

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

August 6, 2024

Troy Kelts, PE  
Galloway  
5500 Greenwood Plaza Blvd.  
Greenwood Village, CO 8011

**Re: Montano Plaza/ Building C**  
**6200 Coors Blvd. NW**  
**Traffic Circulation Layout**  
Engineer's Stamp 08-02-24 (E12-D003G)

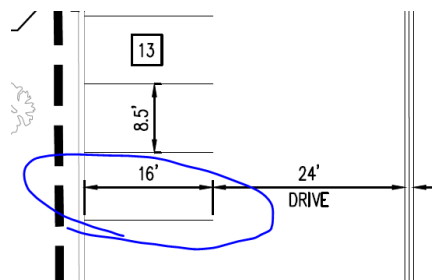
Dear Mr. Kelts,

Based upon the information provided in your submittal received 08-02-24, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.
2. The minimum parking stall dimensions are:

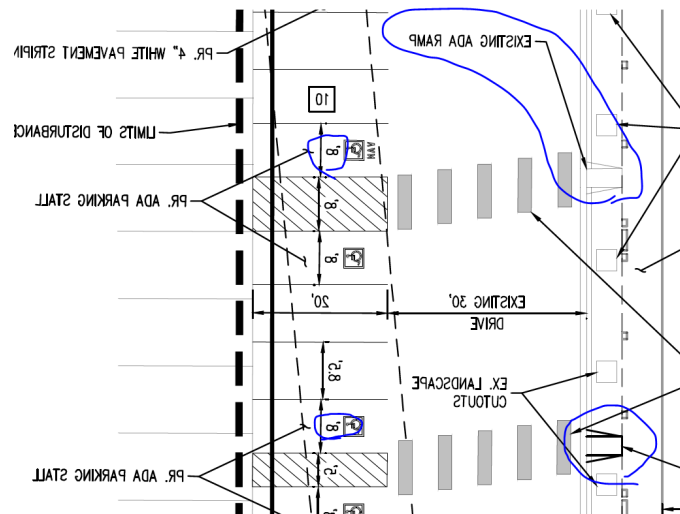
Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
Compact	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

3. 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.
4. 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)
5. The minimum parking stall length is 18 ft.





6. Please provide details for the interior ADA ramp, and clearly show the 6 ft wide ADA pathway from the ADA parking aisles to the building entrance.



7. ADA curb ramp at the corner of the Plaza access must be updated to current standards and have truncated domes installed.

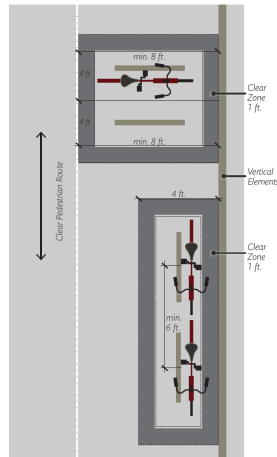


8. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
9. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
10. All bicycle racks shall be designed 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.

FIGURE 7.4.115 Bicycle Parking Stall Layout Options



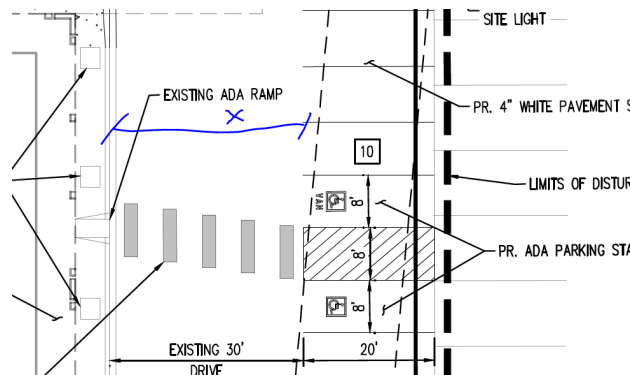
PO Box 1293

14. Show all drive aisle widths and radii. Some dimensions are not shown.

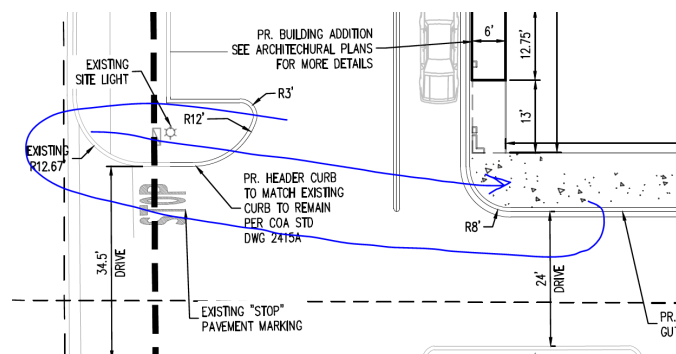
Albuquerque

NM 87103

www.cabq.gov



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. As a suggestion: develop an ADA ramp on the southwest side sidewalk to create the required ADA pathway.



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16. Provide a copy of Fire Marshal and Solid waste approval.
17. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. Please show detail and location of posted signs and striping.
18. Please specify the City Standard Drawing Number when applicable.
19. 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.
20. Please provide a letter of response for all comments given.

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](mailto:PLNDRS@cabq.gov).
4. The \$75 re-submittal fee.

PO Box 1293 for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

Albuquerque  
Sincerely,

NM 87103  
*Marwa Al-najjar*

[www.cabq.gov](http://www.cabq.gov)  
Marwa Al-najjar  
Associate Engineer, Planning Dept.  
Development Review Services

\ma via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

IS THIS A RESUBMITTAL?: \_\_\_\_ Yes \_\_\_\_ No

**DEPARTMENT:**

- \_\_\_\_ HYDROLOGY/ DRAINAGE  
\_\_\_\_ TRAFFIC/ TRANSPORTATION

**TYPE OF SUBMITTAL:**

- \_\_\_\_ ENGINEER/ARCHITECT CERTIFICATION  
\_\_\_\_ PAD CERTIFICATION  
\_\_\_\_ CONCEPTUAL G & D PLAN  
\_\_\_\_ GRADING PLAN  
\_\_\_\_ DRAINAGE MASTER PLAN  
\_\_\_\_ DRAINAGE REPORT  
\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
\_\_\_\_ ELEVATION CERTIFICATE  
\_\_\_\_ CLOMR/LOMR  
  
\_\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)  
\_\_\_\_ TRAFFIC IMPACT STUDY (TIS)  
  
\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_  
\_\_\_\_ PRE-DESIGN MEETING?

**TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

- \_\_\_\_ BUILDING PERMIT APPROVAL  
\_\_\_\_ CERTIFICATE OF OCCUPANCY  
  
\_\_\_\_ PRELIMINARY PLAT APPROVAL  
\_\_\_\_ SITE PLAN FOR SUB'D APPROVAL  
\_\_\_\_ SITE PLAN FOR BLDG. PERMIT APPROVAL  
\_\_\_\_ FINAL PLAT APPROVAL  
  
\_\_\_\_ SIA/ RELEASE OF FINANCIAL GUARANTEE  
\_\_\_\_ FOUNDATION PERMIT APPROVAL  
\_\_\_\_ GRADING PERMIT APPROVAL  
\_\_\_\_ SO-19 APPROVAL  
\_\_\_\_ PAVING PERMIT APPROVAL  
\_\_\_\_ GRADING/ PAD CERTIFICATION  
\_\_\_\_ WORK ORDER APPROVAL  
\_\_\_\_ CLOMR/LOMR  
\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT  
\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

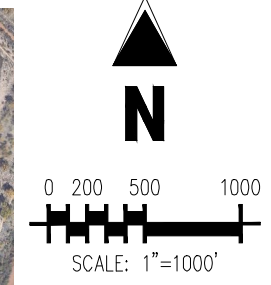
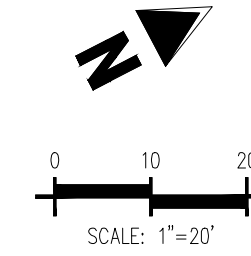
COA STAFF:


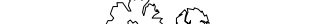
ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



## TCL PLAN



- |   |   |
|---|---|
|    | PROPERTY BOUNDARY LINE                      |
|    | ADJACENT PROPERTY BOUNDARY LINE             |
|    | EXISTING EASEMENT LINE                      |
|    | PROPOSED EASEMENT LINE                      |
|    | EXISTING SIDEWALK/CONCRETE PAVING TO REMAIN |
|    | EXISTING CURB AND GUTTER                    |
|    | PROPOSED CURB AND GUTTER                    |
|    | EXISTING CONCRETE TO REMAIN                 |
|    | PROPOSED CONCRETE                           |
|    | EXISTING RETAINING WALL TO REMAIN           |
|    | EXISTING SIGN                               |
|    | EXISTING ELECTRIC VAULT BOX                 |
|    | EXISTING TRANSFORMER                        |
|   | EXISTING LIGHT POLE                         |
|  | EXISTING STORM SEWER MANHOLE                |
|  | EXISTING WATER METER                        |
|  | EXISTING TELEPHONE PEDESTAL                 |
|  | EXISTING GAS METER                          |
|  | EXISTING TREE                               |
|  | PROPOSED PUBLIC FIRE HYDRANT                |
|  | PROPOSED WATER METER                        |

SITE DATA TABLE		
PARCEL 3A (WITHIN MODIFIED LOD)	EXISTING	PROVIDED
PROPOSED USE	MULTI-TENANT RETAIL	DRIVE THRU RESTAURANT (2,000 SF) MULTI-TENANT RETAIL (4,106.5 SF)
BUILDING SIZE	6,030 SF	6,106.5 SF
TOTAL PARKING	63	63
ACCESSIBLE PARKING (VAN)	4	4(1)
RKFF SPACES	0	4

6200 COORS BLVD NW, BUILDING C

Project No:	MAE06
Drawn By:	SDD
Checked By:	DDJ
Date:	07/23/24

TCL-1