

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

February 20, 2025

Tina Reames, RA  
CSR Architects  
220 Gold SW  
Albuquerque, NM 87102

[tinar@csrnm.com](mailto:tinar@csrnm.com)

**Re: Albuquerque Christian Children's Home Cottage #4**  
**5700 Winter Haven Rd NW**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp 2-19-25 (E12D005)

Dear Reames,

The TCL submittal received 2-19-2025 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 [ABQ-PLAN](#) for 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.

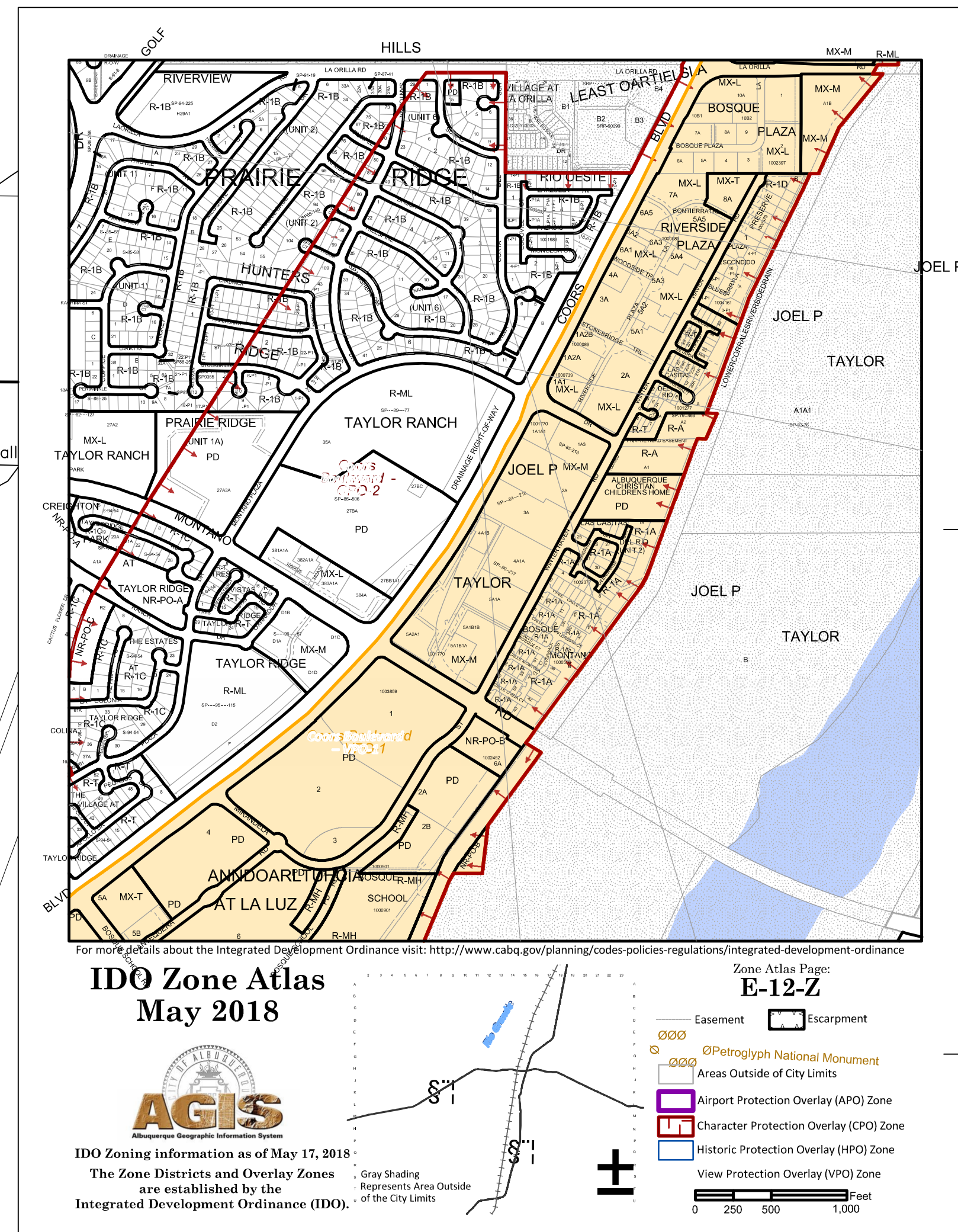
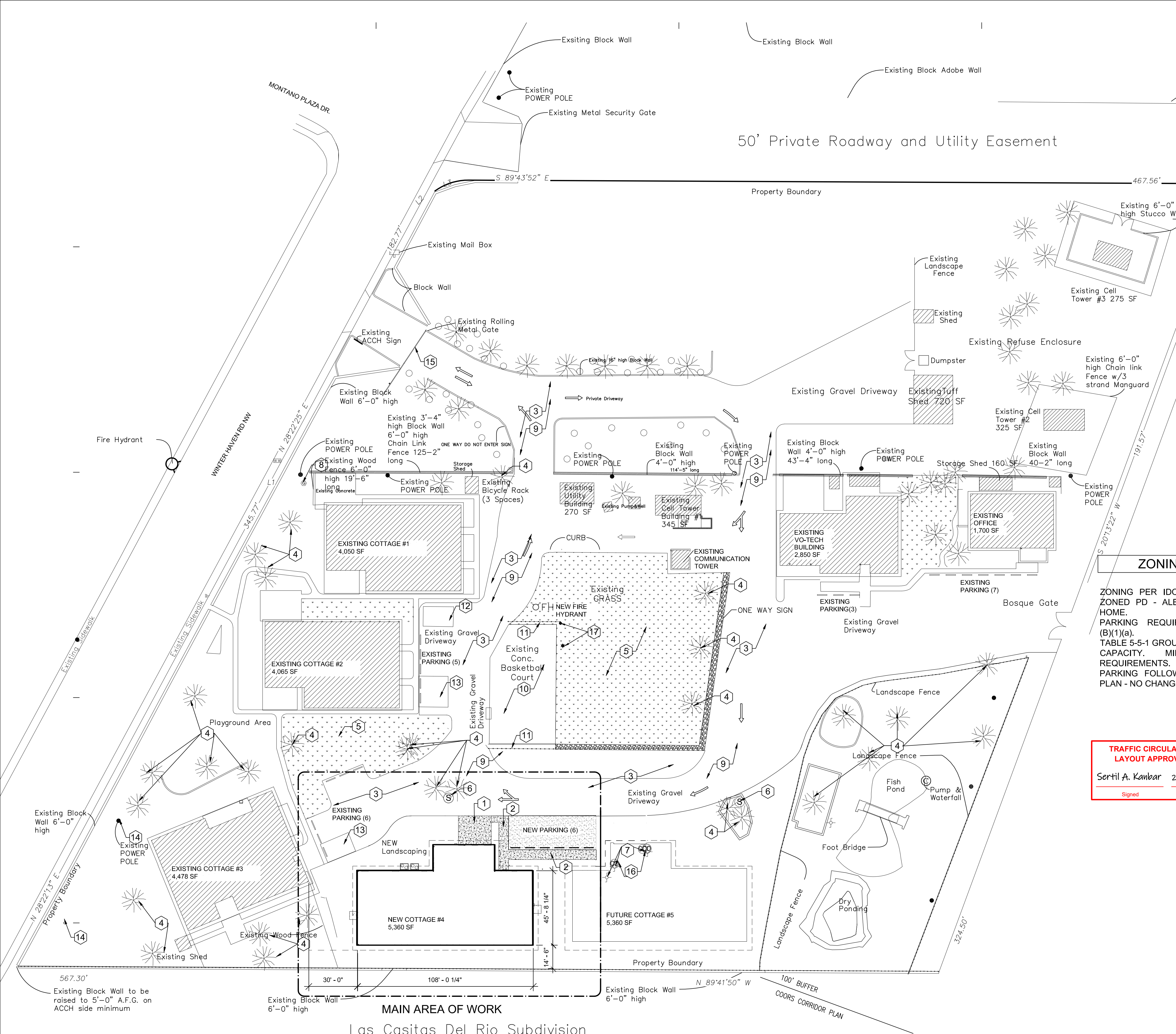
Sincerely,

Sertil A. Kanbar

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

C: CO Clerk, File





#### ZONING CODE ANALYSIS

ZONING PER IDO ZONE ATLAS E-12-Z THE SITE IS ZONED PD - ALBUQUERQUE CHRISTIAN CHILDREN'S HOME. PARKING REQUIREMENTS PER SECTION 14-16-5-5 (B)(1)(a). TABLE 5-5-1 GROUP HOME 1 SPACE/4 PERSONS DESIGN CAPACITY. MINIMUM OFF-STREET PARKING REQUIREMENTS. PARKING FOLLOWS APPROVED SITE DEVELOPMENT PLAN - NO CHANGES.

TRAFFIC CIRCULATION  
LAYOUT APPROVED

Sertil A. Kanbar 2/20/2025  
Signed Date

#### PROPERTY INFORMATION

ADDRESS: 5700 WINTER HAVEN RD NW  
ZONE: E-12-Z

#### LEGAL DESCRIPTION

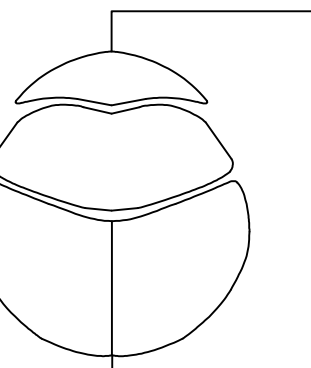
TRACT A-1

#### SHEET KEYNOTES

1. CONCRETE DRIVE PAD SIMILAR TO CITY STANDARD - #2430
2. NEW CONCRETE SIDEWALK SIMILAR TO CITY STANDARD #2430
3. EXISTING GRAVEL DRIVE TO REMAIN.
4. EXISTING TREE TO REMAIN.
5. EXISTING GRASS AREA TO REMAIN.
6. EXISTING SANITARY SEWER MANHOLE TO REMAIN.
7. EXISTING WATER METER TO REMAIN.
8. EXISTING GAS METER TO REMAIN.
9. FIRE LANE.
10. EXISTING CONCRETE COURT TO REMAIN.
11. EXISTING CHAINLINK FENCE TO REMAIN.
12. EXISTING CARPORT TO REMAIN.
13. RELOCATED CARPORT TO REMAIN
14. EXISTING POWER POLE TO REMAIN
15. EXISTING ELECTRIC GATE TO REMAIN. MODIFY FOR EMERGENCY FIRE ACCESS.
16. EXISTING CLEANOUT TO REMAIN.
17. EXISTING LIGHT POLES TO REMAIN.

#### EXECUTIVE SUMMARY

THE SCOPE OF THIS PROJECT IS TO ADD A NEW COTTAGE #4 TO THE EXISTING ALBUQUERQUE CHRISTIAN CHILDREN'S HOME CAMPUS. A NEW CONCRETE DRIVE PAD AND SIDEWALK TO THE FRONT DOOR IS PART OF THIS PROJECT. SIX PARKING SPACES WILL BE DELINEATED BY ADDING PARKING BUMPERS AND THE GRAVEL DRIVE WILL BE EXPANDING TO THIS AREA. ADDITIONAL SITE UTILITY WORK WILL INCLUDE EXTENSION OF SERVICES TO THE NEW COTTAGE #4 AS WELL AS A NEW FIRE HYDRANT ON SITE. NO ALTERATION TO THE DEVELOPMENT CONCEPTS WILL TAKE PLACE. NO ALTERATION TO THE TRAFFIC CIRCULATION CONCEPT WILL TAKE PLACE. NO IMPACT ON ADJACENT SITES WILL TAKE PLACE. NO VARIANCE IS REQUIRED. NO ADJUSTMENT TO PARKING COUNT WILL TAKE PLACE AS PART OF THIS PROJECT. NO ADJUSTMENT TO REFUSE REMOVAL WILL TAKE PLACE AS PART OF THIS PROJECT. NO ADJUSTMENT TO CURB CUTS WILL TAKE PLACE AS PART OF THIS PROJECT.



CSR architects  
220 gold avenue sw, albuquerque, nm 87102  
505 - 842 - 1278



2/19/2025

100%  
CONSTRUCTION  
DOCUMENTS

Albuquerque Christian  
Children's Home Cottage #4  
5700 Winter Haven Rd NW,  
Albuquerque, NM 87120

Mark	Description	Date

ISSUE:

MANAGEMENT BLOCK

PROJECT NO: Project Number

DWG FILE: Project Number

DRAWN BY: Project Number

CHECKED BY: Project Number

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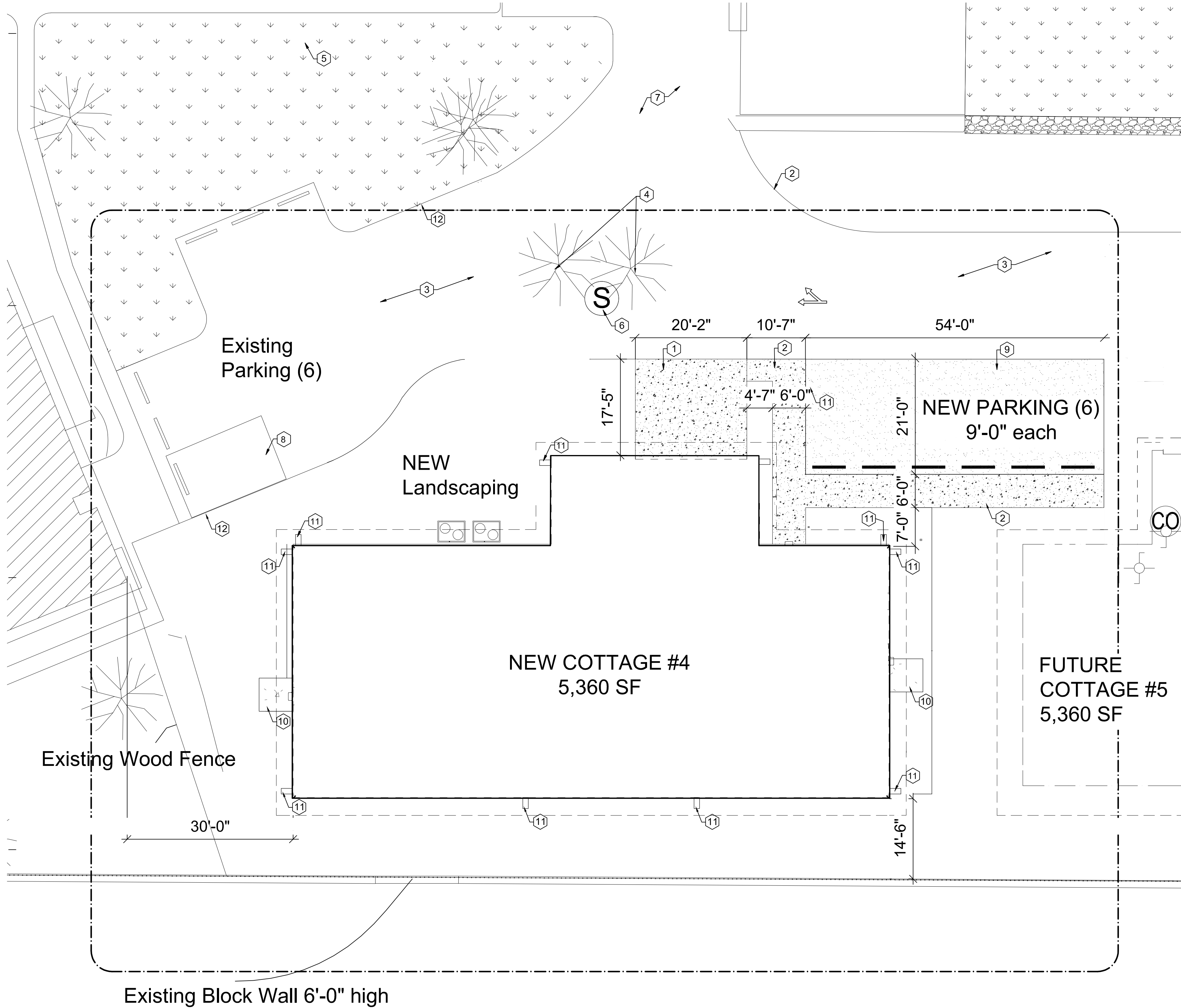
TRAFFIC CIRCULATION  
LAYOUT

TCL 1

A1  
TCL 1  
SITE PLAN

SCALE: 1" = 30'-0"



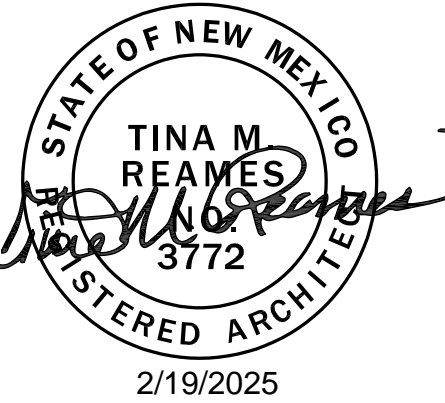
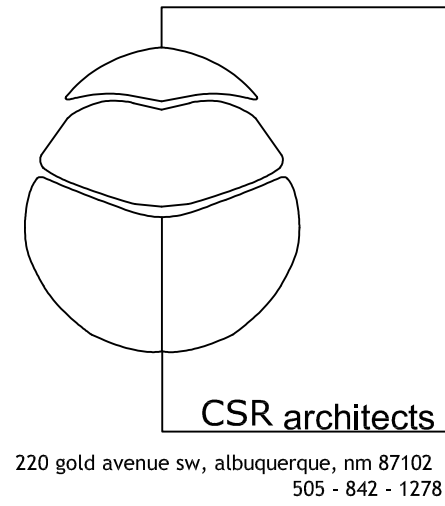


TRAFFIC CIRCULATION  
LAYOUT APPROVED

Sertil A. Kanbar 2/20/2025

Signed Date

- SHEET KEYNOTES**
1. CONCRETE DRIVE PAD SIMILAR TO CITY STANDARD #2430
  2. NEW CONCRETE SIDEWALK SIMILAR TO CITY STANDARD #2430
  3. EXISTING GRAVEL DRIVE TO REMAIN.
  4. EXISTING TREE TO REMAIN.
  5. EXISTING GRASS AREA TO REMAIN.
  6. EXISTING SANITARY SEWER MANHOLE TO REMAIN.
  7. FIRE LANE.
  8. RELOCATED CARPORT TO REMAIN
  9. NEW GRAVEL PARKING AREA TO MATCH DRIVE.
  10. NEW CONCRETE DOOR STOOP. 6' X 6'
  11. PROVIDE GROUTED STONE SPLASH PAD. SEE DETAIL ON SHEET AS-102.
  12. EXISTING EDGE OF GRAVEL TO LANDSCAPE AREA. NO CURB OR GUTTER IS PRESENT.



**100%  
CONSTRUCTION  
DOCUMENTS**

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5700 Winter Haven Rd NW,  
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TRAFFIC CIRCULATION  
LAYOUT

**TCL 2**

