

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

July 7, 2021

Jeremy Trumble
6501 Americas Pkwy NE, Ste 300
Albuquerque, NM 87XXX

Re: Cottonwood Classical – Portable Addition
7801 Jefferson St NE
Traffic Circulation Layout
Architect's Stamp 05-19-2021 (D17-D003A)

Dear Mr. Trumble,

Based upon the information provided in your submittal received 07-06-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The proposed Modular Buildings;

- Does these buildings need parking stalls? Especially ADA parking to service these buildings? Since the existing parking lot has no striping to delineate individual stalls.

Parking not needed. 2 ADA parking stall within 50 yards.

Response; 50 yards for the ADA to traverse is unacceptable. (there isn't even a pathway to guide ADA accessible route). Please provide ADA parking stalls in front of Modular Building.

- Provide dimensions for drive aisle leading into existing parking lot. **This comment wasn't responded.**

2. Shared Site acces: 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.

Cottonwood Classical owns both adjacent properties.

You still need to provided a Shared Site Access.

3. 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@cab.gov). **Coordinate with Matt Grush.**

4. **Provide a copy of receipt for the resubmittal (The \$75 re-submittal fee).**
I did receive a copy of the initial pavement.

5. Please provide a letter of response for all comments given.

If you have any questions, please contact me at (505) 924-3630.

Sincerely,

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Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

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