

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 16, 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 06-13-2022 and field inspection (06-16-2022), the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Sidewalk (existing):

- There are humps/bumps connecting sidewalk portion/segment through out Veranda frontage on public sidewalk. This damage segment through frontage will need to be remove/replaired/replaced due to the public safety issue for the City.. Please identify these segment on your Site Plan.
- Interior sidewalk on site are damaged, chipped/ tapered (6"-8"), uneven joints/connection and a safety concern to occupants. Please identify on Site Plan to be addressed/replaced in kind to have an even surface to compromised pedestrian movement through site.

2. Sheet TCL 1.0: The required parking stalls calculations for motorcycle and bicycle are not provided on your Parking Calcs. This will need to be shown.

3. Corner of Moon/Veranda ramp: Truncated domes will need to be installed (Detectable warning surfaces). A note will need to be provided.

4. Detail 7/TCL 1.1:

- Modify note to say 2% max for cross slope and 5% max for running slope.

5. Detail 10/TCL 1.1:

- Landing should read 2% max on all directions.

6. Bldg 4v & 3V: Between theses building exists a ADA stall that has a ramp and a sign that are not current/updated ADA compliance. Will the ramp and signage be removed?

7. The minimum parking stall dimensions are:

- The minimum dimensions for compact are shown below but the widths are shown for these stalls. Please label and/or provide note specifying Compact dimension on your detail.

Type of parking	Min. Width	Min. Length	Min. Overhang
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