

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

January 26, 2021

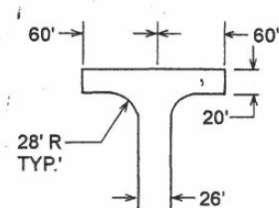
Matthew Kuehn
277 E. Camelback Road Suite 325
Phoenix, AZ

Re: 3801 Paseo del Norte (C17D129)

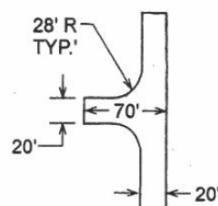
Dear Mr. Kuehn:

Based upon the information provided in your submittal received 1-22-2021, the above referenced plan cannot be approved for a construction permit until the following comments are addressed:

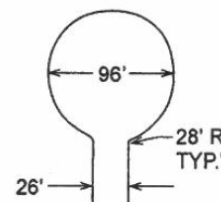
1. Provide narrative of project on the TCL, explaining its use for private purposes only.
2. The current cul-de-sac diameter does not meet current standards for a turnaround. Please see attached options which may result in the need to dedicate an additional roadway easement area:



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD



96' DIAMETER
CUL-DE-SAC

3. Provide a turning template design which can demonstrate that the existing access width into the property is sufficient.
4. All properties are required to have sidewalk along the perimeter of the property per ordinance. In this case, you may submit a sidewalk waiver request for our records.
5. Identify whether this is a paved or gravel parking lot surface.
6. Identify any parking lot striping or parking bumpers with additional notes.
7. Protect light poles in the center of the site with curb placement, and provide a curb detail. Curb should be 6" to 8" high.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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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) 924-3991.

Sincerely,

PO Box 1293
Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Albuquerque

NM 87103
C: via: email
CO Clerk, File

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