

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

12-5-23

Donald Dudley, Jr.
Penny Design, LLC
302 Sandia Rd NW
Albuquerque, NM 87107

Re: Seven Clover
3641 12th St NW
Site Plan
Architect's Stamp 8-27-23 (G14D062)

Dear Mr. Dudley,

Based upon the information provided in your submittal received 12-4-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

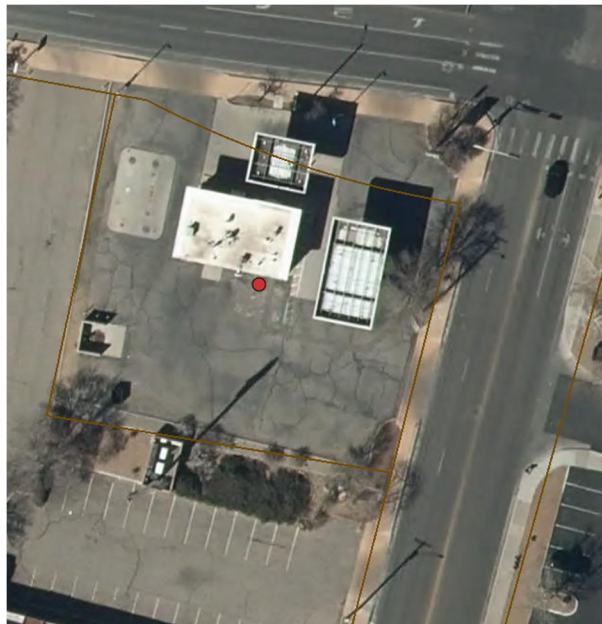
1. Complete the Traffic Scoping Form and send to Matt Grush.
2. The BernCo Assessor database shows an interesting property line (Brown line) along the northern boundary. See below:

PO Box 1293

Albuquerque

NM 87103

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Please confirm this is the correct property line or provide information (e.g. plat) that shows a different property line.

3. Provide the use of the building per the IDO, rather than "Commercial Building", so parking requirements are known.
4. Provide the required amount of parking and the provided amount of parking.
5. Show the location of the front door.

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16. Keyed note 5 refers to “2’x5’-2” – gabion...”. Are they to be constructed on the walking surface as shown?
Gabions are owner provided. They will be on the sidewalk near the building.
17. It appears there is a sidewalk to be built around three sides of the building. Provide build notes, including the width. This may necessitate the need for a handicap ramp.
Sidewalk will not be built. Existing sidewalk will remain.
18. Bicycle parking:
- a. Parking is to be separated from vehicle parking areas and driveways by a barrier such as a curb or bollard.
bike parking moved to west side of building. bollards on both sides of the parking racks. Change is clouded with a delta 1.
 - b. Keyed Note 7 references Notes 9 and 10 and Detail C6, which don't exist. Please revise note and provide Detail C6.
keyed note updated. There is no note 9 or 10. The bike rack will be owner provided. There is no detail c6. changed is clouded with delta 1.
 - c. You will most likely need to provide 3 bicycle parking spaces.
additional bike rack provided. there will be bike parking spaces. change is clouded with delta 1
19. Provide Fire and Solid Waste Dept. approvals.
This is a TI. No Fire 1 plan was generated. Approved solid waste plan is attached.

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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.
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at ccherne@cabq.gov or (505) 924-3986.

Sincerely,

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

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