

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

August 27, 2024

Steve Wiscaver  
CONSOLIDATED DEVELOPMENT SERVICES  
16775 Addison Rd. Suite 550  
Addison, Texas 75001

[swiscaver@cdsdevelopment.com](mailto:swiscaver@cdsdevelopment.com)

**Re: Olive Garden**  
**3823 Coors Blvd. NW**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp 8-19-24 (G11D067F)

Dear Wiscaver,

Based upon the information provided in your submittal received 8-22-24, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Based on 7900 SF Restaurant, you need 44 parking spaces (5.6 per 1000 SF) not 64

AREAS	
BUILDING AREA	+/- 7,900 SF
PARKING	
REQUIRED PARKING	64 TOTAL SPACES
PROPOSED PARKING	88 TOTAL SPACES
ADA STALLS REQD/PROVIDED	4 SPACES/5 SPACE
REQUIRED MOTORCYCLE PARKING	3 TOTAL SPACES
PROPOSED MOTORCYCLE PARKING	3 TOTAL SPACES
REQUIRED BIKE RACKS	7 TOTAL RACKS
PROPOSED BIKE RACKS	7 TOTAL RACKS
TEMPORARY OVERFLOW PARKING (BID ALTERNATE #1)	40 TOTAL SPACES

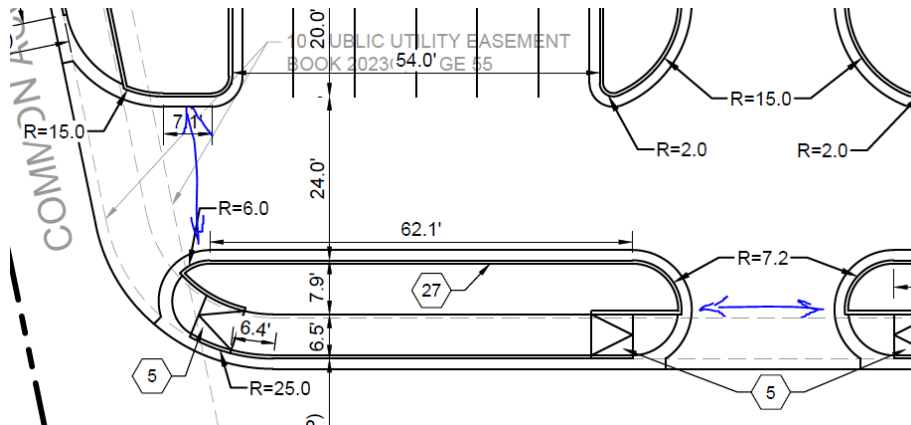
2. Clarify the extents of the current phase. Provide a phasing plan. The overflow parking is not included in this phase, please remove it from the table above
3. Identify the right of way width, medians, curb cuts, and street widths on Coors.
4. Show the dimensions of the entrances and directions of travel

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5. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
6. The ADA access aisles shall have 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)
7. ADA curb ramps must be updated to current standards and have truncated domes installed.
8. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
9. All bicycle racks shall be designed according to the following guidelines:
  - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
  - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
  - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
  - d. The rack allows varying bicycle frame sizes and styles to be attached.
  - e. The user is not required to lift the bicycle onto the bicycle rack.
  - f. Each bicycle parking space is accessible without moving another bicycle.
10. Bicycle racks shall be sturdy and anchored to a concrete pad.
11. A 1-foot clear zone around the bicycle parking stall shall be provided.
12. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

PO Box 1293

Albuquerque

NM 87103

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

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13. Provide the approval of solid waste dept and fire marshal.
14. 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.
15. 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.
16. 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 Traffic Scoping Form (TSF) Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Curtis Cherne: [CCherne@cabq.gov](mailto:CCherne@cabq.gov)** ). See the attached

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) 924-3909.

Sincerely,

Sertil A. Kanbar  
Sertil Kanbar, PhD, PE, CFM  
Sr. Engineer, Planning Dept.  
Development Review Services

\xxx via: email  
C: CO Clerk, File