

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 29, 2022

Scott Anderson, RA
Scott Anderson & Associates Architects
7604 Rio Penasco NW
Albuquerque, NM 87120

**Re: Façade Renovation
7100 Menaul Blvd. NE
Traffic Circulation Layout
Architect's Stamp 03-28-22 (H19-D092)**

Dear Mr. Anderson,

Based upon the information provided in your submittal received 06-29-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Motorcycle parking space: The signage is not shown on plans even though the detail is provided and detail will need to be provided for MC text.
2. Where is proposed 5 ft. keyway is required for dead-end parking aisles (Not shown/labeled on plans.
3. Show all building entrance and door ways on the site plan. Doorway versus the proposed ADA parking stall ramp. This might be an issue if a doorway is in front of the ramp. Please address.
4. Parking areas shall have barriers to prevent vehicles from extending over 6ft ADA pathway to entrance. Please provide parking bumpers and provide detail.
5. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details. This is not shown and might be impacted by overhang of vehicles.
6. The proposed 6ft wide ADA pedestrian pathway from public sidewalk appears to need a ramp prior to drive aisle. Please provide ramp and details.
7. What do you mean by RDGE OF ASPHALT?
8. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way. **This includes alley way; provide a copy of refuse approval which was not included in resubmittal package.**
9. The provided a sight line exhibit doesn't have dimensions. Please provide.
10. Add the following note to the plan: "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 the clear sight triangle.
11. 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.

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12. Sidewalk easement will be needed for ADA pathpath at driveways encroach onto private property.
13. 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. This note was not added to the Site Plan (provided on resubmittal).
14. Please provide a letter of response for all comments given.
15. Provide copy of receipt for re-submittal payment of \$75+tax.

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

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