

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 7, 2024

Rebecca Snyder, RA
Woven Architecture
343 W Manhattan Ave.
Santa Fe, NM 87501

Re: Blake's Lotaburger
641 Coors Blvd. NW
Traffic Circulation Layout
Architect's Stamp 03-14-24 (J10-D052)

Dear Ms. Snyder,

Based upon the information provided in your submittal received 04-24-24, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

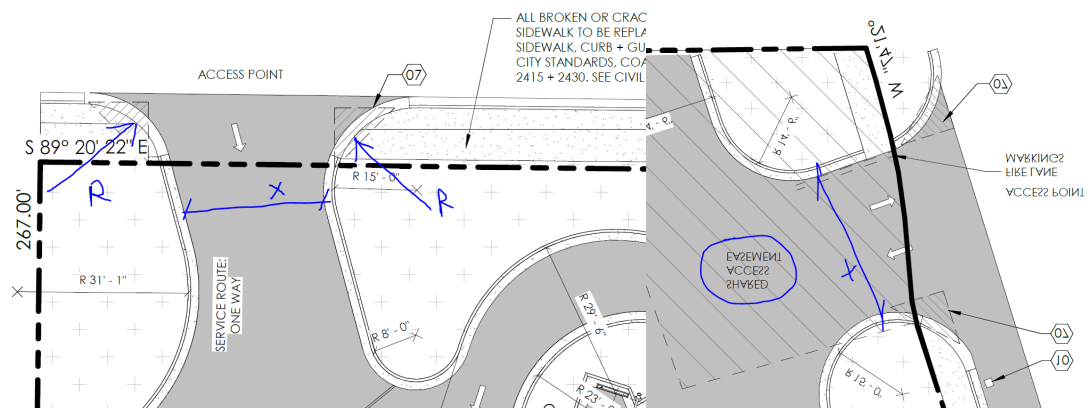
1. The proposed site access, sidewalk, and the right turn lane improvements off Coors Blvd.: NMDOT Approval is required prior to approved the TCL.
2. Please show on the site plan both site accesses width and radii.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



3. Please provide copy of shared access easement approval.
4. Site access off Fortuna Rd: please provide site access ramps details and reference city std dwg.
5. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1. B NMSA 1978)

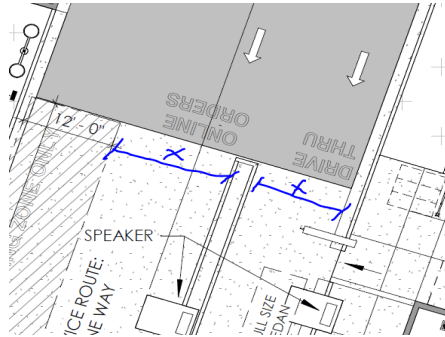
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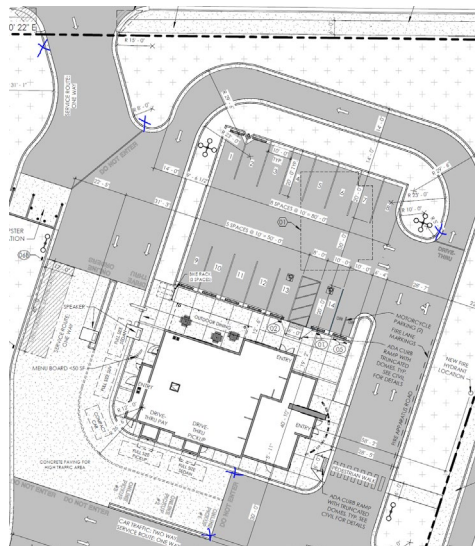


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6. Please show on the site plan each drive-thru lane width.



7. Please specify the number of vehicles stacking in the drive-thru lane on the site plan.
8. "DO NOT ENTER", "STOP" and "ONE WAY" signage must be provided for all proposed one-way drive lanes.



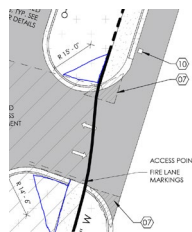
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9. Keynote 7: please show the clear sight triangle for the site access off Coors Blvd. at the back of the sidewalk.



10. All bicycle racks shall be designed according to the following guidelines:
- The rack shall be a minimum 30 inches tall and 18 inches wide.
 - The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.

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- c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - d. The rack allows varying bicycle frame sizes and styles to be attached.
 - e. The user is not required to lift the bicycle onto the bicycle rack.
 - f. Each bicycle parking space is accessible without moving another bicycle.
- 11. Bicycle racks shall be sturdy and anchored to a concrete pad.
 - 12. A 1-foot clear zone around the bicycle parking stall shall be provided.
 - 13. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
 - 14. A 5 ft. keyway is required for dead-end parking aisles. Per the IDO, a 6 ft. wide ADA
 - 15. Provide copy of Fire Marshal and Solid Waste approval.
 - 16. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Matt Grush: mgrush@cabq.gov**).
 - 17. 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) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

\ma via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

TYPE OF DEVELOPMENT: Plat (# of lots) _____ Single Family Home
All other Developments

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

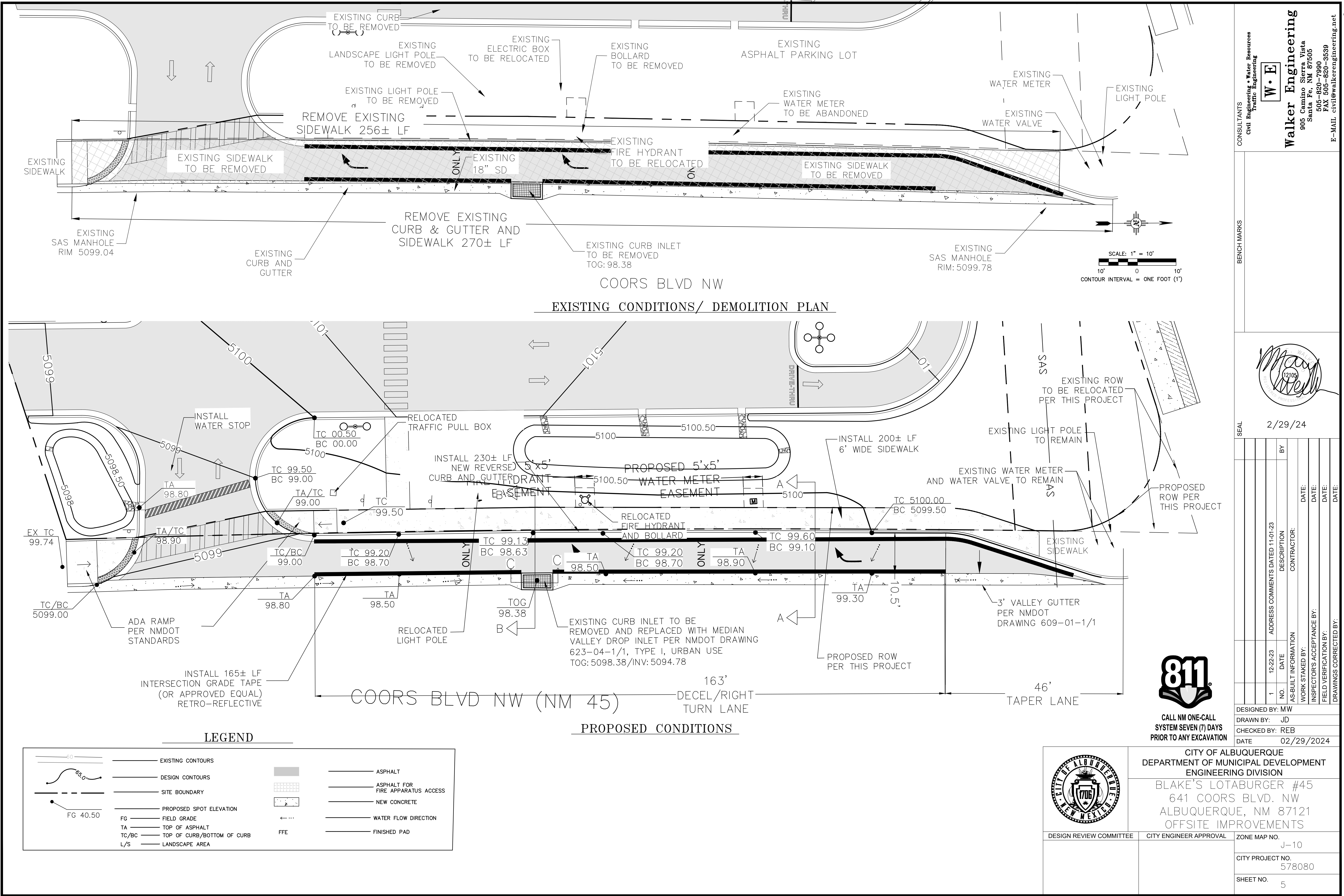
TYPE OF SUBMITTAL:

Engineering / Architect Certification
Conceptual Grading & Drainage Plan
Grading & Drainage Plan, and/or Drainage Report
Drainage Report (Work Order)
Drainage Master Plan
Conditional Letter of Map Revision (CLOMR)
Letter of Map Revision (LOMR)
Floodplain Development Permit
Traffic Circulation Layout (TCL) – Administrative
Traffic Circulation Layout (TCL) – DFT Approval
Traffic Impact Study (TIS)
Street Light Layout
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

Pad Certification
Building Permit
Grading Permit
Paving Permit
SO-19 Permit
Foundation Permit
Certificate of Occupancy - Temp Perm
Preliminary / Final Plat
Site Plan for Building Permit - DFT
Work Order (DRC)
Release of Financial Guarantee (ROFG)
CLOMR / LOMR
Conceptual TCL - DFT
OTHER (SPECIFY) _____

DATE SUBMITTED: _____



CONSULTANTS
Civil Engineering • Water Resources
Traffic Engineering

W•E

Walker Engineering
905 Camino Sierra Vista
Santa Fe, NM 87505
505-820-7990
FAX 505-820-3539
E-MAIL: civil@walkerengineering.net

BENCH MARKS

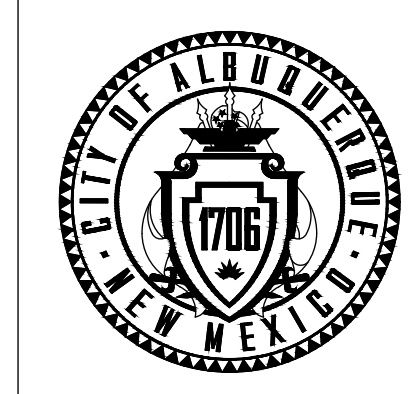
SEAL

2/29/24

NO.	DATE	DESCRIPTION	CONTRACTOR	DATE:
1	12-22-23	ADDRESS COMMENTS DATED 11-01-23		DATE:
AS-BUILT INFORMATION				DATE:
WORK STAKED BY:				DATE:
INSPECTOR'S ACCEPTANCE BY:				DATE:
FIELD VERIFICATION BY:				DATE:
DRAWINGS CORRECTED BY:				DATE:



CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

BLAKE'S LOTABURGER #45
641 COORS BLVD. NW
ALBUQUERQUE, NM 87121
OFFSITE IMPROVEMENTS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. J-10
		CITY PROJECT NO. 578080
		SHEET NO. 5