

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

May 18, 2021, 2021

Chris Steffen
JB Henderson Construction
501 Eubank Blvd SE
Albuquerque, NM 87123

Re: JB Hendrson Fabrication Facility
10200 Bell Ave. SE
Traffic Circulation Layout
Architect's Stamp 01-15-2021 (L21-D075)

Dear Mr. Steffen,

Based upon the information provided in your submittal received 05-13-2021 the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Plat Status: **An approved Plat will need to be provide prior to TCL approval.**
2. Since a Replat is only being accomplished on the south property the northern corner of Conchas/Bell will need a **SIDEWALK EASEMENT** to retrofit an ADA ramp. This sidewalk easement will be a **CONDITION OF FINAL C.O.** that the easement be approved and in place. Contact Curtis Cherne at 505-924-3993 (email: CCherne@cabq.gov).
3. **Reiteration of Final C.O. Condition:**
 - **An approved Sidewalk easement in place.**
 - **All mini work order be completed, approved and in place (Key Notes on Sheet AS-101: 14 & 230.**
4. Clarify existing property lines and proposed property lines. The property lines appear to be different from AGIS. Please clarify this concern. **Provide approved Plat.**
5. **Key Note 2(AS-101) :** Needs to read COA std dwg **2526 instead of 2525 (SORRY)** for the proposed modified entrance at the 26 ft access off Conchas Sreet.
6. **PLEASE ADDRESS THIS AGAIN: Note needs to be provided for this condition:** Per the IDO, 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 (DIMENSION THE PATHWAY)** off Trumbull and if gate exists show a **clear 6 ft width gate.**
7. **Clear Sight Triangle:** See attachment on the correct size and placement of these triangles for driveways and corners. One needs to be added to the 28'-4" driveway on Bell Avenue.
8. Please provide a letter of response for all comments given.

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

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Sincerely,

A handwritten signature in blue ink, which appears to be 'Nilo Salgado-Fernandez', is written over the word 'Sincerely,' and extends downwards into the printed name block.

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

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

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