

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 25, 2024

Alejandro Sazo
RBA Architecture, PC
1104 Park Ave. SW
Albuquerque, NM 87102

Re: G & S Meats Freezer
1333 Aspen Ave NW
Traffic Circulation Layout
Architect's Stamp 03-28-24 (H13-D119)

Dear Mr. Sazo,

The TCL submittal received 06-21-2024 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.

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____

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

Legal Description: _____

City Address: _____

Engineering Firm: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Architect: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

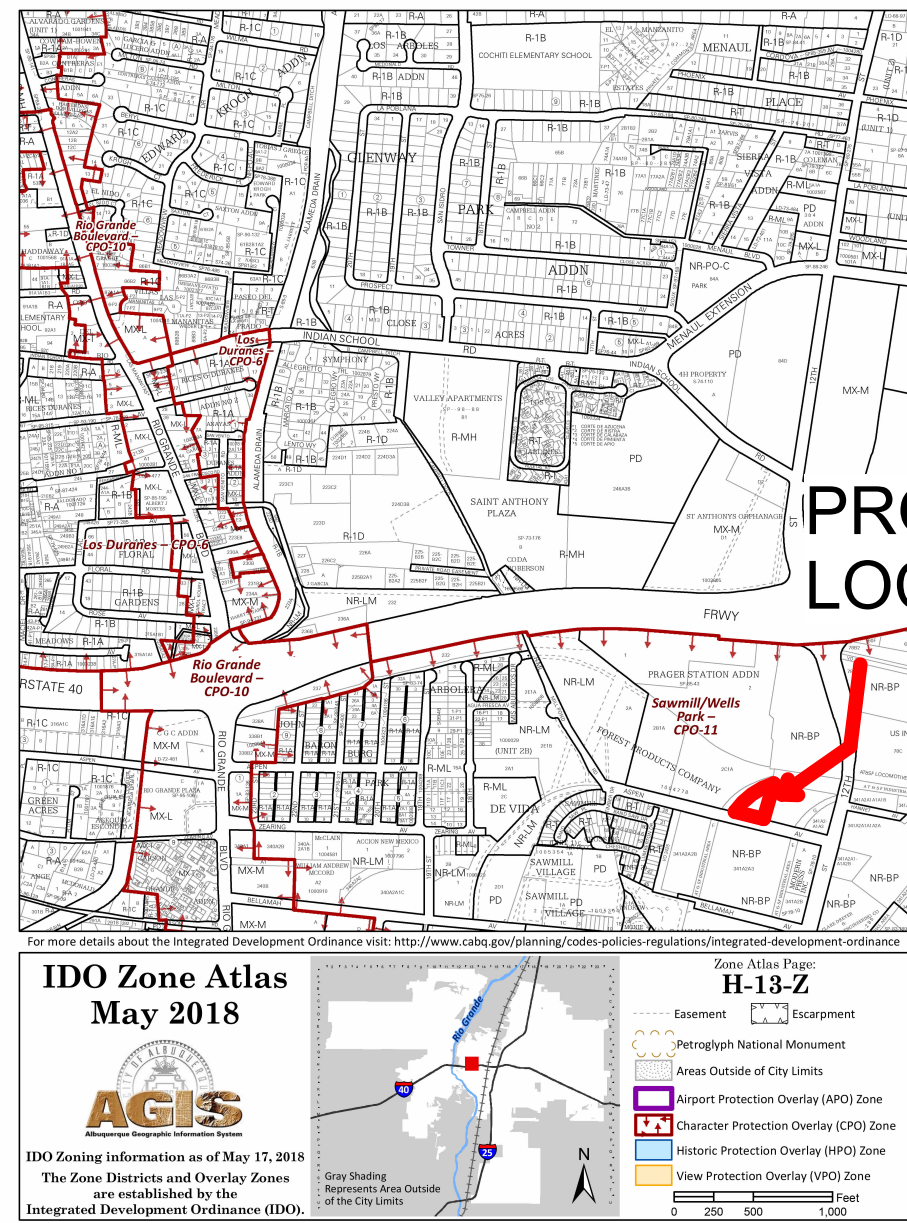
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ 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
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



PROJECT LOCATION

AREA SQUARE FOOTAGE

EXISTING = 5,510 S.F.
NEW ADDITION = 3,722 S.F.
TOTAL = 9,232 S.F.

PARKING REQUIREMENT PER IDO - ZONE NR-BP

PARKING REQUIRED BY I.D.O. SECTION 14-16-5-5

5-5(B)(1)(b)

Expansion of the gross floor area of an existing primary building by more than 25 percent or 2,500 square feet, whichever is less, from the square footage originally approved, in which case the provisions of Table 5-5-1 and Table 5-5-2 shall apply to the expanded gross floor area of the building. All relevant standards in this Section 14-16-5-5 shall apply to any new parking added to conform with this provision and to any portions of the site affected by the expansion.

TABLE 5-5-1

NEW CONSTRUCTION
WAREHOUSE = NO REQUIREMENTS

EXISTING PARKING
GENERAL RETAIL = 380SF | 3 SPACES / 1,000 SF | 2 SPACES REQUIRED
OFFICE = 407SF | 3.5 SPACES / 1,000 SF | 2 SPACES REQUIRED
7 EMPLOYEES = 7 SPACES REQUIRED

TOTAL REQUIRED SPACES = 11

TOTAL SPACES PROVIDED 13 + 1 ACCESSIBLE

MOTORCYCLE PARKING 5-5(D)(1) | TABLE 5-5-4
1 REQUIRED SPACE | 1 SPACE PROVIDED

BICYCLE PARKING 5-5(E) | TABLE 5-5-5
3 REQUIRED SPACES | 3 PROVIDED

DEVELOPMENT STANDARDS

LANDSCAPING
I.D.O. PART 14-16-5
5-6: LANDSCAPING, BUFFERING, AND SCREENING
MINIMUM LANDSCAPE AREA 5-6(C)(2)(a)

TOTAL LOT AREA: = 22,651 S.F.
TOTAL UNDER ROOF AREA: = 9,232 S.F.
NET LOT AREA: 22,651 - 9,232 = 13,419 S.F.
LANDSCAPING REQUIRED: 13,419 X 15% = 2,013 S.F.
PROPOSED LANDSCAPING: = 2,260 S.F.

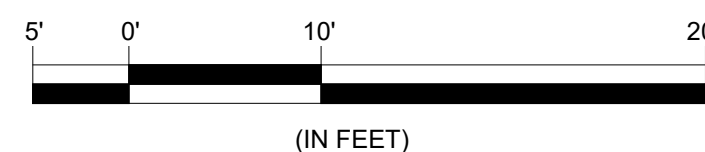
SETBACKS
I.D.O. TABLE 5-1-3
[3] NO SETBACK IS REQUIRED ON SIDES
ABUTTING RAIL TRACKS OR RAIL EASEMENTS

KEYNOTES SITE PLAN	
Note Number	Note Text
1	EXISTING PARKING. NO WORK.
2	EXISTING ON STREET PARKING.
3	EXISTING PAINTED STRIPE HANDICAP ACCESSIBLE AISLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH X 2" WIDE.
4	EXISTING HANDICAP SYMBOL PER CABQ STANDARDS.
5	EXISTING FENCE.
6	EXISTING FIRE LANE.
7	SEE DEVELOPMENT STANDARDS, SETBACKS
8	EXISTING FIRE HYDRANT 1. LOCATED 56' FROM PROPERTY.
9	EXISTING FIRE HYDRANT 2. LOCATED 390' FROM PROPERTY.
10	EXISTING GATE.
11	EXISTING UTILITY.
12	NEW DUMPSTER ENCLOSURE LOCATION PER CABQ, REF AS-2
13	PROPOSED FIRE HYDRANT.
14	NEW FIRE LANE.
15	NEW FENCE.
16	MOTORCYCLE PARKING DETAILS REF AS-2.
17	BICYCLE PARKING DETAILS REF AS-2.
18	ADA SIGN PER 66-7-352.4C NMSA 1979 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING." REF AS-2

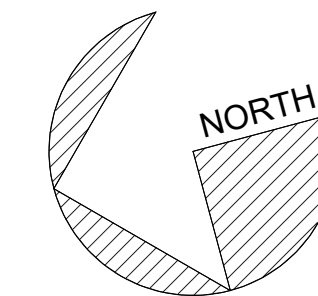
TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Arroyo
Signed
6/25/2024
Date

1 Site
1" = 10'-0"



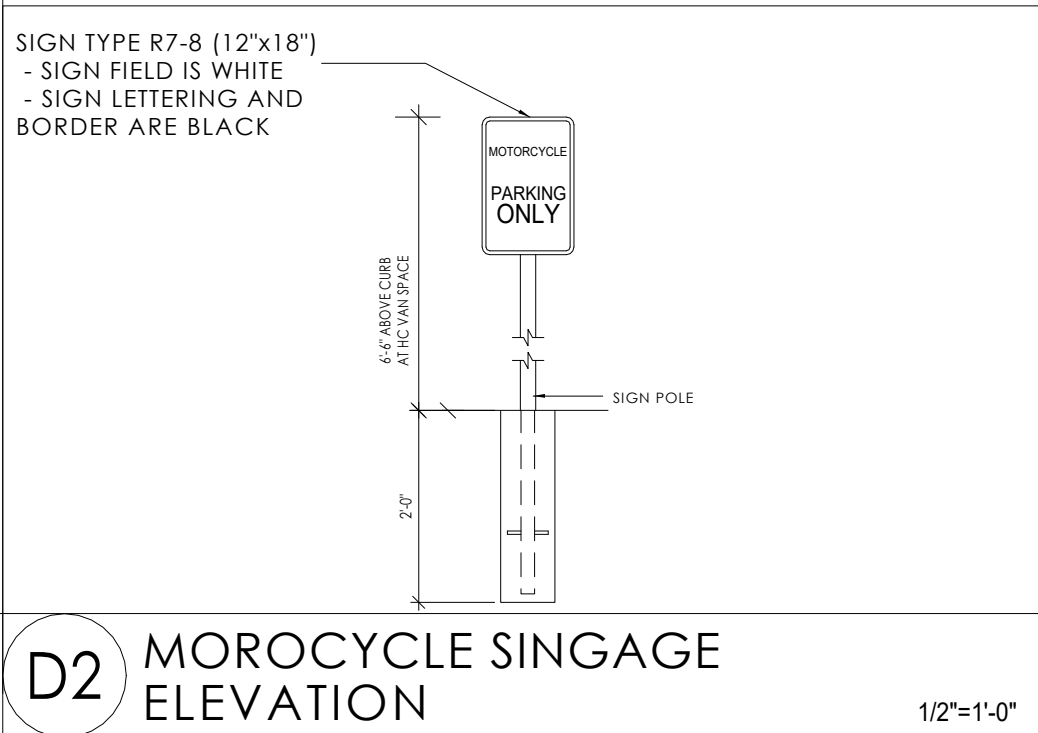
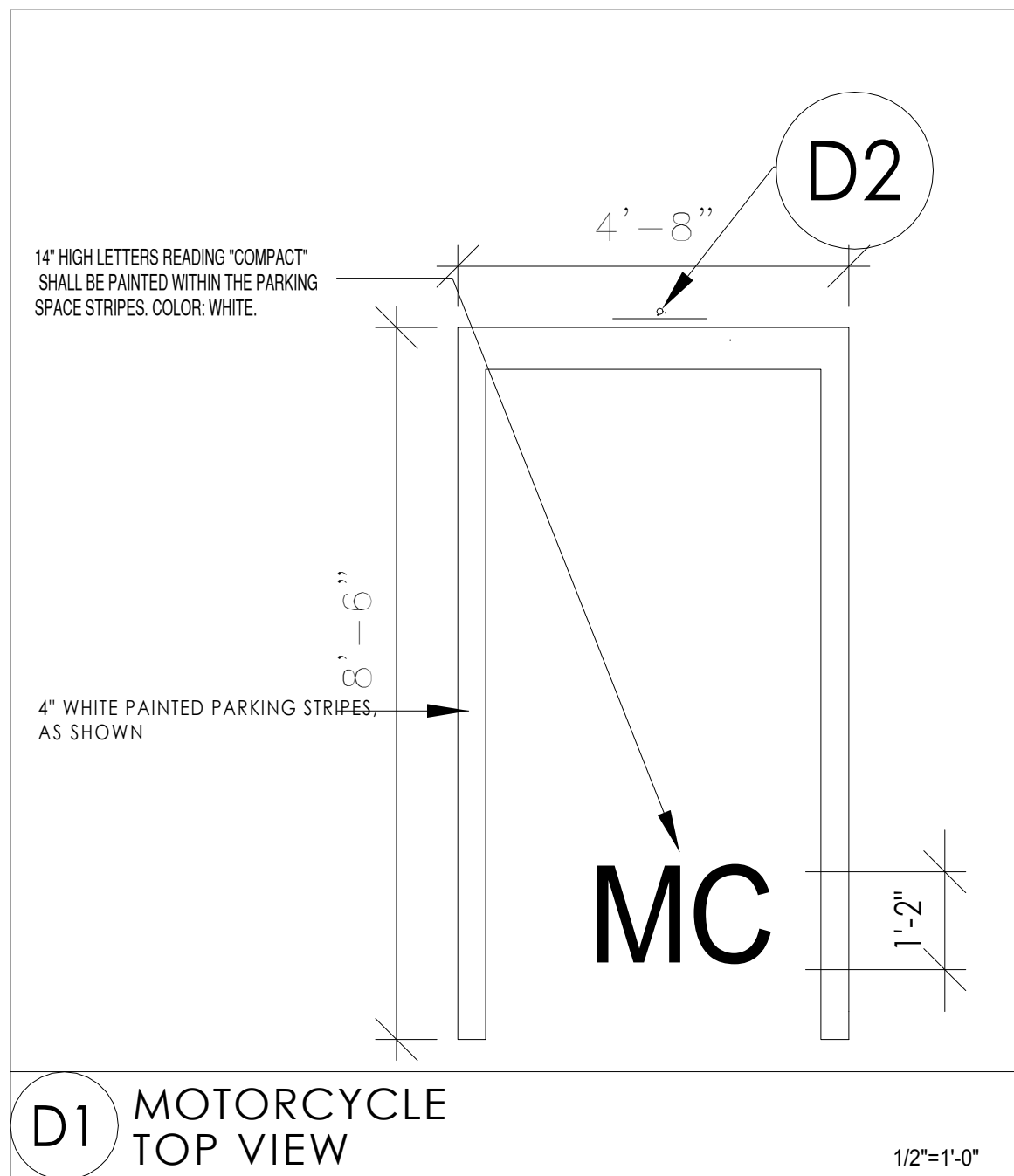
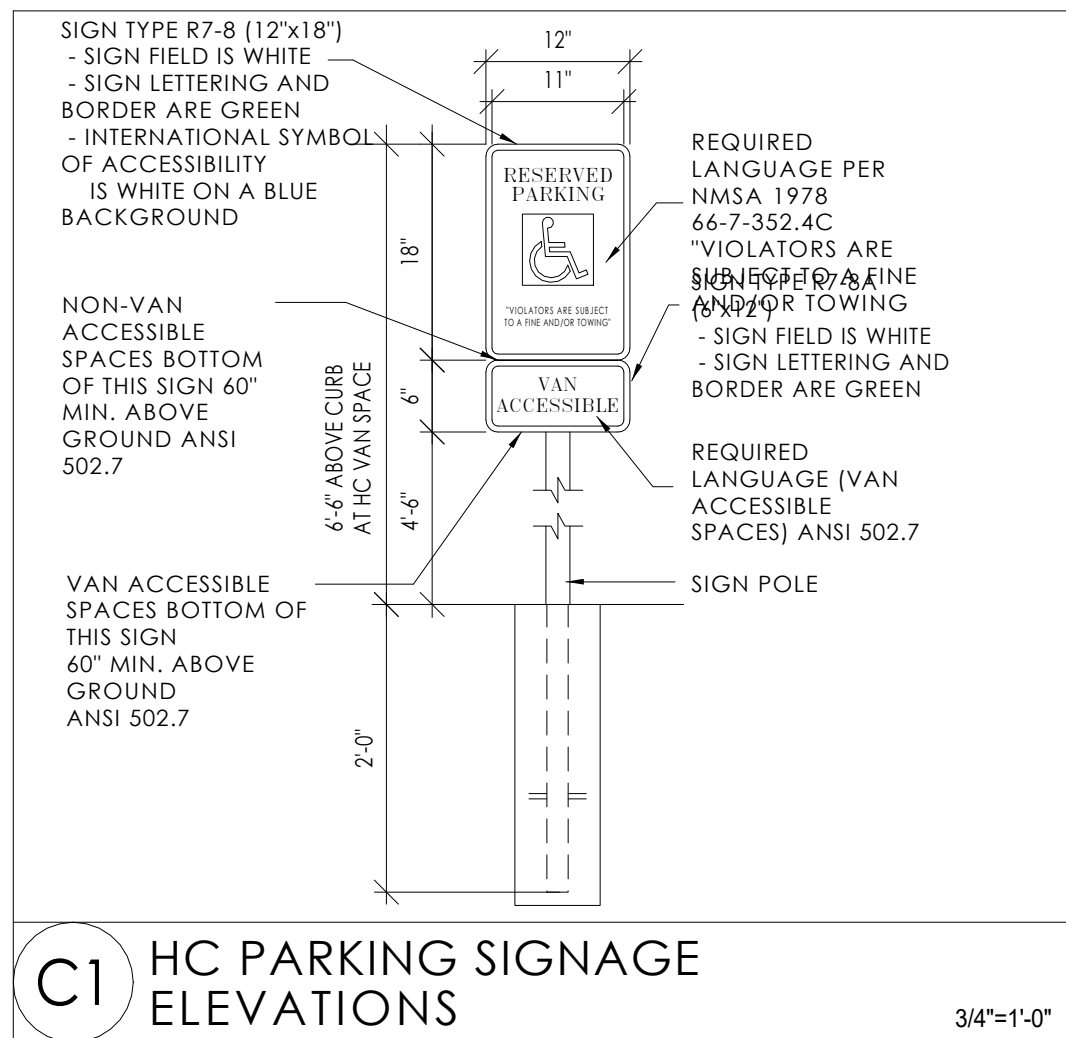
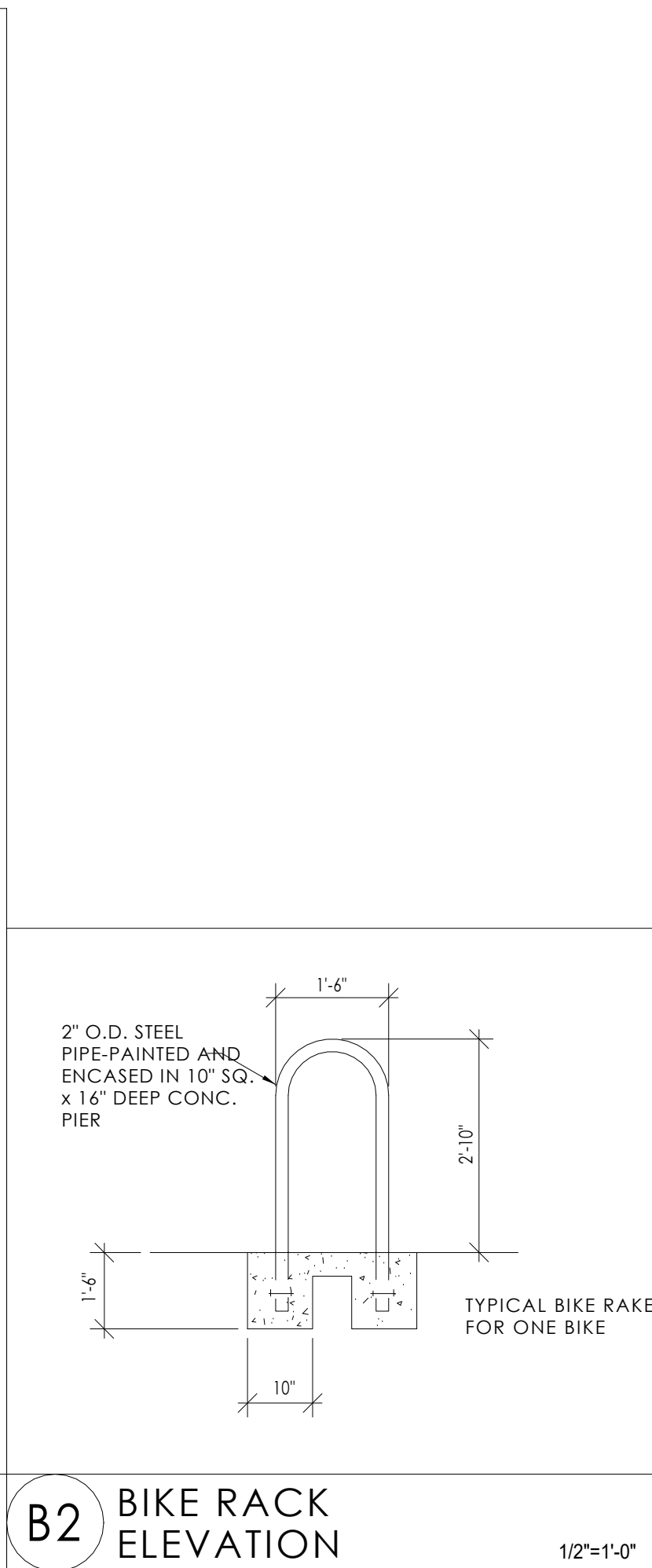
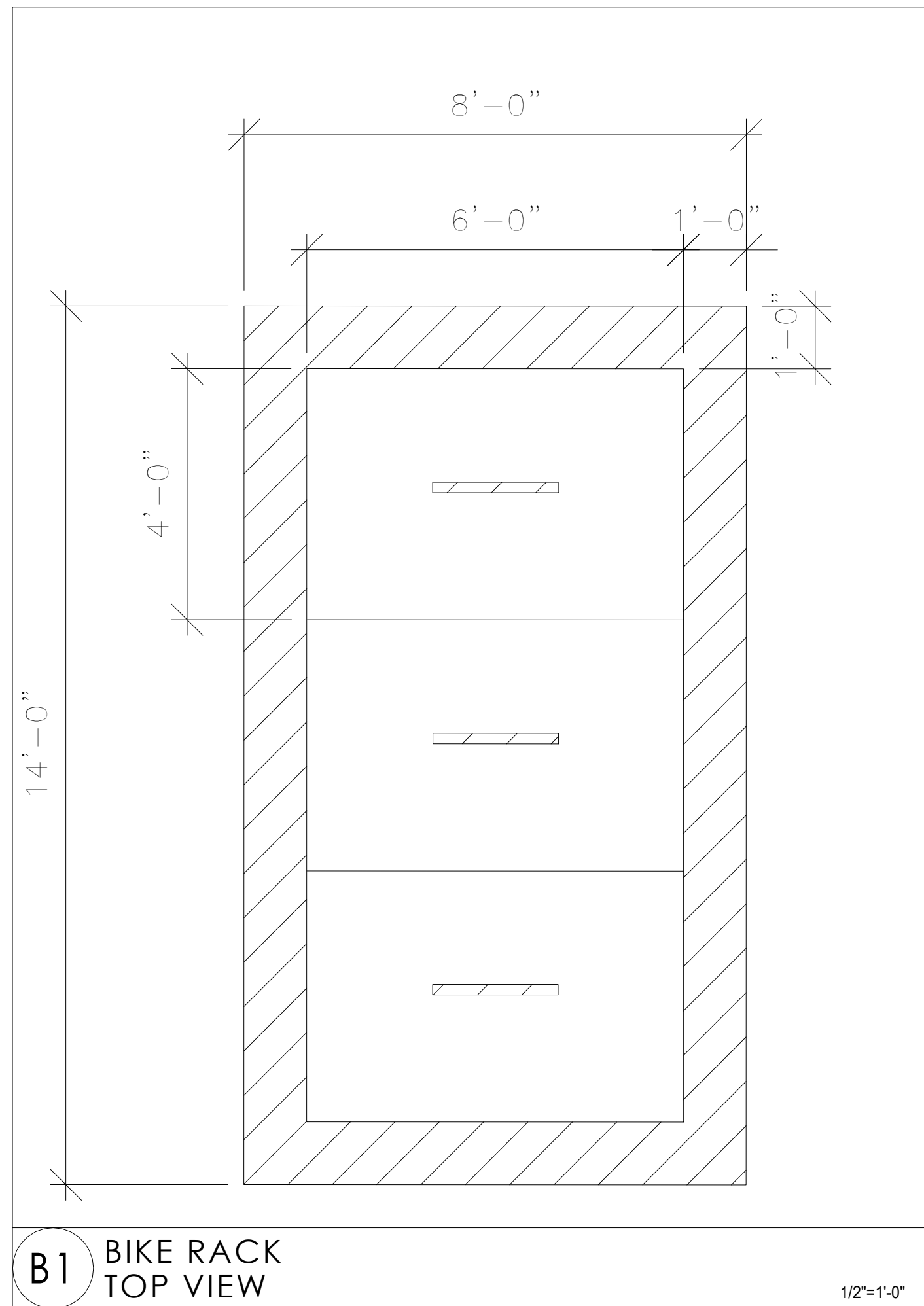
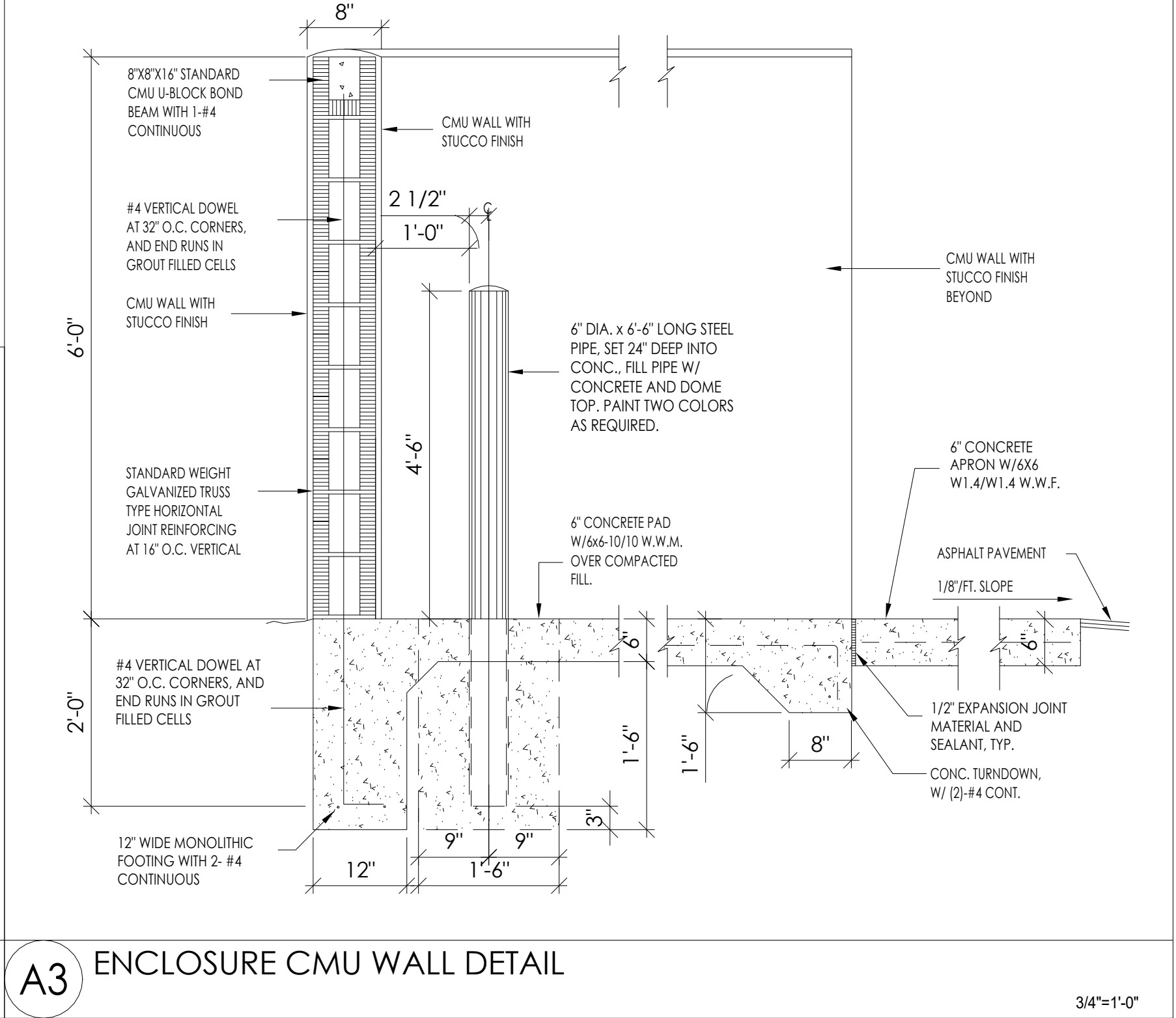
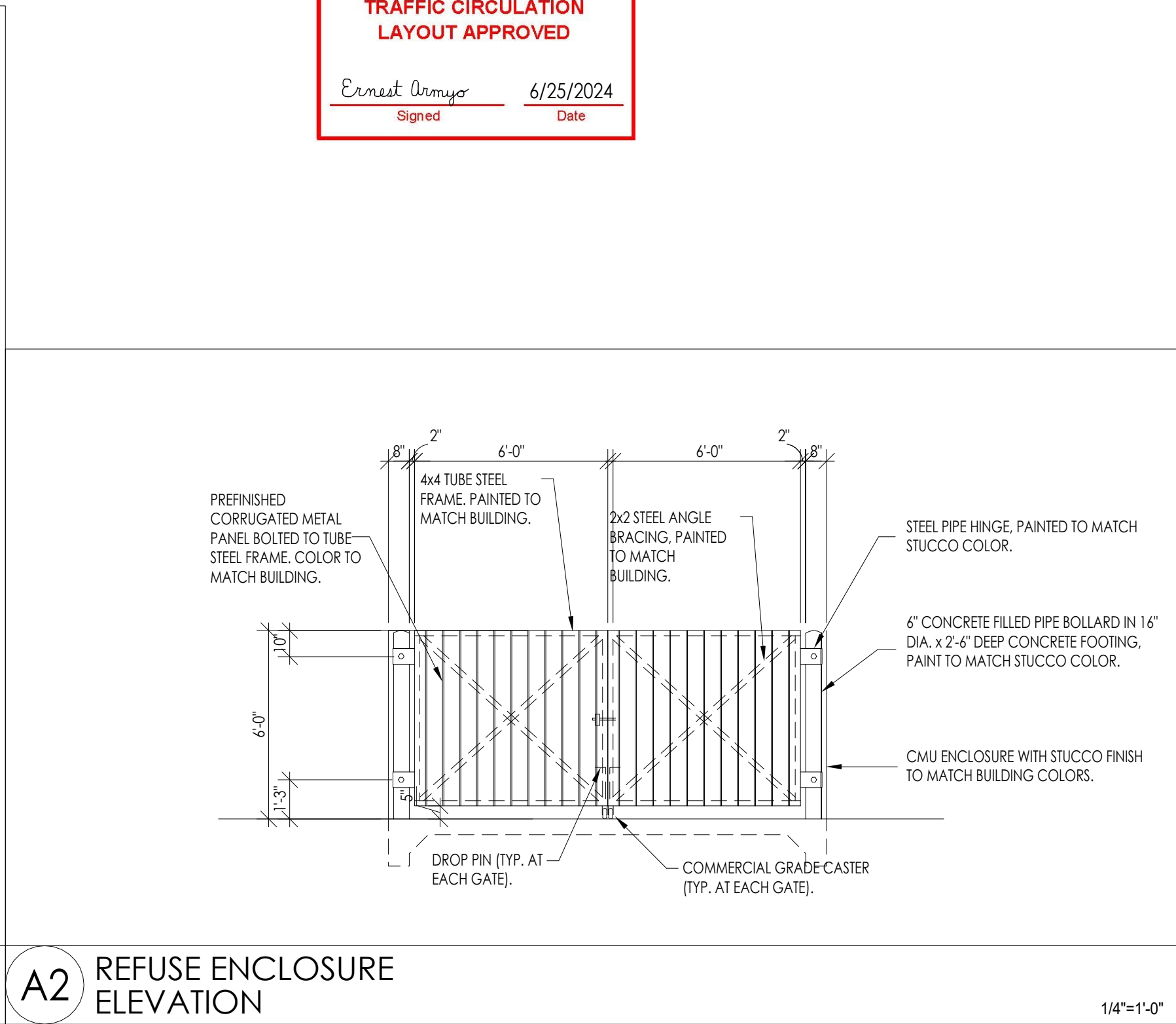
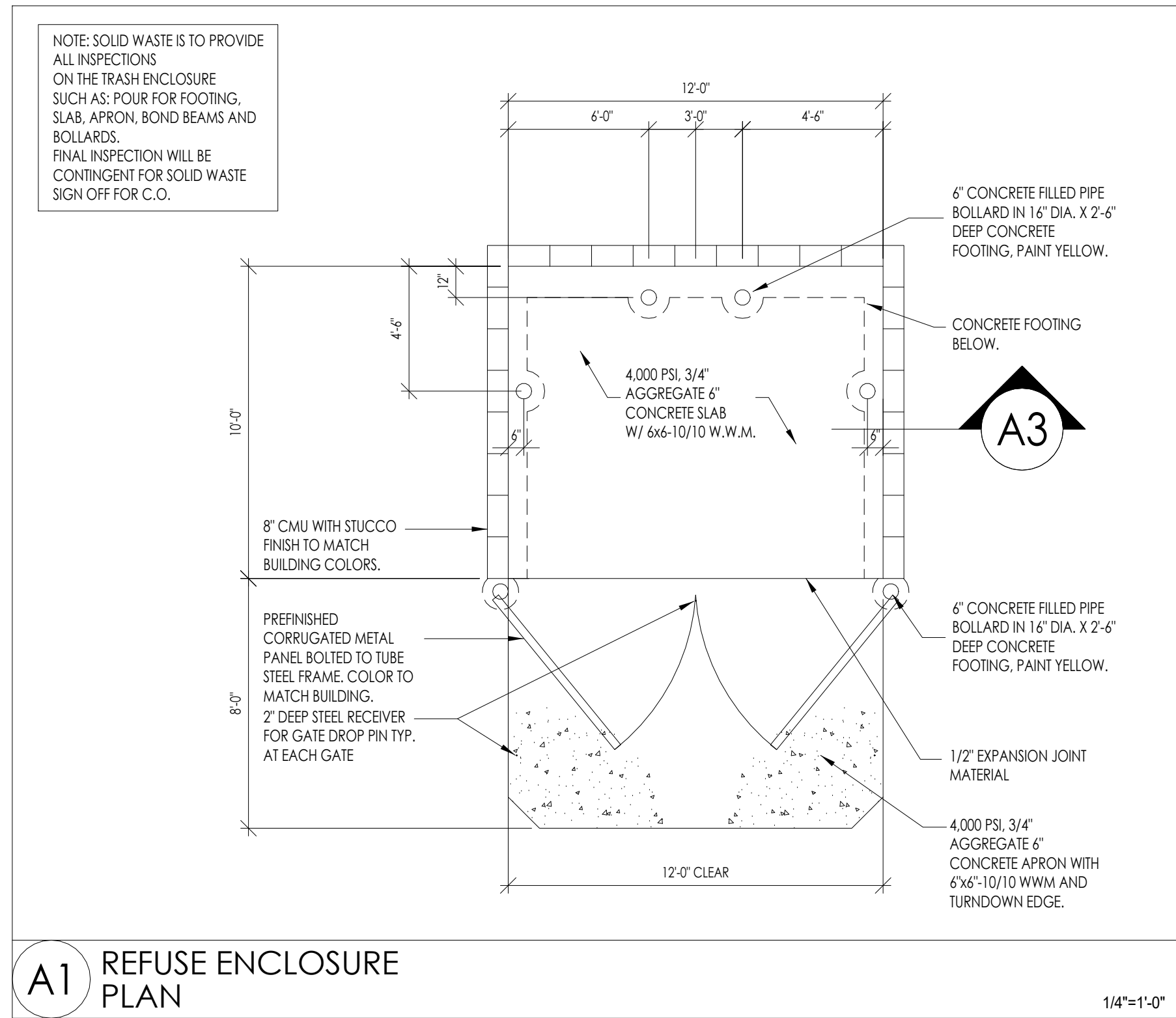
1333 ASPEN AVE. NW.
R.O.W. 75'



NOTE
GENERAL CONTRACTOR TO
FIELD VERIFY ALL EXIST.
CONSTRUCTION AND
DIMENSIONS PRIOR TO
CONSTRUCTION

G & S MEATS FREEZER
SITE PLAN
1333 ASPEN AVE NW
ALBUQUERQUE, NM 87104
PROJECT #2345

REVISION DATE	
DATE	2-12-2024
SHEET NUMBER	AS-1



G & S MEATS FREEZER
SITE DETAILS
REFUSE/SOLID WASTE
1333 ASPEN AVE NW
ALBUQUERQUE, NM 87104
PROJECT #2345