

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 24, 2026

Darby Miera
RBA Architecture
1104 Park Ave SW
Albuquerque, NM 87102

darby@rba81.com

**Re: Vassar and Phoenix Office & Retail
2500 Phoenix NE 87107
Traffic Circulation Layout-revised
Engineer's Stamp 10-18-24 (H16D156)-TRANS-2026-00039**

Dear Miera,

The TCL submittal received 2-9-26 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.

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.

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,

Sertil A. Kanbar

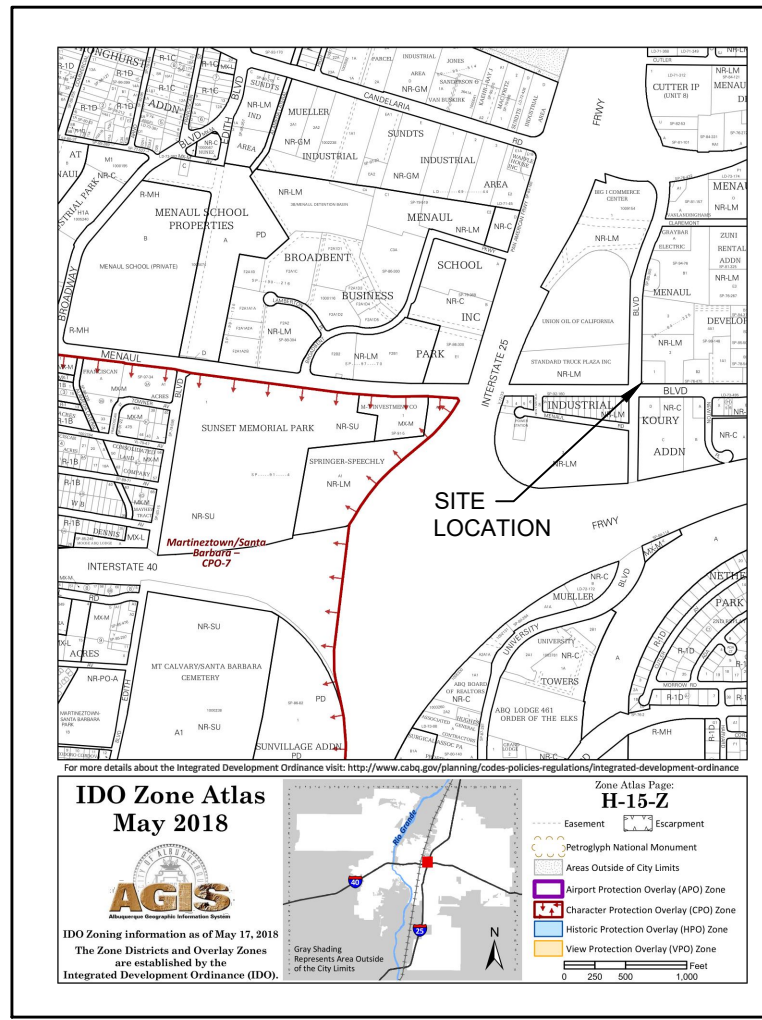
Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



VICINITY MAP
MEDIUM INTENSITY ZONE (MX-M)

NOTE:
ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. A BUILD NOTE MUST BE PROVIDED REFERRING TO THE APPROPRIATE CITY STANDARD DRAWING.

PARKING REQUIREMENTS:
 ZONING: MX-M
 IDO TABLE 5-5-1 RETAIL - (3.5) SPACES PER 1,000 S.F.
 TOTAL BUILDING AREA = 15,000 S.F. 15,000/1,000 = 15 x 3.5 = (52) PARKING SPACES REQUIRED

PARKING PROVIDED
 OFF STREET (17) SPACES, ON STREET (18) SPACES AND 17 OFFSITE RECIPROCAL PARKING ACCESS: (52) TOTAL PARKING SPACES PROVIDED
 ACCESSIBLE PARKING = 51 TO 75 SPACES = (1) VAN ACCESSIBLE SPACE PROVIDED (2) ACCESSIBLE SPACE PROVIDED

IDO TABLE 5-5-4 MOTORCYCLES = 51 - 100 = (3) SPACES REQUIRED (3) SPACE PROVIDED

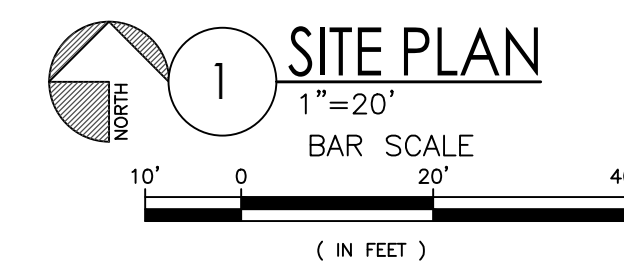
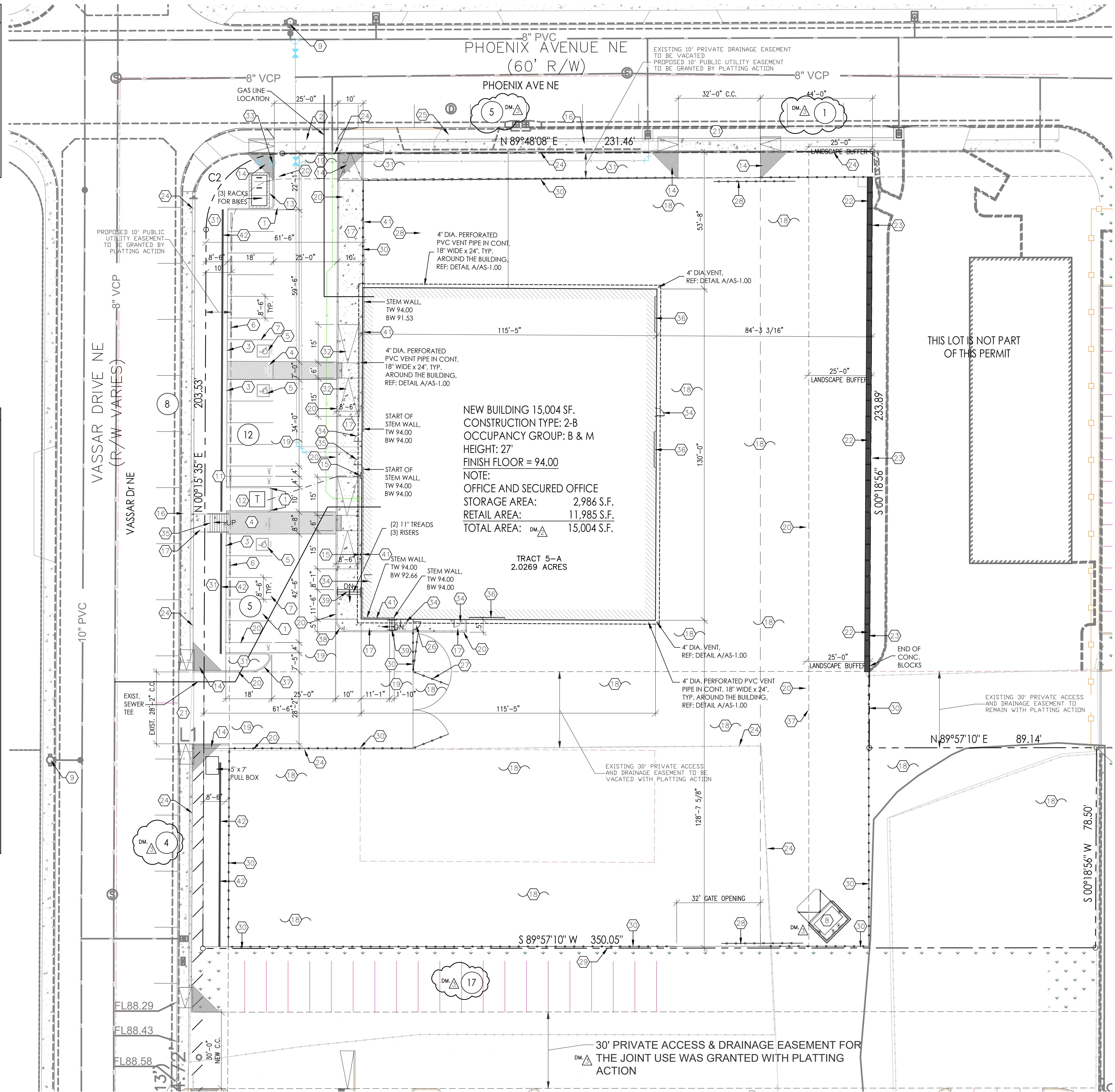
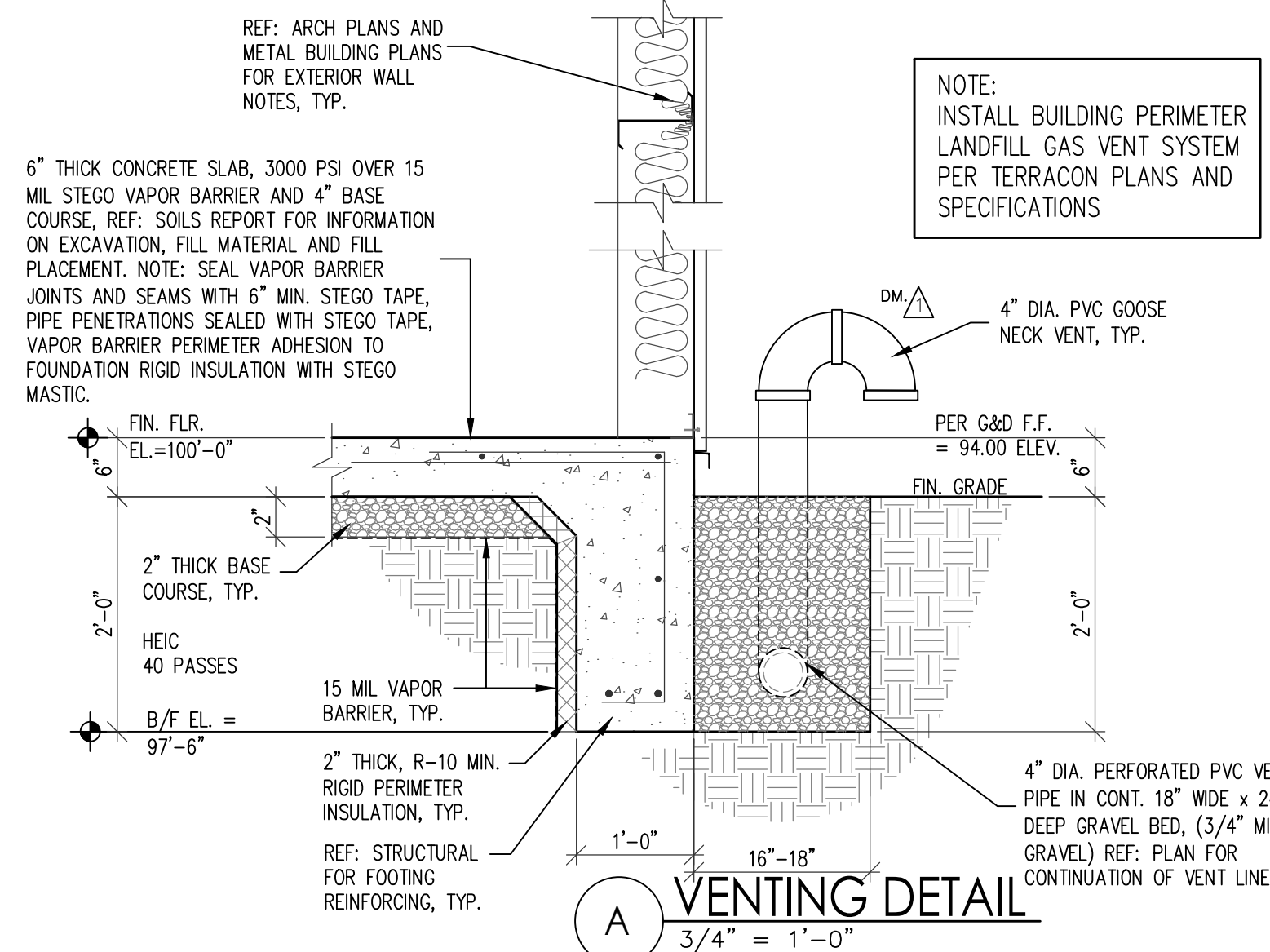
BICYCLE SPACES NON-RESIDENTIAL = (3) SPACES REQUIRED (3) SPACES PROVIDED

LANDSCAPE REQUIREMENTS:
 GROSS LOT AREA: 88,221 S.F. 2.00 AC.
 BUILDING AREA: 15,000 S.F.
 NET LOT AREA: 73,221 S.F.
 REQUIRED LS: 73,221 S.F. x 15% = 10,983 S.F.
 PROVIDED LS ONSITE: = 10,986 S.F.

TRAFFIC CIRCULATION LAYOUT APPROVED
 Sertil A. Kanbar 2/24/2024
 Signed Date

KEY NOTES

- 2'-0" CURB RADIUS, TYP.
- NEW 25' WIDE DRIVEWAY PER CABQ STANDARD DETAIL 2425A SETBACK FROM CURB.
- ACCESSIBLE PARKING SIGNAGE PER CABQ STANDARDS, REF: DETAIL A7/AS-2.0.
- 6' WIDE MIN. (REF: PLAN FOR ACTUAL WIDTH) PAINTED STRIPE HANDICAP ACCESSIBLE AISLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE. LOCATE SIGN (66-1-4.1 B NMSA 1978), REF: DETAIL A4/AS-2.0.
- HANDICAP SYMBOL PER CABQ STANDARDS, TYPICAL (4) PLACE REF: DETAIL A8/AS-2.0.
- PARKING BUMPER, TYP. REF: DETAIL C2/AS-2.0.
- 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF: DETAIL A9/AS-2.0, TYP.
- DUMPSTER ENCLOSURE PER CABQ, REF: DETAIL A1-A3/AS-2.0.
- EXISTING FIRE HYDRANT LOCATION.
- NOT USED.
- (2) MOTORCYCLE PARKING SIGNAGE PER CABQ STANDARDS, TYP. REF: A12/AS-2.0.
- PAINTED "MC" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, AT MOTORCYCLE PARKING - WHITE ON PAVEMENT PER CABQ STANDARDS.
- BIKE RACK FOR (3) BICYCLES, REF DETAIL C-1/AS-2.0. BIKE PARKING SPACES SHALL BE 6'-0" LONG x 2' WIDE FOR EACH BIKE. NOTE: A 1'-0" CLEAR ZONE AROUND THE BIKE PARKING SPACE.
 A. 30" TALL x 18" WIDE.
 B. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOT ALLOWED.
 C. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION.
 D. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
 E. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
 F. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
 G. THE RACKS SHOULD BE STURDY AND ANCHORED TO A CONCRETE PAD.
- CLEAR SIGHT TRIANGLE. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS. ALL SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS, MOUNT BOX 4'-0" - 5'-0" HIGH A.F.F., TYP.
- EXISTING CONCRETE SIDEWALK REPAIRED AS NEEDED.
- NEW 4" THICK CONCRETE SIDEWALK, REF: DETAIL A6/AS-2.0
- EXISTING BASE COURSE NO WORK
- NEW ASPHALT
- NEW RAISED CONCRETE CURB REF: DETAIL C3/AS-2.0.
- EXISTING DRIVEWAY NO WORK
- NEW 2' WIDE x 4' LONG x 2' HIGH CONCRETE BLOCKS, TYP.
- EXISTING WROUGHT IRON FENCE TO REMAIN
- EXISTING CHAIN LINK FENCE TO BE REMOVED
- EXISTING DRIVEWAY TO BE REMOVED
- NEW CHAIN LINK GATE 36" WIDE x 8' HIGH WITH SLATS.
- NEW (2) 15 WIDE x 8' HIGH CHAIN LINK SWING GATES W/ SLATS
- NEW 32 WIDE x 8' HIGH CHAIN LINK SLIDING GATE WITH SLATS.
- NEW PROPERTY LINE
- NEW 8' HIGH CHAIN LINK FENCE WITH SLATS
- LANDSCAPE AREAS
- ACCESSIBLE CONCRETE RAMP (1/12 SLOPE MAX.), RAMP IS PART OF ACCESSIBLE PEDESTRIAN WALK-WAY TO BUILDING, REF DETAIL A-10/AS-2.0
- PIV AND FDC LOCATION.
- EXIT DOOR, REF: ARCH FLOOR PLANS.
- INSULATED METAL DOOR IN H.M. FRAME.
- ROLL UP DOOR, REF: ARCH FLOOR PLANS.
- 8' CURB RADIUS.
- 5' CURB RADIUS.
- CONCRETE STAIRS AND HANDRAIL/GUARDRAIL, REF: ARCH FLOOR PLAN A-1.10 AND GRADING AND DRAINAGE PLAN.
- RETAINING WALL, REF: GRADING AND DRAINAGE PLAN
- BUILDING RETAINING WALL, TOP OF RETAINING AT 94.00 FINISH FLOOR ELEVATION, REF: SHEET A-1.50 AND GRADING AND DRAINAGE PLAN.
- 36" HIGH LANDSCAPING HEDGE FOR PARKING LOT SCREENING PER I.D.O. 14-16-5-6(F), REF: LANDSCAPING PLAN.



PHOENIX AND VASSAR OFFICE AND RETAIL SMALL
 SITE PLAN
 2500 PHOENIX AVENUE NE 87107
 ALBUQUERQUE, NM
 PROJECT #2267

REVISION DATE
 11-04-2025
 01-14-2026
 02-09-2026

STATE OF NEW MEXICO
 RICHARD P. BENNETT
 No. 1240
 10/18/2024
 REGISTERED ARCHITECT

RBA ARCHITECTURE, PC
 ARCHITECTURE
 PLANNING
 DESIGN
 1000 N. 10th St., Ste. 100
 Albuquerque, NM 87102
 www.rbaarch.com

DATE
 10/18/2024

SHEET NUMBER
 AS-1.00