

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

April 18, 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 NO date provided (H17-D054B)

Dear Mr. Heller,

Based upon the information provided in your submittal received 04-14-2022 and field Site inspection (01-24-2021), 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. **Cutler Ave Frontage-Building Entrance:**
  - The current ramp run (12:10) connection onto the sidewalk connection is not ADA accessible.
  - Per the DPM, 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 and demo any existing/old sidewalk connection that doesn't meet the requirements above. Make sure you provide striping for this 6ft pathway across the drive aisle.
  - **You will need a Sidewalk Easement for existing sidewalk located outside of public ROW. See attachment for the forms.**
3. **Handrail detail:**
  - Dimension all pathway widths on the proposed run/tapers and landings (including bottom, middle and top). Label all landings 48:1 **MAX** and all runs/tapers 12:1 **MAX**.
4. Please specify the City Standard Drawing Number **(If applicable)**.
5. **Shared Site access:** 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. **YOU still need to provide. Please provide the existing approved Plat to demonstrate verbiage and exhibits displaying share access agreement between lots.**
6. A copy of receipt for Resubmittal fees paid will need to be provided.
7. Please provide a letter of response for all comments given.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

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

PO Box 1293

Albuquerque

NM 87103

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