

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

November 29, 2021

David McEachern, RA  
RBA Architecture , PC  
1104 Park Ave SW  
Albuquerque, NM 87102

**Re: McMahan Shopping Center**  
**10550 Unser Blvd NW**  
**Traffic Circulation Layout**  
Architect's Stamp 07-20-2021 (A11-D017)

Dear Mr. McEachern,

Based upon the information provided in your submittal received 11-24-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Proposed Private Access Easement:

- Provide/show on plans for pathway from Bandelier to Lot 4.
- Bandelier driveway entrance design will need to be shown and construction notes provide to build entrance drive and access road to Lot 4

2. A Shared Access Easement agreement will need to be provided for 'Extend Access for Ingress/Egress' for the following lots:

- Shared Access between Lots 2 and 3.
- Shared Access between Lots 3 and 4.
- These proposed Access Easements are not shown on Approved/recorded Plat.

3. Lot 5:

- The proposed 6 ft pedestrian pathway and ramps will need details/construction notes.
- Note to include details for curbing, striping and sidewalk limits.
- Provide keyed note 27 at Unser frontage trail.

4. Bldg A:

- Provide keyed note 37 at drive thru entrance
- Bike Infrastructure location might interfere with 6 ft pedestrian pathway. Please provide width between keyed note 16 and drive thru to determine if the pathway is reduced/compromised.

5. Bldg A & B:

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- Keyed Note 4: the placement of signage will reduced the required 6 ft ADA pathway. Please address.
6. AS2.0:
- Detail A4: Pathway must be 6ft width inside to inside curb and ramp label 12:1 max.
  - Detail A6:
    - 1. Ramp must be 12:1 max.(label).
    - 2. Landing: 6'x'6 with 50:1 max.(label)
7. AS-2.1:
- Ramp slope 12:1 max call out.
  - Landing (6'x6') slope 50:1 call out.
  - Proposed 6ft width pathway must be inside to inside curb 6 ft in width.
8. Unser Proposed median work and deceleration and Bandelier roadway improvements:
- **APPROVAL OF FINAL CO (A condition for CO) that work order for these roadway improvements be completed, and accepted by the COA.**
9. Please provide a letter of response for all comments given.

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If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Nilo Salgado-Fernandez, P.E.  
Senior Traffic Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File