

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 3, 2026

J David Hukman, RA
Jeebs & Zuzu, LLC
5924 Anaheim Ave NE
Albuquerque, NM 87113

Re: Parking Redesign
2500 Louisiana Blvd NE
Traffic Circulation Layout
Architect's Stamp 12-18-25 (H19D095)

Dear Mr. Hukman,

The TCL submittal received 12-18-2025 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 log in and evaluation by Transportation.

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

Sincerely,

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

C: CO Clerk, File

PROJECT SCOPE:

The subject property is an existing fully developed site. The improvements are to the entrance off of the Louisiana Blvd. street to be gated off and will be used for emergencies only. The one-way road will be changed into a proposed one-way "drop-off" lane in front of building entrance. Entrances off of Prospect Pl. and Chama Ave. will remain.

KEYED NOTES:

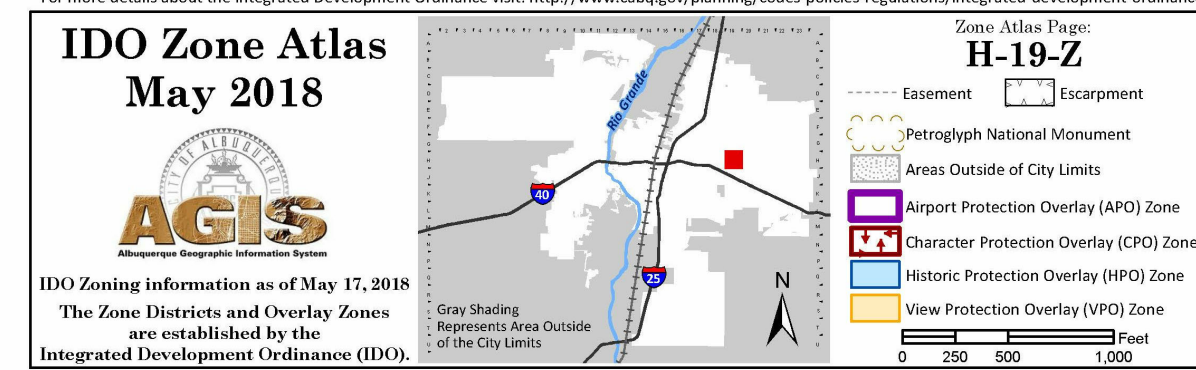
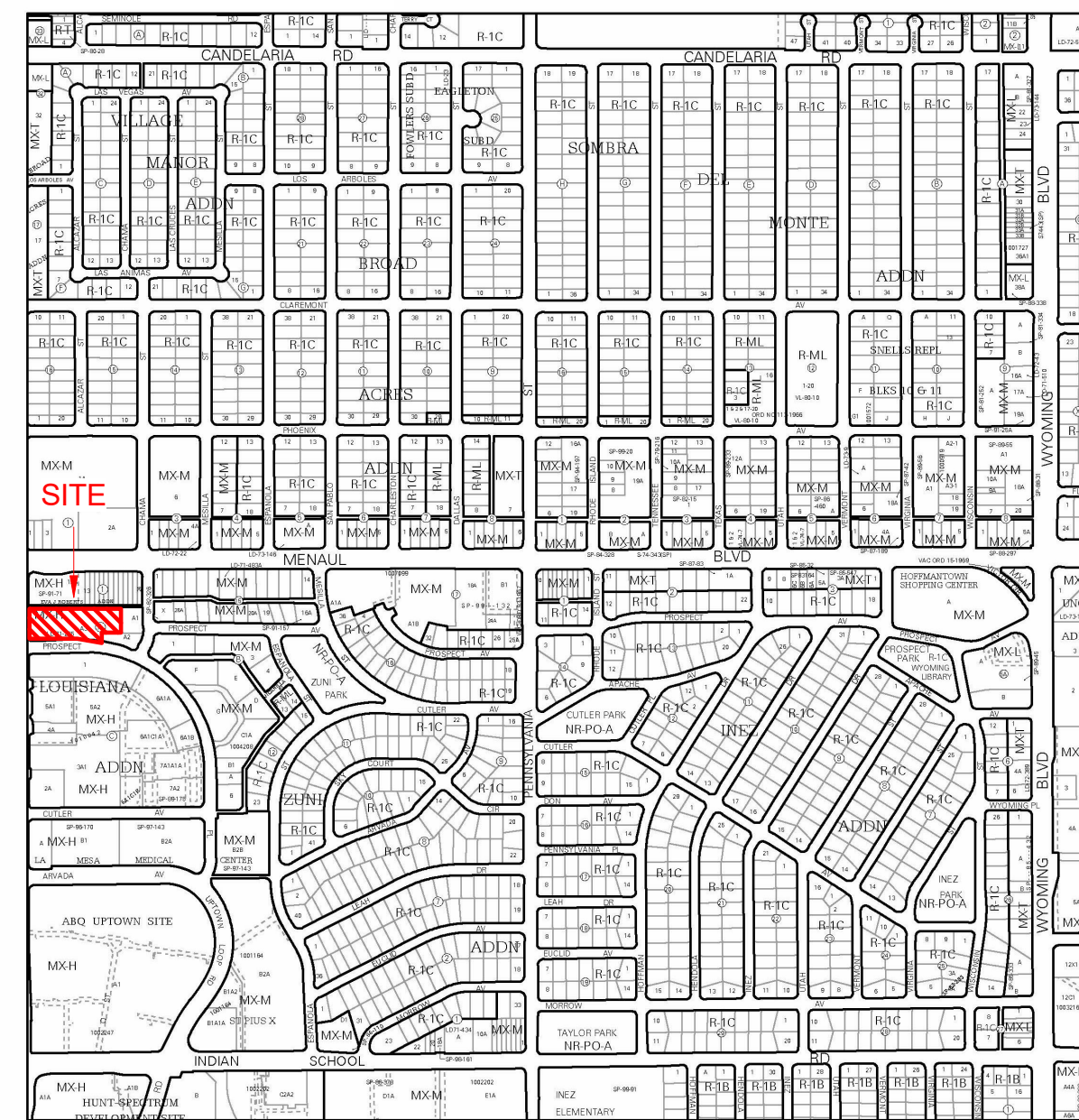
1. EXISTING BUILDING TO REMAIN
2. EXISTING ENTRY TO BUILDING TO REMAIN
3. EXISTING CONCRETE SIDE WALK TO REMAIN
4. EXISTING CONCRETE PAD TO REMAIN
5. EXISTING DRIVE-PAD ONTO SITE TO REMAIN
6. EXISTING IRON FENCE TO REMAIN
7. EXISTING IRON GATE TO REMAIN
8. EXISTING LANDSCAPE BUFFER TO REMAIN
9. EXISTING ADA RAMP TO BUILDING TO REMAIN
10. EXISTING XEROSCAPE AREA TO REMAIN
11. EXISTING MAILBOX TO REMAIN
12. EXISTING ADA PARKING SIGN TO REMAIN
13. EXISTING STAIRS TO REMAIN
14. EXISTING LIGHT POST TO REMAIN
15. NEW CONCRETE SIDEWALK
16. "DROP OFF" ENTRANCE
17. COLUMNS FOR NEW METAL SHADE STRUCTURE TO BE BUILT IN A FUTURE DATE
18. NEW LANDSCAPE AREA
19. ADA PATHWAY FROM ADA PARKING AISLE & PUBLIC ACCESS INTO EXISTING BUILDING
20. MOTORCYCLE PARKING SPACE.
21. METAL BIKE RACK LOOP ANCHORED TO CONCRETE
22. EXISTING FIRE HYDRANT
23. EXISTING FIRE HYDRANT @ 75' EAST OF PROPERTY LINE
24. EXISTING WATER ACCESS FOR BUILDING
25. EXISTING DUMPSTER
26. "DO NOT ENTER" SIGN
27. "ONE WAY" SIGN
28. EMERGENCY GATE ONLY FOR FIRE USE
29. 2017 Ansi A117 - 405.3 CROSS SLOPE. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.
30. COMPACT 45" PARKING SPACES
31. ADA ACCESS AISLE SHALL HAVE BLUE DIAGONAL STRIPING AND THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST 1 FOOT HIGH AND AT LEAST 2 INCHES WIDE. PLACE AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRES WOULD BE PLACED

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IBC 2021, UMC 2021, UPC 2015, 2018 IECC NEC 2017, ANSI A117.1-2009 AND IN ACCORDANCE WITH LOCAL PERMIT REQUIREMENTS. SUBCONTRACTORS SHALL VERIFY LOCAL REQUIREMENTS.
2. ALL UTILITIES (PRIVATE AND PUBLIC) AND ACCESS CONNECTIONS SHALL BE COORDINATED, FEES PAID AND CONSTRUCTION INSTALLED AS REQUIRED BY GOVERNING AGENCIES OR COMPANY. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SPECIFIC PERMIT, APPROVALS AND PAYING ALL FEES AND TAXES.
3. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.

TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Arriaga 2-3-2026
 Signed Date

ZONE ATLAS



DESIGN CRITERIA

A. ZONING DESIGN CRITERIA	
1. LEGAL DESCRIPTION.....	PARCEL A3 OF AMENDED & CORRECTED REPL OF BLK A LOUISIANA SUBD CONT. 1.871 ACRES: 1.87 LOT: A3 BLOCK: A SUBD: LOUISIANA PIN: ABO97632
2. ZONING CLASSIFICATION.....	MX-H HIGH INTENSITY
3. PERMITTED AND ACTUAL USE.....	COMMERCIAL

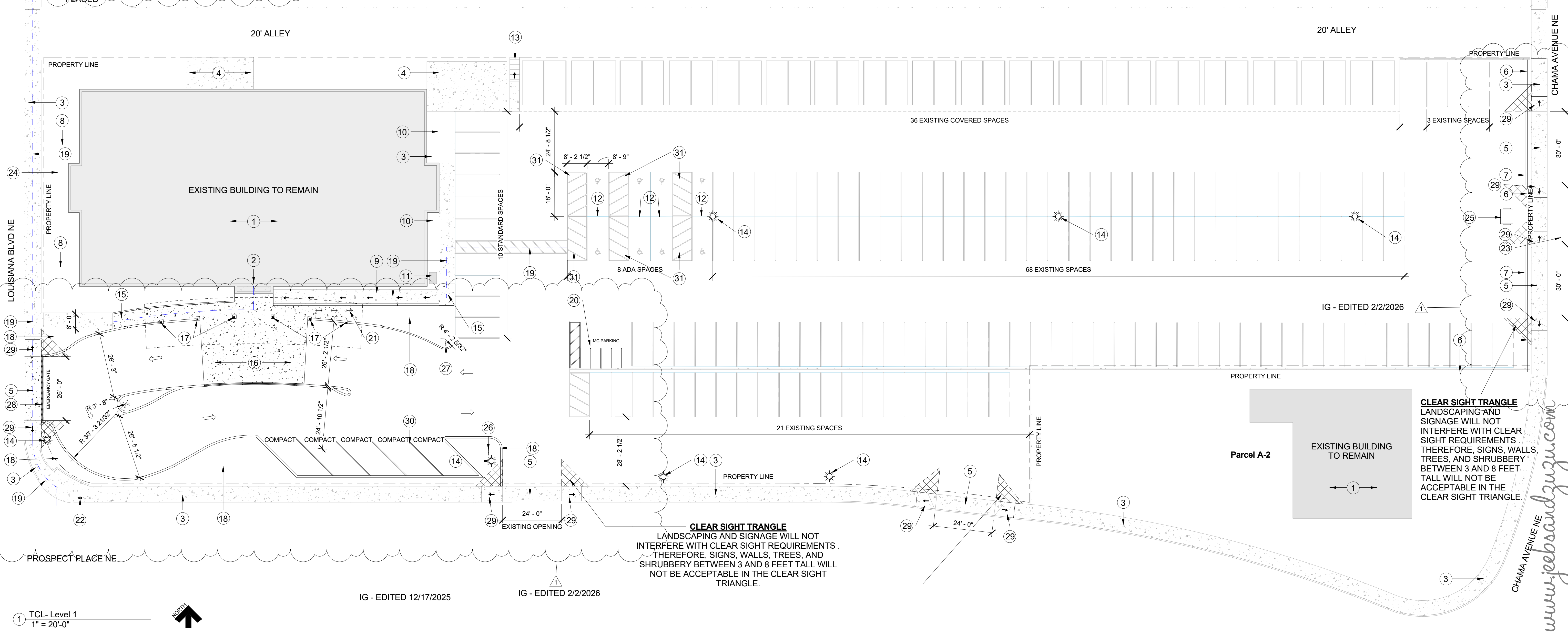
B. ARCHITECTURAL DESIGN CRITERIA	
1. GROSS AREA	85,400 GROSS SF

PARKING CALCULATIONS

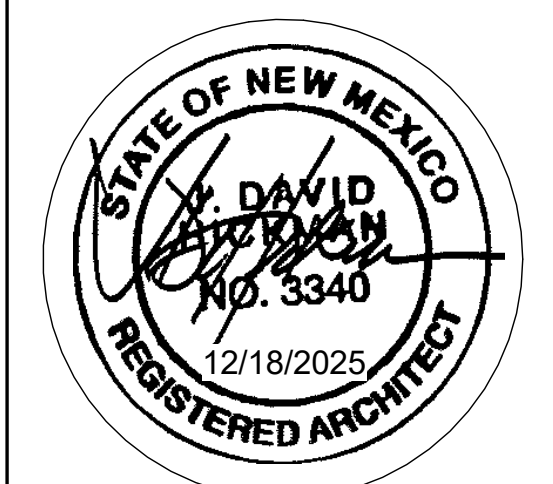
OFFICE - UC-MS-PT : 2.5 PER / 1,000 SQ. FT GFA

LEVEL 6 -	12,200 GFA	=	30.5 SPACES
LEVEL 5 -	12,200 GFA	=	30.5 SPACES
LEVEL 4 -	12,200 GFA	=	30.5 SPACES
LEVEL 3 -	12,200 GFA	=	30.5 SPACES
LEVEL 2 -	12,200 GFA	=	30.5 SPACES
LEVEL 1 -	12,200 GFA	=	30.5 SPACES
BASEMENT -	12,200 GFA	=	30.5 SPACES
TOTAL REQUIRED =			214 SPACES REQUIRED, 235 PROVIDED IN TOTAL

STANDARD -	222 PROVIDED
HANDICAP -	8 PROVIDED
COMPACT -	5 PROVIDED
MOTORCYCLE -	5 REQUIRED, 5 PROVIDED
BICYCLE -	6 REQUIRED, 6 PROVIDED



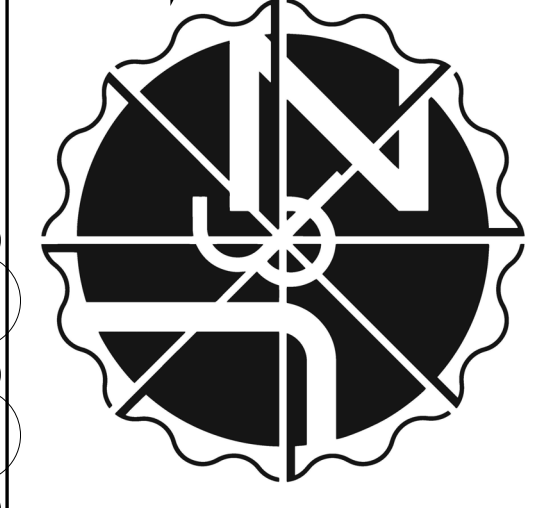
easy as pie



JEEBS & ZUZU, LLC.

Architecture
Construction
Design-Build

5924 ANAHEIM AVENUE NE SUITE A
 ALBUQUERQUE, NM 87113
 P. 505-797-1318



job no: 25-024

drawn: IG

checked: J&Z

date: 12/17/2025

2500 Louisiana Parking Redesign

IG - 1/28/2026

2500 Louisiana Blvd NE

sheet no: **TCL 1.0**

