

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

July 19, 2021

Joseph F. Simons, RA  
Simons Architecture  
PO BOX 67408  
Albuquerque, NM 87107

**Re: US Electrical Corporation**  
**314 Arizona St SE**  
**Traffic Circulation Layout**  
Architect's Stamp 06-09-2021 (K18-D092A)

Dear Mr. Simons,

Based upon the information provided in your submittal received 07-19-2021, 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. List the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking and coordinate/discuss with Zoning.
3. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
4. Identify all existing access easements and rights of way width dimensions(IF APPLICABLE).
5. Maximum access width for arterial, collector, and local streets are as follows:

	Arterial& Collector	Local Streets
One-way Drive	20'-25'	12'-20'
<b>Two-Lane Drive</b>	<b>22'-30'</b>	<b>22'-24'</b>
Three-Lane Drive	24'-35'	22'-30'
<b>Larger Vehicles</b>	<b>≤50'</b>	<b>≤30'</b>

6. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
7. **The minimum parking stall dimensions are:**

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
Compact	7.5'	15'	1.5'

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Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

8. Label the compact parking spaces by placing the words "COMPACT" on the pavement of each space.
9. ADA curb ramps must be updated to current standards and have truncated domes installed at the corner of Acoma/Arizona.
10. All existing drivepads fronting Acoma and Arizona must be updated to current standards. Verify the ADA access across these entrance driveways.
11. Motorcycle parking space: Label pavement MC.
12. 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.
  - 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.
13. Bicycle racks shall be sturdy and anchored to a concrete pad.
14. A 1-foot clear zone around the bicycle parking stall shall be provided.
15. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
16. Show all **drive aisle widths** and radii. Some dimensions are not shown.
17. The minimum drive aisle dimensions are shown below

	Minimum Drive Aisle Width
<b>Two Way Traffic</b>	<b>22'</b>
Main Circulation Road	24'
<b>Fire Lane</b>	<b>20'</b>

18. Per the IDO, 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.**
19. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. **Please clearly show this pathway and provide details.**

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20. All sidewalks along public streets:
  - **Sidewalk are required and should be placed at the property line.**
21. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.
22. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.
23. Provide a copy of refuse approval.
24. Please provide a sight distance exhibit
25. Show the clear sight triangle and add the following note to the plan: "Landscaping and signage 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 the clear sight triangle.
26. Please specify the City Standard Drawing Number when applicable.
27. Shared Site acces: driveways that straddle property lines, or are entirely on one propertybut are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.
28. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment (Fencing shown within COA ROW).
29. Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards. Shown on plan as a 16 ft PUE and Sanitary Sewer Easement, this appears to be an existing Alley way.
30. Provide constructions for all existing and proposed infrastructure.
31. Acoma Road: Shown is a driveway that is too close to the intersection of Acoma/Arizona. Please relocate. The proposed location of driveways will need to follow DPM criteria.
32. **Arizona existing driveway:** Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing (2430 & 2415)
33. Add a note stating "**All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter.**" A build note must be provided referring to the appropriate City Standard drawing.
34. Please provide a letter of response for all comments given.
35. **Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip**

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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**generation may be requested for determination (Contact Matt Grush:  
[mgrush@cabq.gov](mailto:mgrush@cabq.gov)).**

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](mailto:PLNDRS@cabq.gov).
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3630.

Sincerely,

  
Nilo Salgado-Fernandez, P.E.  
Senior Traffic Engineer, Planning Dept.  
Development Review Services

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NM 87103

C: CO Clerk, File

[www.cabq.gov](http://www.cabq.gov)