

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

May 27, 2022

Jon Niski, PE  
Tierra West LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109

**Re: Slim Chicken - Albuquerque**  
**8240 Montgomery Blvd NE**  
**Traffic Circulation Layout**  
Engineer's Stamp 05-18-2022 (G19-D004E)

Dear Mr. Niski,

Based upon the information provided in your submittal received 05-19-2022 and field inspection, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

**1. Montgomery Frontage:**

- Suggestion: redesign the main entrance per COA std dwg. 2426 to provide a 6' valley gutter with 1" invert. Replace the existing 4' valley gutter with 6' valley gutter to serve ADA across the entrance.

**2. OVER ALL CERCULATION:**

- The proposed drive aisle located mostly on tract 2. Please provide certified agreement with Tract 2 land owner.
- Plat for Wymont subdivision keynote 40: Private Rodway Easement should serve Tract 1-8. And on sheet 6 the location of driveway easement doesn't match the proposed drive aisle. The easement will need to encompass the proposed drive aisle shown on site plan. Please address this concern.
- Plat for Wymont subdivision keynote 41: Public sidewalk easement doesn't match site plan.
- Provide sidewalk connectivity to serve Tract 2.
- The main drive aisle will need striping for ingress/egress vehicles movement. Striping will be needed on the frontage segment of Slim Chicken.

**3. Slim Chicken Infrastructure:**

- Provide striping and arrows for the 24' proposed entrance.
- Drive-thru lane: The exit lane has not throat depth for sight distance (on coming trafficnight vision with oncoming headligths and opposing traffic perception reaction). Please provide one storage length at exit to straighten vehicle for reaction of oncoming vehicles in both directions.
- You will need the following: All one-way drives shall have "One Way" and "Do Not Enter" signage (both sides on exit) and pavement markings. Please show detail and location of posted signs and striping (include Stop Sign and sign face details).

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- The exit vehicular movement will be dedicated to a left turn movement ONLY. Provide a sign specifying left turn and no right turn out due to the tight radius which cannot accommodate the turn movement
  - 4. Provide Fire Marshal Approval.
  - 5. The proposed Work Order-CN 568483: A Condition of Final C.O. that the work order
  - 6. CN 568483 be completed/accepted/approved by the COA
  - 7. Proposed Dumpster: Provide a letter from adjacent property owner stating that it is ok to have Dumpster located outside the lot of proposed development.
- 8. 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)**). Please contact Matt Grush to fill TIS form.

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**Once corrections are complete resubmit**

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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.

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

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

C: CO Clerk, File

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