

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

1-11-24

Patrick Whelan, RA  
DIZIGNX  
879 Silver Ave SW

**Re: 926 Coal**  
**926 Coal Ave SW**  
**TCL**  
Architect's Stamp 1-3-24 (K13D085)

Dear Mr. Whelan,

Based upon the information provided in your submittal received 1-4-24, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

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

1. The plan is to include all existing conditions. A few of the omitted items are: drive through booth, bike rack, power poles and bollards along the south edge of the project. A site visit was performed on 1-9-24.
2. Required parking is dependent on use. Provide the use in the "Scope of Work" and revise the parking calculations accordingly. Include bicycle parking. The site is within 1,320 feet of premium transit, so there is a 30% reduction in required parking.
3. The van accessible aisle is to be 8 feet wide. There is a Keyed note 6 that most likely should be a Keyed note 8.
4. The pavement marking for the accessible parking space and the sign used are not quite correct. I have attached da couple images to the email that will help with the sign and the pavement markings for the accessible parking and aisle.
5. There is not enough room for parking and a 2-way drive aisle. There is 23' from the drive-up window to the pipe rail and 26' form the curb to the pipe rail. Show the pipe rail and the curb on the plan.
6. Remove the south parking space near the alley. The alley is blocked by a fence (not shown on plan, but should be) and there is not enough room to park in this space.
7. Show the drive-up sign. Will it be removed? If so, include a keyed note.
8. Show the bollards on the plan that protect the house and the wall. Some are missing and some are damaged. Provide new bollards where they are missing, replace the

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bollards that are leaning over/not structurally sound and repaint the ones that are structurally sound.

9. There are 4 or 5 broken sidewalk stones on 10<sup>th</sup> st beginning at the drive entrance that are to be replaced. Add a Keyed Note.
10. In addition, to #9 above, when the stone is replaced at the north end of the drive entrance, the longitudinal sidewalk slope is to be reduced so it is less than 8.3%, 7.0% preferred.
11. Along 10st there are a couple roof drains that are to be addressed:
  - a. The one that is on top of the pony wall cannot drain onto the sidewalk especially not at a waist/chest height.
  - b. There is another roof drain, north of the one mentioned above, that is tucked between the sidewalk and the building. This will drain over the sidewalk. IT is to be rerouted or can drain through a sidewalk culvert. Sidewalk culvert approval is done through our Hydrology Section.
12. The trees next to the building along 10<sup>th</sup> street are to be trimmed back so they don't overhang the sidewalk or be removed.
13. The trash and debris on the sidewalk on 10<sup>th</sup> st are to be removed. Any cracked/damaged sidewalk in this area is to be replaced.
14. The supports for the awning and swamp cooler along 10<sup>th</sup> street are lower than 7 feet over the sidewalk and are over the City's ROW. The minimum clear height above the sidewalk is 7 feet. If this minimum height is obtained, a Revocable Permit is required if they remain over the City's ROW. The plan should indicate what is to occur.
15. Add a detectable warning surface to the ramp on the project's NW corner (10<sup>th</sup> and Coal).

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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.

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If you have any questions, please contact me at [ccherne@cabq.gov](mailto:ccherne@cabq.gov) or (505) 924-3986.

Sincerely,

*Curtis A Cherne*

Curtis Cherne, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

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