

CITY OF ALBUQUERQUE



Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

September 23, 2025

Raymond Vigil, R.A
Vigil & Associates
4477 Irving NW
Albuquerque, NM 87114

Re: Southwest Public Safety Center
9631 Amole Mesa Ave SW
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 01-04-24 (N09-D015)
Certification dated 09-15-2025
TRANS-2025-00269

Dear Mr. Vigil,

Based upon the information provided in your submittal received 09-19-25, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

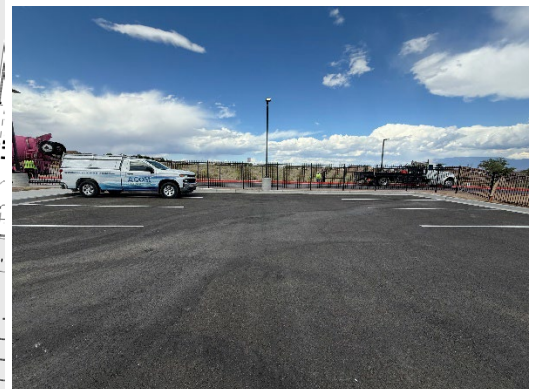
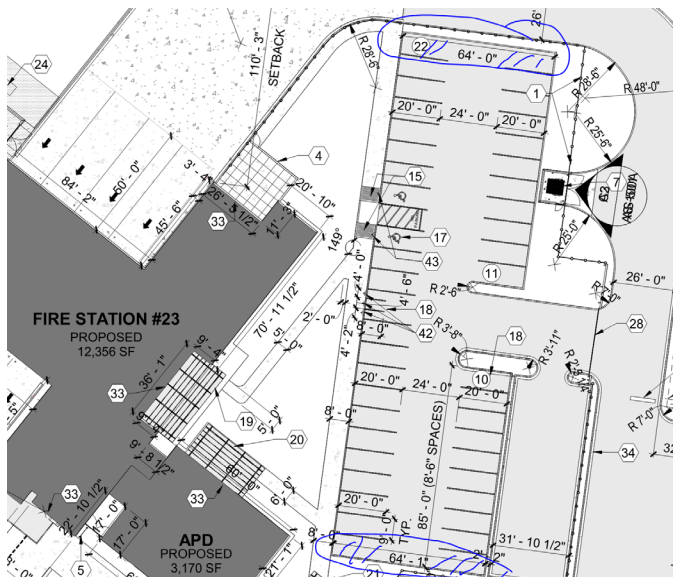
Albuquerque

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

NM 87103

1. A 5 ft. keyway is required for dead-end parking aisles. Please cross-hatched the last two parking stalls on the northeast side and southeast side of the building to prohibit vehicles from parking or stopping to create the 5 ft keyway.

www.cabq.gov



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1. Provide the required ADA signage. 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."**
2. Anchor down bike rack.
3. Provide copy of the approved work order.

Once these corrections are complete, email pictures to malnajjar@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

PO Box 1293

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

Albuquerque

NM 87103

www.cabq.gov

SEPTEMBER 15, 2025

CURTIS CHERNE OR PLANNING STAFF
PLANNING DEPARTMENT,
CITY OF ALBUQUERQUE
ALBUQUEURQUE, NM 87107

RE: SOUTHWEST PUBLIC SAFETY CENTER- 9631 AMOLE MESA DR SW, ABQ NM.
PERMIT # BP-2024-06536

I, **RAYMOND VIGIL, NMRA #004027**, OF THE FIRM **VIGIL AND ASSOCIATES ARCHITECTURAL GROUP**, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED TRAFFIC CIRCULATION PLAN DATED JANUARY 04, 2024 AND APPROVED BY CURTIS CHERNE ON JANUARY 5, 2024.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON **MONDAY SEPTEMBER 15, 2025** AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE FINAL APPROVED TRAFFIC CIRCULATION PLAN IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

PLANS WERE BUILT AND ARE CERTIFIED TO THE APPROVED PERMIT SET PER ATTACHED SHEET TCL. THE OVERALL DESIGN INTENT IS PRESERVED.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



SIGNATURE OF ENGINEER OR ARCHITECT



ENGINEER'S OR ARCHITECT'S STAMP

SITE DATA

LEGAL DESCRIPTION:
TRACT 12-A-1 BULK LAND PLAN FOR EL RANCHO GRANDE CENTER, THE REPLACEMENT FIRE STATION, WITH 12,300 SQ. FT., HAS 8 BUNK ROOMS, 4 APPARATUS BAYS, AND 3 OFFICER SUITES, THE POLICE DEPARTMENT UNIT FEATURES 3,000 SQ. FT. WITH 2 PRIVATE OFFICES, A CONFERENCE ROOM, AND WORKSTATIONS, THE COMMUNITY SAFETY CENTER, WITH 3,000 SQ. FT., INCLUDES A TRAINING ROOM, THREE PRIVATE OFFICES, AND WORKSTATIONS.

EXISTING ZONING: R-1A
PROPOSED ZONING: NR-SU
PROPOSED LAND USE: FIRE AND POLICE STATION, OFFICE SPACE

PEDESTRIAN AND VEHICLE ACCESS: PRIMARY VEHICULAR AND PEDESTRIAN ACCESS IS FROM AMOLE MESA AVENUE. A NEW 6 FOOT SIDEWALK WILL BE CONSTRUCTED ALONG AMOLE MESA, WITH PEDESTRIAN CONNECTIONS FROM THE SIDEWALK TO THE BUILDINGS.
BUS ROUTES: ROUTE 198 ALONG 98TH STREET, WITH A PEAK FREQUENCY OF 30 MINUTES

PARKING REQUIREMENTS

PARKING CALCULATIONS:
PER IDO TABLE 5-5-1 MINIMUM OFF STREET PARKING REQUIREMENTS:
FIRE STATION OR POLICE STATION: 2 SPACES/ 1,000 SQ. FT. GFA
OFFICE: 3.5 SPACES PER 1000 SQ. FT. GFA

TOTAL REQUIRED:
FIRE STATION #23- 12,356 SF, SO (12,356/1000)*2 = 24.7 SPACES
POLICE STATION- 3,170 SF, SO (3,170/1000)*2 = 6.34 SPACES
ACS- 3,387 SF, SO (3,387/1000)*3.5 = 11.85 SPACES

TOTAL REQUIRED = 42.89 SPACES, SO 43 SPACES TOTAL

TOTAL PROVIDED:
82 SPACES TOTAL ON SITE, OF WHICH 4 ARE HC ACCESSIBLE

PER 5-5(D)(1):
A TOTAL OF 2 MOTORCYCLE SPACES ARE REQUIRED
3 TOTAL MOTORCYCLE SPACES ARE PROVIDED.

PER TABLE 5-5-5 MINIMUM BICYCLE PARKING REQUIREMENTS:
3 SPACES OR 10% OF REQUIRED OFF STREET PARKING SPACES WHICHEVER IS GREATER IS REQUIRED /
SO A TOTAL OF 5 BICYCLE SPACES ARE MINIMUM REQUIRED.
TOTAL PROVIDED IS 6

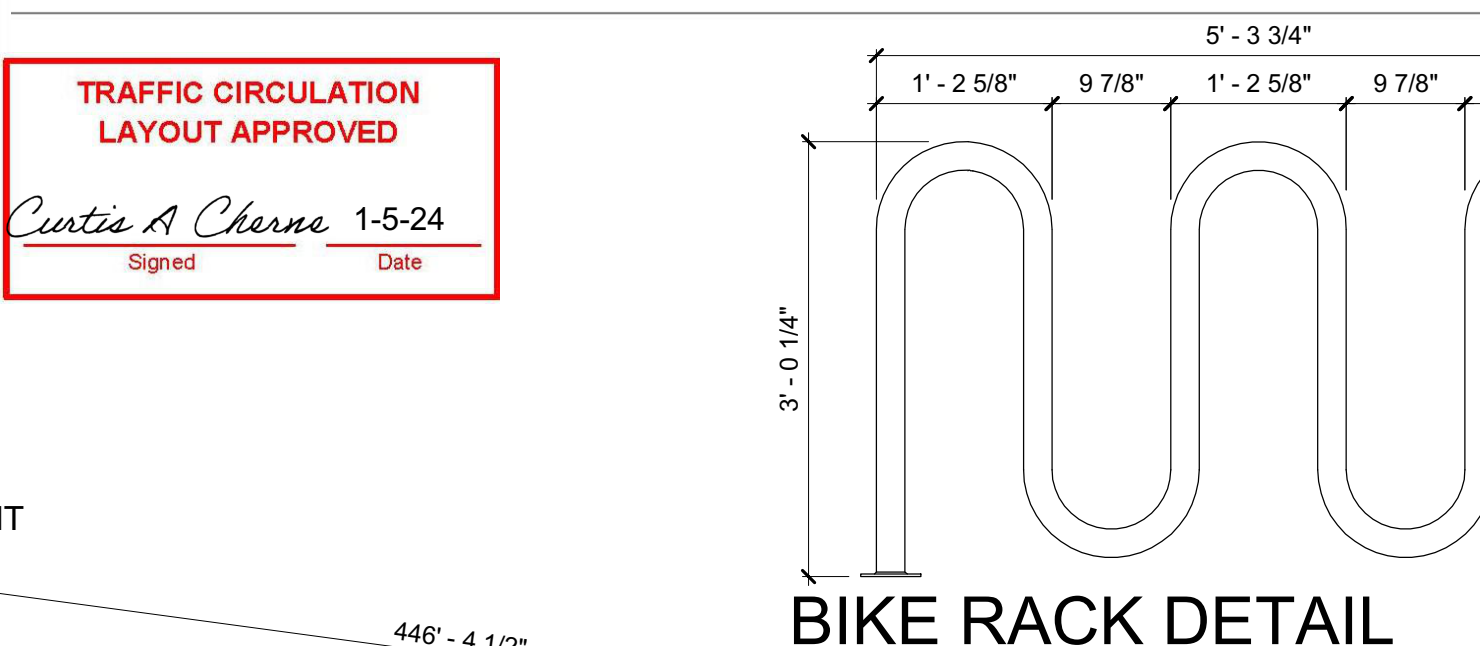
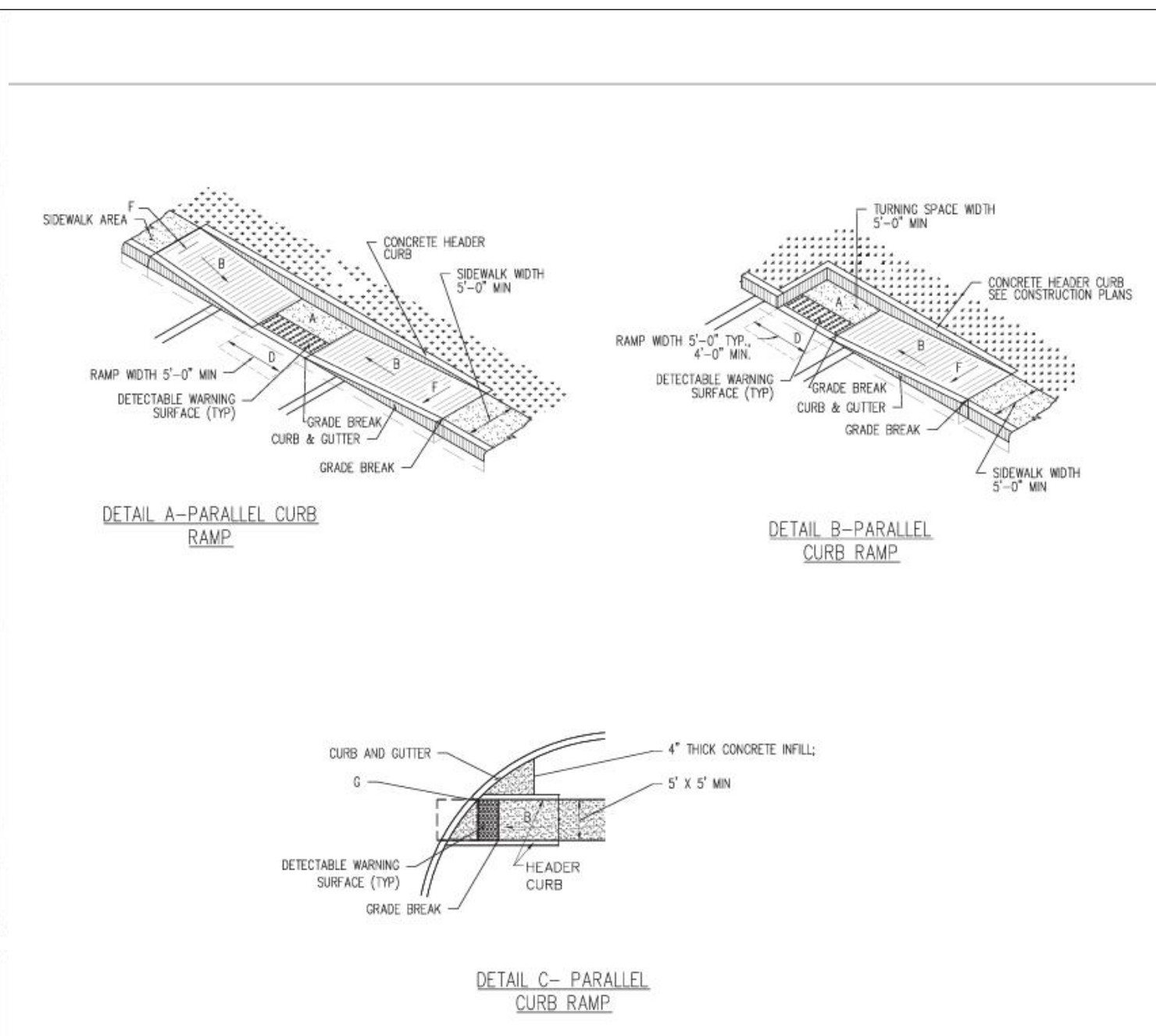
EXECUTIVE SUMMARY

"THIS PROJECT IS A NEW 18,500 SQ. FT. TOTAL BUILDING CENTER, THE REPLACEMENT FIRE STATION, WITH 12,300 SQ. FT., HAS 8 BUNK ROOMS, 4 APPARATUS BAYS, AND 3 OFFICER SUITES, THE POLICE DEPARTMENT UNIT FEATURES 3,000 SQ. FT. WITH 2 PRIVATE OFFICES, A CONFERENCE ROOM, AND WORKSTATIONS, THE COMMUNITY SAFETY CENTER, WITH 3,000 SQ. FT., INCLUDES A TRAINING ROOM, THREE PRIVATE OFFICES, AND WORKSTATIONS.

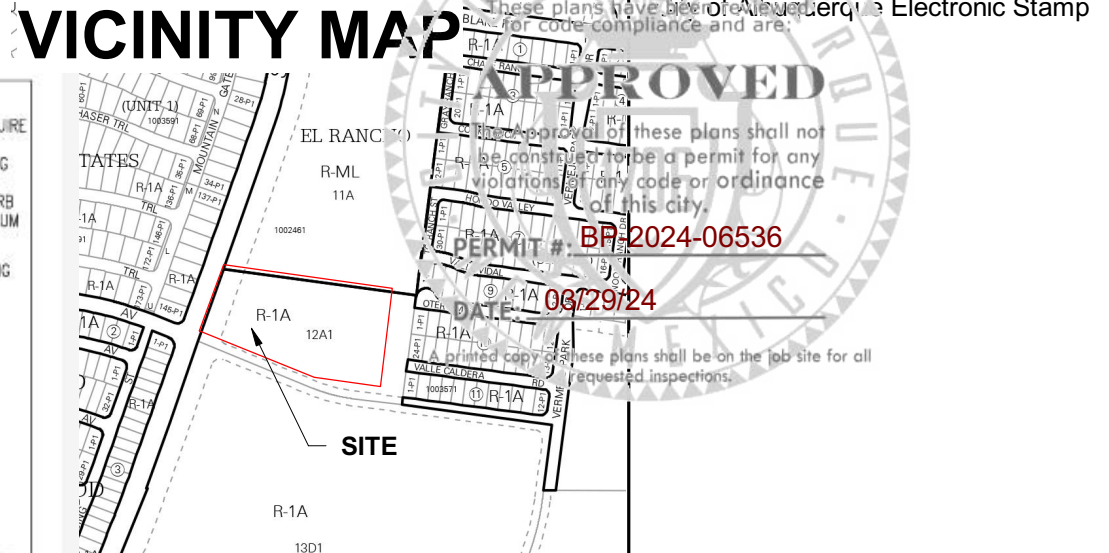
ALL VEHICLES ARE TO ENTER FROM THE EASTERN ACCESS POINT. VISITOR VEHICLES ARE NOT TO PASS THE SIGN READING "OFFICIAL VEHICLES ONLY BEYOND THIS POINT" (KEYNOTE 8). APD/FPD PERSONAL VEHICLES ARE TO PARK IN THEIR DESIGNATED PARKING LOTS (LOCATED DIRECTLY EAST OF THE FIRE STATION). ALL VEHICLES EXCEPT FOR FIRE TRUCKS ARE TO EXIT USING THE EASTERN SITE ACCESS POINT. ONLY FIRE APPARATUS VEHICLES ARE TO EXIT USING THE WESTERN DRIVEWAY.

GENERAL NOTES

- SLOPES ARE TO BE SPECIFIED REFER TO CIVIL DRAWINGS.
 - PARKING LOTS ARE TO HAVE A SLOPE BETWEEN 1% AND 8%
 - PARKING AREAS ADJACENT TO MAJOR CIRCULATION AISLES OR ADJACENT TO MAJOR ENTRANCES ARE TO BE BETWEEN 1% AND 6%
 - HANDICAP PARKING IS TO BE BETWEEN 1% AND 2%
- ALL LIGHT FIXTURES SHALL BE IN COMPLIANCE WITH IDO SECTION 5-8 OUTDOOR AND SITE LIGHTING.
- 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 AREA.
- ALL INTERNAL SIDEWALKS SHALL BE 5 FEET IN WIDTH. ON-SITE TRANSFORMERS SHALL HAVE A 5-FOOT CLEAR AREA ON THE SIDES AND REAR AND A 10-FOOT CLEAR AREA IN FRONT TO ALLOW FOR ACCESS AND MAINTENANCE.



GENERAL NOTES:
1. 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.
2. SEE CMAA STD. 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% PREFERRED SLOPE OF RAMP.
C. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RINGS 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. FLEET SHARP EDGES EXPOSED TO TRAFFIC TO 6" MINIMUM RADIUS.



SHEET KEYNOTES - AS-101.	
1	6" ORNAMENTAL FENCING
2	16" LIGHTPOLE (NIGHT SKY COMPLIANT)
3	EXISTING DWELLING UNITS WITHIN 20 FEET OF SITE
4	8 FOOT CMU WALL SEE (DETAIL NUMBER)
5	BICYCLE RACK- SEE DETAIL THIS PAGE
6	MINI CLEAR SIGHT TRIANGLE PER CABQ DPM 7.4.9.4
7	TRASH ENCLOSURE
8	SIGN READING "OFFICIAL VEHICLES ONLY BEYOND THIS POINT" AT THIS LOCATION
9	EXISTING STOP SIGN
10	EXISTING PEDESTRIAN CROSSING SIGN
11	EXISTING MEDIAN
12	EXISTING BUS STOP WITH SHELTER
13	EXISTING BIKE LANE
14	EXISTING STREET LIGHT
15	ACCESSIBLE RAMP WITH ADA TRUNCATED DOME MAT PER CABQ STD DTL 2443 DETAIL C
16	EXISTING SIDEWALK
17	HANDICAPPED PARKING
18	MOTORCYCLE PARKING
19	COVERED PATIO WITH LOOSE FURNITURE, 614 SQUARE FEET
20	COVERED PATIO WITH LOOSE FURNITURE, 485 SQUARE FEET
21	COVERED PATIO WITH LOOSE FURNITURE, 475 SQUARE FEET
22	EXISTING PEDESTRIAN CROSSING
23	LOCATION OF DRIVEWAY FOR FUTURE CITY TRANSIT PROJECT
24	PAD MOUNTED ELECTRICAL TRANSFORMER
25	ACCESSIBLE RAMP WITH ADA TRUNCATED DOME MAT PER CABQ STD DTL 2443 DETAIL C
26	10' ELECTRICAL EASEMENT
27	EXISTING CUL-DE-SAC
28	6'-0" TALL ORNAMENTAL CANTILEVER GATE, PROVIDE ELECTRIC OPERATOR WITH MAGNETIC INDUCTION LOOP IN CONCRETE PAVEMENT ON SECURE SIDE AND A PEDESTAL KEYPAD ON UNSECURED SIDE. POWER, CONDUITS, AND ANY COMMUNICATION REQUIREMENTS FULLY WITH OPERATOR UNIT MANUFACTURER REQUIREMENTS TION LOOP IN CONCRETE PAVEMENT ON SECURE SIDE AND A PEDESTAL KEYPAD ON UNSECURED SIDE. COORDINATE POWER, CONDUITS, AND ANY COMMUNICATION REQUIREMENTS FULLY WITH OPERATOR UNIT MANUFACTURER REQUIREMENTS
29	6" SOLID WALL (DARK BROWN)
30	PAINTED PAVEMENT STRIPE- STOP LINE, WHITE COLOR
31	PAINTED CROSSWALK STIPES
32	ADA ACCESS PATH
33	PROPOSED DOOR LOCATION
34	6" CURB AND GUTTER TYP.
35	6" STANDING CURB TYP.
36	PROPOSED STANDARD "DO NOT ENTER" TRAFFIC SIGN
37	PROPOSED STANDARD "STOP" TRAFFIC SIGN
38	18" SLOPED CONCRETE MOW STRIP, REFERENCE SITE DETAILS
39	NEW 6" WIDE SIDEWALK PER CABQ STANDARDS
40	EXTENTS OF NEW SIDEWALK- ABUT FLUSH TO EXISTING SIDEWALK RE: CIVIL DRAWINGS
41	NEW 4" WIDE LANDSCAPE BUFFER PER CABQ STANDARDS
42	MOTORCYCLE PARKING SIGNAGE- SEE DETAIL THIS SHEET
43	HC PARKING SIGNAGE- SEE DETAIL THIS SHEET

LEGEND	
[Pattern]	PROPOSED BUILDING
[Pattern]	EXISTING BUILDING
[Pattern]	PAVED ASPHALT
[Pattern]	PAVED CONCRETE
[Pattern]	LANDSCAPE AREA
[Pattern]	PROPOSED 10' WIDE ELECTRICAL EASEMENT
[Pattern]	WEATHERED STEEL ORNAMENTAL FENCE
[Pattern]	WEATHERED STEEL GATE

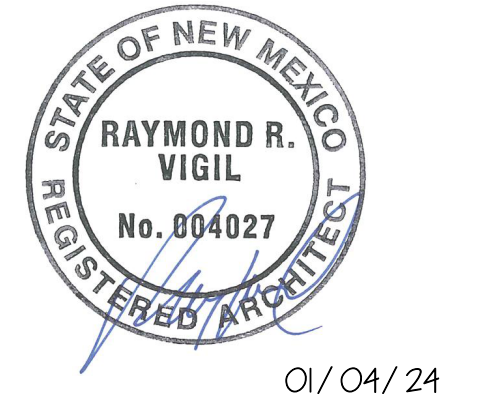


AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK STACKED BY	DATE
FIELD ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
CONSTRUCTION BY	DATE
CHECKED BY	DATE

BENCH MARKS	
CONTRACTOR	DATE
WORK STACKED BY	DATE
FIELD ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
CONSTRUCTION BY	DATE
CHECKED BY	DATE

SURVEY INFORMATION	
BY	DATE
NO.	DATE

SEAL	
NO.	DATE
REMARKS	BY
95% CONSTRUCTION DOCUMENTS DESIGN	DATE
DESIGNED BY:	DATE
DRAWN BY:	DATE
CHECKED BY:	DATE



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CITY OF ALBUQUERQUE
CAPITAL IMPLEMENTATION PROGRAM
SOUTHWEST PUBLIC SAFETY CENTER

Drawing Title:	TCL
Design Review Committee:	City Engineer Approval
Issue Date:	JANUARY 2024
City Project No.:	

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