

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 10, 2022

Roger Cinelli, RA
Cinelli Architects
2418 Manuel Torres Ln NW
Albuquerque, NM 87107

Re: Duplex for Ahmet Tiryaki
12016 Copper Ave NE
Traffic Circulation Layout
Architect's Stamp 07-07-2022 (K22-D065)

Dear Mr. Cinelli,

Based upon the information provided in your submittal received 07-08-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Listed are the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.
Coordinate/discuss with Zoning.
2. **Copper Frontage:**
 - The new/proposed driveway will need to be a curb return design since Copper Ave is classified as a Collector roadway (Per DPM). Review COA std dwg 2426 for design and not the 2425 shown on plans.
 - Please adjust sidewalk connection onto property since the new driveway might conflict with ADA accessibility.
3. You will need a share access agreement for 6 ft pathway onto adjacent property/residence on the eastside of townhouse.
4. Please list the width and length for all proposed parking spaces. Some dimensions are not shown.
5. **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'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

6. All sidewalks along streets should be the appropriate widen per DPM requirements on a Collector roadway. Please verify the existing width meets the minimum requirement.
7. Provide a copy of refuse approval (**IF APPLICABLE**).

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8. Fire Department: An approval Fire 1 plan needs to be provided.
9. **Sight distance:**
 - Is stopping distance line blocked by proposed wall? Or is it 6 inch curbing within this segment of property boundary.
 - The provided a clear sight triangle (11'x11') will need to be located behind sidewalk/pathway.
10. Please provide a letter of response for all comments given.

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.
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

PO Box 1293

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

Albuquerque

Sincerely,

NM 87103


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

www.cabq.gov

C: CO Clerk, File