

CITY OF ALBUQUERQUE



June 13, 2016

Shawn Biazar
SBS Construction and Engineering, LLC
10209 Snowflake Ct., NW
Albuquerque, NM 87114

Re: Burger King/Starbucks
1000 & 1010 Rio Grande NW
Request for Certificate of Occupancy- Transportation Development
Engineer's/Architect's Stamp dated 6-9-16 (H13-D021)
Certification dated 6-9-16

Dear Mr. Biazar,

Based upon the information provided in your submittal received 6-10-16, 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.

PO Box 1293

If you have any questions, please contact Gary Sandoval at (505) 924-3675 or me at (505)924-3991.

Albuquerque

Sincerely,

New Mexico 87103

www.cabq.gov

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 10/2015)

Burger King / Starbucks

Project Title: Commercial Apart. building ph I Building Permit #: Hydrology File #: H13-D021

DRB#: EPC#: Work Order#:

Legal Description: TRACTS 338-B-1 AND 338-B-2 MRGCD MAP 35

City Address: 1000 AND 1010 RIO GRANDE BLVD., NW

Applicant: SBS CONSTRUCTION AND ENGINEERING, LLC Contact: SHAWN BIAZAR

Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114

Phone#: (505) 804-5013 Fax#: (505) 897-4996 E-mail: AECLLC@AOL.COM

Other Contact: Contact:

Address:

Phone#: Fax#: E-mail:

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) _____

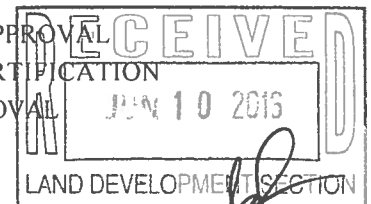
TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ 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) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 6-6-2016 By: SHAWN BIAZAR

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____



SBS CONSTRUCTION AND ENGINEERING, LLC

JUNE 9, 2016

TRAFFIC ENGINEERING, PLANNING DEPT.
DEVELOPMENT AND BUILDING PERMIT
600 2nd STREET, SW ALBUQUERQUE, NM 87102

RE: 1000 AND 1010 RIO GRANDE BLVD., NW, TRACT 338-B-1 AND 338-B-2, MRGCD MAP 35
FINAL CERTIFICATE OF OCCUPANCY (H13-D021)

I, REZA AFAGHPOUR, NMPE OF THE SBS CONSTRUCTION AND ENGINEERING, LLC, HEREBY CERTIFY THAT THIS PROJECT IS IN PORTION COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF CITY OF ALBUQUERQUE TRANSPORTATION DEPARTMENT. I HAVE VISITED THE SITE AND ALL THE CURB & GUTTERS, PAVING, DRIVEWAYS, PONDS AND LANDSCAPING ARE COMPLETED. THERE ARE FEW MINOR CHANGES TO THE ORIGINAL APPROVED SITE PLAN FOR STARBUCKS SITE THAT IT IS REFLECTED IN THE ATTACHED DRAWING.

I AM REQUESTING FINAL CERTIFICATE OF OCCUPANCY FOR THE BURGER KING AND STARBUCKS STORE. IF YOU SHOULD HAVE ANY QUESTIONS REGARDING THIS CERTIFICATION, DO NOT HESITATE TO CALL ME AT 505-804-5013.



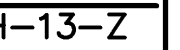
REZA AFAGHPOUR, PE








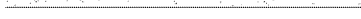


6/09/2016

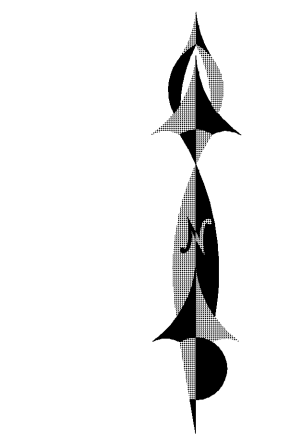
DATE



1. ASPHALT PAVING AREA, TYP., 3" ASPHALT OVER COMPACTED SUBGRADE.
2. LANDSCAPING AREA, TYP.
3. NEW 6' SIDEWALK, 6" ABOVE ASPHALT
4. 9.00' WIDE X 20' DEEP PARKING SPACES, TYP.
5. 9' WIDE X 18' DEEP PARKING SPACES, TYP.
6. NEW DRIVEWAY PER COA STD DWG.#2426
7. REMOVE EXISTING DRIVEWAY, BUILD C & G AND SIDEWALK PER COA STD DWG. #2415A & 2430
8. EXISTING 6' SIDEWALK, TO REMAIN UNDISTURBED
9. EXISTING STANDARD CURB & GUTTER
10. 6' STRIPPED HC ACCESS WAY, ADA COMPLIANT
11. CONCRETE BUMPER INSTALLS, TYP.
12. 6' PEDESTRIAN ACCESS WAY WITH SMOOTH TIE-IN INTO EXISTING SIDEWALK
13. EXISTING 6' PUBLIC UTILITY EASEMENT
14. 6' WIDE HATCHED PEDESTRIAN CROSSING
15. NEW TRASH ENCLOSURE PER COA STANDARDS, SEE DETAIL
16. HANDICAP SIGN PER COA STANDARDS, MUST HAVE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978, "VIOLATORS ARE SUBJECT TO FINE AND/OR TOWING"
17. NEW MOTORCYCLE PARKINGS (4'X8' MIN.)
18. DIRECTIONAL SIGN
19. CLEARANCE SIGN/BAR
20. PROPOSED STOP SIGN
21. WC RAMP PER COA STANDARD & ADA COMPLIANT
22. BICYCLE RACK (2 BICYCLES)
23. PROPOSED MEDIAN CURB AND GUTTER TYP., STD DWG # 2415B
24. PROPOSED MOUNTABLE CURB, ROLL TYPE, STD. DWG # 2415A
25. PROPOSED ACCESS TO CELL TOWER
26. MOTORCYCLE PARKING SIGN PER COA STANDARDS
27. PROPOSED 6' WIDE PEDESTRIAN WALKWAY
28. PROPOSED BOLLARDS
29. PROPOSED ATM MACHINE
30. EXISTING CMP IRRIGATION PIPE (MRGCD)
31. NEW CMP IRRIGATION PIPE (MRGCD)
32. EXISTING CATCH BASIN (IRRIGATION) TO BE RELOCATED (MRGCD)
33. PROPOSED NEW CATCH BASIN FOR IRRIGATION
34. ORDER BOARD AND CANOPY
35. PREVIEW BOARD
36. EXISTING WOOD FENCE
37. EXSIT. WROUGHT IRON FENCE
38. EXIST. CHAIN LINK FENCE
39. EXIST. POWER POLE, TYP.
40. UNI-DIRECTIONAL RAMP PER COA STD DWG #2440 WITH DETECTABLE WARNING
41. NEW DRIVEWAY PER COA STD DWG.#2425
42. "NO PARKING" WORDS IN CAPITAL LETTERS, EACH MIN. 1 FOOT HIGH AND MIN. 2" WIDE
43. PROPOSED PONDING AREA
44. RACING STRIPE
45. MINI CLEAR SITE TRIANGLE, PLEASE SEE GENERAL NOTE REGARDING CLEAR SITE TRIANGLE
46. TURNDOWN SIDEWALK TYP.
47. EXISTING CURB RAMP TO REMAIN UNDISTURBED
48. CLEAR SITE TRIANGLE, PLEASE SEE GENERAL NOTE REGARDING CLEAR SITE TRIANGLE
49. EXISTING MRGCD CATCH BASIN TO REMAIN UNDISTURBED
50. STARBUCKS DELIVERY ROUTE
51. BURGER KING DELIVERY ROUTE
52. EXISTING LIGHT POLE AND IRRIGATION BOX TO BE RELOCATED
53. EXISTING SIGN TO REMEIN
54. REVISION TO LOCATION OF WC RAMP FOR SB
55. REVISION TO PEDESTRIAN ACCESS WAY LOCATION

[illegible]

	BOUNDARY LINE
	EASEMENT LINE
	EXISTING OVERHEAD UTILITY
	EXISTING CURB & GUTTER
	EXISTING CHAIN LINK FENCE
	EXISTING SIDEWALK
	EXISTING FIRE HYDRANT
	EXISTING WATER SERVICE
	EXISTING DROP INLET
	PROPOSED SIDEWALK



10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)804-5013

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