

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

April 13, 2022

Scott Anderson, RA  
Scott C. Anderson & Associates Architects  
4419 4<sup>th</sup> St. NW, Suite b  
Albuquerque, NM 87107

**Re: Sequoia Apartments**  
**5130 Sequoia Rd. NW**  
**Traffic Circulation Layout**  
**Architect's Stamp 02-25-2022 (G11D058)**

Dear Mr. Anderson,

Based upon the information provided in your submittal received 04-12-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

**1. Proposed Entrance-Western Leg (Sequoia frontage):**

- 20'R-label **TYP.**(typical).
- Your proposed 6ft ADA pathway and ramp are in conflict. A tripping hazard is being created by parallel layout of both infrastructure next to each other and side slopes are being compromised. Please offset 6ft pathway to avoid this safety concern. This is not ADA compliant.

**2. Main drive aisle:**

- It appears that Recycling Containers are being located on drive aisle at intersection corner. Please relocate this containers as they will be a circulation concern with vehicular traffic (**keyed note V**).

**3. Keyed Note M:** A detail will be needed and a note specifying to paint the bollards traffic yellow.

**4. ADA parking stalls:**

- Details will be needed for proposed striping and pavement marking (NO PARKING text).
- Move NO PARKING pavement marking text onto the access aisle.

**5. Radius:** please provide all proposed R's on site plan. Some are missing.

**6. Keyway:**

- Provide the setback width radii's.

**7.** 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 (2430 & 2415A).**

**8.** A copy of receipt for resubmittal fees paid will need to be provided.

**9.** Please provide a letter of response for all comments given.

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10. **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](mailto:mgrush@cabq.gov)**).

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

PO Box 1293

C: CO Clerk, File

Albuquerque

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