



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: \_\_\_\_\_ Hydrology File # \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address, UPC, OR Parcel: \_\_\_\_\_

Applicant/Agent: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Applicant/Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**TYPE OF DEVELOPMENT:**      Plat (# of lots) \_\_\_\_\_      Single Family Home  
All other Developments

RE-SUBMITTAL:      YES      NO

**DEPARTMENT:**      TRANSPORTATION      HYDROLOGY/DRAINAGE

**Check all that apply under Both the Type of Submittal and the Type of Approval Sought:**

### TYPE OF SUBMITTAL:

Engineering / Architect Certification  
Conceptual Grading & Drainage Plan  
Grading & Drainage Plan, and/or Drainage Report  
Drainage Report (Work Order)  
Drainage Master Plan  
Conditional Letter of Map Revision (CLOMR)  
Letter of Map Revision (LOMR)  
Floodplain Development Permit  
Traffic Circulation Layout (TCL) – Administrative  
Traffic Circulation Layout (TCL) – DFT Approval  
Traffic Impact Study (TIS)  
Street Light Layout  
OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

Pad Certification  
Building Permit  
Grading Permit  
Paving Permit  
SO-19 Permit  
Foundation Permit  
Certificate of Occupancy -      Temp      Perm  
Preliminary / Final Plat  
Site Plan for Building Permit - DFT  
Work Order (DRC)  
Release of Financial Guarantee (ROFG)  
CLOMR / LOMR  
Conceptual TCL - DFT  
OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_ 

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

July 8, 2024

Cheyenne Moore  
Baker Architecture + Design  
505 Central Ave NW, Suite E  
Albuquerque, NM 87102

[moore@bakerad.com](mailto:moore@bakerad.com)

**Re: La Hacienda**  
**6214 Central SW**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp 6-20-24 (K11D097)

Dear Moore,

The TCL submittal received 6-27-2024 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 the [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) 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



PROJECT INFORMATION

PROJECT ADDRESS: 6214 CENTRAL AVE SW  
ALBUQUERQUE, NM 87105

ZONING: MX-M

PROPERTY LEGAL DESCRIPTION: \* 01B REPLAT OF LOT 1 YUCCA ADDITION NO 1

TYPE OF DEVELOPMENT: MIXED-USE DEVELOPMENT

SIZE OF DEVELOPMENT: BUILDING A: 1,231 GSF  
BUILDING B: 1,836 GSF  
BUILDING C: 4,161 GSF  
BUILDING D: 463 GSF  
TOTAL: 7,691 GSF  
LOT: .699 ACRES

EXECUTIVE SUMMARY:

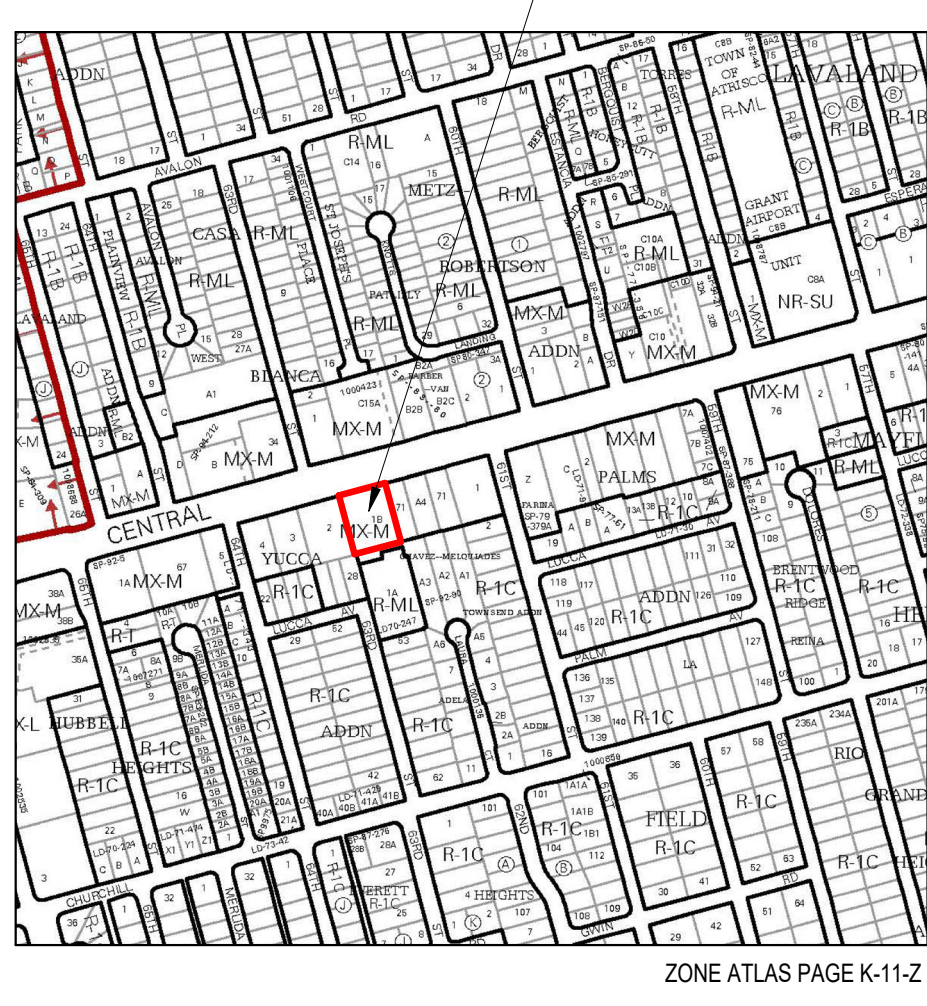
THIS PROJECT ENCOMPASSES THE RENOVATION OF AN EXISTING MOTEL BUILDING (SINGLE STORY) INTO A MIXED-USE FOOD COURT DEVELOPMENT TO INCLUDE KITCHENS, DINING, INDOOR/OUTDOOR SEATING, AND TENANT SPACES.

SITE IMPROVEMENTS WILL INCLUDE A NEW PARKING LOT W/ ACCESSIBLE PARKING SPACES, NEW FENCES/ RAILING THROUGHOUT, XERISCAPING, OUTDOOR SEATING AND A NEW DUMPSTER ENCLOSURE.

THE TRAFFIC CIRCULATION CONCEPT FOR THIS DEVELOPMENT IS SUCH THAT VEHICLES SHALL ENTER FROM EAST BOUND CENTRAL AT THE NORTHWEST ENTRANCE TO THE PROPERTY AND PROCEED SOUTH THROUGH A MANUAL ROLLING GATE WHICH WILL REMAIN OPEN DURING BUSINESS HOURS, INTO THE PARKING LOT. THE LOT WILL BE A ONE WAY LOOP WITH SIGNAGE NOTING 'ONE-WAY' ON THE NORTHWEST ENTRY AND 'DO NOT ENTER' AT THE NORTHEAST EXIT. THIS PARKING LOT IS INTENDED FOR USE BY BUILDING TENANTS AND CUSTOMERS. THE NORTHWEST ENTRY SHALL ALSO BE USED FOR ACCESS BY SOLID WASTE TO THE DUMPSTER ENCLOSURE AND FOR MAINTENANCE VEHICLES.

FIRE AND EMERGENCY ACCESS: FIRE AND EMERGENCY VEHICLES SHALL HAVE ACCESS TO THE BUILDING VIA CENTRAL AND THE NORTHWEST ENTRY ALONG THE FIRE APPARATUS ACCESS ROAD, PER THE APPROVED FIRE 1 PLAN

VICINITY MAP



PARKING CALCULATIONS

PER IDO TABLE 5-5-1  
MINIMUM OFF-STREET PARKING REQUIREMENTS

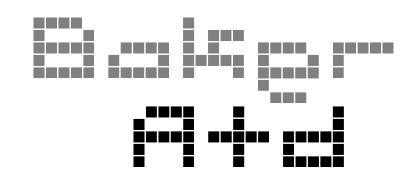
SPACE DESCRIPTION	NUMBER OF SPACES
<b>GENERAL RETAIL</b> MS 1.75 SPACES PER 1,000 SF GFA (518/1000) x 1.75 = .90	56 SPACES
<b>BAR</b> MS 5 SPACES PER 1,000 SF GFA (934/1000) x 5 = 4.67	4.67 SPACES
<b>RESTAURANT</b> MS 3.5 SPACES PER 1,000 SF GFA (4,373/1000) x 3.5 = 15.31	15.31 SPACES
<b>PERSONAL/BUSINESS SERVICES SMALL</b> MS 2.5 SPACES PER 1,000 SF GFA (573/1000) x 2.5 = 1.4	1.4 SPACES
<b>OUTDOOR DINING</b> MS NOT REQUIRED	0 SPACES
<b>TOTAL</b>	<b>21.9 SPACES REQUIRED</b> <b>37 SPACES PROVIDED</b>

SPACE DESCRIPTION	NUMBER OF SPACES
<b>MOTORCYCLE PARKING</b> PER IDO TABLE 5-5-1 1 SPACE PER 26-50 OFF-STREET VEHICLE PARKING SPACES	<b>2 SPACES REQUIRED</b> <b>4 SPACES PROVIDED</b>
<b>OFF-STREET BICYCLE PARKING</b> PER IDO TABLE 5-5-5 3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING SPACES, WHICHEVER IS GREATER	<b>3 SPACES REQUIRED</b> <b>3 SPACES PROVIDED</b>

ACCESSIBLE PARKING REQUIREMENTS PER NMBC TABLE 1106.1		
PARKING SPACES PROVIDED	REQUIRED ACCESSIBLE SPACES	REQUIRED SPACES TO BE VAN ACCESSIBLE
25 - 35	2	1
	<b>2 SPACES PROVIDED, 1 VAN ACCESSIBLE</b>	

GENERAL NOTES:

- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER CITY STANDARD DETAILS 2430 AND 2415A.
  - CLEAR SIGHT REQUIREMENTS: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) W/ NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
  - SITE SLOPES: PARKING LOT SLOPE SHALL BE BETWEEN 1% AND 3%, ADA PARKING SHALL BE BETWEEN 4% MIN. AND 2% MAX.
  - PER CITY STANDARD DETAIL 2446, GENERAL NOTE #1: DETECTABLE WARNINGS ARE NOT REQUIRED AT DRIVEWAYS UNLESS THE DRIVEWAY IS PROVIDED WITH TRAFFIC CONTROL DEVICES OR IS PERMITTED TO OPERATE LIKE A PUBLIC STREET AS DETERMINED BY THE CITY ENGINEER.
- ABBREVIATIONS:  
(E) EXISTING  
(N) NEW
- TRAFFIC CIRCULATION LAYOUT APPROVED**  
Sertil A. Kanbar 7/8/2024  
Signed \_\_\_\_\_ Date \_\_\_\_\_
- Approved for access by the Solid Waste Department.  
All containers must be made accessible for pick up between the hours of 5AM and 8PM.  
Reviewer: *Shawna Gallegos*  
Date: 07-04-24  
\*\*"Recycle Declined"  
\*\*"Combo Lock Access"  
\*\*"Swanson service hazard route"



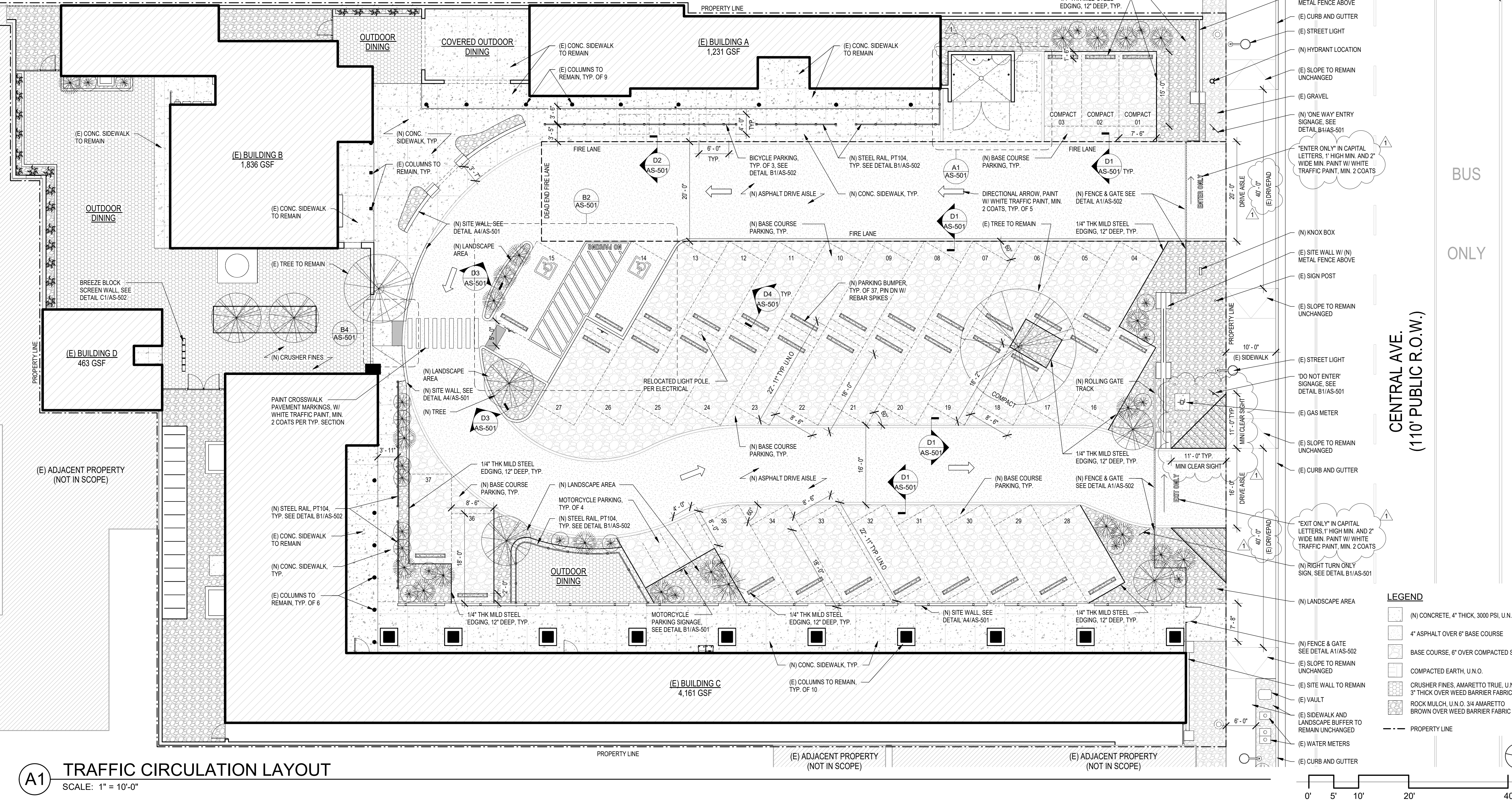
505 CENTRAL AVE NW, SUITE E  
ALBUQUERQUE, NM 87102  
T. 505.254.4697 www.bakerAD.com



CONSULTANTS

LA HACIENDA

6214 Central Ave SW,  
Albuquerque, NM 87105

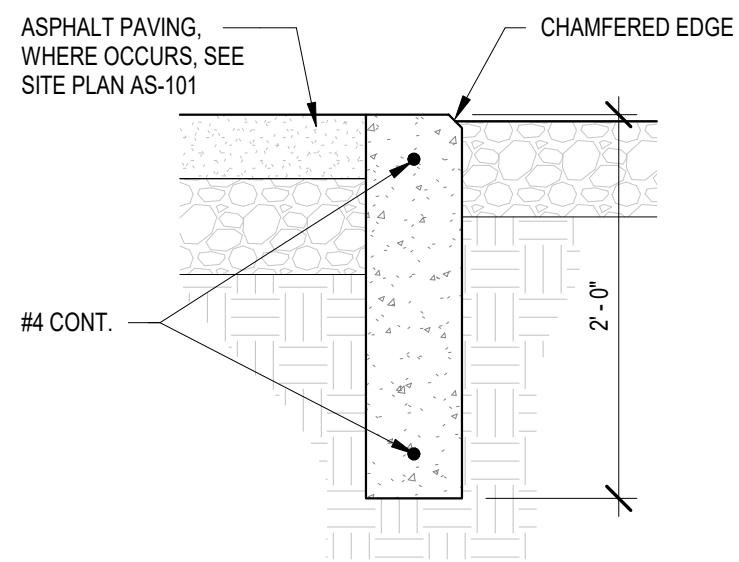


A1 TRAFFIC CIRCULATION LAYOUT  
SCALE: 1" = 10'-0"

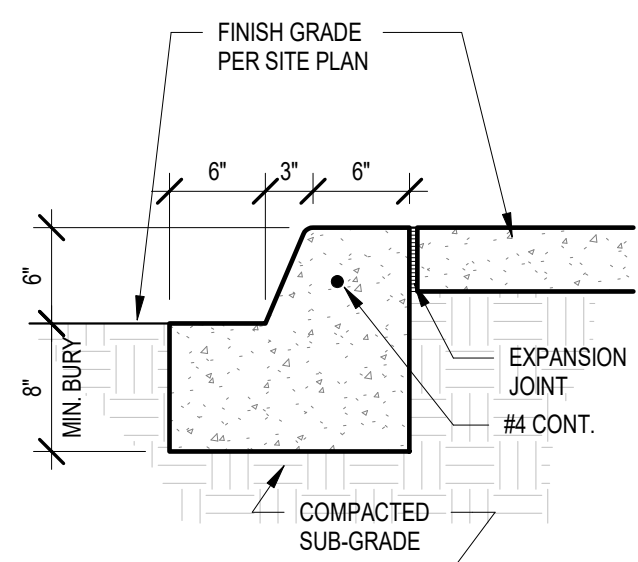
1	7/1/2024	Permit Comments
MARK	DATE	DESCRIPTION
B_AD PROJECT #	2401	
FILE: LA HACIENDA_CD CF.RVT		
DATE:	06/28/2024	
DRAWN BY:	CM	
CHECKED BY:	MRB	

TRAFFIC CIRCULATION LAYOUT

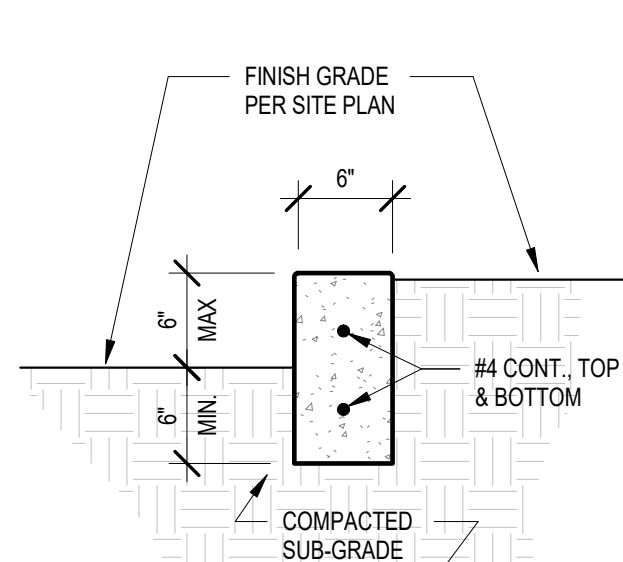




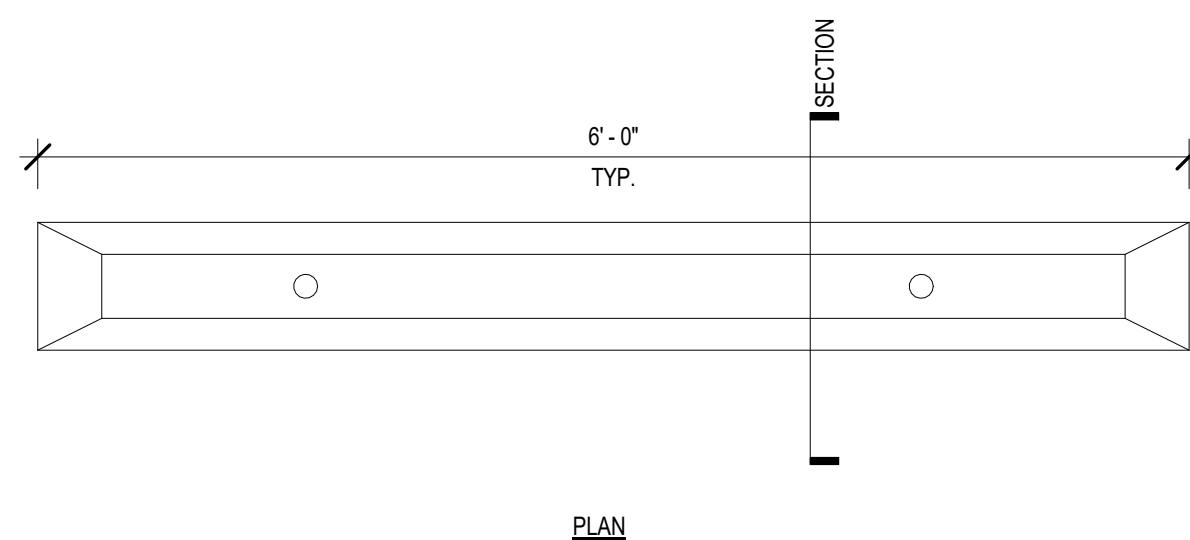
**D1 MOW CURB DETAIL**  
SCALE: 1" = 1'-0"



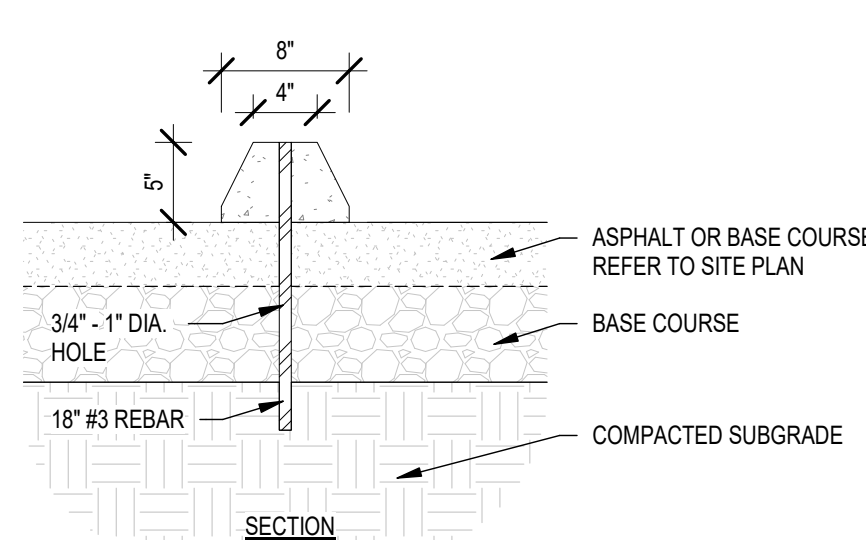
**D2 SIDEWALK CURB**  
SCALE: 1" = 1'-0"



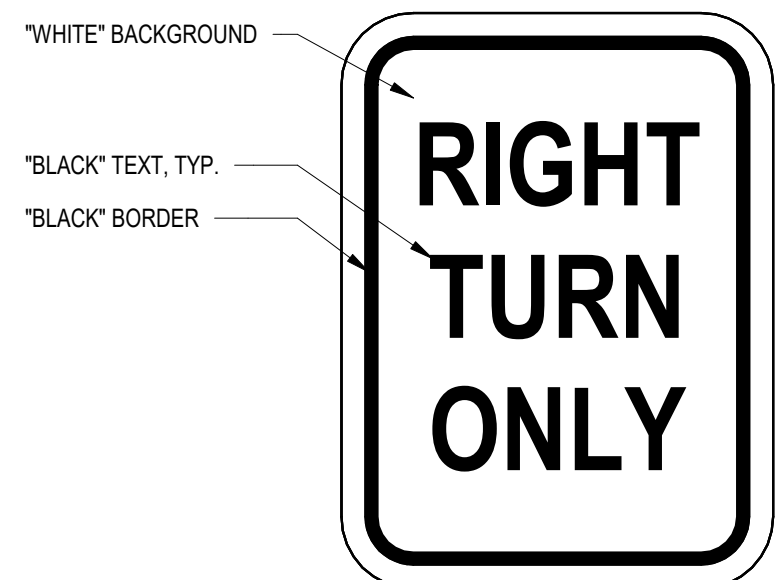
**D3 HEADER CURB**  
SCALE: 1" = 1'-0"



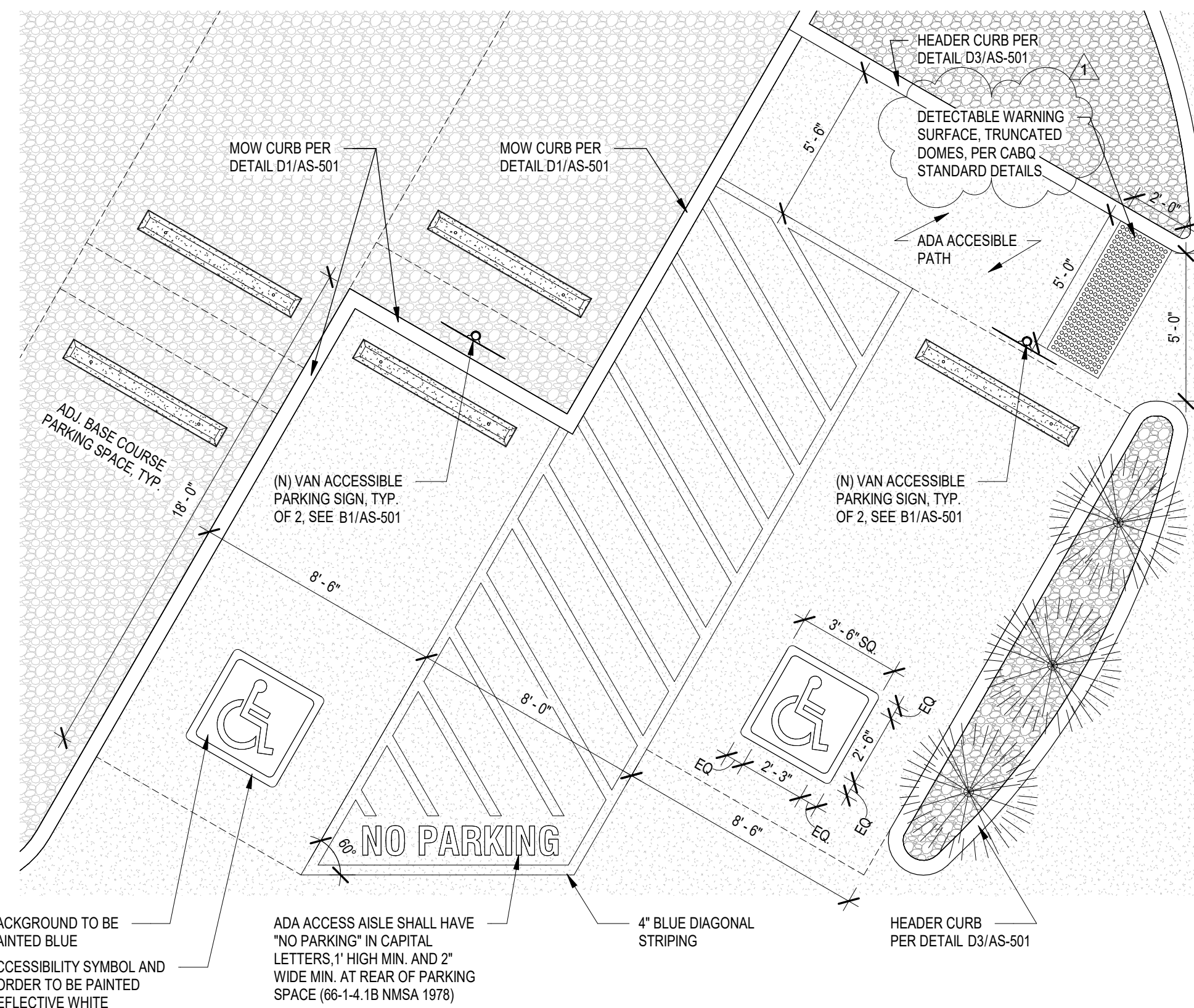
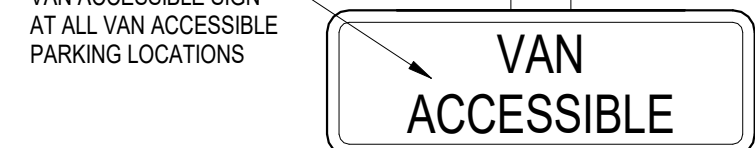
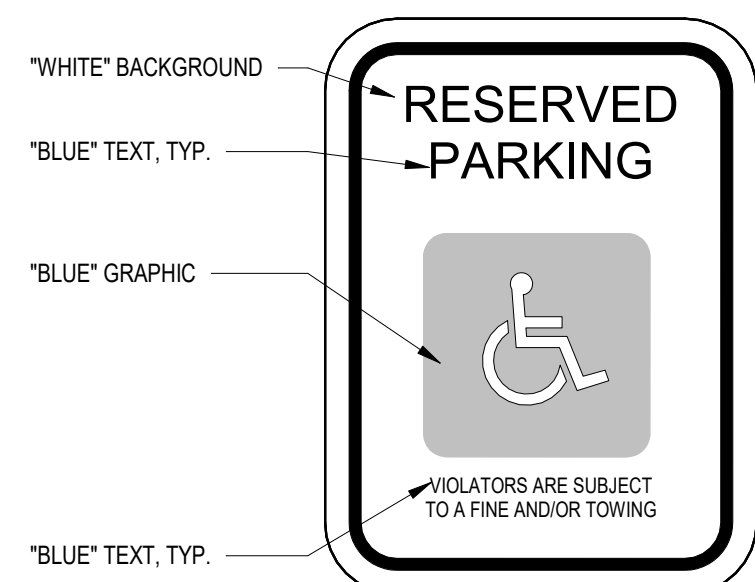
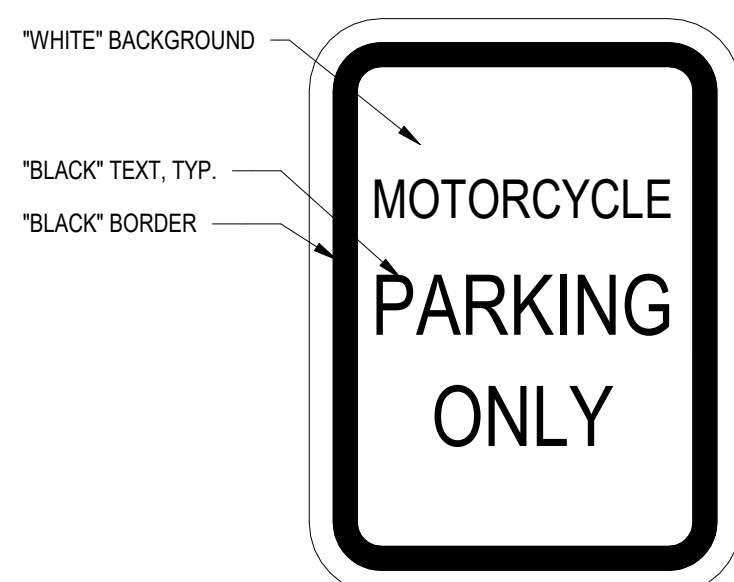
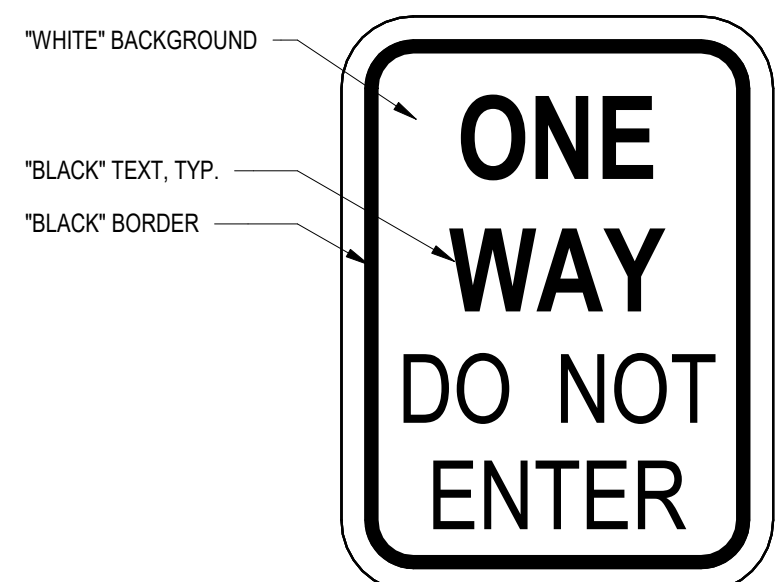
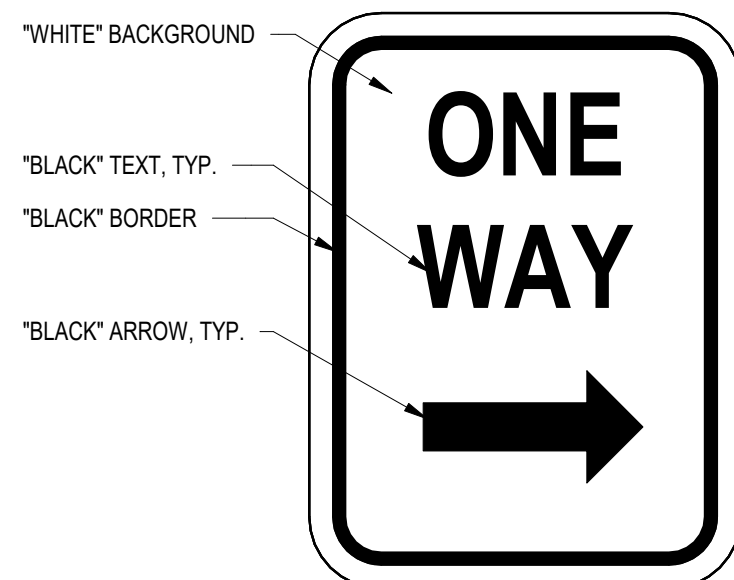
**D4 PARKING BUMPER DETAIL**  
SCALE: 1" = 1'-0"



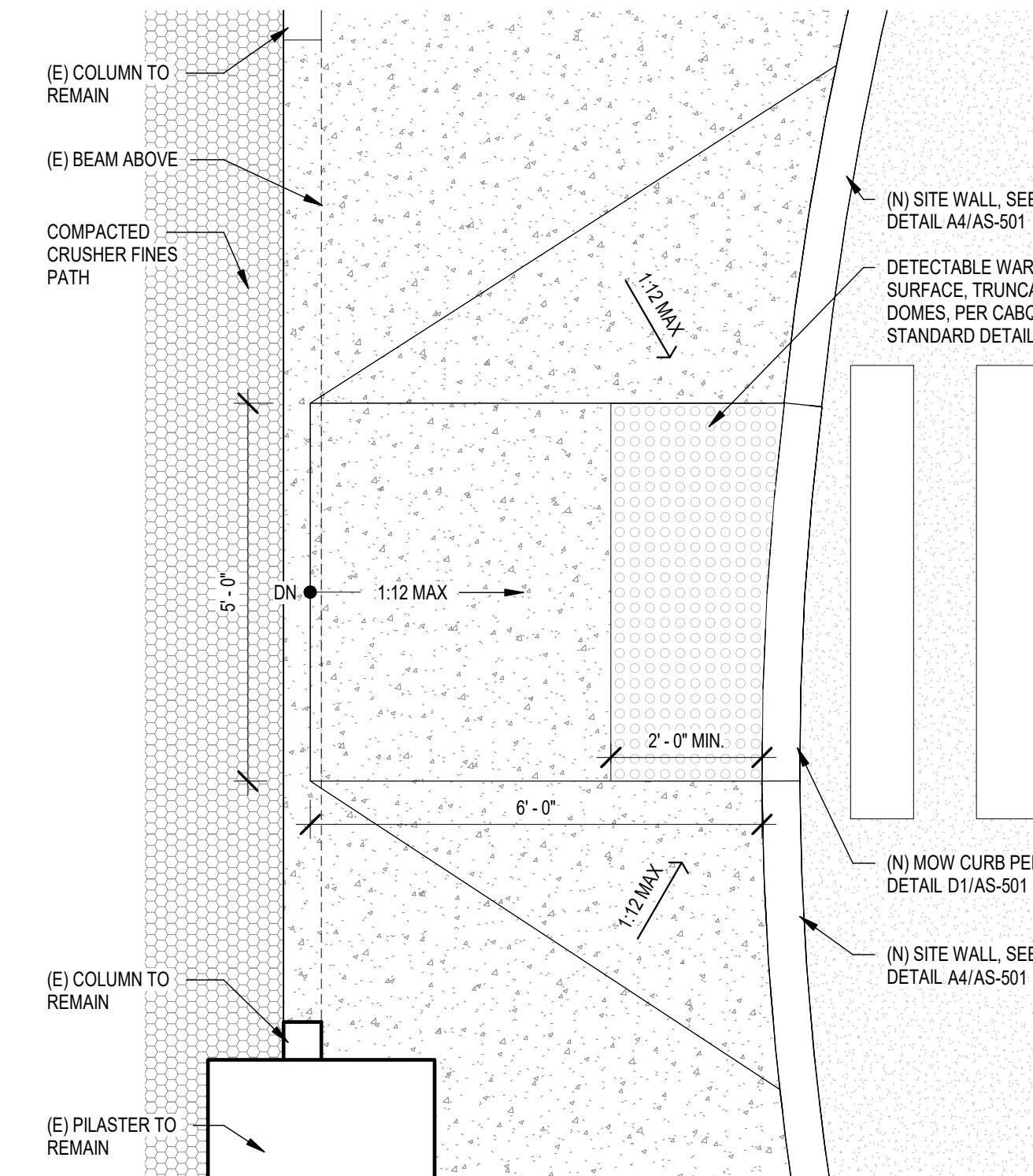
**TRAFFIC CIRCULATION  
LAYOUT APPROVED**  
Sertil A. Kanbar 7/8/2024  
Signed \_\_\_\_\_ Date \_\_\_\_\_



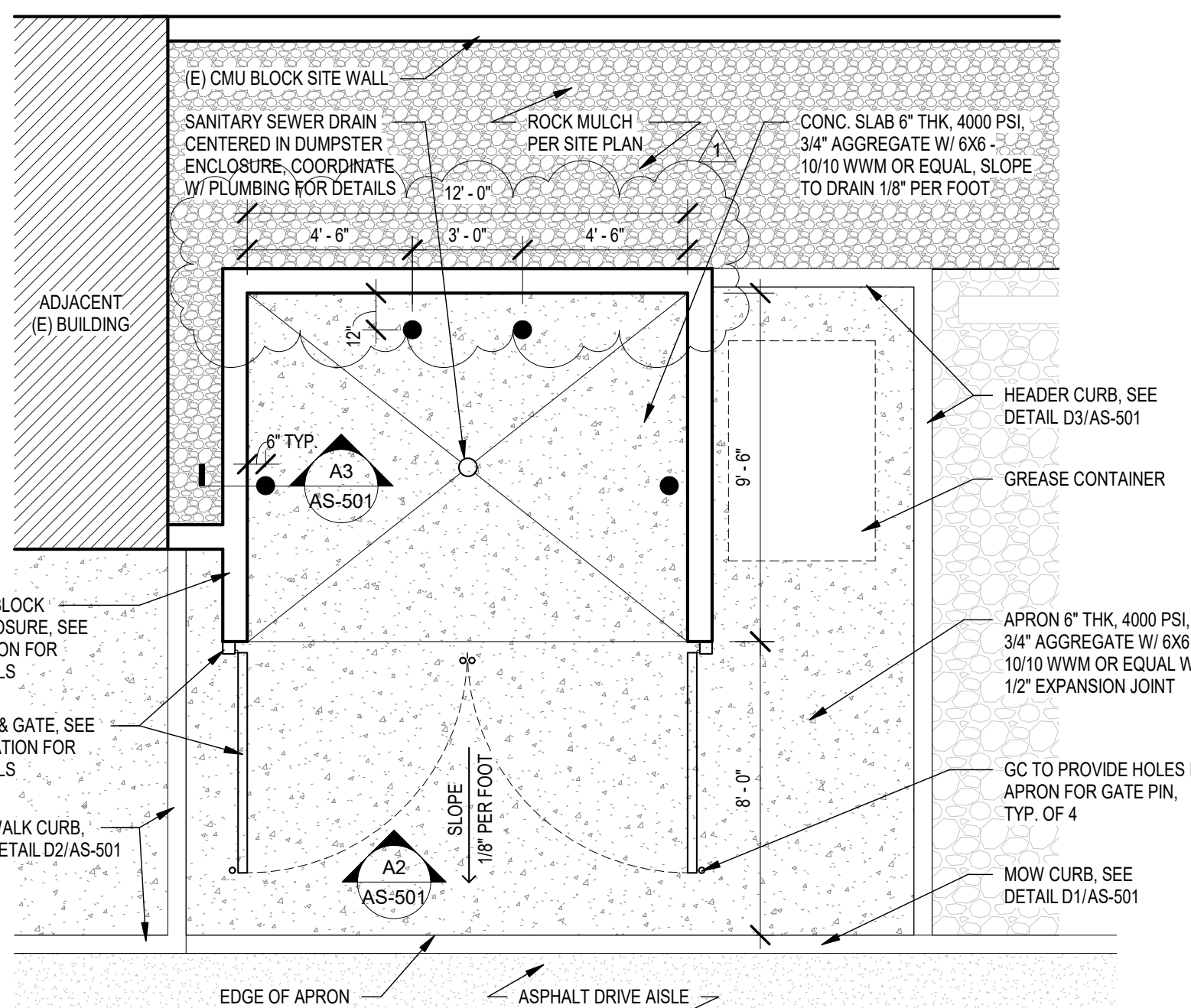
**B1 SIGNAGE DETAILS**  
SCALE: 3" = 1'-0"



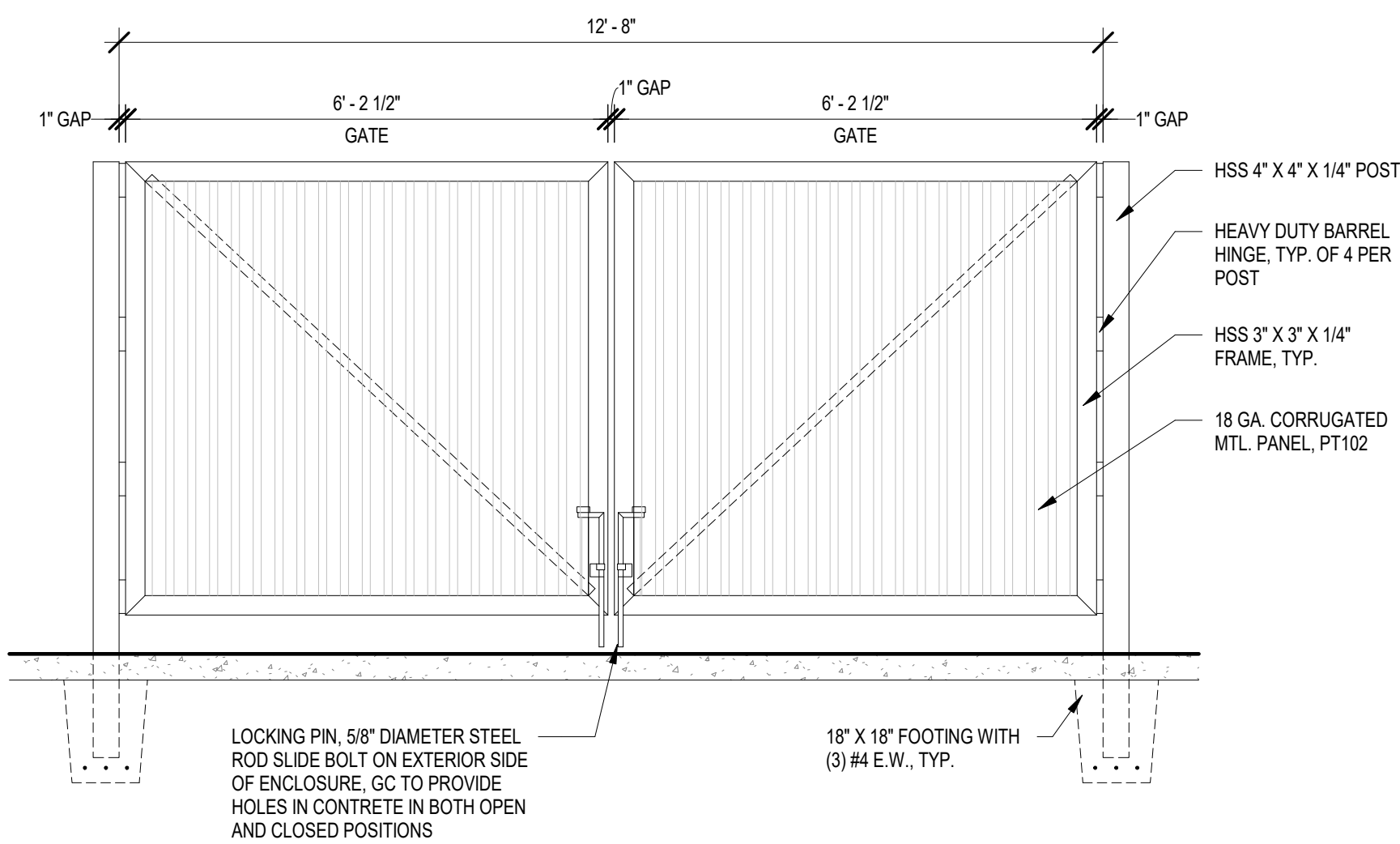
**B2 ADA STRIPING DETAIL**  
SCALE: 1/4" = 1'-0"



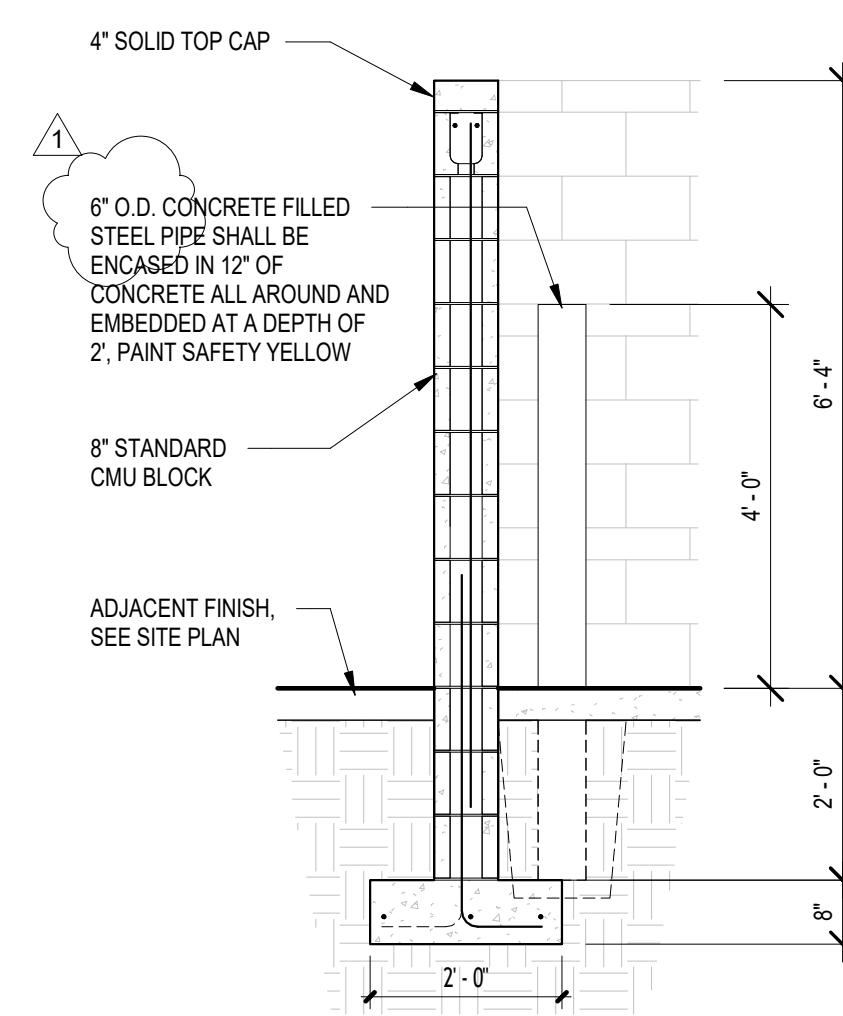
**B4 CURB RAMP DETAIL**  
SCALE: 1/2" = 1'-0"



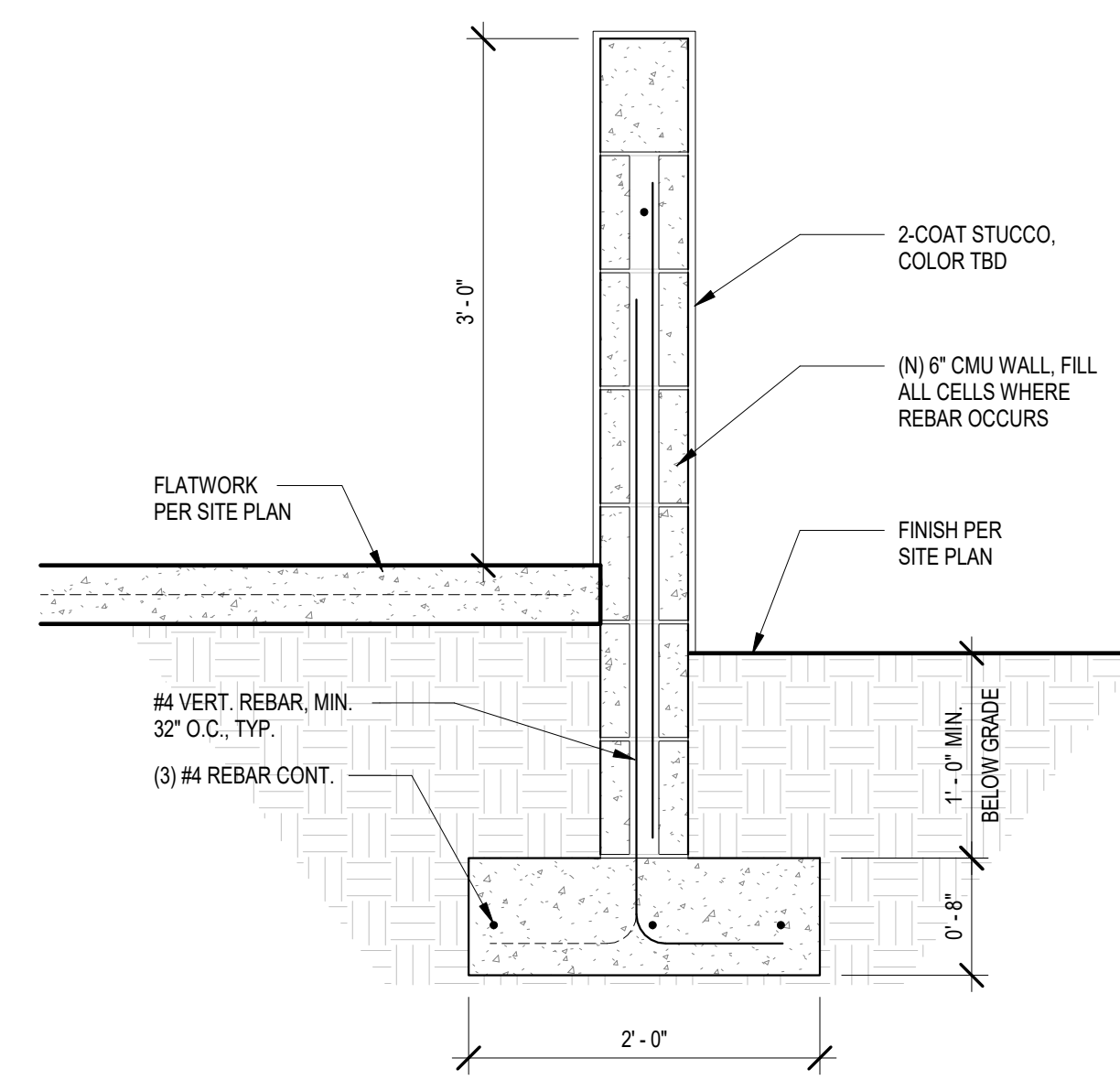
**A1 DUMPSTER ENCLOSURE**  
SCALE: 1/4" = 1'-0"



**A2 DUMPSTER GATE DETAIL**  
SCALE: 1/2" = 1'-0"



**A3 SECTION**  
SCALE: 1/2" = 1'-0"



**A4 SITE WALL DETAIL**  
SCALE: 1" = 1'-0"

**Baker  
AtD**

505 CENTRAL AVE NW, SUITE E  
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T 505.254.4697 www.bakerAD.com



CONSULTANTS

**LA HACIENDA**

6214 Central Ave SW,  
Albuquerque, NM 87105

1	7/1/2024	Permit Comments
MARK	DATE	DESCRIPTION

B\_AD PROJECT # 2401

FILE: LA HACIENDA\_CD CF.RVT

DATE: 06/28/2024

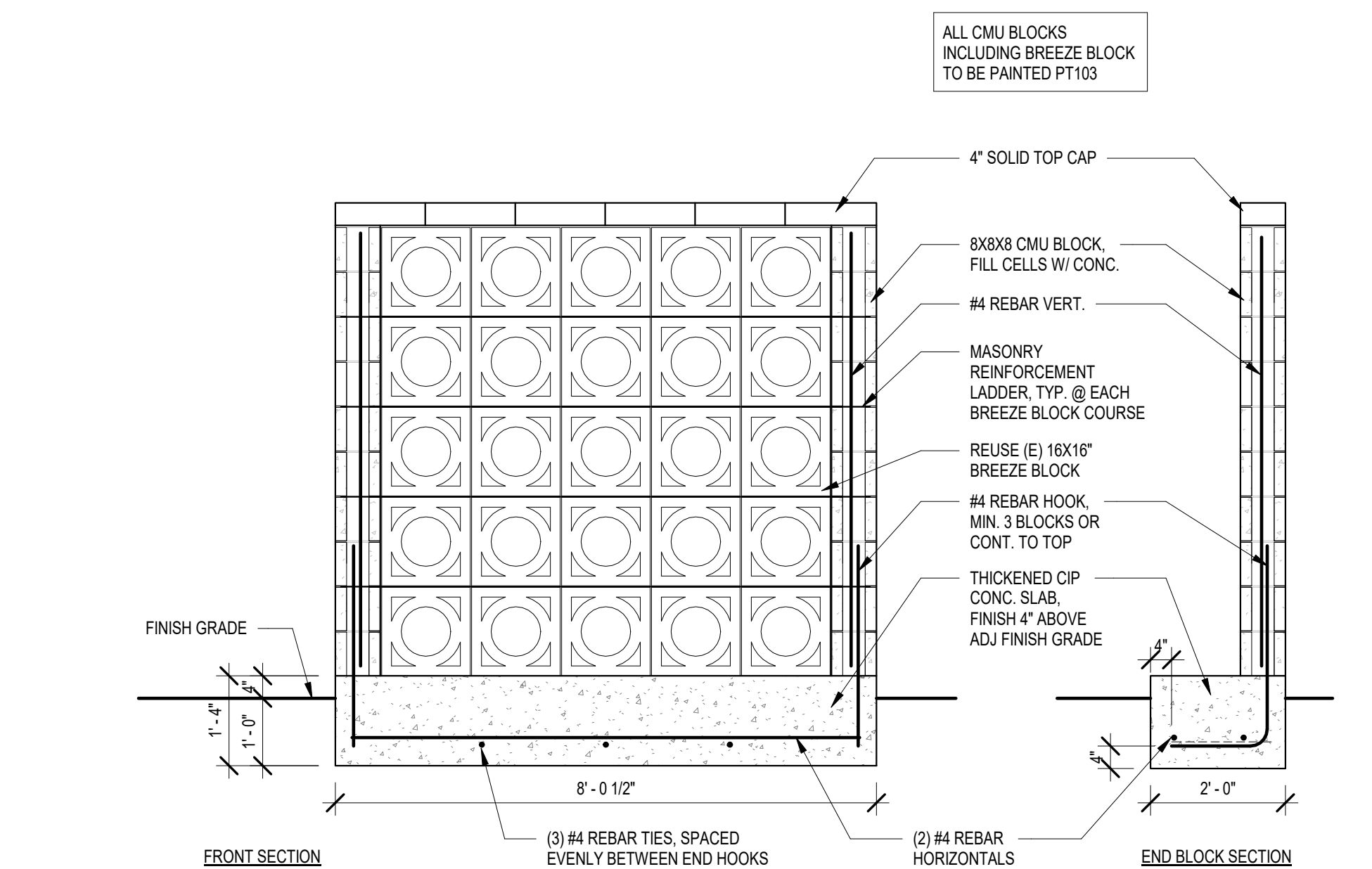
DRAWN BY: RP / DK / CM

CHECKED BY: MRB

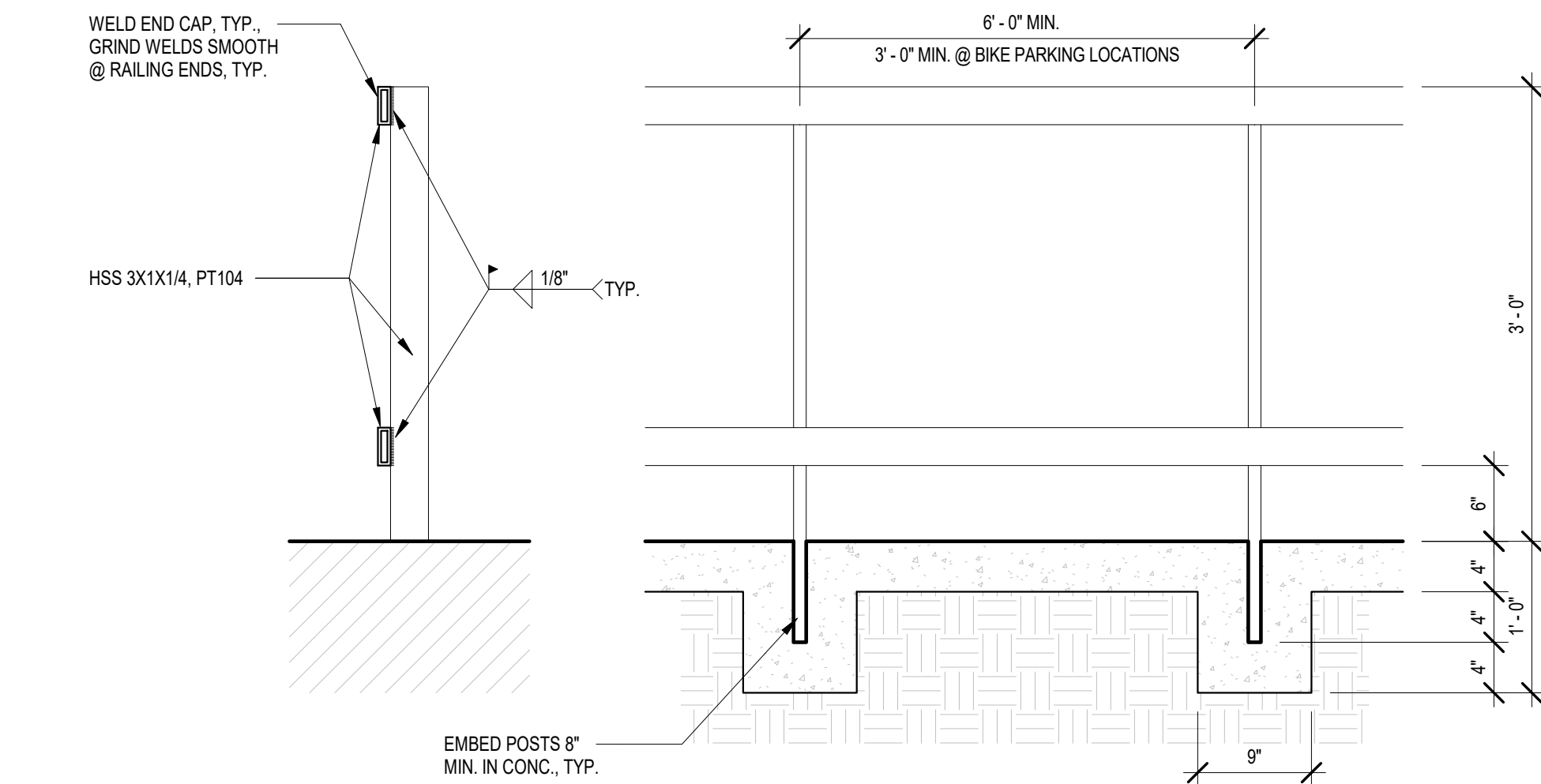
**SITE DETAILS**

**AS-501**  
SHEET \_OF\_

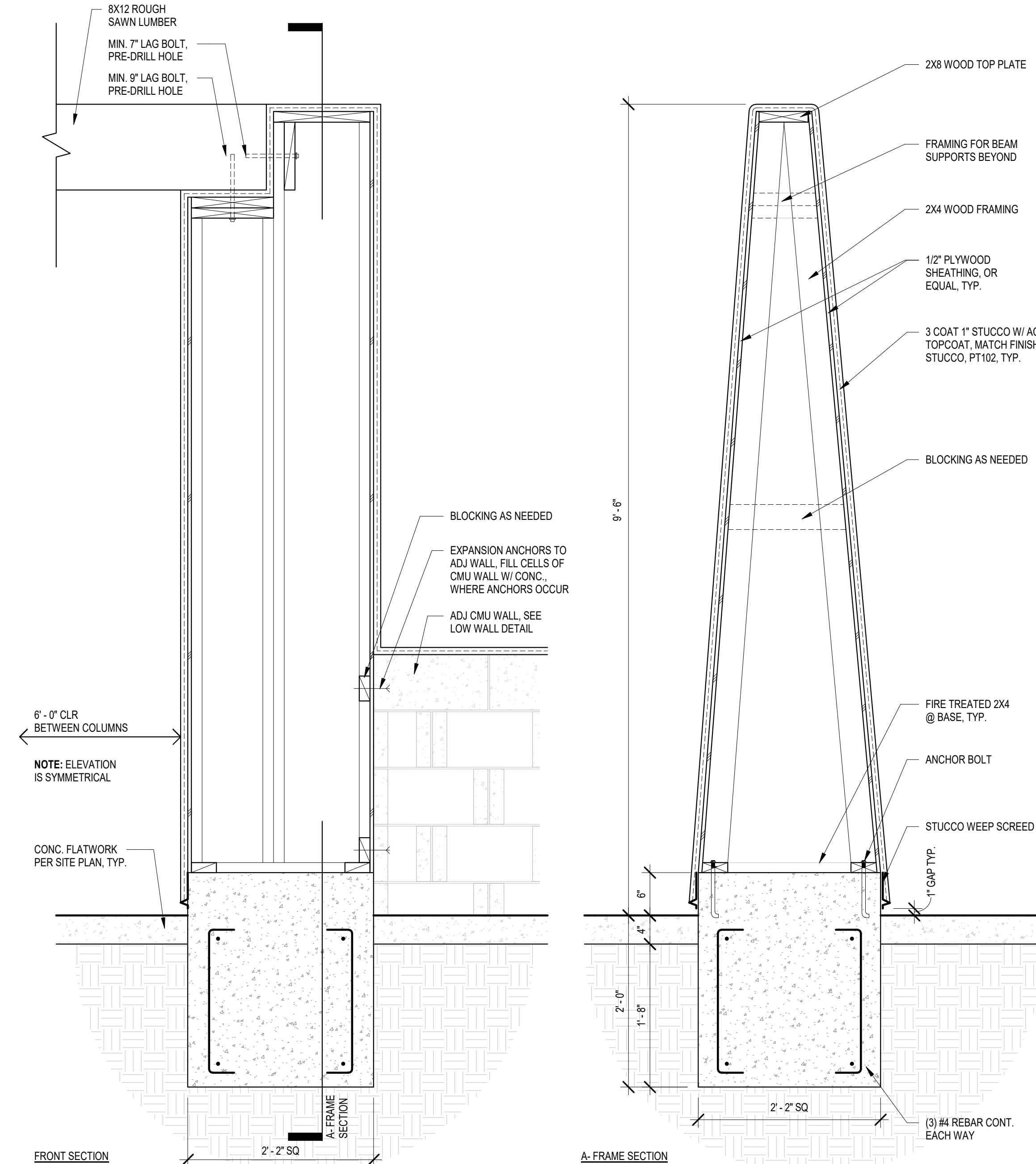




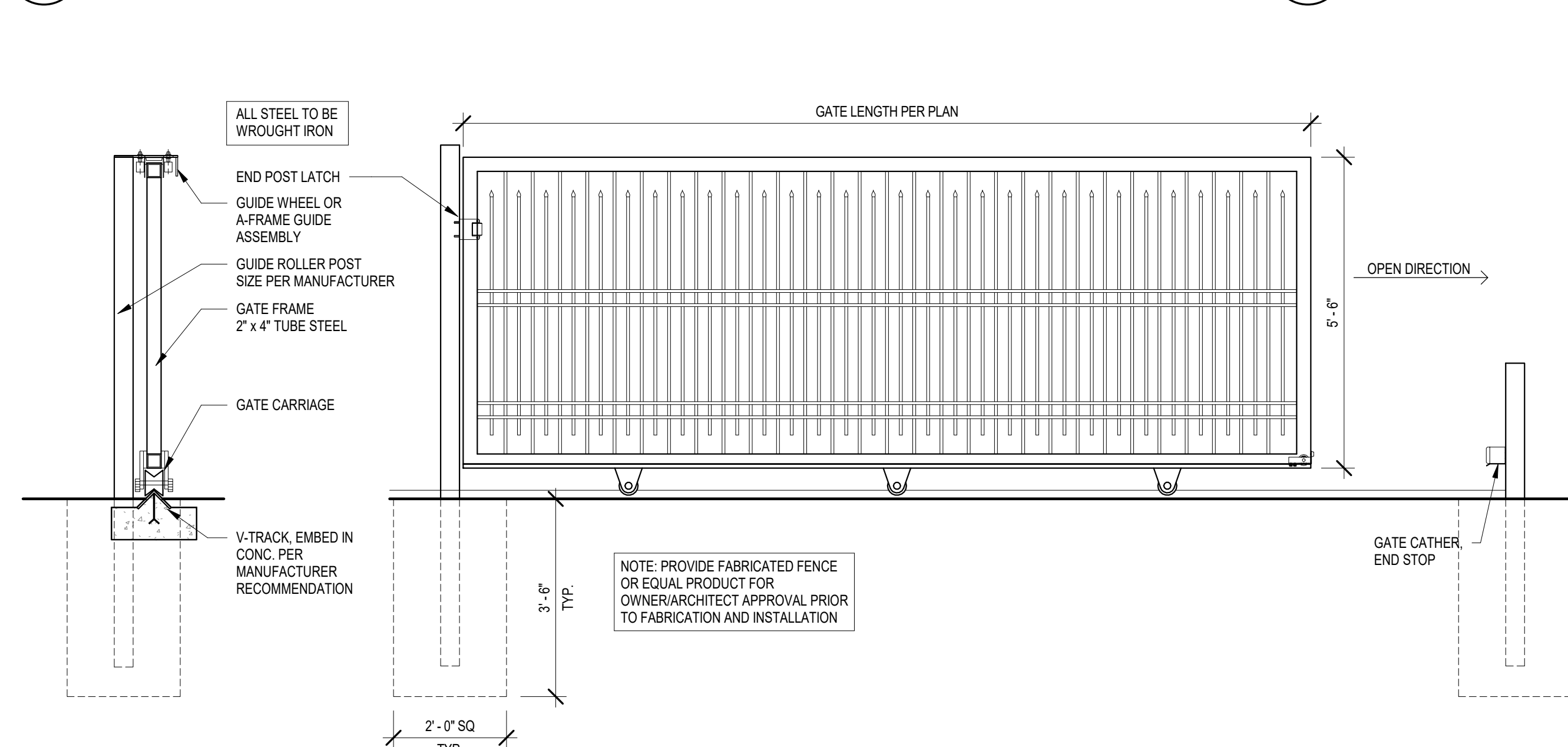
**C1 BREEZE BLOCK DETAIL**  
SCALE: 1/2" = 1'-0"



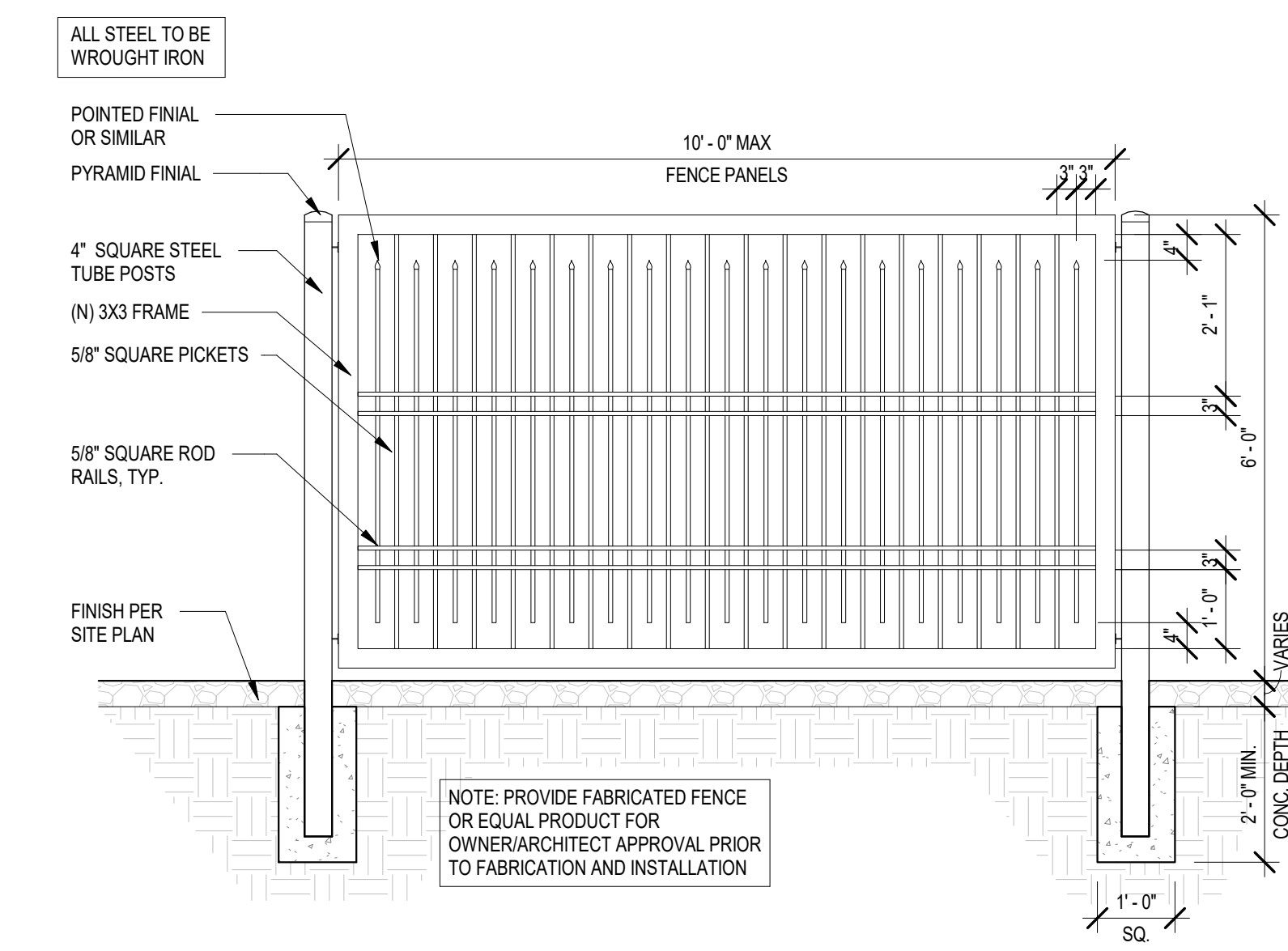
**B1 STEEL RAILING**  
SCALE: 1" = 1'-0"



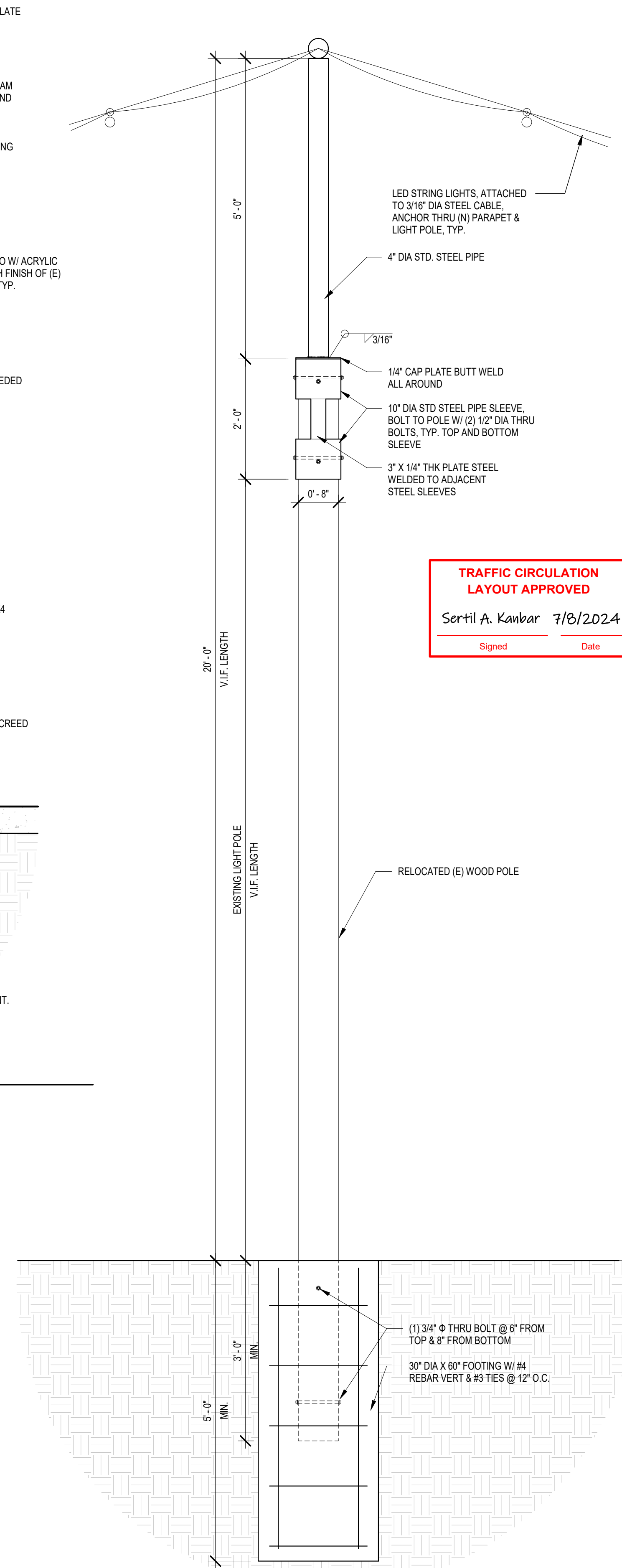
**B2 ARCH WAY DETAIL**  
SCALE: 1" = 1'-0"



**A1 MANUAL PULL GATE DETAIL**  
SCALE: 1/2" = 1'-0"



**A3 WROUGHT IRON FENCE ELEVATION**  
SCALE: 1/2" = 1'-0"



**A4 CENTER LIGHT POLE**  
SCALE: 3/4" = 1'-0"

**TRAFFIC CIRCULATION LAYOUT APPROVED**  
Sertil A. Kanbar 7/8/2024  
Signed \_\_\_\_\_ Date \_\_\_\_\_

MARK	DATE	DESCRIPTION
B_AD PROJECT #	2401	
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