

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

July 12, 2021

Treveston Elliott, RA
811 12th St NW
Albuquerque, NM 87102

Re: **ASI**
4500 Paseo Del Norte NE
Traffic Circulation Layout
Architect's Stamp 07-07-2021 (D17-D110)

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. Please **List the number of parking spaces required by the IDO** as well as the proposed number of parking spaces including **bicycle and motorcycle parking** and **coordinate/discuss with Zoning**.
2. **Access Road:** Provide the existing roadway and ROW widths.
3. **Review DPM** for the private **access roadway width** and **sidewalk requirements**.
4. Identify all existing **access easements and rights of way width dimensions**.

5. The minimum parking stall dimensions are:

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

6. The ADA accessible spaces must include an access aisle. Van accessible aisles should be **8ft wide**; all others should be 5ft wide.
7. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
8. 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)

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9. **Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.**
10. **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.**
11. **Bicycle racks shall be sturdy and anchored to a concrete pad.**
12. **A 1-foot clear zone around the bicycle parking stall shall be provided.**
13. **Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.**
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.**If applicable and if sidewalk requirements mandate or not.**
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 (**Details to include ADA ramp and possibly handrails: also provide dimensions and slopes**).
16. All sidewalks along streets should be placed at the property line **(If applicable)**.
17. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb **(If applicable)**.
18. **Provide a copy of refuse approval.**
19. **Detail for parking bumpers/barriers need to be provided.**
20. Please provide a sight distance exhibit **(If applicable)**
21. 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 **(If applicable)**."
22. **Please specify the City Standard Drawing Number when applicable.**
23. **Shared Site acces: driveways that straddle property lines, or are entirely on one propertybut 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.**
24. **Please provide a letter of response for all comments given.**

PO Box 1293

Albuquerque

NM 87103

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- 25. 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.

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

Sincerely,

PO Box 1293

Albuquerque

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

NM 87103

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C: CO Clerk, File

