

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 17, 2025

Shahram Biazar
SBS Construction and Engineering LLC
7632 WILLIAM MOYERS AVE NE
Albuquerque, NM 87122

aecllc@aol.com

Re: Gas Station
2016 CARLISLE BLVD NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 5-7-25 (H16D158) TRANS-2025-00160
Certification dated 6-17-2025

Dear Mr. Biazar,

PO Box 1293

Based upon the information provided in your submittal received 6-13-25, 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 me at (505) 924-3909 or at skanbar@cabq.gov

NM 87103

Sincerely,

Sertil A. Kanbar

www.cabq.gov

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

\EA via: email
C: CO Clerk, File

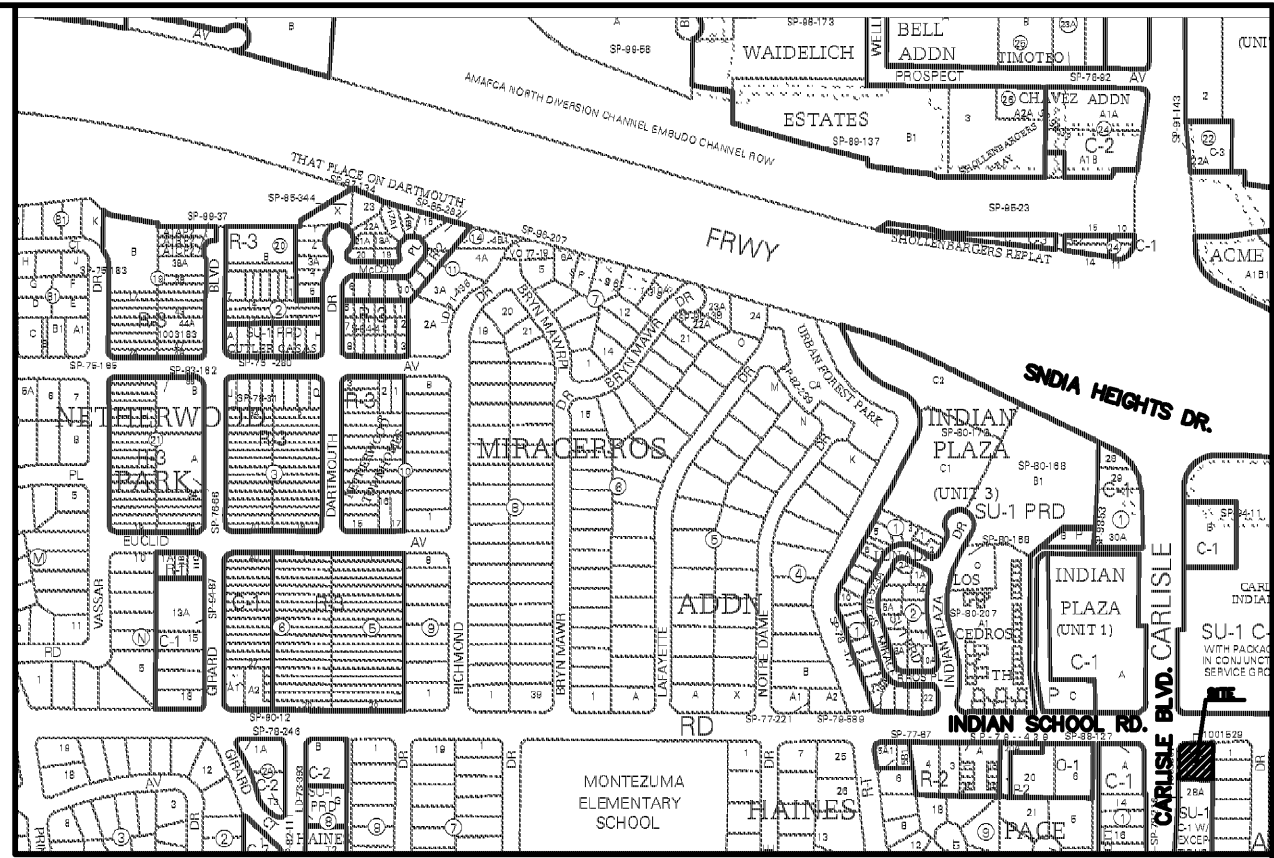
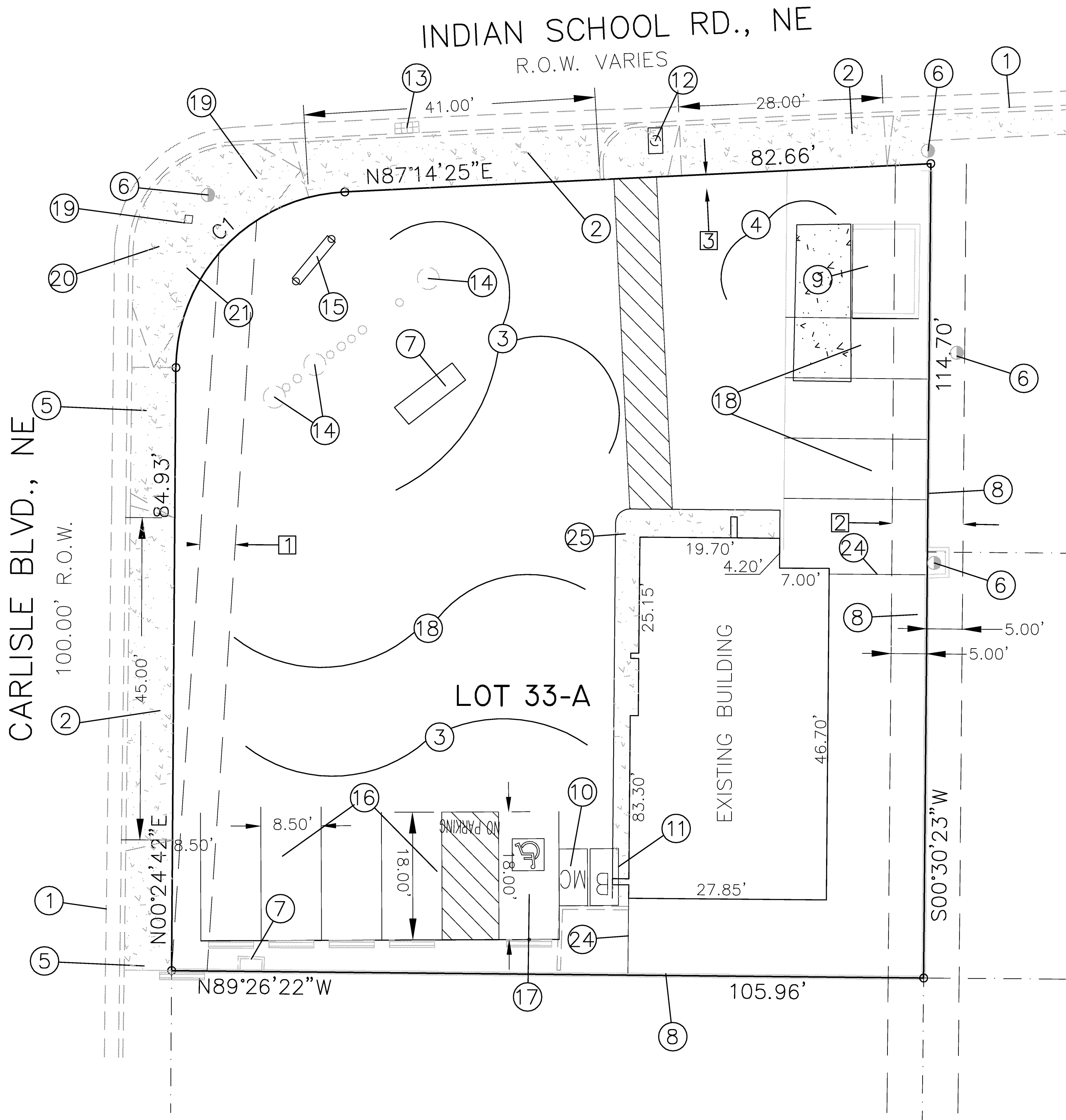
CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	CORD
C1	37.84'	25.00'	23.61'	34.33'
				CORD DIRECTION
				N43°52'17"E

EASEMENTS:

- 1
- EXISTING 5' PUBLIC UTILITY EASEMENT (06/11/02, BK 2002C, PG. 201)
- 2
- EXISTING 10' PUBLIC UTILITY EASEMENT (02/17/50, BK D, FOLIO 83)
- 3
- 2.0' ADDITIONAL RIGHT OF WAY DEDICATED TO CITY OF ALBUQUERQUE (06/11/02, BK 2002C, PG. 201)

OKEYED NOTES:

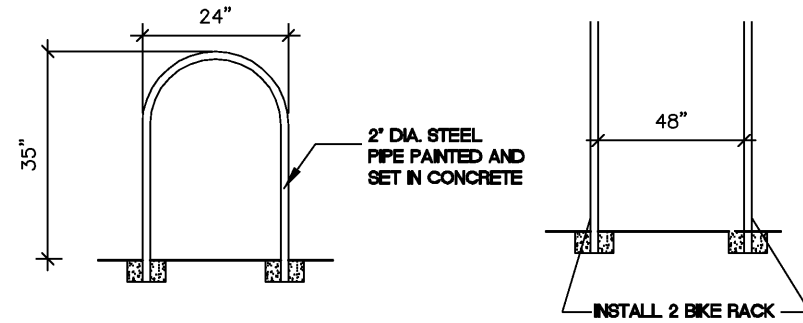
- 1
- EXIST. CURB & GUTTER TYP.
- 2
- EXISTING DRIVE WAY ENTRANCE.(SEE EACH DRIVEWAY FOR THE WIDTH)
- 3
- CONCRETE PAVING, TYP.
- 4
- EXISTING ASPHALT PAVING AREA.
- 5
- EXISTING 6.00' SIDEWALK.
- 6
- EXISTING POWER POLE, TYP.7. ISLAND WITH PUMP.
- 7
- EXISTING PLANTER.
- 8
- EXISTING GARDEN AND/OR RETAINING WALL, HEIGHT VARIES.
- 9
- EXISTING CMU REFUSE ENCLOSURE WITH GATE.
- 10
- NEW MOTORCYCLE PARKING (4'X8' MIN.). MC MARKING SHOULD BE SHOWN ON THE OPPOSITE DIRECTION OF MOTORCYCLE ENTERING THE PARKING. INSTALL MOTORCYCLE PARKING SIGN, EITHER WALL MOUNTED OR FREE STANDING.
- 11
- BICYCLE RACK (MIN. 1 BICYCLES). SEE THIS PAGE FOR DETAIL.
- 12
- EXISTING WATER METER BOX.
- 13
- EXISTING DROP INLET.
- 14
- UNDER GROUND FUEL TANK LIDS, TYP.
- 15
- EXISTING MONUMENT SIGN ON POLE.
- 16
- 8.50' WIDE X 18' DEEP CUSTOMER PARKING SPACES, TYP.
- 17
- HC PARKING 8.50' WIDE X 18' DEEP. TYP. INSTALL HANDICAP SIGN PER COA STANDARDS. MUST HAVE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978, "VIOLATORS ARE SUBJECT TO FINE AND/OR TOWING"
- 18
16. 8.50' WIDE X 18' DEEP CUSTOMER PARKING SPACES, TYP.
- 19
- STREET/TRAFFIC CROSSING BOTTON.
- 20
- EXISTING HC RAMP.
- 21
- ELECTRIC METER POLE.
- 22
- EXISTING LIGHT POLE.
- 23
- 6.00' PEDESTRIAN CONNECTION.
- 24
- CHAIN LINK FENCE/GATE.
- 25
- EXISTING 3.50' WIDE SIDEWALK.



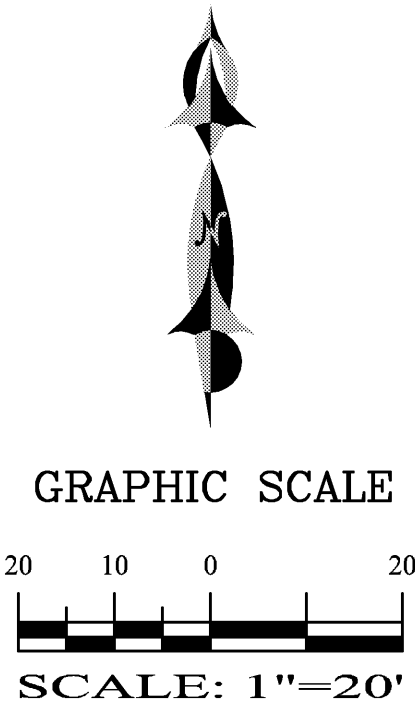
VICINITY MAP:
LEGAL DESCRIPTION:
LOT 33-A, BLOCK A, ALTURA ADDITION
CONTAINING 0.2688 ACRE ACRE (11,709.00 SF)
ADDRESS:
2016 CARLISLE BLVD., NE, ALBUQUERQUE, NM 87110

SITE DATA	
PROPOSED USAGE:	LIGHT FUELING STATION (GAS STATION)
LOT AREA:	CONTAINING 11,708.00 S.F. (0.2688 ACRE ACRE)
PARKING CALCULATIONS:	
1360 SF BUILDING, 4 SPACES PER 1000 SF GFA (1360/1000*4)	
TOTAL PARKING REQUIRED:	5.44 SPACES
TOTAL PARKING PROVIDED INCLUDED HC:	7 SPACES
HC PARKING REQUIRED:	1 SPACE (1 VAN)
HC PARKING PROVIDED:	1 SPACE (1 VAN)
MOTORCYCLE SPACES REQUIRED:	1 SPACE
MOTORCYCLE SPACES PROVIDED:	1 SPACE
BICYCLE SPACES REQUIRED:	1 SPACE
MOTORCYCLE SPACES PROVIDED:	1 SPACE

LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	EXISTING OVERHEAD UTILITY
	EXISTING CURB & GUTTER
	EXISTING CHAIN LINK FENCE
	EXISTING SIDEWALK
	EXISTING FIRE HYDRANT
	EXISTING WATER SERVICE
	EXISTING DROP INLET
	PROPOSED SIDEWALK



BICYCLE RACK DETAIL



SBS CONSTRUCTION
AND ENGINEERING, LLC

REZA AFAGHPUR
P.E. #11814

7632 WILLIAM MOYERS AVE. NE
ALBUQUERQUE, NEW MEXICO 87122
(505)804-5013

2016 CARLISLE BLVD., NE
SITE PLAN FOR TCL

DRAWING:	DRAWN BY:	DATE:	SHEET #
202510-SP.DWG	SH-B	01-3-2024	1 OF 2



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: 2016 CARLISLE BLVD. NE Hydrology File # J17D041

Legal Description: LOT 33-A, BLOCK A, ALTURA ADDITION

City Address, UPC, OR Parcel: 2016 CARLISLE BLVD., NE

Applicant/Agent: SBS CONSTRUCTION AND ENG., LLC Contact: SHAWN BIAZAR

Address: 7632 WILLIAM MOYERS AVE., NE, ALBUQUERQUE, NM 87122 Phone: 505-804-5013

Email: AECLLC@AOL.COM

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) _____ ☐ RESIDENCE
☐ DFT SITE ☒ ADMIN SITE

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☒ TRANSPORTATION ☐ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT 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
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 6-9-2025

SBS CONSTRUCTION AND ENGINEERING, LLC

JUNE 9, 2025

TRAFFIC ENGINEERING DEPT.
DEVELOPMENT REVIEW SERVICES
600 2nd STREET, SW
ALBUQUERQUE, NM 87102

RE: 2016 CARLISLE BLVE., NE, TRAFFIC CIRCULATION LAYOIT
TRANS-2025-00132, J17D041, ENGINEER'S STAMP DATED 5-7-2025
FINAL CERTIFICATION FOR OCCUPANCY

I, REZA AFAGHPOUR, NMPE OF THE SBS CONSTRUCTION AND
ENGINEERING, LLC, HEREBY CERTIFY THAT THIS PROJECT IS IN
SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE
APPROVED TCL DATED, 5-19-2025, ENGINEER'S STAMP DATED
5-7-2025.

I CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE
HAND DETERMINED BY VISUAL INSPECTION THAT SITE CONDITIONS ARE
TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR
CERTIFICATE OF OCCUPANCY.



REZA AFAGHPOUR, PE

6/09/2025

DATE

