

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 3, 2025

James C. Lewis, RA
General Design, Inc.
904 Princeton Dr. SE
Albuquerque, NM 87106

**Re: High Flying Hangars BLDG B
7401 Atrisco Vista Blvd. NW
Traffic Circulation Layout
Achitect's Stamp 12-30-24 (E05-D003)**

Dear Mr. Lewis,

The TCL submittal received 12-31-2024 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.

PO Box 1293

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, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Albuquerque

NM 87103

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.

www.cabq.gov

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: High Flying Hangars BLDG B Building Permit # _____ Hydrology File # _____

DRB# _____ EPC# _____

Legal Description: Tr A-1 Plat of Tract A-1 & Tract L-1 City Address OR Parcel 7401 Atrisco Vista BLVD, NW
Parcels 1-5 Double Eagle II Airport

Applicant/Agent: James C Lewis Contact: James C Lewis

Address: 904 Princeton Drive SE Phone: 505-238-7721

Email: gdi@mac.com

Applicant/Owner: High Flying Holdings, LLC Contact: Kenny Hinkes

Address: 4708 Royene Ave, Albuquerque NM 87110 Phone: 505-615-8613

Email: kenhinkes@gmail.com

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE DRB SITE ADMIN SITE:

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply:

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G&D PLAN
- GRADING PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- FLOOD PLAN DEVELOPMENT PERMIT APP.
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY)
- PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- CONCEPTUAL TCL DRB APPROVAL
- 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
- FLOOD PLAN DEVELOPMENT PERMIT
- OTHER (SPECIFY) _____

DATE SUBMITTED: 12-30-24

TCL Notes

TRAFFIC CIRCULATION LAYOUT NOTES

The engineer's certification required by the hydrology section needs to include certification that this site was constructed in accordance with the traffic circulation layout (TCL) before the certificate of occupancy is released

"THE RESPONSIBLE PARTY MUST RECTIFY ALL UNAPPROVED CONSTRUCTION RESULTING FROM ERRORS ON THE APPROVED SITE PLAN."

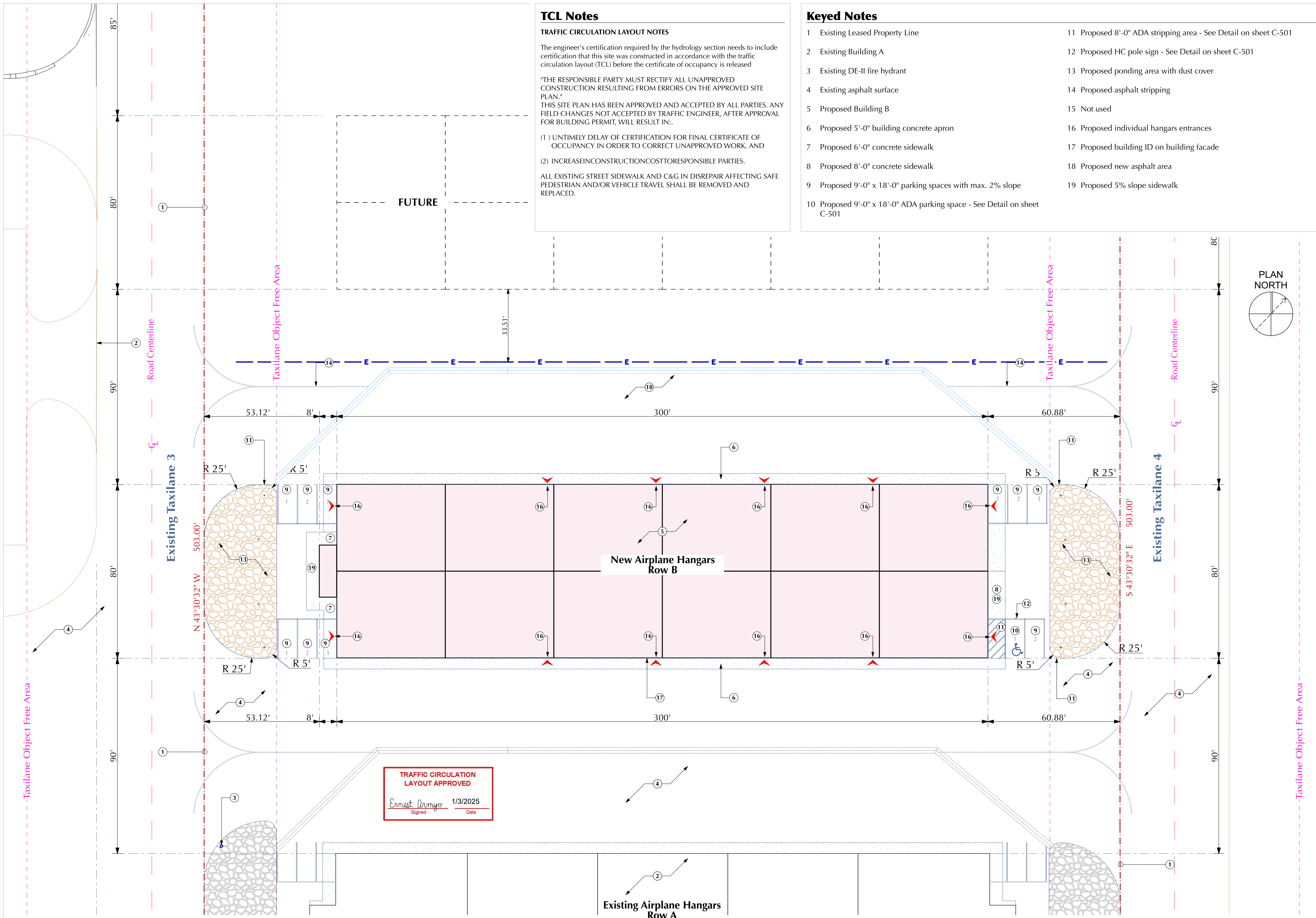
THIS SITE PLAN HAS BEEN APPROVED AND ACCEPTED BY ALL PARTIES. ANY FIELD CHANGES NOT ACCEPTED BY TRAFFIC ENGINEER, AFTER APPROVAL FOR BUILDING PERMIT, WILL RESULT IN:

- (1) UNTIMELY DELAY OF CERTIFICATION FOR FINAL CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNAPPROVED WORK, AND
- (2) INCREASE IN CONSTRUCTION COST TO RESPONSIBLE PARTIES.

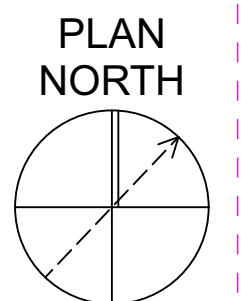
ALL EXISTING STREET SIDEWALK AND C&G IN DISREPAIR AFFECTING SAFE PEDESTRIAN AND/OR VEHICLE TRAVEL SHALL BE REMOVED AND REPLACED.

Keyed Notes

- 1 Existing Leased Property Line
- 2 Existing Building A
- 3 Existing DE-II fire hydrant
- 4 Existing asphalt surface
- 5 Proposed Building B
- 6 Proposed 5'-0" building concrete apron
- 7 Proposed 6'-0" concrete sidewalk
- 8 Proposed 8'-0" concrete sidewalk
- 9 Proposed 9'-0" x 18'-0" parking spaces with max. 2% slope
- 10 Proposed 9'-0" x 18'-0" ADA parking space - See Detail on sheet C-501
- 11 Proposed 8'-0" ADA stripping area - See Detail on sheet C-501
- 12 Proposed HC pole sign - See Detail on sheet C-501
- 13 Proposed ponding area with dust cover
- 14 Proposed asphalt stripping
- 15 Not used
- 16 Proposed individual hangars entrances
- 17 Proposed building ID on building facade
- 18 Proposed new asphalt area
- 19 Proposed 5% slope sidewalk



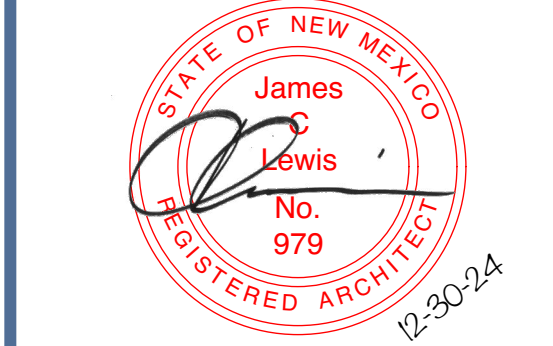
TRAFFIC CIRCULATION LAYOUT APPROVED
 Ernest Dimijic 1/3/2025
 Signed Date



Building Permit

James C Lewis • Architect
 General Design, Inc.
 904 Princeton Drive SE
 Albuquerque • NM • 87106
 (505) 247-1529 • gdlr@mac.com
 Architecture & Planning

ARCHITECT



CONSULTANT

2319

REVISIONS

#	Date	Description

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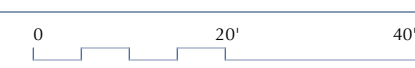
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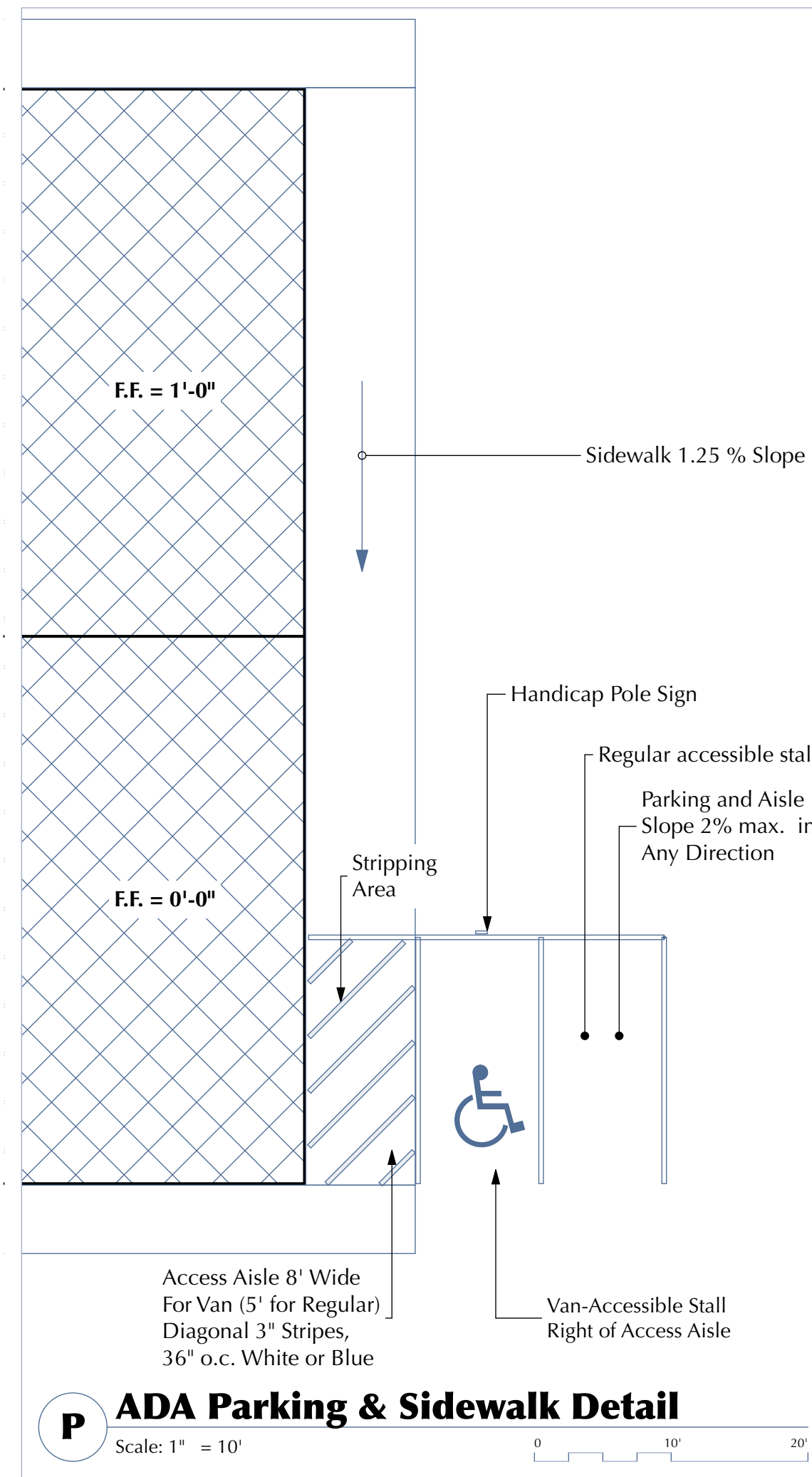
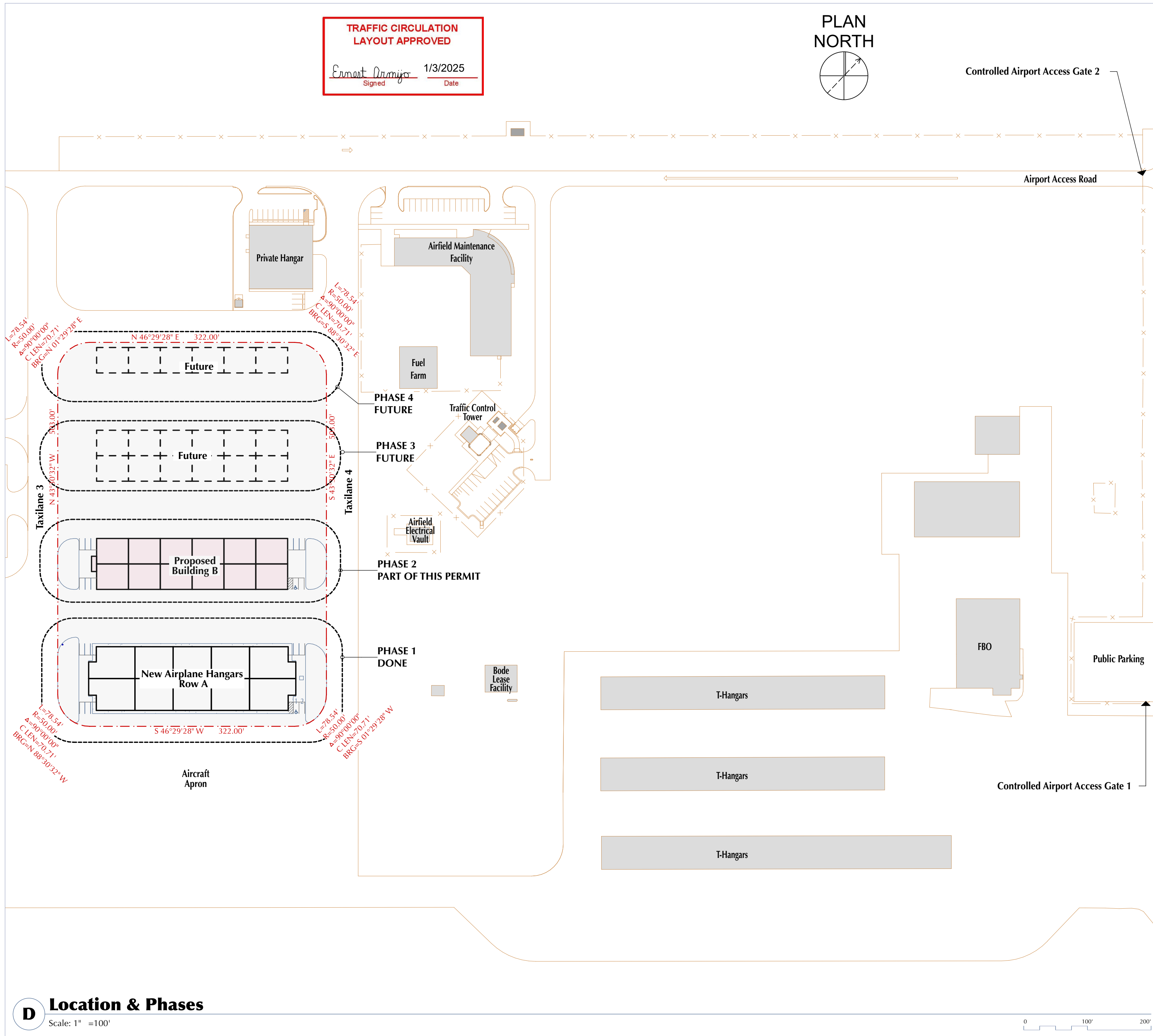
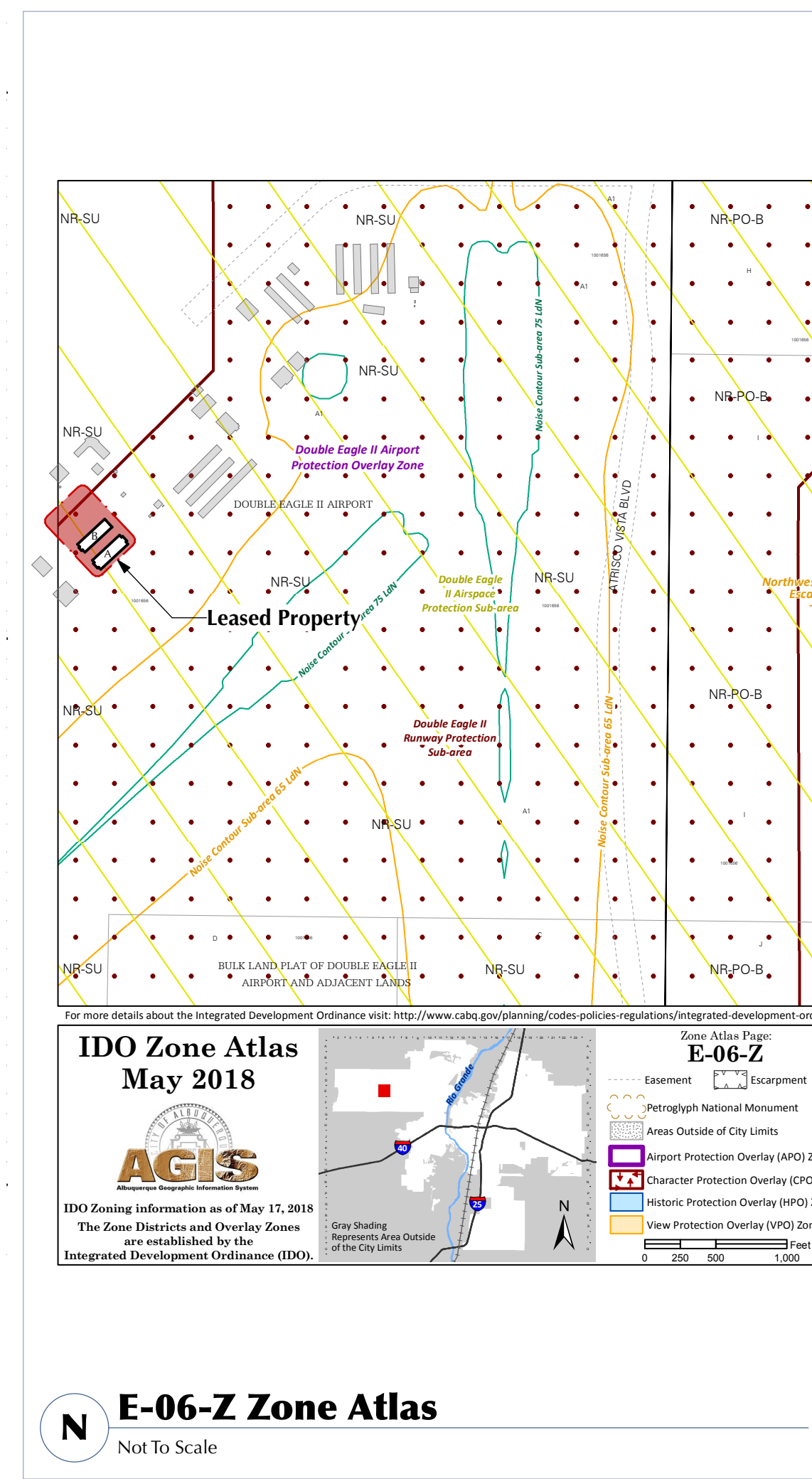
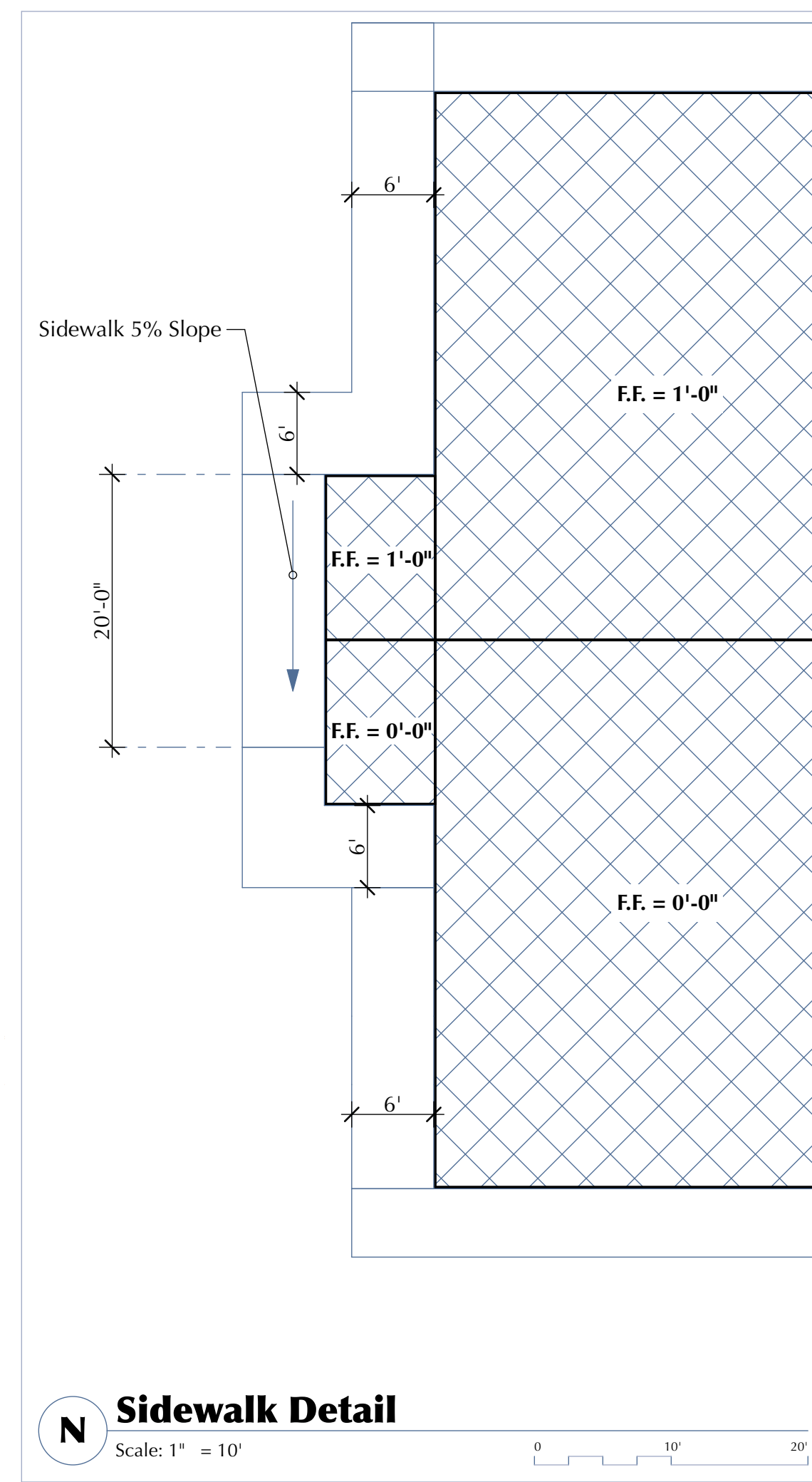
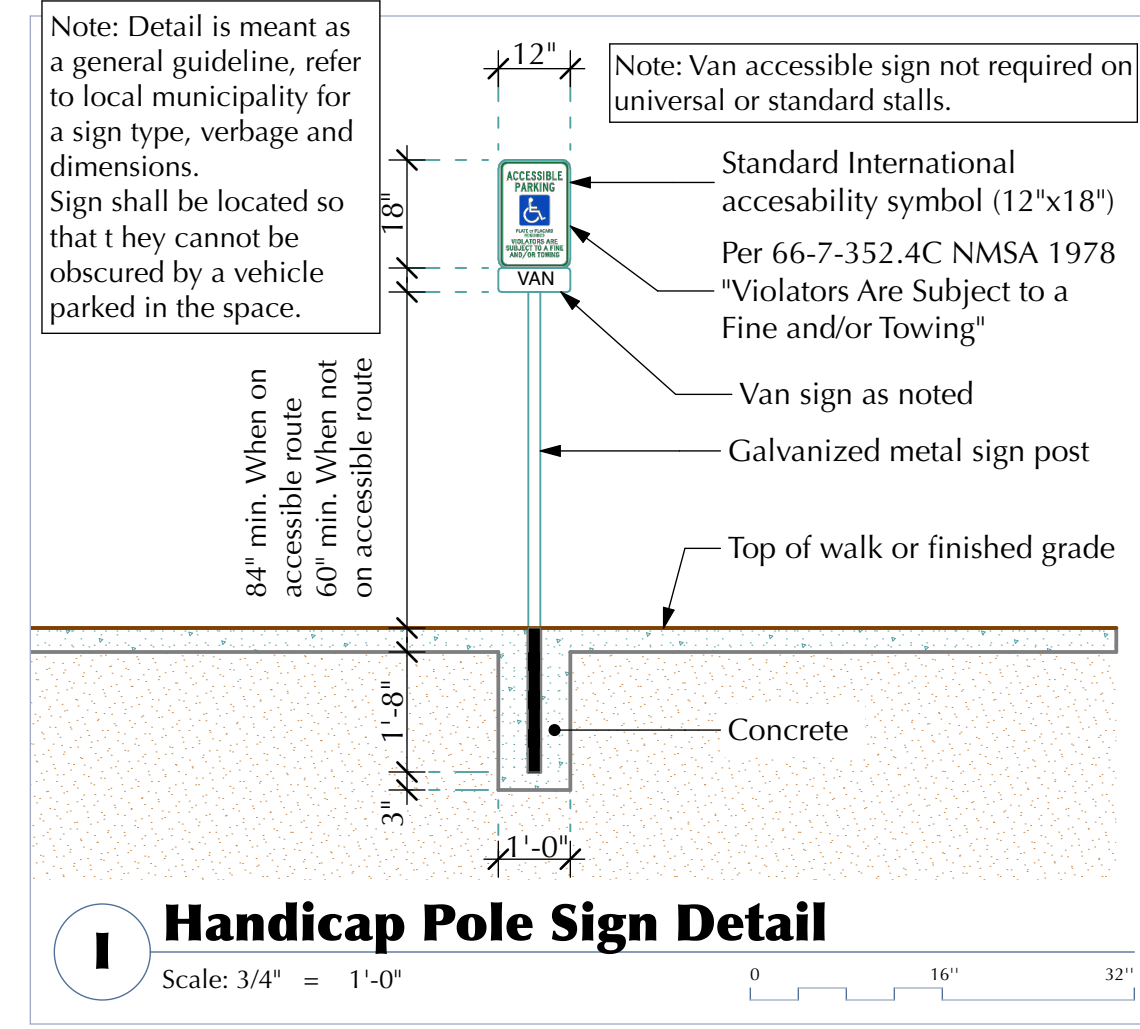
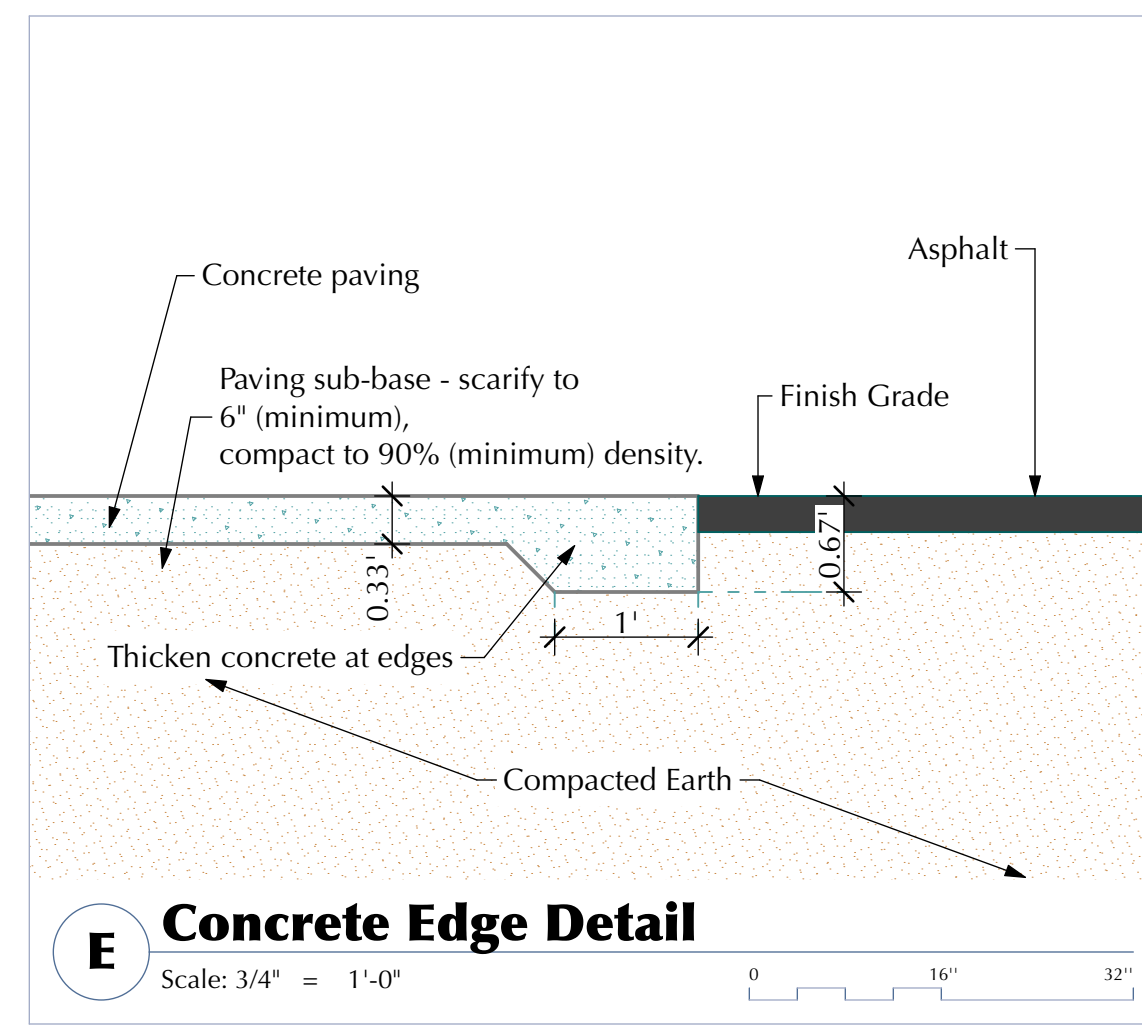
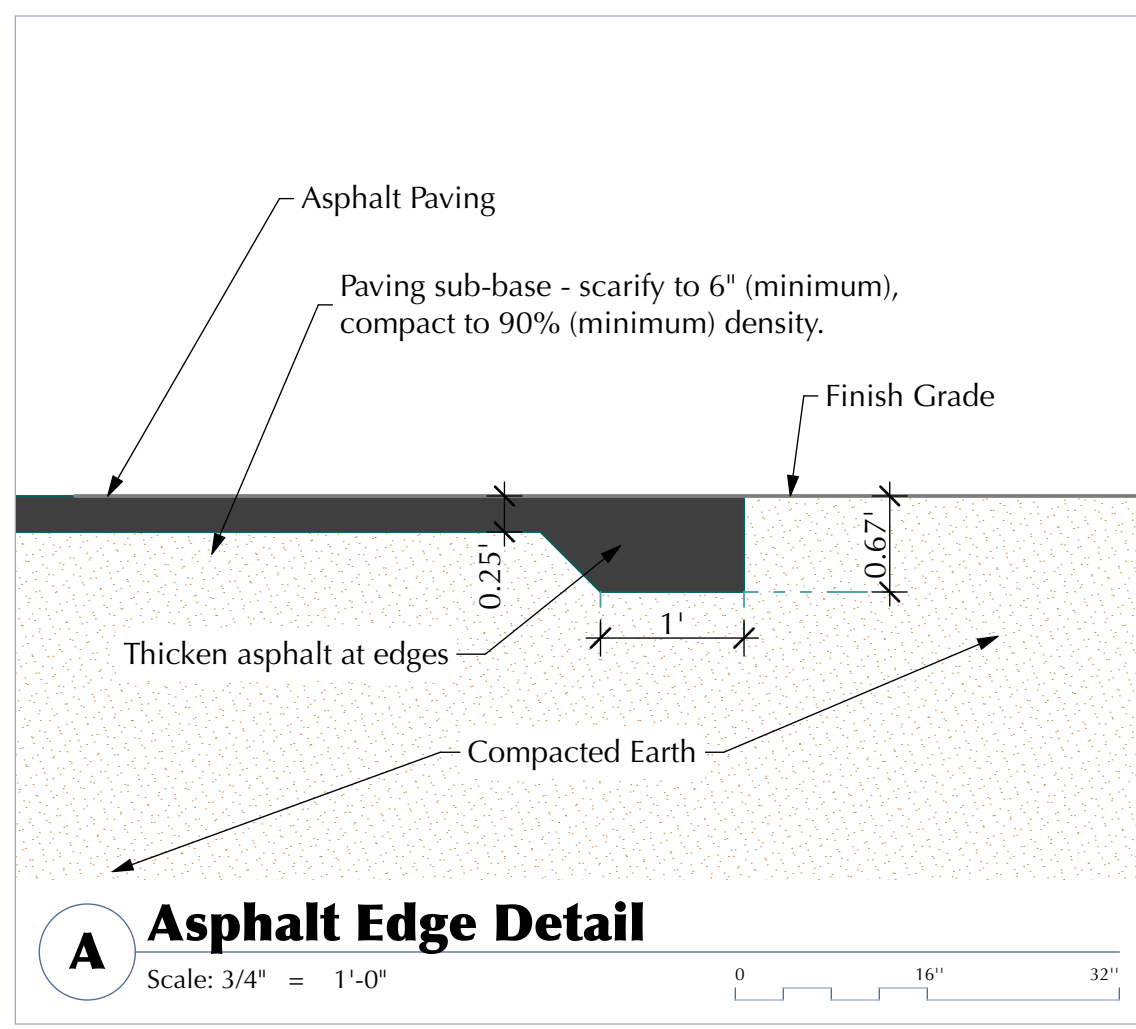
HIGH FLYING HANGARS BUILDING B
 7401 Atrisco Vista Blvd. NW
 Albuquerque • New Mexico • 87120

High Flying Holdings, LLC
 Jack & Kenny Hinkes

TCL Plan

SHEET
C-102
 6 OF 74





General Notes

LOCATION:
Inside DE-II Airport field (controlled access)

LEGAL DESCRIPTION:
TR A-1 PLAT OF TRACT A-1 & TRACT L-1 PARCELS 1-5 DOUBLE EAGLE II AIRPORT CONT.

TYPE OF DEVELOPMENT:
Airplane hangar building
No public parking

The parking spaces are available only for the owners of the private hangars only. No public parking

SIZE OF LEASED PROPERTY:
The land leased is 5.7925 acres

Occupancy group "S-1"

Phase 1 - Existing Building A
Phase 2 - PROPOSED BUILDING B

Phases

The leased property will be developed in 4 phases

Phase 1 - Row A (DONE)
30,520 SF Building

Phase 2 - Row B (PART OF THIS PERMIT)
24,192 SF Building

Phase 3 - Row C (FUTURE)
+24,192SF Building

Phase 4 - Row D (FUTURE)
+ 12,000 SF Building

Building Permit

James C Lewis Architect

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12-30-24

HIGH FLYING HANGARS BUILDING B

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High Flying Holdings, LLC
Jack & Kenny Hinkes

Location & Details

SHEET

C-501

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