

# CITY OF ALBUQUERQUE



October 7, 2016

Roger Cinelli & Associates inc.  
Roger Cinelli  
2418 Manuel Torres LN. N.W.  
Albuquerque, NM 87107

**Re: Townhouses for Buchanan**  
**4622 12<sup>th</sup> Street N.W.**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp 09-13-16 (F14-D074)

Dear Mr. Cinelli,

Based upon the information provided in your submittal received 09-15-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify the right of way width, and street widths on 12th Street.
2. Per the zoning code, 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. This path should extend to the two bedroom units as well.
3. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
4. If the drive pad is to be located closer than 5.5' from the property line, a letter of concurrence signed by the neighbor affected is required. Also, the width and location of the neighbors drive is needed.
5. The radius on the bum-out should extend to the end of the parking stall.
6. See Chapter 23, Section 6 of the City of Albuquerque *Development Process Manual*, for appropriate drive pad widths.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) at time of resubmittal. If you have any questions, please contact Logan Patz (505) 924-3630.

Sincerely,

Logan Patz  
Traffic Engineer, Planning Dept.  
Development Review Services  
LWP via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **City Drainage #:** \_\_\_\_\_

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

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

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

**Engineering Firm:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

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

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

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

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

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

**Architect:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

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

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

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

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

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

Check all that Apply:

**DEPARTMENT:**

- ☐ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

**TYPE OF SUBMITTAL:**

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**CHECK 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
- ☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

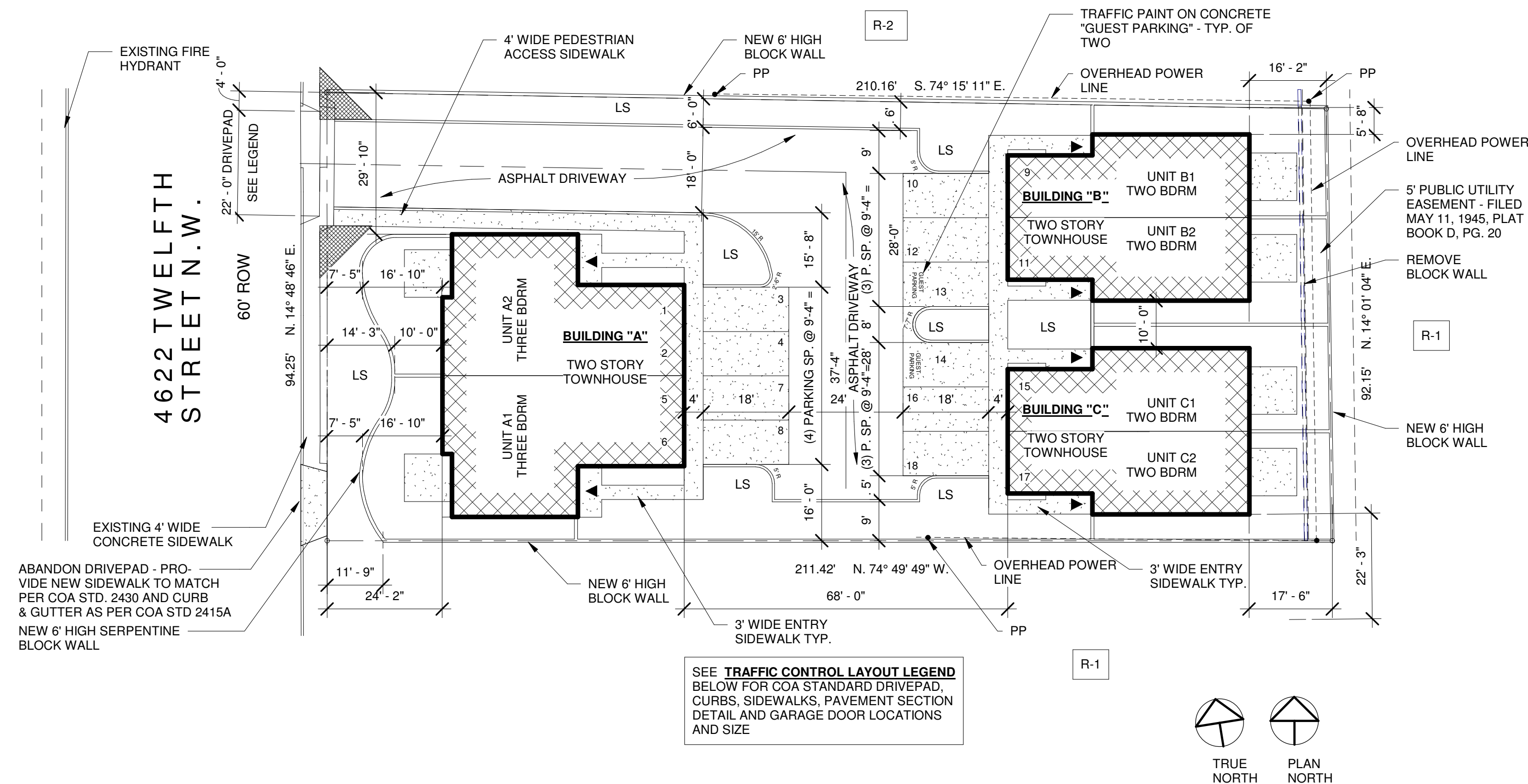
IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

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

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

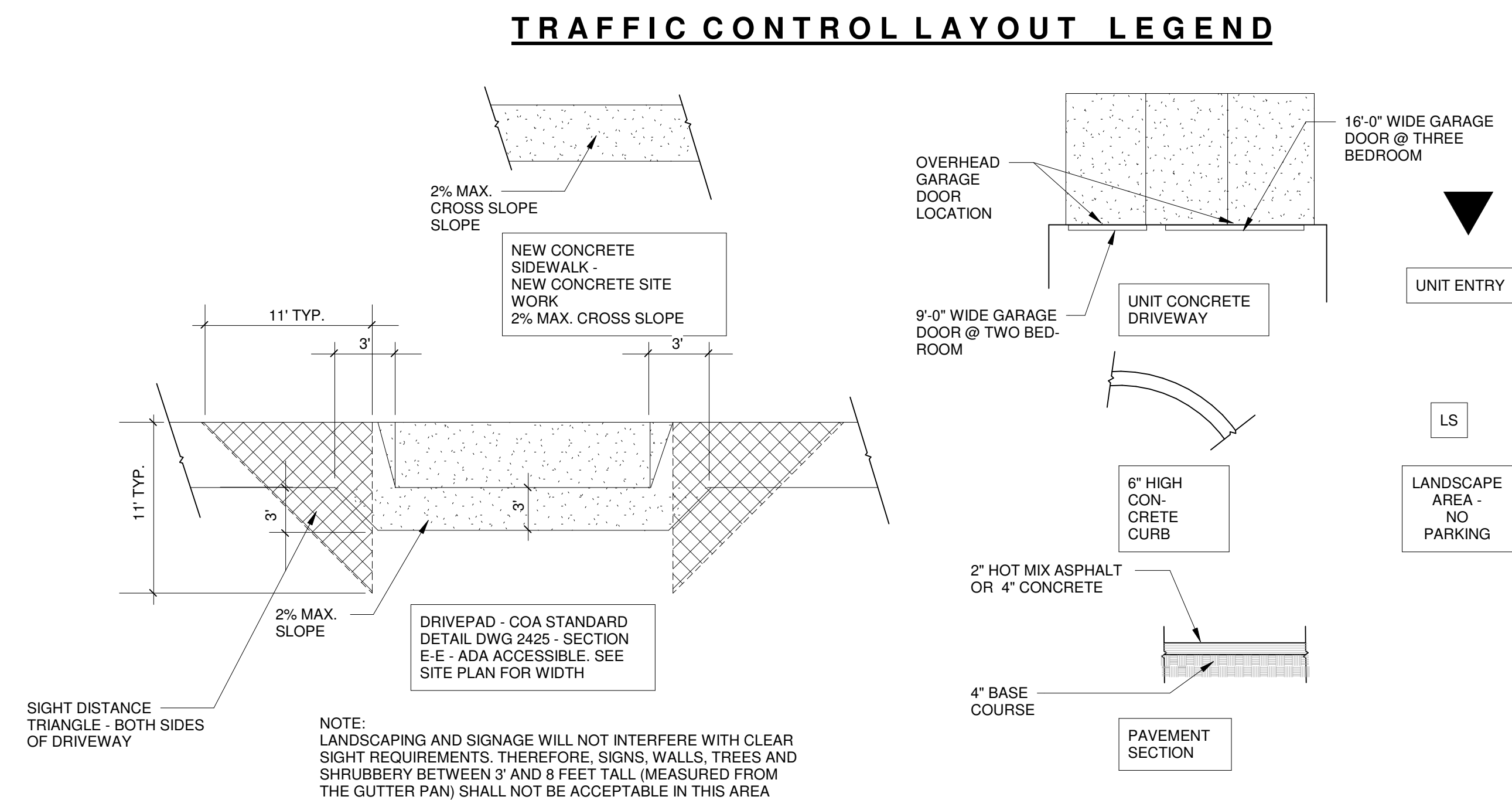


**6 UNIT TOWNHOUSE PROJECT  
FOR JASON BUCHANAN  
4622 12th STREET N.W.  
ALBUQUERQUE, NEW MEXICO**

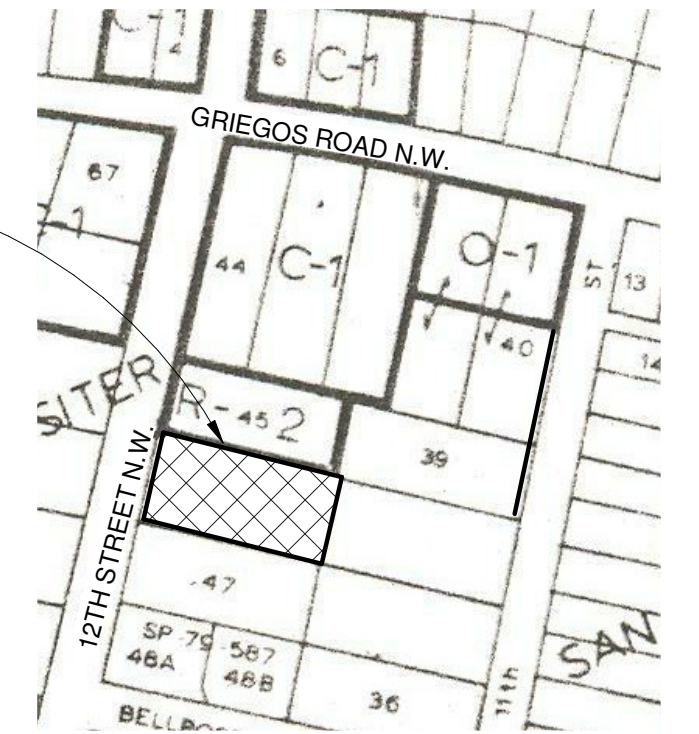


# 1 TRAFFIC CONTROL LAYOUT

Scale: 1" = 20'-0"



SUBJECT PROPERTY:  
4622 12TH ST. N.W.



**VICINITY MAP -**  
**F-14**

Scale: 1" = 400'-0"

## DESIGN CRITERIA

**A 6 UNIT TOWNHOUSE DEVELOPMENT FOR JASON BUCHANAN**

**PROJECT LOCATION:** SOUTH OF INTERSECTION OF 12TH STREET AND GRIEGOS ROAD N.W. 4622 12TH ST. N.W., ALBUQUERQUE, NM

**ZONE: R-T**

SPECIAL EXCEPTION DATED 10-31-15  
SPECIAL EXCEPTION NO. 15ZHE-80251. PROJECT  
# 1010606. VARIANCE OF 38 FT. TO THE MINIMUM  
22' LOT WIDTH IN R-T ZONE FOR PROPOSED  
(6) UNIT TOWNHOUSES

**LEGAL DESCRIPTION:** LOT 46, ROSSITER ADDITION

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**R-T TOTAL ACREAGE:** 0.4509 ACRES

**PROPOSED USES:** RESIDENTIAL DWELLINGS -  
TOWNHOUSES

**REQUIRED PARKING PER R-T:**  
TOWNHOUSE UNITS - 6 UNITS X 2 PARKING SPACE =  
12 PARKING SPACES

**UNIT PARKING PROVIDED :**  
OFF STREET UNIT PARKING = 16 PARKING SPACES -  
**COMPLIES**

**GUEST PARKING PROVIDED :**  
OFF STREET GUEST PARKING = 2 PARKING SPACES  
PROVIDED - 11% OF TOTAL SPACES

**TOTAL PARKING PROVIDED :**  
OFF STREET PARKING = 18 PARKING SPACES

## EXECUTIVE SUMMARY

THE PROJECT IS LOCATED SOUTHEAST OF THE  
INTERSECTION OF 12TH N.W. AND GRIEGOS N.W.

THE PARCEL IS ZONED R-T FOR TOWNHOUSES. THE DEVELOPMENT HAS BEEN APPROVED FOR (6) TOWNHOUSES IN (3) DUPLEXES. ONE DUPLEX CONSISTS OF (2) THREE BEDROOM/TWO CAR GARAGE UNITS. TWO DUPLEXES CONSIST OF (2) TWO BEDROOM/ONE CAR GARAGE UNITS. THE GARAGES SHALL COUNT TOWARD THE PARKING REQUIREMENT.

THE TRAFFIC CIRCULATION CONCEPT CONSISTS OF CONVERTING AND WIDENING AN EXISTING DRIVEPAD INTO THE SOLE VEHICULAR ACCESS TO THE PROJECT. THE 18 FOOT WIDE DRIVEWAY THEN HEADS EAST OFF OF 12TH STREET. IT THEN WIDENS TO 24 FEET IN WIDTH AND HEADS SOUTH WHERE IT PROVIDES ACCESS TO THE (18) PARKING SPACES, (2) OF WHICH ARE GUEST PARKING SPACES. THE 24 FOOT WIDE PARKING AISLE TERMINATES IN CAR BACK-OUT SPACE ALONG THE SOUTH PROPERTY LINE.


THE PROJECT WILL HAVE NO IMPACT ON THE ADJACENT SITES; BUFFER LANDSCAPING AS PER ZONING ORDINANCE SHALL SHIELD DRIVES AND PARKING FROM ADJACENT R-1 AND R-2 USES.

A NOTIFICATION OF DECISION HAS BEEN ISSUED FOR A VARIANCE DATED OCTOBER 20, 2015. THE VARIANCE ALLOWS THE PARCEL TO ACCOMMODATE (6) TOWNHOUSES IN (3) DUPLEXES. SPECIAL EXCEPTION NO. 15ZHE-80251. PROJECT # 1010606

**Cinelli** / Roger Cinelli & Assoc.  
2418 Manuel Torres Lane N.W.  
Albuquerque, New Mexico 87107  
**ARCHITECTS** (505) 243-8211

PROJECT TITLE: 6 UNIT TOWNHOUSE PROJ.  
FOR JASON BUCHANAN  
4622 12TH STREET N.W.  
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:  
**TRAFFIC CONTROL PLAN**

SEAL 	DATE SEPT 2016	PROJECT NO. BUCH12
	DRAWING NO. <h1>CIVIL101</h1>	

9/13/16