

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 13, 2023

Carlos Andre Chaves
Campoverde Architecture
1600 Lomas Blvd, Suite D
Albuquerque, NM 87102

Re: La Luz Coffee Hub
1115 Griegos Rd. NW
Traffic Circulation Layout
Architect's Stamp 12-14-22 (F14-D082)

Dear Mr. Cline,

The TCL submittal received 01-11-2023 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

Albuquerque

NM 87103

www.cabq.gov

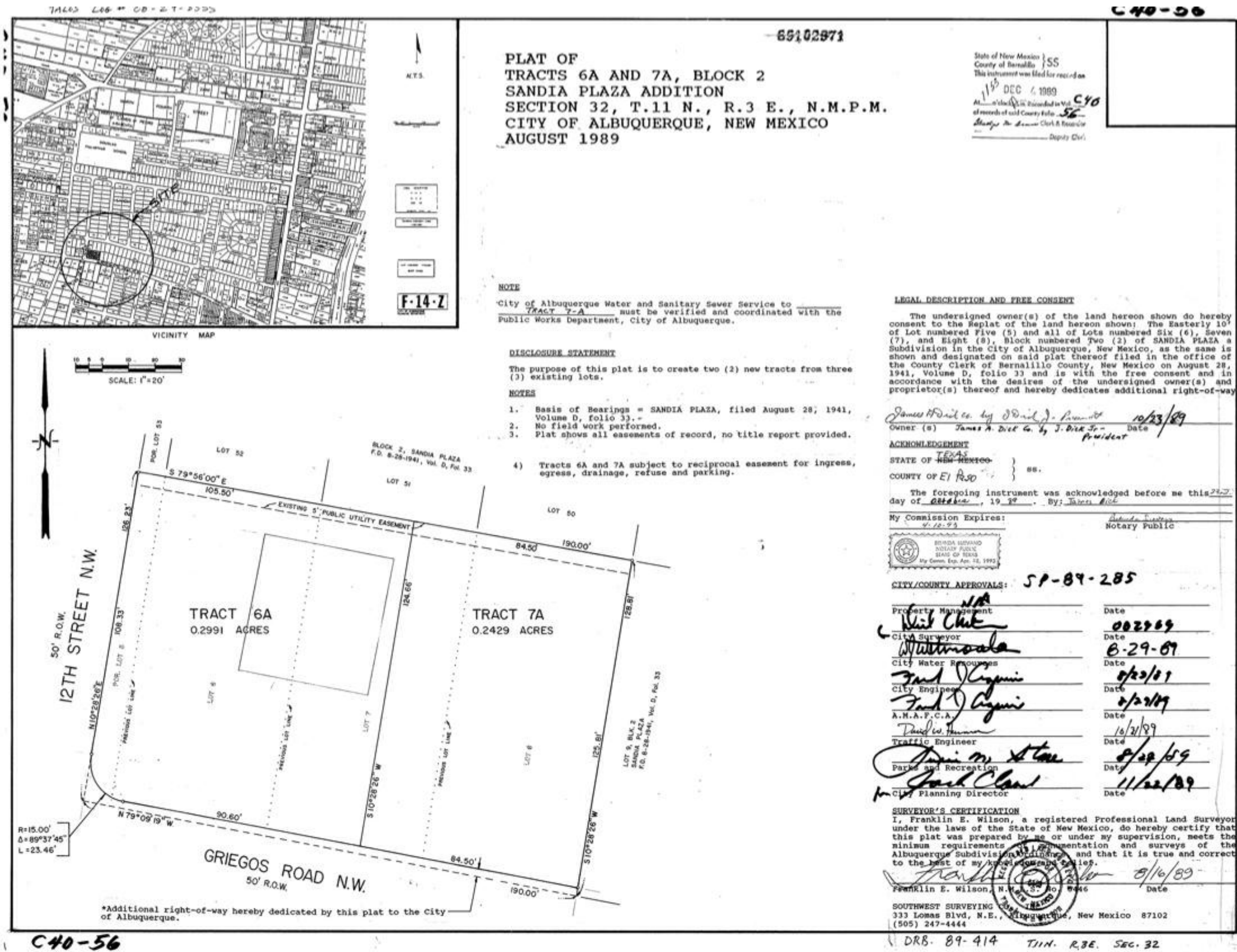
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and 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.

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,

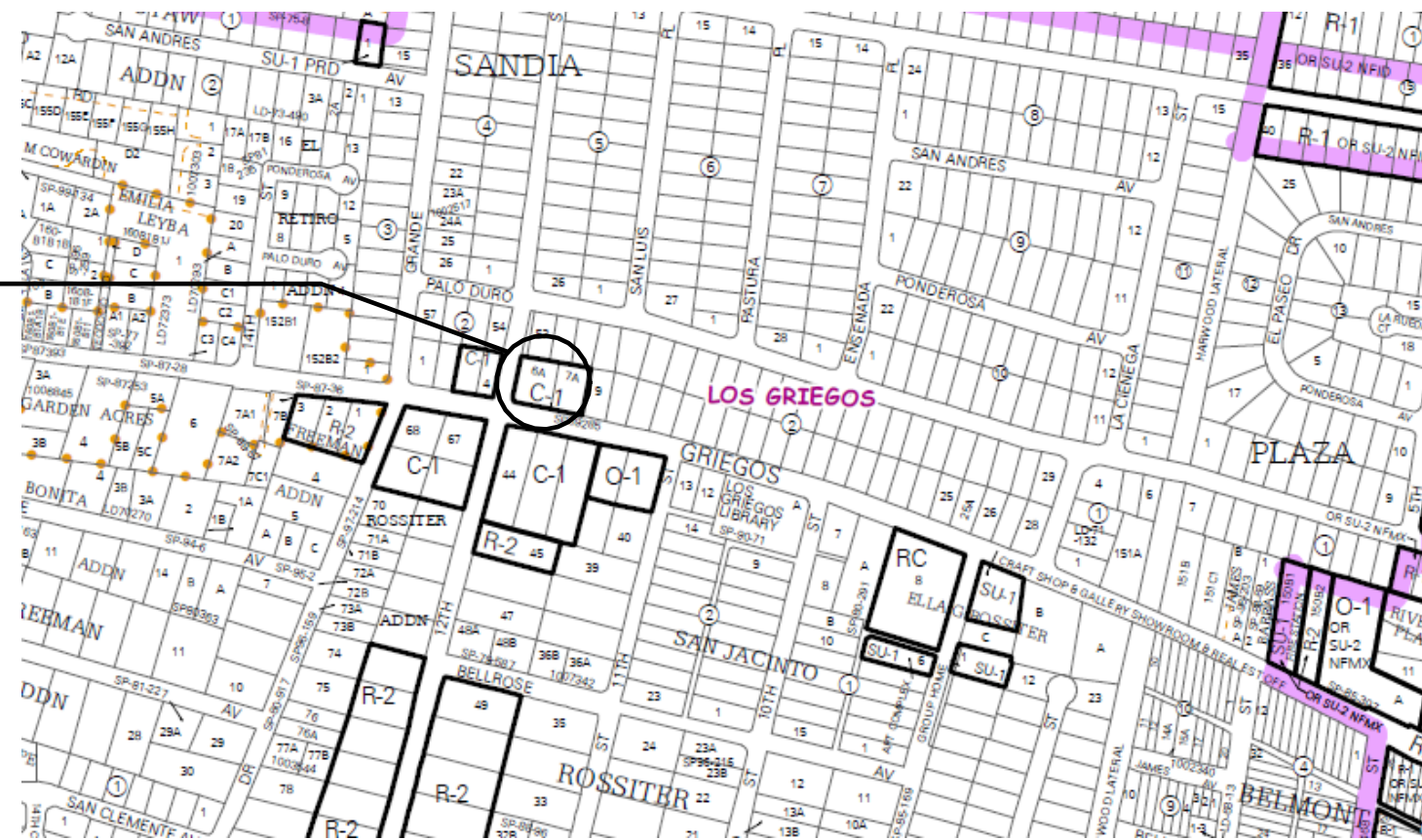
Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

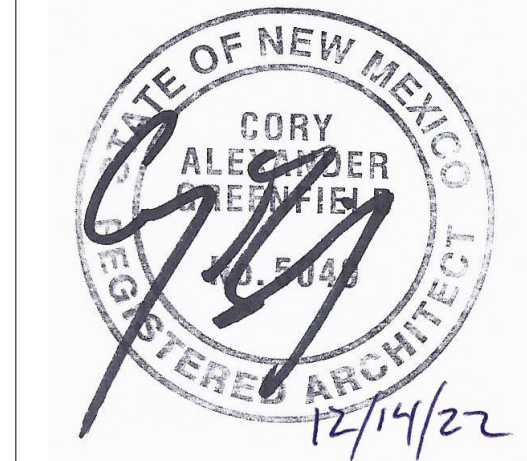


SITE

Atlas Page
F-14-Z



CITY STAMP



PARKING REQUIREMENTS (per CABQ IDO)

	Quantity	Parking Required	Spaces Required
Artisan Manufacturing	444 sf	1 / 1000 sf	.44
Restaurant	2,056 sf	8 / 1000 sf	16.44

Total Parking Required 16

Off Street Parking Provided

Accessible Parking Spaces (incl 1 Van)	1
Standard Parking Spaces	15

Parking Provided Total 16

Motorcycle Parking

For 1-25 space lot:	1 space required 1 space provided
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Bicycle Parking

3 spaces or 10% of required off-street parking spaces whichever is greater required :	3 spaces required 3 spaces provided
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Legal Description

Tract 6A Plat of TRS 6A Block 2 Sandia Plaza Addition Cont. 13,029 SqFt MIL

Parking Access Per 1989

County Plat VOL C40 FOLIO 56, Tracts 6A and 7A subject to reciprocal easement for ingress, egress, drainage, refuse and parking.

Executive Summary

General Project Location : 1115 Griegos Rd NW at the NE corner of Griegos and 12th Street

Development concept for the site : Tenant Improvement of interior for neighborhood cafe with interior seating and on-site roasting.

Traffic circulation concept for the site : Multiple existing curb cuts from 12th Street and Griegos provide access to two-way parking lanes and single-loaded parking rows.

Impact on the adjacent sites : Negligible.

Clear Sight Triangles

Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees and shrubbery between 3 and 8 feet tall (measured from gutter pan) will not be acceptable in this area.

La Luz Hub TI

1115 Griegos Rd NW
Albuquerque, NM 87107

DATE : 01 NOV 2022
DRAWN BY : CAC
PHASE : Permit Application
REVISED : 12/13/22

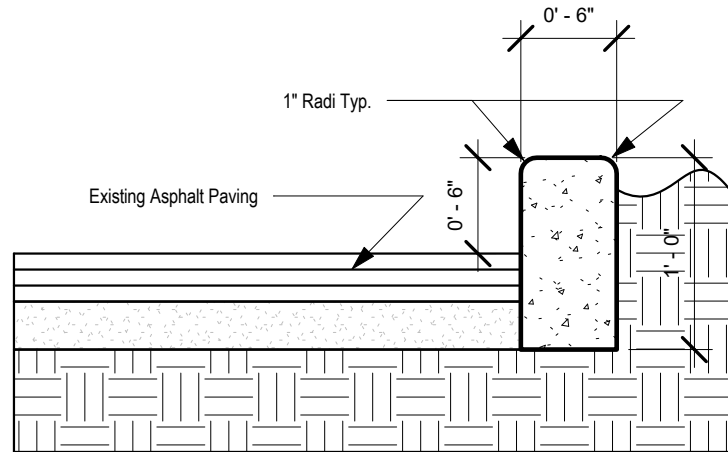
SHEET TITLE : TCL Plan

SHEET NUMBER :

TCL
Scale: 1" = 20'-0"

TCL-1

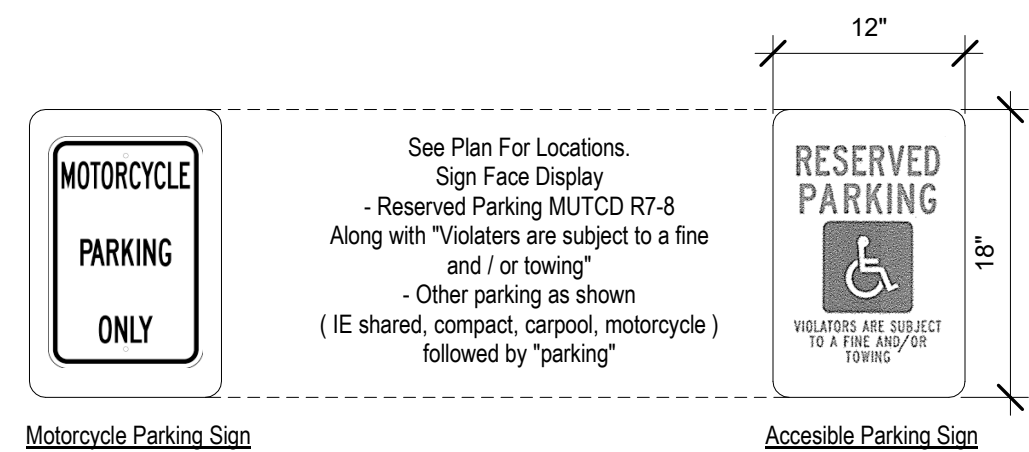
1/11/2023 3:44:27 PM



Parking Lot Curb Detail

Scale: 1" = 1'-0"

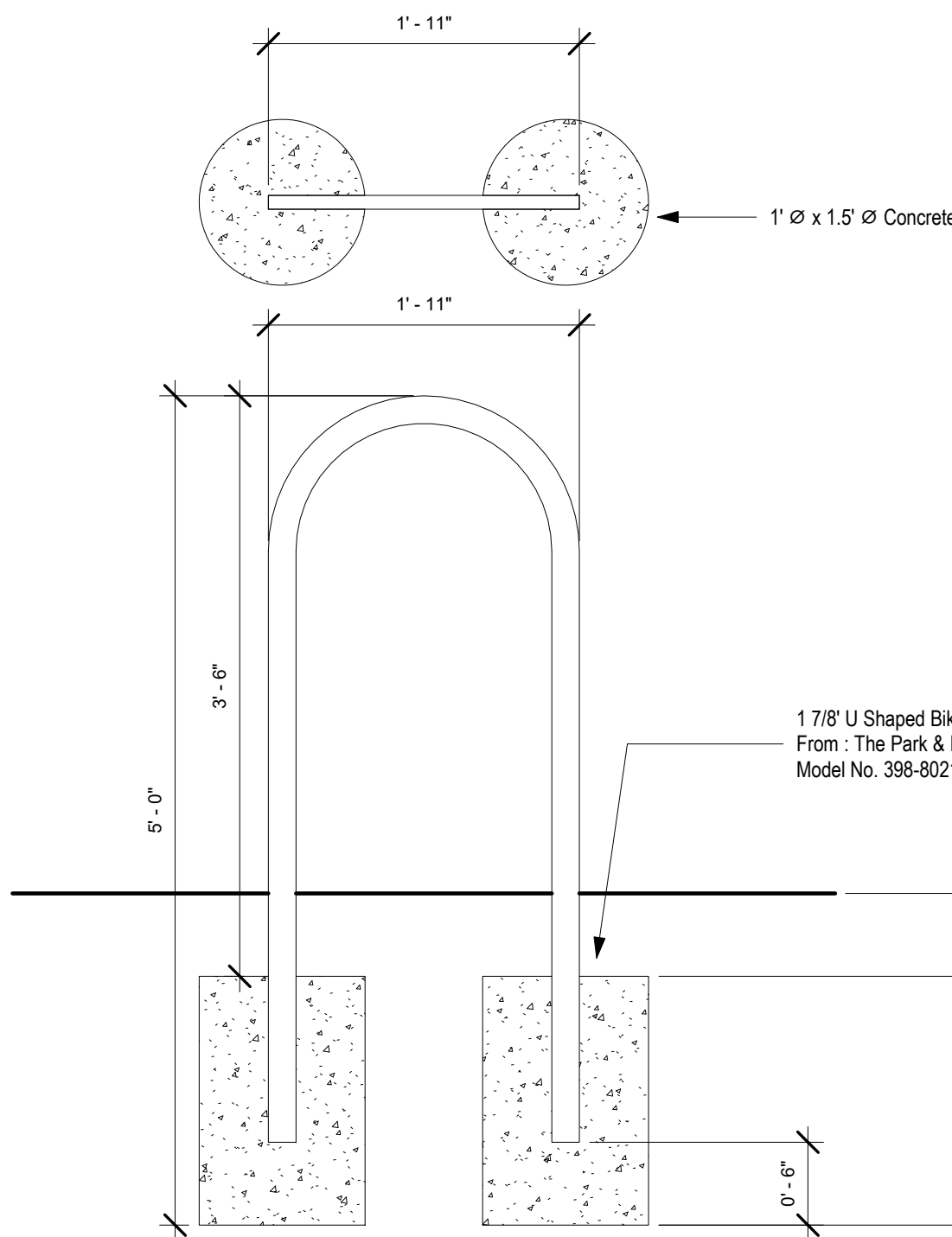
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Parking Sign Detail

Scale: 1" = 1'-0"

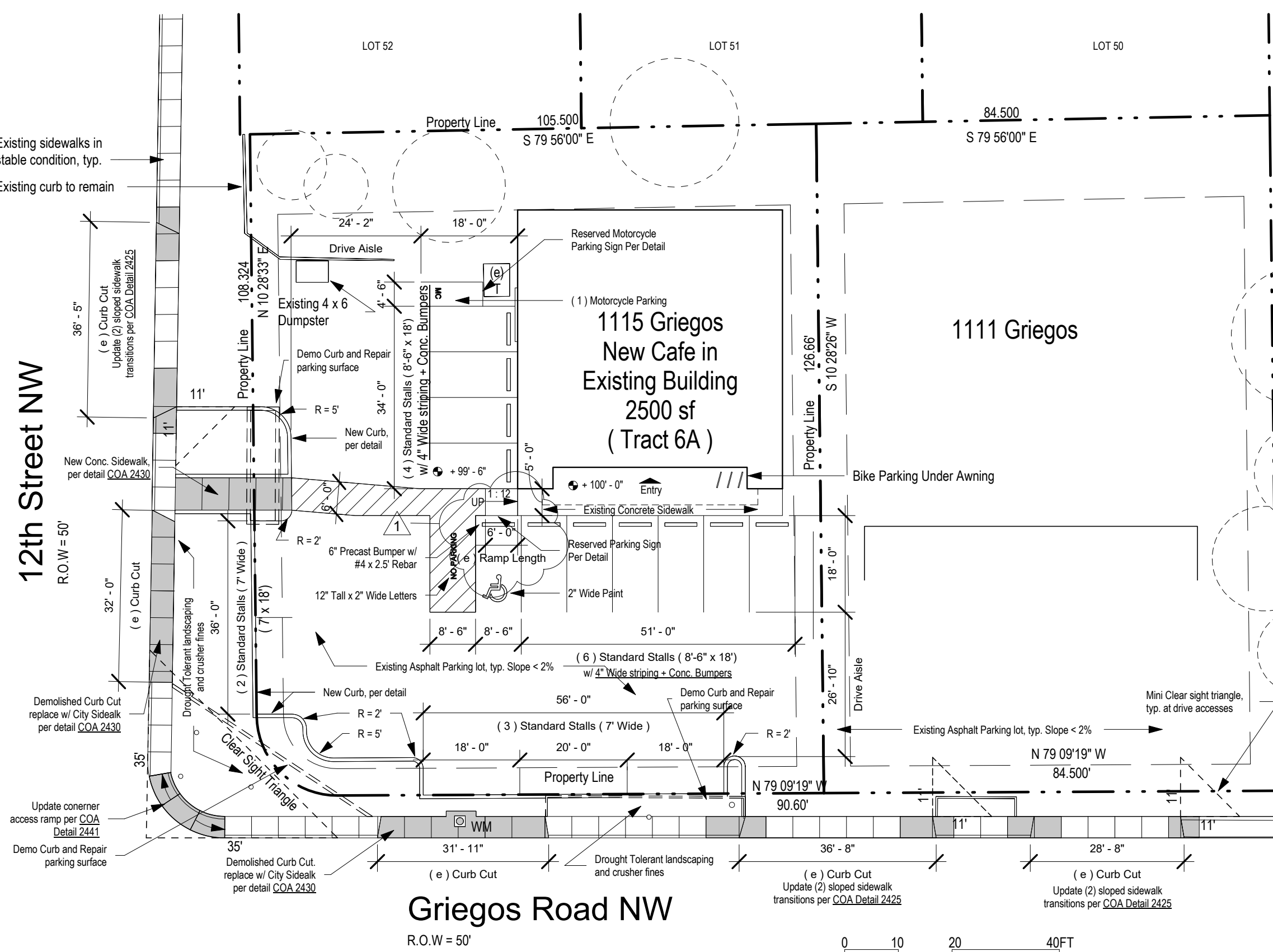
3



Bike Rack Detail

Scale: 1" = 1'-0"

2



Griegos Road NW

R.O.W = 50'

COA Standard Sidewalk

2430

Scale: NTS

4

NOTE:
All broken or cracked sidewalk must be replaced with sidewalk and curb and gutter, per COA Standard Details #2430 and 2416