

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

April 11, 2023

Scott C. Anderson, RA  
Scott C. Anderson & Associates Architects  
4419 4<sup>th</sup> St. NW  
Albuquerque, NM 87107

**Re: Daycare/ New Construction**  
**9101 Central Ave. NW**  
**Traffic Circulation Layout**  
Architect's Stamp 12-09-21 (K09-D002)

Dear Mr. Anderson,

Based upon the information provided in your submittal received 03-24-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

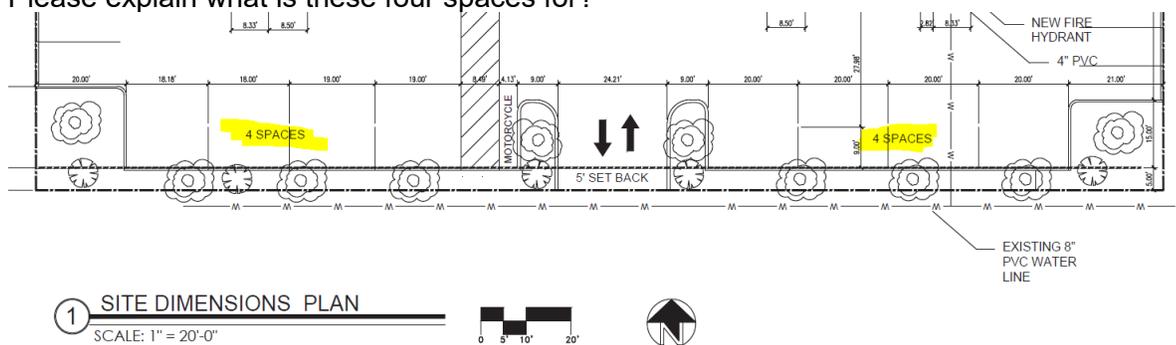
1. Please show a vicinity map showing the location of the development in relation to streets and well-known landmarks.
2. List the number of Motorcycle and Bicycle parking spaces required by the IDO.
3. Identify the right of way width, medians, curb cuts, and street widths on Central Ave NW.
4. Curb Return design is recommended for the driveway access off Central Ave.
5. Sidewalk and curb and gutter need to be build off Central Ave. from property line to property line. Reference COA std dwg 2430 & 2415A. For Sidewalk waiver please contact Ernest Armijo [earmijo@cabq.gov](mailto:earmijo@cabq.gov) at (505)-924-3991
6. Please show on the site plan the location of the shared parking Lot.
7. Please explain what is these four spaces for?

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8. Please define the ADA pathways, by labeling flush or ramps. Please provide ramps details if any, and show building entrance on the site plan.
9. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.

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10. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.
11. 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.
12. Provide a copy of Fire Marshal Approval.
13. 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.
14. Please provide a sight distance exhibit
15. 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.
16. Please specify the City Standard Drawing Number when applicable.
17. Please remove landscape details from the TCL plan.
18. Provide notes showing what work is included and on the work order and the private work on site.
19. Work within the public right of way requires a work order with DRC approved plans.
20. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
21. 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](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*

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

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Alan Varela, Director



*Mayor Timothy M. Keller*

\ma via: email  
C: CO Clerk, File

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Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: \_\_\_\_\_ Building Permit #: 22-03953 Hydrology File #: \_\_\_\_\_

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

Legal Description: Lot A8 Plot of Blocks 4-8 Lands of Crema Y Leticia

City Address: 9101 Central Ave NW

Applicant: Scott Anderson Contact: \_\_\_\_\_

Address: 4419 4th St NW

Phone#: 505 401 7575 Fax#: \_\_\_\_\_ E-mail: scott@scsarchitects.com

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

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 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) \_\_\_\_\_

### 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?

DATE SUBMITTED: 2/28/23 By: [Signature]

COA STAFF:

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

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

