

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 8, 2021

Barbara Felix, R.A.
Barbara Felix Architecture + Design
511 Agua Fria Street
Santa Fe, NM 87501

Re: Blake's Lotaburger # 75
4121 Coors Blvd NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 5-6-20 (G11D069)
Certification dated 3-1-21

Dear Ms. Felix,

Based upon the information provided in your submittal received 3-2-21, 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.

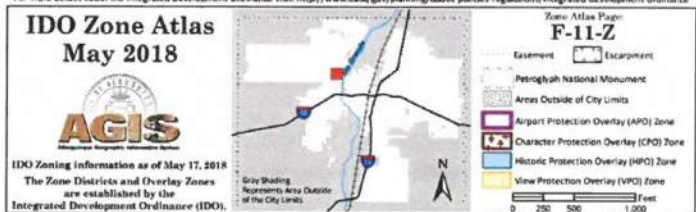
If you have any questions, please contact Ernie Gomez at (505) 924-3981.

Sincerely,


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

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

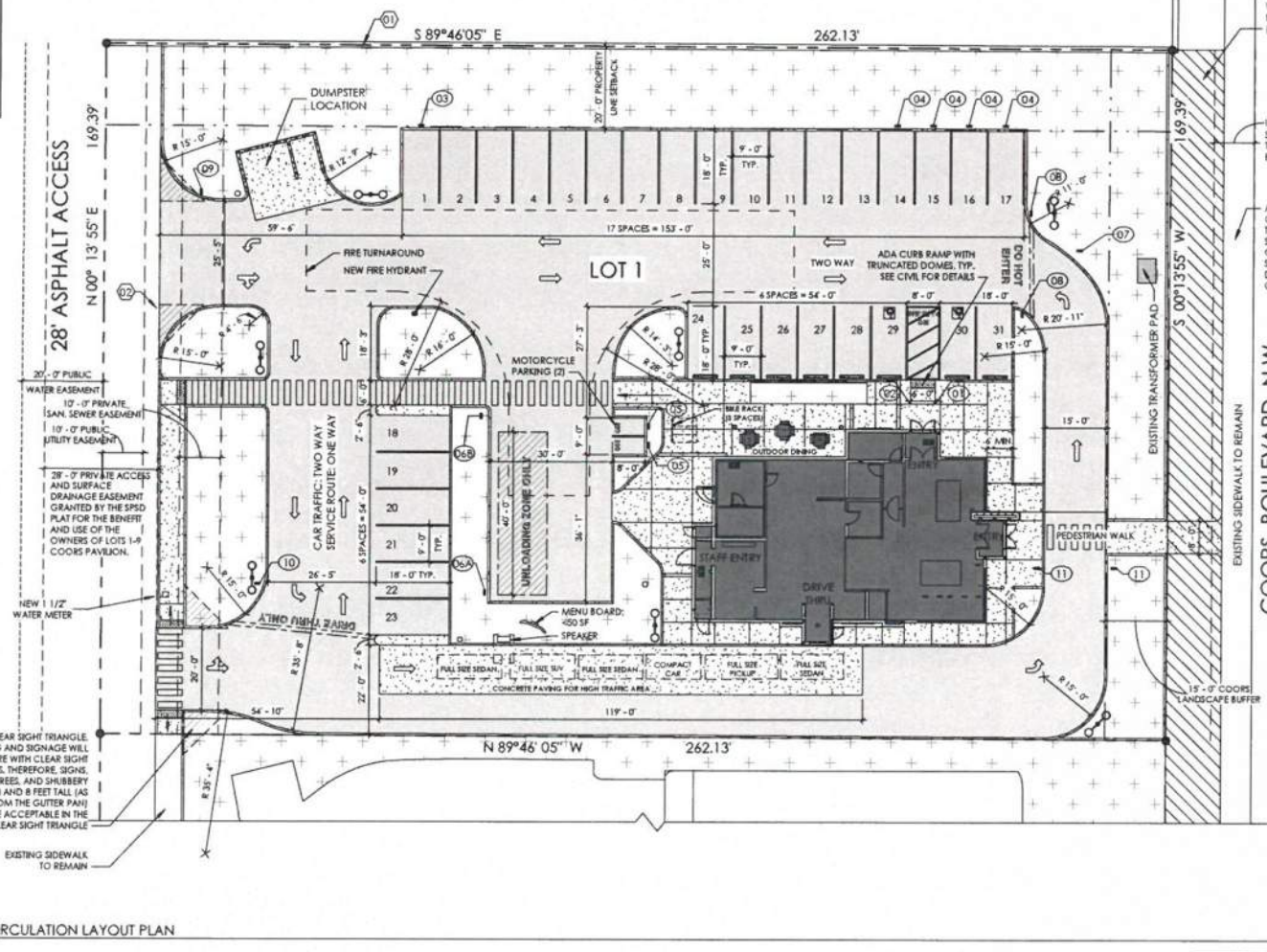
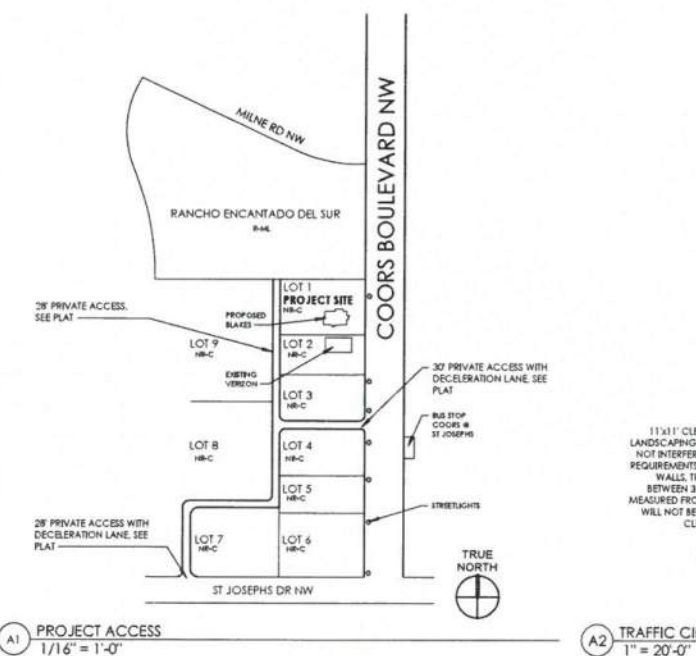
EG via: email
C: CO Clerk, File




TRAFFIC CIRCULATION LAYOUT APPROVED

Signed  Date **5-13-20**

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.





Barbara Felix Architecture + Design
511 Agua Fria Street, Santa Fe, NM 87501
Phone: 505.820.1555 Fax: 505.820.1527

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GENERAL NOTES:

A. REFER TO SHEET G-001 FOR GENERAL NOTES, BUILDING CODE REFERENCES, BUILDING DATA AND ABBREVIATIONS.
B. REFER TO SHEET AS-101 FOR SITE PLAN FOR ADDITIONAL SITE INFORMATION.
C. BICYCLE SPACES TO BE SIZED AND CONSTRUCTED AS REQUIRED BY THE DPM.

KEY NOTES: THIS SHEET ONLY

01 EXISTING WALL TO REMAIN
02 CLEAR SIGHT TRIANGLE

SITE DATA / INFORMATION:

TYPE OF DEVELOPMENT: RESTAURANT WITH DRIVE-THROUGH FACILITY
SIZE OF DEVELOPMENT: 3,202 SQ. FT. ROOFED AREA
PARKING REQUIREMENTS: (CITY OF ALBUQUERQUE, I.D. G. PART 14-1-5, TABLE 5-5-1)
SPACES REQUIRED:
(RESTAURANT) 8 SPACES PER 1,000 SF (GFA)
ACCESSORY USE (OUTDOOR DINING): NOT REQUIRED FOR ACTIVITY CENTER
RESTAURANT (GROSS FLOOR AREA) 3,140 SF = 26 REQUIRED
TOTAL PARKING SPACES REQUIRED = 26
TOTAL PARKING SPACES PROVIDED = 31
ACCESSIBLE PARKING SPACES REQUIRED = 2 (1) VAN ACCESSIBLE
ACCESSIBLE PARKING SPACES PROVIDED = 2 (1) VAN ACCESSIBLE
TOTAL MOTORCYCLE PARKING SPACES REQUIRED = 2
TOTAL MOTORCYCLE PARKING SPACES PROVIDED = 2
BICYCLE PARKING SPACES = 10% OF REQUIRED OFF-STREET PARKING (26 SPACES) OR 3 SPACES (WHICHEVER IS GREATER) = 3 SPACES REQUIRED
TOTAL BICYCLE PARKING PROVIDED = 3

LEGAL DESCRIPTION: LOT 1 PLAT OF LOTS 1 THRU 9 COORS PAVILION (BEING A REPEAT OF TRACT X-1-A2 UNIVERSITY OF ARIZONA CENTER) CONT. 1.6172 AC

EXECUTIVE SUMMARY:

A. THE PROJECT IS LOCATED IN NORTHWEST ALBUQUERQUE, JUST NORTH OF THE MAIN INTERSECTION AT ST JOSEPHS AND COORS. THE SITE IS THE NORTHERNMOST LOT IN THE COORS PAVILION DEVELOPMENT.
B. BLAKE'S LOTABURGER IS BUILDING A ONE-STORY DRIVE-THRU RESTAURANT ON LOT 1 OF COORS PAVILION, A DEVELOPMENT WITH A DPM-APPROVED SITE PLAN AND DESIGN STANDARDS.
C. (1) ONE-WAY ENTRANCE AND (1) TWO-WAY ENTRANCE AND EXIT PROVIDED TO ACCESS THE SITE. BOTH ENTRANCES ARE OFF OF THE ACCESS DRIVE TO THE WEST OF THE PROPERTY THAT RUNS PARALLEL WITH COORS BOULEVARD NW. THE DRIVE-THROUGH PORTION OF THE FACILITY IS A ONE-WAY LANE AT THE SOUTH SIDE OF THE SITE TO ALLOW FOR ADEQUATE QUEUING LENGTH AND TO BETTER SEPARATE DRIVE-THROUGH TRAFFIC FROM TWO-WAY TRAFFIC FOR PARKING/DINING.
D. COORS PAVILION IS A 21-ACRE COMMUNITY ACTIVITY CENTER WITH MIXED USE DEVELOPMENT INCLUDING RESTAURANTS (WITH DRIVE-THROUGH WINDOWS), SITE ACCESS AND BUFFERS ARE ESTABLISHED IN THE COORS PAVILION DESIGN STANDARDS.
E. PROJECT IS PART OF PREVIOUSLY STUDIED DEVELOPMENT. ACCESS WAS DESIGNED FOR THIS TYPE OF DEVELOPMENT, CONFIRMED BY MARATTA GROUP, P.E., CITY OF ARIZONA TRANSPORTATION DEVELOPMENT SECTION. THE ACCESS ROAD RUNNING ALONG THE WEST SIDE OF THE PROPERTY HAS A DECELERATION LANE OFF OF COORS AS WELL AS A DECELERATION LANE FROM ST. JOSEPHS.

LEGEND:

00 SITE SIGNAGE TAG
01 ASPHALT. SEE CIVIL FOR DETAILS
02 SOFTSCAPE. SEE LANDSCAPING PLAN FOR DETAILS
03 BOLLARD
04 CLEAR SIGHT TRIANGLE AREA
05 ADA CURB RAMP WITH TRUNCATED DOMES

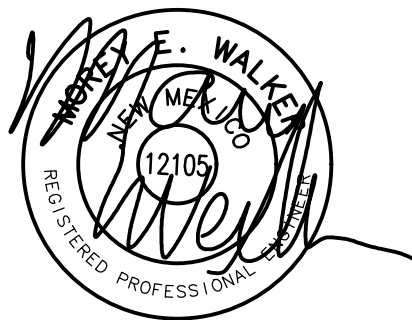
BLAKE'S LOTABURGER #75
4121 COORS BLVD. NW
ALBUQUERQUE, NM 87120

AS-104
SHEET NO. 104 OF 104 SHEETS

W·E**Walker Engineering****Morey Walker & Associates Engineering, Inc.**905 Camino Sierra Vista
Santa Fe, NM 87505
(505) 820-7990**BLAKES LOTABURGER AT 4121 COORS BLVD
TRAFFIC CERTIFICATION**

I, Morey E. Walker, NMPE #12105, OF THE FIRM Morey Walker & Associates Engineering Inc., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED March 6, 2020. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Andrew Medina, NMPD 12649 OF THE FIRM Sandia Land Surveying LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON February 18, 2021 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF 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 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.

_____
Signature of EngineerMarch 1, 2021_____
Date



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

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: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____