

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 30, 2022

George Rodriguez
George Rodriguez Development Construction
12800 San Juan NE
Albuquerque, NM 87123

**Re: Reflective Auto Collision
801 Gibson Blvd. SE
Traffic Circulation Layout
Engineer's Stamp 09-02-2022 (L14-D061)**

Dear Mr. Rodriguez,

The TCL submittal received 09-21-2022 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

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 front counter personnel for log in and evaluation by Transportation.

NM 87103

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.

www.cabq.gov

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: REFLECTIVE AUTO COLLISION Building Permit #: _____ Hydrology File #: L14D061

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOT 1-A-1, BLOCK 'A', ANDERSON & THAXTONS REPLAT OF PART OF TORREON ADD.

City Address: 801 GIBSON BLVD S.E., ALBUQUERQUE, NEW MEXICO 87102

Applicant: THOMAS JOHNSTON, P.E. GEORGE T. RODRIGUEZ - DEVELOPMENT CONSULTANT Contact: THOMAS JOHNSTON, P.E. GEORGE RODRIGUEZ

Address: 12800 SAN JUAN N.E., ALBUQUERQUE, NEW MEXICO 87123

Phone#: 505-610-0593 Fax#: _____ E-mail: pauroad@hotmail.com

Owner: REFLECTIVE AUTO COLLISION Contact: RODRIGO MALDONADO

Address: 813 GIBSON BLVD S.E., ALBUQUERQUE, NEW MEXICO 87102

Phone#: 505-265-8010 FAX: 505-255-1839 E-mail: reflectiveauto@hotmail.com

TYPE OF SUBMITTAL: _____ PLAT (# OF LOTS) _____ RESIDENCE _____ DRB SITE ADMIN SITE

IS THIS A RESUBMITTAL?: Yes _____ No

DEPARTMENT: TRAFFIC/TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

- TYPE OF SUBMITTAL:
- ENGINEER/ARCHITECT CERTIFICATION
 - PAD CERTIFICATION
 - CONCEPTUAL G & D PLAN
 - GRADING PLAN
 - DRAINAGE MASTER PLAN
 - DRAINAGE REPORT
 - FLOODPLAIN DEVELOPMENT PERMIT APPLIC
 - ELEVATION CERTIFICATE
 - CLOMR/LOMR
 - TRAFFIC CIRCULATION LAYOUT (TCL)
 - TRAFFIC IMPACT STUDY (TIS)
 - OTHER (SPECIFY) _____
 - PRE-DESIGN MEETING?

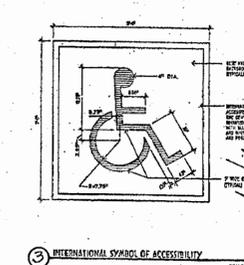
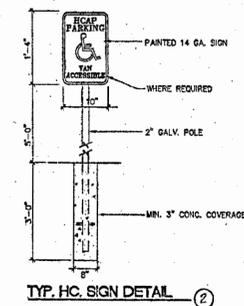
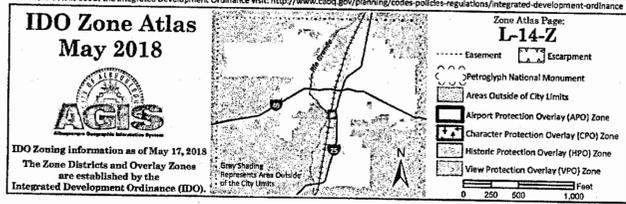
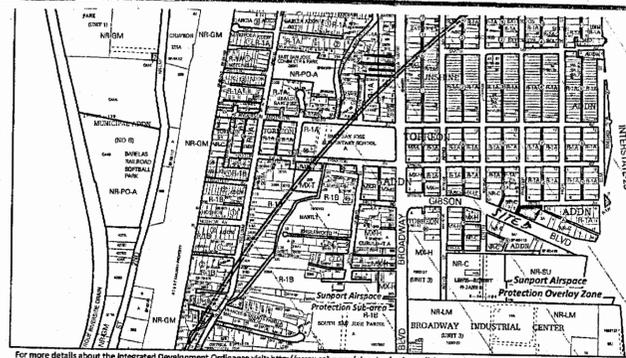
- TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
- BUILDING PERMIT APPROVAL
 - CERTIFICATE OF OCCUPANCY
 - PRELIMINARY PLAT APPROVAL
 - SITE PLAN FOR SUB'D APPROVAL
 - SITE PLAN FOR BLDG. PERMIT APPROVAL
 - FINAL PLAT APPROVAL
 - SIA/ RELEASE OF FINANCIAL GUARANTEE
 - FOUNDATION PERMIT APPROVAL
 - GRADING PERMIT APPROVAL
 - SO-19 APPROVAL
 - PAVING PERMIT APPROVAL
 - GRADING/ PAD CERTIFICATION
 - WORK ORDER APPROVAL
 - CLOMR/LOMR
 - FLOODPLAIN DEVELOPMENT PERMIT
 - OTHER (SPECIFY) _____

DATE SUBMITTED: 09-02-2022 12-13-2022 By: GEORGE T. RODRIGUEZ

COA STAFF: _____

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



ADA NOTES:

THE ADA ACCESSIBLE PARKING SIGN MUST HAVE THE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING".

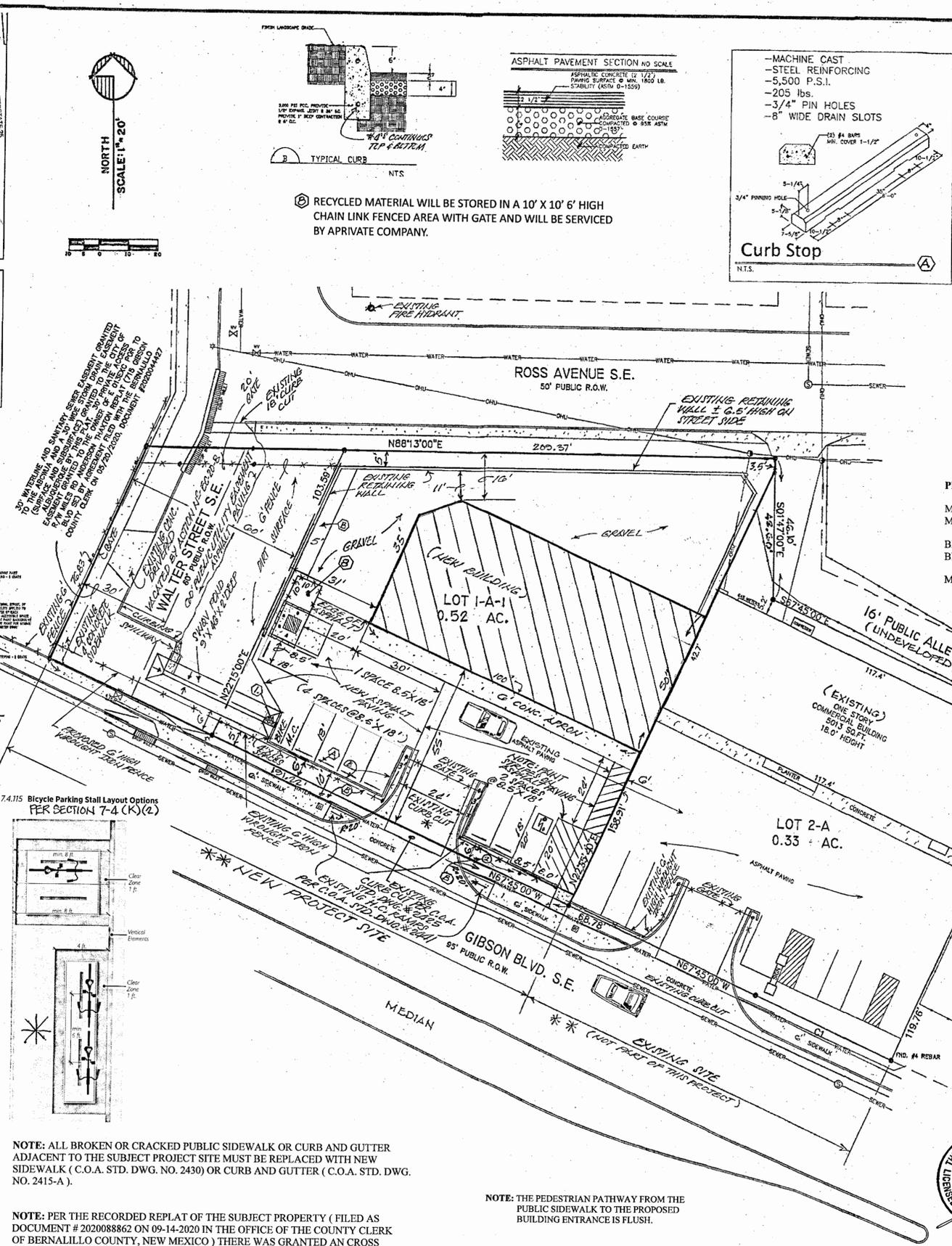
THE ADA ACCESSIBLE AISLES SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED. (66-1-4.1.B NMSA 1978).

CLEAR SIGHT TRIANGLE NOTE:

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 THIS AREA.

UTILITY PRECAUTIONS

THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE, STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

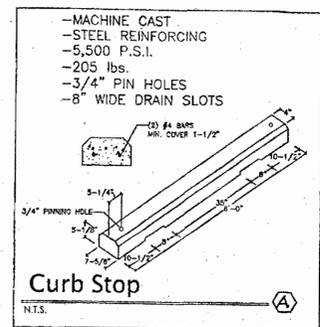


NOTE: ALL BROKEN OR CRACKED PUBLIC SIDEWALK OR CURB AND GUTTER ADJACENT TO THE SUBJECT PROJECT SITE MUST BE REPLACED WITH NEW SIDEWALK (C.O.A. STD. DWG. NO. 2430) OR CURB AND GUTTER (C.O.A. STD. DWG. NO. 2415-A).

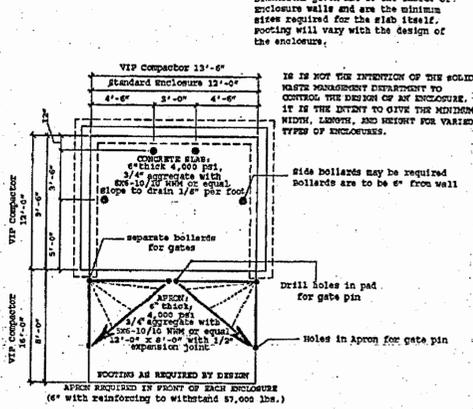
NOTE: PER THE RECORDED REPLAT OF THE SUBJECT PROPERTY (FILED AS DOCUMENT # 2020088862 ON 09-14-2020 IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO) THERE WAS GRANTED A CROSS LOT LINE INGRESS-EGRESS, RECIPROCAL PARKING, SURFACE DRAINAGE EASEMENT OVER AND ACROSS THE LOT LINES OF LOTS 1-A-1 AND LOT 2-A (AS SHOWN HEREON) TOGETHER WITH A JOINT USE TRASH BIN ENCLOSURE LOCATED WITHIN LOT 1-A-1 FOR THE BENEFIT OF LOTS 1-A-1 AND 2-A. (GENERAL NOTE # 11 ON SAID PLAT OF RECORD).

NOTE: THE PEDESTRIAN PATHWAY FROM THE PUBLIC SIDEWALK TO THE PROPOSED BUILDING ENTRANCE IS FLUSH.

APPROVED: _____ DATE: _____
CITY OF ALBUQUERQUE SOLID WASTE DEPT.



TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Armijo 9/30/2022
Signed Date

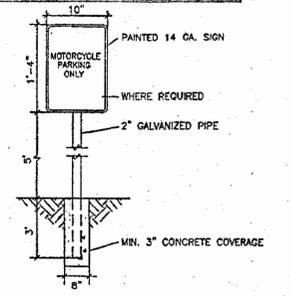


additional information concerning these specifications may be obtained by calling the Solid Waste Management Department at 761-6100

PER IDO REQUIREMENTS:
MOTORCYCLE SPACE REQUIRED = 1 SPACE
MOTORCYCLE SPACE PROVIDED = 1 SPACE
BICYCLE PARKING SPACE REQUIRED = 1 SPACE
BICYCLE PARKING SPACE PROVIDED = 1 SPACE
MOTORCYCLE AND BICYCLE SPACES ARE 4' X 10'

PARKING REQUIREMENTS:
(BUS ROUTE CREDIT NOT CONSIDERED)
BUILDING AREA = 4,887.0 SQ. FT.
OFFICE AREA = 560.0 SQ. FT.
SHOP AREA = 4,327.0 SQ. FT.
OFFICE AREA = 3 SPACES @ 1:200 SQ. FT.
SHOP AREA = 5 SPACES @ 1:1,000 SQ. FT.
REQUIRED SPACES = 8 SPACES
PROVIDED SPACES = 8 SPACES

MOTORCYCLE SIGN DETAIL NO SCALE



Section 7-4(K)(3) Motorcycle Parking

- Motorcycle parking shall be a minimum of 4 feet wide and 8 feet long. (See TABLE 7.4.7 and FIGURE 7.4.11B)
- Motorcycle parking spaces shall be located in a well-lit area that is visible from the primary building entrance on the site.

LEGAL DESCRIPTION: LOT '1-A-1', BLOCK 'A', ANDERSON & THAXTON'S REPLAT OF A PORTION OF TORREON ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (PLAT FILED: 09-14-2020).

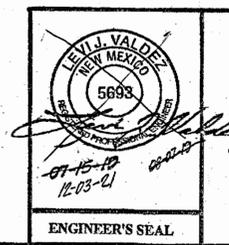
NOTE: REFUSE BIN DETAILS SHOWN ON 'TRAFFIC CIRCULATION LAYOUT PLAN' FOR CONSTRUCTION LAYOUT.

① PROVIDE 1/2" WIDE OPENING IN CURB FOR DRAINAGE INTO POND.

TRAFFIC CIRCULATION LAYOUT

GEORGE T. RODRIGUEZ
LAND USE, DEVELOPMENT AND REDEVELOPMENT CONSULTANT
12900 SAN JUAN, N.E.
ALBUQUERQUE, NEW MEXICO, 87131
(505)610-0593

PROJECT # PR-2019-002519
SD-2019-00122



A PROPOSED PLAN FOR REFLECTIVE AUTO COLLISION
801 GIBSON BOULEVARD S.E.
ALBUQUERQUE, NEW MEXICO