#### CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

December 13, 2022

Carlos Andre Chavez, RA Campoverde Architecture 1600 Lomas Blvd. NW Suite D Albuquerque, NM 87104

Re: La Luz Hub TI
1115 Griegos Rd. NW
Traffic Circulation Layout
Architect's Stamp XX-XX-XX (F14-D082)

Dear Mr. Chavez,

Based upon the information provided in your submittal received 11-23-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

 The traffic circulation layout must be dated by an architect licensed in the state of New Mexico.

PO Box 1293

- 2. Please update the existing driveway accesses to the current ADA standard.
- 3. ADA curb ramp at the corner of Griegos Rd. and 12<sup>th</sup> St. must be updated to current standards and have truncated domes installed.

Albuquerque

4. Please show the location of the food truck and the proposed outdoor seating on the site plan.

NM 87103

- 5. Provide details for the interior ADA ramp.
- 6. Provide a copy of Fire Marshal and Solid Waste approval.
  - 7. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.

www.cabq.gov

- 8. Please specify the City Standard Drawing Number when applicable.
- 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.
- 10. Please provide a letter of response for all comments given.
- 11. 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

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- 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,

PO Box 1293 Marwa Al-najjar

Associate Engineer, Planning Dept.

**Development Review Services** 

Albuquerque

\ma via: email

C: CO Clerk, File

NM 87103

www.cabq.gov



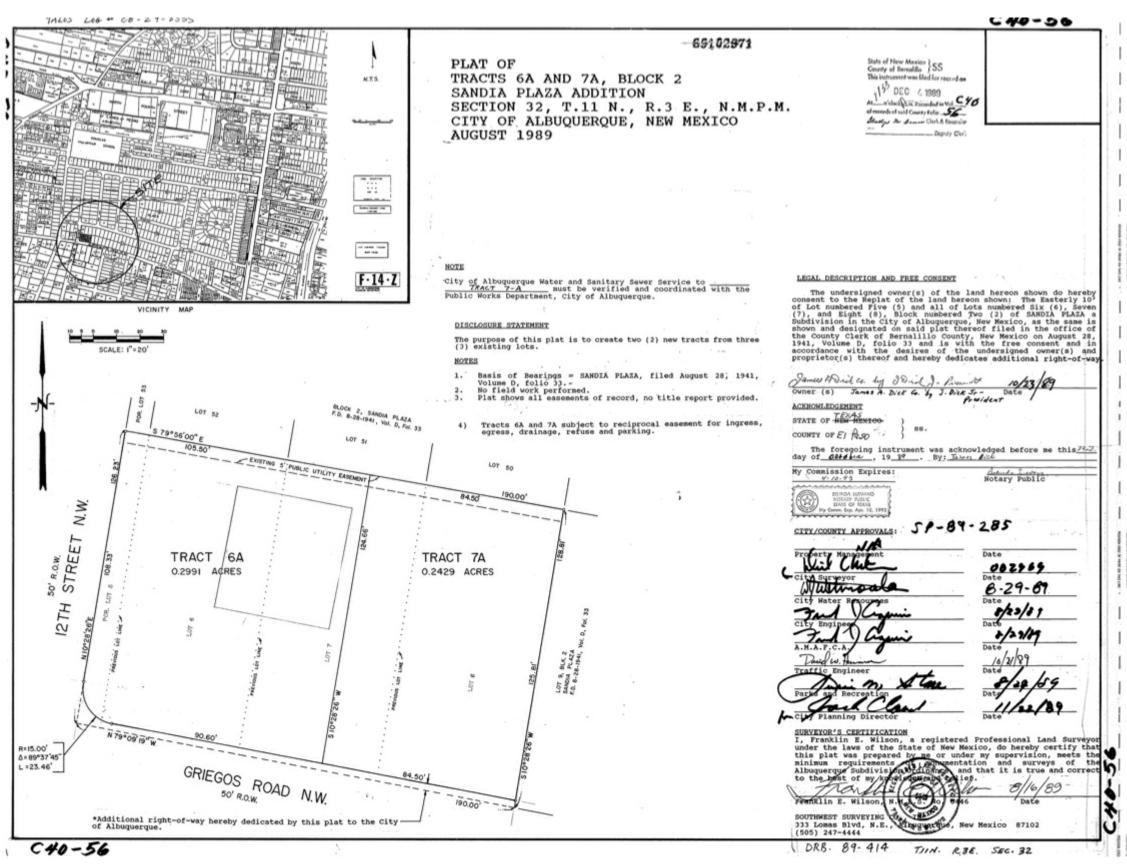
## **City of Albuquerque**

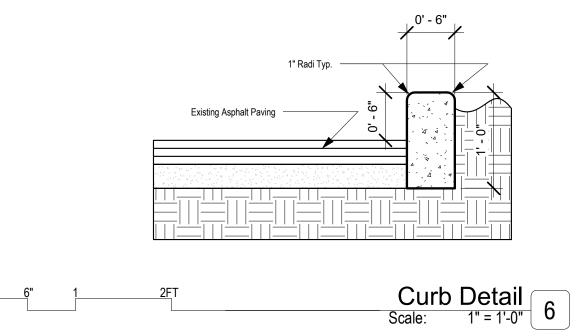
#### Planning Department

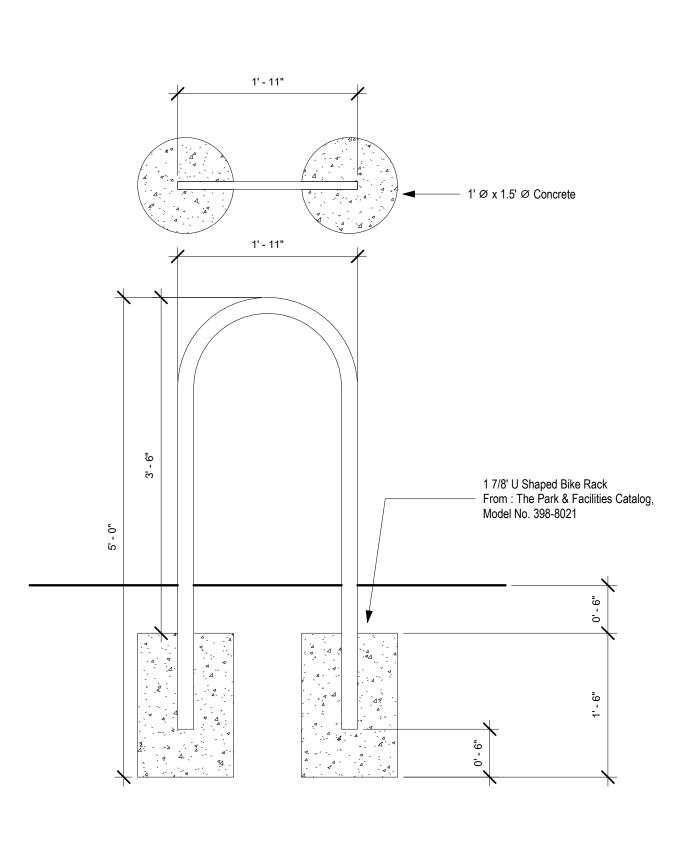
Development & Building Services Division

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

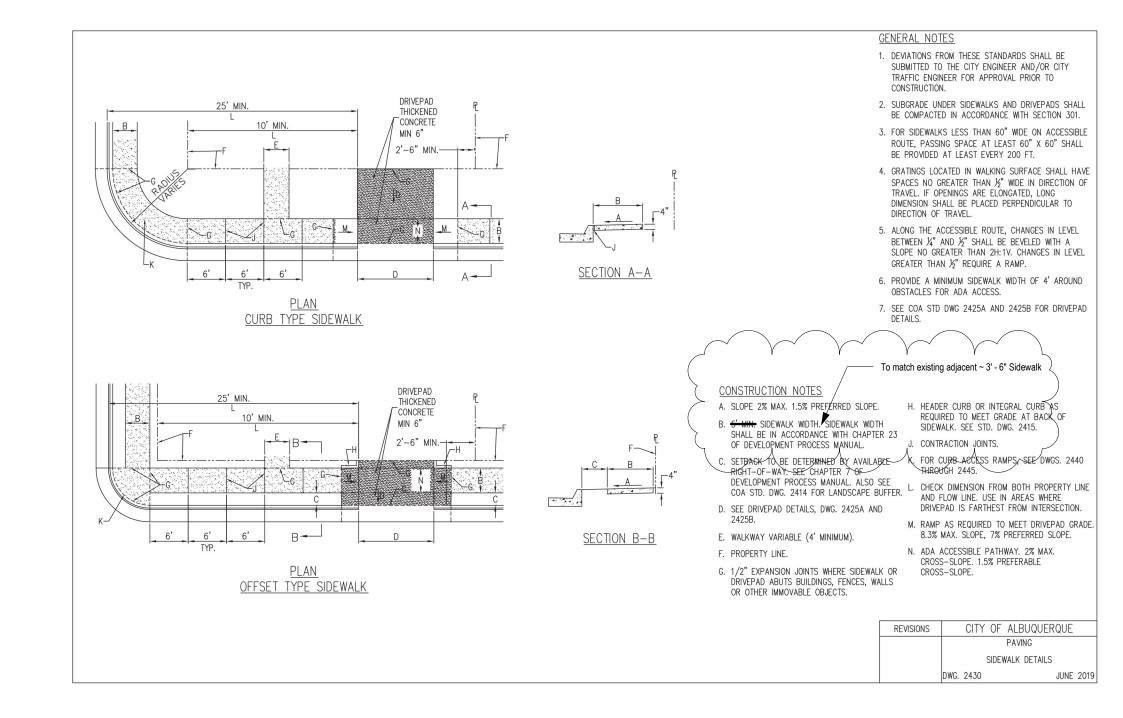
Project Title: La Luz Coffee Hub	Building Permit #	Hydrology File #	
	EPC#		
DRB#	Addition City Add	ress OR Parcel	1115 Griegos Rd NW, 8
Applicant/Agent: Campoverde Architecture	Contact	Carlos Andre	Chavez
Address: 1600 Lomas Blvd, Suite D		505-545-994	
Email: carlos@campoverdearchitecture.		•	<u> </u>
	<del></del>		
Applicant/Owner: La Luz LLC	Contact	Josh Lange	
Address: 1115 Griegos Rd NW, 87107	Phone	(802) 989-97	98
Email: joshualange@gmail.com			
TYPE OF DEVELOPMENT:PLAT (#of l RE-SUBMITTAL:YESNO	ots)RESIDENCE _	_DRB SITE	_ ADMIN SITE: _✓
<b>DEPARTMENT:</b> TRANSPORTATION Check all that apply:	ON HYDROLO	GY/DRAINAC	SE
TYPE OF SUBMITTAL:	TYPE OF APPRO	OVAL/ACCEP	TANCE SOUGHT:
ENGINEER/ARCHITECT CERTIFICATION	V ✓ BUILDI	NG PERMIT AI	PPROVAL
PAD CERTIFICATION	CERTIF	ICATE OF OCC	CUPANCY
CONCEPTUAL G&D PLAN	CONCE	PTUAL TCL DI	RB APPROVAL
GRADING PLAN	PRELIM	IINARY PLAT	APPROVAL
DRAINAGE REPORT	SITE PI	AN FOR SUB'I	O APPROVAL
DRAINAGE MASTER PLAN	SITE PI	AN FOR BLDG	F PERMIT APPROVAL
FLOOD PLAN DEVELOPMENT PERMIT A	.PPFINAL 1	PLAT APPROV	AL
ELEVATION CERTIFICATE	SIA/RE	LEASE OF FINA	ANCIAL GUARANTEE
CLOMR/LOMR	FOUND	ATION PERMI	T APPROVAL
✓ TRAFFIC CIRCULATION LAYOUT (TCL)	GRADI	NG PERMIT AP	PROVAL
ADMINISTRATIVE		PPROVAL	
TRAFFIC CIRCULATION LAYOUT FOR D	RBPAVING	G PERMIT APPI	ROVAL
APPROVAL		NG PAD CERTI	
TRAFFIC IMPACT STUDY (TIS)	WORK	ORDER APPRO	OVAL
STREET LIGHT LAYOUT	CLOMR		
OTHER (SPECIFY)	FLOOD	PLAN DEVELO	OPMENT PERMIT
PRE-DESIGN MEETING?	OTHER	(SPECIFY)	
DATE SUBMITTED: 11/16/2022			



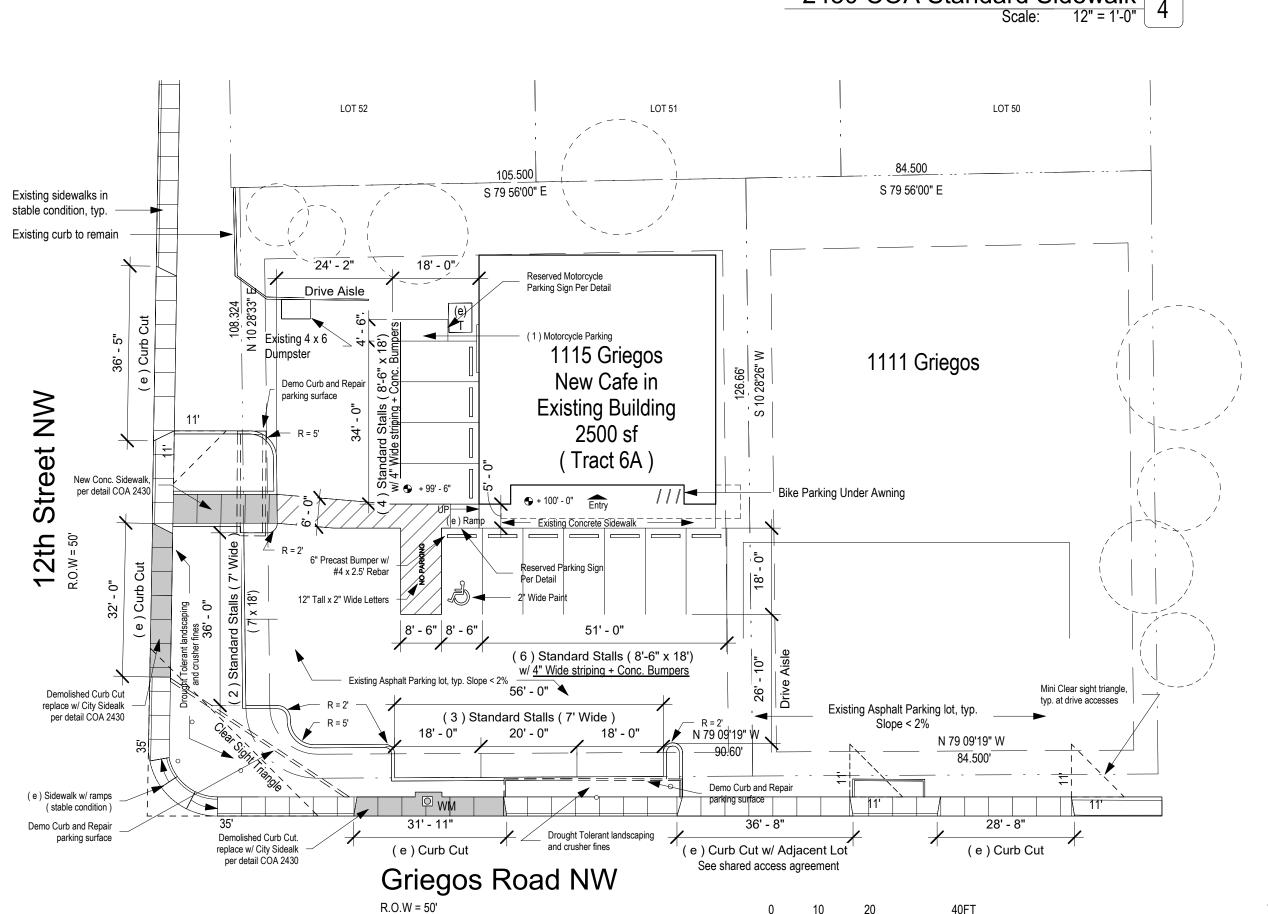


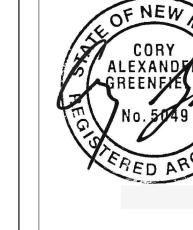






# 2430 COA Standard Sidewalk Scale: 12" = 1'-0" 4







Parking Required | Spaces Required

3 spaces required

3 spaces provided

#### PARKING REQUIREMENTS (per CABQ IDO)

Artisan Manufacturing	444 sf	1 / 1000 sf		.44		
Restaurant	2,056 sf	8 / 1000 sf		16.44		
Total Parking Required				16		
Off Charact Daulting Drawin						
Off Street Parking Provided						
Accessible Parking S	)	1				
Standard Parking		15				
Parking Provided Total			16			
Motorcycle Parking						
For 1-25 space lot :		1 space required				
Ricycle Parking		1	provided			

Bicycle Parking

3 spaces or 10% of required off-street parking

spaces whichever is greater required :

## **Legal Description**

Tract 6A Plat of TRS 6A Block 2 Sandia Plaza Addition Cont. 13,029 SqFt M/L

#### Parking Access Per 1989

County Plat VOL C40 FOLIO 56, Tracts 6A and 7A subject to reciprocal easement for ingress, egress, drainage, refuse and parking.

# **Executive Summary**

General Project Location: 1115 Griegos Rd NW at the NE corner of Griegos and 12th Street

Development concept for the site: Tenant Improvement of interior for neighborhood café with interior seating and on-site roasting. Food trucks, outdoor seating and parking is accessible on the adjacent property, 1111 Griegos NW.

Traffic circulation concept for the site: Multiple existing curb cuts from 12th Street and Griegos provide access to two-way parking lanes and single-loaded parking rows.

**Impact on the adjacent sites :** Negligible except for the harmonius impact on 1111 Griegos

#### described above. Clear Sight Triangles

Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees and shrubbery between 3 and 8 feet tall (measured from gutter pan) will not be acceptable in this area.

#### La Luz Hub TI

1115 Griegos Rd NW Albuquerque, NM 87107

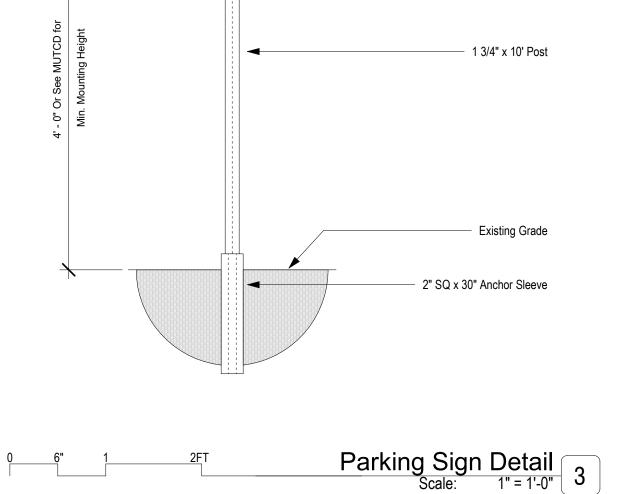
01 NOV 2022 DATE: DRAWN BY : CAC PHASE: Permit Application REVISED:

SHEET TITLE :

SHEET NUMBER



TCL Plan



See Plan For Locations.

Sign Face Display

and / or towing"

- Other parking as shown

( IE shared, compact, carpool, motorcycle )

followed by "parking"

- Reserved Parking MUTCD R7-8 Along with "Violaters are subject to a fine PARKING

VIOLATORS ARE SUBJECT TO A FINE AND/OR

Accesible Parking Sign

MOTORCYCLE

PARKING

ONLY

Motorcycle Parking Sign

SIGN BOTTOM

Bike Rack Detail
Scale: 1" = 1'-0" 2