

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 4, 2026

Rick Bennett, RA
RBA Architecture, PC
1104 Park Ave SW
Albuquerque, NM 87102

rick@rba81.com
alejandro@rba81.com

Re: Vitality Works Addition
8500 BLUEWATER NW 87121
Traffic Circulation Layout
Engineer's Stamp 2-17-25 (K10D009)-TRANS-2026-00062

Dear Mr. Bennett,

PO Box 1293

The TCL submittal received 3-2-26 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

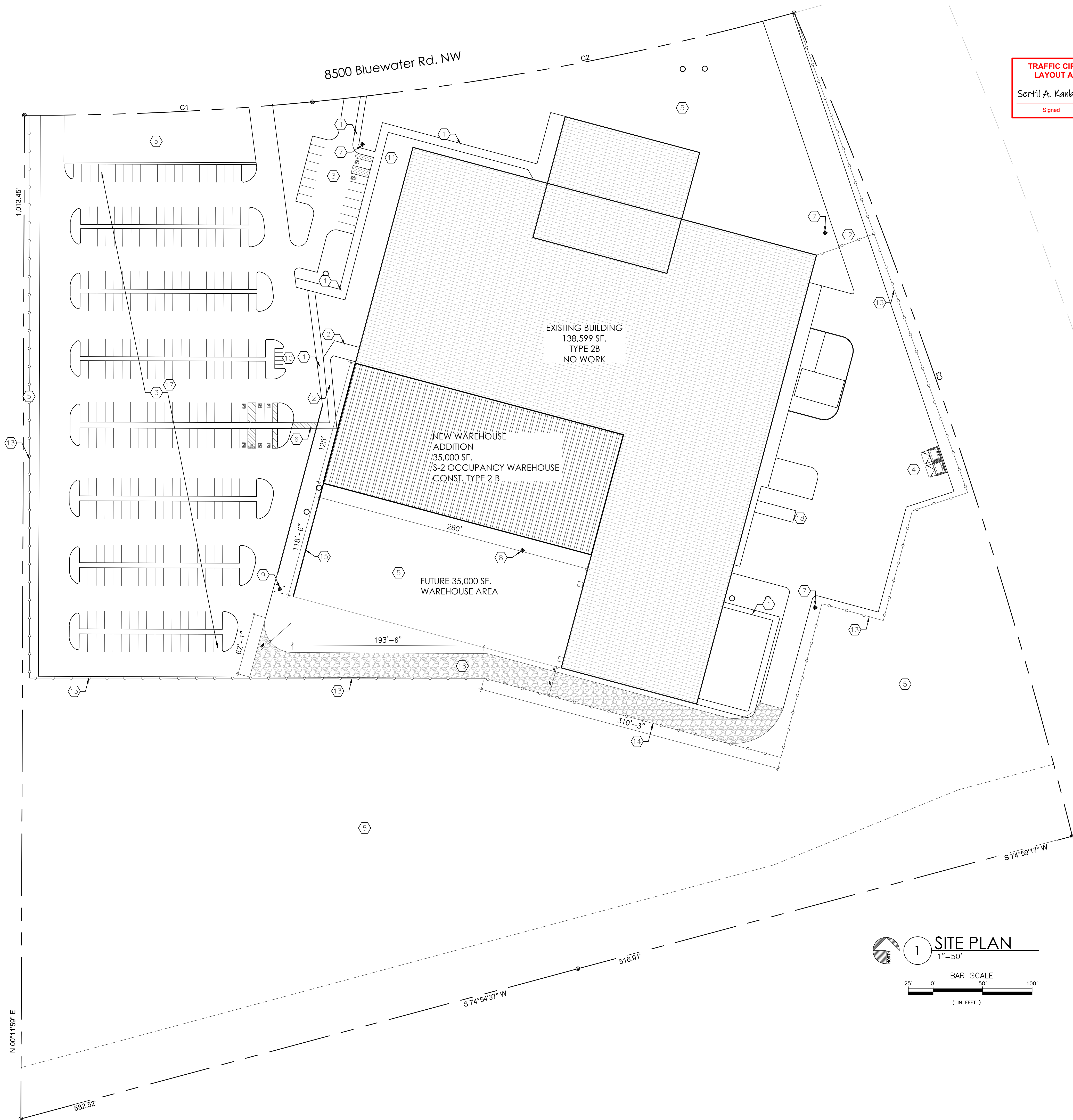
www.cabq.gov

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,

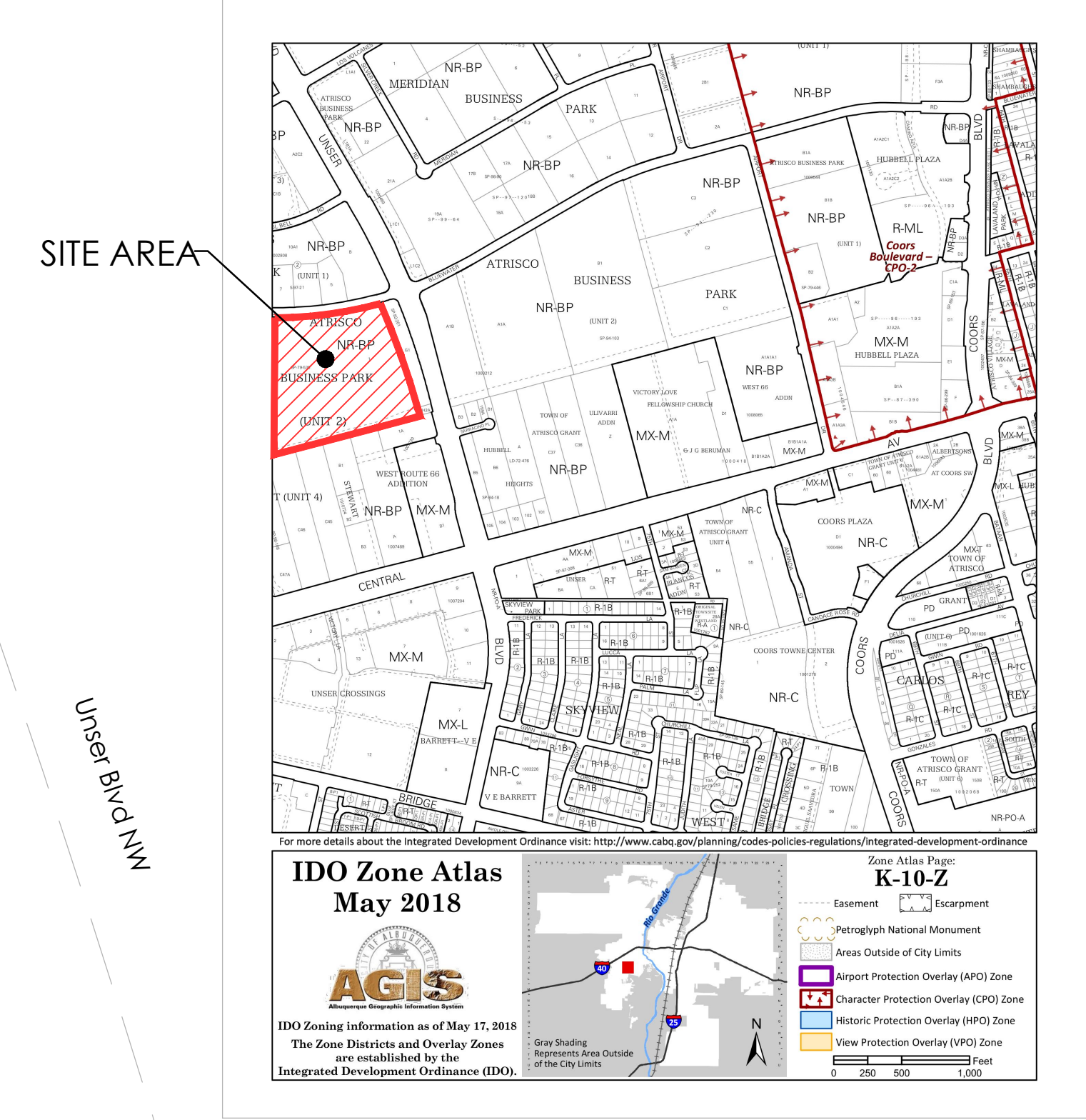
Sertil A. Kanbar

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



TRAFFIC CIRCULATION LAYOUT APPROVED

Sertil A. Kanbar 3/4/2026
 Signed Date



VICINITY MAP

IDO ZONING: NR-BP
 LOT AREA: 871,814.71 S.F. (20 ACRES)

KEYED NOTES

1. EXISTING SIDEWALK TO REMAIN. NO WORK
2. EXISTING HANDICAPPED ACCESSIBLE RAMP. NO WORK
3. EXISTING PARKING. NO WORK
4. EXISTING RECYCLE SERVICE TO REMAIN, NO WORK.
5. EXISTING LANDSCAPING AREA.
6. EXISTING PEDESTRIAN WALK-WAY. NO WORK
7. EXISTING FIRE HYDRANT.
8. EXISTING FIRE HYDRANT TO BE RELOCATED
9. NEW RELOCATED FIRE HYDRANT
10. EXISTING MOTORCYCLE PARKING.
11. EXISTING BIKE RACK. NO WORK
12. EXISTING GATE.
13. EXISTING CHAIN LINK FENCE
14. PORTION OF CHAIN LINK FENCE TO BE RELOCATED
15. NEW CONCRETE RETAINING WALL.
16. NEW AGGREGATE BASE COURSE FOR EMERGENCY VEHICLE ACCESS.
17. ASPHALT PAVING.
18. EXISTING TRASH COMPACTOR TO REMAIN NO WORK

LANDSCAPE REQUIREMENTS

PER IDO SECTION 14-16-5-6 (C)(2)(a) A MINIMUM OF 15% OF THE NET LOT AREA SHALL CONTAIN LANDSCAPING

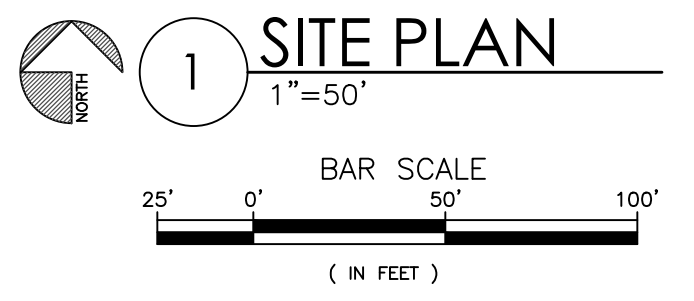
| | | |
|----------------------|---|---|
| LOT AREA | = | 871,814.71 SF (20 ACRES) |
| EXISTING BUILDING | = | 138,599 SF |
| NEW BUILDING | = | 35,000 SF |
| TOTAL BUILDINGS AREA | = | 173,599 SF |
| LOT AREA | = | 871,814.71 - BLDG AREA 173,599 SF = 698,216 SF. |
| X 15% | = | 104,732 SF. |

PARKING REQUIREMENTS

PARKING REQUIRED FOR EXISTING BUILDING.
 325 EXISTING PARKING SPACES
 5 EXISTING MOTORCYCLE SPACES
 15 EXISTING BICYCLE SPACES

NEW BUILDING PARKING REQUIREMENT
 IDO SECTION 14-16-5 TABLE 5-5-1 MINIMUM OFF STREET PARKING REQUIREMENTS
 NO PARKING REQUIREMENTS FOR WAREHOUSING

NOTE:
 NO WORK IS TO BE DONE ON THE PARKING AREAS EVERYTHING IS EXISTING ON SITE, THIS PROJECT CONSIST ON THE WAREHOUSE ADDITION AND EMERGENCY VEHICLES ACCESS ROAD



VITALITY WORKS - ADDITION
SITE PLAN
8500 BLUEWATER RD NW
ALBUQUERQUE, NM 87121
PROJECT #2546

| |
|---|
| REVISION DATE |
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| <small> RICHARD P. BENITEZ ARCHITECT 1000 UNIVERSITY BLVD. NW ALBUQUERQUE, NM 87102 PHONE: (505) 263-8800 FAX: (505) 263-8805 </small> |
| DATE |
| 2/17/2026 |
| SHEET NUMBER |
| AS-1.0 |