

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

September 8, 2025

Alejandro Sazo  
RBA Architects  
1104 Park Ave SW  
Albuquerque, NM 87102

[alejandro@rba81.com](mailto:alejandro@rba81.com)

**Re: Menaul & Vassar Warehouse  
2500 Phoenix Ave NE  
Traffic Circulation Layout  
Engineer's/Architect's Stamp 10-18-24 (H16D156)**

Dear Mr. Sazo,

The revised TCL submittal received 9-4-2025 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

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 [ABQ-PLAN](#) for evaluation by Transportation. **AN APPROVED PLAT IS A CONDITION OF RELEASING THE FINAL CO.**

Albuquerque

NM 87103

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.

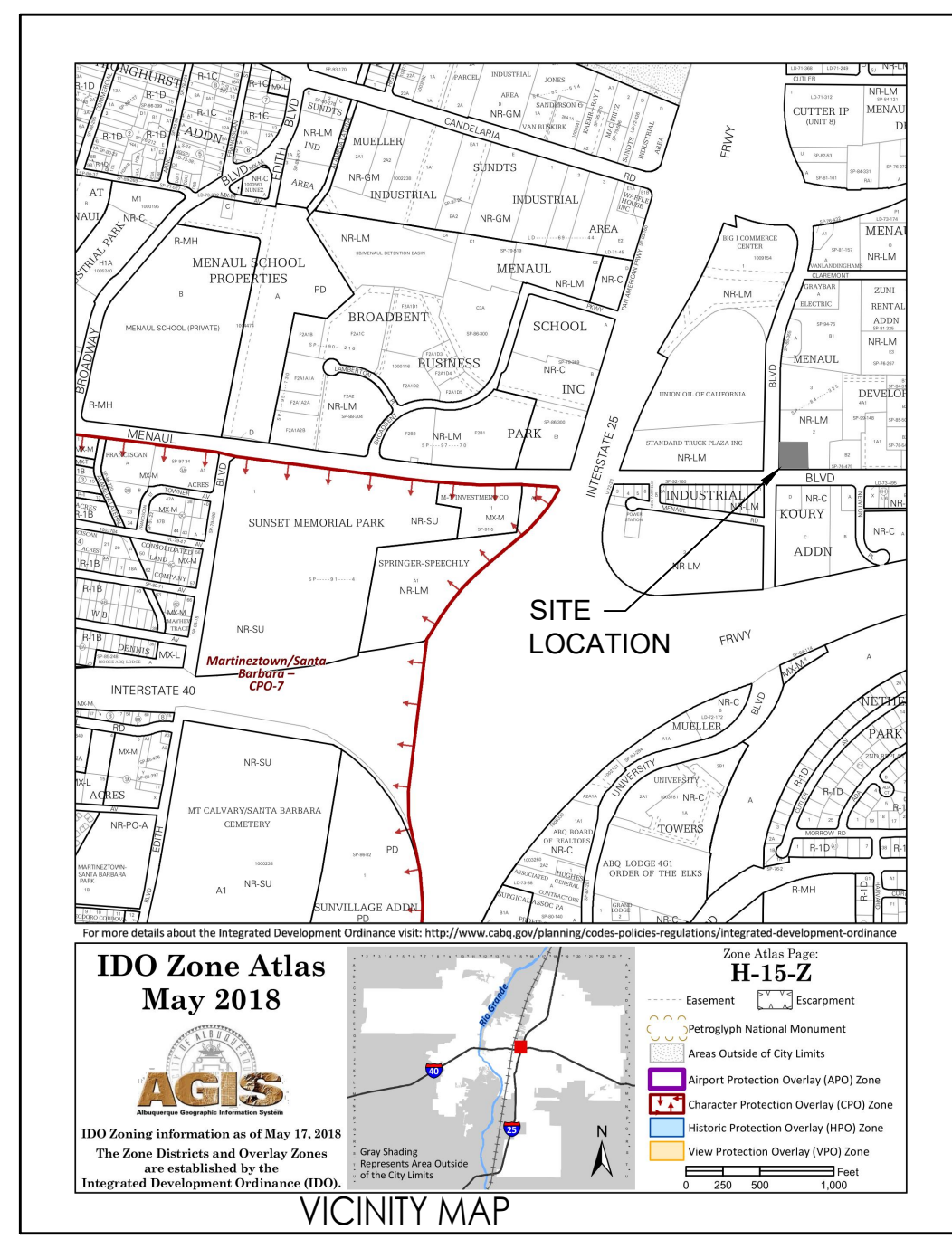
[www.cabq.gov](http://www.cabq.gov)

Sincerely,

*Sertil A. Kanbar*

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

C: CO Clerk, File



**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.

**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.
  - 30" TALL x 18" WIDE.
  - BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOTE ALLOWED.
  - THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION.
  - THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
  - THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
  - EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
  - 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" - 6'-0" HIGH A.F.F., TYP.
- EXISTING CONCRETE SIDEWALK REPAIRED AS NEEDED.
- NEW 4" THICK CONCRETE SIDEWALK, REF: DETAIL A6/AS2.0
- EXISTING BASE COURSE NO WORK
- NEW ASPHALT
- NEW RAISED CONCRETE CURB REF: DETAIL C3/AS-2.0.
- EXISTING DRIVEWAY NO WORK
- NEW 6" HIGH CMU WALL
- EXISTING CHAIN LINK FENCE TO REMAIN
- EXISTING CHAIN LINK FENCE TO BE REMOVED
- EXISTING DRIVEWAY TO BE REMOVED
- NEW CHAIN LINK GATE 36" WIDE x 6' HIGH.
- NEW 24" WIDE x 6' HIGH SLIDING GATE
- PROPERTY LINE TO BE VACATED
- NEW PROPERTY LINE
- NEW CHAIN LINK 6' FENCE
- 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, 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.

**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 (38) SPACES, ON STREET (14) SPACES (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

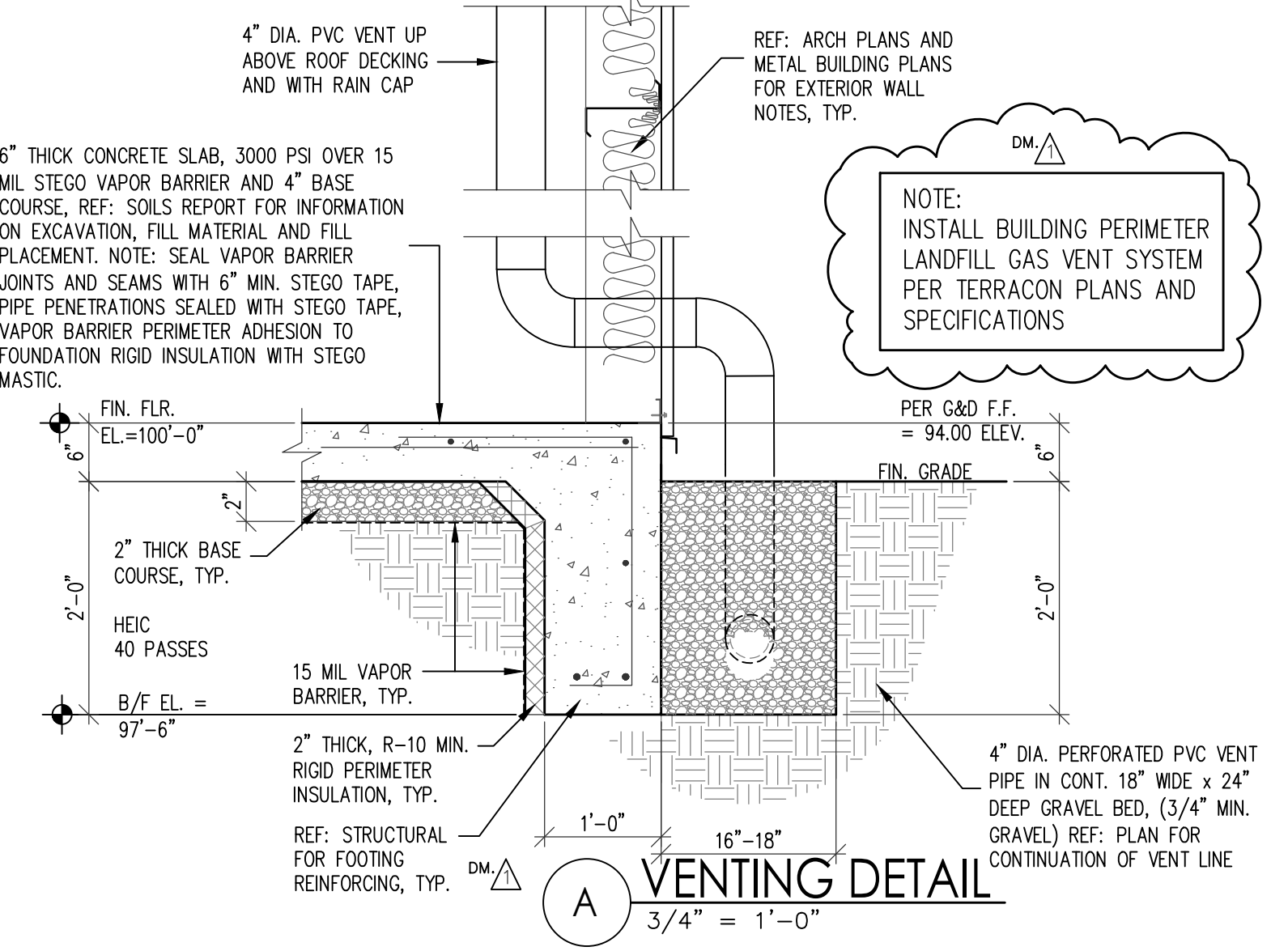
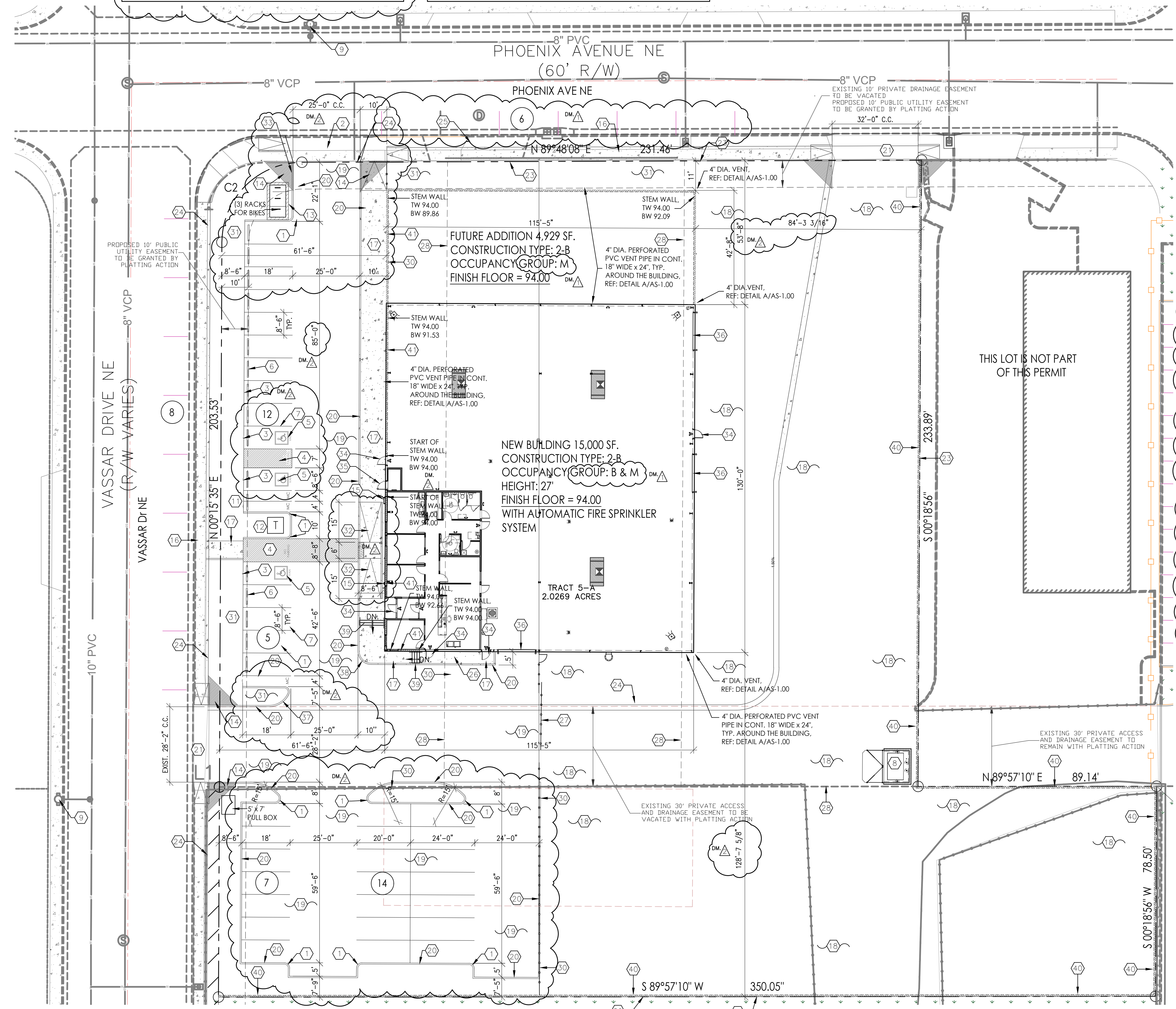
**LANDSCAPE REQUIREMENTS:**

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 SF. X 15% = 10,983 S.F.  
 PROVIDED LS ONSITE: = 10,986 S.F.

**TRAFFIC CIRCULATION LAYOUT APPROVED**

Sorhil A. Kanbar 9/4/2025

Signed \_\_\_\_\_ Date \_\_\_\_\_



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

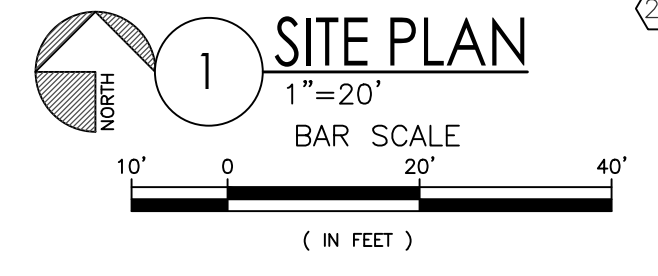
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 09-04-2025

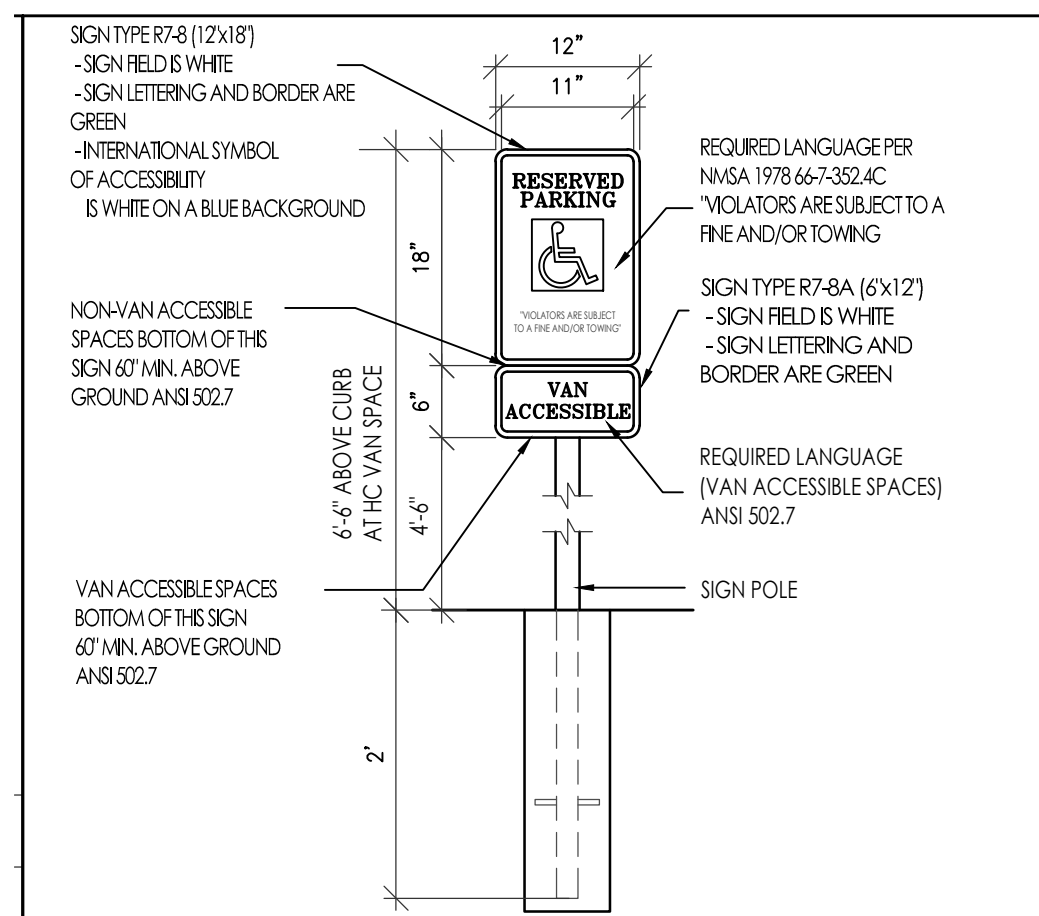
STATE OF NEW MEXICO  
 RICHARD P. BENNETT  
 No. 1240  
 10/18/2024  
 REGISTERED ARCHITECT

RBA ARCHITECTURE, PC  
 ARCHITECTURAL  
 PLANNING  
 DESIGN  
 128-7 5/8"  
 128-7 5/8"  
 128-7 5/8"

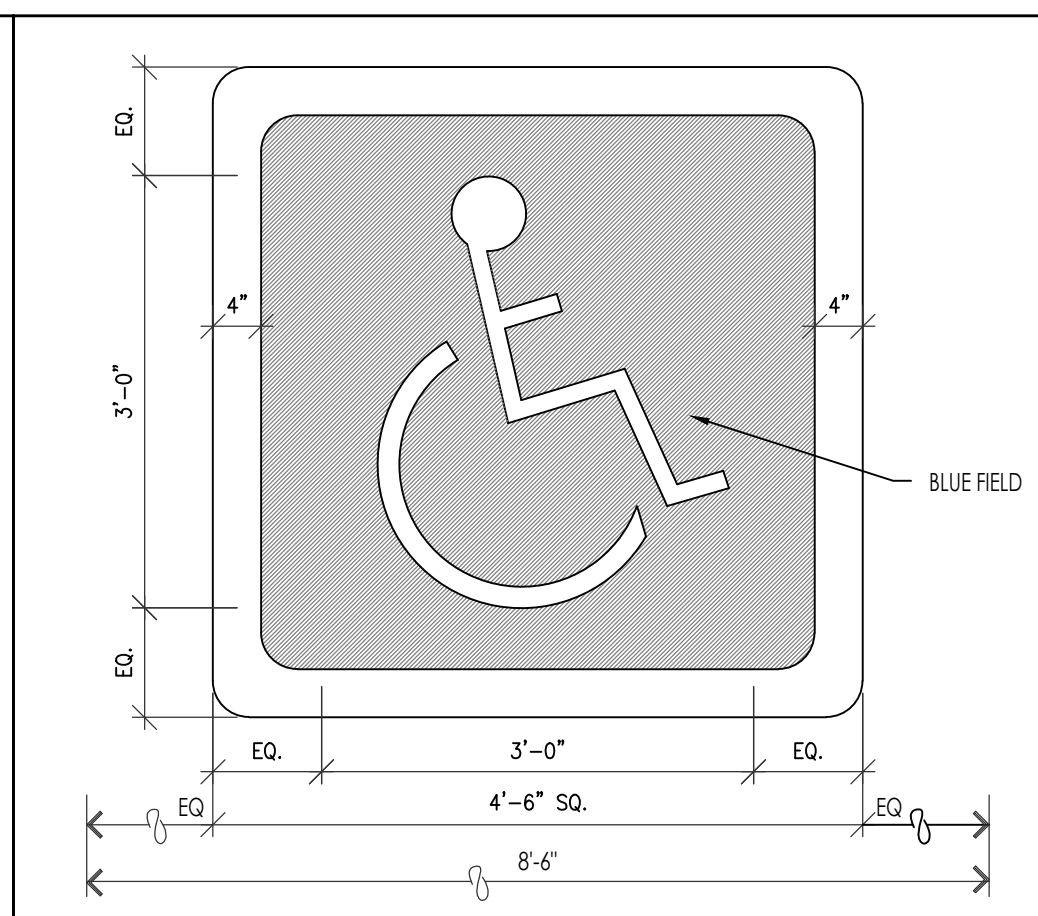
DATE  
 10/18/2024

SHEET NUMBER  
 AS-1.0

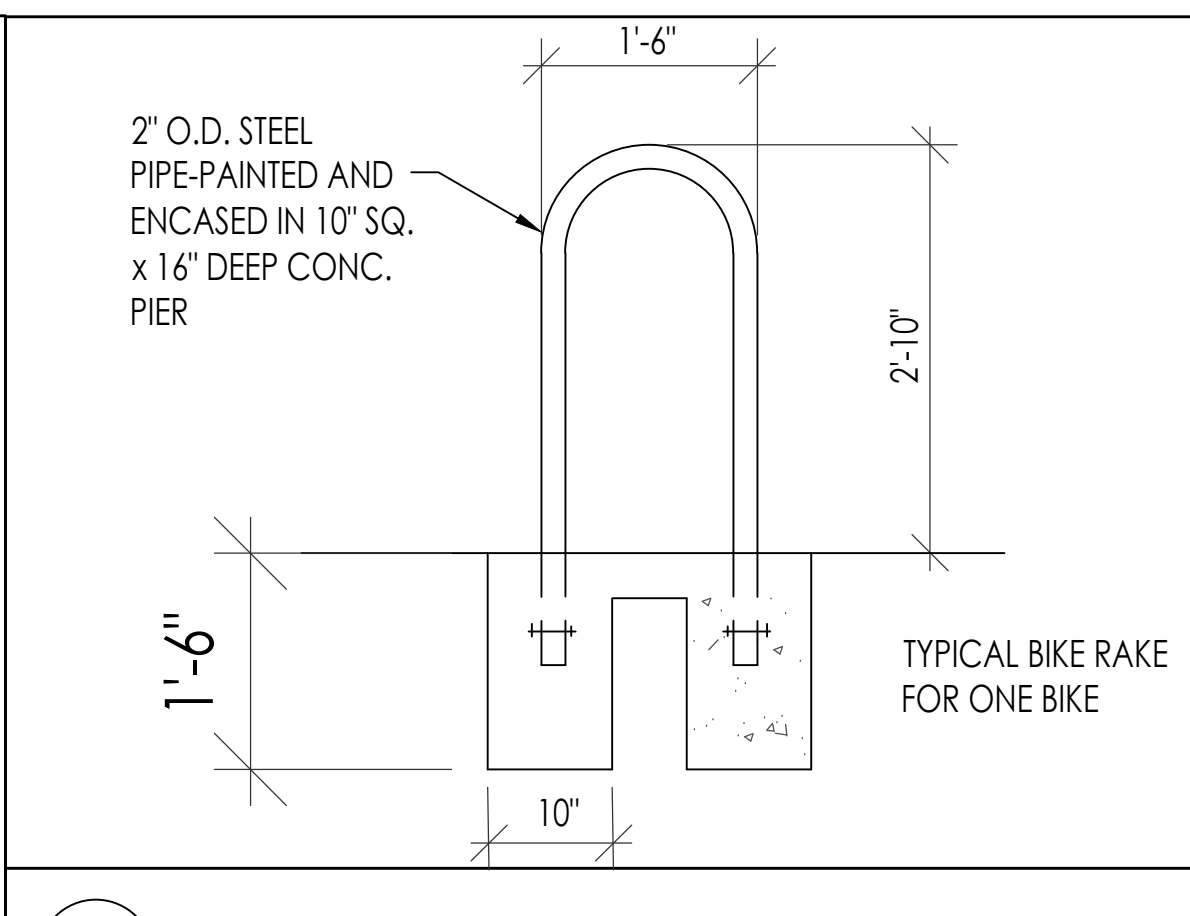




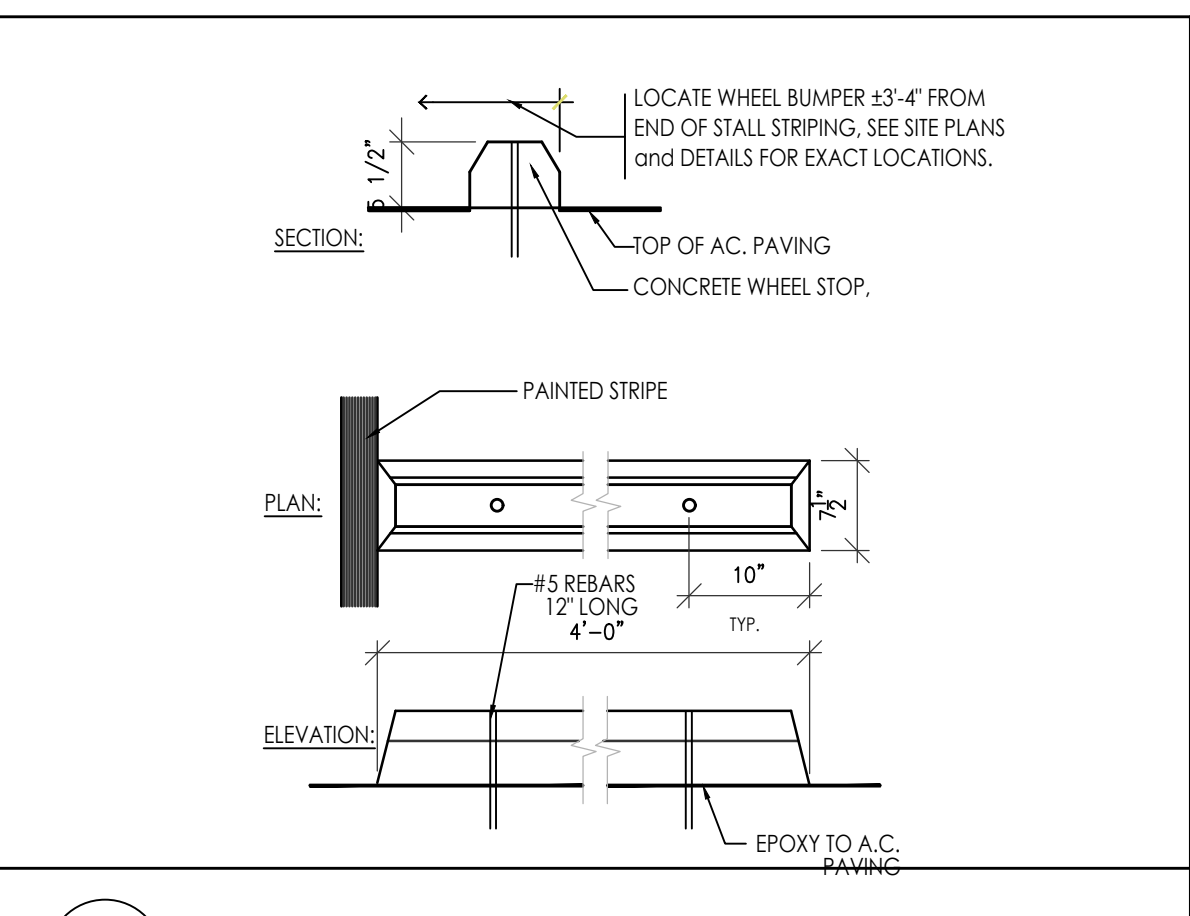
**A-7** HC PARKING SIGNAGE (EXISTING) ELEVATIONS  
3/4"=1'-0"



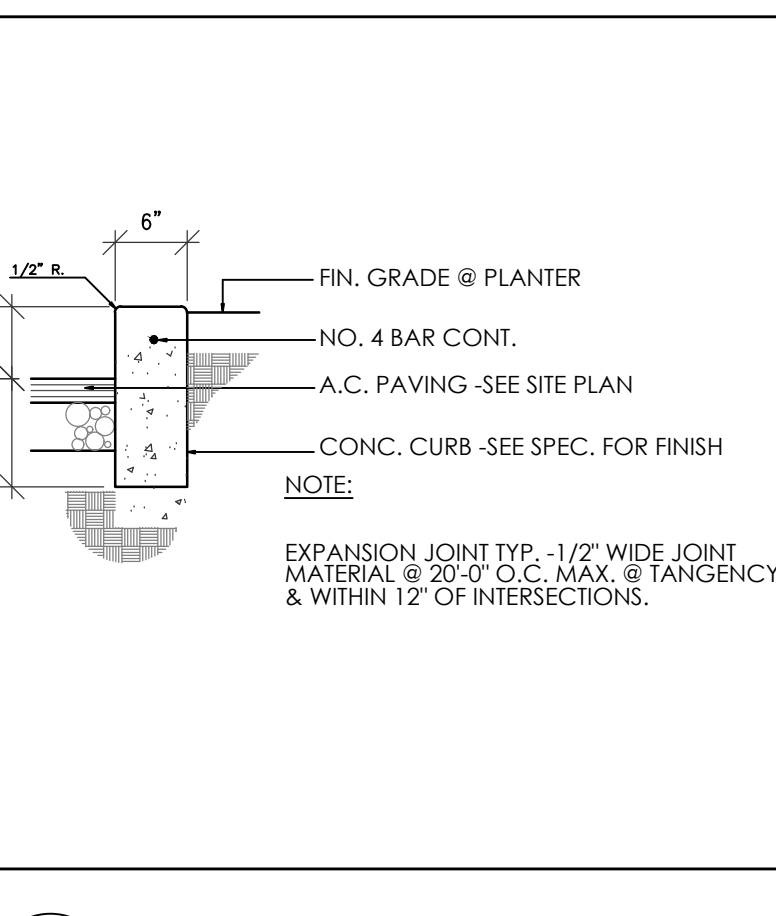
**A-8** HC PARKING MARKING (EXISTING) PLAN  
3/4"=1'-0"



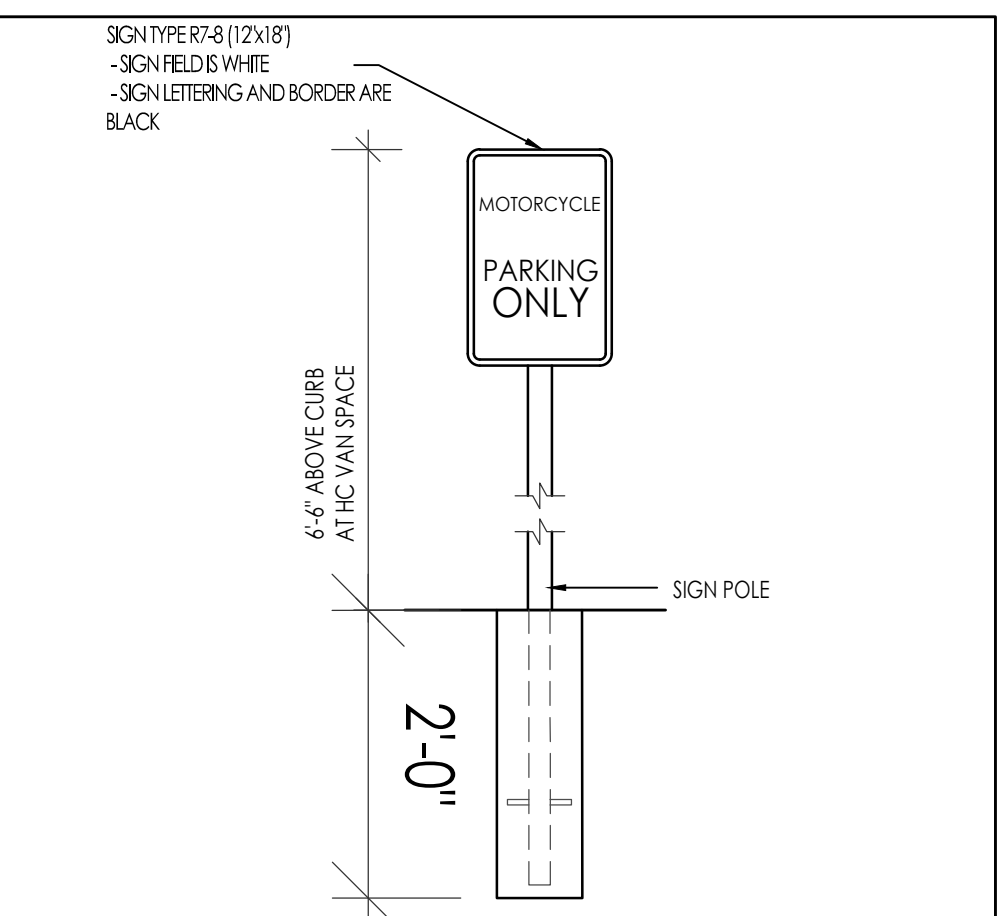
**C1** BIKE RACK ELEVATION  
3/4"=1'-0"



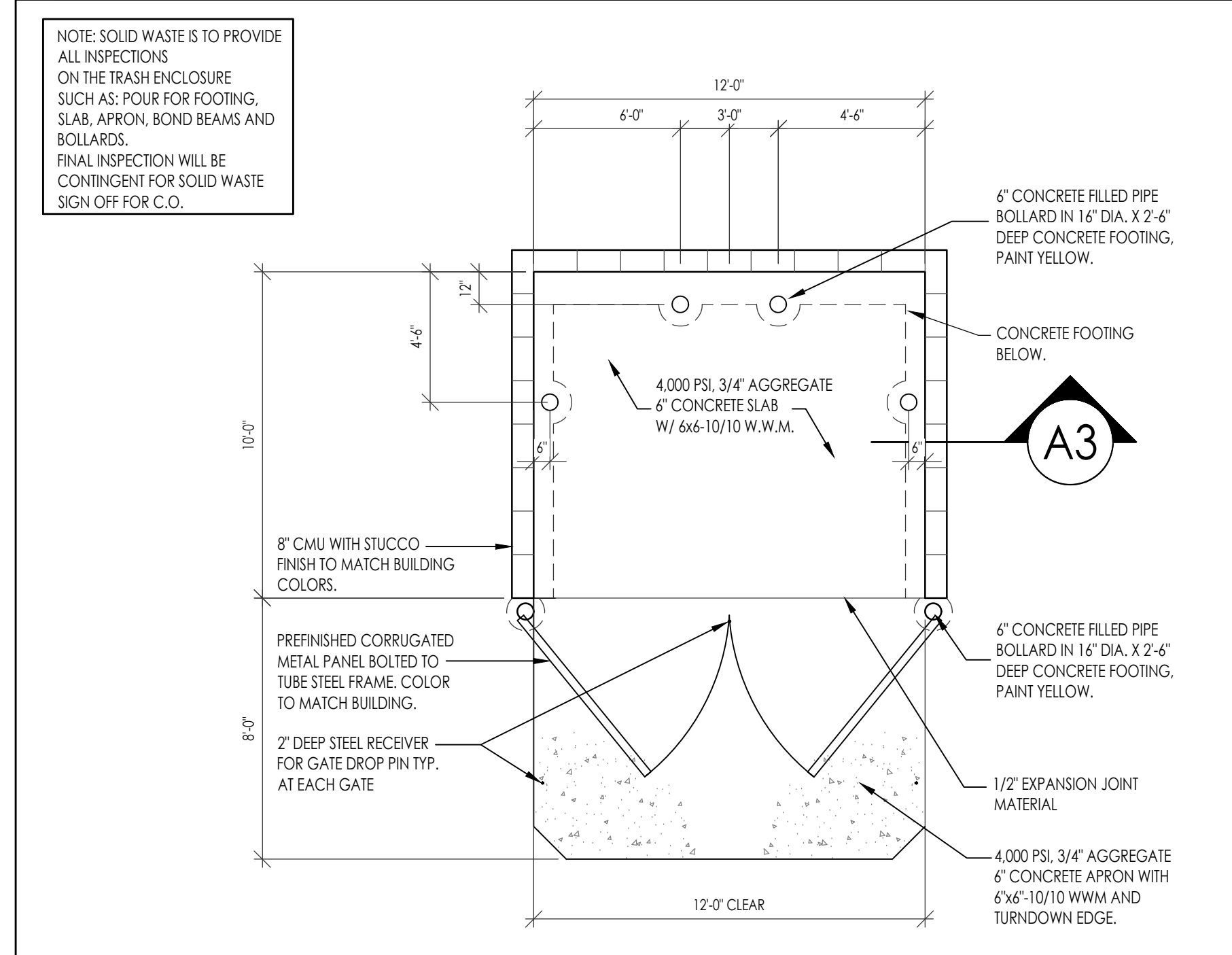
**C2** WHEEL BUMPER DETAIL  
3/4"=1'-10"



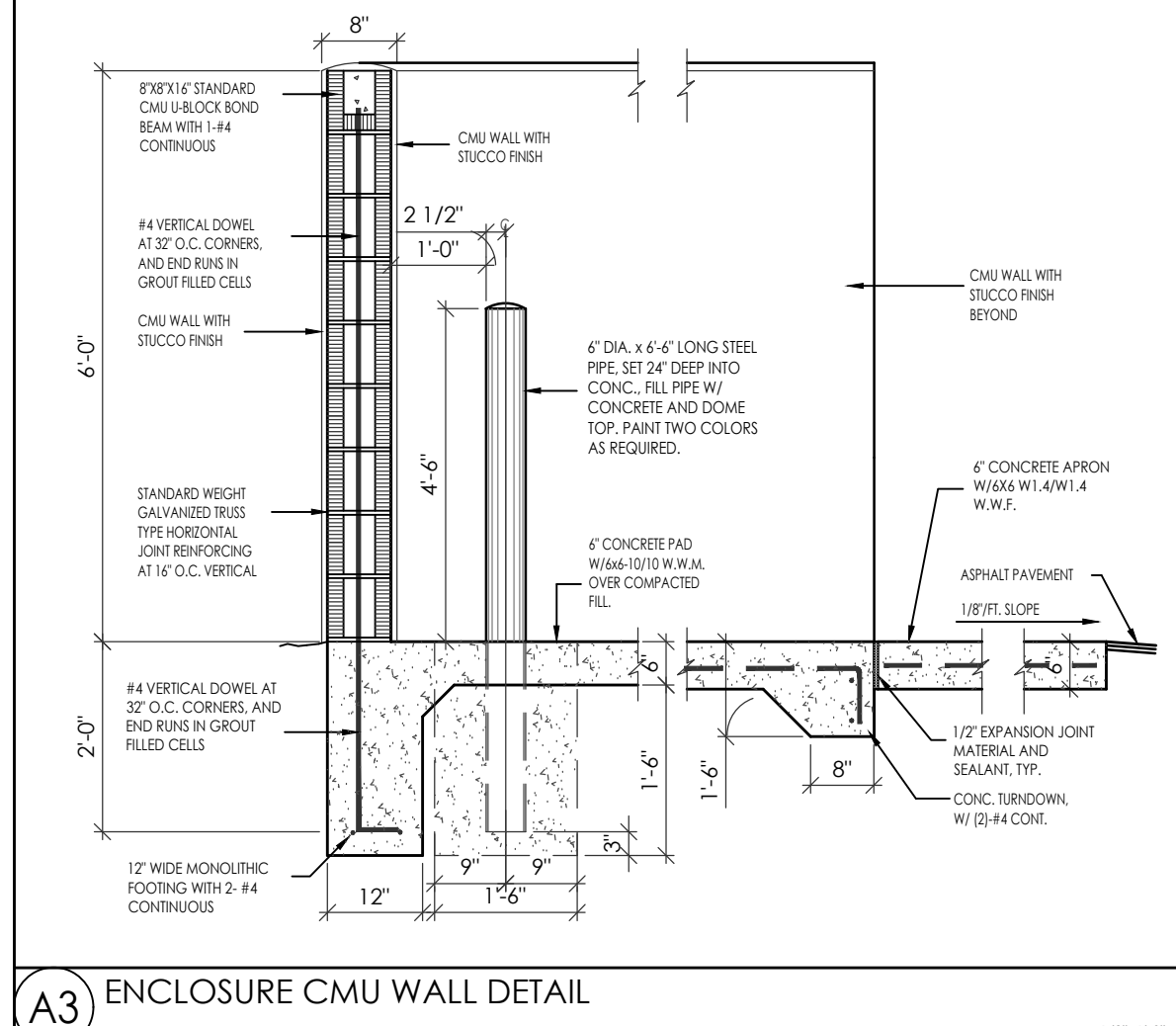
**C3** CONCRETE CURB DETAIL  
3/4"=1'-10"



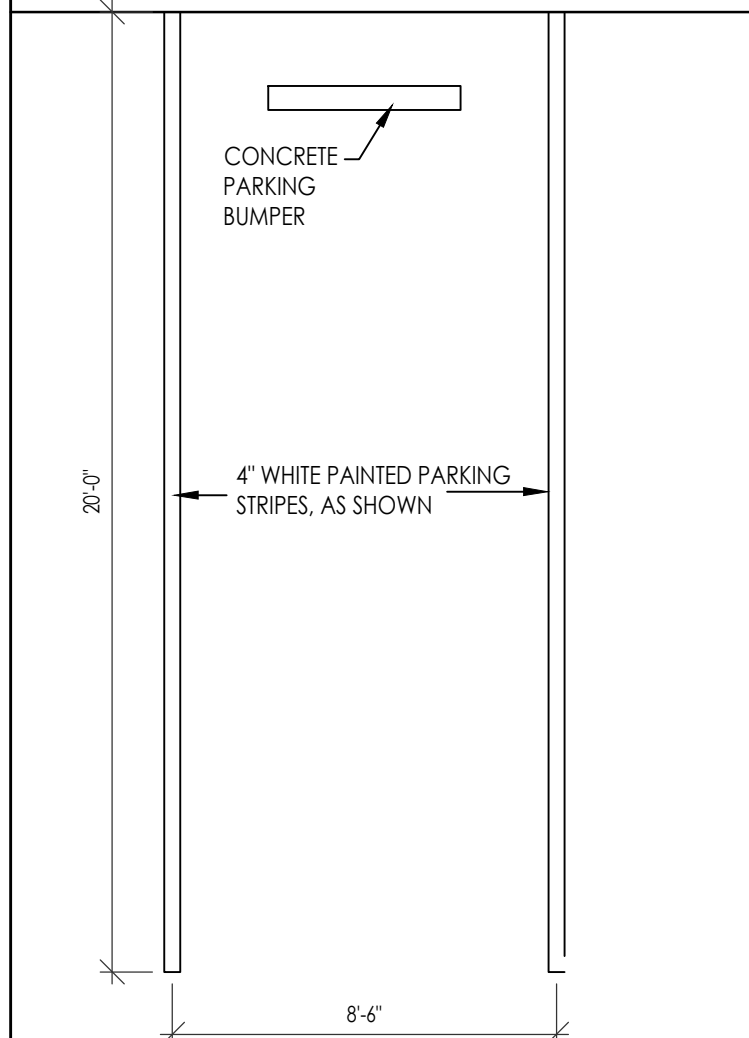
**A12** MOTORCYCLE SIGNAGE ELEVATIONS  
3/4"=1'-0"



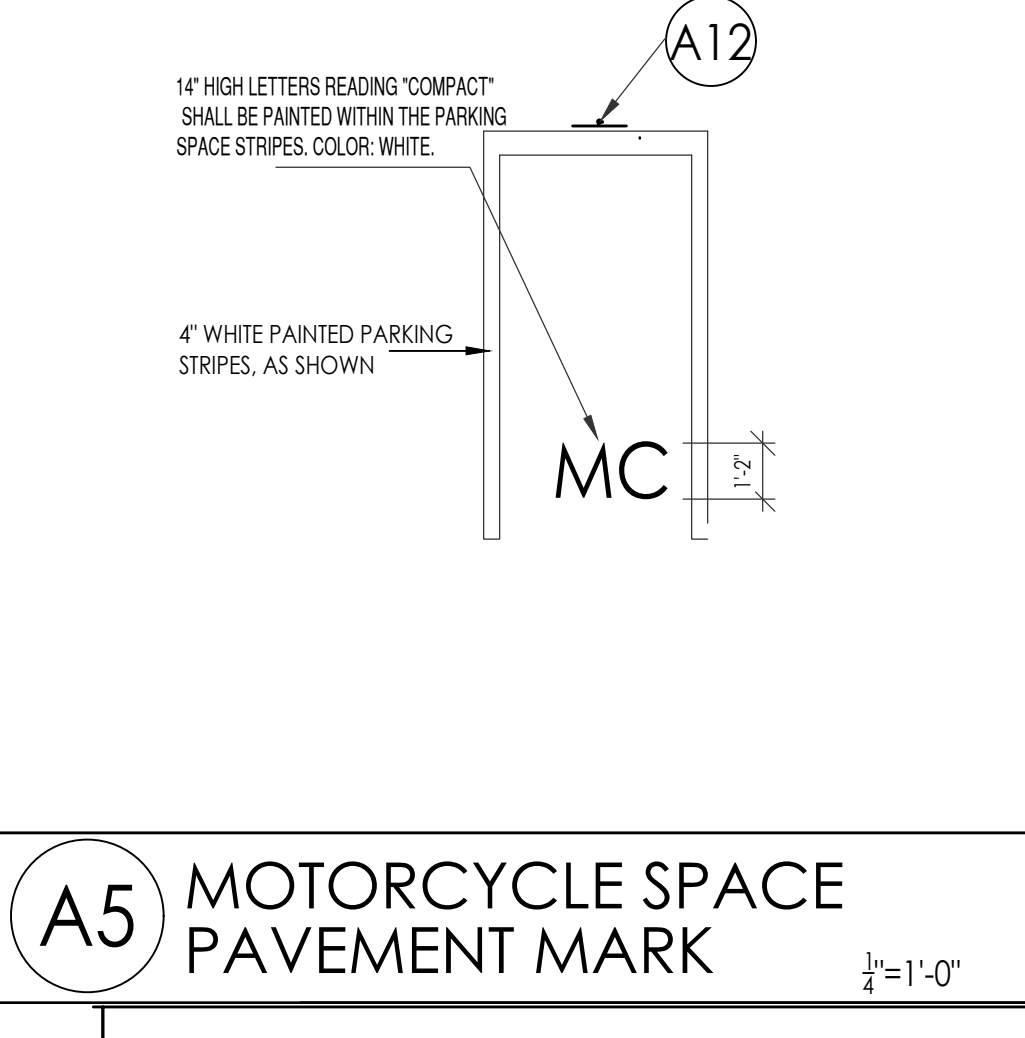
**A1** REFUSE ENCLOSURE PLAN  
1/4"=1'-0"



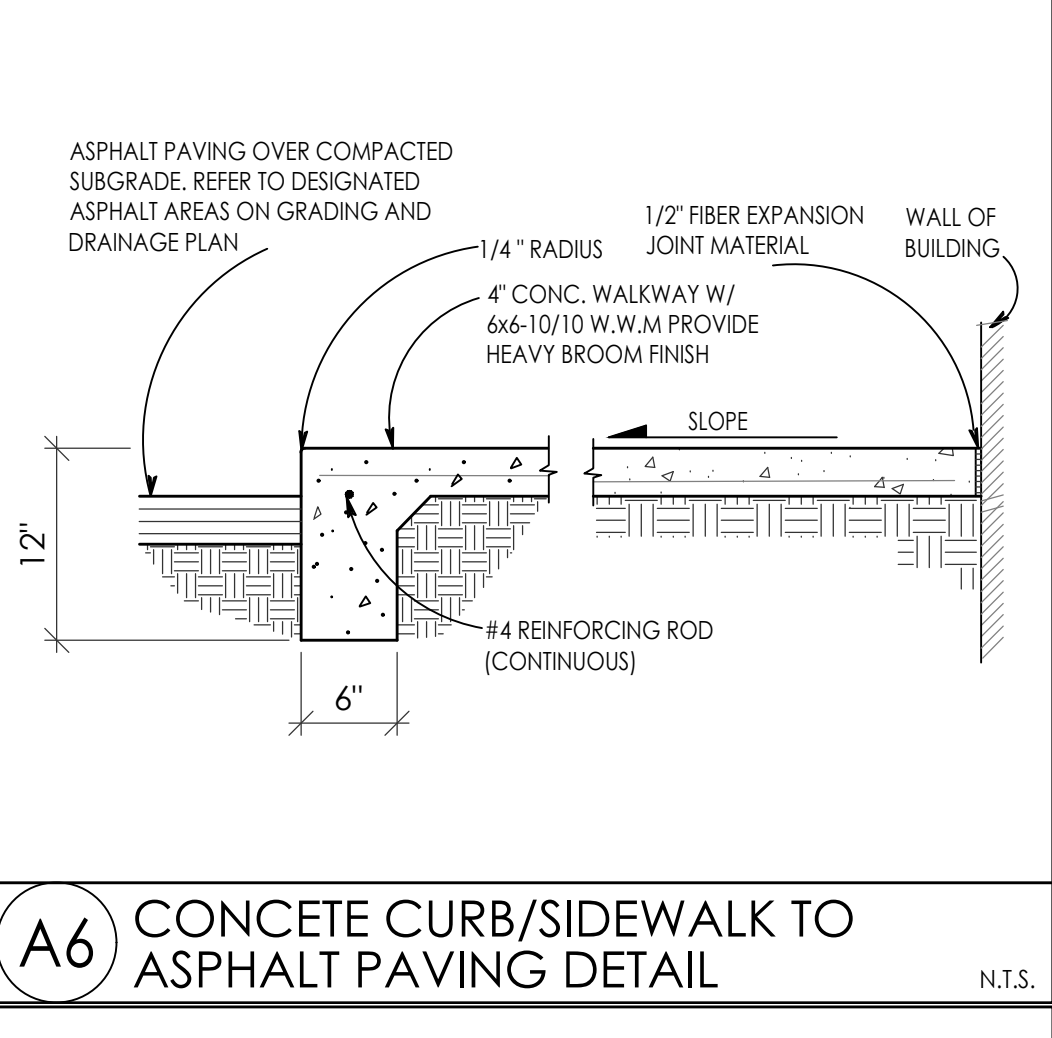
**A3** ENCLOSURE CMU WALL DETAIL  
1/2"=1'-0"



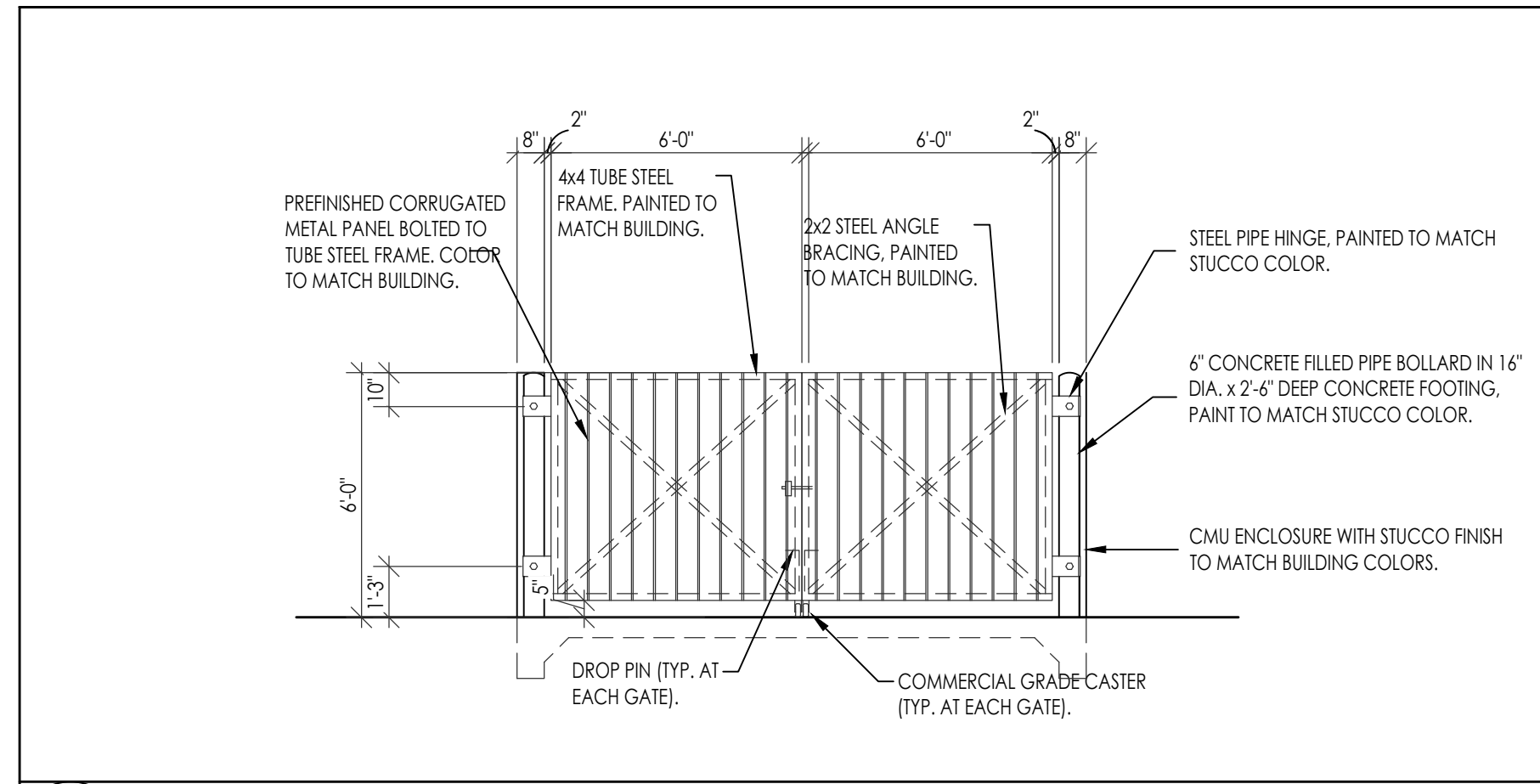
**A9** 4" WIDE PAINTED STRIPE DETAIL  
1/2"=1'-10"



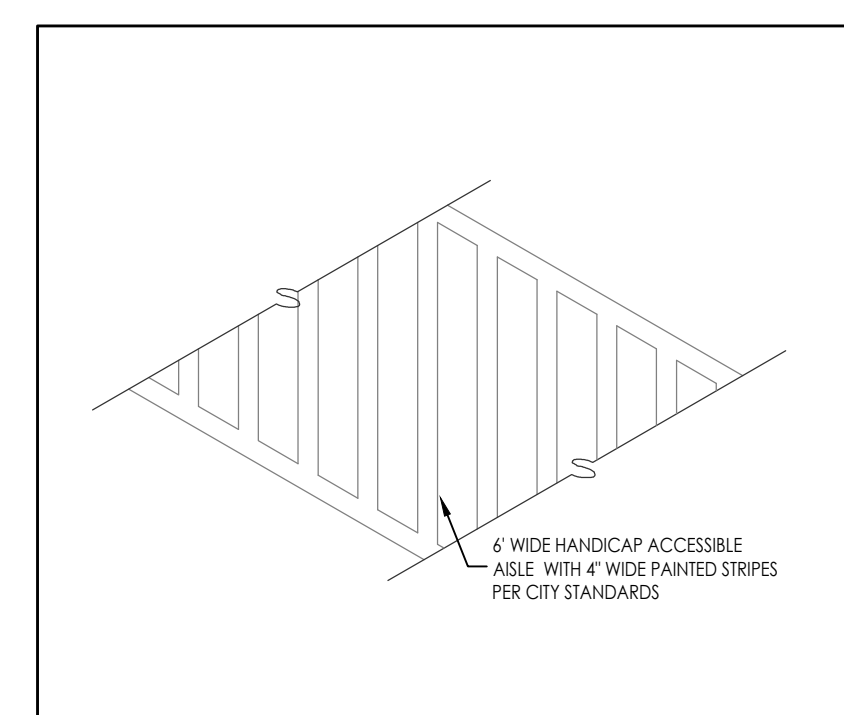
**A5** MOTORCYCLE SPACE PAVEMENT MARK  
1/2"=1'-0"



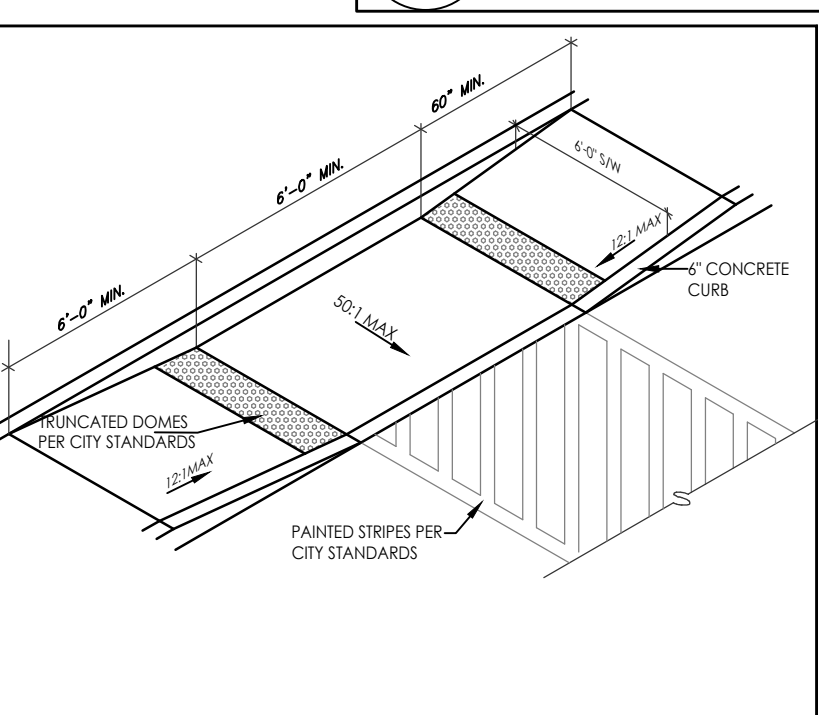
**A6** CONCRETE CURB/SIDEWALK TO ASPHALT PAVING DETAIL  
N.T.S.



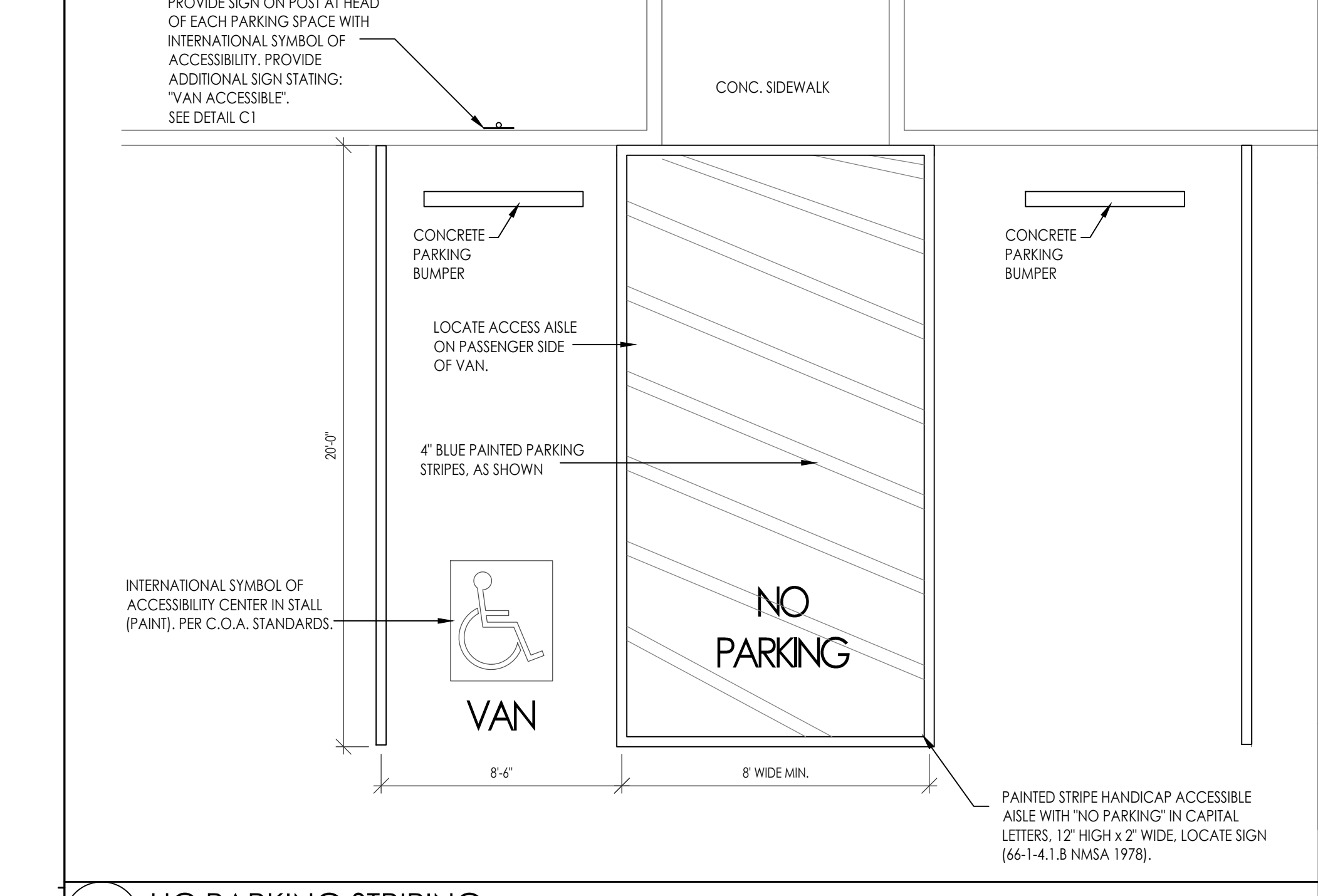
**A2** REFUSE ENCLOSURE ELEVATION  
1/4"=1'-0"



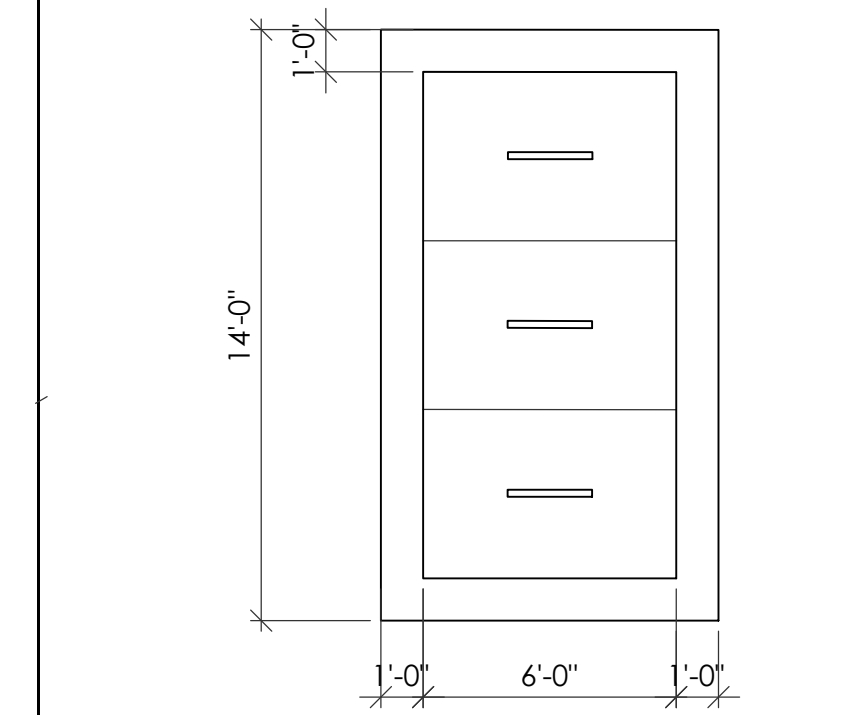
**A11** ACCESSIBLE AISLE  
NOT TO SCALE



**A10** ACCESSIBLE RAMP  
NOT TO SCALE



**A-4** HC PARKING STRIPING PLAN  
1/4"=1'-0"



**C6** BIKE RACK TOP VIEW  
NOT TO SCALE

**TRAFFIC CIRCULATION LAYOUT APPROVED**  
Sertil A. Kanbar 9/1/2025  
Signed Date

MENAU & VASSAR  
SITE PLAN DETAILS  
2500 PHOENIX AVE NE87107  
ALBUQUERQUE, NM  
PROJECT #2267

REVISION DATE  
STATE OF NEW MEXICO  
RICHARD P. BENNETT  
No. 1240  
10/17/2024  
REGISTERED ARCHITECT

RBA ARCHITECTURE, P.C.  
ARCHITECTURE  
PLANNING  
DESIGN  
1000 PHOENIX AVE NE  
ALBUQUERQUE, NM 87102  
PHONE: 505.263.8800  
WWW.RBAARCHITECTURE.COM

DATE  
10/18/2024  
SHEET NUMBER  
AS-2.0