

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

5/9/2024

Fred Arfman, PE
Isaacson & Arfman, Inc
128 Monroe St. N.E.
Albuquerque, NM 87108

**Re: SEVEN CLOVER DISPENSARY
3641 12TH NW
ALBUQUERQUE, 87122
Traffic Circulation Layout
Engineer's/Architect's Stamp 5/1/2024 (G14D062)**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 5/6/2024, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

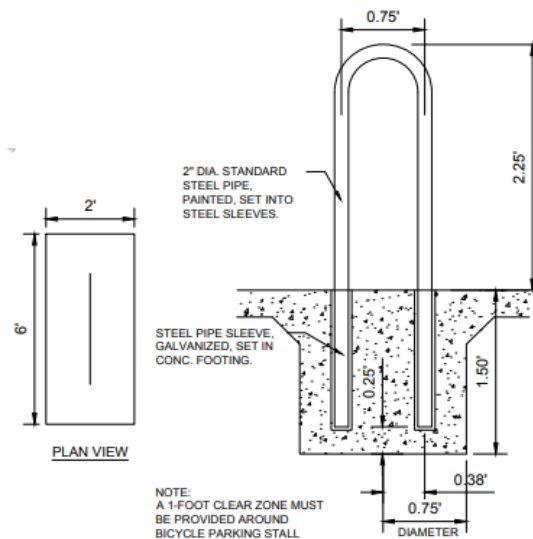
1. Show exiting, entrances, sidewalk, ramp and curb and gutter on the site plan.
2. The bike rack is too small. The rack shall be a minimum 30 inches tall and 18 inches wide.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



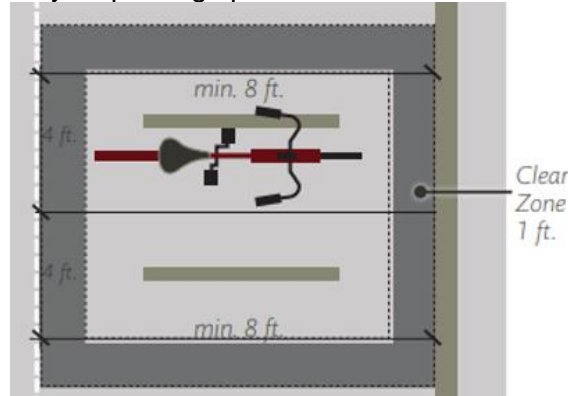
CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

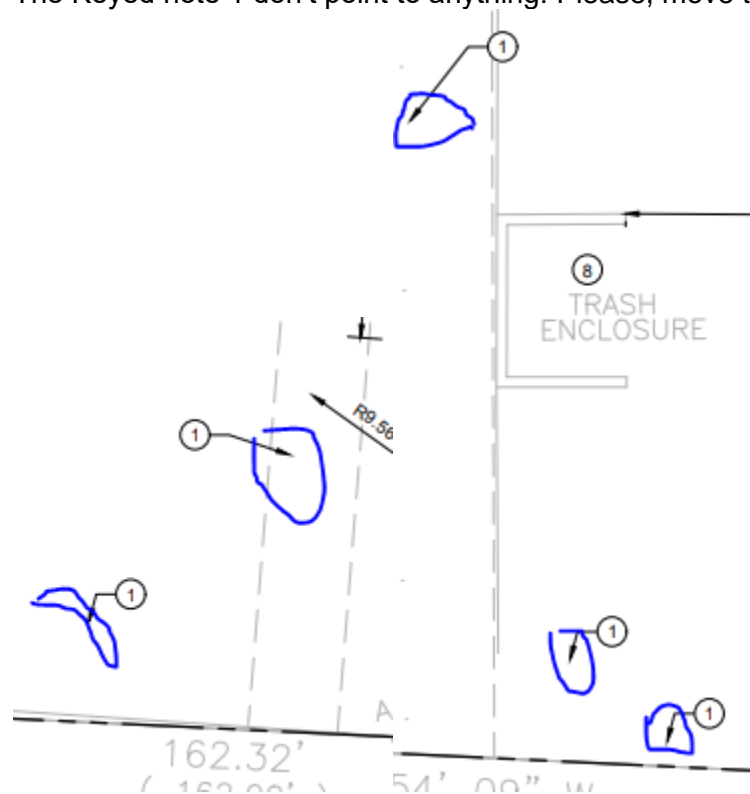


Mayor Timothy M. Keller

3. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.



4. 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."
5. Replace the 6" in the Keyed Note 19 by 8" curb, Curbs on arterial streets are usually 8" tall.
6. Provide Fire and Solid Waste Departments Approvals for the new layout
7. The Keyed note 1 don't point to anything. Please, move them to point to correct objects.



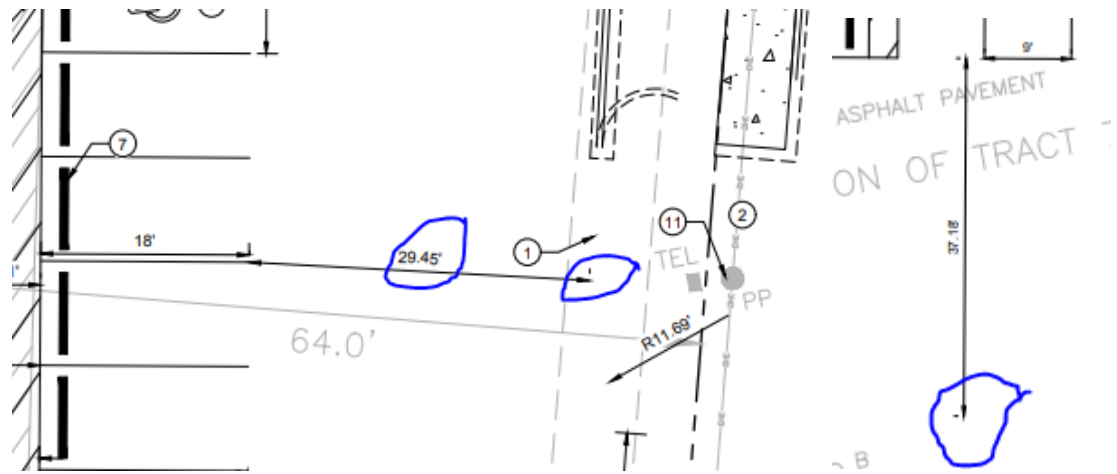
CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

8. The 29.45' dimension for the east drive aisle and a the 37.18' dimension on the south side of the building do not point to anything on the east side.



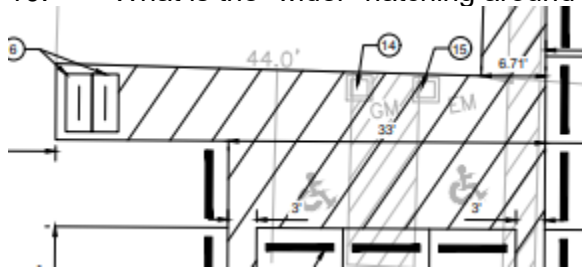
PO Box 1293

9. The new sidewalk is to match the color of the existing sidewalk. Please Revise Keyed Note 4.

Albuquerque

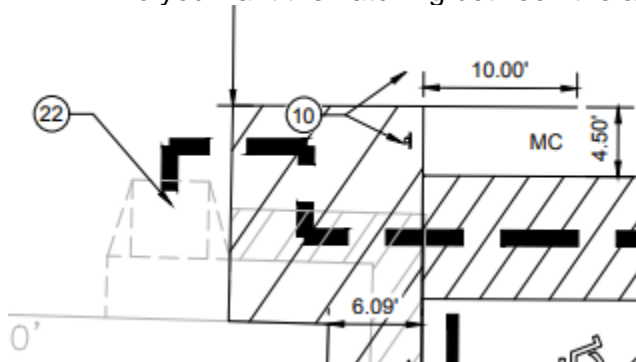
10. What is the "wider" hatching around the building supposed to represent?

NM 87103



www.cabq.gov

11. Do you want the hatching between the accessible aisle and the door to be painted?



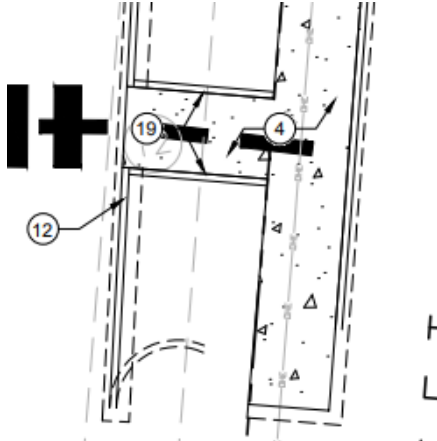
CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

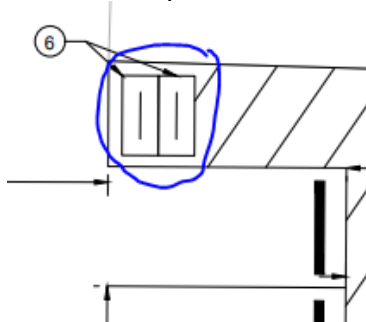


Mayor Timothy M. Keller

12. Provide the width of the sidewalk from 12th st onto the site.



13. Will the bicycle racks interfere with sidewalk usage for customers that park west of the accessible spaces south of the building.



PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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 skanbar@cabq.gov or (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