

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

July 9, 2024

Jim Strozier  
Consensus Planning, Inc.  
302 8<sup>th</sup> St. NW  
Albuquerque, NM 87102

**Re: Residence INN & Food Hall**  
**1111 Central Ave. NE**  
**Traffic Circulation Layout**  
Architect's Stamp 06-18-24 (K15-D034D)

Dear Mr. Strozier,

Based upon the information provided in your submittal received 06-20-24, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show on the site plan the proposed 24 offsite parking spaces.
2. Please clarify, is the sidewalk off Copper Ave. going to be demolished?
3. ADA curb ramp at the corner of Cedar St. and Copper Ave. must be updated to current standards and has truncated domes installed.
4. Site access off Central: Please show a proper access point throat length on the site plan. To ensure safety, the ADA parking aisle cannot be placed too close to the access point
5. Please revise the site plan, some of the keynotes are missing, for example: the definition of keynote 12 is missing and the location of keynote 8 is incorrect.
6. Keynote 3: the minimum ADA parking space width is 8.5 ft.
7. Please list the width and length for all proposed parking spaces. Some dimensions are not shown.
8. 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'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

9. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.

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10. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
11. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from **each** ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
12. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
13. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
14. Provide copy of Fire Marshall approval.
15. 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.
16. 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.
17. 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.
18. 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 Curtis Cherne: [ccherne@cabq.gov](mailto:ccherne@cabq.gov)**).
19. Please provide a letter of response for all comments given

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



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: \_\_\_\_\_ Hydrology File # \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address, UPC, OR Parcel: \_\_\_\_\_

Applicant/Agent: \_\_\_\_\_ Contact: \_\_\_\_\_

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

Email: \_\_\_\_\_

Applicant/Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

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

Email: \_\_\_\_\_

**TYPE OF DEVELOPMENT:**      Plat (# of lots) \_\_\_\_\_      Single Family Home  
All other Developments

RE-SUBMITTAL:      YES      NO

**DEPARTMENT:**      TRANSPORTATION      HYDROLOGY/DRAINAGE

**Check all that apply under Both the Type of Submittal and the Type of Approval Sought:**

### TYPE OF SUBMITTAL:

Engineering / Architect Certification  
Conceptual Grading & Drainage Plan  
Grading & Drainage Plan, and/or Drainage Report  
Drainage Report (Work Order)  
Drainage Master Plan  
Conditional Letter of Map Revision (CLOMR)  
Letter of Map Revision (LOMR)  
Floodplain Development Permit  
Traffic Circulation Layout (TCL) – Administrative  
Traffic Circulation Layout (TCL) – DFT Approval  
Traffic Impact Study (TIS)  
Street Light Layout  
OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

Pad Certification  
Building Permit  
Grading Permit  
Paving Permit  
SO-19 Permit  
Foundation Permit  
Certificate of Occupancy -      Temp      Perm  
Preliminary / Final Plat  
Site Plan for Building Permit - DFT  
Work Order (DRC)  
Release of Financial Guarantee (ROFG)  
CLOMR / LOMR  
Conceptual TCL - DFT  
OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_







