

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

July 7, 2021

Carlos Iglesias  
Cumulus Design  
2080 N. Highway 360, Ste. 240  
Grand Prairie, TX 75050

**Re: Chase Bank – Indian School Road**  
**6670 Indian School Road NE**  
**Traffic Circulation Layout**  
Architect's Stamp 06-30-2021 (J18-D001C)

Dear Mr. Iglesias,

Based upon the information provided in your submittal received 07-07-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Provide the **receipt for the resubmittal** of the prior approved modified site plan.
2. Solid Waste: Provide the approval for the relocation of the Solid Waste infrastructure.
3. The new location of the Solid Waste enclosure appears to impact 3 parking stalls that have been removed. Please provide a new parking stall calculation to substantiate the loss of the stall wouldn't impact the total required stall and/or provide a statement as to this concern.
4. 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.
5. Please provide a letter of response for all comments given.
6. **Traffic Studies (STATUS):** 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)). **Since, you have resubmitted new requirements are now in affect for TIS.**

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

C: CO Clerk, File