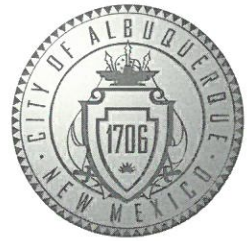


# CITY OF ALBUQUERQUE



February 1, 2019

Douglas Heller, AIA, LEED AP  
Mullen Heller Architecture, PC  
1718 Central Ave SW Suite D  
Albuquerque, NM 87104

**Re: Las Lomas Plaza, Building 1 & 2, Phase 2  
2101 & 2105 Vista Oeste NW  
Request for Certificate of Occupancy  
Transportation Development Final Inspection  
Engineer's/Architect's Stamp dated 1-29-19 (AA) (H10D031)  
Certification dated 12-12-18**

Dear Mr. Heller

Based upon the information provided in your submittal received 2-1-19, 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.

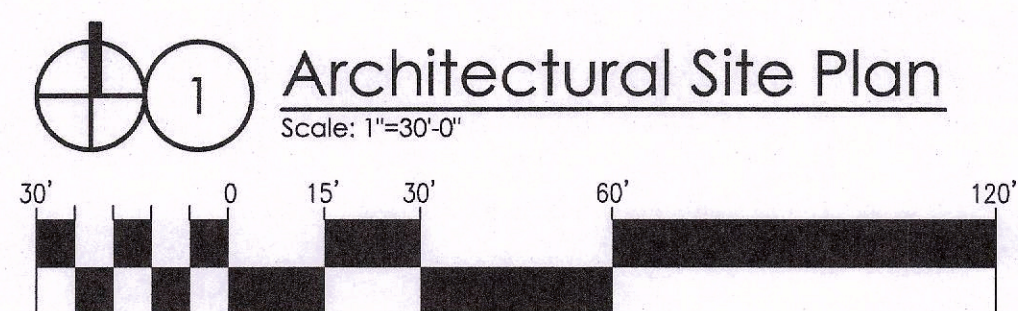
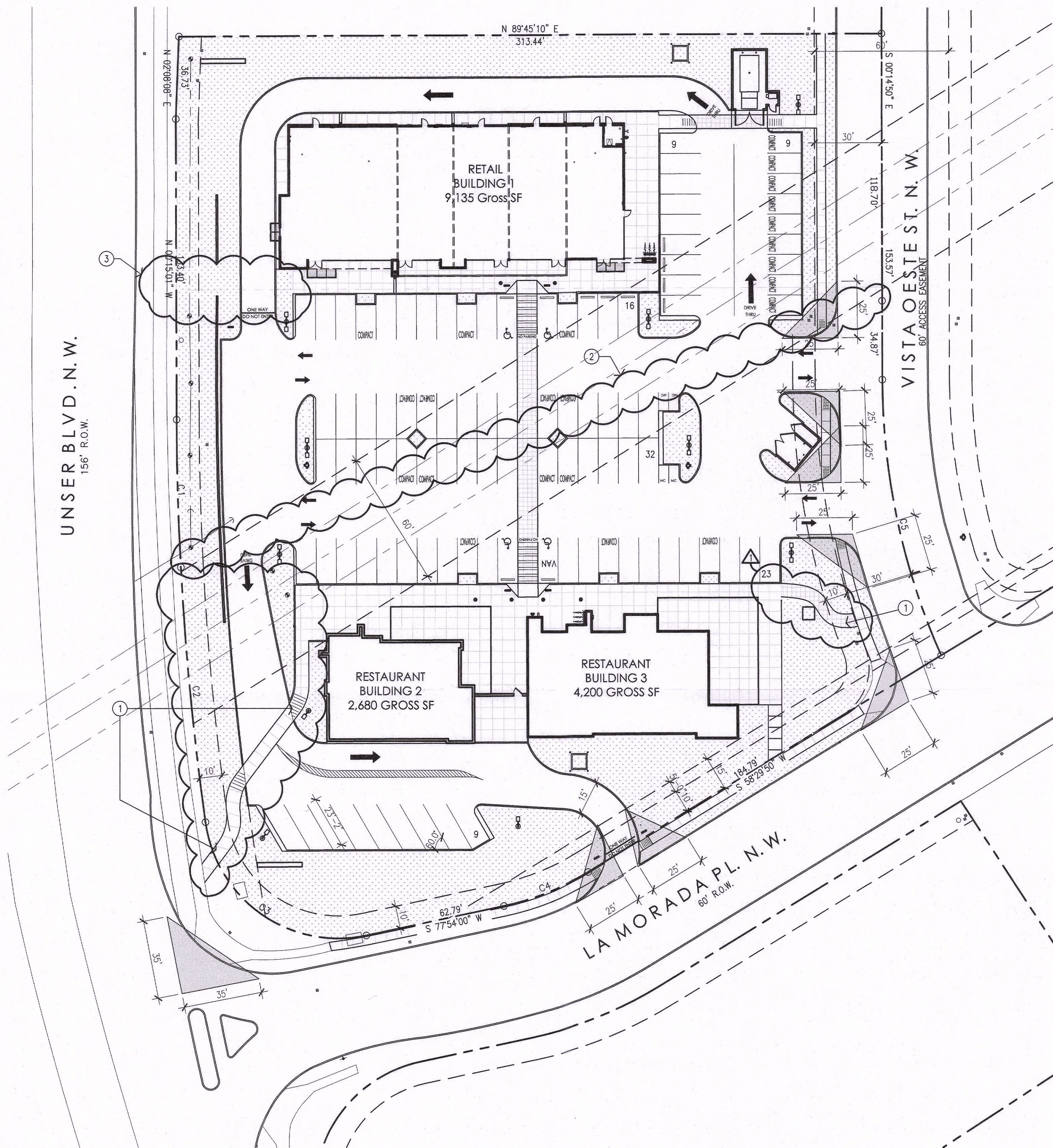
Sincerely,

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





NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	02°50'08"	S 01°39'57" E	1322.00	65.42	65.42
C2	04°55'19"	S 05°32'40" E	1322.00	113.56	113.53
C3	94°02'28"	S 55°00'53" E	60.00	98.48	87.79
C4	19°22'48"	N 68°14'53" E	120.00	40.59	40.40
C5	23°59'56"	S 12°12'40" E	300.00	125.66	124.74



VICINITY MAP: ZONE ATLAS PAGE H-09-Z

#### ADMINISTRATIVE AMENDMENT SCOPE OF WORK:

THE PURPOSE OF THIS AMENDMENT IS TO REMOVE A PROPOSED PEDESTRIAN CONNECTION AT THE NORTHWEST CORNER OF THE SITE AND UPDATE TWO PEDESTRIAN CONNECTIONS BASED ON THE AS-BUILT CONDITIONS. WHEN THIS PROJECT BEGAN, THE PROPOSED DEVELOPMENT WAS ON TWO SEPARATE TRACTS. EACH REQUIRED ITS OWN PEDESTRIAN CONNECTION FROM THE PUBLIC SIDEWALK TO THE BUILDINGS AND THROUGH THE SITE. THE REASON FOR THE REMOVAL OF THE PROPOSED PEDESTRIAN CONNECTION AT THE NORTHWEST CORNER OF THE SITE IS DUE TO THE STEEP SLOP DOWN FROM THE PUBLIC SIDEWALK ALONG UNSER BLVD. TO BUILDING 1. THE APPROVED GRADING PLAN, WHICH WAS FINALIZED DURING THE DRB PROCESS, INDICATES THIS PEDESTRIAN CONNECTION AS A 5' DROP FROM THE CITY SIDEWALK TO THE BUILDING, WHICH IS A 15% SLOPE. THIS STEEP SLOPE PRECLUDES AN ACCESSIBLE CONNECTION AT THIS LOCATION. DURING THE DRB PROCESS, THE TWO PROPERTIES WERE REPLATED AS ONE TRACT. THERE ARE TWO ACCESSIBLE CONNECTIONS FROM THE PUBLIC SIDEWALK TO THE SITE, ONE AT THE SOUTHWEST CORNER OF THE PROPERTY ADJACENT TO BUILDING 2, AND THE OTHER AT THE SOUTHEAST CORNER OF THE PROPERTY ADJACENT TO BUILDING 3. THE ENTIRE SITE HAS BEEN DESIGNED TO BE ACCESSIBLE BETWEEN ALL BUILDINGS AND ACCESSIBLE PARKING SPACES. GIVEN ALL BUILDINGS AND PARKING ARE NOW ONE PIECE OF PROPERTY, THERE IS AT LEAST ONE ACCESSIBLE CONNECTION TO THE SITE FROM THE PUBLIC SIDEWALK, AND THERE IS AN ACCESSIBLE ROUTE THROUGHOUT THE SITE TO ALL BUILDINGS AND REQUIRED ACCESSIBLE PARKING SPACES. THE PROPOSED PEDESTRIAN CONNECTION AT THE NORTHWEST CORNER OF THE SITE IS NOT REQUIRED.

#### KEYED NOTES:

- [1] AS BUILT CONDITIONS: 6" CONCRETE SIDEWALK ACCESSIBLE CONNECTION TO PUBLIC SIDEWALK.
- [2] REMOVAL OF EXISTING PROPERTY LINE.
- [3] REMOVAL OF PROPOSED PEDESTRIAN CONNECTION.

<b>ADMINISTRATIVE AMENDMENT</b>	
FILE # <u>51-2019</u>	PROJECT # <u>PR-2019</u>
<u>Pedestrian connections</u>	
<u>adjustments related to</u>	
<u>grading and replat.</u>	
<u>PR-2019</u> 29 Jan 2019	
APPROVED BY	DATE

#### BUILDING AREAS:

OVERALL BUILDING AREAS 16,015 SF.  
 BUILDING 1- 9,135 SF  
 BUILDING 2- 2,680 SF  
 BUILDING 3- 4,200 SF

TOTAL LOT AREA (LOTS 15 AND 16) = 2.63 ACRES  
 2.63 ACRES = 114,562 SF  
 F.A.R. ALLOWED = (.35 OR) 40,097 SF  
 F.A.R. PROPOSED = 16,015 SF

#### PARKING CALCULATIONS:

BUILDING 1- 9,135 SF  
 $9,135/200 = 46$  SPACES  
 BUILDING 2- 2,680 SF  
 $80 \text{ SEATS}/4^{1/2} = 20$  SPACES  
 BUILDING 3- 4,200 SF  
 $150 \text{ SEATS}/4^{1/2} = 38$  SPACES

TOTAL REQUIRED SPACES 104 SPACES  
 \*RESTAURANT WITHOUT A FULL LIQUOR LICENSE  
 \*INTERIOR OCCUPANT LOAD. DOES NOT INCLUDE PATIO SEATING

#### TRANSIT REDUCTIONS:

104 SPACES REQ'D x 10% REDUCTION =  
 (PROXIMITY TO BUS ROUTE 94)  
 $104 \times 10\% = 94$  TOTAL SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED: = 94 SPACES

TOTAL PARKING SPACES PROVIDED: = 98 SPACES

71 REGULAR SPACES  
 23 COMPACT SPACES  
 4 HANDICAP SPACES

#### COMPACT PARKING CALCULATION:

94 REQ'D SPACES x 33% = 31 SPACES ALLOWED  
 TOTAL COMPACT SPACES = 17 SPACES PROVIDED

#### DISABLED PARKING REQUIREMENTS:

TOTAL DISABLED SPACES REQUIRED = 4 SPACES  
 TOTAL DISABLED SPACES PROVIDED = 4 SPACES

#### MOTORCYCLE REQUIREMENTS:

TOTAL MOTORCYCLE SPACES REQUIRED = 3 SPACES  
 TOTAL MOTORCYCLE SPACES PROVIDED = 4 SPACES

#### COMMERCIAL BICYCLE REQUIREMENTS:

1 BICYCLE SPACE FOR EACH 20 PARKING SPACES =  
 94 PARKING SPACES/20 = 5 TOTAL SPACE REQUIRED

TOTAL BICYCLE SPACES REQUIRED: = 5 SPACES  
 TOTAL BICYCLE SPACES PROVIDED: = 6 SPACES



## Gomez, Ernest P.

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**From:** Doug Heller <Doug@mullenheller.com>  
**Sent:** Thursday, January 31, 2019 3:56 PM  
**To:** Gomez, Ernest P.; 'Eli Gonzalez Jr'  
**Cc:** Michel, Racquel M.; Antonio Vigil  
**Subject:** RE: Las Lomitas Plaza, 2101 Vista Oeste NW, Transportation Final CO Request (Pedestrian Access From Sidewalk to Building)  
**Attachments:** Las Lomitas AA Approval.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Ernie, attached is the approved AA which removed the pedestrian connection at the northwest corner of the site. Let me know if you need anything else to release the Permanent CO from Transportation. Thank you, Doug

**From:** Gomez, Ernest P. [<mailto:epgomez@cabq.gov>]  
**Sent:** Monday, January 14, 2019 3:31 PM  
**To:** Doug Heller <[Doug@mullenheller.com](mailto:Doug@mullenheller.com)>; 'Eli Gonzalez Jr' <[eli.gonzalez@klingerllc.com](mailto:eli.gonzalez@klingerllc.com)>  
**Cc:** Michel, Racquel M. <[rmichel@cabq.gov](mailto:rmichel@cabq.gov)>  
**Subject:** RE: Las Lomitas Plaza, 2101 Vista Oeste NW, Transportation Final CO Request (Pedestrian Access From Sidewalk to Building)

Thank you Mr. Heller.



**ERNIE GOMEZ**  
plan checker  
o 505.924.3981  
e [epgomez@cabq.gov](mailto:epgomez@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

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**From:** Doug Heller [<mailto:Doug@mullenheller.com>]  
**Sent:** Monday, January 14, 2019 2:51 PM  
**To:** Gomez, Ernest P.; 'Eli Gonzalez Jr'  
**Cc:** Michel, Racquel M.  
**Subject:** RE: Las Lomitas Plaza, 2101 Vista Oeste NW, Transportation Final CO Request (Pedestrian Access From Sidewalk to Building)

The AA will go in to the planning department this week.

**From:** Gomez, Ernest P. [<mailto:epgomez@cabq.gov>]

**Sent:** Monday, January 14, 2019 2:27 PM

**To:** Doug Heller <[Doug@mullenheller.com](mailto:Doug@mullenheller.com)>; 'Eli Gonzalez Jr' <[eli.gonzalez@klingerllc.com](mailto:eli.gonzalez@klingerllc.com)>

**Cc:** Michel, Racquel M. <[rmichel@cabq.gov](mailto:rmichel@cabq.gov)>

**Subject:** FW: Las Lomas Plaza, 2101 Vista Oeste NW, Transportation Final CO Request (Pedestrian Access From Sidewalk to Building)

Good Afternoon Mr. Heller,

Could I get a status update on if the AA was submitted to the Planning Departments Urban Design & Development section for approval on the above address?



**ERNIE GOMEZ**

plan checker

o 505.924.3981

e [epgomez@cabq.gov](mailto:epgomez@cabq.gov)

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

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**From:** Gomez, Ernest P.

**Sent:** Thursday, January 10, 2019 4:48 PM

**To:** 'Doug Heller'

**Cc:** 'Eli Gonzalez Jr'

**Subject:** Las Lomas Plaza, 2101 Vista Oeste NW, Transportation Final CO Request (Pedestrian Access From Sidewalk to Building)

Good afternoon Mr. Heller,

Thank you for the Final CO request for Transportation. After speaking with the Traffic Engineer Raquel Mitchel, since the site is site plan controlled please contact Russell Brito @ 505-924-3337 with the Planning Departments Urban Design & Development section to amend the DRB approved site plan. No need to resubmit for final CO ill hold on to the application until the AA is received. An emailed copy of the stamped approved AA is fine, once received I'll send the CO approval letter.



**ERNIE GOMEZ**

plan checker

o 505.924.3981

e [epgomez@cabq.gov](mailto:epgomez@cabq.gov)