

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

06-18-24

Edgar Mata  
Jeebs & Zuzu LLC  
5924 Anaheim Ave NE, Suite A  
Albuquerque, NM 87113

**Re: West Mesa Ridge Apartments**  
**701 Coors Blvd NW, Albuquerque NM 87121**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp 05-29-24 (J11D048)

Dear Mr. Edgar,

Based upon the information provided in your submittal received 06-12-24, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

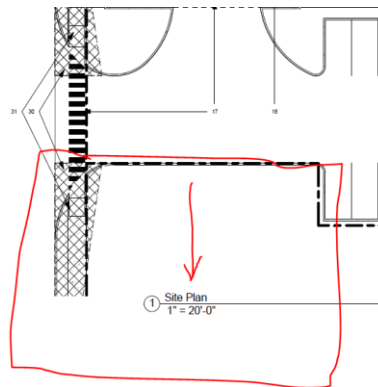
1. Provide an approved infrastructure list.
2. Show the location/details of main entrance to the facility.
3. Provide the agreement from the adjacent property owner since you will be using the highlighted area for construction work.

PO Box 1293

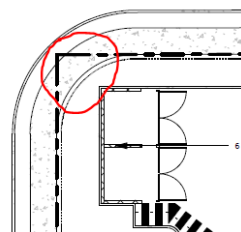
Albuquerque

NM 87103

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4. Provide the sidewalk easement for this corner: Also, ADA curb ramps must be constructed as per current standards and have truncated domes installed.



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5. Provide the hatch legends
6. Show the number of spots for motorcycle parking and bike racks required by IDO in the plan.
7. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
8. Identify all existing access easements and rights of way width dimensions.
9. Identify the right of way width, medians, curb cuts, and street widths on Street(s) Name.
10. Provide the width of the site access/entrance. Maximum access width for arterial, collector, and local streets are as follows:

	Arterial& Collector	Local Streets
One-way Drive	20'-25'	12'-20'
Two-Lane Drive	22'-30'	22'-24'
Three-Lane Drive	24'-35'	22'-30'
Larger Vehicles	≤50'	≤30'

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11. Show existing driveways on the adjacent properties and properties across the street from the site. Indicate distancing from these existing driveways to nearby
12. Show all drive aisle widths and radii. Some dimensions are not shown.
13. The minimum drive aisle dimensions are shown below

NM 87103

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

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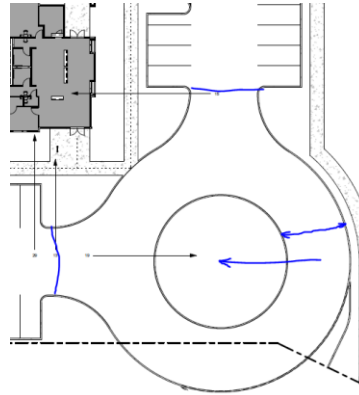
14. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
15. Provide dimensions:

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16.

17. Please specify the City Standard Drawing Number when applicable.

18. 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 Curtis Cherne: [ccherne@cabq.gov](mailto:ccherne@cabq.gov)**).

19.

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](mailto: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) 924-3880.

Sincerely,

Muhammad Saeed Zafar  
Engineering Assistant, Planning Dept.  
Development Review Services

\xxx via: email  
C: CO Clerk, File