

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

January 11, 2022

Doug Heller, RA  
Mullen Heller Architecture, PC  
1718 Central Ave SW, Ste D  
Albuquerque, NM 87104

**Re: Pima Medical Institute New Class Room Building**  
**4400 Culter Ave NE**  
**Traffic Circulation Layout**  
Architect's Stamp 01-05-2022 (H17-D054B)

Dear Mr. Heller,

Based upon the information provided in your submittal received 01-07-2022 and field Site inspection (01-11-2021), the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

**1. Cutler Ave Frontage:**

- Verify both existing ramp, at entrance, are update/current ADA .
- The western leg of entrance ramp **might** in conflict with the existing sidewalk connection onto site. Please verify the ramp is not in safety/ADA conflict.
- **Keyed Note 38:** Calls out truncated domes but pattern concrete existing on ramp legs. Will proposed domes complicated the existing patters? Verify
- You will need a Sidewalk Easement for existing sidewalk located outside of public ROW. See attachment for the forms.

2. **Keyed Note 9:** This note calls out ramp but no detail has been provided. A detail will need to be provide on all segments of proposed and to include: top/bottom handrail Extension, each segmen with landing (5'x'5 landings @2%), ramp landings/runs (12:1max) per ADA Standards for Accessible Design Guide.

3. **Sheet TCL002:** A handicap Parking Sign face detail is shown. Are you proposing to modify existing signage?

4. Please specify the City Standard Drawing Number **(If applicable)**.

5. Shared Site access: driveways that straddle property lines, or are entirely on one propertybut 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.

6. 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).

7. Please provide a letter of response for all comments given.

**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.**

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

PO Box 1293

Albuquerque

C: CO Clerk, File

NM 87103

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