



June 25, 2012

Richard Bennett, R.A.
Rick Bennett Architects
1104 Park Ave. SW
Albuquerque, NM 87102

**Re: Pueblo Viejo, No Address Provided, Traffic Circulation Layout
Architect's Stamp dated 06-05-12 (J13-D024)**

Dear Mr. Bennett,

Based upon the information provided in your submittal received 06-05-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Records indicate that this portion of Willis Place SW (DRB Project Number 1007081) was approved to be vacated on July 27, 2011. However, there is no record of a platting action finalizing this vacation. Prior to any building permit approval, the final plat must be approved and recorded. Please provide a copy with the next submittal.
2. Clearly show all adjacent lot lines. Identify all adjacent lots.
3. Access easements are shown with Lots 7A, 7B, and 145B. These easements must be recorded, preferably with the platting action, prior to approval.
4. Clearly show how access will be shared with lot 145B. Does lot 145B access Central directly?
5. What is the address for the site?
6. This site was approved for 4 on-street parking credits on March 26, 2012. However, Transportation Development did not approve striping the parking stalls on the roadway. Please remove all on-street striping.
7. The parking calculations show shared parking with lot 7A. This requires a Shared Parking Agreement, signed by the City Attorney and the City Planning Director. Please refer to Appendix J of the *City of Albuquerque Zoning Code* for a sample agreement.
8. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet.
9. Existing and proposed water meters are shown in the proposed parking stalls (see keyed notes 40 and 41). Are these meters traffic rated?
10. The handicapped spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.

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11. Label the compact parking spaces by placing the words "compact" on the pavement of each space.
12. A standard parking stall is 18 feet long, with a maximum 2-foot overhang. Overhang is not permitted across the property line.
13. Define width of all sidewalk, existing and proposed.
14. Keyed note 10 refers to City of Albuquerque Standard 2425; please revise to refer to City of Albuquerque Standard 2426.
15. Provide a legend, defining all linetypes and hatching.
16. Keyed note 11 defines a pedestrian way. However, this appears to be a valley gutter. Please remove proposed striping.
17. All sidewalks within the site must be 6 feet in width.
18. Clarify how vehicles will maneuver within the dead end parking aisle.
19. Per the *Development Process Manual*, Chapter 27, Section 2, Part B.1, only the following scales may be used:
 - 1" = 50'
 - 1" = 40'
 - 1" = 20'
 - 1" = 10'
 - 1" = 100' (for overall layouts only)

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If you have any questions, you can contact me at 924-3991.

Sincerely,

NM 87103

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

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C: File