

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 9, 2025

John Nixon, P.E.
Mountain Top Engineering
604 CR 7200
Lubbock, TX 79404

**Re: Capra Bank/PHASE1
5171 Lang Ave NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 09-19-25 (D17-D106D)
Certification dated 12-05-2025
TRANS-2025-00349**

Dear Mr. Nixon,

PO Box 1293

Based upon the information provided in your submittal received 12-04-25, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

NM 87103

- Keynote 16: per the City requirements and the approved site plan, the 6 ft wide ADA pathway from the public sidewalk to the building entrance must be provided.

www.cabq.gov

Once this correction is complete, email pictures to malnajjar@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services



MOUNTAIN TOP ENGINEERING

ELEVATING EXPECTATIONS - SUPERIOR SERVICE

December 5, 2025

To: City of Albuquerque, New Mexico

Re: Capra Bank Phase 1 Traffic Certification Letter

TRAFFIC CERTIFICATION

I, John Adam Nixon, NMPE OR NMRA NUMBER 29889, OF THE FIRM Mountain Top Engineering, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED September 19, 2025. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Simon Melonas OF THE FIRM Mountain Top Engineering. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON December 2, 2025 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR Certificate of Occupancy.

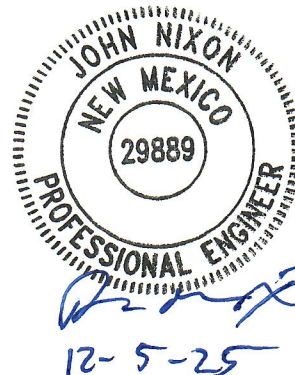
No Exceptions

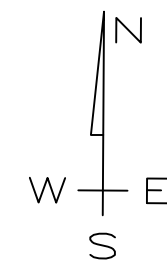
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Signature of Engineer or Architect

12/5/2025

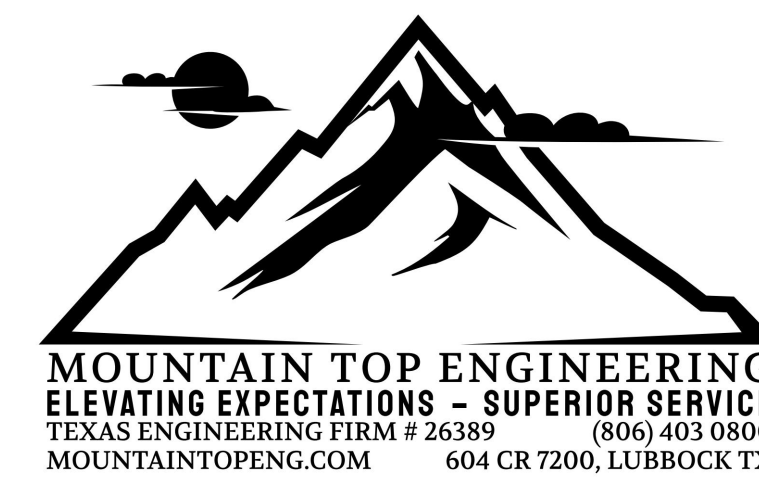
Date





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

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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

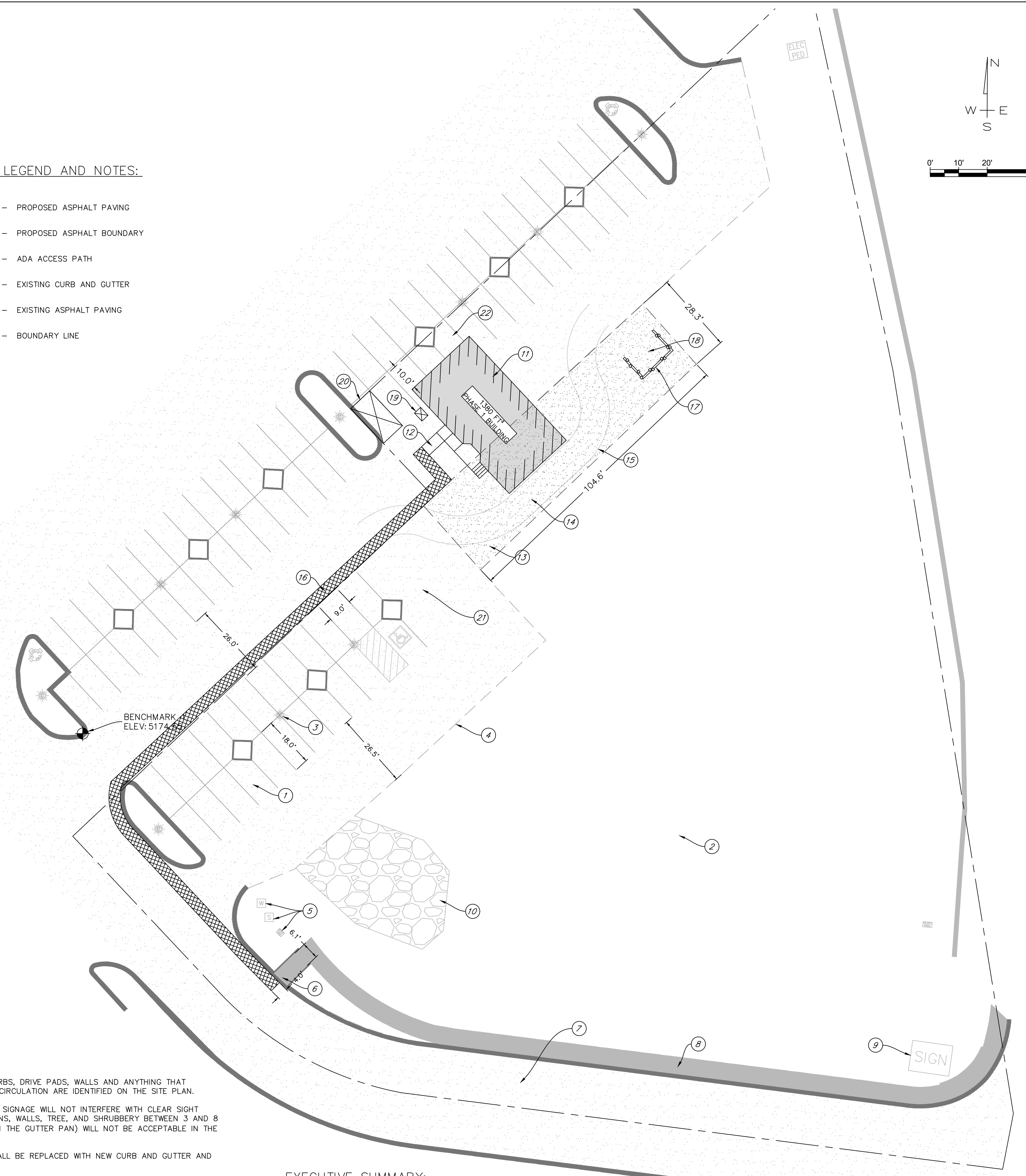
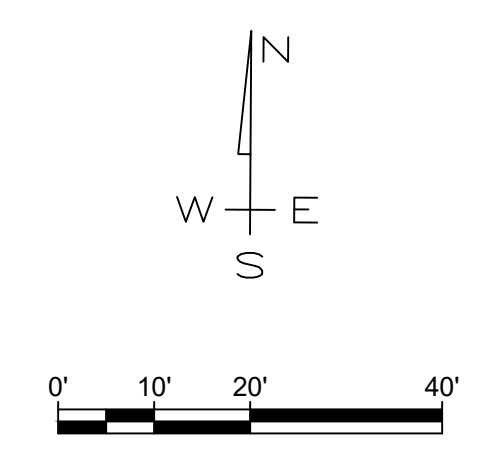
Signed Date

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

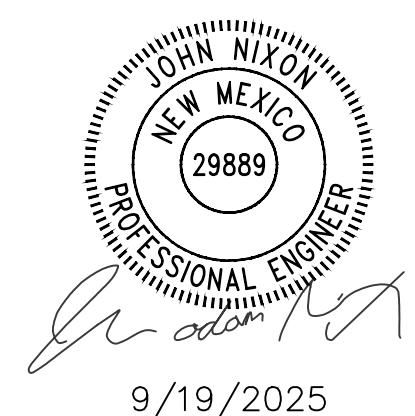


GENERAL NOTES:

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.

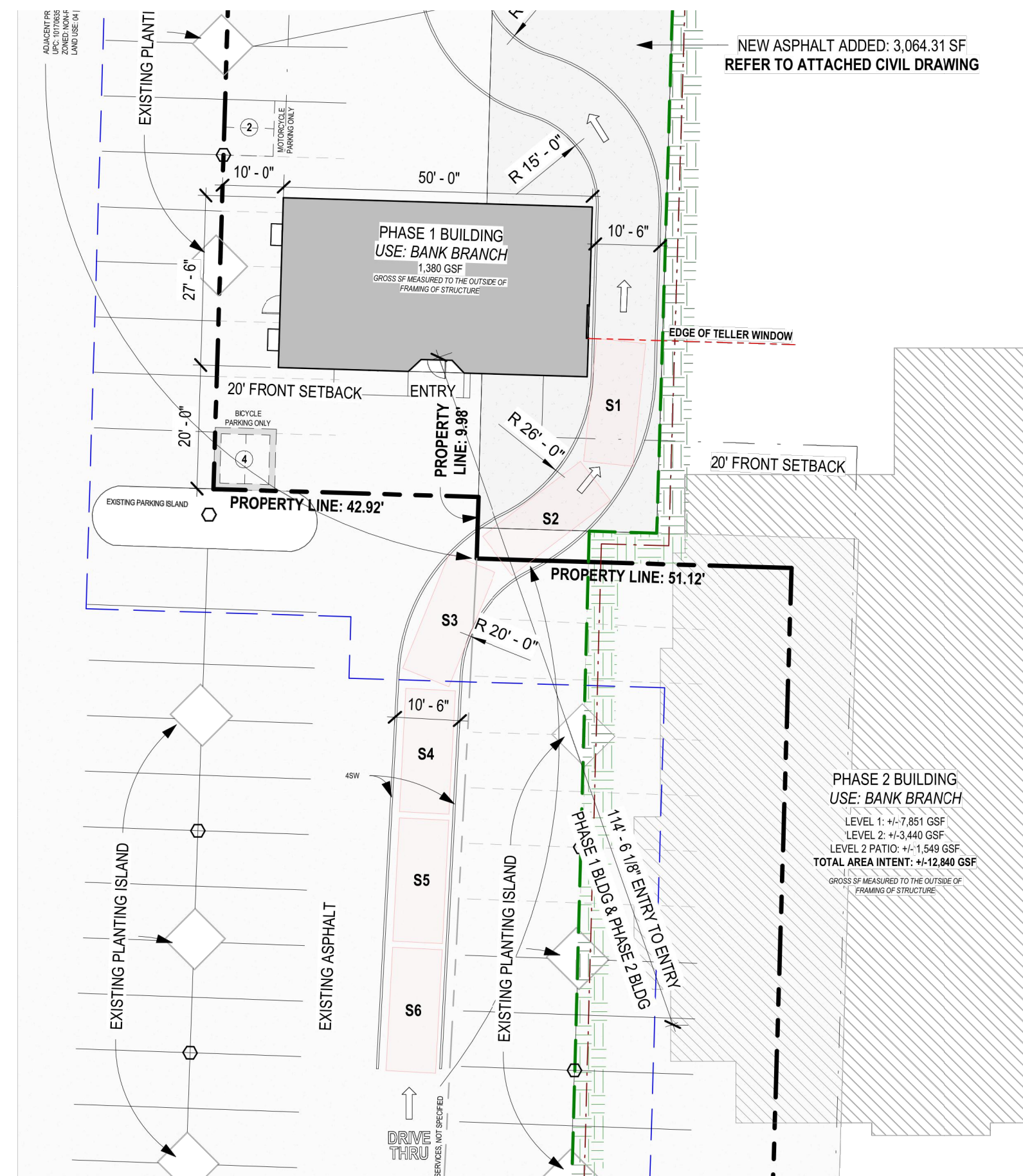
EXECUTIVE SUMMARY:

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.



9/19/2025



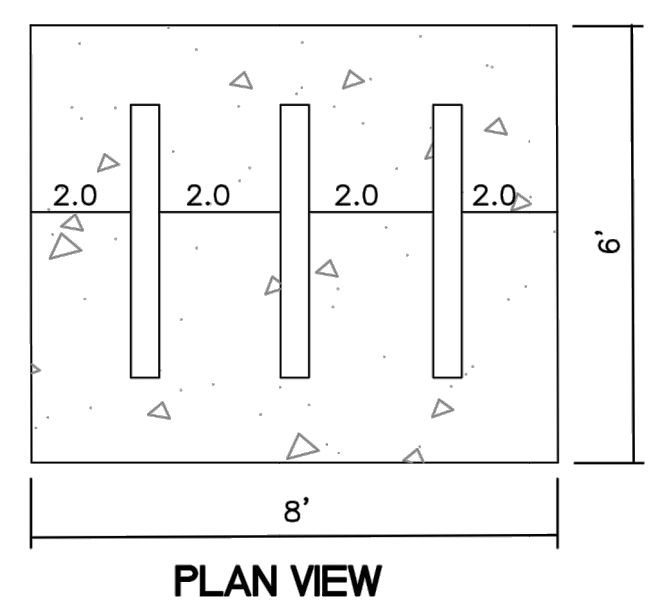


TRAFFIC CIRCULATION
LAYOUT APPROVED

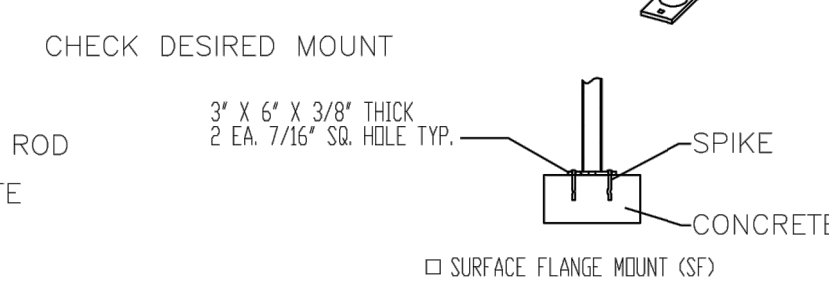
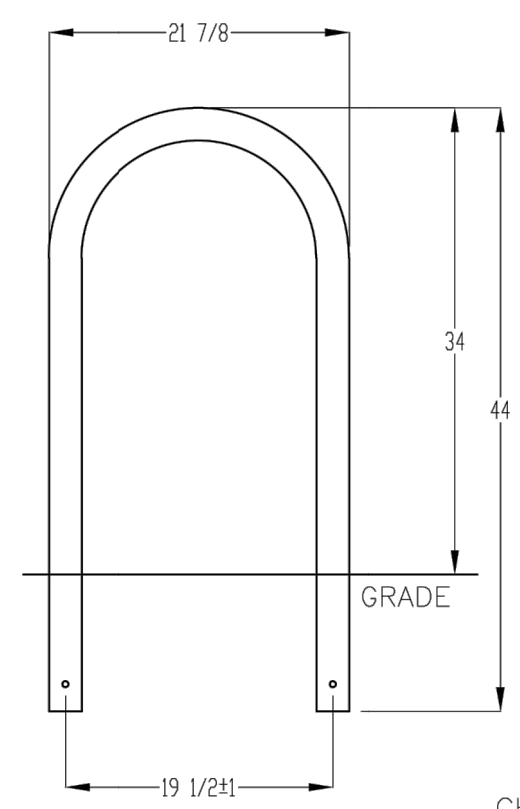
Sertil A. Kanbar 9/23/2025

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



PRODUCT: 1238-16(S)
DESCRIPTION: 1" BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT
DATE: 10-4-18
ENG: SNC

CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED
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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

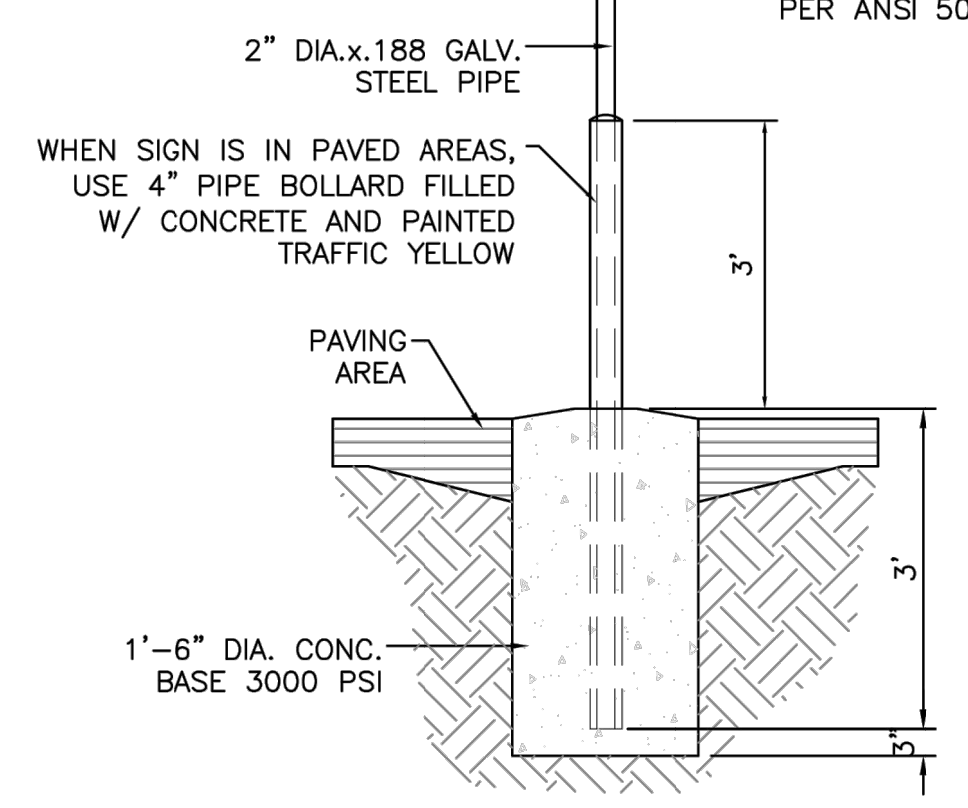
VAN ACCESSIBLE SPACES
BOTTOM OF THIS SIGN
60" MIN. ABOVE GROUND
ANSI 502.7

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

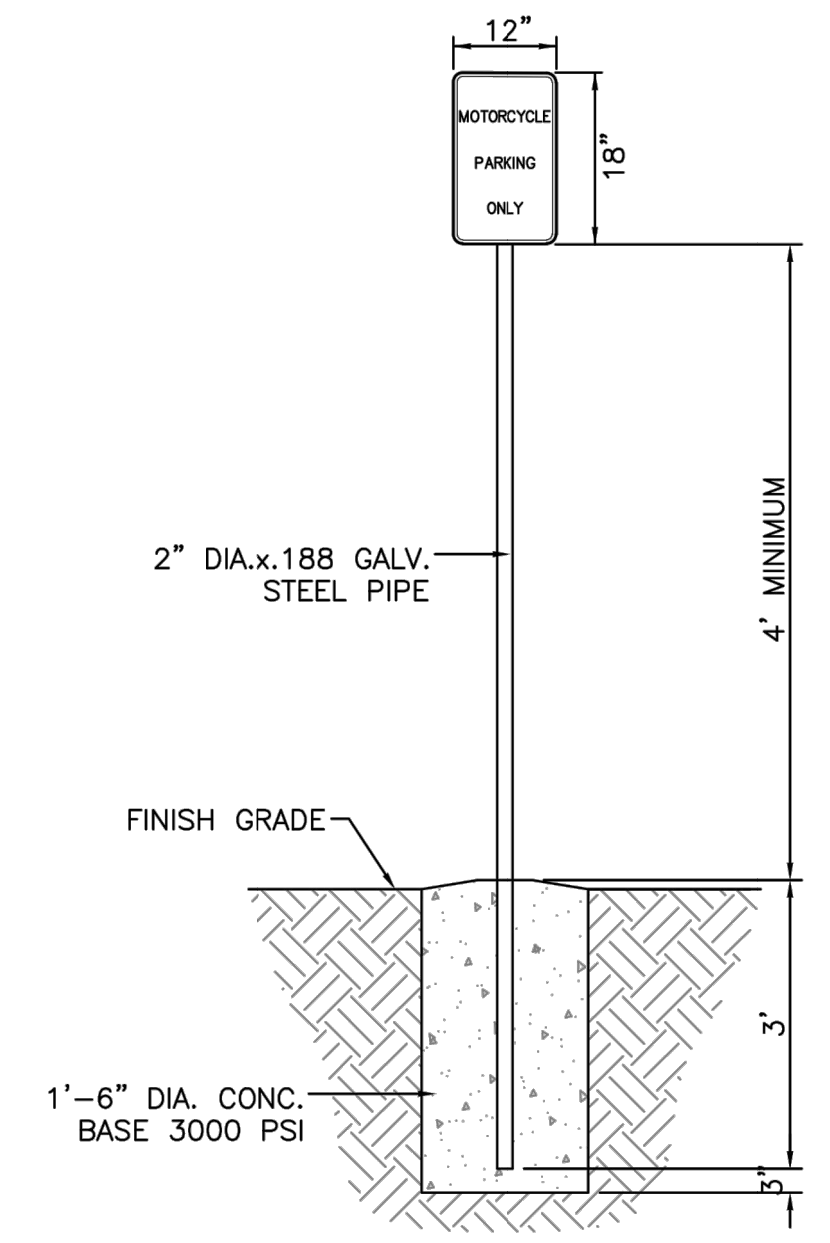
REQUIRED LANGUAGE PER
NMSA 197866-7-352.4C
(Violators are subject to a
fine and/or towing)

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

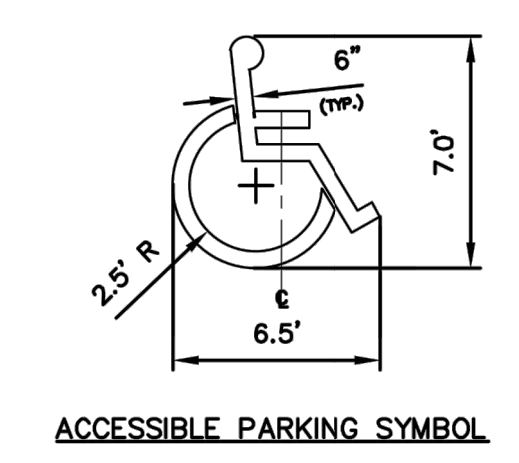
REQUIRED LANGUAGE
(VAN ACCESSIBLE)
PER ANSI 502.7



ACCESSIBLE PARKING SIGN
NTS



MOTORCYCLE PARKING SIGN
NTS



JOHN NIXON
NEW MEXICO
29889
PROFESSIONAL ENGINEER

9/19/2025

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

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TRAFFIC
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PLAN
- PHASE 1
TCL-4