

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

June 24, 2025

Xavier Nuno-Whelan  
DIZIGNX NM LLC  
879 Silver SW  
Albuquerque, NM 87102

[dizignx@gmail.com](mailto:dizignx@gmail.com)

**Re: Emission Testing Building  
5700 Central SW  
Traffic Circulation Layout**  
Engineer's Stamp 3-19-25 (K11D060) TRANS-2025-00159

Dear Nuno-Whelan,

The TCL submittal received 6-11-25 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.

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.

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

C: CO Clerk, File



# EMISSIONS TESTING BUILDING

5700 CENTRAL AVE. SW  
ALBUQUERQUE, NM 87105

## SITE INFORMATION:

OWNER: JUSTA CHAZ LLC  
ADDRESS: 5700 CENTRAL AVE. SW, ALBUQUERQUE, NM 87121

SITE ADDRESS: 5700 CENTRAL AVE. SW, ALBUQUERQUE, NM 87121  
ZONING: MX-M (MIXED USE - MODERATE INTENSITY)  
UPC: 101105726232120520

LEGAL DESCRIPTION: LOTS 1-A AND 1-B, BLOCK 5 MAYFLOWER HEIGHTS  
ACRES: .46  
TAX YEAR: 2024

## KEYED NOTES

1. NEW 5'-0" WIDE CONCRETE SIDEWALK. SEE NOTE B - DESIGN STANDARDS BELOW.
2. INSTALL PARKING STRIPING AS SHOWN, PER DPM STANDARDS.
3. INSTALL 4 FT. WIDE CONC. SIDEWALK ACROSS DRIVEWAY W/ 2% MAX. SLOPE & 4" WIDE WHITE STRIPING, PER CITY STDS.

## DESIGN STANDARDS

A. ALL CURB ACCESS RAMPS (DRIVE PADS) SHALL BE CONSTRUCTED TO MEET THE CITY OF ALBUQUERQUE STD. DRAWINGS 2425.

B. ALL SIDEWALKS SHALL BE CONSTRUCTED TO MEET THE STD. OF THE CITY OF ALBUQUERQUE STD. DRAWING 2430 & 2431.

C. ALL SIDEWALK JOINTS AND TRANSITIONS BETWEEN EXISTING AND NEW SIDEWALKS SHALL CONFORM TO THE CITY OF ALBUQUERQUE STD. DRAWING 2450.

D. ALL NEW CURB AND GUTTERS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STD. DRAWING 2415A, MATCHING EXISTING PROFILES.

E. LANDSCAPING AND SIGNAGE 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

F. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.

G. REFUSE VEHICLE MANEUVERING SHALL BE CONTAINED ON-SITE. THE REFUSE VEHICLE SHALL NOT BACK INTO THE PUBLIC RIGHT AWAY.

## PARKING CALCULATIONS

**REQUIRED SPACES:**  
PER CABQ IDO 2024  
COMMERCIAL SERVICE- EXISTING = 3 SPACES PER 1000 GFA, 1,053/1000 = 3 SPACES  
REQUIRED  
DRIVE THROUGH = NO SPACES REQUIRED  
ACCESSIBLE PARKING SPACES REQUIRED = 1 (VAN ACCESSIBLE)  
**TOTAL SPACES REQUIRED: 3 INCLUDING 1 VAN ACCESSIBLE SPACE**

<u>PARKING SPACES PROVIDED:</u>	
REGULAR PARKING SPACES =	6 SPACES PROVIDED
ACCESSIBLE PARKING SPACES=	1 SPACE PROVIDED
<b>TOTAL SPACED PROVIDED=</b>	<b>7 SPACES PROVIDED INCLUDING 1 VAN ACCESSIBLE</b>

## GENERAL NOTES

- A. PREMISE IDENTIFICATION - SHALL BE MINIMUM 24 INCHES HIGH x .5 INCH WIDE AND SHALL CONTRAST WITH THE BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- C. NO OIL CHANGES OR PROCESSING WILL BE DONE AT THIS LOCATION. THE AUTO EMISSION BUILDING IS FOR EMISSION TESTING ONLY.
- D. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER

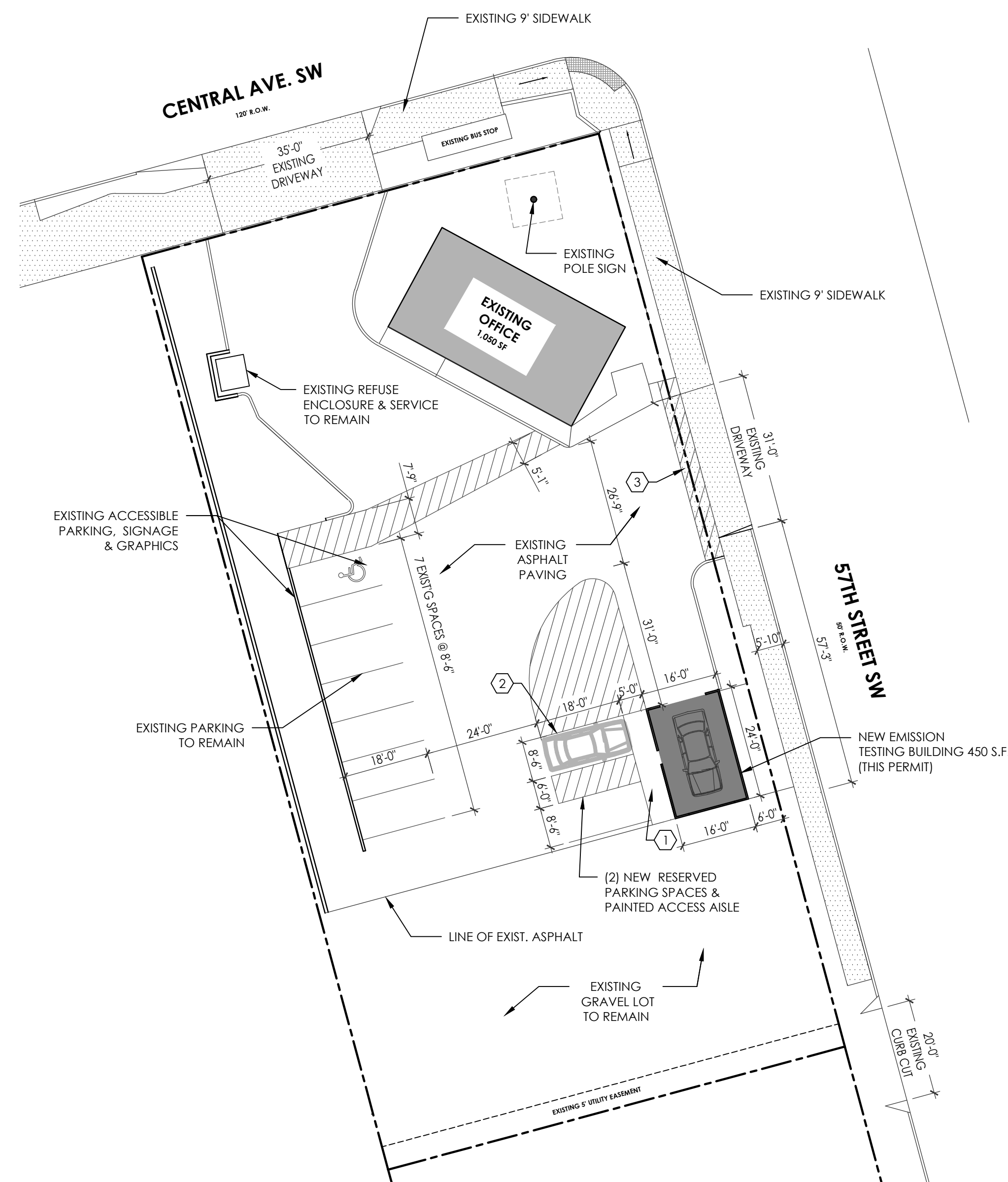


## SITE LOCATION

**TRAFFIC CIRCULATION  
LAYOUT APPROVED**

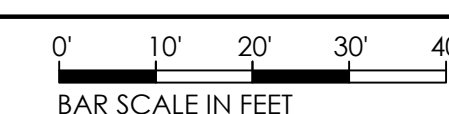
Sertil A. Kanbar 6/24/202

Signed Date



## TRAFFIC CIRCULATION LAYOUT PLAN

SCALE: 1"=20'







# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 05/2024)

**Project Title:** Emissions Testing Building

Zone Atlas Page: K-11-Z DFT/DHO #: \_\_\_\_\_ BP #: BPC-2025-00226

Development Street Address: 5700 Central Ave SW

(If no City Address include a Vicinity Map with site highlighted and legible street names)

**Applicant:** DIZIGNX Contact: Xavier Nuno-Whelan

Address: 2440 Mares RD SW

Phone#: 505-507-3408 E-mail: dizignx@gmail.com

### Development Information

Build out/Implementation Year: 2025

Existing Use: parking lot

Describe Proposed Development and Uses:

New 450 SF Auto Emissions testing building. One car per use, drive-in, reverse out, no queing.

Days and Hours of Operation (if known): 8-5 Monday through Friday

### Facility

Building Size (sq. ft.): 450

Number of Residential Units: 0

Number of Commercial Units: 0

### Traffic Considerations

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

Expected Number of Employees (if known):\* \_\_\_\_\_

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

Trip Generations during PM/AM Peak Hour and ITE # (if known):\* 1 AM/1 PM ITE 947

Driveway(s) Located on: Street Name 57th Street SW

Adjacent Roadway(s) Posted Speed: Street Name Central Ave. SW Speed 35

Street Name 57th St SW Speed 25

*\* 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 (e.g. Main Street, Major Transit, N/A): Central Ave

<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): \_\_\_\_\_

<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Street Functional Classification (e.g. Principal Arterial, Collector) : \_\_\_\_\_

<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Jurisdiction of roadway (NMDOT, City, County): \_\_\_\_\_

Adjacent Roadway(s):

Name: \_\_\_\_\_ Traffic Volume: \_\_\_\_\_ Volume-to-Capacity Ratio (v/c): \_\_\_\_\_

Name: \_\_\_\_\_ Traffic Volume: \_\_\_\_\_ Volume-to-Capacity Ratio (v/c): \_\_\_\_\_

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti> and <https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App>

Adjacent Transit Service(s) : \_\_\_\_\_ Nearest Transit Stop(s): \_\_\_\_\_

<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: \_\_\_\_\_

<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Current/Proposed Bicycle Infrastructure : \_\_\_\_\_

Bikeways: <https://mrcog-nm.gov/544/Long-Range-System-maps>

Current/Proposed Sidewalk and buffer Infrastructure: \_\_\_\_\_

Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: [ccherne@cabq.gov](mailto:ccherne@cabq.gov). Email or call 505-924-3986 for information.

## **For City Personnel Use:**

### 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 [☒]

Thresholds Met? Yes [ ☐ ] No [☒]

Mitigating Reasons for Not Requiring TIS and/or Notes:

Ernest Armijo  
TRAFFIC ENGINEER

6/24/2025  
DATE