

# CITY OF ALBUQUERQUE



June 23, 2017

Farman Shimohammadi, PE.  
Greenbergfarrow  
19000 MacArthur Blvd. Suite 250  
Irving, CA 92612

**Re: AT&T, 10036 Coors Blvd. NW**  
**Request for Certificate of Occupancy- Transportation Development**  
Engineer's Stamp dated 3-25-16 (B13D014A)  
Certification dated 5-22-17

Dear Mr. Shimohammadi,

Based upon the information provided in your submittal received 5-24-17, 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 Monica Ortiz at (505) 924-3981 or me at (505)924-3630.

Albuquerque

Sincerely,

New Mexico 87103

Logan Patz  
Senior Engineer, Planning Dept.  
Development Review Services

www.cabq.gov

\xxx via: email  
C: CO Clerk, File

# CITY OF ALBUQUERQUE



May 25, 2017

Farman Shimohammadi, PE.  
Greenbergfarrow  
19000 MacArthur Blvd, Suite 250  
Irving, CA 92612

**Re: AT&T  
10036 Coors Blvd. Bypass NW  
30-Day Temporary Certificate of Occupancy- Transportation Development  
Engineer's Stamp dated 3-25-16 (B13D014A)  
Certification dated 5-22-17**

Dear Mr. Shimohammadi,

Based upon the information provided in your submittal received 5-24-17, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. 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:

1. Add Motorcycle parking sign.
2. 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 HC signs.

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to submittal. If you have any questions, please contact me at (505) 924-3991.

Sincerely,

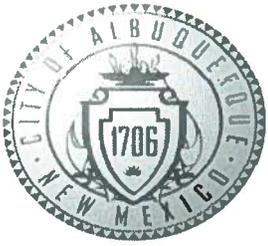
Racquel M. Michel, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

PO Box 1293

Albuquerque

New Mexico 87103

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



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: AT&T Building Permit #: T201691064 City Drainage #: B13D014A  
 DRB#: 96-496 & 16AA10021 EPC#: NA Work Order#: \_\_\_\_\_  
 Legal Description: Tract of land containing 19,989 sf or 0.4589 acres being all of Tract Lot C-7A-1 Cottonwood Mall, recorded on April 27, 2016, under Doc #2016038042  
 City Address: 10036 Coors Boulevard Bypass NW

Engineering Firm: GreenbergFarrow Contact: Mike Holmes  
 Address: 3333 S. Pinnacle Hills Parkway, Suite 520, Rogers, AR 72758  
 Phone#: 479-250-0346 Fax#: \_\_\_\_\_ E-mail: mholmes@greenbergfarrow.com

Owner: Tekin & Associates LLC c/o 10030 Coors Bypass LLC Contact: Mark Tekin  
 Address: 8036 Oak Point Drive, Frisco, TX 75034  
 Phone#: 214-960-9991 Fax#: 972-425-0031 E-mail: marktekin@gmail.com

Architect: GreenbergFarrow Contact: Erik Arellano  
 Address: 21 S. Evergreen Avenue, Suite 200, Arlington Heights, IL 60005  
 Phone#: 847-788-0676 Fax#: \_\_\_\_\_ E-mail: earellano@greenbergfarrow.com

Other Contact: Buffalo Construction Contact: Dick Hyslop  
 Address: \_\_\_\_\_  
 Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: dick.hyslop@buffaloconstruction.com

Check all that Apply:

- DEPARTMENT:  
 HYDROLOGY/ DRAINAGE  
 TRAFFIC/ TRANSPORTATION  
 MS4/ EROSION & SEDIMENT CONTROL

### CHECK 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  
 PRE-DESIGN MEETING  
 OTHER (SPECIFY) \_\_\_\_\_

- TYPE OF SUBMITTAL:  
 ENGINEER/ ARCHITECT CERTIFICATION  
 CONCEPTUAL G & D PLAN  
 GRADING PLAN  
 DRAINAGE MASTER PLAN  
 DRAINAGE REPORT  
 CLOMR/LOMR  
 TRAFFIC CIRCULATION LAYOUT (TCL)  
 TRAFFIC IMPACT STUDY (TIS)  
 EROSION & SEDIMENT CONTROL PLAN (ESC)  
 OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?:  Yes  No

DATE SUBMITTED: 5/22/17

By: FARMAN SHIRMOHAMMADI

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

# GreenbergFarrow

May 22, 2017

## TRAFFIC CERTIFICATION

I, Farman Shirmohammadi, NMPE OR NMRA 21307, OF THE FIRM GREENBERGFARROW, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 3/26/16. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY David Acosta OF THE FIRM Const. Survey Tech. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 5/22/17 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.

Shirmohammadi  
Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

5/22/17  
Date



EXISTING LEGEND:

- EXISTING STANDARD DUTY ASPHALT PAVEMENT
EXISTING HEAVY DUTY ASPHALT PAVEMENT
EXISTING LANDSCAPING TO REMAIN
PROPERTY LINE
EXISTING EASEMENT LINE
EXISTING PARKING STALL COUNT
EXISTING CONCRETE CURB AND GUTTER
EXISTING REVERSE PITCH CURB AND GUTTER
EXISTING CONCRETE BARRIER CURB
EXISTING CONCRETE WHEEL STOP
EXISTING STOP BAR
EXISTING STORM SEWER STRUCTURES
EXISTING SANITARY SEWER STRUCTURES
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING WATER METER
EXISTING BACKFLOW PREVENTION DEVICE WITH HOT BOX
EXISTING POST INDICATOR VALVE
EXISTING LIGHT POLE
EXISTING TRANSFORMER

PROPOSED LEGEND:

- PROPOSED PORTLAND CEMENT CONCRETE (PCC) SIDEWALK
PROPOSED LANDSCAPING
GENERAL SCOPE OF WORK LIMITS
PROPOSED CONCRETE WHEEL STOP
PROPOSED SIGN
PROPOSED BLOCK WALL
PROPOSED TRANSFORMER

SITE INFORMATION:

LEGAL DESCRIPTION
TRACT: C-7A
PARCEL ID: 1 013 065 441 312 10605
ZONING: SU-1 (SPECIAL USE DISTRICT)
RC SU (REGIONAL SHOPPING CENTER)

GROSS BUILDING AREA (GBA):
ORIGINALLY APPROVED (1996) 16,382 SF
PROPOSED:
AT&T BUILDING AREA: 4,400 SQ. FT.
TEXAS ROADHOUSE BUILDING AREA: 7,163 SQ. FT. (SEPARATE PERMIT)
11,563 SQ. FT.

TOTAL SITE AREA:
±76,190 SQ. FT.
±1.749 ACRES
GROSS F.A.R. (GBA/SITE AREA): 0.15

PHASING
THE PARKING/SITE WORK AND TEXAS ROADHOUSE RESTAURANT IS PHASE 1 (7,163 SQ.FT. BUILDING AND 76,190 SQ. FT. SITE).
THE AT&T RETAIL BUILDING IS PHASE 2 (4,400 SQ. FT.)

PARKING INFORMATION:

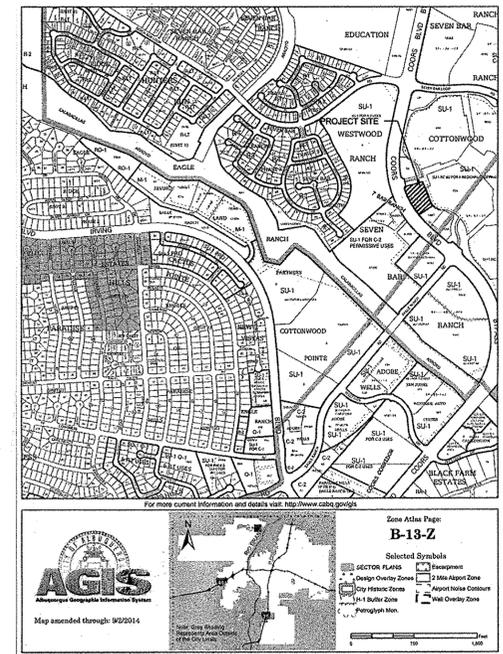
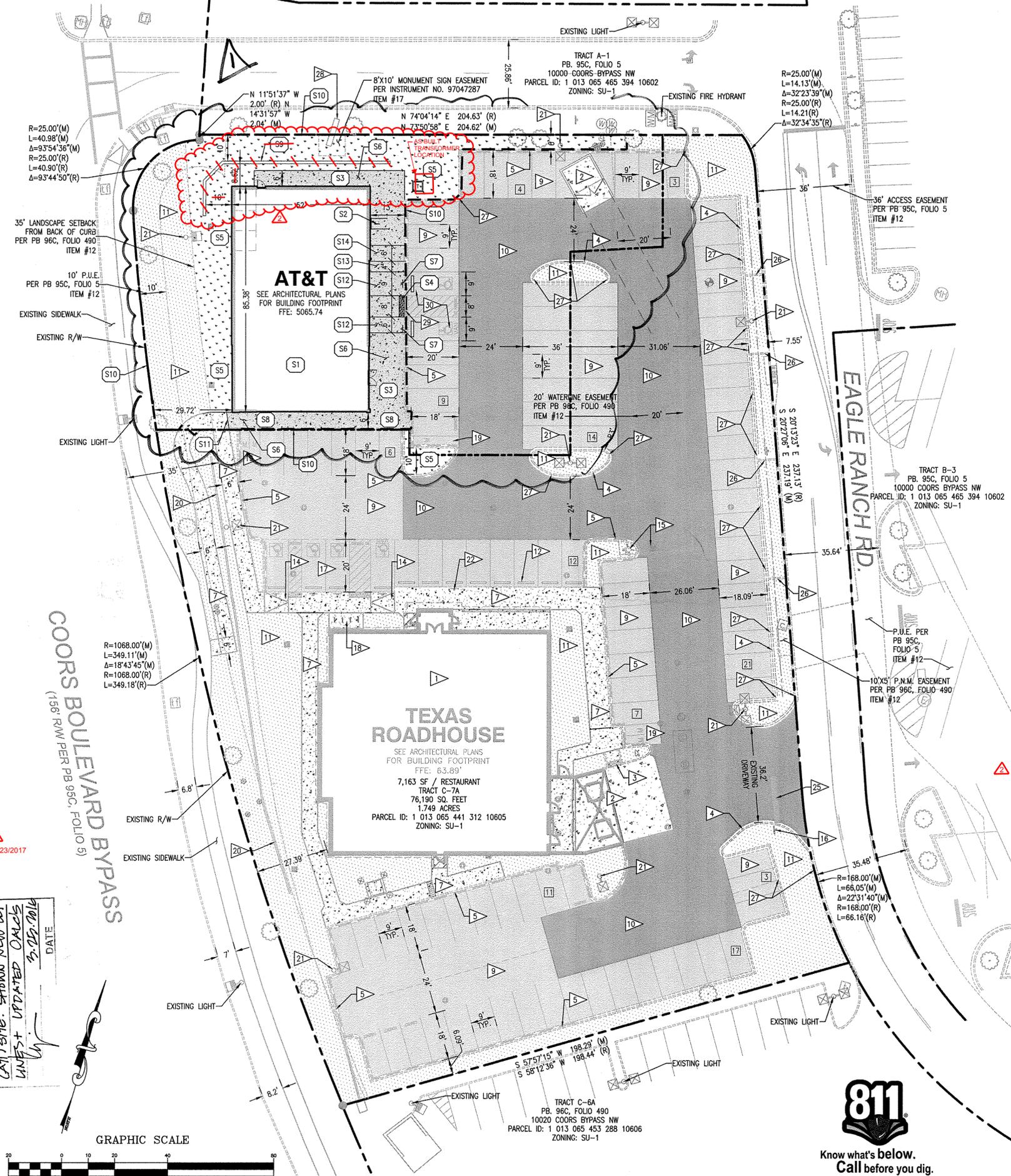
AT&T SITE REQUIRED
4,400 SF BUILDING (RETAIL - 1 SPACE PER 200 SF)
RETAIL 4,400 SF/200 = 22 SPACES
10% TRANSIT REDUCTION = 20 SPACES
1-25 PARKING SPACES = 1 HANDICAPPED SPACE (1 VAN)
1-25 PARKING SPACES = 1 MOTORCYCLE
1:20 AUTOMOBILE, (20/20) = 1 BICYCLE

PROVIDED
TOTAL SPACES = 22 SPACES
2 HANDICAPPED SPACES (1 VAN)
1 MOTORCYCLE
2 BICYCLE

TEXAS ROADHOUSE SITE REQUIRED
7,163 SF BUILDING (UNDER SEPARATE PERMIT)
(RESTAURANT W/ ALCOHOL SERVICE - 1 SPACE PER 3 SEATS)
281 SEATS / 3 SPACES = 94 SPACES
10% TRANSIT REDUCTION = 85 SPACES
51-100 PARKING SPACES = 4 HANDICAPPED SPACES (1 VAN)
51-100 PARKING SPACES = 3 MOTORCYCLE
1:20 AUTOMOBILE, (85/20) = 5 BICYCLE

PROVIDED
TOTAL SPACES = 85 SPACES
4 HANDICAPPED SPACES (1 VAN)
4 MOTORCYCLE
5 BICYCLE

ADMINISTRATIVE AMENDMENT
FILE # 10002 PROJECT # 1010104
REVISIONS TO RETAIL BLDG
LAYOUT SITE. SHOW NEW LOT
LINES + UPDATED CIRCLE
DATE 3-29-2016



GENERAL SHEET NOTES:

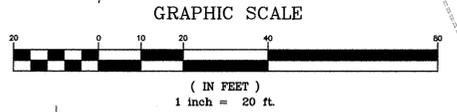
- 1. PARKING AREA SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS AND COA ZONING CODE
2. SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE, AND UTILITY INFORMATION.
3. SIGNS: SEE BUILDING ELEVATIONS FOR DESCRIPTION OF SIGNAGE ON BUILDING.
4. DIMENSIONS ARE TO FACE OF CURB, OR WALL OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
5. PEDESTRIAN ACCESS RAMPS WITHIN THE PUBLIC TOW WILL BE CONSTRUCTED PER COA STD DWG. #2426
6. ALL CURBS TO BE DESIGNED AND BUILT ACCORDING TO THE COA STANDARDS. CURBS WILL ALSO BE DESIGNED TO ALLOW WATER HARVESTING IN LANDSCAPE MEDIANS WHERE POSSIBLE TO REDUCE SURFACE RUN-OFF AND SUPPLEMENT IRRIGATION.
7. ALL FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE COA ZONING CODE, SECTION 14-16-3-9 AREA LIGHTING REGULATIONS.
8. LIGHTING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SUBJECT TO THE STANDARDS AND REVIEW OF PNM. UNLESS MAINTENANCE FOR RIGHT-OF-WAY LIGHTING IS THE FULL RESPONSIBILITY OF OTHER PARTIES.
9. LIGHTING DESIGN FOR PARKING AREAS SHALL BE LIGHTED TO PROVIDE FUNCTIONAL, ATTRACTIVE, AND UNIFIED LIGHTING THROUGHOUT THE LOT AND BE EXTINGUISHED ONE HOUR AFTER THE CLOSE OF BUSINESS, EXCEPT AS NEEDED TO PROVIDE FOR MINIMUM SECURITY LEVELS.
10. OWNER WILL BE RESPONSIBLE FOR THE PROPOSED/EXISTING LANDSCAPING IN THE RIGHT OF WAY.
11. EXISTING ENTRANCE RADIUS TAKEN FROM EXISTING SITE PLAN, NOT FIELD VERIFIED.

SITE KEY NOTES (PROPOSED):

- S1 PROPOSED AT&T BUILDING (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
S2 PROPOSED BIKE RACK. SEE DETAIL SHEET 6.
S3 PROPOSED 5" CONCRETE SIDEWALK. SEE DETAIL SHEET 5.
S4 PROPOSED DETECTABLE WARNING PLATE. SEE DETAIL SHEET 5.
S5 PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
S6 PROPOSED ADA PATH OF TRAVEL
S7 PROPOSED HANDICAP ACCESSIBLE PARKING SIGN PER LOCAL CODE. SEE DETAIL SHEET 5.
S8 PROPOSED MONOLITHIC CONCRETE CURB AND SIDEWALK. SEE DETAIL SHEET 5.
S9 PROPOSED RETAINING WALL. SEE DETAIL SHEET 6.
S10 GENERAL SCOPE OF WORK LIMITS. SCOPE MAY INCLUDE ITEMS OUTSIDE GENERAL LIMITS OR EXCLUDE ITEMS WITHIN. SEE KET NOTES ON PLAN FOR ADDITIONAL INFORMATION.
S11 CONNECT PROPOSED SIDEWALK TO EXISTING
S12 PROPOSED HANDICAP ACCESSIBLE CURB RAMP AT 12:1 MAXIMUM SLOPE PER LOCAL CODES. SEE DETAIL SHEET 5.
S13 PROPOSED 4" HANDICAP ACCESSIBLE LANDING (2% MAX CROSS SLOPE IN ALL DIRECTIONS)
S14 PROPOSED PEDESTRIAN RAMP (4.9% MAX LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE)

SITE KEY NOTES (EXISTING):

- 1 EXISTING TEXAS ROADHOUSE BUILDING TO REMAIN. PROTECT IN PLACE
2 EXISTING TRASH ENCLOSURE TO REMAIN. PROTECT IN PLACE
3 EXISTING HANDICAP ACCESSIBLE LOADING/DELIVERY RAMP TO REMAIN. PROTECT IN PLACE
4 EXISTING CURB AND GUTTER TO REMAIN. PROTECT IN PLACE
5 EXISTING REVERSE PITCH CURB AND CUTTER TO REMAIN. PROTECT IN PLACE
6 EXISTING CONCRETE BARRIER CURB TO REMAIN. PROTECT IN PLACE
7 EXISTING SIDEWALK TO REMAIN. PROTECT IN PLACE
8 EXISTING BLOCK RETAINING WALL TO REMAIN. PROTECT IN PLACE
9 EXISTING ASPHALT PAVEMENT AND PARKING AREA TO REMAIN. PROTECT IN PLACE
10 EXISTING HEAVY DUTY ASPHALT PAVEMENT TO REMAIN. PROTECT IN PLACE
11 EXISTING LANDSCAPE AREA TO REMAIN. PROTECT IN PLACE
12 EXISTING CONCRETE WHEEL STOPS TO REMAIN. PROTECT IN PLACE
13 EXISTING HANDICAP ACCESSIBLE PARKING SIGN TO REMAIN. PROTECT IN PLACE
14 EXISTING HANDICAP ACCESSIBLE CURB RAMP TO REMAIN. PROTECT IN PLACE
15 EXISTING FIRE HYDRANT AND 6" AUXILIARY VALVE TO REMAIN. PROTECT IN PLACE
16 EXISTING STOP SIGN TO REMAIN. PROTECT IN PLACE
17 EXISTING HANDICAP ACCESSIBLE PARKING STALL TO REMAIN. PROTECT IN PLACE
18 EXISTING BIKE RACKS TO REMAIN. PROTECT IN PLACE
19 EXISTING MOTORCYCLE PARKING TO REMAIN. PROTECT IN PLACE
20 EXISTING BLOCK RETAINING WALL TO REMAIN. PROTECT IN PLACE
21 EXISTING LIGHT POLE TO REMAIN. PROTECT IN PLACE
22 EXISTING VETERAN PARKING SIGN TO REMAIN. PROTECT IN PLACE
23 EXISTING 1" WIDE CURB CUT TO REMAIN. PROTECT IN PLACE
24 NOT USED
25 EXISTING 24" WIDE WHITE STRIPE (STOP BAR) TO REMAIN. PROTECT IN PLACE
26 EXISTING 12" wide x 30" HIGH CONCRETE BARRIER CURB WALL TO REMAIN. PROTECT IN PLACE
27 EXISTING 1" WIDE CURB CUT TO REMAIN. PROTECT IN PLACE
28 EXISTING MONUMENT SIGN TO REMAIN. PROTECT IN PLACE
29 EXISTING DEPRESSED CONCRETE CURB TO REMAIN. PROTECT IN PLACE
30 EXISTING ACCESSIBLE PARKING SPACES TO REMAIN. PROTECT IN PLACE



Know what's below. Call before you dig.