

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

February 18, 2021

David McEachern  
RBA Architecture, PC  
1104 Park Ave SW  
Albuquerque, NM 87102  
Via email [david@rba81.com](mailto:david@rba81.com)

Re: **Play House Learning Center**  
**809 Old Coors Dr. SW**  
**Traffic Circulation Layout**  
Architect's Stamp date 2/3/2021 (L11D069)

Dear Mr. McEachern,

Based upon the information provided in your submittal received 2/11/2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Include the Zone Atlas Map of the area.
2. Add a note stating that all work within the public right-of-way requires DRC approved plans.
3. Provide a Traffic Scoping Form or approved Traffic Impact Study for the development.
4. Provide a 5 feet wide key way (4'-4 3/8" on the plans) for the last parking space to the west. It is next to a fence.
5. Provide details for drive pad. Show the drive pad width and lanes.
6. Show all easements. If none state so.
7. Include one-way and do not enter signs for one-way traffic. Minimum width for two-way traffic is 22 feet.
8. Fire and emergency access: Provision for access by fire and emergency vehicles needs to be in accordance with the Albuquerque Fire Plan Checking Division. Provide approval from the Fire Marshall.
9. Include motorcycle parking sign detail and location.
10. Driveway sight distance problem; tree south of the driveway should be pruned so that the lowest branches are 8 feet or greater above sidewalk elevation.
11. Hatching question; are these ADA warning surfaces? They are not being used correctly and the size is not correct, see attached drawing.

After corrections are complete resubmit for log in and evaluation by Transportation.

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.

If you have any questions, please contact me at (505) 924-3362.

Sincerely,

Matt Grush, P.E., PTOE

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

Senior Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File

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