Planning Department Alan Varela, Director



Mayor Timothy M. Keller

August 22, 2025

Ronald Bohannan, PE Tierra West, LLC 5571 Midway Park PI NE Albuquerque, NM 87109

Re: Primrose School 4550 Paradise Blvd. NW Traffic Circulation Layout Engineer's Stamp 05-22-18 (C13-D029) TRANS-2025-00228

Dear Mr. Bohannan,

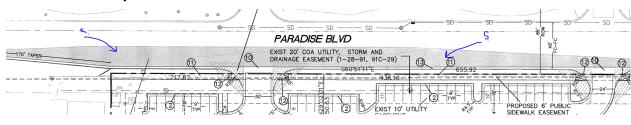
Based upon the information provided in your submittal received 08-19-25, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. Please provide approve plat showing sheard access and shared parking agreements.
- 2. Please clarify, what is this shade area?

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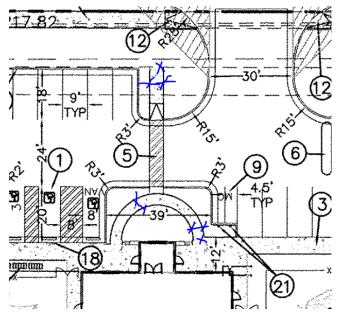
Albuquerque

NM 87103



3. Please show on the site plan how wide is this pathway.

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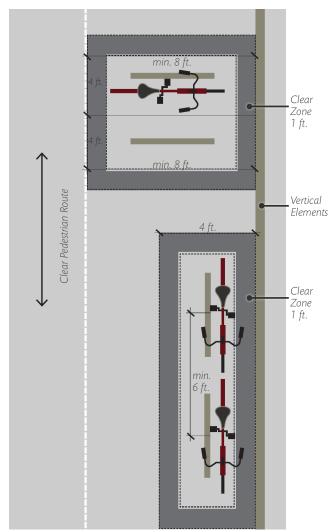


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- 4. Please provide details sheet showing:
 - Interior ADA ramps' details.
 - ADA signage.
 - Proposed Pavement marking.
 - Motorcycle signage.
- 5. Please provide Bike Rack details, and ensure to provide 4 ft distance between each rack.



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- 6. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of signs.
- 7. The ADA access aisles shall have 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

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- 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)
- 8. Google street view shows existing wooden power poles. Please show their locations on the site plan and ensure they do not block site accesses, parking spaces and drive aisles.



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- 9. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
 - 10. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
- 11. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
- 12. Provide copy of Fire Marshal approval.
- 13. Please provide up to date TIS form signed by Transportation manager Ernest Armijo.
- 14. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
- 15. Please specify the City Standard Drawing Number when applicable.
- 16. Provide notes showing what work is included and on the work order and the private work on site.
- 17. Work within the public right of way requires a work order with DRC approved plans.
- 18. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
 - 19. Please provide a letter of response for all comments given.

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Once corrections are complete Send an electronic copy of your submittal to ABQ-Plan for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar Associate Engineer, Planning Dept. Development Review Services

PO Box 1293

\ma via: email

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