

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

August 27, 2025

Justin Schara  
High Mesa, a Bowman Co.  
6010B Midway Park Blvd NE  
Albuquerque, NM 87109

[jschara@bowman.com](mailto:jschara@bowman.com)

**Re: Montgomery Crossing Parking Lot  
8810 Montgomery NE  
Traffic Circulation Layout  
Engineer's Stamp 8/22/25 (G20D054) TRANS-2025-00235**

Dear Schara,

The TCL submittal received 8-27-25 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

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.

Albuquerque

NM 87103

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.

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

*Sertil A. Kanbar*

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

C: CO Clerk, File

KEYED NOTES:

- EXISTING STORMWATER RETENTION POND WITH CONCRETE WALLS AND RAILING (TO REMAIN)
- EXISTING SUBSURFACE STORMWATER RETENTION SYSTEM TO REMAIN
- EXISTING COLORED CONCRETE SIDEWALK ACCESS TO PRESBYTERIAN MEDICAL GROUP BUILDING (TO REMAIN)
- EXISTING STANDARD CONCRETE SIDEWALK ACCESS TO AUTOZONE BUILDING (TO REMAIN)
- EXISTING REFUSE ENCLOSURE AND PAD (TO REMAIN)
- EXISTING PEDESTRIAN ACCESS GATE TO HENDRIX ROAD NE
- EXISTING ASPHALT PAVEMENT TO BE REMOVED / REPLACED
- CONSTRUCT 6" CURB AND GUTTER PER COA STD DWG 2415A, SEE SHEET 3
- CONSTRUCT FLUSH CURB @ SIDEWALK PER TYPICAL SECTION, SEE SHEET 3
- CONSTRUCT 3" ASPHALT PAVEMENT (2 - 1.5" LIFTS) PER RESIDENTIAL PAVEMENT SECTION, COA STD DWG 2405A, SEE SHEET 3
- CONSTRUCT 4" CONCRETE SIDEWALK PER TYPICAL SECTION, SEE SHEET 3
- CONSTRUCT 12" CURB OPENING PER TYPICAL SECTION, SEE SHEET 3
- INSTALL 6" CONCRETE WHEELSTOP PER TYPICAL SECTION, SEE SHEET 3
- INSTALL BLUE ACCESSIBLE PARKING PAVEMENT MARKINGS, TYPICAL OF 4
- INSTALL ACCESSIBLE PARKING SIGN WITH POST AND LANGUAGE THAT VIOLATORS ARE SUBJECT TO A FINE OR TOWING
- INSTALL ACCESSIBLE PARKING SIGN WITH POST AND VAN ACCESSIBLE PLACARD AND LANGUAGE THAT VIOLATORS ARE SUBJECT TO A FINE OR TOWING
- INSTALL DIAGONAL BLUE PAVEMENT MARKINGS, WITH NO PARKING LETTERING AT REAR OF AISLE WITH 1 FOOT MINIMUM HEIGHT AND 2 INCH MINIMUM WIDTH LETTERING
- CONSTRUCT 14 FT x 8 FT PAVED CONCRETE BYCYCLE PARKING AREA WITH SPACE FOR 6 BICYCLE PARKING SPACES (6 FT x 2 FT EACH WITH 1 FT PERIMETER BUFFER), SEE SHEET 2. BIKE RACKS SHALL BE 36" TALL BY 22" WIDE 'U' RACK, BELSON MODEL #CBBR-2UR-SS OR APPROVED SUBSTITUTE
- INSTALL 4" WHITE PAVEMENT STRIPING
- INSTALL MC (MOTORCYCLE PARKING) WHITE PAVEMENT MARKINGS (1 FOOT MINIMUM HEIGHT AND 2 INCH MINIMUM WIDTH LETTERING), TYPICAL OF 6
- INSTALL 18 INCH x 12 INCH MOTORCYCLE PARKING ONLY SIGN AND POST, TYPICAL OF 6
- INSTALL 'COMPACT' WHITE PAVEMENT MARKINGS (1 FOOT MINIMUM HEIGHT AND 2 INCH MINIMUM WIDTH LETTERING), TYPICAL OF 12
- NEW STORMWATER HARVESTING AREA
- NEW LIGHT POLE (APPROXIMATE LOCATION), SEE LIGHTING PLAN
- CONSTRUCT 12" CONCRETE RUNDOWN PER TYPICAL SECTION, SEE SHEET 2
- NEATLY SAWCUT EXISTING PAVEMENT

**TRAFFIC CIRCULATION LAYOUT APPROVED**

Sertil A. Kanbar    8/27/2025

Signed                      Date

EASEMENTS

- PUBLIC DRAINAGE AND CROSS ACCESS EASEMENT GRANTED BY DOCUMENT FILED 05-07-1991, BOOK 91-7, PAGE 8871, DOC. #91035653
- APPROXIMATE LOCATION OF 10' PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT 91C-6
- APPROXIMATE LOCATION OF PUBLIC WATERLINE EASEMENT GRANTED BY PLAT 2000C-134
- APPROXIMATE LOCATION OF PRIVATE UNDERGROUND DRAINAGE VAULT EASEMENT GRANTED BY PLAT 2000C-134
- APPROXIMATE LOCATION OF PUBLIC SANITARY SEWER EASEMENT GRANTED BY PLAT 2000C-134
- APPROXIMATE LOCATION OF PUBLIC SANITARY SEWER EASEMENT GRANTED BY PLAT C5-185
- PUBLIC STORM WATER DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 07-23-1991, BOOK 91-12, PAGE 8543, DOC. #91060158
- 5' PNM EASEMENT GRANTED BY PLAT 91C-6
- APPROXIMATE LOCATION OF PUBLIC UTILITY EASEMENT GRANTED BY PLAT C5-185
- 7' PUBLIC UTILITY EASEMENT GRANTED BY PLAT C9-6
- APPROXIMATE LOCATION OF PNM AND MST&T EASEMENT GRANTED BY DOCUMENT FILED 06-05-1972, BOOK MISC. 263, PAGE 301, DOC. #90345

GENERAL SITE / PARKING NOTES:

- THIS SITE PLAN IS A MAJOR AMENDMENT TO THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION IN 2004 (CASE NUMBER 2-99-140; PROJECT #100030; DRB APPLICATION #04DRB-01238)
- THERE IS AN EXISTING SHARED PARKING AGREEMENT FOR TRACTS A-2-A, A-2-B, A-2-C, AND A-2-D, WHICH REMAINS IN PLACE. TRACT A-1 IS PART OF THE PREMISE COMPRISED OF TRACTS A-1, A-2-C, AND A-2-D OWNED BY PRESBYTERIAN MEDICAL GROUP. TRACT A-1 WILL BE UTILIZING THE PROPOSED PARKING ON TRACTS A-2-C AND A-2-D.
- PARKING AND LOCATION DESIGN PER IDO SECTION 14-16-5-F(1)(c)10.
- PER IDO 5-6(E)(2), TABLE 5-6-4 AND TABLE 5-6-4 (EDGE BUFFER), A 15 FOOT MINIMUM LANDSCAPE BUFFER IS REQUIRED ALONG THE SOUTH AND EAST PROPERTY LINES
- PER IDO SECTION 5-8(E)(1)(A), LUMINAIRES SHALL BE FULLY SHIELDED OR HAVE A UD RATING. PER TABLE 5-8-1, MAXIMUM HEIGHT WITHIN 100 FEET OF RESIDENTIAL ZONES LIMITED TO 16 FEET, AND ANS/IES LIGHTING DESIGNATION TO L21.
- THE SUBJECT PROPERTY IS WITHIN AN AREA OF CHANGE ADJACENT TO AREAS OF CONSISTENCY ON THE SOUTH AND EAST.
- MONTGOMERY BOULEVARD IS DESIGNATED AS A MAJOR TRANSIT CORRIDOR BY THE COMPREHENSIVE PLAN.

INDEX OF DRAWINGS:

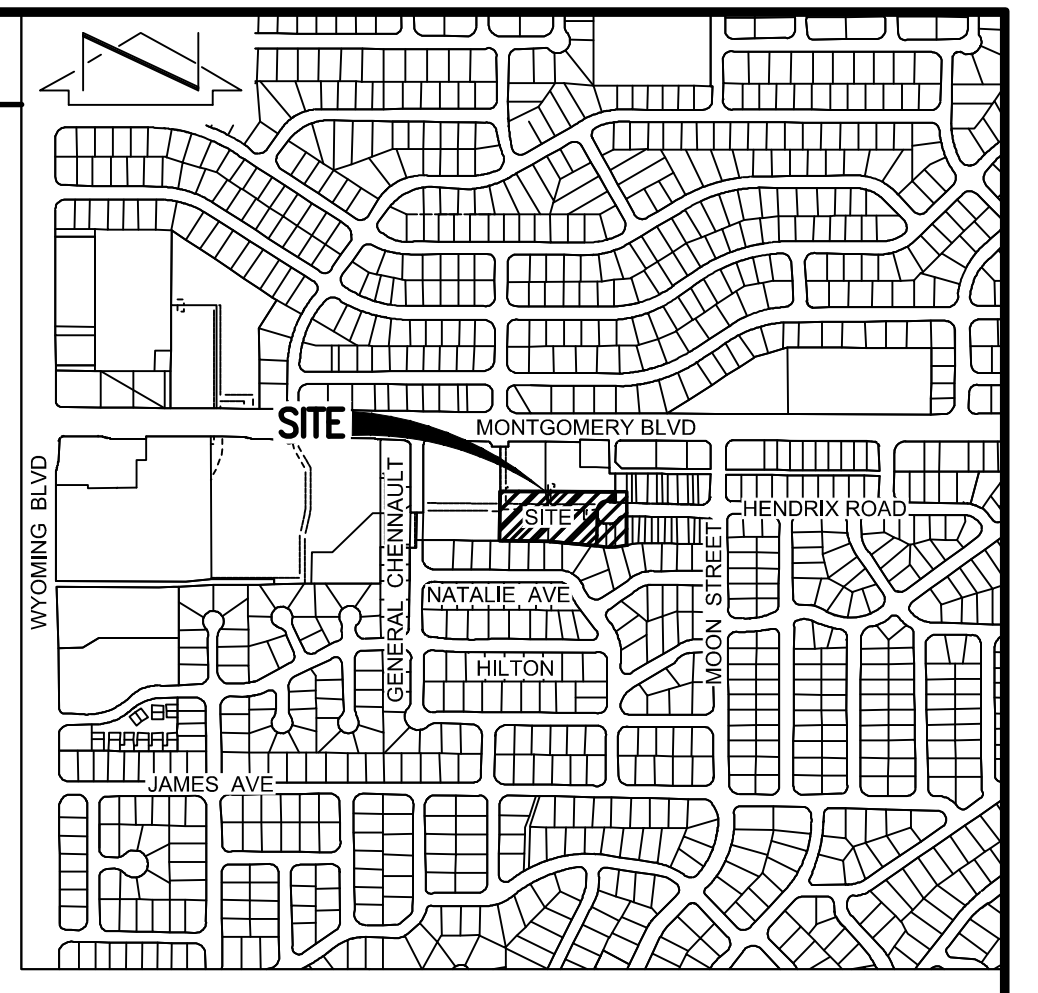
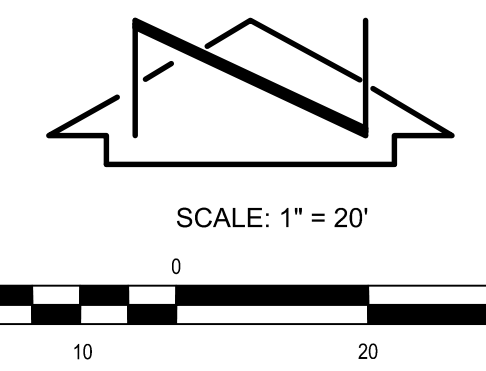
SHEET	DESCRIPTION
1	EXISTING CONTROLLING SITE DEVELOPMENT PLAN
2	SITE PLAN - MAJOR AMENDMENT
3	SITE PLAN SECTIONS AND DETAILS
4	EXISTING CONTROLLING LANDSCAPE PLAN
5	LANDSCAPE PLAN - MAJOR AMENDMENT
6	LANDSCAPE SECTIONS AND DETAILS
7	EXISTING CONTROLLING GRADING PLAN
8	GRADING PLAN - MAJOR AMENDMENT
9	EXISTING CONTROLLING UTILITY PLAN
10	UTILITY PLAN - MAJOR AMENDMENT
11	BUILDING ELEVATIONS NO AMENDMENT
12	LIGHTING PLAN
13	ELECTRICAL PLAN
14	FIRE 1 PLAN

**BOUNDARY TABLES**

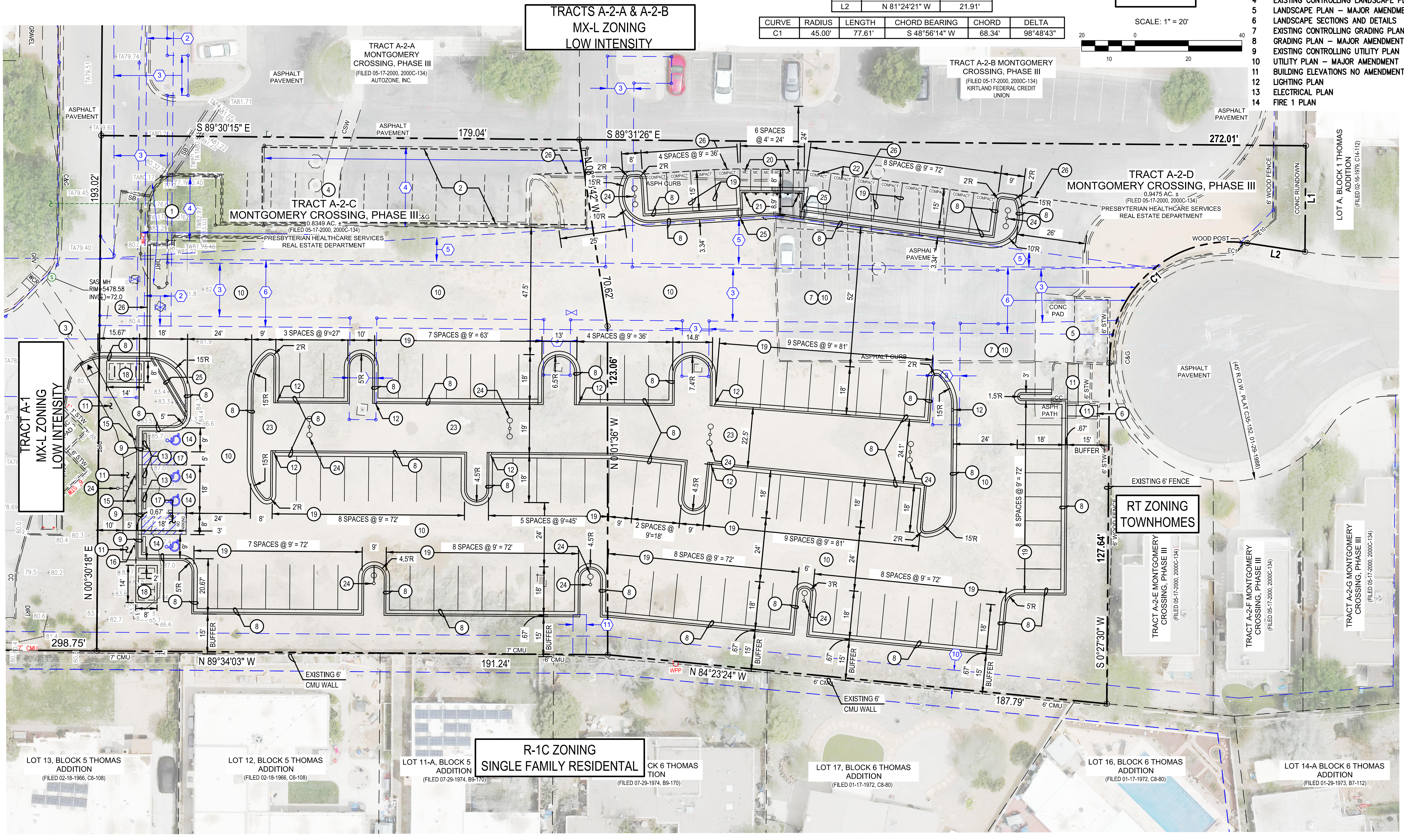
LINE	DIRECTION	DISTANCE
L1	S 00°28'17" W	39.74'
L2	N 81°24'21" W	21.91'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	45.00'	77.81'	S 48°56'14" W	68.34'	98°48'43"



VICINITY MAP  
SCALE: 1" = 750'      F-20 & G-20



SITE DATA:

- PROPERTY INFORMATION
- BERNALILLO COUNTY UPC: 10200601874922445, 10200602049222440
  - LEGAL DESCRIPTION: TRACTS A-2-C & A-2-D, MONTGOMERY CROSSING
  - SITE ACREAGE: 1.7796 AC
  - IDO ZONE DISTRICT: MX-L
- NOTE: SITE DEVELOPMENT PLAN IS FULLY COMPLIANT WITH THE IDO AND DPM RELATIVE TO LIGHTING, PARKING QUANTITIES AND LAYOUT, LANDSCAPE BUFFERS, WALLS, PEDESTRIAN CONNECTIONS, AND ADA ACCESS. WHERE SITE DEVELOPMENT PLAN IS SILENT, ALL RELEVANT STANDARDS AND PROVISIONS OF THE IDO AND DPM APPLY.
- PARKING SUMMARY
- PARKING AND LOCATION DESIGN PER IDO SECTION 14-16-5-F(1)(a)10; TABLE 4-2-1 ALLOWABLE USES - ACCESSORY USES; OTHER USE ACCESSORY TO NON-RESIDENTIAL PRIMARY USE
  - EXISTING AUTOMOBILE PARKING SPACES: TRACT A-2-A = 24, TRACT A-2-B = 36, TRACTS A-2-C & A-2-D = 12. TOTAL EXISTING SPACES = 72
  - PROPOSED AUTOMOBILE PARKING SPACES: TRACTS A-2-C & A-2-D = 91 NEW + 12 EXIST. (REGULAR), 12 NEW (COMPACT)
  - TOTAL AUTOMOBILE PARKING SPACES ALL TRACTS: 163 (REGULAR), 12 (COMPACT)
  - ACCESSIBLE PARKING SPACES: 8 (REQUIRED), 8 (PROVIDED) - 2 EXISTING SPACES TRACT A-2-A, 2 EXISTING SPACES TRACT A-2-B, 4 PROPOSED SPACES TRACTS A-2-C & A-2-D
  - DESIGNATED MOTORCYCLE PARKING SPACES: 5 (REQUIRED), 6 (PROVIDED - PROPOSED ON TRACTS A-2-C AND A-2-D)
  - DESIGNATED BICYCLE SPACES: 18 (REQUIRED - 10% OF TOTAL PARKING SPACES), 19 (PROVIDED - 3 EXISTING TRACT A-2-A, 4 EXISTING TRACT A-2-B, 12 NEW PROPOSED TRACTS A-2-C AND A-2-D)

PROJECT NUMBER: 1000300  
APPLICATION NUMBER: SP-2025-00023

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED MAY 15, 2025 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN APPROVED INFRASTRUCTURE LIST REQUIRED? ( ) YES (X) NO  
IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DFT SITE PLAN DEVELOPMENT PLAN APPROVAL:

DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
PLANNING DEPARTMENT	DATE

**NOTE:**  
THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.  
THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON A BOUNDARY SURVEY PREPARED BY A BOWMAN COMPANY, NMPS 15075, DATED 06/03/2025 (460228). THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 15075, DATED 06/03/2025 (460228).



DESIGNED BY	DATE	BY	REVISIONS	JOB NO.
J.D.S.				2024.056.3
J.Y.R.				DATE 08-2025
G.M.				SHEET 2 OF 14

