

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 19, 2021

Carlos Torres
Modulus Architects
100 Sun Ave NE, Ste. 600
Albuquerque, NM 87109

Re: **Ziggis Coffee**
5200 Menaul Blvd NE
Traffic Circulation Layout
Architect's Stamp **06-04-2021 (H18-D073)**

Dear Mr. Torres,

Based upon our discussion on resubmittal dated 08-19-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. **Proposed drivepad off San Mateo:**

- Add signage as shown on attached exhibit. Use R3-2 & R6-1 at San Mateo median in front of proposed entrance (see G3 & G6).
- Add R5-1 on both sides of entrance facing outward (see G3 & G6).
- Add R3-2 & R6-2 facing inward (see G3 & G6).
- **The above 3 comments could not be review since Sheets G3 and G6 were not provided. Please provide these sheets for review.**

2. **Manual entrance/roadway segment (see G3):**

- The eastern portion of the proposed ramp 12:1 max segment begins at end of radii. So you will need the adjacent land owner permission to accomplish construction on his property **OR MOVE PROPOSED ENTRANCE FURTHER WEST TO AVOID ENCROACHMENT/CONFLICT WITH ADJACENT LAND OWNER'S PROPERTY.**
- **The above comment will need to be addressed prior to TCL project APPROVAL.**

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