

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

10/24/2025

Sam Eberle
Modulus Architects
8220 San Pedro Dr. NE Ste. 520
Albuquerque, NM 87113

Re: Peaches Fitness Club
4805 All Saints Rd. NW Albuquerque, NM 87120
Traffic Circulation Layout
Engineer's Stamp XX-XX-XX (C13-D016D)

Dear Mr. Eberle,

Based upon the information provided in your submittal received 10-17-25, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.

Sheet AS101

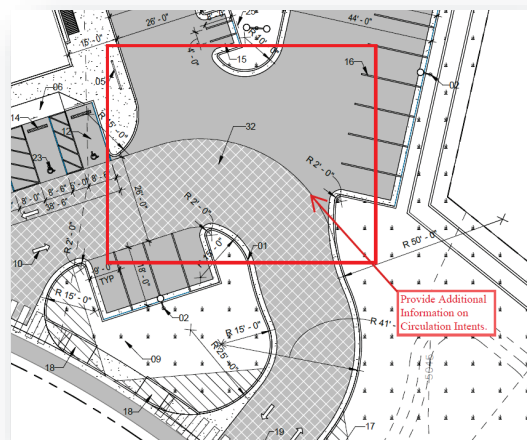
2. Identify all existing access easements and rights of way width dimensions.
3. Show roadway and identify the right of way width, curb cuts, and street widths on All Saints Rd. and High Assets Way.
4. Clarify existing property lines and proposed property lines.
5. Provide each driveway accesses width and detail drawings.
6. We notice callout 32. What are the site circulation intentions? Provide details for internal street path of travel.

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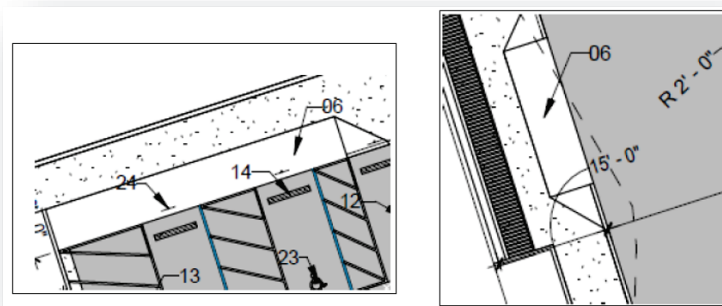
7. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. accommodation is 25 ft. or larger.
8. Provide proposed pavement surface type. A hard driving surface will be required for the parking area and drive aisles.
9. Call out sight out triangle dimensions.
10. All accessways to the site from the adjacent roadway shall be ADA-compliant.
11. Show existing driveways on the adjacent properties and properties across the street from the site. Indicate distancing from these existing driveways to nearby proposed site accessways.
12. All sidewalks along streets should be placed at the property line.
13. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.
14. Sidewalk must meet City standard drawing 2430. Callout all sidewalk dimensions and provide details.
15. All accessways to the site from the adjacent roadway shall be ADA-compliant.
16. Provide design details and City standard drawings for all ADA ramps.
17. Provide additional ADA ramp details on site plan. Show where ADA ramps vs sidewalk will be located and provide sidewalk widths.

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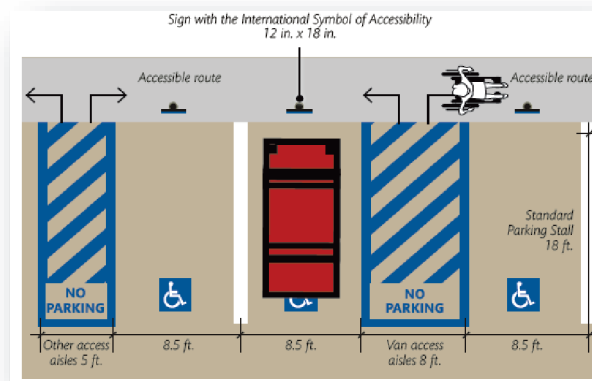
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18. Dimensions, design, and stripping on site plan for ADA parking does not match detail drawings 2 and 3, sheet AS502. Please verify and correct as needed.



19. ADA access aisles shall have blue diagonal striping and the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed (66-1-4.1.B NMSA 1978). White paint is called out in detail drawing. Please correct detail drawing as needed.



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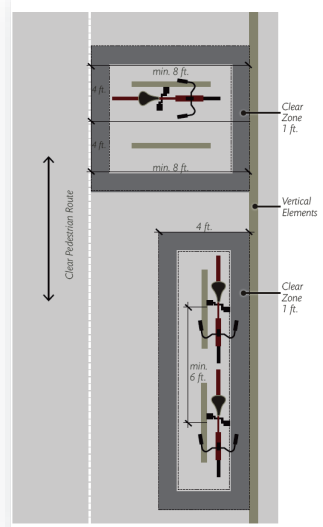
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20. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway, provide details (i.e., dimensions, markings, etc.), and callout building entrance.
21. 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.
22. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
23. Provide Zoning approval for proposed parking calculations and EV accommodations.
24. Parking spaces cannot be bisected by lot lines.
25. Provide motorcycle pavement marking "MC" for each motorcycle parking space.
26. Provide electric vehicle pavement marking "EV" for each electric vehicle parking space.
27. Provide bicycle stall design details. Bicycle parking spaces shall be located, sized, and constructed as required by IDO. Ensure that a minimum 4 foot clear pedestrian access route width is free and clear from obstruction and protruding objects.
28. All bicycle racks shall be designed according to the following guidelines:
- The rack shall be a minimum 30 inches tall and 18 inches wide.
 - The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.



- The rack allows varying bicycle frame sizes and styles to be attached.
 - The user is not required to lift the bicycle onto the bicycle rack.
 - Each bicycle parking space is accessible without moving another bicycle.
29. Bicycle racks shall be sturdy and anchored to a concrete pad.
30. A 1-foot clear zone around the bicycle parking stall shall be provided.

FIGURE 7.4.115 Bicycle Parking Stall Layout Options



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31. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
32. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.
33. Provide a copy of Solid Waste and Fire Marshal approvals.
34. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access.
35. Show all private infrastructure outside of public right-of-way and all public infrastructure within public right-of-way. Any private infrastructure that is allowed by the City of Albuquerque to be kept within right-of-way shall require a revocable permit.
36. Show location of overhead utility lines in relationship to the buildings.

Sheets AS501 – AS503

37. Provide City standard drawings and/or detail drawings that reflect design intentions. Where the aisles will function for deliveries by larger trucks, refuse, and/or fire vehicles, etc., a 25 foot radius or larger is to be used.

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38. There are some cases of incorrect detail reference call outs. Verify that provided standard drawings reflect design intentions and reference callouts.

Once corrections are complete, resubmit the following for evaluation by Transportation:

1. The revised Traffic Circulation Layout
2. Send an electronic copy of your submittal to ABQ-plan.

If you have any questions, please contact me at (505) 924-3880.

Sincerely,

Tasha Felton

Tasha Felton
Assistant Engineer, Planning Dept.
Development Review Services

PO Box 1293

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\tf via: email
C: CO Clerk, File

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