

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

April 4, 2022

Roger Cinelli, RA  
Roger Cinelli and Associates Inc Architects  
2418 Manuel Torres Ln NW  
Albuquerque, NM 87107

**Re: Presidential Cultivation FAC  
9910 Acoma RD SE  
Traffic Circulation Layout  
Architect's Stamp 03-01-2022 (L20-D076)**

Dear Mr. Cinelli,

Based upon the information provided in your submittal received 04-04-2022, 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. Your ADA pathway and sidewalk culvert might be in conflict. Please address this concern.
3. **Key Note 7:** Paint pavement markings white not yellow.
4. **Keyed Note 9:** Provide detail.
5. **Keyed Note 13:** Gate must be 6 ft in width.
6. **Keyed Note 21:** You will need sidewalk easements for pathway outside of COA ROW.
7. Clarify the extents of the current phase. Provide a phasing plan.
8. Identify the right of way width, medians, curb cuts, and **street widths** on **ACOMA ROAD**.
9. **Maximum access width for** arterial, collector, and **local streets(PARKING LOT)** are as follows:

	Arterial& Collector	Local Streets	
One-way Drive	20'-25'	12'-20'	
Two-Lane Drive	22'-30'	22'-24'	
Three-Lane Drive	24'-35'	22'-30'	
Larger Vehicles	≤50'	≤30'	

10. 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

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

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 detail for text.**

11. **ADA curb ramp (on site):** Provide side flare slopes.
12. **Motorcycle parking spaces (If applicable):** Label pavement MC.
13. 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 **(If applicable)**.
14. 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.
15. Shared Site access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.
16. 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).
17. Please provide a letter of response for all comments given.

PO Box 1293

Albuquerque

**Once corrections are complete resubmit**

NM 87103

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.**

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

for log in and evaluation by Transportation.

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

Sincerely,

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

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

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

