

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

June 20, 2022

William Philip Buckley, RA  
Bill Buckley Solar Architects  
218 Camino Seis  
Elephant Butte, NM 87935

Re: **Sandia Collision**  
**1515 Yale SE**  
**Traffic Circulation Layout**  
Architect's Stamp 06-29-2021 (L15-D063)

Dear Mr. Buckley,

Based upon the information provided in your submittal received 06-17-2022, 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. 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."** Please call out detail and location of signs.
3. 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). **Provide pavement marking (NO PARKING- text) detail.**
4. **Corner Ramp Anderson/Yale:**
  - ADA curb ramps must be updated to current standards and have truncated domes installed.
  - Verify existing ramp is ADA compliant.
5. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Label pavement MC and **provide details for the proposed pavement text.**
6. All bicycle racks shall be designed according to the following guidelines:
  - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
  - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
  - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
  - d. The rack allows varying bicycle frame sizes and styles to be attached.
  - e. The user is not required to lift the bicycle onto the bicycle rack.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

- f. Each bicycle parking space is accessible without moving another bicycle.
7. Bicycle racks shall be sturdy and anchored to a concrete pad.
8. A 1-foot clear zone around the bicycle parking stall shall be provided.
9. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
10. Show all drive aisle widths and radii. Some dimensions are not shown.
11. The minimum drive aisle dimensions are shown below

	Minimum Drive Aisle Width
Two Way Traffic	22'
Main Circulation Road	24'
Fire Lane	20'

12. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
13. 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
14. 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. ADA accessible pedestrian pathway should not be placed adjacent to a vehicular way. Please relocate to a more amicable/safe solution for this proposed 6 ft pedestrian ADA pathway to minimize pedestrian and vehicular traffic.

**15. Anderson Ave. Frontage:**

- Sidewalks along frontage shouldn't be tagged onto existing 3 ft sidewalk.
- Driveway is not ADA compliant and will need to be addressed.

**16. Yale (Minor Arterial- classification):**

- Driveway is not ADA compliant and will need to be addressed.
- Driveway entrance should be a curb return design instead of the existing drivepad.
- Usually driveway width for 2 way traffic should be 30 ft unless there are larger delivery trucks. Please access and determine the delivery truck size for acceptance of the larger driveway width.
- If new driveway entrance will be the solution for ADA compliant, then you will need adjacent property owner permission for the ramp pathway to be located on the adjacent property (if applicable).
- The entrance throat depth will need to be addressed per DPM requirements (DPM Table 7.4.81- Minimum Throat Length)

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

17. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.
18. Parking areas shall have barriers to prevent vehicles from extending sidewalk, public landscaping, or abutting lots.
19. Provide a copy of refuse approval. The Refuse Vehicle maneuvering shall be contained on-site and shall not back into the public right of way.
20. Fire Department: An approval Fire 1 plan needs to be provided.
21. 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.
22. Please provide an Intersection Sight distance exhibit on Anderson Ave. projecting down north Yale.
23. Show the clear sight triangle and add the following note to the plan: "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 the clear sight triangle.
24. Please specify the City Standard Drawing Number when applicable.
25. 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 (2430 & 2415A).
26. Please provide a letter of response for all comments given.
27. **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)**).

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

## 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](mailto: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) 924-3630.

Sincerely,

# CITY OF ALBUQUERQUE

*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

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)