



**Planning Department  
Transportation Development Services**

October 30, 2015

Jay Newell  
Sterling Design Associates, LLC  
Littleton Blvd, #300  
Littleton, CO 80102

**Re: Starbucks Café & Drive Thru  
4301 San Mateo Blvd.  
Certificate of Occupancy- Transportation Development  
Administrative Amendment dated 3-2-15 (G17-D006C)  
Certification dated 10-13-15**

Dear Ms. Newell,

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

Based upon the information provided in your submittal received 10-26-15 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 Gary Sandoval at (505) 924-3675 or me at (505)924-3991.

Sincerely,

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

\gs via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Starbucks Cafe & Drive Thru Building Permit #: \_\_\_\_\_ City Drainage #: G17-D006C

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Track A-2, Block A, Vista Grande Addition Unit 1

City Address: 4301 San Mateo Blvd., Albuquerque, NM 87110

Engineering Firm: Sterling Design Associates, LLC Contact: Jay Newell

Address: 2009 W. Littleton Blvd., #300, Littleton, CO 80120

Phone#: 303-794-4727 Ext. 203 Fax#: \_\_\_\_\_ E-mail: jay@sterlingdesignassociates.com

Owner: Western States Retail & Investment Contact: Alfredo Barrenech

Address: \_\_\_\_\_

Phone#: 505-401-0135 Fax#: \_\_\_\_\_ E-mail: alfredo@go-absolute.net

Architect: Callison Contact: Shane Anderson

Address: 1453 Third St. Promenade, #400, Santa Monica, CA 90401

Phone#: 310-394-8460 Fax#: \_\_\_\_\_ E-mail: shane.anderson@callisonktl.com

Other Contact: Wayjohn Surveying Contact: Thomas Johnston

Address: 330 Louisiana Blvd. NE, Albuquerque, NM 87108

Phone#: 505-255-2052 Fax#: \_\_\_\_\_ E-mail: info@wayjohn.com

Check all that Apply:

### DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### TYPE OF SUBMITTAL:

- ☒ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: October 13, 2015

By: Jay M. Newell

### CHECK 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
- ☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_



**RECEIVED**  
10-26-15

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_



Sterling Design Associates, llc

CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

October 13, 2015

Mr. Shane Anderson  
Callison  
333 S. Hope St., Suite C-200  
Los Angeles, CA 90071

**RE: Starbucks Coffee Company  
4301 San Mateo Blvd. NE, Albuquerque, NM  
Traffic Conformance Letter**

Mr. Anderson:

I have reviewed a copy of the as-built plan, dated October 6, 2015, prepared and stamped by Thomas D. Johnston, New Mexico Registered Land Surveyor No. 14269, and provided the same as-built information on the red-lined as-built plan provided with this letter.

The review is intended only to determine if the improvements as described solely by the as-built plan are in substantial compliance with the design intent of the traffic aspects of the project as described on the approved plan(s) and in support of a request for a Certificate of Occupancy.

Based on the review described herein, of the information listed herein, and of this information only; it appears the improvements associated with the traffic aspects of the project are in substantial compliance with the design intent of the approved plan(s).

Respectfully submitted,  
Sterling Design Associates, llc



Jay M. Newell  
On behalf of Sterling Design Associates, LLC

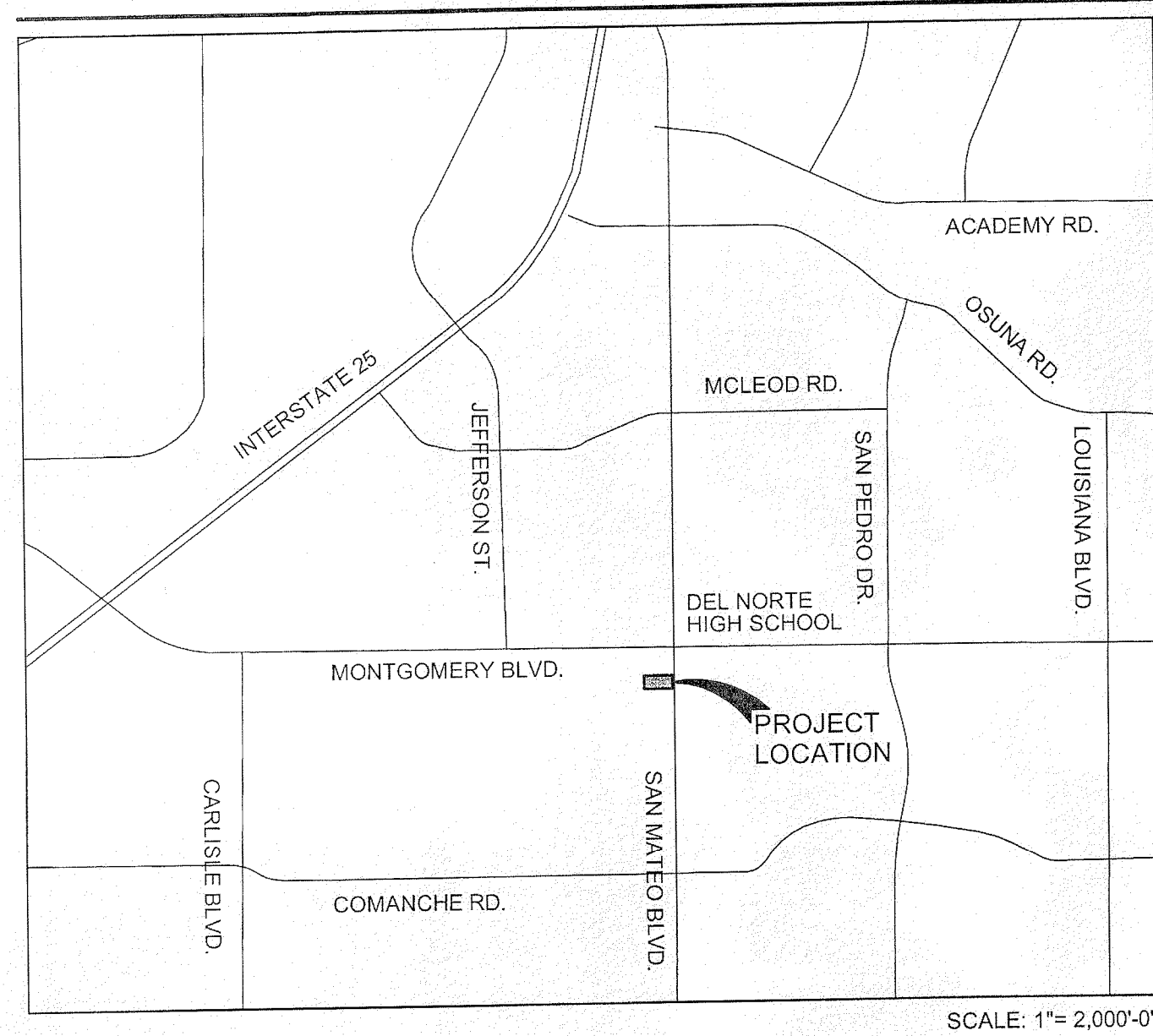
**Jay M. Newell, PE  
Wayne T. Sterling, RLA, LEED AP**

2009 W. Littleton Blvd., #300  
Littleton, CO 80120

303.794.4727  
[www.SterlingDesignAssociates.com](http://www.SterlingDesignAssociates.com)



## VICINITY MAP



## SHEET INDEX

1 OF 4	SITE PLAN
2 OF 4	GRADING PLAN
3 OF 4	BUILDING ELEVATIONS
4 OF 4	BUILDING ELEVATIONS

## SITE DATA

ASSOCIATED PROJECT NUMBERS:	Z-73-13
CURRENT ZONING:	C-2
MAXIMUM BUILDING HEIGHT:	26'-0"
MINIMUM BUILDING SETBACK:	5'-0"
MAXIMUM FLOOR AREA RATIO:	NA

## PARKING CALCULATIONS

OVERALL TOTAL REQUIRED (1 SPACE/200 SQ FT + 1 SPACE/4 PATIO SEATS) PROVIDED	11 +9 20
HANDICAPPED SPACES REQUIRED (INCLUDED IN REQUIRED TOTAL) PROVIDED	2 2
MOTORCYCLE SPACES REQUIRED (IN ADDITION TO REQUIRED TOTAL) PROVIDED	1 4
BICYCLE RACKS/SPACES REQUIRED PROVIDED	1/2 2/4

## LEGAL DESCRIPTION

TRACT A2, BLOCK A, VISTA GRANDE ADDITION UNIT ONE  
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO

## CAUTION - NOTICE TO CONTRACTOR

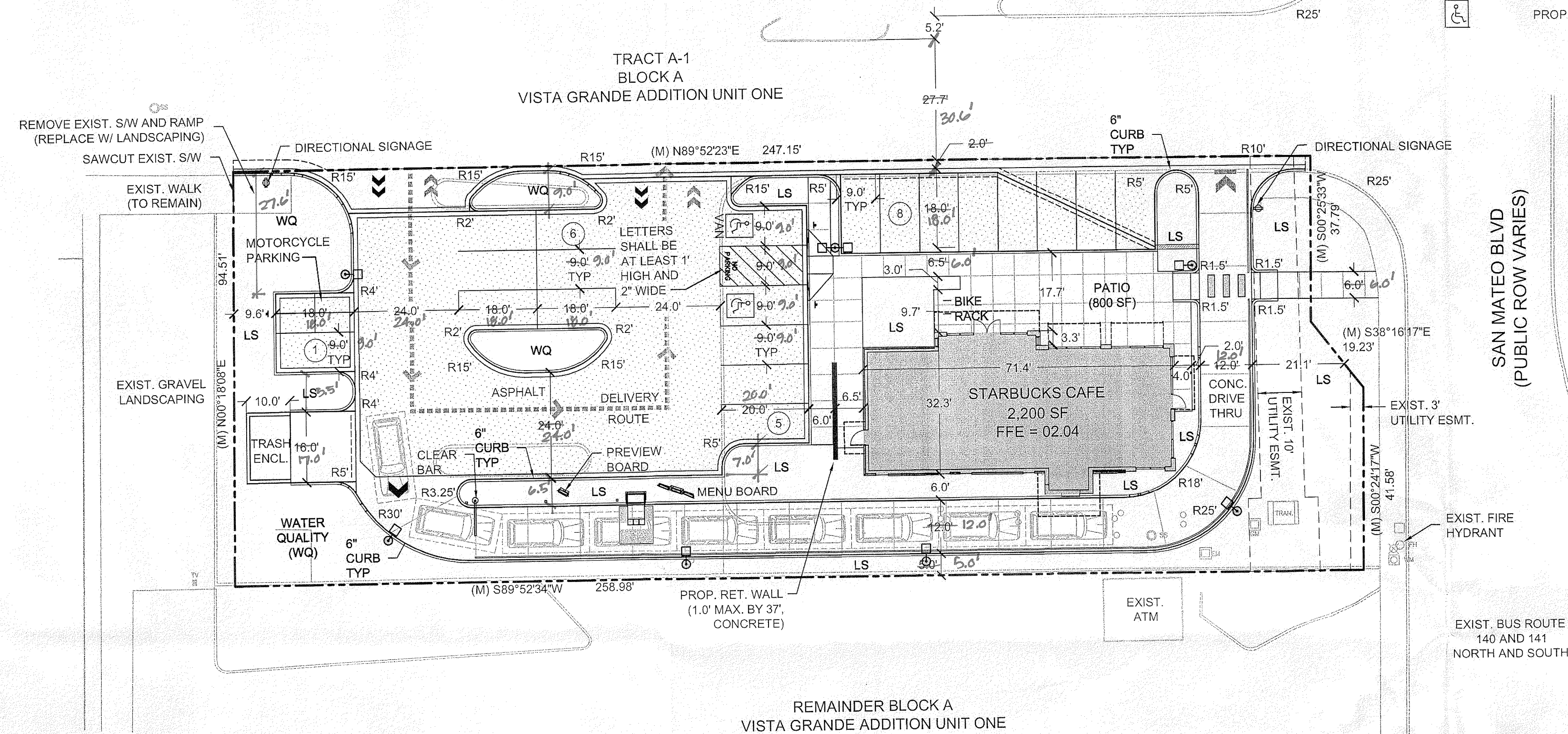
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER (1-800-245-4545) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

## STARBUCKS COFFEE COMPANY

TRACT A2, BLOCK A  
VISTA GRANDE ADDITION UNIT ONE  
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO

## SITE DEVELOPMENT PLAN ADMINISTRATIVE AMENDMENT



## LEGEND

---	PROPERTY LINE	○	EXIST. CLEANOUT
- - - -	EASEMENT LINE	⊗	EXIST. WATER VALVE
=====	EXIST. CURB & GUTTER	○	EXIST. FIRE HYDRANT
=====	PROP. CURB & GUTTER	WM	EXIST. WATER METER
=====	EXIST. SIDEWALK	EM	EXIST. ELECTRIC METER
=====	PROP. SIDEWALK	GM	EXIST. GAS METER
=====	EXIST. LIGHT POLE	○	EXIST. MANHOLE
=====	PROP. LIGHT POLE (20' HT., 250MH FIXTURE)	TRAN	EXIST. TELEPHONE PEDESTAL
=====	PROP. SIGN	=====	PROP. DELIVERY ROUTE
=====	PROP. BOLLARD	-----	PROP. SAWCUT LINE
=====	LANDSCAPE AREA	(10)	PROP. PARKING COUNT
=====	PROP. HANDICAP PARKING SYMBOL		

<b>ADMINISTRATIVE AMENDMENT</b>	
FILE # <u>15 AA-10010</u> PROJECT # <u>1010359</u>	
APP'L OF SITE DEV. PLAN	
FOR BLDG PERMIT	
APPROVED BY <u>[Signature]</u> DATE <u>3-2-2015</u>	

**Sterling Design Associates, Inc.**  
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

2009 W. Littleton Blvd. #300  
Littleton, CO 80120  
303.794.4727 ph  
www.SterlingDesignAssociates.com

STERLING DESIGN ASSOCIATES, LLC	
ISSUES & REVISIONS	
NO. 1	DATE: 10/7/15 BY: JMN
DESCRIPTION: AS-BUILT	
NO. 2	DATE: BY:
DESCRIPTION:	
NO. 3	DATE: BY:
DESCRIPTION:	
NO. 4	DATE: BY:
DESCRIPTION:	
NO. 5	DATE: BY:
DESCRIPTION:	
NO. 6	DATE: BY:
DESCRIPTION:	

DATE: 01/26/15	SCALE: 1" = 20'-0"
PROJECT MANAGER: JLO	PROJECT NO. -
DRAWN BY: JLO	DRAWING FILE -

PROJECT:  
  
04518-042  
**STARBUCKS DRIVE-THRU**  
4301 SAN MATEO BLVD. NE  
ALBUQUERQUE, NM 87110

DEVELOPER:  
STARBUCKS COFFEE COMPANY  
2401 UTAH AVENUE SOUTH  
SEATTLE, WA 98134  
(206) 318-1575

SHEET TITLE:  
**SITE PLAN AS-BUILT**

SHEET NUMBER:  
**1 OF 4**

## TRASH ENCLOSURE ELEVATIONS

NOT TO SCALE

