

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

December 15, 2021

Joe Simons, RA S  
Simons Architecture PC  
PO Box 67408 87193  
Albuquerque, NM 87193

**Re: Burger King-Juan Tabo  
880 Juan Tabo NE  
Traffic Circulation Layout  
Architect's Stamp 11-23-2020 (K22-D035B)**

Dear Mr. Simons,

**Since the initial submittal was on November 30, 2021. I am performing another initial review for Burger King (as per our phone discussion on 12-08-2021).**

Based upon the information provided in your submittal received 12-08-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. An overall plan will need to be provided demonstrating work limits as well pavement limit. Label all proposed parking lot infrastructure (keyed notes) and any details needed for construction.
2. **Property line:** You shown property line text between two lines. So, which of the lines is the property line? Please provide a line type for this.
3. **Juan Tabo (classified as an Arterial):**
  - A curb return is usually required off an Arterial per DPM requirements. Please justify utilizing the existing drivepad entrance instead of a curb return entrance.
  - The minimum Throat length off an Arterial (Juan Tabo) for Commercial Development is between 100-150 feet. Please adjust your entrance throat depth on the main drive aisle to these required length prior. See DPM Chapter 23, Table 7.4.81 "Minimum Throat Length" (page 7-144).
4. **Lomas (classified as an Arterial):**
  - Verify the monument signage is not encroaching onto Lomas ROW. If encroaching then an Revocable permit will need to be provided.
  - The existing monument sign ( AA Buffet Grill & Sushi) verbiage is in conflict with Burger Kings logo. Please address.
  - Existing drive entrance (west of the proposed development: You will need to provide the existing parking lot, drive aisle (layout) to show that the geometric circulation has not compromised drive aisle widths and traffic flow.
5. Verify, corner of Lomas/Juan Tabo, the existing ramp is current/update ADA ramp design ( ADA compliant) and/or reference details.

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6. All proposed infrastructure will need details which include on site ramps, curbing etc... (includes keyed note references).
7. The ADA parking stall ramp appears to be a tripping hazard! Do you need to provide railing ramp to service the lateral paths?
8. **Keyed Note 12 & 15:** What do you mean? You are showing on plans so please hatch out what is not part of TCL project.
9. **The minimum parking stall dimensions are (ADA stall width=8.5'):**

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
Compact	7.5'	15'	1.5'
<b>Motorcycle</b>	<b>4'</b>	<b>8'</b>	<b>N/A</b>
<b>ADA</b>	<b>8.5'</b>	<b>18'</b>	<b>2'</b>

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10. You show the detail s/words "**COMPACT**" but not shown on parking lot. Why?

11. Proposed ADA parking stall and standard stall fronting the building will need parking bumper so 6 ft ADA pathway will not not reduced/compromised of its 6 ft width.

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12. The ADA access aisles shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978) . **Pavement marking details will need to be provide for this pavement text.**

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13. **Motorcycle parking spaces:**

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- Shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Details needed.
- Label pavement MC.
- No parking stalls shown on site plan?

14. **Diagonal parking stalls:**

- Provide angle to determine appropriate stall length.

15. All internal radii's will need to be 15'R. Some aren't. Adjust.

16. Per the DPM, 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. Verify a clear width of **unobstructed ADA pathway** is provided from public sidewalk to building entrance.

17. 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. The is a cap between public sidewalk and private property.

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18. **Fire Department:** An approval Fire 1 plan needs to be provided.
19. **Keyed 2:** 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. **Provide detail.**
20. All one-way drives shall have "One Way" and "Do Not Enter" signage and **pavement markings**. Please show detail and location of posted signs and striping. Keyed Note 18 needs to apply to both sides drive thru exit.
21. **Drive Thru Lanes:**
  - Provide striping details for all proposed.
  - Widths will need to be shown thru all transitions. Some are not shown.
  - Minimum widths need to be 12 ft.
22. You have a conflict with several parkings stalls and Drive Thru Exist lane. Please adjust to avoid these vehicle conflicts. Vehicle backing versus drive thru movement out of lane/aisle.
23. Please specify the City Standard Drawing Number when applicable.
24. **Shared Site access:**
  - Driveways that straddle property lines, or are entirely on one property but 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.
  - Or provide the preliminary Plat demonstrating access easement for pedestrians and vehicular.
  - **A CONDITION OF FINAL C.O. APPROVAL: An approved/record FINAL PLAT be provided to Transportation Development Section.**
25. Please provide a letter of response for all comments given.
26. **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 generation may be requested for determination (**Contact Matt Grush: [mgrush@cabq.gov](mailto:mgrush@cabq.gov)**).
27. **The \$75 re-submittal fee:** A copy of receipt will need to be provide for the resubmittal fee.

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

Sincerely,

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*Planning Department*  
Brennon Williams, Director

*Mayor Timothy M. Keller*

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

C: CO Clerk, File

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