

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 12, 2023

Fred C. Arfman
Isaacson & Arfman, Inc.
128 Monroe St. NE
Albuquerque, NM 87108

Re: Ventura Plaza Self Storage
8041 Ventura St. NE
Traffic Circulation Layout
Engineer's/Architect's Stamp XX-XX-XX (D20-D010D)

Dear Mr. Arfman,

Based upon the information provided in your submittal received 04-28-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico. **Addressed**
2. Please provide document or email showing the approval for the parking spaces reduction. **Attached**
3. Please provide approved plat showing the shared access agreement. **Attached**
4. Sheets details are missing. **Will be addressed at Building Permit**
5. Please provide details for all the proposed ADA ramps, and reference COA std dwg.
6. 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. **Will be addressed at Building Permit**
7. 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) **Will be addressed at Building Permit**
8. ADA curb ramps must be updated to current standards and have truncated domes installed. **Will be addressed at Building Permit**
9. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. **Will be addressed at Building Permit**
10. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space. **Will be addressed at Building Permit**
11. All bicycle racks shall be designed according to the following guidelines:
Will be addressed at Building Permit
 - 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.

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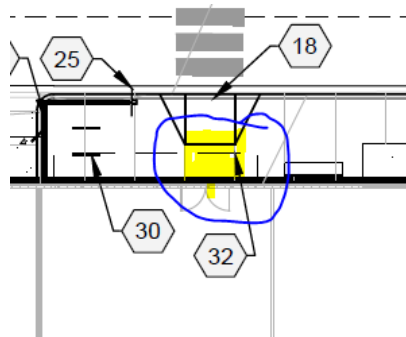
- c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - d. The rack allows varying bicycle frame sizes and styles to be attached.
 - e. The user is not required to lift the bicycle onto the bicycle rack.
 - f. Each bicycle parking space is accessible without moving another bicycle.
- 12. Bicycle racks shall be sturdy and anchored to a concrete pad. Will be addressed at Building Permit
 - 13. A 1-foot clear zone around the bicycle parking stall shall be provided. Will be addressed at Building Permit
 - 14. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide. Will be addressed at Building Permit
 - 15. 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. Path Addressed, Details will be addressed at Building Permit
 - 16. 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. Please show this dimension on the site plan. Path Addressed, Details will be addressed at Building Permit

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- 17. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval. Will be addressed at Building Permit
- 18. Provide a copy of Fire Marshal approval. Attached
- 19. Please specify the City Standard Drawing Number when applicable. Will be addressed at Building Permit
- 20. 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. Addressed
- 21. Please provide a letter of response for all comments given.
- 22. 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). Attached

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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) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

PO Box 1293

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\ma via: email
C: CO Clerk, File

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