CITY OF ALBUQUERQUE



Planning Department Transportation Development Services

December 12, 2014

Yolanda Padilla Moyer, P.E. Bohannan Huston Inc. 7500 Jefferson NE Albuquerque, NM 87109

Re: Bubba's 33 Restaurant,

Certificate of Occupancy- Transportation Development

Engineer's Stamp dated 06-25-14 (F17-D006A)

Certification dated 12-10-14

Dear Ms. Moyer:

Based upon the information provided in your submittal received 12-11-14, the Transportation Development has no objection to the issuance of a <u>Permanent Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>Permanent Certificate of Occupancy</u> to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505) 924-3924.

PO Box 1293

Sincerely,

Albuquerque

Jeanne Wolfenbarger, P.E.

Senior Engineer, Planning Dept.

New Mexico 87103 Development Review Services

C:

CO Clerk

www.cabq.gov

File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 12/2005)

PROJECT TITLE: <u>BUBBA'S 33 RESTAURANT GRADI</u> ZONE MAP/DRG. FILE # <u>F-17-Z</u>	,
ZONE MAP/DRG. FILE #F-17-Z DRR#: FPC#: 14FPC	ING AND DRAINAGE PLAN
DRB#: _EPC#:14EPC-40011	RDER#: 1008519 F17D006A
LEGAL DESCRIPTION:	1008319
LEGAL DESCRIPTION:TRACT A-1-C-1-A-2 CRYER CITY ADDRESS:	SUBDIVISION
ENGINEERING FIRM: BOHANNAN HUSTON INC.	CONTACT: VOLANDA BARY
ADDRESS: 7500 JEFFERSON NE CY1 CITY, STATE: ALBUQUERQUE, NM	
OND THE	ZIP CODE: 87109
OWNER: TEXAS ROADHOUSE C/O GREENBERG FARROW ADDRESS: 1430 WEST PEACHTREE STATEMENT	
ADDRESS: 1430 WEST PEACHTREE ST, NW CITY, STATE: ATLANTA GEORGIA	CONTACT: <u>CATHERINE OTIS</u>
CITY, STATE: <u>ATLANTA, GEORGIA</u>	PHONE: 949-296-0450
OWNER:	ZIP CODE: 30309
ADDRESS.	CONTACT:PHONE:
CITY, STATE:	PHONE:
	ZIP CODE.
SURVEYOR: ADDRESS: CITY, STATE:	CONTRACT
CITY STATE.	CONTACT: PHONE:
	ZIP CODE.
CONTRACTOR	
ADDRESS:	CONTACT:PHONE:
ADDRESS:CITY, STATE:	PHONE:
TYPE OF SUBMITTAL:	ZIP CODE:
DRAINAGE REPORT CHEC	K TYPE OF APPROVAL SOUGHT:
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DRAINAGE PLAN DECLIDATIVEAR	- FRELIMINARY PLAT ADDROVAL
CONCEPTIAL G & D DI ANI	_ S. DEV. PLAN FOR SLIP'D ADDROVAL
GRADING PLAN	_ S. DEV. FOR BLDG PERMIT ADDROVAL
ENGINEERIS CERT PLAN	SECTOR PLAN APPROVAL
ENGINEER'S CERT (HYDROLOGY) CLOMR/LOMR	FOUNDATION PERMANANTAL CONTRACTOR
TRAFFIC CIRCULATION LAYOUT	BUILDING PERMIT APPROVATE IVE
X ENGINEER CERT (TCL)	SECTOR PLAN APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY (TEMP) GRADING PERMIT APPROVAL GRADING PERMIT APPROVAL
ENGINEER CERT (TCL) OTHER (SPECIAL CONTROL OF THE PLAN)	CERTIFICATE OF OCCUPANCY (TEMPS 014
OTHER (SPECIFY)	GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL
	PAVING PERMIT APPROVAL PAVING PERMIT APPROVAL WORK ORDER APPROVAL
	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	(
1123	
NO CORVEDO VIDE A COMO VA	
COPY PROVIDED	
SUBMITTED BY: Planda add Months	
Requests for approvale of Six D	DATE:12-10-14

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

Bohannan A Huston

December 10, 2014

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

www.bhinc.com

voice: 505.823.1000 facsimile: 505.798.7988

toll free: 800.877.5332

Kristal Metro, P.E. Transportation Development Section City of Albuquerque 600 2nd Street NW Albuquerque, NM 87102

Re: Traffic Circulation Layout Engineer's Certification

Bubba's 33 Restaurant (F-17)

Dear Kristal:

Enclosed for your review is the approved Site Plan dated 5/22/14. I visited the site on 11/24/14 and 12/10/14 and it is my belief that the traffic and pedestrian improvements have been constructed in substantial compliance with the approved site plan.

Your review and approval is requested for Final Certificate of Occupancy for the project. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,

Yolanda Padilla Moyer, P.E. Senior Project Manager

Community Development & Planning

ypm/ **Enclosure**

CC:

Charlie Brown, Buffalo Construction Catherine Otis, Greenberg Farrow.



Engineering A

Spatial Data A

Advanced Technologies A

P:\20140328\Correspondence\Submittals\CO\Traffic Cert\Final TCL\Trans Cert Letter12-10-14.docx

CITY OF ALBUQUERQUE



Planning Department Transportation Development Services

November 26, 2014

Yolanda Padilla Moyer, P.E. Bohannan Huston Inc. 7500 Jefferson NE Albuquerque, NM 87109

Re: Bubba's 33 Restaurant,

15-Day Temporary Certificate of Occupancy- Transportation Development Engineer's Stamp dated 06-25-14 (F17-D006A)

Certification dated 11-24-14

Dear Ms. Moyer:

Based upon the information provided in your submittal received 11-24-14, the Transportation Development has no objection to the issuance of a <u>15-day Temporary Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>15-day Temporary Certificate of Occupancy</u> 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:

- All remaining parking lot striping and crosswalk striping for the back parking lot.
- Painted fire line designation.

Albuquerque

- Remaining work on wheelchair ramps.
- Removal of dirt piles in the parking lot and sidewalk areas.

New Mexico 87103

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 jwolfenbarger@cabq.gov or prior to submittal. If you have any questions, please contact me at (505) 924-3924.

www.cabq.gov

Sincerely,

Jeanne Wolfenbarger, P.E. Senior Engineer, Planning Dept. Development Review Services

C: CO Clerk File

TRAFFIC CERTIFICATION

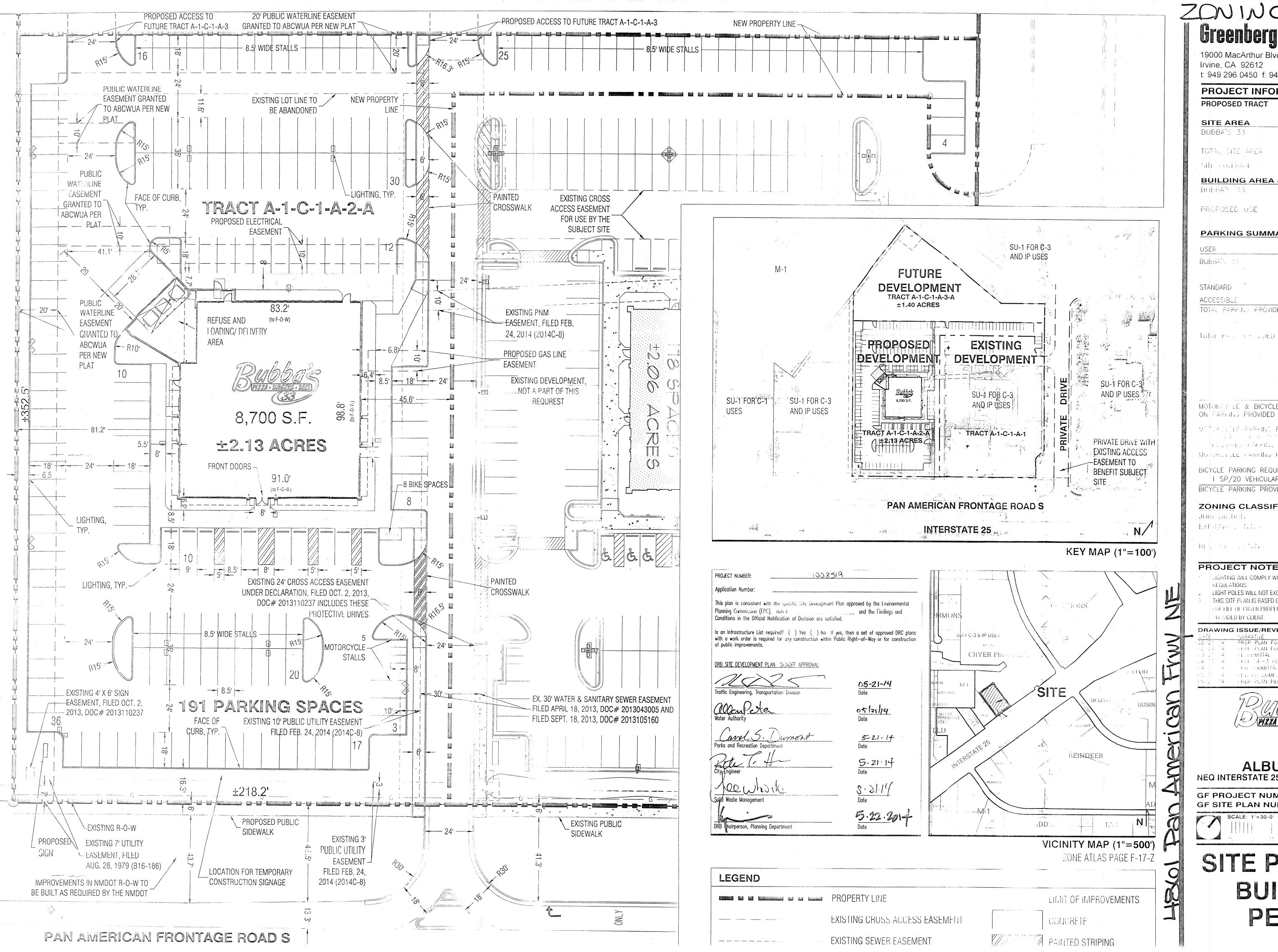
I, YOLANDA PADILLA MOYER, NMPE 16035, OF THE FIRM BOHANNAN HUSTON, INC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN DATED 6/12/14 AND 6/25/14 WITH EXCEPTIONS AS NOTED BELOW. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON NOVEMBER 24, 2014 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE 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 A 30 DAY TEMPORARY CERTIFICATE OF OCCUPANCY.

THE FOLLOWING EXCEPTIONS ARE NOTED:

- 1. THE PROPOSED PAINTED PARKING STRIPES HAS YET TO BE COMPLETED. THIS WILL NEED TO BE CONSTRUCTED BEFORE PERMANENT CERTIFICATE OF OCCUPANCY IS GRANTED.
- 2. THE PROPOSED PAINTED FIRE LANE DESIGNATION HAS YET TO BE COMPLETED. THIS WILL NEED TO BE CONSTRUCTED BEFORE PERMANENT CERTIFICATE OF OCCUPANCY IS GRANTED.
- 3. THE PROPOSED BIKE RACK HAS YET TO BE INSTALLED. THIS WILL NEED TO BE CONSTRUCTED BEFORE PERMANENT CERTIFICATE OF OCCUPANCY IS GRANTED.
- 4. THE PROPOSED WHEELCHAIR RAMP LOCATED AT THE NW CORNER OF DRIVE AISLE BETWEEN BUUBAS AND CHEDDARS HAS YET TO BE COMPLETED. THIS WILL NEED TO BE CONSTRUCTED BEFORE PERMANENT CERTIFICATE OF OCCUPANCY IS GRANTED.

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.

Yolanda Pad Ol. Morgor	
Yolanda Padilla Moyer, NMPE 16035	
<u>11/24/14</u> Date	



ZONING

19000 MacArthur Blvd. Suite 250 Irvine, CA 92612 t: 949 296 0450 f: 949 296 0437

PROJECT INFORMATION

PROPOSED TRACT

SITE AREA

BUBBA'S 33

9.38% (4,085 SF/AC) SILL CONTINUED

BUILDING AREA & USE

PROPOSED USE

PARKING SUMMARY

SPACES SPACES REQ'D PROV'D REQUIRED 1 SP/3 PEOPLE

OF OCCUPANCY

A-1-C-1-A-2-A

±2.13 ACRES

± 2.13 ACRES

8,700 SF

RESTAURANT WITH

FULL-SERVICE LIQUOR SALES

TOTAL PARKING PROVIDED

21.95 SP/1000 SF

-MOTOROPALE & BICYCLE PARKING REQUIREMENTS BASED ON PARKING PROVIDED ON TRACT A-1-C-1-A-2-A.

4 SPACES MOTOROPOLE PARKING REQUIRED

MU DINGI JEE PANKING I KOVIDED

BICYCLE PARKING REQUIRED

1 SP/20 VEHICULAR SPACES

BICYCLE PARKING PROVIDED

ZONING CLASSIFICATION

CHT OF ALBUQUERQUE, NA SULLI SPECIAL USE DISTRICT

(FOR C-3 & IP USES)

5 SPACES

8 SPACES

8 SPACES

SU-1 SPECIAL USE DISTRICT

(FOR C-3 & IP USES)

PROJECT NOTES

LIGHTING WILL COMPLY WITH ZONING CODE 14-16-3-9, AREA LIGHTING REGULATIONS.

LIGHT POLES WILL NOT EXCEED MAX OF 30'. THIS SITE PLAN IS BASED ON A CAD FILE FOR ADJACENT PARCEL AND

POPULIE OF CRYEK PROPERTY REPLATED ACTORER 2013, BOTH

DRAWING ISSUE/REVISION RECORD

14 PREP PLAN FOR PRE-APP 14 PREP PLAN FOR SUBMITTAL

THE VIOLD DUMPLIER PER COMMENTS

AND THE PIKEP PLAN PER UPDATED PLAT

PIZZA · BURGERS · BEER

BUBBA'S 33 ALBUQUERQUE, NM NEQ INTERSTATE 25 & OFFICE BOULEVARD NE

GF PROJECT NUMBER

20130836.0

GF SITE PLAN NUMBER

SITE PLAN FOR BUILDING PERMIT

CHEET 4