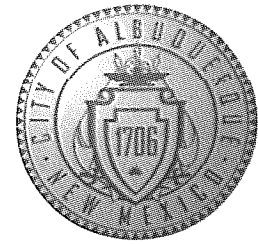


CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

February 14, 2022

Levi J. Valdez, P.E.
George T. Rodriguez- Developing Consultant
12800 San Juan NE
Albuquerque, NM 87123

Re: Reflective Auto Collision
801 Gibson Blvd. SE
Traffic Circulation Layout
Architect's Stamp 12-03-2021 (L14-D061)

Dear Mr. Valdez,

Based upon the information provided in your submittal received 2-9-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of Motorcycle and Bicycle parking spaces required by the IDO.
2. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
3. Please indicate if the pedestrian pathway from public sidewalk to the building entrance is flush or there is an ADA ramp? If so, please provide ramp details.
4. property line should not be placed on a parking space.
5. Provide shared parking agreement with the adjacent property on the east side of your site.
6. Provide more details about existing driveway entrance, and call out COA std dwg.
7. 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.
8. Provide Fire Marshal and Solid Waste Approval.
9. 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.

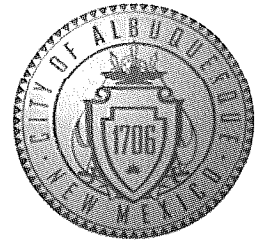
for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

Marwa Al-najjar.

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

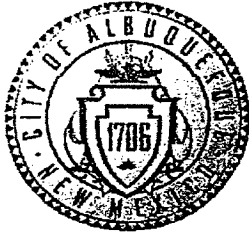
Associate Engineer, Planning Dept.
Development Review Services
malnajjar@cabq.gov

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: REFLECTIVE AUTO COLLISION Building Permit #: _____ Hydrology File #: L14D061
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 1-A-1, BLOCK 'A', ANDERSON & THAXTONS REPLAT OF PART OF TORREON ADD.
City Address: 801 GIBSON BLVD. S.E., ALBUQUERQUE, NEW MEXICO 87102
Applicant: LEVI J. VALDEZ, P.E. GEORGE T. RODRIGUEZ - DEVELOPMENT CONSULTANT Contact: LEVI VALDEZ GEORGE RODRIGUEZ
Address: 12800 SAN JUAN N.E., ALBUQUERQUE, NEW MEXICO 87123
Phone#: 505-610-0593 Fax#: _____ E-mail: paurod@hotmail.com
Owner: REFLECTIVE AUTO COLLISION Contact: MARTE MAUDONADO
Address: 813 GIBSON BLVD. S.E., ALBUQUERQUE, NEW MEXICO 87102
Phone#: 505-265-8010 FAX: 505-255-1839 E-mail: reflectiveauto@hotmail.com

TYPE OF SUBMITTAL: _____ PLAT (# OF LOTS) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL?: ☒ Yes ☒ No

DEPARTMENT: ☒ TRAFFIC/TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☐ DRAINAGE REPORT
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☒ OTHER (SPECIFY) _____
- ☒ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

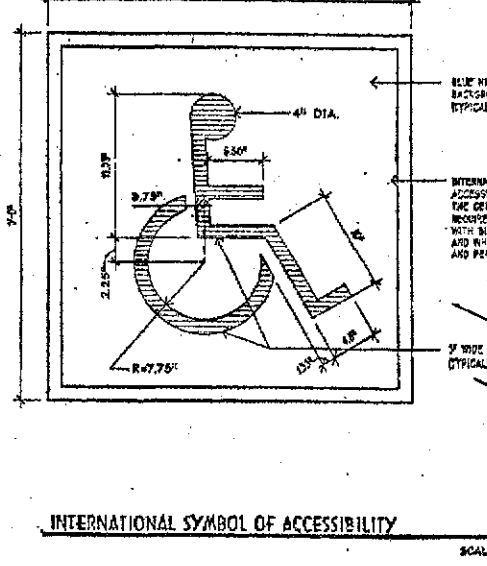
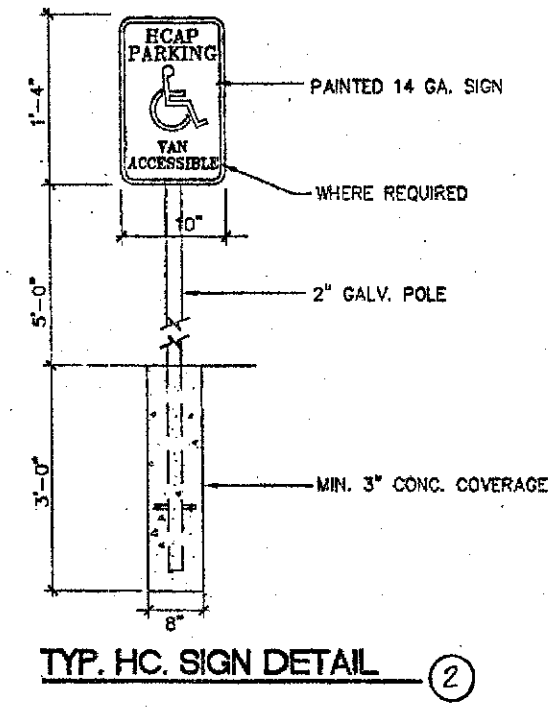
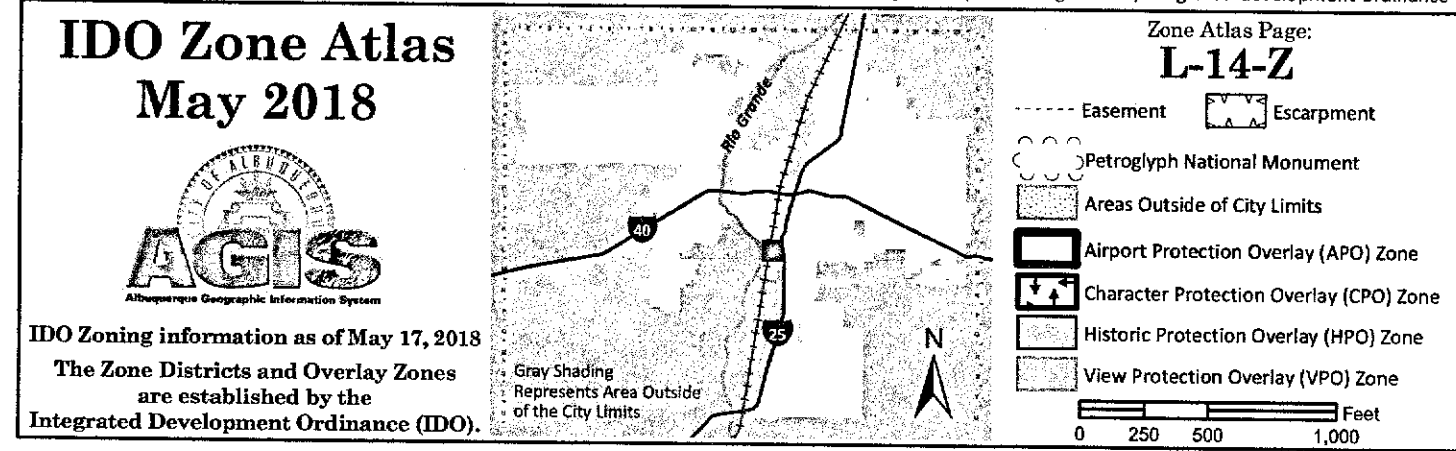
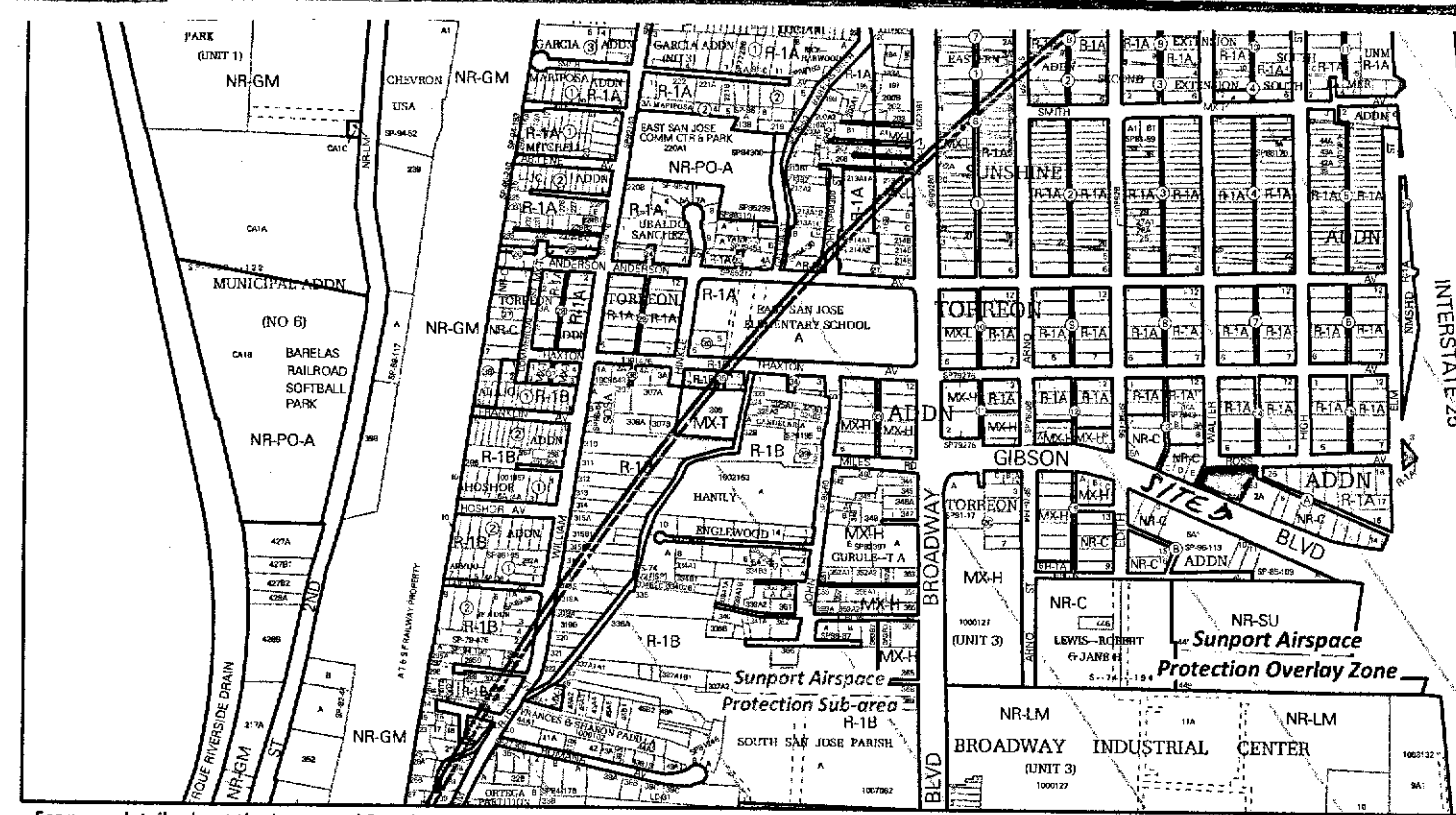
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☒ FOUNDATION PERMIT APPROVAL
- ☒ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 12-13-2021 By: GEORGE T. RODRIGUEZ

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



ADA NOTES:

THE ADA ACCESSIBLE PARKING SIGN MUST HAVE THE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING".

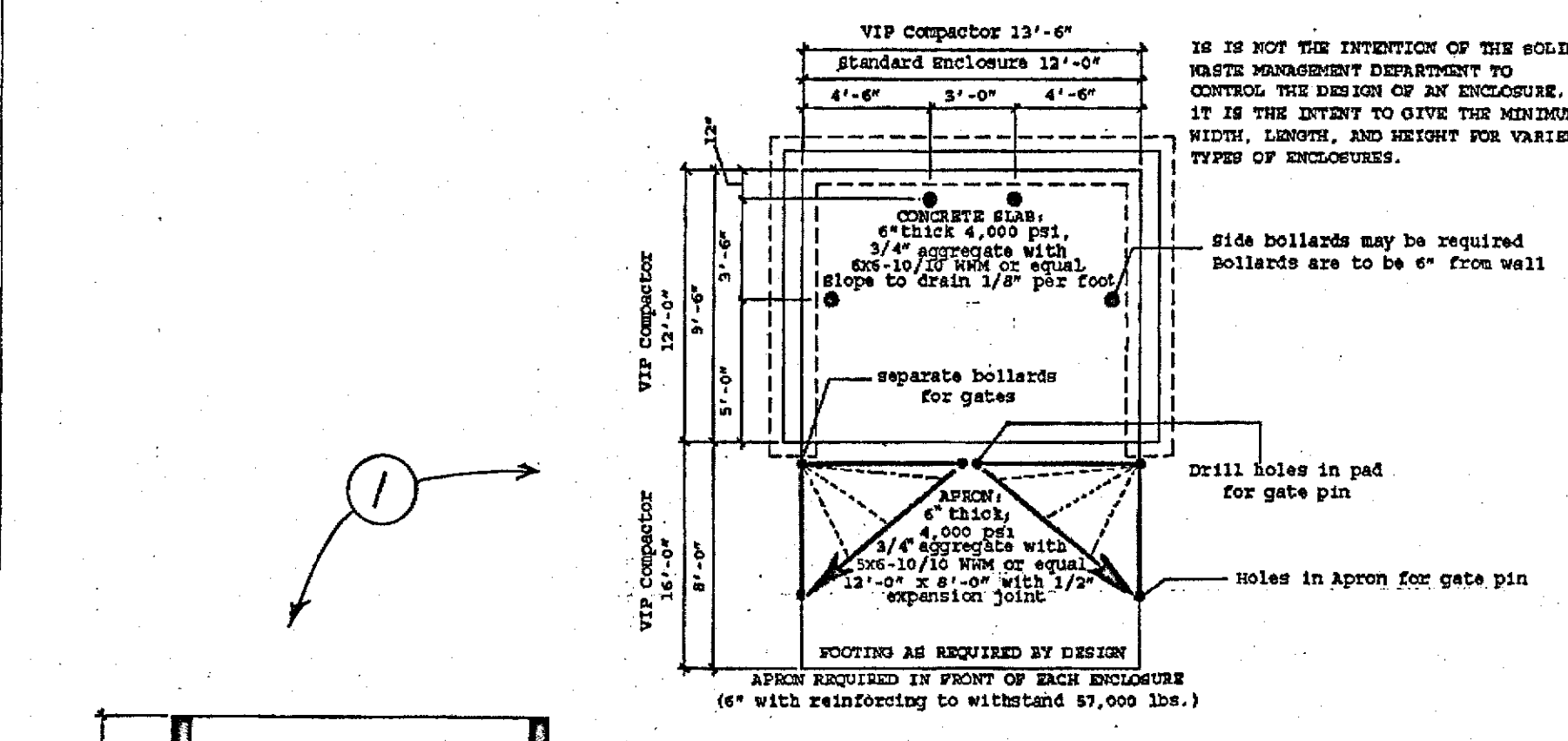
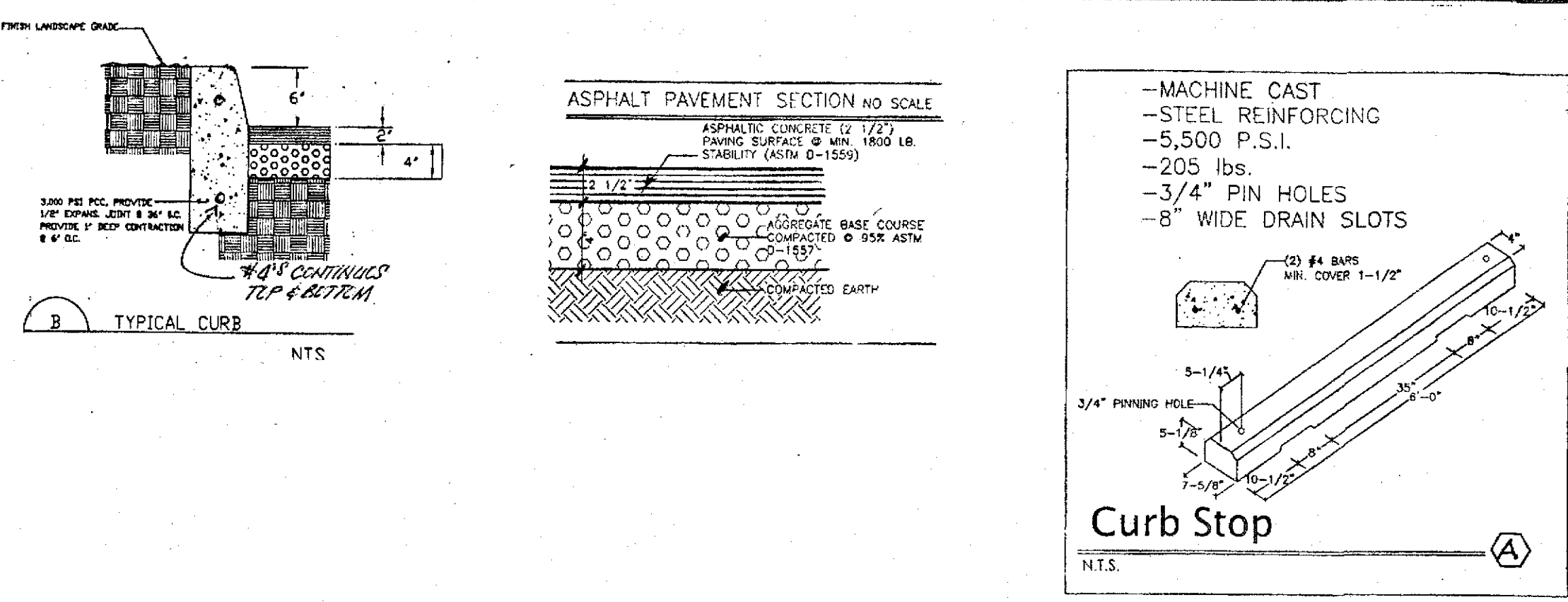
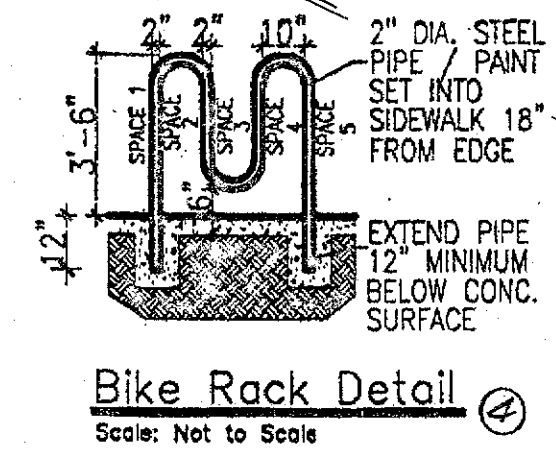
THE ADA ACCESS AISLES SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED. (66-1-4.1.B NMSA 1978).

CLEAR SIGHT TRIANGLE NOTE:

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 THIS AREA.

UTILITY PRECAUTIONS

THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

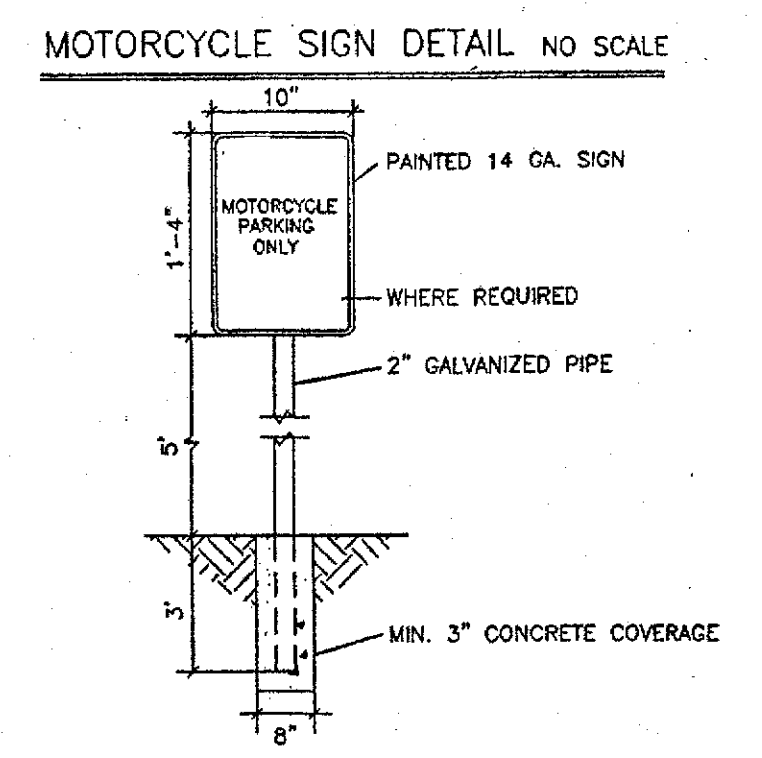


PARKING REQUIREMENTS:
(BUS ROUTE CREDIT NOT CONSIDERED)

BUILDING AREA = 4,887.0 SQ. FT.
OFFICE AREA = 560.0 SQ. FT.
SHOP AREA = 4,327.0 SQ. FT.

OFFICE AREA = 3 SPACES @ 1:200 SQ. FT.
SHOP AREA = 5 SPACES @ 1:1,000 SQ. FT.

REQUIRED SPACES = 8 SPACES
PROVIDED SPACES = 8 SPACES



LEGAL DESCRIPTION: LOT 1-A-1, BLOCK 'A', ANDERSON & THAXTON'S REPLAT OF A PORTION OF TORREON ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (PLAT FILED: 09-14-2020).

NOTE: REFUSE BIN DETAILS SHOWN ON 'TRAFFIC CIRCULATION LAYOUT PLAN' FOR CONSTRUCTION LAYOUT.

① PROVIDE 12" WIDE OPENING IN CURB FOR DRAINAGE INTO POND.

TRAFFIC CIRCULATION LAYOUT

A PROPOSED PLAN FOR REFLECTIVE AUTO COLLISION

801 GIBSON BOULEVARD S.E.
ALBUQUERQUE, NEW MEXICO

GEORGE T. RODRIGUEZ
LAND USE, DEVELOPMENT AND REDEVELOPMENT CONSULTANT
LEVI J. VALDEZ, P.E.
12800 SAN JUAN, N.E.
ALBUQUERQUE, NEW MEXICO, 87123
(505) 610-0593

PROJECT # PR-2019-002519
SD-2019-00122

