

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 27, 2026

Josh Lutz, PE
Bohannan Huston
7500 Jefferson St NE
Albuquerque, NM 87109

jlutz@bhinc.com

Re: **Project Solis-MDS**
5501 WATSON DR SE
Conceptual Traffic Circulation Layout for DFT/DHO Approval
Engineer's Stamp 1-20-26 (R16DA1001) TRANS-2025-00017

Dear Mr. Lutz,

PO Box 1293

The conceptual TCL resubmittal received 1-20-26 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.

Albuquerque

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 [ABQ-PLAN](#) for log in and evaluation by Transportation.

NM 87103

www.cabq.gov

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.

Sincerely,

Sertil A. Kanbar

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

GENERAL NOTES

1. ALL SIDEWALKS, RAMPS, CURB CUTS, AND CURB AND GUTTER SHALL BE BUILT PER THE C.O.A. STANDARD DRAWINGS AND ADA STANDARDS
2. CLEAR SIGHT DISTANCE: 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 THIS AREA. SITE TRIANGLE SPEED IS BASED OFF OF 35 M.P.H. ROADWAY.
3. STREET LIGHTING WILL COMPLY WITH CPO REQUIREMENTS AND NIGHT SKY LIGHTING. STREET LIGHTS WILL BE DEFINED WITH A SEPARATE SUBMITTAL.

SITE DATA

SITE ADDRESS: CRICK CROSSING SE & WATSON BLVD SE, ALBUQUERQUE, NM 87105

LEGAL DESCRIPTION: TR J BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK III(A) REPLAT OF TRS 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4 MESA DELSOL & TRS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21

ZONE ATLAS: R-16-Z

NARRATIVE:
THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A RESEARCH/DEVELOPMENT FACILITY. THERE IS ONE OVERALL PROPOSED BUILDING, WHICH IS ANALYZED BELOW FOR FIRE FLOW.

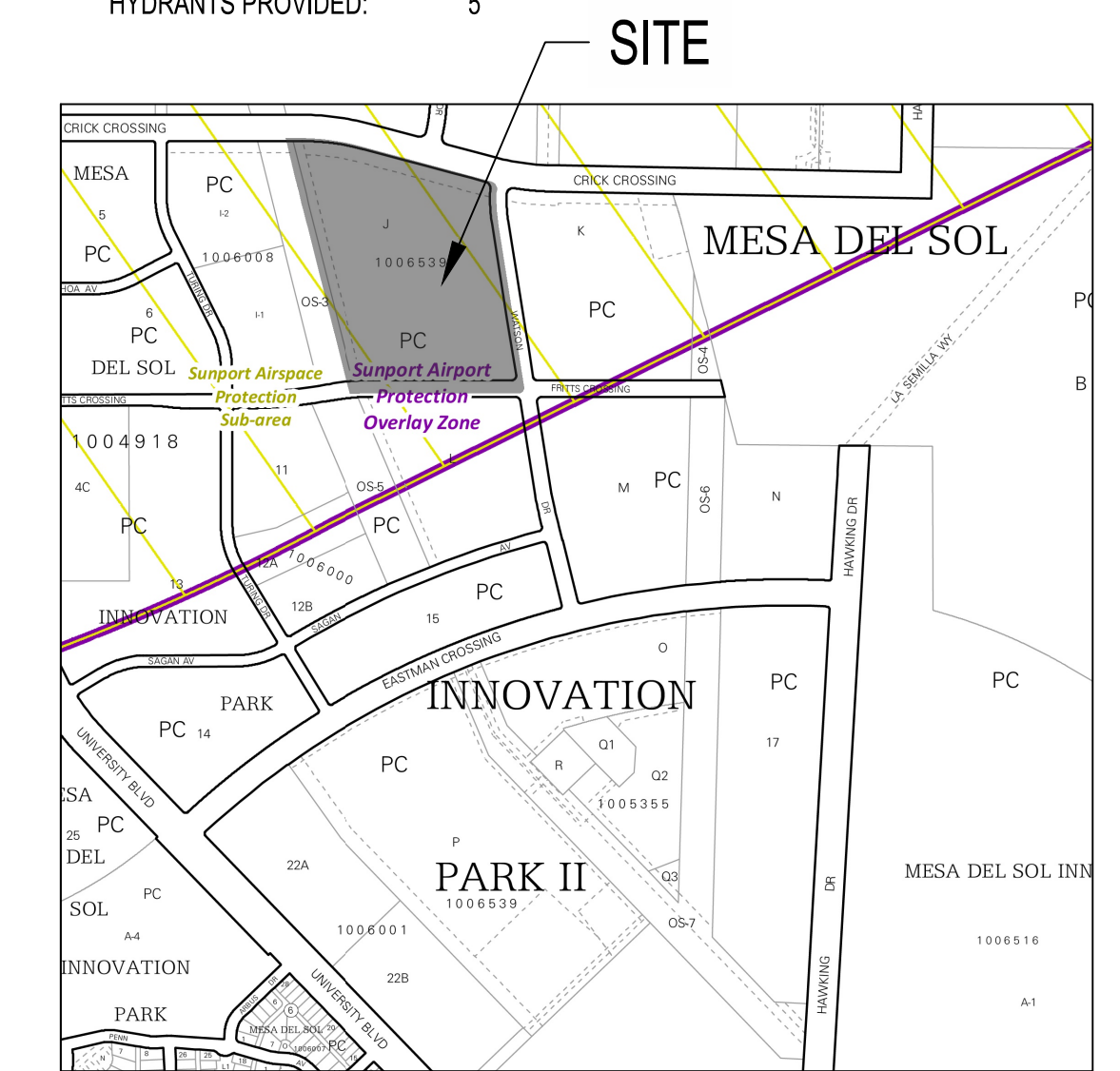
RESEARCH/DEVELOPMENT FACILITY:

BUILDING SQUARE FOOTAGE:
GROUND LEVEL: 239,464
MEZZANINE: 646 SF
TOTAL PROJECT: 240,110 SF

OCCUPANCY TYPE F-1, S-1, B

F-1: 172,066 SF
S-1: 28,547 SF
B: 39,497 SF (INCL. MEZZ)

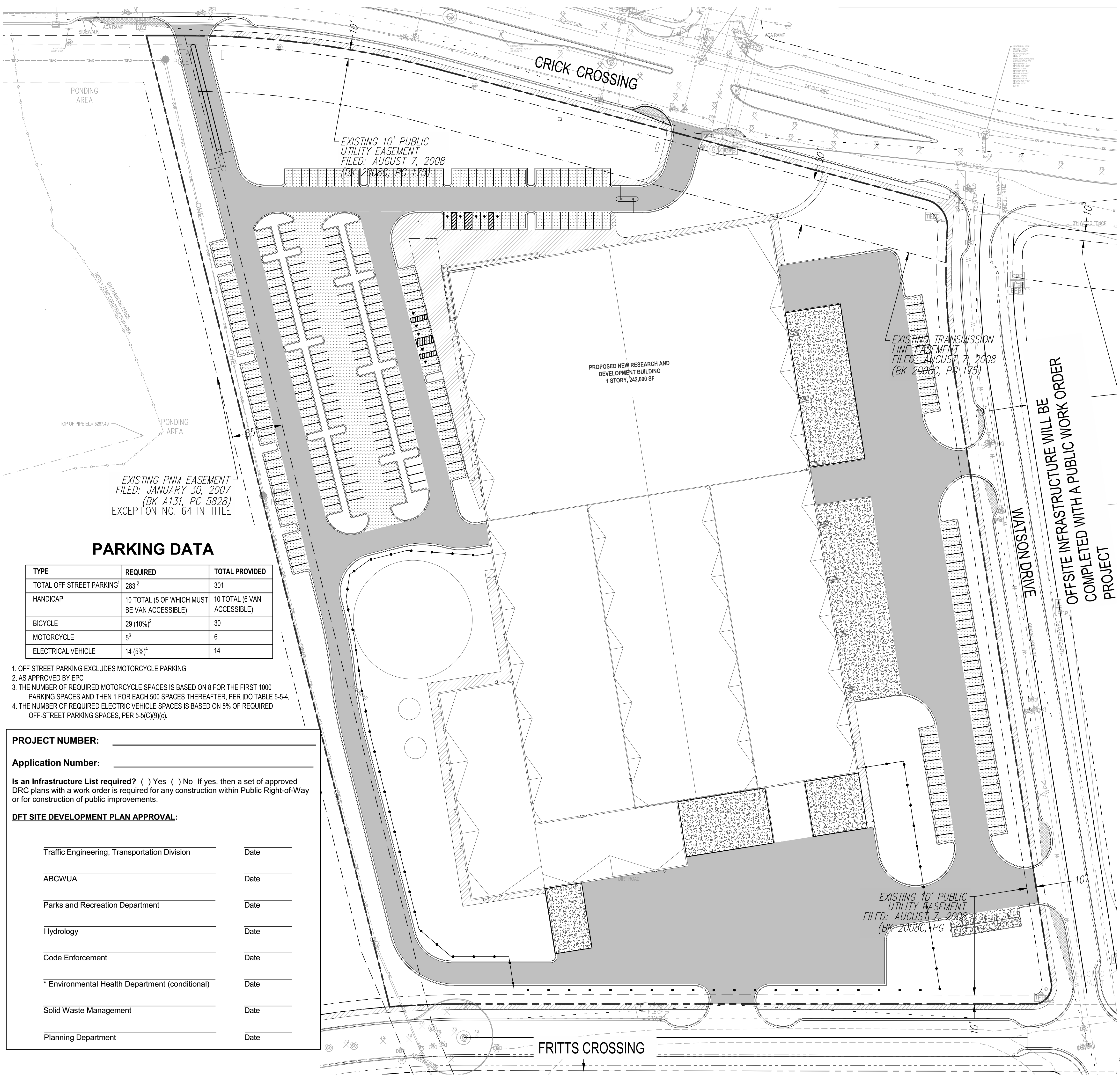
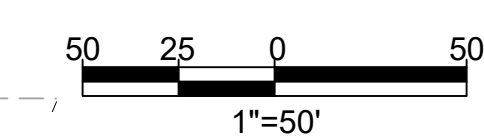
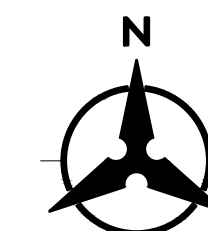
CONSTRUCTION TYPE: II-B
DEVELOPMENT TYPE: NEW CONSTRUCTION
SPRINKLERED: YES (REQUESTING 60% REDUCTION)
BUILDING HEIGHT: 110 FT 0 INCH
LARGEST FIRE FLOW: 3,200 GPM
HYDRANTS REQUIRED: 4
HYDRANTS PROVIDED: 5



VICINITY MAP
ZONE ATLAS PAGE: R-16-Z
N.T.S.

LEGEND

- EXISTING EASEMENT
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- FENCE
- SIGHT DISTANCE



PARKING DATA

TYPE	REQUIRED	TOTAL PROVIDED
TOTAL OFF STREET PARKING ¹	283 ²	301
HANDICAP	10 TOTAL (5 OF WHICH MUST BE VAN ACCESSIBLE)	10 TOTAL (6 VAN ACCESSIBLE)
BICYCLE	29 (10%) ³	30
MOTORCYCLE	5 ³	6
ELECTRICAL VEHICLE	14 (5%) ⁴	14

1. OFF STREET PARKING EXCLUDES MOTORCYCLE PARKING
2. AS APPROVED BY EPC
3. THE NUMBER OF REQUIRED MOTORCYCLE SPACES IS BASED ON 8 FOR THE FIRST 1000 PARKING SPACES AND THEN 1 FOR EACH 500 SPACES THEREAFTER, PER IDO TABLE 5-5-4.
4. THE NUMBER OF REQUIRED ELECTRIC VEHICLE SPACES IS BASED ON 5% OF REQUIRED OFF-STREET PARKING SPACES, PER 5-5(C)(9)(c).

PROJECT NUMBER: _____

Application Number: _____

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	_____	Date _____
ABCWUA	_____	Date _____
Parks and Recreation Department	_____	Date _____
Hydrology	_____	Date _____
Code Enforcement	_____	Date _____
*Environmental Health Department (conditional)	_____	Date _____
Solid Waste Management	_____	Date _____
Planning Department	_____	Date _____

BENCH MARKS

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ENGINEER'S SEAL



AS-BUILT INFORMATION

BY	CONTRACTOR	DATE	WORK	DATE	STAMPED BY	DATE	INSPECTOR	DATE	ACCEPTANCE BY	DATE	FIELD VERIFICATION BY	DATE	DRAWINGS CORRECTED BY	DATE

REVISIONS

NO.	DATE	DESCRIPTION

DESIGN

DESIGNED BY	JN	CHECKED BY	JL	DRAWN BY	JN
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SITE PLAN COVER SHEET

Tue, 26-Jan-2026 - 4:08 pm. Plotted by: JNEAL
P:\20260075\CAD\Plans\General\20260075_TC100.dwg

CITY OF ALBUQUERQUE

Planning Department
Alan Varela – Director



Mayor Timothy M. Keller

October 16, 2025

Jonathan Kruse, PE, PTOE
Lee Engineering
8220 San Pedro Dr. NE
Albuquerque, NM 87113

**Re: Project Solis
Mesa Del Sol
Traffic Impact Study (R16DA1001) TRANS-2025-00257**
Submittal dated October 8, 2025
Via email jkruse@lee-eng.com and ABQ-PLAN

Dear Mr. Kruse,

PO Box 1293
The Traffic Impact Study received on October 8, 2025 has been reviewed and is approved by the City of Albuquerque Planning Development Transportation Section.

Albuquerque
The approved Traffic Study is valid for three years. Should significant modifications to the approved development proposal occur, the approved study shall be revised to incorporate the changes.

NM 87103
If you have any questions, please contact me at earmijo@cabq.gov or (505) 924-3991.

Sincerely,

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