

# CITY OF ALBUQUERQUE



December 23, 2011

Devin B. Cannady, R.A.  
Devin Cannady Architect Studio  
3332 Adams St. SE  
Albuquerque, NM 87193

**Re: Oakland Office/ Warehouse, 5301 Oakland Ave NE,  
Traffic Circulation Layout  
Architect's Stamp dated 11-16-11 (C-18/D037B)**

Dear Mr. Cannady,

Based upon the information provided in your submittal received 12-12-11, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

1. Remove all previous lots lines and easement locations that were modified with the replat recorded 12/09/2011. Please note that the 50-foot wide access easement was vacated with the platting action.
  2. The existing reciprocal access and parking easement must be noted on the plan. Provide recording information (Recorded 12/09/2011, Bk 2011C, Pg 0132).
  3. Is the application meant to cover lots 30A1 and 30B1? Previous building permit sets have been for an individual lot only.
  4. The City of Albuquerque Zoning Code (General Regulations, Section 14-16-3-1, Part 3(E)(b)) requires that shared parking spaces meet the following criteria:
    - Those wishing to use shared parking as a means of satisfying off-street parking requirements must submit shared parking calculations to the Planning Director that clearly demonstrate the feasibility of shared parking. The maximum reduction in the number of parking spaces required for all uses sharing the parking area shall be 20 percent.
    - The sharing of the required parking shall be guaranteed by a legally binding Shared Parking Agreement duly executed and acknowledged among all owners of record. Such agreement shall address the issue of how parking will be shared if the parties change their operating hours and peak business periods. Such written agreement shall be recorded by the applicant with the Bernalillo County Recorder's Office prior to the issuance of a building permit or certificate of occupancy, and a copy filed in the project review file.
    - The total maximum reduction for transit and shared parking shall not exceed 25%.
- Please clarify how the site meets these criteria. Provide a copy of the shared parking agreement, as approved by the Planning Director.

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5. Please check the parking calculations provided with Zoning.
6. The proposed sign at the entrance may interfere with the sight distance of the intersection. Please provide a sight distance exhibit.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.  
Traffic Engineer, Planning Dept.  
Development and Building Services

C: File

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