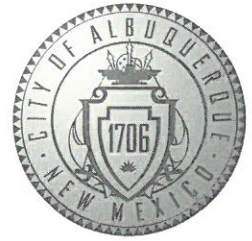


# CITY OF ALBUQUERQUE



June 4, 2019

Stephen Dunbar, RA  
Modulus Architects  
100 Sun Ave NE, Suite 305  
Albuquerque, NM 87109

**Re: Enterprise-Rent-A-Car**  
**3500 Coors Blvd NW**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 02-14-19 (G11D058)  
Certification dated 4-30-19

Dear Mr. Dunbar

Based upon the information provided in your submittal received 6-4-19, 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 Ernie Gomez at (505) 924-3981 or me at (505) 924-3991.

Sincerely,

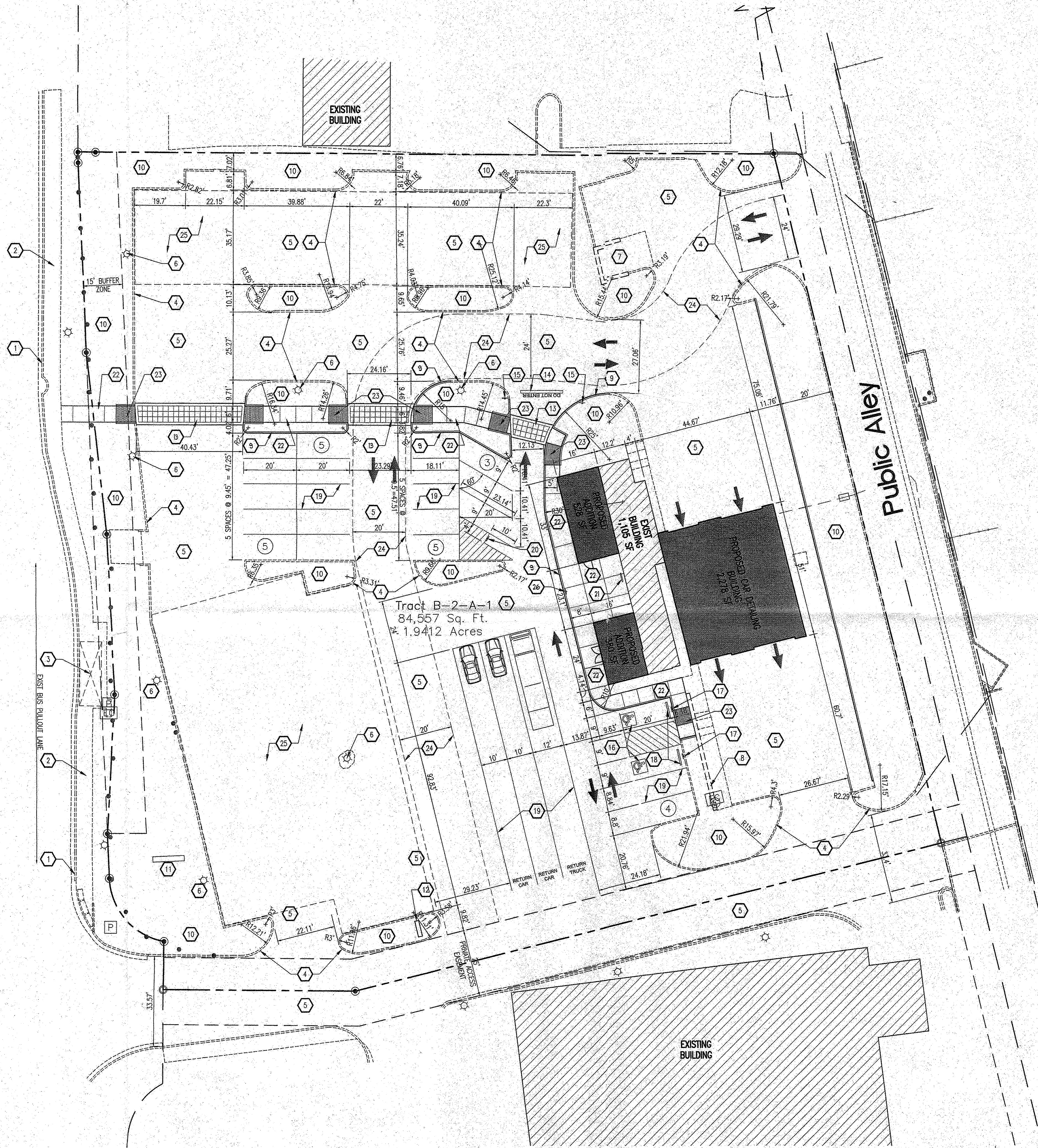
Racquel M. Michel, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email  
C: CO Clerk, File



3500 Coors Boulevard NW



1 SITE PLAN FOR BUILDING PERMIT  
SCALE: 1" = 20'

**VICINITY MAP: G-11-Z**

**SITE DATA:**

PROJECT ADDRESS: 3500 COORS BLVD NW, ALBUQUERQUE, NM 87120

LEGAL DESCRIPTION: TRACT B-2-A-1, TOWN OF ATRISCO GRANT

PROPERTY SIZE: 1.941 ACRES

CURRENT ZONING: SU-1 FOR C-1 USES AND AUTO SALES

PROPOSED USE: RETAIL

BUILDING SIZE:  
EXISTING = 1,105 SF  
PROPOSED ADDITION = 908 SF  
NEW CAR DETAIL BLDG = 2,278 SF  
TOTAL BUILDING AREA = 4,291 SF

**PARKING DATA:**

BUILDING DATA

TOTAL BUILDING AREA: 4,211 SF (RETAIL)

PARKING REQUIREMENTS	RATIO	REQUIRED	PROVIDED
OFF-STREET PARKING SPACES	1/200 SF	22	22
ACCESSIBLE PARKING SPACES	1-25 REQ. SPACES	1	2
MOTORCYCLE PARKING SPACES	1/25 REQ. SPACES	1	1
BIKE PARKING SPACES	1/20 REQ. SPACES	2	2

- GENERAL NOTES:**
- ALL IMPROVEMENTS LOCATED IN THE PUBLIC RIGHT OF WAY MUST BE INCLUDED IN A PUBLIC WORK ORDER.
  - LANDSCAPING, FENCING & SIGNAGE SHALL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES & SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.
- KEYED NOTES:**
- EXISTING CONCRETE CURB & GUTTER TO REMAIN.
  - EXISTING CONCRETE PUBLIC SIDEWALK TO REMAIN.
  - EXISTING CITY BUS SHELTER TO REMAIN.
  - EXISTING CONCRETE HEADER CURB TO REMAIN.
  - EXISTING ASPHALT PAVING TO REMAIN, SEAL CRACKS AND APPLY A SEAL COAT PRIOR TO STRIPING.
  - EXISTING 20' TALL LIGHT POLE TO REMAIN.
  - EXISTING REFUSE ENCLOSURE TO REMAIN.
  - EXISTING CMU GARDEN WALL TO REMAIN.
  - NEW CONCRETE HEADER CURB, SEE DETAIL 7/ASS01.
  - LANDSCAPING AREA, REFER TO LANDSCAPE PLAN.
  - EXISTING MONUMENT SIGN TO BE REBUILT OR REPLACED, SIGN TO HAVE AN 18" BASE AND 75 SQUARE FOOT SIGN FACE AREA.
  - NEW VEHICLE RETURN DIRECTIONAL SIGN.
  - NEW COLORED AND PATTERNED CONCRETE CROSSWALK, SEE DETAIL 5/ASS01.
  - NEW "DO NOT ENTER" PAVEMENT MARKING, SEE DETAIL 8/ASS01.
  - NEW "DO NOT ENTER" SIGN, SEE DETAIL 12/ASS01.
  - NEW ACCESSIBLE PARKING SYMBOL, SEE DETAIL 1/ASS01.
  - NEW ACCESSIBLE PARKING SIGN, SEE DETAIL 11/ASS01.
  - NEW CONCRETE PARKING BUMPER, SEE DETAIL 4/ASS01.
  - NEW 4" WIDE PARKING LOT STRIPING.
  - NEW MOTORCYCLE PARKING SIGN, SEE DETAIL 13/ASS01.
  - RELOCATED EXISTING "WAVE" BIKE RACK FOR 2 BIKES MINIMUM.
  - NEW CONCRETE SIDEWALK, SEE DETAIL 3/ASS01.
  - NEW ACCESSIBLE CURB RAMP, SEE DETAIL 6/ASS01.
  - NEW FIRE LANE AND REFUSE TRUCK CIRCULATION PATH.
  - NEW RENTAL VEHICLE DISPLAY AREA.
  - NEW "ONE WAY" TRAFFIC SIGN.

**PROJECT NUMBER:** PE-2019-001923  
**APPLICATION NUMBER:** SA-2019-00012

Is an Infrastructure List required? ☒ YES ☐ NO. If yes, then a copy of approved IELC plan with a work order is required for any construction within Public Right of Way or for construction of public improvements.

**ONE-SITE DEVELOPMENT PLAN SIGN-OFF APPROVAL**

Forced Minded 2/15/19 Date  
Traffic Engineering, Transportation Division  
Theresa Carr 01-23-19 Date  
Asst. City Engineer

Parks and Recreation Department Date  
Rene Brummett 1-23-19 Date  
City Engineer/Hydrologist

Code Enforcement Date  
N/A 1/23/19 Date  
Environmental Health Department (if necessary)

Code Enforcement Date  
N/A 1-23-19 Date  
Environmental Health Department (if necessary)

Code Enforcement Date  
N/A 2-13-20 Date  
Environmental Health Department (if necessary)

**MODULUS ARCHITECTS**  
100 SUN AVENUE NE SUITE 305  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498

**RECEIVED**  
APR 30 2019  
LAND DEVELOPMENT SECTION

**STATE OF NEW MEXICO**  
STEPHEN A. DUNBAR  
No. 4218  
REGISTERED ARCHITECT  
2-14-13

**PROJECT TITLE:** ENTERPRISE RENT-A-CAR  
3500 COORS BLVD NW  
ALBUQUERQUE, NM 87120

**DRAWN BY:** CDC

**PROJECT MANAGER:** STEPHEN DUNBAR AIA

**JOB NO.:** --

**SHEET TITLE:** SITE PLAN FOR BUILDING PERMIT

**DATE:** 02/14/2019

**SCALE:** AS NOTED

**AS NOTED**

**REVISION:**

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**DRS TRANSPORTATION CONTENTS**

**COA FLANER CONTENTS**





**Planning Department – Transportation & Hydrology**

City of Albuquerque  
600 2<sup>nd</sup> Street NW, Suite 201  
Albuquerque, NM 87102  
925.965.4475

April 30, 2019

**RE: Traffic Certification for Enterprise-Rent-A-Car at 3500 Coors Blvd. NW (Project #1004676 – Application #SI-2019-00012)**

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 Site Plan for Building Permit (SPBP), dated 2-14-19. I further certify that Craig Calvert, Project Manager at Modulus Architects, personally visited the site on 4-30-19 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.

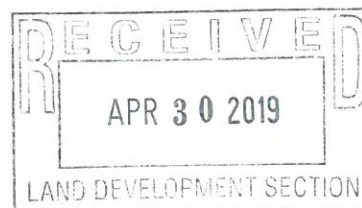
Sincerely,

Stephen Dunbar, AIA

Principal in Charge

**Modulus Architects, Inc.**

110 Sun Avenue NE, Suite 305  
Albuquerque, NM 87109  
(O) 505.338.1499, Ext. 1004





# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** Enterprise-Rent-A-Car **Building Permit #:** 2019-05870 **Hydrology File #:** 3110038  
**DRB#:** SI-2019-00012 **EPC#:** 1004676 **Work Order#:** \_\_\_\_\_  
**Legal Description:** Tract 'B-2-A-1', Town of Atrisco  
**City Address:** 3500 Coors Blvd. NW

**Applicant:** Modulus Architects Inc. **Contact:** Craig Calvert  
**Address:** 100 Sun Ave. NE, Suite 305  
**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

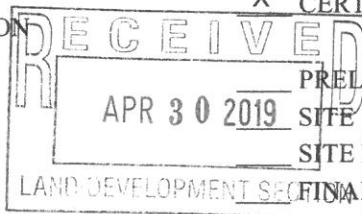
Check all that Apply:

### TYPE OF 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) \_\_\_\_\_

### 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?



**DATE SUBMITTED:** 4-30-19 **By:** Craig Calvert

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_