

CITY OF ALBUQUERQUE



February 5, 2018

T.I. Design Services
Eric Munn
717 Cagua Dr. NE
Albuquerque, NM 87108

**Re: Zia Auto Remodel
4913 Menaul Blvd.
Traffic Circulation Layout
Architect's Stamp 01-24-18 (H17-D114)**

Dear Mr. Munn,

Based upon the information provided in your submittal received 01-24-18, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. A scale of 1"=20' is recommended for sites less than 5 acres.
2. Dumpster apron cannot extend into the alley.
3. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
4. 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.
5. Please provide the widths of the existing drive entrances.
6. Lot line should not cross through buildings; DRB may be needed for re-plotting. Please check with zoning if the lot lines need to be removed.

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 me at 924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Department
Development Review Services

LWP via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: Zia Auto Remodel Building Permit #: _____ Hydrology File #: HTD114
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lot 9, Block 12, Bel Air
City Address: 4913 Menaul Blvd. NE ALBUQUERQUE NM 87110

Applicant: T.I. Design Services Contact: Eric Munn
Address: 717 Cagua Dr. NE
Phone#: 688-2914 Fax#: _____ E-mail: holybarbarian@yahoo.com
Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ AS-BUILT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ NEIGHBORHOOD IMPACT ASSESMENT (NIA)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ GRADING/ESC PERMIT 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
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ PRE-DESIGN MEETING?
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 1.24.18 By: [Signature]

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE RECEIVED: _____

REQUEST FOR ON-STREET PARKING

Per Section 14-16-3-1 (E)(6)(d) of the Zoning Code, where parking spaces are provided on a public street and abut the property, one half of the parking may be counted toward the off-street parking requirement of a building or use on such property provided the on-street parking spaces are approved by the Traffic Engineer, in conjunction with a site plan approval for off-street parking.

Notification Requirement: The Planning Department, by regular mail, shall notify all property owners within 250 feet of the property for which on-street parking credit is sought. Such property owners may submit written comments to the Planning Director or his designee, regarding the request for on-street parking credit within 15 days from the date the notice was mailed.

Comments received by the Planning Director that meet the requirements of Section 14-16-3-1(E)(6)(d) shall be considered by the Traffic Engineer prior to the final determination of whether to grant credit for on-street parking.

SITE INFORMATION

Applicant/Agent: CARL A. GARCIA Phone: 306-6289 Email: CARLGAR@10.com
Site Address: 4913 MCANAL BLVD. NE
DRB Project # _____ Hydrology # _____ Tracking # 03-2017

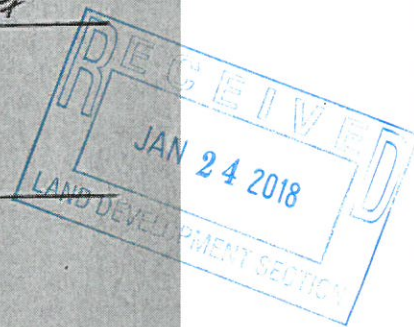
Initial Review and Determination by Traffic Engineer

Project ☒ does ☐ does not qualify for consideration of on-street parking.

[Signature] 7/17
Traffic Engineer Date

Notification

9/4/17 Anette Ortiz
Date notices were mailed out Property Researcher



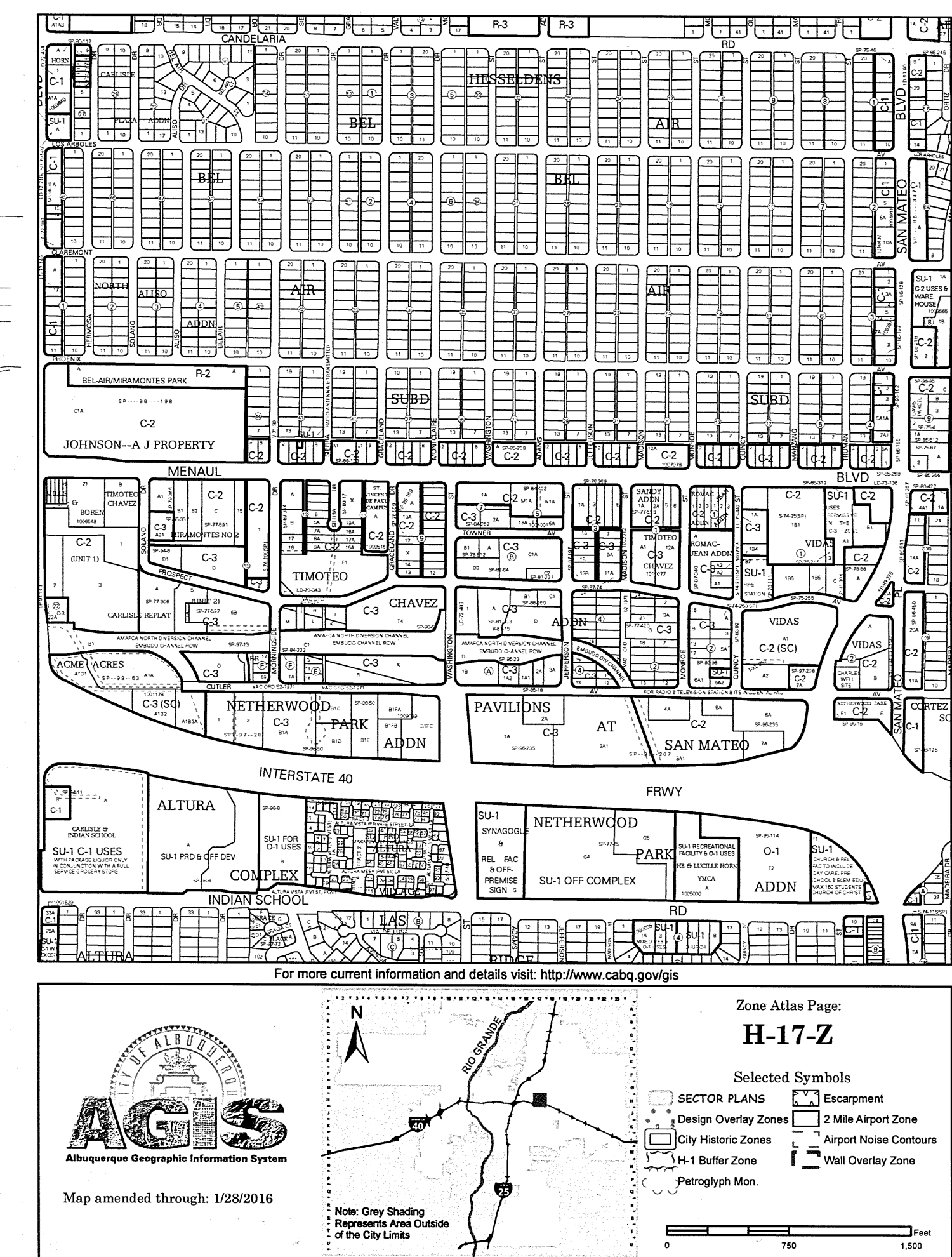
Final Action by Traffic Engineer

The request for credit for 3 on-street parking spaces is ☒ Approved ☐ Denied

There are 7 available spaces so with rounding and 1/2 credit, 3 credits are approved.

No opposition

[Signature] 10/17/17
Traffic Engineer Date



ADDITIONS & REMODEL

T.I. Design Services Eric V Munn
217 Coconino Drive NE Albuquerque NM 87108 688-2914

ZIA AUTO ADDITIONS/REMODEL

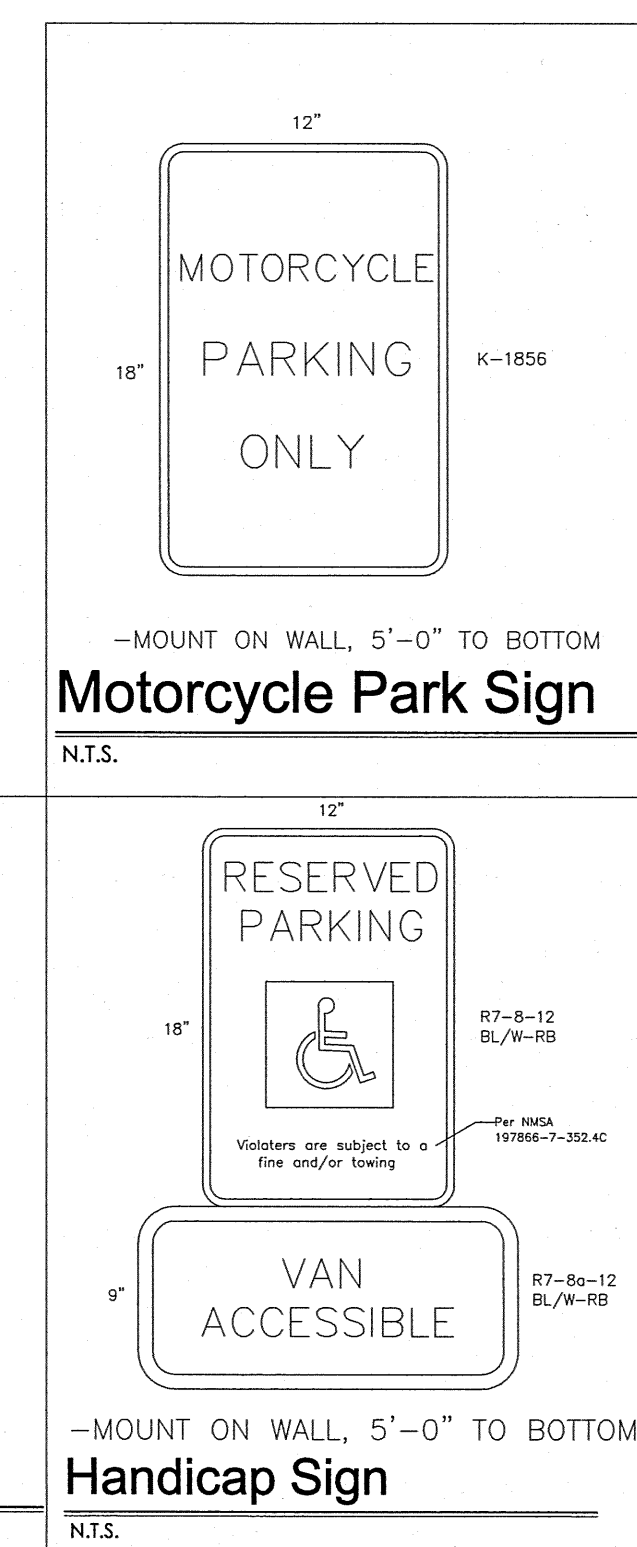
1913 MENAUL BLVD NE
ALBUQUERQUE NEW MEXICO 87110

SHEET

TCL

1-24-18
DATE

PROJECT NO. _____



No Landscape Buffer requirement decided in
Special Exception No. 17ZHE-80222, Project No. 1011377
November 1, 2017

Landscape Buffer requirement reduced decided in
Special Exception No. 17ZHE-80223, Project No. 1011377
November 1, 2017

Variance in Landscaping requirement 1.4% decided in
Special Exception No. 17ZHE-80225, Project No. 1011377
November 1, 2017

PARKING CRITERIA

RETAIL/SERVICE:
1 SPACE PER 200 NET SF (9.526/200) = 47 SPACES REQUIRED

47 SPACES REQUIRED
47 x 10% = 4 SPACES CREDIT FOR BEING ON A BUS ROUTE
43 SPACES REQUIRED

18 OF WHICH CORRESPOND TO SERVICE GARAGE BAY SPACES
22 OF WHICH ARE OFF-STREET PARKING SPACES
3 OF WHICH ARE ON-STREET PARKING SPACES

2 OF WHICH ARE HANDICAPPED ACCESSIBLE SPACES
1 OF WHICH ARE (2) MOTORCYCLE SPACES

(ON STREET PARKING FOR 3 PARKING SPACES APPROVED BY CITY OF ALBUQUERQUE)

SITE PLAN / TRAFFIC CIRCULATION LAYOUT

SCALE: 1" = 16' - 0"

