

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 12, 2021

Vinny Perea
Tierra West, LLC
5571 Midway Park Place HE
Albuquerque, NM 87109

Re: **San Roque/La Serna**
441 & 457 Coors Blvd NW
Traffic Circulation Layout
Engineer's Stamp 03-02-2021 (J10-D049)

Dear Mr. Perea,

Based upon the information provided in your submittal received 03-11-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. **Coordination/meeting with NMDOT regarding Coors Blvd will be required for TCL approval. Coors Blvd is in the NMDOT jurisdiction and they will need to review any proposed developments that impact Coors Blvd.**
2. **A copy of the Approved Plat specifying/showing all easement will need to be submitted to our office.**
3. **The curb return adjacent to 50 foot Private Access Easement will need to be, completely, encompassed into this easement.**
4. **Coors Blvd: All existing or proposed roadway(includes c&g, sidewalk, wc ramp, etc...) infrastructure (WIDTHS) needs to be shown on site plan.**
5. **Proposed access improvements on the south end needs construction notes to show a proper 2-way pathway onto the back of site development and an access easement from Coors onto site development.**
6. **The listed number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking. All proposed required calculations need to be discussed with Zoning.**
7. **Identify all existing access easements and rights of way width dimensions.**
8. **Identify the right of way width, medians, curb cuts, and street widths on**
9. **Please list the widths for all proposed parking spaces. Some dimensions are not shown.**
10. **The minimum parking stall dimensions are:**

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
Compact	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A



ADA	8.5'	18'	2'
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11. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide (**Label**).
12. **ADA curb ramps must be updated to current standards and have truncated domes installed on Coors (ramps not shown on site plan).**
13. **Ramps between buildings will need to be labeled and detail provided.**
14. **Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Label pavement MC.**
15. **Show all drive aisle widths and radii. Some dimensions are not shown.**
16. **The minimum drive aisle dimensions for access pathway onto development are shown below**

	Minimum Drive Aisle Width
Two Way Traffic	22'
Main Circulation Road	24'
Fire Lane	20'

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17. **List radii for all curves shown; for passenger vehicles. Some are not shown(label typical if necessary).**
18. **Per the IDO, 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.**
19. **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.**
20. **All sidewalks along streets should be placed at the property line (show and label widths).**
21. **Please call out detail and location of barrier curb. Please provide and label all proposed curbing on site. Some of them are not labeled.**
22. **Parking areas shall have barriers to prevent vehicles from extending over public sidewalk.**
23. **Provide a copy of refuse approval.**
24. **Please provide a sight distance exhibit (Coors Blvd).**
25. **Show the clear sight triangle and 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"**



26. Please specify the City Standard Drawing Number when applicable.
27. 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.

IF APPLICABLE(notes 28, 29, 30 & 31):

28. Provide notes showing what work is included and on the work order and the private work on site.
29. Work within the public right of way requires a work order with DRC approved plans.
30. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
31. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
32. 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.
33. Please provide a letter of response for all comments given.

Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

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

