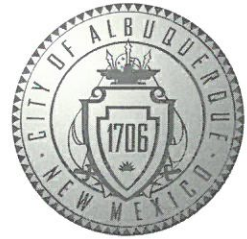


CITY OF ALBUQUERQUE



November 13, 2019

Sheri Tollefson
Dekker/Perich/sabatini
7601 Jefferson St NE Suite 100
Albuquerque, NM

Re: West Bluff Wall Permit
5201 Ouray Rd NW Albuquerque NM
Traffic Circulation Layout
Engineer's/Architect's Stamp 05-10-19 (H11D059D)

Dear Ms. Tollefson,

The TCL submittal received 11-13-2019 is approved for Building Permit. 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, 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,

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

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

\MM via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: West Bluff Wall Permit Building Permit #: GP-2019-⁴⁴⁵⁶⁶~~25037~~ Hydrology File #: H11D05910

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TRACT 12 PLAT OF TRACTS 10, 11 & 12 WEST BLUFF SHOPPING CENTER

City Address: 5201 OURAY RD NW ALBUQUERQUE, NEW MEXICO

Applicant: Dekker/Perich/Sabatini Contact: Sheri Tollefson

Address: 7601 Jefferson NE, Suite 100 ALBUQUERQUE, NEW MEXICO

Phone#: 505.761.9700 Fax#: 505.761.4222 E-mail: sherit@dpsdesign.org

Other Contact: n/a 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
- _____ 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:

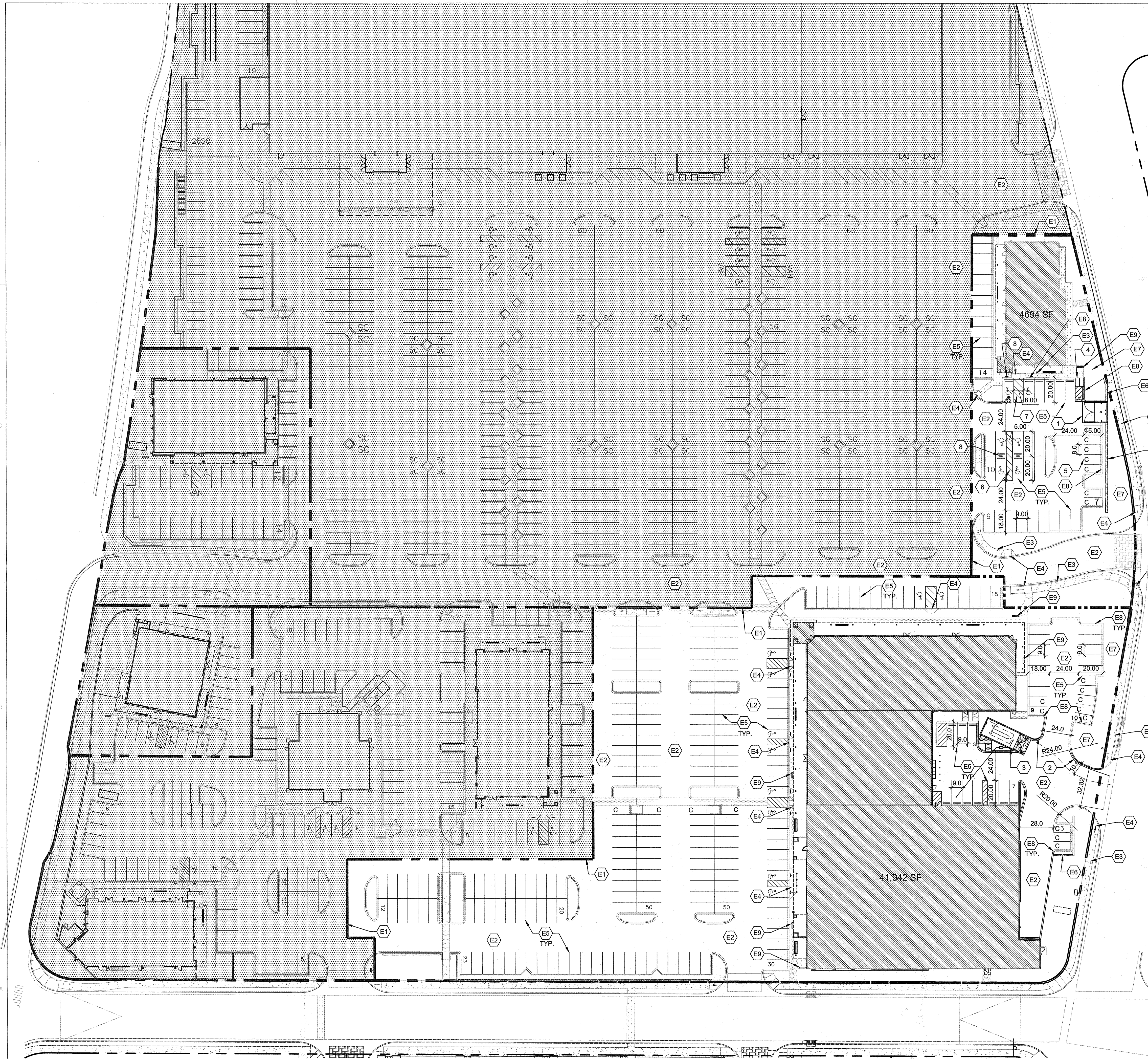
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- ☒ OTHER (SPECIFY) WALL PERMIT

DATE SUBMITTED: 11/04/2019 By: Sheri Tollefson

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



SITE ANALYSIS and DATA

ADDRESS:
WEST BLUFF SHOPPING CENTER
BLDG 1 - 5201 OURAY RD NW & BLDG 6 - 2810 COORS ROAD NW
ALBUQUERQUE, NEW MEXICO 87120

LEGAL DESCRIPTION:
BLDG 1 - TRACT 12 PLAT OF TRACTS 10, 11 & 12 WEST BLUFF CENTER SUBDIVISION
BLDG 6 - TRACT 2 PLAT OF TRACTS 1, 2, 3, 4, 5, 6 & 7 WEST BLUFF CENTER SUBDIVISION

TOTAL ACREAGE:
BLDG 1 - 1.4755 AC
BLDG 6 - .8149 AC

ZONING:
MX - M

PARKING REQUIREMENTS:
PARKING: ALTERATIONS WERE MADE DUE TO NEW REFUSE SIZE OR LOCATION

BUILDING 1: 41,942sf / 200 = 210

210 PARKING SPACES REQUIRED
235 PARKING SPACES PROVIDED
8 HC REQUIRED
10 HC PROVIDED (INCLUDES 6 VAN SPACES)

BUILDING 6: 4,694sf / 200 = 24

24 PARKING SPACES REQUIRED
30 PARKING SPACES PROVIDED
3 HC REQUIRED
6 HC PROVIDED (INCLUDES 2 VAN SPACES)

SHEET KEYED NOTES

- E1. EXISTING PROPERTY LINE
- E2. EXISTING ASPHALT PAVING.
- E3. EXISTING CONCRETE SIDEWALK.
- E4. EXISTING CONCRETE ACCESSIBLE RAMP.
- E5. EXISTING PAINTED PARKING STRIPING.
- E6. EXISTING GARDEN WALL.
- E7. EXISTING LANDSCAPE.
- E8. EXISTING CONCRETE CURB.
- E9. EXISTING BIKE RACK.

1. TRASH ENCLOSURE, SEE B4/TCL2.
2. CONCRETE CURB AND GUTTER, SEE D1/TCL2.
3. COMPACTOR ENCLOSURE, SEE A5/TCL2.
4. SERVICE RAMP FOR ACCESS TO TRASH ENCLOSURE, SEE C5/TCL2.
5. LABEL THE COMPACT PARKING SPACES BY PLACING THE WORDS 'COMPACT' ON THE PAVEMENT OF EACH SPACE.
6. ADA ACCESSIBLE AISLE 5'-0" WIDE
7. ADA VAN ACCESSIBLE AISLE 8'-0" WIDE
8. ADA ACCESSIBLE PARKING SIGN MUST HAVE THE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978: 'VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING'

TRAFFIC CIRCULATION LAYOUT APPROVED

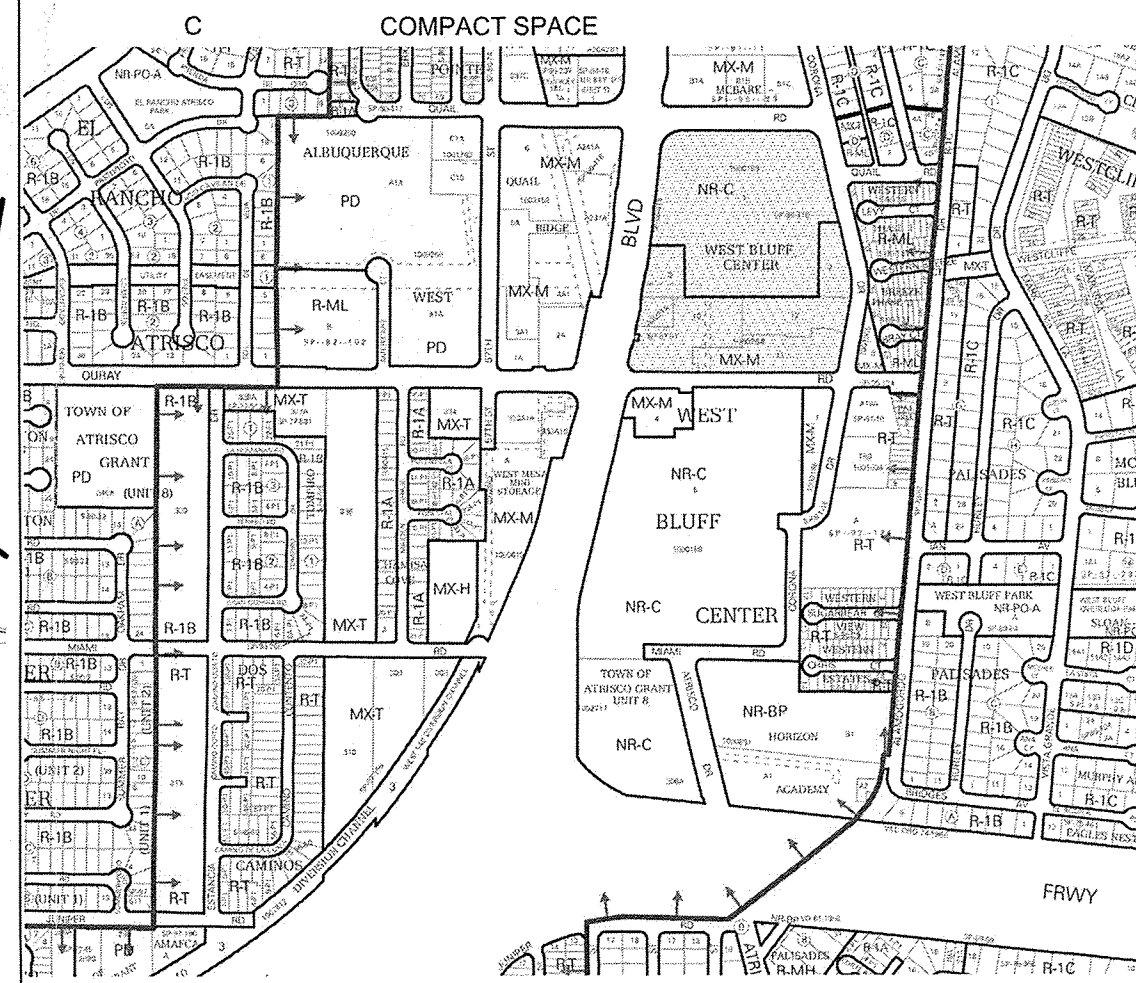
Sawyer 11-13-19
Signed Date

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED 11-5-19

LEGEND

- NO WORK IN THIS EXISTING AREA
- EXISTING BUILDING



VICINITY MAP

CITY OF ALBUQUERQUE ZONE ATLAS PAGE H-11-Z

5201 OURAY RD NW

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT



ENGINEER

PROJECT

West Bluff Shopping Center
Exterior Finish Upgrades
5201 OURAY RD NW
Albuquerque NM 87120

REVISIONS

2019-11-12 CoA Comments

DRAWN BY

DPS

REVIEWED BY

DPS

DATE

11/04/2019

PROJECT NO.

16-0169.003

DRAWING NAME

TRAFFIC
CIRCULATION
LAYOUT

SHEET NO.

TCL
OF

