

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

January 28, 2021

Roger Cinelli  
2418 Manuel Torres Lane  
Albuquerque, NM 87110

**Re: Townhomes for Azar Properties**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp 3-7-2020? (F15-D055)

Dear Mr. Cinelli:

Based upon the information provided in your submittal received 1-26-2021, the above referenced plan cannot be approved for a construction permit until the following comments are addressed:

1. Provide Solid Waste and Fire Marshall approval.
2. For the entrance up front, show "Do Not Enter" signs and one-way signs if this is a one-way entrance. Provide pavement arrows. Also label width of the entrance and exit.
3. Include a curb ramp detail for the one ramp indicated on the drawing.
4. Add clear sight triangles shown on separate sheet to the main site plan. Provide standard note for clear sight distance regarding landscaping height.
5. For the townhomes in the back, is there curb separating the homes from the parking, or should there be parking bumpers if it is flush. Please clarify. Include notes as necessary.
6. Note 9 indicates that the drive is flush with sidewalk. Which sidewalk is being referred to? Please clarify.
7. Call out ramps at driveway entrance along with detail. Show ADA path across drive at a maximum slope of 2%.
8. Is there an unused curb cut left over in front of the property? Replace any unused curb cuts with sidewalk and curb.

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

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Once corrections are complete resubmit the following for further evaluation by Transportation:

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.
5. Update the Architect's stamp.

If you have any questions, please contact me at (505) 924-3991.

Sincerely,

*Jeanne Wolfenbarger*

PO Box 1293

Jeanne Wolfenbarger, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

Albuquerque

NM 87103

via: email  
C: CO Clerk, File

[www.cabq.gov](http://www.cabq.gov)