

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

10/21/2025

John Douglas Heller, RA
Mullen Heller Architecture PC
1718 Central Ave. SW, Suite D
Albuquerque, NM 87109

Re: Dr. Adkins Dental Office Renovation
10429 Montgomery Parkway Loop NE
Albuquerque, NM 87111
Traffic Circulation Layout
Engineer's Stamp XX-XX-XX (F21-D037Q)

Dear Mr. Heller,

Based upon the information provided in your submittal received 10-09-25, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Licensed architect stamp date is missing. Please provide.

PO Box 1293

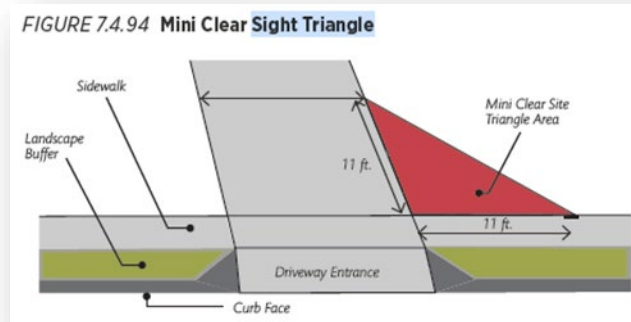
Sheet TCL-001

Albuquerque

2. Show north arrow on plan sheet.
3. Identify the right of way width, medians, curb cuts, and street widths on Lagrima De Oro Rd. and Montgomery Parkway Loop NE.
4. Show existing driveways on the adjacent properties and properties across the street from the site. Indicate distancing from these existing driveways to nearby proposed site accessways.
5. Proposed accessways must be set back from the property line such that the top landing for the ramp built as part of these accessway does not encroach in the area immediately in front of the adjacent property. Also, the end of the curb radius for these accessways shall not extend to this area.
6. All accessways to the site from the adjacent roadway shall be ADA-compliant.
7. Provide additional driveway access details for existing access on Montgomery Parkway Loop NE.
8. We notice the site triangle detail drawing; however, site access drawing does not reflect detail drawing. Site triangle starts at and behind the sidewalk.

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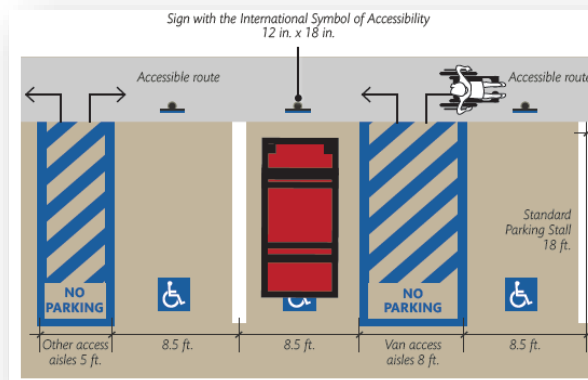
9. Provide design details and City standard drawings for all ADA ramps.
10. Call out ADA parking and access aisle widths on site plan.
11. Parking striping detail calls out white access aisle striping. ADA access aisles shall have blue diagonal striping and the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed (66-1-4.1.B NMSA 1978). Update detail drawing as well.

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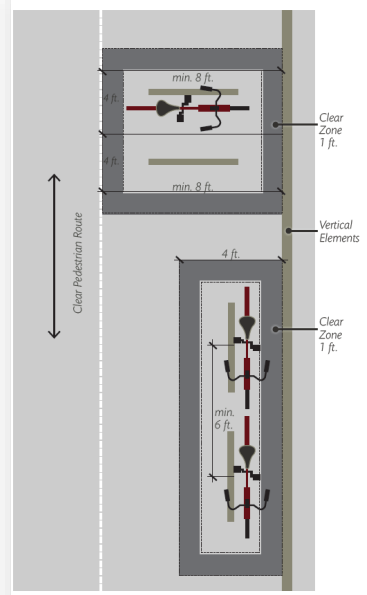
12. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is **required from the public sidewalk** to the building entrances. Please clearly show this pathway and provide details.
13. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
14. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.



Mayor Timothy M. Keller

15. Provide Zoning approval for parking calculations.
16. Bicycle parking spaces shall be located, sized, and constructed as required by IDO.
17. Bicycle racks shall be sturdy and anchored to a concrete pad.
18. A 1-foot clear zone around the bicycle parking stall shall be provided.
19. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
20. Bicycle rack detail drawing shows a 3 foot bicycle parking stall and 1 foot clear zone. Bicycle parking spaces must be at least 2 feet wide, equaling a 4 foot bicycle parking stall and a 1 foot perimeter clear zone. Reevaluate and ensure perimeter is free of obstruction and protruding objects. Reflect on site plan.

FIGURE 7.4.115 Bicycle Parking Stall Layout Options



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Albuquerque

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21. Site plan motorcycle dimensions does not match detail drawing. Please verify and correct.
22. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.
23. Provide a copy of Solid Waste and Fire Marshal approvals.
24. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access.
25. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.

CITY OF ALBUQUERQUE

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26. Show all private infrastructure outside of public right-of-way and all public infrastructure within public right-of-way. Any private infrastructure that is allowed by the City of Albuquerque to be kept within right-of-way shall require a revocable permit.
27. Show location of overhead utility lines in relationship to the buildings.
28. 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.

Sheet A002

29. We notice the Typical Driveway detail drawing 2426. Please provide/call out the most updated detail drawing and reflect accordingly.
30. Verify that provided standard drawings reflect design intentions and callout.
 - There are several cases of incorrect detail reference call outs. For example, *motorcycle parking striping* calls out 3/A002 for sign detail. 3/A002 detail is for curb sidewalk. Verify all inconsistencies and correct as needed.
 - Detail drawing 13 is noted. To eliminate confusion, please provide separate motorcycle signage detail and ADA signage detail.
 - Detail drawing 10 and 11 are labeled the same but depicts different design details.

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

1. The revised Traffic Circulation Layout
2. Send an electronic copy of your submittal to ABQ-plan.

If you have any questions, please contact me at (505) 924-3880.

Sincerely,

Tasha Felton

Tasha Felton
Assistant Engineer, Planning Dept.
Development Review Services

\tf via: email
C: CO Clerk, File