



**Planning Department
Transportation Development Services**

August 29, 2014

Peter Butterfield, R.A.
Peter Butterfield Architects
13013 Glenwood Hills Ct. NE
Albuquerque, NM 87111

Re: Rock & Brews Restaurant, 4800 Montgomery Boulevard NE
15-Day Temporary Certificate of Occupancy- Transportation Development
DRB Project Number 1002078, AA dated 01-08-14 (G17-D001)
Certification dated 08-29-14

Dear Mr. Butterfield,

Based upon the information provided in your submittal received 08-28-14, Transportation Development has no objection to the issuance of a 15-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 15-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to rmichel@cabq.gov or mortiz@cabq.gov prior to submittal. If you have any questions, please contact me at (505) 924-3991.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

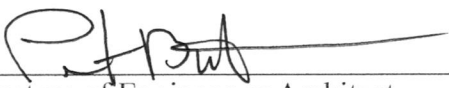
C: CO Clerk
File



TRAFFIC CERTIFICATION

I, PETER BUTTERFIELD, NMRA 3850, OF THE FIRM PETER BUTTERFIELD, ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 1-8-2014. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY PETER BUTTERFIELD OF THE FIRM PETER BUTTERFIELD ARCHITECT I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON AUGUST 27, 2014 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.

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Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

8/27/14
Date

**THIS CERTIFICATION MUST BE SUBMITTED ON COMPANY
LETTERHEAD, WITH AN ORIGINAL STAMP AND SIGNATURE**



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Rock and Brews Restaurant Building Permit #: t201490475 City Drainage #: _____

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

Legal Description: Lot B1, Block A Vista Grande Addition

City Address: 4800 Montgomery Blvd NE

Engineering Firm: Rio Grande Engineering Contact: David Soule

Address: PO Box 93924

Phone#: 505 321 9099 Fax#: _____ E-mail: david@riograndeengineerin

Owner: Tradecor 4800 Montgomery LLC Contact: Britt Sanchez

Address: 4455 E. Camelback Rd., E-180 Phoenix, AZ 85018

Phone#: 602-819-3580 Fax#: _____ E-mail: Britt.Sanchez@TradeCorLI

Architect: Peter Butterfield Architect Contact: Peter Butterfield

Address: 13013 glenwood hills ct ne Albuquerque, NM 87111

Phone#: 505 332 9323 Fax#: 505 212 0901 E-mail: peterbutterfield@Q.com

Surveyor: Sandia Land Survey Contact: Andrew Medina

Address: 15 Casa Terrenos Placitas, NM 87043

Phone#: 505 867 1241 Fax#: 505 867 1405 E-mail: _____

Contractor: Hart Construction Contact: Rick Sanchez

Address: 2919 2nd St NW Albuquerque, New Mexico 87107

Phone#: 505 345 4001 Fax#: (505)-345-4304 E-mail: RGonzales@hartconstructio

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

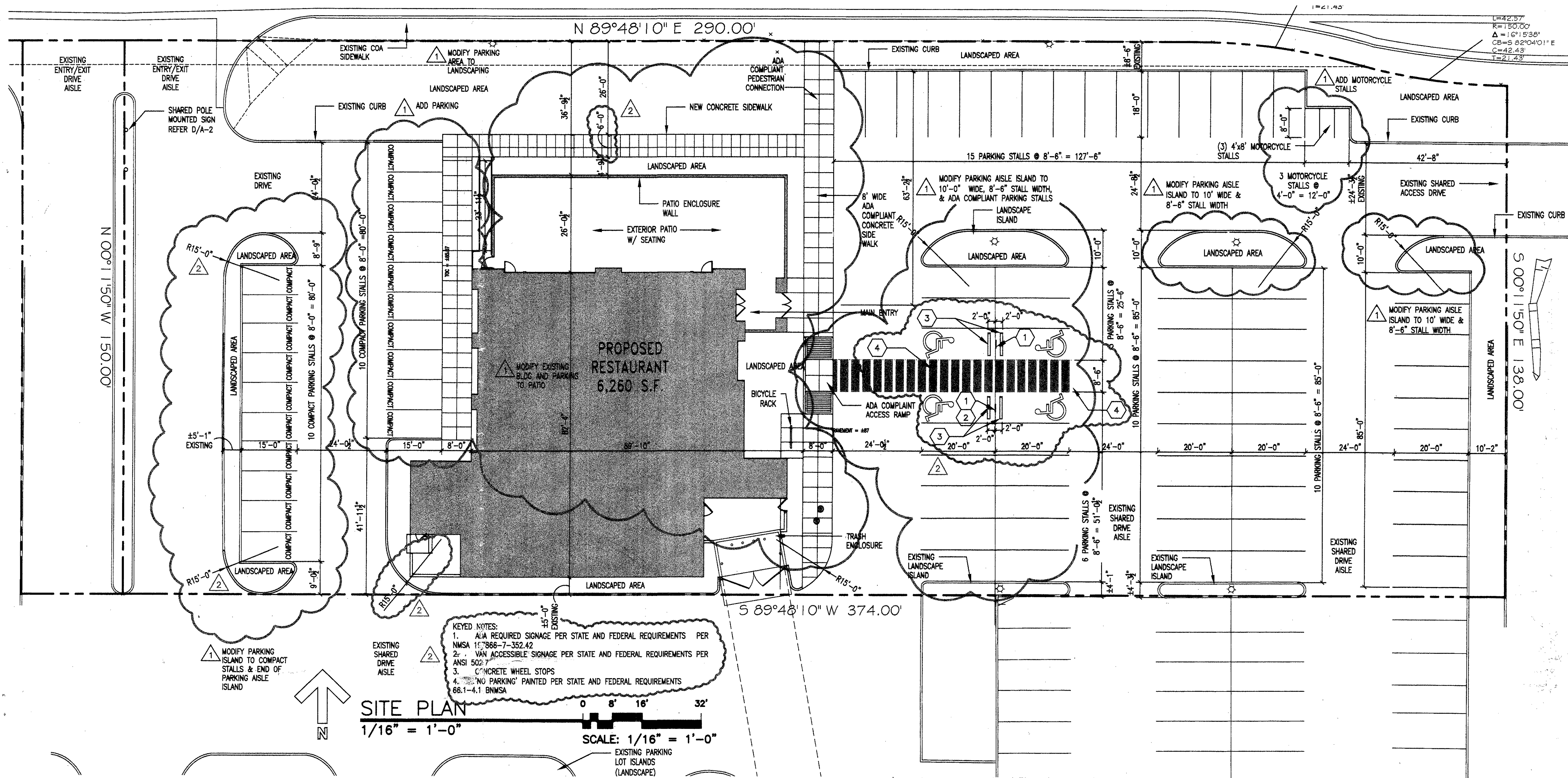
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☒ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No ☐ Copy Provided

DATE SUBMITTED: 8/27/2014 By: Peter Butterfield

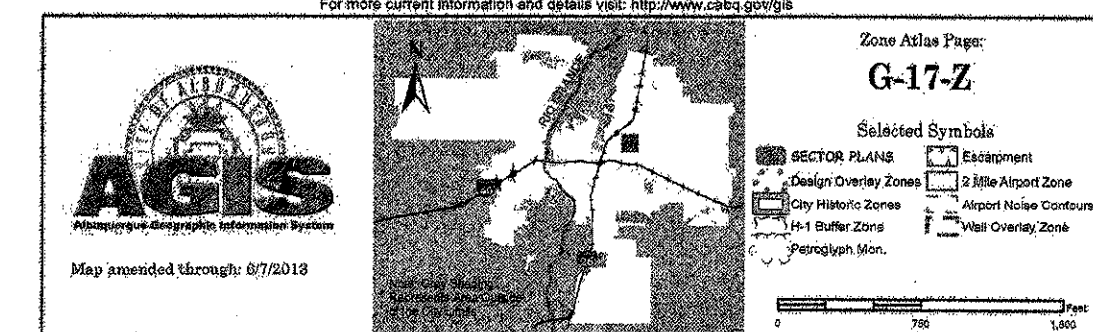
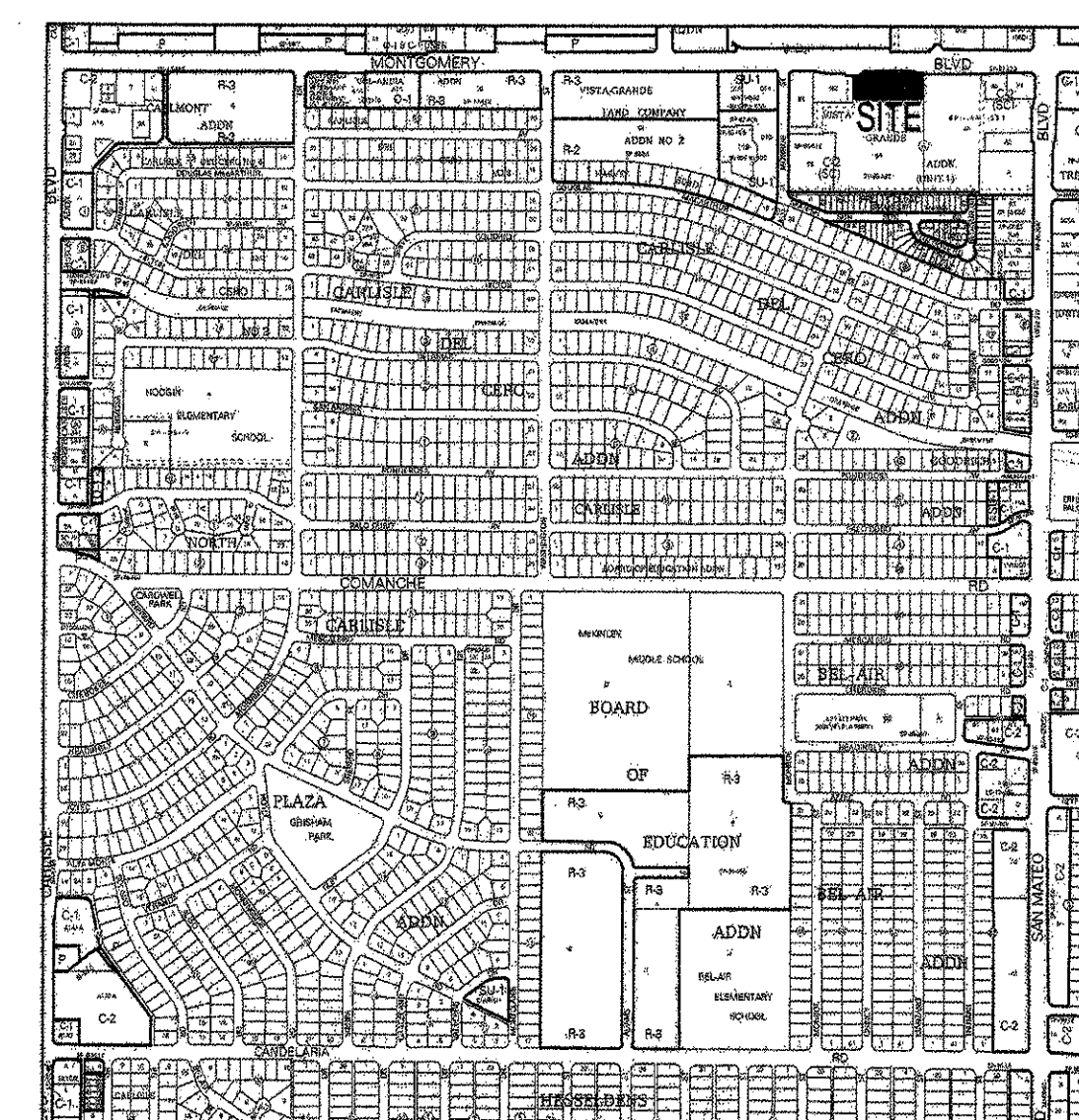
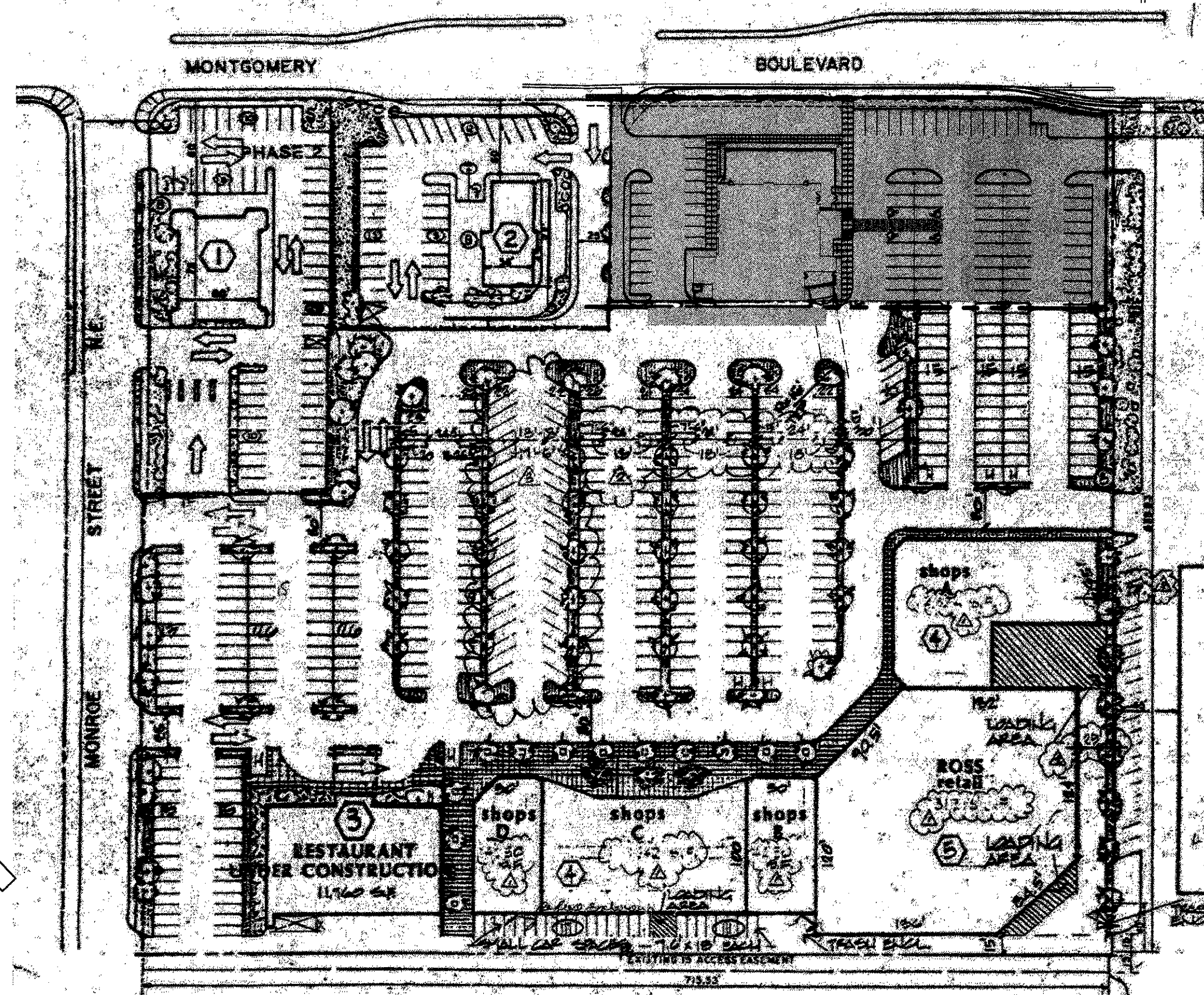
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



ADMINISTRATIVE AMENDMENT
FILE #13-10293 PROJECT #1002078
Building re-use SF reduction
from 2004 AA. Changes as
noted on sheets B-1, L-1 & P-2
Catalina Lehner
APPROVED BY **DATE**

OVERALL REFERENCE SITE PLAN
 1" = 80'-0"



PROJECT DATA
SITE INFORMATION:
 UPC:
 101 706 044 751 711 603
 OWNER:
 TRADECOR 4800 MONTGOMERY LLC
 OWNER ADDRESS: 4455 E. CAMELBACK RD., E-180
 PHOENIX, AZ. 85018
 SITE ADDRESS:
 4800 MONTGOMERY NE, ALBUQUERQUE NM 87110
 LEGAL DESCRIPTION:
 TR B-1 BLK A AMENDED PLAT OF TRS B-1 & B-2 BLK A VISTA
 GRANDE ADDN UNIT 1 BEING A REPL OF R B BLK A VISTA GRANDE
 EXC NLY POR TO R/W CONT 1.2533 AC
 SITE ACREAGE: 1.2533 ACRES
 ZONING: C-2(SC)
PARKING INFORMATION:
 PROPOSED BUILDING USE: RESTAURANT WITH FULL SERVICE LIQUOR LICENSE
 PARKING REQUIRED: (FULL LIQUOR LICENSE PARKING REQUIREMENT APPLICABLE)
 (26) RESTAURANT, BAR, ONE SPACE FOR EACH FOUR SEATS FOR ESTABLISHMENTS WITHOUT A FULL
 SERVICE LIQUOR LICENSE, OTHERWISE ONE SPACE PER THREE PERSONS OF PERMITTED FIRE
 OCCUPANCY LOAD.
 TRANSIT REDUCTION:
 1. THE PARKING REQUIREMENT OF A BUILDING OR USE SHALL BE REDUCED 10% IF IT IS WITHIN
 300 FEET OF A REGULAR ALBUQUERQUE TRANSIT SYSTEM ROUTE
 PROPOSED PERMITTED FIRE OCCUPANCY LOAD: 274 OCCUPANTS
 PARKING REQUIRED AND PROVIDED:
 274 OCCUPANTS/3 = 92 STALLS - 9 STALLS (10% TRANSIT REDUCTION FACTOR) = 83 PARKING
 STALLS REQUIRED/PROVIDED
 20 COMPACT STALLS
 63 STANDARD STALLS
 BICYCLE PARKING: NONRESIDENTIAL USES: ONE BICYCLE SPACE PER EACH 20 PARKING SPACES
 REQUIRED FOR AUTOMOBILES AND LIGHT TRUCKS - 5 SPACES REQUIRED/PROVIDED
 MOTORCYCLE PARKING REQUIRED (51-100 STALLS) = 3 SPACES REQUIRED/PROVIDED
 DESIGNATED DISABLED PARKING SPACES (51-100 STALLS) = 4 SPACES REQUIRED/PROVIDED
BUILDING INFORMATION:
 EXISTING BUILDING HEATED AREA: 6,260 S.F.
 TOTAL NEW HEATED BUILDING AREA (INCLUDES ADDITION TO REPLACE DEMOLISHED PORTION AND
 EXISTING PORTION OF BUILDING THAT IS REMODELED): 6,260 S.F.
 PATIO AREA: 2,258 S.F.

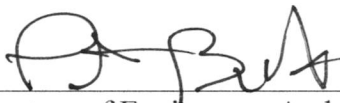
peter butterfield architect

• 505 332 9323 • fax 212 0901 • 13013 Glenwood Hills Ct. NE • Albuquerque New Mexico 87111 •

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