

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):

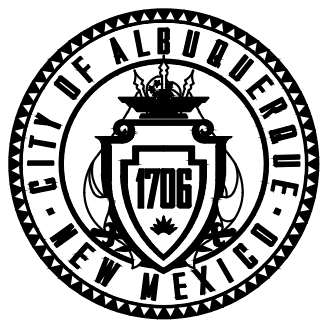
ALL USES, EXCEPT RESIDENTIAL USES, SHALL PROVIDE OFF-STREET MOTORCYCLE PARKING PER TABLE 5-5-4.  
IF THE TOTAL REQUIRED OFF-STREET VEHICLE PARKING SPACES IS LESS THAN 25 SPACES, 1 MOTORCYCLE SPACE IS REQUIRED.

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

Short Elliott  
Hendrickson, Inc.

934 Main Avenue, Unit C  
Durango, Colorado 81301  
Phone: (970) 385-4546  
Fax: (970) 385-4502



BENCH MARKS

SEAL

NO.	DATE	DESCRIPTION	BY
		CONTRACTOR:	
		WORK STAKED BY:	
		INSPECTOR'S ACCEPTANCE BY:	
		FIELD VERIFICATION BY:	
		DRAWINGS CORRECTED BY:	
		DATE:	
		DATE:	
		DATE:	
		DATE:	

DESIGNED BY: DP  
DRAWN BY: CM  
CHECKED BY: PR  
DATE: 03/16/2023