

# CITY OF ALBUQUERQUE



February 26, 2019

Formative architecture  
Steve Teeters  
209 Gold Ave. SW  
Albuquerque, NM 87102

**Re: HEIDI'S THE JAM FACTORY EXTERIOR IMPROVEMENTS**  
**3427 Vassar NE Albuquerque NM 87107**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp **02-22-2019** (G16D030)

Dear Mr. Teeters

The TCL submittal received 02-25-2019 is approved for Building Permit with. 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 a 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 TCL with 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,

Mojgan Maadandar, E.I.  
Associate Engineer, Planning Dept.  
Development Review Services

/MM via: email  
C: File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: THE JAM FACTORY Building Permit #: \_\_\_\_\_ Hydrology File #: 9160030

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: LOT N65 BLOCK 0000 ACRES 0.3 SUB COLES IND. NO2 UIC# 101606018709830321

City Address: 3427 VASSAR DRIVE NE ALBUQUERQUE NM 87107

Applicant: STEVE TEETERS Contact: \_\_\_\_\_

Address: 209 GOLD AVENUE SW ALBUQUERQUE NM 87102

Phone#: 505 934 4596 Fax#: \_\_\_\_\_ E-mail: stephent@formativearchitecture.com

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes \_\_\_\_\_ No

DEPARTMENT ☒ TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

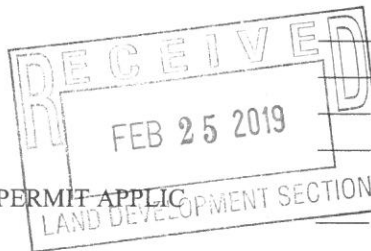
Check all that Apply:

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_
- ☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_



DATE SUBMITTED: 2/25/2019 By: [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_





SITE ADDRESS: 3427 VASSAR DRIVE NE  
ALBUQUERQUE, NM 87107  
LOT: N65  
BLOCK: 0000  
ACRES: 0.3  
SUBDIVISION: COLES INDUSTRIAL NO 2  
UPC: 101606018509830321  
ZONING: NR-LM  
ZONE ATLAS: G-16-Z  
SEISMIC DESIGN CATEGORY: X

THIS PROJECT IS LOCATED AT 3427 VASSAR DRIVE NE. THIS PROJECT IS LIMITED TO EXTERIOR BUILDING IMPROVEMENTS TO THE EXISTING BUILDING WHICH MANUFACTURERS JAM. THE EXTERIOR IMPROVEMENTS INCLUDE THE ADDITION OF A STEEL CANOPY STRUCTURE AT THE FRONT EAST ENTRY OF THE EXISTING BUILDING ALONG VASSAR DRIVE, AN ADDITIONAL STEEL CANOPY WILL BE CONSTRUCTED ON THE WEST SIDE, BETWEEN THE EXISTING BUILDING AND THE EXISTING FREEZER UNIT. THERE WILL ALSO BE A NEW 240SF SHED AT THE REAR OF THE PROPERTY.

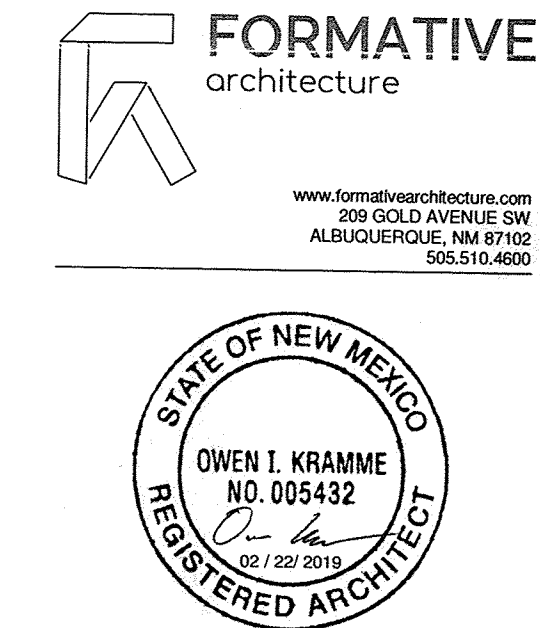
THE TRAFFIC CIRCULATION CONCEPT IS TO PROVIDE TWO WAY DRIVE AISLE ACCESS THROUGH THE PROPERTY TO ACCESS THE NEW STORAGE SHED AND PARKING SPACES.

THERE IS NO PROPOSED IMPACT ON THE ADJACENT SITES.

THERE ARE NO APPLICABLE TIS, T201592790 IS A RECENT BUILDING PERMIT.

NO VARIANCES REQUIRED.

KITCHEN 894 GSF (8/1,000GSF) = 7.15 SPACES  
RETAIL 826 GSF (4/1,000GSF) = 3.3 SPACES  
OFFICE 1022 GSF (3.5/1,000GSF) = 3.57 SPACES  
WAREHOUSE 3,158 GSF (1/2,000GSF) = 1.58 SPACES  
REQUIRED PARKING SPACES = 16 SPACES  
PROVIDED PARKING SPACES = 24 SPACES  
ACCESSIBLE PARKING = 1 SPACE REQUIRED AND PROVIDED  
MOTORCYCLE PARKING = 1 SPACES REQUIRED AND PROVIDED  
BICYCLE SPACES = 3 SPACES REQUIRED AND PROVIDED



SEAL

PROJECT

**HEIDI'S THE JAM FACTORY**  
**EXTERIOR IMPROVEMENTS**  
3427 VASSAR NE  
ALBUQUERQUE NM 87107

100% CDS FOR  
PERMITTING

## REVISIONS

DATE 02/22/19

PROJECT NO: 17-0071

DRAWING NAME

## TRAFFIC CIRCULATION LAYOUT

SHEET NO

TCL