



**Planning Department
Transportation Development Services**

October 1, 2014

Shawn Biazar
SBS Construction & Engineering
10209 Snowflake Ct. NW
Albuquerque, NM 87105

Re: Lot 26A Lavaland, 6501 Central Ave. NW
Certificate of Occupancy – Transportation Development
Engineer's Stamp dated 06-20-13 (K11-D082)
Certification dated 09-15-14

Dear Mr. Biazar,

Based upon the information provided in your submittal received 09-26-14, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

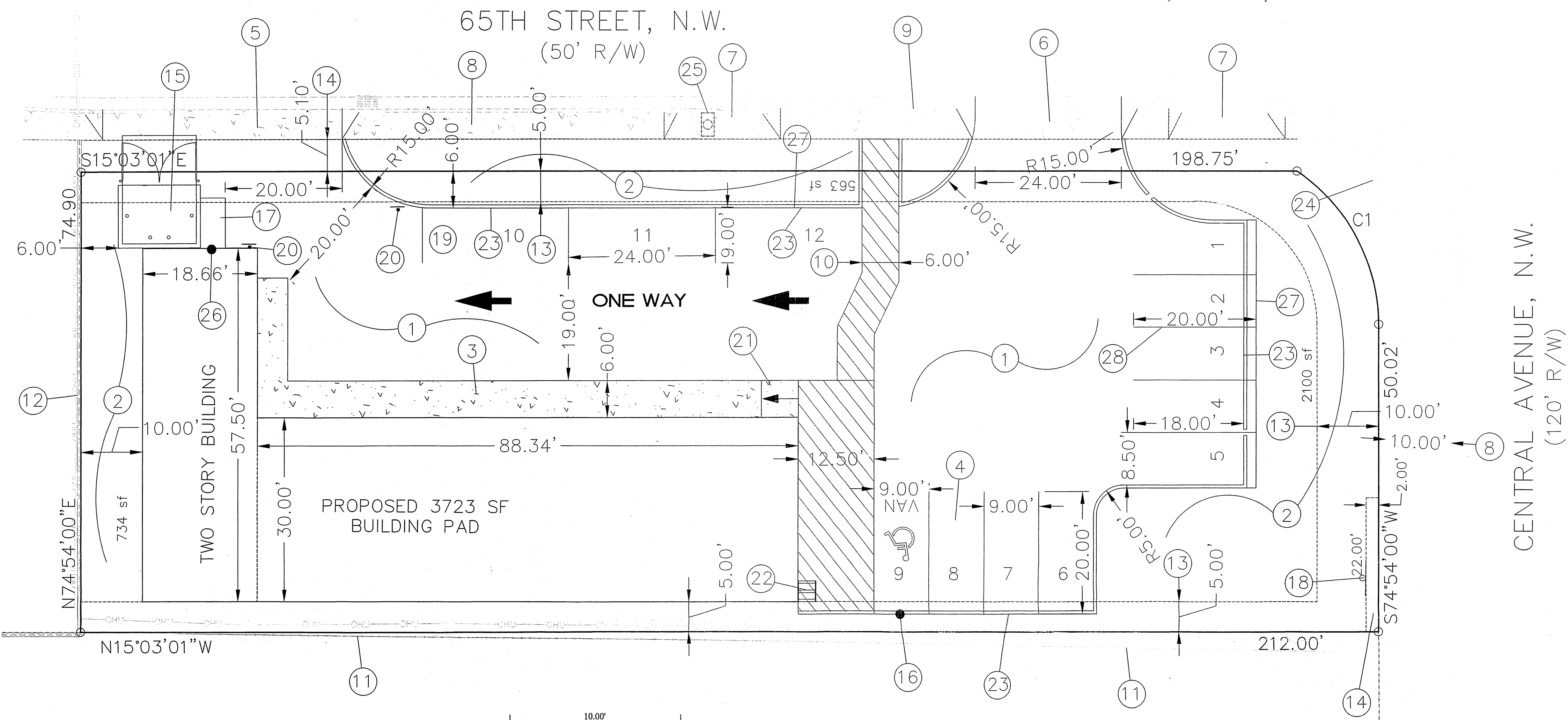
If you have any questions, please contact me at (505)924-3630.

Sincerely,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.00'	29.53'	56°02'57"	S46°52'32"W	28.19'



VICINITY MAP: K-11-Z

LEGAL DESCRIPTION:
LOT 26-A, BLOCK J, LAVALAND ADDITION
CONTAINING 15,781.00 S.F. (0.3623 ACRE)
ZONING: C-2 USES

SITE DATA

PROPOSED USAGE:	RESTAURANT/OFFICE/RETAIL
LOT AREA:	15,781.00 S.F. (0.3623 ACRE)
PROPOSED FIRST FLOOR AREA:	3,723.00 S.F.
PROPOSED SECOND FLOOR AREA:	918.00 S.F.
TOTAL	4,641.00 S.F.

LANDSCAPE CALCULATIONS:

NET LOT AREA (15,781-3,723)	12,058.00 SF ±
LANDSCAPING REQUIRED:	1,809.00 SF ±
15% OF 18,200.00 SF	
LANDSCAPE PROVIDED	3,397.00 SF ±

PARKING CALCULATIONS:

PARKING REQUIRED:	
RESTAURANT:	32 SEATS/4 = 8 SPACES
OFFICE/2ND FLOOR:	846 SF/300 (2.82) = 3 SPACES
RETAIL:	332 SF/200 (1.66) = 2 SPACES
TOTAL	13 SPACES
BUS ROUTE DEDUCTION 10%	-1 SPACE

TOTAL PARKING REQUIRED:	12 SPACES
TOTAL PARKING PROVIDED:	12 SPACES
HC PARKING REQUIRED:	1 SPACES (1 VAN)
HC PARKING PROVIDED:	1 SPACES (1 VAN)
MOTORCYCLE SPACES REQUIRED:	1 SPACES
MOTORCYCLE SPACES PROVIDED:	1 SPACES

GENERAL NOTE:

"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 PANY) 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

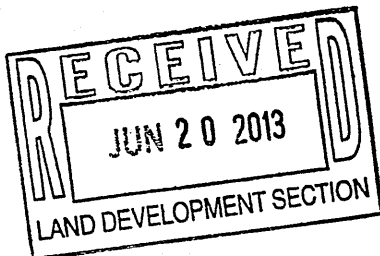
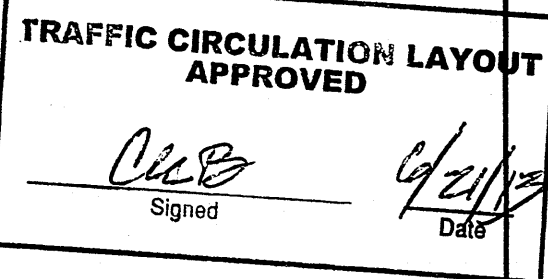
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

OKEYED NOTES:

1. ASPHALT PAVING AREA, TYP.
2. LANDSCAPING AREA.
3. NEW 6" SIDEWALK, 6" ABOVE ASPHALT
4. 9' WIDE X 20' DEEP PARKING SPACES
5. EXISTING 40' WIDE DRIVE PAD
6. NEW 24' DRIVEWAY PER COA STD DWG.#2425
7. REMOVE EXISTING DRIVEWAY, BUILD C & G AND SIDEWALK PER COA STD DWG. #2415A & 2430
8. EXISTING SIDEWALK
9. EXISTING STANDARD CURB & GUTTER
10. 6' ASPHALT, STRIPPED PEDESTRIAN ACCESS WAY, ADA COMPLIANT
11. EXISTING CHAIN LINK FENCE
12. EXISTING BLOCK WALL
13. EXISTING PUBLIC UTILITY EASEMENT
14. EXISTING SIDEWALK EASEMENT
15. NEW TRASH ENCLOSURE PER COA STANDARDS
16. HANDICAP SIGN PER COA STANDARDS
17. NEW MOTORCYCLE PARKING (4'X8')
18. EXISTING SIGN
19. 9' BY 24' PARKING SPACES
20. DO NOT ENTER SIGN
21. WC RAMP PER COA STANDARD & ADA COMPLIANT
22. BICYCLE RACK
23. INSTALL PINNED CURB TYP. I, STD DWG # 2415A
24. EXISTING FIRE HYDRANT
25. EXISTING WATER METER BOX
26. MOTORCYCLE PARKING SIGN PER COA STANDARDS
27. LIMIT OF ASPHALT PAVING
28. 8.5' WIDE X 20' DEEP PARKING SPACES

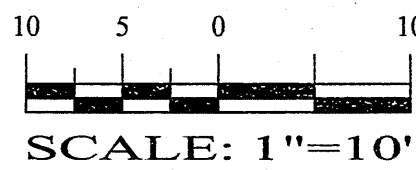
LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	EXISTING OVERHEAD UTILITY
	EXISTING CHAIN LINK FENCE
	EXISTING SIDEWALK
	EXISTING FIRE HYDRANT
	EXISTING WATER SERVICE
	EXISTING DROP INLET



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GRAPHIC SCALE



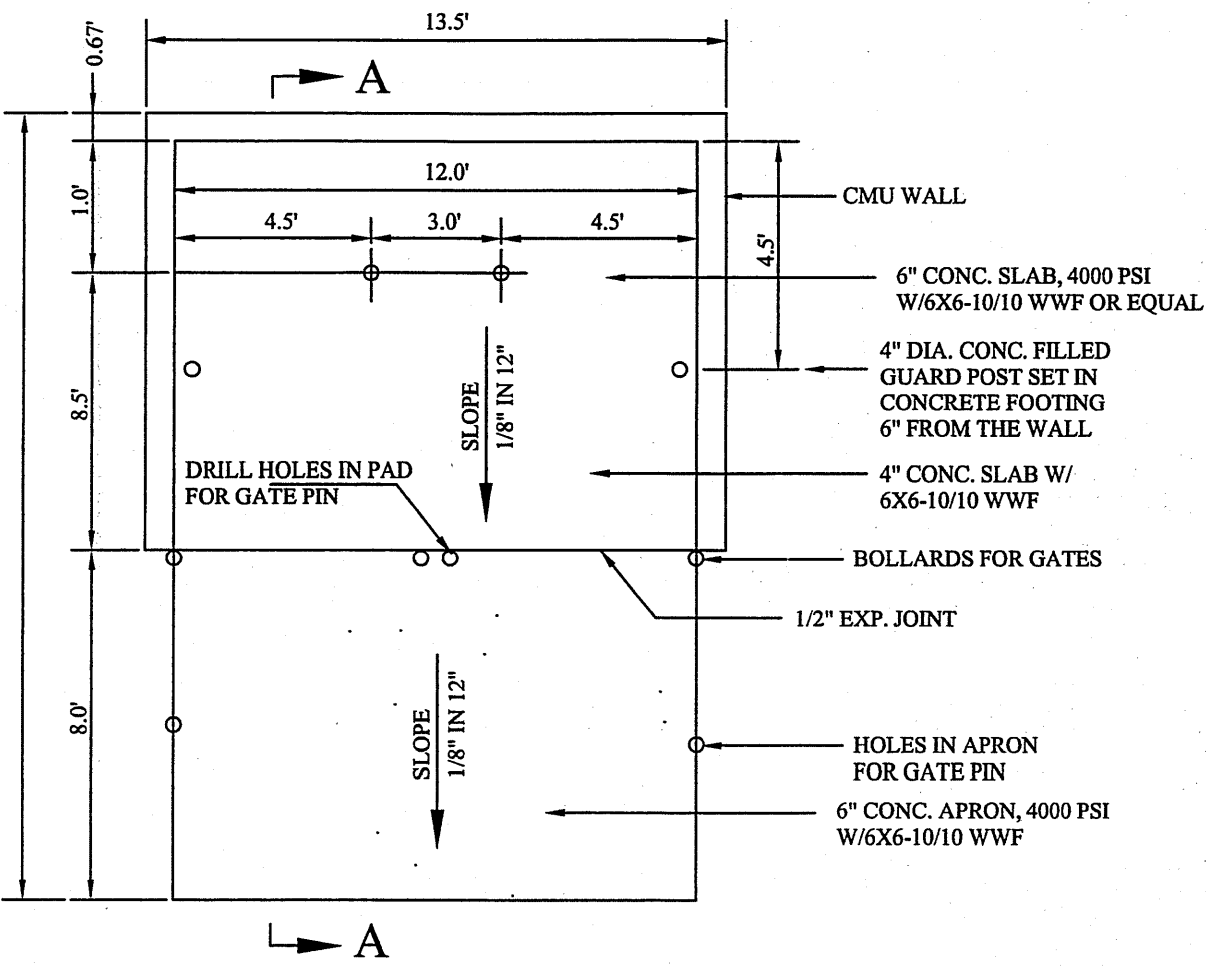
SBS CONSTRUCTION AND ENGINEERING, LLC

10209 SNOWFLAKE CT, NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

**LOT 26-A, BLOCK J, LAVALAND ADDITION
SITE PLAN FOR BUILDING PERMIT**

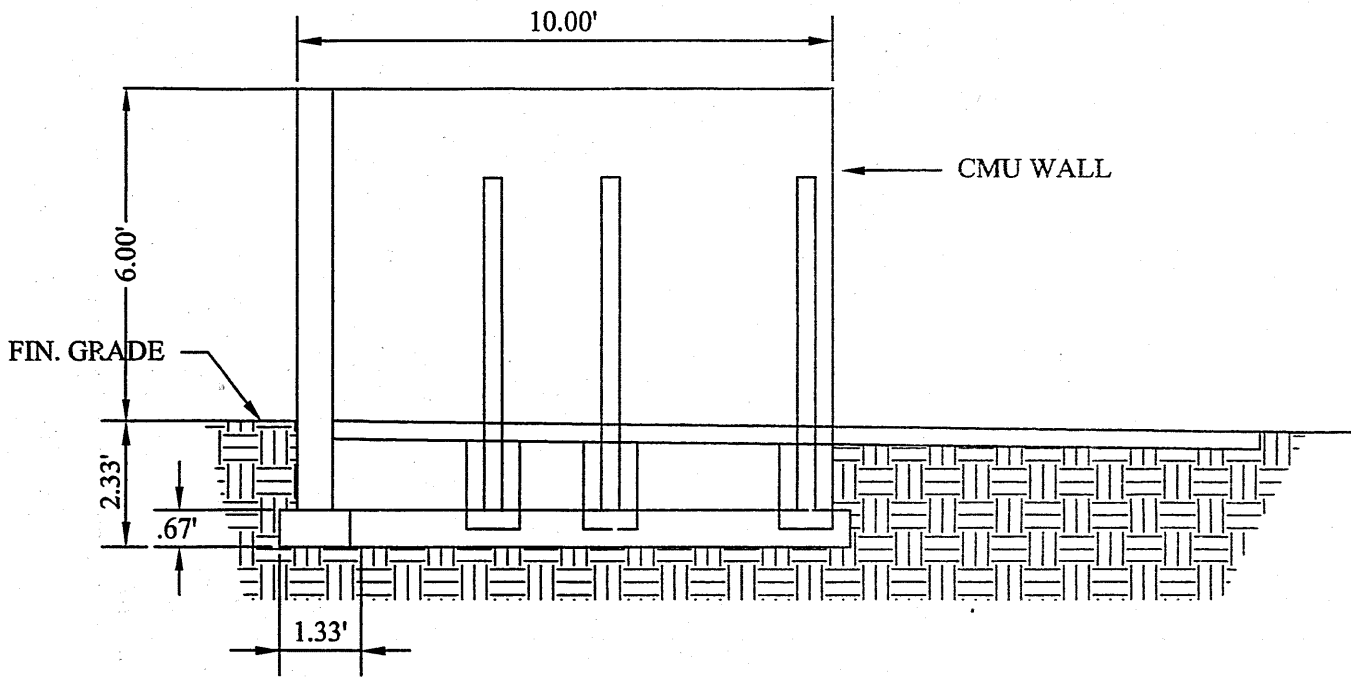
DRAWING:	DRAWN BY:	DATE:	SHEET #
201314-SP.DWG	SH-B	05-29-2013	1

LAST REVISION: 06-18-13

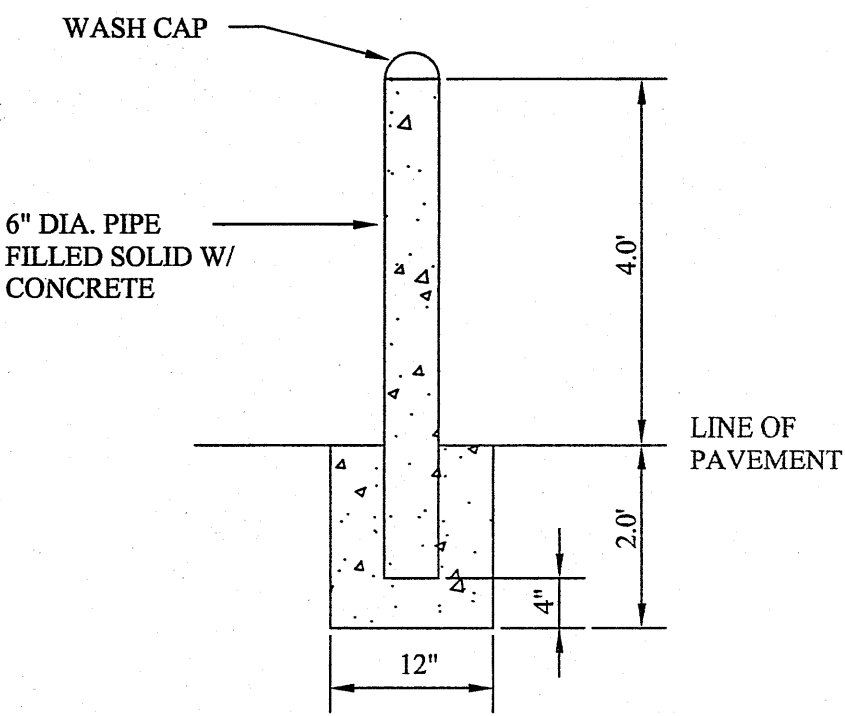


DUMPSTER ENCLOSURE DETAIL

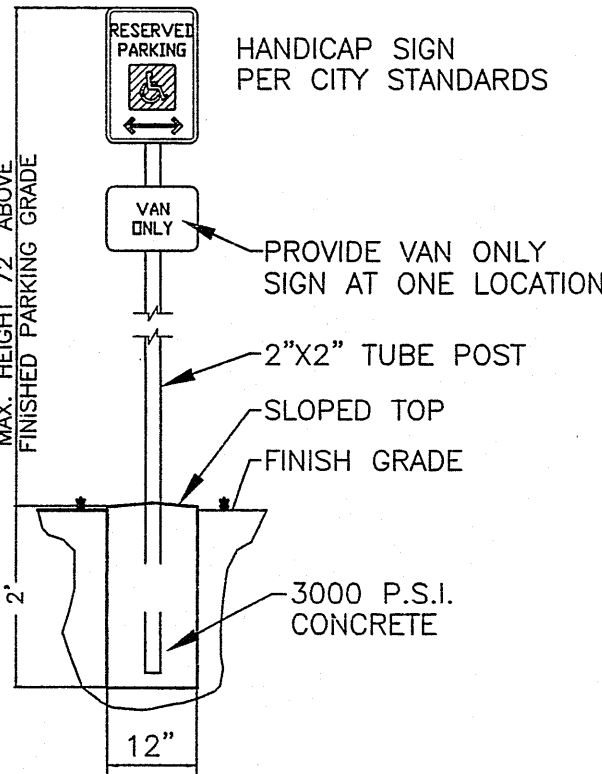
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SECTION "AA"



PIPE POST DETAIL
(NO SCALE)



HANDICAP SIGN DETAIL

NTS