



March 7, 2014

Joseph B. Burwinkle, R.A.
St. Price Design Studio
3700 Coors Blvd. NW Suite E
Albuquerque, NM 87120

**Re: Buddhist Housing, 308 Wisconsin St NE, Traffic Circulation Layout
Architect's Stamp dated 3-5-14 (K19D147)**

Dear Mr. Burwinkle,

Based upon the information provided in your submittal received 3-6-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The development of this site must be in compliance with current DPM and ADA standards and regulations.
2. Proposed parking can not cross into COA ROW.
3. Proposed parking requires backing into the street. Commercial zones require vehicle circulation to be contained within the site, no backing out into the public street.
4. Please clarify parking required by zoning and parking provided. It appears that zoning requires 2 parking spaces (1 HC w/ access aisle) and the TCL is proposing a total of 3 spaces.
5. Perhaps the front property could accommodate the HC stall and aisle oriented parallel to the street and the other required space could be on the street. To request on-street parking, 50% of the required parking must be off-street.
6. On-Street parking Allowance to fulfill zoning's parking requirement must be requested and 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 property. The business will only be granted 50% of available street parking.
7. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
8. Is landscaping required by zoning? If so, please provide landscaping plan with next submittal. Per the *Development Process Manual*, Chapter 23,

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CB

CITY OF ALBUQUERQUE



Section 7, Part B.6, curbing should be used to separate landscaping from parking areas and pedestrian ways as well as providing a physical perimeter for harvesting water. This must be clearly shown on the TCL.

9. 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."

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

Sincerely,

A handwritten signature in blue ink, appearing to read "CKB", is written over the word "Sincerely,".

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

PO Box 1293

C: File

Albuquerque

New Mexico 87103

www.cabq.gov