

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

December 16, 2021

Luis Noriega, PE
Tierra West, LLC
5571 Midway Park NE
Albuquerque, NM 87109

Re: **Jiffy Luge**
130 Coors Blvd NW
Traffic Circulation Layout
Engineer's Stamp 12-09-2021 (J14-D047)

Dear Mr. Noriega,

Based upon the information provided in your submittal received 12-14-2021, 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. Keyed Note 16:
 - Why are you locating this on site plan adjacent to signage icon? Explain?
 - Reword as ADA ramp detail instead of detectable warning surfaces.
3. 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 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). **Provide detail for proposed pavement text.**
4. Motorcycle parking spaces: **Provide pavement MC detail.**
Bicycle Racks (If applicable)
5. 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.
6. Bicycle racks shall be sturdy and anchored to a concrete pad.
7. A 1-foot clear zone around the bicycle parking stall shall be provided.

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8. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
9. **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.**
10. Per the DPM, 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. **Pathway must be shielded from vehicular traffic.**
11. 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.
12. Fire Department: An approval Fire 1 plan needs to be provided.

Clear Sight (If applicable)

13. Please provide a sight distance exhibit
14. Show the clear sight triangle and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.
15. Shared Site access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.
16. You will need adjacent property owners permission to have a shared refuse container in adjacent property.
17. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing (2430 & 2415A).
18. Please provide a letter of response for all comments given.
19. 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**).

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.
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

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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

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