

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 6, 2023

Dan Ponder, P.E.
Short Elliott Hendrickson Inc.
934 Main Ave., Unit C
Durango, CO 81301

**Re: NUVUE I-40 & Wyoming
8526 Mountain Rd. NE
Traffic Circulation Layout
Engineer's Stamp 06-01-23 (J20-D028)**

Dear Mr. Ponder,

The TCL submittal received 05-05-2023 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

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. **AN APPROVED WORK ORDER IS A CONDITION OF RELEASE FINAL CO.**

www.cabq.gov

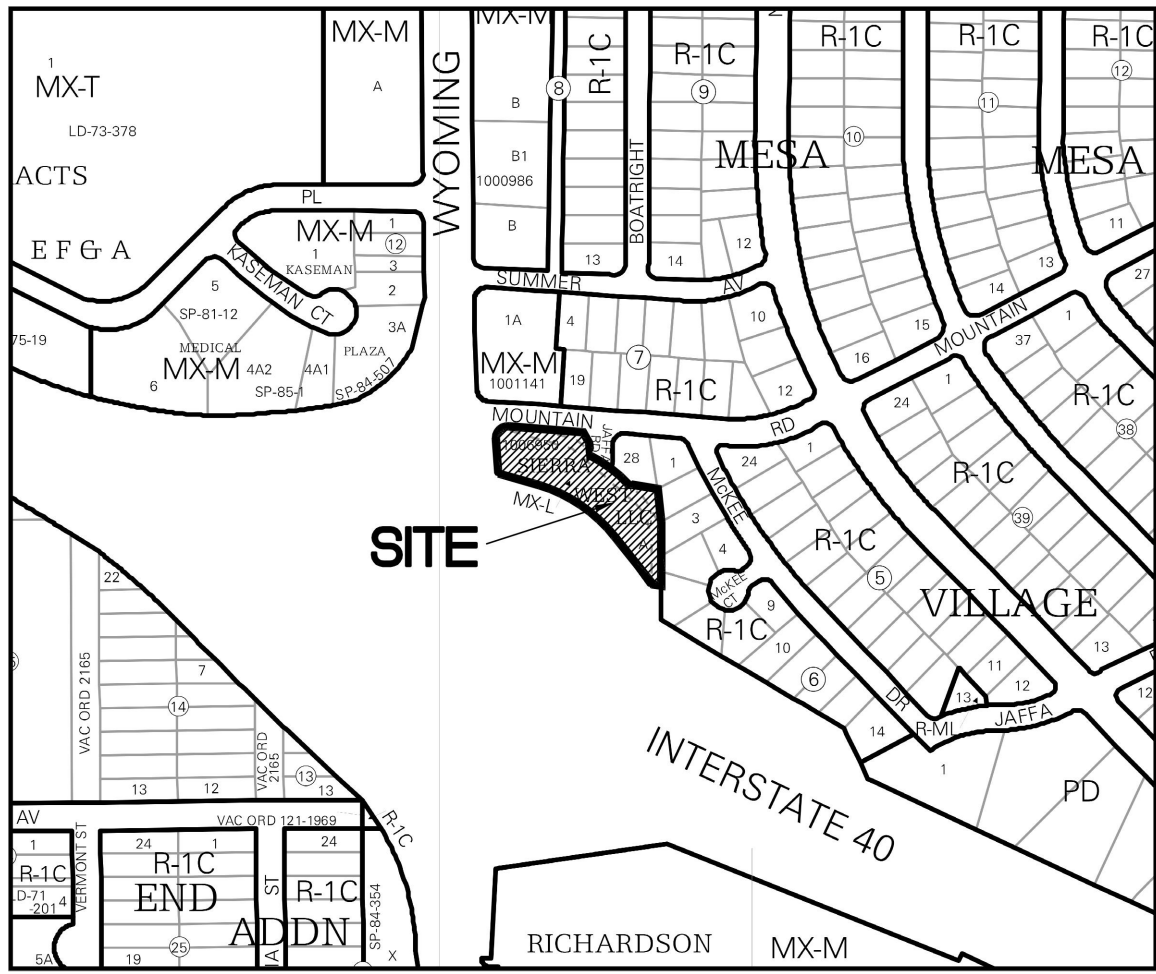
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

C: CO Clerk, File

Save: 5/31/2023 11:11 AM crolina Plot: 5/31/2023 2:48 PM
X:\KONINUUE\1710025-final-dgn\151-drawings\10-Civil\dwg\sheet17_002_TRAFFIC CIRCULATION PLAN.dwg



Vicinity Map

LEGEND:

- PROPOSED CONCRETE
- REMOVE AND REPLACE EXISTING ITEM (SEE CALL OUT FOR DETAILS)
- ASPHALT PAVING (SEE SHEET 2 FOR PAVEMENT SECTION DETAILS)
- ADA ACCESSIBLE PEDESTRIAN PATHWAY
- COMPACTED GRAVEL

GENERAL NOTES:

- ALL IMPROVEMENTS WITHIN RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH STANDARD SIDEWALK AND CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD DETAIL DRAWINGS 2415A & 2430.
- LANDSCAPING AND SIGNAGE SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (ALL MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- THE ADA ACCESS AISLES SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS. ALL "NO PARKING" TEXT SHALL BE IN CAPITAL LETTERS, AT LEAST 1-FT HIGH AND 2-IN WIDE PLACED AT THE REAR OF THE SPACE SO AS TO BE CLOSE TO WHERE A REAR TIRE WOULD BE.
- THE PAVEMENT MARKING "MC" SHOULD BE SHOWN IN THE OPPOSITE DIRECTION FOR MOTORCYCLES ENTERING THE PARKING SPACE.
- ALL PAVEMENT MARKING ALONG PARKING LOT SHALL BE 4-IN SOLID WHITE RETROREFLECTIVE PAVEMENT PAINT.

EXECUTIVE SUMMARY:

NUVUE GREENHOUSE AND DISPENSARY/RETAIL STORE WILL CONSIST OF A 2,400-SF RETAIL BUILDING AND A 6,721-SF GREENHOUSE LOCATED ON THE NORTHEAST OF HIGHWAY I-40 AND WYOMING BOULEVARD.

THE EXISTING SITE HAS ACCESS FROM MOUNTAIN RD NE, WHICH IS A RESIDENTIAL ROAD THAT CAN BE ACCESSED OFF OF WYOMING BOULEVARD AND HIGHWAY I-40. THE EXISTING 32-FT DRIVEWAY ENTRANCE WILL BE EXTENDED TO THE SITE TO PROVIDE ACCESS TO PARKING STALLS AND ALLOW TRAFFIC CIRCULATION.

PARKING CALCULATIONS WERE CALCULATED AS FOLLOWS:

OFF-STREET PARKING REQUIREMENTS PER IDO TABLE 5-5-1:

CANNABIS RETAIL: 4 SPACES / 1,000 SQ. FT. GFA = 10
CANNABIS CULTIVATION: 1 SPACE / 1,000 SQ. FT. GFA = 7

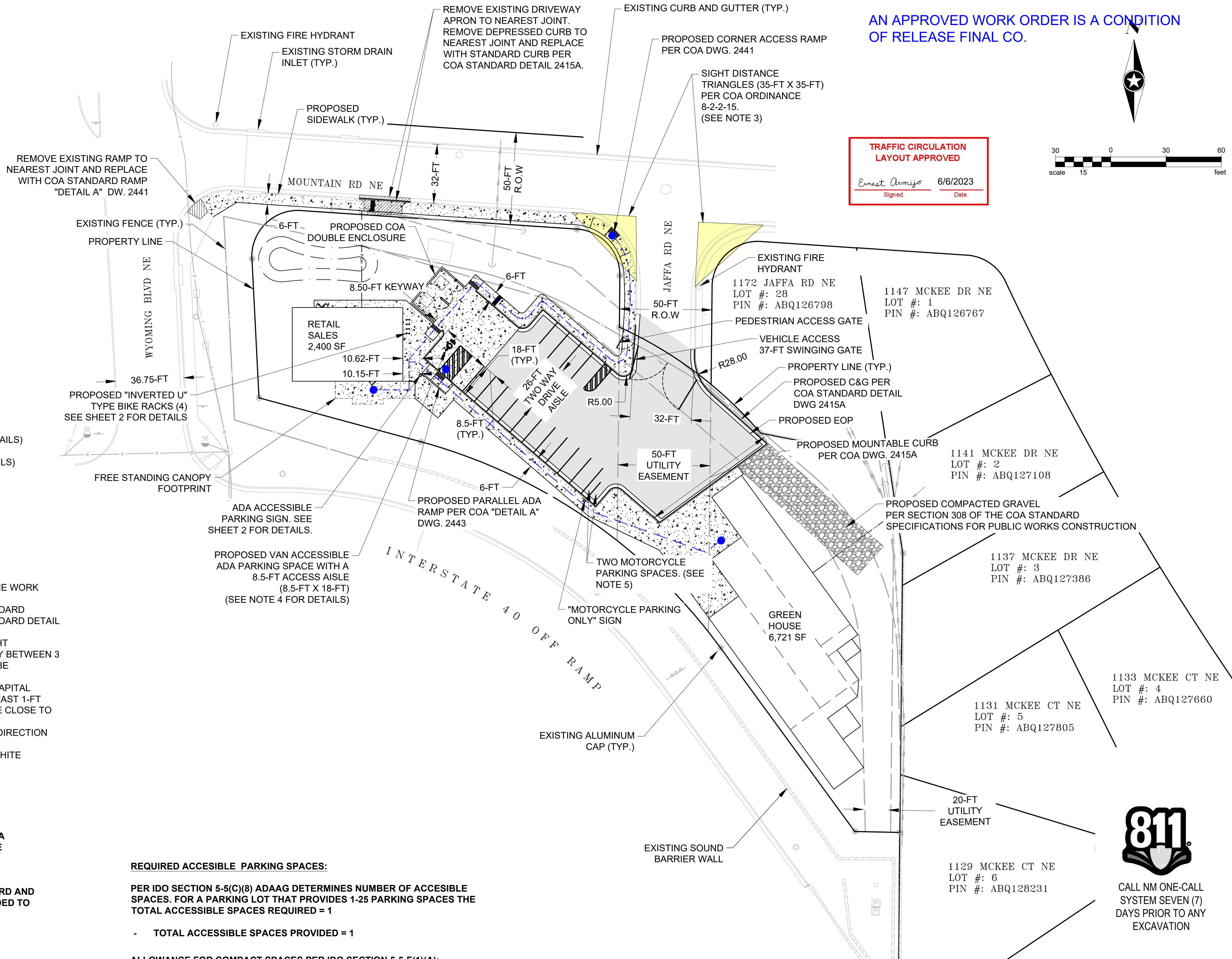
TOTAL = 17 SPACES

PARKING ADJUSTMENTS AND CREDITS:

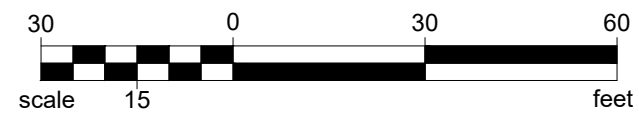
PER IDO TABLE 5-5(C)(5)(c) - A 30% REDUCTION IS ALLOWED FOR TRANSIT STOP LOCATED WITH 1/4-MILE.

(17 SPACES REQUIRED) * (0.30) = 5 SPACE REDUCTION

- TOTAL REQUIRED = 12 SPACES
- TOTAL PROVIDED = 17 SPACES



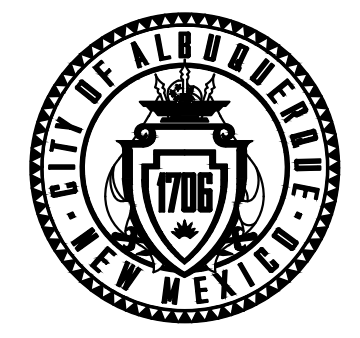
AN APPROVED WORK ORDER IS A CONDITION OF RELEASE FINAL CO.



Short Elliott
Hendrickson, Inc.
934 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502



DESIGNED BY: DP		DRAWN BY: CM		CHECKED BY: PR		DATE: 06/01/2023	
NO.		DATE		DESCRIPTION		BY	
AS-BUILT INFORMATION		CONTRACTOR:		DATE:		DATE:	
WORK STAKED BY:		INSPECTOR'S ACCEPTANCE BY:		DATE:		DATE:	
FIELD VERIFICATION BY:		DRAWINGS CORRECTED BY:		DATE:		DATE:	



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

TRAFFIC CIRCULATION
PLAN

PROJECT NAME: NUVUE I-40 & WYOMING

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

ZONE MAP NO.

CITY PROJECT NO.

SHEET NO. 1 OF 2

