

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 23, 2025

Michelle Eldridge
17 Services LLC
1500 Broadway Suite 203
Lubbock, TX 79401

michelle@17services.com

**Re: Capra Bank PH1
5171 LANG NE
Traffic Circulation Layout
Engineer's Stamp 9/19/25 (D17D106D) TRANS-2025-00267**

Dear Eldridge,

The TCL submittal received 9-19-25 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.

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 the [ABQ-PLAN](#) 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,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

REVISIONS:	
DATE	DESCRIPTION

CAPRA BANK ALBUQUERQUE
 5171 LANG AVE NE
 ALBUQUERQUE, NEW MEXICO 87109



Seventeen Services LLC
 Texas Architecture Firm BR 3014
 1500 Broadway - Suite 203
 Lubbock, TX 79401
 806.787.8533
 tyler@17services.com

Project Number	25ENG27
Date	9-19-25
Drawn By	SM
Sheet Size	D 24X36

TRAFFIC CIRCULATION PLAN - PHASE 1
TCL-3

SITE DATA:

USE: BANK
 ZONING: NR-BP
 OVERLAY: NORTH I-25 AREA - CPO-9
 CENTERS AND CORRIDORS: FAR NORTH, JOURNAL CENTER
 PREMIUM TRANSIT STATION: N/A
 TRANSIT: I-25, PASEO DEL NORTE NE
 BICYCLE FACILITIES: PASEO DEL NORTE TRAIL
 LEGAL DESCRIPTION: TR A-3-A PLAT OF TRACTS A-3-A & A-3-B LEGACY AT JOURNAL CENTER (A REPLAT OF TRACT A-3, PLAT OF TRACT A-1, A-2 & A-3 LEGACY AT JOURNAL CENTER) CONT 1.5728 AC
 NET SITE AREA: 68511.2 FT²
 ZONE ATLAS PAGE: D-18-Z
 SETBACKS:
 BUILDING HEIGHT: 11.25'
 BUILDING FOOTPRINT: 1400 FT²
 PARKING:
 REQUIRED: 7 SPACES (1 SPACE PER 200 FT²)
 PROVIDED: 23
 MOTORCYCLE SPACES REQUIRED: 1 (1 SPACE FOR 1-25 OFF-STREET SPACES)
 MOTORCYCLE SPACES PROVIDED: 1
 BICYCLE SPACES REQUIRED: 2 (ONE BICYCLE SPACE PER EACH 20 PARKING SPACES REQUIRED FOR AUTOMOBILES AND LIGHT TRUCKS, BUT NOT LESS THAN TWO SPACES PER PREMISES)
 BICYCLE SPACES PROVIDED: 2

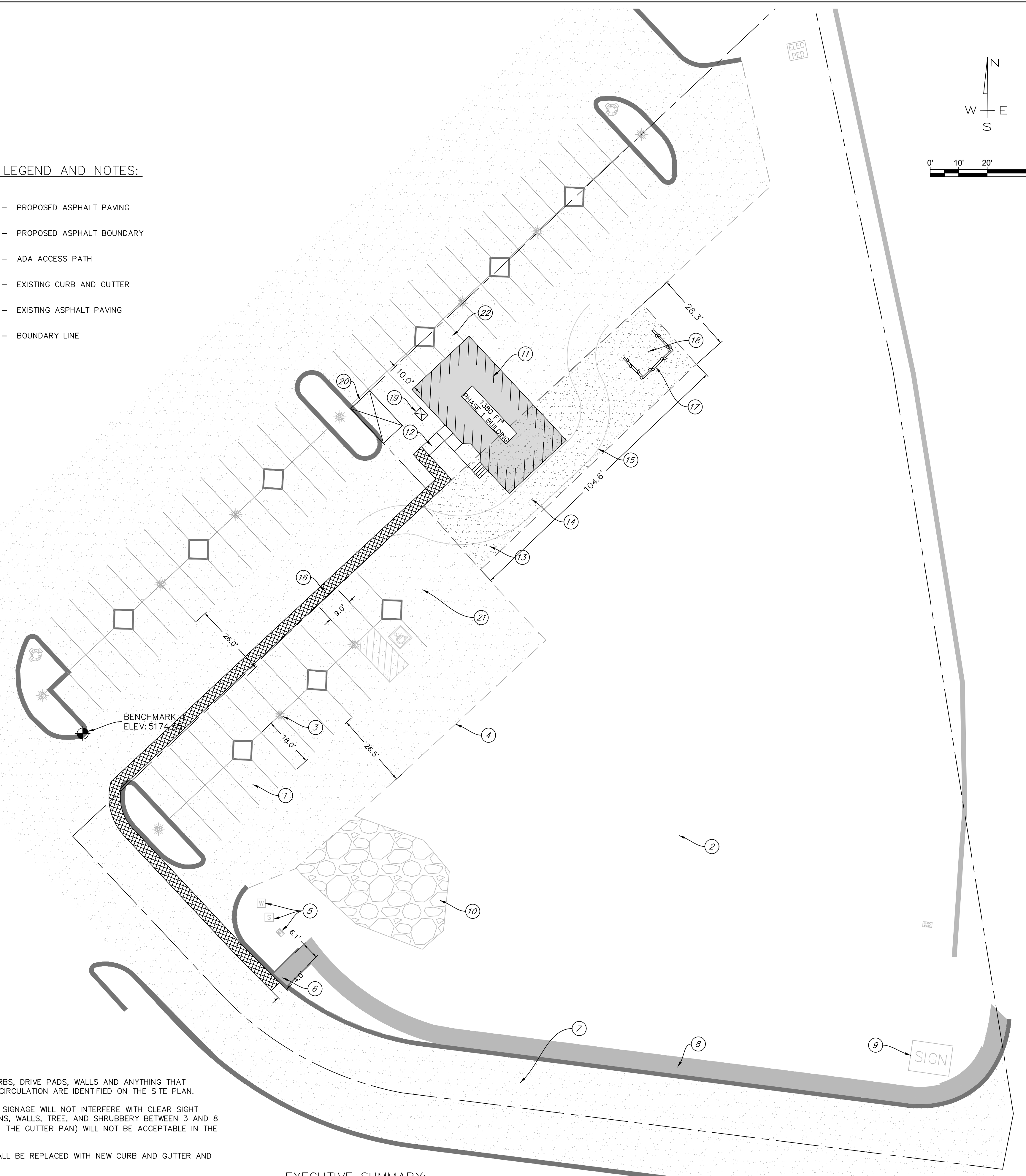
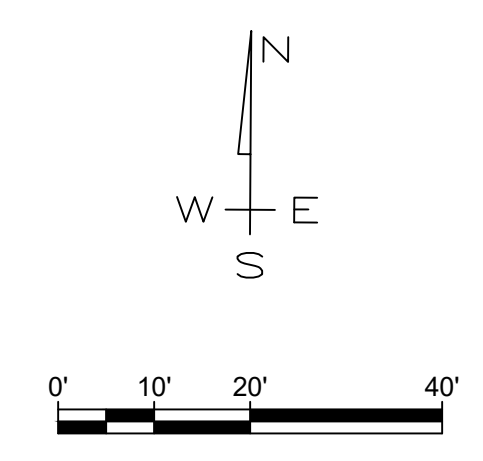
TRAFFIC CIRCULATION LAYOUT APPROVED
 Sertil A. Kanbar 9/23/2025
 Signed Date

KEYED NOTES:

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. EXISTING PARKING TO REMAIN 2. EXISTING LOT TO BE DEVELOPED IN THE FUTURE 3. EXISTING LIGHT POLES TO REMAIN 4. EXISTING EDGE OF ASPHALT 5. EXISTING UTILITY STUB-OUTS 6. EXISTING ADA RAMP 7. EXISTING ACCESS ROAD TO PAN AMERICAN FRONTAGE ROAD 8. EXISTING SIDEWALK 9. EXISTING MARQUEE SIGN 10. EXISTING RIPRAP RUNOUT TRACK | <ol style="list-style-type: none"> 11. PROPOSED MODULAR BUILDING 12. PROPOSED ADA RAMP ACCESSING MODULAR BUILDING (TO BE CONSTRUCTED ONSITE AND FOLLOW ALL APPLICABLE STANDARDS) 13. PROPOSED ASPHALT PAVING 14. PROPOSED DRIVE-THRU LANE (SEE STACKING EXHIBIT, SHEET TCL-4) 15. PROPOSED DRIVE THRU STRIPING 16. PROPOSED ADA PATH MARKING 17. PROPOSED REFUSE SHIELDING BARRIER 18. PROPOSED REFUSE CONTAINER STORAGE AREA 19. PROPOSED BICYCLE SPACES WITH RACK 20. PROPOSED MOTORCYCLE SPACE WITH SIGN 21. (6) PARKING SPACES STRIPING TO BE REMOVED 22. (4) PARKING SPACES TO BE COVERED UPON PLACEMENT OF BUILDING |
|--|---|

LEGEND AND NOTES:

- PROPOSED ASPHALT PAVING
- PROPOSED ASPHALT BOUNDARY
- ADA ACCESS PATH
- EXISTING CURB AND GUTTER
- EXISTING ASPHALT PAVING
- BOUNDARY LINE

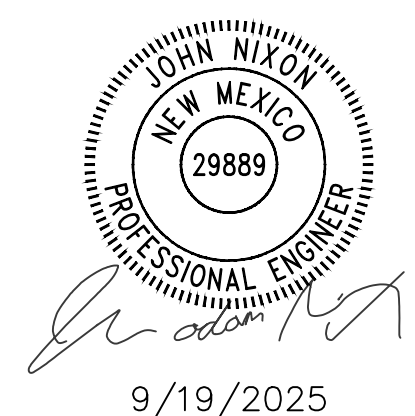


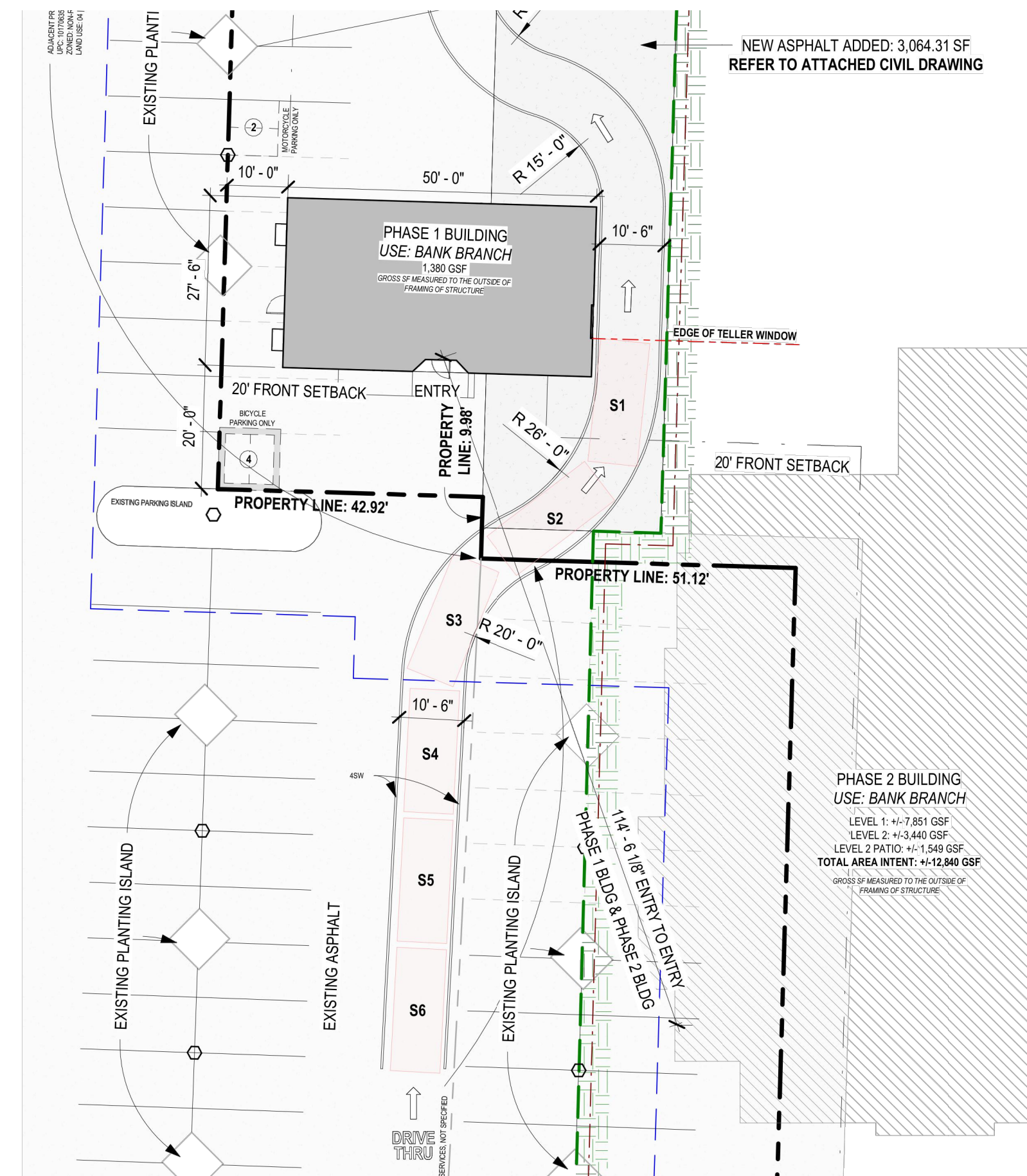
GENERAL NOTES:

1. ALL EXISTING SIDEWALKS, CURBS, DRIVE PADS, WALLS AND ANYTHING THAT INFLUENCES THE PARKING AND CIRCULATION ARE IDENTIFIED ON THE SITE PLAN.
2. LANDSCAPING, FENCING, AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREE, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
3. ALL UNUSED CURB CUTS SHALL BE REPLACED WITH NEW CURB AND GUTTER AND SIDEWALKS.
4. ALL BROKEN OR CRACKED SIDEWALK TO BE REPLACED WITH SIDEWALK, CURBS AND GUTTERS.
5. A 6-FOOT WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY WILL BE PROVIDED FROM THE PUBLIC SIDEWALK TO THE BUILDING ENTRANCES.
6. SIGNAGE SHALL BE PERMITTED SEPARATELY AND SHALL COMPLY WITH IDO MX-M REQUIREMENTS.
7. EQUIPMENT SCREENING WILL COMPLY WITH SCREENING REQUIREMENTS IN SECTION 14-16-5-6 OF THE CITY OF ALBUQUERQUE ZONING CODE.

EXECUTIVE SUMMARY:

This site is located just west of the Pan American Freeway NE Frontage Road. The site has a common access from the frontage road along its southern boundary. Lang Avenue NE is located through the parking lot to the west. The site currently is vacant and has no structures. The proposed site includes a modular building on the 2.21 acre lot. Access to the site can be made from Lang Avenue or from the frontage road to the east. The lot will maintain the common access drive from the frontage road which serves the businesses within the development. A small amount of asphalt will be added for a drive thru to the modular building, a bank. This drive thru allows circulation around the building.



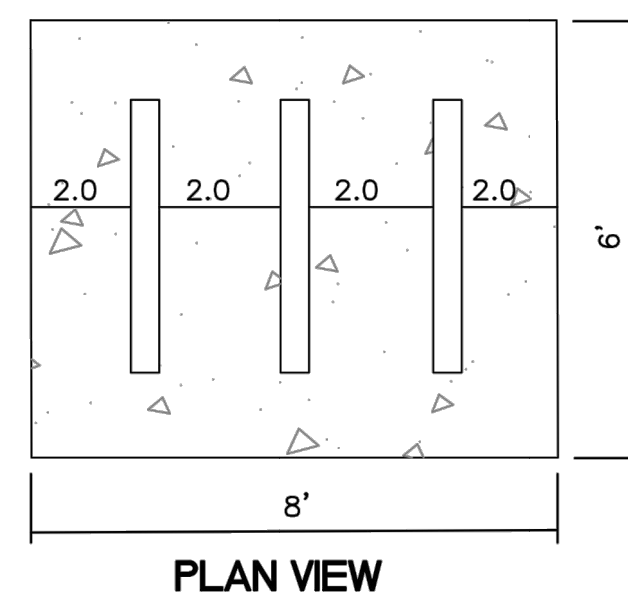


TRAFFIC CIRCULATION
LAYOUT APPROVED

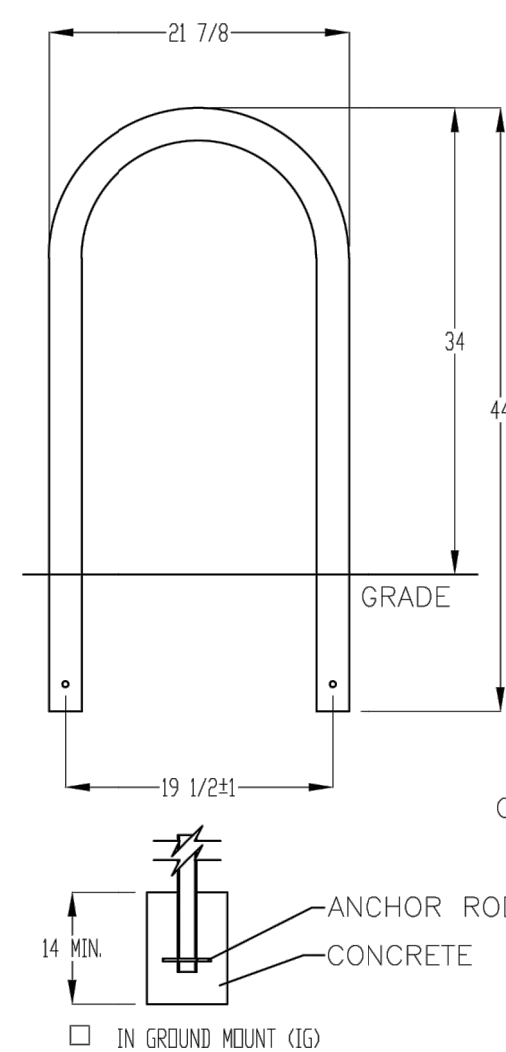
Sertil A. Kanbar 9/23/2025

Signed Date

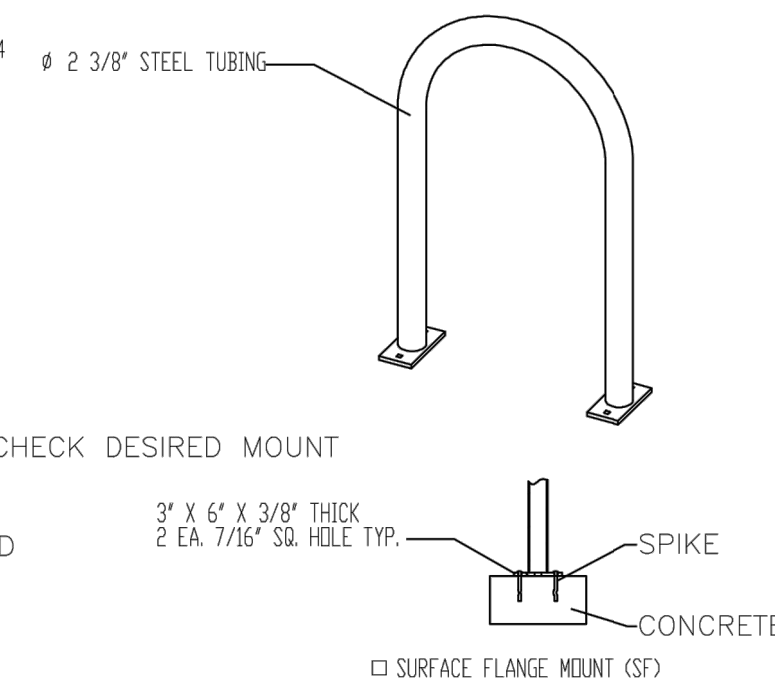
DRIVE-THRU
STACKING EXHIBIT



MUDRAX DIVISION
GRABER MANUFACTURING, INC.
1080 LINCOLN DRIVE
WALNUT CREEK, CA 94597
PHONE: 415-770-1100, 415-770-1100, FAX: 415-770-1100
WWW.MUDRAX.COM, E-MAIL: SALES@MUDRAX.COM



CHECK DESIRED MOUNT



PRODUCT: 1238-16(S)
DESCRIPTION: 1" BIKE RACK
DATE: 10-4-18
ENG: SNC

CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED
TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC.
SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

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BIKE RACK DETAIL
SCALE: NONE

NON-VAN ACCESSIBLE SPACES
BOTTOM OF THIS SIGN
60" MIN. ABOVE GROUND
ANSI 502.7

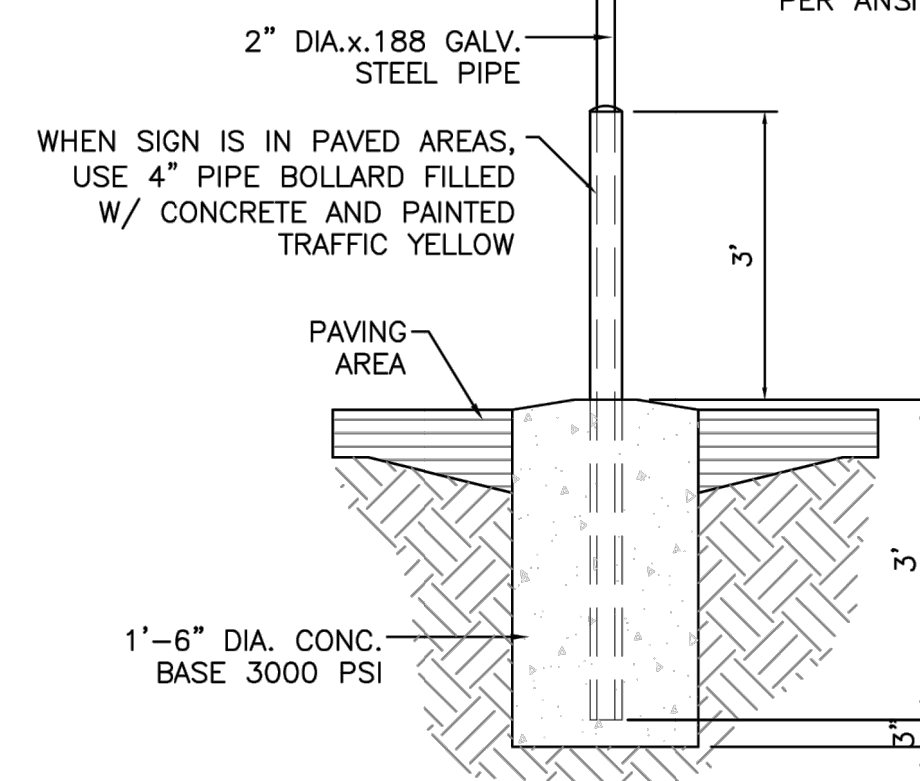
VAN ACCESSIBLE SPACES
BOTTOM OF THIS SIGN
60" MIN. ABOVE GROUND
ANSI 502.7

SIGN TYPE R7-8 (12"x18")
SIGN FIELD IS WHITE
SIGN LETTERING AND BORDER ARE GREEN
INTERNATIONAL SYMBOL OF ACCESSIBILITY
IS WHITE ON A BLUE BACKGROUND

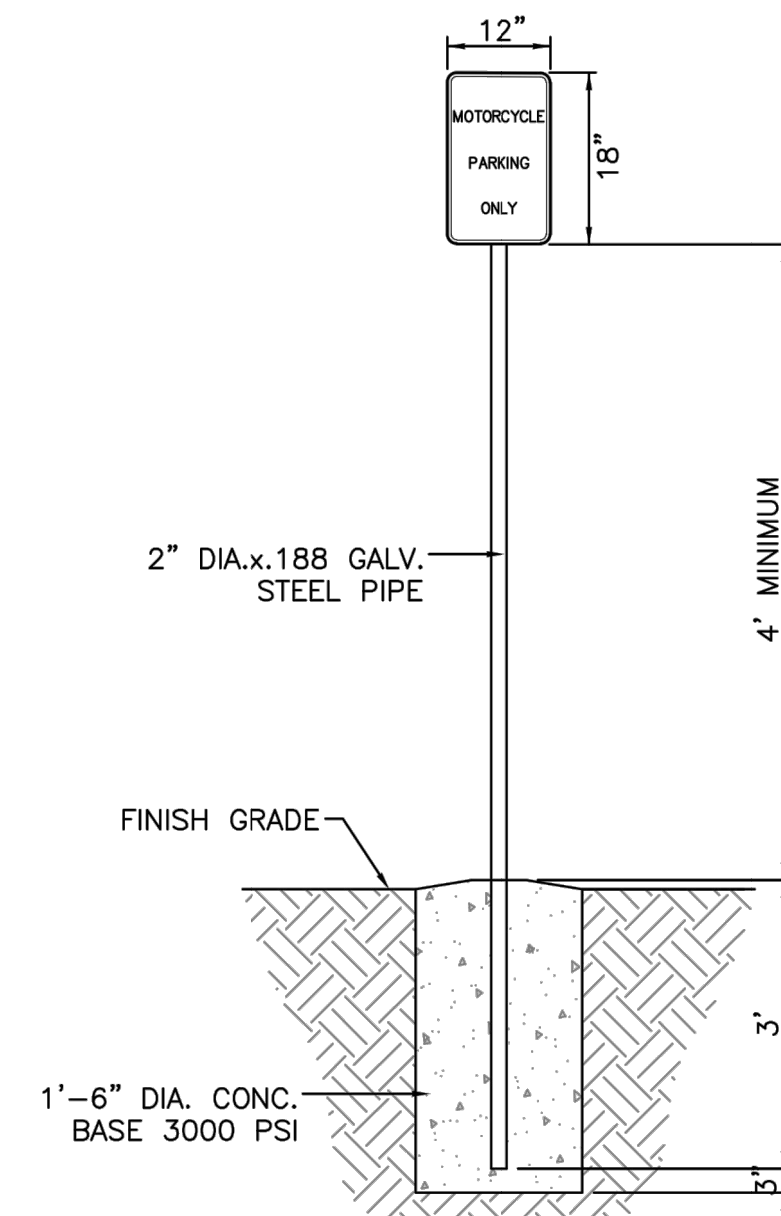
REQUIRED LANGUAGE PER
NMSA 197866-7-352.4C
(Violators are subject to a
fine and/or towing)

SIGN TYPE R7-8A (6"x12")
SIGN FIELD IS WHITE
SIGN LETTERING AND BORDER ARE GREEN

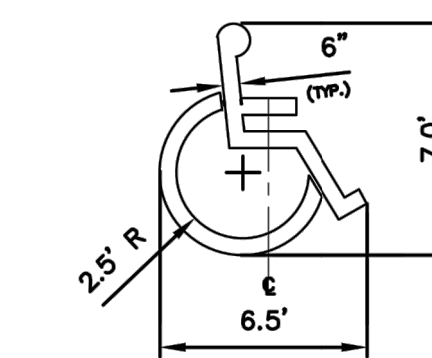
REQUIRED LANGUAGE
(VAN ACCESSIBLE)
PER ANSI 502.7



ACCESSIBLE PARKING SIGN
NTS



MOTORCYCLE PARKING SIGN
NTS



ACCESSIBLE PARKING SYMBOL



9/19/2025



REVISIONS:

DATE	DESCRIPTION

CAPRA BANK ALBUQUERQUE
5171 LANG AVE NE
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Seventeen Services LLC
Texas Architecture Firm BR 3014

1500 Broadway - Suite 203
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TRAFFIC
CIRCULATION
PLAN
- PHASE 1

TCL-4



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

Project Title: CAPRA BANK ALBUQUERQUE PHASE 1

Zone Atlas Page: D-18-Z DFT/DHO #: _____ BP #: _____

Development Street Address: 5171 LANG AVE NE

(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: SIMON MELONAS Contact: 8064030800

Address: 2525 86TH STREET, LUBBOCK, TEXAS, 79423

Phone#: 8064030800 E-mail: SMELONAS@MOUNTAINTOPENG.COM

Development Information

Build out/Implementation Year: 2025

Existing Use: VACANT

Describe Proposed Development and Uses:

DEVELOPMENT WILL INCLUDE A MODULAR BUILDING WHICH WILL BE USED AS A BANK. A SMALL AMOUNT OF ASPHALT WILL BE ADDED TO THE SITE FOR A DRIVE-THRU AND DUMPSTER ENCLOSURE.

SITE WILL BE IMPROVED TO MATCH CITY OF ALBUQUERQUE STANDARDS FOR PARKING AND TRAFFIC CIRCULATION

Days and Hours of Operation (if known): 8AM TO 5PM

Facility

Building Size (sq. ft.): 1400

Number of Residential Units: 0

Number of Commercial Units: 1

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* 6

Expected Number of Delivery Trucks/Buses per Day (if known):* 1

Trip Generations during PM/AM Peak Hour and ITE # (if known):* AM 16 entry/16 exit - PM 19 entry/18 exit (ITE# 911-walk-in bank)

Driveway(s) Located on: Street Name PAN AMERICAN FREEWAY NE FRONTAGE ROAD AND LANG AVENUE NE

Adjacent Roadway(s) Posted Speed: Street Name PAN AMERICAN FREEWAY NE FRO Speed 45

Street Name LANG AVENUE NE Speed 25

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation (e.g. Main Street, Major Transit, N/A): N/A
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): N/A
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Street Functional Classification (e.g. Principal Arterial, Collector): LOCAL STREET
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Jurisdiction of roadway (NMDOT, City, County): CITY

Adjacent Roadway(s):

Name: PAN AMERICAN FREEWAY Traffic Volume: N/A Volume-to-Capacity Ratio (v/c): N/A

Name: LANG AVENUE Traffic Volume: N/A Volume-to-Capacity Ratio (v/c): N/A

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti> and <https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App>

Adjacent Transit Service(s): N/A Nearest Transit Stop(s): _____
<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: NO
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Current/Proposed Bicycle Infrastructure : NONE. NEAREST ADJACENT ROAD IS A FRONTAGE ROAD

Bikeways: <https://mrcog-nm.gov/544/Long-Range-System-maps>

Current/Proposed Sidewalk and buffer Infrastructure: EXISTING SIDEWALK ALONG ACCESS EASEMENT

Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: ccherne@cabq.gov. Email or call 505-924-3986 for information.

For City Personnel Use:

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No [X]

Thresholds Met? Yes [] No [X]

Mitigating Reasons for Not Requiring TIS and/or Notes:

Ernest Armijo
TRAFFIC ENGINEER

9/23/2025
DATE