

# CITY OF ALBUQUERQUE



November 9, 2012

John D. Heller, R.A.  
Mullen Heller Architecture P.C.  
924 Park Avenue SW, Suite 210  
Albuquerque, NM 87114

**Re: Yale Courtyards, 218 Yale Boulevard SE, Traffic Circulation Layout  
Architect's Stamp dated 11-01-12 (K16-D081)**

Dear Mr. Heller,

Based upon the information provided in your submittal received 11-06-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show the location of the nearest driveway on the adjacent lot. Based on a recent site visit, the adjacent property to the north shares a common driveway with this site accessing Yale. The adjacent lot also appears to have parking crossing over lot lines into the proposed site. Please clarify. Are there any existing cross access agreements?
2. List the width of the existing driveways.
3. The TCL proposes to remove the existing curb cut on Yale and replace with landscaping. Per the *Development Process Manual (DPM)*, Chapter 23, Section 6, Part B.17, "Any driveways that are abandoned must be replaced with sidewalk, curb and gutter by the property owner." Please revise your build notes accordingly (example: "Remove existing curb cut, replace with sidewalk and standard curb and gutter per CoA Standards 2415 and 2430").
4. Please place the proposed sidewalk at the property line, not the back of curb.
5. Remove the fire line; it is similar to the property line and may cause confusion.
6. Please refer to all applicable city standards.
7. Define width of the existing sidewalk.
8. The pedestrian gates must be a minimum of 3 feet in width.
9. Please show refuse location and provide COA Solid Waste approval, contact Lee Whistle (924-3631) from Solid Waste.
10. Define the surface material area of the parking area. Please note that the *Development Process Manual* requires a minimum of 2 inches of asphaltic concrete or equal.
11. Label Lead on the TCL.
12. Clearly show the limits of all fencing. Verify that the fencing will not interfere with clear sight.

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13. A 6-foot wide, ADA accessible, pedestrian pathway is required from the ADA parking to the building.
14. Is the existing alley paved? If the alley is not paved, it must be paved at this time. A separate work order will be required for the alley pavement.
15. A 6-foot wide, ADA accessible, pedestrian pathway is required from the roadway to the building.

If you have any questions, you can contact me at 924-3991.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Kristal D. Metro', with a long horizontal flourish extending to the right.

Kristal D. Metro, P.E.  
Traffic Engineer, Planning Dept.  
Development and Building Services

C: File

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