

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

November 2, 2021

Ronald Bohannon, PE
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Dallas Commercial
1500 1st St. NW
Traffic Circulation Layout
Engineer's Stamp 10-18-21 (J14-D196)

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 11-01-21, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
2. Identify all existing access easements.
3. Sidewalk along street (Kinley Ave.) should be placed at the property line.
4. An ADA ramp will be required at the corner of 1st St. and Kinley Ave. Reference COA standard DWG.
5. Drive Pad off 1st St. must be updated to current COA standard.
6. It appears there are parking spaces located within public ROW, please provide an existing agreement between landowner and COA agency, Or exclusive easement for this condition
7. Provide dimensions for ADA parking spaces, ADA aisle space, and all parking spaces.
8. 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.
9. Do you have any existing agreement between NMDOT and landowner for existing fence fronting the end of Kinley Avenue and gate access onto RR?
10. Revocable Permit is required for all proposed and existing equipment located within public ROW, such as wall, signs, and etc. **See attachment for Revocable Permit. This includes air space.**
11. A sidewalk and curb and gutter need to be built per city standards on Kinley Ave. Please contact Jeanne Wolfenbarger for variance.

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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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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.
Associate Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File

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City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: 1500 1st Street **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LT D Plat of Lots C and D Dallas Commercial
City Address: 1500 1st St NW Albuquerque, NM 87102

Applicant: Tierra West, LLC **Contact:** _____
Address: 5571 Midway Park Place NE Albuquerque NM 87109
Phone#: 505-858-3100 **Fax#:** 505-858-1118 **E-mail:** _____

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ DRAINAGE REPORT
____ DRAINAGE MASTER PLAN
____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ STREET LIGHT LAYOUT
____ OTHER (SPECIFY) _____
____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY
____ PRELIMINARY PLAT APPROVAL
____ SITE PLAN FOR SUB'D APPROVAL
☒ SITE PLAN FOR BLDG. PERMIT APPROVAL
____ FINAL PLAT APPROVAL
____ SIA/ RELEASE OF FINANCIAL GUARANTEE
____ FOUNDATION PERMIT APPROVAL
____ GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: 11/1/2021 **By:** Luis Noriega

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

\\TWNAS\Z_Drive\2021\100_PNM_1500_1st_Street_NW\dwg\Construction\2021100-TCL.dwg Oct 18, 2021 -- 1:33pm



SITE DATA

PROPOSED USAGE: PNM TRANSFORMER
LOT AREA: N/A
ZONING: N/A
IMPROVEMENT AREA: 55 SF
PARKING REQUIRED: N/A
LANDSCAPE AREA REQUIRED: N/A

NOTE:

- PNM/CABO FRANCHISE AGREEMENT FOR PUBLIC UTILITIES IN PUBLIC ROW ALLOWS SUCH USE, BUT THIS IS A UNIQUE SITUATION.
- LOCATION: 1510-1512 1ST STREET NW AT KINLEY AVENUE NW, EAST SIDE OF 1ST STREET.
- CUSTOMERS BUILDING ON 1ST STREET AND NORTH OF KINLEY AVE. HAS NO SETBACKS FROM THE PUBLIC RIGHT-OF-WAY (ROW) (ZERO LOT LINE)
- TRANSFORMER LOCATION SHALL NOT INTERFERE WITH VEHICULAR ACCESS TO OR THE CIRCULATION ON KINLEY AVENUE.

GENERAL NOTES

- ALL SIGNS TO BE COVERED WITH ANTI GRAFFITI COATING.
- ALL SIGNS AND STRIPING SHALL BE MADE IN ACCORDANCE WITH THE MUTCD (CURRENT EDITION) SPECIFICATIONS AND COA STANDARDS.
- ALL SYMBOLS AND ARROWS STRIPING TO BE PREFORMED HOT APPLIED THERMOPLASTIC TAPE.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARDS

LEGEND	
	BOUNDARY LINE
	CONCRETE
	POWER POLE
	EXISTING CURB & GUTTER
	EXISTING FENCE LINE

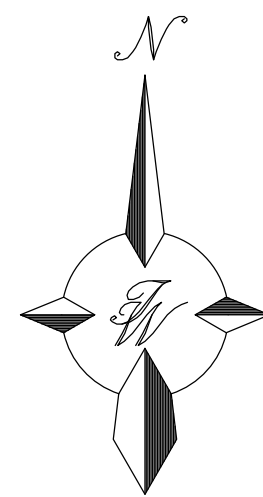
KEYED NOTES

- EXISTING PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED 8'X6'-8'PNM TRANSFORMER PAD (DETAIL THIS SHEET)

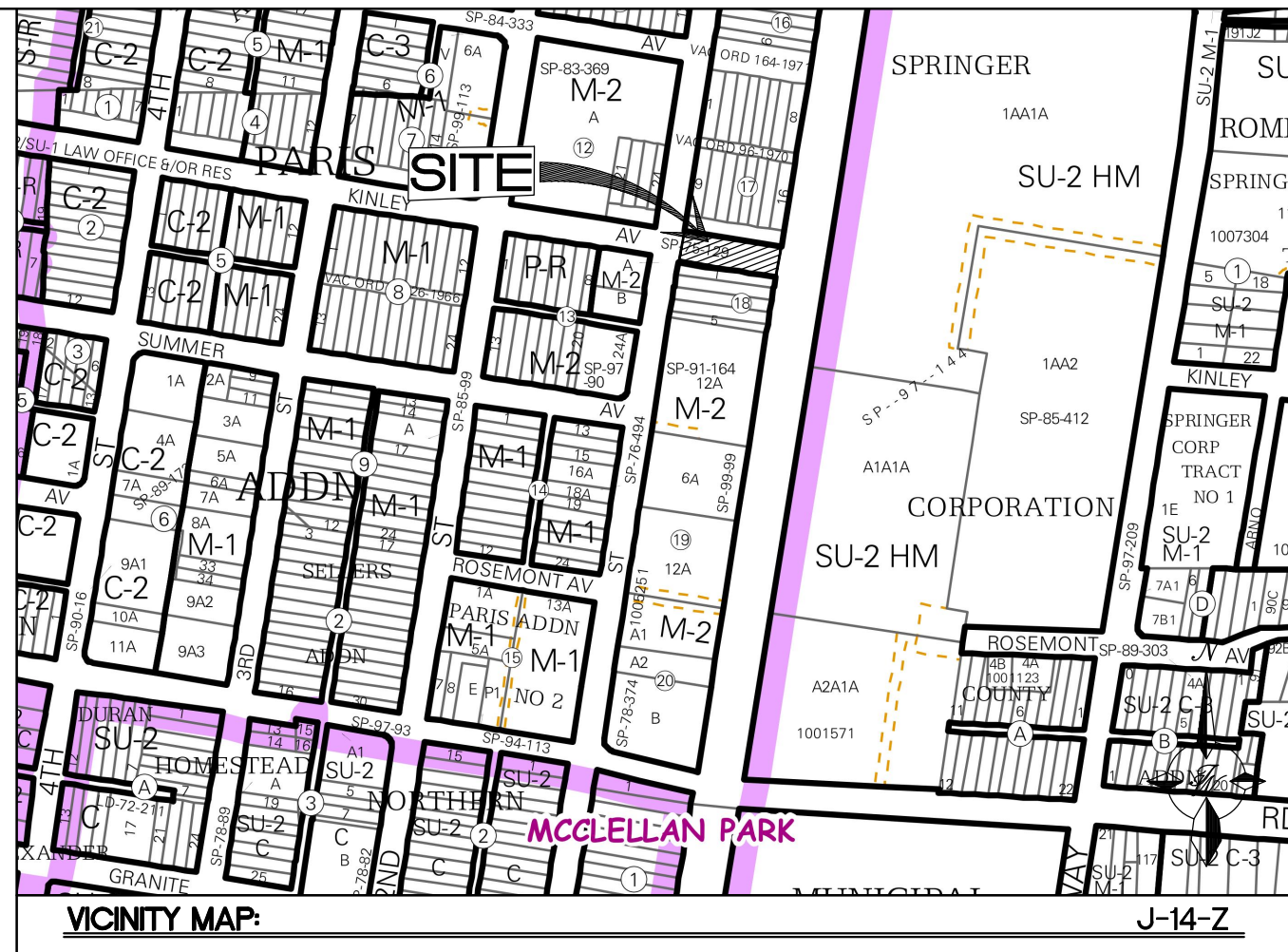
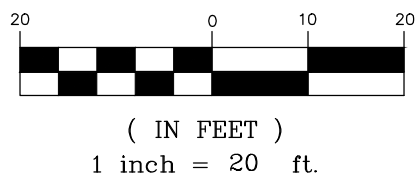
CLEAR SIGHT TRIANGLE

NOTE:

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.

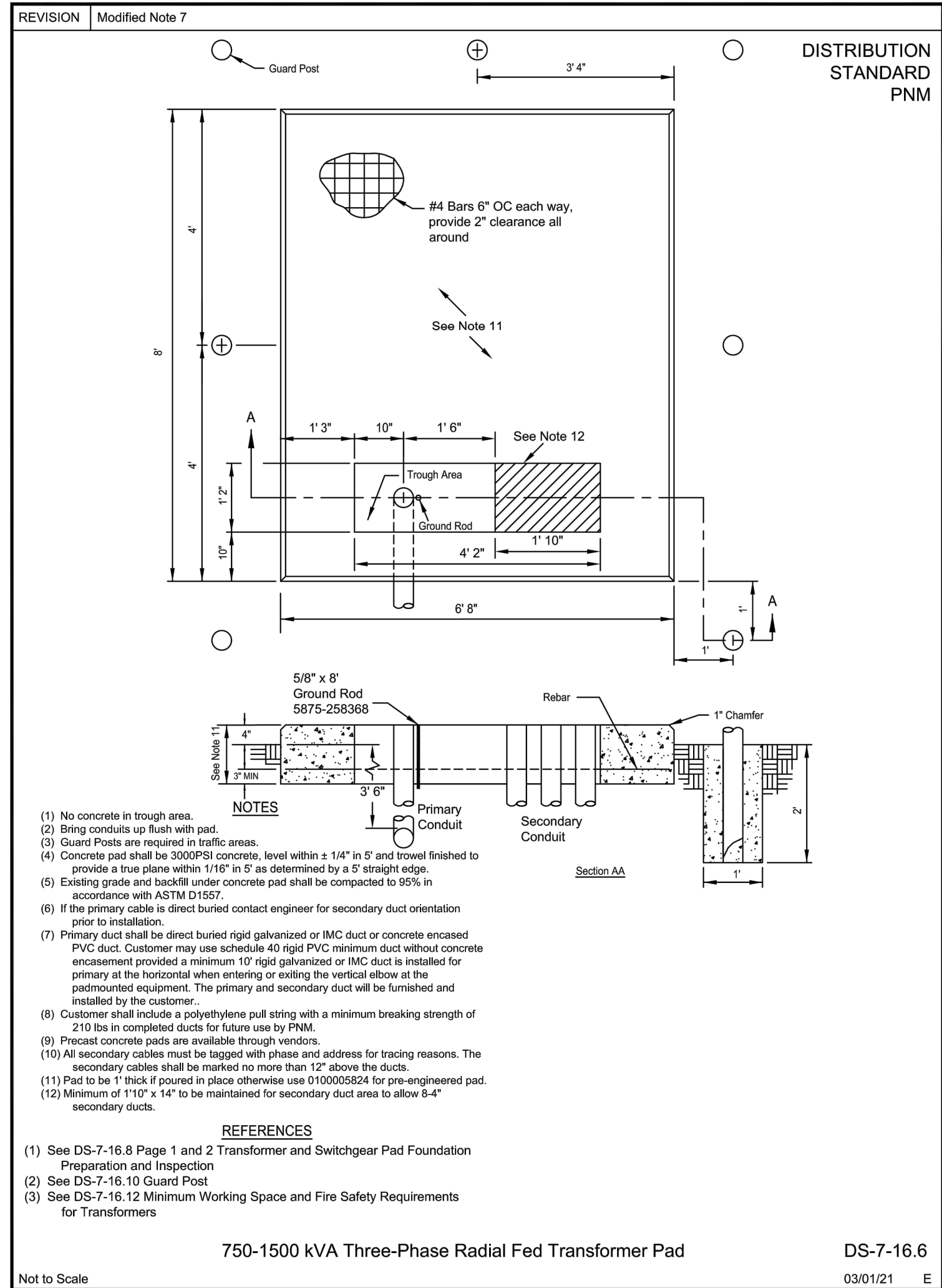


GRAPHIC SCALE



LEGAL DESCRIPTION:

KINLEY AVENUE, N.W. RIGHT-OF-WAY.



CAUTION

ALL EXISTING UTILITIES/TOPOGRAPHY SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	PNM TRANSFORMER 1500 1ST STREET N.W.	DRAWN BY	RMG	
		DATE	10/18/21	
	TRAFFIC CIRCULATION LAYOUT	2021100-TCL	SHEET #	C1
		<div></div> <div>TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</div>	JOB #	2021100