

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

September 20, 2021

Alejandro Sazo  
RBA Architecture , PC  
1104 Park Ave SW  
Albuquerque, NM 87102

**Re: Sigma Chi Apartments**  
**1815 Sigma Chi Road NE**  
**Traffic Circulation Layout**  
Architect's Stamp 09-20-2021 (J15-D102)

Dear Mr. Sazo,

Based upon the information provided in your submittal received 09-20-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Listed are the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking. Coordinate/discuss with Zoning. **Status of Motorcycle Parkings(Explain)?**
2. Street name on Site Plan will need to be provided.
3. In accordance to AGIS, A sidewalk easement will be needed for sidewalk and curb & gutter located on private property. Please address this concern of property line location on AGIS versus Site Plan.
4. Driveway entrance will need to be ADA complain. A construction note to remove and replace driveway with new needs to be added to Keyed Notes and the new width provided.
5. Keyed Note 6: shown on drive aisle! What is going on? Explain
6. Keyed Note 25: Explain this note because if you need a mini work order by Water Authority to can be done with a note added.
7. Site Plan: shown on plan are 3 bumper symbols on parking stall. Please address.
8. Identify the street width and ROW width on Sigma Chi Road.
9. The minimum parking stall dimensions are:

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
Compact	7.5'	15'	1.5'
<b>Motorcycle</b>	<b>4'</b>	<b>8'</b>	<b>N/A</b>
ADA	8.5'	18'	2'

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10. The ADA accessible spaces must include an access aisle. **Van accessible aisles should be 8ft wide (you have provided only 7'-8")**; all others should be 5ft wide.
11. **Motorcycle parking spaces (Status?)** shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. **Label pavement MC.**
12. Per the IDO, 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.
13. 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.
14. **Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.**
15. Please specify the City Standard Drawing Number when applicable.
16. 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 (2430 & 2415A).
17. Please provide a letter of response for all comments given.
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 Matt Grush: [mgrush@cabq.gov](mailto:mgrush@cabq.gov)**).

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.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](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) 924-3630.

Sincerely,

Nilo Salgado-Fernandez, P.E.  
Senior Traffic Engineer, Planning Dept.  
Development Review Services

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C: CO Clerk, File

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