

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 19, 2023

Dan Ponder, PE
SHE, Inc.
934 Main Ave. Unit C
Durango, CO 81301

Re: NuVue- 6th and Cutler
2300 6th St. NW
Traffic Circulation Layout
Engineer's/Architect's Stamp XX-XX-XX (H14-D117)

Dear Mr. Ponder,

Based upon the information provided in your submittal received 03-27-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

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 all existing access easements and rights of way width dimensions.
3. Identify the right of way width, medians, curb cuts, and street widths on 6th St. and on Cutler Ave.
4. Please define the property line around the site. It appears that the property line at the south side of the site located on the curb (on the front of the sidewalk). If so, please provide sidewalk easement. For sidewalk easement please contact at **Carrie Mouck** DRC Contract Specialist ☎ 505.924.3996 e camouck@cabq.gov
5. Site access off 6th St. must be modified to current ADA standard. Please provide details.
6. The minimum distance from the site access off Cutler to the intersection of Cutler and 6th St. should be 75 ft. Please show this dimension on the site plan.
7. Please provide details for the proposed drivepad off Cutler Ave. and reference COA std dwg.
8. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
9. 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.
10. 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)
11. Please provide details for all the proposed signage (ADA and Motorcycle) and Bike Rack.

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12. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
13. The pavement marking "MC" should be shown in the opposite direction for Motorcycles entering the parking space.
14. 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.
15. Bicycle racks shall be sturdy and anchored to a concrete pad.
16. A 1-foot clear zone around the bicycle parking stall shall be provided.
17. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
18. A 5 ft. keyway is required for dead-end parking aisles.
19. 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.
20. 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.
21. 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.
22. All sidewalks along streets should be placed at the property line.
23. 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.
24. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.
25. 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.
26. Please provide a copy of Fire Marshal approval.
27. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.

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28. Show the clear sight triangle on both site accesses 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.
29. Please specify the City Standard Drawing Number when applicable.
30. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
31. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
32. 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.
33. 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).
34. 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.
4. The \$75 re-submittal fee.

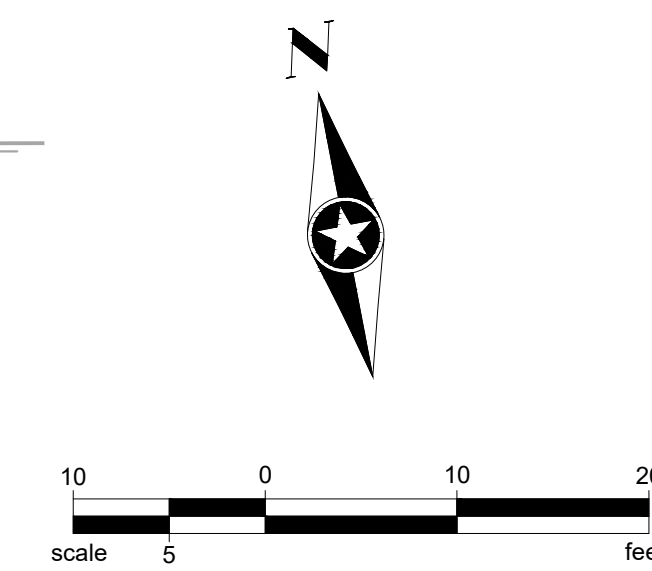
for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

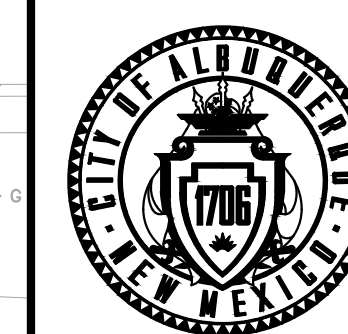
Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

ma via: email
C: CO Clerk, File

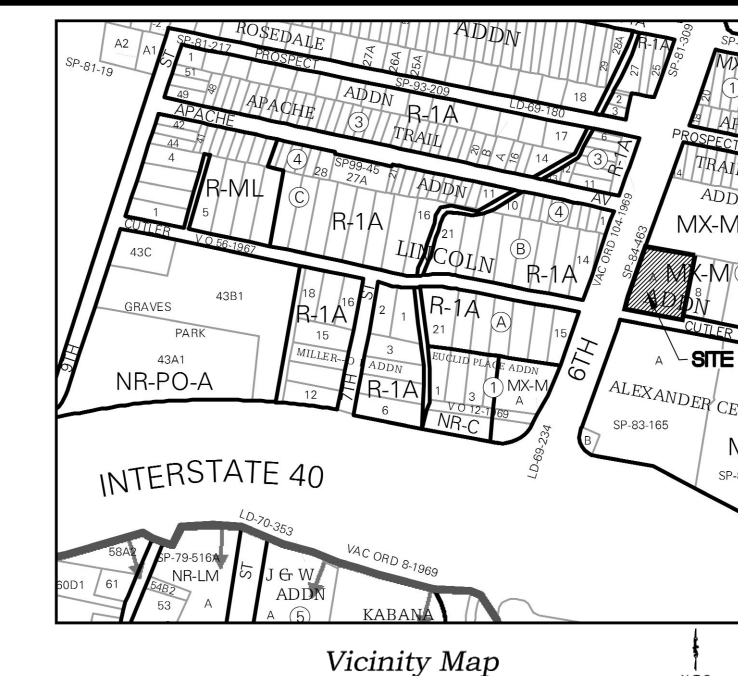


CALL NM ONE-CALL
SYSTEM SEVEN (7)
DAYS PRIOR TO ANY
EXCAVATION

TRAFFIC CIRCULATION PLAN



SHEET NO. 100



CEAI

[illegible]

DESIGNED BY:	DP
DRAWN BY:	CM
CHECKED BY:	PR
DATE	03/22/2023



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: NuVue - 6th and Cutler **Building Permit #** TBD **Hydrology File #** TBD
DRB# TBD **EPC#** TBD

Legal Description: TR A BLK B LINCOLN ADDN (REPL **City Address OR Parcel** 2300 6th Street NW
OF LTS 9 10 & POR OF 11 BLK B)

Applicant/Agent: SEH, Inc. **Contact:** Philip Rennhack
Address: 934 Main Avenue, Unit C Durango, CO 81301 **Phone:** 970.459.4317
Email: prennhack@sehinc.com

Applicant/Owner: NuVue Pharma **Contact:** Paul Julian
Address: 4740 Dillon Drive Pueblo, CO 81301 **Phone:** 919.619.2443
Email: paulj@nuvuepharma.com

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

DEPARTMENT: X 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
X TRAFFIC CIRCULATION LAYOUT FOR DRB
APPROVAL
TRAFFIC IMPACT STUDY (TIS)
STREET LIGHT LAYOUT
OTHER (SPECIFY)
PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

X 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: 03.17.2023