CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

July 22, 2025

Scott Anderson, RA Scott C. Anderson & Assoc Architects 2818 4th St NW suite C Albuquerque, NM 87107

scott@scaarchitects.com

Re: Duke City Cages

1700 Eubank NE Traffic Circulation Layout

Engineer's Stamp 1-2-25 (J21D047) TRANS-2025-00197

Dear Mr. Anderson,

PO Box 1293

The TCL submittal received 7-19-25 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 <u>ABQ-PLAN</u> for log in and evaluation by Transportation.

NM 87103

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.

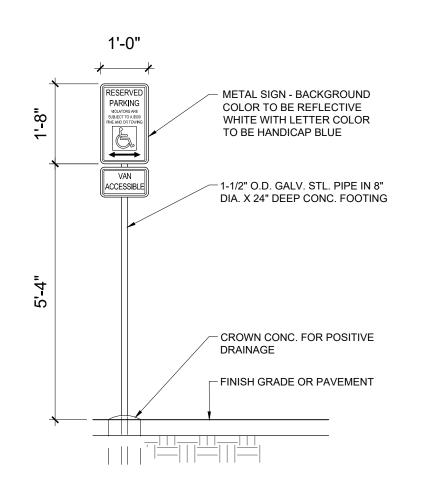
www.cabq.gov

Sincerely,

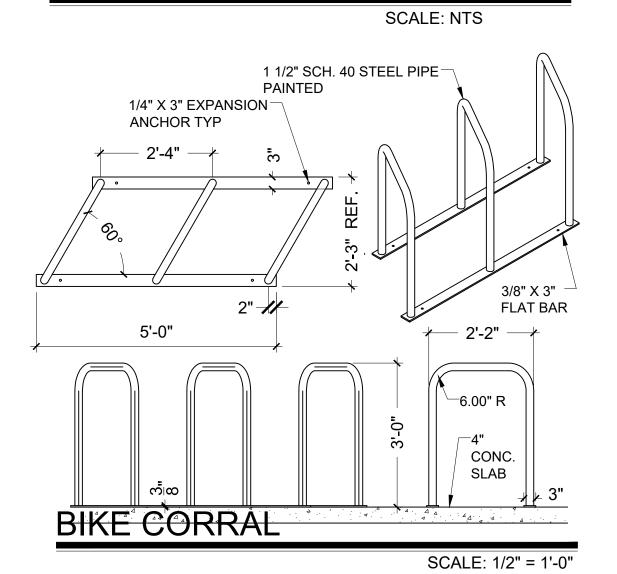
Sertil A. Kanbar

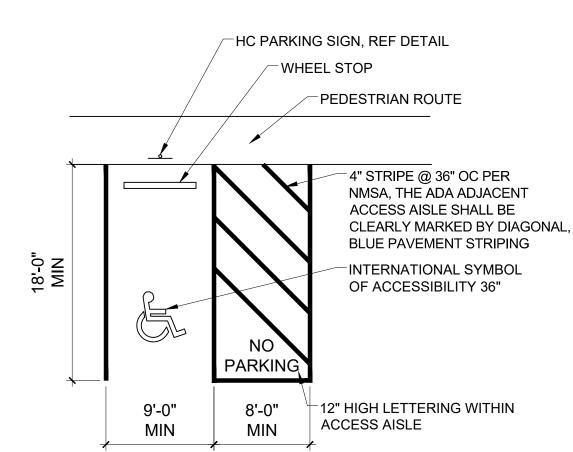
Sertil Kanbar, PhD,PE,CFM Sr. Engineer, Planning Dept. Development Review Services

C: CO Clerk, File



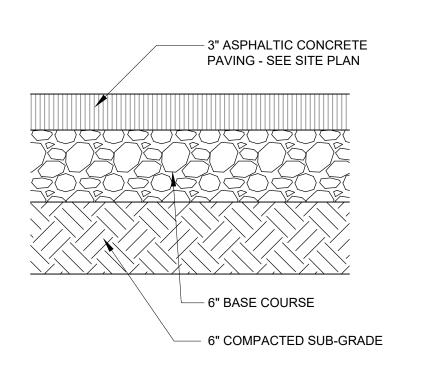
HC SIGN





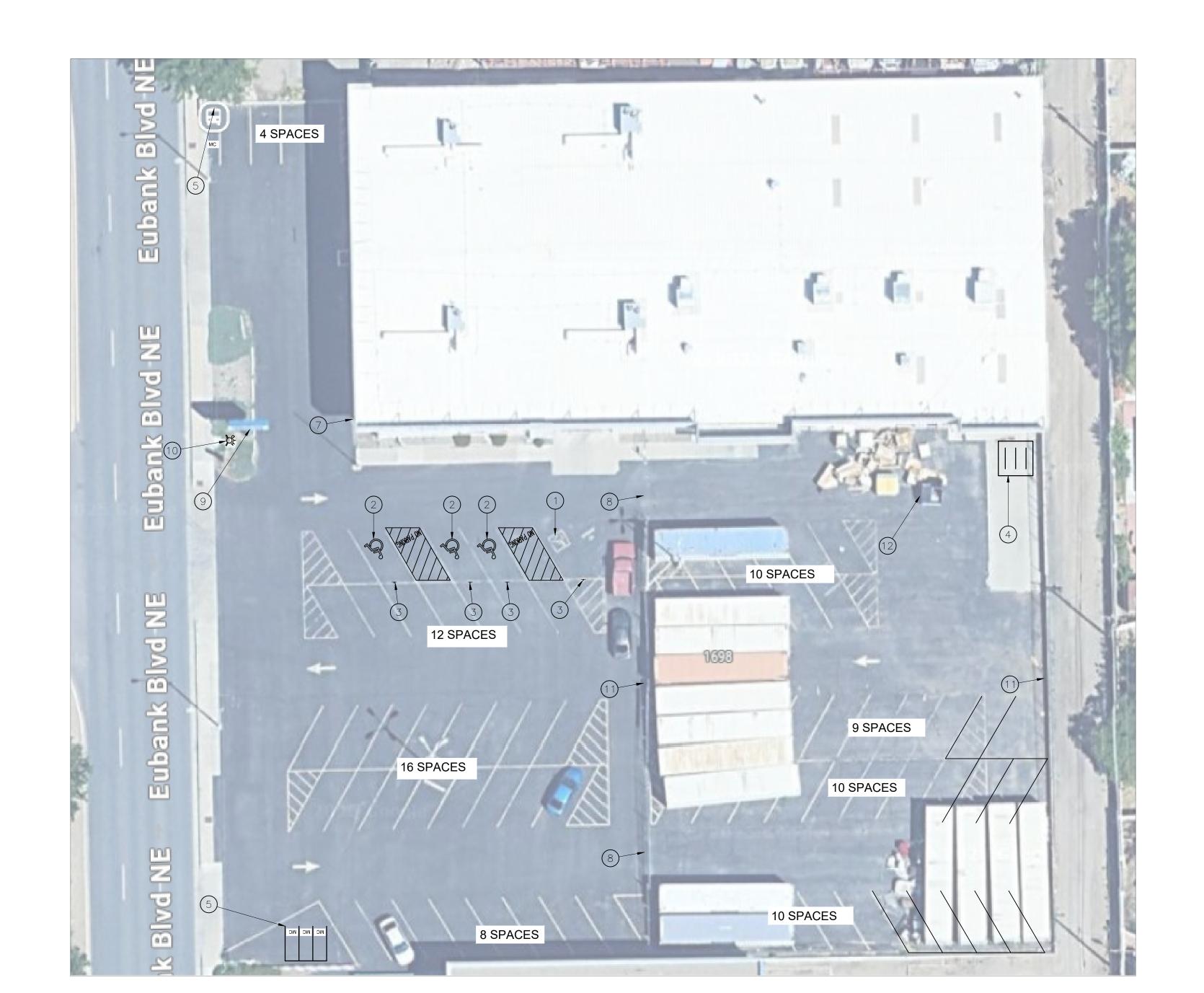
ADA PARKING

SCALE: $\frac{1}{8}$ " = 1'-0"



PAVING SECTION

SCALE: NTS

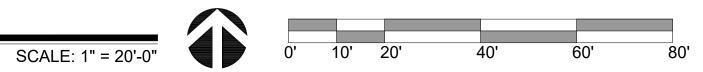


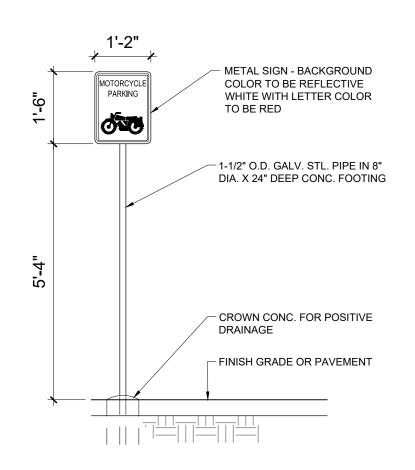
TRAFFIC CIRCULATION LAYOUT APPROVED

Sertil A. Kanbar 7/22/2025

SITE PLAN







MOTORCYCLE SIGN

CLEAR ZONE -4" CONC. SLAB 1'-0" 2'-0" 2'-0" 2'-0" 2'-0"1'-0"

BIKE PARKING

SCALE: 1/4" = 1'-0"

LANDSCAPING, FENCING AND SIGNING 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.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5 (G).

ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.

BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.

BROKEN OR CRACKED SIDEWALK IS TO BE REPLACED WITH NEW SIDEWALK PER COA

KEYED NOTES

STD DRAWING 2430

- 1. EXISTING HANDICAP PARKING TO REMAIN
- 2. NEW HANDICAP PARKING
- NEW HANDICAP PARKING SIGN, REF DETAIL THIS SHEET
- 4. 4 SPACE BIKE RACK, REF DETAIL THIS SHEET
- 5. MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET6. NEW 4'X10' MOTORCYCLE PARKING SPACES
- 7. EXISTING FDC 8. EXISTING VEHICULAR GATE
- 9. EXISTING SIGN
- 10. EXISTING FIRE HYDRANT
- 11. EXISTING METAL FENCE 12. EXISTING REFUSE CONTAINER

NOTE:

CABQ SOLID WASTE DEPARTMENT SHALL HAVE 24HR ACCESS TO THE SITE AND BE PROVIDED WITH KEYPAD GATE CONTROL TO ENTER THE SITE

INDOOR ENTERTAINMENT: 238 SF X 3 = 79 SPACES HC PARKING: 4 SPACES MOTORCYCLE PARKING: 2 SPACES

BICYCLE PARKING: 5 SPACES UPC: 102105802147721510 LEGAL: TRACT B-1 LANDS OF RA TROMBLEY

ZONING: MX-L ZONE ATLAS PAGE: J-21



RESTROOM & KITCHEN ADDITION 1700 EUBANK BLVD NE

ALBUQUERQUE, NM 87112 DRAWING TITLE

> SITE PLAN PROJECT NO

SCOTT C. \ CHIDERSON (6 No. 4341 CHECKED 1/2/2025 REVIEWED DATE 1/2/2025

SCALE: 1/2" = 1'-0"