

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 9, 2022

Peter Butterfield, RA
Peter Butterfield Architect
13013 Glenwood Hills Ct. NE
Albuquerque, NM 87111

Re: Dions NM 22
9620 Universe Blvd. NW
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 11-17-21 (B10-D003H)
Certification dated 10-28-22

Dear Mr. Butterfield,

Based upon the information provided in your submittal received 11-04-22, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Once these corrections are complete, email pictures to malnajira@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

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

ma via: email
C: CO Clerk, File

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

November 19, 2021

Peter Butterfield, RA
13013 Glenwood Hills Ct NE
Albuquerque, NM 87111

Re: Dions NM 22
9620 Universe Blvd NW
Traffic Circulation Layout
Architect's Stamp 11-17-2021 (B10-D003H)

Dear Mr. Butterfield,

The TCL submittal received 11-18-2021 is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

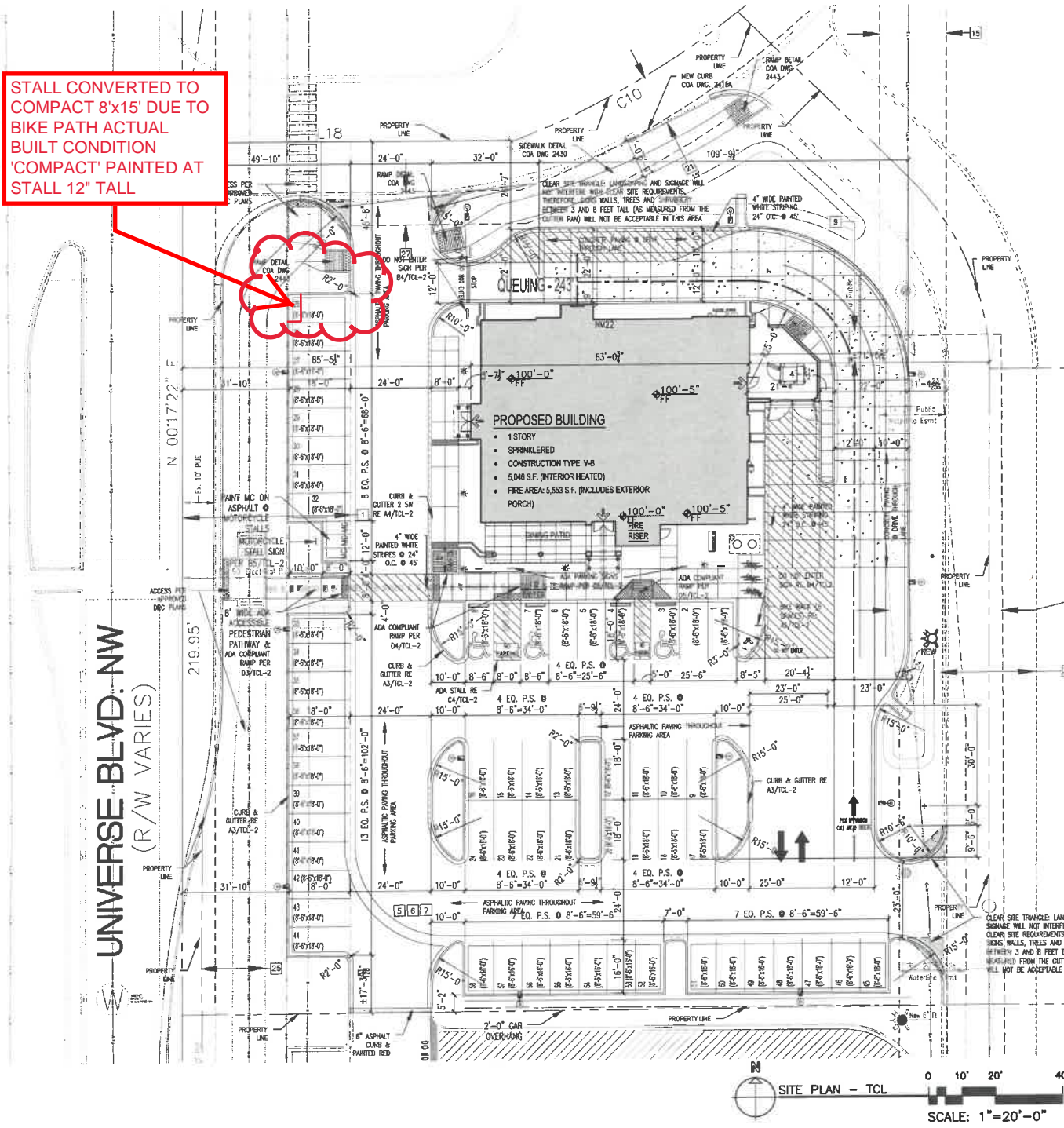
www.cabq.gov

TRAFFIC CIRCULATION LAYOUT
APPROVED
11/19/21
Date
Signed

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

STALL CONVERTED TO
COMPACT 8'x15' DUE TO
BIKE PATH ACTUAL
BUILT CONDITION
'COMPACT' PAINTED AT
STALL 12" TALL

CONDITION OF FINAL C.O. APPROVAL:
① WORK ORDER CPN 670982 BE BUILT
AND APPROVED/ACCEPT BY COA
② DUTCH BROS COFFEE (9600 UNIVERSE BLVD)
BUILT/APPROVED AND FINAL
C.O. APPROVED

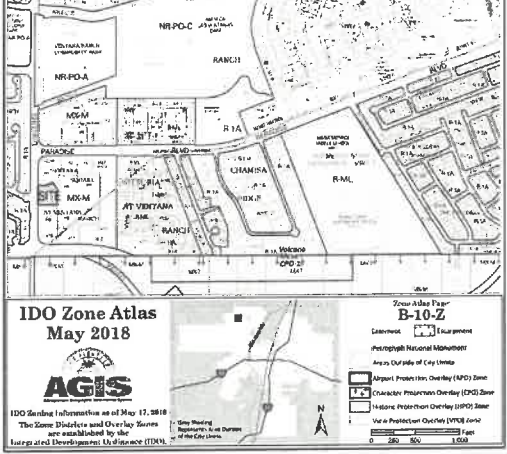


EXECUTIVE SUMMARY PROJECT IS LOCATED IN ZONE GRID MAP LOCATION B-10-Z, ZONED MX-M PER THE INTEGRATED DEVELOPMENT ORDINANCE. THE PROJECT IS A 5,046 S.F. RESTAURANT WITH PICK-UP WINDOW WITH ACCESSORY DINING PATIO OF 370 S.F. AND TOTAL FIRE AREA OF 5,553 THAT INCLUDES HEATED SPACE, DINING PATIO AND COVERED ENTRIES.	
ZONING DATA DESIGNATION: MX-M UPC: 101006501507230610 OWNER: DIAMOND TAIL REALTY LLC OWNER ADDRESS: 20 FALL PIPPIN LN SUITE 203 ASHEVILLE NC 28803-8802 LEGAL DESCRIPTION: TR H-7A PLAT OF TRACTS H-1 THRU H-11 VENTANA SQUARE AT VENTANA RANCH A REPLAT OF TRACT H-A VENTANA RANCH CONT TOTAL SITE ACRES: 1.3834	
OCCUPANCY TYPE: RESTAURANT	
PARKING REQUIREMENTS: RESTAURANT (8 STALLS PER 1000 S.F.) = 5,046 SF/125 = 41 PARKING STALLS DINING PATIO: (5 STALLS PER 1000 S.F.) = 370 SF/200 = 2 PARKING STALLS 43 STALLS REQUIRED (58 STALLS PROVIDED)	
ADA STALLS REQUIRED:	4
ADA STALLS PROVIDED:	4 (VAN ACCESSIBLE)
MOTORCYCLE SPACES REQUIRED:	3
MOTORCYCLE SPACES PROVIDED:	3
BICYCLE SPACES REQUIRED:	43 x 10% = 4.3
BICYCLE SPACES PROVIDED:	6

ADA SITE NOTES
SIGNAGE (NIMC 1110.1 AND ANSI 502.7)
• A VERTICAL SIGN IS CENTERED AT THE HEAD OF EACH PARKING SPACE.
• CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH.
• CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.
• SIGN DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PROVIDES WHITE SYMBOLS AND LETTERS ON A BLUE BACKGROUND, HOWEVER, ANSI AND 2010 STANDARDS DO NOT SPECIFY COLORS FOR SIGNAGE.)
• SIGNS TO BE WHITE BACKGROUND WITH A GREEN BORDER AND LEGEND (MUTCD SIGN # R7-8 AND R7-8A).
• SIGN MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" (66-7-352.4C NMSA 1978, EFFECTIVE 7-01-2010). VAN ACCESSIBLE SIGNS ARE PROVIDED BELOW THE OTHER SIGN.
• THE VAN SPACE SIGNAGE IS NEEDED TO ALERT VAN USERS TO THE PRESENCE OF THE WIDER AISLE, BUT THE SPACE IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS. (2010 STANDARDS 502.5)
• IN PARKING LOTS THE BOTTOM OF THE SIGN IS 60" MINIMUM ABOVE THE GROUND OR PARKING SURFACE. (ANSI 502.7)
• ALONG THE PUBLIC RIGHTS-OF-WAY MUTCD REQUIRES THE BOTTOM OF THE MUTCD R7-8 SIGN TO BE 84" ABOVE THE GROUND.
• IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.
PAVEMENT MARKINGS (NIMC 1110.3)
• PARKING SPACE HAS A CLEARLY VISIBLE, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT AT REAR OF THE SPACE (66-1-4.1.E NMSA 1978) OR MUTCD RECOMMENDS A WHITE SYMBOL ON A BLUE BACKGROUND.
• PARKING SPACE LINES BE PAINTED BLUE
• ACCESS AISLE HAS BLUE, DIAGONAL STRIPING (45 DEGREES). (66-1-4.1.B NMSA 1978).
• ACCESS AISLE 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 TIRES WOULD BE PLACED. (66-1-4.1.B NMSA 1978)
• IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.

GENERAL NOTES
• WORK ORDER REQUIRED FOR WORK WITHIN PUBLIC RIGHT OF WAY WITH DRC APPROVED PLANS.
• ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
• ALL COA ROW CURB AND GUTTER, SIDEWALK, RAMPS AND DRIVEPADS MUST BE IN GOOD CONDITION AND ADA ACCESSIBLE IF APPLICABLE. ANY ITEMS IN DISREPAIR MUST BE REMOVED AND REPLACED TO NEAREST CONTROL JOINT.
• LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE SIGNS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
• MAXIMUM SLOPE PERMITTED AT ADA STALLS AND ACCESS AISLES IS 2% (1:50).
• ALL BROKEN OR CRACKED ASPHALT TRAIL MUST BE REPLACED WITH NEW ASPHALT PER COA DRAWING 2415C.
• ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER COA DRAWING 2430.

LEGEND	
N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD FOUND AS INDICATED
	FIRE HYDRANT
	SET BATHEY MARKER "LS 14271"
	COVERED AREA
	POLE
	OVERHEAD UTILITY LINES
	ANCHOR
	LIGHT POST
	WATER VALVE
	WATER METER
	SANITARY SEWER MANHOLE
	GAS VALVE
	UTILITY PEDESTAL



Easement Notes

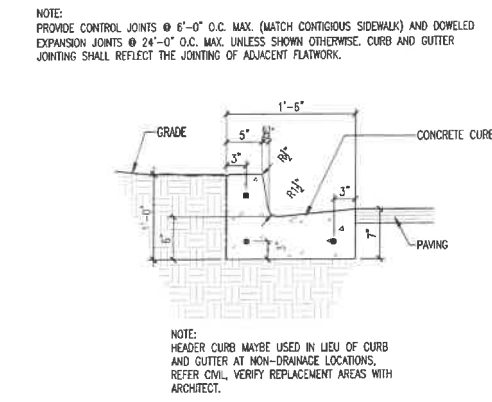
- EXISTING 50' ELECTRIC RIGHT-OF-WAY EASEMENT (05/08/1953, BK. MISC 14, PG. 341, DOC. NO. 95018489)
- EXISTING PRIVATE NON-EXCLUSIVE PERPETUAL DRAINAGE EASEMENT AND PUBLIC UTILITIES EASEMENT, BLANKET IN NATURE OVER COMMON AREAS (03/04/2003, 2003C-50) (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
- EXISTING PRIVATE NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC, BLANKET IN NATURE ACROSS THAT PORTION OF THE COMMON AREAS (03/04/2003, 2003C-50) (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
- EXISTING PRIVATE NON-EXCLUSIVE PERPETUAL EASEMENT ACROSS THE COMMON AREAS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF FREE STANDING SIGNS (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
- EXISTING 10' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50)
- REMAINING PORTION OF AN EXISTING 20' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50)
- PRIVATE ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLA[®] BENEFITING TRACTS H-5A THRU H-9A, H-10 AND H-11. TO BE MAINTAINED BY THE OWNERS OF SAID TRACTS.
- PRIVATE ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLA[®] BENEFITING TRACTS H-5A THRU H-9A, H-10 AND H-11. TO BE MAINTAINED BY SAID OWNERS.
- PUBLIC WATERLINE AND PUBLIC SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLA[®].
- PUBLIC MULTI-USE TRAIL EASEMENT GRANTED WITH THE FILING OF THIS PLA[®].
- 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLA[®].

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

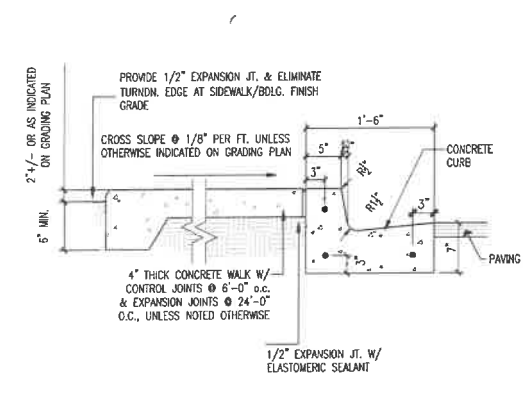
TRAFFIC CIRCULATION LAYOUT
APPROVED

11/19/21
Date

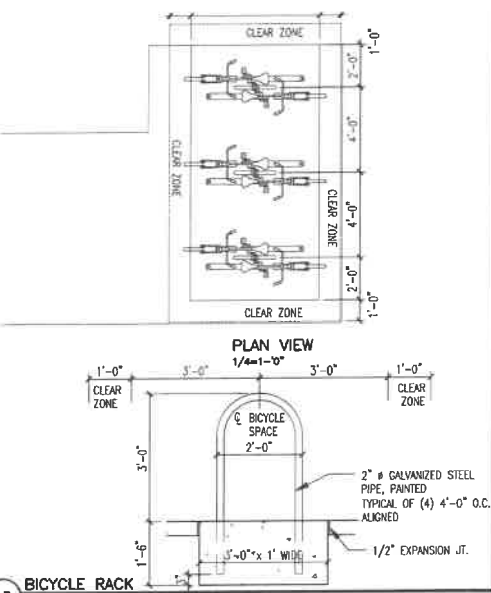
Signed



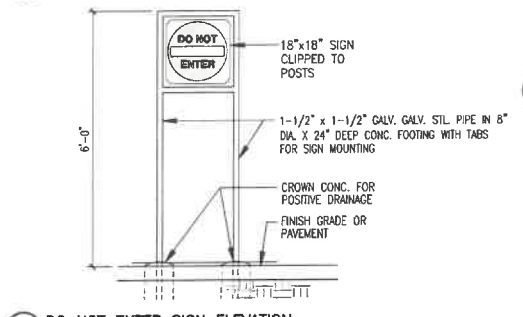
A3 CONCRETE CURB & GUTTER
1'-1'-0"



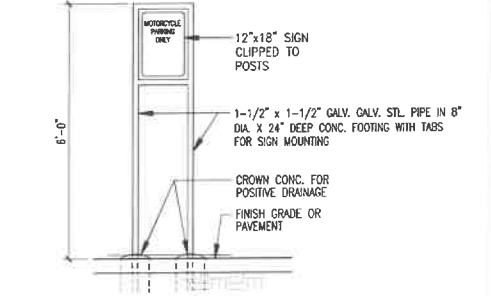
A4 SIDEWALK SECTION
1'-1'-0"



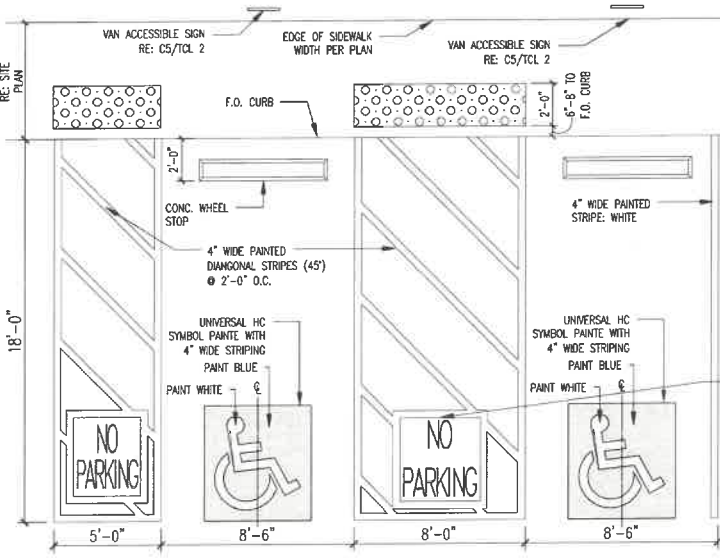
A5 BICYCLE RACK
1/2"=1'-0"



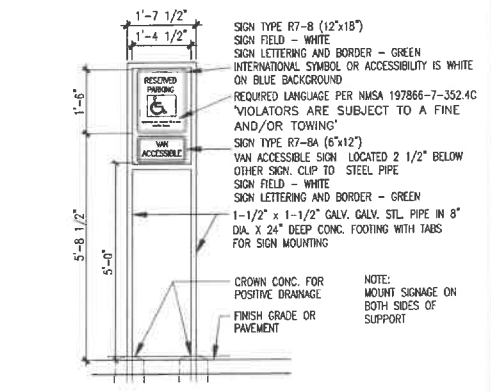
B4 DO NOT ENTER SIGN ELEVATION
1/2"=1'-0"



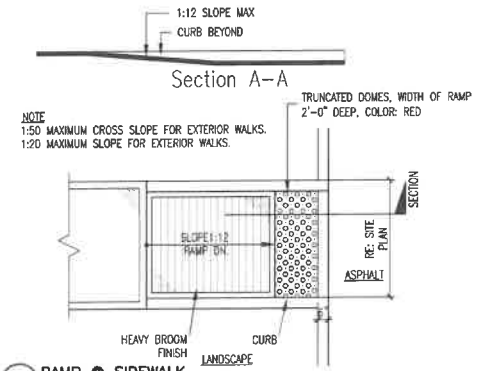
B5 MOTORCYCLE SIGN ELEVATION
1/2"=1'-0"



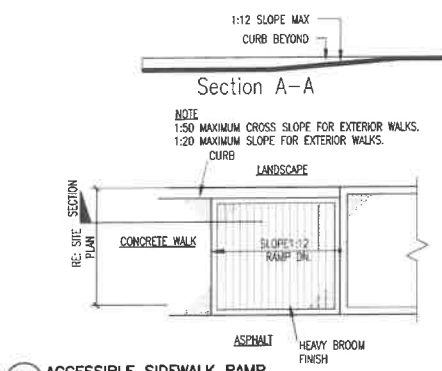
C4 TYPICAL ADA PARKING STALLS DETAIL
1/4"=1'-0"



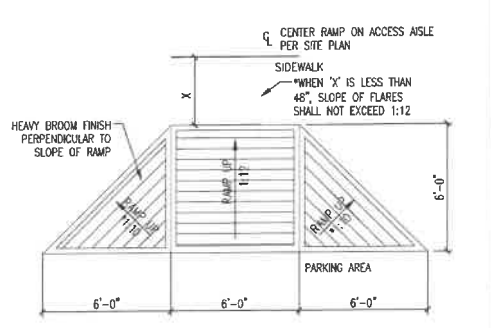
C5 H.C. SIGN ELEVATION
1/2"=1'-0"



D3 RAMP @ SIDEWALK
1/4"=1'-0"



D4 ACCESSIBLE SIDEWALK RAMP
1/4"=1'-0"



D5 ACCESSIBLE SIDEWALK RAMP
1/4"=1'-0"

2/2

peter butterfield
architect
13013 glenwood hills cl. ne
albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0901

STATE OF NEW MEXICO
PETER BUTTERFIELD
NO. 3850
11/17/21
REGISTERED ARCHITECT

DRAWING NAME
REVISIONS
△
△

Dion's Restaurant - NM 22
9620 Universe Blvd. NW
Albuquerque, NM
B10-D003H

SHEET NO.
TCL-2
November 17, 2021

peter butterfield architect

• 505 514 1364 • 13013 Glenwood Hills Ct NE • Albuquerque New Mexico 87111 •

TRAFFIC CERTIFICATION

I, PETER BUTTERFIELD, NMRA 3850, OF THE FIRM PETER BUTTERFIELD, ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 11-17-2021. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY PETER BUTTERFIELD OF THE FIRM PETER BUTTERFIELD ARCHITECT I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON OCTOBER 28, 2022 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

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 RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

October 28, 2022

Date

