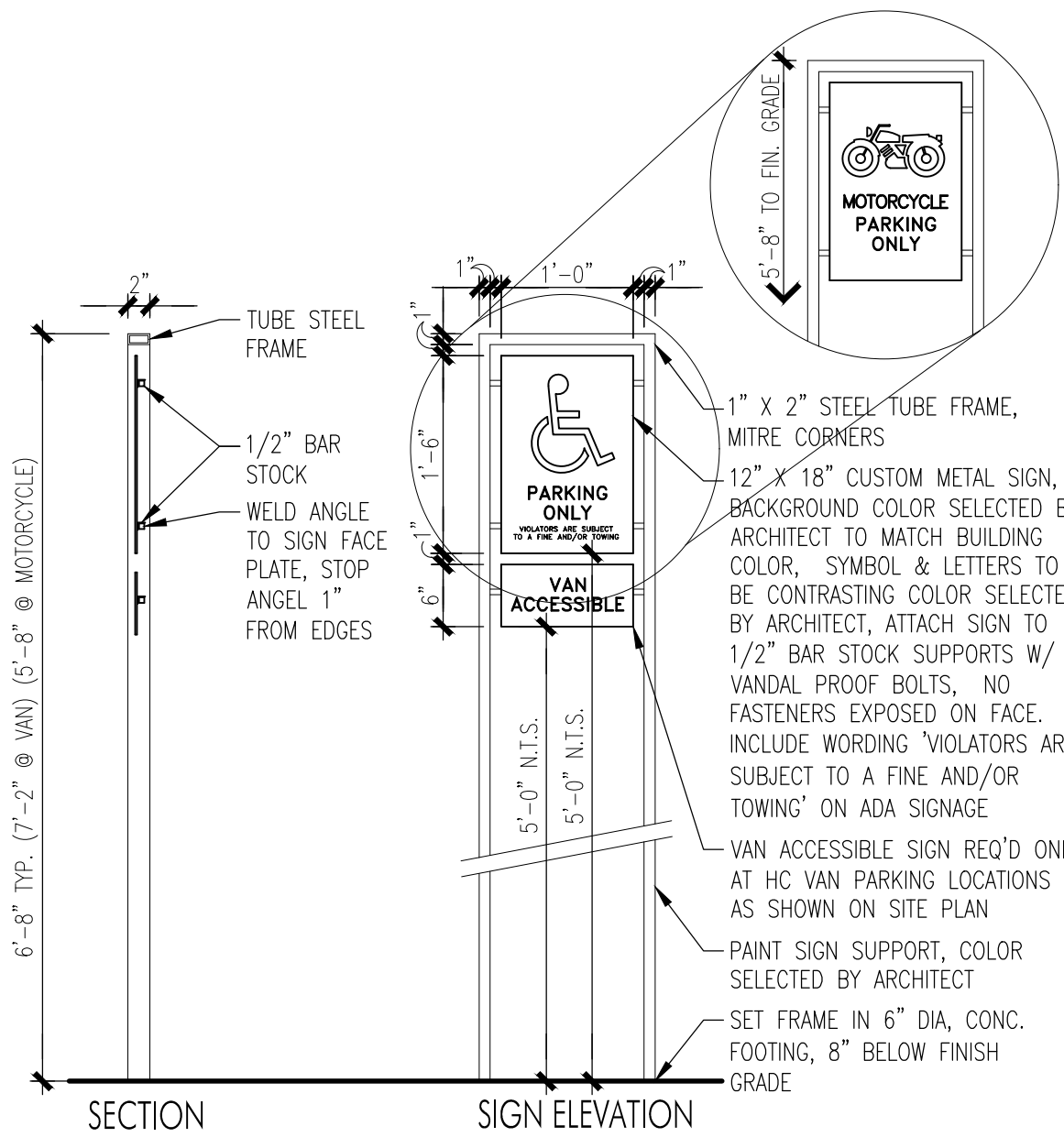




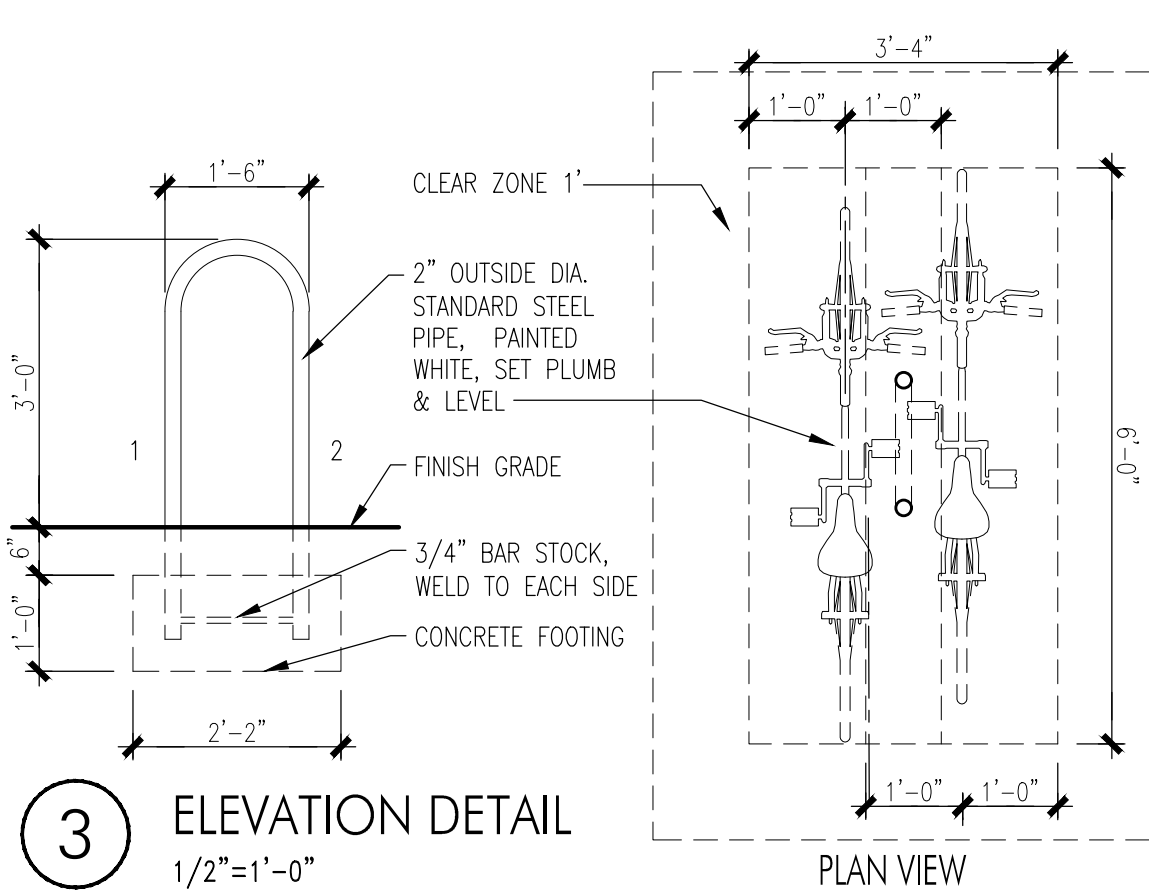
7 TRASH ENCLOSURE ELEVATION  
3/8"=1'-0"



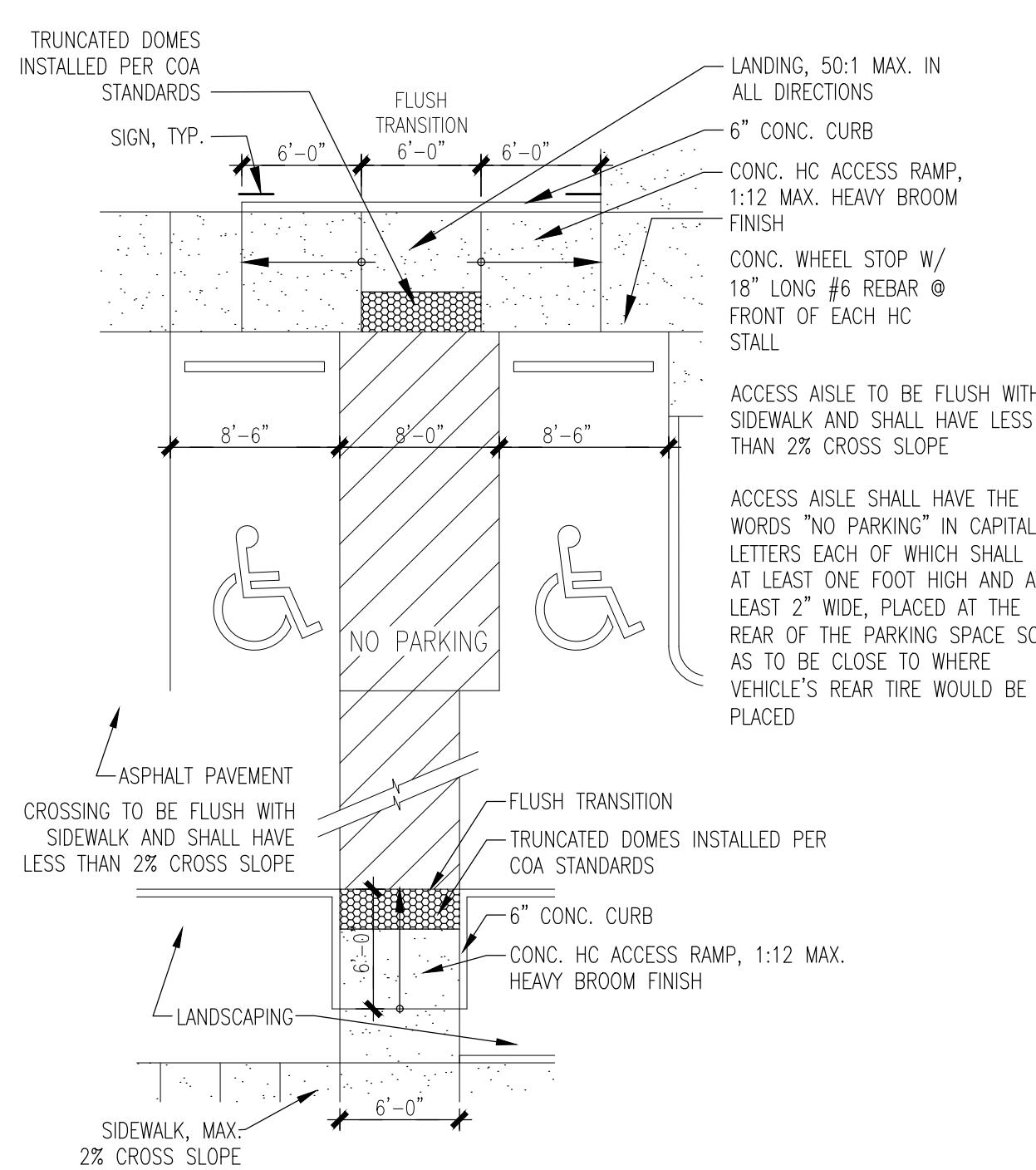
5 PLAN DETAIL  
1/8"=1'-0"



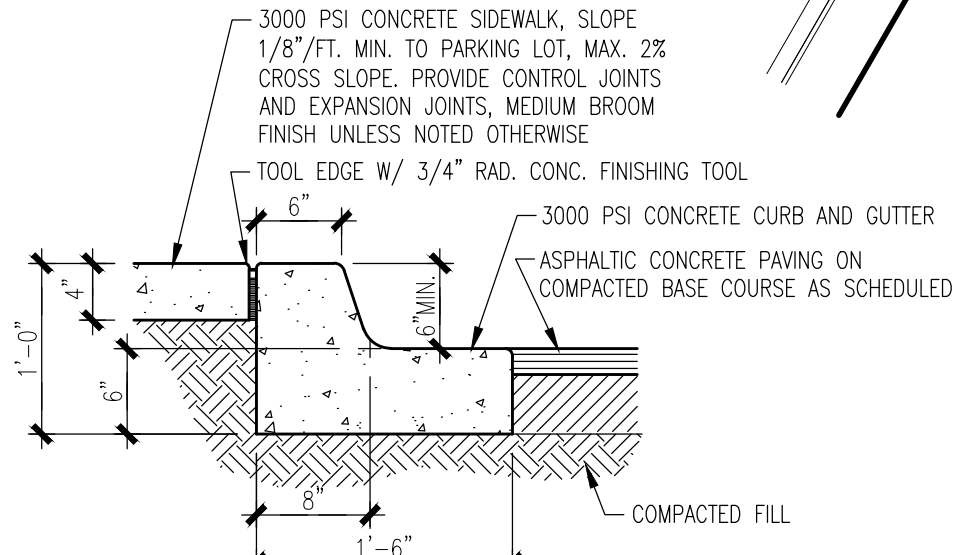
4 PARKING SIGNS  
3/4"=1'-0"



3 ELEVATION DETAIL  
1/2"=1'-0"



6 ACCESSIBLE PARKING & PATHWAY  
1/8"=1'-0"



2 CURB/SIDEWALK DETAIL  
1"=1'-0"

KEYED NOTES

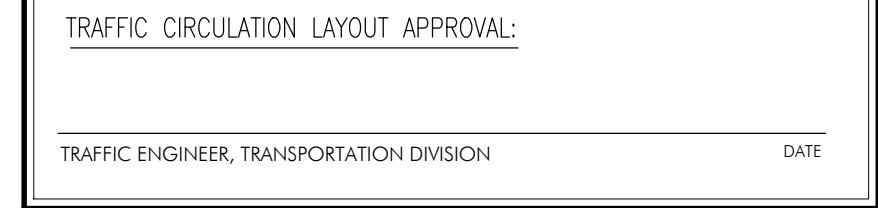
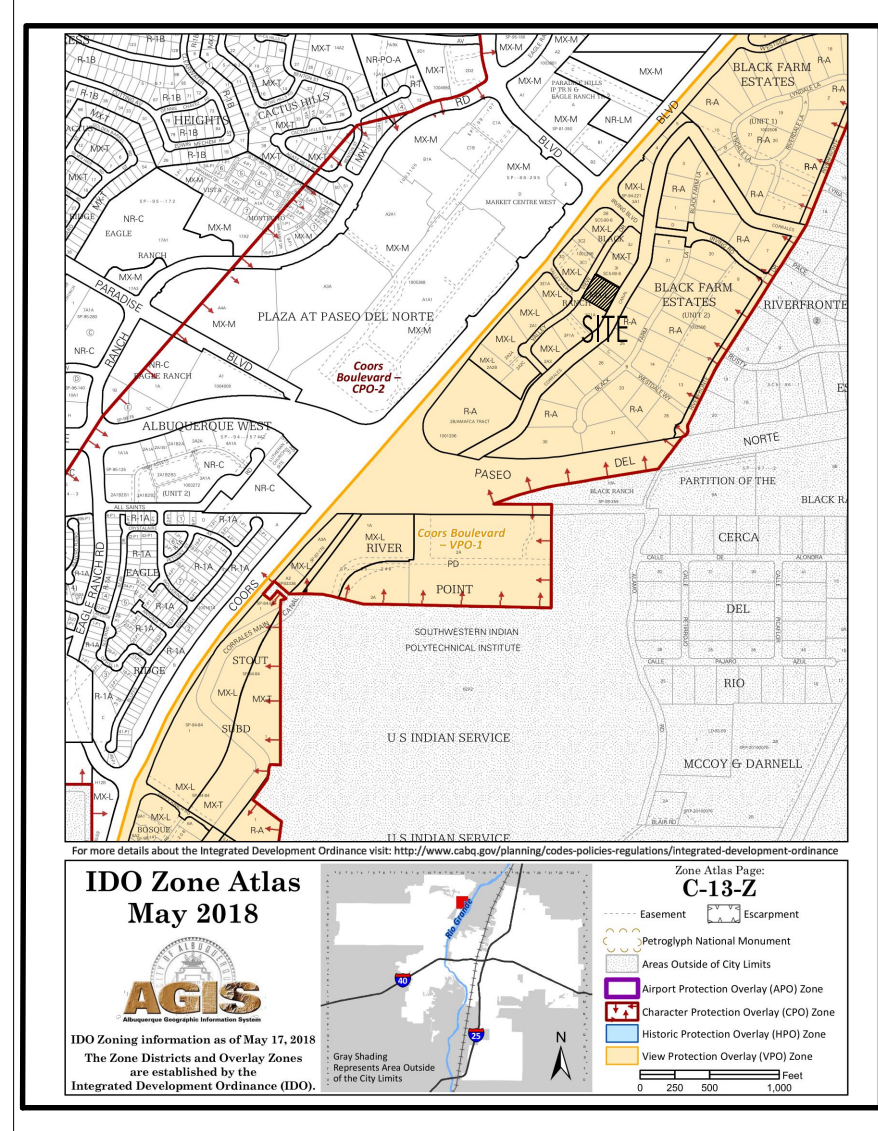
- 1 CONCRETE CURB, REFER DETAIL 1/TCL-1
- 2 (4) BICYCLE PARKING STALLS W/ 1' CLEAR ZONE AROUND STALL, REFER DETAIL 2/TCL-1
- 3 HC PARKING, RAMP, SIGN & PATHWAY, REFER DETAILS 4&6/TCL-1
- 4 (2) 4'X8' MOTORCYCLE PARKING SPACE & SIGN, REFER DETAIL 4/TCL-1, PARKING SPACE SHALL HAVE THE LETTERS 'MC' IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST 2' WIDE PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE VEHICLES REAR TIRE WOULD BE PLACED
- 5 2" ASPHALT PAVING OVER 4" BASE COURSE
- 6 SIDEWALK & RAMPS PER COA STD DWG 2426, 2430 & 2443
- 7 INGRESS & EGRESS NEW ENTRANCE DRIVE PER COA STD DWG 2426
- 8 NEW REFUSE ENCLOSURE, REFER DETAIL 5/TCL-1
- 9 EXISTING WATER METER
- 10 EXISTING SANITARY SEWER MANHOLE
- 11 EXISTING COMMUNICATION VAULT
- 12 EXISTING CABLE BOX
- 13 EXISTING CONCRETE CURB & GUTTER
- 14 EXISTING BLOCK WALL
- 15 EXISTING FIRE HYDRANT
- 16 NEW FIRE HYDRANT
- 17 EXISTING 6' WIDE SIDEWALK

PROJECT INFORMATION

PROJECT: NEW MEDICAL OFFICE  
LOCATION: 9378 VALLEY VIEW DRIVE, NW ALBUQUERQUE, NEW MEXICO  
OWNER: CHRISTENSEN ORAL SURGERY  
ARCHITECT: TATE FISHBURN ARCHITECT  
LEGAL DESCRIPTION: TRACT 3-H, BLACK RANCH, FILED JUNE 14, 1941, VOLUME 91C, FOLIO 121  
CURRENT ZONING CLASSIFICATION: MX-L  
NET SITE AREA: 38,468 SF 0.8831 ACRES  
BUILDING AREA: OFFICE 6,126 GSF

PARKING ANALYSIS:

OFF-STREET PARKING	OFFICE (MEDICAL OR DENTAL) 6,126 GSF	1:300 = 31 SPACES REQUIRED 31 SPACES PROVIDED 40 SPACES
HANDICAP PARKING	(26-50 PRVD) =	REQUIRED 2 SPACE TOTAL (VAN) PROVIDED 2 SPACE TOTAL (1 VAN)
MOTORCYCLE PARKING	(26-50 RD) =	REQUIRED 2 SPACE PROVIDED 2 SPACE
BICYCLE PARKING		REQUIRED 4 SPACES PROVIDED 4 SPACES



LEGEND

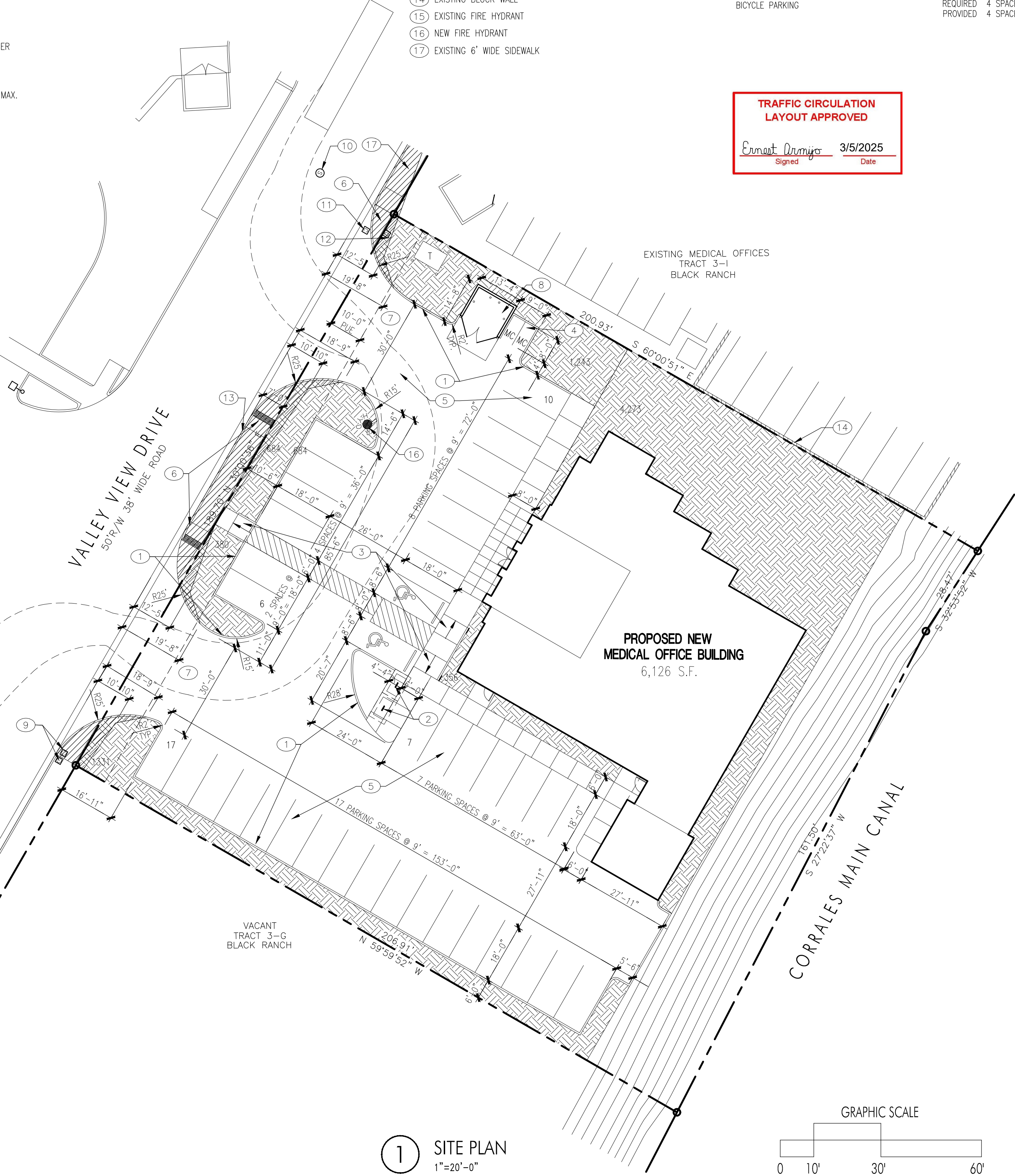
- PROPERTY LINE
- EASEMENT LINE
- LANDSCAPED AREA
- PONDING AREA
- SITE DISTANCE AND SITE TRIANGLE BASED ON COA DPM 7-4(1)(5)(iii) and 7-4(1)(5)(iv), LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SITE TRIANGLE
- HANDICAP PARKING PAVEMENT MARKING
- EXISTING OR NEW FIRE HYDRANT

GENERAL NOTES

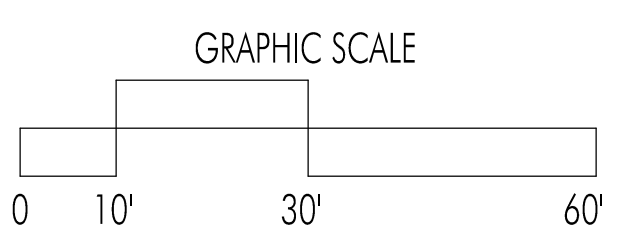
1. ALL SITE LIGHTING SHALL COMPLY WITH IDO SECTION 14-16-5-8. OUTDOOR AND SITE LIGHTING.
2. PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUMINATION REQUIREMENTS.
3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FRO THE SITE PERIMETER.
4. ROOF TOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDINGS BASIC MATERIALS. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND THE SITE ACCESS EASEMENT.
5. SITE HANDICAP RAMPS SHALL BE BUILT BY COA STANDARD DRAWING #2443 & #2446.
6. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. SIDEWALKS SHALL BE BUILT BY COA STANDARD DRAWING #2430.

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 7-110).



1 SITE PLAN  
1"=20'-0"



TATE FISHBURN ARCHITECT

ARCHITECT SEAL

STATE OF NEW MEXICO

TATE FISHBURN

REGISTERED ARCHITECT

03/03/2025

ENGINEER SEAL

PROJECT

CHRISTENSEN ORAL SURGERY  
NEW MEDICAL OFFICE  
9378 VALLEY VIEW DRIVE, NW  
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE: MARCH 3, 2025

NORTH

SCALE: 1"=20'-0" OR AS NOTED

DRAWING NAME: SITE PLAN

SHEET NUMBER: TCL-1