

CITY OF ALBUQUERQUE



August 17, 2020

Martin FM Grummer, RA
331 Wellesley Place NE
Albuquerque, NM 87106

**Re: Pascetti Steel Building
2114 Claremont Ave. NE
Traffic Circulation Layout
Architect's Stamp 08-10-20 (H16-D021)**

Dear Mr. Grummer,

Based upon the information provided in your submittal received 08-14-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Maximum access width for arterial, collector, and **local streets (Claremont Ave.)** are as follows:

	Arterial& Collector	Local Streets
One-way Drive	20'-25'	12'-20'
Two-Lane Drive	22'-30'	22'-24'
Three-Lane Drive	24'-35'	22'-30'
Larger Vehicles	≤50'	≤30'

THE MAXIMUM ALLOWABLE WILL entrance width BE 30 FT., please reflect this on your plans

2. The proposed 43'-9" (30 ft will be accepted-only) driveway sidewalk 4 ft width encroached onto the western land owner and will need this landowners approval for the encroachment and/or **an approved letter specifying the landowner is in agreement.**
3. Shared Site acces: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner. PLEASE: **PROVIDE ACCESS AGREEMENT BETWEEN 2110 AND 2114 CLAREMONT.**
4. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing (**This**

applies to the existing drivepad on the eastern corner of property). There appear to be passage through this property and adjacent property to the east, Is there an existing share access easement? **Please address this concern: Provide a letter from Owner, Pascetti Clarement, LLC. That agrees to continuing allow aces to drive pad on the north east corner for access to adjacent property.**

5. 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 & 2415).**

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

Sincerely,



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

C: CO Clerk, File