

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

November 21, 2024

Scott Eddings  
Huitt-Zollars  
333 Rio Rancho Blvd,  
Albuquerque, NM 87124

**Re: Tierra Linda Multi-Family  
9901 Ceja Vista Road SW  
ALBUQUERQUE NM 87121  
Traffic Circulation Layout-DFT  
Engineer's/Architect's Stamp 11-21-24 (P09D004)**

Dear Mr. Eddings,

The conceptual TCL submittal received 11-15-24 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. **An approved traffic scoping form will be required before a full traffic circulation layout approval.**

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, the TCL, and a completed Drainage and Transportation Information Sheet to [plndrs@cabq.gov](mailto:plndrs@cabq.gov) 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,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: \_\_\_\_\_ Hydrology File # \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address, UPC, OR Parcel: \_\_\_\_\_

Applicant/Agent: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Applicant/Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**TYPE OF DEVELOPMENT:** Plat (# of lots) \_\_\_\_\_ Single Family Home  
All other Developments

RE-SUBMITTAL: YES NO

**DEPARTMENT:** TRANSPORTATION HYDROLOGY/DRAINAGE

**Check all that apply under Both the Type of Submittal and the Type of Approval Sought:**

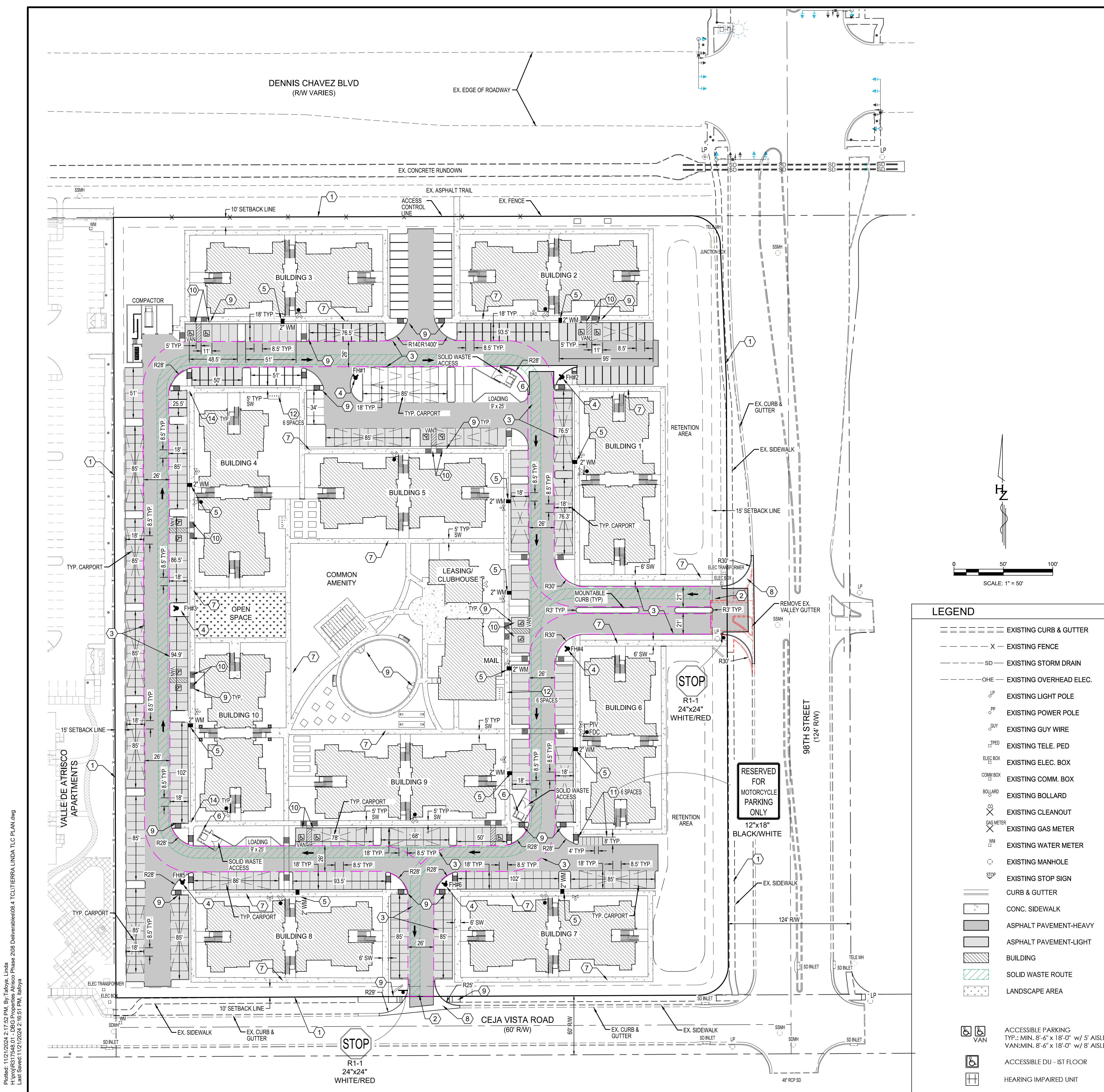
### TYPE OF SUBMITTAL:

- Engineering / Architect Certification
- Conceptual Grading & Drainage Plan
- Grading & Drainage Plan, and/or Drainage Report
- Drainage Report (Work Order)
- Drainage Master Plan
- Conditional Letter of Map Revision (CLOMR)
- Letter of Map Revision (LOMR)
- Floodplain Development Permit
- Traffic Circulation Layout (TCL) – Administrative
- Traffic Circulation Layout (TCL) – DFT Approval
- Traffic Impact Study (TIS)
- Street Light Layout
- OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

- Pad Certification
- Building Permit
- Grading Permit
- Paving Permit
- SO-19 Permit
- Foundation Permit
- Certificate of Occupancy - Temp Perm
- Preliminary / Final Plat
- Site Plan for Building Permit - DFT
- Work Order (DRC)
- Release of Financial Guarantee (ROFG)
- CLOMR / LOMR
- Conceptual TCL - DFT
- OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_



**TYPE OF DEVELOPMENT**  
MULTI FAMILY COMPLEX

**SIZE OF DEVELOPMENT**  
240 S.F. DU ON 11.19 AC

**EXECUTIVE SUMMARY**

**GENERAL INFORMATION**

A. PLANNING HISTORY:  
PR-2018-001345 CASE# SD-2018-00069 MAJOR FINAL PLAT APPROVAL  
PR-2018-003145 CASE# SD-2020-00104 MAJOR INFRASTRUCTURE IMPROVEMENTS AGREEMENT EXTENSION

B. DESCRIPTION  
1. VICINITY MAP - ZONE ATLAS P-09 (SHOWN ON THIS SHEET)  
2. ADDRESS & LEGAL DESCRIPTION: 9901 CEJA VISTA RD SW  
3. VARIANCE REQUESTS - NONE  
4. TYPE OF DEVELOPMENT - 240 DU MULTI-FAMILY UNITS  
5. SIZE OF DEVELOPMENT - PROJECT SITE IS 11.19 AC.  
6. PARKING SPACES REQUIRED BY ZONING CODE AND SHOWN ON THIS SHEET

**DEVELOPMENT CONCEPT**

TEN MULTI STORY MULTI-FAMILY BUILDINGS PROVIDING 240 DWELLING UNITS

**TRAFFIC CIRCULATION CONCEPT FOR THIS SITE**

MAIN ENTRANCE/EXIT FROM 98TH STREET AND SECONDARY ENTRANCE/EXIT FROM CEJA VISTA ROAD.

INTERNAL SITE CIRCULATION WITH ON STREET PARKING. DRIVE AISLE IS 26-FOOT WIDE. PARKING STALLS IN ACCORDANCE WITH DPM.

SIDEWALKS SHALL BE PLACED EITHER 2-FOET FROM BACK OF CURB ALONG HEAD IN PARKING STALLS OR SHALL BE 6-FOET WIDE.

REFERENCE ANY APPLICABLE TRAFFIC IMPACT STUDIES (TIS) OR PREVIOUSLY APPROVED PLANS

ON FILE WITH CITY.

VARIANCE REQUIRED TO ACCOMMODATE UNUSUAL SITE CIRCUMSTANCES

NONE

IMPACT ON THE ADJACENT SITES

NONE

**EXISTING CONDITONS**

VACANT LAND

**LEGEND**

- EXISTING CURB & GUTTER
- X- EXISTING FENCE
- SD- EXISTING STORM DRAIN
- OHE- EXISTING OVERHEAD ELEC.
- LP EXISTING LIGHT POLE
- PP EXISTING POWER POLE
- GUY EXISTING GUY WIRE
- TELE PED EXISTING TELE. PED
- ELEC BOX EXISTING ELEC. BOX
- COMM BOX EXISTING COMM. BOX
- BOLLARD EXISTING BOLLARD
- CLEANOUT EXISTING CLEANOUT
- GAS METER EXISTING GAS METER
- WATER METER EXISTING WATER METER
- MANHOLE EXISTING MANHOLE
- STOP SIGN EXISTING STOP SIGN
- CURB & GUTTER
- CONC. SIDEWALK
- ASPHALT PAVEMENT-HEAVY
- ASPHALT PAVEMENT-LIGHT
- BUILDING
- SOLID WASTE ROUTE
- LANDSCAPE AREA
- ACCESSIBLE PARKING TYP.: MIN. 8'-6" x 18'-0" w/ 5' AISLE VAN: MIN. 8'-6" x 18'-0" w/ 8' AISLE
- ACCESSIBLE DU - 1ST FLOOR
- HEARING IMPAIRED UNIT

**VICINITY MAP**

**DO Zone Atlas May 2018**

**P-09-Z**

**AGIS**

For more details about the Integrated Development Ordinance visit <http://www.ciabq.gov/planning/code-public-regulation/development-ordinance>

**GENERAL SHEET NOTES**

- A. SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS.
- B. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS OTHERWISE NOTED.
- E. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL, ADA STANDARDS & GUIDELINES.
- F. ALL PARKING SPACES AT 8'-5" X 18'-0" UNO.
- G. DESIGN WILL COMPLY WITH 2015 INTERNATIONAL FIRE CODE APPENDIX B, C&D.
- H. ALL RADII ALONG FIRE LANE SHALL BE 28'-0". CLUBHOUSE WILL HAVE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.
- I. FIRE ACCESS LANES SHALL BE MARKED FIRE LANE ON BOTH SIDES.
- J. FDC SHALL BE WITHIN 100 FEET OF A FIRE HYDRANT.
- K. SLOPES WILL NOT EXCEED 10% IN GRADE FOR FIRE ACCESS ROADS.
- L. ALL FIRE ACCESS LANES SHALL HAVE AN APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
- M. 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.

**SHEET KEYED NOTES**

1. PROPERTY LINE/ ROW LINE
2. VEHICLE ACCESS - ENTRANCE / EXIT
3. FIRE LANE, 28' WIDTH STANDARD, 28' RADII
4. FIRE HYDRANT
5. WATER METER BOX
6. DUMPSTER LOCATION
7. SIDEWALK PER COA STD DWG 2430
8. NEW VALLEY GUTTER
9. NEW PEDESTRIAN RAMP PER COA STD DWG 2441, 2442 & 2443.
10. ADA PARKING SIGN PER DETAIL C ON SHEET 2
11. MOTORCYCLE PARKING SIGN PER DETAIL E ON SHEET 2, (FREE STANDING) - MOUNT ON 2 1/2" GALVANIZED STEEL POST, 5' ABOVE GROUND. EMBED POST INTO 3000 PSI CONCRETE BASE - 1" DIA, 2' DEEP.
12. BICYCLE PARKING RACK PER DETAIL A ON SHEET 2. (2 BIKES PER RACK)
13. SOLID WASTE ROUTE
14. SIDEWALK CULVERT PER COA STD DWG 2236

**SITE DATA**

SITE ADDRESS: 9901 CEJA VISTA RD SW, ALBUQUERQUE, NM

LEGAL DESCRIPTION: TR RR3B1 PLAT FOR WESTLAND SOUTH TRACTS RR-3B-1 AND RR-3-C-1 CONTAINING APPROXIMATELY 11.1940 ACRES

PARCEL SIZE: 11.1940 ACRES

ZONE ATLAS: P-09-Z

ZONING SUMMARY: R-ML

**PARKING**

**PARKING REQUIRED (8.5' x 18' TYP. P.S. INCL. 2'-0" OVERHANG)**

UNIT TYPE	#DU	P.S. RATIO	P.S. REQ.
A 1BR/1BA	12	1.2 P.S./DU	15
B 2BR/2BA	108	1.6 P.S./DU	173
C 3BR/2BA	108	1.8 P.S./DU	195
D 4BR/2BA	12	1.8 P.S./DU	22
TOTAL			405 (1.69 P.S./DU)

PARKING PROVIDED

UNCOVERED PARKING	254
CARPORT	151
TOTAL PARKING PROVIDED	405 (1.69 P.S./DU)

ACCESSIBLE PARKING REQUIRED - SURFACE: 15  
ACCESSIBLE PARKING PROVIDED - SURFACE: 15

BIKE PARKING REQUIRED: 10% x 416 S.P. = 42  
BIKE PARKING PROVIDED: 42

**OPEN SPACE:**

USABLE OPEN SPACE REQUIRED

UNIT TYPE	#DU	RATIO	REQ.
A 1BR/1BA	12	225 S.F./DU	2,700
B 2BR/2BA	108	285 S.F./DU	30,780
C 3BR/2BA	108	350 S.F./DU	37,800
D 4BR/2BA	12	350 S.F./DU	4,200
TOTAL			75,480 (1.73 AC)

PROVIDED: 119,061 (2.73 AC)

Designed By: **HUITT ZOLLARS**

**TIERRA LINDA APARTMENTS**  
9901 CEJA VISTA RD SW  
ALBUQUERQUE, NM

**TITLE: TRAFFIC CIRCULATION LAYOUT**

Design Review Committee	City Engineer	Mo./Day/yr.	Mo./Day/yr.

City Project No. \_\_\_\_\_ Zone Map No. **J-09-Z** Sheet **1** Of **2**

Plotted: 11/21/2024 4:17:02 PM By: Tatyana, Linda  
C:\Users\linda\OneDrive\Documents\2008\Deliverables\08\_4\_TLTIERRA LINDA TLC PLAN.dwg  
Last Saved: 11/21/2024 4:16:51 PM latroya

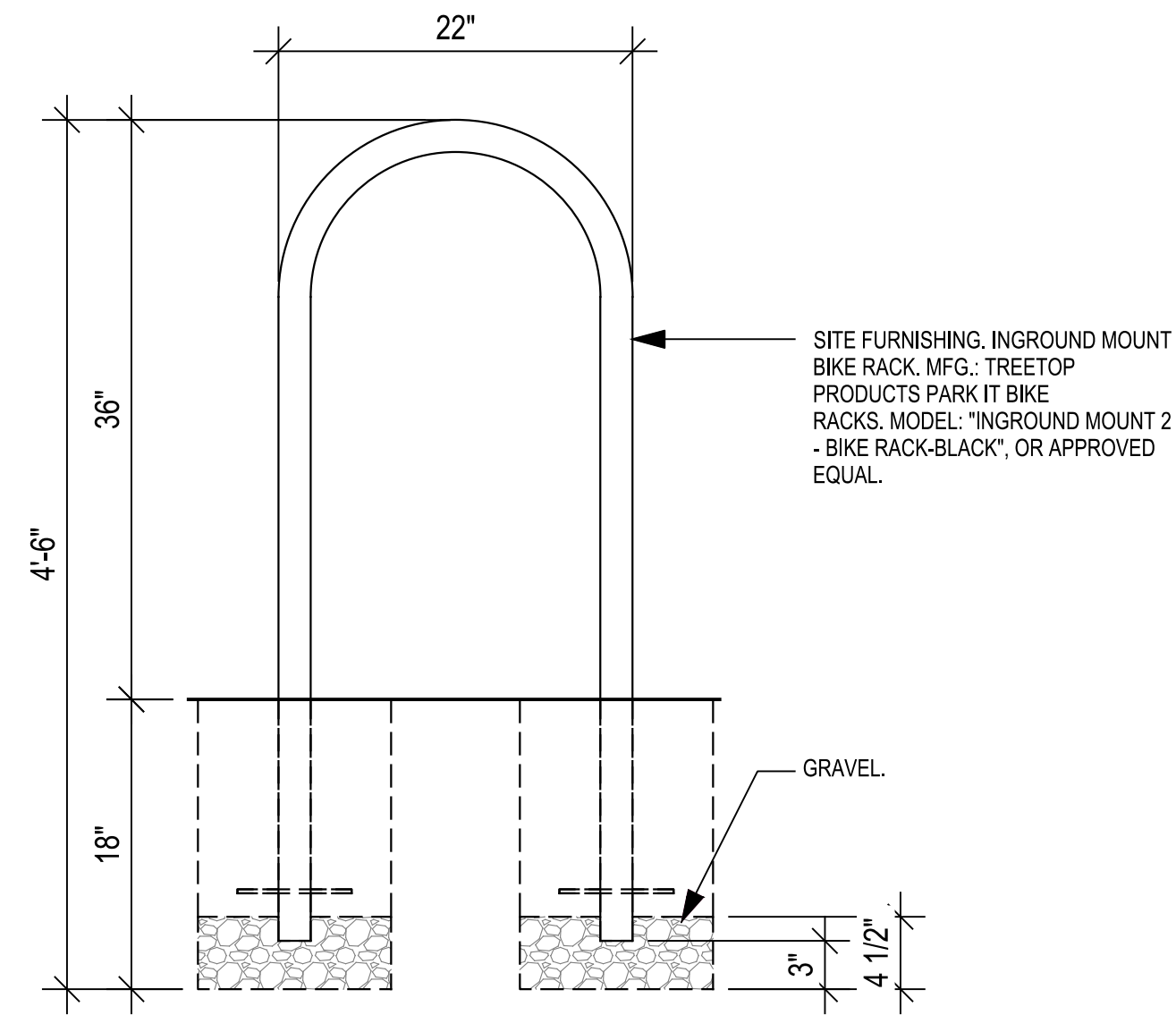


**ENGINEER'S SEAL**

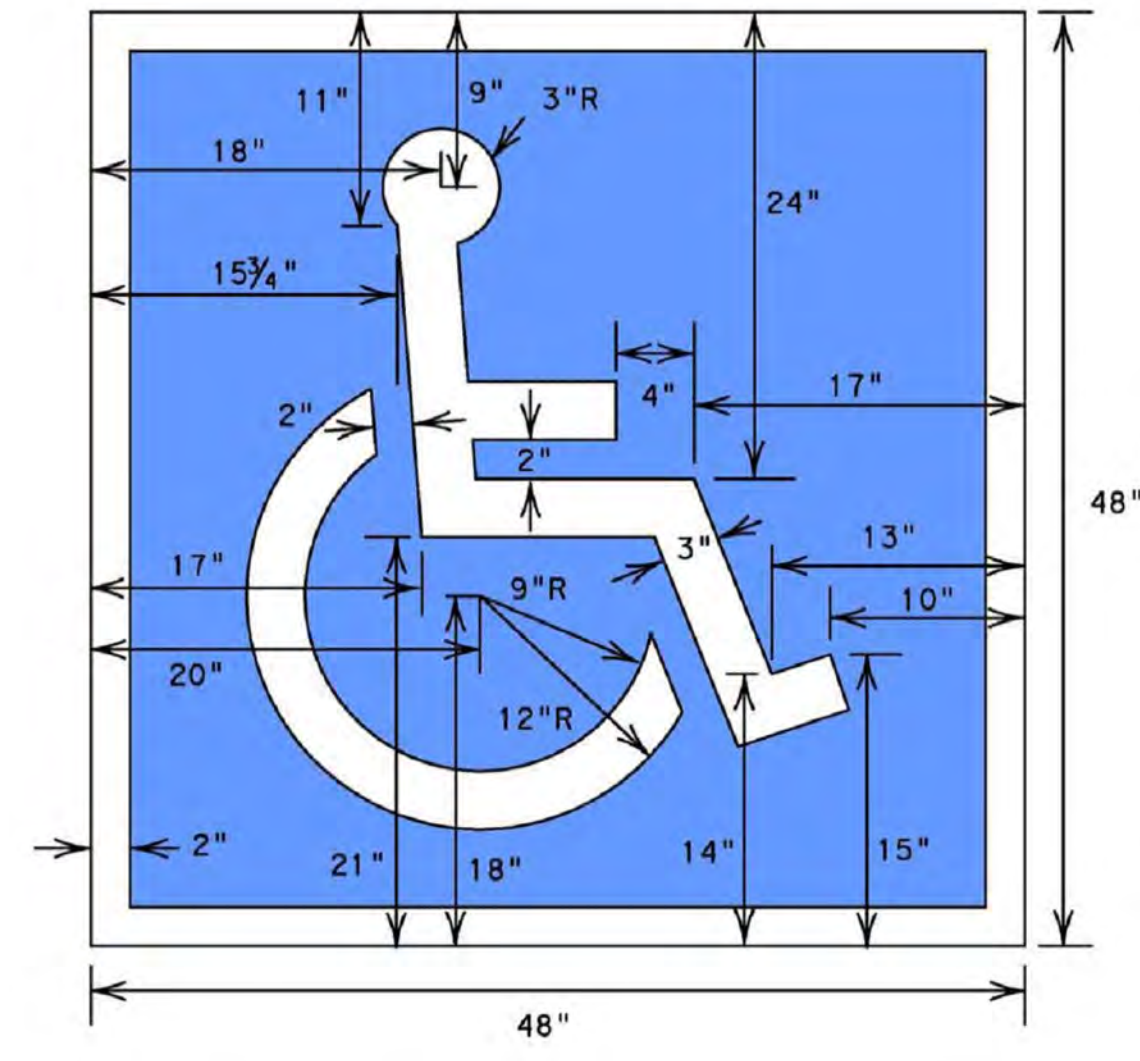
NO.	DATE	REVISIONS	BY
	NOV. 14, 2024	DESIGN	SE
	NOV. 7, 2024		LT
	NOV. 7, 2024		LV

DATE: NOV. 14, 2024  
DATE: NOV. 7, 2024  
DATE: NOV. 7, 2024

DWG NAME: TIERRA LINDA TLC PLAN.dwg  
CHECKED BY: LV

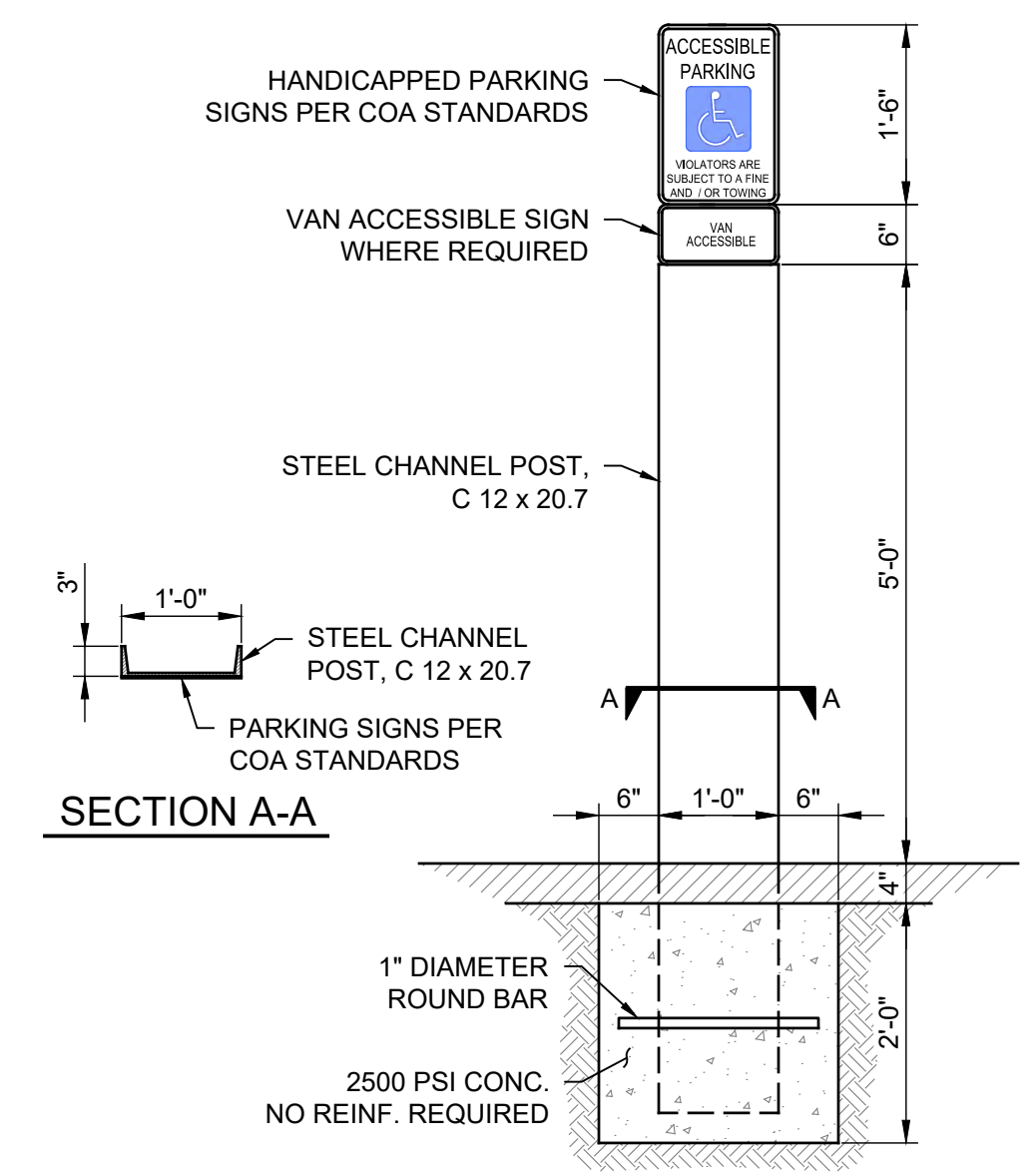


**A BIKE RACK DETAIL**

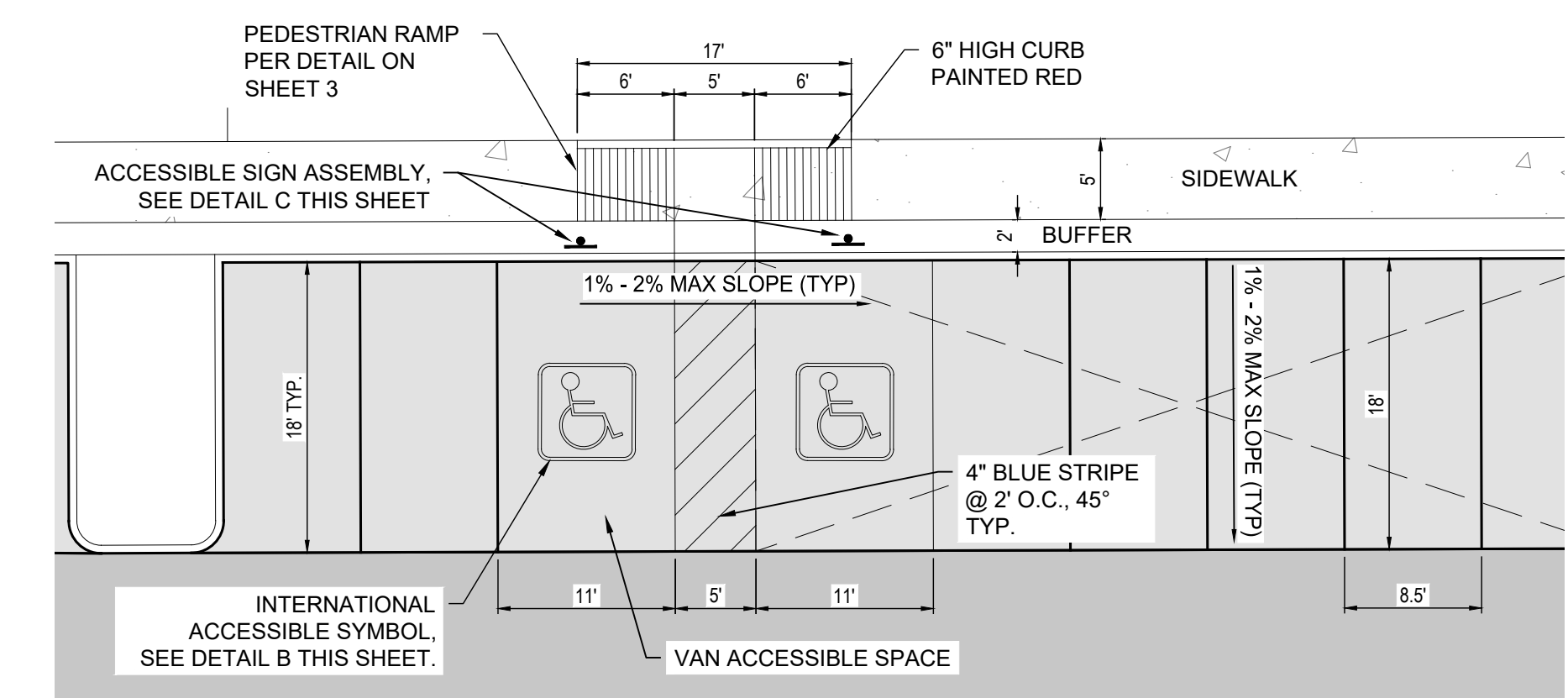


NOTES:  
1. BACKGROUND: BLUE PAINT  
2. SYMBOL: WHITE PAINT

**B ACCESSIBLE PAVEMENT SYMBOL**  
NO SCALE

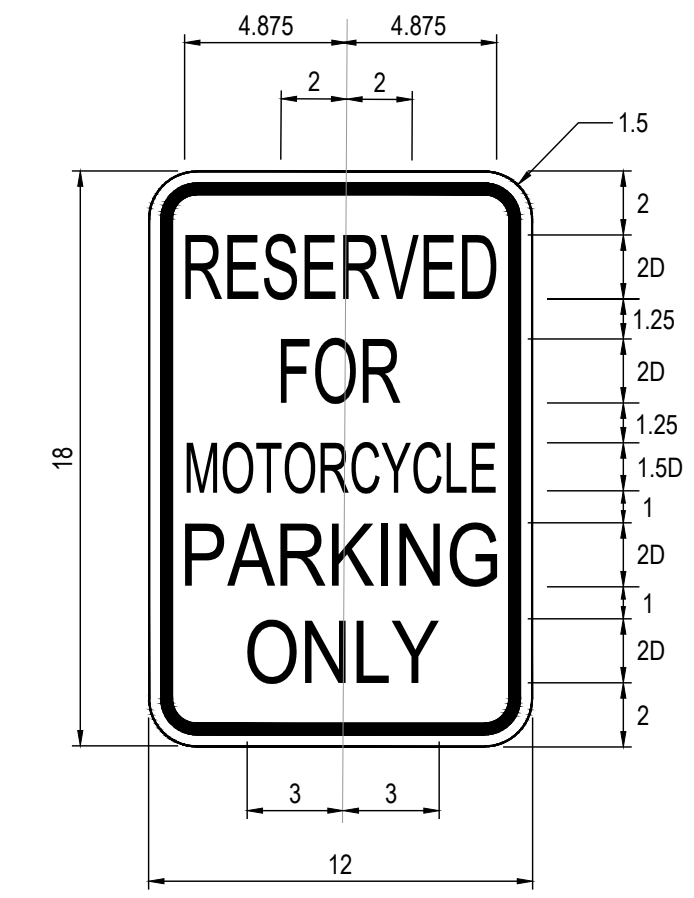


**C ACCESSIBLE PARKING SIGN**  
NO SCALE



NOTES:  
1. ALL WALKWAYS, RAMPS, ACCESSIBLE PARKING, SIGNAGE, ETC. SHALL MEET APPROVED A.D.A. STANDARDS  
2. 2% MAX. SLOPE IN ALL DIRECTION IN AREAS OF ACCESSIBLE PARKING SPACES  
3. PARKING AND DRIVE AISLE SLOPES PER CITY OF ALBUQUERQUE DPM, CURRENT EDITION

**D ADA PARKING STALL LAYOUT**  
SCALE: 1"=10'-0"



12"x18"  
BLACK/WHITE

NOTE:  
DISTANCES ARE IN INCHES.

**E MOTORCYCLE PARKING SIGN**

CONTRACTOR	DATE
STAMPED BY	DATE
INSPECTOR'S	DATE
FIELD OFFICE	DATE
VERIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	

FIELD NOTES	DATE
BY	
NO.	



NO.	DATE	REVISIONS	BY
	NOV. 14, 2024	DESIGN	SE
	NOV. 14, 2024		LT
DWG NAME: TIERRA LINDA TLC PLAN.dwg			
CHECKED BY: NV DATE: NOV. 14, 2024			



Designed By:  
**TIERRA LINDA APARTMENTS**  
9901 CEJA VISTA RD SW  
ALBUQUERQUE, NM

TITLE: DETAILS			
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.		Zone Map No.	Sheet Of
		J-09-Z	2 Of 2

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