CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

April 21, 2025

Eduardo Martin, Developer Nationwide Building Enterprises LLC 6300 Riverside Plaza Dr Albuquerque, NM, 87120

nbellc2022@gmail.com vigildesign505@gmail.com

Re: Storage for Gordon Land and Cattle

9414 Susan SE

Traffic Circulation Layout

Engineer's Stamp 3-25-25 (L20D080) TRANS-2025-00090

Dear Mr. Martin,

The TCL submittal received 4-15-2025 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.

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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 <u>ABQ-PLAN</u> 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,

Albuquerque

NM 87103

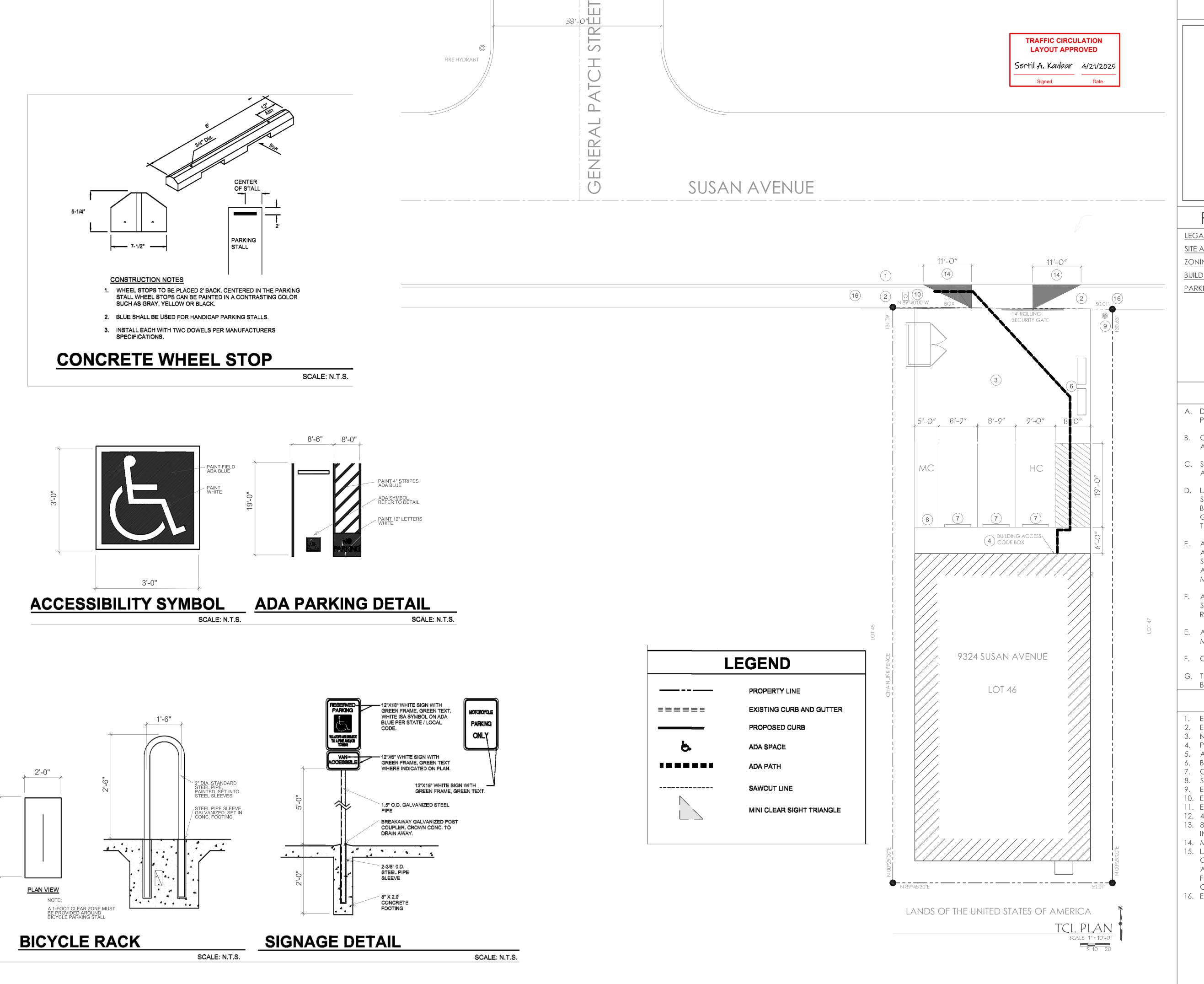
www.cabq.gov

Sertil A. Kanbar

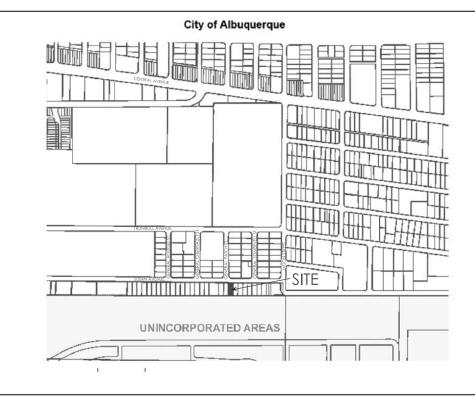
Sertil Kanbar, PhD,PE,CFM Sr. Engineer, Planning Dept. Development Review Services

C: CO Clerk, File

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C.O.A. VICINITY MAP



506

87

MEXICO

PROJECT INFORMATION

LEGAL DESCRIPTION:

SITE AREA: .147 ACRES

ZONING: NR-C

BUILDING CALCULATIONS: GROSS FLOOR AREA (GFA) = 2800 S.F.

PARKING CALCULATIONS:

REQUIRED: 3 SPACES (IDO TABLE) PROVIDED: 3 SPACES (INCLUDING

ADA REQUIRED: 1 SPACE (NMBC TABLE 1106.1) ADA PROVIDED: 1 SPACE

GENERAL NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, WALL OR EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
- B. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- C. STREETS, PARKING SPACES AND ASSOCIATED DRIVE TO BE ASPHALT, UNLESS NOTED OTHERWISE.
- D. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3'-0" AND 8'-0" TALL (AS MEASURED FROM THE GUTTER PLAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT
- E. ALL LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND SHALL BE FULLY SHIELDED TO COMPLY WITH THE NM NIGHT SKY PROTECTION ACT AND IDO SECTION 14-16-5-8 OUTDOOR LIGHTING. MAXIMUM HEIGHT FOR LIGHT POLES SHALL BE 16'-0" TALL.
- ANY BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK, CURB & GUTTER. SIDEWALKS TO HAVE A MAXIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%.
- ALL IMPROVEMENTS DONE IN THE RIGHT OF WAY (R.O.W.) MUST BE INCLUDED ON THE WORK ORDER.
- F. CONTRACTOR TO VERIFY ADA COMPLIANCE.
- G. THE DRIVEWAY OFF SUSAN AVE WILL ACCOMMODATE BIDIRECTIONAL MOVEMENTS.

KEYED NOTES

- EXISTING CURB & GUTTER TO REMAIN.
- EXISTING SIDEWALK TO REMAIN. REPAIR IF NECESSARY.
- 3. NEW ASPHALT PARKING TO BE INSTALLED.
- 4. PCC SIDEWALK, PER COA DETAIL #2430, MATCH EXIST'G COLOR.
- 5. ADA PARKING AND SIGNAGE, PER DETAIL THIS SHEET. 6. BICYCLE RACK, PER DETAIL THIS SHEET.
- 7. CONCRETE WHEEL STOP, PER DETAIL THIS SHEET. 8. SIGNAGE, MOTORCYCLE SIGNAGE, PER DETAIL THIS SHEET.
- 9. EXISTING POWER POLE.
- 10. EXISTING WATER METER TO REMAIN. 11. EXISTING LIGHT POLE TO REMAIN.
- 12. 4" WIDE WHITE PARKING SPACE STRIPING
- 13. 8" STANDARD CURB & GUTTER PER COA DETAIL #2415A ONLY IN PUBLIC R.O.W.
- 14. MINI CLEAR SIGHT TRIANGLE
- 15. 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 THE CLEAR SIGHT TRIANGLE.
- 16. EXISTING R.O.W. (RIGHT OF WAY)