

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

March 26, 2021

Jeffrey Wooten, PE  
Wooten Engineering  
1005 21<sup>st</sup> St SE, Ste 13  
Rio Rancho, NM 87124

**Re: Gracia Cadillac  
1220 S. Renaissance NE  
Traffic Circulation Layout  
Engineer's Stamp 02-24-2021 (F16-D003I)**

Dear Mr. Wooten,

Based upon the information provided in your submittal received 03-23-2021, 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 and **discuss with Zoning.**
2. **Key Note 23: It appears that you are attaching a partial of the valley gutter and not the whole segment. So, if this is the case then you will need to dowel into existing concrete. Review COA std dwg 2420 for valley gutter and see if this type of doweling will function for this condition. Why not replace the whole segment of the valley because it appears that you are only replacing a partial of the vally gutter sides.**
3. **You are using Key note 7 on the side of the building with the pavement markings of 'No Parking' but no symbols and no signage to define the ADA parking stalls? Please address this concern.**
4. **ADA curb ramps, within public street, must be updated to current standards and have truncated domes installed.**
5. **Montbel Lane: The Public ADA ramps will need a sidewalk easement since it is outside of the public frontage. You will need adjacent landowners permission to work on his frontage for Tract 14-B.**
6. **Mid block of Montbel Lane you are proposing two ADA unidirectional ramps, why? And a driveway without curb returns. This will not be allowed with the proposed ramps and driveway (DISCUSS THIS PROPOSAL WITH TRANSPORTATION SECTION MANAGER).**
7. **S. Renaissane Blvd NE (West corner of adjacent lot Tract 15-A-1): There is an existing multidirectional ADA ramp but you are proposing a unidirectional ramp, WHY? Explain you proposal.**
8. **30 ft Comon Easement (Existing): There is barriacade signs blocking the thru movement of this easement. WHY? The sole purpose of this easement is to provide a thru fare to adjacent property. Please provide a letter defining this type of traffic control from all property owners agreement.**

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9. Show all drive aisle widths and radii(**EXISTING**). Some dimensions are not shown.
10. List radii for all curves shown; for passenger vehicles. Radius for **delivery trucks, fire trucks, etc. is 25 ft. or larger.**
11. Please provide a sight distance exhibit (**PUBLIC FRONTAGE**).
12. **Show the clear sight triangle and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.**
13. Shared Site acces: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please **include a copy of your shared access agreement with the adjacent property owner or an approved Plat.**
14. **Please provide a letter of response for all comments given.**
15. 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 **(IF APPLICABLE)**.

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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.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Nilo Salgado-Fernandez, P.E.  
Senior Traffic Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File