

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

March 9, 2023

Christopher Whyman  
Dekker Perich Sabatini  
7601 Jefferson St. NE  
Albuquerque, NM 87109

**Re: Mesa Del Sol Trackt A Multi-Family**  
**T.B.D. Northeast corner of North Mesa del Sol Blvd. & West University Blvd.**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp XX-XX-XX (R16-D097C)

Dear Mr. Whyman,

Based upon the information provided in your submittal received 02-21-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.
2. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
3. Identify all existing access easements and rights of way width dimensions.
4. Identify the right of way width, medians, curb cuts, and street widths on West University Blvd., North Mesa Del Sol Blvd., Dekooning Ave., and Stryker Rd.
5. Please provide an Infrastructure List showing the amount of improvement on the public streets and sidewalks around the site.
6. Per the IDO a 10' wide sidewalk and 6'-8' wide buffer needs to be built around the perimeter of the site. Please reference COA std dwg 2430.
7. Provide dimensions for all the proposed On-Street parking spaces.
8. Please show on the site plan 20' long space between the crosswalk or pedestrian crossing and the nearest On-street parking space.
9. Provide details for all proposed ADA ramps at the driveway accesses.
10. ADA curb ramps at the corners of the site must be built to current standards and have truncated domes installed.
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)

PO Box 1293

Albuquerque

NM 87103

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

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

13. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
14. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
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.
  - 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. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
20. Provide a copy of Fire Marshal approval.
21. 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 parking area and drive aisles.
22. Please provide a sight distance exhibit
23. 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.
24. Please specify the City Standard Drawing Number when applicable.
25. Provide notes showing what work is included and on the work order and the private work on site.
26. Work within the public right of way requires a work order with DRC approved plans.
27. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
28. Please provide a letter of response for all comments given.
29. 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 TIS Form that

PO Box 1293

Albuquerque

NM 87103

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

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Matt Grush: [mgrush@cabq.gov](mailto:mgrush@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) 924-3675.

Sincerely,

PO Box 1293 *Marwa Al-najjar*

Albuquerque Marwa Al-najjar  
Associate Engineer, Planning Dept.  
Development Review Services

NM 87103

www.cabq.gov \ma via: email  
C: CO Clerk, File