

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 26, 2026

Peter Butterfield, RA
PBA Architect
13013 Glenwood Hills Ct. NE
Albuquerque, NM 87111

Re: Sichler Farms Remodel
820 San Mateo Blvd. NE
Albuquerque, NM 87108
Traffic Circulation Layout
Engineer's Stamp 03-05-26 (K17D129)

Dear Mr. Butterfield,

Based upon the information provided in your submittal received 03-18-26, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

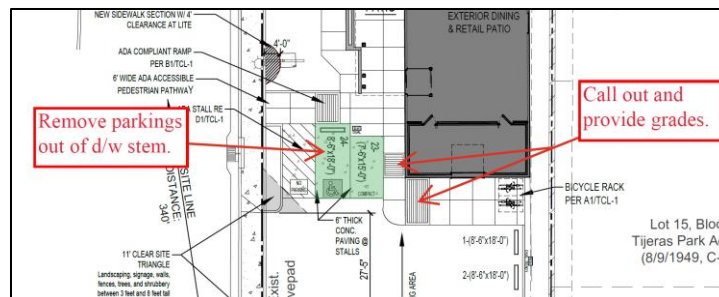
PO Box 1293

Albuquerque

NM 87103

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1. Provide Zoning approval and/or concurrence on the interpreted parking reduction credits and parking calculations.
2. Provide a copy of Solid Waste and Fire Marshal stamped approved plans.
3. Call out San Mateo Blvd. NE right of way width
4. Show medians on San Mateo Blvd. NE.
5. Call out site triangles 11'x11' dimensions at both driveways.
6. Call out driveway width for access on San Juan Rd. NE.
7. The proposed driveway access on San Mateo Blvd. lacks sufficient stem length. To ensure proper site circulation, please relocate the proposed parking stalls outside of the driveway throat. Based on your parking calculations, the site provides a surplus of stalls, so removing these spaces may not impact your minimum requirements.



8. Call out ramps on the above site plan snippet, and provide grades.
9. Provide building entrance in relation to ADA pathway.

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10. Add in detail D1 that ADA access aisles diagonal striping and the "**NO PARKING**" words are to be blue.
11. Provide motorcycle parking calculations.
12. Provide electric vehicle pavement marking "EV" for each electric vehicle parking space.
13. Show the driveway opposite the site entrance on San Juan Rd. NE.
14. Show location of overhead utility lines in relationship to the buildings.

Once corrections are complete, resubmit the following for evaluation by Transportation:

1. The revised Traffic Circulation Layout
2. Send an electronic copy of your submittal to ABQ-plan.

If you have any questions, please contact me at (505) 924-3880.

PO Box 1293

Sincerely,

Tasha Felton

Albuquerque

Tasha Felton
Assistant Engineer, Planning Dept.
Development Review Services

NM 87103

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\tf via: email
C: CO Clerk, File