## CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

July 14, 2025

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

Re: Fredy's Frozen Custard
4315 Wyoming Blvd. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 02-22-24 (G19-D004G)
Certification dated 07-07-2025

Dear Mr. Butterfield,

Based upon the information provided in your submittal received 07-10-25, Transportation Development has no objection to a <u>30-day Temporary Certificate of Occupancy</u> based. This letter serves as a "green tag" from Transportation Development for a <u>30-day Temporary</u> Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

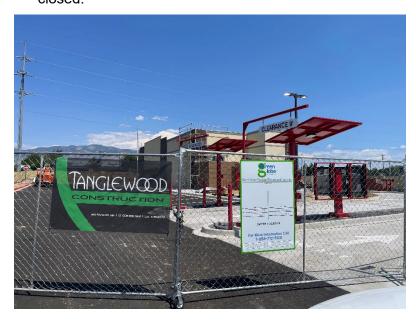
Albuquerque

1. Remove Fence and construction debris from the site.

NM 87103

2. Once fence is removed, please contact me to schedule a site visit to inspect the ADA ramps and accessible pathways, as I was unable to review them due to the site being closed.

www.cabq.gov



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Once these corrections are complete, email pictures to <a href="mailto:malnajjar@cabq.gov">malnajjar@cabq.gov</a> for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Associate Engineer, Planning Dept. Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

### peter butterfield architect

• 505 514 1364 • 13013 Glenwood Hills Ct NE • Albuquerque New Mexico 87111 •

#### 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 02-22-2024. 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 JULY 1, 2025 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 A TEMPORARY 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 Engineer or Architect

July 7, 2025

Date

**ENGINEER'S OR ARCHITECT'S STAMP** 





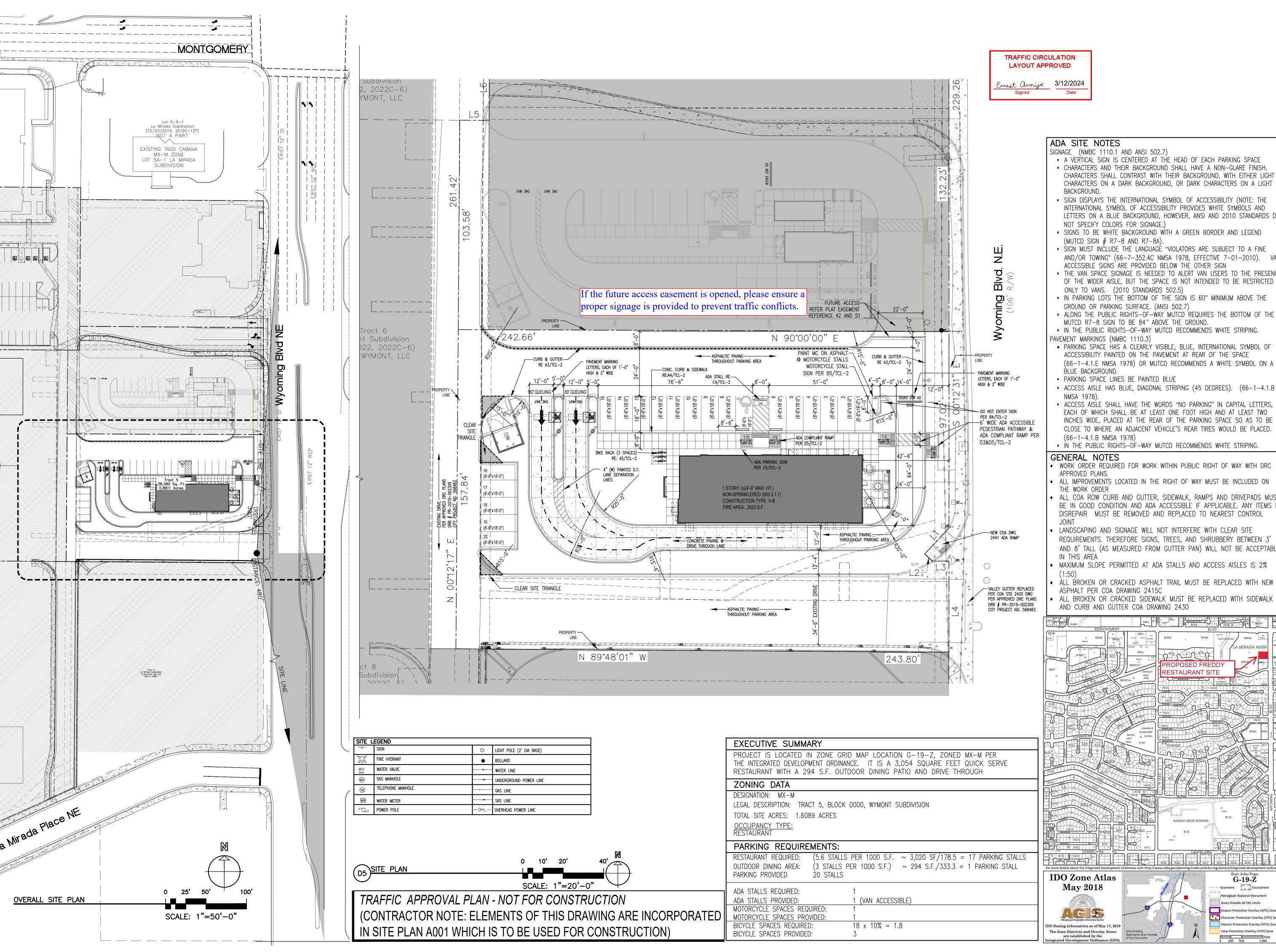
# **City of Albuquerque**

### Planning Department

### Development & Building Services Division

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Freddy's WyMont	_Building Permit #	Hydrology File #	
DRB#	EPC#		
Legal Description: Tract 5 BLOCK 0000, WYMONT		OR Parcel 4315 Wyoming Blvd. NE	
Applicant/Agent: Peter Butterfield architect	Contact: Pete	Contact: Peter Butterfield	
Address: 13013 Glenwood Hills Ct NE	Phone: 505	Phone: 505 514 1364	
Email: peter@PBA-Lane.com			
Applicant/Owner: ERC Hospitality	Contact:	an Pyle	
Address: 9150 Commerce Center Cir Suite 135 Highland	ls Ranch CO 80129 <b>Phone:</b> 316	6 684-8100	
Email: Brian.Pyle@erchospitality.com			
TYPE OF DEVELOPMENT:PLAT (#of l RE-SUBMITTAL:YESxNO	ots)RESIDENCEDR	B SITE ADMIN SITE: _×_	
<b>DEPARTMENT:</b> xTRANSPORTATION  Check all that apply:	ON HYDROLOGY/	DRAINAGE	
TYPE OF SUBMITTAL:	TYPE OF APPROVA	L/ACCEPTANCE SOUGHT:	
ENGINEER/ARCHITECT CERTIFICATION	X <u>X</u> BUILDING I	_x_BUILDING PERMIT APPROVAL	
PAD CERTIFICATION	CERTIFICAT	TE OF OCCUPANCY	
CONCEPTUAL G&D PLAN	<del></del>	CONCEPTUAL TCL DRB APPROVAL	
GRADING PLAN	PRELIMINA	PRELIMINARY PLAT APPROVAL	
DRAINAGE REPORT	SITE PLAN	SITE PLAN FOR SUB'D APPROVAL	
DRAINAGE MASTER PLAN	SITE PLAN	SITE PLAN FOR BLDG PERMIT APPROVAL	
FLOOD PLAN DEVELOPMENT PERMIT A	APPFINAL PLAT	FINAL PLAT APPROVAL	
ELEVATION CERTIFICATE	SIA/RELEAS	SIA/RELEASE OF FINANCIAL GUARANTEE	
CLOMR/LOMR		FOUNDATION PERMIT APPROVAL	
x_TRAFFIC CIRCULATION LAYOUT (TCL)	GRADING P	GRADING PERMIT APPROVAL	
ADMINISTRATIVE	<del></del>	SO-19 APPROVAL	
TRAFFIC CIRCULATION LAYOUT FOR D	PAVING PE	PAVING PERMIT APPROVAL	
APPROVAL		GRADING PAD CERTIFICATION	
TRAFFIC IMPACT STUDY (TIS)		WORK ORDER APPROVAL	
STREET LIGHT LAYOUT	CLOMR/LOI	CLOMR/LOMR	
OTHER (SPECIFY)		FLOOD PLAN DEVELOPMENT PERMIT	
PRE-DESIGN MEETING?	OTHER (SPE	ECIFY)	
DATE CHDMITTED: 3/1/2024			



13013 glenwood hills ct. ne

albuquerque nm 87111 (ph) 505 514 1364

PETÉR BUTTERFIELD

NO. 3850

 SIGN DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PROVIDES WHITE SYMBOLS AND LETTERS ON A BLUE BACKGROUND, HOWEVER, ANSI AND 2010 STANDARDS DO SIGNS TO BE WHITE BACKGROUND WITH A GREEN BORDER AND LEGEND SIGN MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE

ACCESSIBLE SIGNS ARE PROVIDED BELOW THE OTHER SIGN THE VAN SPACE SIGNAGE IS NEEDED TO ALERT VAN USERS TO THE PRESENC OF THE WIDER AISLE, BUT THE SPACE IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS. (2010 STANDARDS 502.5)

• IN PARKING LOTS THE BOTTOM OF THE SIGN IS 60" MINIMUM ABOVE THE GROUND OR PARKING SURFACE. (ANSI 502.7)

MUTCD R7-8 SIGN TO BE 84" ABOVE THE GROUND. • IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING. PAVEMENT MARKINGS (NMBC 1110.3)

• PARKING SPACE HAS A CLEARLY VISIBLE, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT AT REAR OF THE SPACE (66-1-4.1.E NMSA 1978) OR MUTCD RECOMMENDS A WHITE SYMBOL ON A BLUE BACKGROUND.

PARKING SPACE LINES BE PAINTED BLUE

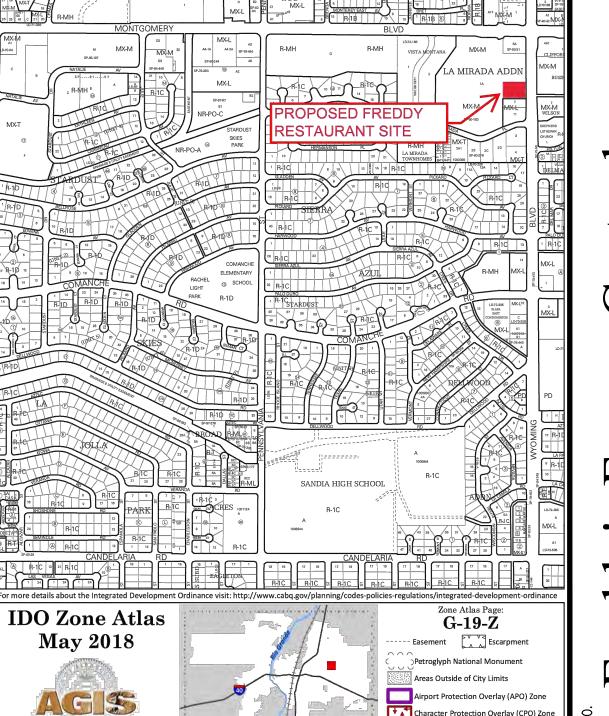
■ ACCESS AISLE HAS BLUE, DIAGONAL STRIPING (45 DEGREES). (66-1-4.1.B

 ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRES WOULD BE PLACED. (66-1-4.1.B NMSA 1978)

• IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.

### GENERAL NOTES

- WORK ORDER REQUIRED FOR WORK WITHIN PUBLIC RIGHT OF WAY WITH DRC
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER
- BE IN GOOD CONDITION AND ADA ACCESSIBLE IF APPLICABLE. ANY ITEMS IN DISREPAIR MUST BE REMOVED AND REPLACED TO NEAREST CONTROL
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE SIGNS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE
- MAXIMUM SLOPE PERMITTED AT ADA STALLS AND ACCESS AISLES IS 2%
- ALL BROKEN OR CRACKED ASPHALT TRAIL MUST BE REPLACED WITH NEW ASPHALT PER COA DRAWING 2415C
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER COA DRAWING 2430



February 22, 2024

View Protection Overlay (VPO) Zone

