

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

April 14, 2021

Devin Nguyen, RA  
Modulus Architects  
100 Sun Ave NE, Ste. 600  
Albuquerque, NM 87109

**Re: Market 1816**  
**1713 Juan Tabo NE**  
**Traffic Circulation Layout**  
Architect's Stamp 04-09-2021 (J21-D003C)

Dear Mr. Nguyen,

Based upon the information provided in your submittal received 04-13-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces **required by the IDO** as well as the proposed number of parking spaces including **bicycle** and **motorcycle parking** and **discuss with Zoning**.
2. Identify all existing access easements and rights of way width dimensions.
3. Identify the right of way width, medians, curb cuts, and street widths on **Juan Tabo Blvd and Haines Ave**.
4. Maximum access width for arterial, collector, and local streets are as follows:

	Arterial& Collector	Local Streets
<b>One-way Drive</b>	<b>20'-25'</b>	12'-20'
Two-Lane Drive	22'-30'	22'-24'
Three-Lane Drive	24'-35'	22'-30'
Larger Vehicles	≤50'	≤30'

5. Please list the width and length for all existing and proposed parking spaces. **Some dimensions are not shown, which include drive aisle widths.**
6. 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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7. The ADA accessible spaces must include an access aisle. Van accessible aisles should **be 8ft wide.**
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 ramps must be updated to current standards and have truncated domes installed (**Haines Ave and Juan Tabo Blvd**) and on site for **ADA parking stall.**
11. All existing and/or proposed driveway will need to **be current update ADA acessbile across entrance.**
12. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. **Label pavement MC.**
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. Show all drive aisle widths and radii. **Some dimensions are not shown.**
18. The minimum drive aisle dimensions are shown below

	Minimum Drive Aisle Width
<b>Two Way Traffic</b>	<b>22'</b>
Main Circulation Road	24'
<b>Fire Lane</b>	<b>20'</b>

19. Radius for delivery trucks, **fire trucks, etc.** is 25 ft. or larger.

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20. Existing 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances appears to be **encroaching onto entrance ADA ramp**. Please address this **safety** concern.
21. 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.
22. Parking areas shall have **barriers to prevent vehicles from extending over 6 ft pedestrian ways/sidewalk**.
23. Provide a copy of refuse approval for existing location.
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, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.
25. Any existing signage not applicable to proposed development as be removed.
26. Provide signage and striping details for all existing and proposed infrastructure.
27. Please specify the City Standard Drawing Number when applicable.
28. Shared Site acces: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.
29. Any private structures that are located within public right-of-way such as **curbing, existing signage (verify)** fences and walls ( **Protruding parking vehicle**) shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment
30. 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 & 2415**).
31. **Please provide a letter of response for all comments given.**
32. **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.

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.

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If you have any questions, please contact me at (505) 924-3630.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nilo Salgado-Fernandez', is written over the word 'Sincerely,'.

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

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

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