

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 29, 2024

Sergio Lozoya
5571 Midway Park Pl., NE
Albuquerque, NM 87109

SLozoya@tierrawestllc.com

**Re: Sawmill Bldg J
800 20th St NW
Traffic Circulation Layout**
Engineer's/Architect's Stamp 9-30-24 (J13D076B)

Dear Mr. Lozoya,

The TCL submittal received 10-29-2024 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

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 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

C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

TYPE OF DEVELOPMENT: Plat (# of lots) _____ Single Family Home
All other Developments

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

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

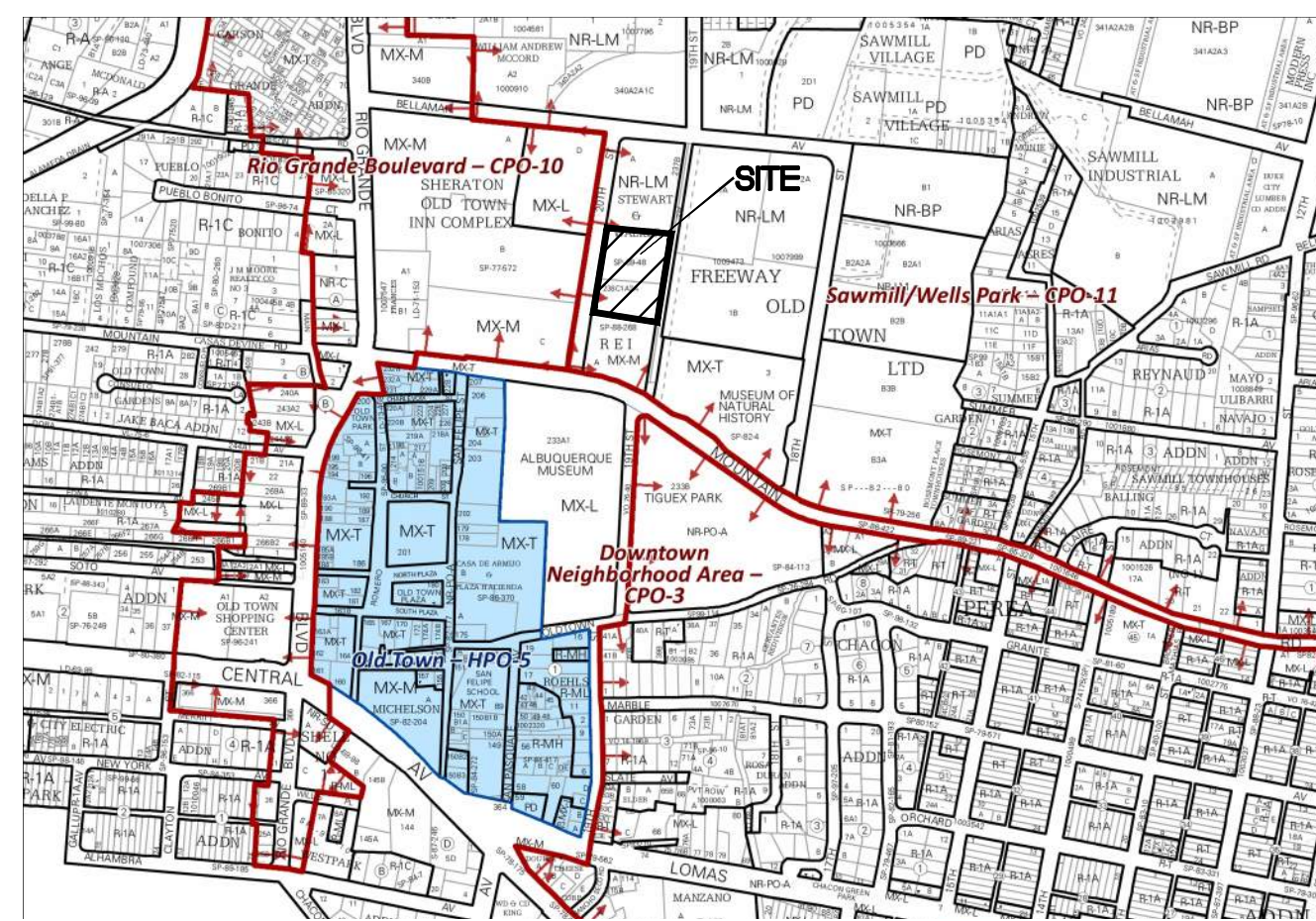
TYPE OF SUBMITTAL:

Engineering / Architect Certification
Conceptual Grading & Drainage Plan
Grading & Drainage Plan, and/or Drainage Report
Drainage Report (Work Order)
Drainage Master Plan
Conditional Letter of Map Revision (CLOMR)
Letter of Map Revision (LOMR)
Floodplain Development Permit
Traffic Circulation Layout (TCL) – Administrative
Traffic Circulation Layout (TCL) – DFT Approval
Traffic Impact Study (TIS)
Street Light Layout
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

Pad Certification
Building Permit
Grading Permit
Paving Permit
SO-19 Permit
Foundation Permit
Certificate of Occupancy - Temp Perm
Preliminary / Final Plat
Site Plan for Building Permit - DFT
Work Order (DRC)
Release of Financial Guarantee (ROFG)
CLOMR / LOMR
Conceptual TCL - DFT
OTHER (SPECIFY) _____

DATE SUBMITTED: _____



VICINITY MAP

J-13Z

SITE DATA

PROPOSED USAGE	MIXED USE/MULTI-FAMILY
LOT AREA	89,475 SF (2.05 ACRES)
ZONING	MX-H
TOTAL NO. RESIDENTIAL UNITS:	140 UNITS

BUILDING AREA	266,432 SF
LANDSCAPE REQUIRED	3,714 SF
LANDSCAPE PROVIDED	5,012 SF

BUILDING SETBACK

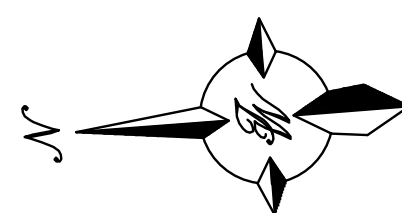
FRONT	5'
REAR	15'
SIDE	5'

PARKING REQUIRED	
TOTAL SPACE REQUIRED	260
W/SHARED PARKING REQUIRED AND 30% PARKING BONUS	168
TOTAL OFF STREET SPACE PROVIDED (ACTUAL)	257
TOTAL ON STREET SPACE PROVIDED (ACTUAL)	0
EV CHARGER STALLS PROVIDED	50
TOTAL SPACES TO MEET REQUIREMENT	300
SURPLUS/DEFICIT	132 SURPLUS

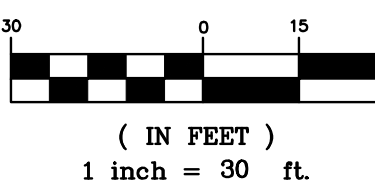
ACCESSIBLE PARKING SPACES REQUIRED	8 SPACES (2 VAN)
ACCESSIBLE PARKING SPACES PROVIDED	8 SPACES (4 VAN)

MOTORCYCLE SPACES REQUIRED	5 SPACES
MOTORCYCLE SPACES PROVIDED	5 SPACES

BICYCLE SPACES REQUIRED	27 SPACES
BICYCLE SPACES PROVIDED	44 SPACES (36 RESIDENTS, 8 PUBLIC)



GRAPHIC SCALE



LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	RIGHT-OF-WAY
	BUILDING
	PROPOSED SIDEWALK
	EXISTING CURB & GUTTER
	LANDSCAPING
	SITE LIGHTING
	6' TALL FENCE
	ADA ROUTE
	VALET PARKING

SIGHT TRIANGLE NOTE:

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

PRIVATE ONSITE WORK NOTE:

ALL PROPOSED IMPROVEMENTS SHOWN INSIDE THE PROPOSED PROPERTY LINES AND EXISTING PROPERTY LINES TO REMAIN ARE DEEMED PRIVATE ONSITE WORK AND WILL REQUIRE BUILDING PERMIT AND/OR GRADING PERMIT APPROVAL TO CONSTRUCT.

PUBLIC WORK NOTE:

ALL PROPOSED IMPROVEMENTS SHOWN OUTSIDE THE PROPOSED PROPERTY LINES AND EXISTING PROPERTY LINES TO REMAIN ARE DEEMED PUBLIC OFFSITE WORK AND WILL REQUIRE DRC WORK ORDER APPROVAL TO CONSTRUCT.

PAVEMENT SURFACE NOTE:

ALL DRIVE AISLES AND PARKING SPACES SHALL BE ASPHALT UNLESS OTHER WISE LABELED.

KEYED NOTES

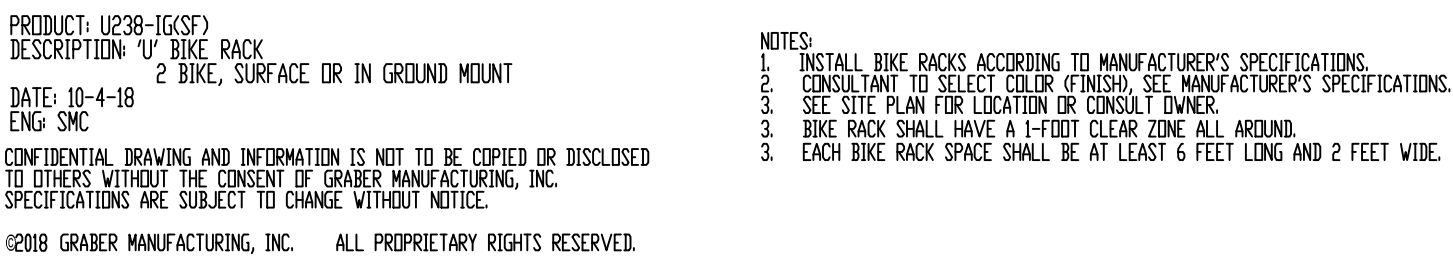
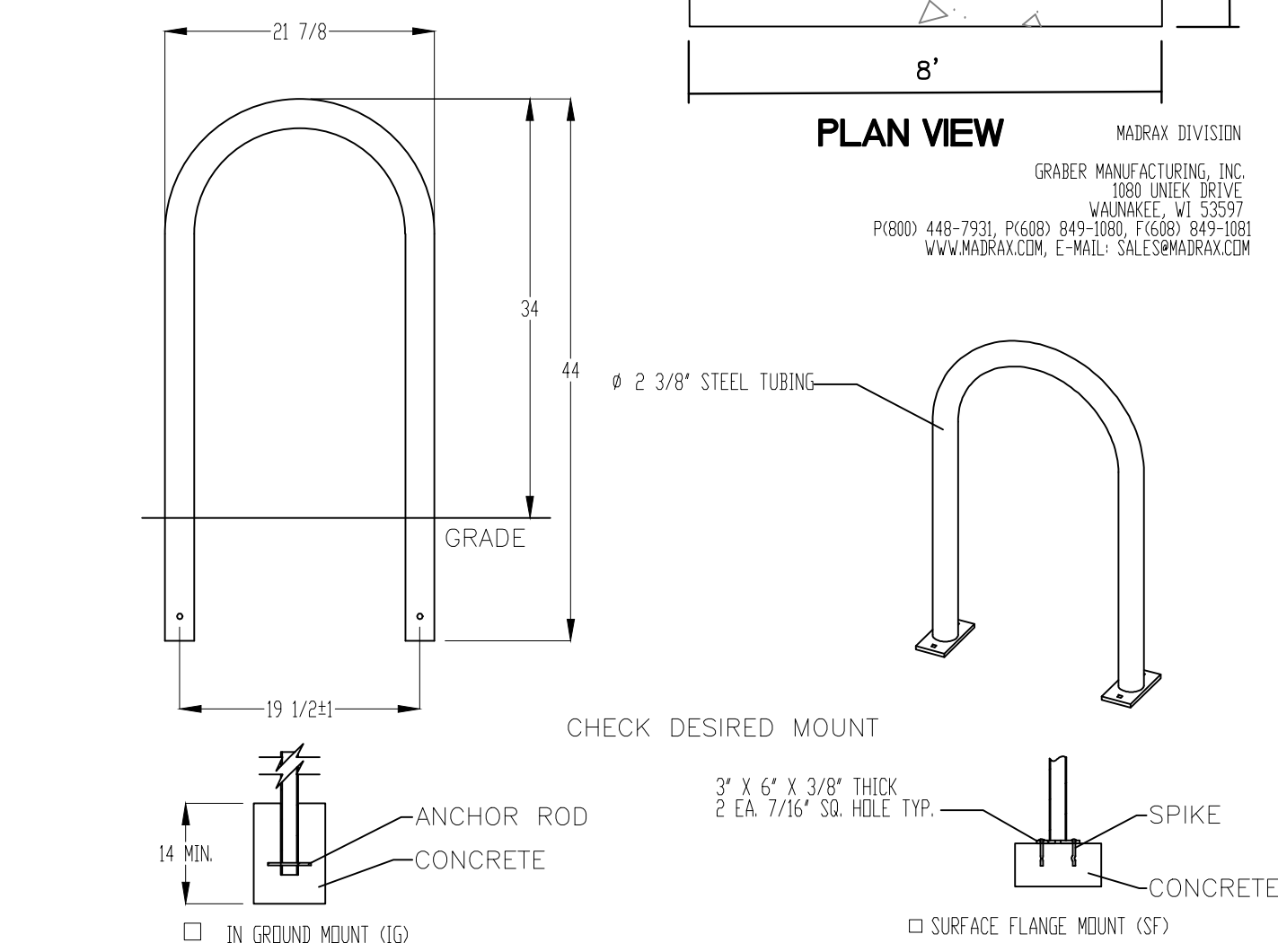
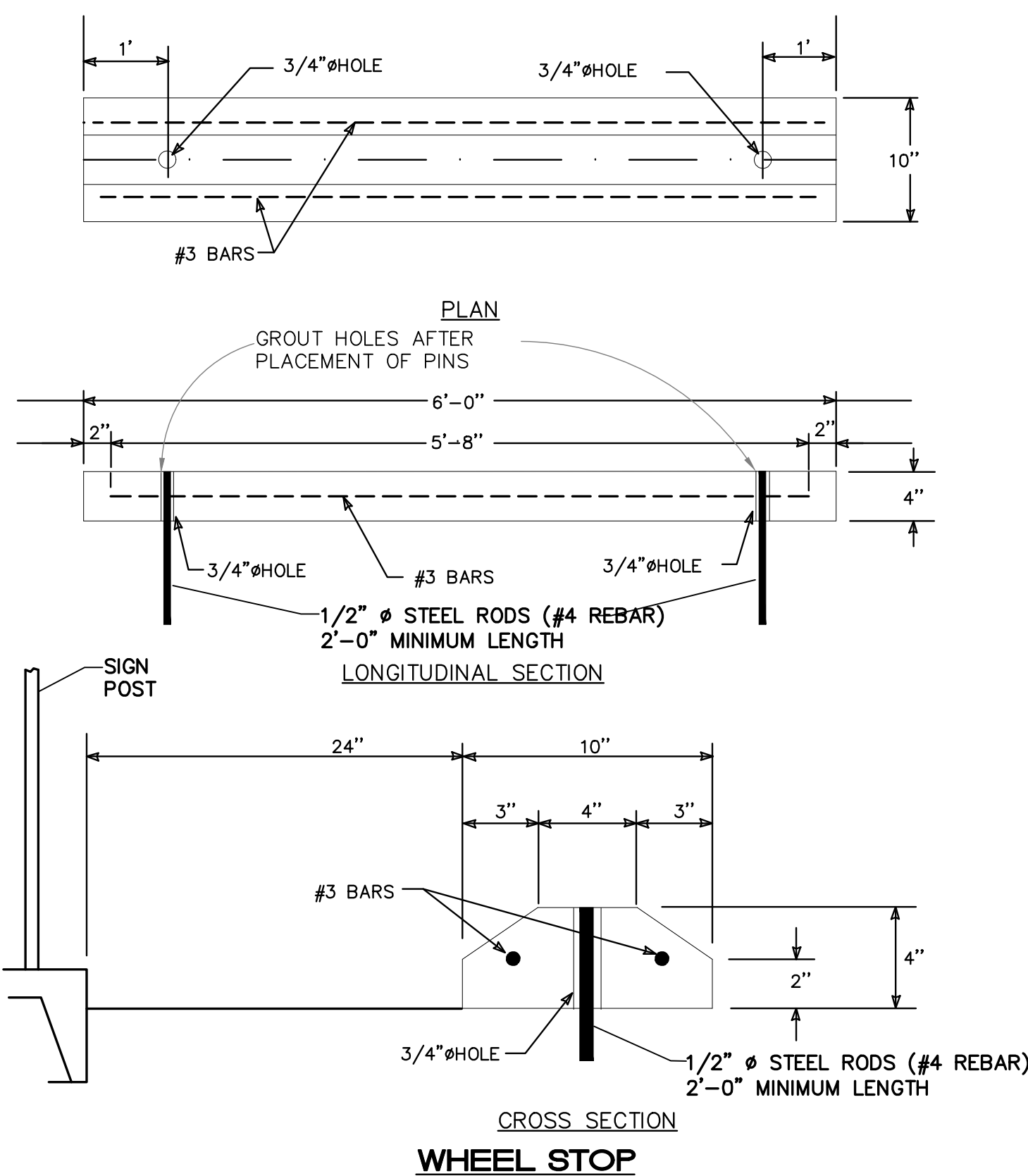
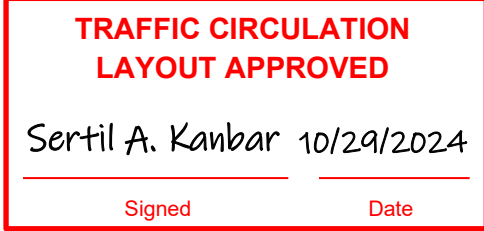
- UNIDIRECTIONAL ACCESSIBLE RAMP TO SIDEWALK, SEE DETAIL SHEET DET-1
- ACCESSIBLE PARKING W/ WHEEL STOP & SIGN PER ADA STANDARDS, SEE DETAIL SHEET DET-1
- STANDARD CURB AND GUTTER PER COA STD DWG 2415A
- BYCICLE RACK SEE DETAIL SHEET DET-1
- MOTORCYCLE SPACE W/SIGN, SEE DETAIL SHEET DET-1
- TRANSFORMER
- GENERATOR
- 6' PEDESTRIAN ACCESS
- 6" CONCRETE WALK PER COA STD DWG 2430 FLUSH WITH ASPHALT
- NOT USED
- TRASH DUMPSTER W/RECYCLE DUMPSTER TO BE ROLLED OUT TO ACCESS ROAD FOR SERVICE
- SITE LIGHTING (TYP), SEE DETAIL SHEET DET-2
- LOADING AREA
- ADA PUBLIC ACCESS PATHWAY TO BE FLUSH
- NEW PEDESTRIAN SIDEWALK PER COA STD DWG 2430
- NOT USED
- NOT USED
- NO PARKING STRIPING - TRUCK LOADING BAY
- BOLLARDS (TYP)
- 2-6" CONCRETE STEPS SEE GRADING PLAN FOR ELEVATIONS.

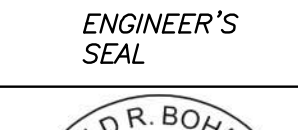
TRAFFIC CIRCULATION LAYOUT APPROVED

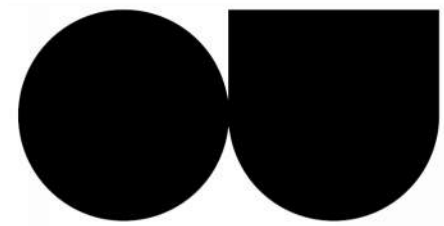
Sertil A. Kanbar 10/29/2024

Signed Date

NOTE
20TH STREET IMPROVEMENTS TO BE COMPLETED UNDER CITY PROJECT #617579



	ENGINEER'S SEAL	DRAWN BY SB
	200 20TH ST ALBUQUERQUE, NM	DATE 9-30-24
	CONSTRUCTION DETAILS	DRAWING
	 TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.terrawestllc.com	SHEET # DET-1
 RONALD R. BOHANNAN P.E. #7868	9-30-24	JOB # 2022136



OFFICE UNTITLED

OFFICE UNTITLED
4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
P.310.730.6698

DESIGN ARCHITECT

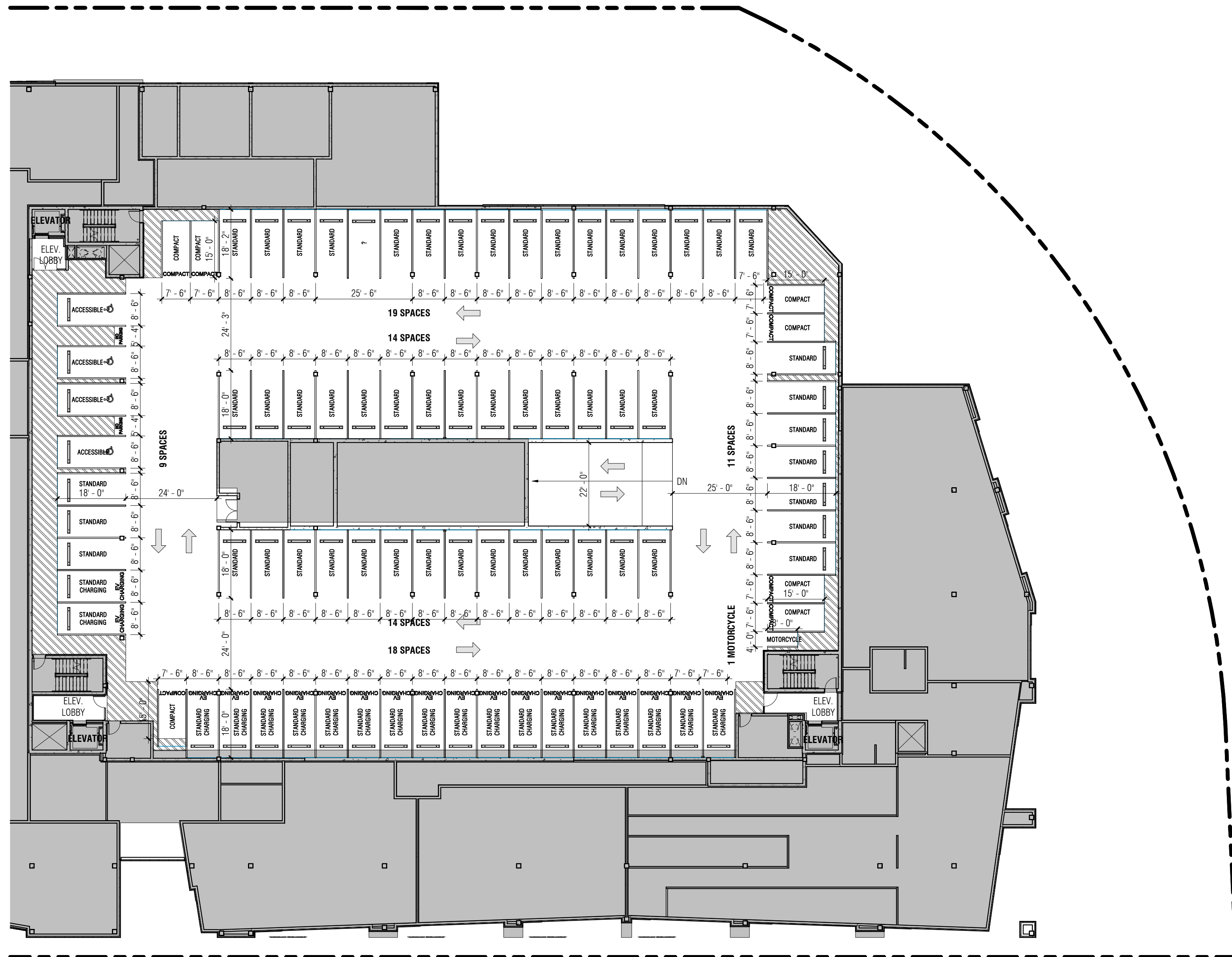
SAWMILL (LOT J)

800 20TH ST NW
ALBUQUERQUE, NM
87104

OU PROJECT NO: 21.002.000

DFT PROJECT NUMBER:
PR-2022-007153

DFT APPLICATION NUMBER:
SI-2024-00400



TRAFFIC CIRCULATION
LAYOUT APPROVED

Serhi A. Kanbar 10/29/2024

Signed

Date

LEVEL 02 - PARKING PLAN

RE: 1/300

SCALE: 1" = 20'-0"

1

BICYCLE PARKING REQUIRED (PER IDO TABLE 5-5-5)			
AREA	RATE		SPACES
RESIDENTIAL USES	10% OF REQ'D PARKING SPACES = $(168 \times 66\% \times 10\%) =$		12 SPACES
NON-RESIDENTIAL USES	10% OF REQ'D PARKING SPACES = $(168 \times 34\% \times 10\%) =$		6 SPACES
BICYCLE PARKING PROVIDED			
RESIDENTIAL USES	INTERIOR		36 SPACES
NON-RESIDENTIAL USES	EXTERIOR		8 SPACES

CAR/VAN PARKING PROVIDED (PER LEVEL)		
TYPE		PARKING SPACES
LEVEL 1		
COMPACT	6	
STANDARD	46	
STANDARD CHARGING	11	
SURFACE COMPACT	4	
SURFACE STANDARD	6	
SURFACE VAN ACCESSIBLE	2	
VAN ACCESSIBLE	2	
TOTAL	77	
LEVEL 2		
ACCESSIBLE	4	
COMPACT	7	
STANDARD	55	
STANDARD CHARGING	19	
TOTAL	85	
PARKING		
ACCESSIBLE	2	
ACCESSIBLE CHARGING	2	
COMPACT	15	
STANDARD	51	
STANDARD CHARGING	18	
TOTAL	88	
TOTAL	250	250

CAR/VAN PARKING PROVIDED		
TYPE		PARKING SPACES
ACCESSIBLE		6
ACCESSIBLE CHARGING		2
COMPACT		28
STANDARD		162
STANDARD CHARGING		48
SURFACE COMPACT		4
SURFACE STANDARD		6
SURFACE VAN ACCESSIBLE		2
VAN ACCESSIBLE		2
TOTAL		250

MOTORCYCLE PARKING PROVIDED (PER LEVEL)		
TYPE		PARKING SPACES
LEVEL 1		
MOTORCYCLE	1	
LEVEL 2		
MOTORCYCLE	1	
PARKING		
MOTORCYCLE	3	
TOTAL	5	5

PARKING REQUIREMENTS			
PROGRAM	AREA/UNITS	PARKING LOAD	REQ'D SPACES
DWELLING, STUDIO	64	1 SPACE/GUEST RM	64
DWELLING, 1BR	42	1.2 SPACE/OU	51
DWELLING, 2BR	58	1.6 SPACE/OU	93
DWELLING, 3BR	3	1.8 SPACE/OU	6
GENERAL RETAIL	4,949 SF	3.5 SPACES/1,000 SF GFA	18
RESTAURANTS	10,015 SF	5.6 SPACES/1,000 SF GFA	57
OFFICE	3,952	3.5 SPACES/1,000 SF GFA	14
RESIDENTIAL TOTAL			171 (66%)
NON-RESIDENTIAL TOTAL			89 (34%)
PARKING SPACES REQUIRED (WITHOUT REDUCTION)			260
PARKING SPACES REQUIRED W/ SHARE PARKING REQUIREMENT 5-S(C)(5)(B) = $(171 + 57)/1.1 = 18 + 14 =$			240
TOTAL SPACE REQUIRED W/ 30% REDUCTION, IDO 5-S(C)(5)(C). SEE COVER SHT FOR DIST. TO TRANSIT STOP. = $(240 \times 70\%) =$			168
TOTAL OFF STREET SPACE PROVIDED (ACTUAL)			250
TOTAL ON STREETS SPACE PROVIDED (ACTUAL)			0
EV CHARGER STALLS PROVIDED			50
TOTAL SPACES TO MEET REQUIREMENT			300
SURPLUS/ DEFICIT			132 SURPLUS
		COMMENT	REQ'D SPACES
ACCESSIBLE PARKING SPACES		SEE NMBC TABLE 1106.2	9 SPACES
ACCESSIBLE VAN SPACES		SEE NMBC TABLE 1106.2	2 SPACES
MOTORCYCLE PARKING		SEE IDO TABLE 5-5-4	5 SPACES

GENERAL NOTES

SHEET NOTES

LEGEND

#	REVISION DESCRIPTION	DATE

Seal



License Name: Christian Robert
Profession Name: OFFICE UNTITLED, INC.
License Number: 005312

SCALE: 1" = 20'-0"

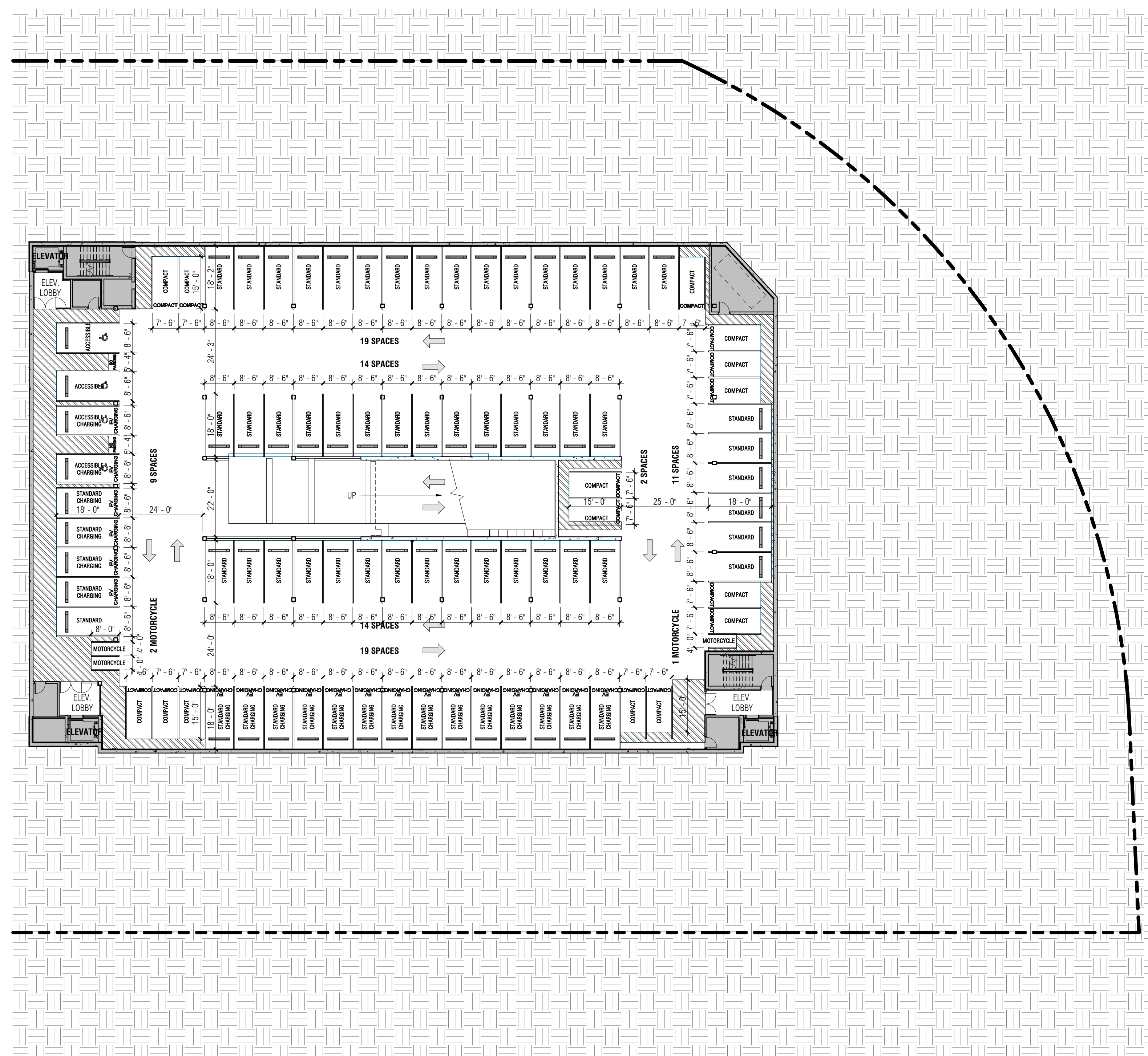
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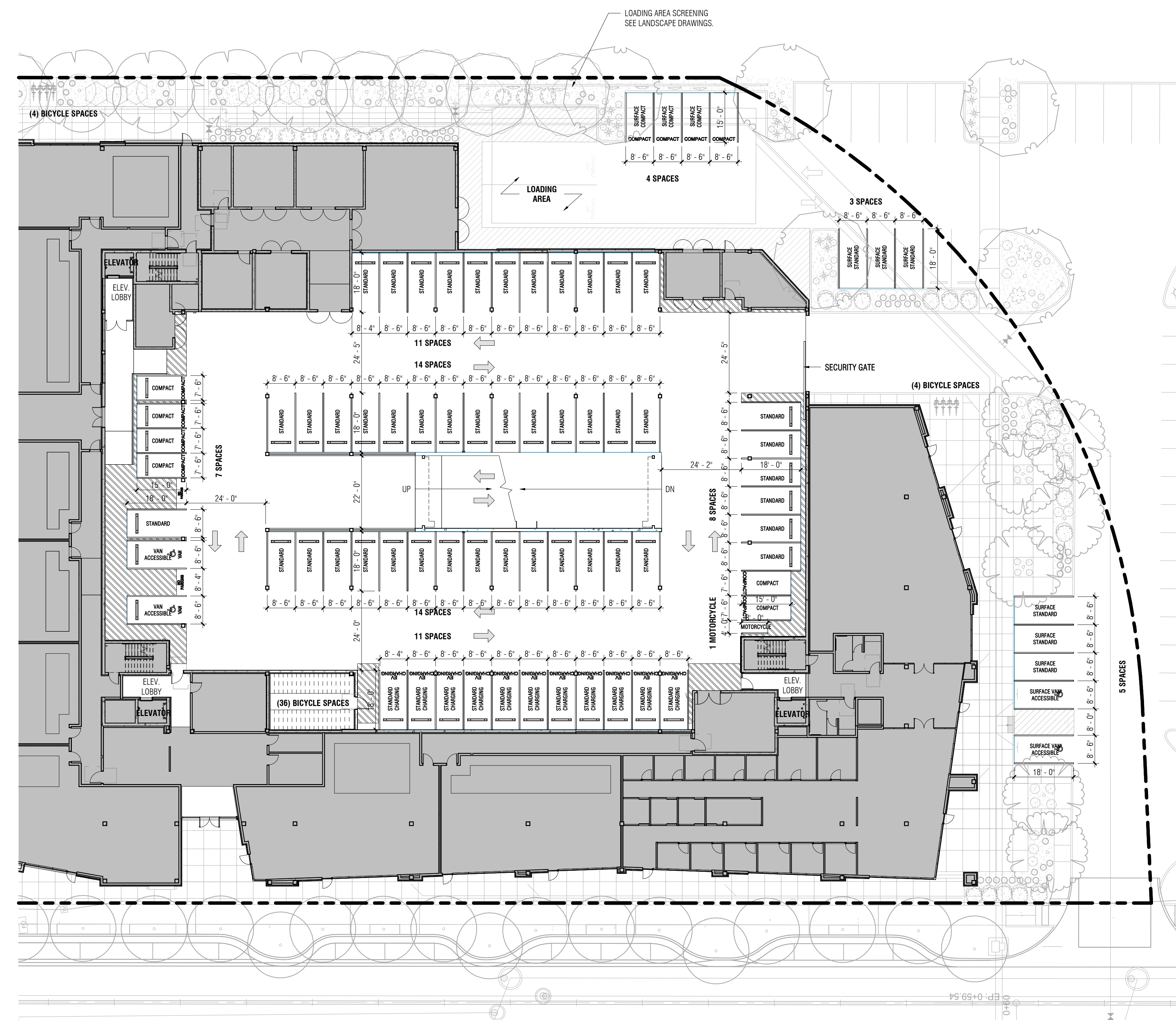
PARKING LAYOUT (2FL)

D-A22.20

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LEVEL P1 - PARKING PLAN
RE: 1/ 300 SCALE: 1" = 20'-0"



LEVEL 01 - PARKING PLAN
RE: 1/ 300 SCALE: 1" = 20'-0"

BICYCLE PARKING PROVIDED			
RESIDENTIAL USES	INTERIOR		36 SPACES
NON-RESIDENTIAL USES	EXTERIOR		8 SPACES

CAR/VAN PARKING PROVIDED (PER LEVEL)	
TYPE	PARKING SPACES
LEVEL 1	
COMPACT	6
STANDARD	46
STANDARD CHARGING	11
SURFACE COMPACT	4
SURFACE STANDARD	6
SURFACE VAN ACCESSIBLE	2
VAN ACCESSIBLE	2
	77

CAR/VAN PARKING PROVIDED	
TYPE	PARKING SPACES
ACCESSIBLE	
ACCESSIBLE CHARGING	
COMPACT	
STANDARD	
STANDARD CHARGING	
SURFACE COMPACT	
SURFACE STANDARD	
SURFACE VAN ACCESSIBLE	
VAN ACCESSIBLE	

MOTORCYCLE PARKING PROVIDED (PER LEVEL)	
TYPE	PARKING SPACES
LEVEL 1	
MOTORCYCLE	1
LEVEL 2	
MOTORCYCLE	1
PARKING	
MOTORCYCLE	3
TOTAL: 5	5

PARKING REQUIREMENTS			
PROGRAM	AREAS/UNITS	PARKING LOAD	REQ'D SPACES
DWELLING, STUDIO	64	1 SPACE/QUEST RM	64
DWELLING, 1BR	42	1.2 SPACE/DU	51
DWELLING, 2BR	31	1.6 SPACE/DU	50
DWELLING, 3BR	3	1.8 SPACE/DU	6
GENERAL RETAIL	4,949 SF	3.5 SPACES/1,000 SF GFA	18
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OFFICE	3,952	3.5 SPACES/1,000 SF GFA	14
RESIDENTIAL TOTAL			171 (66%)
NON-RESIDENTIAL TOTAL			89 (34%)

PARKING SPACES REQUIRED (WITHOUT REDUCTION)	260	
PARKING SPACES REQUIRED w/ SHARE PARKING REQUIREMENT $5 \cdot S(b)(b) = (171 + 57) / 1 - 18 + 14 =$	240	
TOTAL SPACE REQUIRED w/ 30% REDUCTION, $(D) \cdot 5 \cdot S(b)(b)(c)$. SEE COVER SHT FOR DIST. TO TRANSIT STOP. $= (240 \times 70\%)$	168	
TOTAL OFF STREET SPACE PROVIDED (ACTUAL)	250	
TOTAL ON STREETS PACE PROVIDED (ACTUAL)	0	
EV CHARGER STALLS PROVIDED	50	
TOTAL SPACES TO MEET REQUIREMENT	300	
SURPLUS/ DEFICIT	132 SURPLUS	
	COMMENT	REQ'D SPACES
ACCESSIBLE PARKING SPACES	SEE NMBC TABLE 1106.2	8 SPACES
ACCESSIBLE VAN SPACES	SEE NMBC TABLE 1106.2	2 SPACES
ACCESSIBLE BICYCLING	SEE NMBC TABLE 1106.2	2 SPACES

[illegible]

Sp

Printed Name - Discipline
CA# A-License Number

License Name: Christian Robert
Profession Name: OFFICEUNTTITLED, INC

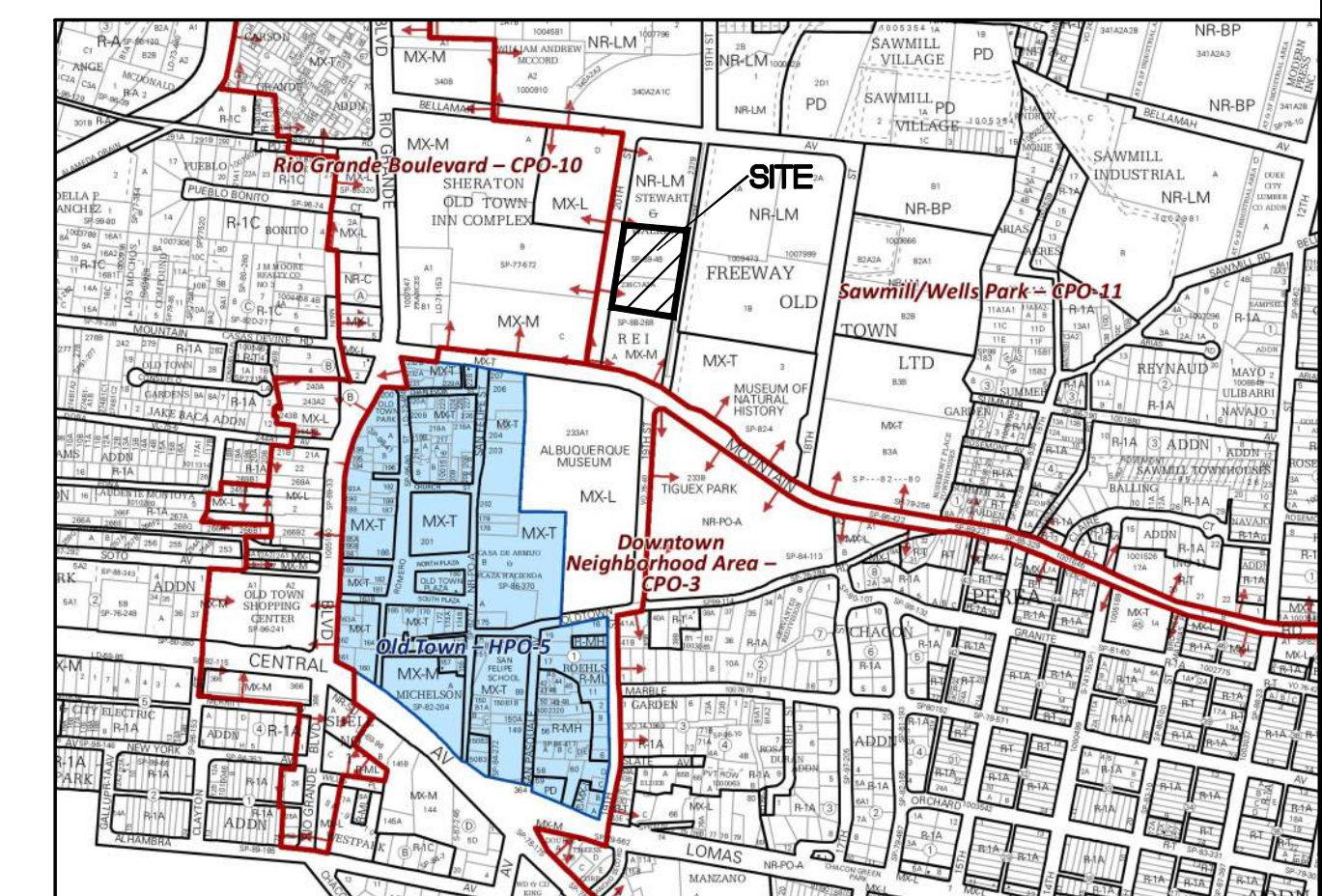
SCALE: 1" = 20'-0"



PARKING LAYOUT (1FL)

D-A22.10

EXHIBIT © 2000 OFFICE LIMITED



VICINITY MAP

J-13Z

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	Date
ABCWUA	Date
PARKS AND RECREATION DEPARTMENT	Date
HYDROLOGY	Date
CODE ENFORCEMENT	Date
* ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
Herman Gallegos <i>Herman Gallegos</i>	06-02-23
SOLID WASTE MANAGEMENT	Date
PLANNING DEPARTMENT	Date

SIGHT TRIANGLE NOTE:

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

PRIVATE ONSITE WORK NOTE:

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PUBLIC WORK NOTE:

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PAVEMENT SURFACE NOTE:

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SITE DATA

PROPOSED USAGE MIXED USE/MULTI-FAMILY
LOT AREA 89,475 SF (2.05 ACRES)
ZONING MX-H
TOTAL NO. RESIDENTIAL UNITS: 139 UNITS

BUILDING AREA 265,992 SF
LANDSCAPE REQUIRED 3,752 SF
LANDSCAPE PROVIDED 3,800 SF

BUILDING SETBACK
FRONT 5'
REAR 18'
SIDE 5'

PARKING REQUIRED
TOTAL SPACE REQUIRED 313
TOTAL SPACE REQUIRED W/ 20% PARKING BONUS 251
TOTAL OFF STREET SPACE PROVIDED (ACTUAL) 253
TOTAL ON STREET SPACE PROVIDED (ACTUAL) 10
EV CHARGER STALLS PROVIDED 51
TOTAL SPACES TO MEET REQUIREMENT 314
SURPLUS/DEFICIT 63 SURPLUS

ACCESSIBLE PARKING SPACES REQUIRED 8 SPACES (2 VAN)
ACCESSIBLE PARKING SPACES PROVIDED 8 SPACES (3 VAN)
MOTORCYCLE SPACES PROVIDED 5 SPACES

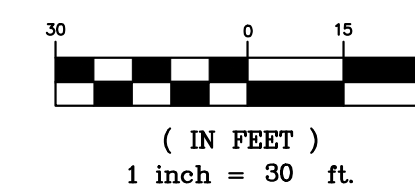
BICYCLE SPACES REQUIRED 30
BICYCLE SPACES PROVIDED 30

KEYED NOTES

- UNIDIRECTIONAL ACCESSIBLE RAMP, SEE DETAIL SHEET DET-1
- ACCESSIBLE PARKING PER ADA STANDARDS, SEE DETAIL SHEET DET-1
- STANDARD CURB AND GUTTER PER COA STD DWG 2415A
- BYCICLE RACK SEE DETAIL SHEET DET-1
- MOTORCYCLE SPACE W/SIGN, SEE DETAIL SHEET DET-1
- TRANSFORMER
- GENERATOR
- 4' PEDESTRIAN ACCESS
- 6' CONCRETE WALK PER COA STD DWG 2430 FLISH WITH ASPHALT
- MONUMENT SIGN
- TRASH DUMPSTER W/RECYCLE DUMPSTER TO BE ROLLED OUT TO ACCESS ROAD FOR SERVICE
- SITE LIGHTING (TYP), SEE DETAIL SHEET DET-2
- LOADING AREA
- ADA PUBLIC ACCESS PATHWAY
- NEW PEDESTRIAN SIDEWALK PER COA STD DWG 2430
- REPAIR AND REPLACE ALL BROKEN OR CRACKED SIDEWALK WITH SIDEWALK CURB & GUTTER PER COA STD DWG 2415A & 2430
- 8" STANDARD CURB & GUTTER PER COA STD DWG 2415A
- NO PARKING STRIPING - TRUCK LOADING BAY
- BOLLARDS (TYP)



GRAPHIC SCALE



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- LANDSCAPING
- SITE LIGHTING
- 6' TALL FENCE
- ADA ROUTE
- VALET PARKING

RONALD R. BOHANNAN P.E. #7868	800 20TH ST ALBUQUERQUE, NM	DRAWN BY SB
	CONCEPTUAL TRAFFIC CIRCULATION LAYOUT	DATE 03-15-23
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING
		SHEET # TCL-1
		JOB # 2022136

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 30, 2024

Terry Brown
Tierra West, LLC
5571 Midway Park Pl. NW
Albuquerque, NM 87109

Re: Sawmill Tracks A&J
Southeast corner of Bellamah Ave./20th St NW
Traffic Impact Study-draft, HT# J13D076A
Report dated January 29, 2024
Engineer's Stamp 1/29/2024
Via email tbrown@tierrawestllc.com

Dear Mr. Brown,

The subject traffic impact study received on January 29, 2024, has been reviewed by the City of Albuquerque Planning Development Transportation Section. The City accepts and approves the final TIS.

The Traffic Impact Analysis shall be valid for a period of three years. Should significant modifications to the approved development proposal occur, the approved study shall be revised to incorporate the changes.

If you have any questions, please feel free to contact me at (505) 924-3633.

Sincerely,

Matt Grush, P.E.
City of Albuquerque
Senior Engineer, Planning Dept.
Development Review Services

via: email

C: Applicant, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov