

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 7, 2024

Jonathan D. Niski, PE
Tierra West, LLC
5571 Midway Park PI NE
Albuquerque, NM 87109

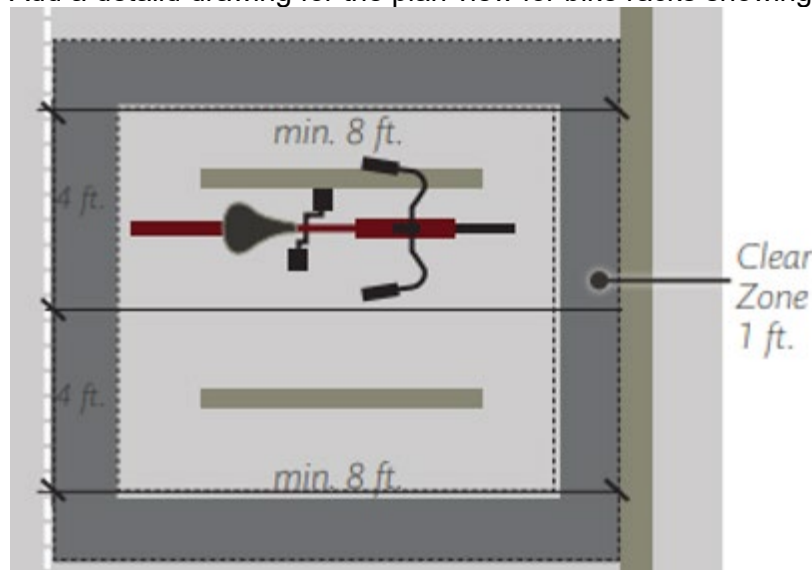
jniski@tierrawestllc.com

Re: Nobis Rehab Hospital
1100 Woodward PI NE
Traffic Circulation Layout
Engineer's/Architect's Stamp 10-3-24 (J15D053)

Dear Mr. Niski,

Based upon the information provided in your submittal received 10/7/24, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
2. 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)
3. ADA curb ramps must be updated to current standards and have truncated domes installed.
4. Add a detaild drawing for the plan view for bike racks showing all the dimensions



PO Box 1293

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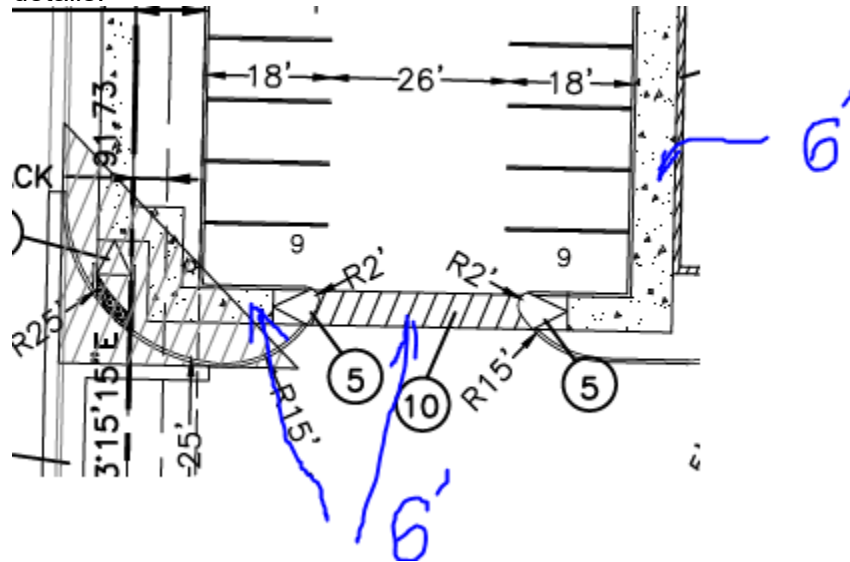
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5. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.



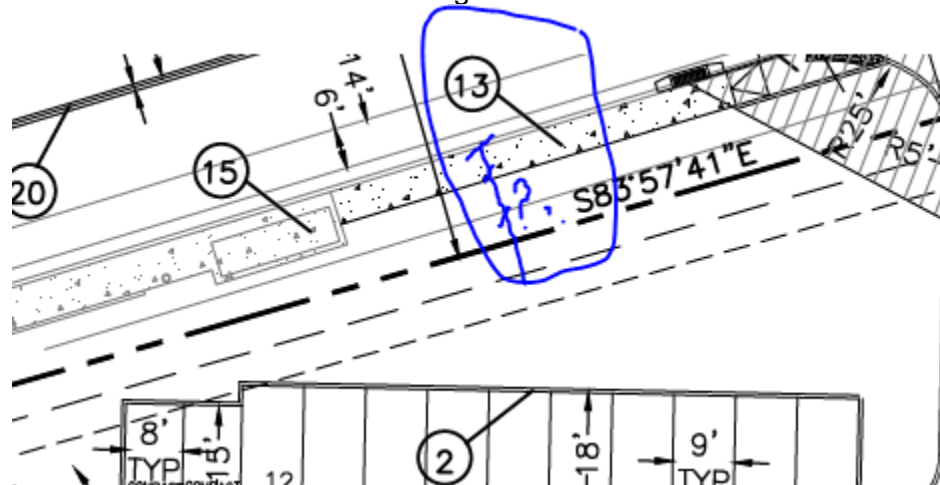
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6. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
7. Sidewalk width should be 6 ft along Mountain Rd and 5-6 ft of buffer /landscape.

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8. Provide approval of solid waste dept and fire marshal.
9. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. Please show detail and location of posted signs and striping.
10. 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."

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11. 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.

12. Submit the attached form to Curtis Cherne: CCherne@cabq.gov

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) 924-3909.

Sincerely,

Sertil A. Kanbar

PO Box 1293

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

Albuquerque

NM 87103

\xxx via: email
C: CO Clerk, File

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