

# 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

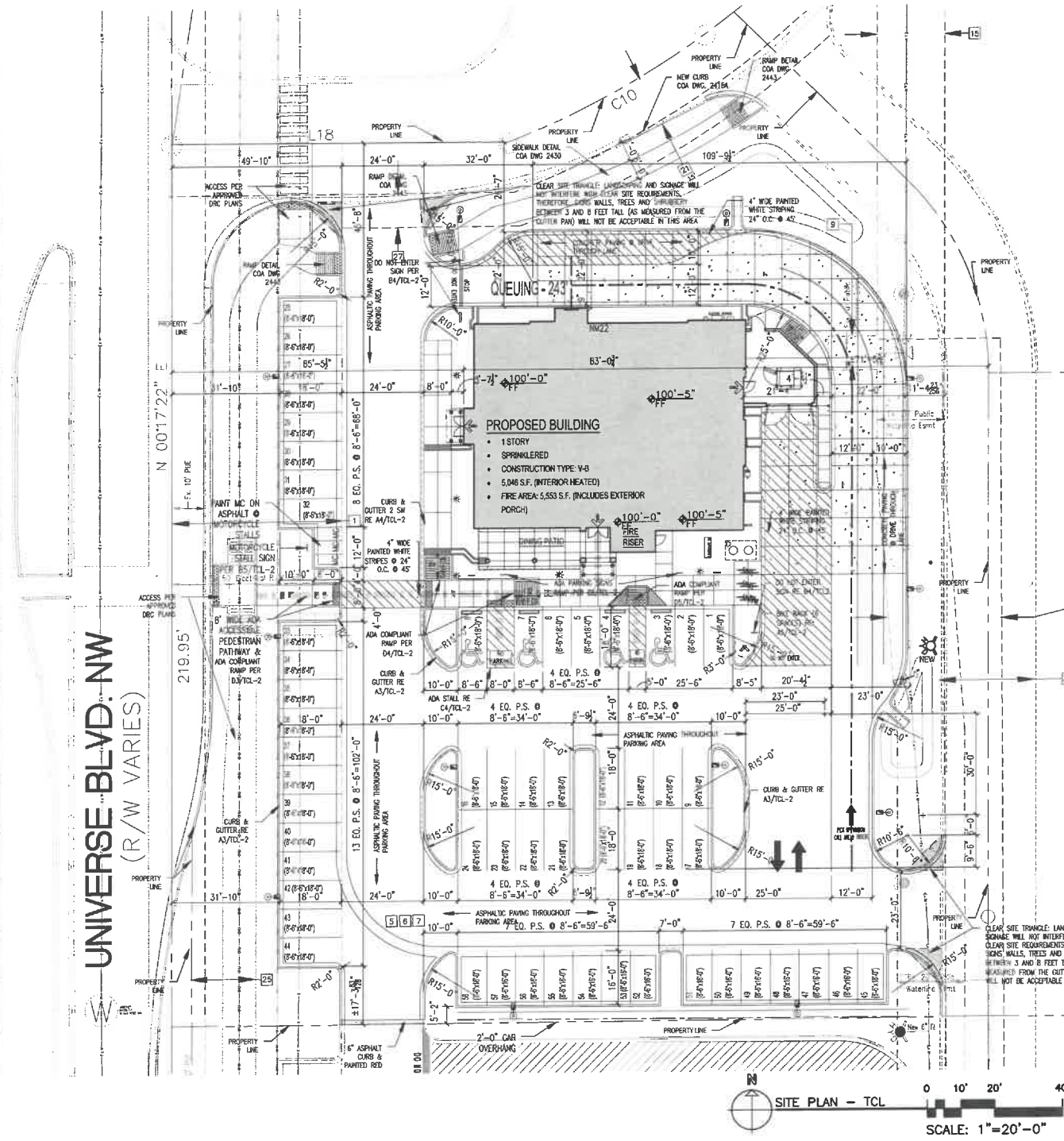
Albuquerque

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.



**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

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

**ADA SITE NOTES**  
SIGNAGE (NMBC 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 (NMBC 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	OVERHEAD UTILITY LINES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD FOUND AS INDICATED	ANCHOR
●	FIRE HYDRANT	LIGHT POST
⊗	SET BATHEY MARKER "LS 14271"	WATER VALVE
■	COVERED AREA	WATER METER
●	POLE	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 NONEXCLUSIVE 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 NONEXCLUSIVE 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<sup>®</sup> 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<sup>®</sup> 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<sup>®</sup>
- PUBLIC MULTI-USE TRAIL EASEMENT GRANTED WITH THE FILING OF THIS PLA<sup>®</sup>
- 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLA<sup>®</sup>



Dion's Restaurant - NM 22  
9620 Universe Blvd. NW  
Albuquerque, NM  
TCL-1  
November 17, 2021

peter butterfield  
architect  
13013 Glenwood Hills Ct. NE  
Albuquerque NM 87111 (ph) 505 332 9323 (fax) 212 0901



DRAWING NAME  
REVISIONS  
△

B10-D003H

SHEET NO.



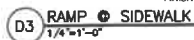
**TRAFFIC CIRCULATION LAYOUT**  
**APPROVED**

Signed \_\_\_\_\_

11/19/21

Date \_\_\_\_\_

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



TCL-2  
November 17, 2021

architect 13013 glenwood hills ct. ne

albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0901



B10-D003H