

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 15, 2022

Jim Strozier
Consensus Planning, Inc.
302 8th St. NW
Albuquerque, NM 87102

Re: Residence INN & Food Hall
1111 Central Ave. NE
Traffic Circulation Layout
Architect's Stamp 11-09-22 (K15-D034D)

Dear Mr. Strozier,

Based upon the information provided in your submittal received 11-18-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify all existing access easements and rights of way width dimensions.
2. Identify the right of way width, medians, curb cuts, and street widths on Central Ave. and Copper Ave.
3. Property line should place at the back of the public sidewalk. Why you have the property line on Copper Ave.? Please address this concern.
4. Provide shared access agreement with the adjacent west site property.
5. Provide shared parking agreement with the east side site property.
6. Driveway access off Central Ave. shall have a 75 ft. access point throat length. Please see attached table 7.4.81.
7. Provide design details for the parking entry (provide the width, radius, and ADA ramps details).
8. Sheet details is showing 6' pathway from the ADA aisle to the building entrance, but site plan sheet showing 5'. Please address this concern, and note that 6' ADA pathway is required from each ADA aisle to the building entrance.
9. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
10. 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.
11. Provide a copy of Fire Marshall Approval.
12. 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.
13. Please specify the City Standard Drawing Number when applicable.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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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**).

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.
4. The \$75 re-submittal fee.

PO Box 1293

For log in and evaluation by Transportation.

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

Albuquerque

Sincerely,

NM 87103

www.cabq.gov

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: Highland Food Hall and Hotel **Building Permit #** _____ **Hydrology File #** _____

DRB# _____ **Pre-Application Submittal** _____ **EPC#** _____

Legal Description: Tract 4 Plat of the Highlands (Blocks 3, 4, 5, 6, & 21 Brownewell & Lail's Highland Addition) **City Address OR Parcel** NA

Applicant/Agent: Consensus Planning, Inc. **Contact:** Jim Strozier

Address: 302 8th Street NW **Phone:** (505) 764-9801

Email: cp@consensusplanning.com

Applicant/Owner: Titan Development/Cedar Investors, LLC **Contact:** Josh Rogers

Address: 6300 Riverside Plaza Lane NW, Suite 200 **Phone:** (505) 998-0163

Email: jrogers@titan-development.com

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

RE-SUBMITTAL: ___ YES ☒ NO

DEPARTMENT: ☒ TRANSPORTATION ___ HYDROLOGY/DRAINAGE

Check all that apply:

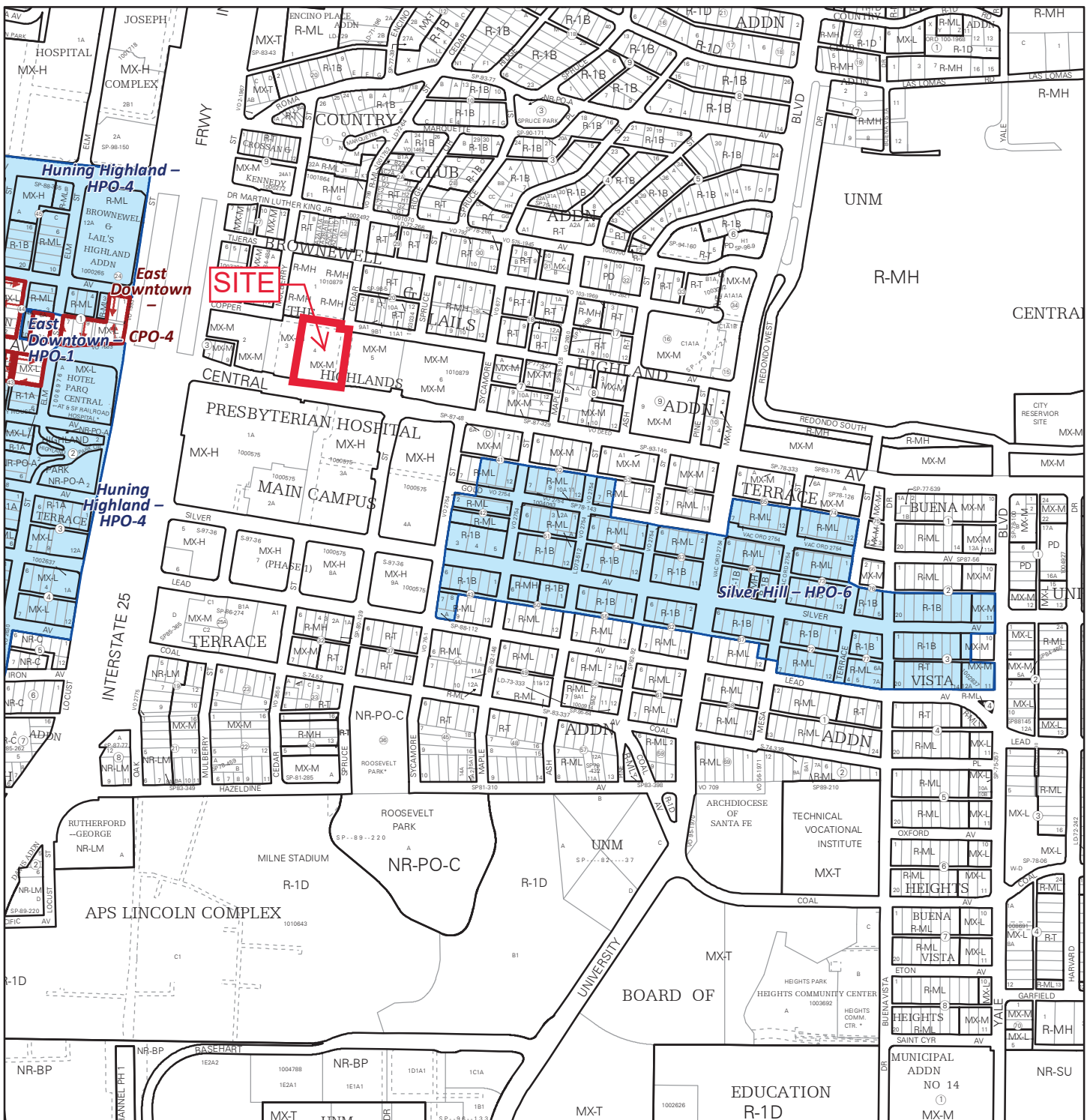
TYPE OF SUBMITTAL:

- ___ 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:

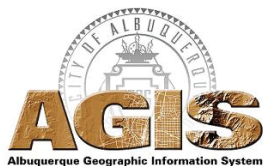
- ___ BUILDING PERMIT APPROVAL
- ___ CERTIFICATE OF OCCUPANCY
- ☒ CONCEPTUAL TCL DRB APPROVAL
- ___ PRELIMINARY PLAT APPROVAL
- ___ SITE PLAN FOR SUB'D APPROVAL
- ___ SITE PLAN FOR BLDG PERMIT APPROVAL
- ___ FINAL PLAT APPROVAL
- ___ SIA/RELEASE OF FINANCIAL GUARANTEE
- ___ FOUNDATION PERMIT APPROVAL
- ___ 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: November 9, 2022

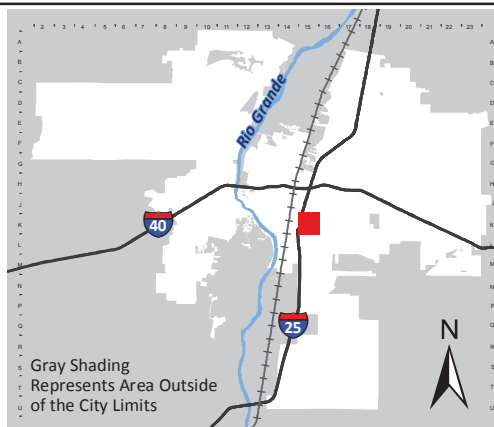


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
K-15-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

