

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

May 25, 2023

Justin Thor Simenson  
Isaacson & Arfman, Inc.  
128 Monroe St. NE  
Albuquerque, NM 87109

**Re: Nuevo Atrisco**  
**7901 Central Ave. NW**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp XX-XX-XX (K10-D058)

Dear Mr. Thor,

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. 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 Central Ave. and Unser Blvd.
4. 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.
5. 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)
6. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
7. 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.
8. Bicycle racks shall be sturdy and anchored to a concrete pad.

PO Box 1293

Albuquerque

NM 87103

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

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9. A 1-foot clear zone around the bicycle parking stall shall be provided.
10. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
11. Please show the clear sight triangle on the site plan.
12. Please provide a copy of Solid Waste and Fire Marshal approval.
13. Please specify the City Standard Drawing Number when applicable.
14. 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.
15. Please provide a letter of response for all comments given.
16. 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)**).

PO Box 1293

Once corrections are complete resubmit

Albuquerque

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.

NM 87103

for log in and evaluation by Transportation.

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

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

Sincerely,

*Marwa Al-najjar*

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:** Nuevo Atrisco **Building Permit #** \_\_\_\_\_ **Hydrology File #** K10D058  
**DRB#** PR-2018-001405 **EPC#** \_\_\_\_\_  
**Legal Description:** Tract B, Nuevo Atrisco **City Address OR Parcel** 7901 Central Ave. NW

**Applicant/Agent:** Isaacson & Arfman, Inc. **Contact:** Fred C. Arfman or Bryan J. Bobrick  
**Address:** 128 Monroe Street NE **Phone:** (505) 268-8828  
**Email:** freda@iacivil.com or bryanb@iacivil.com

**Applicant/Owner:** City of Albuquerque **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_  
**Email:** \_\_\_\_\_

**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?

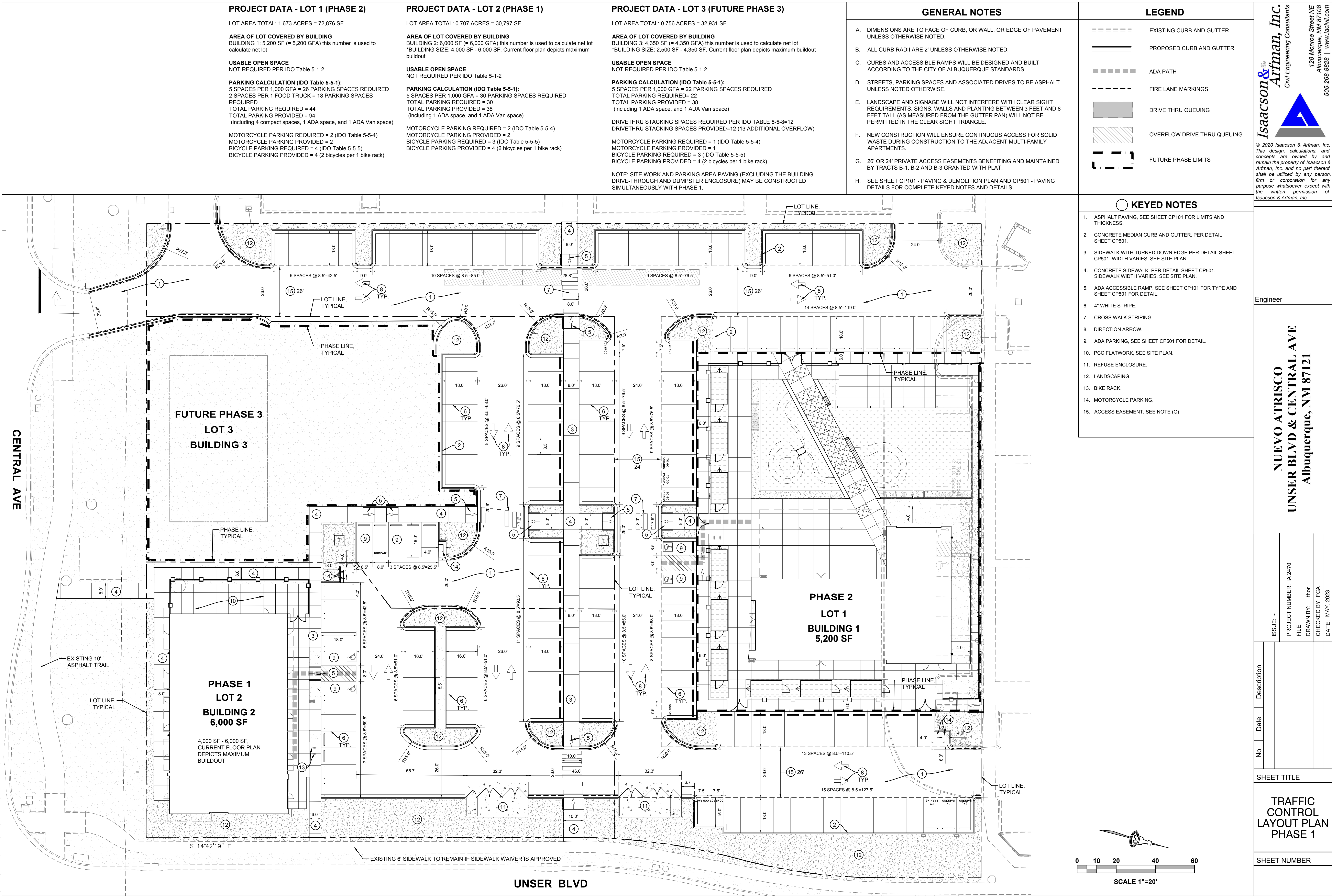
### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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:** May 4, 2023



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DEKKER  
PERICH  
SABATINI

SEAL

FRED C. ARFMAN  
NEW MEXICO  
7322  
LICENSED PROFESSIONAL ENGINEER

03/24/2023

PROJECT

NUEVO ATRISCO  
201 Unser Blvd NW  
Albuquerque, NM 87121

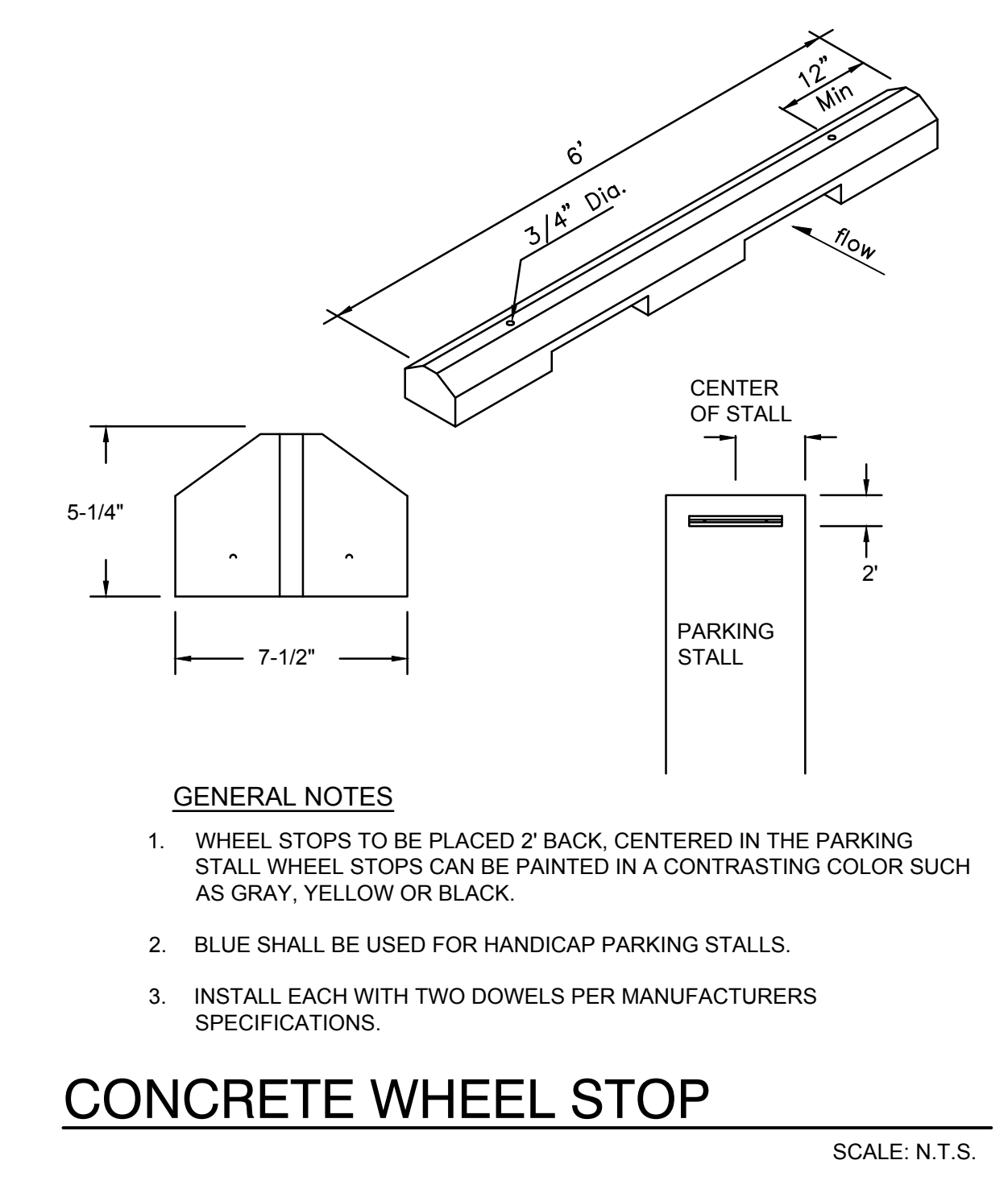
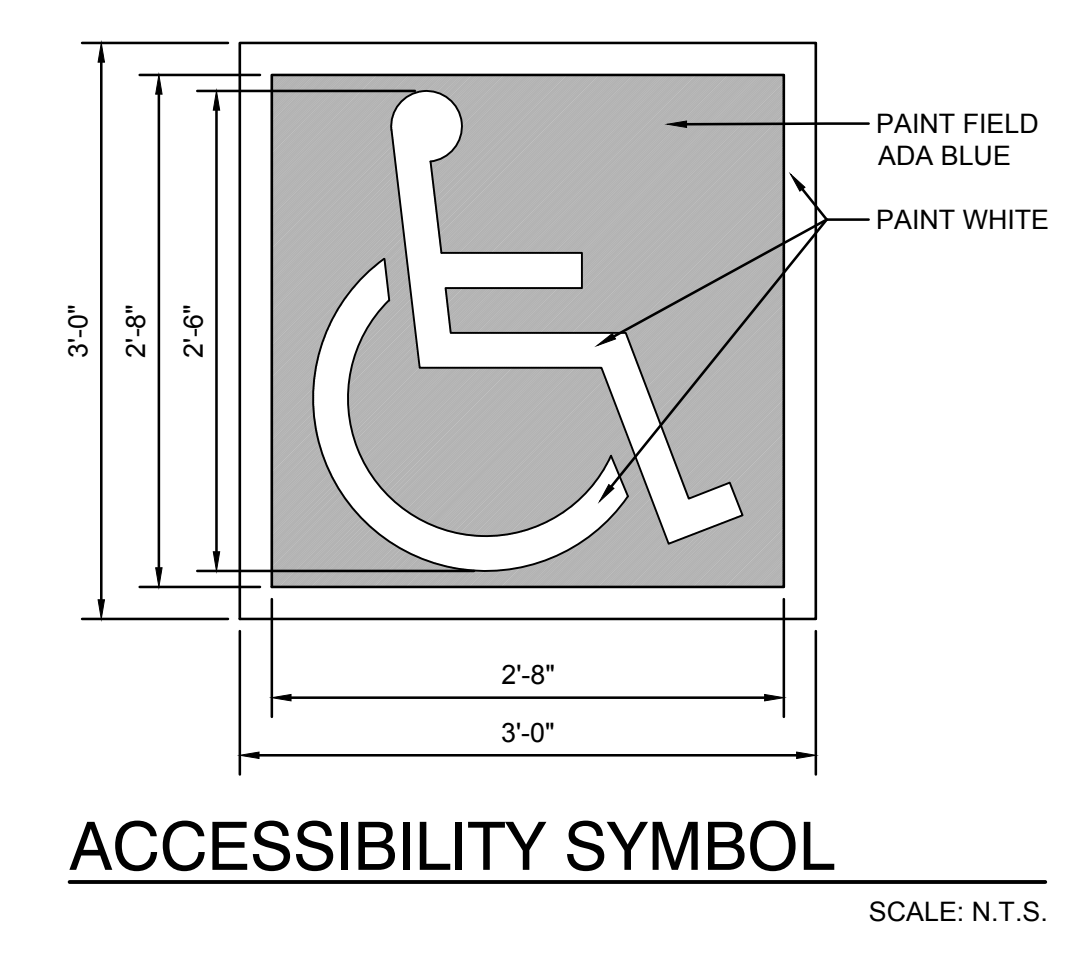
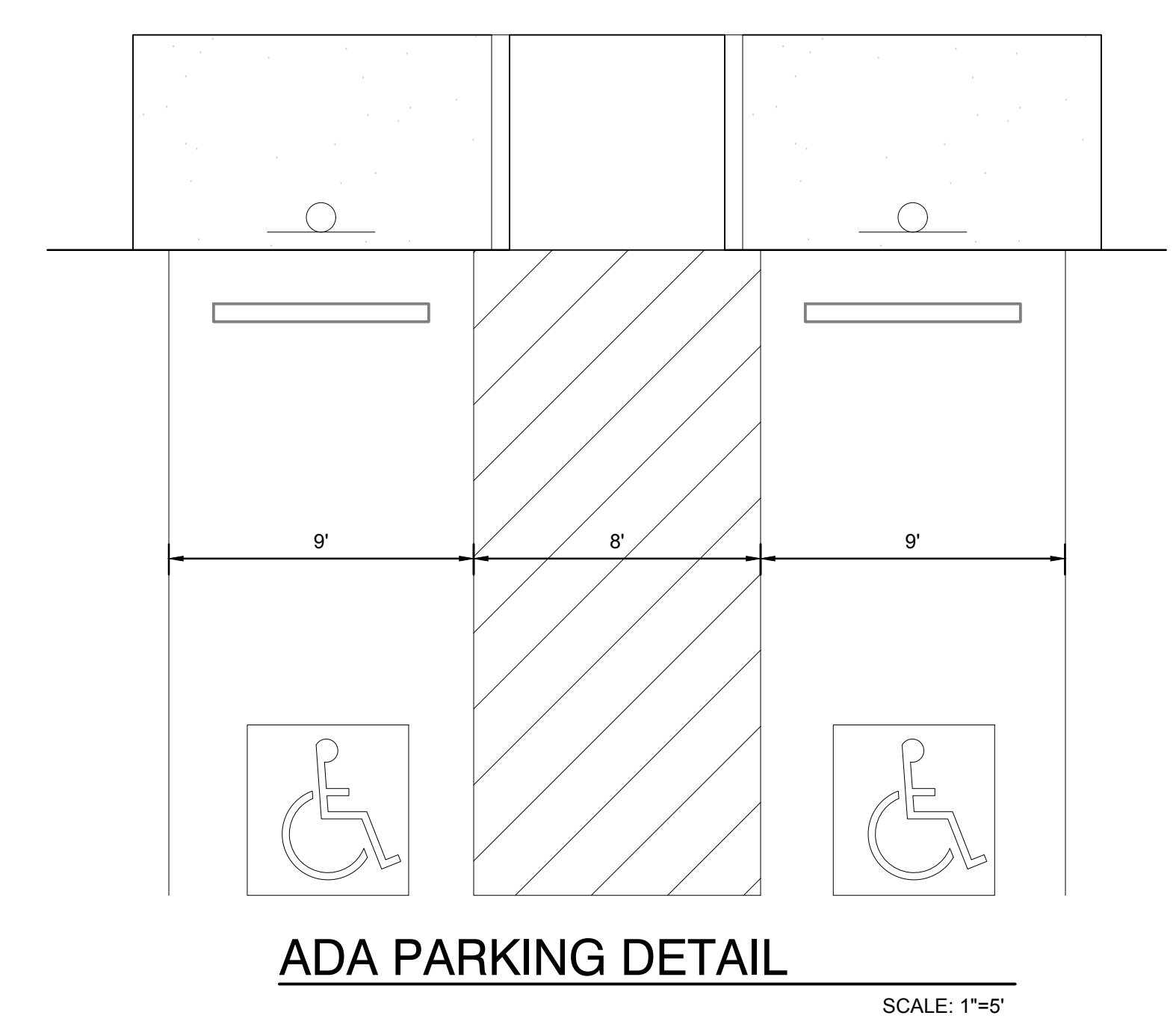
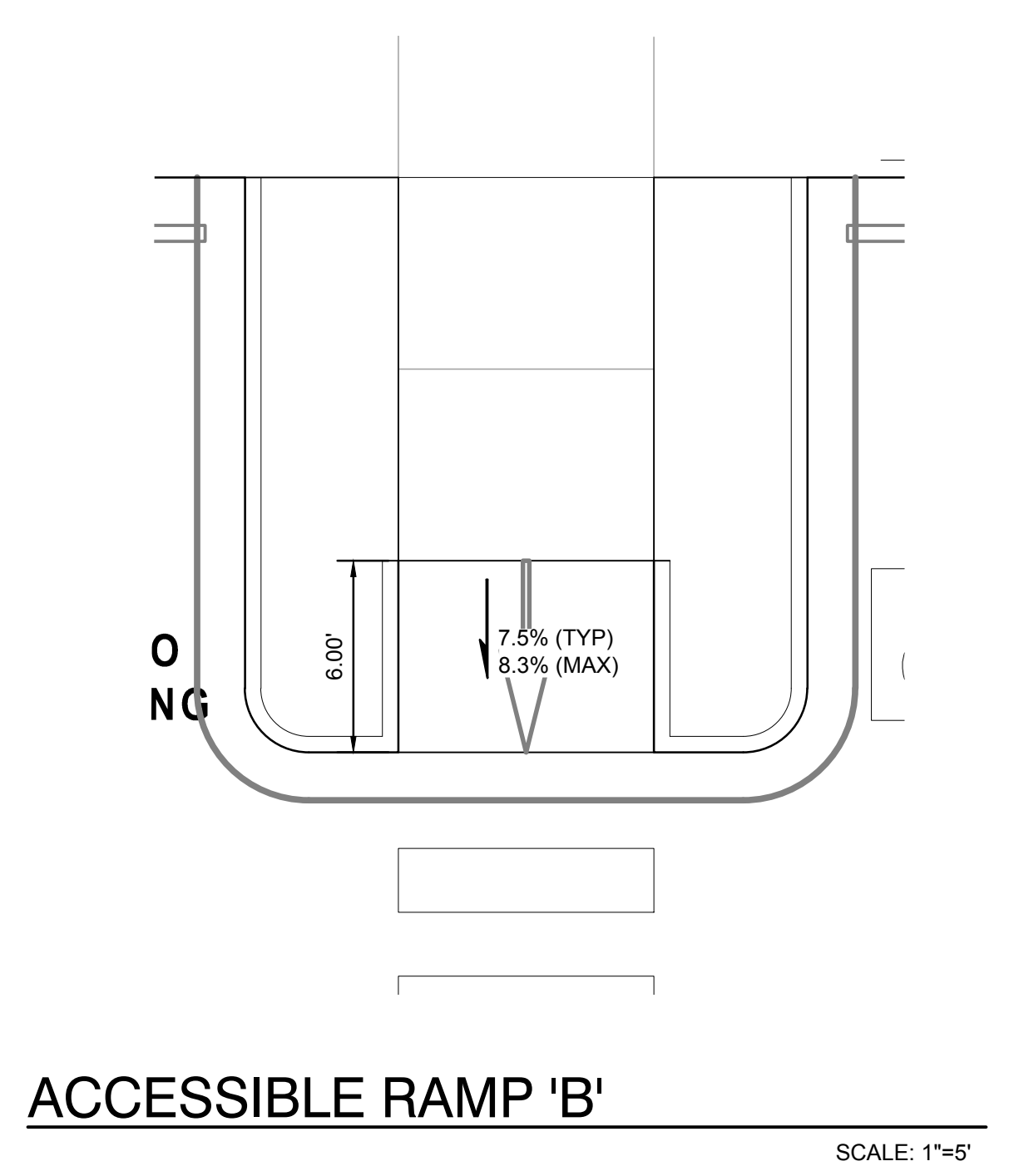
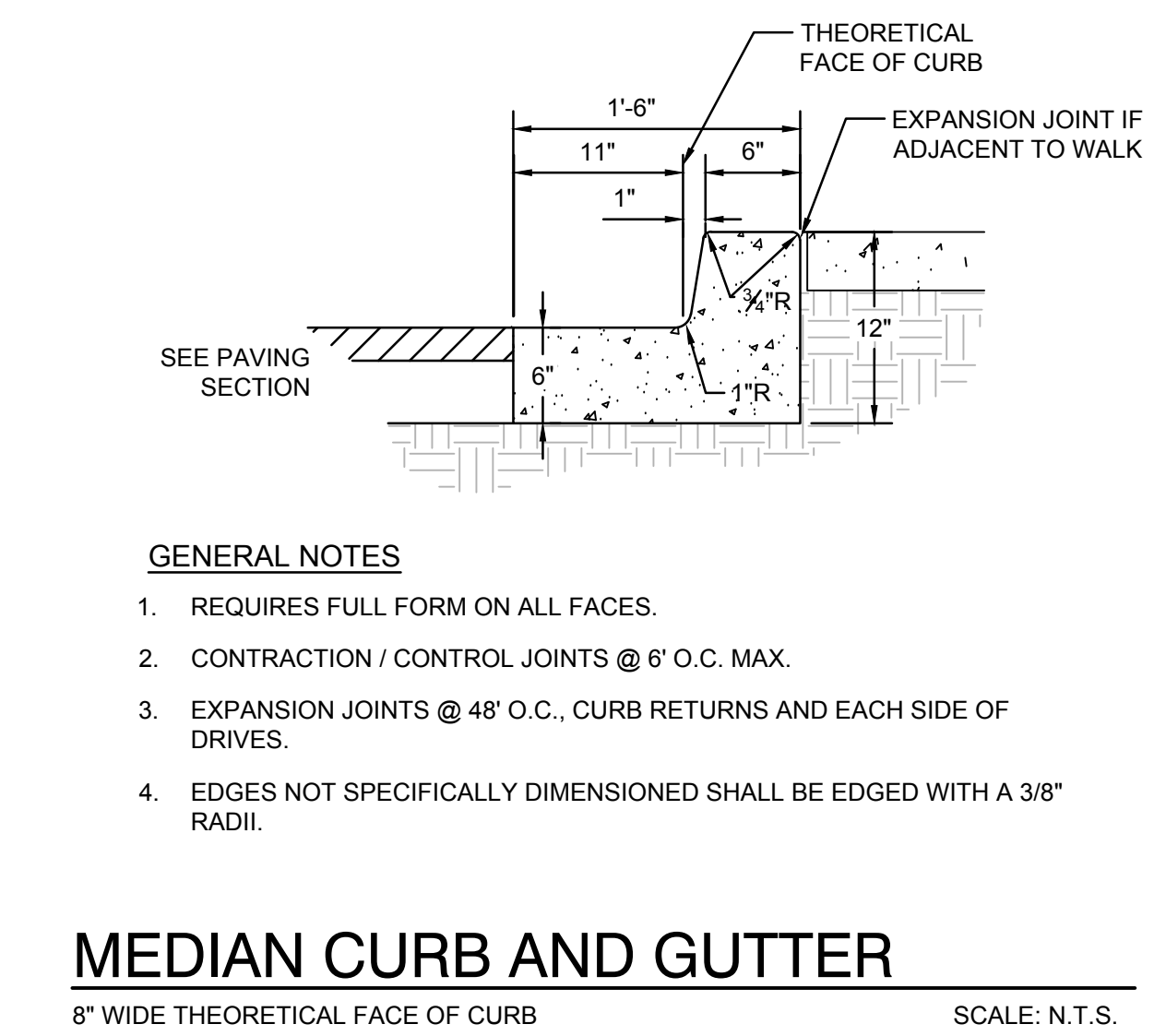
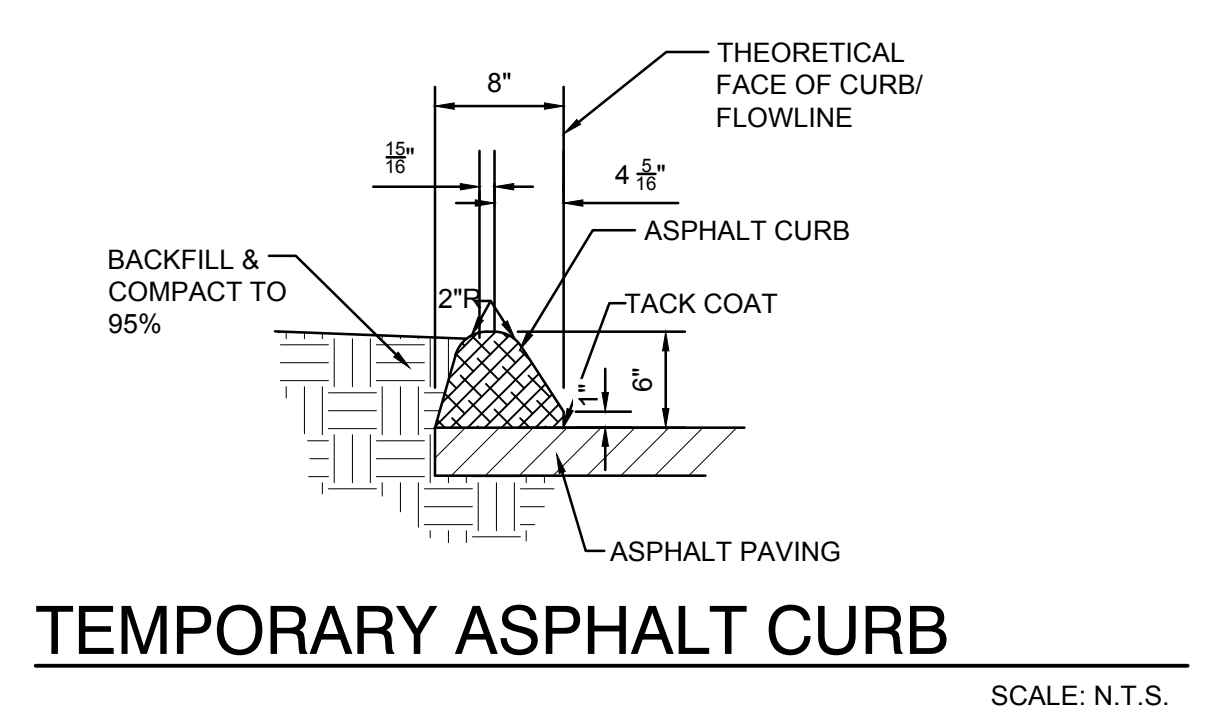
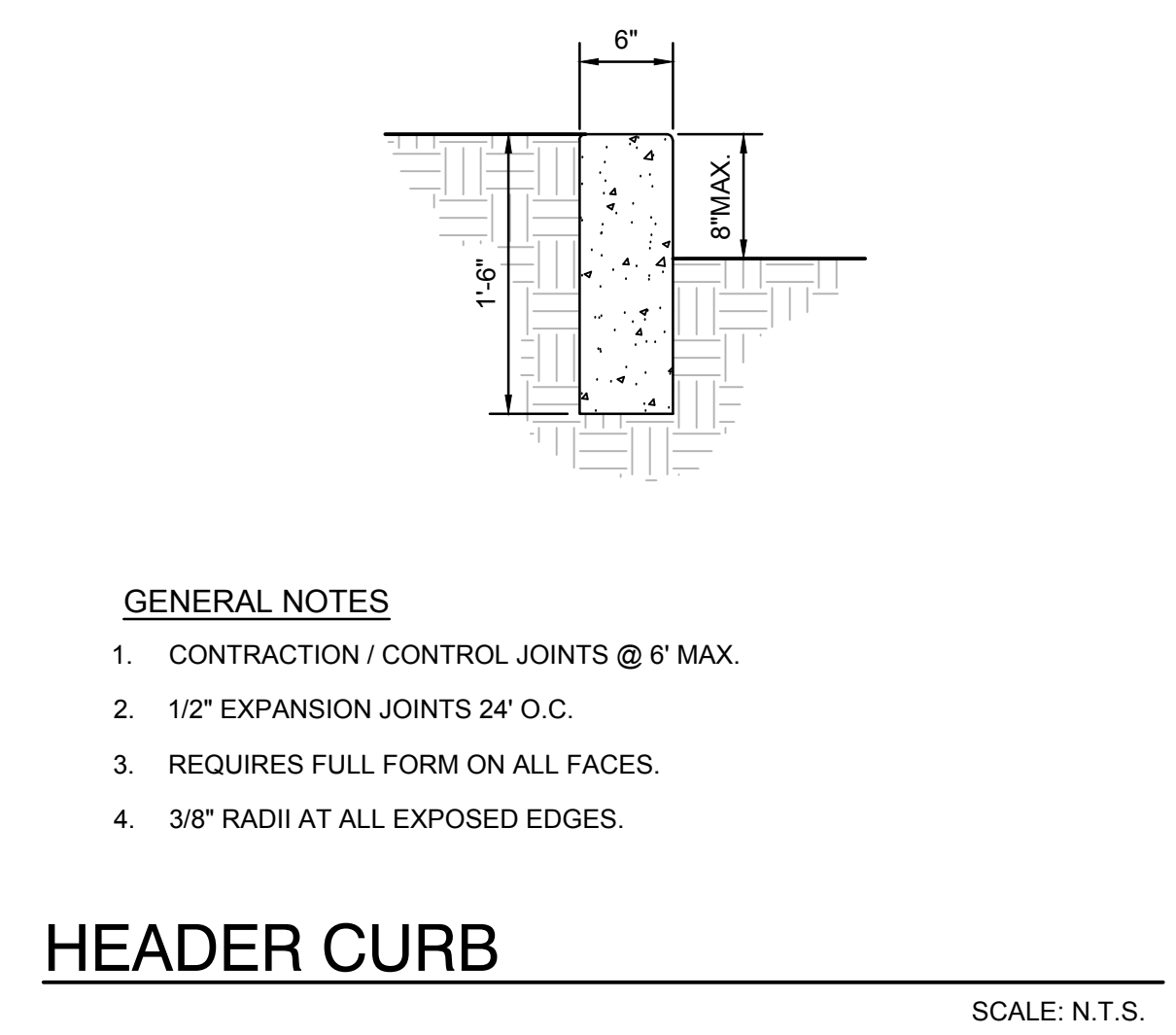
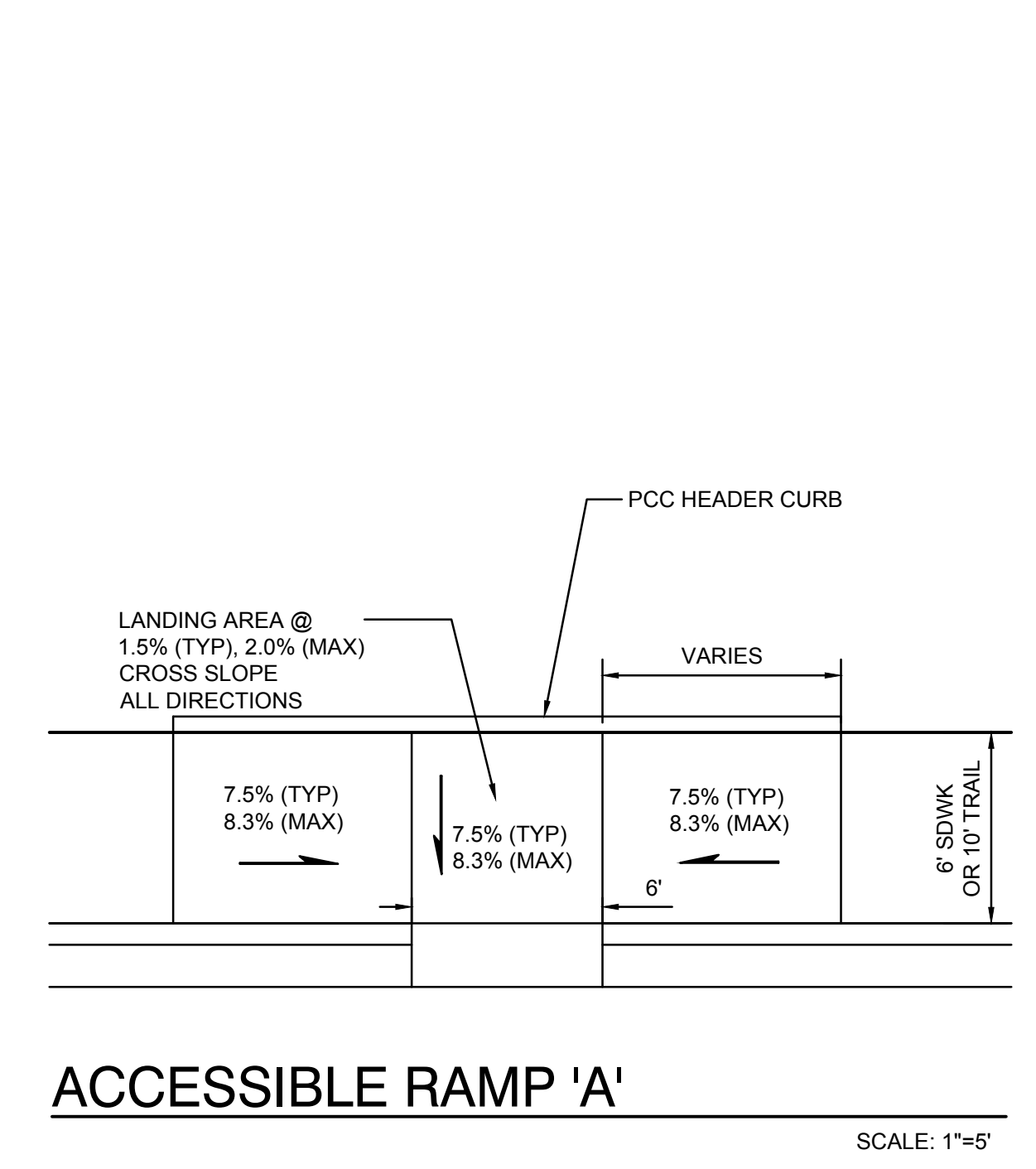
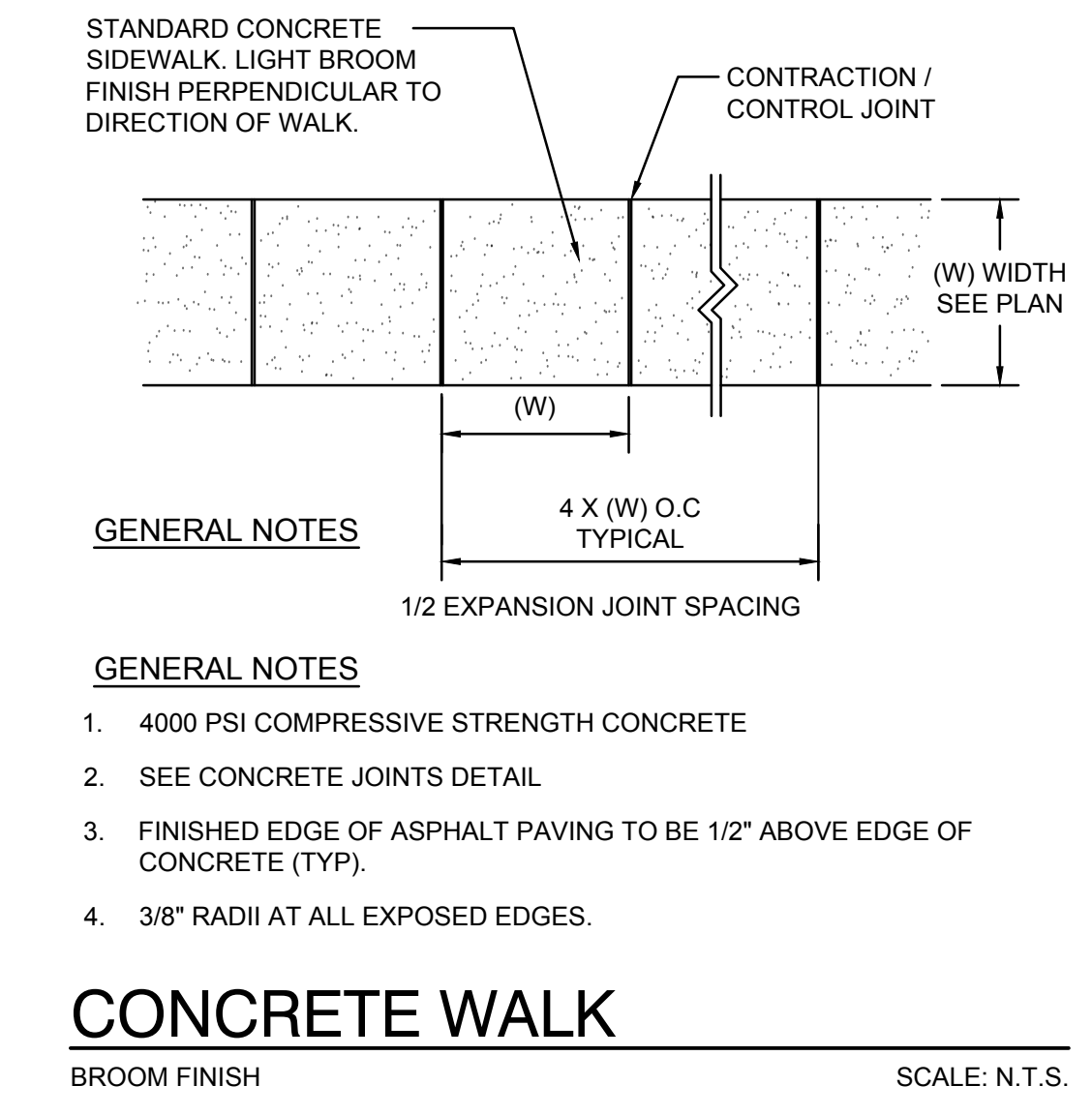
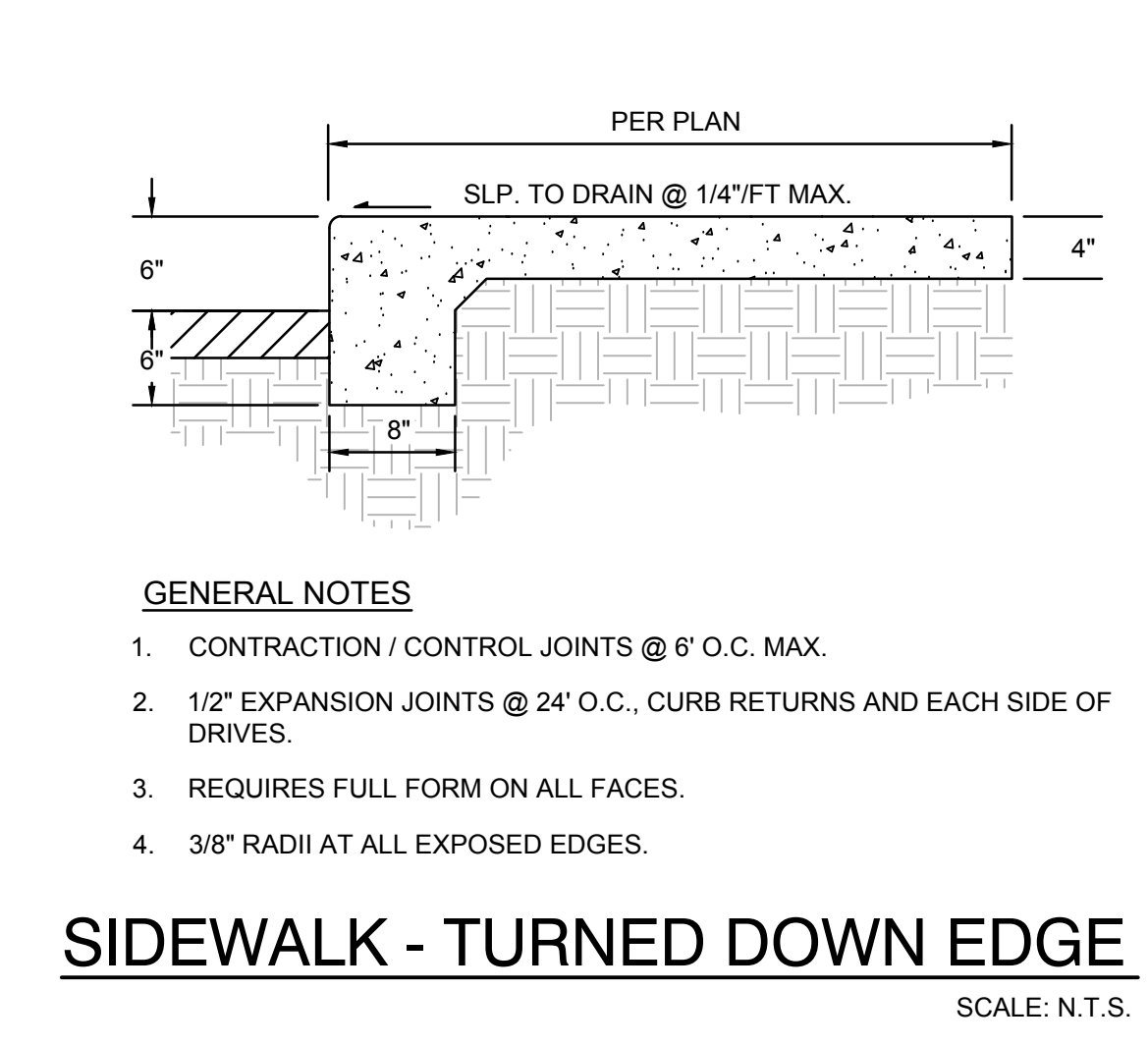
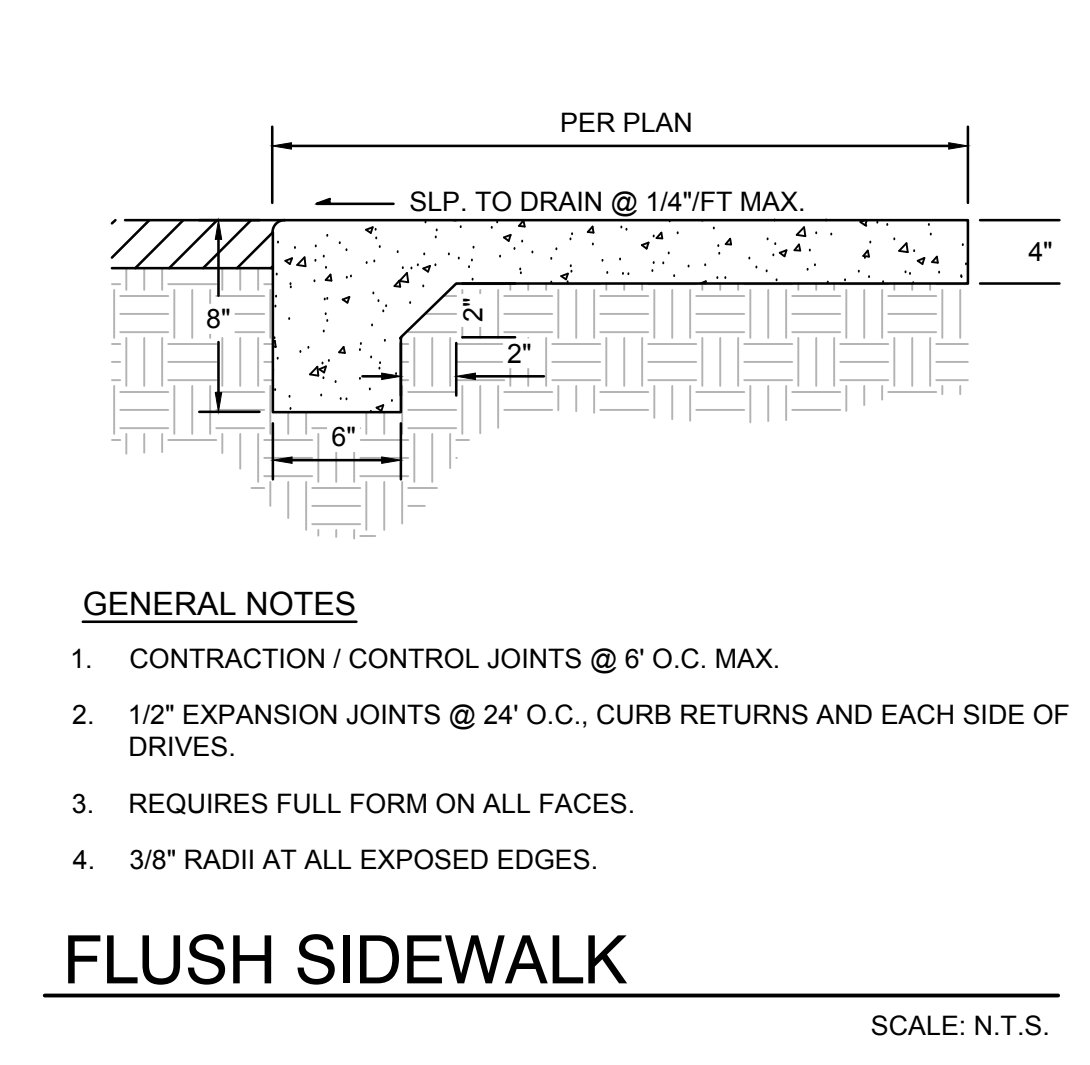
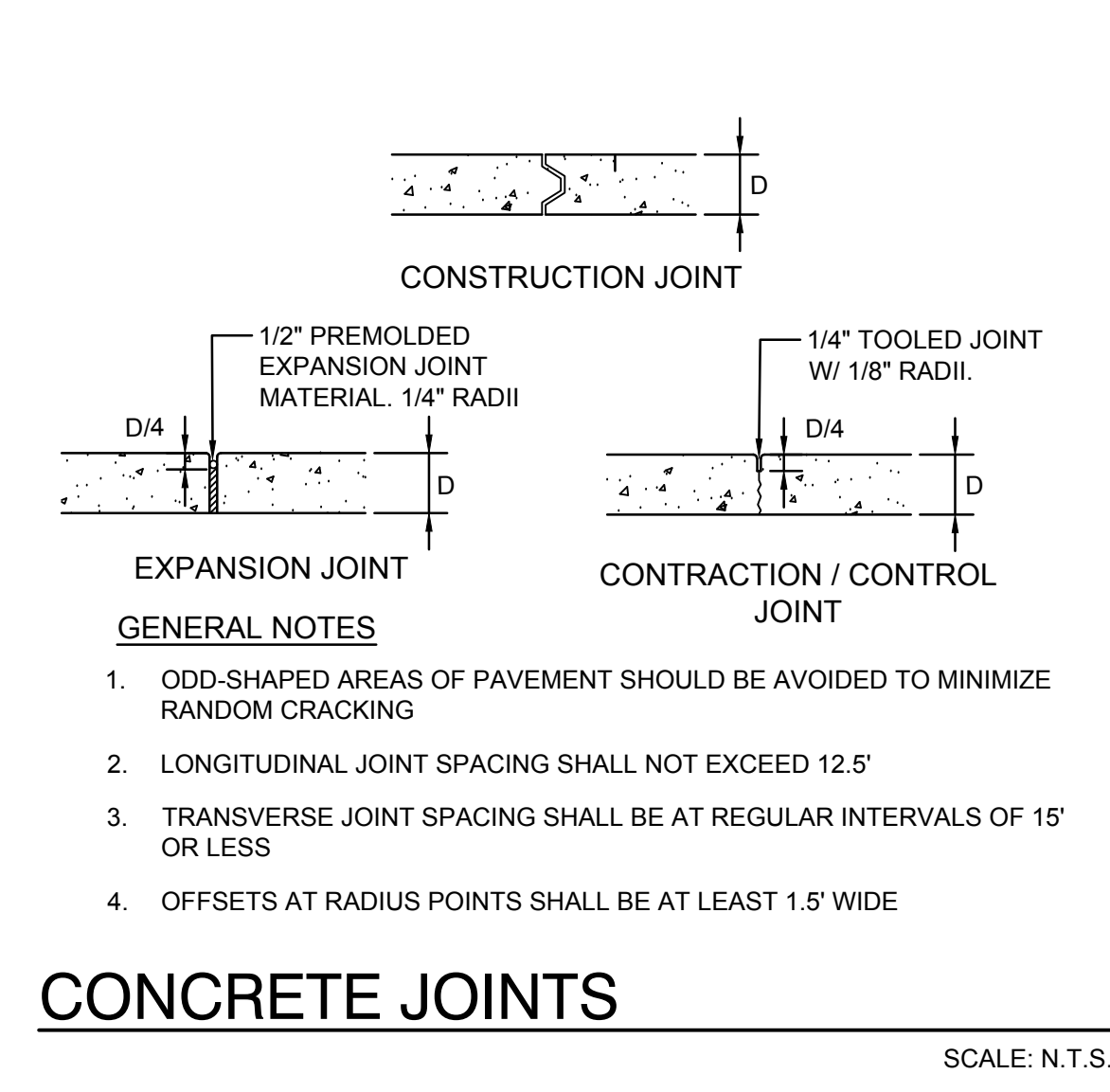
ISSUED FOR  
PERMIT

REVISIONS  
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DRAWN BY  
REVIEWED BY  
DATE03/24/2023  
PROJECT NO.19-0059.002  
DRAWING NAME

PAVING  
DETAILS

SHEET NO.  
CP501



Isaacson & Arfman, Inc.  
Civil Engineering Consultants

128 Monroe Street NE  
Albuquerque, NM 87108  
505-268-8828 | www.iacivil.com