

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

November 16, 2021

Peter Butterfield, RA  
13013 Glenwood Hills Ct NE  
Albuquerque, NM 87111

**Re: Dions NM 22**  
**9620 Universe Blvd NW**  
**Traffic Circulation Layout**  
Architect's Stamp 08-03-2021 (B10-D003H)

Dear Mr. Butterfield,

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

**1. Access Road and Auxiliary Access Road:**

- Proposed sidewalk on northern portion of site will need to be labeled as SIDEWALK DETAIL not RAMP DETAIL. Please adjust text.
- A Condition of Final C.O. Approval for Dions:
  1. Work Order CPN 670982 be built/constructed and approved by COA.
  2. Dutch Bros Coffee built, approved and Final CO approved

2. **Motorcycle parking spaces:** Please reference sign face detail B5/TCL-2 instead of proposed text 2/TCL.
3. Proposed ADA parking stall aisle ramp (C5/TCL-2) is not acceptable. Please provide an alternate design and remove proposed shown on sheets TCL-1 & TCL-2.
4. ADA parking stall signs need to be referenced ( detail: C5/TCL-2) on sheet TCL-1
5. Per DPM, a **6 ft. wide ADA accessible pedestrian pathway** is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details. **Prior comment not addressed (according to detail C4 & D5 of sheet TCL-2 details).**
6. Provide a copy of refuse approval. **Comment not addressed**
7. All one-way drives shall have **"One Way" and "Do Not Enter" SIGNAGE** and pavement markings. Please show detail and location of posted signs and striping. **Comment not addressed. Need to provide Do Not Enter signs (both sides of exit lane) at end of drive thru lane. Another concerns below that were not addressed:**
  - Pavment marking details need to be provided (**prior comment**).
  - 'Do Not Enter' sign face detail will need to be provided (**prior comment**).

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8. The minimum drive through lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns. (A 15 foot radius can be used with an increase in lane width to 14 feet). **Need to address this comment at end of drive thru lane geometry.**
9. Please provide a letter of response for all comments given.
10. A copy of receipt for Re-sbmittal payment will need to be provided.

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

PO Box 1293

C: CO Clerk, File

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