

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 7, 2024

Jonathan D. Niski, PE
Tierra West, LLC
5571 Midway Park Pl. NE
Albuquerque, NM 87109

Re: Playa Del Sur
Coors Blvd. and I-40
Traffic Circulation Layout
Engineer's Stamp 05-01-24 (H11-D075)

Dear Mr. Niski,

The TCL submittal received 04-23-2024 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

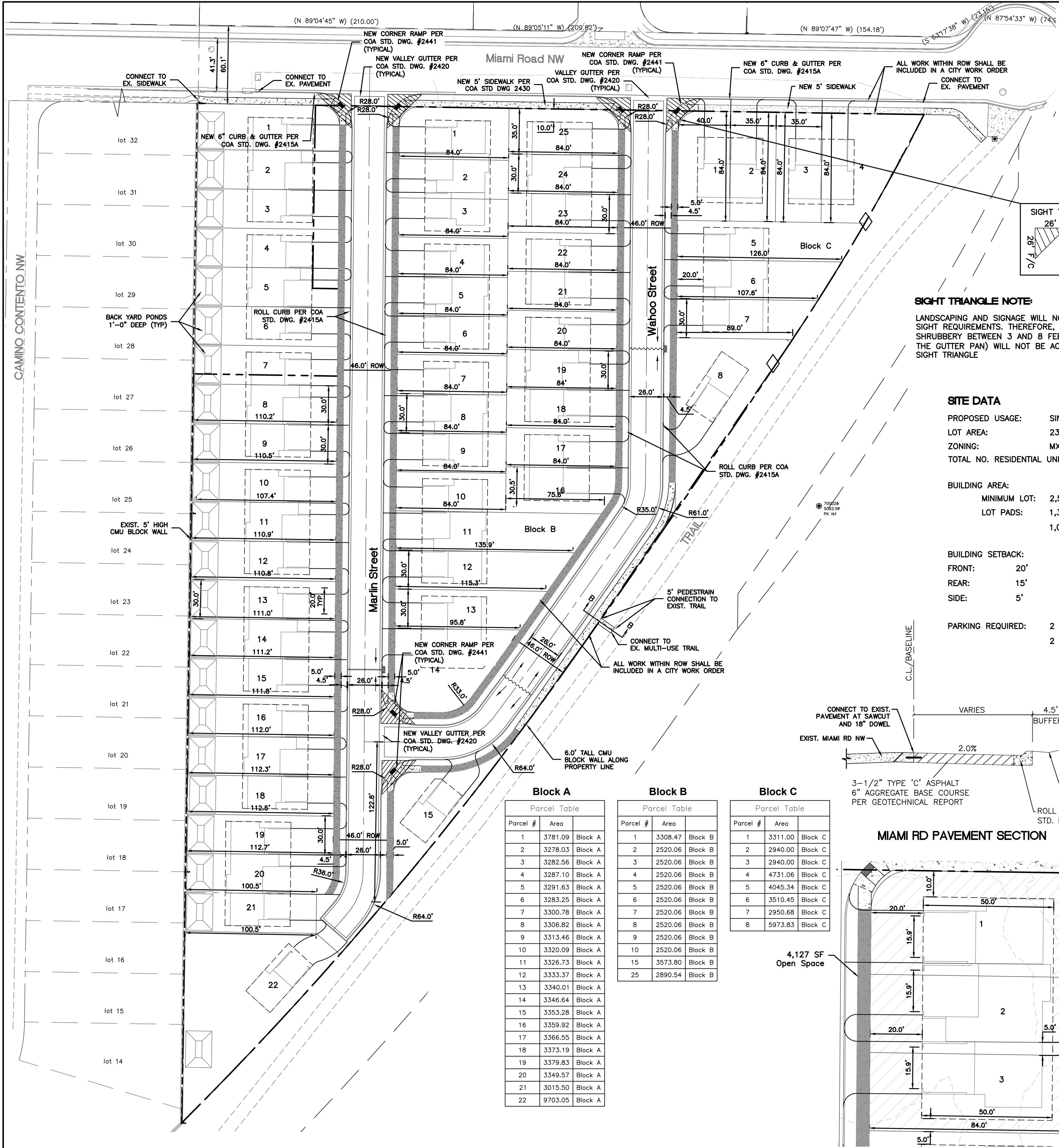
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and 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 front counter personnel for log in and evaluation by Transportation. **AN APPROVED/ ACCEPTED WORK ORDER IS A CONDITION OF RELEASING THE 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.

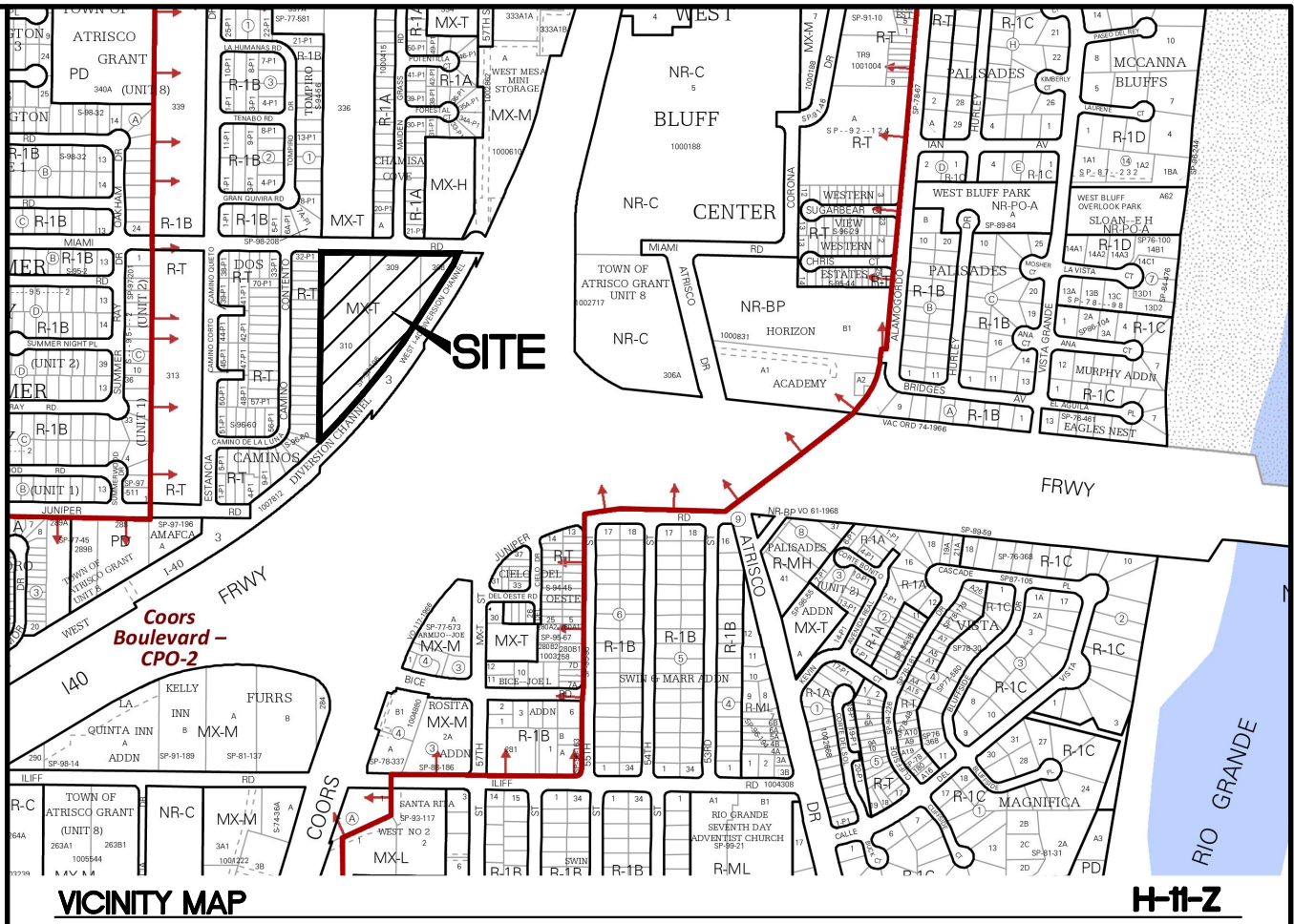
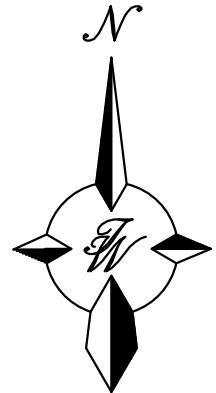
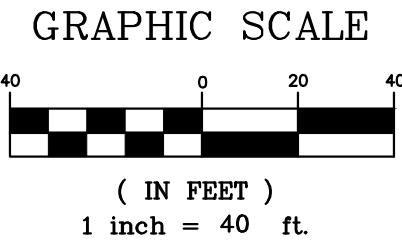
Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - EXISTING BOUNDARY
 - PROPOSED SIDEWALK
 - EXISTING CURB & GUTTER
 - EXISTING LOTS
 - PROPOSED LOTS



LEGAL DESCRIPTION:
NORTHERLY PART OF TRACTS 308, 309 AND 310, UNIT 8 TOWN OF ATRISCO GRANT

SIGHT TRIANGLE 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

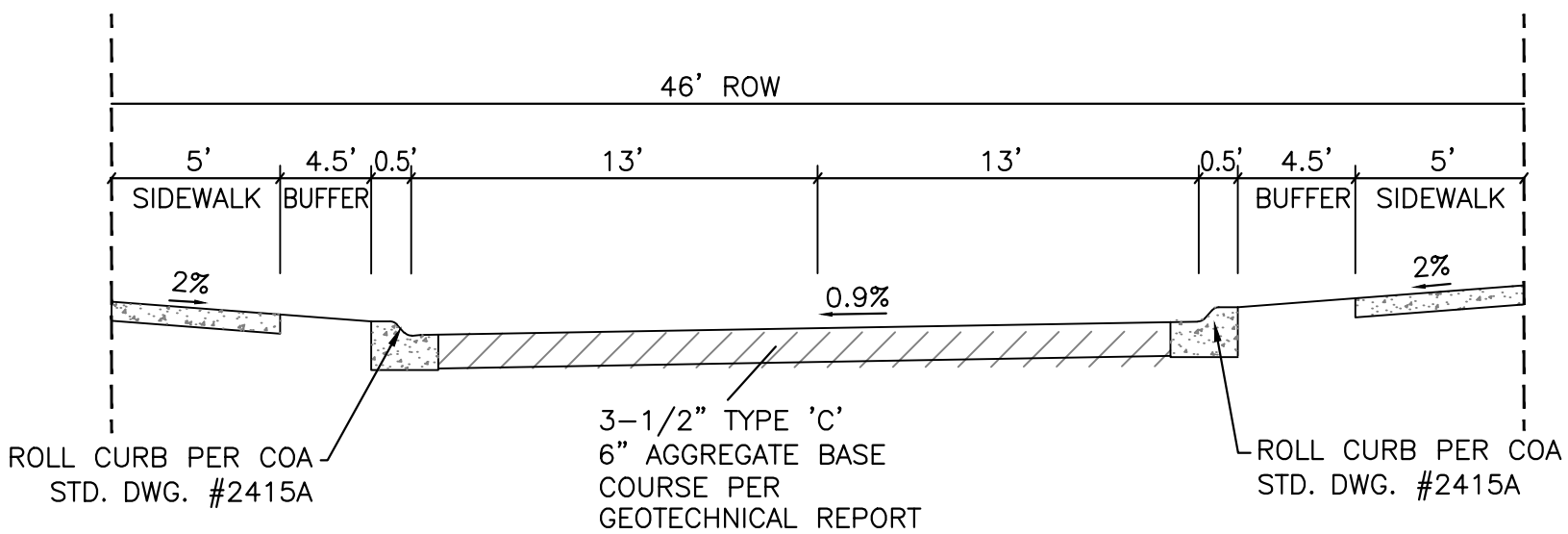
SITE DATA

PROPOSED USAGE: SINGLE FAMILY
LOT AREA: 238,199 SF (5.4683) ACRE)
ZONING: MX-T
TOTAL NO. RESIDENTIAL UNITS: 55 UNITS

BUILDING AREA:
MINIMUM LOT: 2,500 SF
LOT PADS: 1,350 SF (25*54)
1,080 SF (20*54)

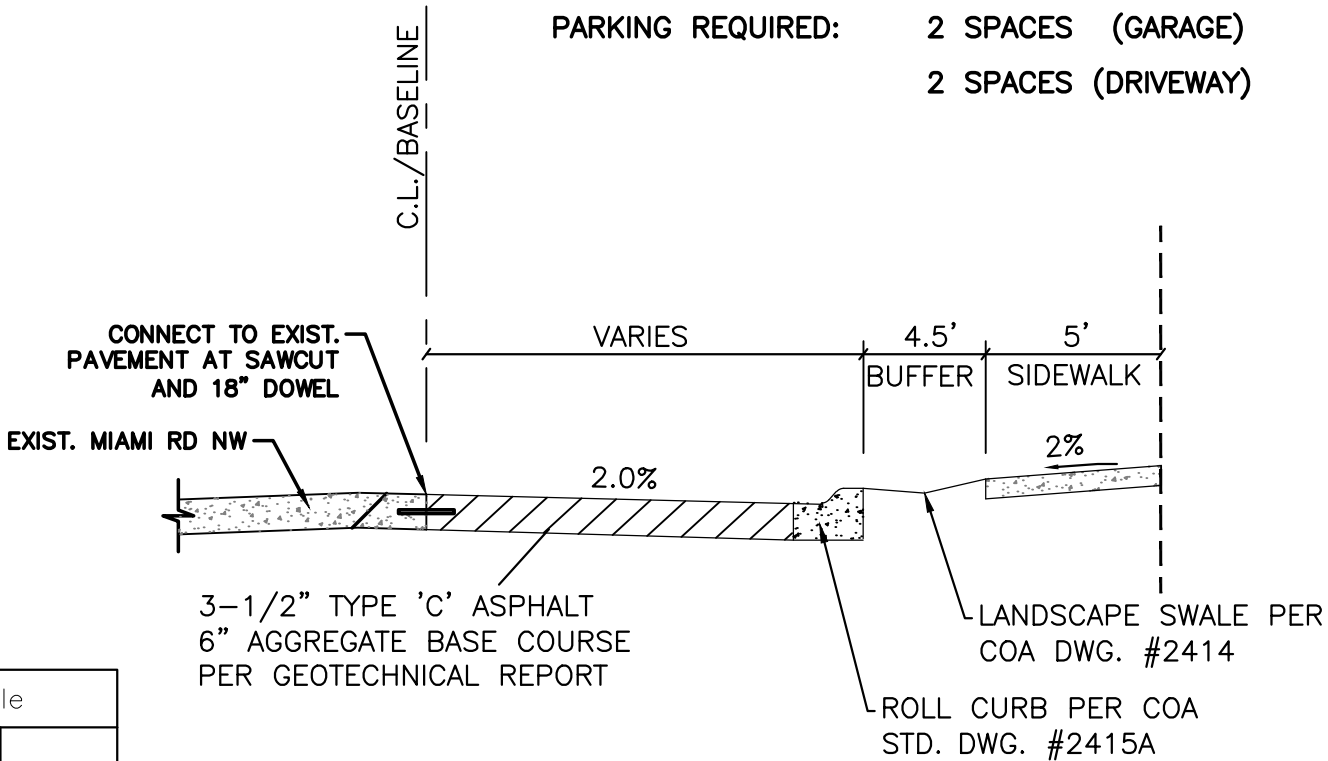
BUILDING SETBACK:
FRONT: 20'
REAR: 15'
SIDE: 5'

PARKING REQUIRED: 2 SPACES (GARAGE)
2 SPACES (DRIVEWAY)

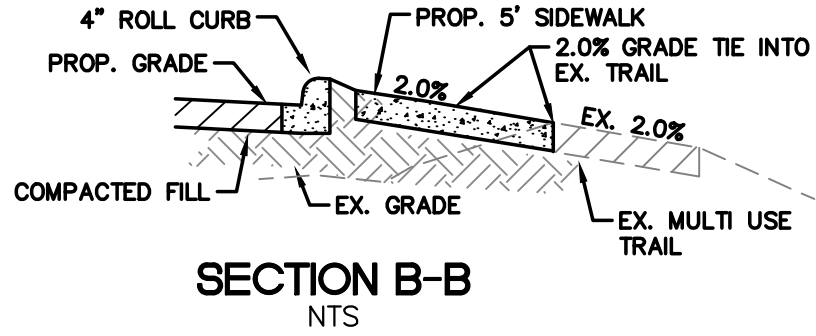
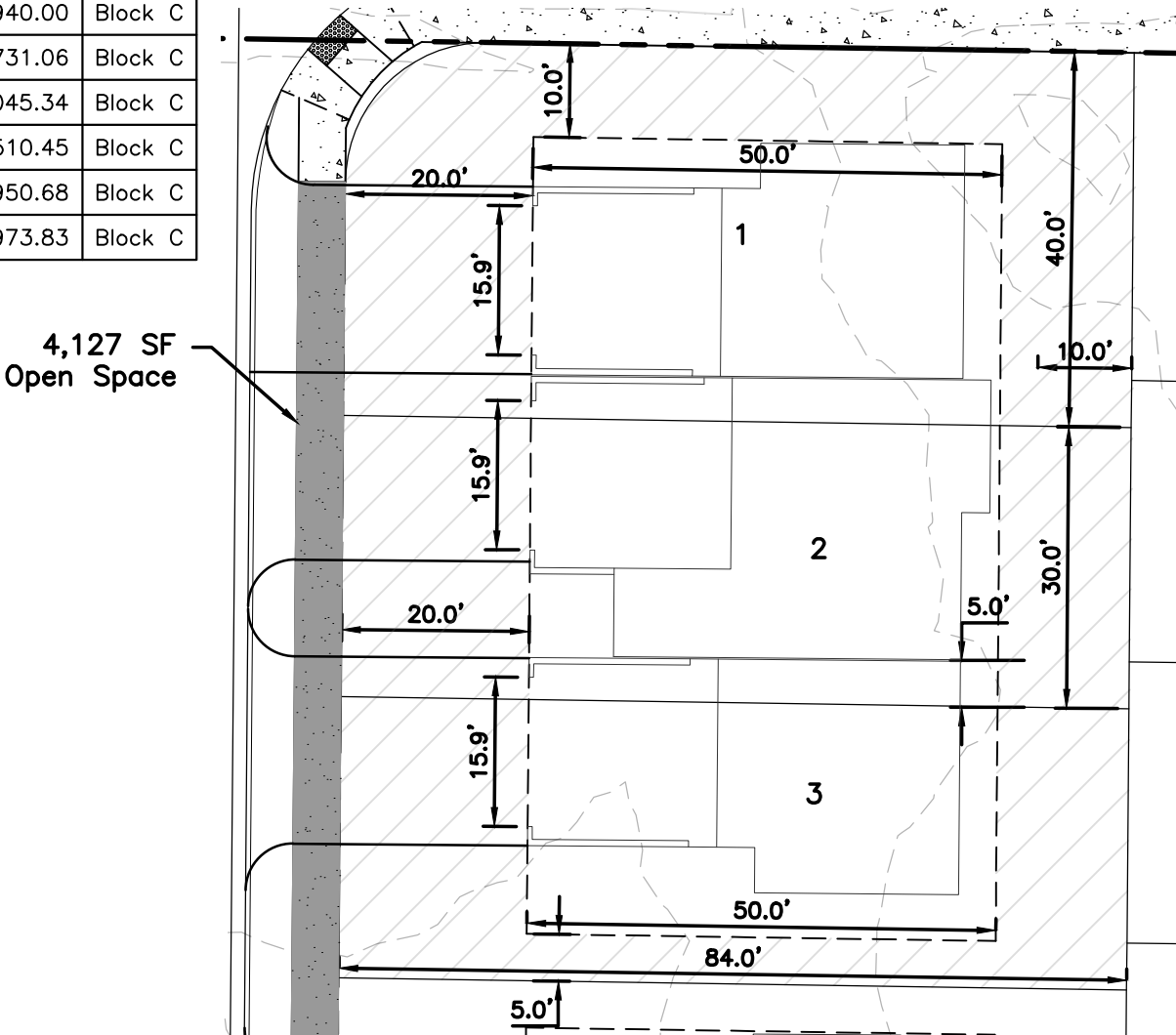


PAVEMENT SECTION
REFERENCE COA STD DWG #2408

TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Arroyo 5/7/2024
Signed Date



MIAMI RD PAVEMENT SECTION



CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

PROJECT NUMBER: 2023-008674
APPLICATION NUMBER:

Is an Infrastructure List required? (X) Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	Date
ABCWUA	Date
Parks & Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

* Environmental Health, if necessary

ENGINEER'S SEAL
RONALD R. BOHANNAN
NEW MEXICO
7868
05/01/24
RONALD R. BOHANNAN
P.E. #7868

PLAYA DEL SUR COORS AND I40 TRAFFIC CIRCULATION LAYOUT

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY AS
DATE 05/01/24
DRAWING
SHEET # TCL
JOB # 2023024