



September 18, 2019

Anthony Jaramillo
Dekker/Perich/sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM

Re: Place at Nob Hill
3339 Central Ave NE Albuquerque NM
Traffic Circulation Layout
Engineer's/Architect's Stamp 09-11-19 (K16D069)

Dear Mr. Jaramillo,

Based upon the information provided in your submittal received 09-17-2019, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Per the Development Process Manual, Chapter 27 Drafting Standards, "Standard sheets must be 24" by 36" having a margin of 2' along the left and 1" on the top and bottom".
2. A scale of 1"=20' is recommended for sites less than 5 acres.
3. A scale of 1"=50' is recommended for sites 5 acres or more.
4. The scale must be shown on the plan. Per the Development Process Manual, Chapter 27, Section 2, Part B.1, on the following scales may be used:

1" = 20'	1" = 40'
1" = 50'	1" = 100' (for overall layouts only)
5. 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)
6. Motorcycle parking spaces shall be designated by its own conspicuously **posted upright sign**, either free-standing or wall mounted per the zoning code.
7. All bicycle racks shall be designed according to the following guidelines:
 - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
 - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - d. The rack allows varying bicycle frame sizes and styles to be attached.

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- e. The user is not required to lift the bicycle onto the bicycle rack.
- f. Each bicycle parking space is accessible without moving another bicycle.
- 8. Bicycle racks shall be sturdy and anchored to a concrete pad.
- 9. A 1-foot clear zone around the bicycle parking stall shall be provided.
- 10. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

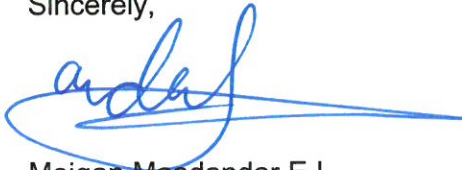
Once corrections are complete resubmit

- 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. No fee for resubmittal.

for log in and evaluation by Transportation.

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

Sincerely,



Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

\MM via: email
C: CO Clerk, File

5. Bicycle parking should be in the form of a corral or other vertical feature that clearly demarcates the space as intended for bicyclists only. Corrals are most appropriate at street corners. See Figure 3.8-3 for examples.

Figure 3.8-3 Bicycle Parking Corral Examples



3.8.3 Maintenance and Parking Agreements

3.8.3.1 Publicly Maintained On-Street Parking

1. If the City elects to create on-street parking in the public right-of-way, the City will maintain the parking including the routine sweeping, debris removal, snow removal, ice removal, and any necessary re-striping and repaving

3.8.3.2 Private Parking Agreements

1. If an applicant develops or redevelops on-street parking in the public right-of-way for its exclusive use, then the applicant shall enter into a parking agreement with the City. The parking agreement shall require the applicant to pay an annual fee to the City for the right to post signs permitting private, exclusive parking, and will require the applicant to construct and maintain the parking spaces, including the routine sweeping, debris removal, snow removal, ice removal, and any necessary re-striping. Under the parking agreement, the City may repave the parking spaces when repaving the adjacent roadway.
2. If the applicant develops or redevelops on-street parking in the public right-of-way for public, non-exclusive use, then the applicant will enter into a parking agreement with the City. The parking agreement will not require the payment of an annual fee, but will require the applicant to construct and maintain the parking spaces, including the routine sweeping, debris removal, snow removal,