

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 13, 2026

Fred C. Arfman, PE
Isaacson & Arfman, Inc
128 Monroe St NE
Albuquerque, NM 87108

Re: La Montanita/ 2500 12th St NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 01-14-26 (H13D113)
Certification dated 01-12-26
TRANS-2026-00047

Dear Mr. Arfman,

PO Box 1293

Based upon the information provided in your submittal received 01-12-26, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

NM 87103

Sincerely,

www.cabq.gov

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

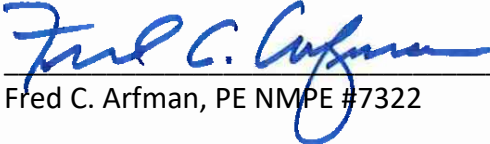
\EA via: email
C: CO Clerk, File

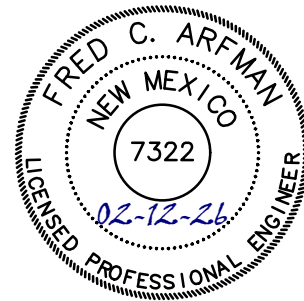


Traffic Circulation Layout (TCL) Certification Letter

I, **Fred C. Arfman NMPE No. 7322** of the firm **Isaacson & Arfman, Inc.**, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL approved plan dated **01-14-2026** I further certify that I have visited the project site on **01-07-26** and have determined by visual inspection that the required site improvement were installed true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for **Permanent Certificate of Occupancy.**

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.


Fred C. Arfman, PE NMPE #7322



Attachments:

- Drainage and Transportation Information Sheet (DTIS)
- Approved TCL



No	Date	Description
Revision Schedule		
ISSUE:		100% CD SUBMITTAL
PROJECT NUMBER:		IA 2519
FILE:		
DRAWN BY:		BJB / DC
CHECKED BY:		FCA
DATE:		2023-04-07

GENERAL NOTES

- A. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (505-268-1990) FOR LOCATION OF EXISTING UTILITIES.
- B. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS, SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- C. SEE ARCHITECTURAL / ELECTRICAL PLANS FOR SITE LIGHTING AND DETAILS. COORDINATE CONDUIT PLACEMENT PRIOR TO PAVING START.
- D. SEE CP-501 FOR PAVING DETAILS.
- E. ANY STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH THERMO-PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- F. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
- G. OVERNIGHT PARKING OF CONSTRUCTION SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- H. CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE LINE AND GRADE OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
- I. THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.
- J. CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.
- K. AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
- L. CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING AND REPLACING CURB AND GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED, REFER TO C.O.A. STANDARD DRAWING # 2465 WITH THE APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.
- M. NEW PAVEMENT SLOPE SHALL BE A MINIMUM OF 1.0% FOR CONCRETE AND 1.5% FOR ASPHALT UNLESS NOTED OTHERWISE.

KEYED NOTES

- PAVING**
 - 1. ASPHALT PAVING, SEE SECTION SHEET CP-501.
 - 2. PCC PAVING, SEE SECTION SHEET CP-501.
 - 3. PCC CURB AND GUTTER, SEE DETAIL SHEET CP-501.
 - 4. PCC SIDEWALK, SEE DETAIL SHEET CP-501.
 - 5. ADA ACCESSIBLE RAMPS.
 - 6. ADA PARKING PER DETAIL SHEET CP-501.
 - 7. ADA SIGN PER DETAIL SHEET CP-501.
 - 8. NOT USED.
 - 9. PAINT CURB RED & RED STENCIL WHITE TEXT "FIRE LANE NO PARKING", 4" HIGH LETTERS, 1/2" STROKE.
 - 10. NOT USED.
 - 11. WHEEL STOPS, SEE DETAIL SHEET CP-501.

DEMOLITION

- 1. SAWCUT REMOVE AND DISPOSE ASPHALT PAVING. NOTE: LIMITS OF PAVEMENT REMOVAL WILL ALSO INCLUDE TRANSITIONS TO NEW PAVEMENT. AREAS TO BE REGRADED (SEE GRADING & DRAINAGE PLAN), AT NEW UTILITY AND STORM DRAIN LINES, AND AS NEEDED TO PROVIDE SMOOTH TRANSITIONS.
- 2. REMOVE AND DISPOSE EXISTING ASPHALT CURB.

LEGEND

- EXISTING CURB AND GUTTER
- ==== NEW CURB AND GUTTER
- FUTURE CURB AND GUTTER
- ▨ PCC PAVING SECTION
- ⊥ HC SIGN
- EXISTING ADA ACCESSIBLE PATH
- ▨ NEW ADA ACCESSIBLE PATH
- FUTURE ADA ACCESSIBLE PATH

TRAFFIC CIRCULATION LAYOUT APPROVED
Serhil A. Kanbar 1/21/2024
Signed Date

ALL PARKING AND ACCESS AISLES WERE CONSTRUCTED AS PART OF THE SITE IMPROVEMENTS FOR AVANYU RETAIL, BUILDINGS D, E, AND F. PARKING CALCULATION PER APPROVED PER SITE PLAN (ADMINISTRATIVE AMENDMENT) SI-2021-01425; PROJ. #: PR-2018-001470.

IDO REQUIRED PARKING

BUILDING D - 4,500SF	} PROPOSED SF: 21,000 SF (BLDGS D, E, F)
E - 8,000SF	
F - 8,500SF	

FUTURE H - 20,000SF ACTUAL H= 18,000SF
FUTURE G - 8,000SF ACTUAL G= 7,850SF

PROPOSED + FUTURE SF: 49,000-50,000 SF (D,E,F,G,H)
46,850 SF (ACTUAL D, E, F, G, H) - OK

PARKING CALCULATIONS:

RETAIL: 4 SPACES/1000SF	10,000 GSF: 40 SPACES
RESTAURANT: 8 SPACES/1000SF	11,000 GSF : 80 SPACES

PHASE 2 (PROPOSED)

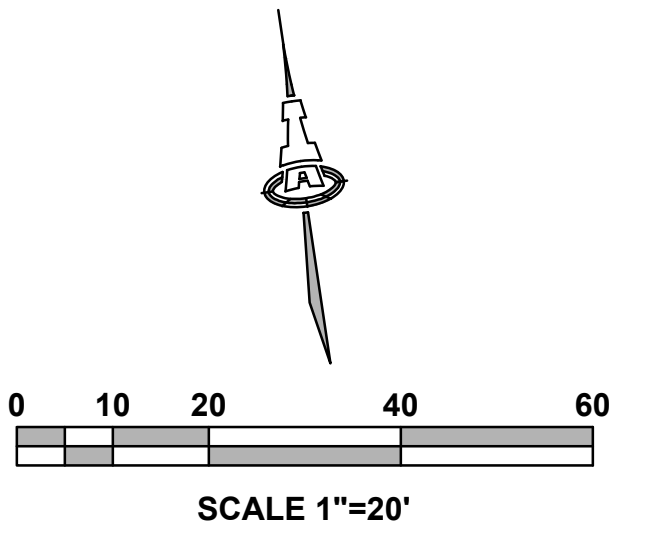
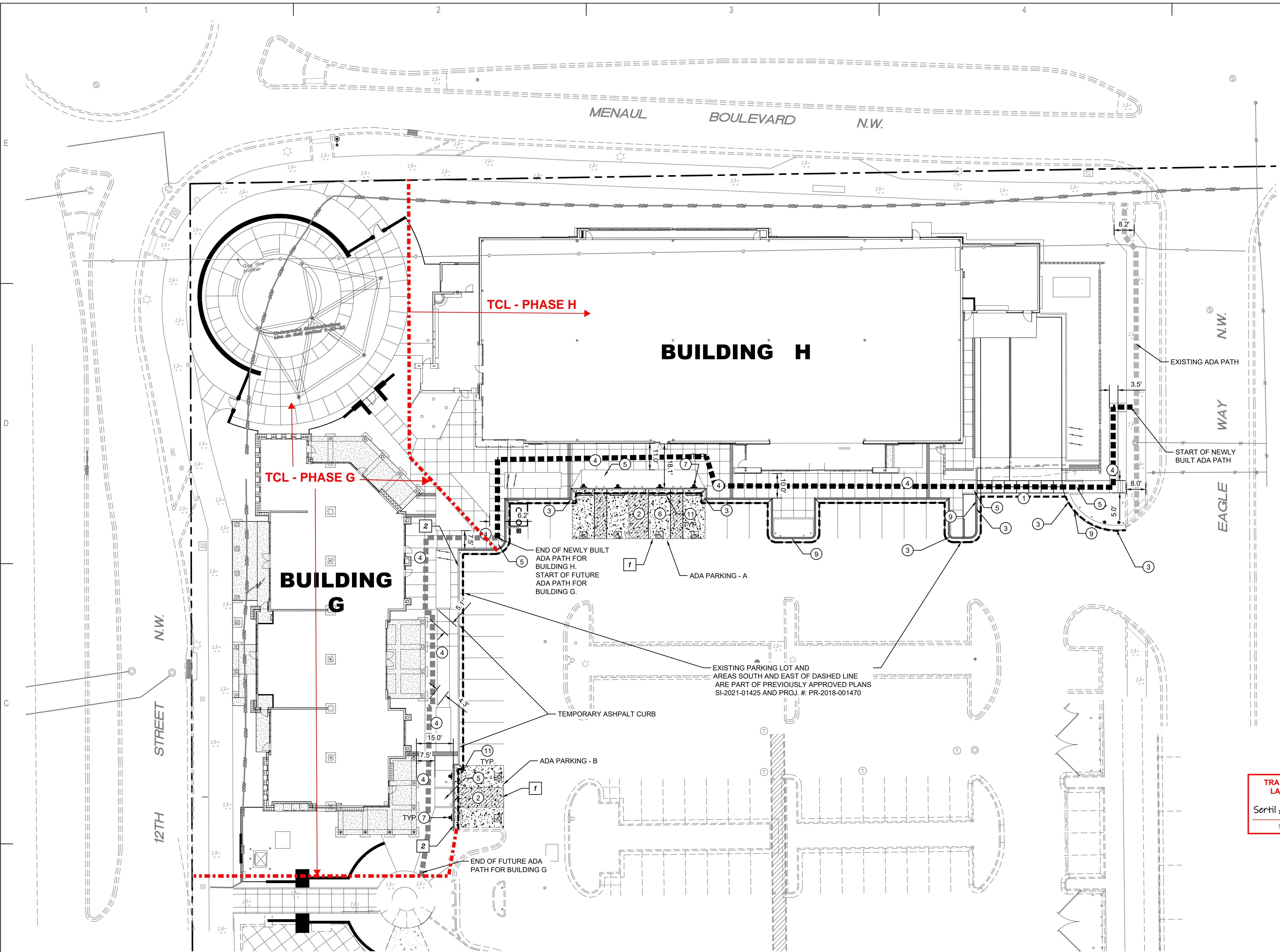
RETAIL: 4 SPACES/1000SF	24,000 GSF: 96 SPACES
RESTAURANT: 8 SPACES/1000SF	4,000 GSF : 32 SPACES

PHASE 3 (FUTURE)

TOTAL 256 SPACES

ORDINANCE 0-16-22: (PARKING REDUCTION)

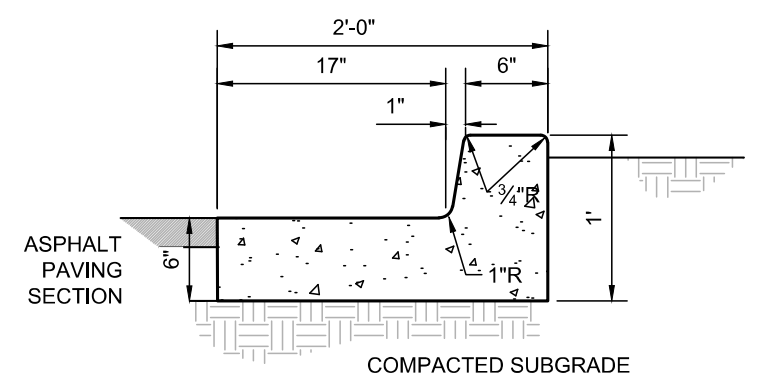
0-16-22: 25% PARKING (256 SPACES X 25% REDUCTION)
REDUCTION - 64 SPACES
REQUIRED: 192 TOTAL
ACTUAL : 197 PARKING SPACES (OFF STREET)



DATE PLOTTED: 2023-04-07 10:00 AM

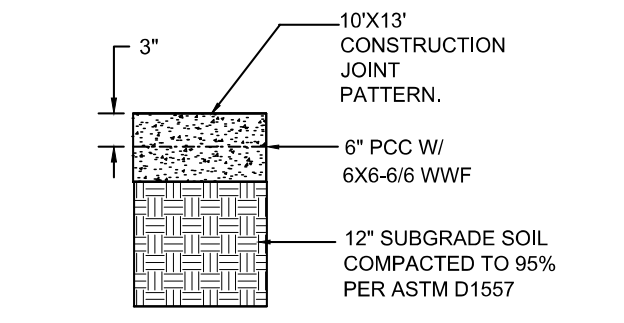


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ISSUE:	100% CD SUBMITTAL	
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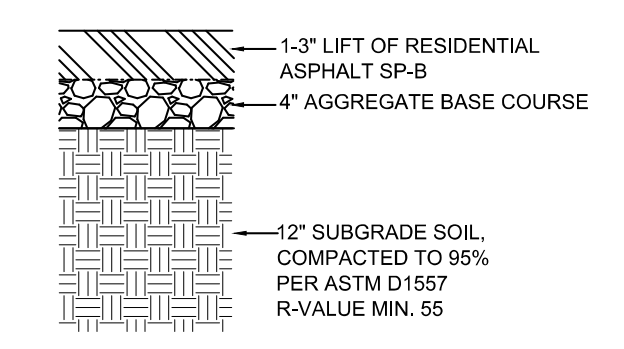
- GENERAL NOTES**
- EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
 - REQUIRES FULL FORM ON ALL FACES.
 - CONSTRUCTION CONTROL JOINTS AT 6' O.C. MAX.
 - 1/2" EXPANSION JOINTS 48" O.C., CURB RETURNS AND EACH SIDE OF DRIVES

MEDIAN CURB AND GUTTER
SCALE: N.T.S.



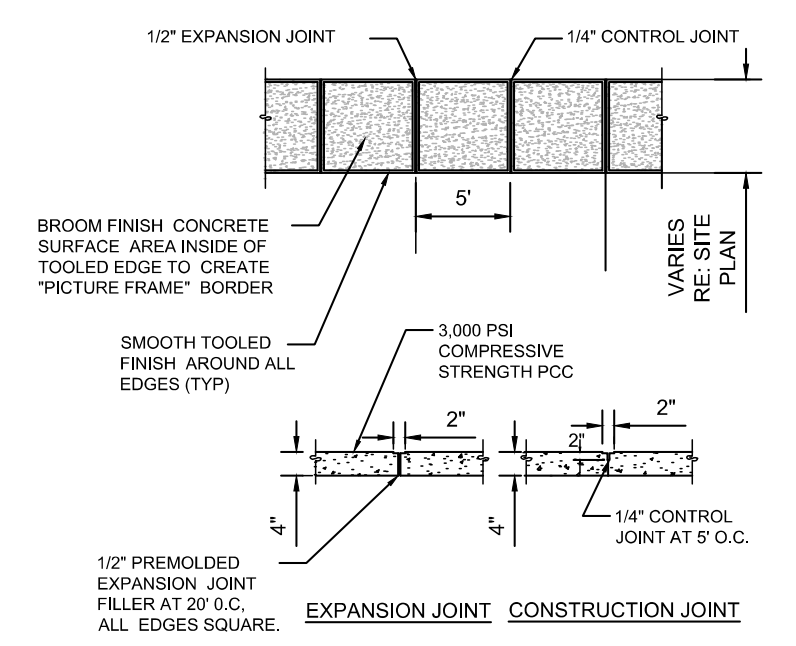
- CONSTRUCTION JOINT: TROWELED 1/2" RADIUS EDGES 1/2" DEEP
- 4000 PSI MIN. STRENGTH PCC

PCC PAVING SECTION
SCALE: N.T.S.

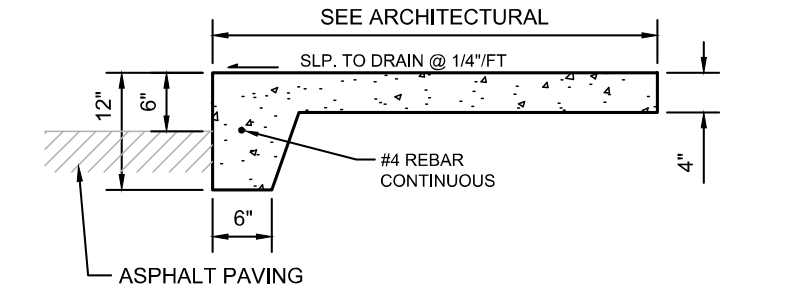


ASPHALT PAVING SECTIONS
SCALE: N.T.S.

TRAFFIC CIRCULATION LAYOUT APPROVED
Sertil A. Kanbar 1/21/2026
Signed Date

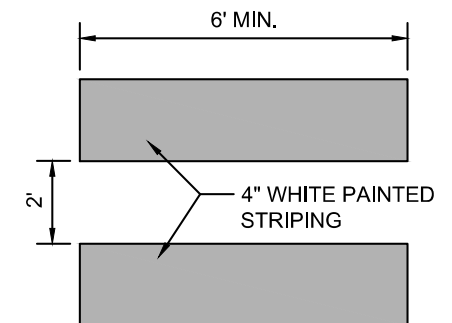


PCC SIDEWALK
SCALE: N.T.S.

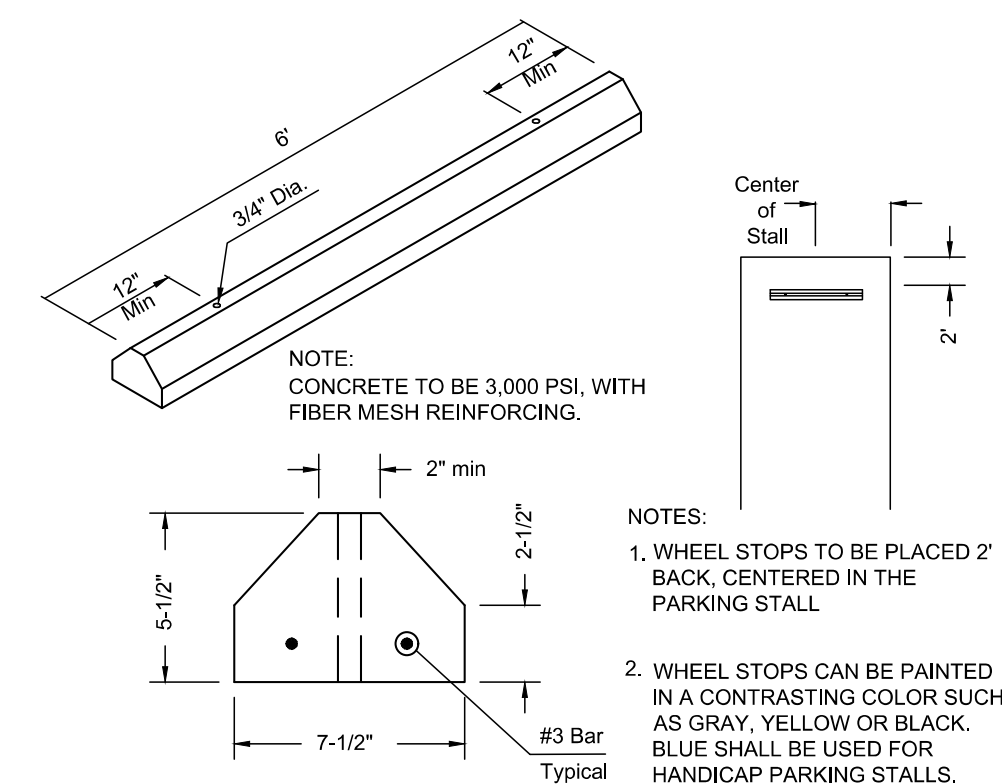


- GENERAL NOTES**
- EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
 - REQUIRES FULL FORM ON ALL FACES.
 - CONSTRUCTION CONTROL JOINTS AT 6' O.C. MAX.
 - 1/2" EXPANSION JOINTS 24" O.C., CURB RETURNS AND EACH SIDE OF DRIVES

PCC SIDEWALK - TURNED DOWN EDGE
SCALE: N.T.S.

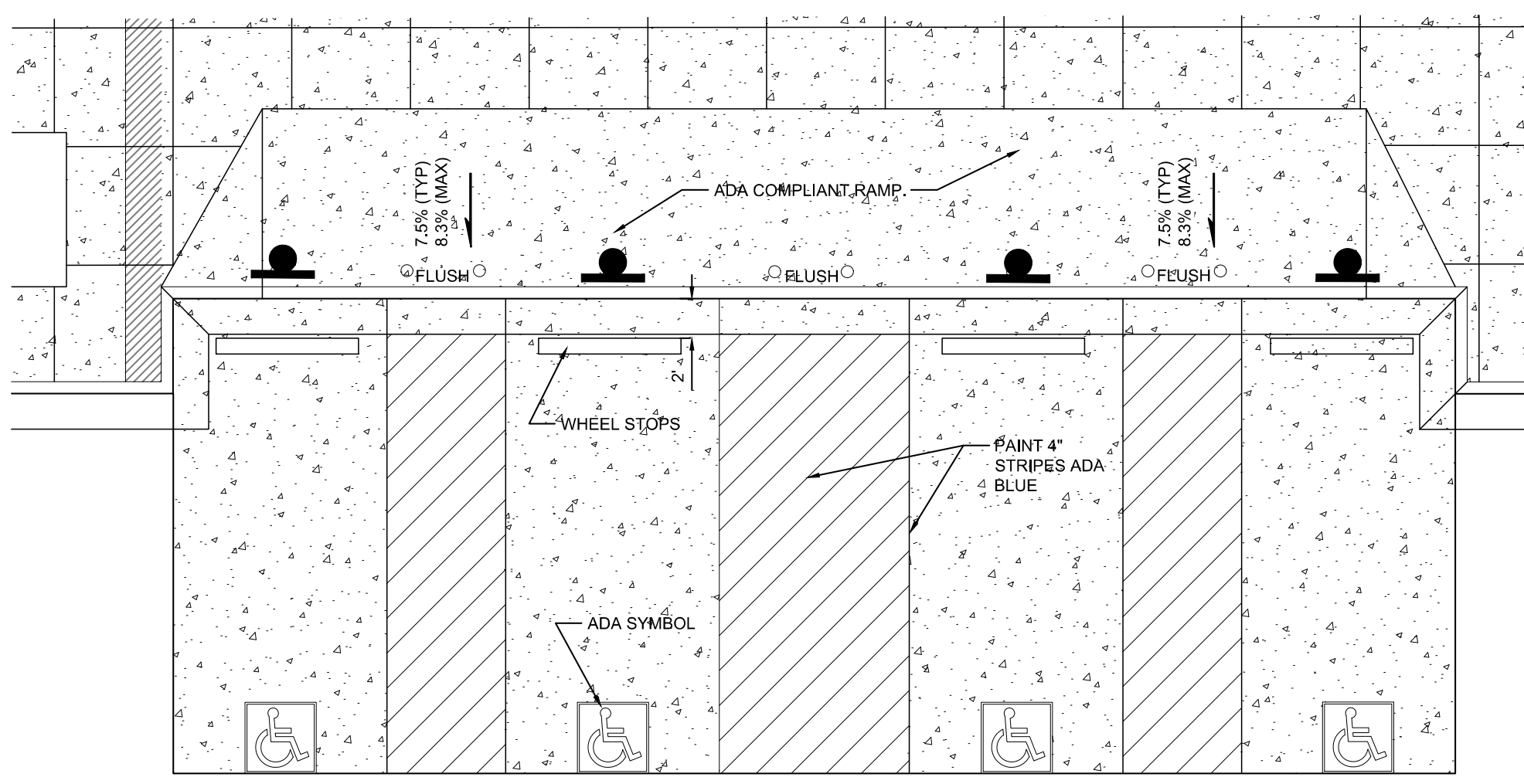


CROSSWALK PAVEMENT MARKINGS
SCALE: N.T.S.

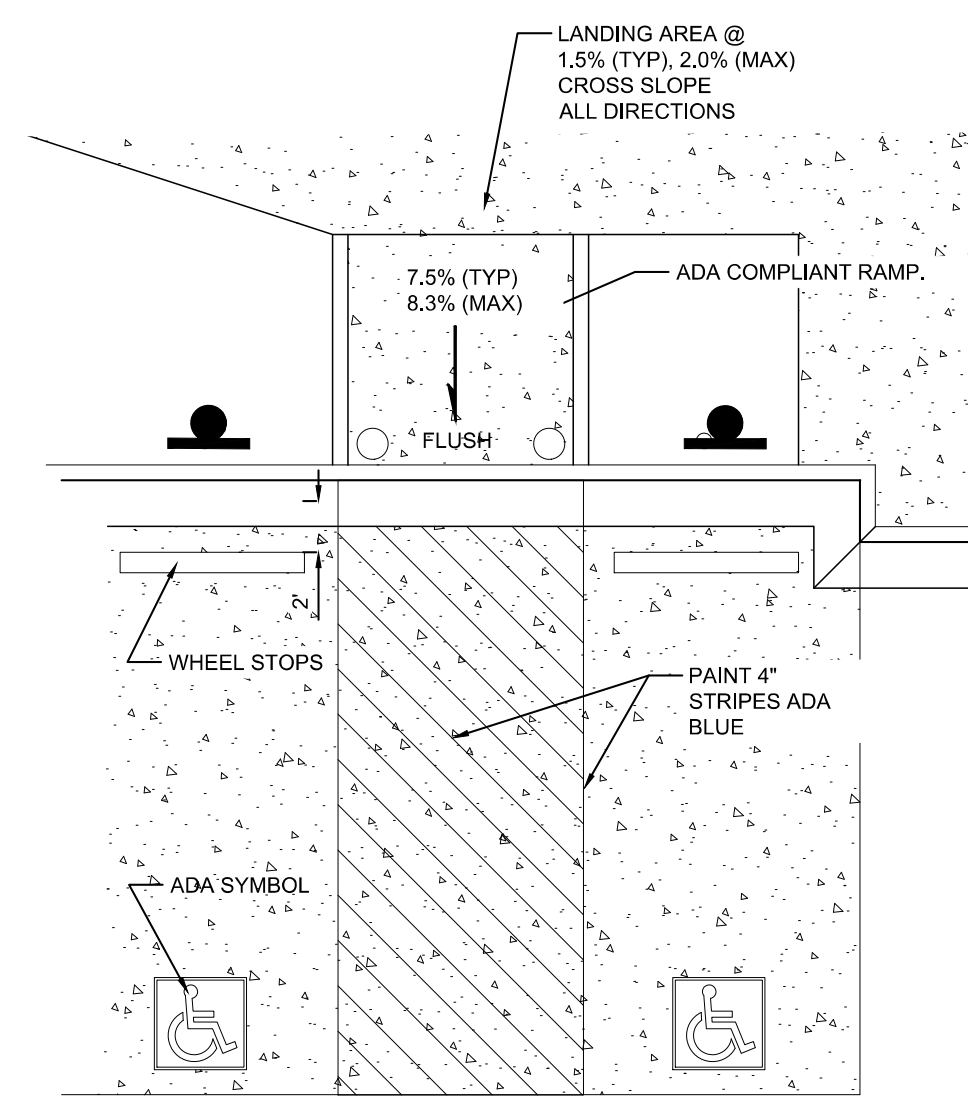


WHEEL STOP
SCALE: N.T.S.

- NOTES:**
- WHEEL STOPS TO BE PLACED 2' BACK, CENTERED IN THE PARKING STALL
 - WHEEL STOPS CAN BE PAINTED IN A CONTRASTING COLOR SUCH AS GRAY, YELLOW OR BLACK. BLUE SHALL BE USED FOR HANDICAP PARKING STALLS.



ADA PARKING PLAN DETAIL - A
SCALE: 1"=5'

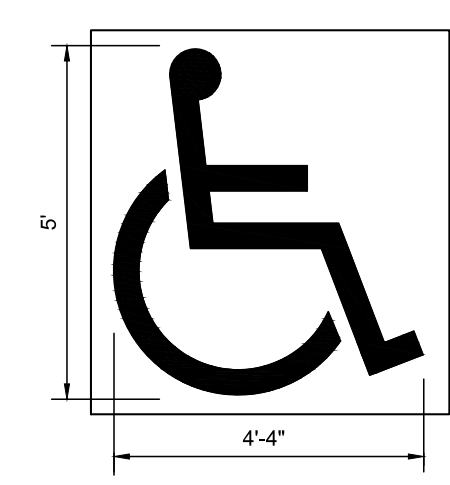


ADA PARKING PLAN DETAIL - B
SCALE: 1"=5'

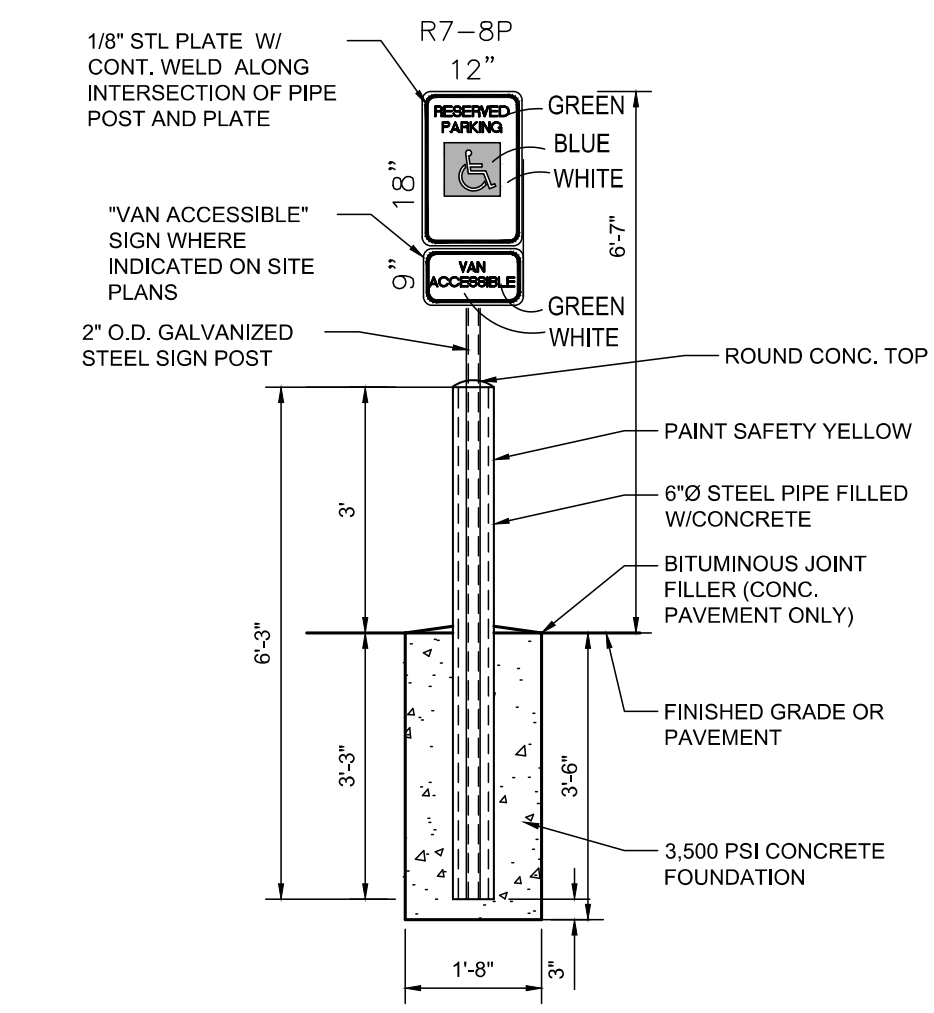
ACCESSIBLE RAMPS, WALKS & PARKING

- SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%
ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%)
ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION
- EXISTING SIDEWALKS SHALL BE IN SUBSTANTIAL COMPLIANCE WITH ADA STANDARDS OR IT SHALL BE REPAIRED OR REPLACED.

ADA COMPLIANCE



ADA SYMBOL DETAIL
SCALE: N.T.S.



ADA SIGNAGE
SCALE: N.T.S.