

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 19, 2023

Brian Velasquez
EricSpurlock Custom Home Design
5100 Seagull Lane NE
Albuquerque, NM 87109

Re: Padilla Silva Velasquez
624 3rd St. SW
Traffic Circulation Layout
Engineer's/Architect's Stamp XX-XX-XX (K14-D038)

Dear Mr. Velasquez,

Based upon the information provided in your submittal received 09-15-23, 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 all existing access easements and rights of way width dimensions.
4. Identify the right of way width, medians, curb cuts, and street widths on 3rd St. and Stover Ave.
5. Minimum driveway length must be 20 ft. please revise the site plan.
6. Please reference City std dwg for the proposed 12 wide curbs cut.
7. Please show on the site plan the existing sidewalk width.
8. ADA curb ramp at the corner of 3rd St. and Stover Ave. must be updated to current standards and have truncated domes installed.
9. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
10. 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.
11. 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**).
12. Please provide a letter of response for all comments given.

Once corrections are complete resubmit

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1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to 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

PO Box 1293

Albuquerque

\ma via: email
C: CO Clerk, File

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: _____ Building Permit # 38760 Hydrology File # _____

DRB# _____ EPC# _____

Legal Description: Lot 22, 23, 24 Block E City Address OR Parcel 101405718421733402
Atlantic 3 Pacific Addn

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: Joseph Brian Velasquez Contact: Brian Velasquez

Address: 1729 21st Ave SE Rio Remedo Phone: 505-489-9423

Email: mbrain03@yahoo.com

TYPE OF DEVELOPMENT: _____ PLAT (#of lots) 3 RESIDENCE ☒ DRB SITE _____ ADMIN SITE: _____

RE-SUBMITTAL: _____ YES ☒ NO

DEPARTMENT: ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that apply:

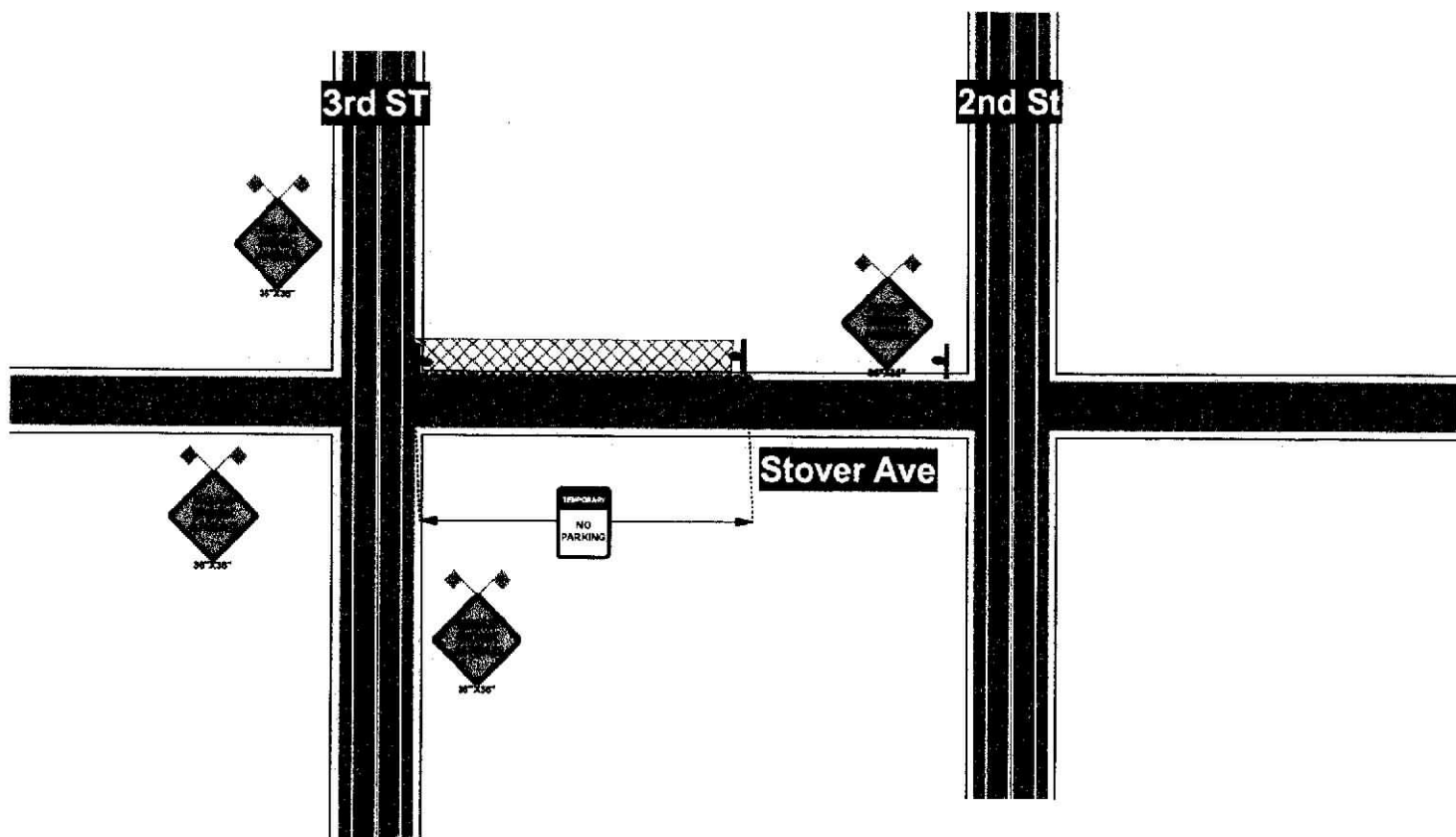
TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ 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: 9/13/2023



Date: 9-7-2023 **Author:** Shawn Stepp **Project:** SS7552 3rd Street Southwest & Stover Avenue Southwest, Albuquerque, NM
Contractor:: Beacon Construction **Phone#:** 505-489-9423 **Work Order#:** N/A

Comments:

Plan Not To Scale
 Adjustments To Signs Spacing & Channelization Devices,
 For Vertical & Horizontal Curves, Side Roads & Driveways
 Shall Be In Field. All Advanced
 Warning Signs Should Be Double Indicated When Feasible
 Work Shall Be Done In 1,600 Ft Increments

