

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 21, 2025

Alejandro Sazo
RBA Architecture, PC
1104 PARK AVE SW
Albuquerque, NM 87102

alejandro@rba81.com
XAVIER@rba81.com

**Re: San Pedro Self Storage
San Pedro and Constitution NE
Albuquerque, NM 87110
Traffic Circulation Layout
Engineer's Stamp 10-7-25 (J18D009)-TRANS-2025-00303**

Dear Mr. Sazo,

PO Box 1293

The TCL submittal received 10-16-25 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.

Albuquerque

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.

NM 87103

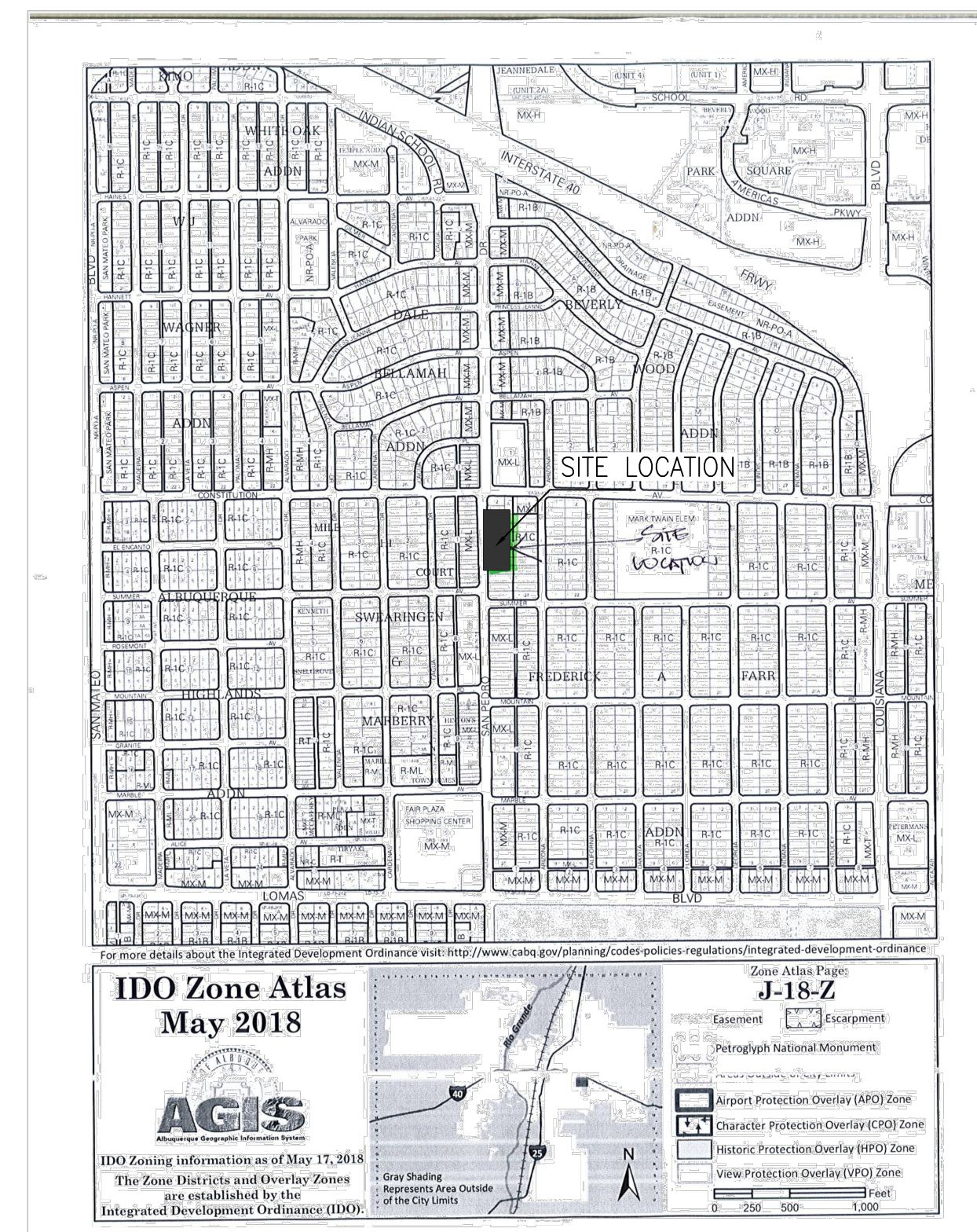
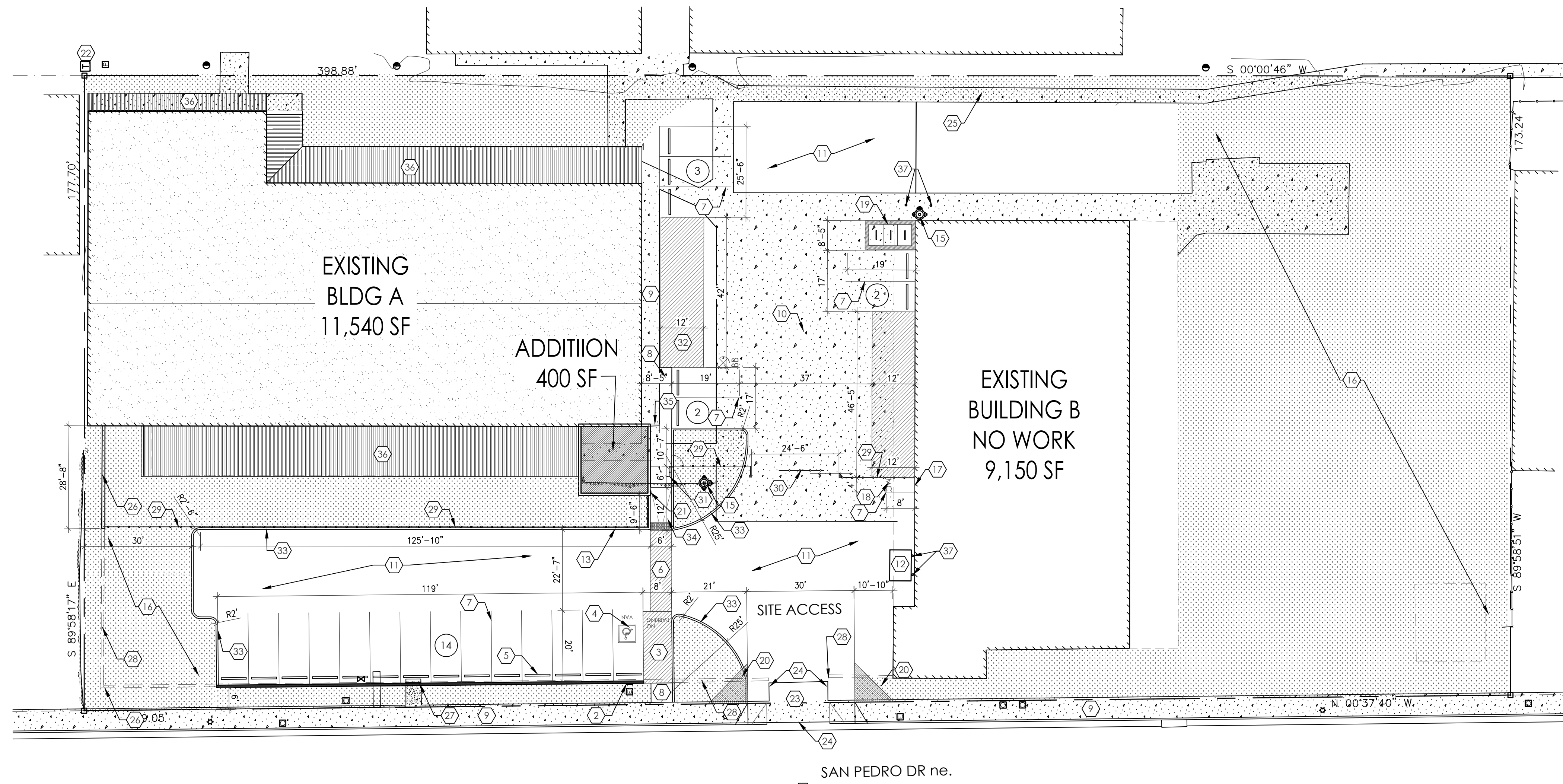
www.cabq.gov

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



KEYED NOTES

1. 2'-0" CURB RADIUS, TYP.
2. ACCESSIBLE PARKING SIGNAGE PER CABQ STANDARDS, REF: DETAIL A7/AS-2.0
3. PAINTED STRIPE HANDICAP ACCESSIBLE AISLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, LOCATE SIGN (66-1-4.1.B NMSA 1978). REF: DETAIL A4/AS-2.0.
4. HANDICAP SYMBOL PER CABQ STANDARDS, TYPICAL (4) PLACE REF: DETAIL A8/AS-2.0.
5. PARKING BUMPER, TYP. REF: DETAIL C2/AS-2.0.
6. 6 FOOT WIDE ACCESSIBLE PEDESTRIAN PATH, TYP. REF: DETAIL A4/AS-2.0.
7. 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF: DETAIL A9/AS-2.0, TYP.
8. CONSTRUCT NEW CONCRETE SIDEWALK, TIE INTO EXISTING SIDEWALKS AS NEEDED. REF: DETAIL C4/AS-2.0
9. EXISTING CONCRETE SIDEWALK, REPAIR AS NEEDED.
10. EXISTING CONCRETE TO REMAIN
11. NEW ASPHALT OVER COMPACTED FILL, GC. TO FIELD VERIFY AREAS
12. ROLL UP DUMPSTER
13. FIRE LANE, PAINT CONC. CURB RED AND ADD SIGNAGE TO CURBS 5" HIGH WHITE LETTER "NO PARKING, FIRE LANE", TYP. EVERY 15' OVER 6" WIDE RED STRIPE, REF: FIRE ORD. 503.3.1.
14. EXISTING FIRE HYDRANT LOCATION.
15. NEW PROPOSED FIRE HYDRANT
16. LANDSCAPING AREA, REF: LANDSCAPING PLAN.
17. MOTORCYCLE PARKING SIGNAGE PER CABQ STANDARDS, TYP. REF: A6/AS-2.0.
18. PAINTED "MC" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, AT MOTORCYCLE PARKING - WHITE ON PAVEMENT PER CABQ STANDARDS.
19. BIKE RACK FOR. REF DETAIL C-1,C-6/AS-2.0. BIKE PARKING SPACES SHALL BE 6'-0" LONG x 2' WIDE FOR EACH BIKE. NOTE: A 1'-0" CLEAR ZONE AROUND THE BIKE PARKING SPACE.
 - A. 30" TALL x 18" WIDE.
 - B. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOTE ALLOWED
 - C. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION.
 - D. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
 - E. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
 - F. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
 - G. THE RACKS SHOULD BE STURDY AND ANCHORED TO A CONCRETE PAD.
20. CLEAR SIGHT TRIANGLE, LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS". ALL SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
21. G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS, MOUNT BOX 4'-0" - 6'-0" HIGH A.F.F., TYP.
22. EXISTING ELECTRICAL TRANSFORMER
23. CONSTRUCT NEW DRIVE PAD PER C.O.A. STD. DWG. 2426 & 2420.
24. REMOVE EXISTING CONCRETE CURB AND PREPARE FOR NEW 30" WIDE CURB CUT PER COA STD DWG 2426 & 2420
25. 5' PUBLIC UTILITY EASEMENT.
26. EXISTING CMU WALL
27. PER THE I.D.O. SECTION 14-16-5-6(F)(1)(I) G.C. TO BUILD 36" HIGH MIN. MASONRY WALL AND FINISHED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FACADE OF THE PRIMARY BUILDING
28. DEMO PART OF EXISTING CMU WALL
29. 6" WROUGHT IRON FENCE
30. 26" DOUBLE SLIDING WROUGHT IRON ACCESS GATE
31. 3060 PEDESTRIAN ACCESS GATE
32. LOADING AREA
33. NEW RAISED CONCRETE CURB REF. DETAIL C-3/AS2.0
34. ACCESSIBLE RAMP REF: DETAIL 1/AS-2.1
35. REMOVE EXISTING SIDEWALK AND PREPARE FOR NEW CONCRETE SIDEWALK
36. COVERED PATIO
37. BOLLARDS, REF DETAIL C4/AS-2.0

SITE PLAN
1"=20'-0"

BAR SCALE
(IN FEET)

AREA SQUARE FOOTAGE	
EXISTING BLDG A	13,654 S.F.

NOTE:
ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. A BUILD NOTE MUST BE PROVIDED REFERRING TO THE APPROPRIATE CITY STANDARD DRAWING.

PARKING REQUIREMENTS: MX-L

TOTAL BUILDINGS AREA = 13,654 S.F.
 IDO TABLE 5-5-1
 SELF STORAGE 1 SPACE @ 3,000 SF.
 13,654 SF / 3,000 = 5 PARKING SPACES REQUIRED
 21 PARKING SPACES PROVIDED

ACCESSIBLE PARKING = 1-25 SPACES = 1 VAN ACCESSIBLE REQUIRED
 = 1 VAN ACCESSIBLE PROVIDED

IDO TABLE 5-5-4 MOTORCYCLES 1-25 = 1 SPACES REQUIRED
 1 SPACE PROVIDED

BICYCLE SPACES NON-RESIDENTIAL = 3 SPACES REQUIRED
 3 SPACES PROVIDED

LANDSCAPE REQUIREMENTS:

GROSS LOT AREA:	70,058 S.F.	1.61 AC.
BUILDING AREA:	-23,975 S.F.	
NET LOT AREA:	46,083 S.F.	
REQUIRED LS: 46,083 SF. X 15% =	6,912 S.F.	
PROVIDED LS ONSITE	= 26,152 S.F.	

TRAFFIC CIRCULATION LAYOUT APPROVED

Sertil A. Kanbar 10/21/2025

Signed Date

SELF STORAGE
SITE PLAN
1621 ARIZONA ST NE
ALBUQUERQUE, NM 87110
PROJECT #2444

REVISION DATE

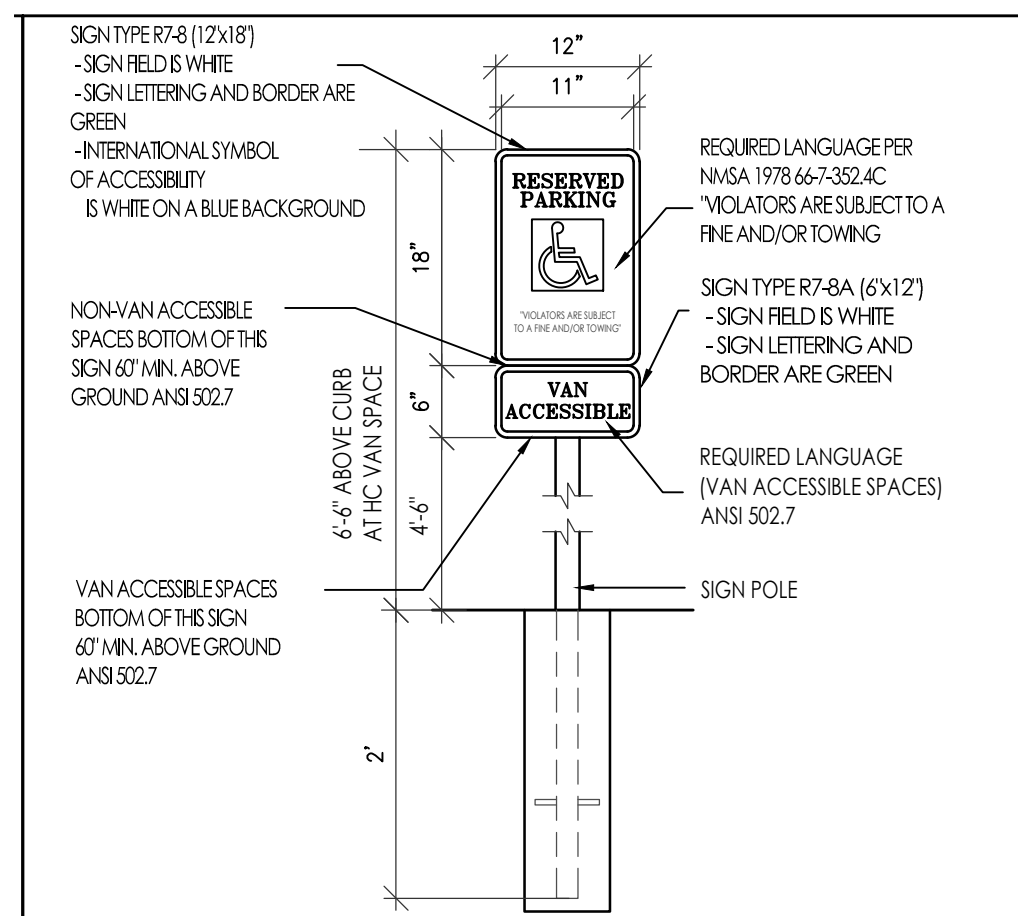
STATE OF NEW MEXICO
 RICHARD P. BENNETT
 No. 1240
 10/07/2025
 REGISTERED ARCHITECT

RBA ARCHITECTURE, PC
 ARCHITECTURE
 PLANNING
 DESIGN
 1621 ARIZONA ST NE
 ALBUQUERQUE, NM 87110
 WWW.RBAARCH.COM

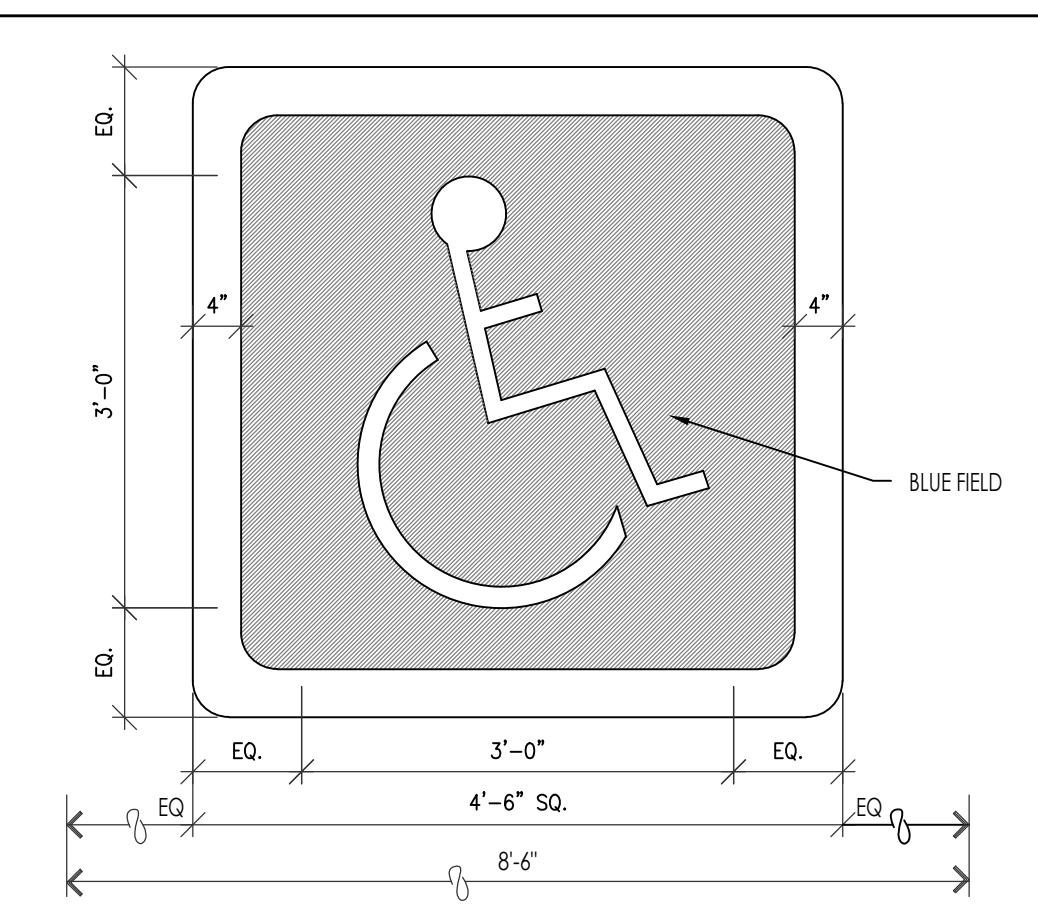
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10/07/2025

SHEET NUMBER
AS-1.0

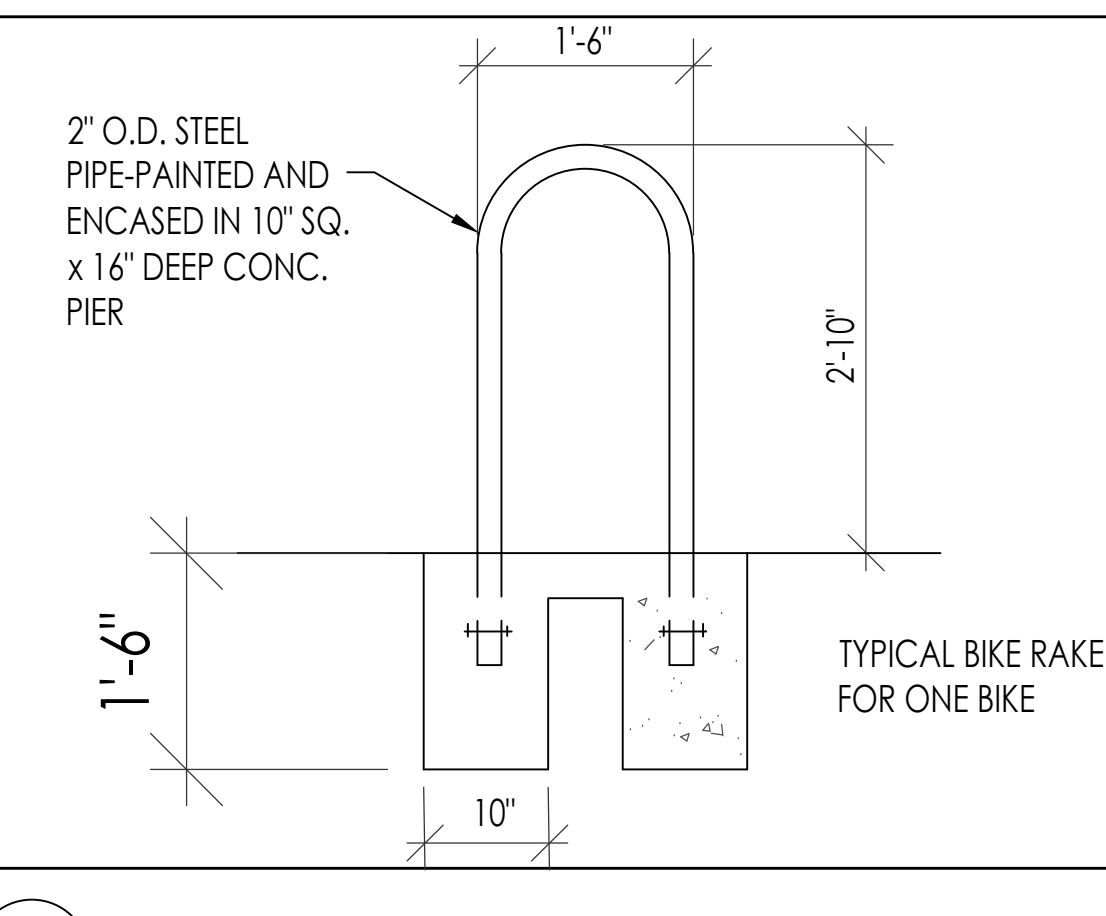
NOTE:
GENERAL CONTRACTOR TO FIELD VERIFY ALL EXIST. CONSTRUCTION AND DIMENSIONS PRIOR TO CONSTRUCTION



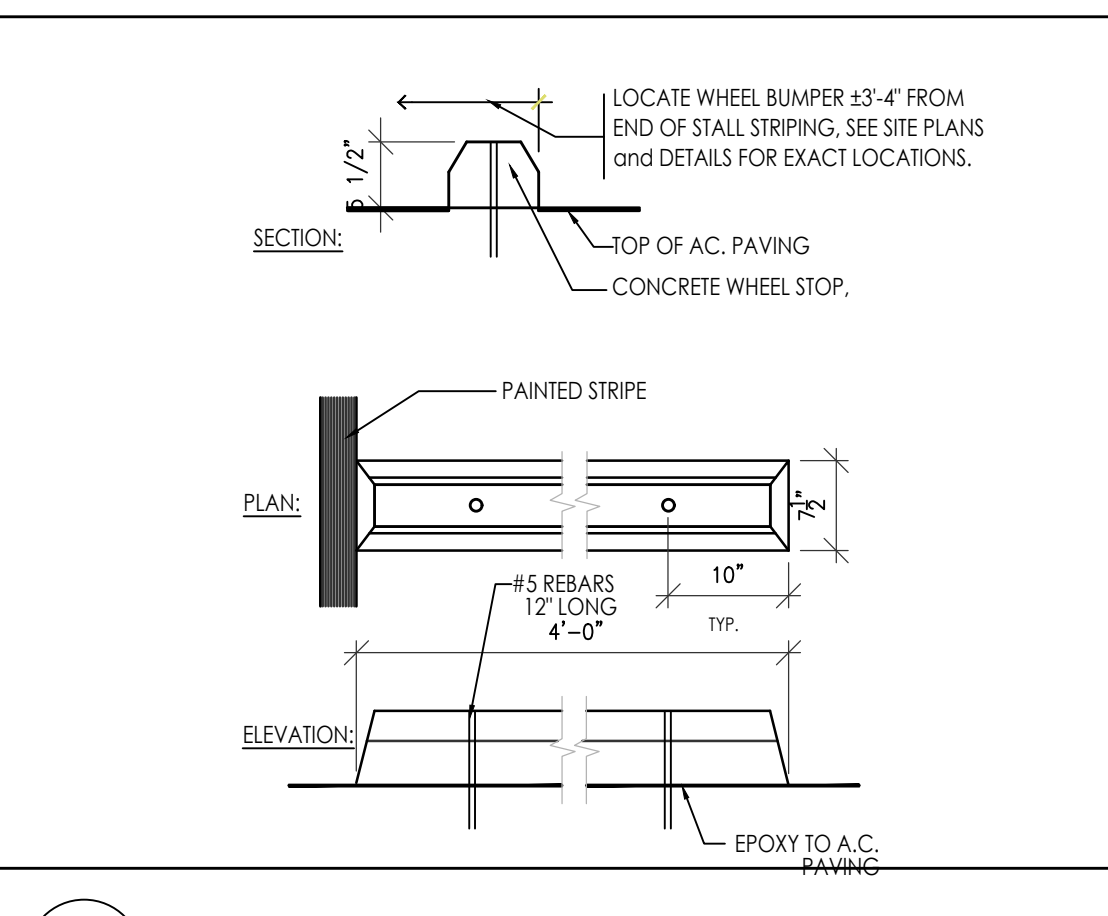
A7 HC PARKING SIGNAGE ELEVATIONS
3/4"=1'-0"



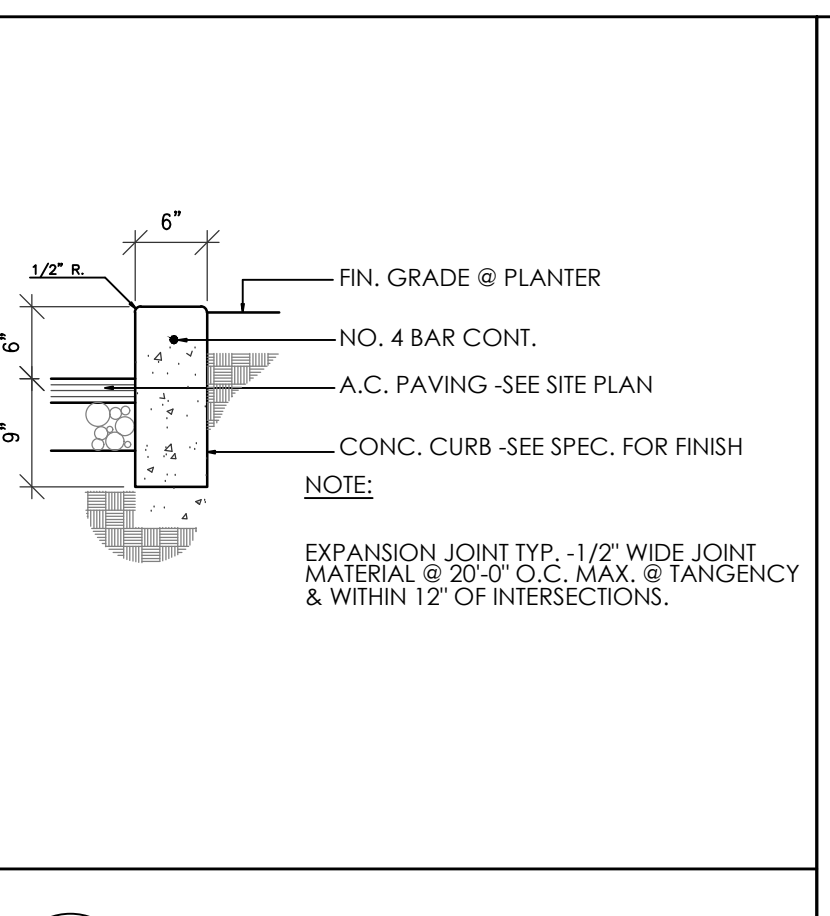
A8 HC PARKING MARKING (EXISTING) PLAN
3/4"=1'-0"



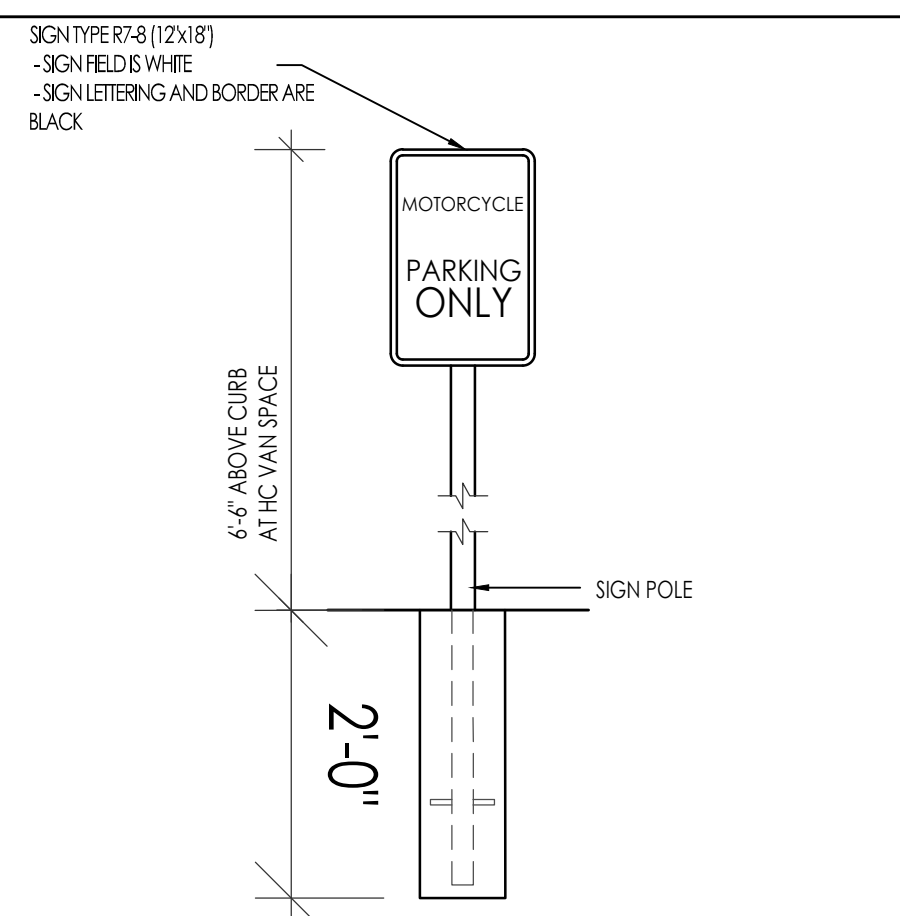
C1 BIKE RACK ELEVATION
3/4"=1'-0"



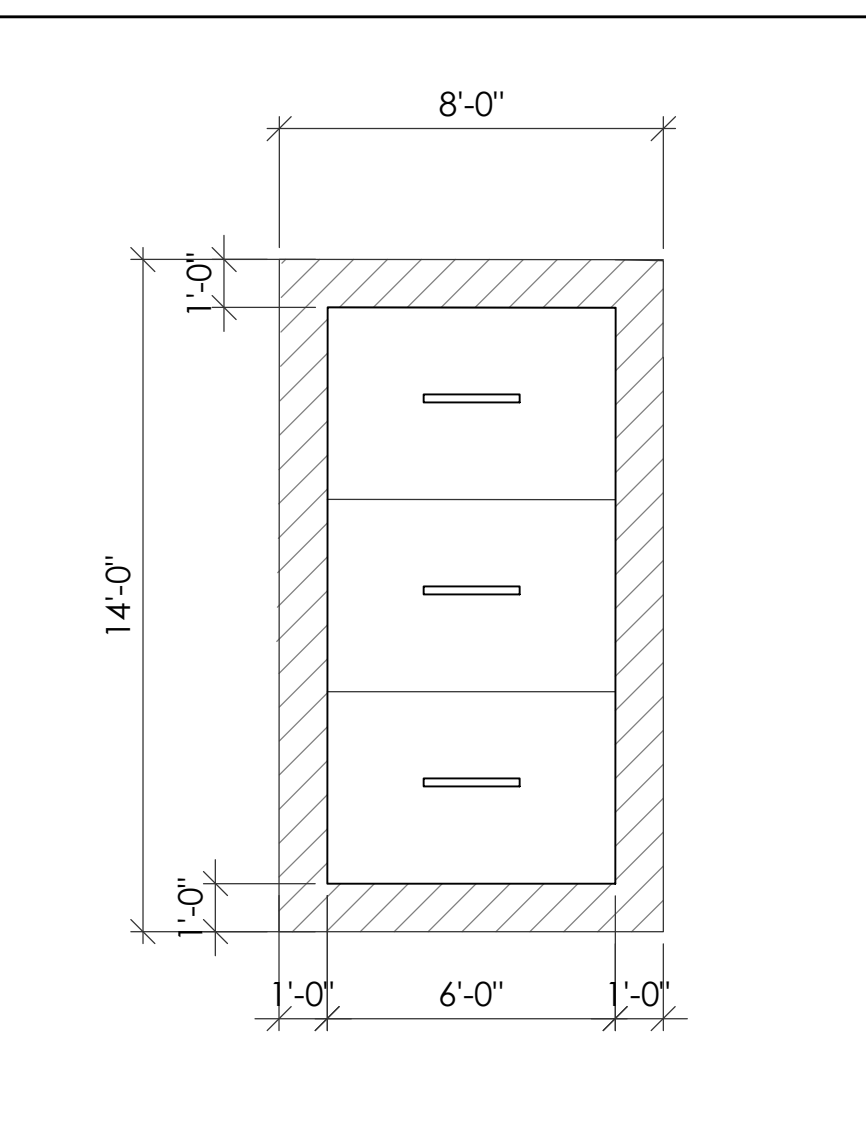
C2 WHEEL BUMPER DETAIL
3/4"=1'-10"



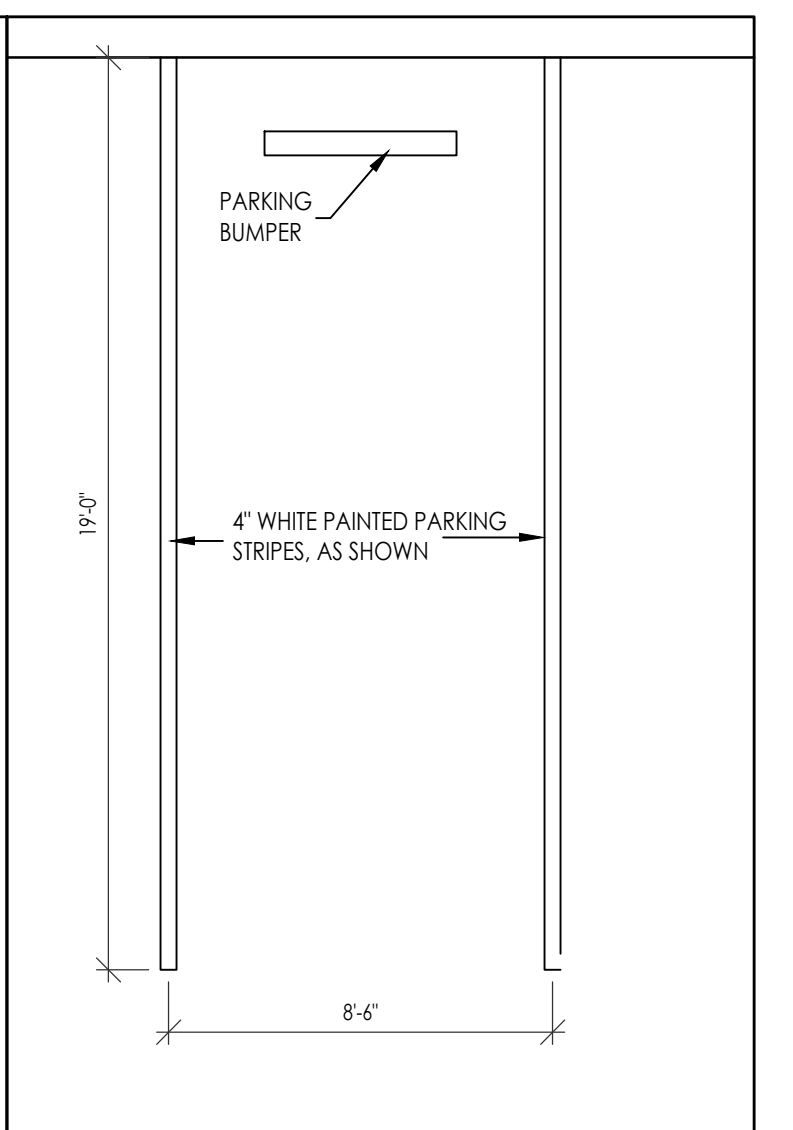
C3 CONCRETE CURB DETAIL
3/4"=1'-10"



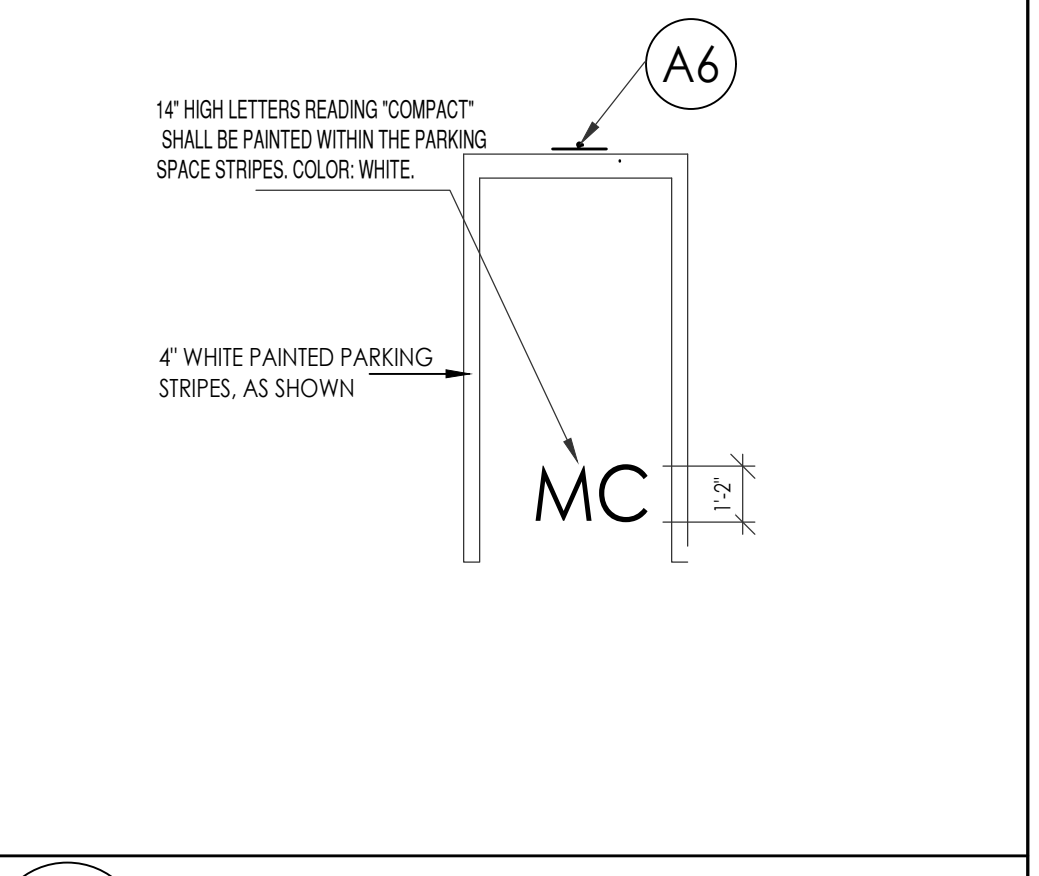
A6 MOTORCYCLE SIGNAGE ELEVATIONS
3/4"=1'-0"



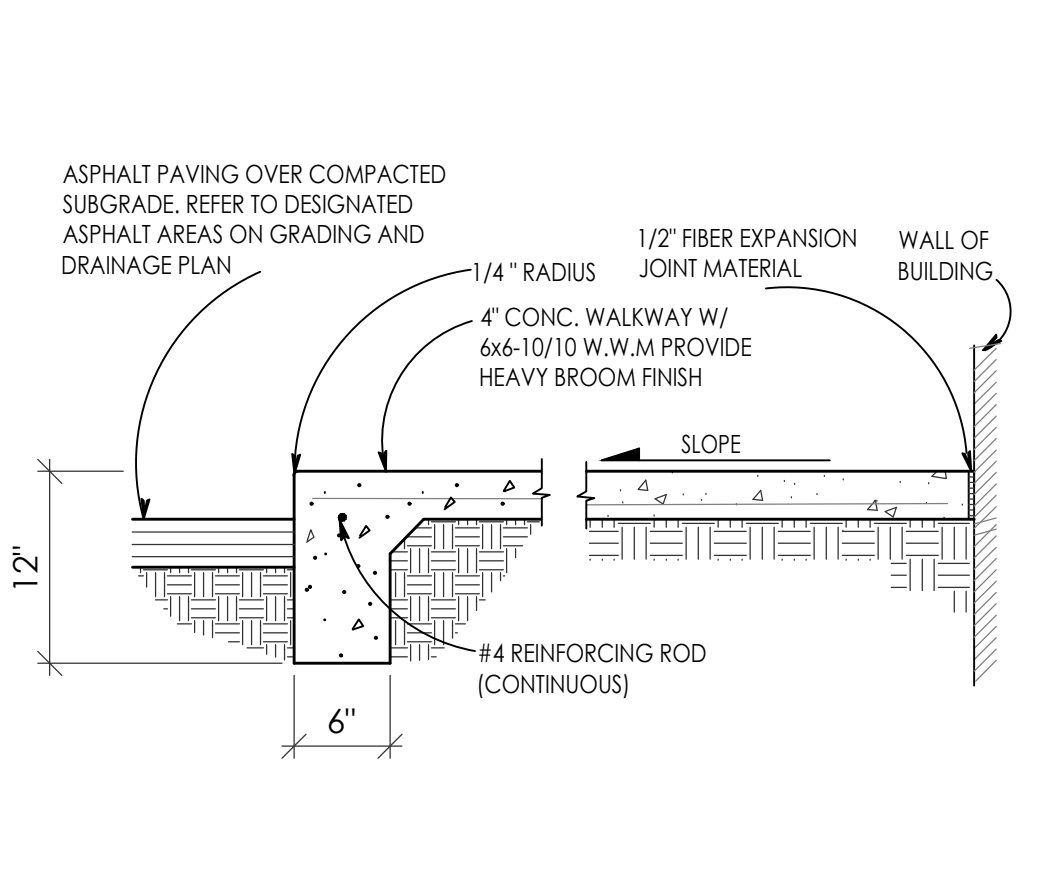
C6 BIKE RACK TOP VIEW
NOT TO SCALE



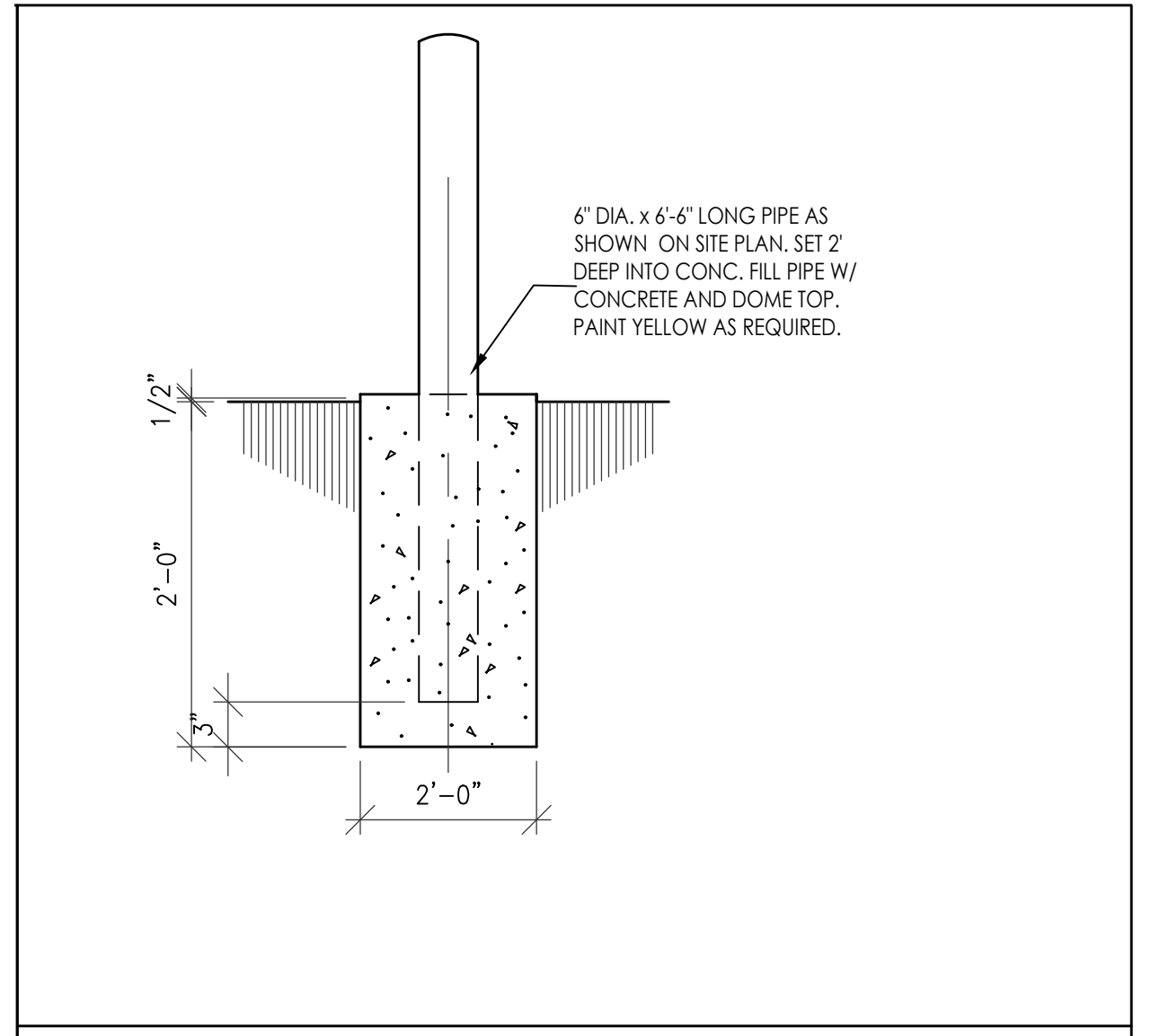
A9 4" WIDE PAINTED STRIPE DETAIL
3/4"=1'-10"



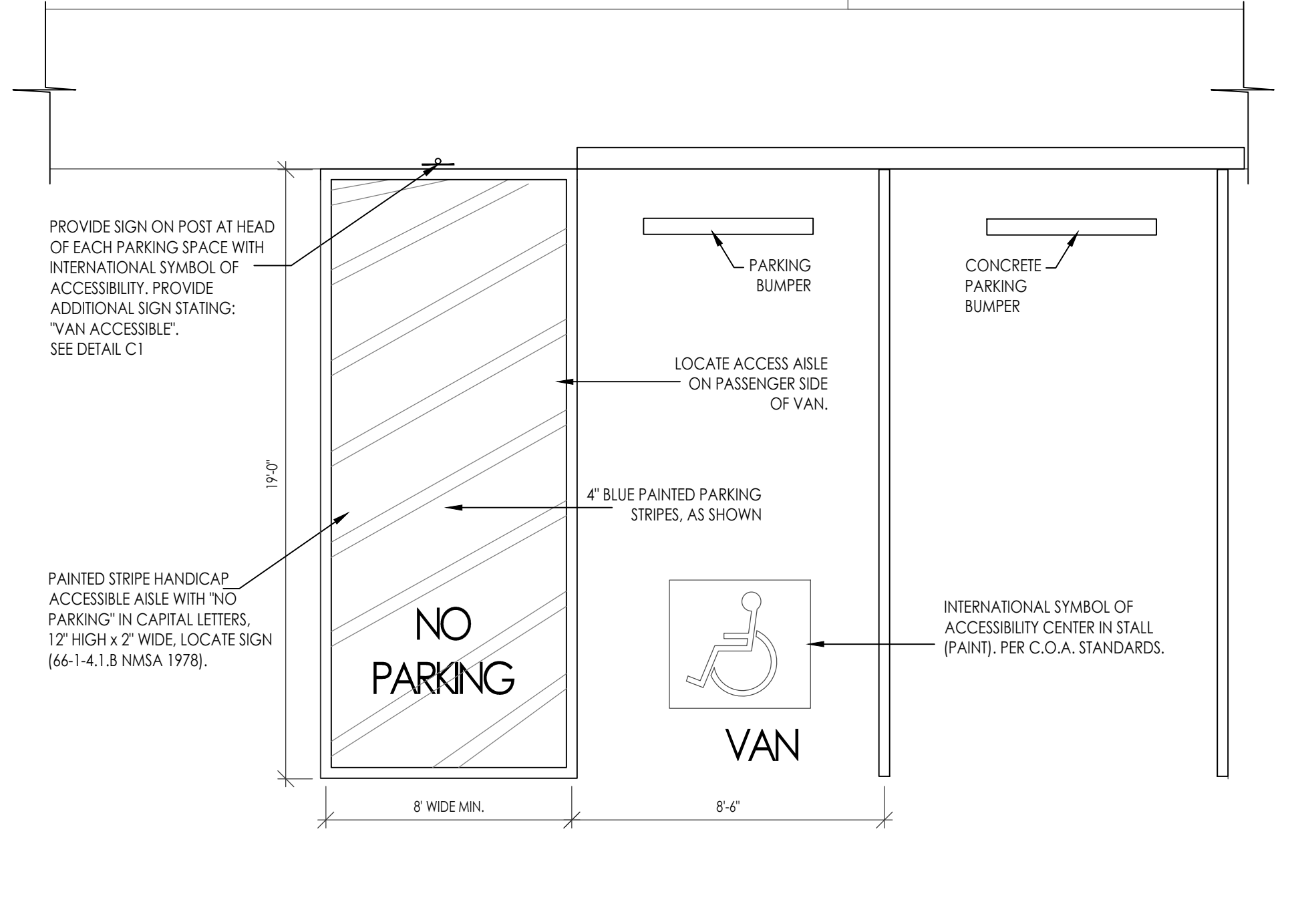
A5 MOTORCYCLE SPACE PAVEMENT MARK
3/4"=1'-0"



C4 CONCRETE CURB/SIDEWALK TO ASPHALT PAVING DETAIL
N.T.S.



C4 BOLLARD DETAIL
1/4"=1'-0"



A4 HC PARKING STRIPING PLAN
1/4"=1'-0"

TRAFFIC CIRCULATION LAYOUT APPROVED
Sertil A. Kanbar 10/21/2025
Signed Date

SELF STORAGE
SITE DETAILS
1621 ARIZONA ST NE
ALBUQUERQUE, NM 87110
PROJECT #2424

REVISION DATE
STATE OF NEW MEXICO
RICHARD P. BENNETT
No. 1240
10/07/2025
REGISTERED ARCHITECT

RBA ARCHITECTURE, PC
ARCHITECTURE
PLANNING
DESIGN
1621 ARIZONA ST NE
ALBUQUERQUE, NM 87110
PHONE: 505.263.8800
WWW.RBAARCHITECTURE.COM

DATE
10/07/2025

SHEET NUMBER
AS-2.0

NOTE:
GENERAL CONTRACTOR TO
FIELD VERIFY ALL EXIST.
CONSTRUCTION AND
DIMENSIONS PRIOR TO
CONSTRUCTION



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: SAN PEDRO SELF STOR. Building Permit #: _____ Hydrology File #: _____
Zone Atlas Page: J182 DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: 018 032 FREDERIK A FARR ADDN LTS 18 TURZA
City Address: 11621 ARIZONA ST. NE.

Applicant: RBA ARCHITECTS Contact: ALEJANDRO SOZO
Address: 1104 PARK AVE SW 87102
Phone#: 505 242 1859 Fax#: _____ E-mail: ALEJANDRO@RBA1.COM

Development Information

Build out/Implementation Year: _____ Current/Proposed Zoning: MX-L

Project Type: New: () Change of Use: () Same Use/Unchanged: Same Use/Increased Activity: ()

Proposed Use (mark all that apply): Residential: () Office: () Retail: () Mixed-Use: ()

Describe development and Uses:
THIS EXISTING BUILDING WILL BE A STORAGE FACILITY - WE ARE ADDING A 400 SF OFFICE

Days and Hours of Operation (if known): 7AM-6PM

Facility

Building Size (sq. ft.): 13,655 SF

Number of Residential Units: _____

Number of Commercial Units: 1

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* 1

Expected Number of Employees (if known):* 2

Expected Number of Delivery Trucks/Buses per Day (if known):* 1

Trip Generations during PM/AM Peak Hour (if known):* 4

Driveway(s) Located on: Street Name SAN PEDRO DR

Adjacent Roadway(s) Posted Speed: Street Name CONSTITUTION AVE Posted Speed 30 MPH

Street Name SUMMER AVE Posted Speed 18 MPH

* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: MAIN STREET CORRIDORS 60 FT
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: _____
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): CITY

Adjacent Roadway(s) Traffic Volume: _____ Volume-to-Capacity Ratio: _____
(if applicable)

Adjacent Transit Service(s): BOS ROUTE 11 Nearest Transit Stop(s): 0.5 MILES ON LOMAS

Is site within 660 feet of Premium Transit?: _____

Current/Proposed Bicycle Infrastructure: EXISTING BIKE LANES ON SALVADOR & SUMMIT AVE
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: EXISTING CONCRETE SIDEWALK

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No [X] Borderline []

Thresholds Met? Yes [] No [X]

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: []

Notes:

Ernest Armijo
TRAFFIC ENGINEER

10/16/2025
DATE

