



March 30, 2020

Freddie P Montoya, RA
Casa Design Studio
4515 10th St. NW
Albuquerque, NM 87107

Re: Zitro Event Center
12910 Central Ave. SE
Traffic Circulation Layout
Architect's Stamp 03-05-20 (L22-D059A)

Dear Mr. Montoya,

Based upon the information provided in your submittal received 03-30-20, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please coordinate all calculations for parking spaces, including bicycle, and motorcycle parking with Zoning and list the number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking.
2. Please identify all existing structures, drive pads (provide detail of existing), wall, land anything that influences the parking and circulation, and site distance on the site.
3. Identify all existing access easements and rights of way width dimensions.
4. Please list the widths and lengths for all existing and parking spaces. Some dimensions are not shown.
5. The minimum parking stall dimensions are:

<i>Type of parking</i>	<i>Min. Width</i>	<i>Min. Length</i>	<i>Min. Overhang</i>
Standard	8.5'	18'	2'
<i>Compact</i>	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

6. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide. Provide on plans.
7. 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.

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

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

15. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
16. Per the IDO, a **clear** 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.
17. Per DPM, a **clear** 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.
18. Provide a copy of refuse approval with the new proposed parking configuration.
19. 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 ADA parking area.



Clear Sight (See attached exhibit for items 20 & 21)

20. Please provide a sight distance exhibit..
21. 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.
22. Please specify the City Standard Drawing Number when applicable.
23. Shared Site acces: driveways that straddle property lines, or are entirely on one propertybut 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.
24. Provide notes showing what work is included and on the work order and the private work on site.
25. Work within the public right of way requires a work order with DRC approved plans (proposed waterline work).
26. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
27. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing (**if applicable**).
28. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter" (fronting Central Ave.). A build note must be provided referring to the appropriate City Standard drawing.
29. Any private structures and/or landscaping (proposed or existing) that are located within public right-of-way such as fences walls, and landscaping shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

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If you have any questions, please contact me at (505) 924-3630. My work schedule is 9:30am-2:30pm.

Sincerely,

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

Ernie Gomez,
Plan Checker, Planning Dept.

Development Review Services

\xxx via: email
C: CO Clerk, File