

# CITY OF ALBUQUERQUE



March 30, 2017

James C Lewis  
904 Princeton SE  
Albuquerque, NM 87106

**Re: Taco Cabana**  
**10200 Coors Blvd NW**  
**Traffic Circulation Layout**  
Architect's Stamp 03-13-17 (B13-D025)

Dear Mr. Lewis,

Based upon the information provided in your submittal received 03-14-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Per the zoning code, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. How will pedestrians in wheelchairs get to the building from the path? It looks like a ramp may be missing from the building side.
2. At the end of the Drive Through it is showing an isle of 22.85'. This should be 24' because of the parking on both sides and two-way traffic. You may consider shrinking the parking stalls on the east side to 16' allowing the cars to hang over the landscaping area by 2'.
3. The ADA curb ramps off 7 Bar Loop should be updated with Detectable Warning Surfaces or Truncated Domes.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) at time of resubmittal. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Logan Patz  
Senior Engineer, Planning Dept.  
Development Review Services

LWP via: email  
C: File



# City of Albuquerque

Planning Department  
Development & Building Services Division

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

Project Title: **Taco Cabana @ Cottonwood** Building Permit #: \_\_\_\_\_ City Drainage #: **B13D025**  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: **Tract M1A3 Plat of tracts M-1-A, M-1-A-2, & M-1-A-3 Seven Ranch (Being a replat of TR M-1-A, of Seven Bar Ranch**  
City Address: **10200 Coors Boulevard Bypass NW, Albuquerque, NM, 87114**

Engineering Firm: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Owner: **Mary & Mel Sloan** Contact: \_\_\_\_\_  
Address: **6270 Elk View Road, Larkspur, Colorado, 80118**  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: **mmsloan3@gmail.com**

Architect: **James C Lewis** Contact: \_\_\_\_\_  
Address: **904 Princeton SE**  
Phone#: **505-247-1529** Fax#: \_\_\_\_\_ E-mail: **gdi@mac.com**

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

**DEPARTMENT:**

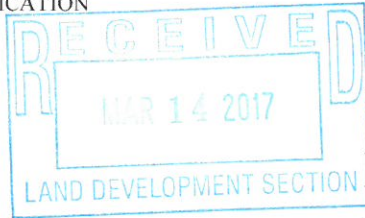
- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION
- MS4/ EROSION & SEDIMENT CONTROL

**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



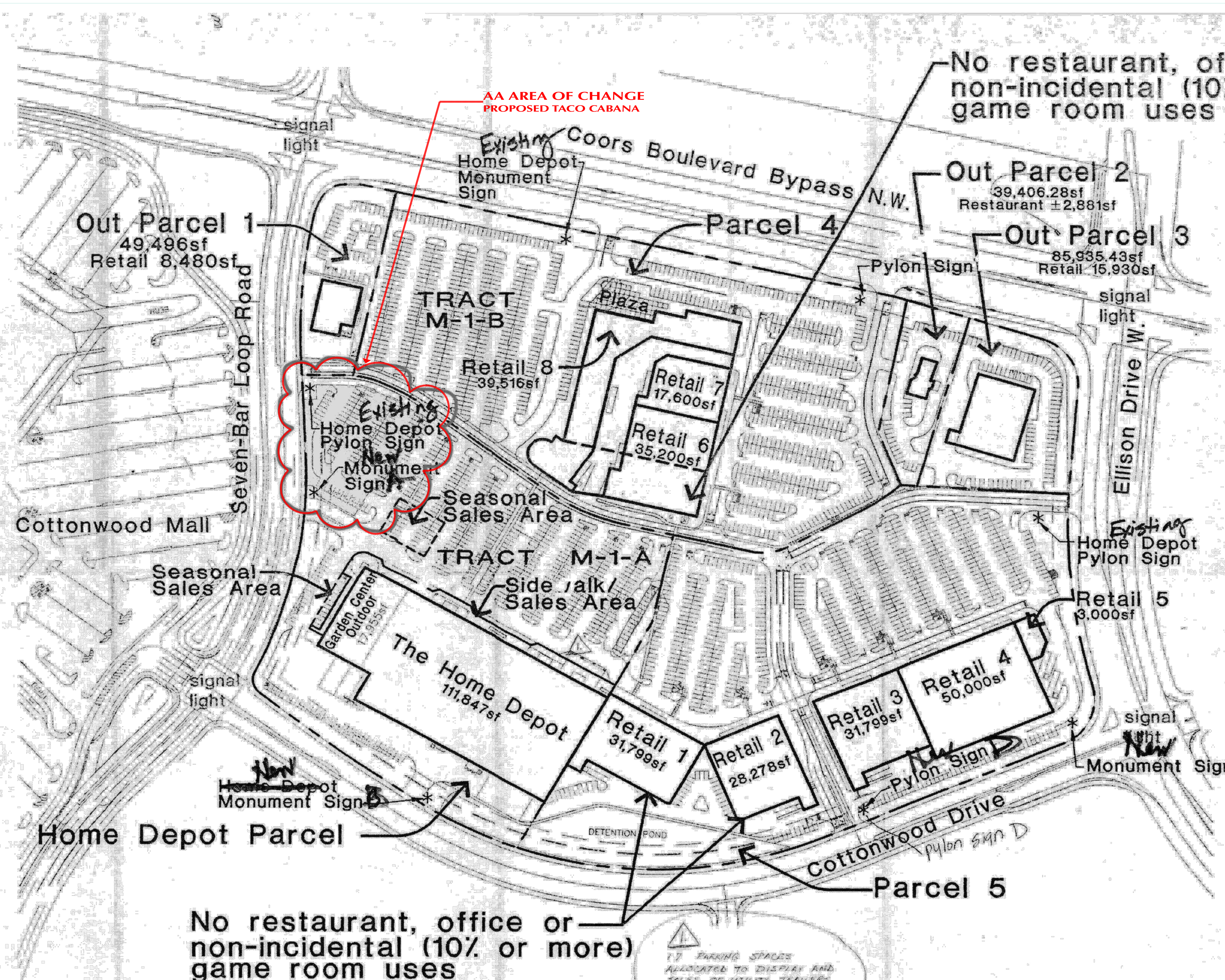
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?:  Yes  No

DATE SUBMITTED: **03/14/17** By: **James C Lewis**

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

This is the most recent Site Plan for Administrative Amendment.  
It is for reference only.



**Summary Tract M-1-A**

Site Area 490,743sf - 11.2659 acres  
 The Home Depot 111,847sf  
 Garden Center Outdoor 17,955sf  
 Total Area 129,802sf

**Summary Tract M-1-B**

Site Area 1,320,586.3sf - 30.32 acres  
 Out Parcel One 49,496sf  
 Out Parcel Two 39,406.28sf  
 Out Parcel Three 85,933.72sf

**Retail Site Area 1,145,850.4sf - 26.30 acres**

Detention Pond 60,064sf  
 Net Site Area 1,085,786.4sf - 24.93 acres

Retail 1 31,799sf  
 Retail 2 28,278sf  
 Retail 3 31,799sf  
 Retail 4 50,000sf  
 Retail 5 3,000sf  
 Retail 6 35,200sf  
 Retail 7 17,600sf  
 Retail 8 39,519sf

Total Retail 237,192sf  
 Parking Required 1,186 cars • 5/1,000sf  
 Parking Shown 1,435 cars

**1001445**

**ADMINISTRATIVE AMENDMENT**

File: CDDA-1122 Project # 1001445

17 parking spaces for use as sales and display area for trailers.

*Lucretia* 30 Aug 06

APPROVED BY

Bohannon + Houston  
 Courtney One  
 7500 REEFERON RD  
 ALBUQUERQUE  
 NEW MEXICO 87105  
 ARCHITECTS PLANNERS PROFESSIONALISTS  
 SURVEYORS LANDSCAPE ARCHITECTS

Project: 97160.B.01  
 File: EXH-1-2.dwg  
 Date: 05/28/97  
 Scale: 1"=100'

0 25 50 100 150 200 300 400  
 (IN FEET)  
 1 INCH = 100 FT.

**The Plaza at Cottonwood**  
 Albuquerque, New Mexico

A Project of:  
**HUNT BUILDING CORPORATION**  
 4401 North Mesa, Suite 201 Coventry Park West  
 El Paso, Texas 79902  
 (915) 833-1122 fax (915) 833-1172

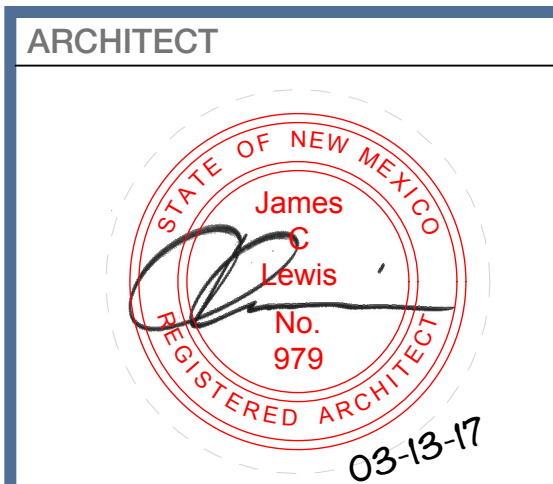
PARTNER'S IN ARCHITECTURE  
 8603 WINTEROCK TR. STE 200  
 DALLAS, TEXAS 75228  
 214 340-1274 (in TX 340-1728)

North

**SDP**

James C Lewis • Architect

General Design, Inc.  
 904 Princeton Drive SE  
 Albuquerque • NM • 87106  
 (505) 247-1529 • gdi@mac.com  
 Architecture & Planning



**CONSULTANT**

03-13-17

**REVISIONS**

#	Date	Description

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**1608**

**Taco Cabana @ Cottonwood**

10200 Coors Blvd Bypass NW  
 Albuquerque • New Mexico • 87114

Taco Cabana  
 6270 Elk View Rd.  
 Larspur • Colorado • 80118

James C Lewis  
 505-247-1529  
 gdi@mac.com

**Previously Approved SDP**

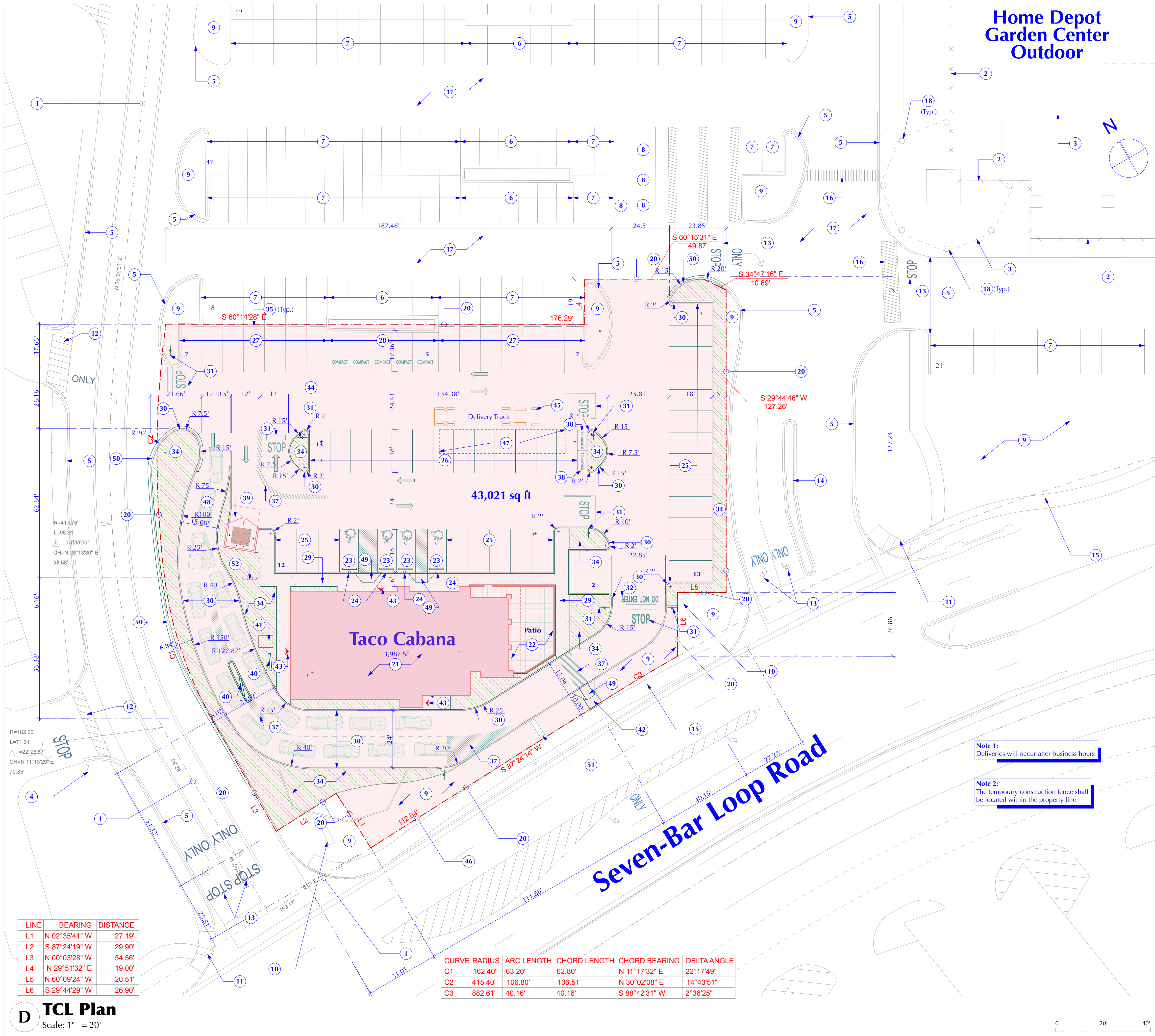
SHEET  
**G-102**  
 2 OF 10

**EXHIBIT 1  
 PARCELS & BUILDING ENVELOPES**

**PROJECT # 1007502**

Volumes/GDI - SERVER/jca-A JOBS/1608 TC | Cottonwood - Planning Docs/1608 TC-PRT-005 TCL-Submittal.pn

Volumes/GDI - SERVER/jc-A JOBS/1608 TC - PRT-005 TCL Submittal.pln



LINE	BEARING	DISTANCE
L1	N 02°35'41" W	27.19'
L2	S 87°24'19" W	29.90'
L3	N 00°03'28" W	54.56'
L4	N 29°51'32" E	19.00'
L5	N 60°09'24" W	20.51'
L6	S 29°44'29" W	26.90'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	162.40'	63.20'	62.80'	N 11°17'32" E	22°17'49"
C2	415.40'	106.80'	106.51'	N 30°02'08" E	14°43'51"
C3	882.61'	40.16'	40.16'	S 88°42'31" W	2°36'25"

**D TCL Plan**  
Scale: 1" = 20'

### Home Depot Garden Center Outdoor

### Taco Cabana Parking Calculations

Proposed New Outlot 0.98 AC = 42,984 SF

**Taco Cabana Summary:**

TC Restaurant Building	=	3,987 SF
TC Restaurant Patio	=	734 SF
<b>Total</b>	=	<b>4,721 SF</b>

- Parking**
- Required by COA code 1/4: = 34 stalls
  - 1/3" (compact spaces) provided = 5 spaces (existing)
  - Total HC Parking Provided = 2 spaces
  - Total Van Parking Provided = 2 spaces
  - **Total Parking Provided** = 59 spaces
  - Motorcycle Provided = 2 spaces

### Keyed Notes

- Existing property line
- Existing fence for outdoor Home Depot Garden Center
- Existing covered area
- Existing traffic sign
- Existing curb
- Existing small parking spaces
- Existing parking spaces
- Existing temporary shed structures
- Existing landscaping area shall remain - See landscaping plan
- Existing monument sign
- Existing public ramp
- Existing striped area
- Existing stop and only direction painted on road
- Existing median
- Existing public sidewalk
- Existing pedestrian connection
- Existing paving
- Existing exterior columns for Home Depot Entrance
- Not used
- Proposed property line
- Proposed Taco Cabana building
- Proposed patio area
- Proposed 8'-0"x18'-0" HC parking spaces
- Proposed HC pole sign
- Proposed 9'-0"x18'-0" parking spaces
- Proposed 8'-8" x 18'-0" parking spaces
- Existing 9'-0"x19'-0" parking spaces in Taco Cabana property shall be re-painted as needed
- Existing 9'-0"x16'-5" compact parking spaces in Taco Cabana property shall be re-painted as needed
- Proposed 6'-0" sidewalk
- Proposed curb 6" unless otherwise noted
- Proposed stop bar/ stop sign
- Do Not Enter painted sign
- Proposed landscaping area
- Proposed wheel stops
- Not used
- Proposed striped area
- Proposed motorcycle parking spaces
- Proposed trash enclosure
- Drive thru menu board location
- Grease trap location
- Proposed ADA pathway to right-of-way
- Entrance
- Garbage truck access
- Delivery unloading area- See note 1. Truck path based on WB-40 -See detail on sheet C-501 Site Details
- Temporary construction fence -See note 2
- Staging Area
- Drive-thru lanes - 10 cars in one lane and 11 cars in another lane are being shown
- ADA Ramp - See sheet C-501 Site Details
- Proposed 8" curb and gutter. Match existing adjacent curb and gutter
- Proposed new monument sign for Taco Cabana half way between existing signs - See sheet C-501 Site Details
- Proposed location of bicycle rack

**Note 1:**  
Deliveries will occur after business hours

**Note 2:**  
The temporary construction fence shall be located within the property line.

**SDP**

James C Lewis • Architect

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Architecture & Planning

ARCHITECT

CONSULTANT

03-13-17

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**TCL Plan**

SHEET

**C-102**

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