

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

February 19, 2021

Tate Fishburn, RA
Tate Fishburn Architect
P.O. Box 2941
Corrales, NM 87048

Re: Jiffy Lube
9386 Coors Blvd NW
Traffic Circulation Layout
Engineer's/Architect's Stamp 2-19-21 (C13D024)

Dear Mr. Fishburn,

Based upon the information provided in your submittal received 2-11-21, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please clarify property lines. Maps indicate property lines do not go into sidewalk off Coors.
2. Pouring a connection from existing sidewalk off Coors to existing ADA ramp requires DOT approval.
3. ADA ramps need to be updated to current standards. Does existing ADA ramp meet the maximum running slope of 8% and maximum cross slope of 2%? Contours show a drop from top to the bottom of the ramp.

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

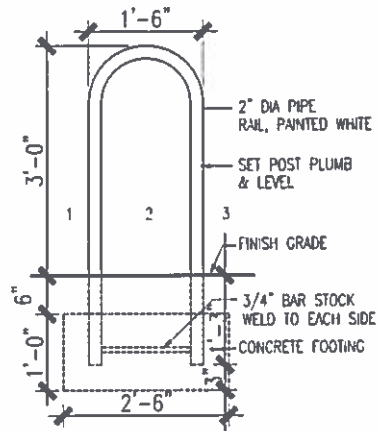
1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee.

If you have any questions, please contact me at (505) 924-3981.

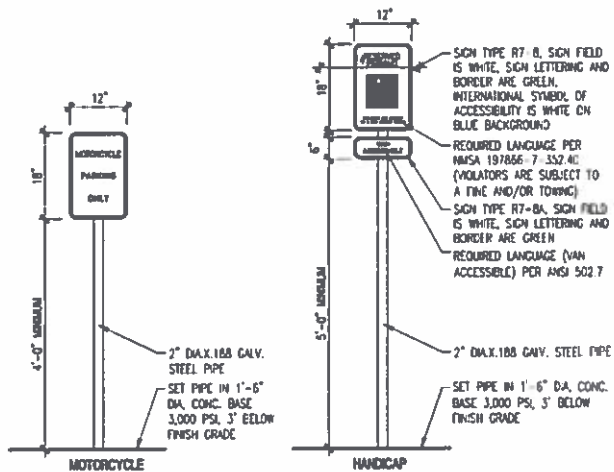
Sincerely,

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

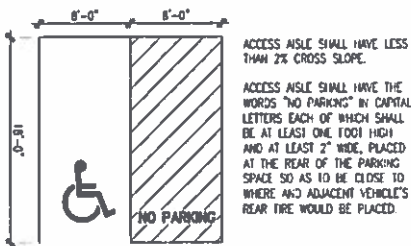
EG via: email
C: CO Clerk, File



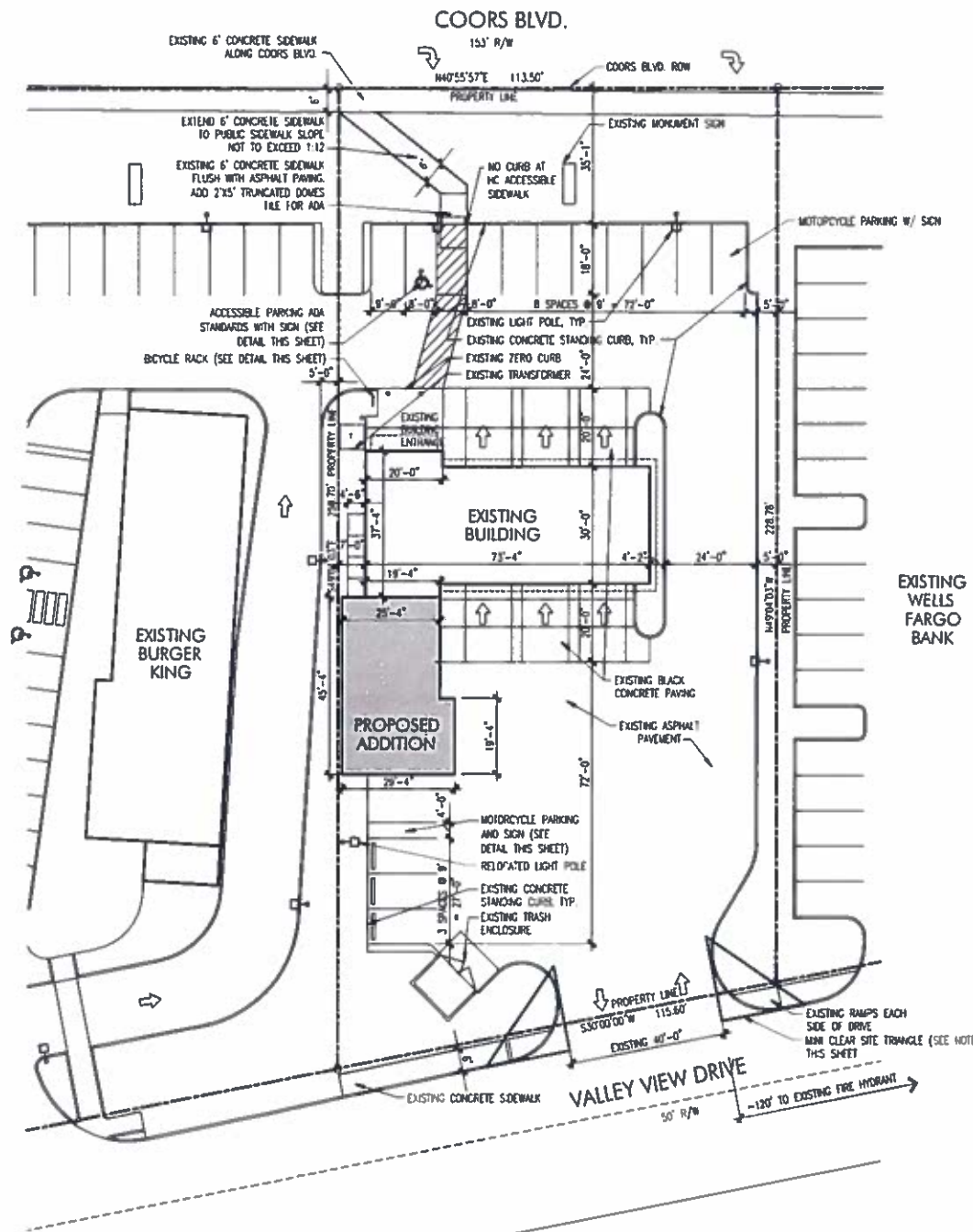
4 BIKE POST DETAIL
N.T.S.



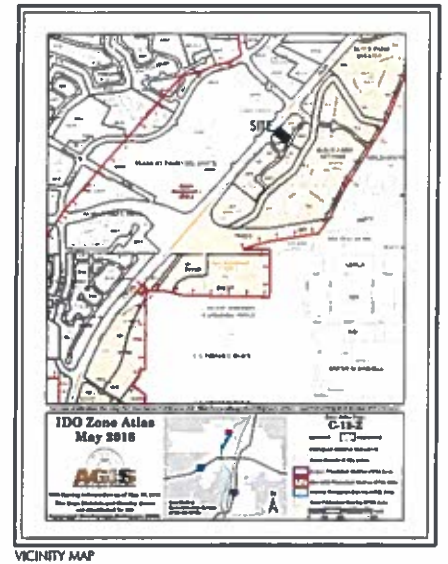
3 PARKING SIGNS
N.T.S.



2 ACCESSIBLE PARKING
N.T.S.



1 SITE PLAN
1"=20'

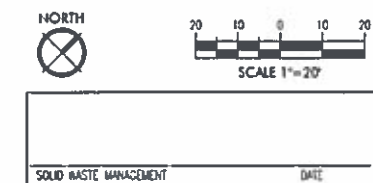


SITE DATA

LEGAL DESCRIPTION: TRACT 3C-1 PART OF 3C OF BLACK RANCH FILED JUNE 14, 1991 VOLUME 91C, FOLIO 121
LOCATION: 9386 COORS BOULEVARD, NW ALBUQUERQUE, NM 87120
PROPOSED USE: LIGHT VEHICLE REPAIR SHOP
IDO CLASSIFICATION: LIGHT VEHICLE REPAIR PER IDO 4-3(0)(18)
EXISTING ZONING: MX-1
LOT AREA: 27,210 SF (0.625 ACRES)
BUILDING AREA: EXISTING 2,357 SF PROPOSED 1,213 SF TOTAL 3,571 SF
PARKING REQUIRED: 1/1,000 GSF = 4
PARKING PROVIDED: 13
HC PARKING REQUIRED: 1/25 SPACES = 1
HC PARKING PROVIDED: 1, VAN ACCESSIBLE
HC PARKING REQUIRED: 1
HC PARKING PROVIDED: 1
BICYCLE PARKING REQUIRED: 3
BICYCLE PARKING PROVIDED: 3

MINI CLEAR SITE TRIANGLE

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE CUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SITE TRIANGLE (11'X11' PER DFM 7.110).



TATE FISHBURN
ARCHITECT



PROJECT

jiffy lube
ADDITION

9386 COORS BOULEVARD NW
ALBUQUERQUE, NEW MEXICO 87120

REVISIONS

DATE FEBRUARY 10, 2021

DRAWING NAME
TRAFFIC
CIRCULATION
LAYOUT PLAN

SHEET NUMBER

TCL-1

1001 N. COORS BLVD. ALBUQUERQUE, NM 87102 PHONE 505.844.9338 FAX 505.844.9338

