

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

January 30, 2026

Jay Fulmer  
Fulmer Lucas Engineering, LLC  
2002 Richard Jones Rd Suite B200  
Nashville, TN 37215

[jay@fulmerlucas.com](mailto:jay@fulmerlucas.com)

**Re: Benavides Medical Office  
1125 Snow Vista SW 87121  
Traffic Circulation Layout  
Engineer's Stamp 1/30/26 (M09D036)-TRANS-2026-00015**

Dear Fulmer,

The TCL resubmittal received 1-30-26 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

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.

Albuquerque

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

Sincerely,

*Sertil A. Kanbar*

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

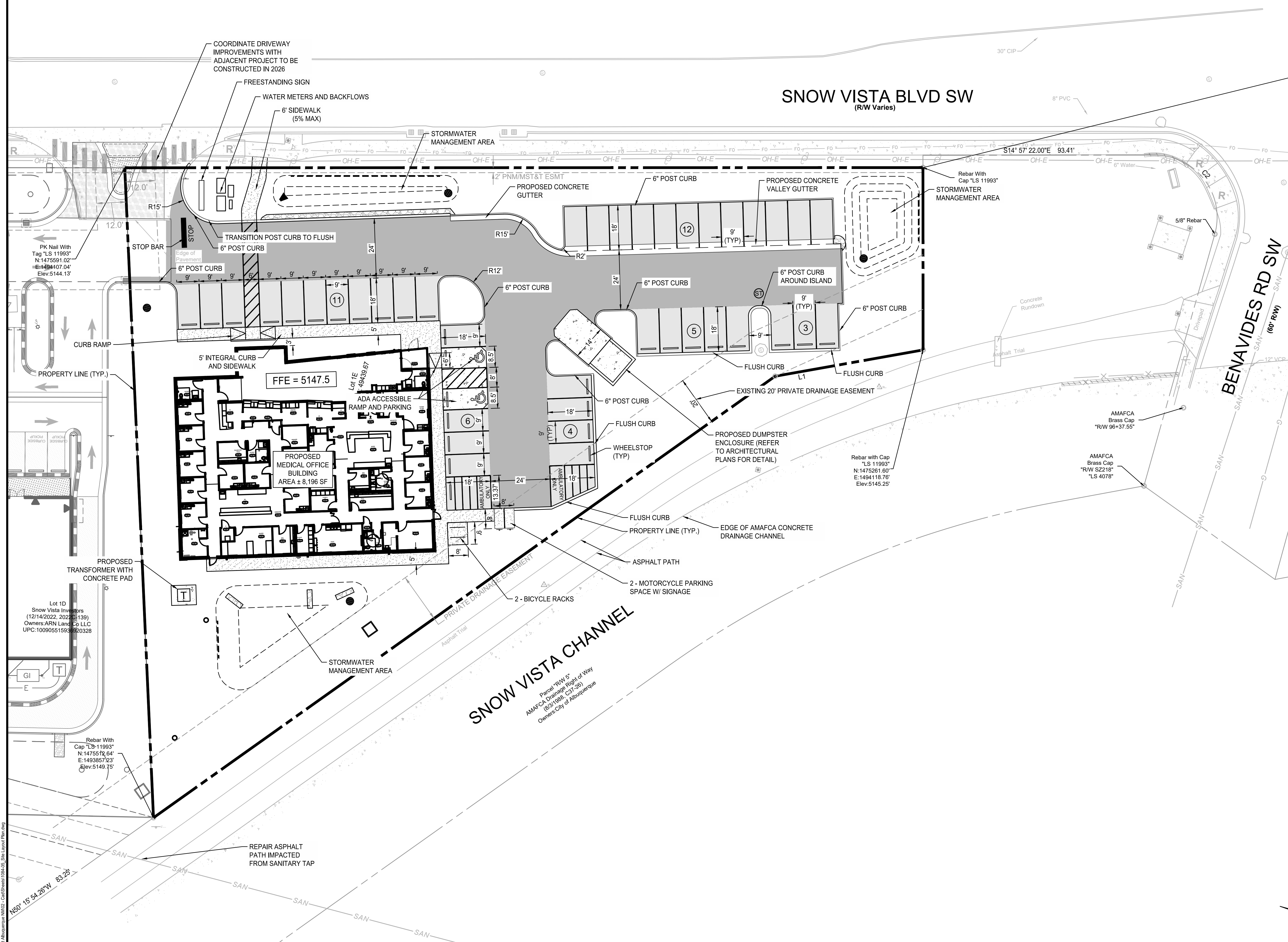


CALL NM ONE-CALL  
SYSTEM SEVEN (7) DAYS  
PRIOR TO ANY EXCAVATION

**TRAFFIC CIRCULATION  
LAYOUT APPROVED**  
Sertil A. Kanbar 1/30/2026  
Signed Date

SITE DATA TABLE	
<b>PROPERTY INFORMATION</b>	
ADDRESS:	1125 SNOW VISTA BLVD SW
PARCEL ID:	100905516834620335
LOT AREA:	1.13 AC.
CITY:	ALBUQUERQUE
COUNTY:	BERNALLILLO
STATE:	NEW MEXICO
FRONT SETBACK:	5'
SIDE SETBACK:	0'
REAR SETBACK:	0'
<b>ZONING CLASSIFICATION</b>	
JURISDICTION:	ALBUQUERQUE
EXISTING ZONING:	NR-C NON-RESIDENTIAL COMMERCIAL
PROPOSED ZONING:	NR-C NON-RESIDENTIAL COMMERCIAL
PROPOSED USE:	MEDICAL CLINIC
<b>BUILDING AREA</b>	
TOTAL BUILDING SQUARE FOOTAGE:	± 8,196 SF
BUILDING COVERAGE (MAX.):	N/A
BUILDING COVERAGE PROVIDED:	0.166
ISR (MAX.):	N/A
ISR PROVIDED:	0.57
BUILDING HEIGHT (MAX.):	38'
BUILDING HEIGHT PROVIDED:	18'-6"
<b>PARKING SUMMARY</b>	
VEHICULAR PARKING REQUIRED (1 PER 200 SF):	41
STANDARD PARKING SPACES PROVIDED:	39
ADA PARKING SPACES REQUIRED:	2
TOTAL SPACES PROVIDED:	41
MOTORCYCLE PARKING REQUIRED:	2
MOTORCYCLE PARKING PROVIDED:	2
BICYCLE PARKING REQUIRED:	4
BICYCLE PARKING PROVIDED:	4

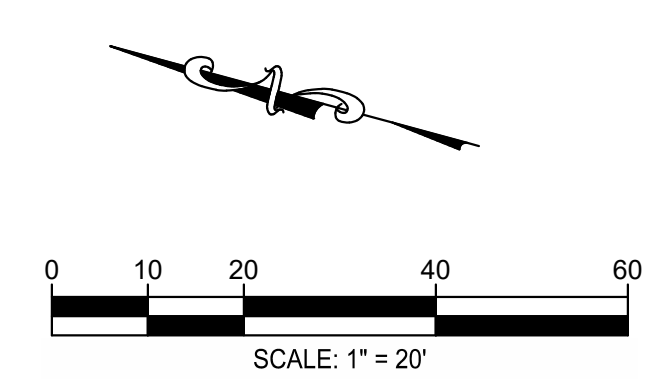
**FULMER LUCAS**  
2002 RICHARD JONES RD - SUITE B200  
NASHVILLE, TENNESSEE 37215  
INFO@FULMERLUCAS.COM - (615) 346-3770



- NOTES:**
- CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
  - THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
  - PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAYBE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
  - CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 PSI) UNLESS OTHERWISE NOTED.
  - ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
  - DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
  - ALL CURB TURNOUT, EDGE OF PAVEMENT, AND STRIPING RADII ARE FOUR FEET (4') UNLESS OTHERWISE NOTED.
  - CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF CONSTRUCTION.
  - CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES MUST BE TAKEN.
  - IN EASEMENTS AND RIGHTS-OF-WAYS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
  - THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
  - TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
  - IN THE EVENT OF ANY DISCREPANCY AND/OR ERROR FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
  - BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
  - ALL CURB RAMPS IN THE PUBLIC ROW ARE TO RECEIVE DETECTABLE WARNINGS PER LOCAL MUNICIPALITY.
  - ALL BUILDINGS WITHIN 10' OF THE BIORETENTION AREA ARE TO BE WATERPROOFED. SEE ARCHITECTURAL PLANS.
  - ALL SITE RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
  - INSTALL CONCRETE JOINTS WHERE SHOWN ON DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS SUCH AS WALLS, CURBS, ETC.
  - ALL LANDSCAPE ISLANDS SHALL BE MOUNDED WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
  - SAW CUT LINES SHALL BE DONE IN A STRAIGHT NEAT LINE A MINIMUM OF 18" FROM THE EXISTING EDGE OF PAVEMENT.
  - ALL PAVEMENT MARKINGS SHALL BE 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND COMPLY WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) LATEST EDITION. RIGHT-OF-WAY SIGNAGE TO ALSO COMPLY WITH M.U.T.C.D. ON SITE PAVEMENT MARKINGS SHALL BE WHITE PAINT UNLESS NOTED OTHERWISE.

**PAVING LEGEND**

	HEAVY DUTY ASPHALT (DRIVE AISLES)
	LIGHT DUTY ASPHALT (PARKING STALLS)
	SIDEWALK SECTION
	HEAVY DUTY CONCRETE



SITE DEVELOPMENT PLANS FOR:  
**BENAVIDES**  
1125 SNOW VISTA BLVD SW  
ALBUQUERQUE, NEW MEXICO 87121

DATE	DESCRIPTION
10/08/2025	CONCEPTUAL SITE PLAN
10/24/2025	FIRE PLAN
12/22/2025	STORMWATER INITIAL SUBMITTAL
01/19/2026	STORMWATER RESUBMITTAL
01/30/2026	PERMIT RESUBMITTAL

**SITE LAYOUT  
PLAN**

**C1.0**

1084-35 BENAVIDES

