

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.

PO Box 1293

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

Albuquerque

Sincerely,

NM 87103

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

www.cabq.gov

\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.

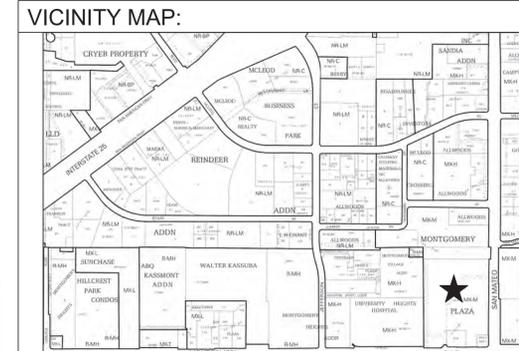
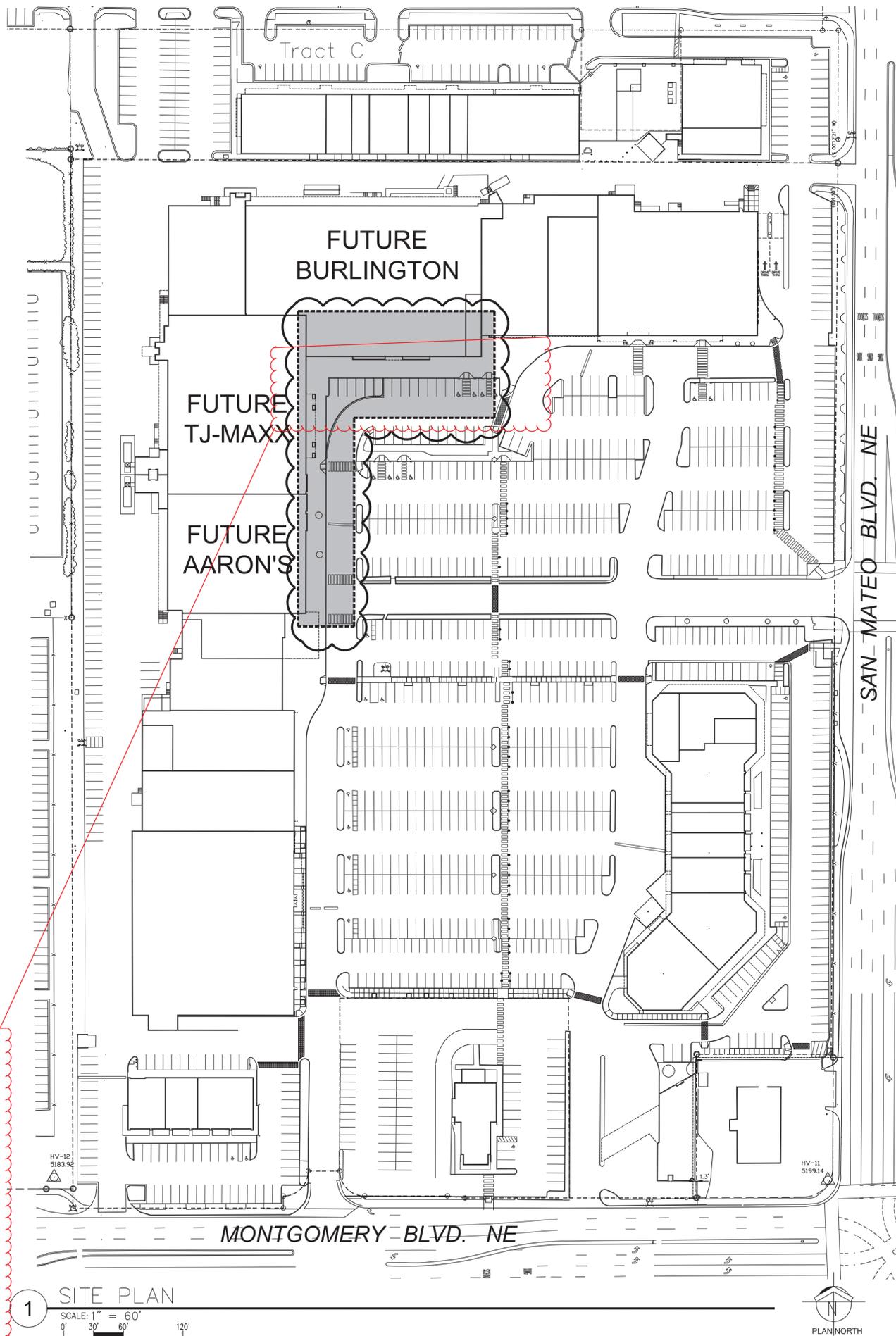
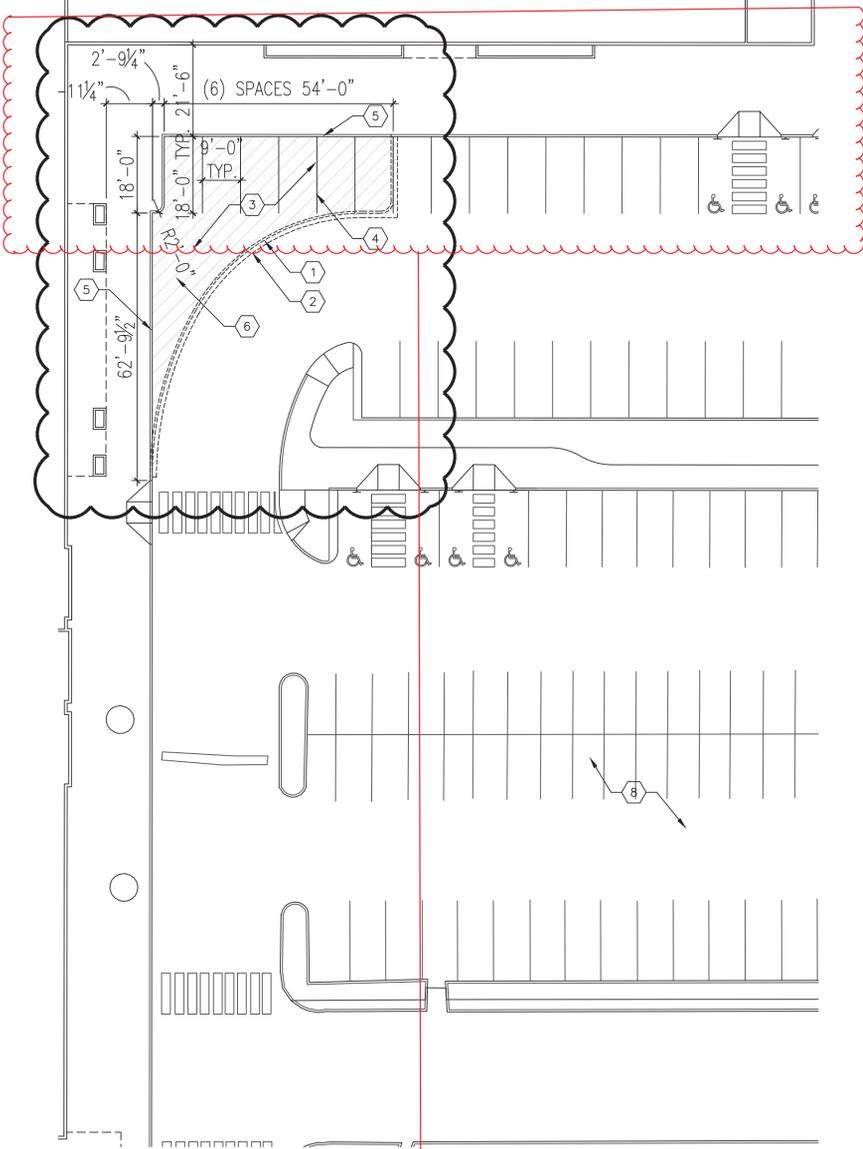
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

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

**TRAFFIC CIRCULATION
LAYOUT APPROVED**
Ernest Armijo 10/17/2022
Signed Date



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

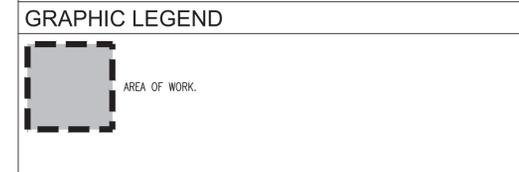
GENERAL NOTES
A. ALL SIGNS ARE TO BE PERMITTED SEPARATELY.

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 |

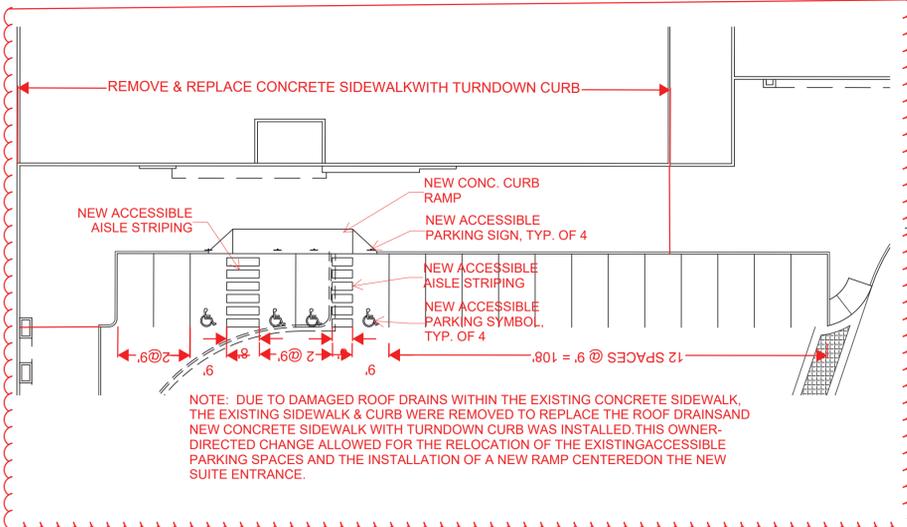
* LOWER LEVEL STORAGE IS NON-LEASEABLE SPACE

- 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.



2 ENLARGED SITE PLAN
SCALE: 1" = 20'
PLAN NORTH

1 SITE PLAN
SCALE: 1" = 60'
0' 30' 60' 120'
PLAN NORTH



ADMINISTRATIVE AMENDMENT

PROJECT TITLE: MONTGOMERY PLAZA
5000 MONTGOMERY BLVD. NE
ALBUQUERQUE, NEW MEXICO 87109
JOB NO. ...
DRAWN BY: CDC
STEPHEN DUNBAR, AIA
DATE: 08/21/2021
SCALE: AS NOTED
SHEET TITLE: SITE PLANS
SHEET NO.: SPO1

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

PRELIMINARY
NOT FOR
CONSTRUCTION

| REV | DATE | BY | REVISION |
|-----|------|----|----------|
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