

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 23, 2026

Adam Nixon, PE
604 CR 7200
Lubbock, TX 79404

anixon@mountaintopeng.com

**Re: Capra Bank Albuquerque PH-2
5171 Lang NE
Albuquerque, NM 87109
Traffic Circulation Layout
Engineer's Stamp 11/18/25 (D17D106D)-TRANS-2025-00345**

Dear Mr. Nixon,

PO Box 1293

The TCL submittal received 11-25-25 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.

Albuquerque

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.

NM 87103

www.cabq.gov

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,

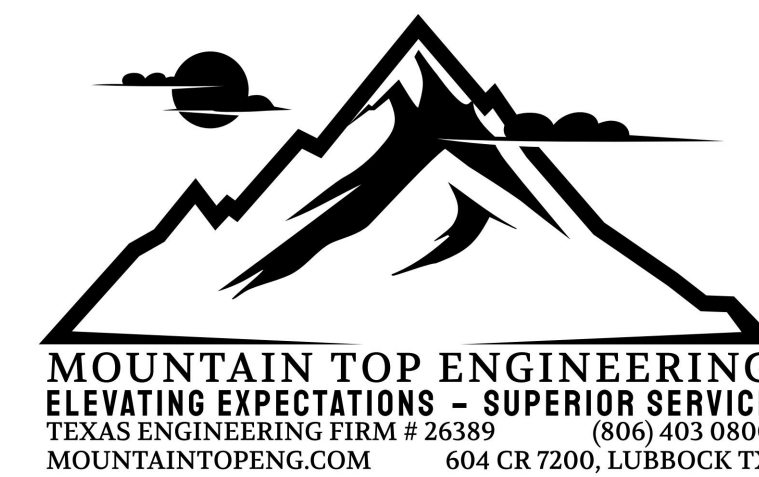
Sertil A. Kanbar

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



**TRAFFIC CIRCULATION
LAYOUT APPROVED**
 Sortil A. Kanbar 1/23/2026
 Signed Date

VICINITY MAP
ZONE ATLAS PAGE: D-18-Z



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

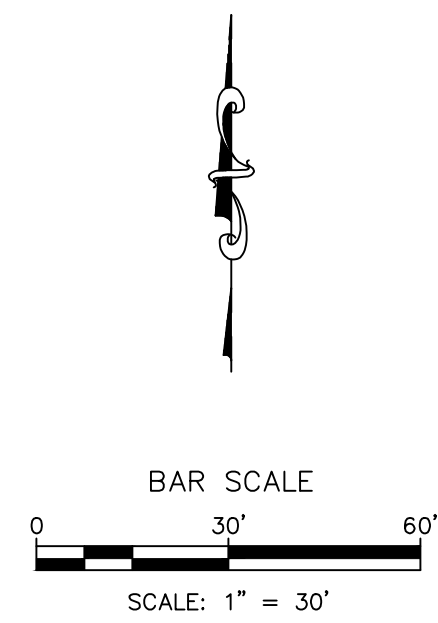
Project Number	25ENG27
Date	9-19-25
Drawn By	SM
Sheet Size	D 24X36

**TRAFFIC
CIRCULATION
PLAN
- MAP**
TCL-1

**Boundary Survey
for
Topographic Map
for
Tract A-3-A
Legacy at Journal Center
City of Albuquerque
Bernalillo County, New Mexico
June 2025**

Easement Notes

- 1 EXISTING 10' GRANT AND RELEASE OF ACCESS RIGHTS (9/21/1983, BK. 51-A, PG. 459) AS SHOWN ON PLAT (04/04/2017, 2017C-40)
- 2 EXISTING 10' PNM EASEMENT (12/19/1994, 94C-420) AND AS SHOWN ON PLAT (04/04/2017, 2017C-40)
- 3 EXISTING 10' P.U.E. (09/09/2016, 2016C-112) AND AS SHOWN ON PLAT (04/04/2017, 2017C-40)
- 4 EXISTING P.U.E. (09/09/2016, 2016C-112) AND AS SHOWN ON PLAT (04/04/2017, 2017C-40)
- 5 EXISTING PEDESTRIAN ACCESS EASEMENT (09/09/2016, 2016C-112)
- 6 EXISTING PEDESTRIAN ACCESS EASEMENT (04/04/2017, 2017C-40)
- 7 EXISTING 10' UNDERGROUND PNM EASEMENT WITHIN TRACT A-3 (5/9/2017, DOC. NO. 2017043507)
- 8 EXISTING 10' UNDERGROUND PNM EASEMENT WITHIN TRACT A-2 (5/9/2017, DOC. NO. 2017043508)
- 9a EXISTING 10' UNDERGROUND PNM EASEMENT (8/28/2017, DOC. NO. 2017082878)
- 9b EXISTING 17' X 21' PNM TRANSFORMER EASEMENT (8/28/2017, DOC. NO. 2017082878)
- 10 EXISTING PRIVATE UTILITY EASEMENT BENEFITING TRACT A-3-A (04/04/2017, 2017C-40)
- 11 EXISTING BLANKET CROSS LOT DRAINAGE AND ACCESS EASEMENT FOR THE BENEFIT OF TRACTS A-2, A-3-A & A-3-B AND FURTHER DEFINED BY THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT (9/9/2016, 2016C-112) AND REFERENCED ON PLAT (04/04/2017, 2017C-40)



CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
cartesianbrian@gmail.com

**TRAFFIC CIRCULATION
LAYOUT APPROVED**
Sertil A. Kanbar 1/23/2026
Signed Date

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (4/4/2017, 2017C-40)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (8/15/2023, 2023C-66)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (9/9/2016, 2016C-112)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
—●—	ACCESS CONTROL LINE PER RIGHT OF WAY MAP, PROJECT NO. "A301180"
▭	CONCRETE
▨	COVERED AREA
▩	BLOCK WALL
— —	METAL FENCE
— —	BOLLARD
□	UTILITY PEDESTAL
⊞	ELECTRIC VEHICLE CHARGING STATION
⊞	PULL BOX
☆	LIGHT POLE
⊞	ELECTRIC METER
⊞	TRANSFORMER
⊞	ELECTRIC CABINET
⊞	SANITARY SEWER MANHOLE
⊞	SAS CLEANOUT
⊞	IRRIGATION BOX
⊞	WATER VALVE
⊞	WATER METER
⊞	FIRE HYDRANT
⊞	HOT BOX
⊞	SIGN
⊞	CURB CUT/INDICATION OF ACCESS TO ROADWAY
⊞	STORM DRAIN MANHOLE
⊞	STORM DRAIN INLET
⊞	ROOF DRAIN
⊞	GAS METER
⊞	RAMP
—○—	UNDERGROUND GAS UTILITY LINE
—○—	UNDERGROUND WATER UTILITY LINE
—○—	UNDERGROUND SANITARY SEWER LINE
—○—	UNDERGROUND ELECTRIC UTILITY LINE
⊞	FDC
⊞	PIV
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION
EP 5075.50	EDGE OF PAVEMENT ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION
TC 5075.50	TOP OF CONCRETE ELEVATION
TOP 5075.50	TOP OF SLOPE ELEVATION
TOE 5075.50	TOE OF SLOPE ELEVATION

Line Table		
Line #	Direction	Length (ft)
L1	S 43°26'27" E (S 43°18'04" E) [S 43°18'04" E]	89.84' (89.76') [89.76']
L2	N 46°42'37" E (N 46°44'14" E)	163.98' (164.00')
L3	N 43°20'03" W (N 43°15'46" W)	51.06' (51.12')
L4	N 43°17'53" W (N 43°18'03" W)	24.68' (24.73')
L5	S 10°48'16" W (S 10°43'37" W) [S 10°43'37" W]	57.06' (57.17') [57.17']
L6	S 10°48'16" W (S 10°43'37" W) [S 10°43'37" W]	19.92' (20.02')
L7	S 10°48'16" W (S 10°43'37" W) [S 10°43'37" W]	37.15' (37.15')
L8	N 43°25'16" W (N 43°15'46" E) [N 43°15'46" E]	42.37' (42.92') [42.92']
L9	N 46°33'23" E (N 46°44'14" E) [N 46°44'14" E]	9.97' (9.98')
L10	S 54°31'05" W (S 54°28'02" W) [S 54°29'45" W]	277.10' (277.23') [277.14']

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	116.60' (117.10')	2441.93' (2441.93')	2°44'09"	116.59'
C2	73.93' (73.94')	118.00' (118.00')	35°53'56"	72.73'

**TRAFFIC
CIRCULATION
PLAN
- EXISTING
TCL-2**

REVISIONS:	
DATE	DESCRIPTION
10/27/2025	ADA UPDATES

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 2
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

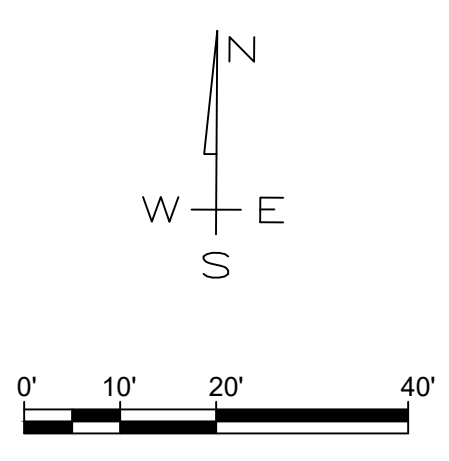
MOTORCYCLE SPACES REQUIRED: 1 (1 SPACE FOR 1-25 OFF-STREET SPACES)
 MOTORCYCLE SPACES PROVIDED: 1
 BICYCLE SPACES REQUIRED: 2 (ONE BICYCLE SPACE PER EACH 20 PARKING SPACES REQUIRED FOR AUTOMOBILES AND LIGHT TRUCKS, BUT NOT LESS THAN TWO SPACES PER PREMISES)
 BICYCLE SPACES PROVIDED: 2

KEYED NOTES:

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

GENERAL NOTES:

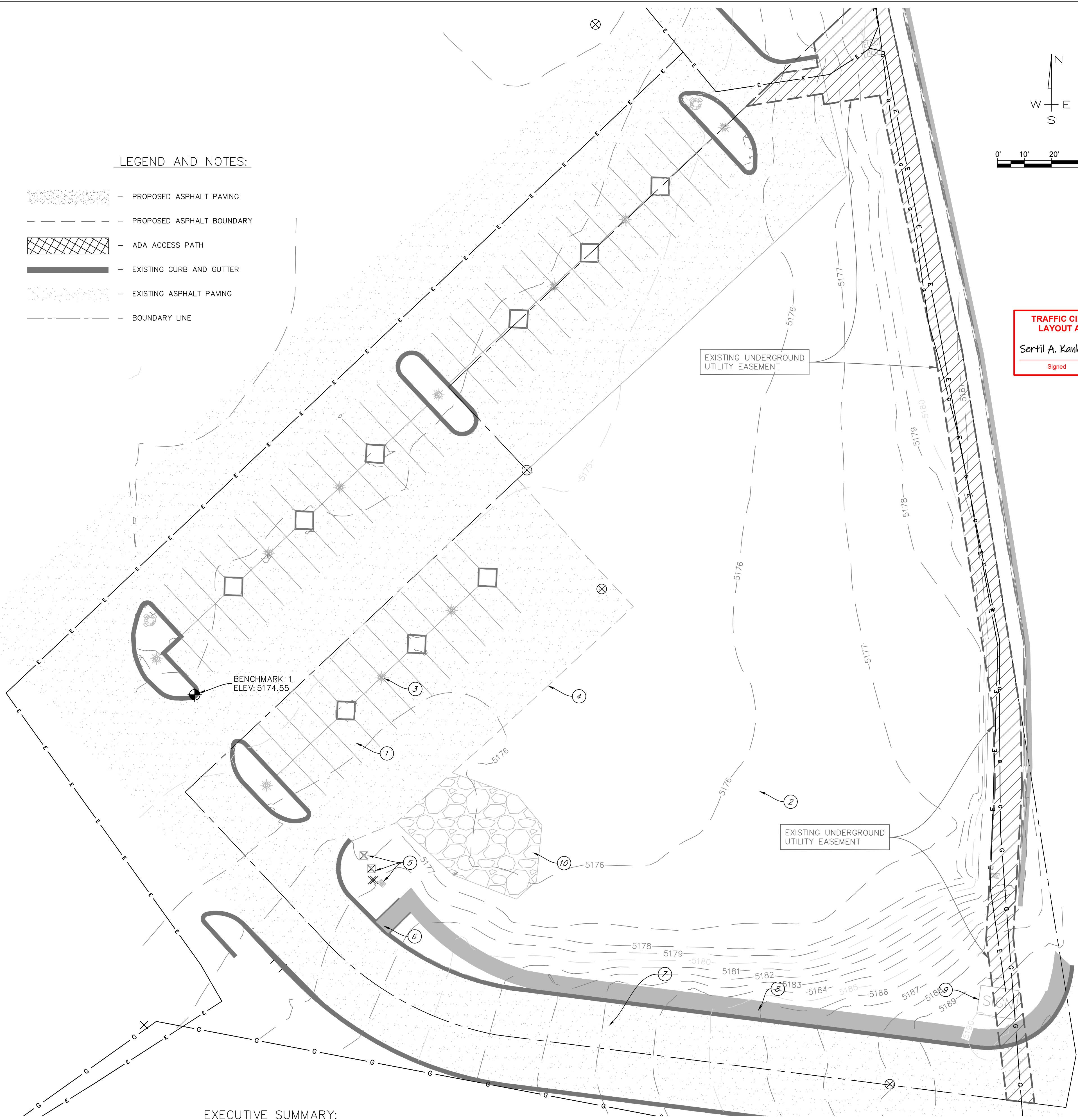
1. ALL EXISTING SIDEWALKS, CURBS, DRIVE PADS, WALLS AND ANYTHING THAT INFLUENCES THE PARKING AND CIRCULATION ARE IDENTIFIED ON THE SITE PLAN.
2. LANDSCAPING, FENCING, AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREE, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS 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.



TRAFFIC CIRCULATION LAYOUT APPROVED
 Serfil A. Kanbar 1/23/2026
 Signed Date

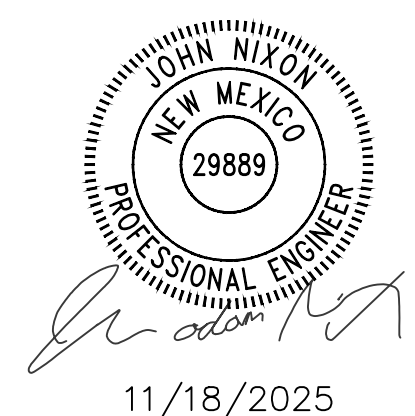
LEGEND AND NOTES:

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



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 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 full scale parking lot, drive-thru and employee parking will be constructed for this building. The drive thru allows circulation around the building.



11/18/2025

REVISIONS:	
DATE	DESCRIPTION
10/27/2025	ADA UPDATES

CAPRA BANK ALBUQUERQUE
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 ALBUQUERQUE, NEW MEXICO 87109



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 Texas Architecture Firm BR 3014
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 806.787.8533
 tyler@17services.com

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

TRAFFIC CIRCULATION PLAN - PHASE 2
TCL-4

SITE DATA:

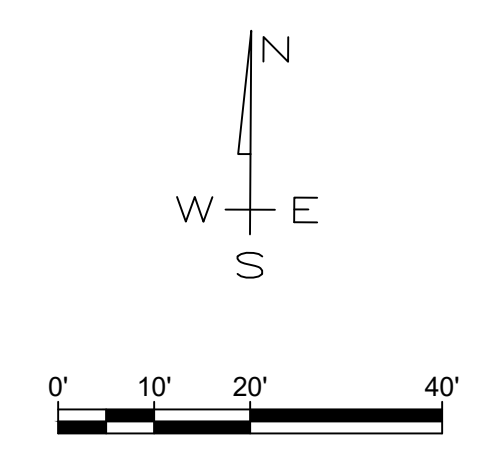
USE: BANK
 ZONING: NR-BP
 OVERLAY: NORTH I-25 AREA - CPO-9
 CENTERS AND CORRIDORS: FAR NORTH, JOURNAL CENTER
 PREMIUM TRANSIT STATION: N/A
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 LEGAL DESCRIPTION: TR A-3-A PLAT OF TRACTS A-3-A & A-3-B LEGACY AT JOURNAL CENTER (A REPLAT OF TRACT A-3, PLAT 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: 35.5'
 BUILDING FOOTPRINT: 8018 FT²
 PARKING:
 REQUIRED: 41 SPACES (1 SPACE PER 200 FT²)
 PROVIDED: 61
 MOTORCYCLE SPACES REQUIRED: 2 (2 SPACE FOR 26-50 OFF-STREET SPACES)
 MOTORCYCLE SPACES PROVIDED: 2
 BICYCLE SPACES REQUIRED: 3 (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: 3

KEYED NOTES:

- | | |
|--|--|
| 1. PROPOSED BUILDING | 9. PROPOSED REFUSE CONTAINER STORAGE AREA WITH SHIELDING BARRIER |
| 2. PROPOSED DRIVE-THRU, AWNING, STRIPING AND CAR STACKING (SEE EXHIBIT, SHEET TCL-5) | 10. PROPOSED CURB AND GUTTER TO TIE TO EXISTING CURB AND GUTTER |
| 3. PROPOSED RETAINING WALL AND CURB | 11. PROPOSED SIDE PARKING SPACES |
| 4. PROPOSED DRIVE-THRU APPROACH | 12. (2) PROPOSED ADA PARKING SPACES |
| 5. PROPOSED BICYCLE RACKS PER DPM 7-4(K)(2) | 13. PROPOSED ACCESS RAMP, ADA PATH TO EV CHARGING |
| 6. (2) ADA PARKING SPACES | 14. PROPOSED EV CHARGING SPACES |
| 7. PROPOSED ADA RAMP LOCATION | 15. PROPOSED REAR PARKING SPACES |
| 8. PROPOSED FRONT ACCESS PARKING | |

GENERAL NOTES:

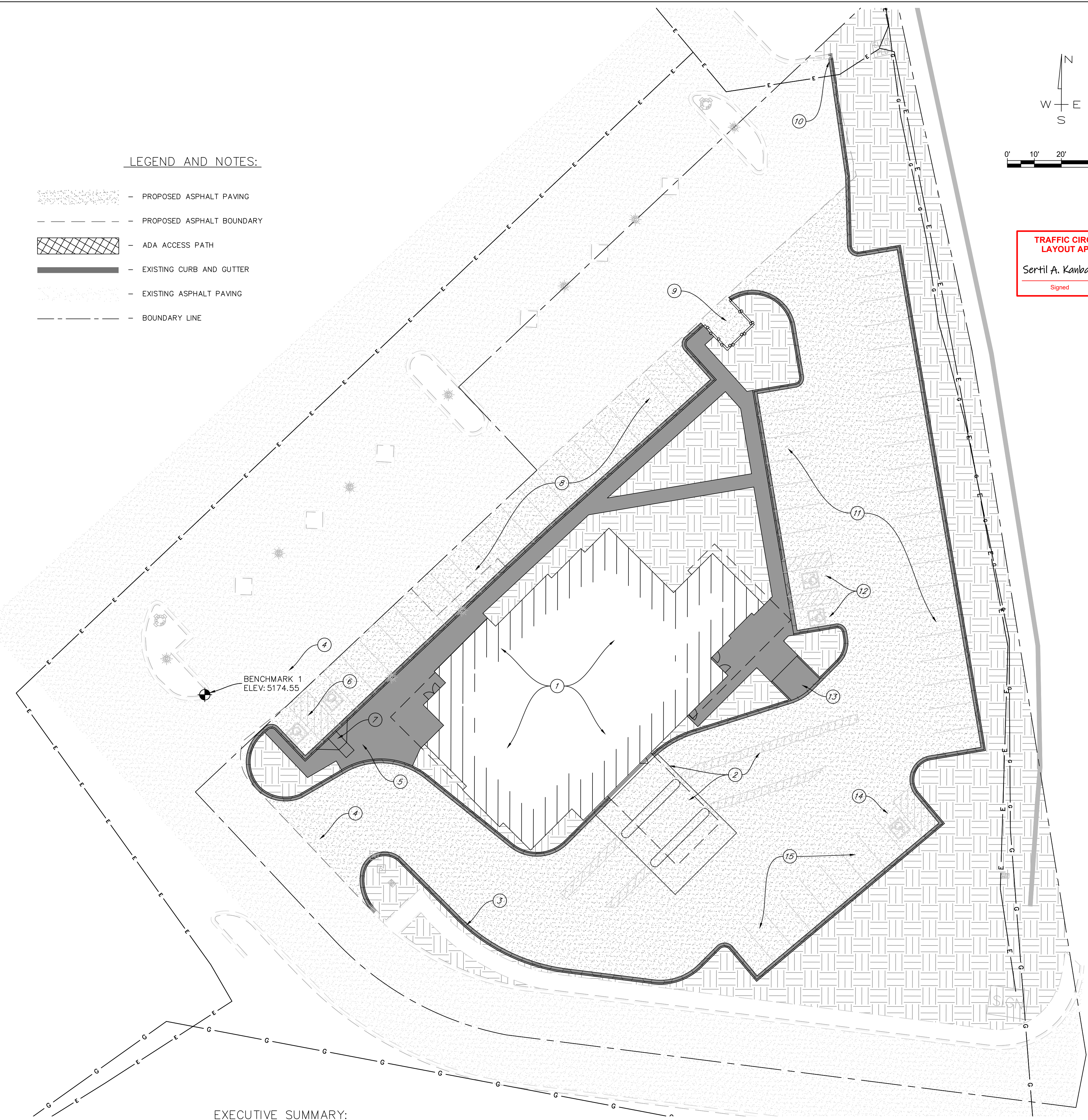
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TRAFFIC CIRCULATION LAYOUT APPROVED
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 Signed Date

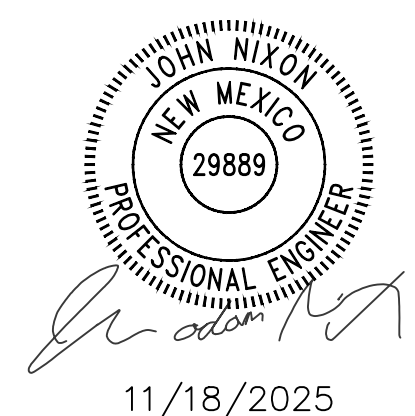
LEGEND AND NOTES:

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REVISIONS:	
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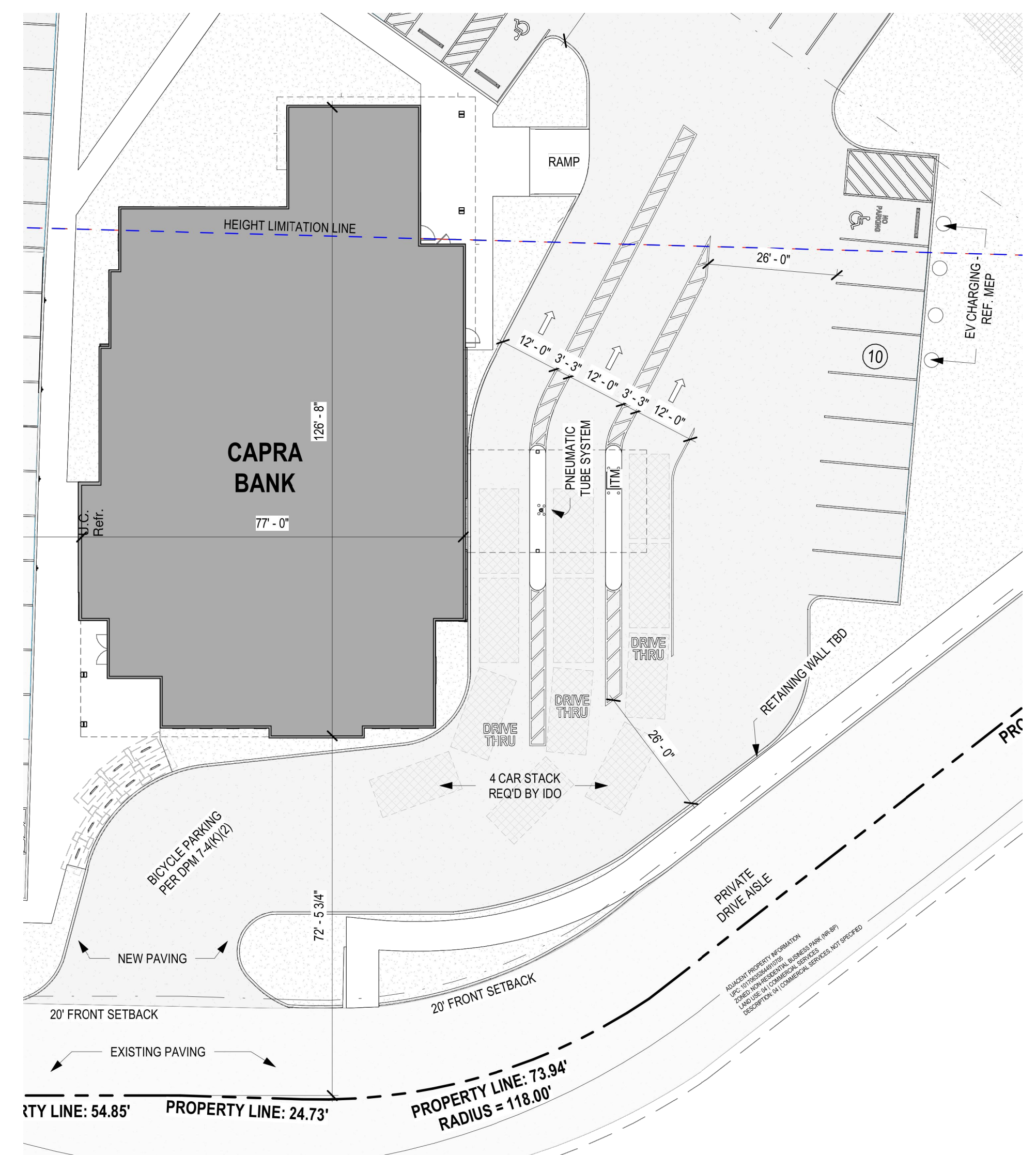
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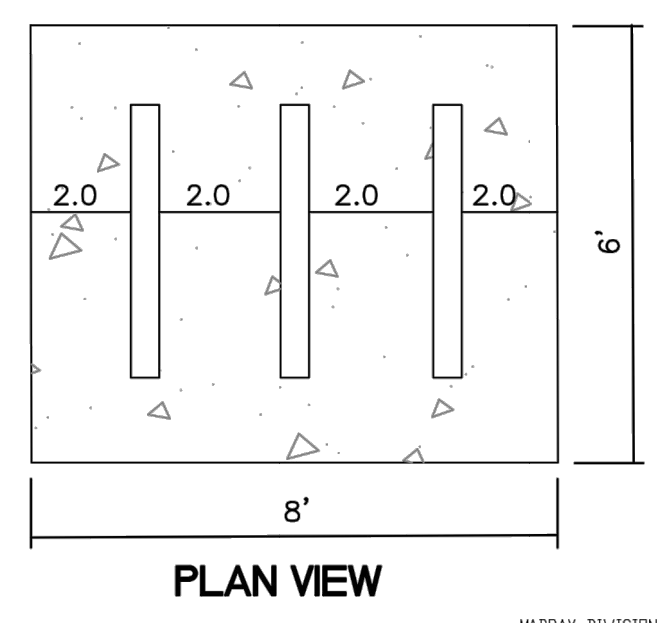
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TRAFFIC
CIRCULATION
PLAN
- PHASE 2
TCL-5

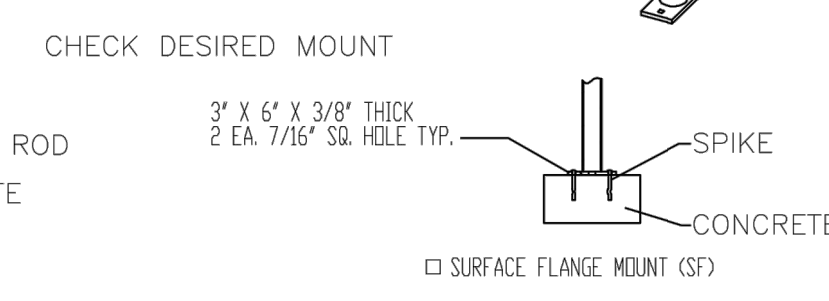
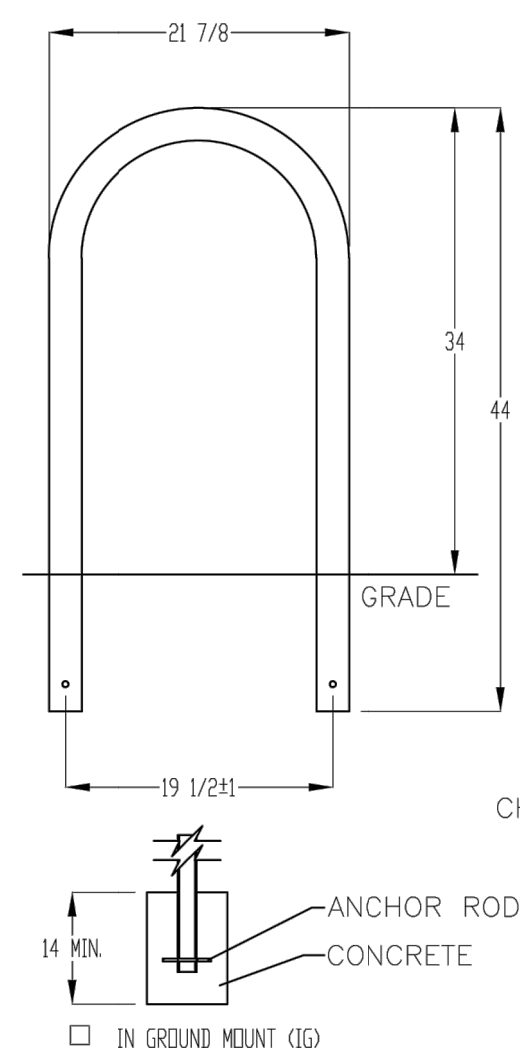


DRIVE-THRU
STACKING EXHIBIT

TRAFFIC CIRCULATION
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Sertil A. Kanbar 1/23/2024
Signed _____ Date _____



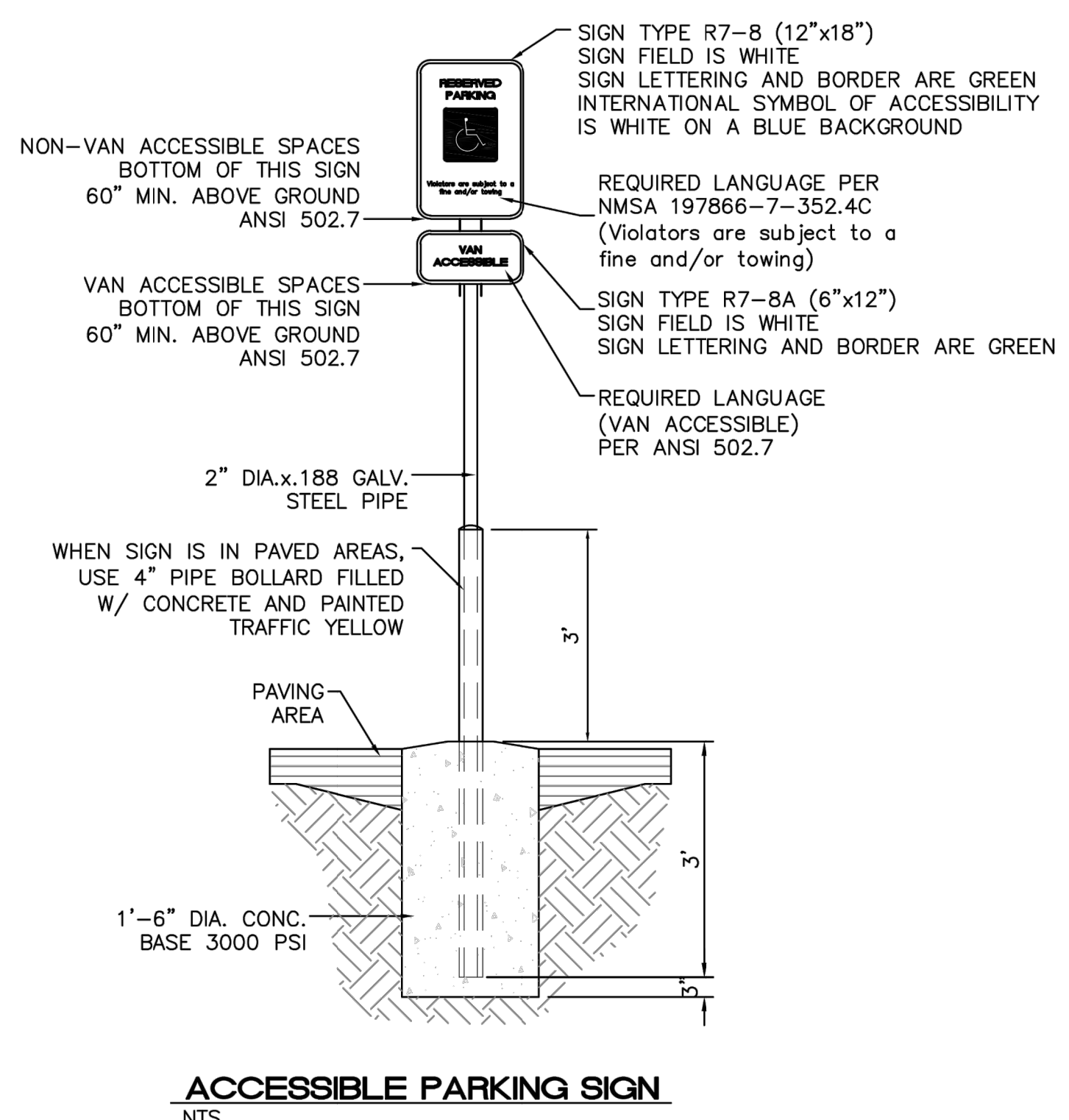
MUDRAX DIVISION
GRABER MANUFACTURING, INC.
1080 LINCOLN DRIVE
WALNUT CREEK, CA 94597
PHONE 416-7701, FAX 920 849-1080, F1680 849-1081
WWW.MUDRAX.COM, E-MAIL: SALES@MUDRAX.COM



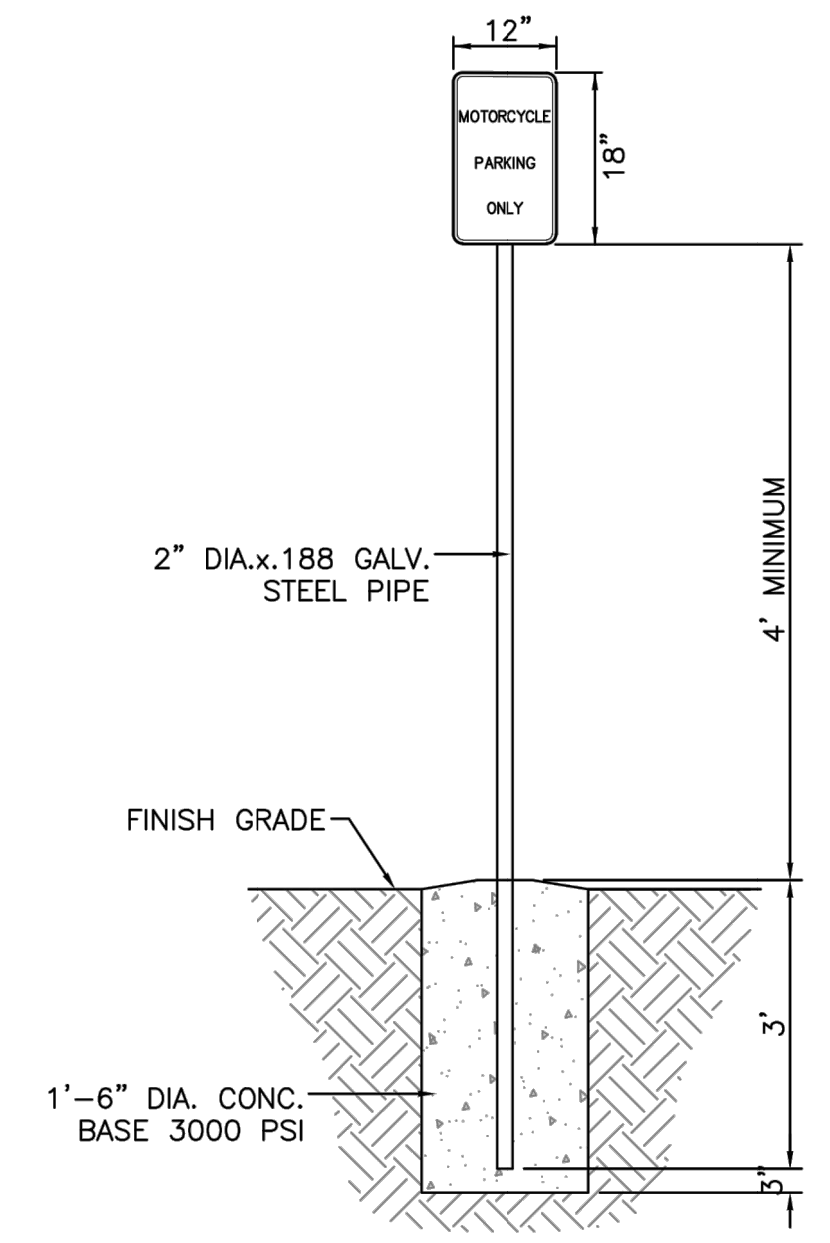
PRODUCT: 11230-16(S)
DESCRIPTION: 1" BIKE RACK
DATE: 10-4-18
ENG: SNC
CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
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BIKE RACK DETAIL
SCALE: NONE

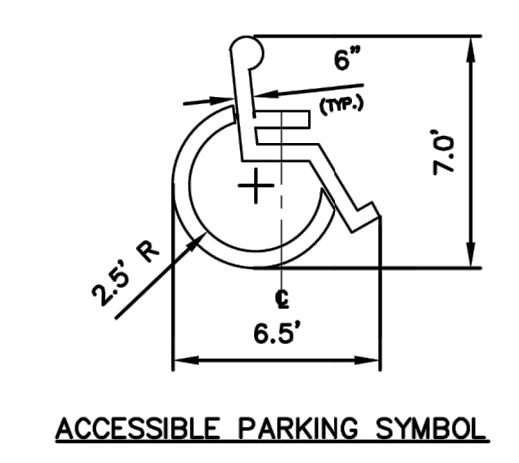
NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR OF SIGN; SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
4. BIKE RACK SHALL HAVE A 4-FOOT CLEAR ZONE ALL AROUND.
5. EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.



ACCESSIBLE PARKING SIGN
NTS



MOTORCYCLE PARKING SIGN
NTS



ACCESSIBLE PARKING SYMBOL

JOHN NIXON
NEW MEXICO
29889
PROFESSIONAL ENGINEER
11/18/2025

MOUNTAIN TOP ENGINEERING
ELEVATING EXPECTATIONS - SUPERIOR SERVICE
TEXAS ENGINEERING FIRM # 26389 (806) 403 0800
MOUNTAINTOPENG.COM 604 CR 7200, LUBBOCK TX