

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 5, 2023

Philip Ransack
SHE Inc.
934 Main Ave. Unit C
Durango, CO 81301

**Re: NuVue I-40 and Wyoming
8526 Mountain Rd. NE
Traffic Circulation Layout
Engineer's/Architect's Stamp XX-XX-XX (J20-D028)**

Dear Mr. Rennhack,

Based upon the information provided in your submittal received 03-17-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map showing the location of the development in relation to streets and well-known landmarks.
2. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
3. Identify the right of way width, medians, curb cuts, and street widths on Wyoming Blvd. and Mountain Rd.
4. Please define the property line.
5. A 5 ft. sidewalk need to be built along Mountain Rd. from property line to property line. For sidewalk waiver, please contact Ernest Armijo earmijo@cabq.gov
6. Please remove the compact parking spaces because it's allowed when 20 or more parking spaces are provided.
7. Please provide details for all the proposed ADA ramp, signs, Bike Rack, and pavement marking.
8. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
9. 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)
10. ADA curb ramp at the corner of Wyoming and Mountain must be updated to current standards and have truncated domes installed.
11. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.

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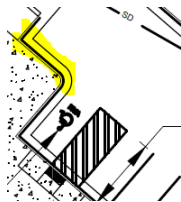
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12. The pavement marking "MC" should be shown in the opposite direction for Motorcycles entering the parking space.
13. All bicycle racks shall be designed according to the following guidelines:
 - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
 - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - d. The rack allows varying bicycle frame sizes and styles to be attached.
 - e. The user is not required to lift the bicycle onto the bicycle rack.
 - f. Each bicycle parking space is accessible without moving another bicycle.
14. Bicycle racks shall be sturdy and anchored to a concrete pad.
15. A 1-foot clear zone around the bicycle parking stall shall be provided.
16. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
17. A 5 ft. keyway is required for dead-end parking aisles. Please show this dimension on the site plan.



18. 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.
19. 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.
20. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
21. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
22. Provide a copy of Fire Marshal approval.
23. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
24. Show the clear sight triangle and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees,

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and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.

25. Please specify the City Standard Drawing Number when applicable.
26. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
27. 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.
28. 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).
29. Please provide a letter of response for all comments given.

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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.

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for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

www.cabq.gov

Sincerely,

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

\ma via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: NuVue - I-40 and Wyoming **Building Permit #** TBD **Hydrology File #** TBD

DRB# TBD **EPC#** TBD

Legal Description: TR A PLAT OF TRACT A LAND **City Address OR Parcel** 8526 Mountain Road NE
OF SIERRA WEST LLC

Applicant/Agent: SEH, Inc.

Contact: Philip Rennhack

Address: 934 Main Avenue, Unit C Durango, CO 81301

Phone: 970.459.4317

Email: prennhack@sehinc.com

Applicant/Owner: NuVue Pharma

Contact: Paul Julian

Address: 4740 Dillon Drive Pueblo, CO 81301

Phone: 919.619.2443

Email: paulj@nuvuepharma.com

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

RE-SUBMITTAL: YES X NO

DEPARTMENT: X TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply:

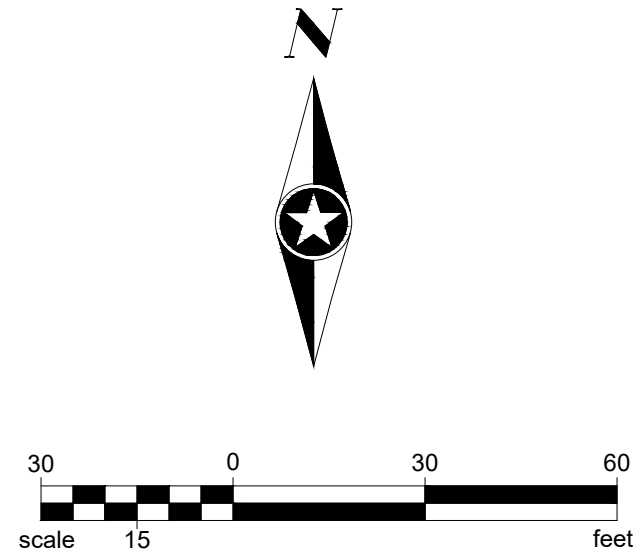
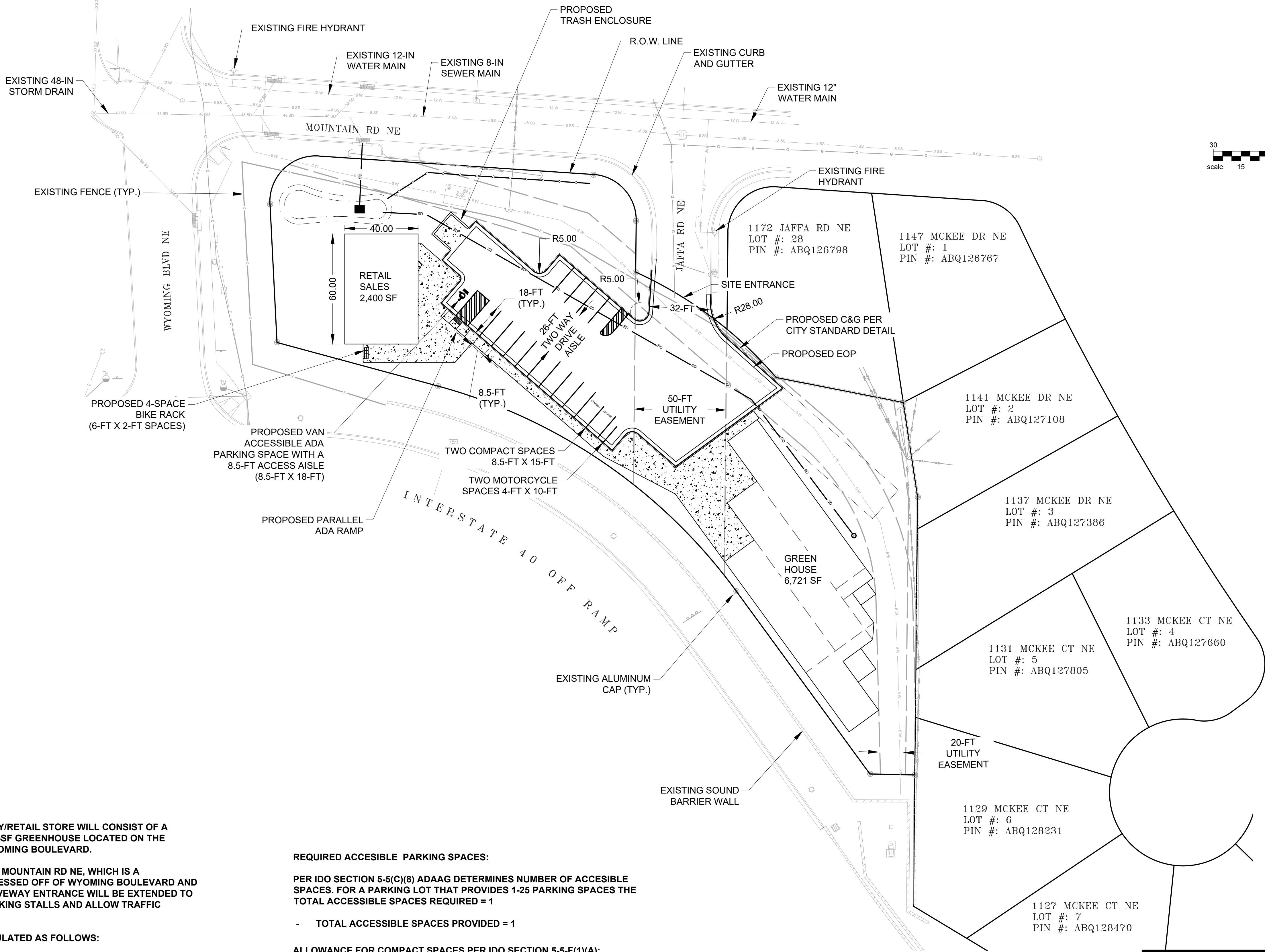
TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G&D PLAN
- GRADING PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- FLOOD PLAN DEVELOPMENT PERMIT APP.
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ADMINISTRATIVE
- X TRAFFIC CIRCULATION LAYOUT FOR DRB
- APPROVAL
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY)
- PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- X BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- CONCEPTUAL TCL DRB APPROVAL
- 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
- FLOOD PLAN DEVELOPMENT PERMIT
- OTHER (SPECIFY)

DATE SUBMITTED: 03.17.2023



**Short Elliott
Hendrickson, Inc.**
934 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502

SEH

EXECUTIVE SUMMARY:

NUVUE GREENHOUSE AND DISPENSARY/RETAIL STORE WILL CONSIST OF A 2,400-SF RETAIL BUILDING AND A 6,721-SF GREENHOUSE LOCATED ON THE NORTHEAST OF HIGHWAY I-40 AND WYOMING BOULEVARD.

THE EXISTING SITE HAS ACCESS FROM MOUNTAIN RD NE, WHICH IS A RESIDENTIAL ROAD THAT CAN BE ACCESSED OFF OF WYOMING BOULEVARD AND HIGHWAY I-40. THE EXISTING 32-FT DRIVEWAY ENTRANCE WILL BE EXTENDED TO THE SITE TO PROVIDE ACCESS TO PARKING STALLS AND ALLOW TRAFFIC CIRCULATION.

PARKING CALCULATIONS WERE CALCULATED AS FOLLOWS:

OFF-STREET PARKING REQUIREMENTS PER IDO TABLE 5-5-1:

CANNABIS RETAIL: 4 SPACES / 1,000 SQ. FT. GFA = 10
CANNABIS CULTIVATION: 1 SPACE / 1,000 SQ. FT. GFA = 7

TOTAL = 17 SPACES

PARKING ADJUSTMENTS AND CREDITS:

PER IDO TABLE 5-5(C)(5)(c) - A 30% REDUCTION IS ALLOWED FOR TRANSIT STOP LOCATED WITH 1/4-MILE.

(17 SPACES REQUIRED) * (0.30) = 5 SPACE REDUCTION

- TOTAL REQUIRED = 12 SPACES
- TOTAL PROVIDED = 18 SPACES

REQUIRED ACCESIBLE PARKING SPACES:

PER IDO SECTION 5-5(C)(8) ADAAG DETERMINES NUMBER OF ACCESIBLE SPACES. FOR A PARKING LOT THAT PROVIDES 1-25 PARKING SPACES THE TOTAL ACCESSIBLE SPACES REQUIRED = 1

- TOTAL ACCESSIBLE SPACES PROVIDED = 1

ALLOWANCE FOR COMPACT SPACES PER IDO SECTION 5-5-F(1)(A):

IF THE TOTAL REQUIRED PARKING EXCEEDS 20 SPACES, 25 PERCENT OF THE TOTAL REQUIRED PARKING MAY BE DESIGNED AS COMPACT PARKING SPACES

- THE REQUIRED PARKING FOR THIS DEVELOPMENT DOES NOT EXCEED 20SPACES.

BICYCLE PARKING REQUIREMENTS PER IDO TABLE 5-5-5:

NON-RESIDENTIAL USES NOT LISTED IN TABLE: 3 SPACES OR 10% OF REQUIRED OFF STREET PARKING SPACES - WHICHEVER IS GREATER = 3 SPACES

- TOTAL BICYCLE SPACES REQUIRED: 3 SPACES
- TOTAL BICYCLE SPACES PROVIDED: 4 SPACES

MOTORCYCLE PARKING REQUIREMENTS PER IDO 5-5(D)(1):

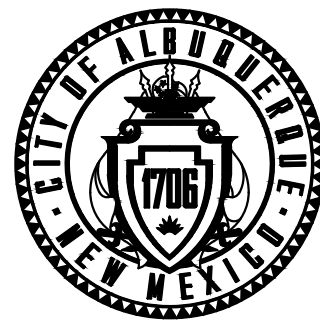
ALL USES, EXCEPT RESIDENTIAL USES, SHALL PROVIDE OFF-STREET MOTORCYCLE PARKING PER TABLE 5-5-4.
IF THE TOTAL REQUIRED OFF-STREET VEHICLE PARKING SPACES IS LESS THAN 25 SPACES, 1 MOTORCYCLE SPACE IS REQUIRED.

OFF-STREET VEHICLE PARKING SPACES REQUIRED: 12 SPACES

- TOTAL MOTORCYCLE SPACES REQUIRED = 1 SPACE
- TOTAL MOTORCYCLE SPACES PROVIDED = 2 SPACES



CALL NM ONE-CALL
SYSTEM SEVEN (7)
DAYS PRIOR TO ANY
EXCAVATION



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

TRAFFIC CIRCULATION
PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL ZONE MAP NO.

CITY PROJECT NO.

SHEET NO. 1 OF 1