

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

July 9, 2021

Treveston Elliott, RA  
811 12<sup>th</sup> St NW  
Albuquerque, NM 87102

**Re: Valley View**  
**9368 Valley View Drive NW**  
**Traffic Circulation Layout**  
Architect's Stamp 07-06-2021 (C13-D036)

Dear Mr. Elliott,

Based upon the information provided in your submittal received 07-08-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Listed are the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking, Coordinate/discuss with Zoning.
2. **Standard Curb/Gutter Detail provided on site plan.** Please remove the word and 2415A from Standard from the provided detail title because City standards call out Standard c&g as 8" and you call it out as 6". I understand that this type of curbing is being used on site and not on public frontage since there appears to be curb and gutter existing. Now if detail not being used on internally then the detail will need to be adjusted and another detail will need to be provided for internal site curb and gutter.
3. Identify all existing access easements and rights of way width dimensions.
4. Identify the **right of way width**, medians, curb cuts, and **street widths** on Valley View Drive.
5. The minimum parking stall dimensions are:

Type of parking	Min. Width	Min. Length	Min. Overhang
<b>Standard</b>	<b>8.5'</b>	<b>18'</b>	<b>2'</b>
<i>Compact</i>	7.5'	15'	1.5'
<i>Motorcycle</i>	4'	8'	N/A
<b>ADA</b>	<b>8.5'</b>	<b>18'</b>	<b>2'</b>

6. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; **all others should be 5ft wide.**
7. **Valley View Drive:**
  - ADA curb ramps must be updated to current standards . **Provide detail per COA standard requirements.**
  - Provide detail or call out **COA std dwg number for this type of ramp detail.**

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- You have provided 2 parking spaces on this street frontage. **Please provide dimensions for these stalls.**

## **Bicycle Proposed Infrastructure (comments IF APPLICABLE):**

8. All bicycle racks shall be designed according to the following guidelines:
  - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
  - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
  - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
  - d. The rack allows varying bicycle frame sizes and styles to be attached.
  - e. The user is not required to lift the bicycle onto the bicycle rack.
  - f. Each bicycle parking space is accessible without moving another bicycle.
9. Bicycle racks shall be sturdy and anchored to a concrete pad.
10. A 1-foot clear zone around the bicycle parking stall shall be provided.
11. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
12. Listed are radii's for all curves shown; for passenger vehicles. **Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger. Please provide FD approval.**
13. A 5 ft. keyway is required for dead-end parking aisles.
14. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. **Please clearly show this pathway and provide details.**
15. 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. **Do you need ramps to accommodate the required 6ft ADA accessible pedestrian pathway?. It appears that this is the condition to be addressed.**
16. 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.**
17. All **NEW** sidewalks along **Valley View Drive:**
  - should be **placed at the property line.**
  - West end of sidewalk add **note to provide 6:1 taper back into existing ground surface elevation.**
  - Build **5ft sidewalk per COA std dwg 2430.**
  - You show a **Standard Sidewalk Detail** but still need to reference 2430.
18. **Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, reducing the required 6 ft ADA pathway to building entrance.**

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19. Provide a copy of refuse approval.
20. 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.
21. Please specify the City Standard Drawing Number when applicable.
22. Provide notes showing what work is included and on the work order and the private work on site.
23. Work within the public right of way requires a work order with DRC approved plans.
24. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
25. Add a note stating "All broken or cracked curb & gutter." A build note must be provided referring to the appropriate City Standard drawing 2415.
26. Please provide a letter of response for all comments given.
27. **Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (Contact Matt Grush: [mgrush@cabq.gov](mailto:mgrush@cabq.gov)).**

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Once corrections are complete resubmit

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

for log in and evaluation by Transportation.

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

