

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

June 9, 2023

Jim Green, R.A  
JWGA, PC  
10421 Camino del Oso NE  
Albuquerque, nm 87111

**Re: Ramjack Shell Design  
4950 Jefferson St. NE  
Traffic Circulation Layout  
Architect's Stamp 12-29-21 (F17-D026A)**

Dear Mr. Green,

The TCL submittal received 06-02-2023 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 the [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) for log in and evaluation by Transportation. **AN APPROVED/ RECORDED PLAT IS A CONDITIONAL RELEASE OF FINAL CO.**

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



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

BP-2022

Project Title: Ramjack Shell Design Building Permit # 06180 Hydrology File # -

DRB# - EPC# -

Legal Description: Elena Gallegos Grant City Address OR Parcel 4950 Jefferson St NE Albq NM 87109  
Albuquerque, New Mexico Special Warranty Deed (01/27/2017) DOC #2014006809 Tracks 3 and 4

Applicant/Agent: JWGA,PC Contact: Jim Green

Address: 10421 Camino del Oso NE Albq, NM 87111 Phone: 505-238-1397

Email: jwga@msn.com

Applicant/Owner: Ramjack Straight Line Contact: Doug Deane

Address: 4950 Jefferson St NE Albq, NM 87109 Phone: 505-771-8890

Email: ddeane@ramjacknm.com

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

RE-SUBMITTAL: YES NO

DEPARTMENT: x 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
- x 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: \_\_\_\_\_



# Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 89°00'00" E)	RECORD BEARINGS AND DISTANCES (04/25/1980, C16-149)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (12/24/1975, C10-199)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (05/31/1989, C39-62)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
■	COVERED AREA
■	CONCRETE
■	METAL FENCE
■	BLOCK WALL
■	CHAINLINK FENCE
■	RAILROAD TIES
■	BOLLARD
—	OVERHEAD UTILITY LINE
—	UTILITY POLE
—	ANCHOR
—	LIGHT POLE
—	ELECTRIC METER
—	TRANSFORMER
—	ELECTRIC CABINET
—	GAS METER
—	TELEPHONE CABINET
—	WATER METER
—	FIRE HYDRANT
—	SANITARY SEWER MANHOLE
—	SAS CLEANOUT
—	STORM DRAIN INLET
—	CURB CUT/INDICATION OF ACCESS TO ROADWAY

## Boundary Survey and ALTA/NSPS Land Title Survey for Tracts Berry 3 and 4 Lands of Diversified Contractors Inc. City of Albuquerque Bernalillo County, New Mexico March 2018

**IDO PART 14-16-5**  
DEVELOPMENT STANDARDS 5-5(C),  
OFF STREET PARKING  
TABLE 5-5: PARKING AND LOADING  
OFFICES:  
3.5 SPACES / 1,000 SF GFA  
3.5 x 2,000 SF = 7 PARKING SPACES  
REQUIRED  
PARKING SPACES PROVIDED = 7  
ACCESSIBLE PARKING SPACE =  
ONE (1) VAN PARKING SPACE  
EXISTING LIGHT MANUFACTURING:  
1 SPACE / 1,000 SF GFA  
6,000 SF x 1,000 = 6 PARKING SPACES  
REQUIRED  
PARKING SPACES PROVIDED = 10  
TOTAL PARKING SPACES PROVIDED =  
17 PARKING SPACES

**MOTORCYCLE: TABLE 5-5-4**  
REQUIRED OFF STREET VEHICLE PARKING  
SPACES 1 - 25: 17 TOTAL SPACES  
1 MOTORCYCLE SPACE REQUIRED

**BICYCLE: TABLE 5-5-5**  
BASED ON VEHICLE PARKING SPACES,  
17 TOTAL PARKING SPACES PROVIDED  
LESS THAN 25: USE 10%  
17 x 10% = 1.7; USE 1 SPACE  
**LANDSCAPING:**  
5-6: LANDSCAPING, BUFFERING, AND  
SCREENING  
5-6 (F)(2)(a): AT LEAST 10% OF PARKING  
LOT AREA CONTAINING < 50 SPACES  
TOTAL 17 PARKING SPACES x  
8.5' x 18' x 10% = 260.1 SF  
700 SF > 260.1 SF

AN APPROVED/ RECORDED PLAT IS A CONDITIONAL RELEASE OF FINAL CO.

### KEYED NOTES

1. REMOVE EXISTING PORTAL ROOF AND COLUMNS
2. REMOVE EXISTING SURFACE CONCRETE FOR NEW BUILDING AND LANDSCAPING.
3. CLEAN EXISTING AREA OF DEBRIS AND HAUL AWAY TO PROPER CITY LAND FILL.
4. NEW BUILDING AND PARKING, SEE ENLARGED PLAN 1/SP-1.
5. EXISTING BUILDING.
6. EXISTING GAS METERS (2).
7. EXISTING WATER METER.
8. EXISTING DUMPSTER - MOVEABLE WHEN REQUIRED FOR EQUIPMENT OPERATIONS.  
NOTE: OWNER NOTIFIES CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT FOR PICK-UP TO EMPTY.
9. EXISTING 10 PARKING SPACES.
10. EXISTING BOLLARDS, TRANSFORMER, ELECTRICAL PANELS.
11. ADA PARKING ISLE FLUSH WITH PAVEMENT, SEE DETAIL 2/SP-1.
12. NEW ELECTRICAL PANEL.
13. PARTIAL FRONT OF NEW BUILDING.
14. PROPERTY LINE AT TRACT 3 AND TRACT 4.
15. BICYCLE RACK, SEE DETAIL 3 SP-1.
16. LANDSCAPE CONCRETE EDGE, SEE DETAIL 4/SP-1.
17. 8" LANDSCAPE CURB, SEE DETAILS 5/SP-1.
18. LANDSCAPE AREA.
19. ADA SIGN, SEE DETAIL 6/SP-1.
20. REPAIR, SEAL, PAINT PARKING LINES AND ADA SYMBOL.
21. EXISTING WROUGHT IRON AND GATE.
22. ENTRY DOOR AND WINDOW.
23. BOOT AND SHOE SCRAPER, 2" x 12" x 1/2" THICK METAL STRAP.
24. DOWNSPOUT AND SPLASH BLOCK
25. MOTORCYCLE PARKING SIGN, SEE DETAIL 6A / TCL
26. NEW CONCRETE CURB, MATCH EXISTING, SIMILAR TO: SEE DETAIL 5 / TCL
27. EXISTING FIRE HYDRANT.
28. EXISTING 3" - 0" GATE.
29. BUILDING SIGN, SEE ELECTRICAL.
30. NEW TRANSFORMER, SEE ELECTRICAL.
31. 2 BOLLARDS, SEE 7/SP-1.
32. 2 NEW FIRE HYDRANTS
33. KNOX KEY BOX
34. INSERT BUILDING PANEL ON BACK OF BOTH GATES.
35. ACCESSIBLE PARKING SPACES SHALL HAVE A CLEARLY VISIBLE, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT WITHIN THE REAR OF THE SPACE. SEE DETAIL 6B / TCL
36. SLOPE PAVEMENT WITHIN THE PARKING SPACE AND AISLE 2% DOWNSLOPE AND SIDESLOPE OR 1:50.
37. ACCESS AISLE SHALL HAVE BLUE DIAGONAL STRIPING "NO PARKING" 1 FOOT HIGH 2 INCHES WIDE.

