



May 14, 2014

George Sanders, R.A.  
Sanders & Associates  
5921 Lomas NE, Suite B  
Albuquerque, NM 87110

**Re: Office/Warehouse for McClintic RDM, 9700 Trumbull Ave SE,  
Traffic Circulation Layout  
Architect's dated 5-12-14 (L20-D051)**

Dear Mr. Sanders,

The above referenced plan can not be approved through the TCL process until the Zoning Department has provided requirements to the site that will likely impact the TCL. Due to the existing zoning, SU-2 C-3, the site lies within the East Gateway Sector Development Plan (SDP) boundary, several requirements must be addressed. Please reference the SDP located on the Cabq.gov website under Planning, Publications.

Please contact David Kilpatrick at 924-3838, Zoning Enforcement/ COA Planning for assistance in interpreting the SDP and zoning requirements. The following sections of the East Gateway SDP pertain to above referenced plan and need be addressed:

**East Gateway SDP**

**Ch. 5.6.1 Site Layout (p. 5-44)**

**C. All Properties within boundary**

1. Rear yards shall not face a public / private street.

**4. Pedestrian Circulation/Design**

a. Well lit 6 ft pedestrian pathways provided, protected from vehicular paths.

c. ADA-accessible crosswalks...all driveways.

**Ch. 5.6.4 Landscaping (p. 5-47)**

**A. All Properties within SDP boundary. General Landscaping Regulations of the City's Zoning Code, Section 14-16-3-10 shall apply.**

If you have any questions, you can contact me at 924-3924.

Sincerely,  
Cynthia K Beck  
Associate Engineer, Transportation/Planning



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Architect's dated 5-12-14 (L20-D051)**

Dear Mr. Sanders,

Based upon the information provided in your submittal received 5-13-14, the above referenced plan cannot be approved for Building Permit until zoning signs off on TCL and the following comments are addressed:

1. Please show a vicinity map.
2. The development of this site must be in compliance with current DPM and ADA standards and regulations.
3. Please refer to all applicable city standards for proposed infrastructure.
4. Please include, label and define all easements within site.
5. 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.
6. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances.
7. Define width of the existing sidewalk on Trumbull.
8. List the width of the existing drivepad on Trumbull.
9. Is existing drivepad ADA compliant? Provide details. All drivepads crossing city sidewalks must provide ADA access per DPM and East Gateway SDP (5.6.1.C.4.c, p5-46)
10. Provide details or refer to the appropriate city standard for proposed 30 ft wide drivepad on Santa Clara.
11. Sidewalk, curb and gutter are required along the frontage of Santa Clara Ave. Label and provide appropriate city standards for infrastructure improvements.
12. Please place frontage sidewalk at the property line, not the back of curb.
13. Show a detail of the wheelchair ramps located at the proposed driveway, or refer to the appropriate city standard.
14. Please ensure all ramps are ADA compliant
15. Is landscaping required by zoning? If so, please provide landscaping plan with next submittal. Per the *Development Process Manual*, Chapter 23,

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# CITY OF ALBUQUERQUE



Section 7, Part B.6, curbing should be used to separate landscaping from parking areas and pedestrian ways as well as providing a physical perimeter for harvesting water. This must be clearly shown on the TCL.

16. Please add the following note: "Landscaping and signing 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."
17. Per DPM, any concrete infrastructure along COA right-of-way fronting property must be in good condition. Broken or cracked concrete must be removed and replaced to the nearest control joint.
18. Please note, as of June 2, 2014, a PDF version of TCL must be provided with each submission.

If you have any questions, you can contact me at 924-3924.

Sincerely,

Cynthia K Beck  
Associate Engineer, Planning Dept.  
Development Review Services

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Albuquerque

C: File

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