

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

May 18, 2022

Joe Simons, RA  
Simons Architecture  
P.O. Box 67408  
Albuquerque, NM 87193

**Re: Cutters Edge/ Office/ Warehouse**  
**820 Rankin Rd. NE**  
**Traffic Circulation Layout**  
Architect's Stamp 05-03-22 (G15-D049)

Dear Mr. Simons,

Based upon the information provided in your submittal received 05-16-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of Bicycle and Motorcycle parking spaces required by the IDO.
2. Define the property line.
3. Identify the right of way width, medians, curb cuts, and street widths on Rankin Road
4. Keynote 10: There are three type of COA std dwg. 2425B. Please specify the drivepad you referred to.
5. Provide the dimension from the back of the drivepad to the gate.
6. ADA curb ramps must be updated to current standards and have truncated domes installed.
7. Keynote 12: Provided details for ADA aisle Striping and "NO PARKING" words.
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. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
10. 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.
11. Bicycle racks shall be sturdy and anchored to a concrete pad.

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12. A 1-foot clear zone around the bicycle parking stall shall be provided.
13. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
14. Per the IDO, 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.
15. 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.
16. 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.
17. Define ADA pedestrian pathway by labeling of ramp, flush pavement, and dimensioning of pathway.
18. Keynote 2: Please call out detail of new precast bumper.
19. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
20. Provide a copy of Fire Marshal Approval.
21. Please provide a sight distance exhibit
22. 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.
23. Please specify the City Standard Drawing Number when applicable.
24. Please provide a letter of response for all comments given.

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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](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) 924-3675.

Sincerely,

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

Marwa Al-najjar  
Associate Engineer, Planning Dept.  
Development Review Service

ma via: email  
C: CO Clerk, File

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# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** CUTTERS EDGE **Building Permit #:** 2022-20983 **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** LOT 14A BROCE & GAECHTER  
**City Address:** 820 RANKIN ROAD NE

**Applicant:** CUTTERS EDGE **Contact:** GRANT JACOBSEN  
**Address:** 4408 BARRETT AVE, NW ABQ 87107  
**Phone#:** 505-288-2892 **Fax#:** \_\_\_\_\_ **E-mail:** gjacobsen@cuttersedgenm.com

**Other Contact:** Simons Architecture PC **Contact:** Joe Simons  
**Address:** P.O. Box 67408, Albuquerque, NM 87107  
**Phone#:** 505-480-4796 **Fax#:** \_\_\_\_\_ **E-mail:** joe@simonsarchitecture.com

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes ☒ No

**DEPARTMENT** ☒ TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_
- ☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** 5.11.22 **By:** Joe Simons, Simons Architecture PC

COA STAFF:

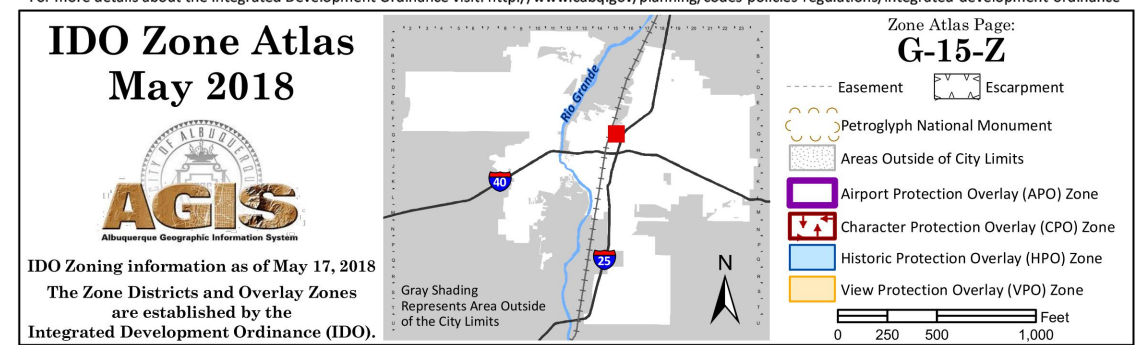
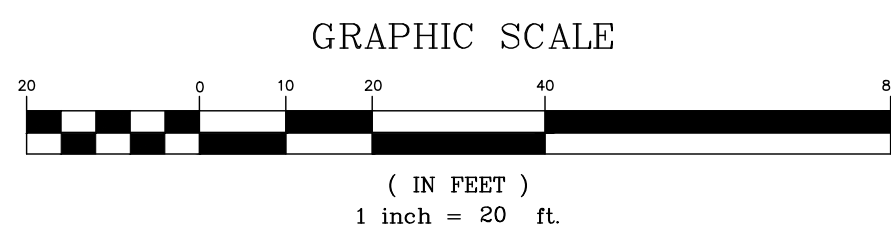
ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_





- 
- LOCATION OF PROJECT**
- (S75°59'00"E 138.57')  
**S75° 53' 35"E 138.57'**
- 820 RANKIN ROAD
- (S75°59'00"E 22.86')  
**S75° 53' 35"E 22.06'**
- PAVED AREA
- GRAVEL YARD
- POND AREA  
 REF. HYDROLOGY
- 10'-0"
- 20'-4 1/2"
- 8'-11"
- 8'-6"
- 8'-6"
- 8'-6"
- 8'-6"
- 8'-0"
- 111'-6"
- 27'-2"
- 145°-0 1/2°
- 6'-7"
- 3'-0"
- 2'-6"
- 3'-6"
- 2'-8"
- 10'-2"
- 89'-4"
- N14° 06' 25"E 207.05'**
- N76° 39' 07"W 142.78'**  
 (N76°44'32"W 142.78')
- S16° 51' 31"W 236.85'**  
 (S16°46'05"W 302.46')
- N76° 39' 07"W 23.97'**  
 (N76°44'32"W 62.00')
- S16° 51' 31"W 24.79'**  
 (S16°46'06"W 25.00')
- SCALE
- 80



(TCL) N.T.S.

LOT 14A  
BROCE & GAECHTER  
ALBUQUERQUE, NEW MEXICO 87107  
BERNALILLO COUNTY

ZONING:	NR-LM
ZONE ATLAS:	G-15
SITE SIZE:	68,382 SQ. FT. (1.572 AC.)
BUILDING SIZE / % OF SITE:	7200 SQ. FT. / 10.5%
AREA OF DISTURBANCE FOR CONST:	35200 SQ. FT. / .80AC
UPC:	101506044818240361

OFFICE

AREA: 1,800 S.F.

PARKING CALCULATIONS:

1 SPACE / 1,800 / 1000 X 2.5 4 SPACES

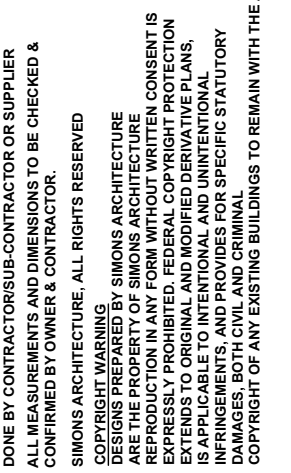
WAREHOUSING

NEW AREA: 6,700 S.F.

NO PARKING REQUIRED PER 14-16-5, TABLE 5-5-1

TOTAL PARKING PROVIDED =	4 SPACES
TOTAL PARKING REQUIRED =	4 SPACES

(A1.1)  $1'' = 20'-0''$



Joseph R. Simons Jr., AIA  
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p.o. box 67408  
abq, n.m., 87193-7408  
ph.505.480.4796  
joe@simonsarchitecture.com



CUTTERS EDGE  
OFFICE / WAREHOUSE  
820 RANKIN ROAD  
ALBUQUERQUE, NM 87109  
BERNALILLO COUNTY

JOB NUMBER
CUT-001
DATE
5.3.22
REVISIONS

DESIGNED & DRAWN BY  
JFS

**TCL**