

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

April 30, 2025

Jon Niski, PE  
Tierra West LLC  
5571 Midway Park PI NE  
Albuquerque, NM 87109

[JNiski@tierrawestllc.com](mailto:JNiski@tierrawestllc.com)

**Re: Sandia Labs Federal Credit Union-Coors Branch**  
**5760 Saint Josephs NW**  
**Traffic Circulation Layout**  
Engineer's Stamp 3-12-25 (G11D067B) TRANS-2025-00100

Dear Mr. Niski,

The TCL submittal received 4-29-2025 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 the [ABQ-PLAN](#) 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.

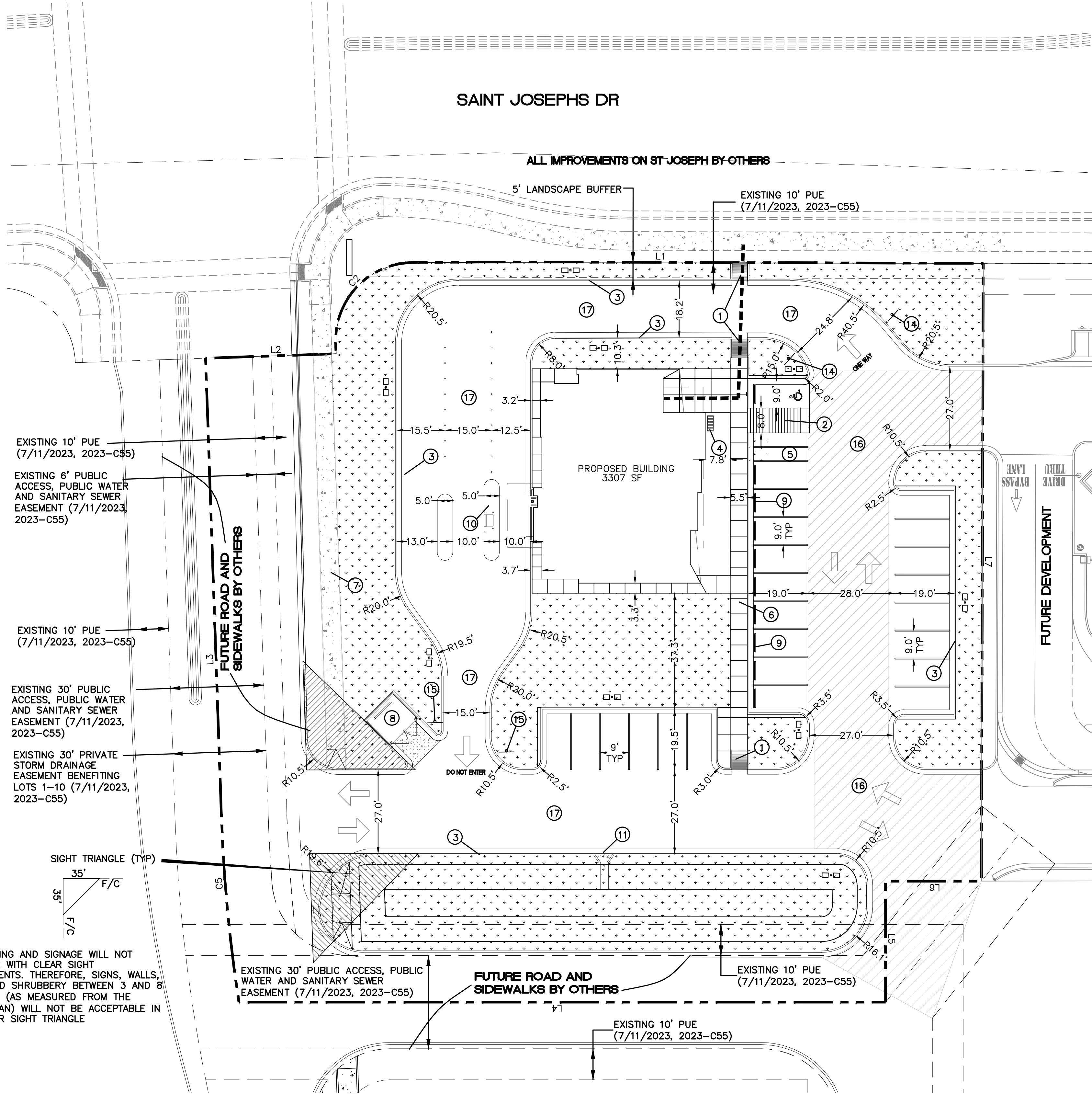
Sincerely,

Sertil A. Kanbar

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

C: CO Clerk, File





LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- LANDSCAPING
- SITE LIGHTING
- ACCESSIBLE ROUTE
- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT

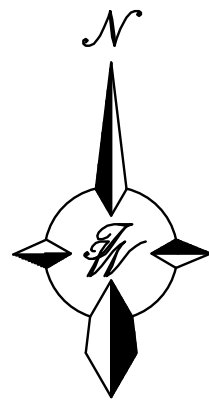
TRAFFIC CIRCULATION  
LAYOUT APPROVED  
Sertil A. Kanbar 4/30/2025  
Signed Date

KEYED NOTES

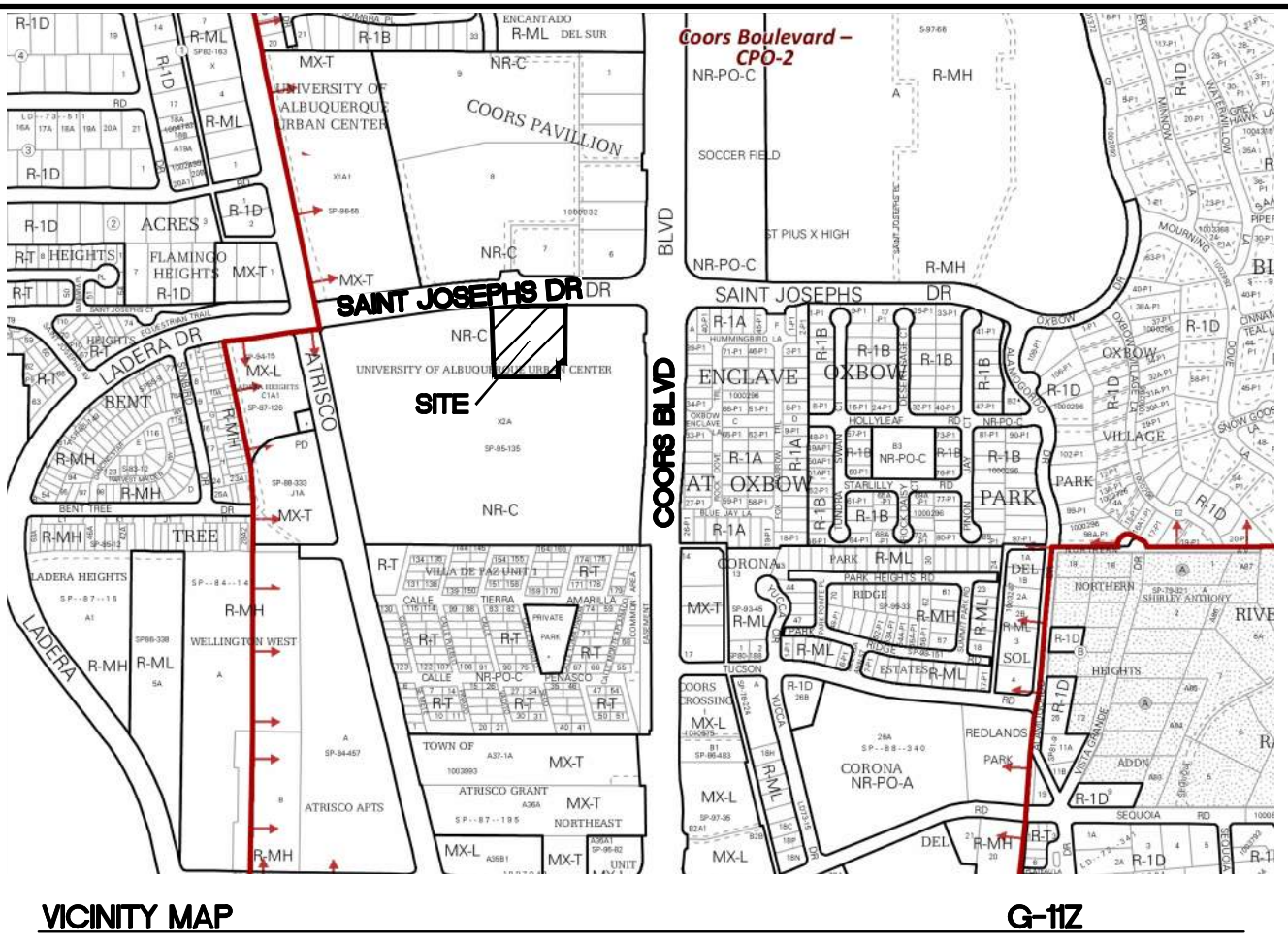
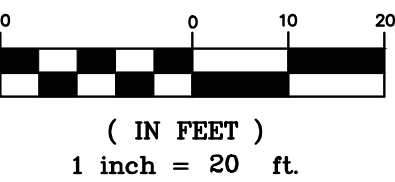
- UNIDIRECTIONAL ACCESSIBLE RAMP, SEE DETAIL SHEET DET-1
- ACCESSIBLE PARKING SPACE PER ADA STANDARDS
- 6' VALLEY GUTTER PER COA DWG 2420
- BICYCLE RACK SEE DETAIL SHEET DET-1
- MOTORCYCLE SPACE W/SIGN SEE DETAIL SHEET DET-1
- 6' SIDEWALK, SEE ARCHITECTURAL PLAN FOR DETAIL
- 6' SIDEWALK PER COA DWG 2430 TO BE BUILT BY OTHERS
- DUMPSTER W/RECYCLING SEE DETAIL SHEET DET-2
- WHEEL STOP (TYP) SEE DETAIL SHEET DET-1
- DRIVEUP ISLANDS SEE ARCHITECTURAL PLANS
- 8" CURB AND GUTTER PER COA DWG 2415A
- 10' TRANSITION FROM 6" TO 8" CURB
- PEDESTRIAN CROSSING
- ONE WAY SIGN R3-5A
- DO NOT ENTER SIGN R5-1
- HEAVY DUTY PAVEMENT, SEE DETAIL SHEET DET-1
- STANDARD DUTY PAVEMENT, SEE DETAIL SHEET DET-1

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | S89°49'11"E | 141.21 |
| L2         | N88°01'12"E | 42.00  |
| L3         | N1°58'48"W  | 147.66 |
| L4         | S89°59'52"W | 208.02 |
| L5         | S0°00'01"W  | 38.88  |
| L6         | S89°59'52"W | 30.83  |
| L7         | S0°10'32"W  | 198.74 |

| CURVE TABLE |           |        |        |
|-------------|-----------|--------|--------|
| CURVE       | DELTA     | RADIUS | LENGTH |
| C2          | 91°19'44" | 25.00  | 39.85  |
| C5          | 6°51'24"  | 500.00 | 59.84  |



GRAPHIC SCALE



LEGAL DESCRIPTION

LOT 8, UNIVERSITY OF ALBUQUERQUE URBAN CENTER  
FILED JULY 10, 1995, IN BOOK 95C, PAGE 250

SITE DATA

PROPOSED USAGE BANK  
LOT AREA 56032 SF (1.29 ACRES)  
ZONING NR-C

BUILDING AREA 3307 SF

BUILDING SETBACK

FRONT 5'  
REAR 0'  
SIDE 0'

PARKING REQUIRED 22 SPACES  
PARKING PROVIDED 23 SPACES (2 EV CHARGING STATIONS)  
ACCESSIBLE SPACES REQUIRED 2 SPACES (1 VAN)  
ACCESSIBLE SPACES PROVIDED 1 SPACES (1 VAN)  
TOTAL PARKING PROVIDED 24 SPACES

MOTORCYCLE SPACES REQUIRED 1 SPACES  
MOTORCYCLE SPACES PROVIDED 2 SPACES

BICYCLE SPACES REQUIRED 5  
BICYCLE SPACES PROVIDED 5

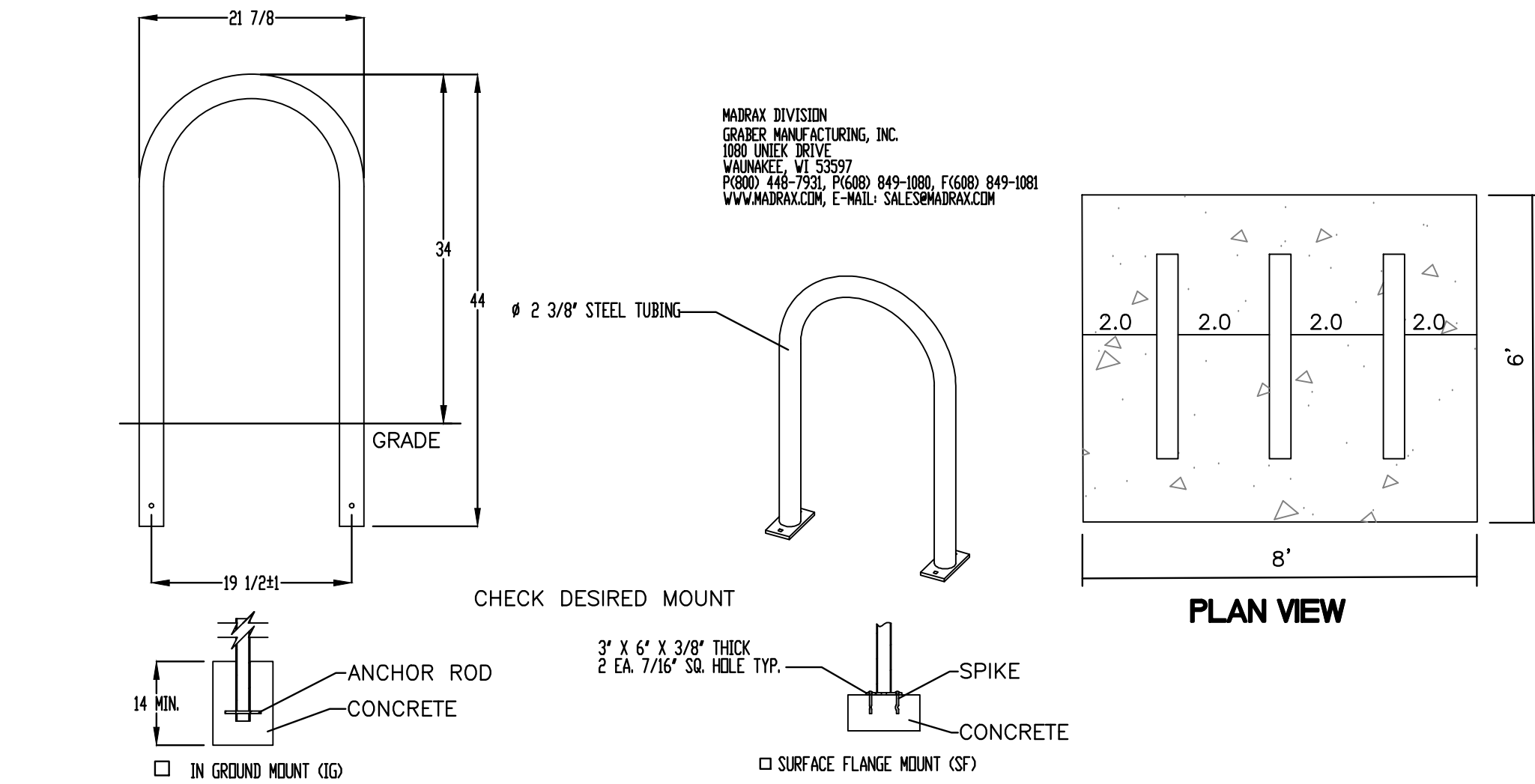
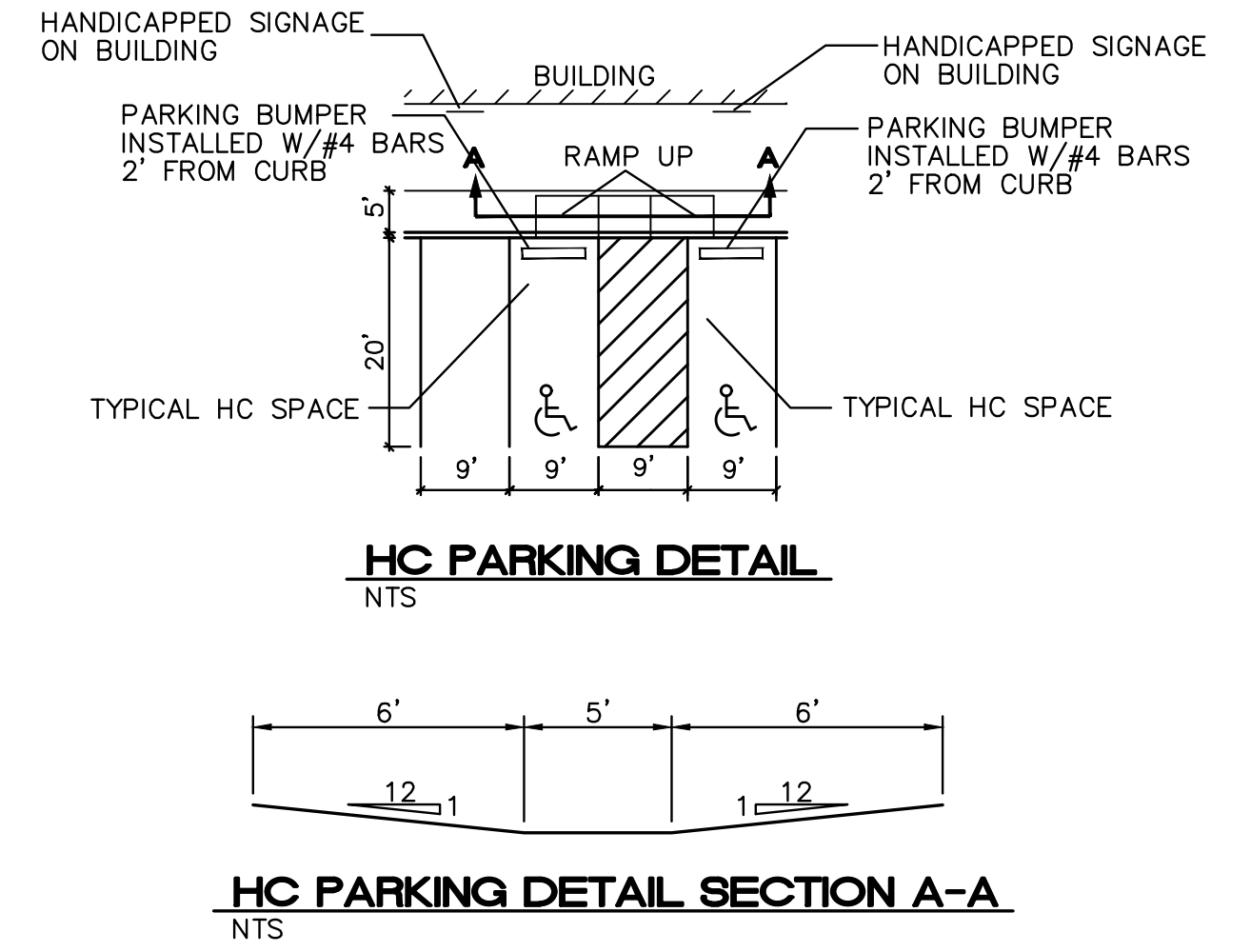
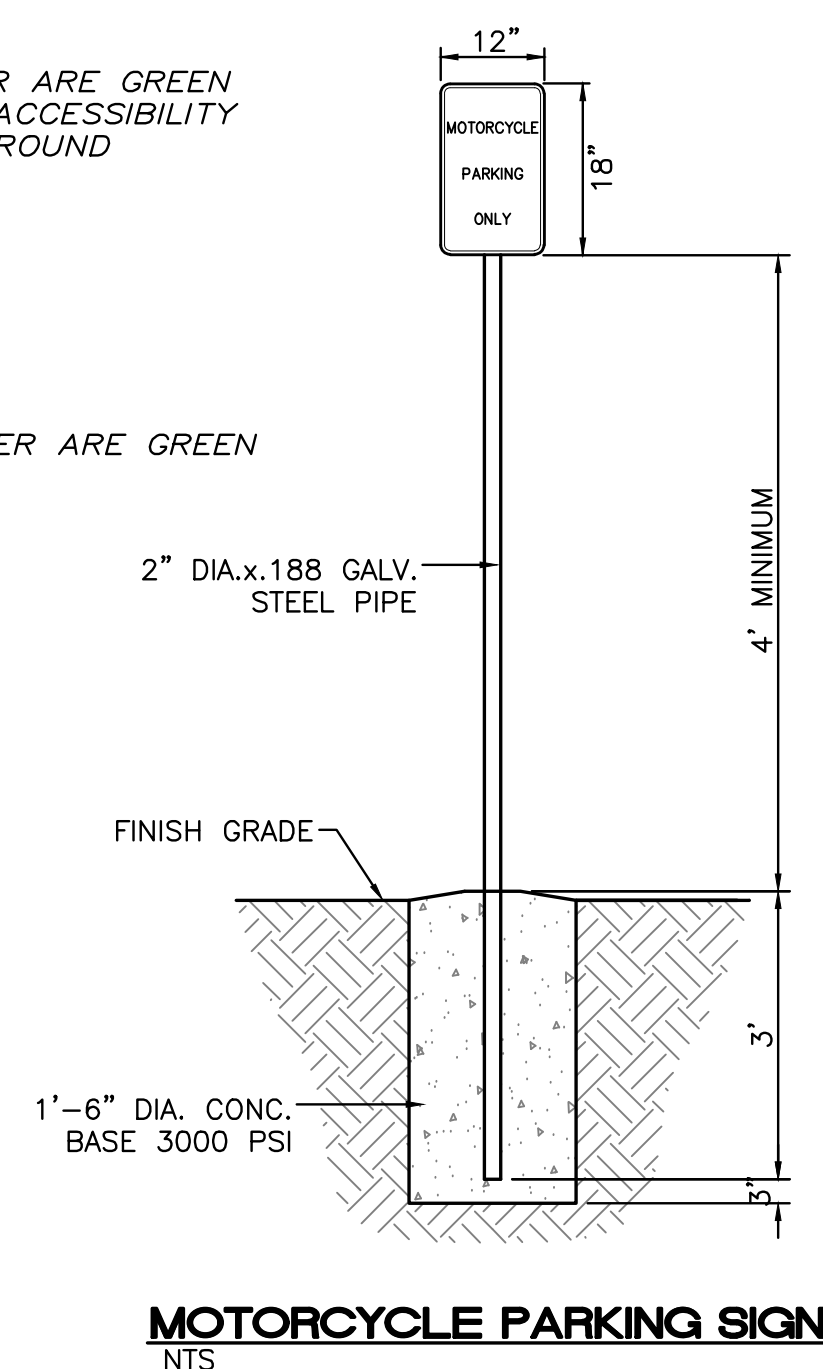
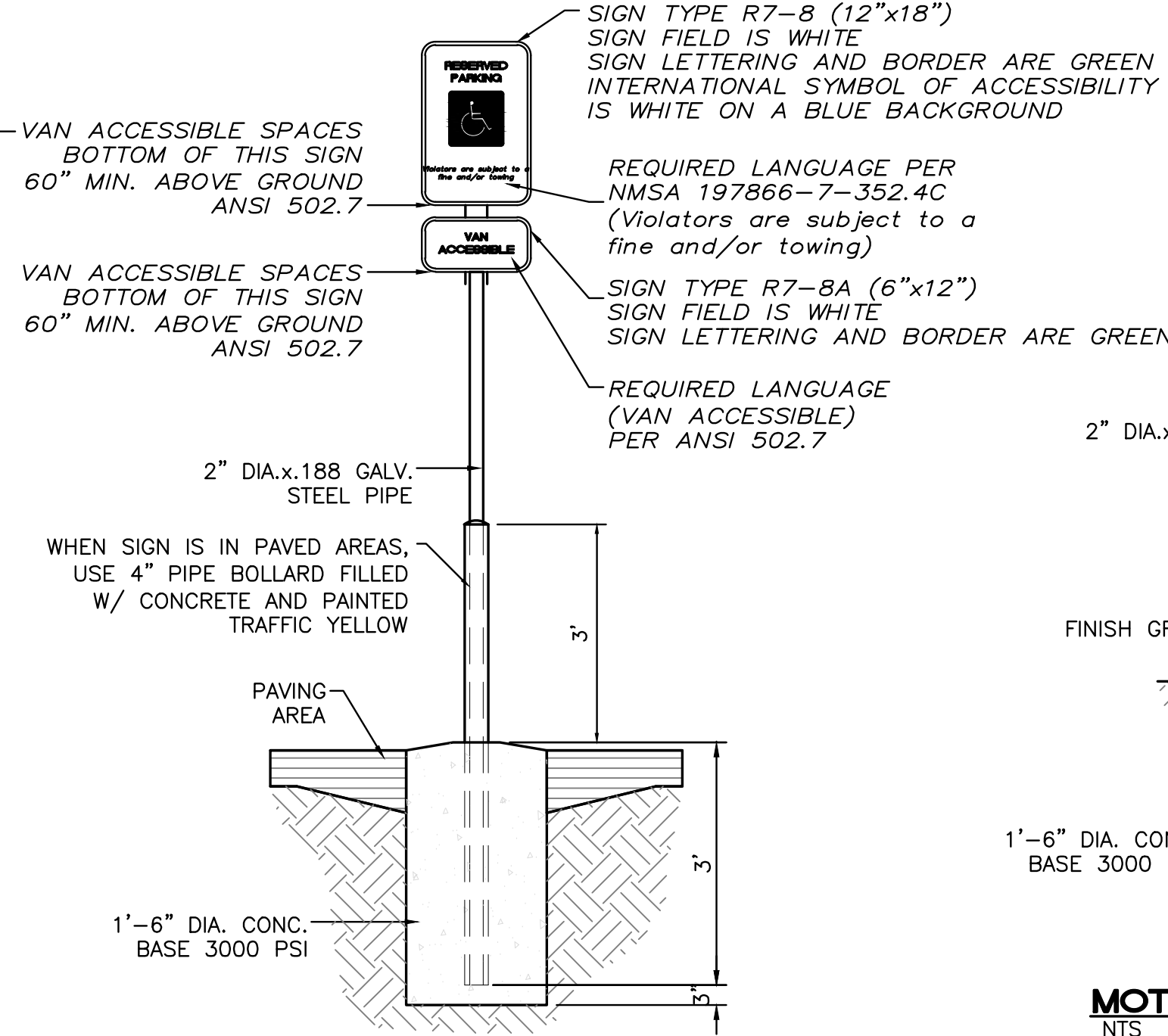
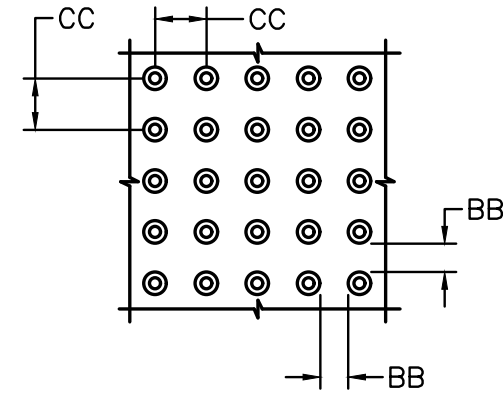
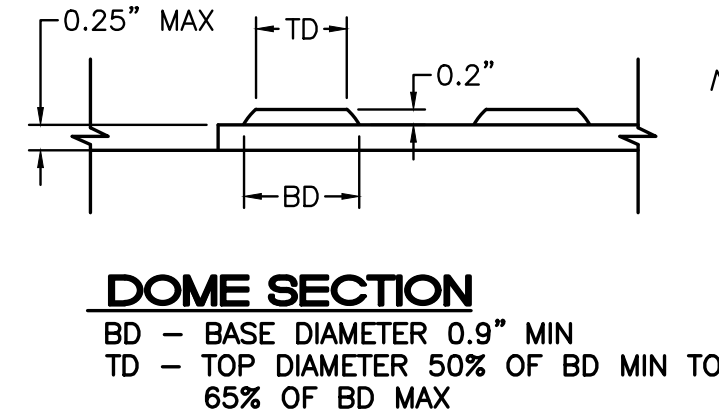
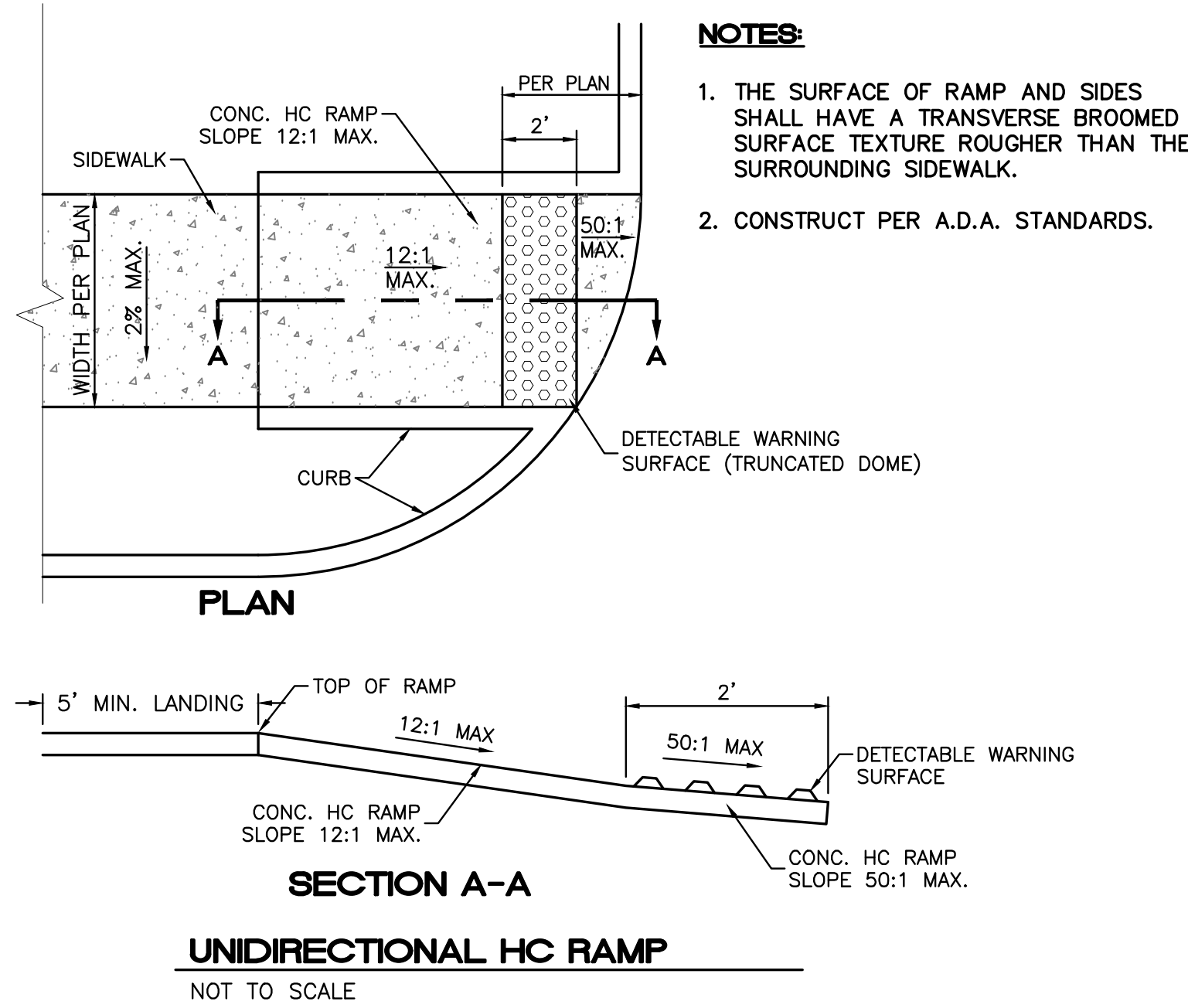
LANDSCAPE REQUIRED 7910 SF (15% NET AREA, 52725 SF)  
LANDSCAPE PROVIDED 9698 SF

NOTE

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

|   |   |                       |
|---|---|-----------------------|
| ENGINEER'S SEAL<br>RONALD R. BOHANNAN<br>NEW MEXICO<br>PROFESSIONAL ENGINEER<br>7868<br>3-12-25<br>RONALD R. BOHANNAN<br>P.E. #7868 | SUNWARD FEDERAL CREDIT UNION<br>5700 ST JOSEPH'S DR NW<br>ALBUQUERQUE, NM<br><br>TRAFFIC CIRCULATION<br>PLAN          | DRAWN BY<br>pm        |
|   |   | DATE<br>3-12-25       |
|   | TERRA WEST, LLC<br>5571 MIDWAY PARK PL NE<br>ALBUQUERQUE, NEW MEXICO 87109<br>(505) 858-3100<br>www.tierrawestllc.com | DRAWING<br>2024076-SP |
|   |   | SHEET #<br>SP-1       |
|   |   | JOB #<br>2024073      |



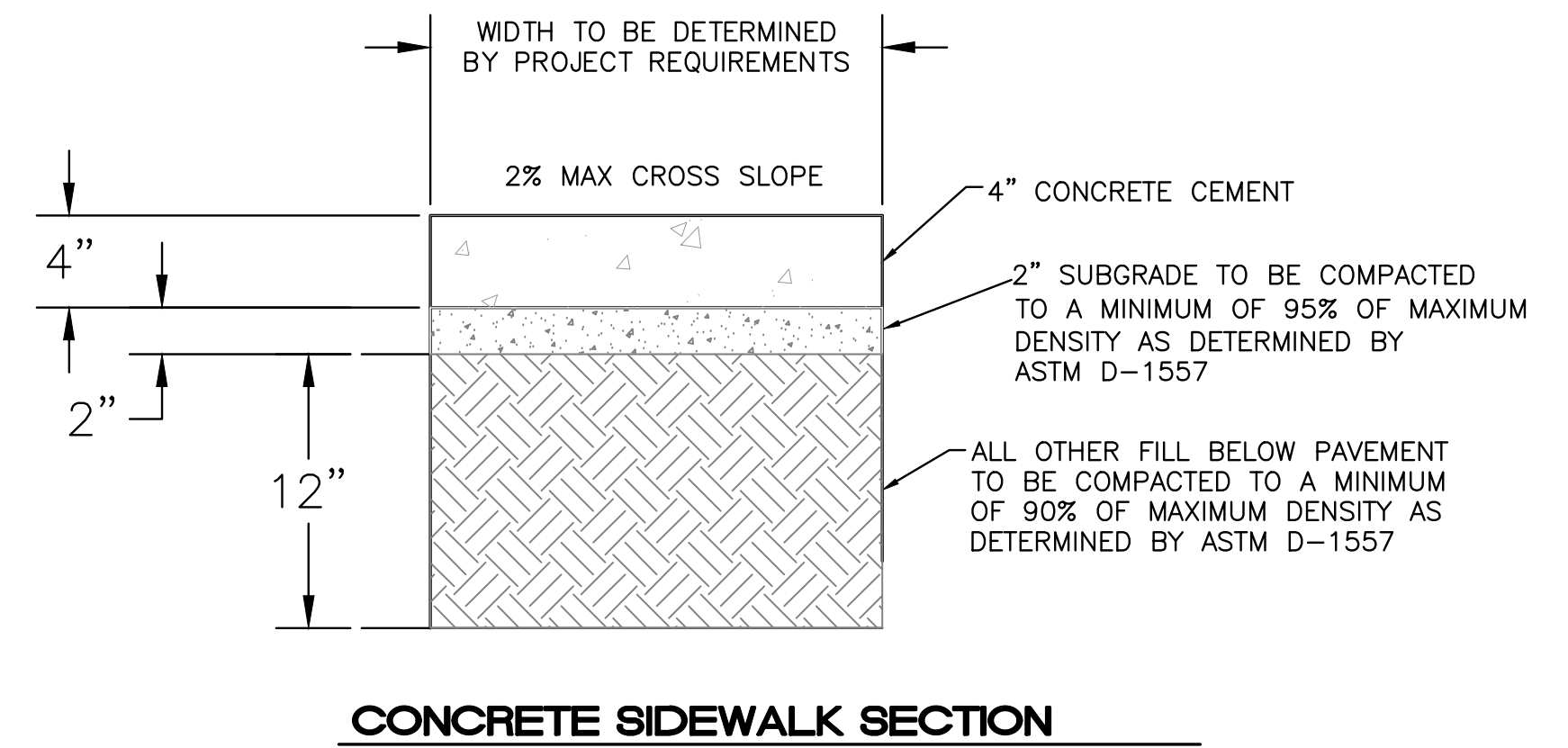
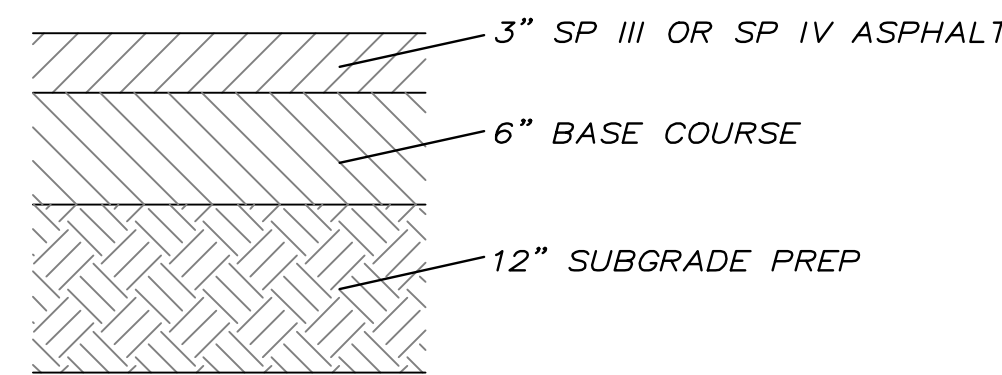
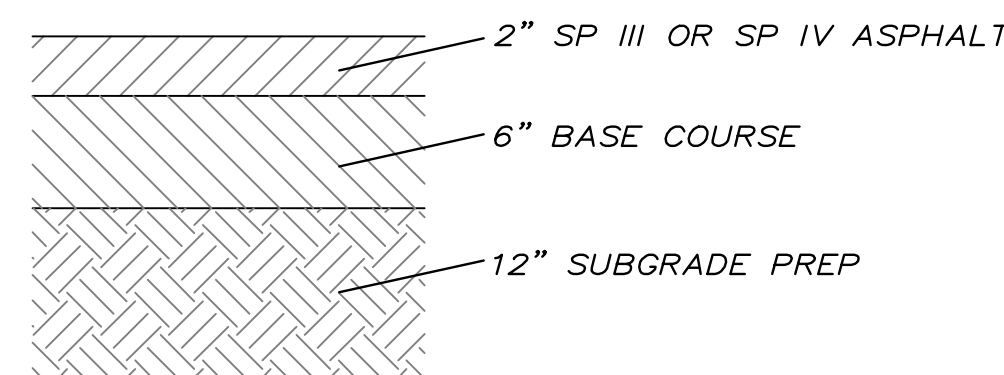
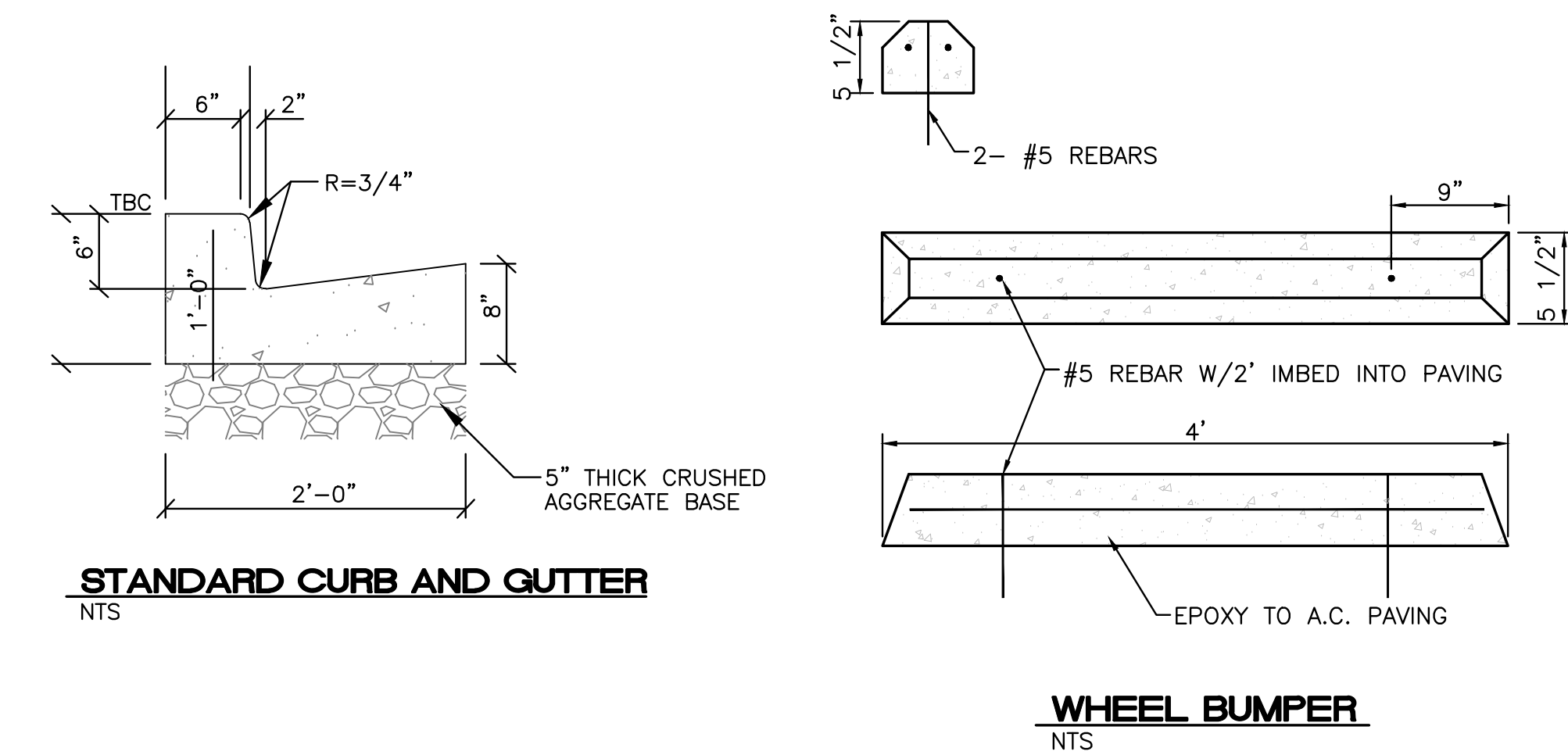


PRODUCT: U238-HG(SF)  
DESCRIPTION: 1\"/>

NOTES:  
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.  
2. CONSULTANT TO SELECT COLOR FINISH. SEE MANUFACTURER'S SPECIFICATIONS.  
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.  
4. BIKE RACK SHALL HAVE A 1-FOOT CLEAR ZONE ALL AROUND.  
5. EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.

**BIKE RACK DETAIL**




NTS



**TRAFFIC CIRCULATION  
LAYOUT APPROVED**

Sertil A. Kanbar 4/30/2025

Signed Date

|   |  |                         |
|---|--|-------------------------|
| ENGINEER'S<br>SEAL  | SUNWARD FEDERAL CREDIT UNION<br>5700 ST JOSEPH'S DR NW<br>ALBUQUERQUE, NM  | DRAWN BY<br>pm          |
| <br><br>3-12-25 | <br><b>TIERRA WEST, LLC</b><br>5571 MIDWAY PARK PL NE<br>ALBUQUERQUE, NEW MEXICO 87109<br>(505) 858-3100<br>www.tierrawestllc.com | DATE<br>3-12-25         |
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| RONALD R. BOHANNAN<br>P.E. #7868  |  | JOB #<br>2024073        |

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