

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

May 20, 2025

Kent Beierle, RA  
Equiterra Regenerativ Design  
302 Central Ave SE  
Albuquerque, NM 87102

[Kent@edi-arch.com](mailto:Kent@edi-arch.com)

**Re: Park Central Apartments**  
**300 San Mateo NE**  
**Traffic Circulation Layout**  
Engineer's Stamp 5-5-25 (K18D065B) TRANS-2025-00119

Dear Mr. Beierle,

The TCL submittal received 5-5-2025 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

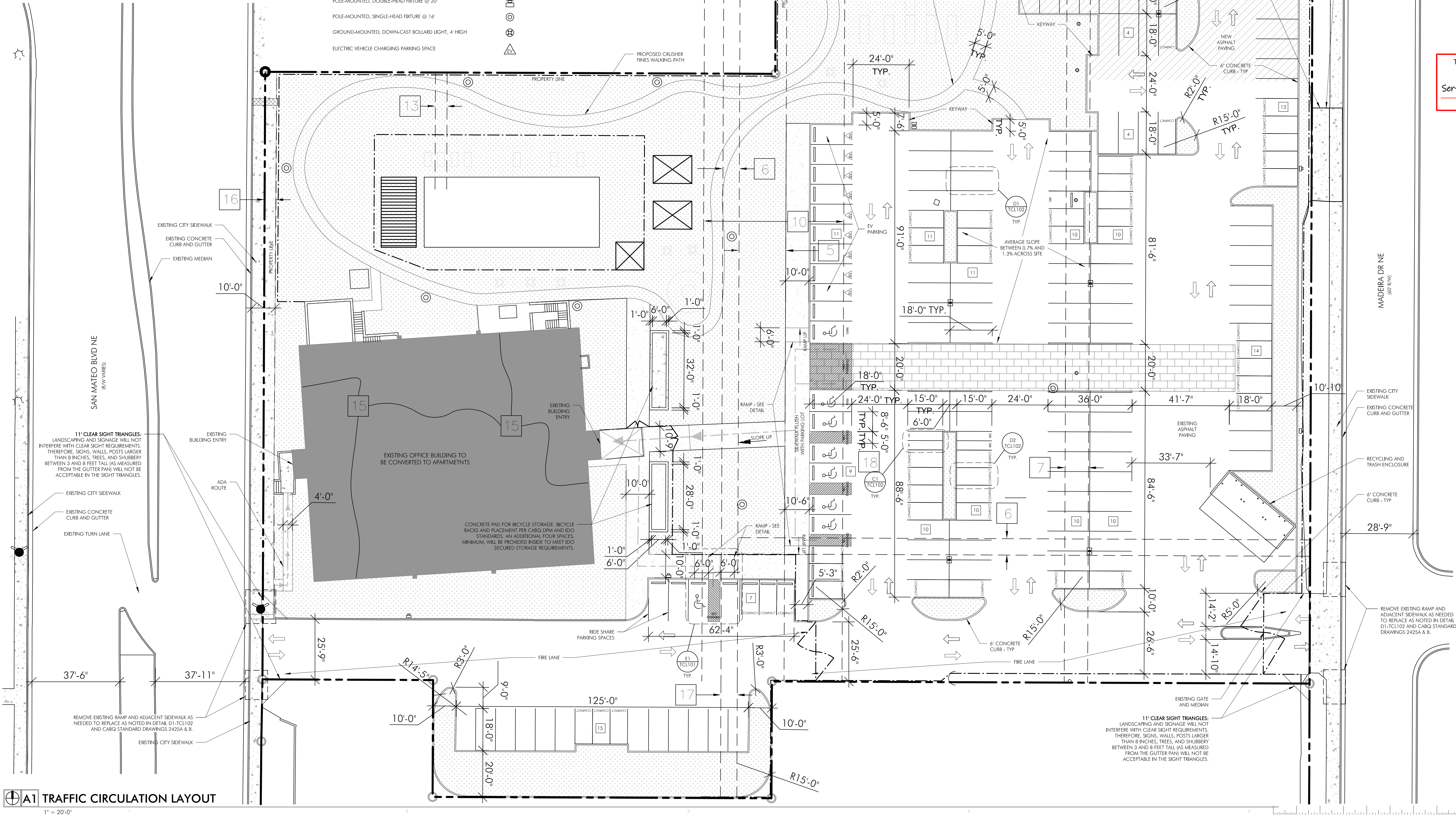
C: CO Clerk, File



EASEMENT CALLOUT NUMBER	EASEMENT DESCRIPTION
5	EXISTING 20' SANITARY SEWER AND WATER LINE EASEMENT (3/13/1974, D6-28)
6	EXISTING 7' MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT AS SHOWN ON PLAT (3/13/1974, D6-28)
7	EXISTING 10' UTILITY EASEMENT (3/13/1974, D6-28)
8	EXISTING 5' PNM AND M&T&T EASEMENT (06/29/1956, BK. D355, PG. 321, DOC. NO. 992255) PARTIALLY RELEASED BY PNM PER WAIVER AND RELEASE (2/14/1974, BK. MISC. 354, PG. 143, DOC. NO. 94661)
9	EXISTING 5' PNM AND M&T&T EASEMENT (2/5/1957, BK. MISC. 376, PG. 146, DOC. NO. 38553)
10	EASEMENTS RESERVED FOR EXISTING UTILITIES WITHIN THE VACATED RIGHT-OF-WAY OF ORTIZ DRIVE PER ORDINANCE NO. 32-1973, DATED 3/26/1973 (4/3/1973, BK. MISC. 306, PG. 104, DOC. NO. 43924)
12	EASEMENTS RESERVED FOR EXISTING UTILITIES WITHIN THE VACATED RIGHT-OF-WAY OF ORTIZ DRIVE AND DOMINGO ROAD PER COMMISSION ORDINANCE 2053, DATED 01/30/1952, EVIDENCED BY QUITCLAIM DEEDS (11/27/1962, BK. D670, PG. 58, DOC. NO. 11809) AND (3/21/1963, BK. D685, PG. 539, DOC. NO. 29786)
13	EXISTING RETAINED 5' M&T&T EASEMENT (06/29/1956, BK. D355, PG. 321, DOC. NO. 992255) PARTIALLY RELEASED BY PNM PER WAIVER AND RELEASE (2/14/1974, BK. MISC. 354, PG. 143, DOC. NO. 94661)
15	EXISTING UNRESTRICTED CABLE TELEVISION EASEMENT FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION, REPAIR, REPLACEMENT, UPGRADING, EXPANSION AND REMOVAL (5/15/1991, BK. 91-8, PG. 3361-3368, DOC. NO. 91037838) BLANKET IN NATURE WITHIN BUILDING AS SHOWN HEREON.
16	PUBLIC SIDEWALK AND PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
17	PUBLIC UTILITY EASEMENT, DEFINED ALONG THE CENTERLINE AS SHOWN HEREON, GRANTED WITH THE FILING OF THIS PLAT
18	PRIVATE CROSS-LOT ACCESS AND PARKING EASEMENT, BENEFITING AND MAINTAINED BY PARCELS B-1 AND C-1-A, GRANTED WITH THE FILING OF THIS PLAT.
19	CROSS LOT DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT.

LEGEND - SITE PLAN

PROPERTY LINE WITH PROPERTY CORNER	
ACCESSIBLE PARKING SPACE	
FENCE/WALL	
SIGN	
UTILITY POLE	
HARDSCAPE - CONCRETE	
PEDESTRIAN WALKWAY / PARKING LOT BUFFER	
LANDSCAPED AREA	
EXISTING BUILDING FOOTPRINT	
EXISTING EASEMENT	
EASEMENT CALLOUT TAG	
APPROXIMATE AREA OF NEW ASPHALT	
FIRE HYDRANT	
WATER METER	
ADA ACCESSIBLE ROUTE	
PARKING COUNTS	
STREET LIGHT	
POLE-MOUNTED, SINGLE-HEAD FIXTURE @ 20'	
POLE-MOUNTED, DOUBLE-HEAD FIXTURE @ 20'	
POLE-MOUNTED, SINGLE-HEAD FIXTURE @ 16'	
GROUND-MOUNTED, DOWN-CAST BOLLARD LIGHT, 4' HIGH	
ELECTRIC VEHICLE CHARGING PARKING SPACE	



GENERAL NOTES

ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER. REFER TO CITY STANDARD DRAWINGS 2430 & 2415A.

TRAFFIC CIRCULATION LAYOUT APPROVED  
Sertil A. Kanbar 5/20/2025  
Signed Date

PARK CENTRAL APARTMENTS  
Route 66 Multi Family ABQ  
300 San Mateo BLVD NE  
Albuquerque, NM



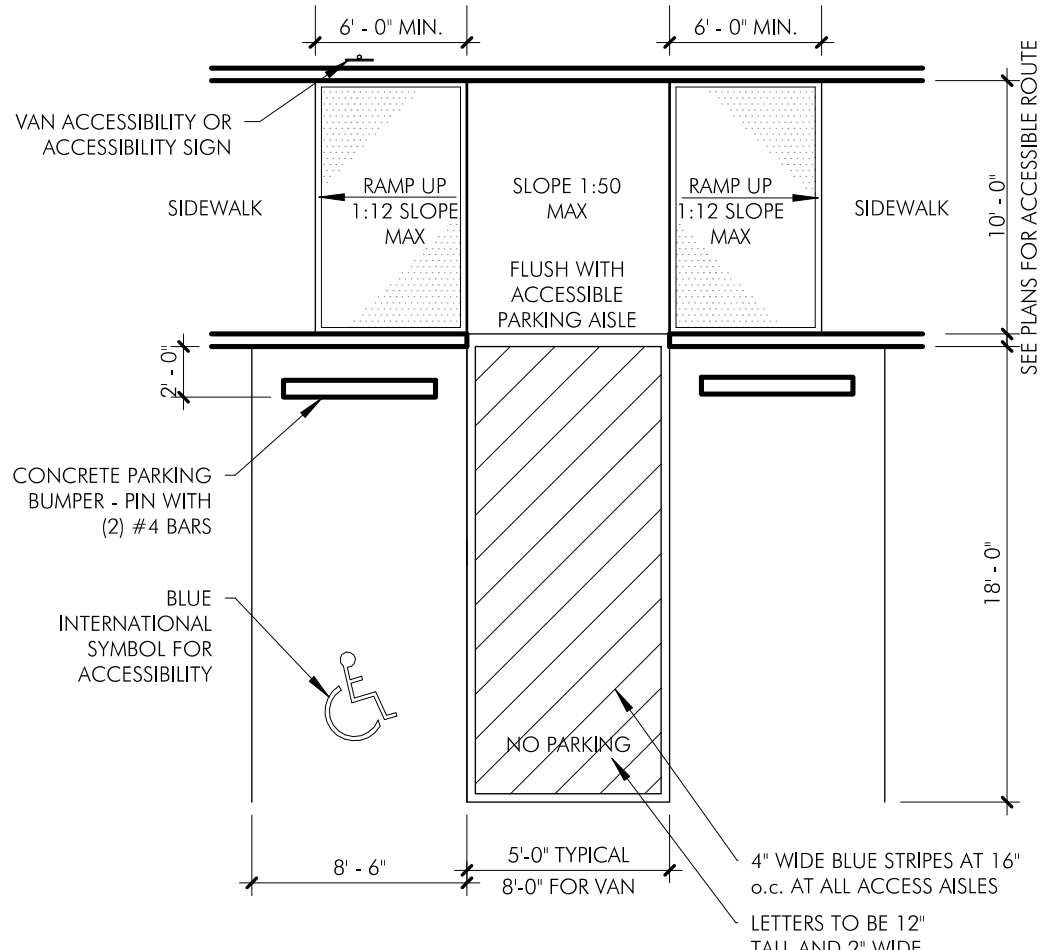
CONSTRUCTION DOCUMENTS  
DRAWN BY: MG  
CHECKED BY: DD/KDB  
DATE: MAY 05, 2025

TRAFFIC CIRCULATION LAYOUT

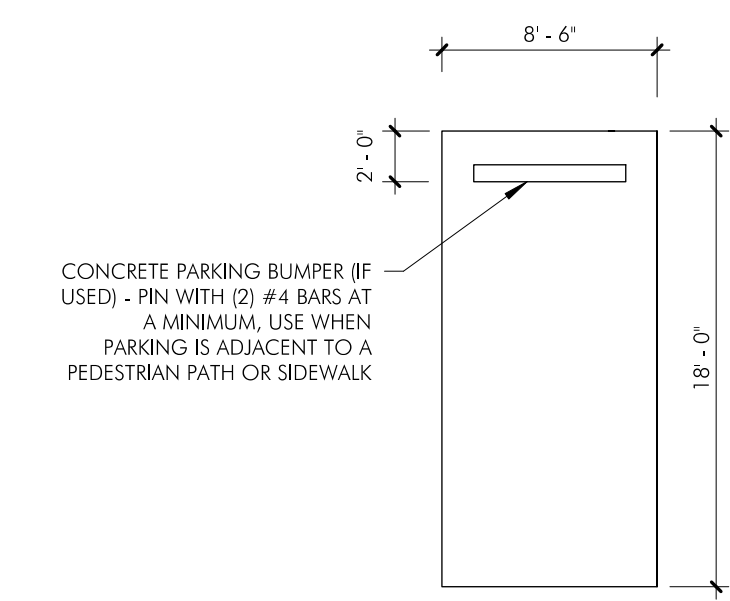
24001  
TCL101

A1 TRAFFIC CIRCULATION LAYOUT  
1" = 20'-0"

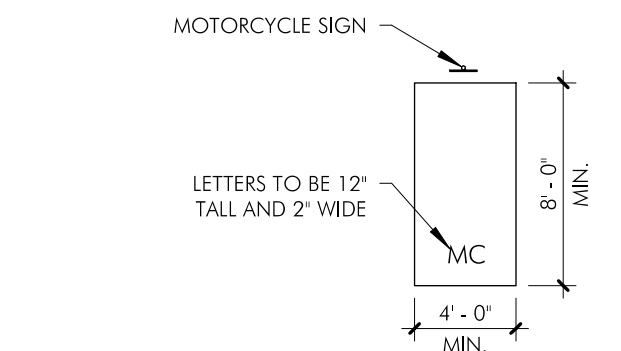




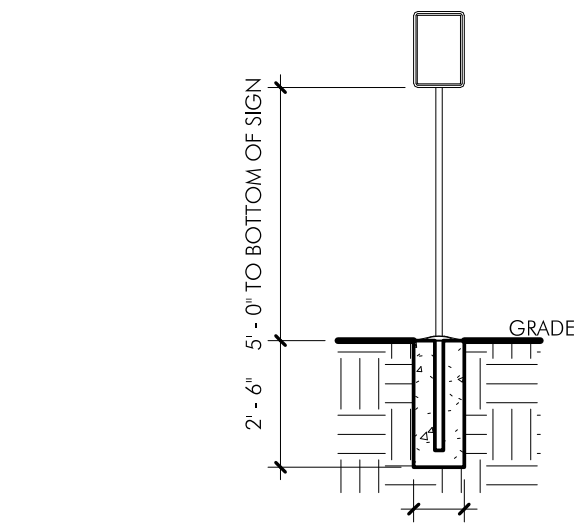
**E1 ACCESSIBLE PARKING AND RAMP**  
1/8" = 1'-0"



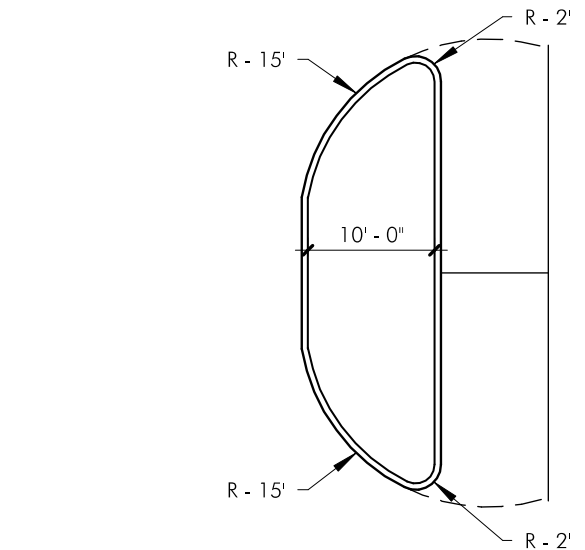
**D1 TYPICAL STANDARD PARKING**  
1/8" = 1'-0"



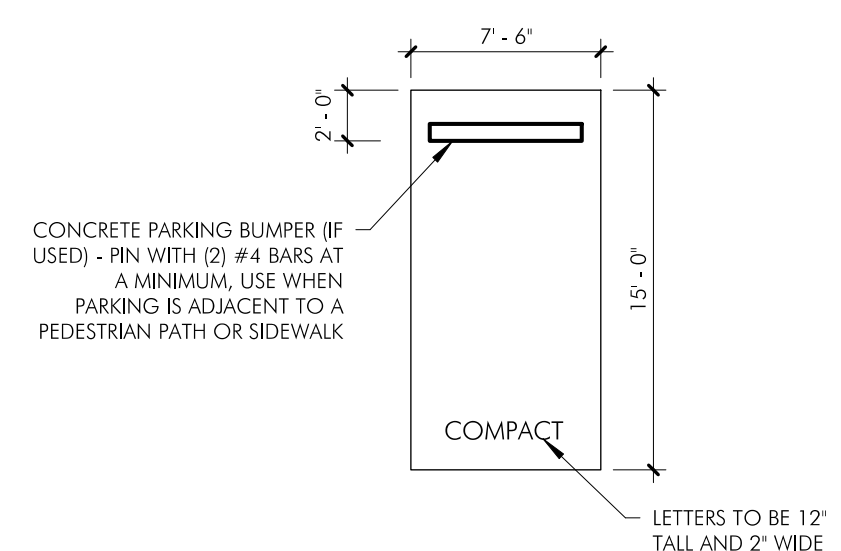
**C1 TYPICAL MOTORCYCLE PARKING**  
1/8" = 1'-0"



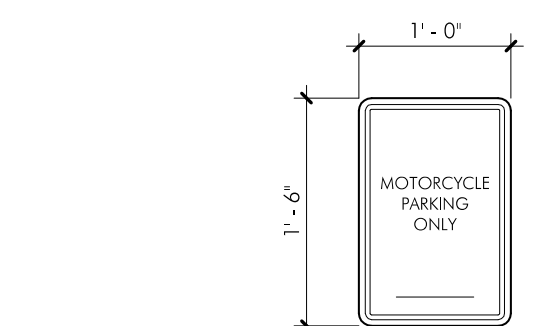
**B1 TYPICAL POST-MOUNTED SIGNAGE**  
1/4" = 1'-0"



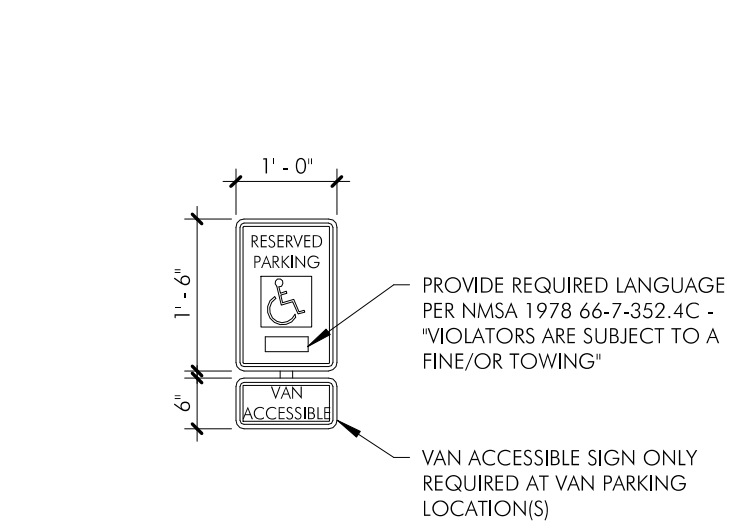
**A1 TYPICAL PARKING ISLAND 90 DEGREE**  
1/16" = 1'-0"



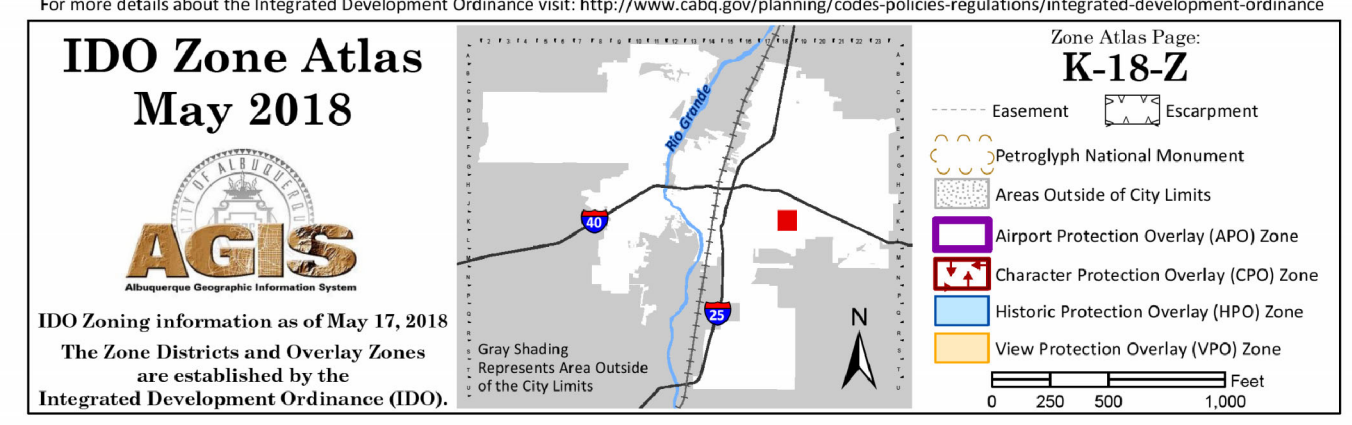
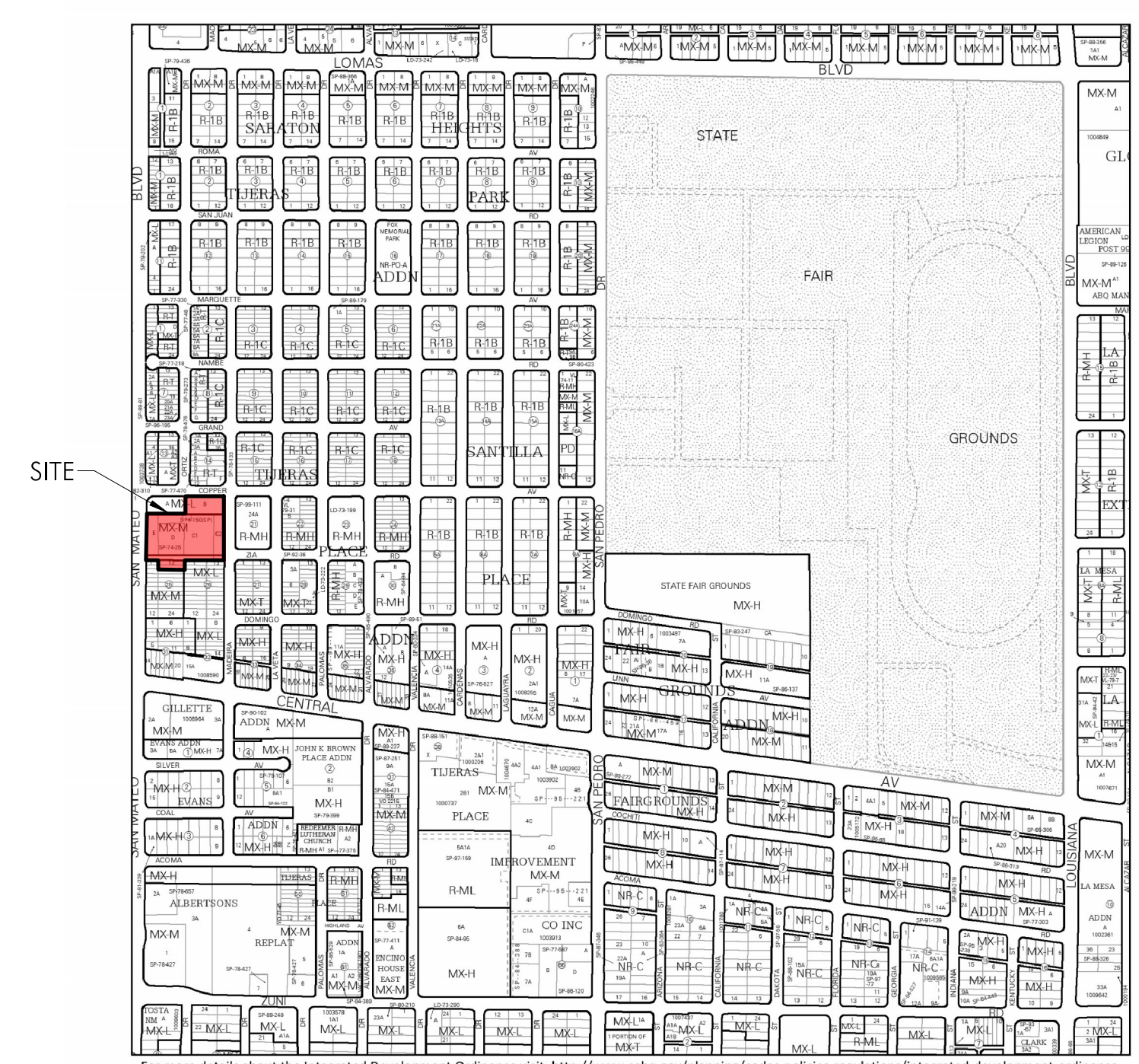
**D2 TYPICAL COMPACT PARKING**  
1/8" = 1'-0"



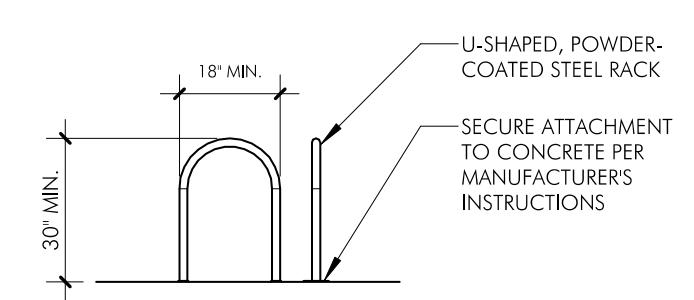
**C2 TYPICAL MOTORCYCLE SIGNAGE**  
3/4" = 1'-0"



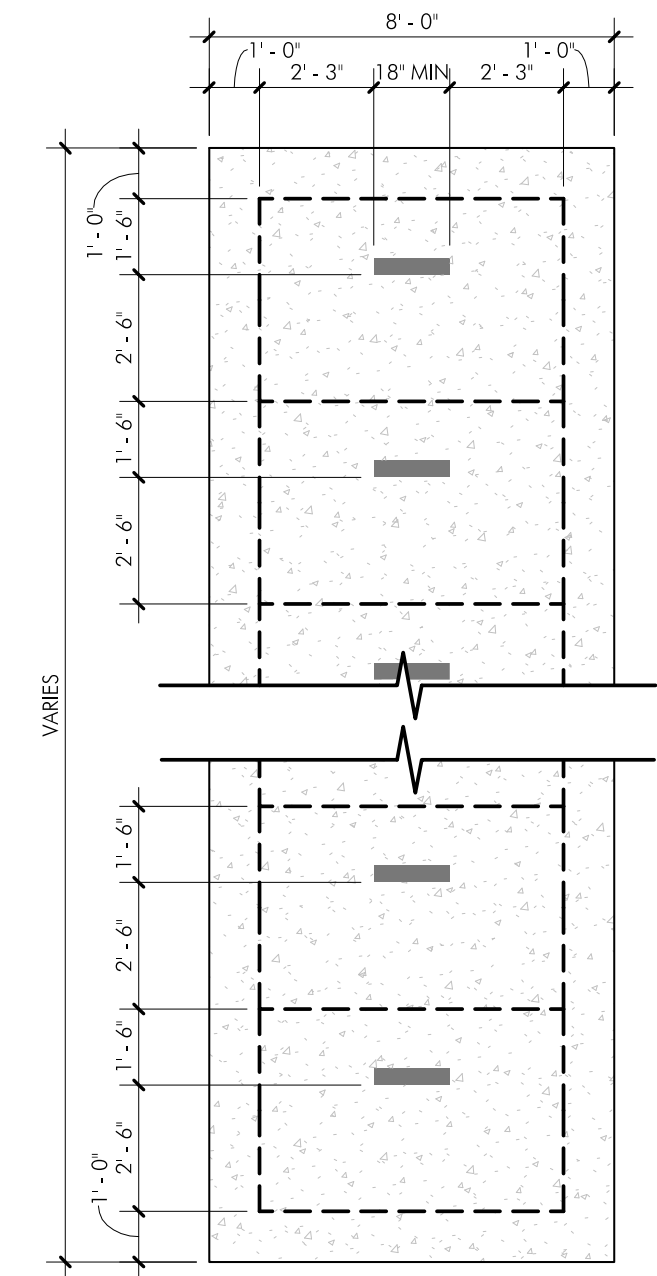
**B2 TYPICAL ACCESSIBILITY SIGNAGE**  
1/2" = 1'-0"



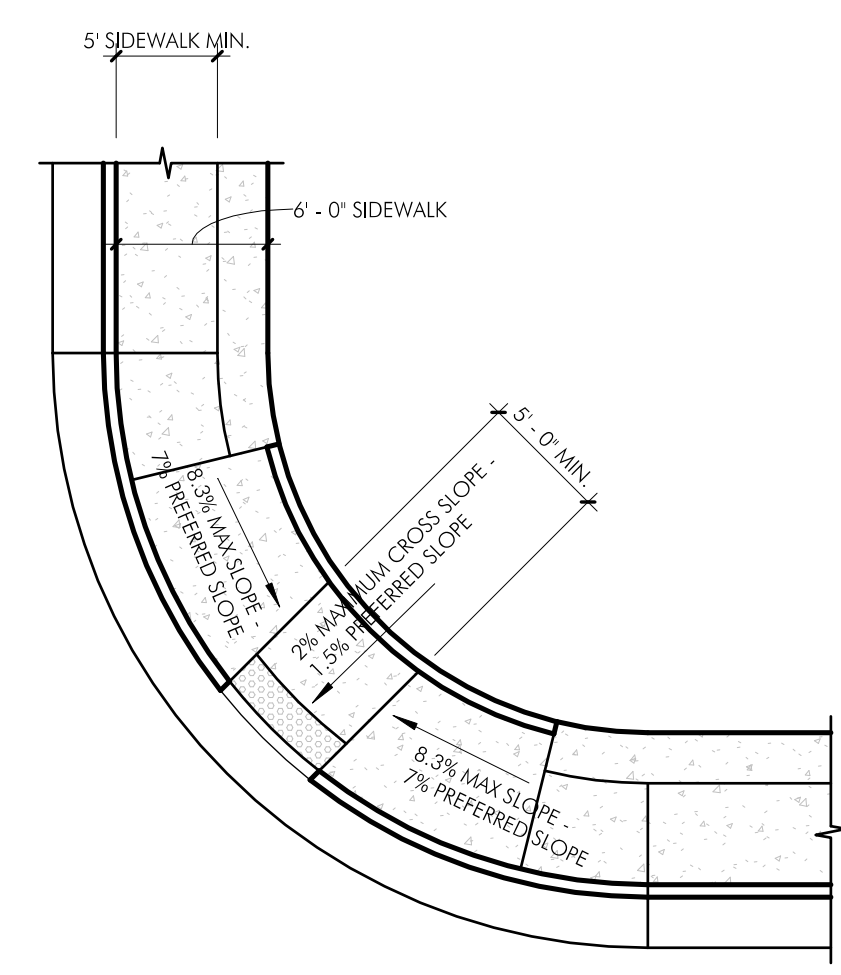
**D3 VICINITY MAP**  
NTS



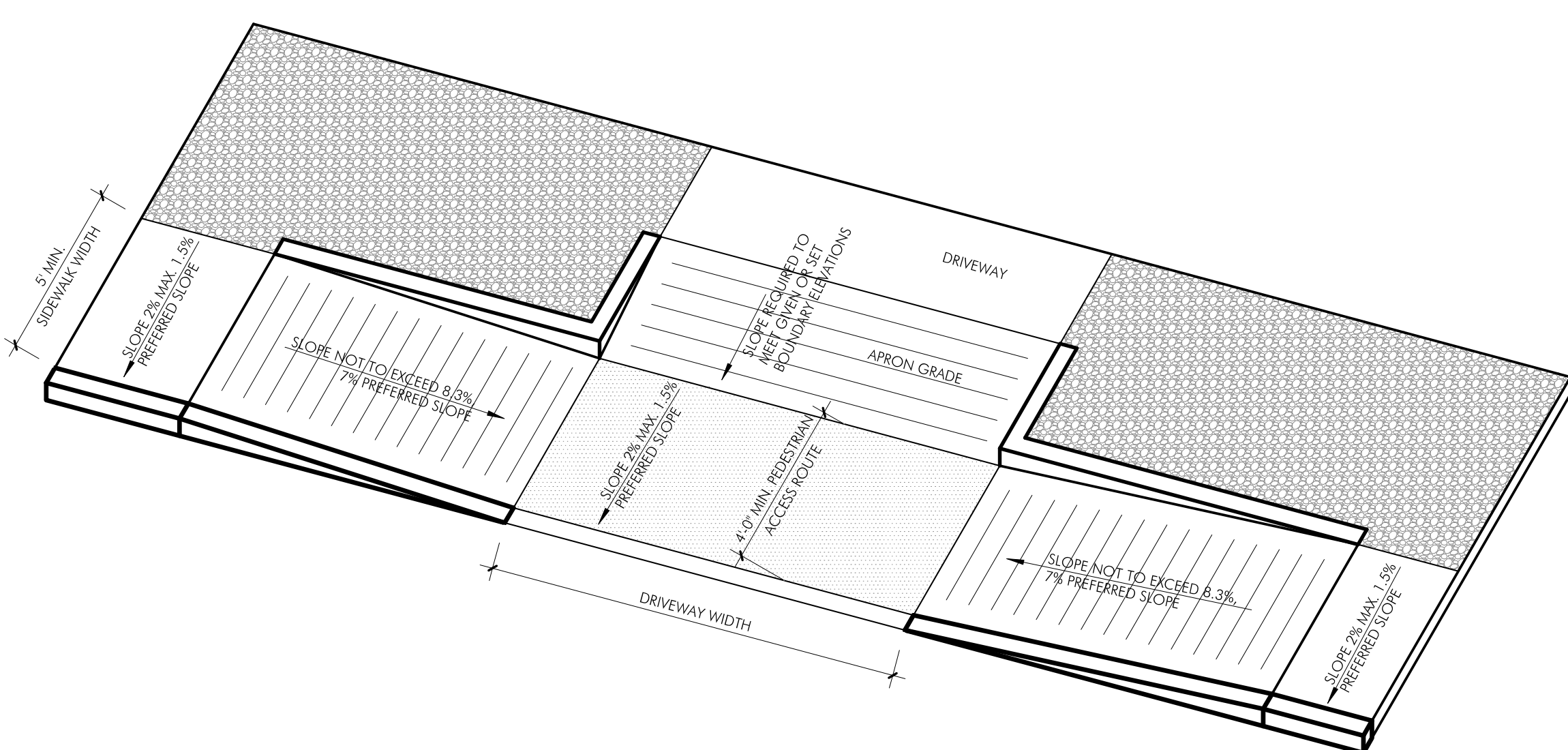
**C3 TYPICAL BICYCLE RACK**  
1/4" = 1'-0"



**A3 TYPICAL BICYCLE PARKING**  
1/4" = 1'-0"



**C4 CORNER ACCESS RAMP (BASED ON CABQ STANDARD DRAWING #2441-A)**  
1/8" = 1'-0"



**A4 DRIVEPAD & SIDEWALK (BASED ON CABQ STANDARD DRAWING #2425B-A)**  
1/4" = 1'-0"

**TRAFFIC CIRCULATION LAYOUT APPROVED**  
Sertil A. Kanbar 5/20/2025  
Signed Date

## PROJECT INFORMATION

PROJECT ADDRESS: 300 SAN MATEO BLVD NE ALBUQUERQUE, NM 87108  
LEGAL DESCRIPTION: PARCELS B-1 AND C-1-A TIJERAS PLACE ADDITION BEING COMPRISED OF PARCELS B, C-1, C-2, D & E; LOTS 13 AND 14, BLOCK 25, TIJERAS PLACE ADDITION; PORTIONS OF VACATED ORTIZ DRIVE NE, 24th ROAD NE, AND TRACTS IDENTIFIED AS "3-4-EL-2" & "3-7-EL-1", BEING PORTIONS OF LOTS 11 & 12, BLOCK 19, TIJERAS PLACE ADDITION  
TYPE OF DEVELOPMENT: CONVERSION OF OFFICE (B OCCUPANCY) TO APARTMENTS (R-2)  
SIZE OF DEVELOPMENT: 3.2 ACRES

## GENERAL NOTES

ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER. REFER TO CITY STANDARD DRAWINGS 2430 & 2415A.

## PARKING CALCULATIONS

RESIDENTIAL STUDIOS (@ 1/DU) - 21 UNITS - 21 SPACES	127.8 SPACES
1 BR (@ 1.2/DU) - 89 UNITS - 106.8 SPACES	
AMENITY SPACES	142.74 SPACES
AMENITIES (@ 3/1000SF) 10,681SF = 32.04	
POOL (@ 1/3 OCCUPANTS) 332 OCC = 110.7	
BUSINESS OFFICE (@ 3/1000SF) 2235SF = 0.67	0.67 SPACES
TOTAL SPACES REQUIRED	271.21 SPACES
PARKING REDUCTIONS	
PROXIMITY TO TRANSIT (30%)	81.36 SPACES
MT IN AREA OF CHANGE (20%)	54.24 SPACES
TOTAL SPACES REQUIRED AFTER REDUCTIONS	135.61
TOTAL SPACES PROVIDED	179
ADA SPACES REQUIRED	8 SPACES (2 VAN)
ADA SPACES PROVIDED	8 SPACES (2 VAN)
MOTORCYCLE SPACES REQUIRED	5 SPACES
MOTORCYCLE SPACES PROVIDED	6 SPACES
BICYCLE PARKING SPACES REQUIRED (10% OF OFF-STREET PARKING)	18 SPACES
OUTSIDE BICYCLE PARKING SPACES PROVIDED	15 SPACES
INSIDE BICYCLE PARKING SPACES PROVIDED	61 SPACES

302 central ave se  
albuquerque, nm 87102  
ph 505.242.2851  
www.equittera.design

PARK CENTRAL APARTMENTS  
Route 66 Multi Family ABQ  
300 San Mateo Blvd NE  
Albuquerque, NM



CONSTRUCTION DOCUMENTS  
DRAWN BY: MG  
CHECKED BY: DD/KDB  
DATE: MAY 05, 2025

TRAFFIC CIRCULATION LAYOUT

24001  
TCL102