

# CITY OF ALBUQUERQUE



January 9, 2018

Joseph F. Simons  
Simons Architecture  
Po Box 67408  
Albuquerque, NM 87193

**Re: RV Parking**  
**7800 Jacs Lane NE**  
**Traffic Circulation Layout**  
Architect's Stamp dated 11-7-17 (D16D002A6)

Dear Mr. Simons,

The TCL submittal received 12-22-17 is approved for Building Permit. 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 a 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 TCL with 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.

- Please make sure to build a sidewalk along street (front of your property) when you start to build the future building. A build note must be provided referring to the appropriate City Standard drawing.

Sincerely,

Logan Patz  
Senior Engineer, Planning Dept.  
Development Review Services

MA/LP            via: email  
C:            File



# City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11 2016)

Project Title: PA PARKING Building Permit #: \_\_\_\_\_ Hydrology File #: D16 D00246  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: LOT 6A BLUE SKY BUSINESS PARK  
City Address: 7800 JACS LANE

Applicant: MR MIKE JACOBS Contact: \_\_\_\_\_  
Address: 8211 LA MILPITA ST NE  
Phone#: 250-5553 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Other Contact: SIMONS ARCHITECTURE PC Contact: LOE SIMONS  
Address: P.O. Box 67408  
Phone#: 480-4796 Fax#: \_\_\_\_\_ E-mail: loee@simonsarchitectue.com

Check all that Apply:

DEPARTMENT:

\_\_\_\_ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

\_\_\_\_ ENGINEER/ARCHITECT CERTIFICATION

\_\_\_\_ CONCEPTUAL G & D PLAN  
\_\_\_\_ GRADING PLAN  
\_\_\_\_ DRAINAGE MASTER PLAN  
\_\_\_\_ DRAINAGE REPORT  
\_\_\_\_ CLOMR/LOMR

\_\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)

\_\_\_\_ TRAFFIC IMPACT STUDY (TIS)

\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

\_\_\_\_ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: \_\_\_\_ Yes \_\_\_\_ No

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

\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

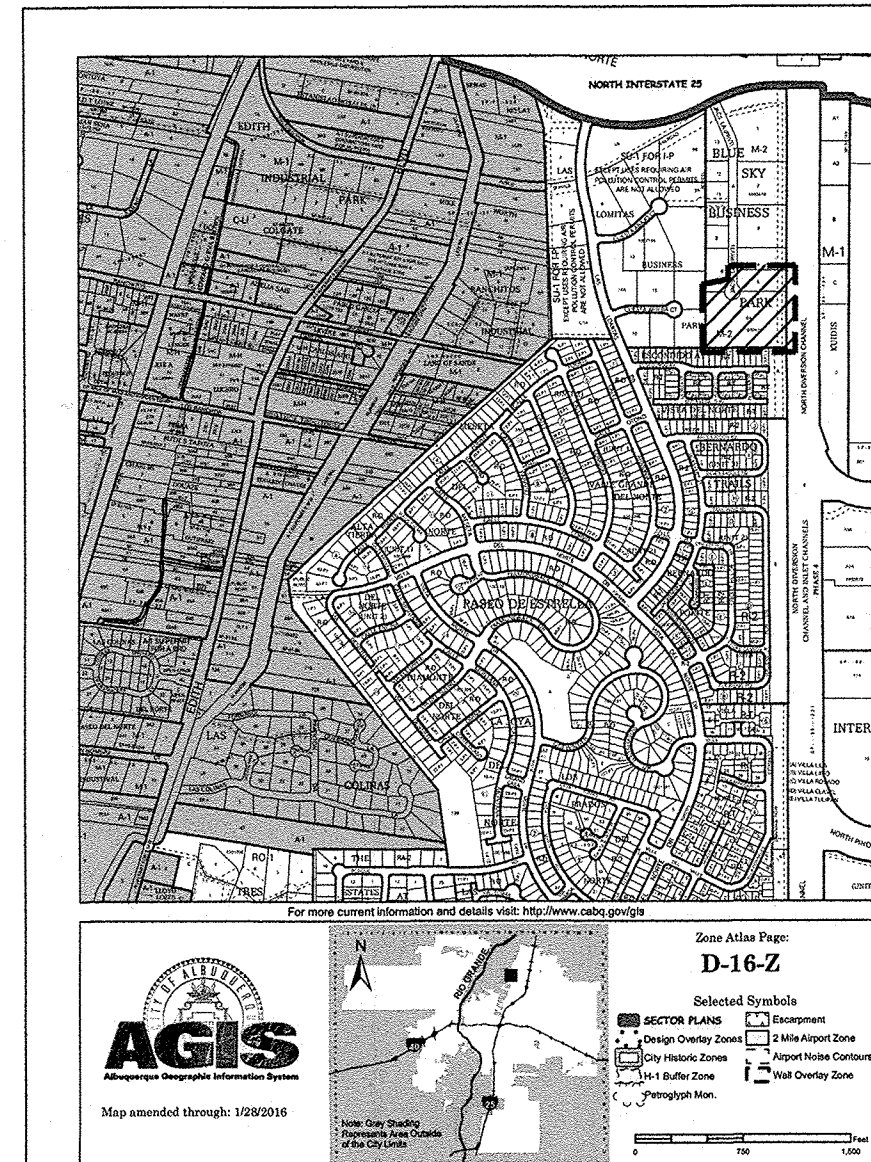
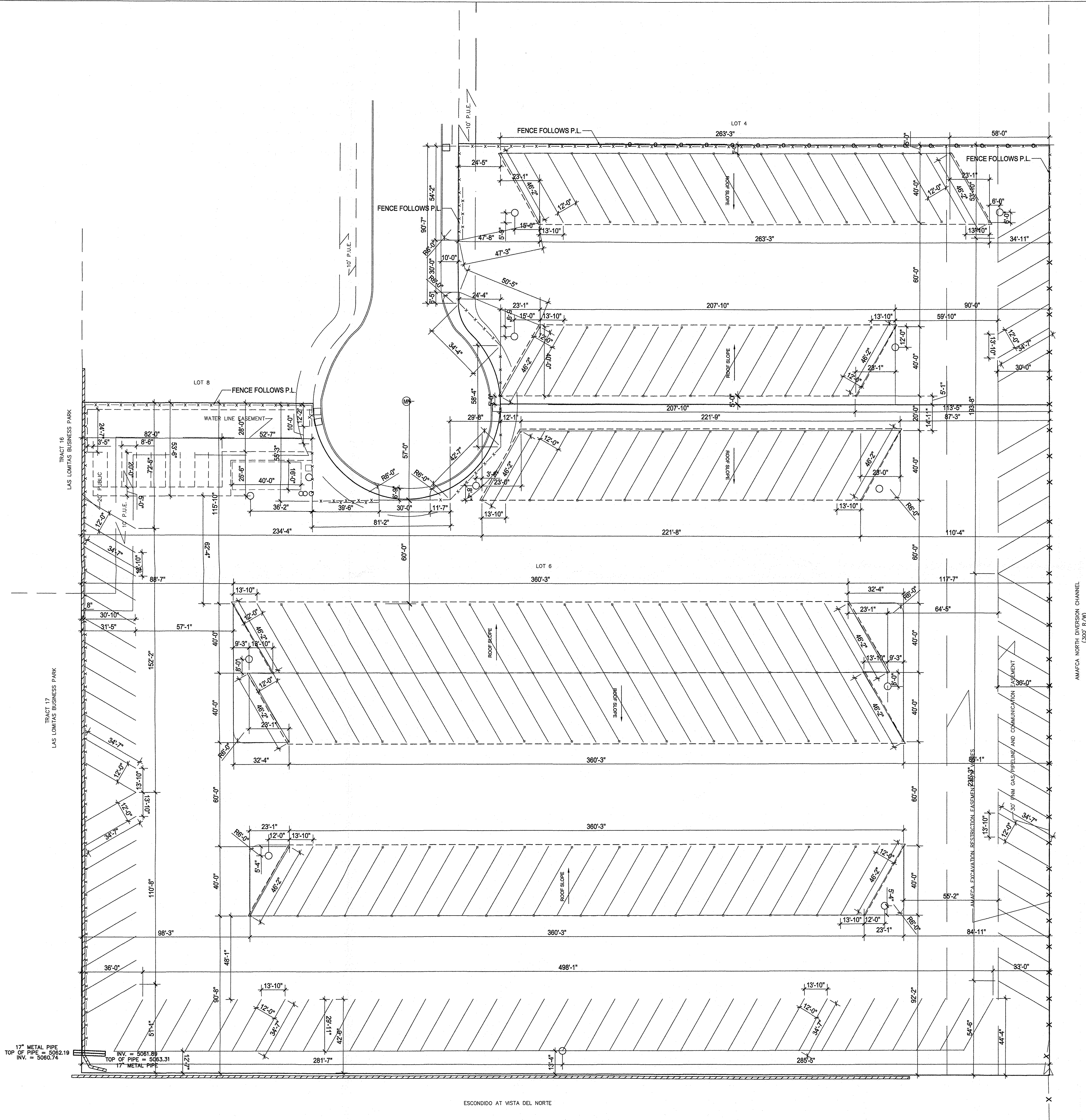
DATE SUBMITTED: \_\_\_\_\_ By: \_\_\_\_\_

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_





VICINITY MAP

7800 JACS LANE NE

LEGAL DESCRIPTION: 7800 JACS LANE NE  
LOT 6A  
BLUE SKY BUSINESS PARK  
ALBUQUERQUE 87113  
BERNALILLO COUNTY  
NEW MEXICO

ZONING CLASSIFICATION: M-2  
UPC#: 101606344237010226  
ZONING MAP: D16  
SEISMIC ZONE: D  
LOT AREA: 214,673 S.F. (4.9224 AC)  
LANDSCAPE AREA: 29,090 (13.6%)

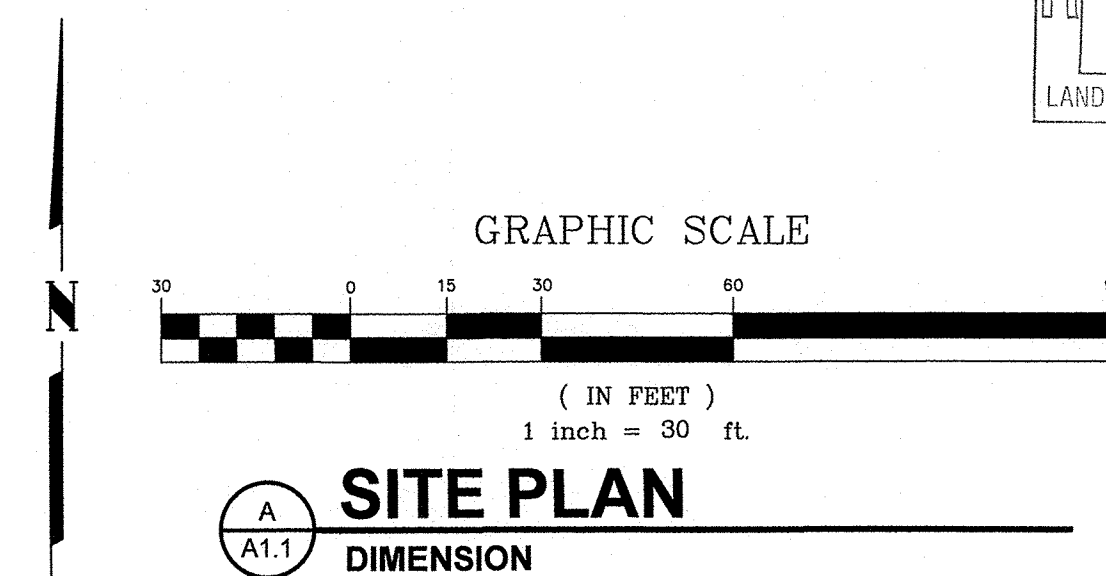
7850 JACS LANE NE

LEGAL DESCRIPTION: 7800 JACS LANE NE  
LOT 6A  
BLUE SKY BUSINESS PARK  
ALBUQUERQUE 87113  
BERNALILLO COUNTY  
NEW MEXICO

ZONING CLASSIFICATION: M-2  
UPC#: 101606346539910228  
ZONING MAP: D16  
SEISMIC ZONE: D  
LOT AREA: 50,988 S.F. (1.17 AC)  
LANDSCAPE AREA: 8,004 S.F. (15.7%)

EXECUTIVE SUMMARY

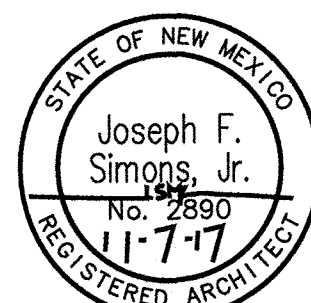
THIS IS PROJECT IS LOCATED IN THE NORTHERN PROTION OF ALBUQUERQUE WEST OF I-25 AND SOUTH OF PASEO DEL NORTE. THE DEVELOPMENT CONCEPT FOR THE SITE IS FOR AN OUTDOOR RV STORAGE FACILITY. THE TRAFFIC CIRCULATION FOR THE SITE WILL BE FOR LARGE RV VEHICLES THAT CAN BE UP TO AND LONGER THAN 30'. THE TRAFFIC IMPACT ON ADJACENT SITES IS NEGLIGIBLE SINCE A MAJORITY OF THE TIME THE VEHICLES ARE PARKED. THERE IS A CROSS ACCESS EASEMENT ATTACHED TO THIS TCL PACKAGE THAT ALLOWS 7800 JACS LANE AND 7850 JACS LANE TO ACCESS EACH OTHER.



SITE PLAN  
DIMENSION

TRAFFIC CIRCULATION LAYOUT  
APPROVED  
Signed: [Signature] Date: 01-09-18

ALL WHEELCHAIR RAMPS LOCATED  
WITHIN THE PUBLIC RIGHT OF WAY  
MUST HAVE TRUNCATED DOMES.



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ph.505.480.4796  
joe@simonsarchitecture.com



RV STORAGE  
7800 & 7850 JACS LANE NE  
ALBUQUERQUE, NM 87113  
BERANILLO COUNTY

JOB NUMBER  
VER-002  
DATE  
11.7.17  
REVISIONS  
12.22.17

DESIGNED & DRAWN BY  
JFS

A1.2  
TCL