

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 25, 2025

Doug Heller, RA
Mullen Heller Architecture PC
1718 Central Avenue SW Suite D
Albuquerque, NM 87104

doug@mullenheller.com
studio@mullenheller.com

Re: ANIMAL CLINIC-COA Westside Animal Shelter
11800 Sunset Gardens SW
Traffic Circulation Layout
Engineer's Stamp 8/15/25 (L08D019) TRANS-2025-00223

Dear Mr. Heller,

PO Box 1293

The TCL submittal received 8-15-25 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.

Albuquerque

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.

NM 87103

www.cabq.gov

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.

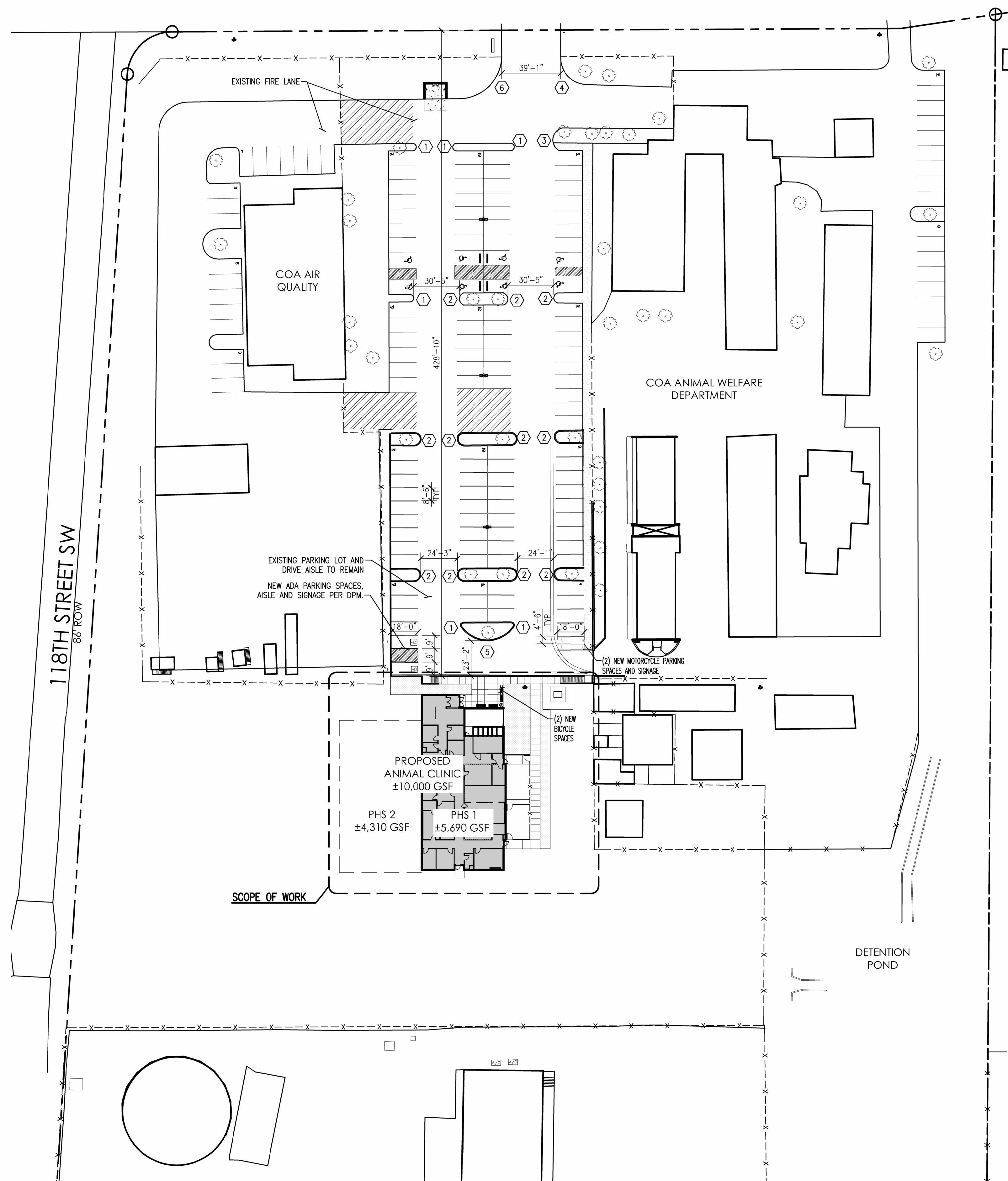
Sincerely,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

SUNSET GARDENS ROAD SW



PARKING CALCULATIONS

PER IDO SECTION 5-5(C)(1)(G) OFF-STREET PARKING CALCULATION:
WHEN A CALCULATION OF REQUIRED PARKING SPACES RESULTS IN A FRACTION OF A SPACE, THE NUMBER OF REQUIRED PARKING SPACES SHALL BE **ROUNDED DOWN** TO THE NEAREST WHOLE NUMBER.

PER TABLE 5-5-1 OFF-STREET PARKING REQUIREMENTS:
EXISTING BUILDINGS REQUIRED PARKING
COA ANIMAL WELFARE DEPARTMENT (KENNELS)
2.5 SPACES / 1,000 SF = 2.5 X 26,138 SF = 65 PARKING SPACES REQUIRED
COA AIR QUALITY CONTROL (OFFICE)
3.5 SPACES / 1,000 SF = 3.5 X 9,610 SF = 33 PARKING SPACES REQUIRED

NEW CONSTRUCTION REQUIRED PARKING (VETERINARY HOSPITAL)
2.5 SPACE / 1,000 SF = 2.5 X 5,690 SF = 14 PARKING SPACES REQUIRED
EXISTING + NEW CONSTRUCTION REQ PARKING = 112 PARKING SPACES REQUIRED

PROVIDED PARKING:

| | |
|------------------------------|--------------------------------------|
| STANDARD SPACES (EXISTING) | = 139 |
| ADA SPACES (EXISTING) | = 8 (3 VAN) |
| ADA SPACES (NEW) | = 2 (1 VAN) |
| TOTAL SPACES PROVIDED | = 149 PARKING SPACES PROVIDED |

REQUIRED ADA ACCESSIBLE PARKING SPACES:
PER IDO 5-5-(C)(8)(a); WITHIN THE OFF-STREET PARKING REQUIREMENTS OF TABLE 5-5-1 AND AS ADJUSTED BY SECTION 14-16-5-5(C)(5), 3. - (PARKING REDUCTIONS) - ACCESSIBLE PARKING SHALL BE PROVIDED FOR ALL MULTI-FAMILY AND NON-RESIDENTIAL USES AS REQUIRED BY THE FEDERAL AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAG) AND NEW MEXICO STATUTES ANNOTATED, AS AMENDED.

PER ADAAG:
TOTAL PARKING IN LOT: 101-150,
5 ADA ACCESSIBLE PARKING SPACE (1 VAN) SHALL BE PROVIDED.
PROVIDED: 10 ADA ACCESSIBLE PARKING SPACES.

REQUIRED MOTORCYCLE SPACES:
PER 5-5(D) MOTORCYCLE PARKING, MINIMUM REQUIRED MOTORCYCLE PARKING SHALL BE CALCULATED BASED ON THE TOTAL NUMBER OF REQUIRED OFF-STREET PARKING SPACES, AFTER REDUCTIONS, CREDITS, AND ALLOWANCES. PER TABLE 5-5-4, FOR

| | |
|---|-------------------|
| REQUIRED SPACE (1-25 FOR ANIMAL CLINIC) | = 1 SPACE |
| PROVIDED MOTORCYCLE SPACES | = 2 SPACES |

REQUIRED BICYCLE SPACES:
PER TABLE 5-5-5, FOR NON-RESIDENTIAL USE, BICYCLE PARKING SHALL BE 3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING SPACES, WHICHEVER IS GREATER.

| | |
|--|-------------------|
| REQUIRED SPACES: 10% OF 14 (ANIMAL CLINIC) | = 2 SPACES |
| PROVIDED BICYCLES SPACES: | = 2 SPACES |

TRAFFIC CIRCULATION LAYOUT APPROVED
Sertil A. Kanbar 8/25/2025
Signed Date

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A NEW ANIMAL CLINIC TO BE CONSTRUCTED ADJACENT TO THE CITY OF ALBUQUERQUE'S WESTSIDE ANIMAL SHELTER. THIS PROJECT IS THE FIRST PHASE OF A TWO-PHASE PROJECT, THE SECOND PHASE BEING AN EXPANSION OF THE CLINIC. THE 5,886SF BUILDING IS CONSIDERED NON-COMBUSTIBLE AS BOTH THE EXTERIOR AND INTERIOR WALLS CONSIST OF CMU TO 3'-4" ABOVE THE SLAB, FOR DURABILITY OF THE BUILDING, AND METAL STUD FRAMING ABOVE. THE ROOF FRAMING CONSISTS OF STEEL BAR JOISTS AND METAL DECK, WITH BOTH PVC ROOFING AND LOW-SLOPE STANDING SEAM METAL ROOFING.

THE SCOPE OF THE WORK WILL INCLUDE ALL WORK NECESSARY FOR A COMPLETE PROJECT INCLUDING, BUT NOT LIMITED TO; NEW EXTERIOR STUCCO SYSTEMS ON STUD FRAMING, GYPSUM BOARD PARTITIONS, ALUMINUM STOREFRONT, HOLLOW METAL DOORS AND FRAMES, FIBERGLASS DOORS AND FRAMES, POLISHED CONCRETE THROUGHOUT, LED LIGHT FIXTURES, POWER DISTRIBUTION THROUGHOUT, ROOFTOP MECHANICAL EQUIPMENT AND DUCT DISTRIBUTION, PLUMBING FIXTURES THROUGHOUT, EPOXY PAINT THROUGHOUT, AND NEW ANIMAL CARE EQUIPMENT. INSULATION WILL BE PROVIDED IN EXTERIOR WALLS AND ROOF SYSTEMS TO MEET THE CURRENT ENERGY CODES.

THE PROJECT IS LOCATED ON THE SOUTH END OF THE EXISTING PARKING LOT THAT IS UTILIZED BY THE ANIMAL SHELTER AND OTHER CITY AGENCIES. THE NEW CLINIC WILL UTILIZE THE EXISTING LOT, AS WELL, FOR CLIENTS AND STAFF. THE EXTENT OF THE SITE WORK INCLUDES GRADING AROUND THE PROPOSED BUILDING, NEW SIDEWALKS BETWEEN THE EXISTING PARKING LOT AND THE NEW CLINIC, NEW WALKING PET YARDS AND A SMALL NEW STORMWATER POND. THE REMAINDER OF THE SITE IS TO BE PRESERVED FOR FUTURE DEVELOPMENT.

NEW UTILITIES ARE PROVIDED TO THE NEW CLINIC, INCLUDING A NEW DOMESTIC WATER LINE AND A NEW FIRE LINE TO A NEW HYDRANT FROM A CONNECTION IN 118TH STREET, NEW SANITARY SEWER CONNECTION WITHIN THE EXISTING PARKING LOT, A NEW GAS LINE, NEW FIBEROPTIC COMMUNICATION FROM THE EXISTING ANIMAL SHELTER AND A NEW ELECTRICAL TRANSFORMER FOR NEW POWER TO BOTH PHASES OF THE PROPOSED BUILDING.

THE BUILDING WILL NOT INCLUDE A FIRE SPRINKLER SYSTEM. HOWEVER, A NEW FIRE HYDRANT IS PLANNED NEAR THE FRONT OF THE BUILDING.

CODE DATA

BUILDING ADDRESS: 11800 SUNSET GARDENS RD SW ALBUQUERQUE, NEW MEXICO 87121
LEGAL DESCRIPTION: TRACT A PLAT OF WESTSIDE SATELLITE CENTER CONT 28.8182 AC +-
UPC: 100805610021730602
ACRES: 28.82
CONSTRUCTION TYPE: TYPE II-B
SQUARE FOOTAGE: TOTAL PROPOSED BUILDING: ±10,000 GROSS SF
PHASE 1 SQUARE FOOTAGE: 5,890 GROSS SF
OCCUPANCY TYPE: BUSINESS
OCCUPANT LOAD: 49 OCCUPANTS

RADIUS INFORMATION:
ALL RADII ARE EXISTING TO REMAIN AND ARE THEREFORE APPROXIMATE

- ① = 2'-6"
- ② = 4'-6"
- ③ = 8'-6"
- ④ = 15'-6"
- ⑤ = 22'-6"
- ⑥ = 28'-6"

VICINITY MAP



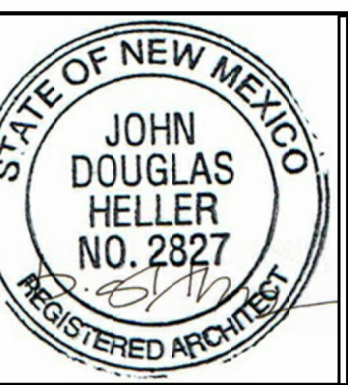
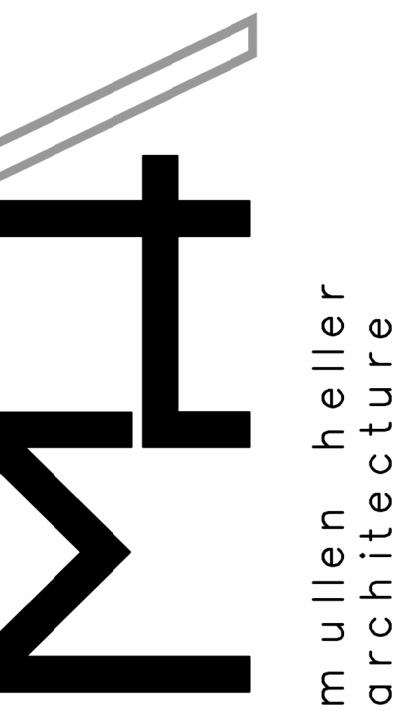
SITE

DESCRIPTION

BY

DATE

REV



MULLEN HELLER ARCHITECTURE
1719 CENTRAL AVE SW | STE. D
ALBUQUERQUE, NM | 87109
P | 505.268.4144
F | 505.268.4244
www.mullenheller.com

JOB NUMBER 25-03

DRAWN BY LF

PROJECT MGR JDH

DATE 08-15-25

PHASE TCL

PROJECT
COA Westside Animal Shelter Clinic
11800 Sunset Gardens Rd SW
Albuquerque, NM 87121

TITLE
Traffic Control Layout

SHEET

TCL