

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

May 22, 2023

Stephen Leos  
Stephen Leos Architect, LLC  
PO Box 4924  
Albuquerque, NM 87196

**Re: 9909 Indian School**  
**9906 Indian School Rd. NE**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp XX-XX-XX (J20-D041)

Dear Mr. Leos,

Based upon the information provided in your submittal received 05-05-23, 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. List the number of Motorcycle and Bicycle parking spaces required by the IDO.
3. Identify all existing access easements and rights of way width dimensions.
4. Identify the right of way width, medians, curb cuts, and street widths on Indian School Rd.
5. Please provide site access's design details, and reference COA std dwg.
6. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
7. The minimum parking stall dimensions are:

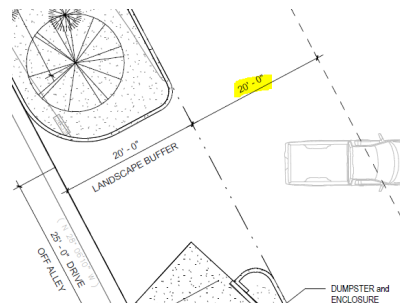
Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
Compact	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

8. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
9. 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.
10. 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)

11. ADA curb ramp at the corner of Indian School and the Public Alley must be updated to current standards and have truncated domes installed.
12. Provide a copy of Solid Waste and Fire Marshal approval.
13. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
14. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
15. 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.
16. Bicycle racks shall be sturdy and anchored to a concrete pad.
17. A 1-foot clear zone around the bicycle parking stall shall be provided.
18. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
19. The minimum drive aisle width for two-way traffic is 22 ft.



20. Show the Intersection 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, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle."
21. Please specify the City Standard Drawing Number when applicable.

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

# CITY OF ALBUQUERQUE

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22. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
23. 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.
24. Please provide a letter of response for all comments given.
25. 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)**).

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) 924-3675.

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 (REV 6/2018)

**Project Title:** 9909 Indian School **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** J20D041

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** LT 1-C BLK 5 PLAT SHOWING LOTS 1-B & 1-C (COMPRISING PORTION OF LOT 1 AND VACATED WESTERLY 22' PORTION OF EUBANK BLVD NE BLOCK FIVE (5) OXSHEER HEIGHTS ADDITION CONT 0.3598 AC M/L

**City Address:** 9906 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87112

**Applicant:** Stephen Leos Architect, LLC **Contact:** Stephen Leos

**Address:** PO Box 4924 Albuquerque, NM 87196

**Phone#:** 505.681.2329 **Fax#:** \_\_\_\_\_ **E-mail:** stephen@sleosarch.com

**Other Contact:** owner **Contact:** Nancy Paul

**Address:** PO Box 2064 Corrales NM 87048-2064

**Phone#:** 505.720.0308 **Fax#:** \_\_\_\_\_ **E-mail:** npaul87199@aol.com

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes ☒ No

**DEPARTMENT** ☒ 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_
- ☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



NOT FOR  
CONSTRUCTION

9906 Indian School

9906 Indian School Rd NE  
Albuquerque NM 87112

50% CDs

REVISIONS

NO.	DATE	DESCRIPTION
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SITE PLAN

SHEET NO

AS101

PROJECT NO: 22-26

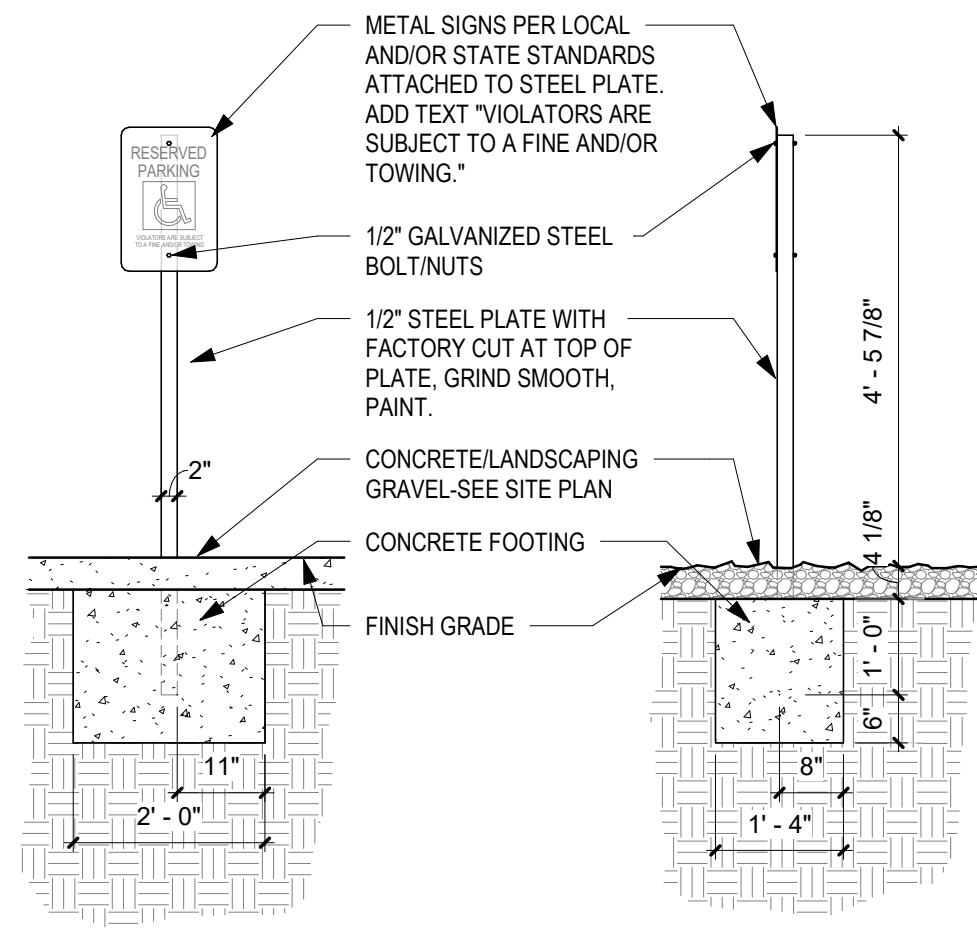
DATE: MARCH 24, 2023

SITE DATA	
LOCATION:	9906 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87112
LEGAL DESCRIPTION:	LT 1-C BLK 5 PLAT SHOWING LOTS 1-B & 1-C (COMPRISING PORTION OF LOT 1 AND VACATED WESTERLY 22' PORTION OF EUBANK BLVD NE BLOCK FIVE (S) OXSHEER HEIGHTS ADDITION CONT 0.3598 AC MIL
OWNER:	TADAY STEPHEN T JR & THERESA A TRUSTEES LVT PO BOX 2064 CORRALES NM 87048-2064
ZONING:	MX-L
ZONE ATLAS PAGE:	J-20-Z
BUILDING CONSTRUCTION:	VB (NON-SPRINKLED)
APPLICABLE CODE:	2015 IBC
TOTAL LOT AREA:	(.3598 AC) 15,633 S.F.
MAX. BUILDING HEIGHT ALLOWED:	38 FEET
BUILDING HEIGHT:	16'-8" FEET
BUILDING FOOTPRINT AREA:	2,584 GSF
OCCUPANCY CLASSIFICATION:	B - BUSINESS
REQUIRED LANDSCAPE (15% GROSS ACREAGE):	.156 ACRES (10,194.15 SF)
PAVED AREA:	6,610 S.F.
LANDSCAPE AREA:	REQUIRED 2,151 SF / PROVIDED 6,520
REQUIRED PARKING:	3 SPACES
LIGHT VEHICLE REPAIR:	1 SPACES / 1000 SF GFA 2,584 S.F. / 1000 SF GFA = 2.58 = 3 SPACES
TOTAL PARKING PROVIDED:	8 SPACES 8 ON-SITE SPACES
REQUIRED H.C. PARKING:	1 SPACES (1 VAN)
H.C. PARKING PROVIDED:	1 SPACES (1 VAN)

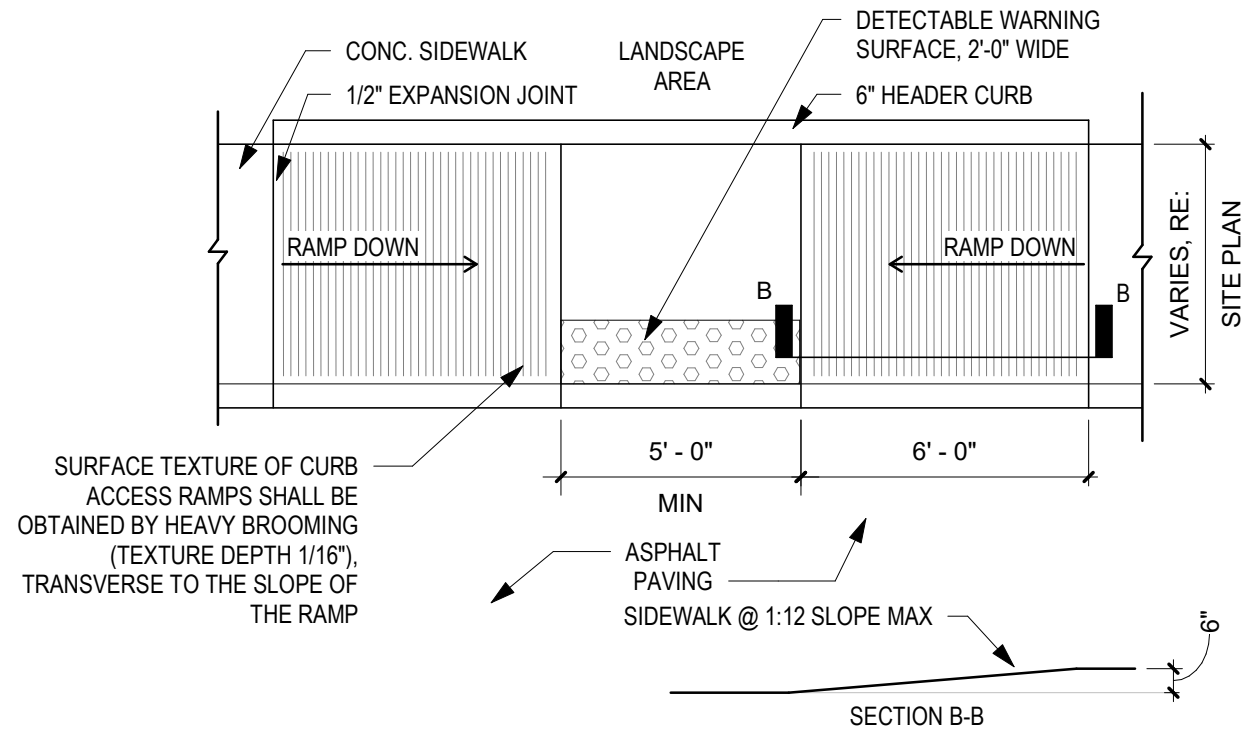
A1 DEMO - SITE PLAN  
1" = 20'-0"

A2 NEW WORK - SITE PLAN  
1" = 10'-0"

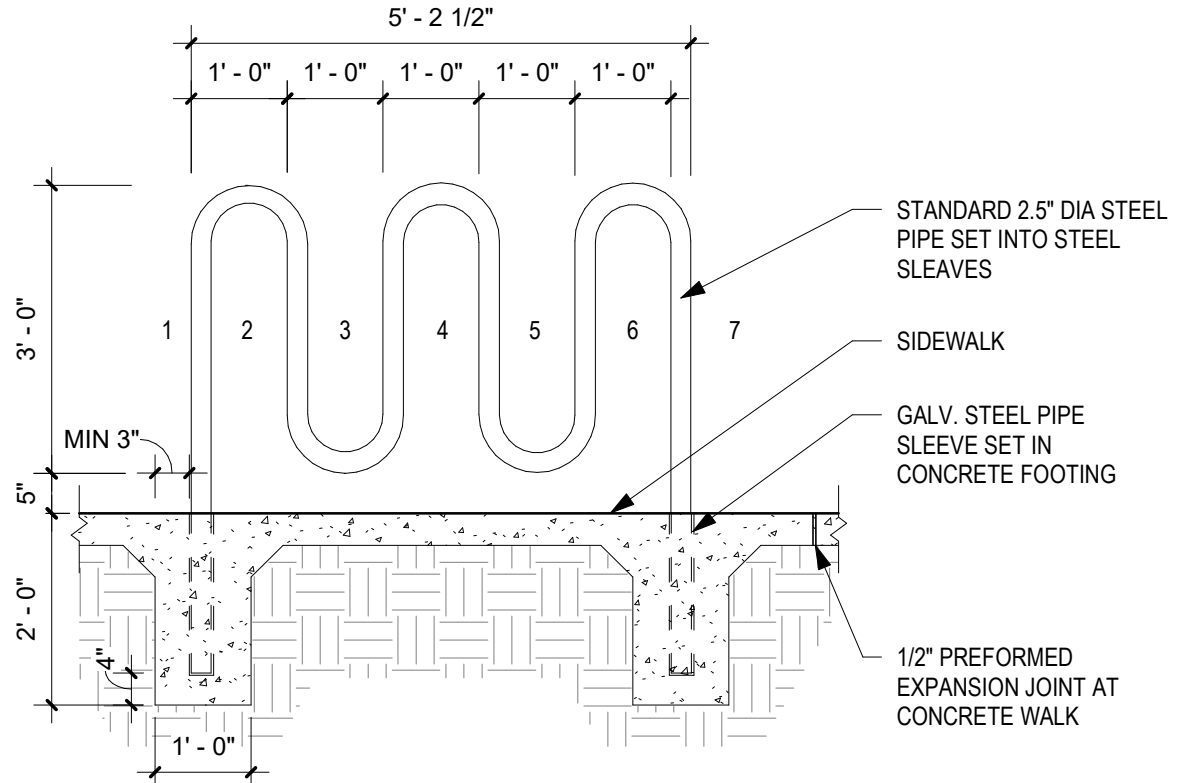
5/3/2023 4:43:50 PM



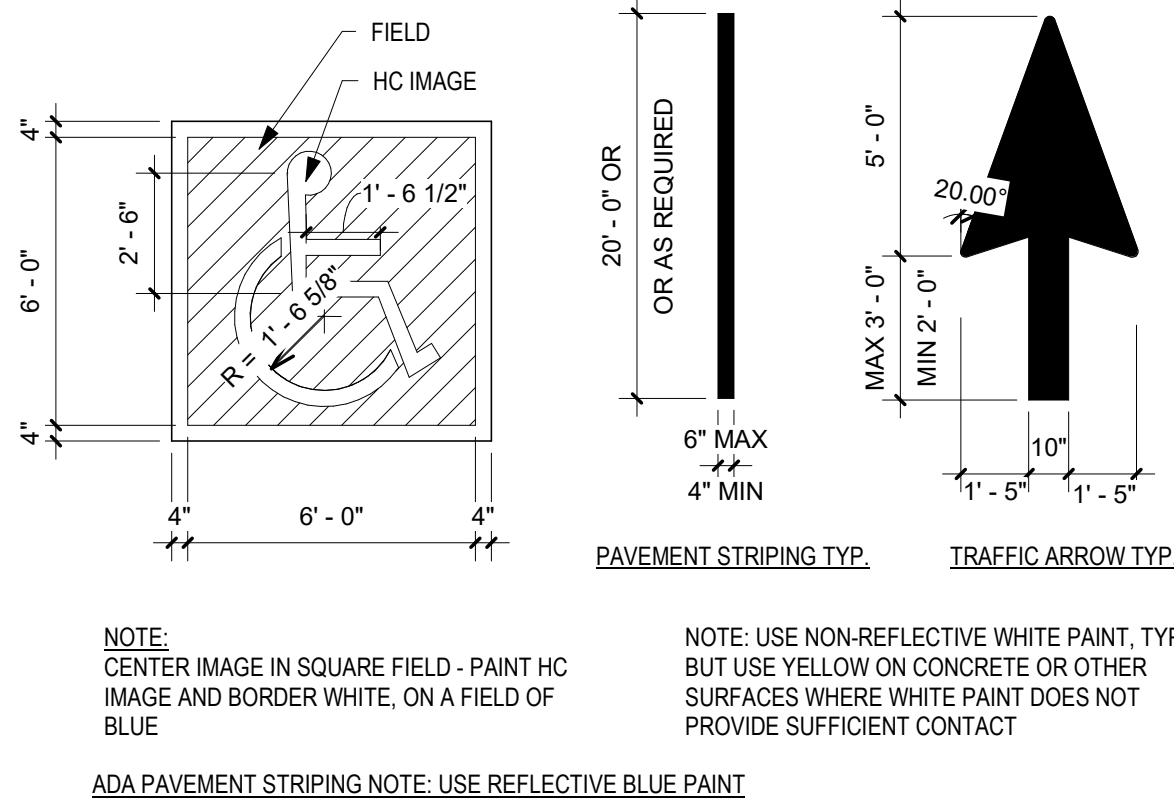
**D1 ACCESSIBLE PARK. SIGN**  
1/2" = 1'-0"



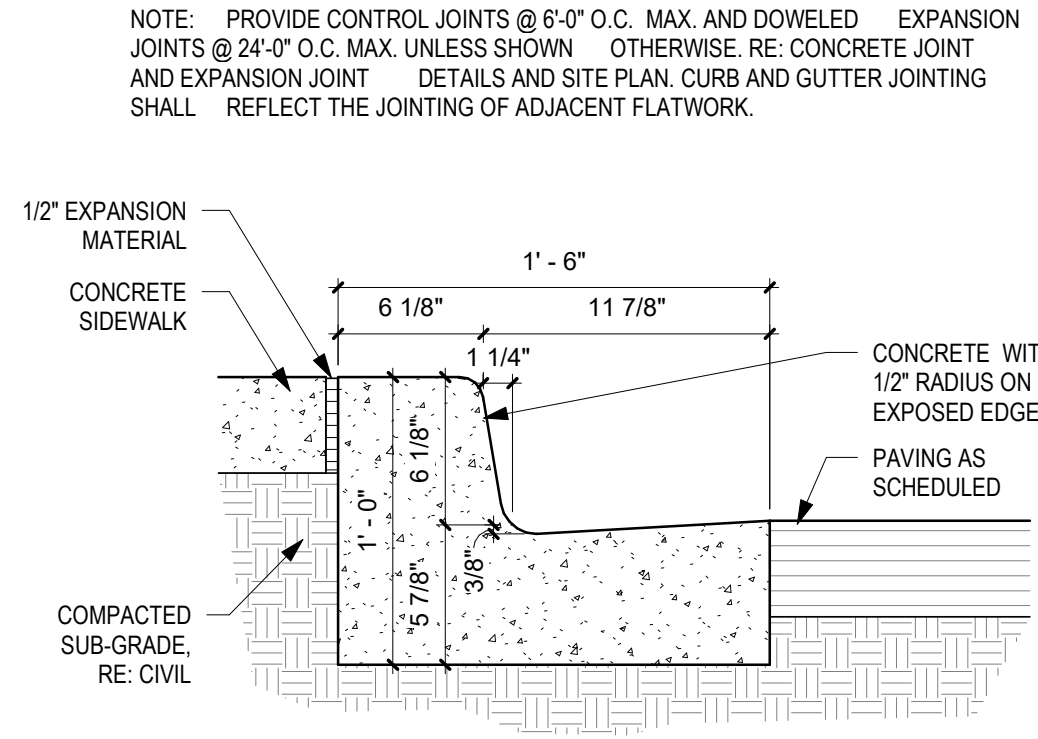
**D2 ACCESSIBLE RAMP**  
1/4" = 1'-0"



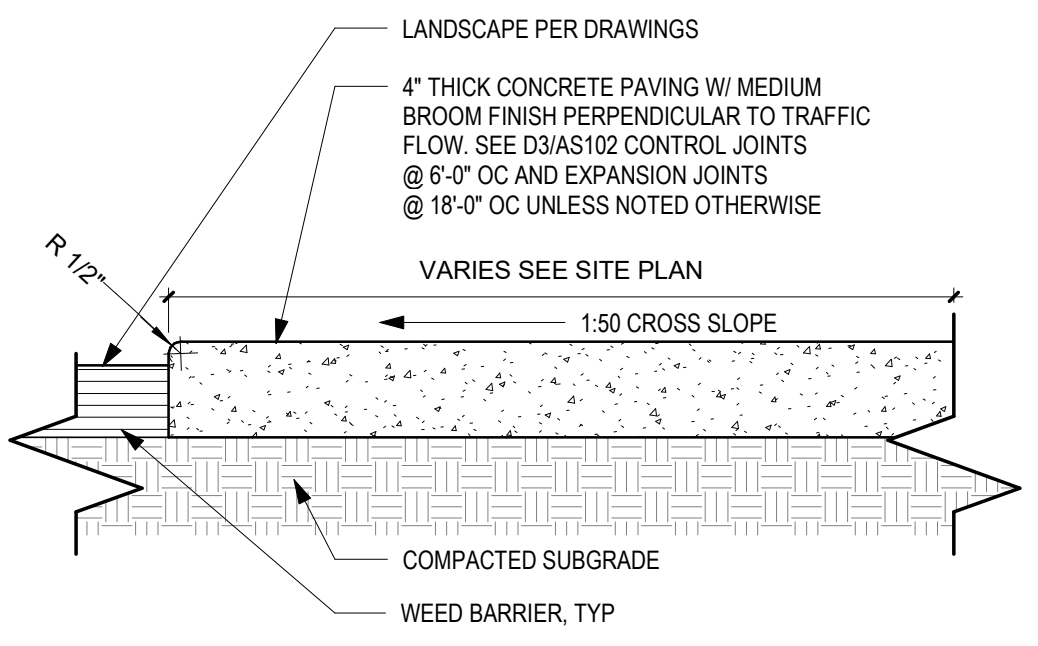
**D3 BICYCLE RACK DETAIL**  
1/2" = 1'-0"



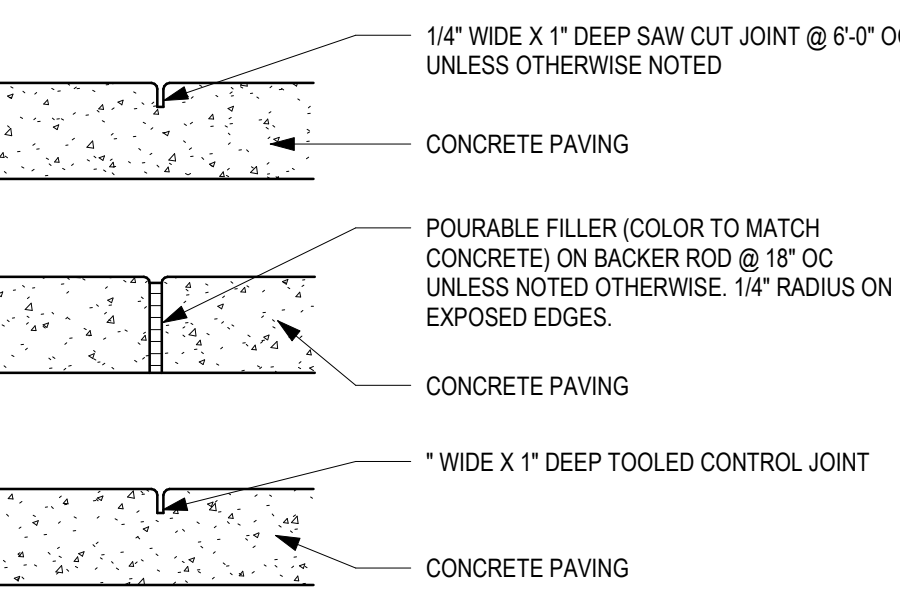
**D5 TRAFFIC STRIPING DETAIL**  
1/4" = 1'-0"



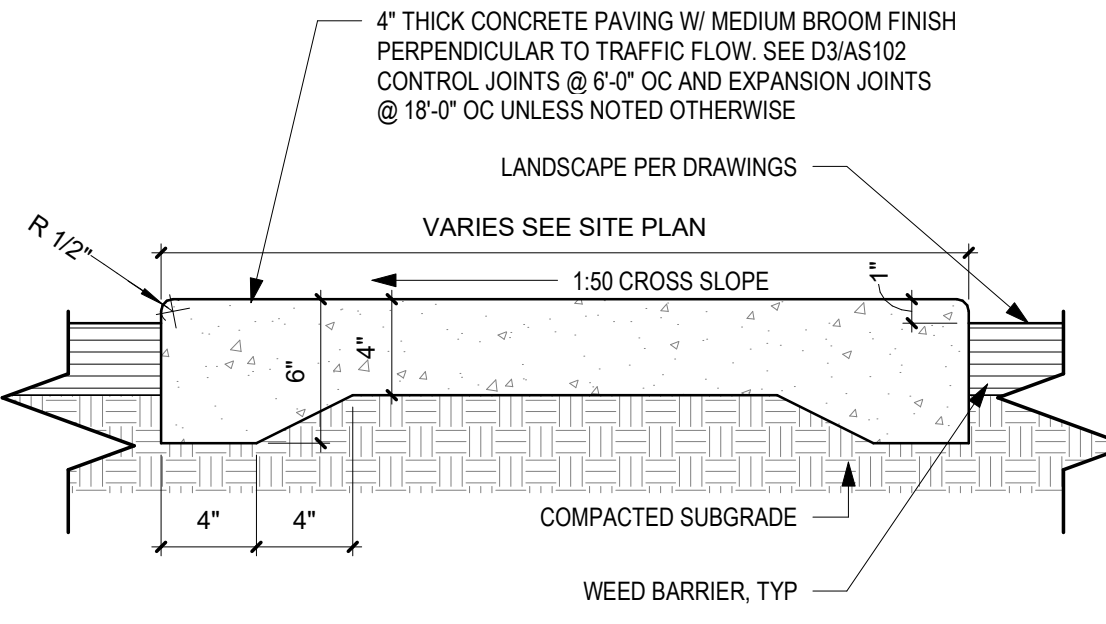
**C1 CONCRETE CURB AND GUTTER**  
1 1/2" = 1'-0"



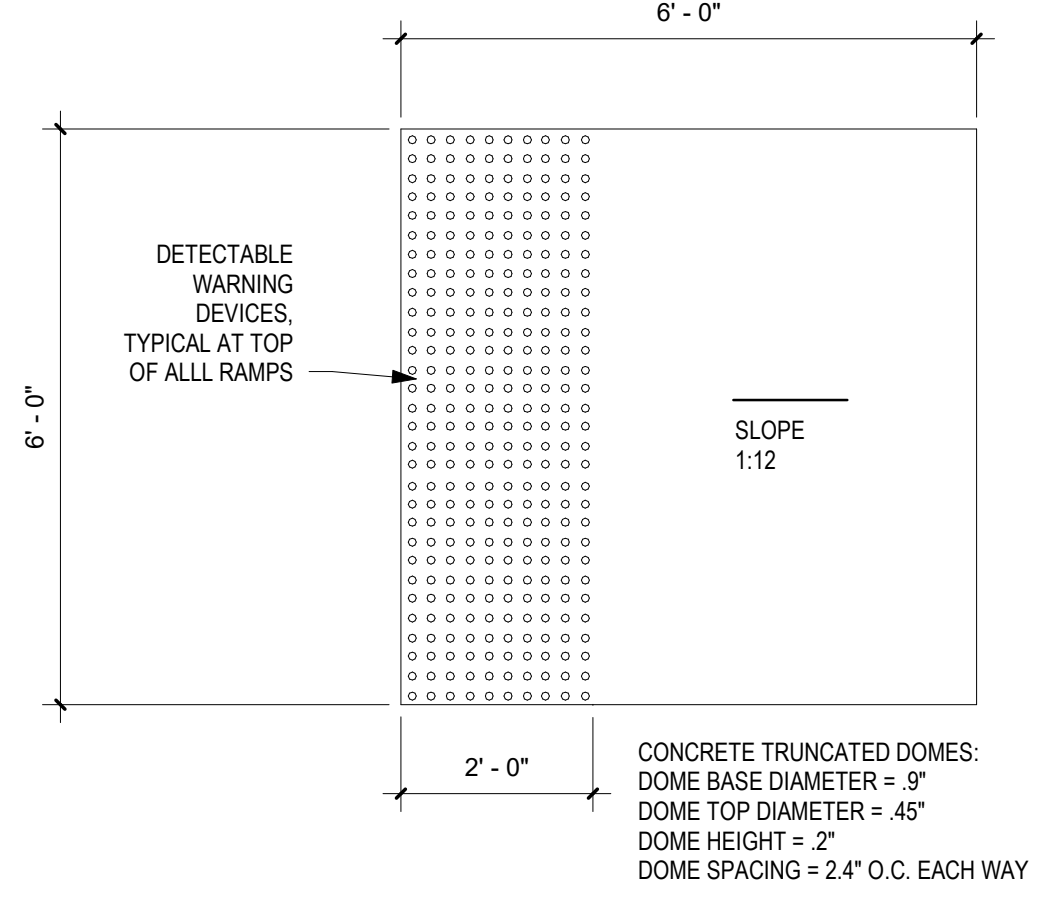
**C2 CONCRETE FLATWORK**  
1 1/2" = 1'-0"



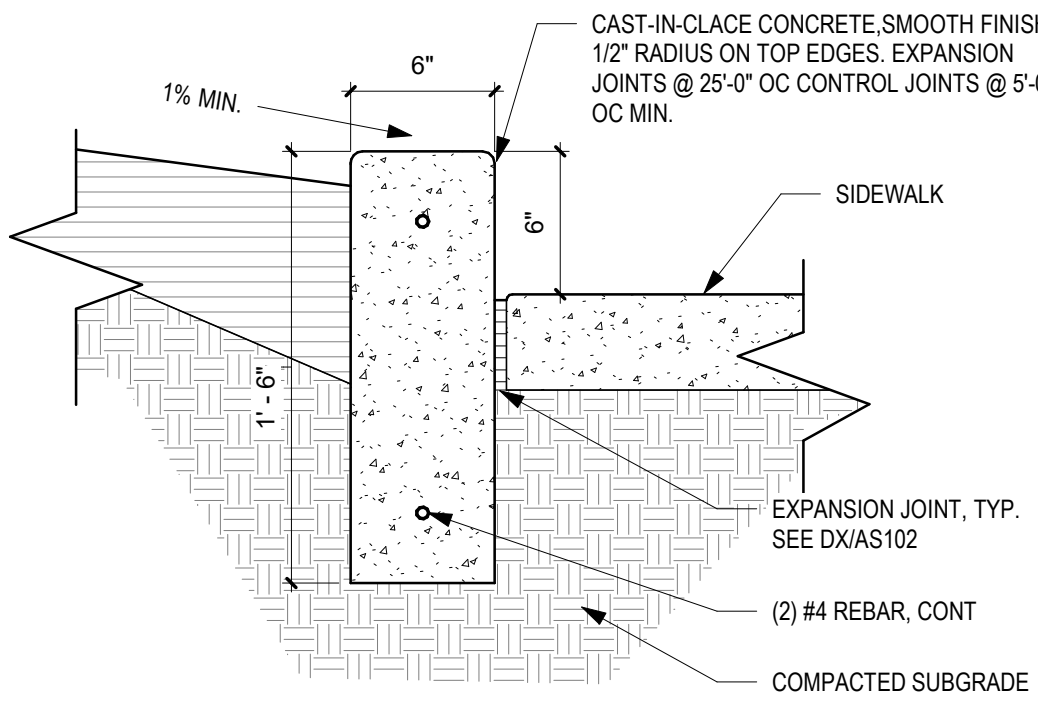
**C3 CONCRETE PAVING JOINTS**  
1 1/2" = 1'-0"



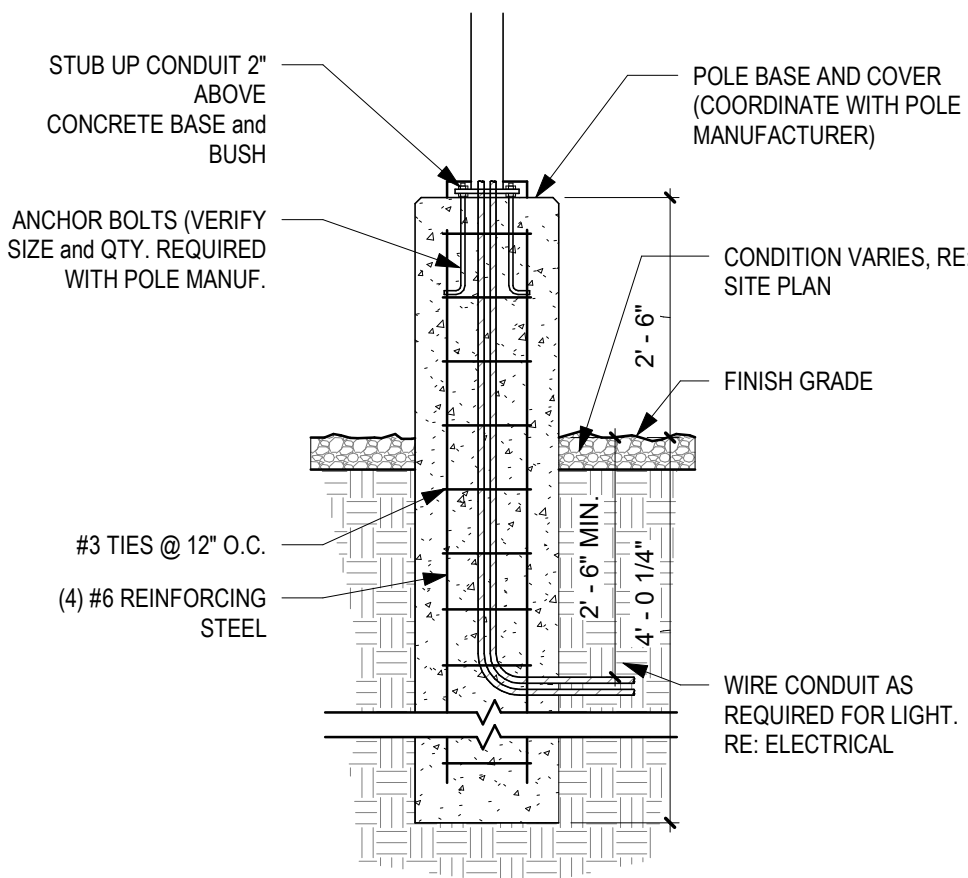
**C5 CONCRETE SIDEWALK**  
1 1/2" = 1'-0"



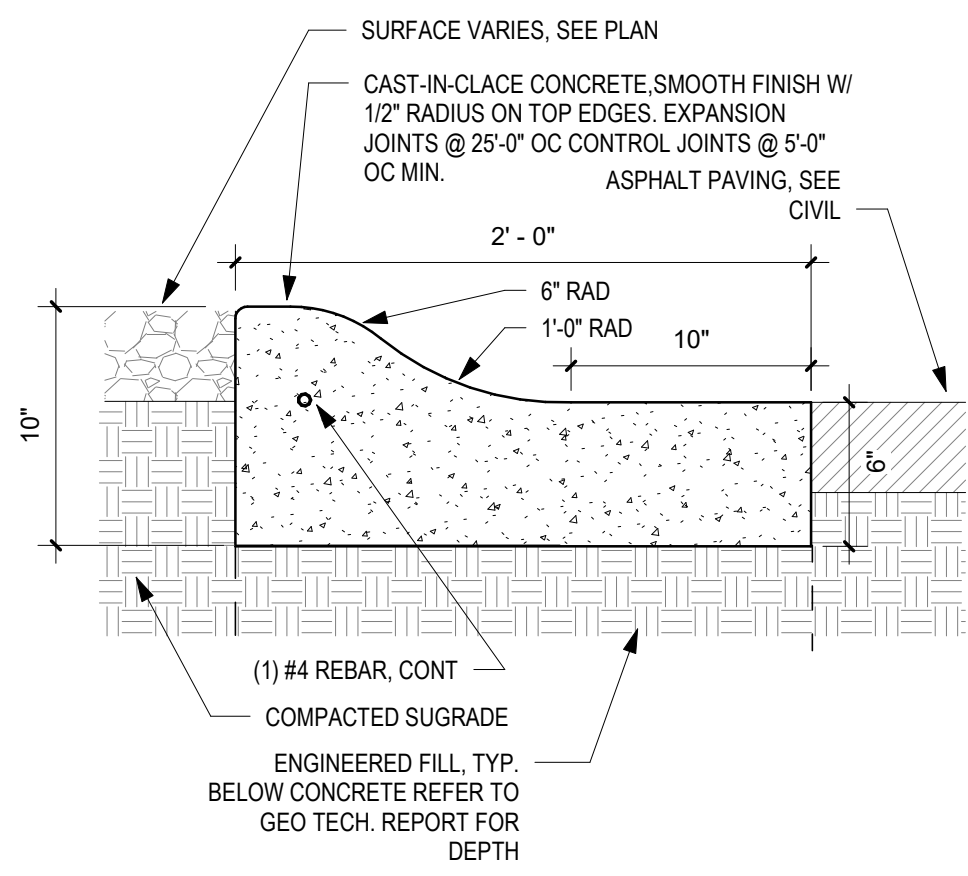
**A1 CURB RAMP**  
1/2" = 1'-0"



**A2 HEADER CURB**  
1 1/2" = 1'-0"



**A3 LIGHT POLE BASE**  
1/2" = 1'-0"



**A5 ROLL CURB**  
1 1/2" = 1'-0"

NOT FOR  
CONSTRUCTION

9906 Indian School

9906 Indian School Rd NE  
Albuquerque, NM 87112

50% CDs

REVISIONS

NO. DATE DESCRIPTION

SITE DETAILS

SHEET NO

AS102

PROJECT NO: 22-26

DATE: MARCH 24, 2023



NOT FOR  
CONSTRUCTION

9906 Indian School

9906 Indian School Rd NE  
Albuquerque, NM 87112

50% CDs

REVISIONS

NO.	DATE	DESCRIPTION
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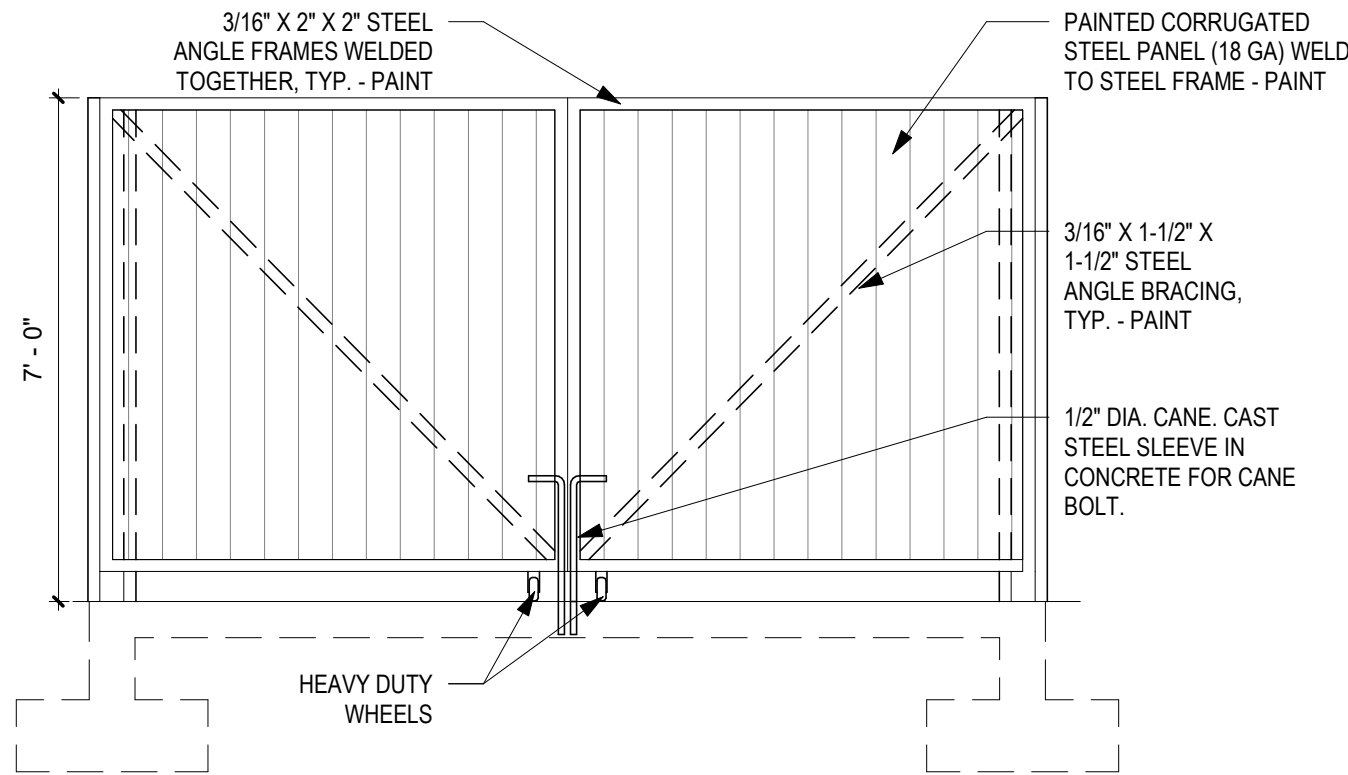
SITE DETAILS

SHEET NO

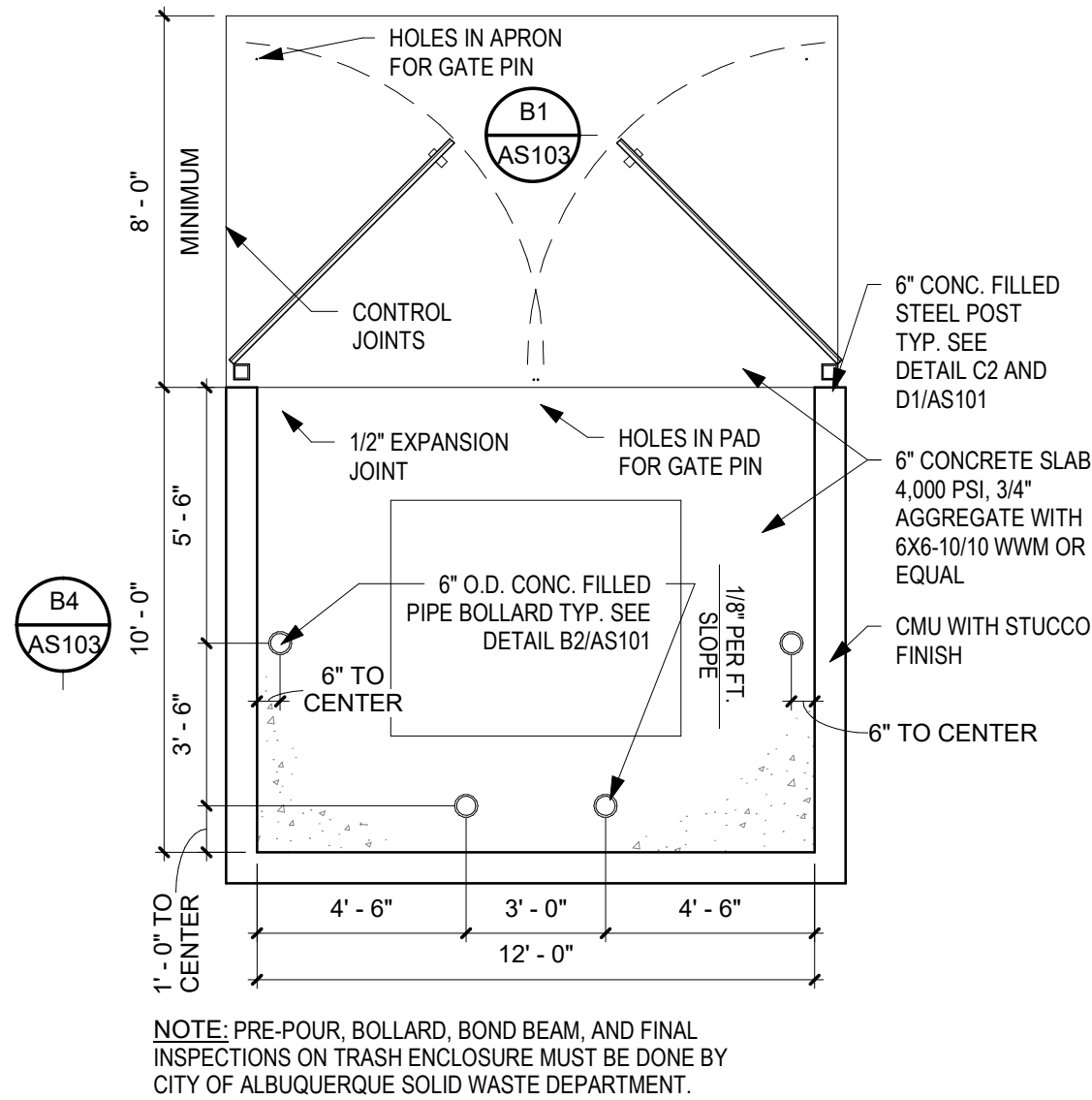
AS103

PROJECT NO: 22-26

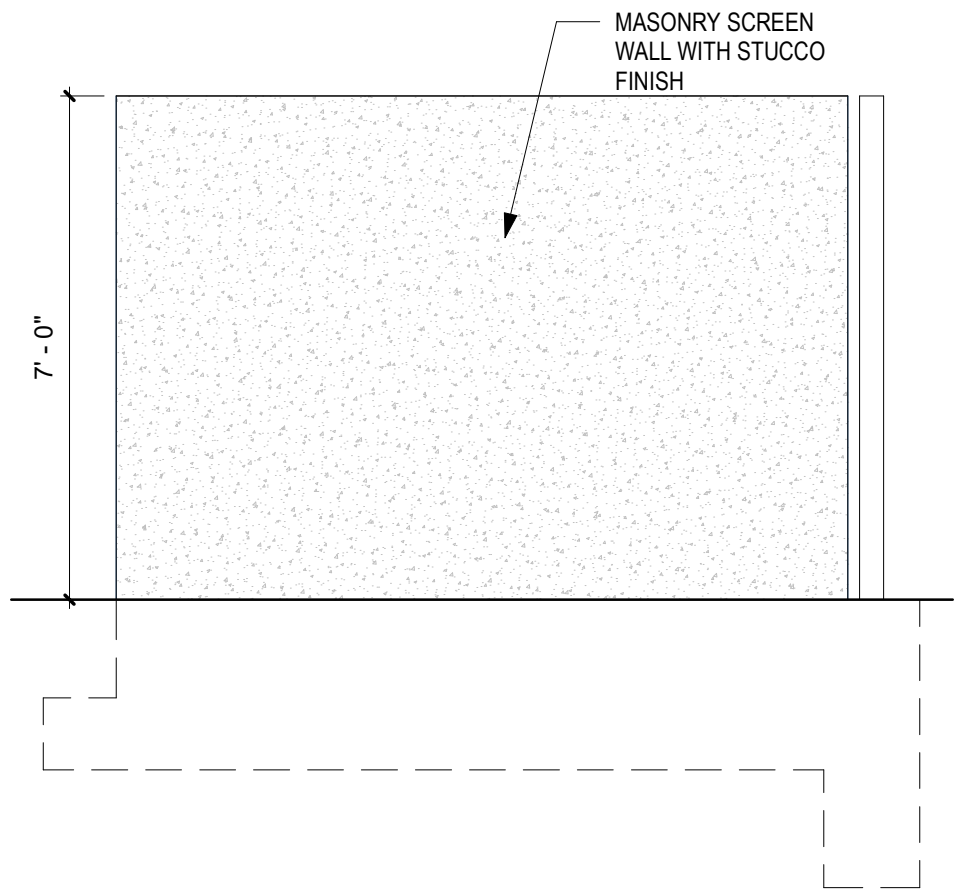
DATE: MARCH 24, 2023



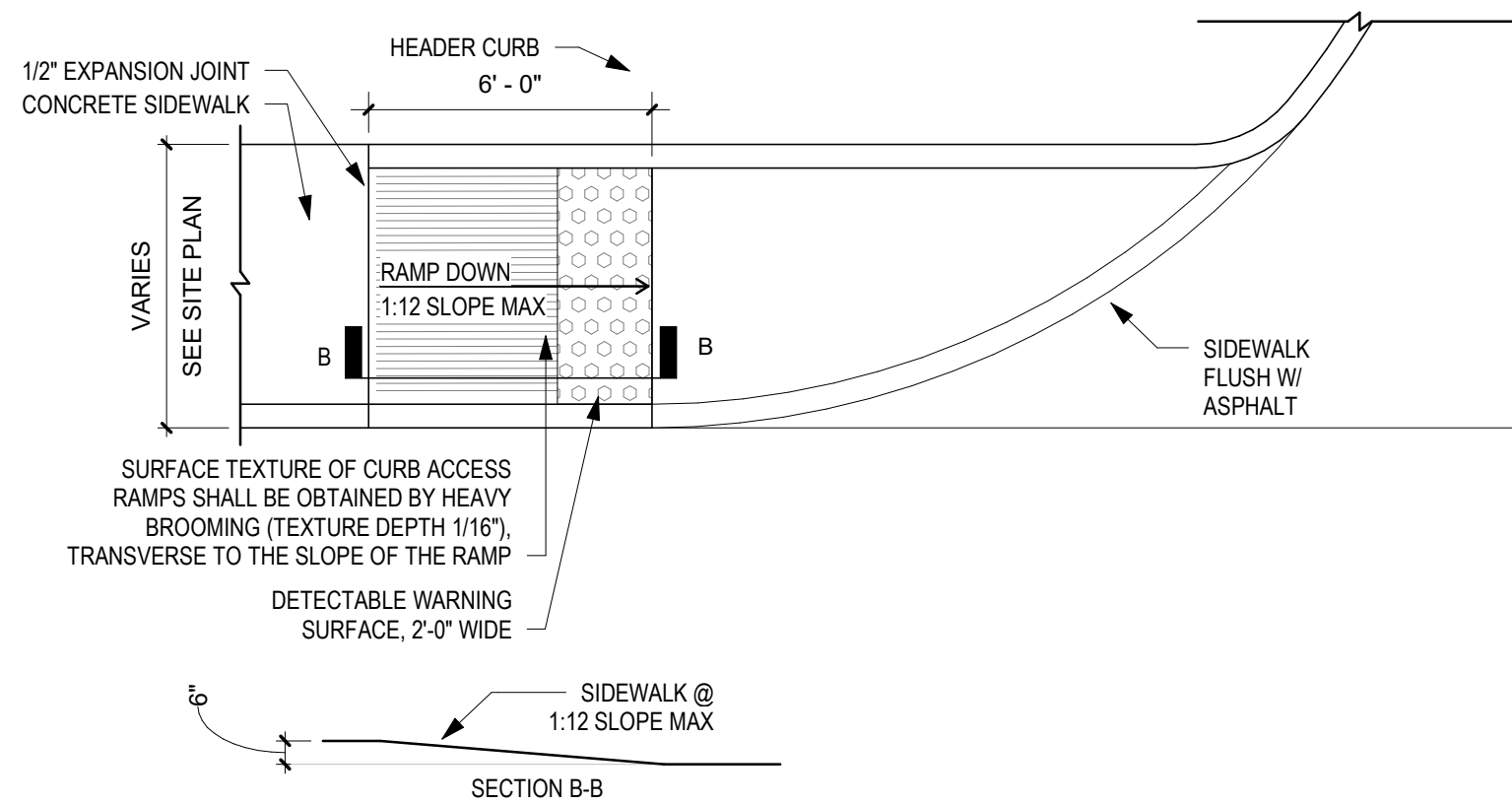
**B1** TRASH ENCLOSURE FRONT ELEVATION  
3/8" = 1'-0"



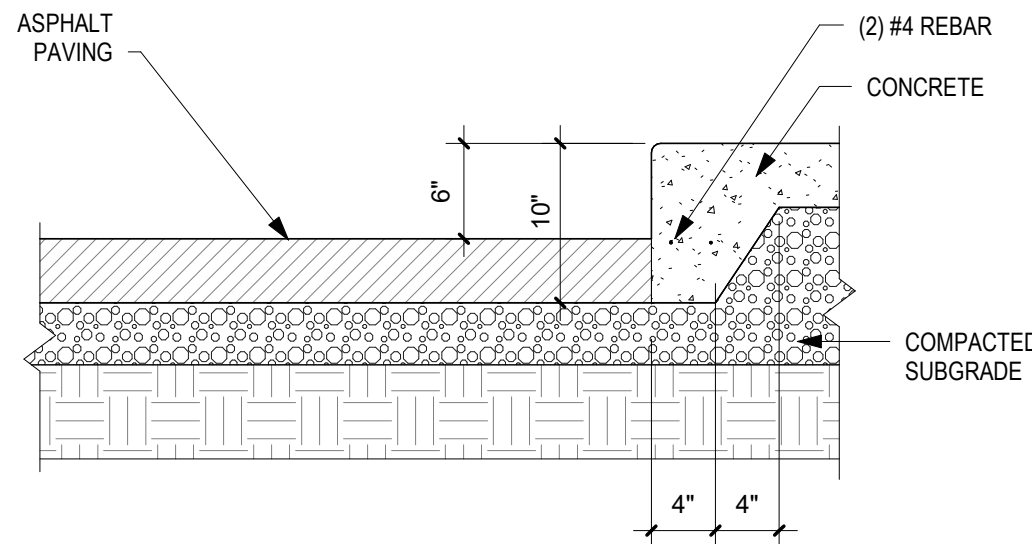
**B3** TRASH ENCLOSURE PLAN  
1/4" = 1'-0"



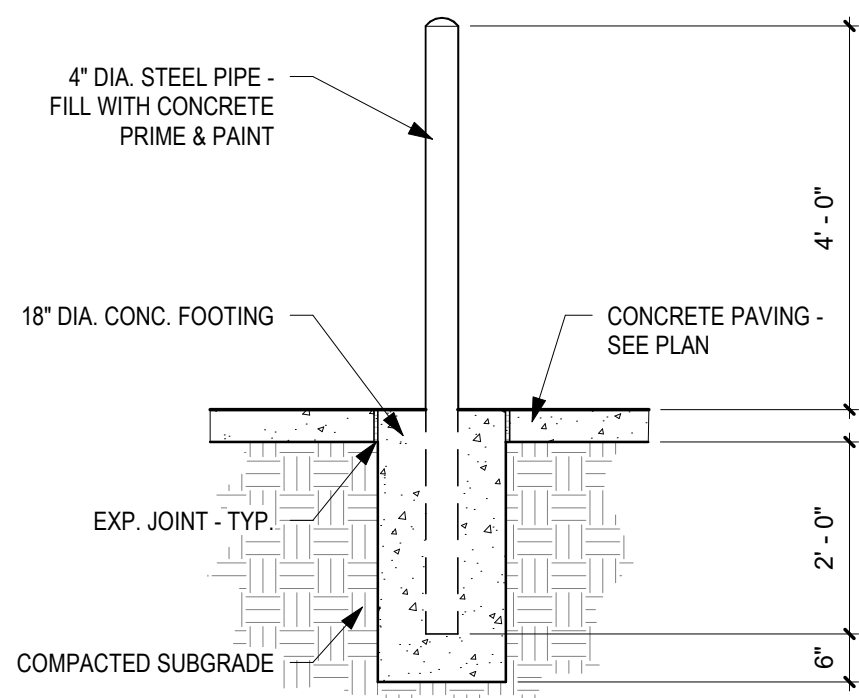
**B4** TRASH ENCLOSURE SIDE ELEVATION  
3/8" = 1'-0"



**D1** ACCESSIBLE RAMP, TYPE C  
1/4" = 1'-0"



**D3** Sidewalk Turndown Detail  
1" = 1'-0"



**1** BOLLARD DETAIL  
1/2" = 1'-0"