



June 25, 2012

Joseph Simons Jr., R.A.
Simons Architecture
P.O. Box 67408
Albuquerque, NM 87193

**Re: A Class Jumbo Storage, 5132 2nd St NW, Traffic Circulation Layout
Architect's Stamp undated (F15-D052A)**

Dear Mr. Simons,

Based upon the information provided in your submittal received 06-14-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet.
2. Please list the width and length for all parking spaces.
3. Show all ramps and provide details.
4. Please show the location of the nearest driveway on the adjacent lot.
5. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
6. Please show a vicinity map.
7. The handicapped spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
8. Define width of the existing sidewalk.
9. Show all existing sidewalk and wheelchair ramps. Provide geometric information.
10. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
11. List the width of the existing drivepad.
12. Please include two copies of the traffic circulation layout at the next submittal.
13. All easements must be clearly defined. Provide the recording information.
14. How will the existing hydrant adjacent to lot 6 be protected?
15. An easement is shown adjacent to lot 6. Please define the purpose and extents of the easement. The easement must be vacated prior to permitting a structure to be built over it.
16. How will vehicles accessing the storage units adjacent to lots 4 and 6 maneuver? Access is shown from these units to the adjacent lots; is there an access easement?

PO Box 1293

Albuquerque

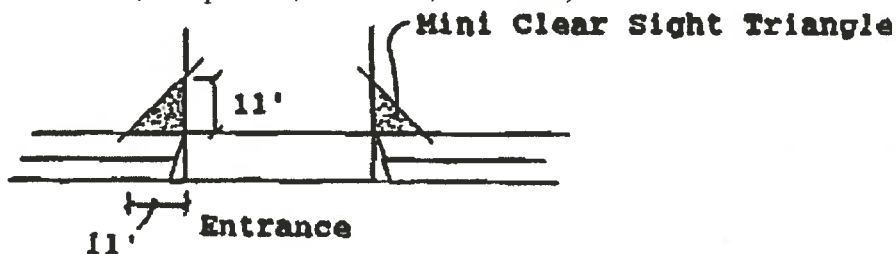
NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



17. Access to the southern storage units from the private roadway is not permitted, as the curb cut would exceed City of Albuquerque standards for width and would interfere with pedestrian movement. Please revise.
18. The proposed sign may interfere with the sight distance of the driveway. Please provide a sight distance exhibit (see the *Development Process Manual*, Chapter 23, Section 6, Part B.12).



If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov