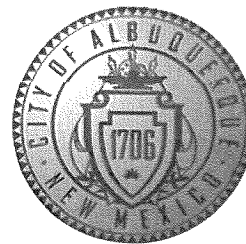


# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

Date 10-6-23

Ronald Bohannon, PE  
Tierra West LLC  
5571 Midway Park PI NE  
Albuquerque, NM 87109

**Re: Snow Vista Self Storage**  
**9850 De Vargas Rd SW**  
**Conceptual Traffic Circulation Layout**  
Engineer's Stamp 09-26-23 (M09D012B)

Dear Mr. Bohannon,

The conceptual TCL submittal received 09-27-23 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit.

PO Box 1293

The following comment should be addressed when submitting the full Traffic Circulation Layout.

Albuquerque

1. It is not uncommon for projects with 5 buildings for the buildings to be built at different times (phased). If this project is to be phased, please indicate this and include the associated parking with each phase.

NM 87103

2. The TCL uses building numbers, while the Fire One Plan and the Solid Waste plan use letters. They should both use numbers or both use letters to facilitate the building permit/CO process.

www.cabq.gov

3. The TCL shows the access width through the gate of 15.9 feet (N) and 15.5 feet (S) and the Solid Waste plan shows the access width to be 15 feet 2 inches. The Fire One Plan appears to show an access width of 26 feet.

All plans should have the same dimension. If the Fire One Plan is revised to clarify this dimension, then provide the approved revised Fire One Plan.

4. Please clarify the office location.

5. It does not seem pertinent to specify "Private Drive done by Overall Developer" as the drive is needed to support the buildings.

6. Show the access easements and provide the plat or shared access agreement.

7. The parking/curb line at the south end on the site plan is different than the fire one plan, solid waste plan and grading plan. How is it to be configured?

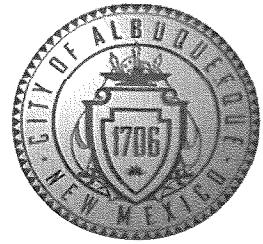
8. Provide three bicycle parking spaces.

9. Provide a detail for the motorcycle pavement markings.

10. Please remove the redundant Accessible Parking Sign detail.

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

11. Provide the radius for the "ends" (3 feet) of the parking islands.
12. Show the entire private drive out to Snow Vista Blvd.

Additional comments may be provided at the DFT meeting.

If you have any questions, please contact me at (505) 924-3986 or [ccherne@cabq.gov](mailto:ccherne@cabq.gov).

Sincerely,

Curtis Cherne, PE  
Senior Engineer  
Development Review Services

PO Box 1293

C: Ernest Armijo, Marwa Al-Nigger, Steven Herrera, Brian Melton

Albuquerque

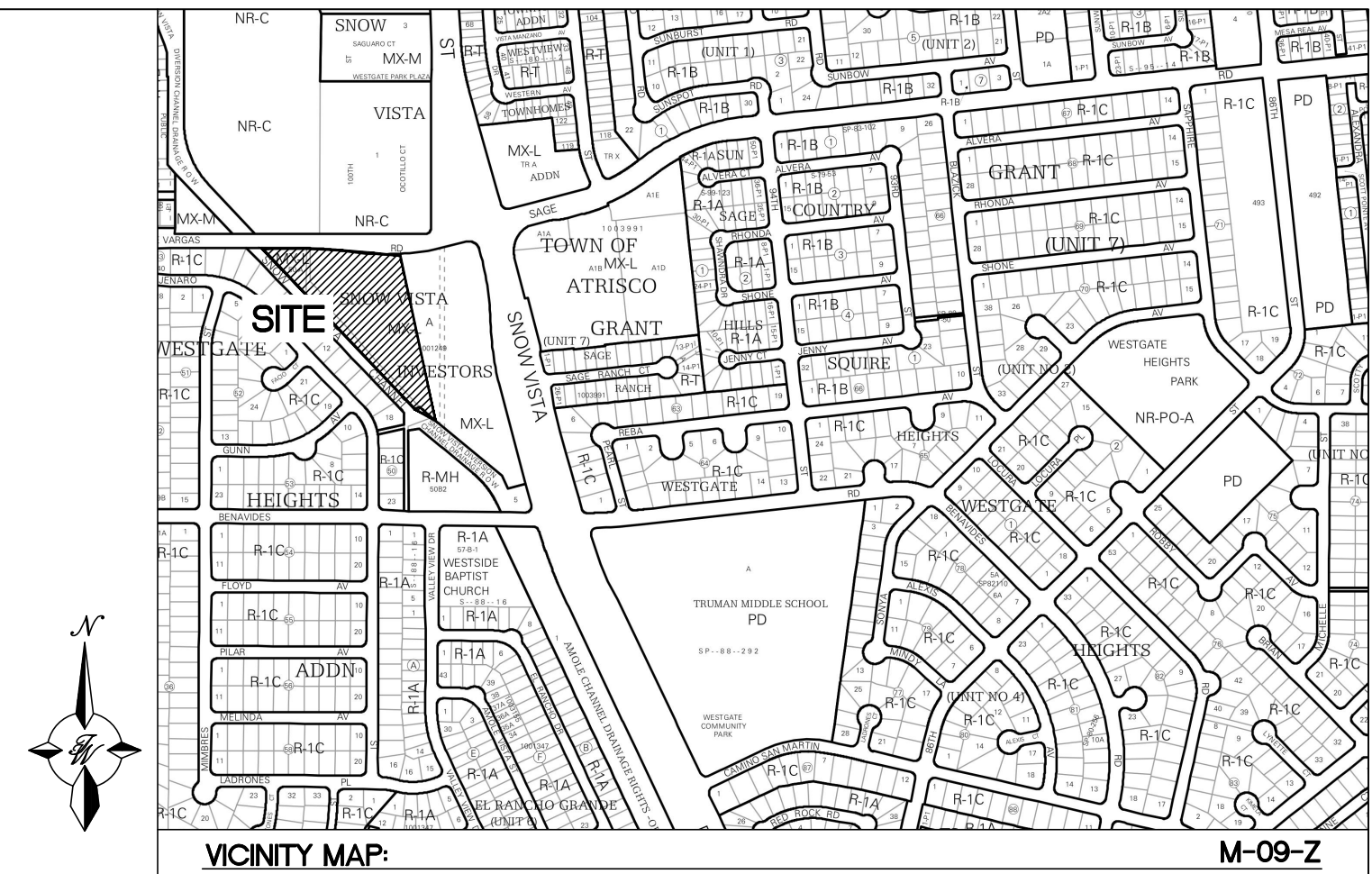
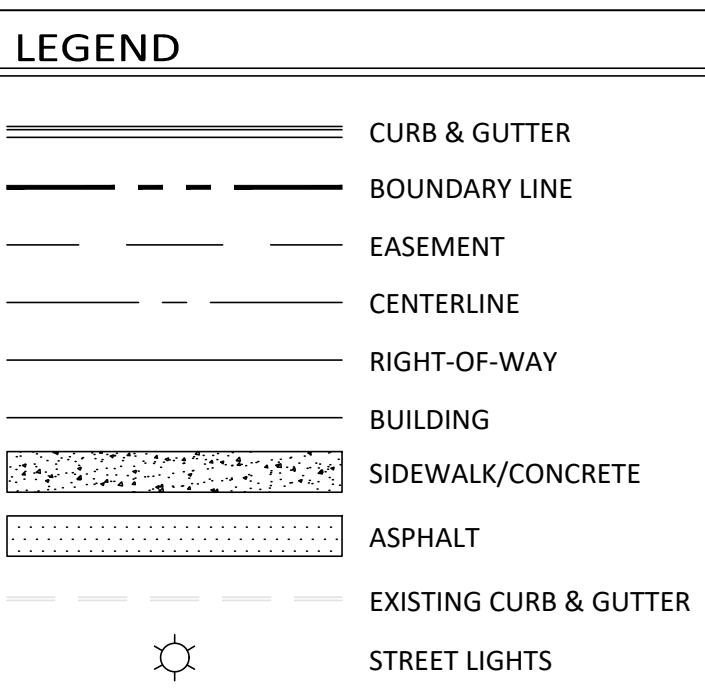
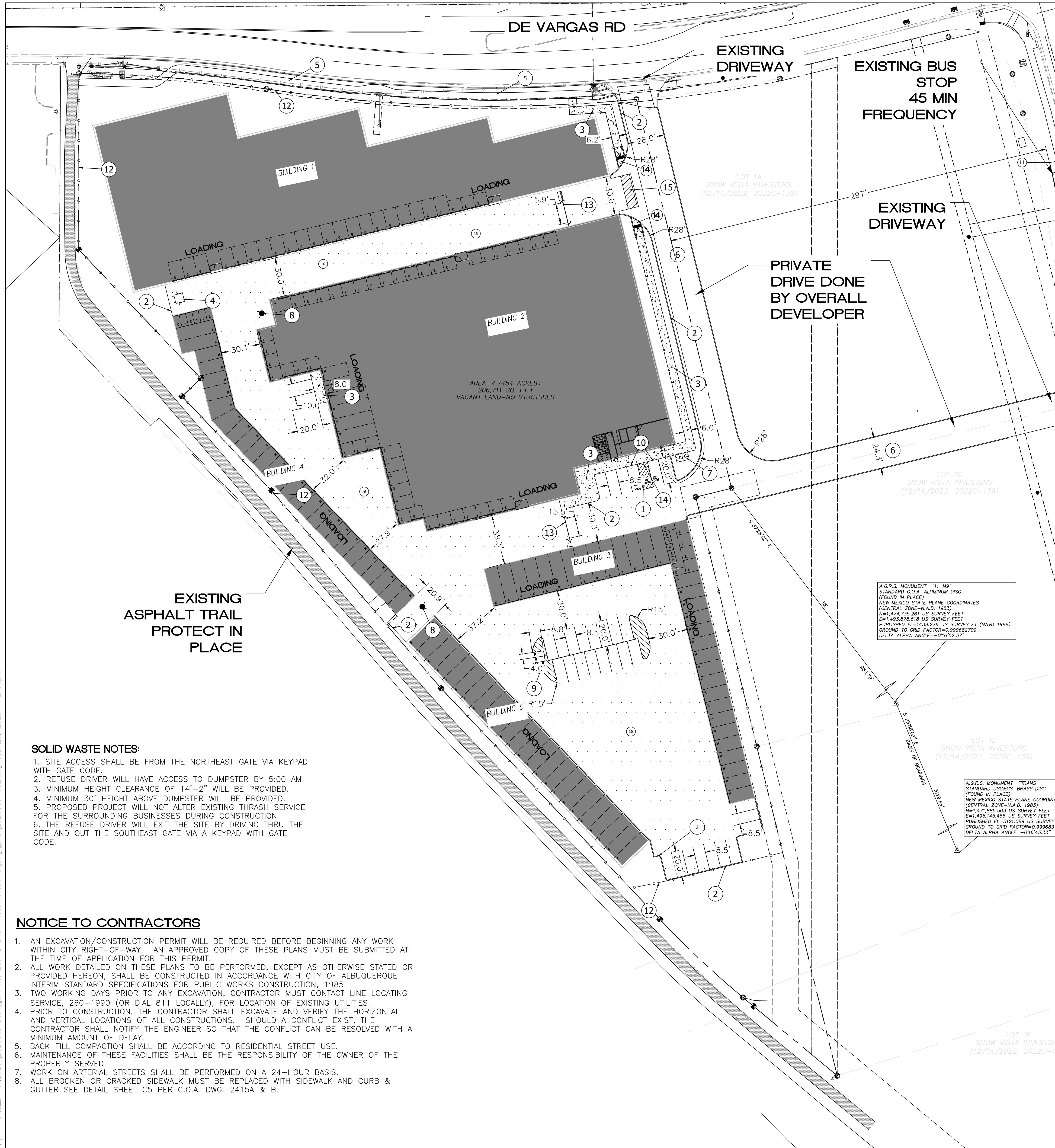
NM 87103

[www.cabq.gov](http://www.cabq.gov)





\\TWNAS\Z\_Drive\2023\2023018 Storage Units Lot 1B Snow Vista Investors\dwg\EPC\2023018-TCL.dwg Sep 26, 2023 - 2:54pm



**LEGAL DESCRIPTION:**  
LT 1B PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E SNOW VISTA INVESTORS CONT 4.7454 +/- AC

**KEYED NOTES**

- 1 ACCESSIBLE PARKING: THE ADA ACCESS 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 SEE DETAIL SHEET TCL-2
- 2 NEW CURB AND GUTTER SEE DETAIL SHEET TCL-2
- 3 NEW 6' CONCRETE SIDEWALK PER COA STD DWG 2430
- 4 SINGLE DUMPSTER AREA SEE DETAIL SHEET C6 BOLLARD WILL BE REQUIRED ON BOTH SIDES AND THE REAR SIDE OF THE DUMPSTER
- 5 EXISTING SIDEWALK
- 6 PRIVATE OFF-SITE PAVING (CONSTRUCTED BY OTHERS)
- 7 BICYCLE PARKING SEE DETAIL SHEET TCL-2
- 8 PROPOSED FIRE HYDRANT
- 9 MOTORCYCLE PARKING SIGN SEE DETAIL SHEET TCL-2 (TYP ONE FOR EACH SPACE)
- 10 HANDICAP PARKING SIGN SEE DETAIL SHEET TCL-2 (TYP ONE FOR EACH SPACE)
- 11 CITY OF ALBUQUERQUE BUS STOP
- 12 SECURITY FENCE PER CITY CODES
- 13 ACCESS GATE
- 14 ACCESSIBLE HANDICAP RAMP SEE DETAIL SHEET TCL-3
- 15 6' CROSSWALK SEE DETAIL SHEET TCL-3
- 16 PRIVATE PAVING REFER GEO-TECH REPORT.

**SITE DATA**

PROPOSED USAGE:	SELF STORAGE
ZONE:	NR-C
LOT AREA:	206,709.6 SF (4.74 ACRES)
ADDRESS:	9850 DE VARGAS RD SW ALBUQUERQUE NM 87121
TOTAL BUILDING AREA:	103,951 SF
PARKING REQUIRED:	103,951 SF / 3000 SF*90% = 31 SPACES
PARKING REDUCTION IDO 5-5(C)(5)(c) = 10% REDUCTION IF LOCATED WITHIN 330 FT OF A BUST STOP	
PARKING PROVIDED:	34 SPACES
HC PARKING REQUIRED:	2 SPACES
HC PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
MC PARKING REQUIRED:	2 SPACES
MC PARKING PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	2 SPACES
BICYCLE PARKING PROVIDED:	2 SPACES
LANDSCAPE AREA REQUIRED:	15,413 SF
LANDSCAPE AREA PROVIDED:	29,621 SF

**SOLID WASTE NOTES:**

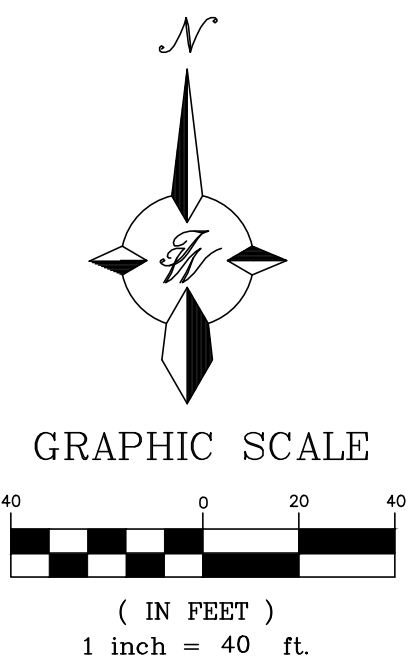
1. SITE ACCESS SHALL BE FROM THE NORTHEAST GATE VIA KEYPAD WITH GATE CODE.
2. REFUSE DRIVER WILL HAVE ACCESS TO DUMPSTER BY 5:00 AM
3. MINIMUM HEIGHT CLEARANCE OF 14'-2" WILL BE PROVIDED.
4. MINIMUM 30' HEIGHT ABOVE DUMPSTER WILL BE PROVIDED.
5. PROPOSED PROJECT WILL NOT ALTER EXISTING THRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION
6. THE REFUSE DRIVER WILL EXIT THE SITE BY DRIVING THRU THE SITE AND OUT THE SOUTHEAST GATE VIA A KEYPAD WITH GATE CODE.

**NOTICE TO CONTRACTORS**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. ALL BROCKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER SEE DETAIL SHEET C5 PER C.O.A. DWG. 2415A & B.

A.G.R.S. MONUMENT "TLM" STANDARD C.O.A. ALUMINUM DISC (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1,474,735.961 US SURVEY FEET E=1,493,878.618 US SURVEY FEET PUBLISHED EL=5109.276 US SURVEY FT (NAVD 1988) GROUND TO GRID FACTOR=0.99982709 DELTA ALPHA ANGLE=-016°52.37"

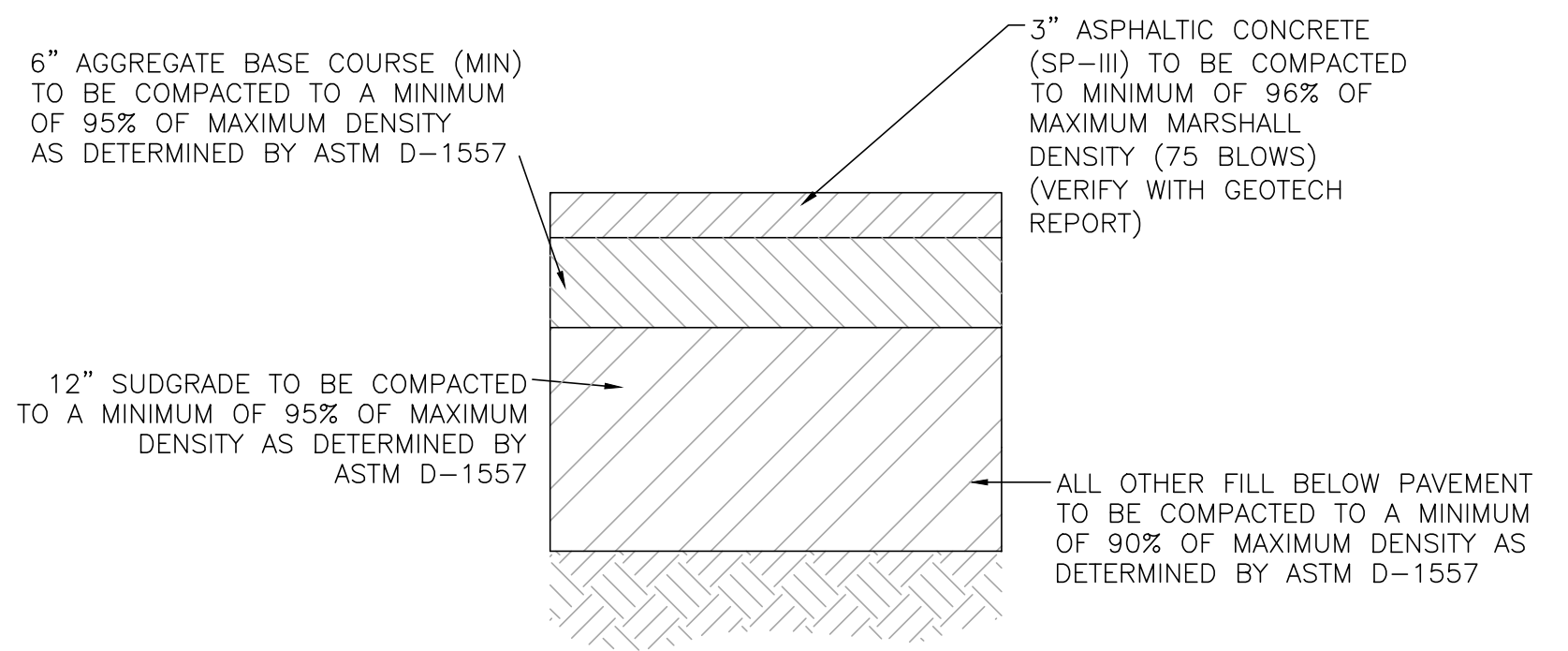
A.G.R.S. MONUMENT "TRANS" STANDARD USGS: BRASS DISC (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1,471,885.903 US SURVEY FEET E=1,495,745.468 US SURVEY FEET PUBLISHED EL=5121.089 US SURVEY GROUND TO GRID FACTOR=0.999853 DELTA ALPHA ANGLE=-016°43.33"



	<b>ENGINEER'S SEAL</b>	<b>98TH &amp; SAGE STORAGE ALBUQUERQUE, NM</b>	DRAWN BY BF
		<b>CONCEPTUAL TRAFFIC CIRCULATION LAYOUT</b>	DATE 09/19/2023
		 <b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2023018-TCL
			SHEET # <b>TCL-1</b>
			JOB # 2023018



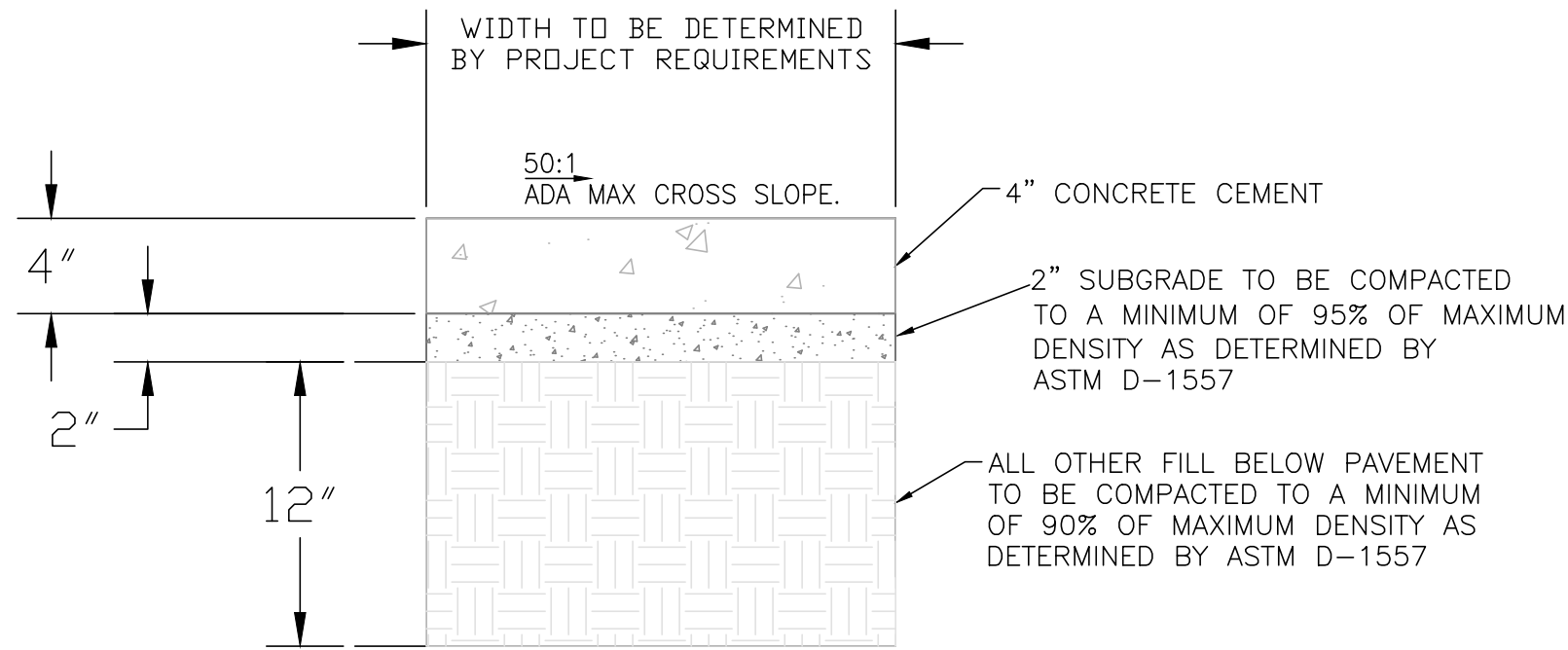
\\TWNAS\Z\_Drive\2023\2023018 Storage Units Lot 1B Snow Vista Investors\dwg\EPC\2023018\_DTE.dwg Sep 26, 2023 -- 2:54pm



#### SITE ASPHALT PAVEMENT SECTION

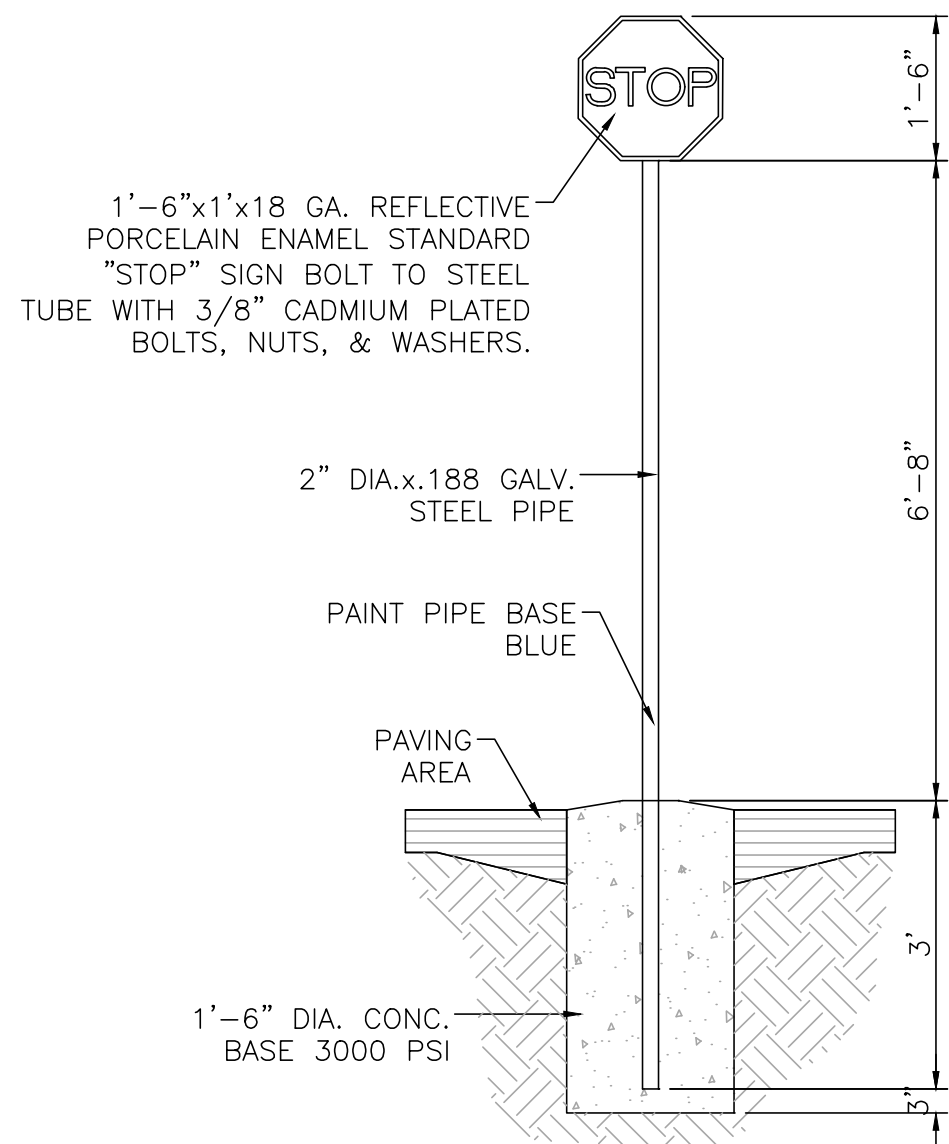
NTS

NOTE: CONTRACTOR TO VERIFY PAVEMENT MINIMUMS WITH SOILS REPORT PROVIDED BY THE DEVELOPER/OWNER.



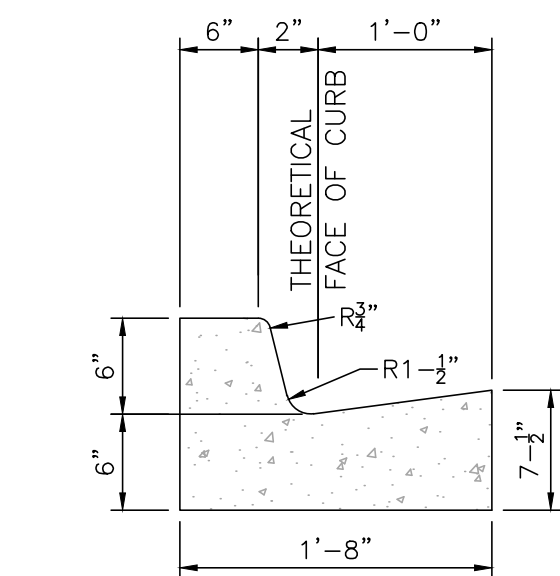
#### CONCRETE SIDEWALK SECTION

NTS



#### STOP SIGN

NTS

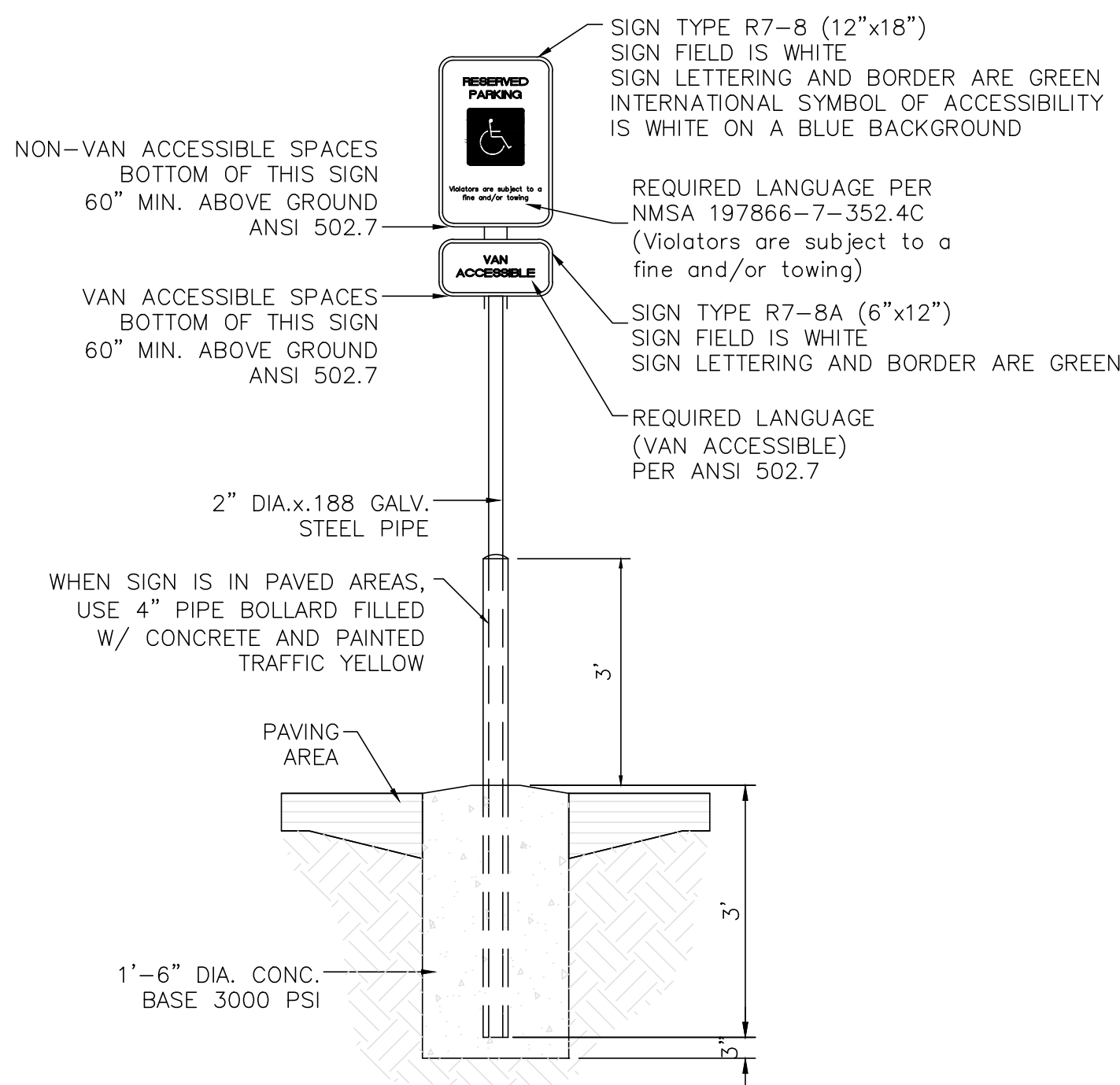


#### CURB GENERAL NOTES:

- ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER SPECIFICATIONS.
- PROVIDE CONTRACTION JTS. 12' MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS., SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
- ALL EDGES SHALL BE EDGED WITH A 3/8" RADUIS EDGING TOOL.
- 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

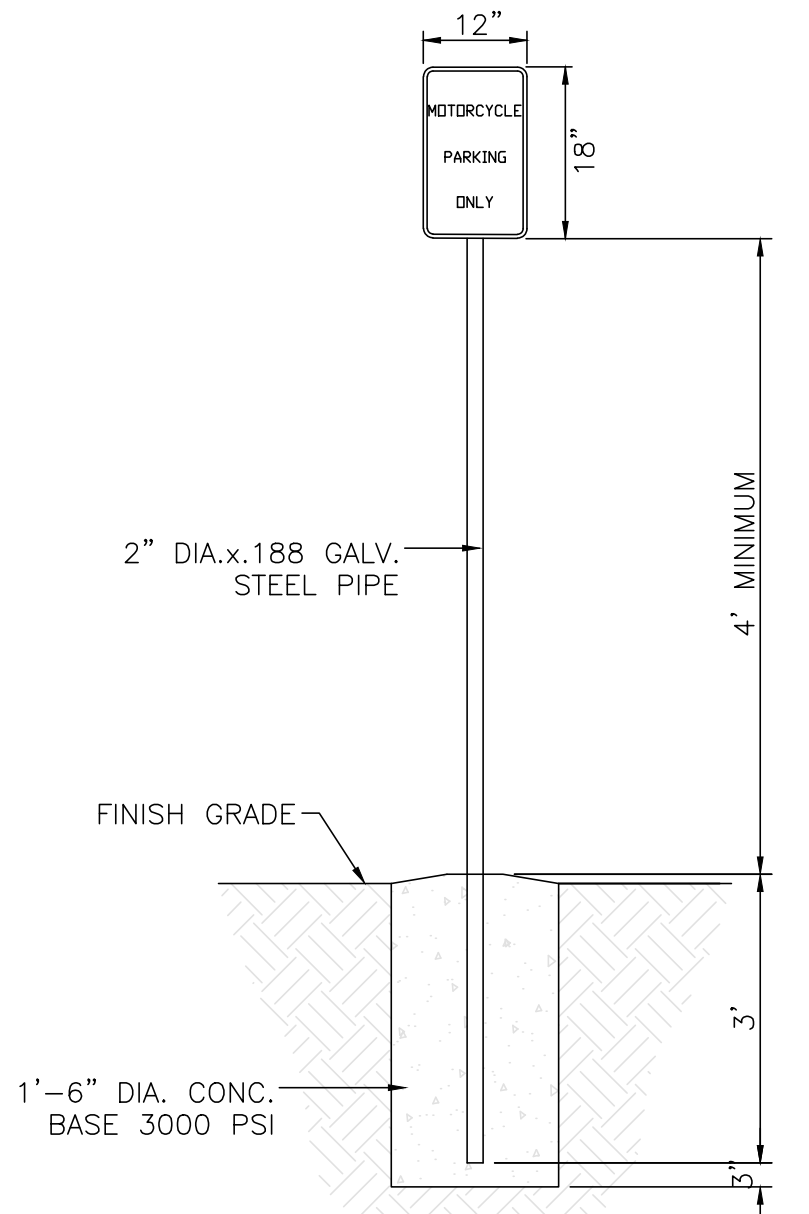
#### 6" PRIVATE CURB & GUTTER

NTS



#### ACCESSIBLE PARKING SIGN

NTS



#### MOTORCYCLE PARKING SIGN

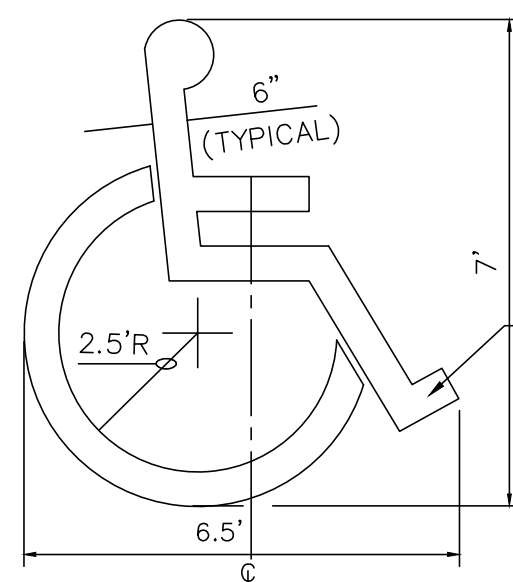
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#### HC PARKING DETAIL

NTS

#### NOTES:

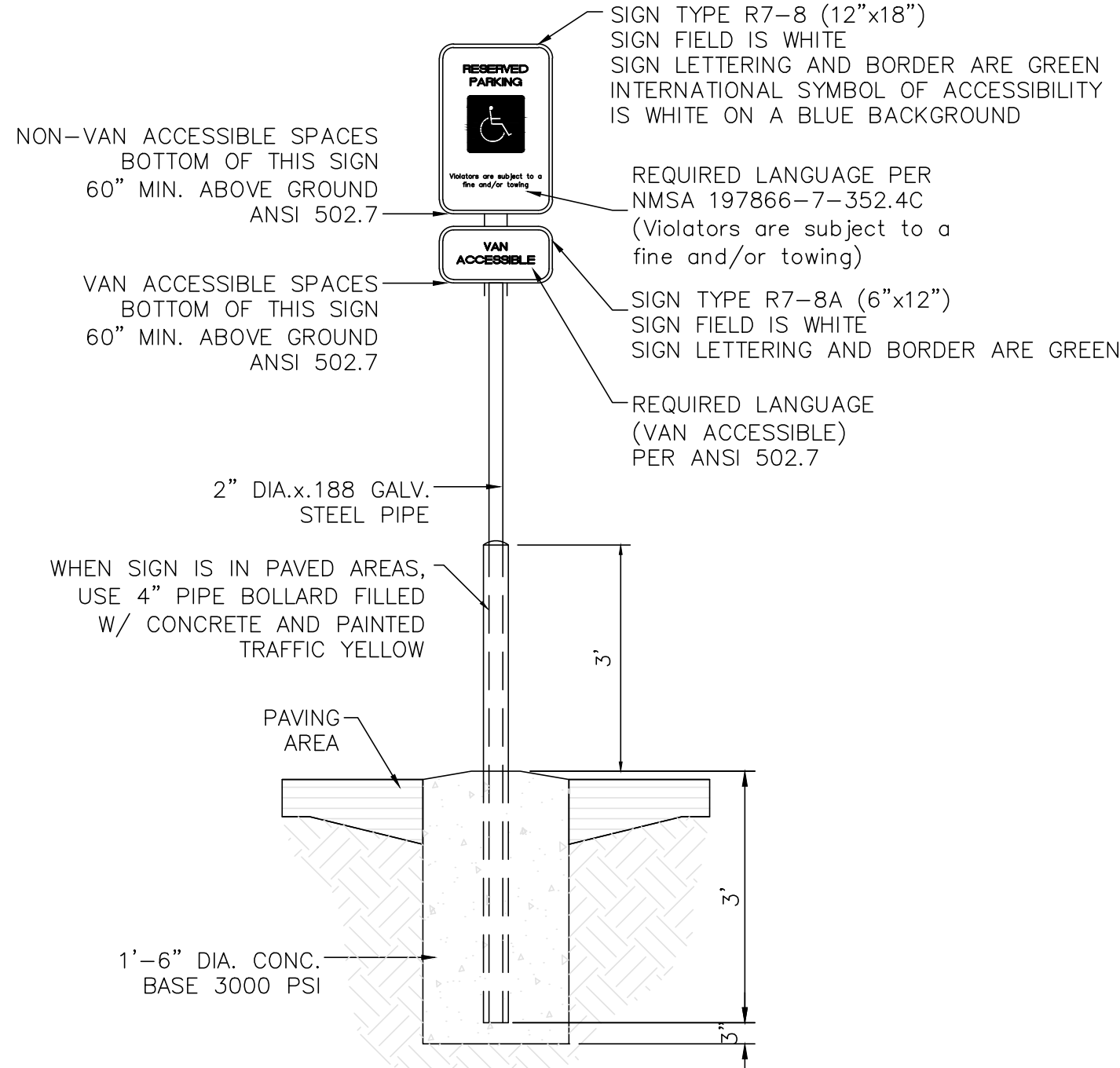
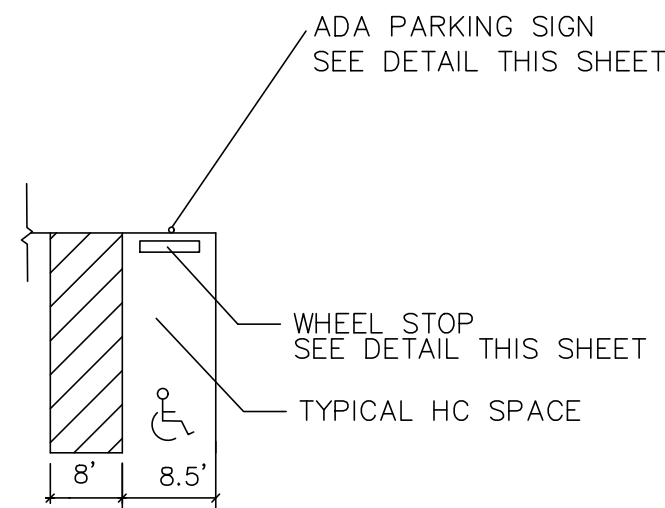
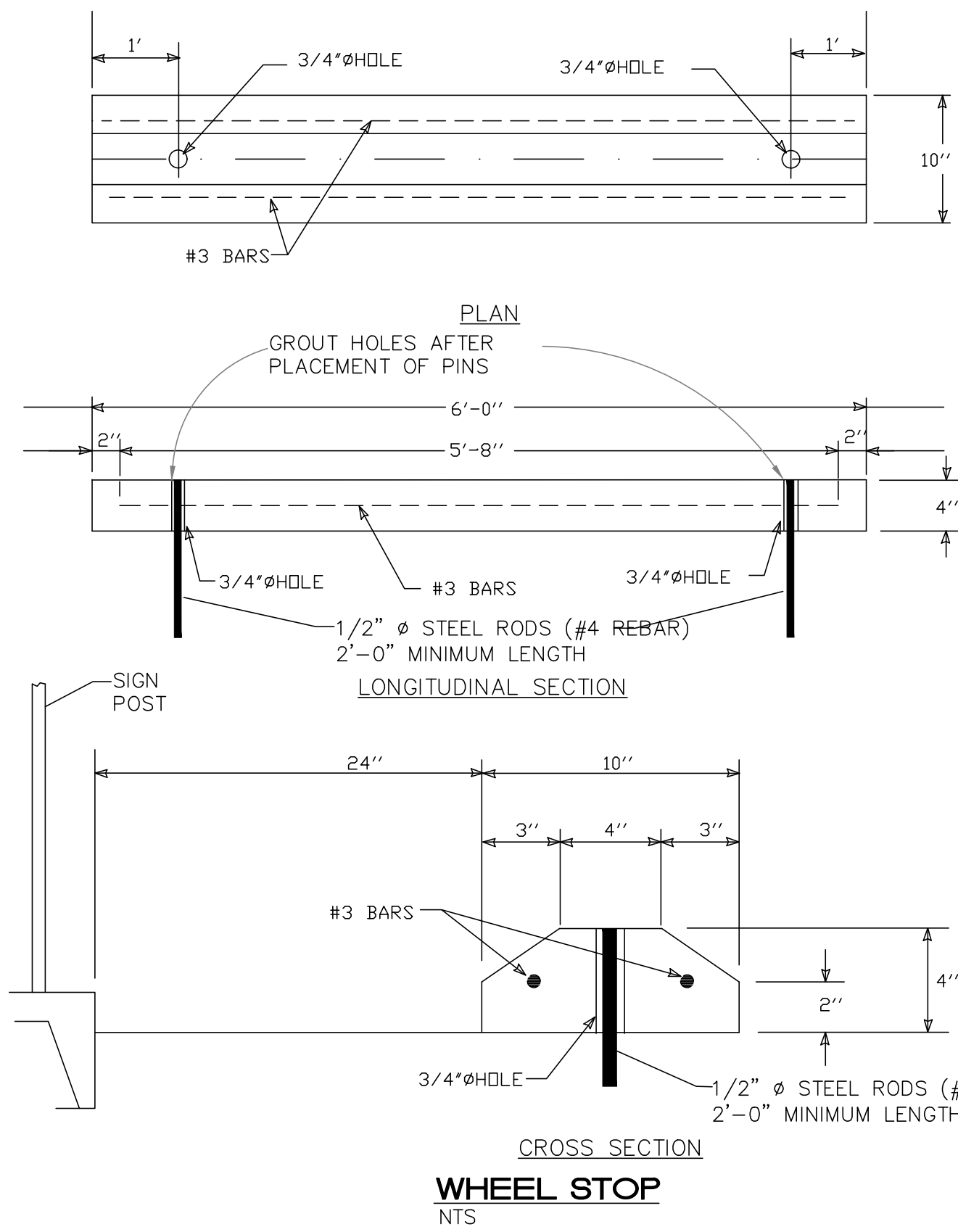
- International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
- Parking space lines and diagonal striping to be painted blue and shall be 4" wide. Diagonal lines shall be spaced 2' center to center.
- Access aisle shall have the words "NO PARKING" in blue, 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 tires would be placed.



LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING

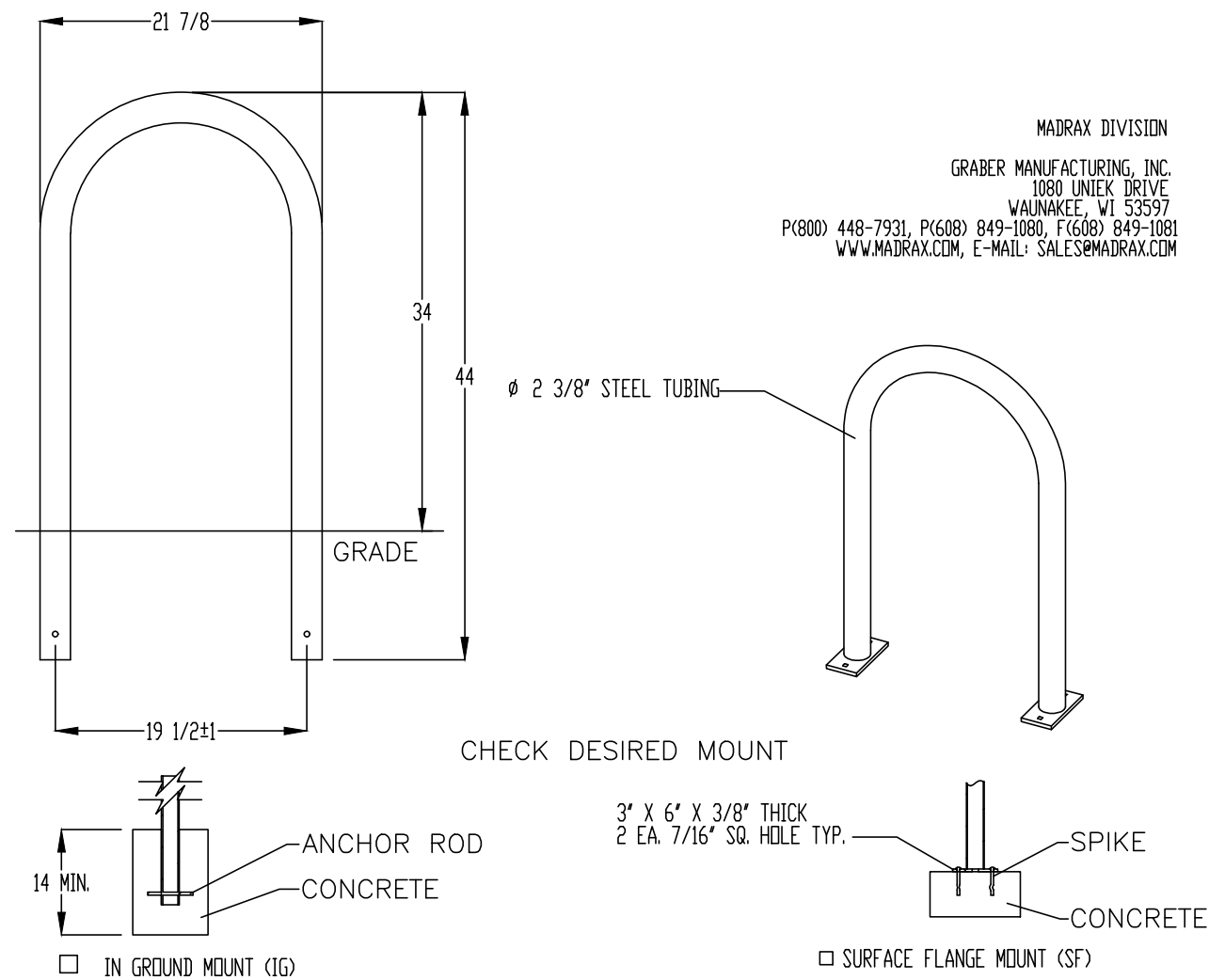
#### ACCESSIBLE PARKING SYMBOL

NTS





#### ACCESSIBLE PARKING SIGN

NTS

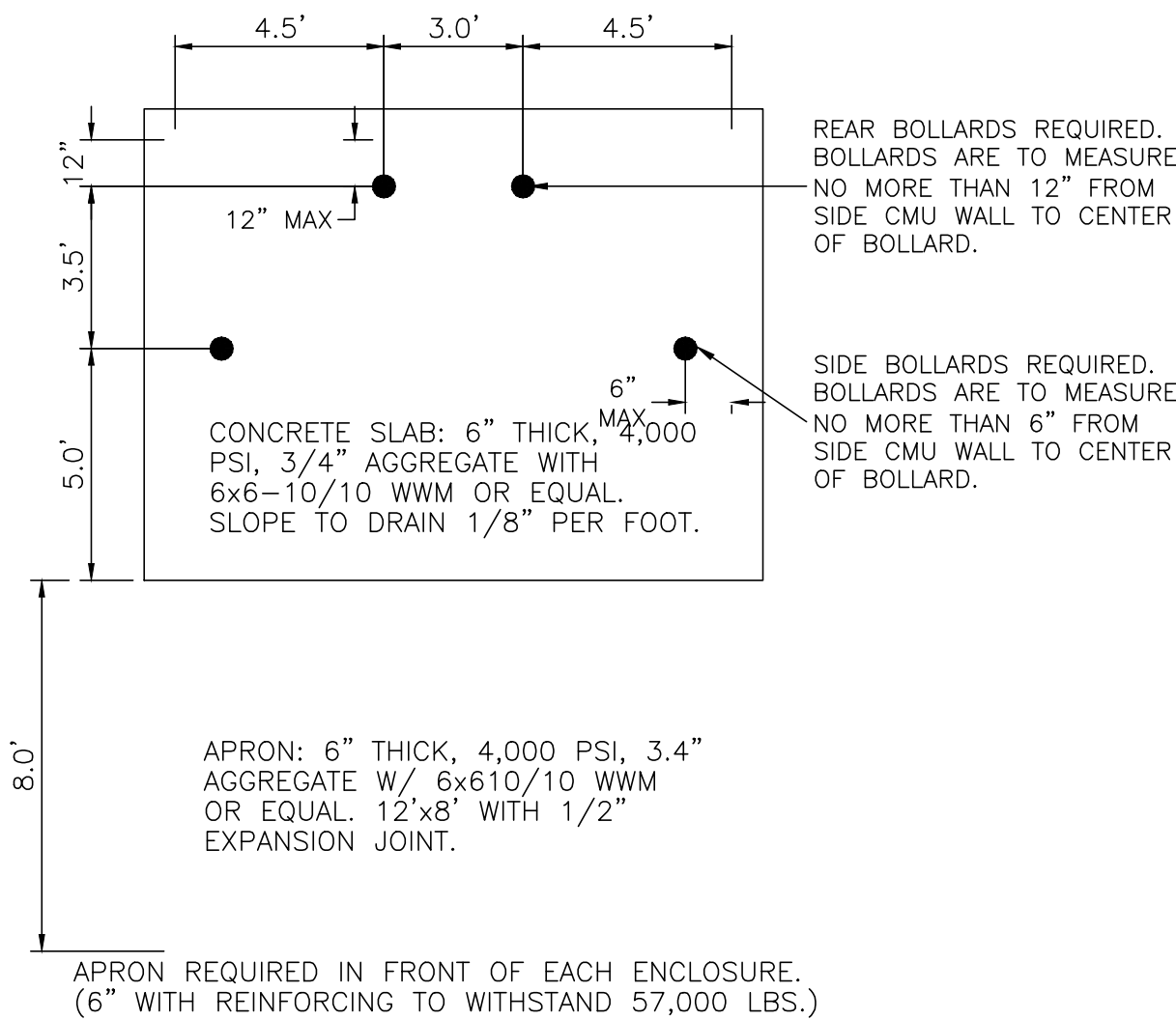


#### BIKE RACK

SCALE: NONE

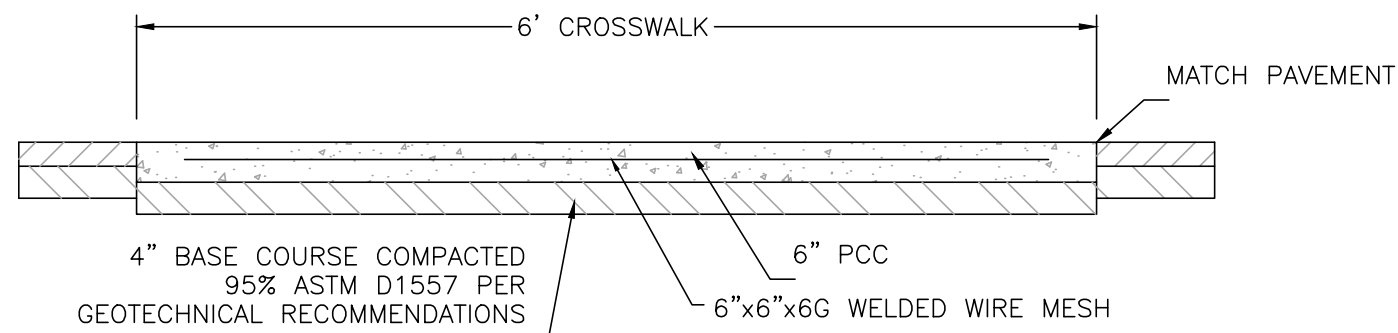
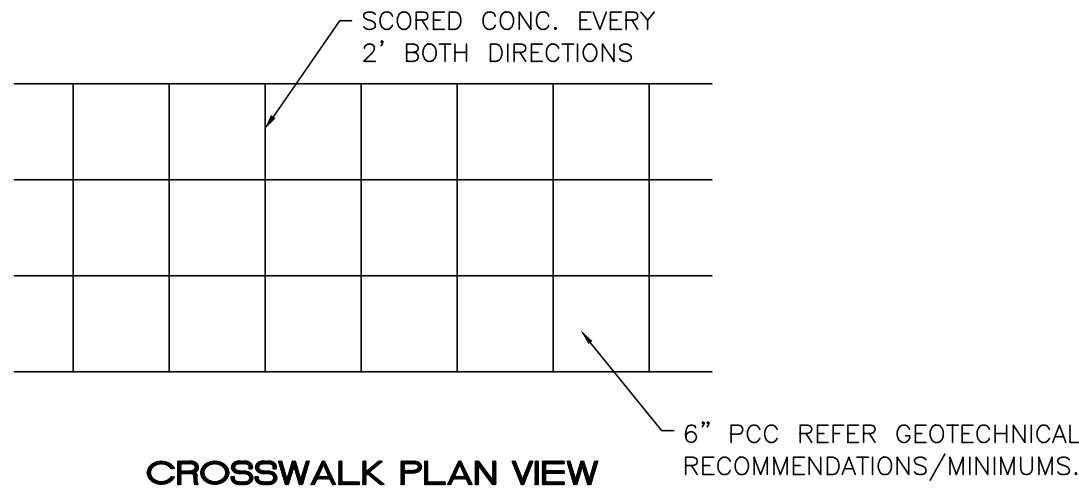
<div>ENGINEER'S SEAL</div> <div><div>09/26/2023</div><div>RONALD R. BOHANNAN P.E. #7868</div></div>	<div>98TH &amp; SAGE STORAGE</div> <div>ALBUQUERQUE, NM</div> <div>CONSTRUCTION DETAILS</div> <div><div><div>TIERRA WEST, LLC</div><div>5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</div></div></div>	<div>DRAWN BY</div> <div>BF</div>
		<div>DATE</div> <div>09/19/2023</div> <div>2023018_DTE</div>
		<div>SHEET #</div> <div>TCL-2</div> <div>JOB #</div> <div>2023018</div>

\\TWNAS\Z\_Drive\2023\2023018 Storage Units Lot 1B Snow Vista Investors\dwg\EPC\2023018\_DTE.dwg Sep 26, 2023 -- 2:54pm



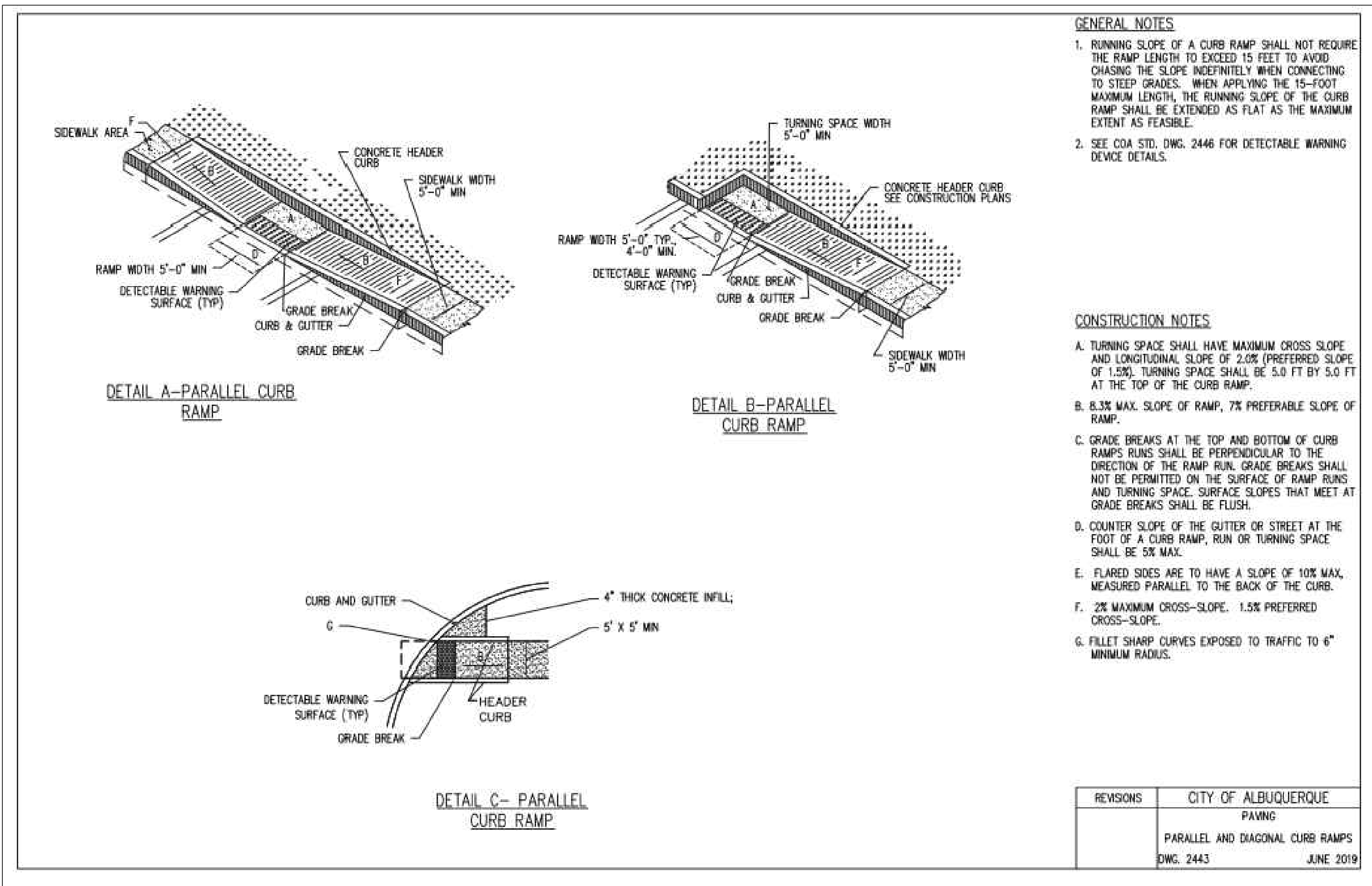
#### DUMPSTER BOLLARD DETAIL

NTS  
NOTE: ACTUAL DIMENSIONS PROVIDED BY DEVELOPER/OWNER (REFER ARCHITECTURAL PLANS/DETAILS)



#### CONCRETE CROSSWALK (OR SIMILAR)

NTS



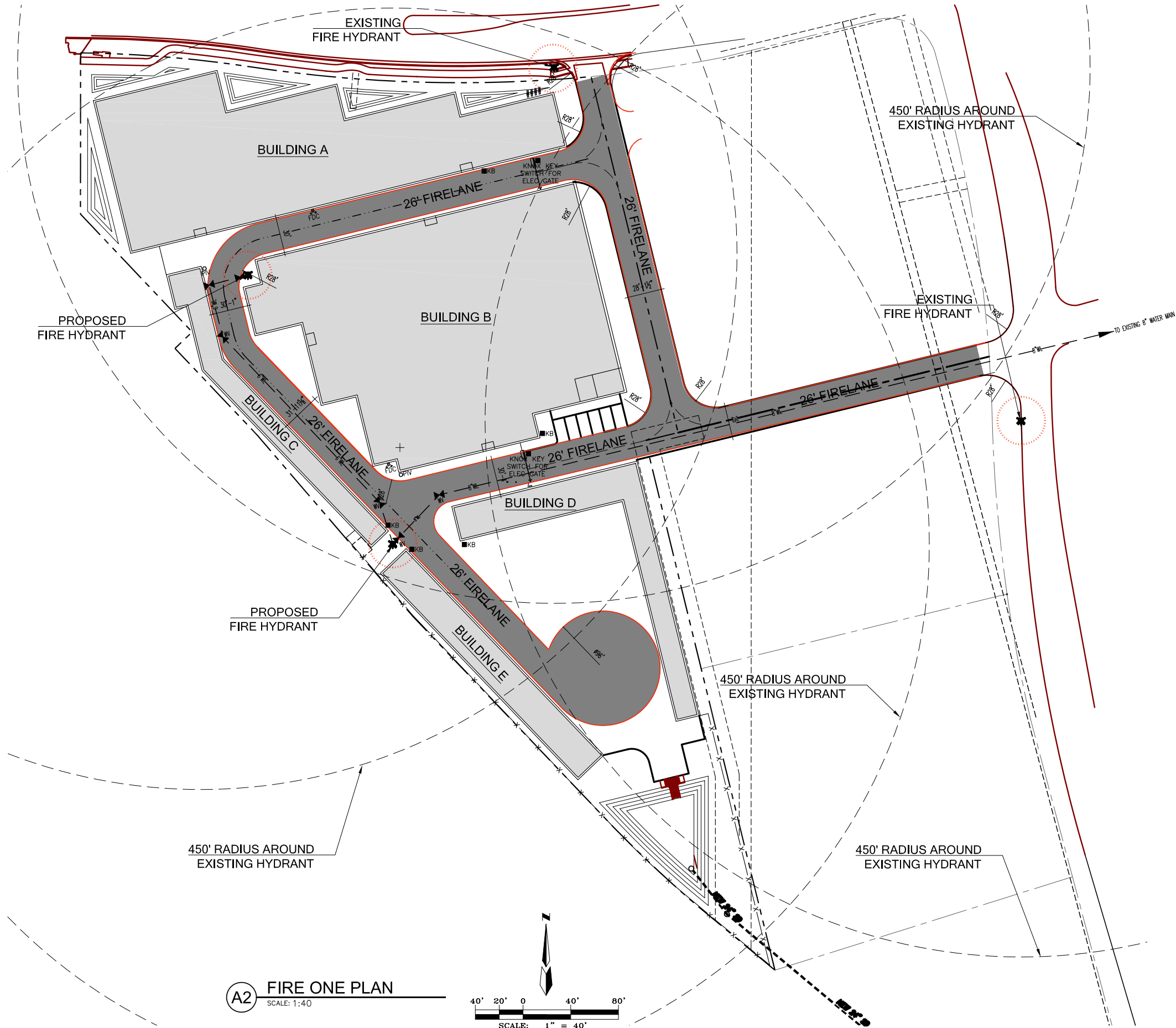
- GENERAL NOTES**
1. RUNNING SLOPE OF A CURB RAMP SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15-FOOT MAXIMUM LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS THE MAXIMUM EXTENT AS FEASIBLE.
  2. SEE CDA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.

- CONSTRUCTION NOTES**
- A. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (PREFERRED SLOPE OF 1.5%). TURNING SPACE SHALL BE 5.0 FT BY 5.0 FT AT THE TOP OF THE CURB RAMP.
  - B. 8.3% MAX. SLOPE OF RAMP, 7% PREFERABLE SLOPE OF RAMP.
  - C. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
  - D. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
  - E. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX, MEASURED PARALLEL TO THE BACK OF THE CURB.
  - F. 2% MAXIMUM CROSS-SLOPE. 1.5% PREFERRED CROSS-SLOPE.
  - G. FILLET SHARP CURVES EXPOSED TO TRAFFIC TO 6" MINIMUM RADIUS.

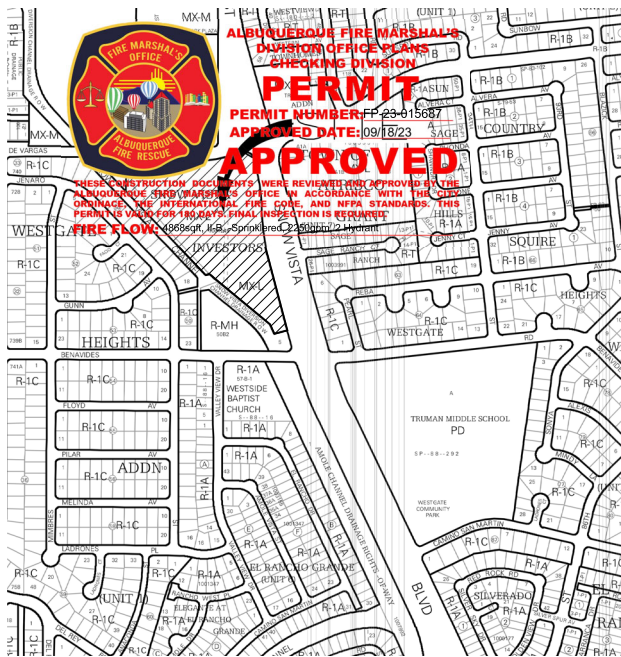
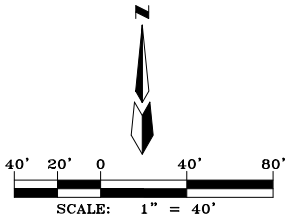
REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	PARALLEL AND DIAGONAL CURB RAMPS
	DWG. 2443 JUNE 2019

 09/26/2023 RONALD R. BOHANNAN P.E. #7868	98TH & SAGE STORAGE ALBUQUERQUE, NM <b>CONSTRUCTION DETAILS</b>	DRAWN BY BF
		DATE 09/19/2023
	 <b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>TCL-3</b>
		JOB # 2023018





**A2 FIRE ONE PLAN**  
SCALE: 1:40



**VICINITY MAP**  
Zone Atlas Map M-09-Z NTS

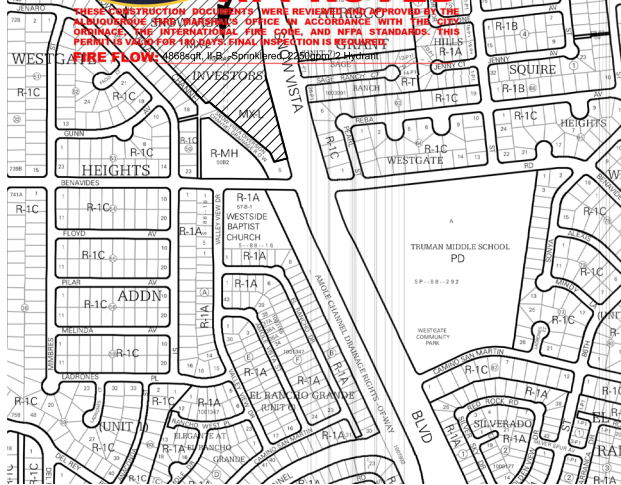
- LEGEND**
- PROPERTY LINE
  - ✱ EXISTING FIRE HYDRANT
  - EXISTING OVERHEAD UTILITY LINE
  - PROPOSED MARKED FIRE LANE
  - KB KNOX BOX (PROVIDE KNOX KEY SWITCH AT ALL ELECTRICAL GATES)
  - ### BUILDING ADDRESS
  - ✱ NEW GATE VALVE

- FIRE ONE NOTES**
1. THE TOTAL HEIGHT OF THE PROPOSED BUILDINGS SHALL BE 30' OR LESS.
  2. GROSS SQUARE FOOTAGE OF ALL BUILDINGS = 103,951 SF (SEE BUILDING INFORMATION BELOW FOR BREAK-OUT OF EACH BLDG SIZE)
  3. BUILDING CONSTRUCTION I-B.
  4. BUILDING "A" AND "B" SHALL BE SPRINKLED, BUILDING "C", "D", AND "E" SHALL NOT BE SPRINKLED.
  5. THE PARKING LOT SURFACE SHALL BE ASPHALT AND CAPABLE OF SUPPORTING AN IMPOSED LOAD OF A FIRE APPARATUS WEIGHING 75,000 LBS.
  6. BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET.
  7. ALL DRIVING SURFACES SHALL NOT EXCEED 10 PERCENT IN GRADE.
  8. ALL FIRE HYDRANT SUPPLY LINE THAT BRANCH OFF FROM THE WATER MAINS SHALL BE 6" DIAMETER, UNLESS OTHERWISE NOTED ON THE PLAN.
  9. WORK SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENT. APPROVED WET STAMPED SHOP DRAWINGS SHALL BE ON SITE FOR INSPECTIONS.
  10. KNOX BOX SHALL BE PROVIDED FOR EACH BUILDING, NEAR THE FRONT EDGE OF THE BUILDING.
  11. A KNOX KEY SWITCH SHALL BE PROVIDED FOR ELECTRICAL GATES. A KNOX BOX IS ONLY USED FOR MANUAL OPERATED GATES.

BUILDING INFORMATION	
BUILDING A:	
MAXIMUM BLDG FOOTPRINT = 33,464 SF	
OCCUPANCY TYPE = S-1	
CONSTRUCTION TYPE = II-B	
SPRINKLERED SYSTEM IN BLDG	
FIRE FLOW = 1,750 gpm	
BUILDING B:	
MAXIMUM BLDG FOOTPRINT = 48,680 SF	
OCCUPANCY TYPE = S-1	
CONSTRUCTION TYPE = II-B	
SPRINKLERED SYSTEM IN BLDG	
FIRE FLOW = 1,750 gpm	
BUILDING C:	
MAXIMUM BLDG FOOTPRINT = 6,007 SF	
OCCUPANCY TYPE = S-1	
CONSTRUCTION TYPE = II-B	
NON-SPRINKLERED BLDG	
FIRE FLOW = 1,750 gpm	
BUILDING D:	
MAXIMUM BLDG FOOTPRINT = 8,600 SF	
OCCUPANCY TYPE = S-1	
CONSTRUCTION TYPE = II-B	
NON-SPRINKLERED BLDG	
FIRE FLOW = 2,000 gpm	
BUILDING E:	
MAXIMUM BLDG FOOTPRINT = 7,200 SF	
OCCUPANCY TYPE = S-1	
CONSTRUCTION TYPE = II-B	
NON-SPRINKLERED BLDG	
FIRE FLOW = 1,750 gpm	



**ALBUQUERQUE FIRE MARSHAL'S OFFICE**  
**DIVISION OF FIRE PLANS**  
**CHECKING DIVISION**  
**PERMIT**  
PERMIT NUMBER: FP-23-015687  
APPROVED DATE: 09/18/23  
**APPROVED**



**VICINITY MAP**  
Zone Atlas Map M-09-Z NTS

- LEGEND**
- PROPERTY LINE
  - ✱ EXISTING FIRE HYDRANT
  - EXISTING OVERHEAD UTILITY LINE
  - PROPOSED MARKED FIRE LANE
  - KB KNOX BOX (PROVIDE KNOX KEY SWITCH AT ALL ELECTRICAL GATES)
  - ### BUILDING ADDRESS
  - ✱ NEW GATE VALVE

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  3. BUILDING CONSTRUCTION I-B.
  4. BUILDING "A" AND "B" SHALL BE SPRINKLED, BUILDING "C", "D", AND "E" SHALL NOT BE SPRINKLED.
  5. THE PARKING LOT SURFACE SHALL BE ASPHALT AND CAPABLE OF SUPPORTING AN IMPOSED LOAD OF A FIRE APPARATUS WEIGHING 75,000 LBS.
  6. BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET.
  7. ALL DRIVING SURFACES SHALL NOT EXCEED 10 PERCENT IN GRADE.
  8. ALL FIRE HYDRANT SUPPLY LINE THAT BRANCH OFF FROM THE WATER MAINS SHALL BE 6" DIAMETER, UNLESS OTHERWISE NOTED ON THE PLAN.
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BUILDING INFORMATION	
BUILDING A:	
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OCCUPANCY TYPE = S-1	
CONSTRUCTION TYPE = II-B	
SPRINKLERED SYSTEM IN BLDG	
FIRE FLOW = 1,750 gpm	
BUILDING B:	
MAXIMUM BLDG FOOTPRINT = 48,680 SF	
OCCUPANCY TYPE = S-1	
CONSTRUCTION TYPE = II-B	
SPRINKLERED SYSTEM IN BLDG	
FIRE FLOW = 1,750 gpm	
BUILDING C:	
MAXIMUM BLDG FOOTPRINT = 6,007 SF	
OCCUPANCY TYPE = S-1	
CONSTRUCTION TYPE = II-B	
NON-SPRINKLERED BLDG	
FIRE FLOW = 1,750 gpm	
BUILDING D:	
MAXIMUM BLDG FOOTPRINT = 8,600 SF	
OCCUPANCY TYPE = S-1	
CONSTRUCTION TYPE = II-B	
NON-SPRINKLERED BLDG	
FIRE FLOW = 2,000 gpm	
BUILDING E:	
MAXIMUM BLDG FOOTPRINT = 7,200 SF	
OCCUPANCY TYPE = S-1	
CONSTRUCTION TYPE = II-B	
NON-SPRINKLERED BLDG	
FIRE FLOW = 1,750 gpm	

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			

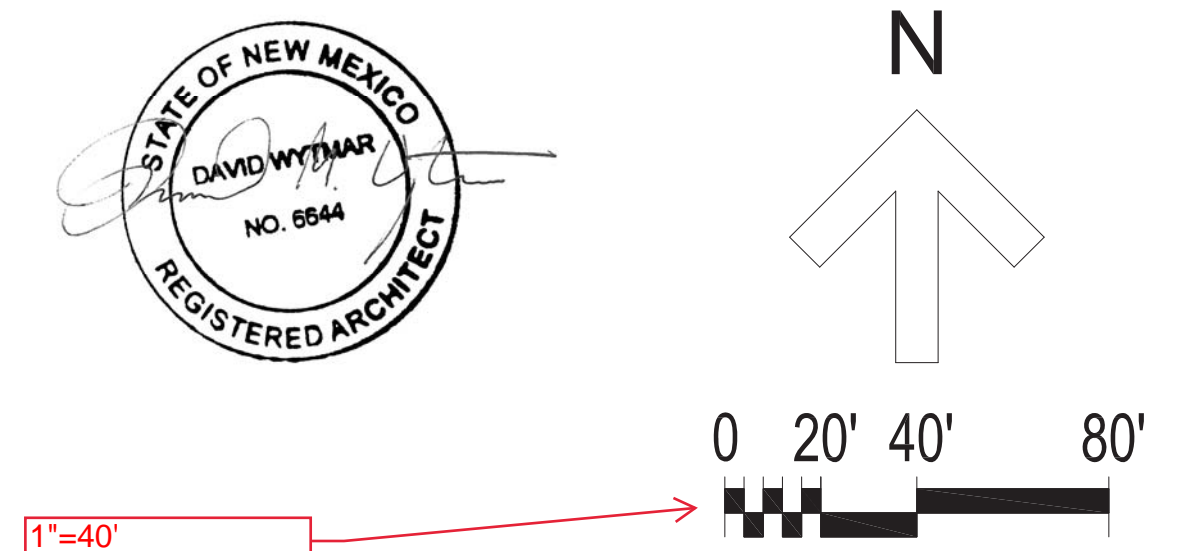
**MODULUS ARCHITECTS**  
100 SUN AVENUE N.E., Ste 600  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE	98th & Sage Self Storage
DATE	14 Aug 2023
SCALE	AS NOTED
PROJECT MANAGER	DEVIN NGUYEN
JOB NO.	Self Storage - 98th
DRAWN BY	DTN
SHEET TITLE	FIRE ONE PLAN

DATE	14 Aug 2023
SCALE	AS NOTED
SHEET NO.	F100

SELF-STORAGE FACILITY  
SNOW VISTA CHANNEL & DE VARGAS RD S.W.  
ALBUQUERQUE, NM  
SEPTEMBER 7, 2023







# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

Project Title: Snow Vista Self Storage Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

Zone Atlas Page: M-09-Z DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: LT 1B PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E SNOW VISTAINVESTORS CONT 4.7454 +/- AC

City Address: 9850 DE VARGAS RD SW ALBUQUERQUE NM 87121

Applicant: Tierra West LLC Contact: Luis Noriega

Address: 5571 Midway Park Pl

Phone#: (505)858-3100 Fax#: \_\_\_\_\_ E-mail: lnoriega@tierrawestllc.com

### Development Information

Build out/Implementation Year: 2024 Current/Proposed Zoning: NR-C

Project Type: New: ☒ Change of Use: ☐ Same Use/Unchanged: ☐ Same Use/Increased Activity: ☐

Proposed Use (mark all that apply): Residential: ☐ Office: ☒ Retail: ☐ Mixed-Use: ☐

Describe development and Uses:

The proposed use is 104,455 square feet of self-storage.

Days and Hours of Operation (if known): Monday through Saturday 9 AM to 10 PM

### Facility

Building Size (sq. ft.): 104,455 SF

Number of Residential Units: \_\_\_\_\_

Number of Commercial Units: 5

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* 7

Expected Number of Employees (if known):\* 6

Expected Number of Delivery Trucks/Buses per Day (if known):\* \_\_\_\_\_

Trip Generations during PM/AM Peak Hour (if known):\* AM 6 Entering/4 Exiting, PM 7 Entering/8 Exiting

Driveway(s) Located on: Street Name De Vargas Rd (Sage Rd) & Snow Vista Blvd (98th St)

Adjacent Roadway(s) Posted Speed: Street Name De Vargas Rd Posted Speed 35 MPH

Street Name Snow Vista Blvd Posted Speed 35 MPH

## Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Urban Principle Arterial  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: \_\_\_\_\_  
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City of ABQ

Adjacent Roadway(s) Traffic Volume: 9,288 (22) Volume-to-Capacity Ratio: \_\_\_\_\_  
(if applicable)

Adjacent Transit Service(s): Routes 54, 171, 198 Nearest Transit Stop(s): On Snow Vista adjacent to site

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Designated bike lanes on De Vargas and Snow Vista, and the West Gate Trail  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing along De Vargas and Snow Vista.

## Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

## TIS Determination

**Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [ ] No ☒ Borderline [ ]

Thresholds Met? Yes [ ] No ☒

Mitigating Reasons for Not Requiring TIS: \_\_\_\_\_ Previously Studied: [ ]

Notes:

M. P. E.

9/13/2023

TRAFFIC ENGINEER

DATE



## **Submittal**

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov) . Call 924-3362 for information.

### **Site Plan/Traffic Scoping Checklist**

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
4. Location of nearby multi-use trails, if applicable ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.

## *Snow Vista Self-Storage*

### Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HR VOL	A. M. PEAK HR.		P. M. PEAK HR.	
DESCRIPTION	GROSS	ENTER	EXIT	ENTER	EXIT
<b><u>Summary Sheet</u></b>	Units				
Mini-Warehousing (151)	104.46	151	6	4	7
<b>TOTAL</b>			6	4	7
				7	8

1



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