

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

March 10, 2022

Steven Alano, RA  
Greer Stafford/SJCF Architecture, INC.  
1717 Louisiana Blvd. NE  
Albuquerque, NM 87110

**Re: Exterior ADA Ramp Improvements, 400 Roma Ave. NW**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's Stamp dated 4-26-21(J14-D059)  
Certification dated 3-2-22

Dear Mr. Alano,

Based upon the information provided in your submittal received 03-02-22, 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.

If you have any questions, please contact Jeanne Wolfenbarger at (505) 924-3991.

Sincerely,

Jeanne Wolfenbarger, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

\xxx via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** Exterior ADA Ramp Improvements @ APD Law Enforcement Center Building Permit #: BP-2021-17021 Hydrology File #: \_\_\_\_\_  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: \* 013 F MANDELLS ADD L13TO18& TR1 PORT WOF Z  
City Address: 400 Roma Avenue NW

**Applicant:** Greer Stafford/SJCF Architecture, Inc. (Architect) Contact: Steven Alano  
Address: 1717 Louisiana Blvd NE, Suite 205, Albuquerque, NM 87110  
Phone#: 505-821-0235 Fax#: 505-821-0348 E-mail: salano@greer-stafford.com

**Other Contact:** \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**TYPE OF DEVELOPMENT:** ☒ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes ☒ No

**DEPARTMENT** ☒ TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_
- ☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: March 2, 2022 By: Steven Alano

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



**GREER STAFFORD / SJCF ARCHITECTURE, INC.**

1717 Louisiana Blvd NE, Suite 205

Albuquerque, NM 87110

OFFICE: (505) 821-0235 FAX: (505) 821-0348

www.greer-stafford.com

**TRAFFIC CERTIFICATION**

I, **Steven J. Alano**, New Mexico Registered Architect **#5315**, of the firm **Greer Stafford/SJCF Architecture, Inc.** hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Traffic Circulation Layout drawings approved plan dated **April 26, 2021**. The record information edited onto the original document has been obtained by my firm. I further certify that I have personally visited the project site on **March 2, 2022** and have determined by visual inspection that the data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief.

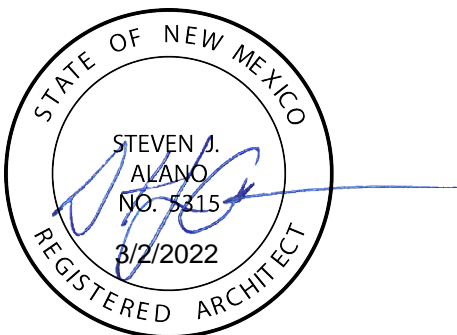
This certification is submitted in support for a **Building Permit Sign-Off / Certificate of Occupancy**.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Steven J. Alano, AIA  
President

3/2/2022

Date

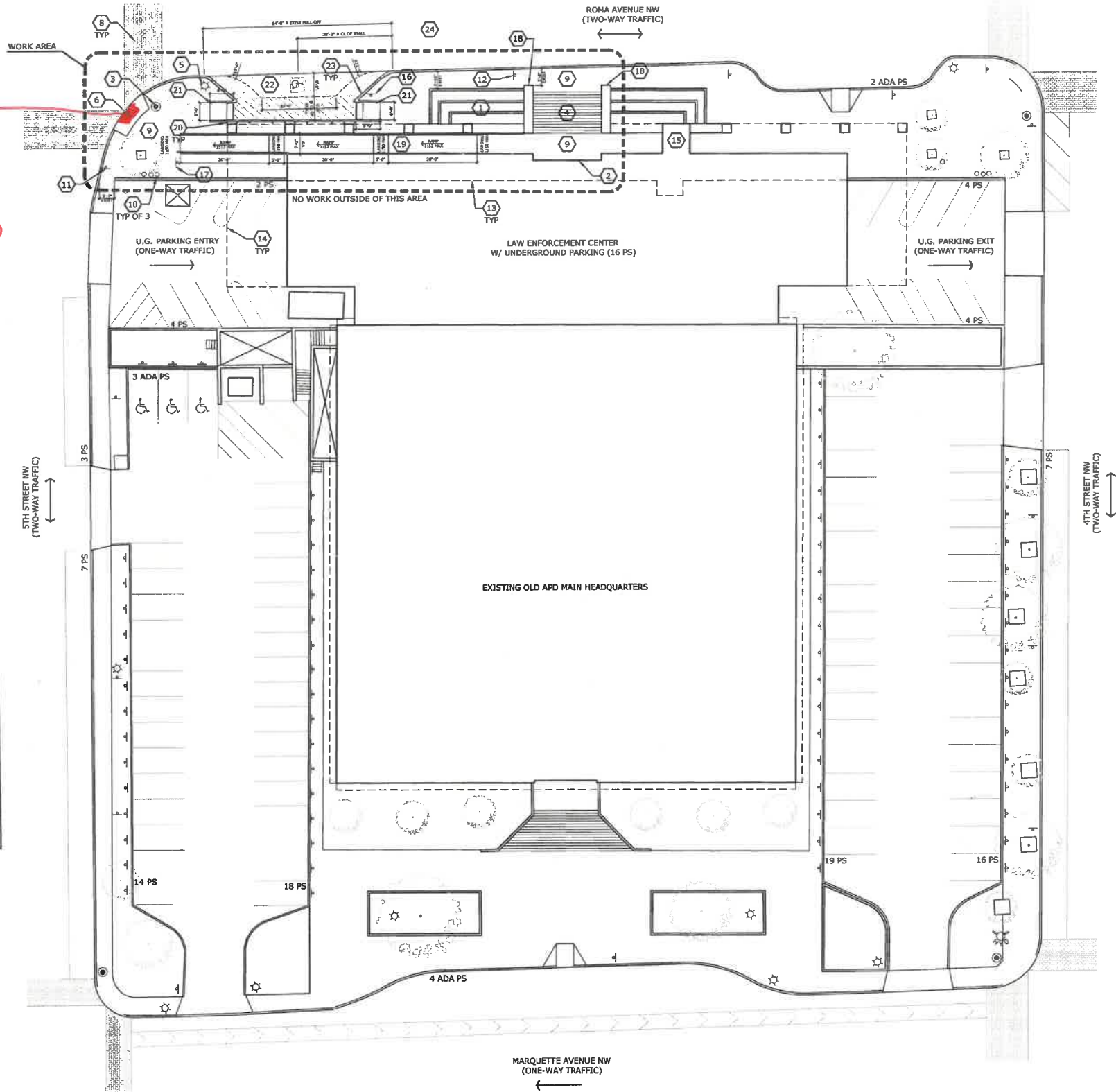


ALL WHEELCHAIR RAMPS LOCATED  
WITHIN THE PUBLIC RIGHT OF WAY  
MUST HAVE TRUNCATED DOMES.

NSF  
ADD  
TRUNCATED  
DOMES  
EXISTING TO  
REMAIN

ALL WHEELCHAIR RAMPS LOCATED  
WITHIN THE PUBLIC RIGHT OF WAY  
MUST HAVE TRUNCATED DOMES.

TRAFFIC CIRCULATION LAYOUT  
APPROVED  
Signed \_\_\_\_\_ Date 04/28/21



A2 TRAFFIC CIRCULATION LAYOUT  
SCALE: 1" = 20'-0"

GENERAL SHEET NOTES:

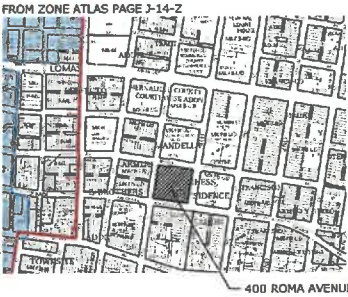
- PROJECT SCOPE OF WORK IS LIMITED TO IDENTIFIED WORK AREA.
- ALL EXISTING ELEMENTS TO REMAIN AND OUTSIDE THE PARAMETERS OF THIS PROJECT, UNLESS NOTED OTHERWISE.
- ALL CONCRETE CURBS AND GUTTERS SHALL CONFORM WITH COA SPEC SECTION 300.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM WITH THE COA SPEC SECTION 400 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- CLEAR SITE TRIANGLES: IMPROVEMENTS, LANDSCAPING, AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE TRIANGLES. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTED IN THESE AREAS. THIS PROJECT DOES NOT MODIFY ELEMENTS IN THE CLEAR SITE TRIANGLES.
- BROKEN SIDEWALKS WITHIN WORK AREA: ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER COA STD DWGS 2420 & 2430.

EXECUTIVE SUMMARY - TCL:

- THIS PROJECT CONSISTS OF:
- NEW EXTERIOR ADA RAMP ON NORTH SIDE (ROMA AVENUE FRONTAGE) OF BUILDING
  - RECONSTRUCTED PARKING PULL-OFF FOR ACCESSIBLE PARKING - NO STREET SIDE CURB & GUTTER IS AFFECTED. PULL-OFF PARKING AREA IS MODIFIED TO PROVIDE AN ACCESSIBLE AISLE.
  - ASSOCIATED SIDEWALK AND CURB RAMP IMPROVEMENTS TO COMPLETE THE ACCESSIBLE ROUTE FROM PARKING TO BUILDING ENTRANCE
- TRAFFIC CIRCULATION WILL CONSIST OF:
- ALL EXISTING CURB CUTS TO REMAIN AS IS
  - PAINTED PAVEMENT STRIPING TO DESIGNATE ACCESSIBLE PARKING AND ACCESS AISLE
- THE COA FIRE MARSHAL'S OFFICE HAS ALREADY APPROVED THE FIRE 1 PLAN AS IT PERTAINS TO SITE DEVELOPMENT AND THEIR REQUIREMENTS.
- THE COA SOLID WASTE DEPARTMENT HAS ALREADY APPROVED THE EXISTING REFUGE ENCLOSURE AS IT PERTAINS TO SITE DEVELOPMENT AND THEIR REQUIREMENTS.

ZONING REVIEW - TCL:

PROPERTY OWNER: CITY OF ALBUQUERQUE  
PROPERTY ADDRESS: 400 ROMA AVENUE NW  
IDO ZONE ATLAS PAGE: 3-14-2  
IDO ZONE DISTRICT: MX-FB-UD (MIXED-USE, FORM-BASED, URBAN DEVELOPMENT)  
IDO ALLOWABLE USES: ALL USED ALLOWABLE UNLESS LISTED AS PROHIBITED  
ACTUAL USE: OFFICE = PERMISSIBLE  
OVERLAY ZONES: NONE  
USE SPECIFIC STANDARDS: NONE  
BERNALILLO COUNTY UPC: 101405817305231508  
LEGAL DESCRIPTION: \* 013 F MANDELLS ADD L13T0188 TR1 PORT WOF Z  
SIZE OF SITE: 2.3 ACRES +/-  
VICINITY MAP:



OFF-STREET PARKING REQUIREMENTS: N/A - NONE REQUIRED MX-FB-UD ZONE DISTRICT PER IDO TABLE 2-4-13  
94 OFF-STREET SPACES PROVIDED; 24 ON-STREET SPACES PROVIDED; INCLUDES 10 ACCESSIBLE PARKING SPACES.  
BICYCLE PARKING REQUIREMENTS: GREATER OF 5 SPACES OR 1 SPACE PER 2,000 SF GFA  
152,200 SF GFA / 2,000 SF = 77 SPACES REQUIRED; 0 SPACES PROVIDED\*  
\*PROJECT DOES NOT CORRECT BICYCLE PARKING DEFICIENCIES. ONLY IMPROVES ADA ACCESS.

KEYED NOTES:

- EXISTING RAISED PLANTER.
- EXISTING BUILDING ENTRY.
- EXISTING TRAFFIC SIGNAL - STOP SIGNS ONLY, NO ELECTRIC SIGNAL.
- EXISTING CONCRETE STAIRS.
- EXISTING LIGHT POLE.
- EXISTING HC CURB RAMP, WITH **ADA DETECTABLE WARNING TILES** (ADD) NSF
- EXISTING BICYCLE LANE.
- EXISTING BRICK CROSSWALK.
- EXISTING CONCRETE SIDE WALK.
- EXISTING FIRE DEPARTMENT CONNECTION, FREESTANDING.
- EXISTING TRAFFIC SIGNAL, STOP SIGN.
- EXISTING TRAFFIC SIGNAL, NO PARKING ANY TIME.
- LINE OF EXISTING PARKING GARAGE BELOW.
- LINE OF EXISTING BUILDING ABOVE.
- EXISTING ELEVATOR, NOT FUNCTIONAL TO BE ABANDONED IN PLACE.
- NEW TRAFFIC SIGNAL, TYPE TS-1. REFER TO DETAIL A5/TCL2.
- NEW TRAFFIC SIGNAL, TYPE TS-2. REFER TO DETAIL A5/TCL2.
- NEW TRAFFIC SIGNAL, TYPE TS-3. REFER TO DETAIL A5/TCL2.
- NEW EXTERIOR CIP CONCRETE ADA ACCESS RAMP WITH FREESTANDING HANDRAIL AND CABLE GUARD RAIL. REFER TO ELEVATIONS C1/TCL2.
- NEW BOLLARD AT COLUMNS/BUILDING LINE. REFER TO DETAIL A4/TCL2.
- NEW HC CURB RAMP WITH ADA DETECTABLE WARNING SURFACE TILE. REFER TO DETAIL B3/TCL2.
- RECONSTRUCTED PULL-OFF PARKING LANE. (1) 8'-0" WIDE ACCESSIBLE PARKING SPACE WITH NEW CONCRETE PAVING PER PAVING SECTION DETAIL D5/TCL2. ACCESS AISLE TO HAVE PAINTED 4" WIDE, 45 DEGREE DIAGONAL STRIPES AT 24" OC. INCLUDE PAINTED ADA SYMBOL PER DETAIL A3/TCL2.
- NEW CONCRETE CURB & GUTTER AT PULL-OFF PER COA STD DWG 2420, SECTION B-B.
- EXISTING ASPHALT PAVING WITH CONCRETE CURB & GUTTER AT ROADWAY.
- EXISTING TRAFFIC SIGNAL, RESERVED PARKING.

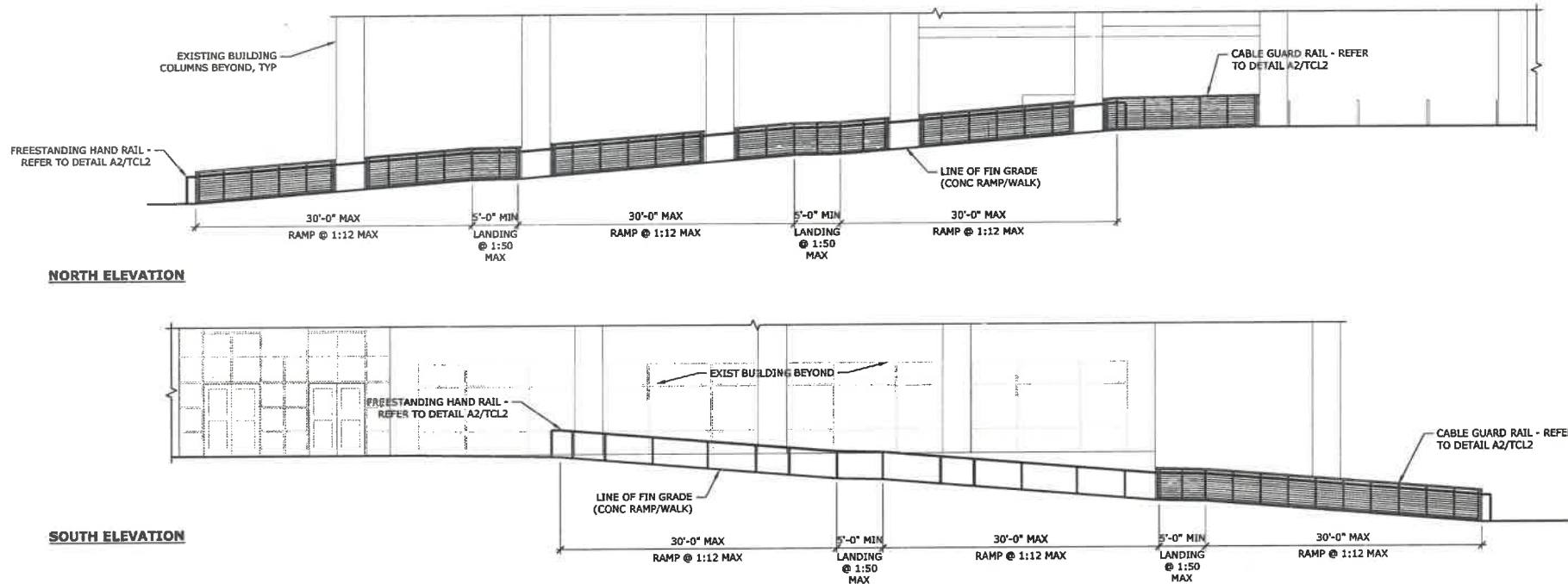
GREER STAFFORD/SJCF ARCHITECTURE, INC.  
1717 LOUISIANA NE, SUITE 205  
ALBUQUERQUE, NM 87110-7027  
(505) 821-0235 • FAX: (505) 821-0348  
3005 NORTHRIDGE DR., SUITE F  
FARMINGTON, NM 87401-2085  
(505) 325-7475 • FAX: (505) 325-6464



EXTERIOR ADA RAMP IMPROVEMENTS  
APD LAW ENFORCEMENT CENTER  
400 ROMA AVENUE NW  
ALBUQUERQUE, NM 87102

REVISION	DATE	DESCRIPTION
1	4/28/21	ORIGINAL SUBMITTAL
2	5/12/21	REVISION 1
3	4/28/21	REVISION 2

PROJECT NO: S415.17  
CAD DWG FILE:  
DRAWN BY:  
CHECKED BY:  
© GREER STAFFORD / SJCF, INC.  
SHEET TITLE  
TRAFFIC CIRCULATION LAYOUT  
DRAWING SHEET  
TCL1



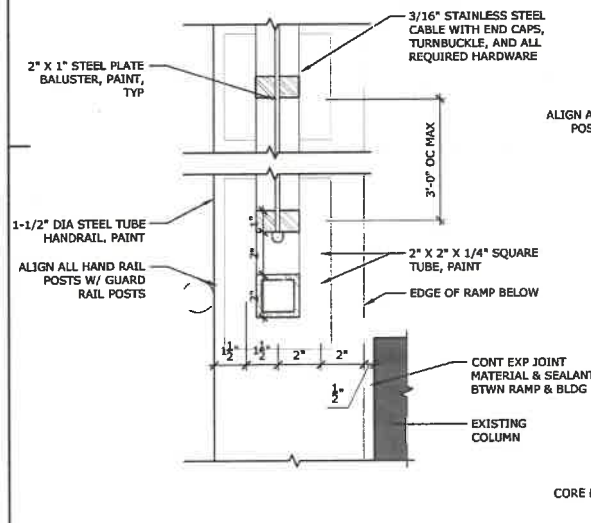
C1 GUARD RAIL & HAND RAIL ELEVATION @ ADA RAMP  
SCALE: 1/8" = 1'-0"

TRAFFIC CIRCULATION LAYOUT  
APPROVED

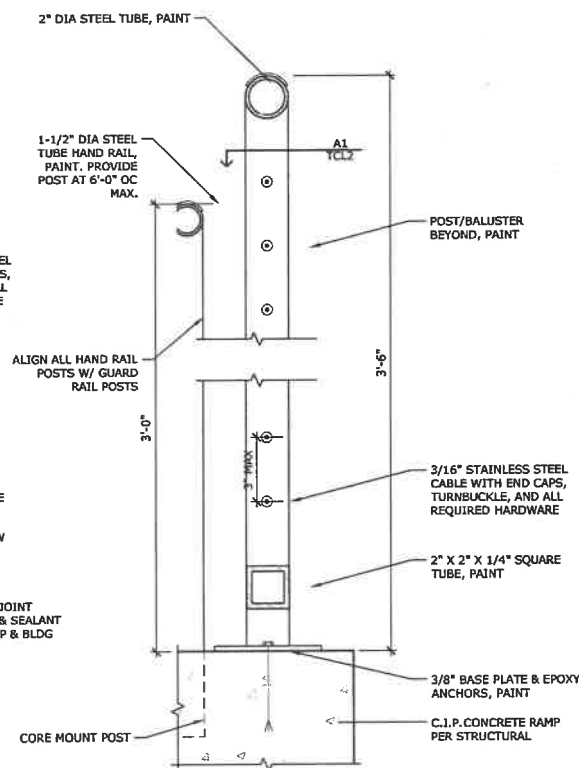
Signed

Date

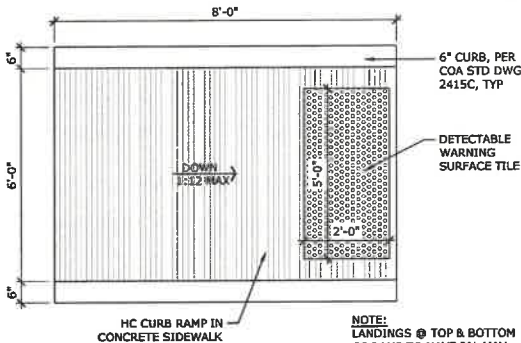
04/28/21



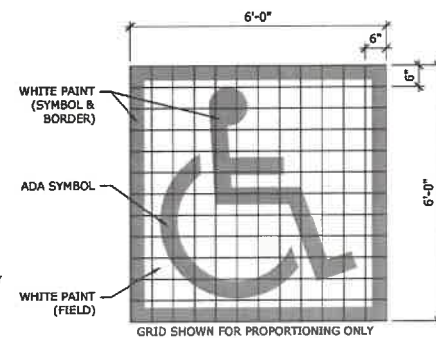
A1 RAILS - PLAN  
SCALE: 3" = 1'-0"



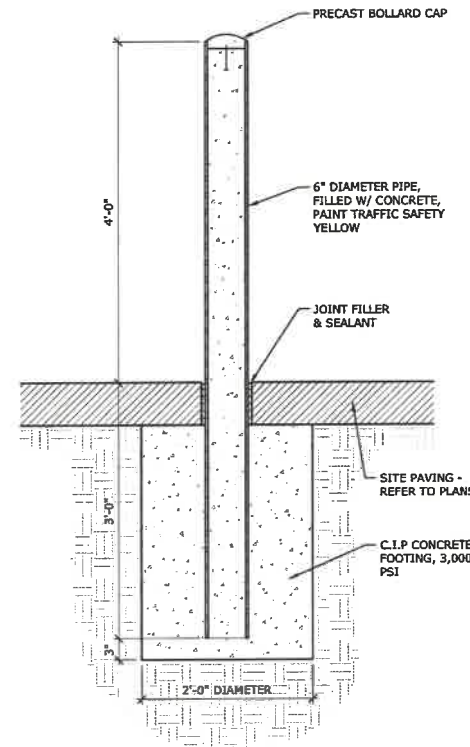
A2 RAILS - SECTION  
SCALE: 3" = 1'-0"



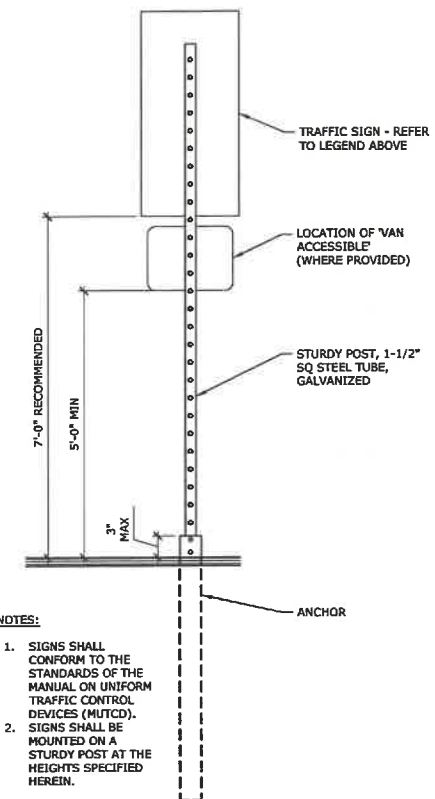
B3 HC CURB RAMP  
SCALE: NTS



A3 PAINTED HC SYMBOL  
SCALE: 1/2" = 1'-0"



A4 BOLLARD  
SCALE: 1" = 1'-0"



NOTES:

1. SIGNS SHALL CONFORM TO THE STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. SIGNS SHALL BE MOUNTED ON A STURDY POST AT THE HEIGHTS SPECIFIED HEREIN.

A5 TRAFFIC SIGN  
SCALE: 1" = 1'-0"

D5 PAVING SECTION  
SCALE: NTS



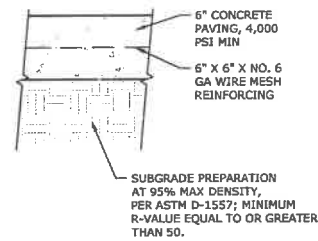
SIGN TYPE TS-1



SIGN TYPE TS-2



SIGN TYPE TS-3



CONCRETE PAVEMENT SECTION

GREER STAFFORD/SJCF ARCHITECTURE, INC.

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THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED, AND DATED BELOW



EXTERIOR ADA RAMP IMPROVEMENTS  
APD LAW ENFORCEMENT CENTER  
400 ROMA AVENUE NW  
ALBUQUERQUE, NM 87102

NO.	REVISION	DATE	DESCRIPTION
1	ORIGINAL SUBMITTAL	3/1/21	
2	REVISION 1	3/29/21	
3	REVISION 2	4/29/21	

PROJECT NO: 5415.17  
CAD DWG FILE:

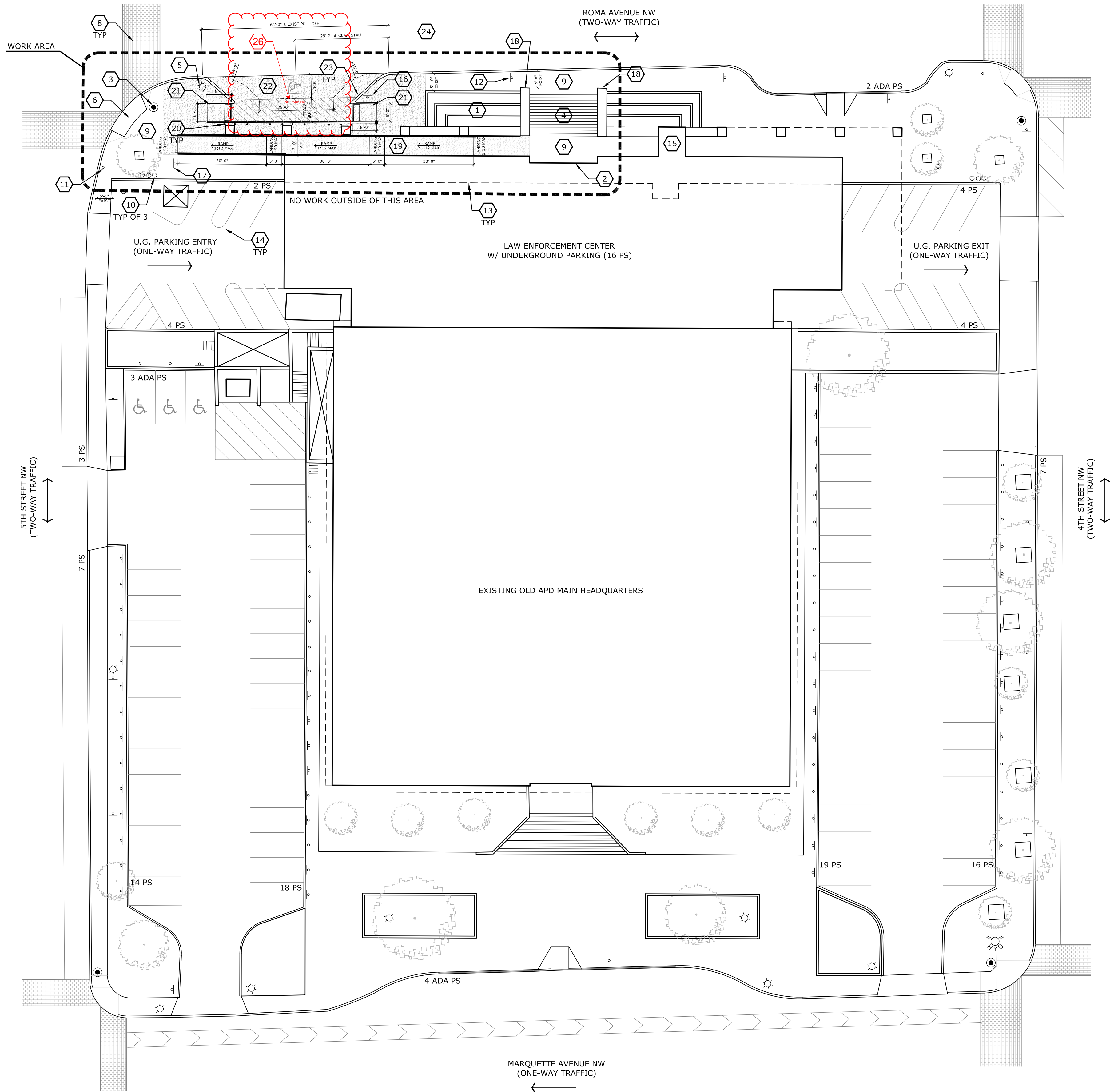
DRAWN BY:  
CHECKED BY:

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SHEET TITLE  
TRAFFIC CIRCULATION LAYOUT DETAILS

DRAWING SHEET

TCL2



**A2** TRAFFIC CIRCULATION LAYOUT  
SCALE: 1" = 20'-0"

**GENERAL SHEET NOTES:**

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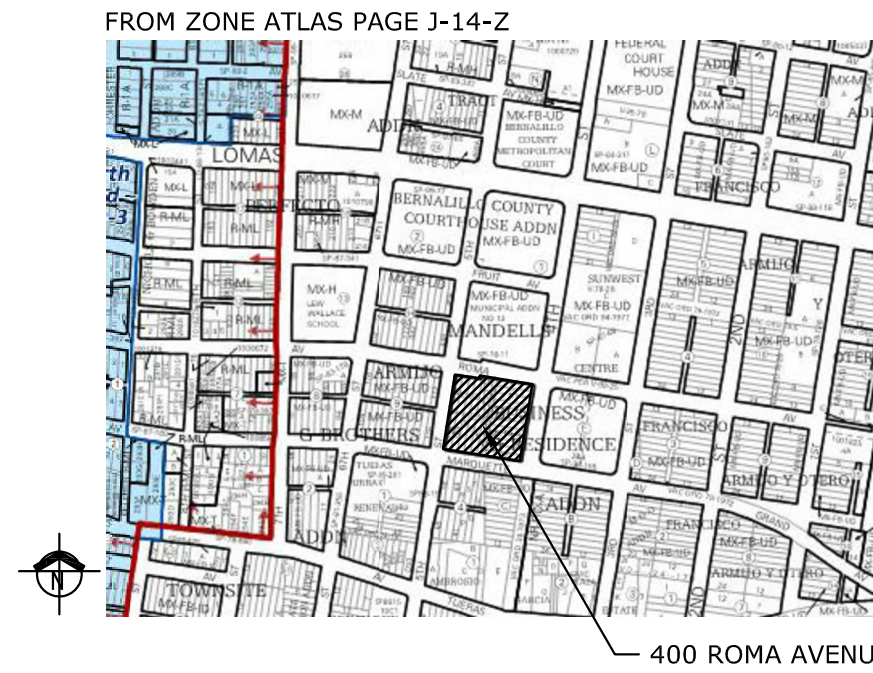
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**ACTUAL USE:** OFFICE = PERMISSIBLE  
**OVERLAY ZONES:** NONE  
**USE SPECIFIC STANDARDS:** NONE  
**BERNALILLO COUNTY UPC:** 101405817305231508  
**LEGAL DESCRIPTION:** \* 013 F MANDELLS ADD L13TO18& TR1 PORT WOF Z  
**SIZE OF SITE:** 2.3 ACRES +/-  
**VICINITY MAP:**



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18. NEW TRAFFIC SIGNAGE, TYPE TS-3. REFER TO DETAIL A5/TCL2.
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23. NEW CONCRETE CURB & GUTTER AT PULL-OFF PER COA STD DWG 2420, SECTION B-B.
24. EXISTING ASPHALT PAVING WITH CONCRETE CURB & GUTTER AT ROADWAY.
25. EXISTING TRAFFIC SIGNAGE, RESERVED PARKING.

26. 12" HIGH PAINTED LETTERING, "NO PARKING".

**EXTERIOR ADA RAMP IMPROVEMENTS**  
**APD LAW ENFORCEMENT CENTER**  
**400 ROMA AVENUE NW**  
**ALBUQUERQUE, NM 87102**

REVISION	DATE	DESCRIPTION
1	3/15/21	ORIGINAL SUBMITTAL
2	3/29/21	REVISION 1
3	4/26/21	REVISION 2

PROJECT NO: 5415.17  
CAD DWG FILE:  
DRAWN BY:  
CHECKED BY:  
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SHEET TITLE  
TRAFFIC CIRCULATION LAYOUT

DRAWING SHEET

**TCL1**

