

CITY OF ALBUQUERQUE



February 12, 2018

James Benjamin Clark
Masterworks
516 Eleventh St. NW
Albuquerque, NM 87102

Re: Lupe's Cafe
1524 Central Ave. SE
Traffic Circulation Layout
Architect's Stamp 02-06-18 (K15D102)

Dear Mr. Clark,

Based upon the information provided in your submittal received 2-8-18, 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 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)
3. Per the zoning code, 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.
4. The driveway width will not accommodate two-way traffic. One-way vehicular paths require pavement directional signage and a posted **"Do Not Enter"** sign at the point of egress. Please show detail and location of posted signs.
5. Please indicate the surface condition of the alley.
6. Provide dimensions for the motorcycle parking.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact me at 924-3630

Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

MA/LP via: email

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

Project Title: Lupe's Cafe Building Permit #: BP-2018-01072 Hydrology File# K151D102
DRB#: _____ EPC# _____ Work Order# _____
Legal Description: Lot 1, Block 52, Terrace Addition
City Address: 1524 Central Ave S.E.

Applicant: Masterworks Architects Inc Contact: Jim Clark
Address: 516 11th St. NW, Albuquerque, NM 87102
Phone#: 505-242-1866 Fax#: NA E-mail: MWArchitect@comcast.net

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/DRAINAGE
☒ TRAFFIC/TRANSPORTATION

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMRL/OMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ OTHER {SPECIFY} _____
☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ 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



IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

☐ OTHER (Specify) _____

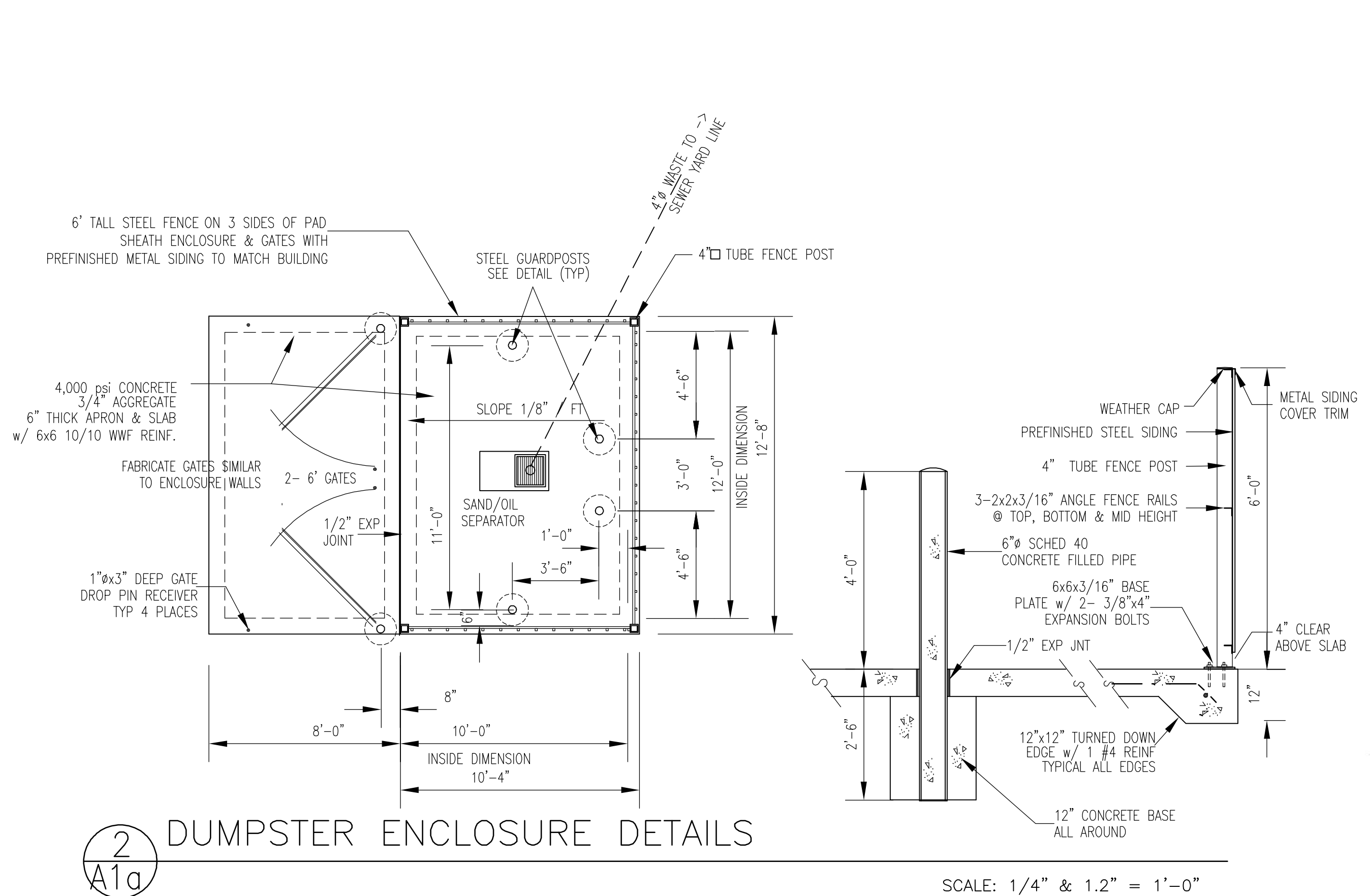
DATE SUBMITTED: 8 Feb 18

By: James B Clark

COA STAFF

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



PARKING REQUIREMENTS	
TOTAL DINING OCCUPANTS	37 SEATS
REQUIRED PARKING 1 SPACE PER	4 SEATS
TOTAL REQUIRED PARKING	10 SPACES
BUS ROUTE CREDIT @ 10%	1 SPACE
TOTAL REQUIRED PARKING	9 SPACES
TOTAL SPACES PROVIDED	9 SPACES
INCLUDING ACCESSIBLE SPACE	1 SPACE
BICYCLE SPACES PROVIDED	2 SPACES
MOTORCYCLE SPACES PROVIDED	2 SPACES

LEGAL DESCRIPTION
LOT 1 BLOCK 52 TERRACE ADDN ZONING SU-2 FOR CMU ZONE MAP K15 UPC 101505730630310207

