

CITY OF ALBUQUERQUE



July 22, 2016

Vigil & Associates Architectural Group, P.C.
Joseph Muhlberger
4477 Irving NW
Albuquerque, NM 87114

Re: Construction Seminars Renovations
7915 Prospect Ave NE
Traffic Circulation Layout
Architect's Stamp 07-20-16 (H17D104)

Dear Mr. Muhlberger,

Based upon the information provided in your submittal received 07-21-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
2. Identify the right of way width, medians, curb cuts, and street widths on Prospect Ave NE.
3. The 6 ft. wide ADA accessible pedestrian pathway required from the public sidewalk to the building entrances must be clear of any curb lines. Please clearly show this pathway and provide details.
4. Provide a detail of all ADA accessible ramps onsite.
5. Provide dimensions of motorcycle parking. (Zoning Code, 14-16-31, C.)
6. One-way vehicular paths require pavement directional signage and a posted "**Do Not Enter**" sign at the point of egress. Please show detail and location of posted signs.
7. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 6, Part B.12 Visibility for Driveways*).
8. Please add the following note to the clear sight triangle: "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 this area."
9. Please specify the City Standard Drawing Number when applicable.
10. Add keynote 11 to all overhead garage doors.
11. Provide conformation from zoning the amount of parking required and provided is correct.
12. Clarify the limits of the portal that covers the front walkway.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



13. Show the existing property lines.
14. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
15. Show the 3 curbside parking spaces called out on the parking total requirements. If On-street parking credit is required please follow item to request On-Street parking.
16. On-Street parking Allowance to fulfill zoning's parking requirement must be requested and approved by the Traffic Engineer, Racquel Michel prior to TCL approval. The application requires at least 30 working days. On-street parking allowances are based on available parking along public right-of-ways fronting the property. The business will only be granted 50% credit for available street parking.
17. 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.
18. Please include two copies of the traffic circulation layout at the next submittal.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact Monica Ortiz (505) 924-3981 or me at 924-3991.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

mao via: email
C: CO Clerk, File

