

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

October 14, 2022

Amanda Herrera  
Tierra West  
5571 Midway Park PI NE  
Albuquerque, NM 87109

Re: **Gyro Shack**  
**4201 San Mateo Blvd. NE**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp XX-XX-XX (G17-D024)

Dear Ms. Herrera,

Based upon the information provided in your submittal received 09-22-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of Motorcycles and Bicycles parking spaces required by the IDO.
1. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
2. Identify the right of way width, medians, curb cuts, and street widths on San Mateo Blvd. and Douglas Mac Arthur Rd.
3. Clarify existing property lines and proposed property lines.
4. A curb return design is required for the both driveway accesses. Please provide details.
5. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
6. 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.
7. 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)
8. ADA curb ramps at the corner of San Mateo and Douglas Mac Arthur must be updated to current standards and have truncated domes installed.
9. Key note 2: please provide details for the proposed ramp.
10. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
11. 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.

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- 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.
- 12. Bicycle racks shall be sturdy and anchored to a concrete pad.
  - 13. A 1-foot clear zone around the bicycle parking stall shall be provided.
  - 14. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
  - 15. Show all drive aisle widths and radii. Some dimensions are not shown.
  - 16. The minimum drive aisle dimensions are shown below

	Minimum Drive Aisle Width
Two Way Traffic	22'
Main Circulation Road	24'
Fire Lane	20'

- 17. 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.
- 18. 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.
- 19. 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.
- 20. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.
- 21. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.
- 22. 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.
- 23. Provide a copy of Fire marshal approval.
- 24. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. Please show detail and location of posted signs and striping.

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25. The minimum drive through lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns. (A 15 foot radius can be used with an increase in lane width to 14 feet). Please dimension all lane widths and radii.
26. Please specify the City Standard Drawing Number when applicable.
27. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
28. 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.
29. Please provide a letter of response for all comments given.
30. 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)**).

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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,

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

ma via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

**Project Title:** Gyro Shack **Building Permit #** \_\_\_\_\_ **Hydrology File #** \_\_\_\_\_  
**DRB#** \_\_\_\_\_ **EPC#** \_\_\_\_\_  
**Legal Description:** B Vista G Grande Land CO U1 Lot 4 City Address OR Parcel 4201 San Mateo Blvd NE  
Sly 40 FT of LTS

**Applicant/Agent:** Tierra West, LLCq **Contact:** Amanda Herrera  
**Address:** 5571 Midway Park Place NE ABQ, NM 87109 **Phone:** 505-858-3100  
**Email:** aherrera@tierrawestllc.com

**Applicant/Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_  
**Email:** \_\_\_\_\_

**TYPE OF DEVELOPMENT:** \_\_\_ PLAT (#of lots) \_\_\_ RESIDENCE \_\_\_ DRB SITE \_\_\_ ADMIN SITE: \_\_\_  
**RE-SUBMITTAL:** \_\_\_ YES \_\_\_ NO

**DEPARTMENT:** ☒ TRANSPORTATION \_\_\_ HYDROLOGY/DRAINAGE  
Check all that apply:

### TYPE OF SUBMITTAL:

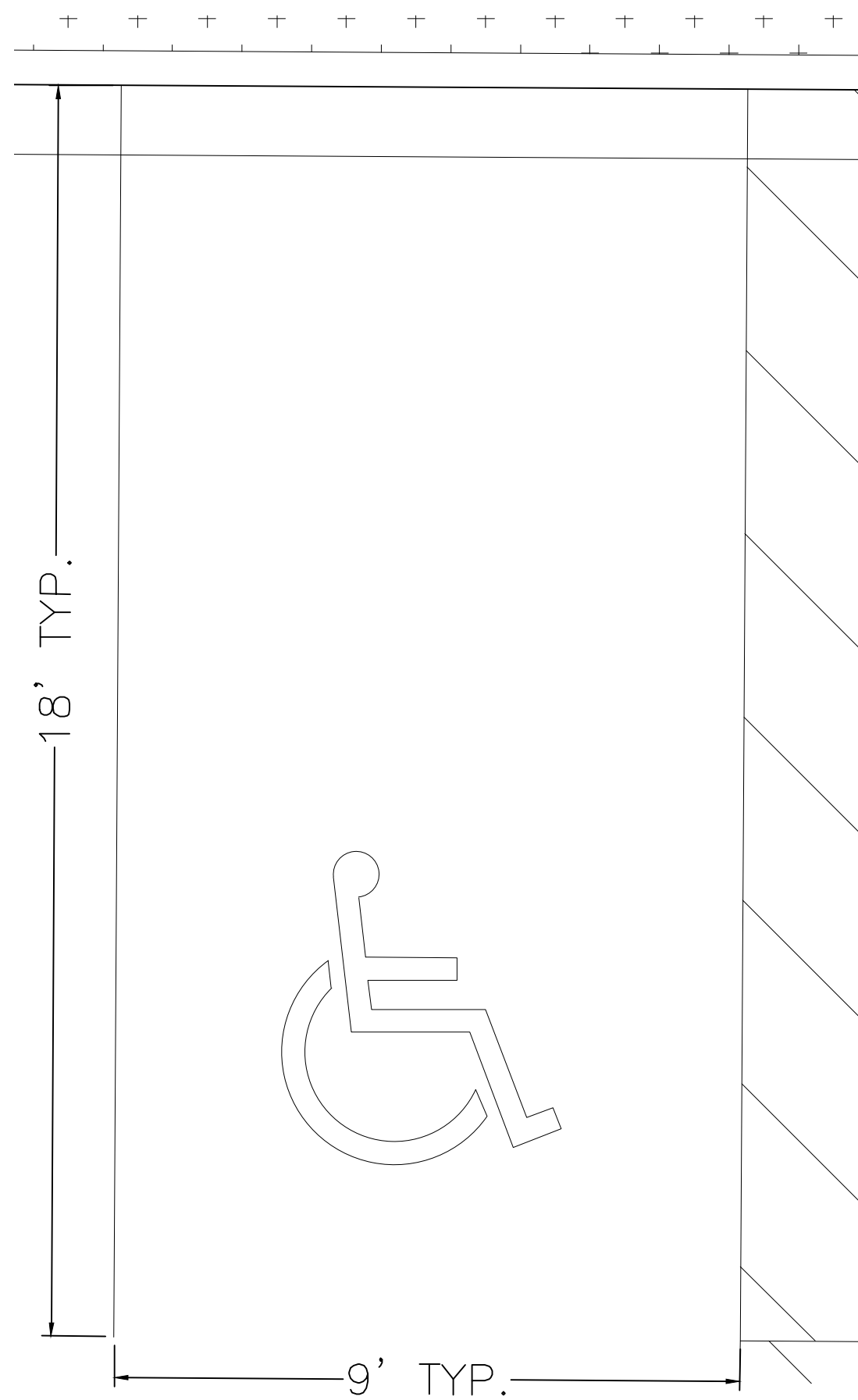
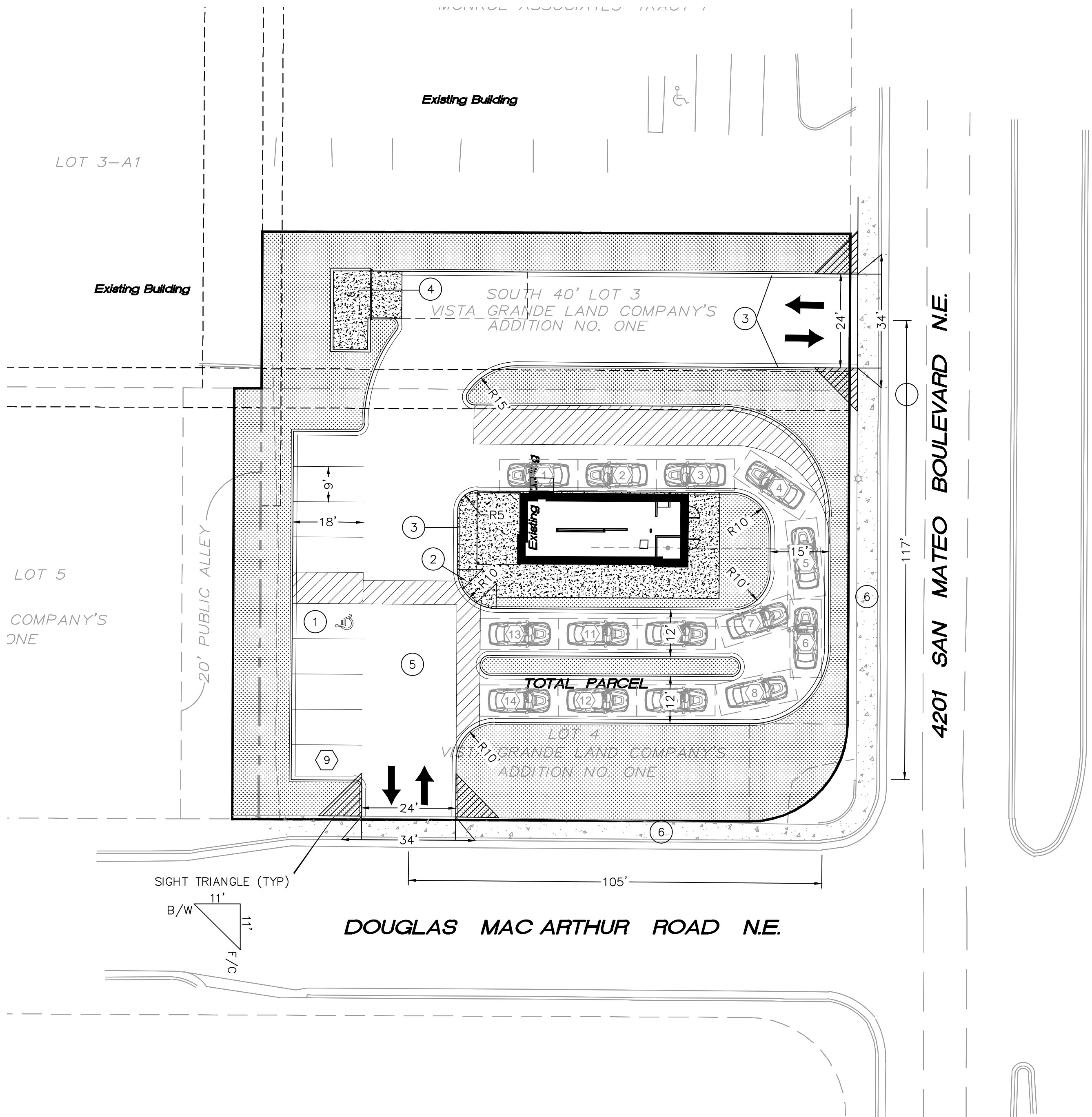
\_\_\_ ENGINEER/ARCHITECT CERTIFICATION  
\_\_\_ PAD CERTIFICATION  
\_\_\_ CONCEPTUAL G&D PLAN  
\_\_\_ GRADING PLAN  
\_\_\_ DRAINAGE REPORT  
\_\_\_ DRAINAGE MASTER PLAN  
\_\_\_ FLOOD PLAN DEVELOPMENT PERMIT APP.  
\_\_\_ ELEVATION CERTIFICATE  
\_\_\_ CLOMR/LOMR  
☒ TRAFFIC CIRCULATION LAYOUT (TCL)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

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

\_\_\_ BUILDING PERMIT APPROVAL  
\_\_\_ CERTIFICATE OF OCCUPANCY  
\_\_\_ CONCEPTUAL TCL DRB APPROVAL  
\_\_\_ 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  
\_\_\_ FLOOD PLAN DEVELOPMENT PERMIT  
\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** 9-19-2022/ Amanda Herrera





LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- PARKING COUNT
- CLEAR SIGHT TRIANGLE



LEGAL DESCRIPTION:

B VISTAG GRANDE LAND CO U1 LOT4 SLY40FT OFLT3

SITE DATA

PROPOSED USAGE	RESTAURANT
LOT AREA	786 SF (0.018 ACRES)
ZONING	MX-L
PARKING REQUIRED	8 SPACE/1,000 sq. ft. GFA PER TABLE 5-5-1
PARKING REQUIRED	8 SPACES
STANDARD PARKING PROVIDED	8 SPACES
HC PARKING REQUIRED	1 SPACES
HC PARKING PROVIDED	1 SPACES
TOTAL PARKING	9 SPACES

KEYED NOTES

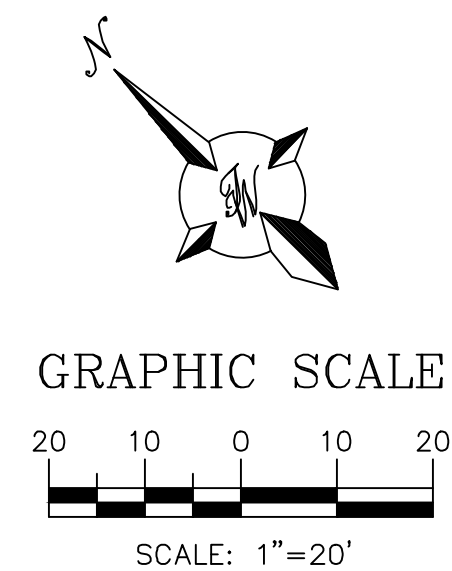
- ACCESSIBLE PARKING W/SIGN PER ADA STANDARDS (1.0% MIN - 2.0% MAX SLOPE)
- UNIDIRECTIONAL ACCESSIBLE RAMP
- STANDARD CURB AND GUTTER (TYP) PER COA STD DWG 2415A
- DUMPSTER W/RECYCLING
- NEW ASPHALT PAVING SEE DETAIL SHEET
- EXISTING 5' CONCRETE SIDEWALK

CLEAR SIGHT TRIANGLE NOTE:

LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



ENGINEER'S SEAL	GYRO SHACK ALBUQUERQUE, NM	DRAWN BY JL
	TRAFFIC CIRCULATION LAYOUT	DATE 9-15-22
		DRAWING
		SHEET #
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	JOB # 2022101