

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

April 30, 2024

Shahran Biazar  
SBS Construction and Engineering, LLC  
7632 William Moyers Ave. NE  
Albuquerque, NM 87112

**Re: D & B U-SELL-IT**  
**8531 Bluewater Rd. NW**  
**Traffic Circulation Layout**  
Engineer's Stamp 04-22-24 (K10-D066)

Dear Mr. Biazar,

The TCL submittal received 04-24-2024 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

[www.cabq.gov](http://www.cabq.gov)

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 front counter personnel for log in and evaluation by Transportation.


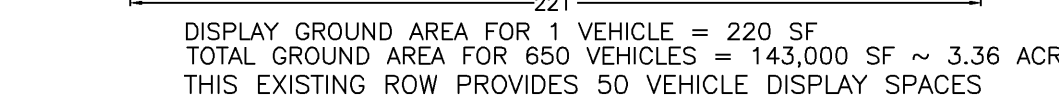
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

C: CO Clerk, File





ADDRESS



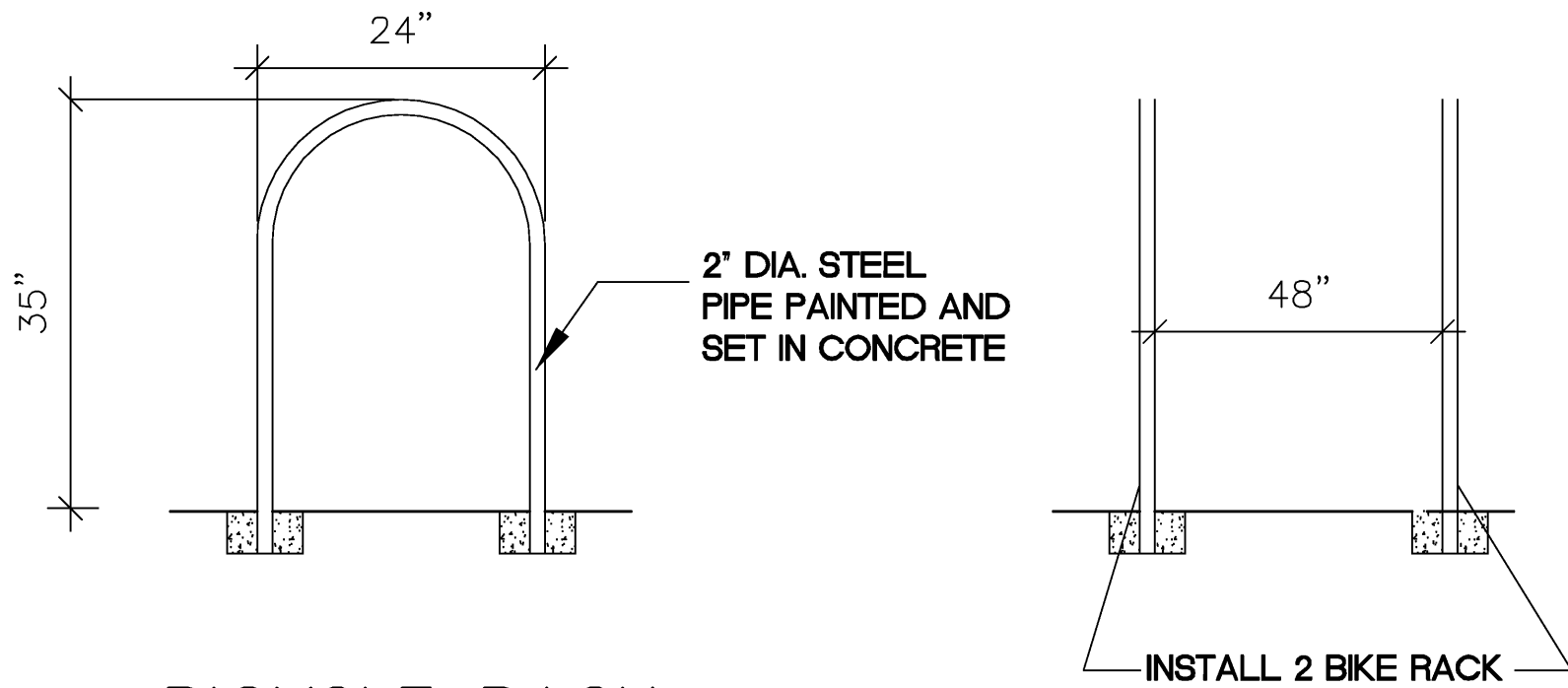
7632 WILLIAM MOYERS AVE., NE  
ALBUQUERQUE, NEW MEXICO 87122  
(505)804-5013



- GENERAL NOTE:
- 1) ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH NEW SIDEWALK PER COA STD DWG# 2430.
  - 2) ALL BROKEN OR CRACKED CURB & GUTTER MUST BE REPLACED WITH NEW CURB & GUTTER, COA STD DWG. #2415A.
  - 3) ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH NEW SIDEWALK, COA STD DWG. #2430.
  - 4) LANDSCAPING 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 THIS AREA." PLEASE SEE SIGHT DISTANCE EXHIBIT AT STREET INTERSECTIONS FOR CLARIFICATION (THE DEVELOPMENT PROCESS MANUAL, CHAPTER 23, PART B, SECTION 5. A.
  - 5) ALL THE IMPROVEMENTS WITHIN THE RIGHT OF WAY MUST BE INCLUDED IN THE WORK ORDER. PLANS MUST BE SUBMITTED TO DRC FOR APPROVAL AND OBTAIN WORK ORDER FOR CONSTRUCTION.

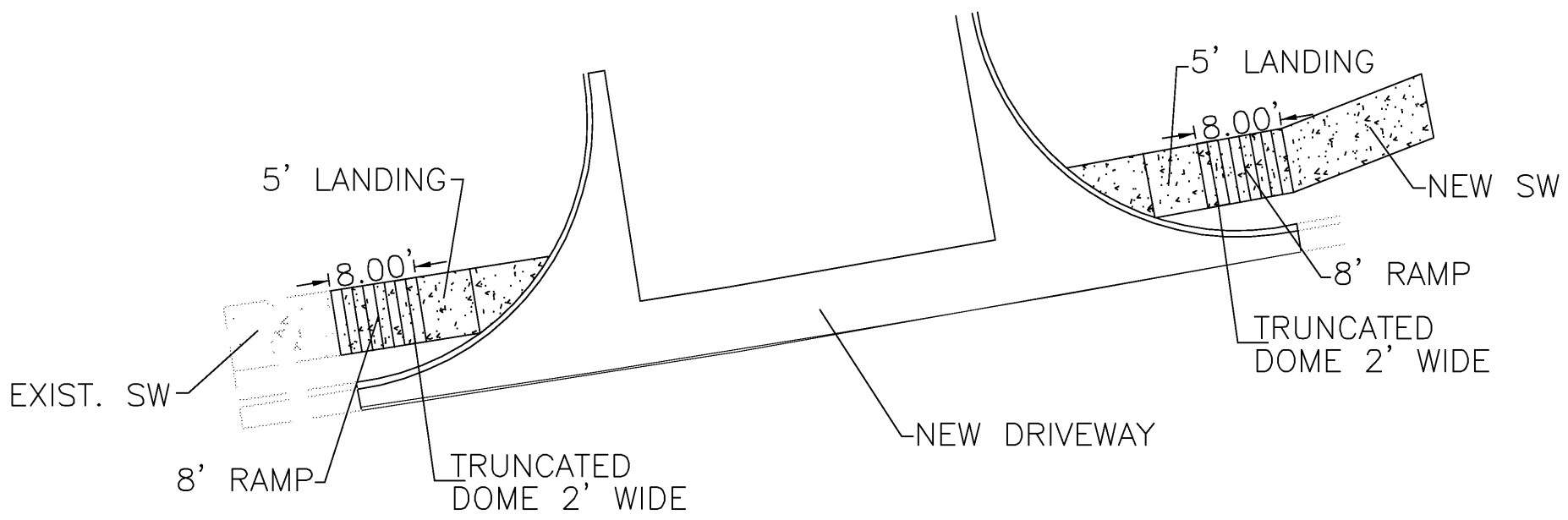
TRAFFIC CIRCULATION  
LAYOUT APPROVED

Ernest Arroyo 4/30/2024  
Signed Date

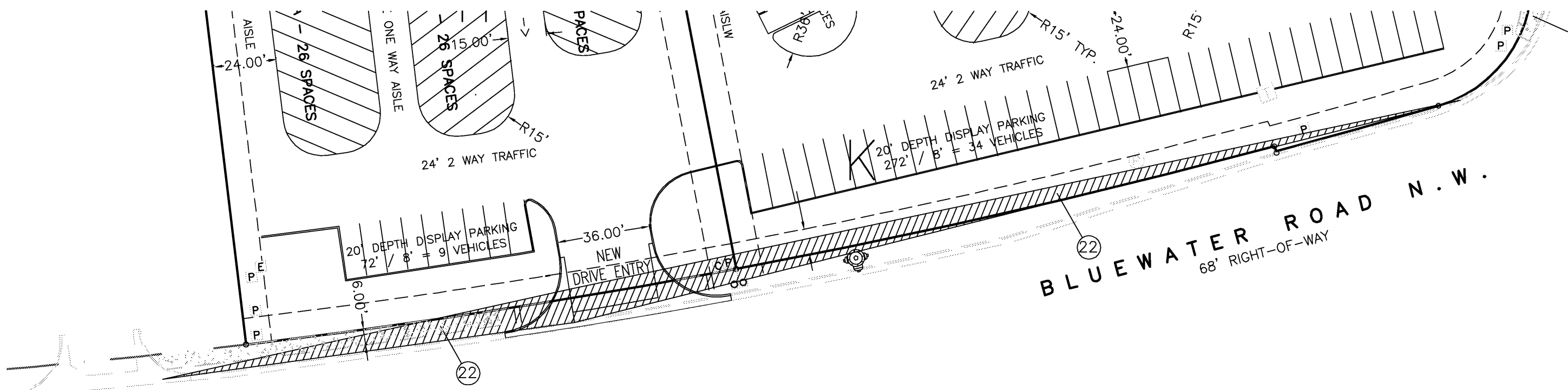


BICYCLE RACK  
N.T.S.

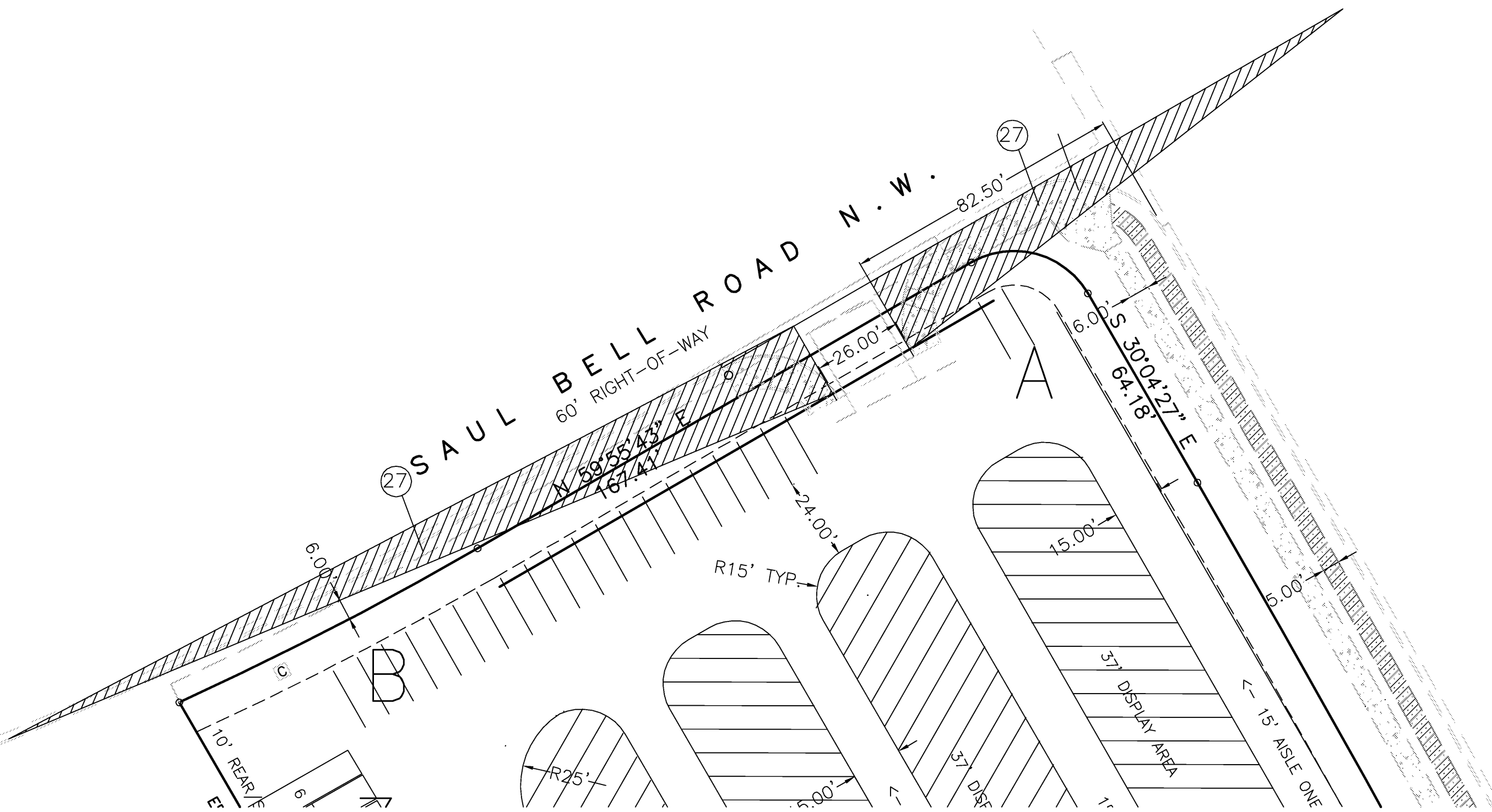
BICYCLE RACK DETAIL



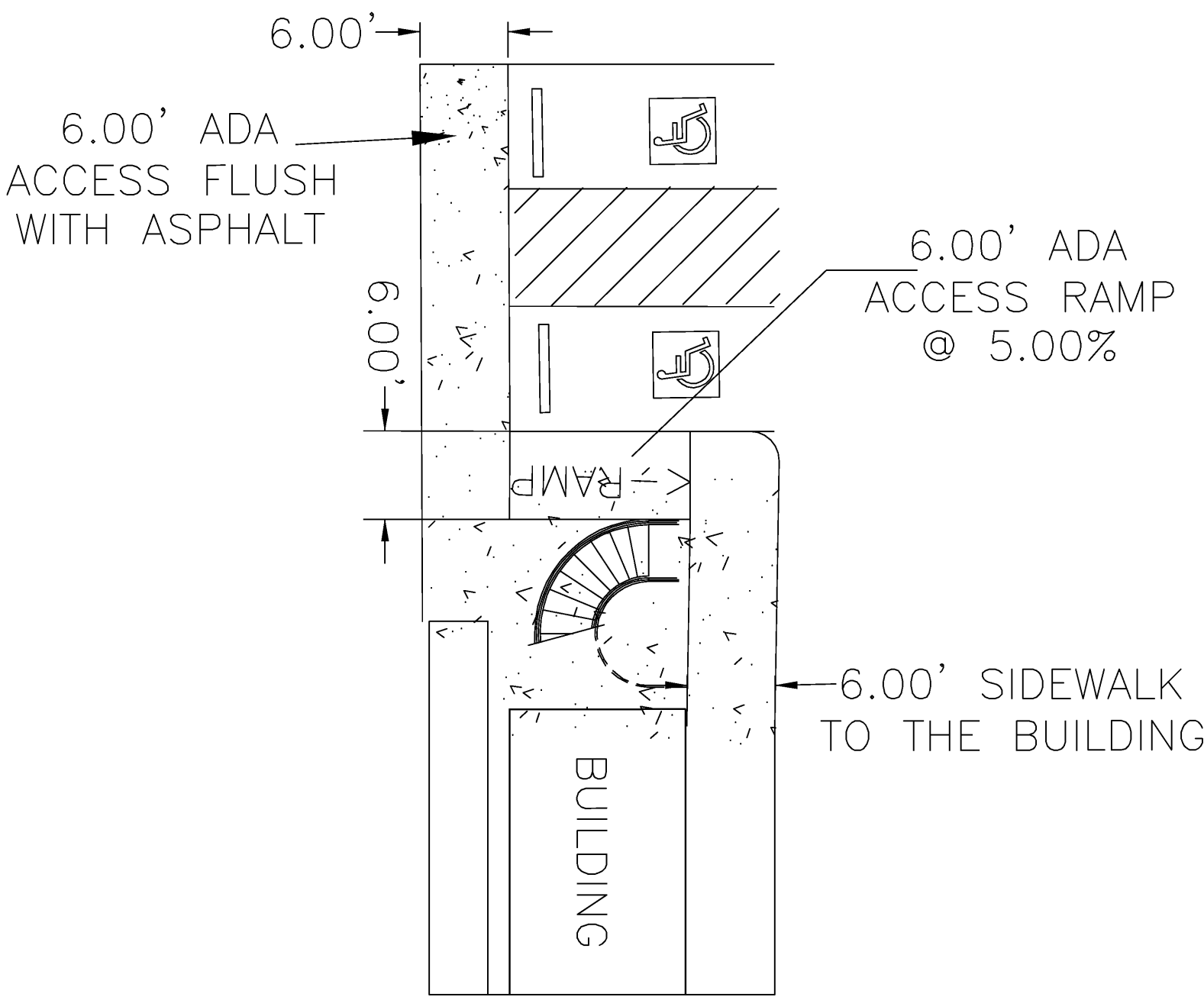
BLUEWATER DRIVEWAY W.C. RAMP DETAIL



CLEAR SIGHT TRIANGLE BLUEWATER



CLEAR SIGHT TRIANGLE SAUL BELL



6.00' ADA ACCESS DETAIL



REZA AFAGHPUR  
P.E. #11814

SBS CONSTRUCTION  
AND ENGINEERING, LLC

7632 WILLIAM MOYERS AVE. NE  
ALBUQUERQUE, NEW MEXICO 87122  
(505)804-5013

GRAPHIC SCALE



SCALE: 1"=40'

D&B U-SELL-IT  
SITE PLAN FOR TCL

DRAWING:	DRAWN BY:	DATE:	SHEET #
202332-SP.DWG	SH-B	01-3-2024	2 OF 2