

# CITY OF ALBUQUERQUE



January 26, 2011

Alexander Finale, R.A.  
Ron Montoya Design Group  
8724 Alameda Park Drive NE Suite A  
Albuquerque, NM 87113

**Re: Santa Fe Tow – Armando Beltran, 8000 Jacs Road,  
Traffic Circulation Layout  
Architect's Stamp undated (D16-D002A2)**

Dear Mr. Finale,

Based upon the information provided in your submittal received 01-18-11, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Angled parking stalls are only acceptable for one-directional parking areas.
- ✓ 2. This site is clearly designed for two-directional traffic; therefore, angled parking is not acceptable.
- ✓ 3. The property line must be clearly shown on the plan.
- ✓ 4. Provide a legend defining all linetypes.
- ✓ 5. Clearly show and define all easements located on the lot.
- ✓ 6. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
- ✓ 7. All ramps located on Jacs Lane must have truncated domes.
- ✓ 8. Label the street on the plan.
- ✓ 9. Please show a vicinity map.
- ✓ 10. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
- ✓ 11. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet.
- ✓ 12. Define width of all sidewalk. All internal sidewalk must be a minimum of 6 feet wide.
- ✓ 13. Please place the proposed sidewalk at the property line, not the back of curb.
- ✓ 14. The proposed CMU wall may interfere with the sight distance of the entrance. Please provide a sight distance exhibit (see the *Development Process Manual*, Chapter 23, Section 6, Part B.12).
- ✓ 15. Please include two copies of the traffic circulation layout at the next submittal.

PO Box 1293

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NM 87103

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# CITY OF ALBUQUERQUE



15. Show the limits of asphalt; will the area beyond the gate be paved? If not, a header curb should be installed to protect the asphalt.

16. A detail is provided for the handicapped ramp; this type of ramp is not appropriate for the sidewalk adjacent to the handicapped parking stalls. A new detail must be provided.

17. Please build the ramp in Jacs Lane to City of Albuquerque Standard Specification 2441.

18. Clearly define the 6-foot wide, ADA accessible pathway from Jacs Lane to the building.

19. Clearly define the 6-foot wide, ADA accessible pathway from the handicapped parking stalls to the building.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.  
Traffic Engineer, Planning Dept.  
Development and Building Services

PO Box 1293

Albuquerque

C: File  
Armando Beltran, 804 Nikanda NE, Albuquerque, NM 87113

NM 87103

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

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: SANTA FE TOWING ZONE MAP: DIG/0002A2  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 2, BLUE SKY BUSINESS PARK  
 CITY ADDRESS: 8000 JACS LANE NE

ENGINEERING FIRM: THAMES ENGINEERING CONTACT: TIM HIGHTOWER  
 ADDRESS: 10212 ARROYO BELLO NW PHONE: 505-944-8216  
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87114

OWNER: ARMANDO BELTRAN CONTACT: \_\_\_\_\_  
 ADDRESS: 804 NIKANDA NE PHONE: 505-991-0312  
 CITY, STATE: ALBUQ. NM ZIP CODE: 87107

ARCHITECT: LOW MONTANA DESIGNS CONTACT: ALEXANDER FINALE  
 ADDRESS: 8724 ALAMEDA NE SUITE A PHONE: 505-823-6414  
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87113

SURVEYOR: AM SURVEYING CONTACT: MIKE SUGOK  
 ADDRESS: \_\_\_\_\_ PHONE: 505-249-4231  
 CITY, STATE: ALBUQ. NM ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

## CHECK TYPE OF APPROVAL SOUGHT:

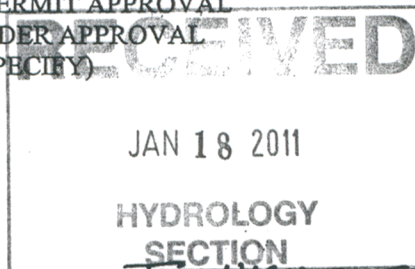
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) \_\_\_\_\_

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 1/14/11

BY: TIM HIGHTOWER



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

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# CITY OF ALBUQUERQUE



March 4, 2011

Alexander Finale, R.A.  
Ron Montoya Design Group  
8724 Alameda Park Drive NE Suite A  
Albuquerque, NM 87113

**Re: Santa Fe Tow – Armando Beltran, 8000 Jacs Road,  
Traffic Circulation Layout  
Architect's Stamp dated 03-02-11 (D16-D002A2)**

Dear Mr. Finale,

Based upon the information provided in your submittal received 03-02-11, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The parking calculations provided indicate that 18 parking spaces are required; why are only 16 parking spaces provided?
2. All text must be a minimum of 0.1" high.
3. Is the sidewalk flush with the pavement along the parking stalls? Please clarify.
4. A ramp is shown west of the handicapped parking; what is the purpose of this ramp?
5. A 6-foot wide, ADA accessible pedestrian pathway is required from the public sidewalk to the building. Please clarify how this will be accomplished. Note that the rise for any ramp run shall be 30 inches maximum, ramps shall have landings at the top and bottom of each ramp run, and handrails are required on ramp runs with a rise greater than 6 inches (Sections 405.6, 405.7, and 505.1, *Americans with Disabilities Act and Architectural Barriers Act Accessibility Guidelines*, United States Access Board, Jul 23, 2004).

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.  
Traffic Engineer, Planning Dept.  
Development and Building Services

C: File  
Armando Beltran, 804 Nikanda NE, Albuquerque, NM 87113



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: SANTA FE TOWNSHIP ZONE MAP: D-16/000242  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: lot #2 Blue Sky Business Park  
 CITY ADDRESS: Albuquerque NM 87113

ENGINEERING FIRM: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

OWNER: Armando Beltran CONTACT: Armando  
 ADDRESS: 13405 Deer Trail Ct NE PHONE: 991-0312  
 CITY, STATE: Albuquerque NM ZIP CODE: 87111

ARCHITECT: Raul Montoya Design / Alex Finala CONTACT: Yolanda / Alex  
 ADDRESS: 8724 Alameda Park Dr NE PHONE: 823-6474  
 CITY, STATE: Albuquerque NM ZIP CODE: 87113

SURVEYOR: Tim Hightower CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

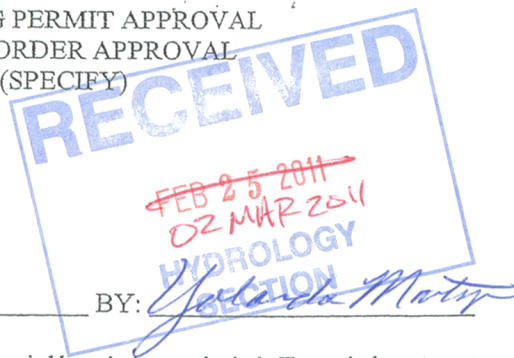
## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) \_\_\_\_\_

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 2/25/11 BY: Yolanda Martin



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

**Cherne, Curtis**

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**From:** Mazur, Lynn [lmazur@amafca.org]  
**Sent:** Friday, January 21, 2011 11:50 AM  
**To:** timh@streamlineswimstore.com  
**Cc:** Cherne, Curtis  
**Subject:** Santa Fe Towing

**Re:** Santa Fe Towing, Lot 2, Blue Sky Business Park, ZAP D-16

I reviewed what AMAFCA required for development of Sower's Cabinets on Lot 4 and visited the site. I was hoping the "existing wall" in the back had not been constructed yet on the property line, but it is has. We required Lot 4 to keep 15' clear inside the property in the AMAFCA excavation easement. I was hoping to follow that requirement for the rest of the industrial park development. I noticed an opening on both ends between the north-south wall and the east-west walls. I imagine PNM will want continuous access on their easement, also. Do you know if gates will be installed at the openings?

We will require an encroachment permit for the grading, surfacing and wall in the excavation easement. If the walls do not have a gate to allow continuous north-south access through our easement, then we will require an access easement through the property. AMAFCA staff will prepare the documents for the owner(s)' signature (s). Please provide that information. I have the corporation as Paseo Partnership, LLC. I will need the name of the person authorized to sign. There will be a fee of \$50, plus NMGR, for each document.

Curtis,

AMAFCA approves the grading and drainage plan and does not object to release of building permit if we can tie receipt of the encroachment permit and access easement (if required) to the C.O.

**Albuquerque Metropolitan Arroyo  
Flood Control Authority**

Lynn M. Mazur, P.E., C.F.M.  
Development Review Engineer  
Phone: (505) 884-2215  
[www.amafca.org](http://www.amafca.org)



# CITY OF ALBUQUERQUE



March 9, 2011

Alexander Finale, R.A.  
Ron Montoya Design Group  
8724 Alameda Park Drive NE Suite A  
Albuquerque, NM 87113

Re: Santa Fe Tow – Armando Beltran, 8000 Jacs Road, Traffic Circulation Layout  
Architect's Stamp dated 03-07-11 (D16-D002A2)

Dear Mr. Finale,

The TCL submittal received 03-07-11 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this 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. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. 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 TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

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 924-3306.

Sincerely,

Kristal D. Metro, P.E.  
Traffic Engineer, Planning Dept.  
Development and Building Services

C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Santa Fe Tow 8000 Jacs ZONE MAP: D-16/D-2A#2  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_  
 CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

OWNER: Armando Beltran CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

ARCHITECT: Ron Montoya Design CONTACT: 505-823-6474  
 ADDRESS: 8724 ALAMEDA PHONE: Yolanda  
 CITY, STATE: Albuquerque NM ZIP CODE: 87113

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

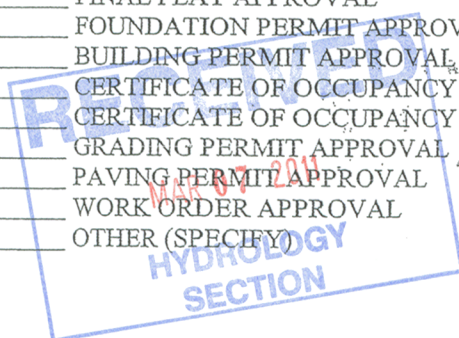
CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

**TYPE OF SUBMITTAL:**

- \_\_\_\_\_ DRAINAGE REPORT
- \_\_\_\_\_ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL
- \_\_\_\_\_ DRAINAGE PLAN RESUBMITTAL
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- \_\_\_\_\_ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT
- \_\_\_\_\_ ENGINEER'S CERT (TCL)
- \_\_\_\_\_ ENGINEER'S CERT (DRB SITE PLAN)
- \_\_\_\_\_ OTHER (SPECIFY)

**CHECK TYPE OF APPROVAL SOUGHT:**

- \_\_\_\_\_ SIA/FINANCIAL GUARANTEE RELEASE
- \_\_\_\_\_ PRELIMINARY PLAT APPROVAL
- \_\_\_\_\_ S. DEV. PLAN FOR SUB'D APPROVAL
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- \_\_\_\_\_ GRADING PERMIT APPROVAL
- \_\_\_\_\_ PAVING PERMIT APPROVAL
- \_\_\_\_\_ WORK ORDER APPROVAL
- \_\_\_\_\_ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED:

- \_\_\_\_\_ YES
- \_\_\_\_\_ NO
- \_\_\_\_\_ COPY PROVIDED

DATE SUBMITTED: 3/7/11 BY: Yolanda Maty

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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