

CITY OF ALBUQUERQUE



January 22, 2014

Kent D. Beierle, R.A.
EDI Regenerating Architecture
142 Truman St. NE
Albuquerque, NM 87108

Re: Platinum Apartments, 4100 Silver Ave, Traffic Circulation Layout
Architect's Stamp dated 01/20/13 (K17-D108)

Dear Mr. Beierle,

Based upon the information provided in your submittal received 01/21/14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

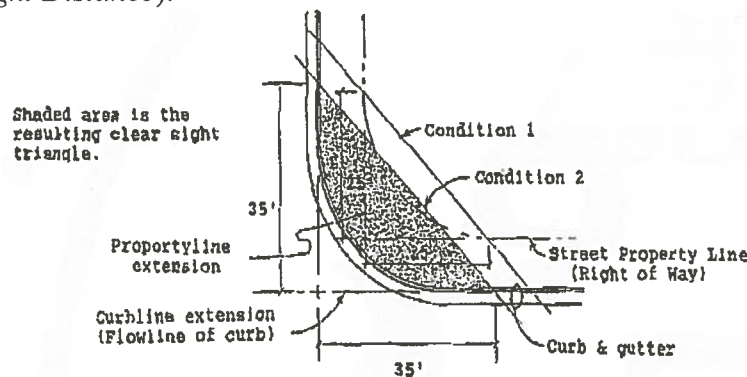
1. Demonstrate the proposed building location will not interfere with the sight distance of the intersection. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*).

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2. Demonstrate the "mini clear sight triangle" is maintained at proposed driveways (see *DPM Ch 23, Section 6 Curb Cuts and Drivepads, part B.12 Visibility for Driveways*).
3. Please add the following note: "Landscaping and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
4. On-Street parking Allowance to fulfill zoning's parking requirement must be approved by the Traffic Engineer, Kristal Metro prior to TCL approval. The application requires 15 working days. On-street parking allowances are based on available parking along public right-of-ways fronting the

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property. The development will only be granted 50% of available street parking.

5. Recommend maintaining existing intersection corner layouts to avoid a COA Work Order to patch street asphalt.
6. Clarify Key Note 31 (for example, remove existing infrastructure and replace with curb & gutter, sidewalk or landscape buffer as indicated).
7. Remove Key Note 27; this is COA Street Maintenance jurisdiction.
8. Please check the dates submitted; I believe the architect's date is incorrect.
9. Please correct minor labeling errors discussed over the phone with Ken Myers. The submitted site plan with mark-ups is available to borrow. Please return this site plan with next submittal.

If you have any questions, you can contact me at 924-3924.

Sincerely,

PO Box 1293

Cynthia K Beck
Associate Engineer, Planning Dept.
Development Review Services

Albuquerque

C: File

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