

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

May 31, 2024

James Desmond, PE  
Wallace design acollective  
9800 Pyramid ct., suite 350  
Englewood, Colorado 80112

**Re: Taco Bell 1125 Snow Vista SW**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp 5-24-2024 (M09D012D)

Dear Mr.Desmond,

Based upon the information provided in your submittal received 5-29-2024, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Add to your list the number of parking spaces required by the IDO for bicycles and motorcycle parking.

PARKING SUMMARY		
REQUIRED PARKING:		
1 SPACE PER 125 SF:	1,950 / 125 =	15.6
1 SPACE PER 250 SF:	7,645 / 250 =	30.6
TOTAL =		48.2
PROVIDED PARKING:		
		48
STANDARD:		44
ACCESSIBLE:		2
VAN ACCESSIBLE:		2
TOTAL PROVIDED PARKING:		48

2. Identify the medians, curb cuts, and street widths on Snow Vista Blvd.
3. Show all accesses to the site with dimentions.Maximum access width for arterial, collector, and local streets 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'

4. All accessways to the site from the adjacent roadway shall be ADA-compliant.

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5. Proposed accessways must be set back from the property line such that the top landing for the ramp built as part of these accessway does encroach in the area immediately in front of the adjacent property. The end of the curb radius for these accessway shall also not extend to this area.
6. Please list the width and length for all proposed parking spaces. Some dimensions are not shown.
7. The minimum parking stall dimensions are:

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

8. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
9. Parking spaces cannot be bisected by lot lines.
10. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
11. 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.
12. 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)
13. ADA curb ramps must be updated to current standards and have truncated domes installed.
14. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
15. 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.

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- f. Each bicycle parking space is accessible without moving another bicycle.
16. Bicycle racks shall be sturdy and anchored to a concrete pad.
  17. A 1-foot clear zone around the bicycle parking stall shall be provided.
  18. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
  19. Show all drive aisle widths and radii. Some dimensions are not shown.
  20. Show the drive through queuing diagram (A line of vehicles waiting as in a drive through facility). A minimum of 12 stacking spaces are required.
  21. The minimum drive aisle dimensions are shown below

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

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22. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
23. 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.
24. 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.
25. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
26. 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.
27. provide a copy of Solid Waste Dept approval for dumpsters locations and also the Fire Dept.approval.
28. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. Please show detail and location of posted signs and striping.
29. The minimum drive through lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns. (A 15 foot radius can be used with an increase in lane width to 14 feet). Please dimension all lane widths and radii.
30. 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.

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31. 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.
32. Work within the public right of way requires a work order with DRC approved plans.
33. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
34. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
35. 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.
36. Show all private infrastructure outside of public right-of-way and all public infrastructure within public right-of-way. Any private infrastructure that is allowed by the City of Albuquerque to be kept within right-of-way shall require a revocable permit.
37. Show location of overhead utility lines in relationship to the buildings.
38. 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 Traffic Scoping Form (TSP) Form (see the attached) that states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Curtis Cherne: [CCherne@cabq.gov](mailto:CCherne@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) 924-3909.

Sincerely,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM  
Sr. Engineer, Planning Dept.  
Development Review Services

\xxx via: email  
C: CO Clerk, File