

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

August 1, 2023

Luis Noriega  
Tierra West  
5571 Midway Park PI NE  
Albuquerque, NM 87109

**Re: Dutch Bros/ 3617 NM 528**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's Stamp dated 11-17-2021 (A14-D019)  
Certification dated 07-05-23

Dear Mr. Noriega,

Based upon the information provided in your submittal received 07-17-23, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

\xxx via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

**Project Title:** Dutch Bros -528 **Building Permit #** \_\_\_\_\_ **Hydrology File #** \_\_\_\_\_  
**DRB#** \_\_\_\_\_ **EPC#** \_\_\_\_\_  
**Legal Description:** TRACTS C-4-A PLAT OF TRACTS **City Address OR Parcel** 3615 Hwy 528 NW  
C3S C2B C3C & C4A SEVEN BAR RANCH Albuquerque, NM 87114

**Applicant/Agent:** TIERRA WEST LLC **Contact:** LUIS NORIEGA  
**Address:** 5571 Midway Park Place NE **Phone:** 505-858-3100  
**Email:** LNORIEGA@TIERRAWESTLLC.COM

**Applicant/Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_  
**Email:** \_\_\_\_\_

**TYPE OF DEVELOPMENT:** PLAT (#of lots) RESIDENCE DRB SITE ADMIN SITE: ☒  
**RE-SUBMITTAL:** YES ☒ NO

**DEPARTMENT:** ☒ TRANSPORTATION HYDROLOGY/DRAINAGE  
Check all that apply:

### TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)
- ☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY PERMANENT
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** 07.13.23



# TIERRA WEST, LLC

July 5, 2023

Development Review Services  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: APPROVED EPC SITE PLAN FOR CERTIFICATION  
REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY  
3615 HWY 528 ALBUQUERQUE NM 87114**

I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the as-built Approved Site Plan for Building Permit and issuance of a Permanent Certificate of Occupancy for the project referenced above. This project is in substantial compliance as inspected on June 21, 2023 and is in general accordance with the design intent of the Approved EPC Site Plan dated 11/17/21.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the recorded document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Enclosed, please find the information sheet and the as-built Approved EPC Site Plan. Therefore, we request approval of the as-built Approved EPC Site Plan Permit and issuance of the Permanent Certificate of Occupancy.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



07/05/2023

Ronald R. Bohannon, P.E.

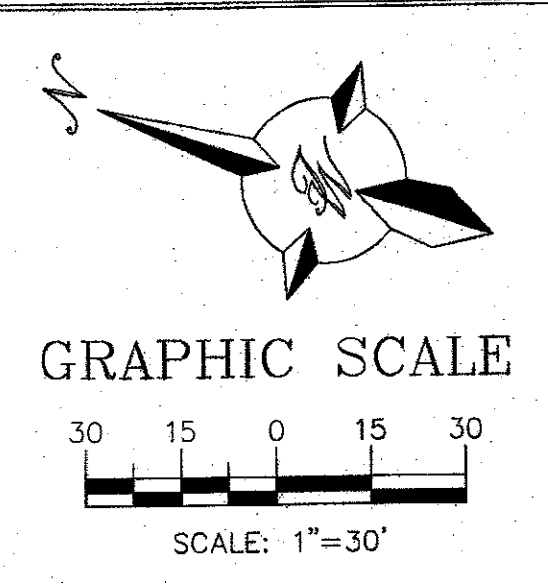
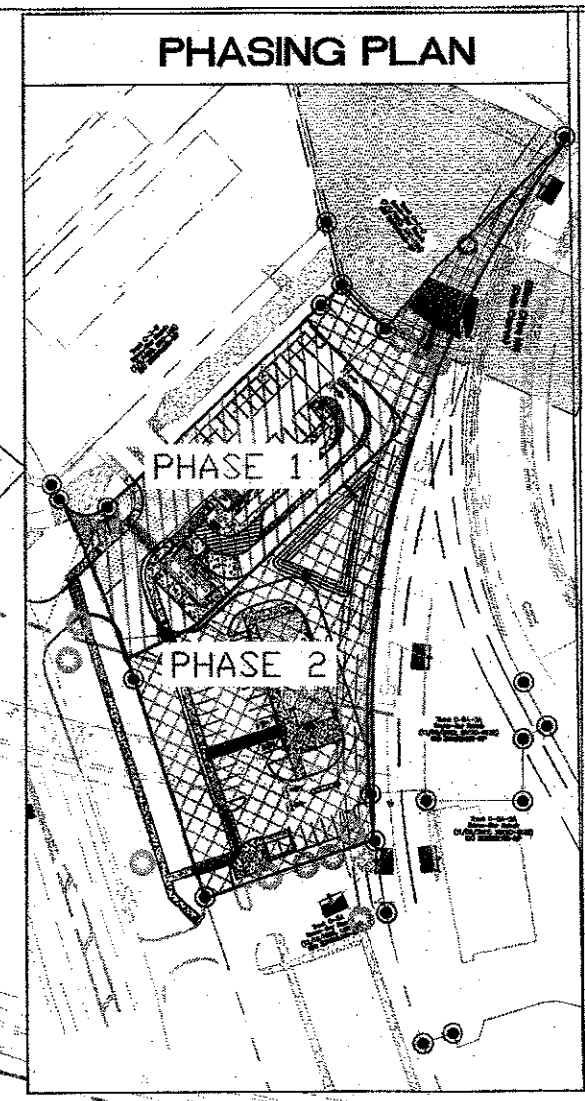
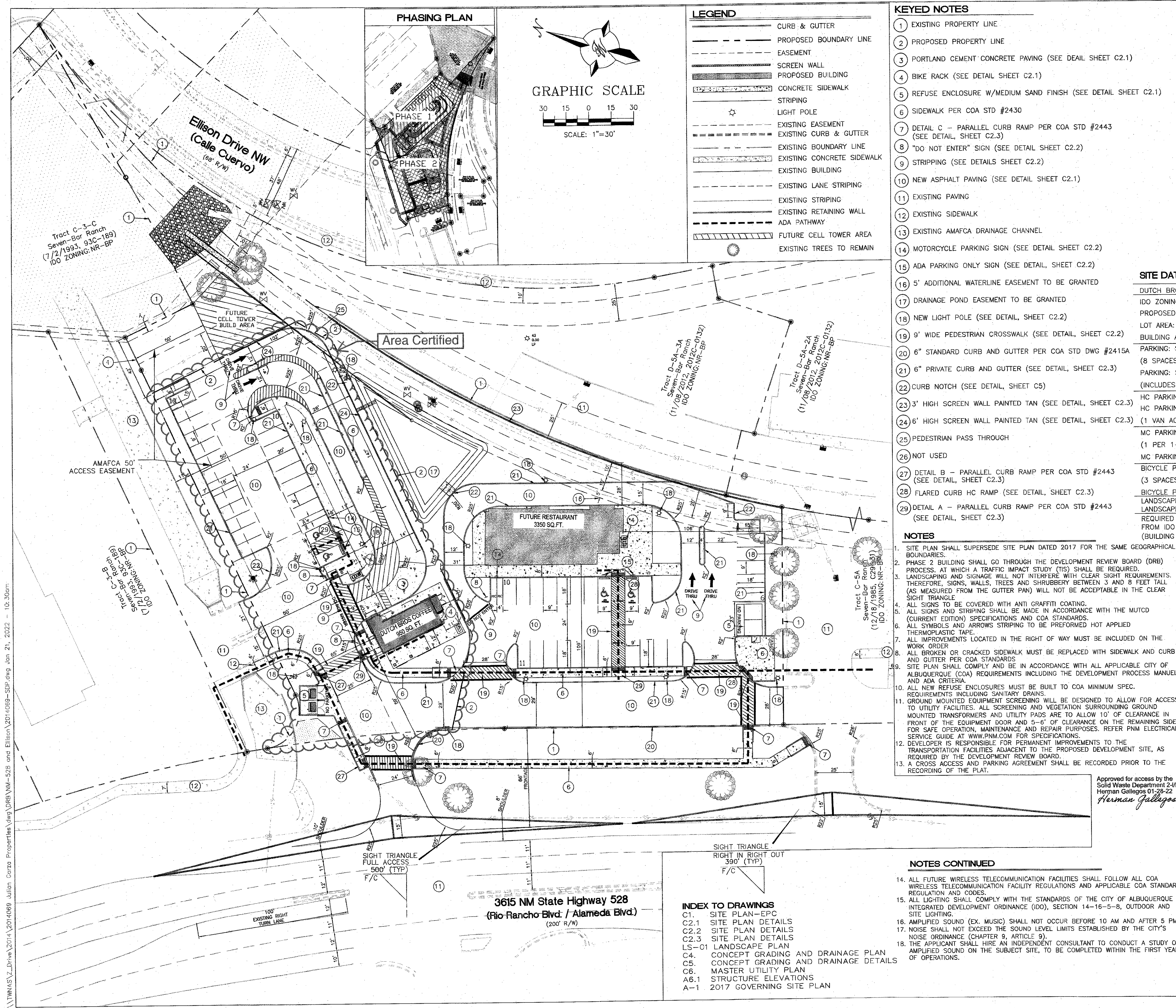
Enclosure/s

JN: 2020091  
RRB/LN/bf

5571 Midway Park Pl. NE Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com

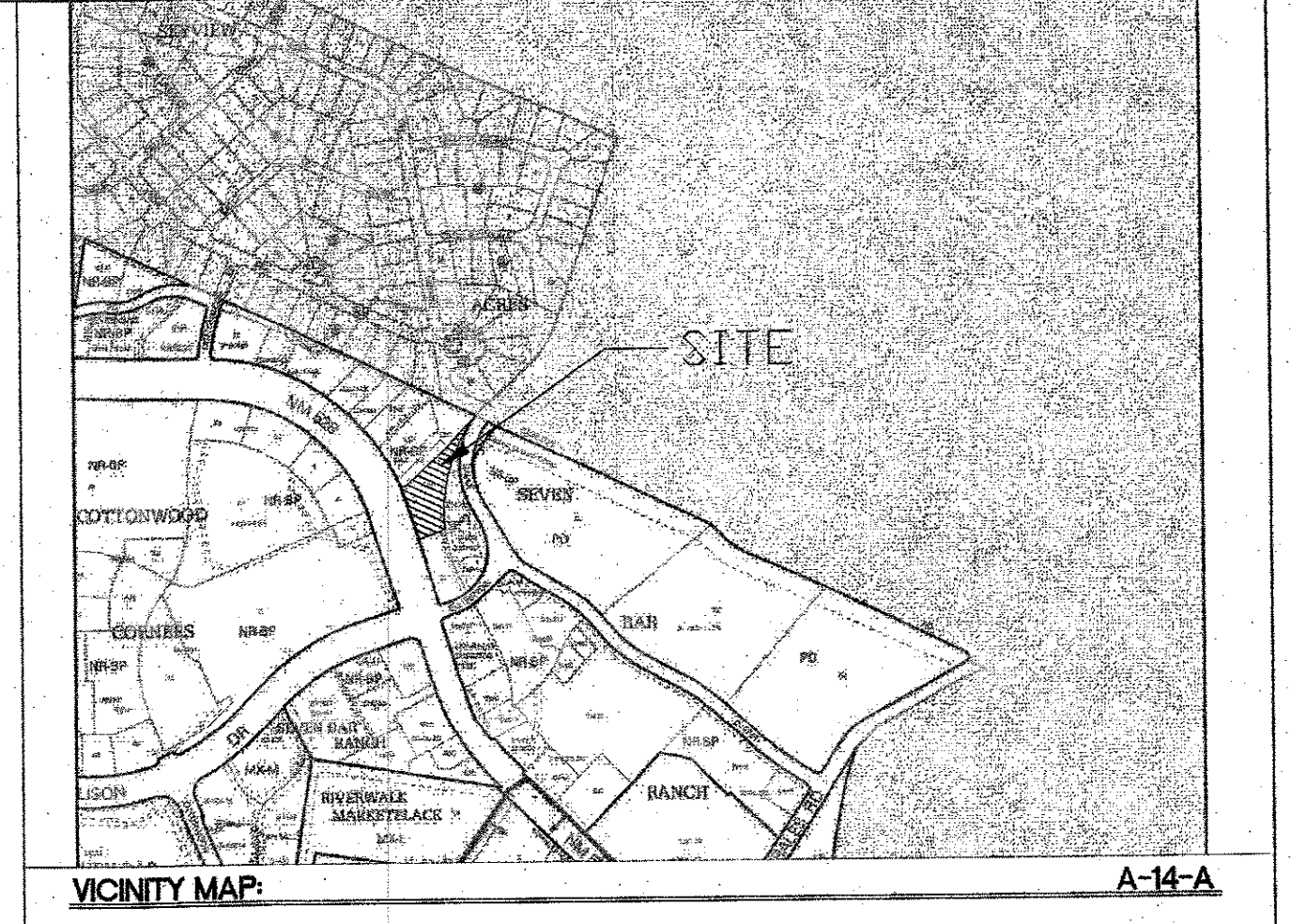


\\NWAS\Z\_Drive\2014\2014069 Julian Garza Properties\dwg\DRB\NM-528 and Ellison\2014069-SPP.dwg Jan 21, 2022 - 10:30am



LEGEND	
	CURB & GUTTER
	PROPOSED BOUNDARY LINE
	EASEMENT
	SCREEN WALL
	PROPOSED BUILDING
	CONCRETE SIDEWALK
	STRIPING
	LIGHT POLE
	EXISTING EASEMENT
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING CONCRETE SIDEWALK
	EXISTING BUILDING
	EXISTING LANE STRIPING
	EXISTING STRIPING
	EXISTING RETAINING WALL
	ADA PATHWAY
	FUTURE CELL TOWER AREA
	EXISTING TREES TO REMAIN

- ### KEYED NOTES
- EXISTING PROPERTY LINE
  - PROPOSED PROPERTY LINE
  - PORTLAND CEMENT CONCRETE PAVING (SEE DETAIL SHEET C2.1)
  - BIKE RACK (SEE DETAIL SHEET C2.1)
  - REFUSE ENCLOSURE W/MEDIUM SAND FINISH (SEE DETAIL SHEET C2.1)
  - SIDEWALK PER COA STD #2430
  - DETAIL C - PARALLEL CURB RAMP PER COA STD #2443 (SEE DETAIL, SHEET C2.3)
  - "DO NOT ENTER" SIGN (SEE DETAIL SHEET C2.2)
  - STRIPING (SEE DETAILS SHEET C2.2)
  - NEW ASPHALT PAVING (SEE DETAIL SHEET C2.1)
  - EXISTING PAVING
  - EXISTING SIDEWALK
  - EXISTING AMAFCA DRAINAGE CHANNEL
  - MOTORCYCLE PARKING SIGN (SEE DETAIL SHEET C2.2)
  - ADA PARKING ONLY SIGN (SEE DETAIL, SHEET C2.2)
  - 5' ADDITIONAL WATERLINE EASEMENT TO BE GRANTED
  - DRAINAGE POND EASEMENT TO BE GRANTED
  - NEW LIGHT POLE (SEE DETAIL, SHEET C2.2)
  - 9' WIDE PEDESTRIAN CROSSWALK (SEE DETAIL, SHEET C2.2)
  - 6" STANDARD CURB AND GUTTER PER COA STD DWG #2415A
  - 6" PRIVATE CURB AND GUTTER (SEE DETAIL, SHEET C2.3)
  - CURB NOTCH (SEE DETAIL, SHEET C5)
  - 3' HIGH SCREEN WALL PAINTED TAN (SEE DETAIL, SHEET C2.3)
  - 6' HIGH SCREEN WALL PAINTED TAN (SEE DETAIL, SHEET C2.3)
  - PEDESTRIAN PASS THROUGH
  - NOT USED
  - DETAIL B - PARALLEL CURB RAMP PER COA STD #2443 (SEE DETAIL, SHEET C2.3)
  - FLARED CURB HC RAMP (SEE DETAIL, SHEET C2.3)
  - DETAIL A - PARALLEL CURB RAMP PER COA STD #2443 (SEE DETAIL, SHEET C2.3)
- ### NOTES
- SITE PLAN SHALL SUPERSEDE SITE PLAN DATED 2017 FOR THE SAME GEOGRAPHICAL BOUNDARIES.
  - PHASE 2 BUILDING SHALL GO THROUGH THE DEVELOPMENT REVIEW BOARD (DRB) PROCESS. AT WHICH A TRAFFIC IMPACT STUDY (TIS) SHALL BE REQUIRED.
  - 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.
  - ALL SIGNS TO BE COVERED WITH ANTI GRAFFITI COATING.
  - ALL SIGNS AND STRIPING SHALL BE MADE IN ACCORDANCE WITH THE MUTCD (CURRENT EDITION) SPECIFICATIONS AND COA STANDARDS.
  - ALL SYMBOLS AND ARROWS STRIPING TO BE PERFORMED HOT APPLIED THERMOPLASTIC TAPE.
  - ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
  - ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARDS.
  - SITE PLAN SHALL COMPLY AND BE IN ACCORDANCE WITH ALL APPLICABLE CITY OF ALBUQUERQUE (COA) REQUIREMENTS INCLUDING THE DEVELOPMENT PROCESS MANUAL AND ADA CRITERIA.
  - ALL NEW REFUSE ENCLOSURES MUST BE BUILT TO COA MINIMUM SPEC. REQUIREMENTS INCLUDING SANITARY DRAINS.
  - GROUND MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5'-6' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES. REFER PNM ELECTRICAL SERVICE GUIDE AT WWW.PNM.COM FOR SPECIFICATIONS.
  - DEVELOPER IS RESPONSIBLE FOR PERMANENT IMPROVEMENTS TO THE TRANSPORTATION FACILITIES ADJACENT TO THE PROPOSED DEVELOPMENT SITE, AS REQUIRED BY THE DEVELOPMENT REVIEW BOARD.
  - A CROSS ACCESS AND PARKING AGREEMENT SHALL BE RECORDED PRIOR TO THE RECORDING OF THE PLAT.



### LEGAL DESCRIPTION

TRACT C-4-A PLAT OF TRACTS C3A C3B C3C AND C4A SEVEN BAR RANCH CONT 1.99 AC M/L OR 86,684 SQ FT M/L

### SITE DATA

DUTCH BROTHERS COFFEE	FUTURE RESTAURANT
IDO ZONING: NR-BP	IDO ZONING: NR-BP
PROPOSED USAGE: DRIVE THRU RESTAURANT	PROPOSED USAGE: FAST FOOD RESTAURANT
LOT AREA: 32,670 SF (0.75 ACRE)	LOT AREA: 54,014 SF (1.24 ACRE)
BUILDING AREA: 950 SF	BUILDING AREA: 3,350 SF
PARKING: SPACES REQUIRED: 8 ✓ (8 SPACES/ 1,000 SF)	PARKING: SPACES REQUIRED: 27 (8 SPACES/ 1,000 SF)
PARKING: SPACES PROVIDED: 28 20 (INCLUDES HC PARKING)	PARKING: SPACES PROVIDED: 27 (INCLUDES HC PARKING)
HC PARKING: SPACES REQUIRED: 2 ✓	HC PARKING: SPACES REQUIRED: 2
HC PARKING: SPACES PROVIDED: 2 ✓ (1 VAN ACCESSIBLE)	HC PARKING: SPACES PROVIDED: 2 (1 VAN ACCESSIBLE)
MC PARKING: SPACES REQUIRED: 1 ✓ (1 PER 1-25 REQUIRED PARKING SPACES)	MC PARKING: SPACES REQUIRED: 2 (1 PER 1-25 REQUIRED PARKING SPACES)
MC PARKING: SPACES PROVIDED: 2 ✓	MC PARKING: SPACES PROVIDED: 2
BICYCLE PARKING: SPACES REQUIRED: 3 ✓ (3 SPACES OR 10% OF REQUIRED PARKING)	BICYCLE PARKING: SPACES REQUIRED: 3 (3 SPACES OR 10% OF REQUIRED PARKING)
BICYCLE PARKING: SPACES PROVIDED: 3	BICYCLE PARKING: SPACES PROVIDED: 4
LANDSCAPE AREA REQUIRED: 4,758 SF	LANDSCAPE AREA REQUIRED: 7,665 SF
LANDSCAPE AREA PROVIDED: 5,071 SF	LANDSCAPE AREA PROVIDED: 13,047 SF
REQUIRED ADJACENT WALKWAY WIDTH: 8' FROM IDO TABLE 5-3-1 (BUILDING SIZE < 10,000 SF = 8')	REQUIRED ADJACENT WALKWAY WIDTH: 8' FROM IDO TABLE 5-3-1 (BUILDING SIZE < 10,000 SF = 8')

### PROJECT NUMBER: PR-2021-005222

### APPLICATION NUMBER: SI-2021-01237

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No. If Yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

### DRB SITE DEVELOPMENT PLAN APPROVAL:

	May 3, 2022
Transportation Division	Date
	May 5, 2022
Parks & Recreation Department	Date
	May 3, 2022
City Engineer/Hydrology	Date
	May 3, 2022
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Herman Gallegos	01-28-22
Solid Waste Management	Date
DRB Chairperson, Planning Department	May 9, 2022
	Date

\* Environmental Health, if necessary

NOT FOR CONSTRUCTION	
ENGINEER'S SEAL	DRAWN BY LN
	DATE 11/17/2021
SHEET # C1	
TERRA WEST, LLC	
5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierwestllc.com	
JOB # 2020091	

### INDEX TO DRAWINGS

C1.	SITE PLAN-EPC
C2.1	SITE PLAN DETAILS
C2.2	SITE PLAN DETAILS
C2.3	SITE PLAN DETAILS
LS-01	LANDSCAPE PLAN
C4.	CONCEPT GRADING AND DRAINAGE PLAN
C5.	CONCEPT GRADING AND DRAINAGE DETAILS
C6.	MASTER UTILITY PLAN
A6.1	STRUCTURE ELEVATIONS
A-1	2017 GOVERNING SITE PLAN

- ### NOTES CONTINUED
- ALL FUTURE WIRELESS TELECOMMUNICATION FACILITIES SHALL FOLLOW ALL COA WIRELESS TELECOMMUNICATION FACILITY REGULATIONS AND APPLICABLE COA STANDARD REGULATION AND CODES.
  - ALL LIGHTING SHALL COMPLY WITH THE STANDARDS OF THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO), SECTION 14-16-5-8, OUTDOOR AND SITE LIGHTING.
  - AMPLIFIED SOUND (EX. MUSIC) SHALL NOT OCCUR BEFORE 10 AM AND AFTER 5 PM.
  - NOISE SHALL NOT EXCEED THE SOUND LEVEL LIMITS ESTABLISHED BY THE CITY'S NOISE ORDINANCE (CHAPTER 9, ARTICLE 9).
  - THE APPLICANT SHALL HIRE AN INDEPENDENT CONSULTANT TO CONDUCT A STUDY OF AMPLIFIED SOUND ON THE SUBJECT SITE, TO BE COMPLETED WITHIN THE FIRST YEAR OF OPERATIONS.

Approved for access by the Solid Waste Department 2-1b  
Herman Gallegos 01-28-22