

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

May 19, 2025

Shahram Biazar  
SBS Construction and Engineering LLC  
7632 William Moyers NE  
Albuquerque, NM 87122

[acellc@aol.com](mailto:acellc@aol.com)

**Re: Gas Station**  
**2016 Carlisle NE**  
**Traffic Circulation Layout**  
Engineer's Stamp 5-7-25 (J17D041) TRANS-2025-00132

Dear Mr. Biazar,

The TCL submittal received 5-12-2025 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.

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 the [ABQ-PLAN](#) 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



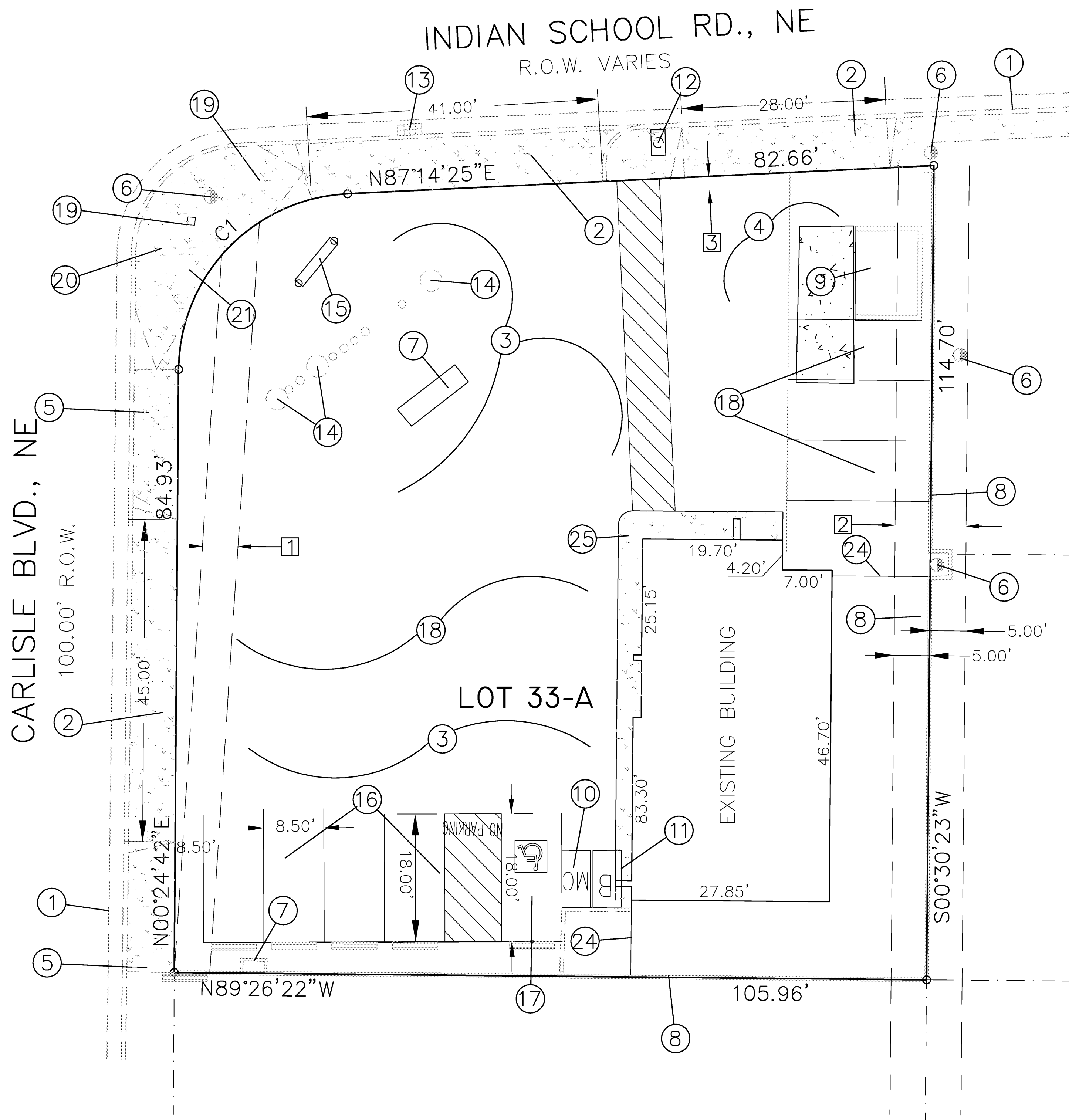
CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	CORD
C1	37.84'	25.00'	23.61'	34.33'
				CORD DIRECTION
				N43°52'17"E

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:

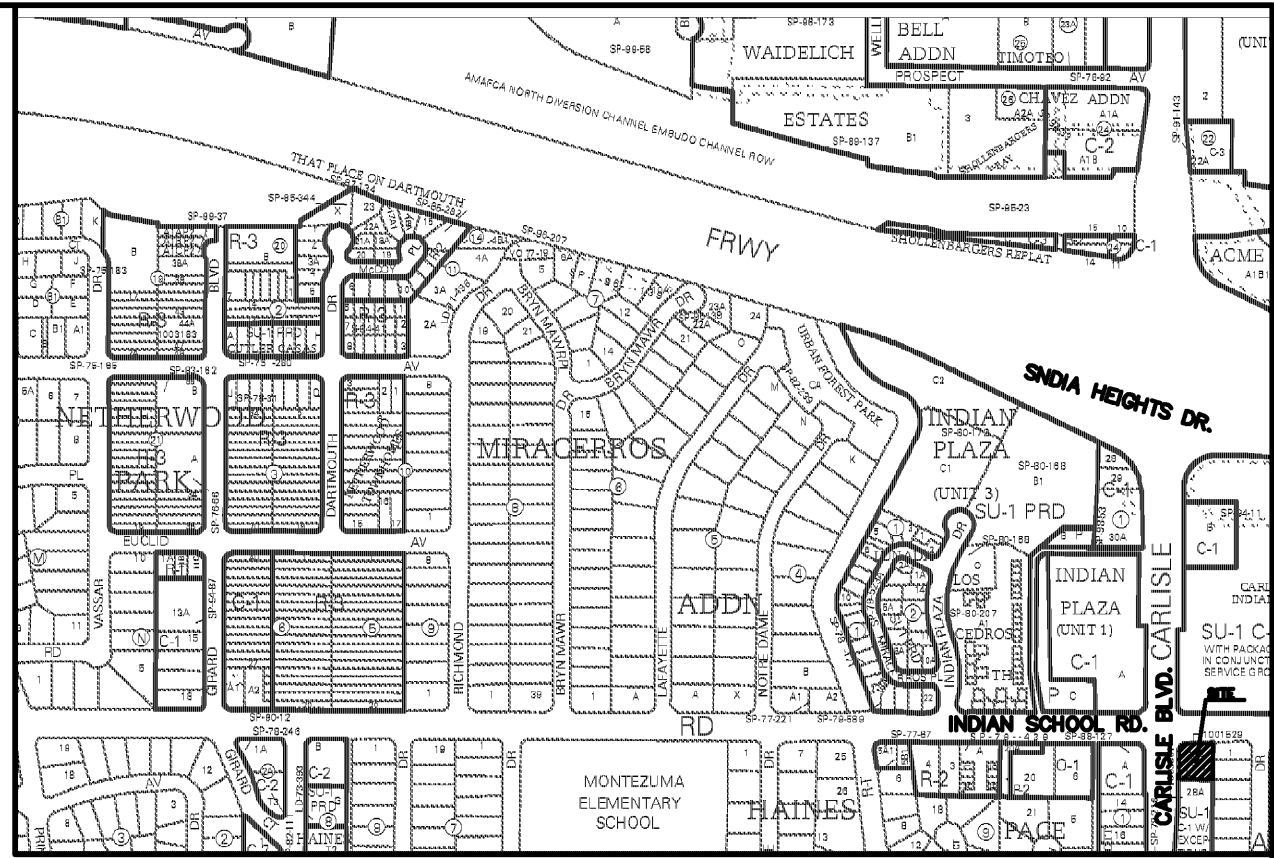
1. EXIST. CURB & GUTTER TYP.
2. EXISTING DRIVE WAY ENTRANCE.(SEE EACH DRIVEWAY FOR THE WIDTH)
3. CONCRETE PAVING, TYP.
4. EXISTING ASPHALT PAVING AREA.
5. EXISTING 6.00' SIDEWALK.
6. EXISTING POWER POLE, TYP.7. ISLAND WITH PUMP.
7. EXISTING PLANTER.
8. EXISTING GARDEN AND/OR RETAINING WALL, HEIGHT VARIES.
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 86-7-352.4C 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.



TRAFFIC CIRCULATION  
LAYOUT APPROVED

Sertil A. Kanbar 5/19/2025

Signed Date



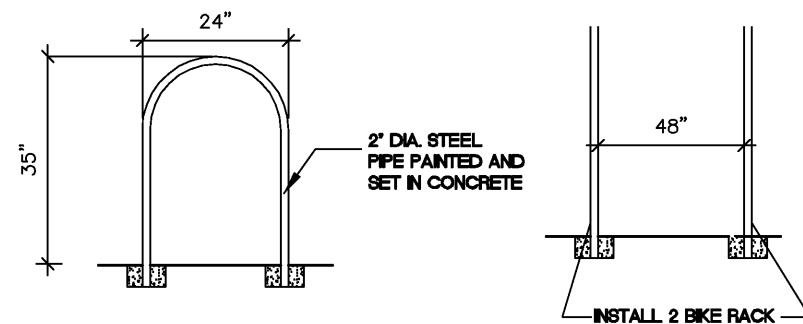
VICINITY MAP:

LEGAL DESCRIPTION:  
LOT 33-A, BLOCK A, ALTURA ADDITION  
CONTAINING 0.2688 ACRE ACRE (11,709.00 SF)

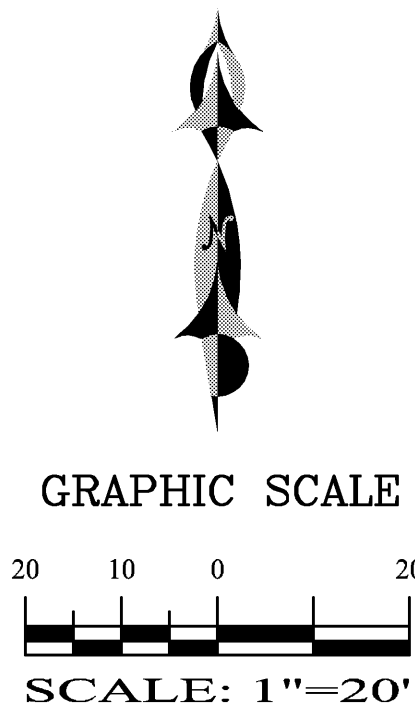
ADDRESS:  
2016 CARLISLE BLVD., NE, ALBUQUERQUE, NM 87110

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