

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

May 20, 2022

Edgar Mata  
Jeebs & ZuZu LLC  
11030 Menaul Blvd NE, Ste. C  
Albuquerque, NM 87112

Re: **Veranda Apartments**  
**9000 Veranda Road NE**  
**Traffic Circulation Layout**  
Architect's Stamp 05-16-2022 (**G15-D205**)

Dear Mr. Mata,

Based upon the information provided in your submittal received 05-18-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Listed are the number of parking spaces required by the IDO as well as the proposed number of parking spaces **including bicycle and motorcycle parking**.  
**Coordinate/discuss with Zoning.**
2. The corner of Moon/Veranda ramp will need to be current/updated ADA design. Verify.
3. **Moon St. Sidewalk:**
  - Provide sidewalk width.
  - It appears a segment of sidewalk is encroaching into private property! If this is the case, then a Sidewalk Easement will be needed for this segment encroachment.
4. There needs to be curbing across the keyway at the end of parking lot drive aisle connection onto sidewalk.
5. **The ADA parking stalls nearest entrance driveway:** The existing stalls and access aisle needs to be current/update design for signage and surface of 2% cross slope and 5% max lateral and the ramp as well.
5. Identify the right of way width, medians, curb cuts, and street widths on Veranda and Moon.
6. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
7. **The minimum parking stall dimensions are:**

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
Compact	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A

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ADA	8.5'	18'	2'
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9. 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.
10. Bicycle racks shall be sturdy and anchored to a concrete pad.
11. A 1-foot clear zone around the bicycle parking stall shall be provided.
12. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
13. 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. **Shown is 5ft.**
14. **Curbing** : For landscape, parking, and pedestrian ways and identify points of access. **Please call out detail and note.**
15. **Provide a copy of refuse approval:** The Refuse vehicle maneuvering **shall be contained on-site and shall not back into public right of way.**
16. 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 (2430 & 2415A).
17. Please provide a letter of response for all comments given.
18. 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)**).

**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.**

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for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Nilo Salgado-Fernandez, P.E.  
Senior Traffic Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File

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