

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

October 19, 2023

Vinny Perea, P.E  
Tierra West, LLC  
5571 Midway Park PL, NE  
Albuquerque, NM 87109

**Re: San Roque 7 La Serena**  
**441 & 457 Coors Blvd. nw**  
**Traffic Circulation Layout**  
Engineer's Stamp 10-04-23 (J10-D049)

Dear Mr. Perea,

The TCL submittal received 10-04-2023 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](http://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 the [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) for log in and evaluation by Transportation. **AN APPROVED/SIGNED SHARED PARKING AGREEMENT IS A CONDITION OF RELEASING THE FINAL CO.**

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,

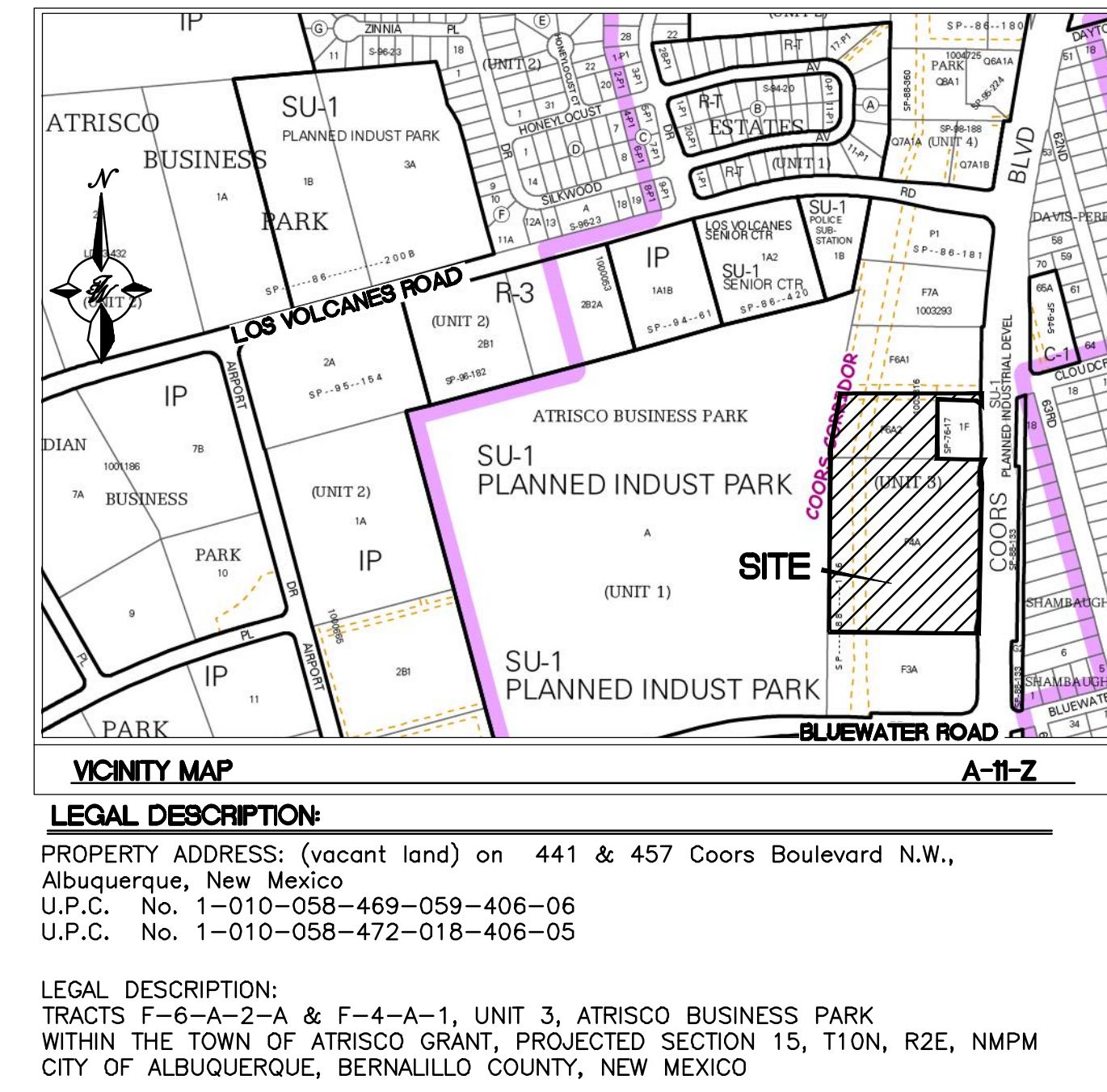
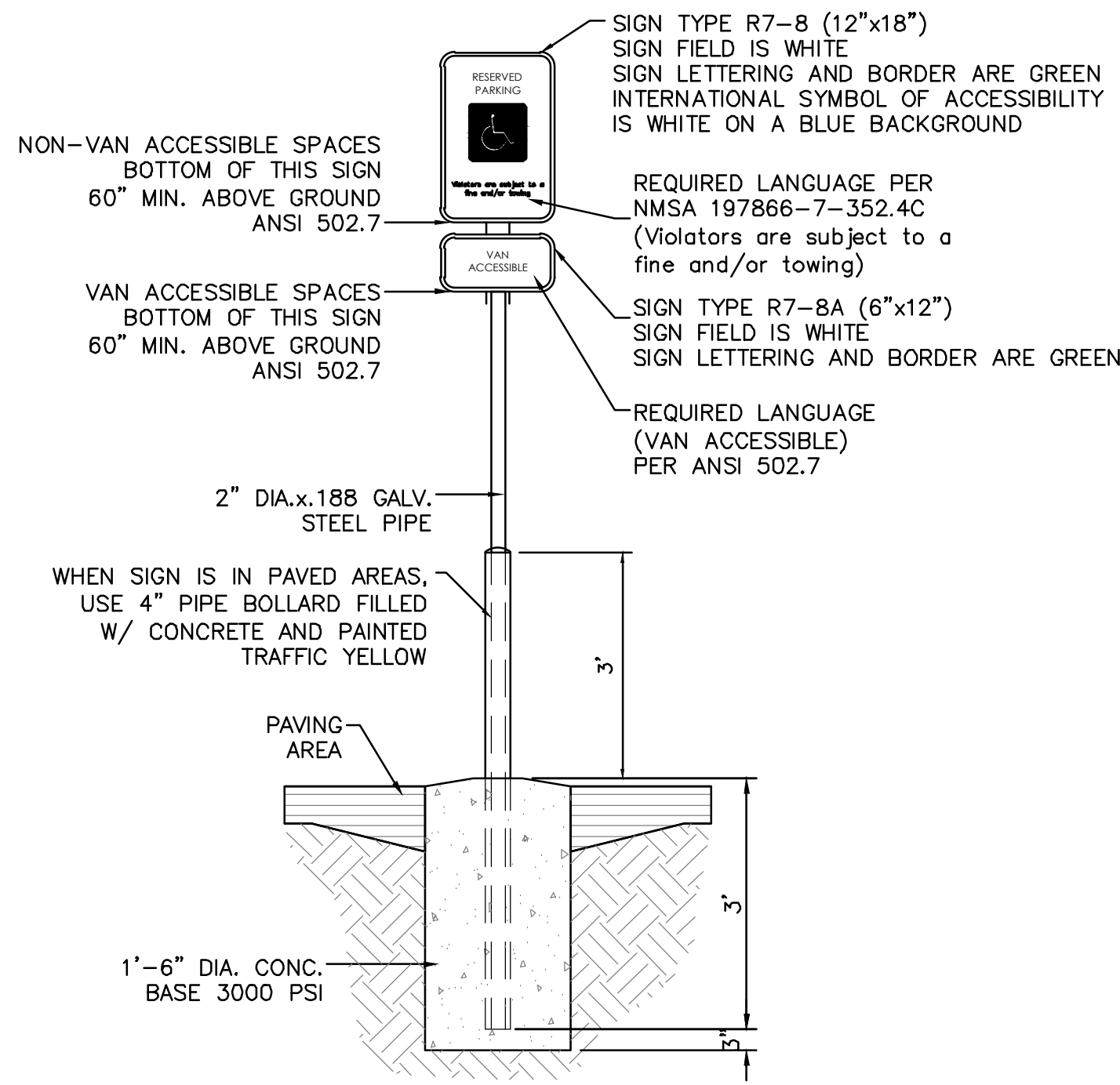
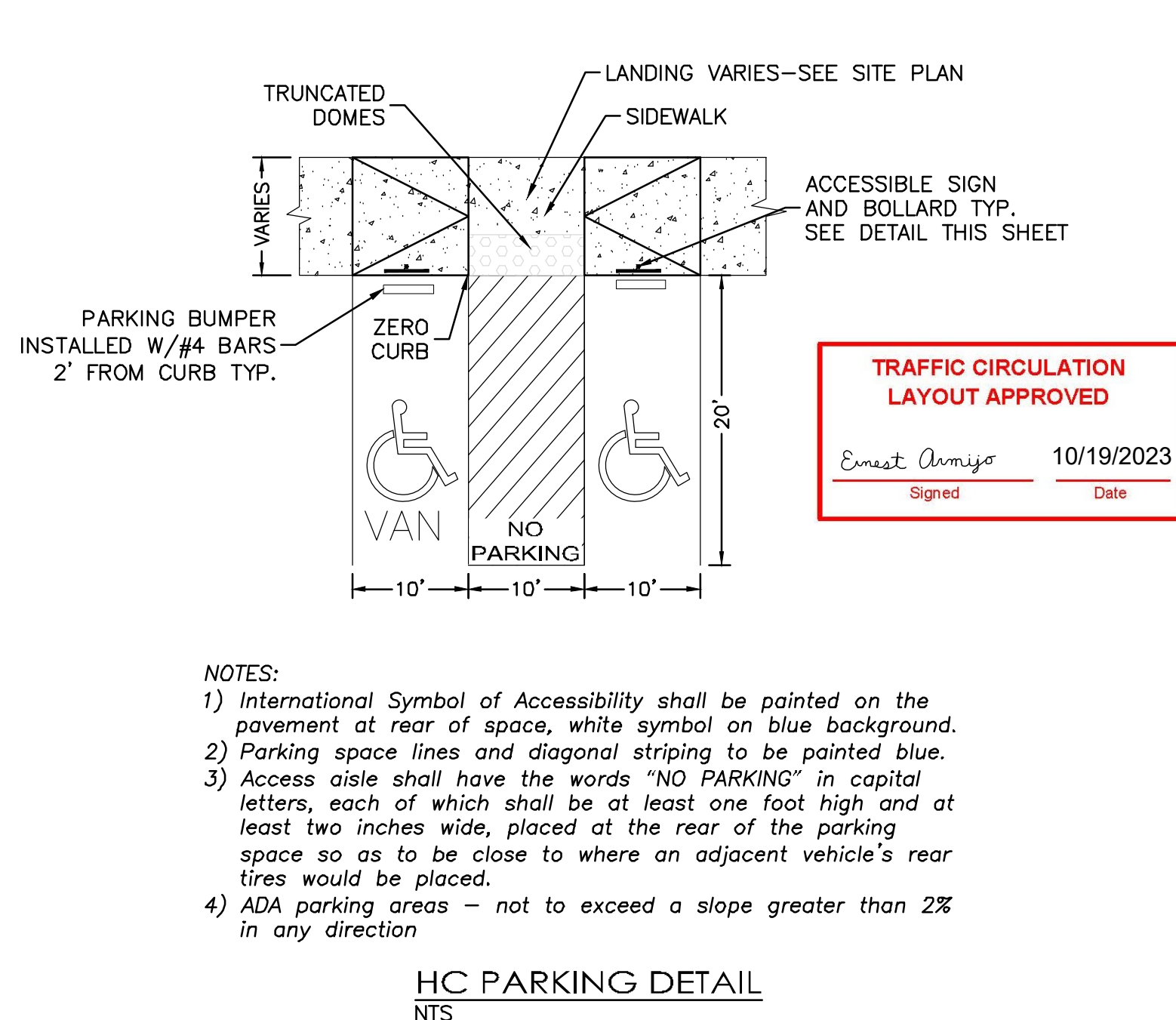
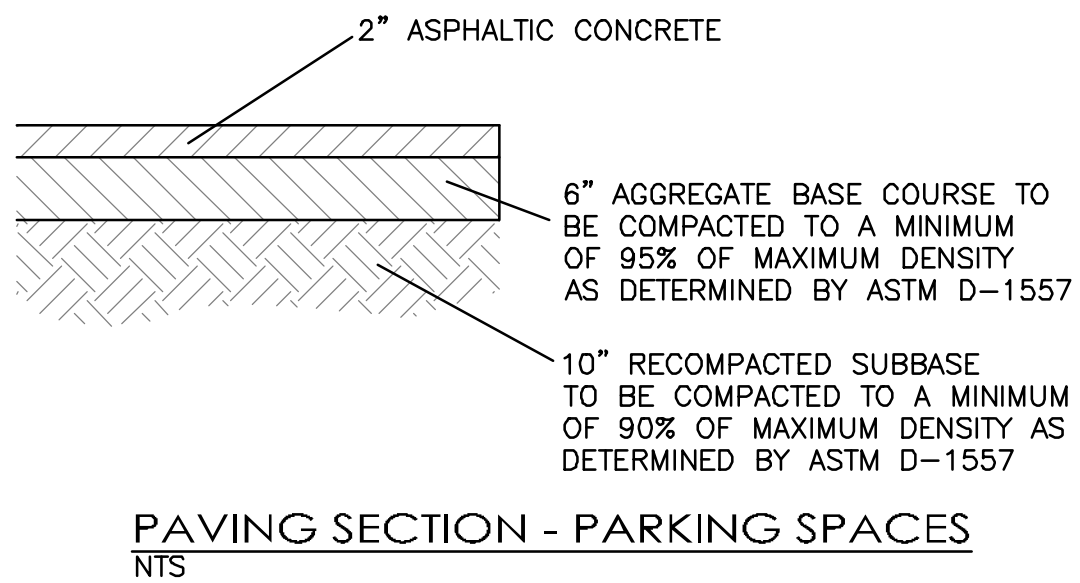
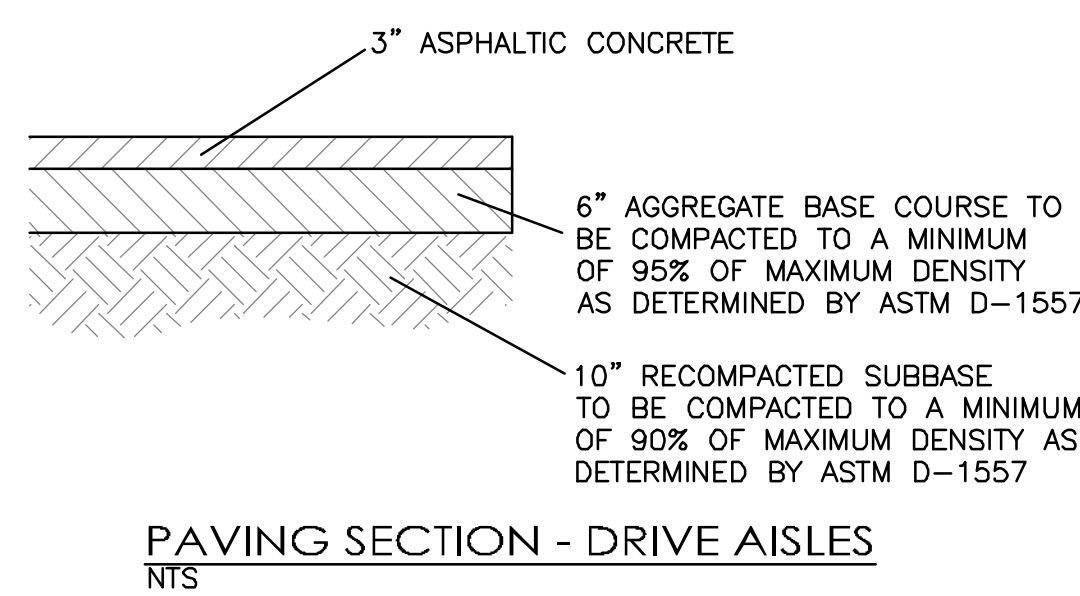
Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File

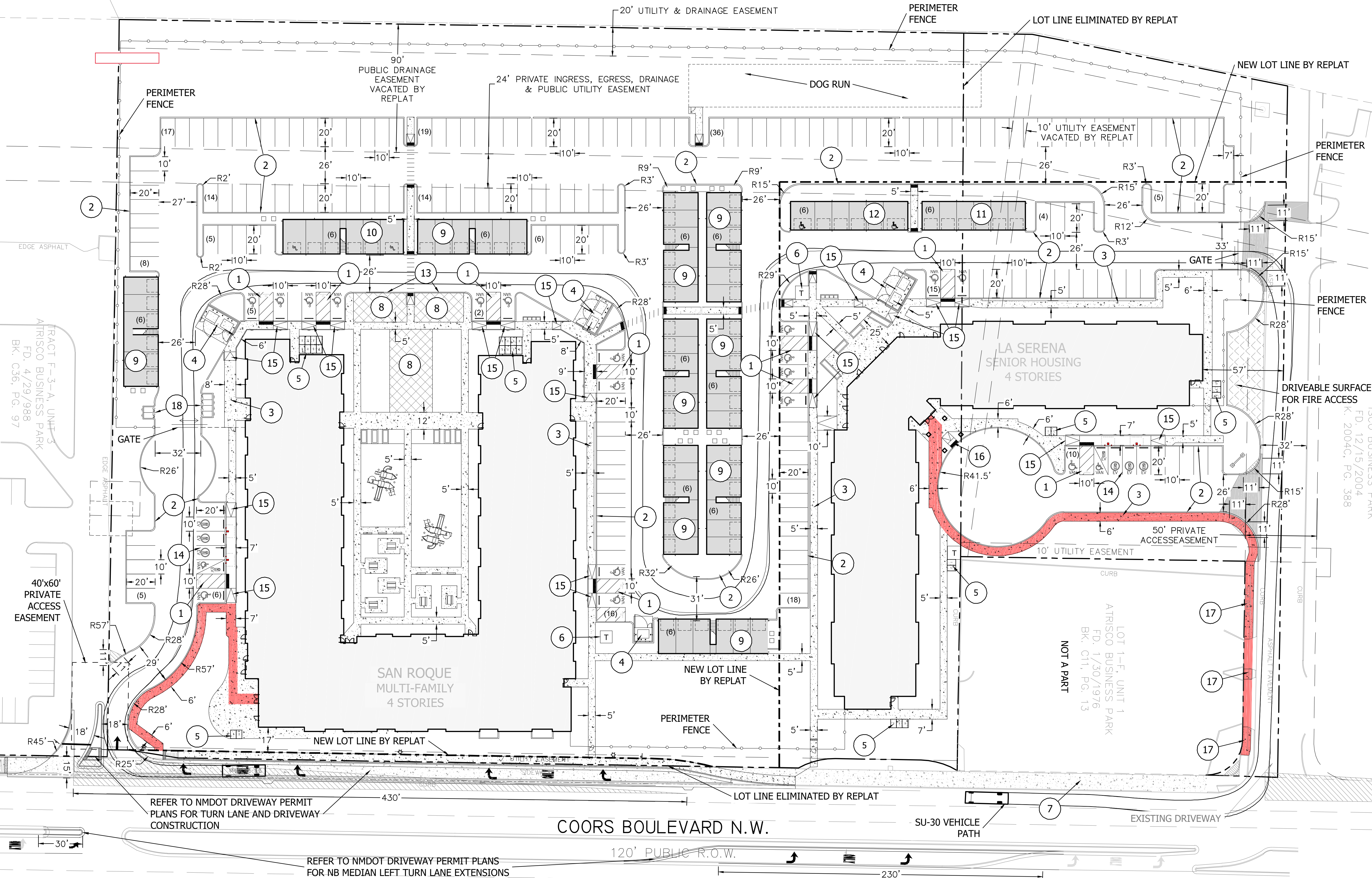


## KEYED NOTES

- 1 ACCESSIBLE PARKING PER ADA STANDARDS W/ SIGN & PARALLEL CURB RAMPS (SEE DETAILS SHT. C7.0)
- 2 ON-SITE STANDARD CURB & GUTTER (SEE DETAIL SHT. C7.1)
- 3 CONCRETE SIDEWALK (SEE DETAIL SHT. C7.1)
- 4 DUMPSTER (SEE ARCHITECTURAL PLANS)
- 5 BICYCLE RACKS & BICYCLE SPACES (SEE DETAIL SHT. C7.0)
- 6 TRANSFORMER
- 7 EXISTING SIDEWALK
- 8 DRIVABLE SURFACE FOR FIRE ACCESS (SEE ARCHITECTURAL PLANS)
- 9 GARAGE LOFT BUILDING--SAN ROQUE--6 BAY STANDARD (SEE ARCHITECTURAL PLANS)
- 10 GARAGE LOFT BUILDING--SAN ROQUE--6 BAY ADA (SEE ARCHITECTURAL PLANS)
- 11 GARAGE BUILDING--LA SERENA--6 BAY STANDARD (SEE ARCHITECTURAL PLANS)
- 12 GARAGE BUILDING--LA SERENA--6 BAY ADA (SEE ARCHITECTURAL PLANS)
- 13 MOUNTABLE CURB FOR FIRE ACCESS
- 14 ELECTRIC VEHICLE PARKING SPACES
- 15 PARALLEL CURB RAMP (SEE DETAIL SHT. C7.0)
- 16 FLAIED CURB RAMP (SEE DETAIL SHT. C7.0)
- 17 REMOVE & REPLACE EX. SIDEWALK W/ 6" WIDE SIDEWALK
- 18 MOTORCYCLE PARKING SPACE (4'x8' TYP.) PLUS SIGNAGE & PAVEMENT MARKINGS



AN APPROVED/SIGNED SHARED PARKING AGREEMENT IS A CONDITION OF RELEASING THE FINAL CO.

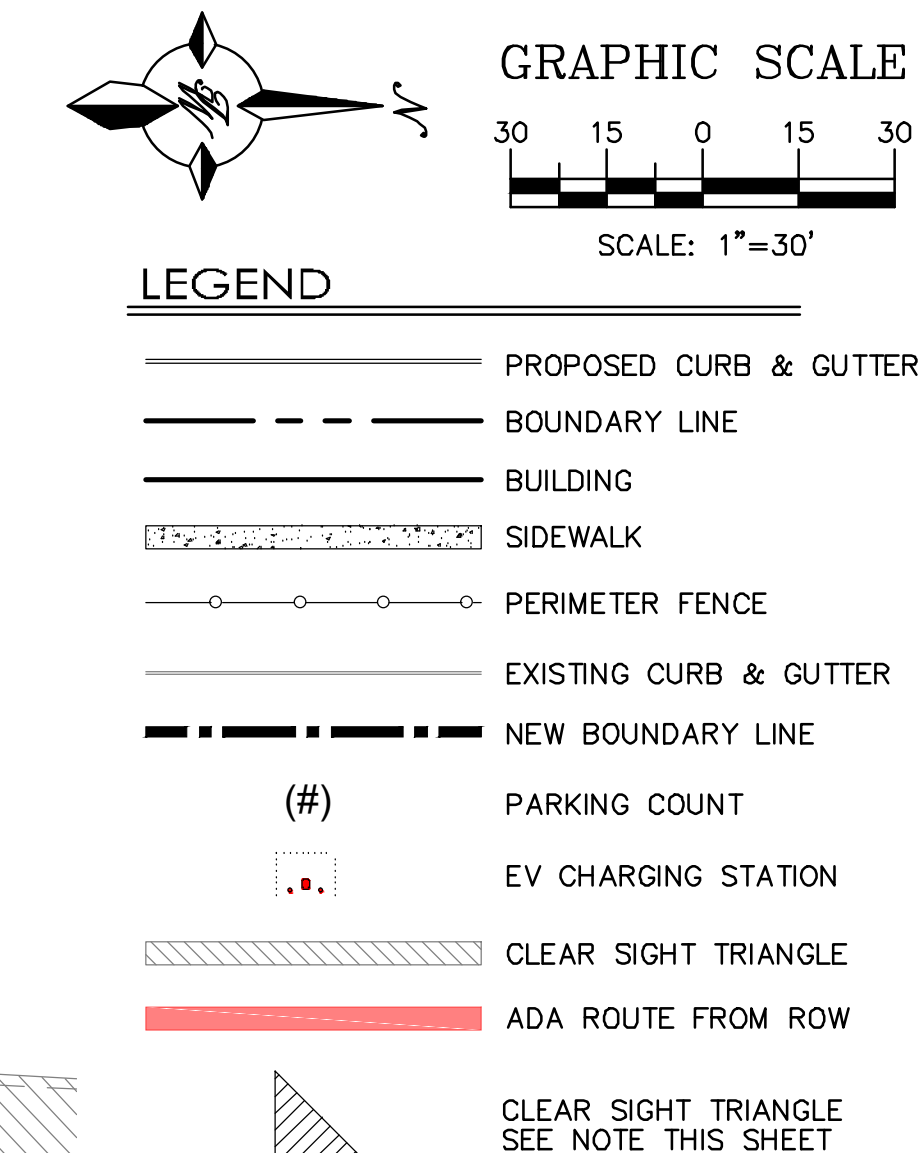


SITE DATA - SAN ROQUE	
PROPOSED USAGE:	MULTI-FAMILY AFFORDABLE HOUSING
IDO CLASSIFICATION:	RESIDENTIAL MULTI-FAMILY
PROPOSED LOT AREA:	6.22 ACRES (270,843 SF)
MAIN BUILDING AREA:	161,282 SF
GARAGE BLDG AREA (EA):	6-BAY STANDARD = 1,775 SF
6-BAY ADA = 1,969 SF	
TOTAL BUILDING AREA:	179,226 SF
MAIN BUILDING UNITS:	117 UNITS
GARAGE LOFT UNITS:	20 UNITS
TOTAL UNITS:	137 UNITS (24 1BR, 90 2BR, 23 3BR)
PARKING REQUIRED:	215 SPACES (1.2 SPACES/1BR DU) + (1.6 SPACES/2BR DU) + (1.8 SPACES/3BR DU)

SITE DATA - LA SERENA	
PROPOSED USAGE:	SENIOR LIVING AFFORDABLE HOUSING
IDO CLASSIFICATION:	RESIDENTIAL MULTI-FAMILY
PROPOSED LOT AREA:	2.73 ACRES (119,313 SF)
MAIN BUILDING AREA:	100,881 SF
GARAGE BLDG AREA (EA):	6-BAY STANDARD = 1,450 SF
6-BAY ADA = 1,642 SF	
TOTAL BUILDING AREA:	103,973 SF
MAIN BUILDING UNITS:	100 UNITS
TOTAL UNITS:	100 UNITS (60 1BR, 40, 2BR)
PARKING REQUIRED:	136 SPACES (1.2 SPACES/1BR DU) + (1.6 SPACES/2BR DU) + (1.8 SPACES/3BR DU)

SITE PARKING DATA - OVERALL	
TOTAL PARKING REQUIRED:	151 + 96 = 247 SPACES
TOTAL PARKING PROVIDED:	277 SPACES
ADA PARKING SPACES REQUIRED:	8 SPACES
ADA PARKING SPACES PROVIDED:	20 SPACES
VAN ACCESSIBLE REQUIRED:	2 SPACES
VAN ACCESSIBLE PROVIDED:	20 SPACES
ELECTRIC VEHICLE SPACES REQUIRED:	6 SPACES
ELECTRIC VEHICLE SPACES PROVIDED:	8 SPACES
BICYCLE PARKING REQUIRED:	28 SPACES
BICYCLE PARKING PROVIDED:	96 SPACES
MOTORCYCLE PARKING REQUIRED:	6 SPACES
MOTORCYCLE PARKING PROVIDED:	6 SPACES

\*SHARED PARKING AND ACCESS AGREEMENT BETWEEN SAN ROQUE AND LA SERENA LOTS GRANTED DURING REPLAT OF PROPERTIES



**SIDEWALK NOTE:**

ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB, AND GUTTER PER COA STD DWG #2430 AND #2415A.

**CLEAR SIGHT TRIANGLE NOTE:**

LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.



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**san roque & la serena**  
441 & 457 coors blvd. nw  
albuquerque, new mexico 87121

revision:  
no. desc. date

project: 2020010  
date: 10.04.2023  
drawn: vp  
checked:

**revised permit set**

**Traffic Circulation Layout**  
**c5.0**



