

CITY OF ALBUQUERQUE



June 24, 2019

Roger Cinelli, RA
Roger Cinelli & Associates Inc.
2418 Manuel Torres Ln. NW
Albuquerque, NM 87107

Re: Restaurant Remodel & Addition
10,000 Coors Blvd NW
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 9-17-18 (B14D004D)
Certification dated 6-21-19

Dear Mr. Cinelli

Based upon the information provided in your submittal received 6-21-19, Transportation Development will issue 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.

PO Box 1293

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

Albuquerque

1. Please label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space. (5 Stalls measured 15 foot in length. See attached plan for locations)
2. Please send photos of corrections to epgomez@cabq.gov for release of final CO.

NM 87103

If you have any questions, please contact me at (505) 924-3981.

www.cabq.gov

Sincerely,

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

ADMINISTRATIVE AMENDMENT
FILE # 51-2018 PROJECT # 1000343
4,300 SF addition; new awnings, parapet,
metal roofing, facade design, signage,
Landscape to be reestablished
APPROVED BY *RB* DATE 17 Sept 2018

ADMINISTRATIVE AMENDMENT FOR
SITE PLAN AND EXTERIOR ELEVATION CHANGES FOR
10,001 COORS BLVD NW
ALBUQUERQUE, NEW MEXICO
PROJECT # 1000343
Z-84-113-1

TOKYO HANA RESTAURANT REMODEL ADDITION
10,001 COORS BLVD. N.W.
ALBUQUERQUE, NEW MEXICO

CODE SUMMARY - AA101

LEGAL DESCRIPTION

TRACT C-4 REPLAT OF TRACTS H-1 & H-2 SEVEN BAR RANCH NOW COMPRISING
COTTONWOOD MALL CONT. 1.5435 AC M/L

SITE DEVELOPMENT PROJECT #S:

1000343
Z-84-113-1

DESIGN GUIDELINES

NONE

ZONING CLASSIFICATION

MX-M
CHARACTER PROTECTION OVERLAY ZONE CPO-2

OCCUPANCY TYPES:

A2 RESTAURANT

BUILDING HEATED AREA SQUARE FOOTAGE

TOTAL EXISTING HEATED BUILDING AREA	6,426 SF
TOTAL NEW DINING PATIO ADDITION	1304 SF
TOTAL	7730 S.F.

NEW DINING ROOM ADDITION SHALL TAKE PLACE AT FORMER SITE DEVELOPMENT
APPROVED OUTDOOR DINING PATIO (952 SF +/-). ADDITION SHALL ALSO DISPLACE
MINOR LANDSCAPE AREA ADJACENT TO WALLED SERVICE YARD.

TRANSPORTATION DEVELOPMENT

OTHER THAN THE ADDITION OF (3) MOTORCYCLE PARKING SPACES, PARKING LAYOUT
DOES NOT CHANGE.
CURRENT PARKING IS ADEQUATE FOR ADDITIONAL SEATING (45 SEATS).

LANDSCAPING

SITE DEVELOPMENT LANDSCAPE PLAN BUILDING AREA = 8208 SQUARE FEET
(INCLUDES SERVICE YARD, OUTDOOR DINING AREA AND PORTICOS)

SITE DEVELOPMENT LANDSCAPE PLAN NET LOT AREA = 58,227 SQUARE FEET
(INCLUDES SERVICE YARD, OUTDOOR DINING AREA AND PORTICOS)

AREA OF ADDITION BEYOND FORMER OUTDOOR DINING PATIO = 344 SQUARE FEET

AREA OF DISPLACED LANDSCAPE AREA = 328 SQUARE FEET

SITE DEVELOPMENT LANDSCAPE PLAN REQUIRED 15% OF NET LOT AREA = 8,753
SQUARE FEET

SITE DEVELOPMENT LANDSCAPE PLAN PROVIDED LANDSCAPING = 17,365 SQUARE
FEET

PROVIDED LANDSCAPING LESS DISPLACED = 17,365 - 328 = 17,037 SQUARE FEET

17,037 SQUARE FEET. EXCEEDS 8,753 SQUARE FEET - LANDSCAPING **COMPLIES**

LANDSCAPING ALONG COORS BOULEVARD AND COORS BYPASS SHALL SHIELD
VIEW OF PARKING LOT AS PER CPO-2 3-4(C)(5)(c)

PARKING SPACES - GROSS FLOOR AREA EXPANSION PER 5-5(B)(1)(B) IDO

344 SQUARE FEET IS 5.35% OF EXISTING PRIMARY BUILDING
5.35-25% THEREFORE **COMPLIES**

REQUIRED PARKING SPACES AS PER TABLE 5-5-1 OF IDO: 8 PARKING SPACES PER 1000
SQUARE FOOT GROSS FLOOR AREA (GFA)

7730 SF GFA/1000 = 8
8 X 8 = 64 PARKING SPACES REQUIRED

HANDICAP PARKING AS PER SECTION 1106 NMCBC

64 PARKING SPACES REQUIRED - (4) ACCESSIBLE INCLUDING (1) VAN ACCESSIBLE
(5) ACCESSIBLE SPACES + (1) VAN ACCESSIBLE PROVIDED

PARKING SPACE TALLY

COMPACT CAR SPACES 7'-6" X 15'	5
STANDARD 9' X 18' PARKING SPACES	104
HANDICAP PARKING	5
HANDICAP VAN SPACES	1

TOTAL PARKING PROVIDED 115 PARKING SPACES

115 > 64 **COMPLIES**

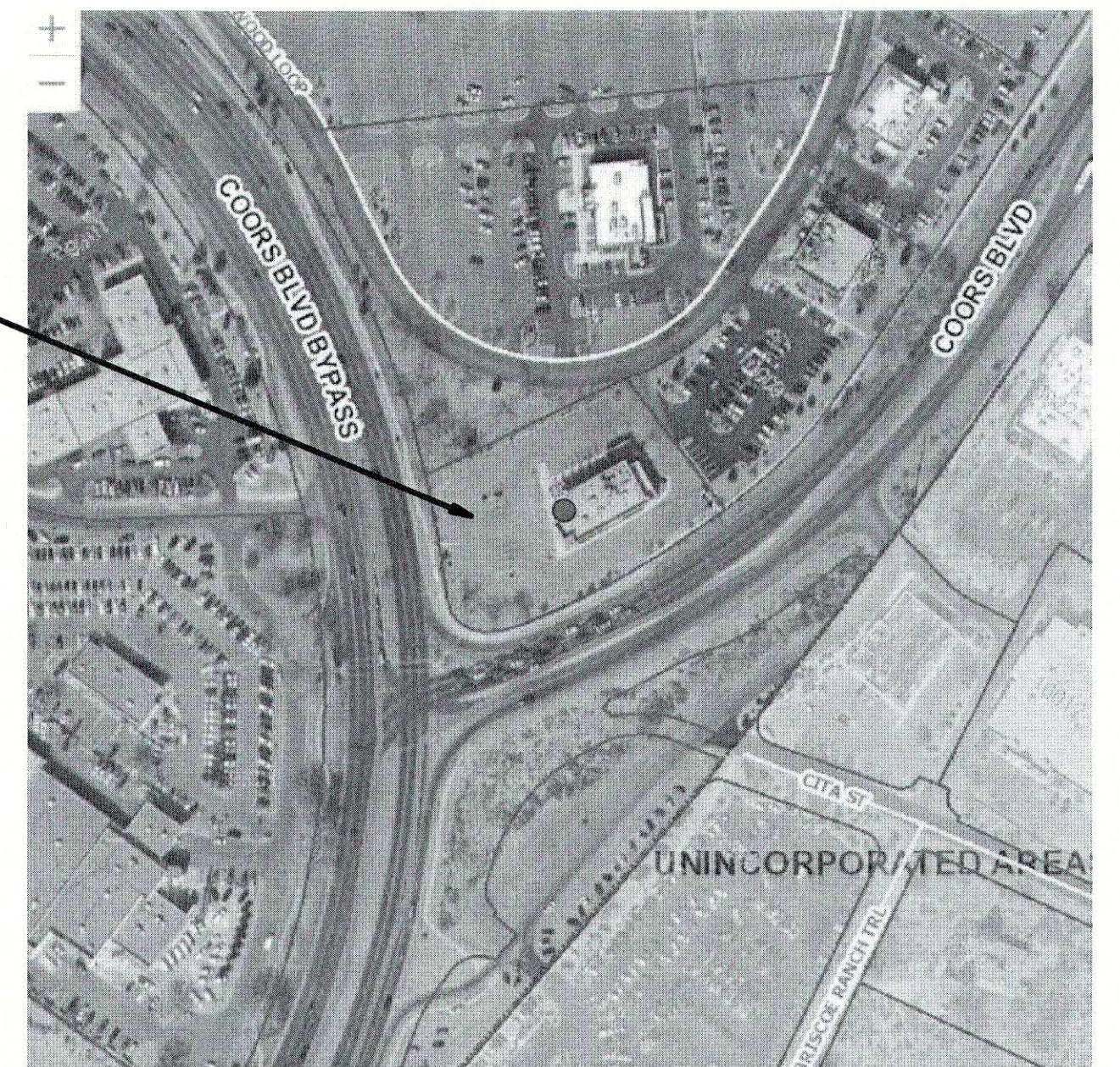
MOTORCYCLE PARKING AS PER 5-5-4 OF IDO

NEW MOTORCYCLE PARKING WITH WALL MOUNTED SIGNAGE TO REPLACE (2) PARKING
SPACES

3) MOTORCYCLE SPACES REQUIRED
(3) 4' X 8' MOTORCYCLE SPACES PROVIDED **COMPLIES**

BICYCLE PARKING AS PER 5-5-5 OF IDO

REQUIRED PARKING = 64 SPACES
.10 X 64 = (7) BICYCLE PARKING SPACES REQUIRED
(7) BICYCLE PARKING SPACES PROVIDED **COMPLIES**



VICINITY MAP

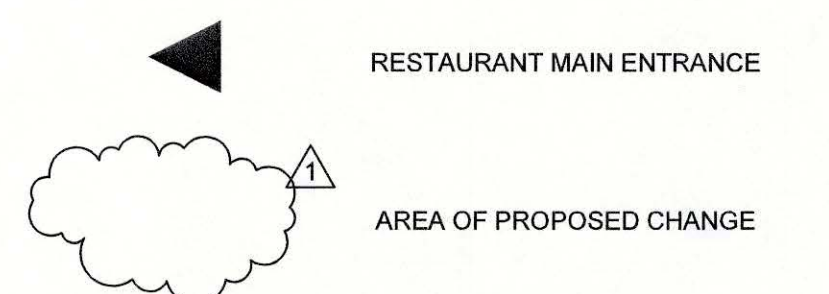
Scale: NOT TO SCALE

B-14-Z

SHEET KEYED NOTES AA101

- EXISTING DRIVES AND PARKING SHALL BE RESTRIPTED.
- REPLACE (2) PARKING SPACES WITH (3) MOTORCYCLE PARKING SPACES - 4' X 8' EACH WITH POLE MOUNTED MOTORCYCLE PARKING SIGNAGE
- NEW PIV REQUIRED BY FIRE DEPARTMENT
- NEW ILLUMINATED AWNINGS
- FIRE HYDRANT
- LANDSCAPING TO BE REINTRODUCED - HILLTOP LANDSCAPING
- NEW BIKE RACK FOR (7) BICYCLES PER 5-5-5 OF THE IDO
- REPLACE EXISTING 20' POLE MOUNTED LIGHT FIXTURE - NEW FIXTURE TO BE HOODED FIXTURE TO COMPLY WITH COA NIGHT SKY ORDINANCE - TYP. OF (9)

LEGEND

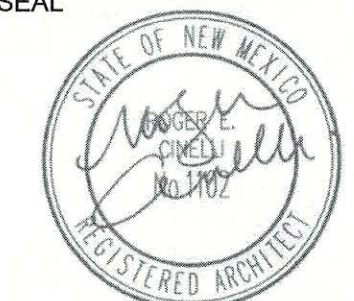


Cinelli / Roger Cinelli & Assoc.
ARCHITECTS 2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

PROJECT TITLE:
**RESTAURANT REMODEL
FOR CAIGUI ZHU
10,001 COORS BLVD NW
ALBUQUERQUE, NEW MEXICO**

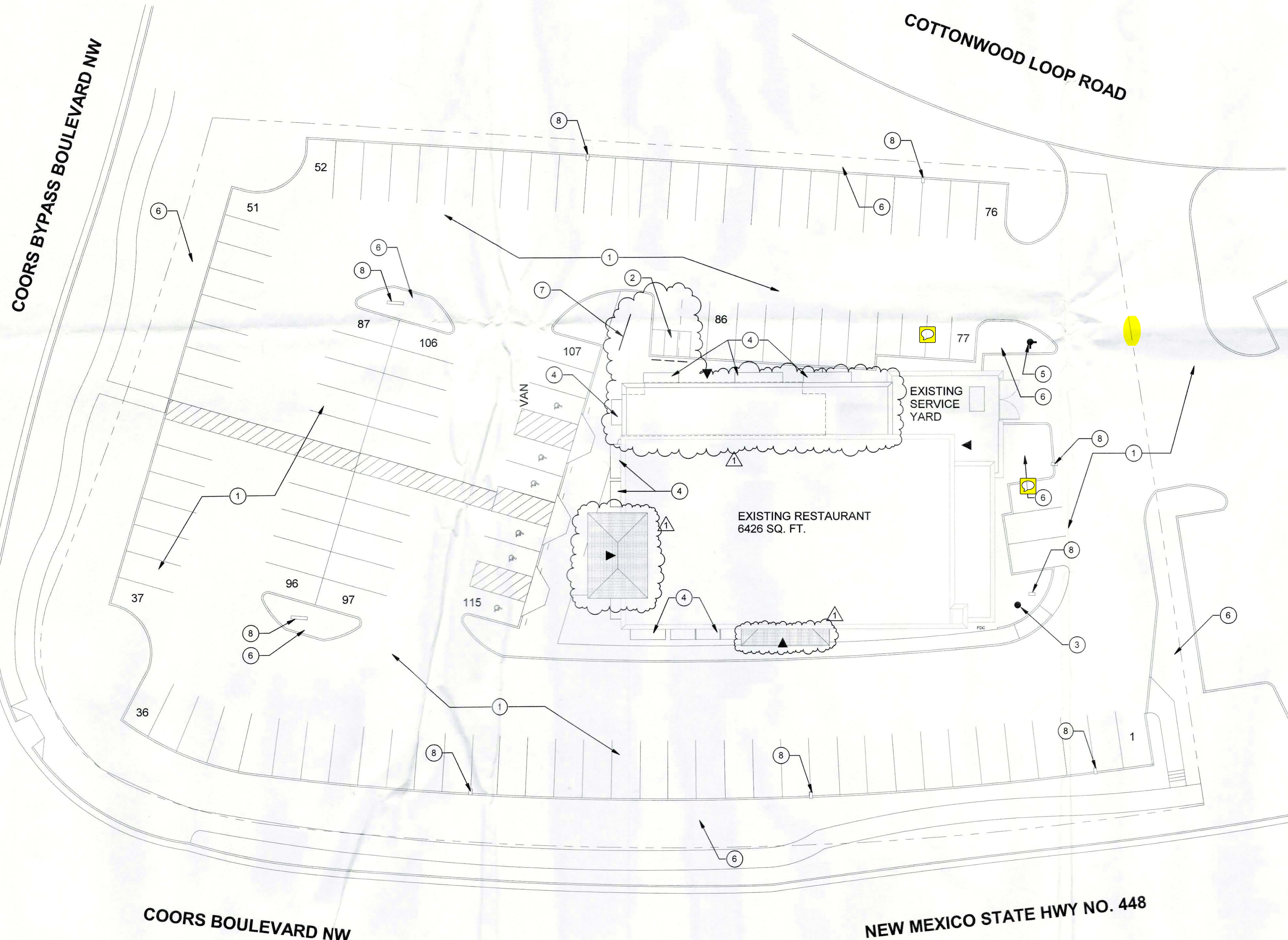
DRAWING TITLE:
**AMENDED SITE DEVELOPMENT
PLAN**

SEAL DATE AUG 2018 PROJECT NO. CAI
DRAWING NO.



AA101

08/20/18



COORS BOULEVARD NW

NEW MEXICO STATE HWY NO. 448

1 AMENDED SITE DEV. PLAN
Scale: 1" = 20'-0"

Cinelli

ARCHITECTS

OFFICE (505) 243-8211 FAX (505) 243-8196

ROGER CINELLI & ASSOCIATES, INC. 2418 MANUEL TORRES LANE N.W. ALBUQUERQUE, NEW MEXICO 87107

6/21/19

CITY OF ALBUQUERQUE
TRANSPORTATION DEVELOPMENT SECTION
PLAZA DEL SOL BUILDING
600 2ND STREET N.W.
ALBUQUERQUE, NEW MEXICO 87102

RE: TOKYO HANA RESTAURANT - 6500 SF +/- RESTAURANT REMODEL PLUS 1300 SF +/- NEW DINING ROOM ADDITION – **ADMINISTRATIVE AMENDMENT FILE # 51-2018 00137 – PROJECT # PR 2018 001544 - PARKING LAYOUT CERTIFICATION FOR CO - 10,001 COORS BOULEVARD NW, ALBUQUERQUE, NEW MEXICO**

DEAR SIRs,

I, ROGER CINELLI, NMRA 1102, OF THE FIRM, ROGER CINELLI & ASSOCIATES INC, HEREBY CERTIFY THAT SUBJECT PARKING LOT LAYOUT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE ADMINISTRATIVE AMENDMENT APPROVED PLAN, APPROVED 9/17/2018 BY MR. RUSSELL BRITO.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JUNE 20, 2019.

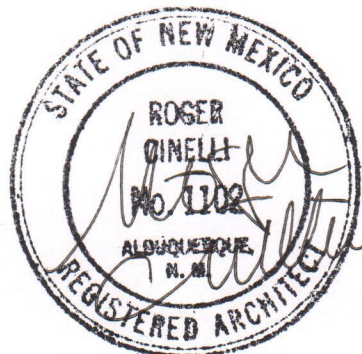
THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY. I POINTED OUT SOME ABSENCES, BUT ALL OF THEM HAVE BEEN COMPLETED ON 6/21/19.

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.

SINCERELY,


ROGER CINELLI, ARCHITECT

6/21/19
DATE



6-21-19



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: RESTAURANT REMODEL & ADDITION **Building Permit #:** 2018-34157 **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: TRACT C-4 REPLAT OF TRACTS H-1 & H-2 SEVEN BAR RANCH NOW COMPRISING CONTONWOOD MALL
City Address: 10,001 COORS BLVD. N.W.

Applicant: ROGER CINELLI & ASSOCIATES INC **Contact:** ROGER
Address: 2418 MANUEL TORRES LN N.W.
Phone#: 505-243-8211 **Fax#:** 505-243-8196 **E-mail:** rcinelli@q.com

Owner: CAIGUI ZHU **Contact:** CAIGUI
Address: 10,100 COORS BLVD. N.W.
Phone#: 646-270-0969 OR 505-710-4783 **Fax#:** _____ **E-mail:** pingchen@aol.com

TYPE OF SUBMITTAL: _____ PLAT (____ # OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: ☒ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ 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: 6/21/19 **By:** ROGER CINELLI

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____