

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

November 23, 2022

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

**Re: Dions NM 22/ 9620 Universe Blvd. NW**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 11-17-2021 (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 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.

PO Box 1293

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

Albuquerque

Sincerely,

NM 87103

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

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

\xxx via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** Dions NM-22 **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Tract H-7A Ventana Square at Ventana Ranch  
**City Address:** 9620 Universe Blvd. NW

**Applicant:** Peter Butterfield Architect **Contact:** Peter Butterfield  
**Address:** 13013 Glenwood Hills Ct NE Albuquerque NM 87111  
**Phone#:** 505 514 1364 **Fax#:** \_\_\_\_\_ **E-mail:** peterbutterfield@Q.com

**Other Contact:** Dion's **Contact:** Don Winebrenner  
**Address:** 8525 Jefferson Street, NE , Albuquerque, NM 87113  
**Phone#:** 505 858 1010 **Fax#:** \_\_\_\_\_ **E-mail:** dwinebrenner@dions.com

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ 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  
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
☐ ELEVATION CERTIFICATE  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ STREET LIGHT LAYOUT  
☐ OTHER (SPECIFY) \_\_\_\_\_  
☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY  
☐ 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  
☐ FLOODPLAIN DEVELOPMENT PERMIT  
☐ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** 10/28/2022 **By:** Peter Butterfield

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

# **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.

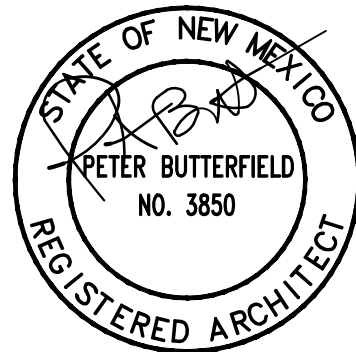
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



\_\_\_\_\_  
Signature of Engineer or Architect

**ENGINEER'S OR ARCHITECT'S STAMP**

October 28, 2022  
\_\_\_\_\_  
Date

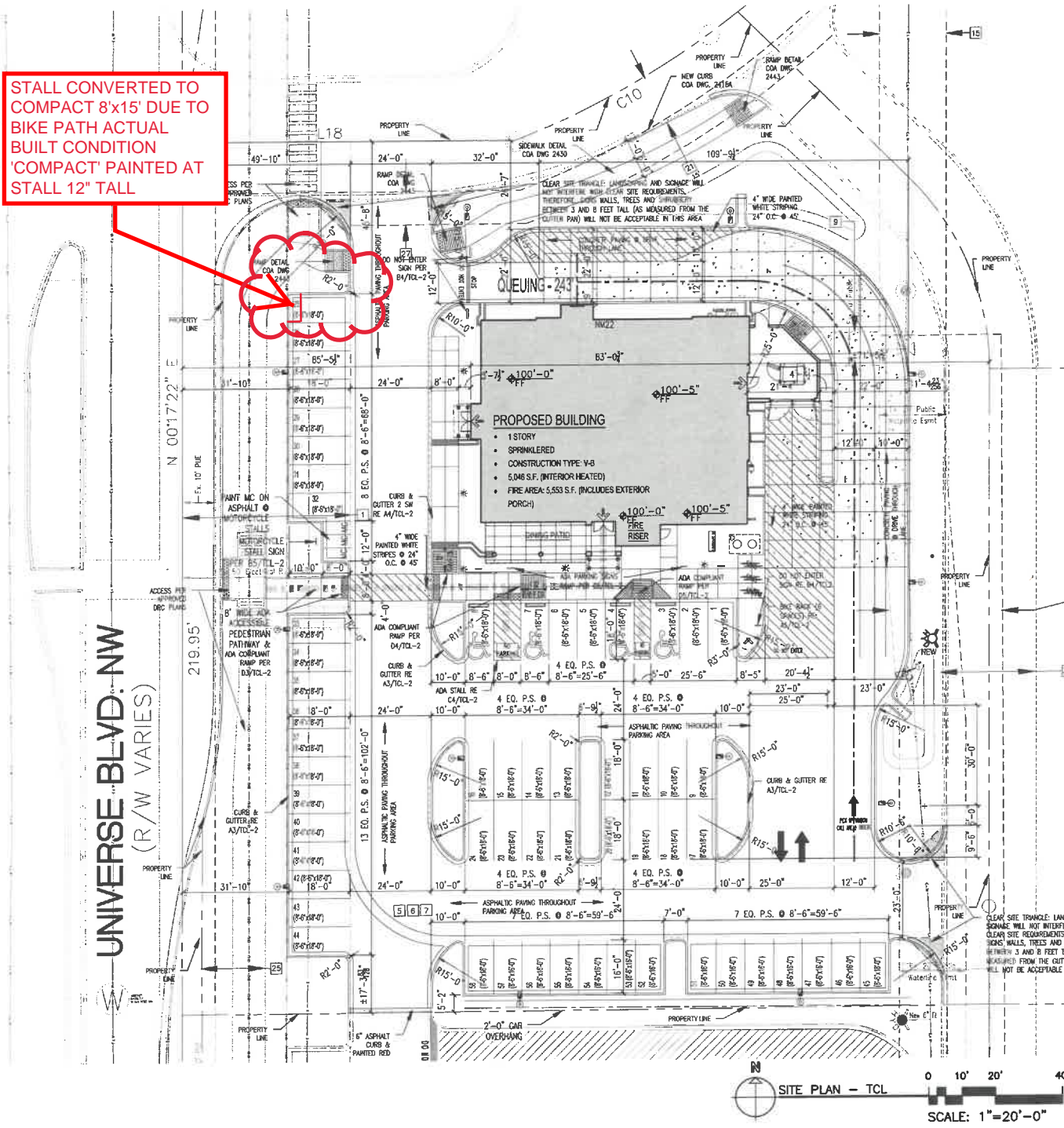


TRAFFIC CIRCULATION LAYOUT  
APPROVED  
11/19/21  
Date  
Signed

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

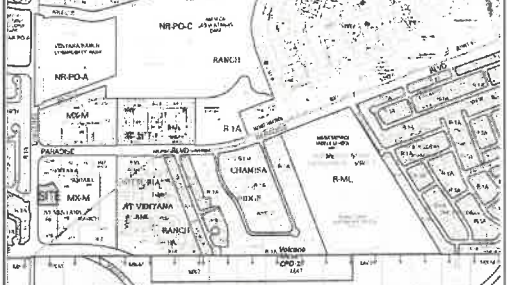
**ADA SITE NOTES**  
SIGNAGE (NIMC 1110.1 AND ANSI 502.7)  
• A VERTICAL SIGN IS CENTERED AT THE HEAD OF EACH PARKING SPACE.  
• CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH.  
• CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK 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	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 BATHY 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 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<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>



1/2

peter butterfield  
architect  
13013 Glenwood Hills Ct. 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  
△

B10-D003H

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

TCL-1  
November 17, 2021

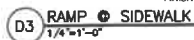


**TRAFFIC CIRCULATION LAYOUT**  
**APPROVED**

  
Signed \_\_\_\_\_

  
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



ME

## REVISIONS

B10-D003H

 $2/2$

# CITY OF ALBUQUERQUE



September 13, 2022

## CERTIFICATE OF COMPLETION AND ACCEPTANCE

Thomas D. Growney, Managing Member  
**Diamond Tail Realty, LLC**  
220 Fall Pippin Lane, Suite 203  
Asheville, NC 28803

RE: **Ventana Square**  
City Project Number: **670982**

Dear Thomas D. Growney:

This is to certify that the City of Albuquerque accepts the construction of the infrastructure provided in the Work Order Construction Plans, City Project No. **670982**. The work was completed pursuant to the required infrastructure listed in the Infrastructure Improvements Agreement (IIA) Procedure B, between **Diamond Tail Realty, LLC**, and the City of Albuquerque executed on **July 21, 2021**.

Please note that the title "Subdivision Improvements Agreement" and the word "Subdivider" which may have been used in the original agreements are respectively replaced with the title "Infrastructure Improvements Agreement" and the word "Developer". These changes have no substantive effect on this Certificate of Completion and Acceptance.

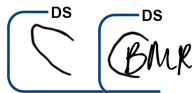
Having satisfied the requirements referenced above, the IIA and any associated Financial Guaranty, held by the City, can now be released. Any performance/ warranty bond and the indemnity and hold harmless provisions of the IIA in favor of the City shall remain in effect. The contractor's warranty period will begin **September 13, 2022** and is effective for a period of one (1) year.

Should you have any questions or issues regarding this project, please contact me at (505) 924-3997.

Sincerely,

DocuSigned by:  
  
C7E1CB5481E9486...

Shahab Biazar, P.E., City Engineer  
Development Review Services  
Planning Department  
City of Albuquerque



cc **Diamond Tail Realty, LLC** (e-mail)

Vincent Paul, DMD Maps & Records (e-mail)

Doug Rizor, DMD Street Maintenance (e-mail)

Stephen Woodall, DMD Street Maintenance (e-mail)

Tim Brown, DMD Traffic Operations (e-mail)

David G. Gutierrez, ABCWUA Utility Development (e-mail)

David Jaramillo, Maps & Records (e-mail)

Robert Nunez, DMD IT (e-mail)

Monica T. Gonzales ABCWUA GIS Coordinator (e-mail)

Maps@abcwua.org

City Project Number: **670982**