

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 24, 2026

Scott Anderson, RA
7604 Rio Penasco NW
Albuquerque, NM 87120

andersonscottc@comcast.net

Re: THE LOT
336 WOODWARD SE 87102
Traffic Circulation Layout
Engineer's Stamp 12-3-25 (M14D037)-TRANS-2026-00052

Dear Mr. Anderson,

The TCL submittal received 2-19-26 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

Sincerely,

Sertil A. Kanbar

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

EMERGENCY UTILITY STRIKE RESPONSE
 IF AN UNDERGROUND FACILITY IS DAMAGED DURING CONSTRUCTION, STOP CONSTRUCTION, CALL 911 (IF APPROPRIATE), NOTIFY THE UNDERGROUND FACILITY OPERATOR (UFO) IMMEDIATELY, AND CALL 811 TO REPORT THE DAMAGE. DAMAGE MAY INCLUDE NICKS, DENTS, GOUGES, CUTS, SCRAPES OR SCRATCHES TO THE COATING, INSULATING JACKET, OR TRACER WIRE. FOR ABCWUA WATER AND SANITARY SEWER INFRASTRUCTURE, ALL EMERGENCY RESPONSES ARE INITIATED BY A CALL TO DISPATCH AT 842-9287.

PROJECT INFORMATION

PROJECT ADDRESS
 336 Woodward Rd SE
 Albuquerque, NM 87102

APPLICABLE CODES
 2015 INTERNATIONAL BUILDING CODE
 2015 UNIFORM PLUMBING CODE
 2015 UNIFORM MECHANICAL CODE
 2017 NATIONAL ELECTRICAL CODE
 2018 INTERNATIONAL ENERGY CONSERVATION CODE

KEYED NOTES

- EXISTING CONCRETE DRIVEPAD PER CITY STANDARD SPECIFICATION TO CITY STANDARD DETAIL 2425
- EXISTING CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2415A
- EXISTING CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2430
- 6' X 5.75' X 4" H WHEEL STOP. PROVIDE (2) 18" LONG #4 REBAR STAKES AT EA. STOP WITH IN PARKING SPACES AS INDICATED SEE DETAIL TCL SHEET
- ADA ACCESSIBLE PARKING SIGN SEE DETAIL TCL SHEET NOT USED
- BICYCLE RACK SEE DETAIL TCL SHEET PROVIDE EACH RACK WITH 2' CLEAR SPACE WITH MINIMUM 1' CLEAR AROUND PARKING AND DRIVE AISLE FOR FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF APPARATUS WEIGHING AT LEAST 75,000 POUNDS. CONTRACTOR TO PROVIDE ENGINEER DATA FOR APPROVAL.
- PARKING STRIPING 2" WIDE X 2' O.C. DIAGONAL PAINT STRIPING. SEE INDICATED LAYOUT WITH 3'X3' HANDICAP SYMBOL AND WORDS "NO PARKING" IN CAPITAL LETTERS 1" HIGH 2' STROKE AS CLOSE TO WHERE ADJACENT VEHICLES REAR TIRE WOULD BE PARKED
- ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST INCLUDE A WORK ORDER
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STD. DTL. 2415
- CONFIRM EXISTING RAMPS MEET CURRENT ADA STANDARDS COA DTL. 2425 IF NOT REPLACE ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.
- PARKING STRIPING 2" WIDE X 2' O.C. DIAGONAL PAINT STRIPING. SEE INDICATED LAYOUT
- DRIVE AISLE STRIPING 4" WIDE YELLOW STRIPING. SEE INDICATED LAYOUT
- ALL INTERNAL RAMPS TO ADA ACCESSIBLE MAX SLOPE 1:12 WITH MAX 2% CROSS SLOPE LANDING AREA MIN. 5'X5' SEE COA DWG 2430
- DRIVE AISLE STRIPING 4" WIDE WHITE STRIPING. SEE INDICATED LAYOUT
- MOTORCYCLE SPACES CONFORM TO THE IDO STANDARDS IN 14-16-5-5(E)(4)
- WALKWAYS CONFORM TO IDO STANDARDS IN 14-16-5-3(D)(3) SIDEWALK SPANS THE ENTIRE PROPERTY FRONTAGE. WIDTH IS 5' CONSTRUCTED IN 2023.
- THE BUILDING'S STREET-FACING FACADE HAS NO PEDESTRIAN ENTRY DOORS.
- ALL PEDESTRIAN WALKWAYS TO BUILDING ENTRYWAYS ARE 10' WIDE (PER TABLE 5-3-1)

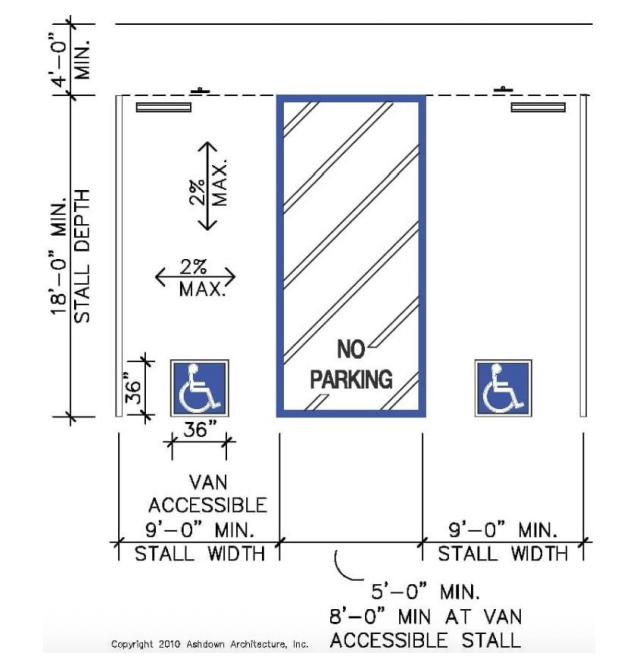
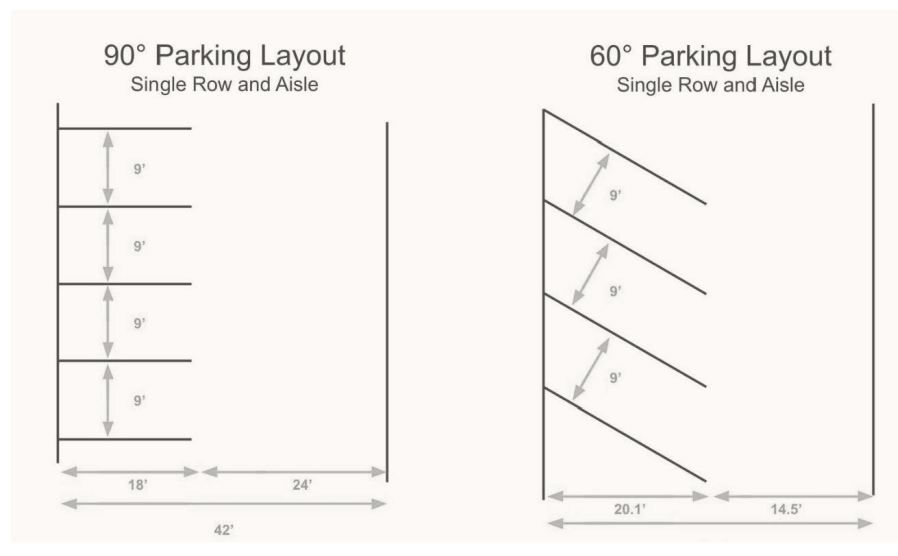
- KEYED NOTES
- PROPERTY ENTRY
 - MAIL BOX
 - RECYCLE CENTER
 -
 - SITE DUMPSTER
 - OFF-GRID LANDSCAPE MAINTENANCE STATION (rain water capture from storm system and solar powered with battery backup timer/dmp system)
 - OUTDOOR SEATING AREAS
 - BIKE RACKS

TRAFFIC CIRCULATION LAYOUT APPROVED
 Serhil A. Kanbar 2/24/2026
 Signed Date

LEGEND

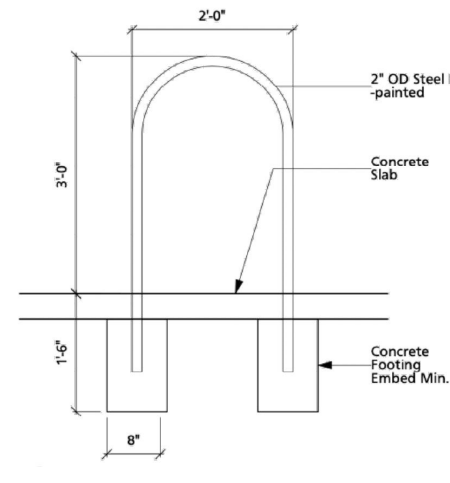
- PROPERTY LINE
- ROAD, HIGHWAY
- CURB & GUTTER
- SUBJECT SITE - BOUNDARY LINE
- BUILDING
- EASEMENT
- OVERHEAD POWER LINE
- CHAIN LINK FENCE
- DECORATIVE BRICK WALL W/ WROUGHT IRON GATE
- FIRE HYDRANT
- POWER POLE
- PEDESTRIAN WALKWAY
- LANDSCAPE AREA

ZONING SETBACKS (NR-LM)
 Front: 5 ft
 Side/Rear: 0 ft

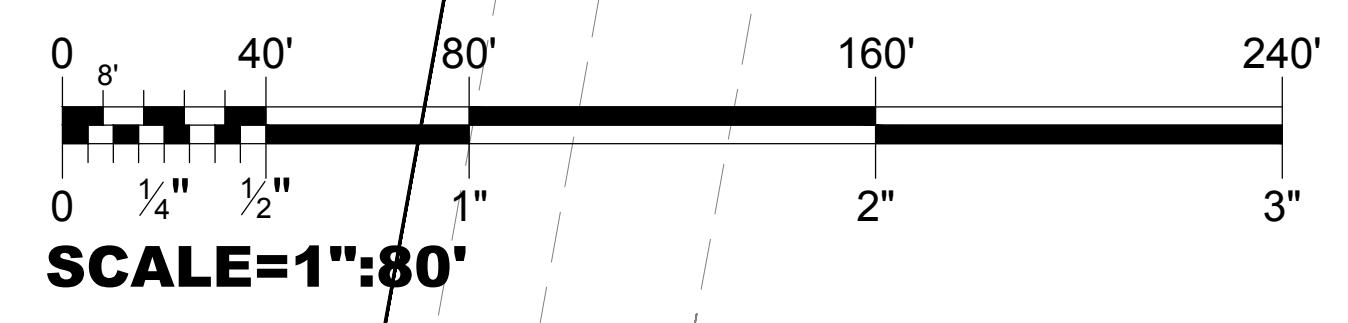
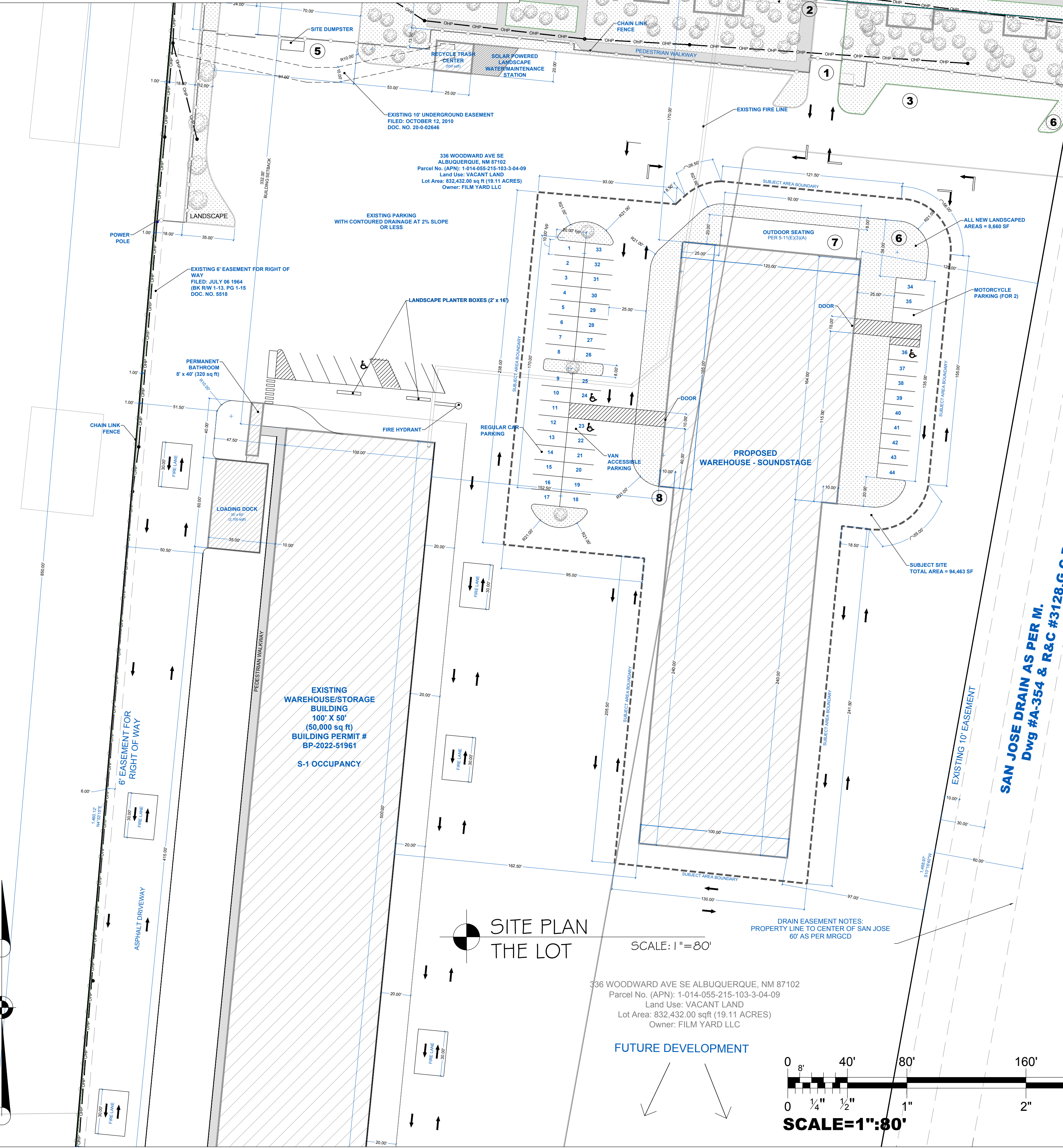


PARKING REQUIREMENTS
 per IDO 14-16-5-5
 Total Spaces = 44
 ADA Handicap Spaces = 3
 Motorcycle Spaces = 2
 per Table 5-5-4
 Bicycle Parking Spaces = 5
 per Table 5-5-5

HC SIGN DETAIL
 Not to Scale



PARKING BUMPER
 Not to Scale



336 Woodward Rd SE
 Albuquerque, NM 87102

TCL - SITE PLAN

DRAWINGS PROVIDED FOR:
 THE LOT



PROJECT: THE LOT
 DRAWN BY: ROBERTO

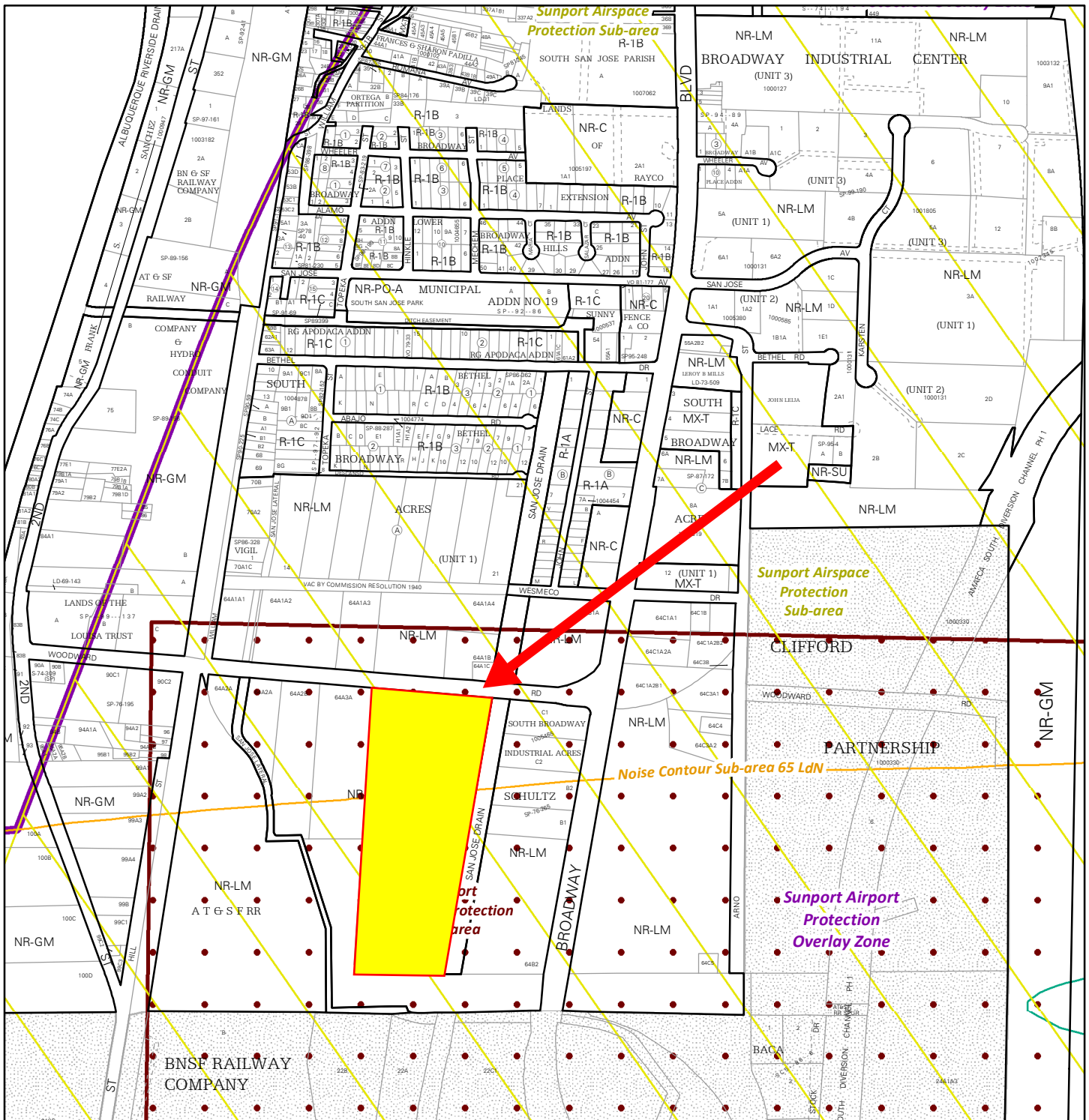
REVISION TABLE

#	DATE	INITIALS	DESCRIPTION

DATE: 11/25/2025
 SCALE: 1" = 80'

SHEET: TCL.1

TCL.1



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
M-14-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet