

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 7, 2022

Stephen Dunbar, RA
Modulus Architect
100 Sun Ave. NE, Suite 600
Albuquerque, NM 87109

Re: Burlington/ 5001 Montgomery Blvd. NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 10-18-2021 (F17-D013)
Certification dated 10-03-22

Dear Mr. Dunbar,

Based upon the information provided in your submittal received 10-03-22, 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.

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Sincerely,

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

\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: M-Plaza Burlington **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** PR-2020-003287/SI-2021-01444 **Work Order#:** _____
Legal Description: Tract D-1-A of Tracts D-1-A and D-1-B Montgomery Plaza
City Address: 5001 Montgomery Blvd NE

Applicant: Modulus Architects Inc. **Contact:** Craig Calvert
Address: 100 Sun Ave. NE, Suite 600
Phone#: 505-338-1499 **Fax#:** _____ **E-mail:** ccalvert@modulusarchitects.com

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

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: 10-3-22 **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



Planning Department – Transportation & Hydrology

City of Albuquerque
600 2nd Street NW, Suite 201
Albuquerque, NM 87102
925.965.4475

October 3, 2022

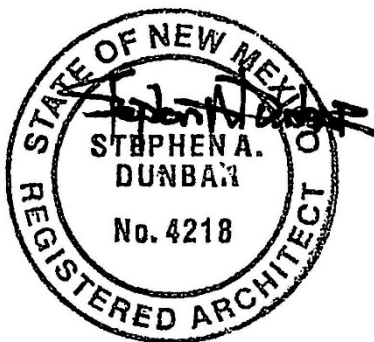
RE: Traffic Certification for Burlington at 5001 Montgomery Blvd. NE (File #SI-2021-01444, Project #PR-2020-003287, Permit Numbers BP-2022-05969 & BP-2022-16214)

To whom it may concern,

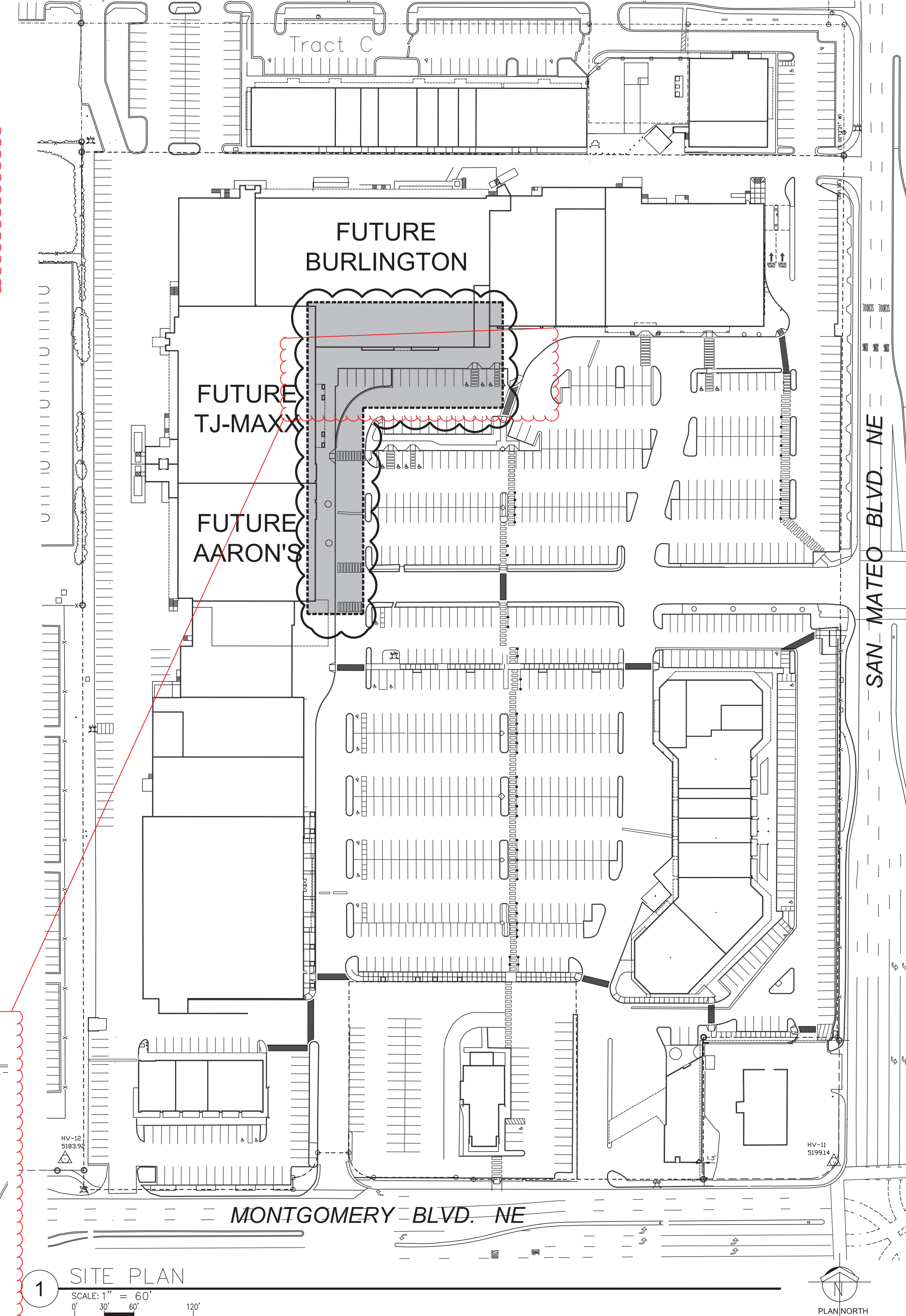
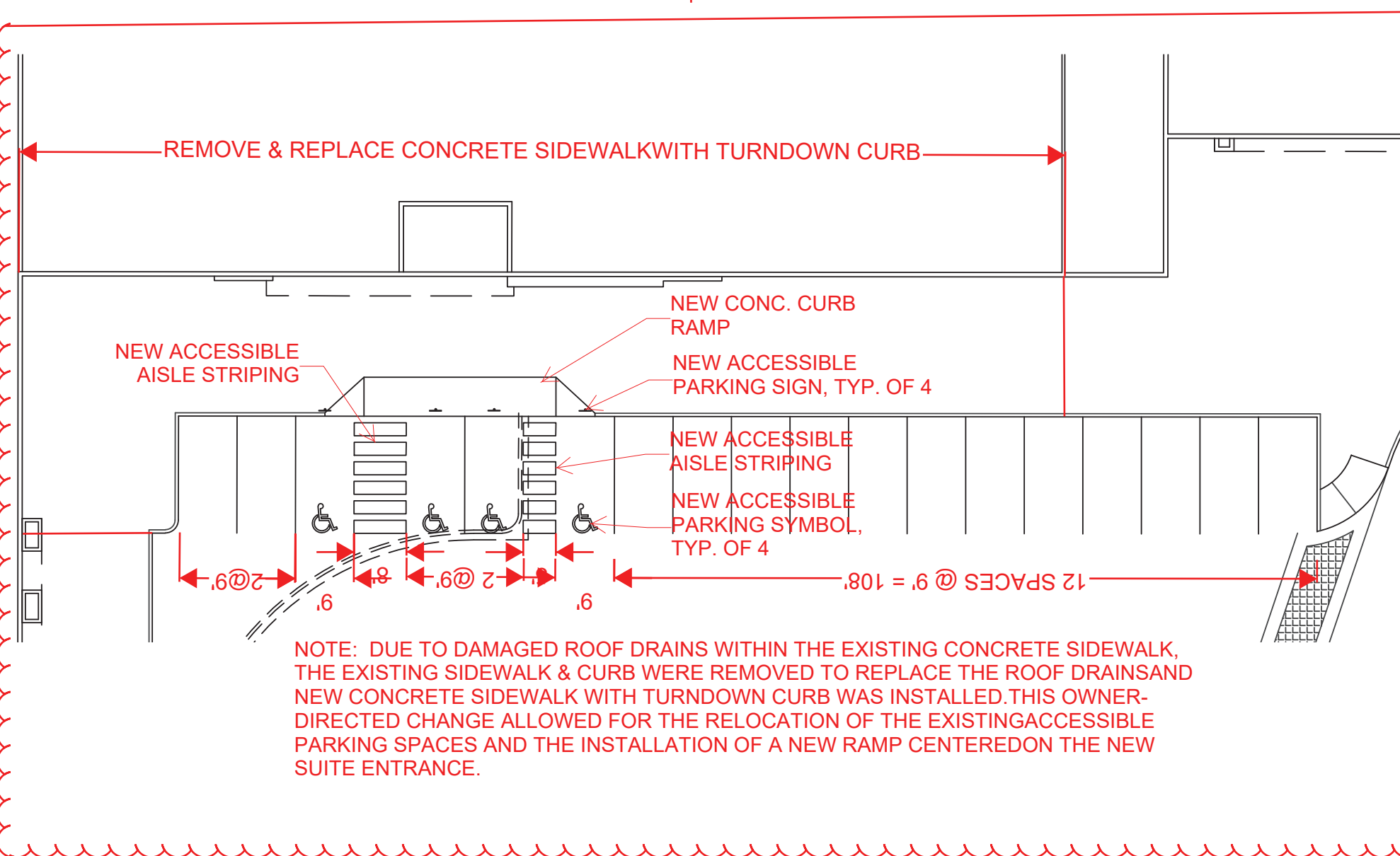
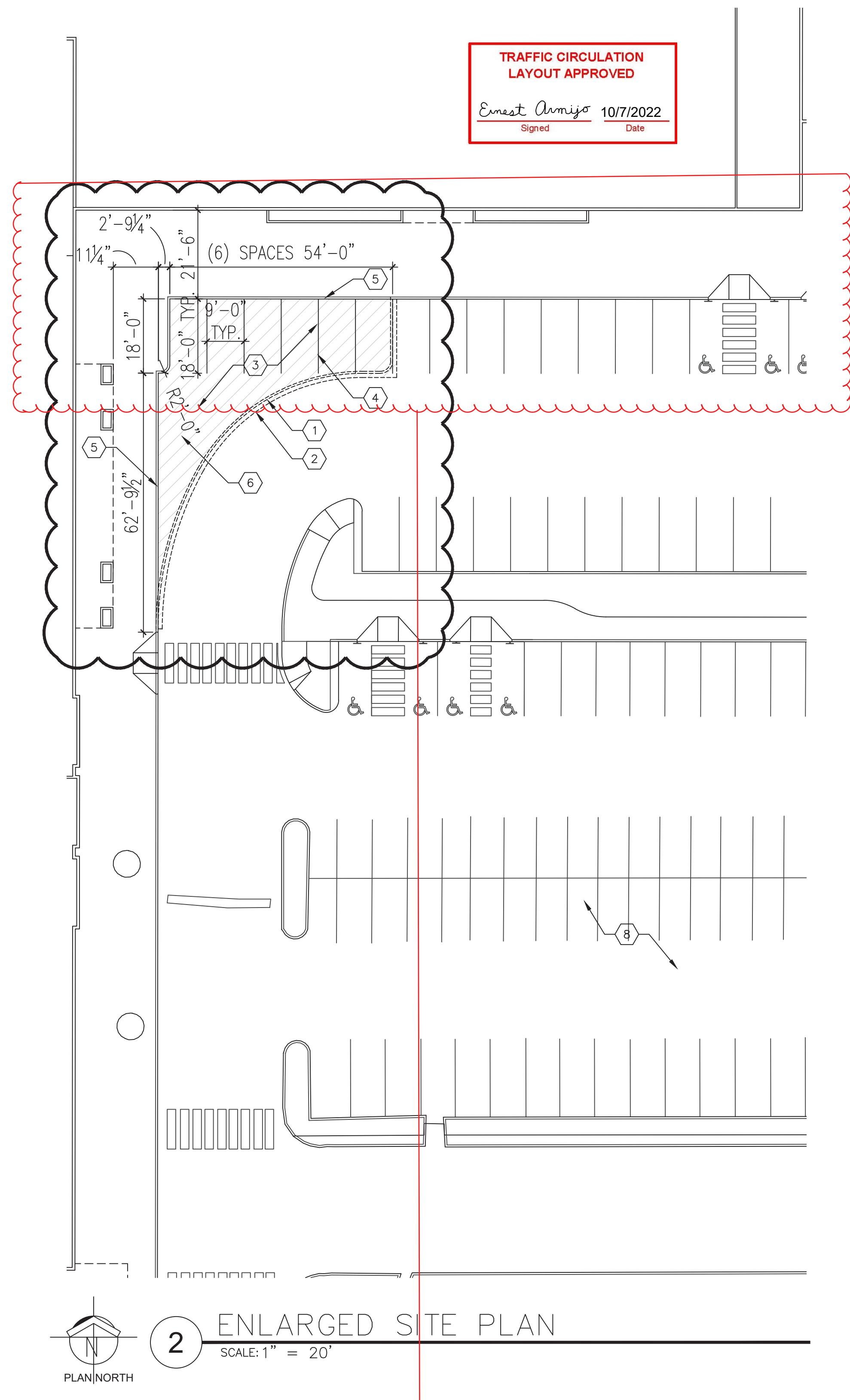
I, Stephen Dunbar, NMRA #4218, of the firm Modulus Architects, hereby certify that the above referenced project is in substantial compliance with and in accordance with the design intent of the Architectural Site Plan (AA), dated 8-27-21. I further certify that Craig Calvert, Project Manager at Modulus Architects, personally visited the site on 10-3-22 and has determined by visual inspection that the improvements installed to date are representative of actual site conditions and is true and correct to the best of his knowledge and belief. This certification is submitted in support of a request for a permanent 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.

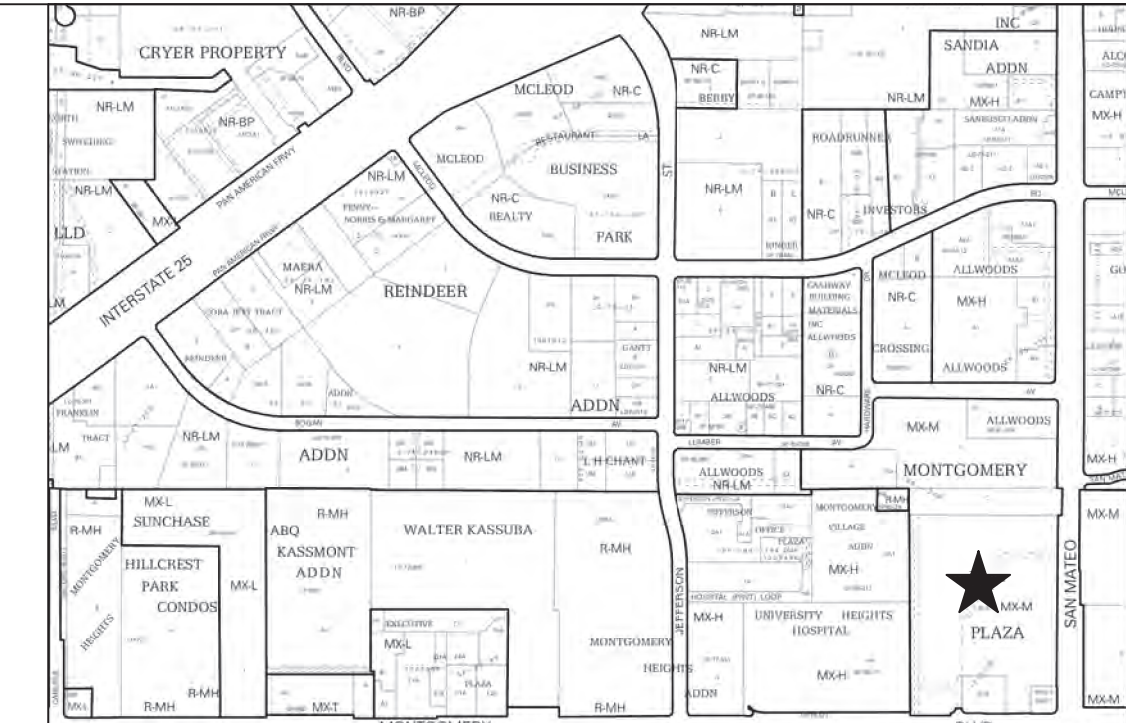
Sincerely,



Stephen Dunbar, AIA
Principal in Charge
Modulus Architects, Inc.
110 Sun Avenue NE, Suite 600
Albuquerque, NM 87109
(O) 505.338.1499, Ext. 1001



VICINITY MAP:



SITE DATA:

PROJECT ADDRESS:	5100 MONTGOMERY BLVD. NE
LEGAL DESCRIPTION:	TRACT D-1-A OF TRACTS D-1-A & D-1-B MONTGOMERY PLAZA
PROPERTY SIZE:	16.77 ACRES
CURRENT ZONING:	MX-M (MODERATE INTENSITY)
PROPOSED USE:	COMMERCIAL RETAIL
TOTAL BUILDING SIZE:	191,200 SF
TOTAL RENOVATION AREA:	73,060 SF

GENERAL NOTES

- A. ALL SIGNS ARE TO BE PERMITTED SEPARATELY.

PARKING REQUIREMENTS

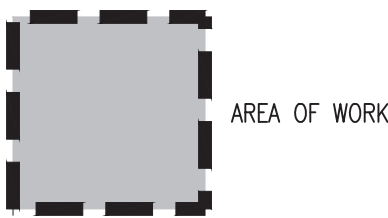
MONTGOMERY PLAZA USE(S)	SQ. FT.	REQUIRED RATIO	TOTAL PARKING REQ'D	TOTAL PARKING PROVIDED
A - SHOPS	27,022	4 SPACES/1,000 SQ.FT. GFA	108	
B - COMMERCIAL	6,722	4 SPACES/1,000 SQ.FT. GFA	28	
C - BANK	3,672	3 SPACES/1,000 SQ.FT. GFA	10	
D - RESTAURANT	2,979	8 SPACES/1,000 SQ.FT. GFA	24	
E - RETAIL	140,108	4 SPACES/1,000 SQ.FT. GFA	560	
F - LOWER LEVEL STORAGE*	51,092	1 SPACES/3,000 SQ.FT. GFA	17	
TOTAL SQUARE FOOTAGE	231,550		747	1,123

* LOWER LEVEL STORAGE IS NON-LEASEABLE SPACE

KEYED NOTES

- DEMOLISH EXISTING CURB AND GUTTER.
- SAW CUT EXISTING ASPHALT 12" FROM EXISTING CURB.
- DEMOLISH EXISTING CONC. SIDEWALK; SAW CUT SIDEWALK AT FUTURE CURB.
- STRIPES FOR STANDARD PARKING STALL.
- NEW CONC. CURB, MATCH EXISTING CURB HEIGHT AND WIDTH.
- ASPHALT AND BASE COMPOSITE TO MATCH EXISTING.

GRAPHIC LEGEND



AREA OF WORK.

ADMINISTRATIVE AMENDMENT

PROJECT TITLE MONTGOMERY PLAZA 5001 MONTGOMERY BLVD. NE ALBUQUERQUE, NEW MEXICO 87109	DRAWN BY: CDC	SHEET TITLE SITE PLANS
DATE: 08/21/2021	JOB NO. --	et.
SCALE: AS NOTED	PROJECT MANAGER STEPHEN DUNBAR, AIA	

PRELIMINARY
NOT FOR
CONSTRUCTION

MODULUS ARCHITECTS
100 SUN AVENUE NE SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			