

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

December 18, 2023

Brian Quinn, RA  
ADA Architects  
17710 Detroit Ave  
Cleveland, OH 44107

**Re: Restaurant Depot**  
**1901 Menaul Blvd NE**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's Stamp dated 8-24-22 (H15D039)  
Certification dated 11-15-23

Dear Mr. Quinn,

Based upon the information provided in your submittal received 11-15-23 and the photo showing the installation of the bike racks received 12-17-23, Transportation Development has no objection to 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 me at [ccherne@cabq.gov](mailto:ccherne@cabq.gov) or (505) 924-3986.

Sincerely,

Curtis Cherne, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

C: Laurie Elliot, Yvette Lucero, Desiree Gonzales, Wendi Alcala, James Broomfield, Paul Van Kammen, Heather Mize



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

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

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

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

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

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

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**TYPE OF SUBMITTAL:** \_\_\_\_\_ PLAT (\_\_\_\_# OF LOTS) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

**IS THIS A RESUBMITTAL?:** \_\_\_\_\_ Yes \_\_\_\_\_ No

**DEPARTMENT:** \_\_\_\_\_ TRAFFIC/ TRANSPORTATION \_\_\_\_\_ HYDROLOGY/ DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- \_\_\_\_\_ ENGINEER/ARCHITECT CERTIFICATION
- \_\_\_\_\_ PAD CERTIFICATION
- \_\_\_\_\_ CONCEPTUAL G & D PLAN
- \_\_\_\_\_ GRADING PLAN
- \_\_\_\_\_ DRAINAGE MASTER PLAN
- \_\_\_\_\_ DRAINAGE REPORT
- \_\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- \_\_\_\_\_ ELEVATION CERTIFICATE
- \_\_\_\_\_ CLOMR/LOMR
- \_\_\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)
- \_\_\_\_\_ TRAFFIC IMPACT STUDY (TIS)
- \_\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_
- \_\_\_\_\_ PRE-DESIGN MEETING?

### 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
- \_\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT
- \_\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

City of Albuquerque  
Planning Department

November 15, 2023


Re: Traffic Certification  
Restaurant Depot  
1901 Menaul Blvd  
Albuquerque, NM

I, BRIAN QUINN, NMRA NUMBER 6259, OF THE FIRM ADA ARCHITECTS, INC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 08/24/2022. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY HEATHER MIZE OF THE FIRM ADA ARCHITECTS, INC. I FURTHER CERTIFY THAT MY REPRESENTATIVE HAS PERSONALLY VISITED THE PROJECT SITE ON 10/12/2023 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 TEMPORARY CERTIFICATE OF OCCUPANCY.

**EXCEPTIONS:**

1. THE CANOPY OVER THE FRONT PARKING AREA WAS REDUCED FROM 95 FEET DEEP TO 30 FEET DEEP.
2. THE THREE MOTORCYCLE PARKING SPACES IN THE EMPLOYEE PARKING AREA WERE REMOVED. ONE MOTORCYCLE PARKING SPACE WAS ADDED IN THE MAIN PARKING FIELD.
3. THE BIKE RACKS NEED TO BE INSTALLED.

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

11/15/2023  
\_\_\_\_\_  
Date



# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

September 22, 2022

Joe Hays  
CEI Engineering Associates, INC.  
3108 SW Regency Pkwy  
Bentonville, AR 72712

**Re: Restaurant Depot**  
**1901 Menaul Blvd. NE**  
**Traffic Circulation Layout**  
Engineer's Stamp 08-24-2022 (H15-D039)

Dear Mr. Hays,

The TCL submittal received 08-18-2022 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

NM 87103

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

www.cabq.gov

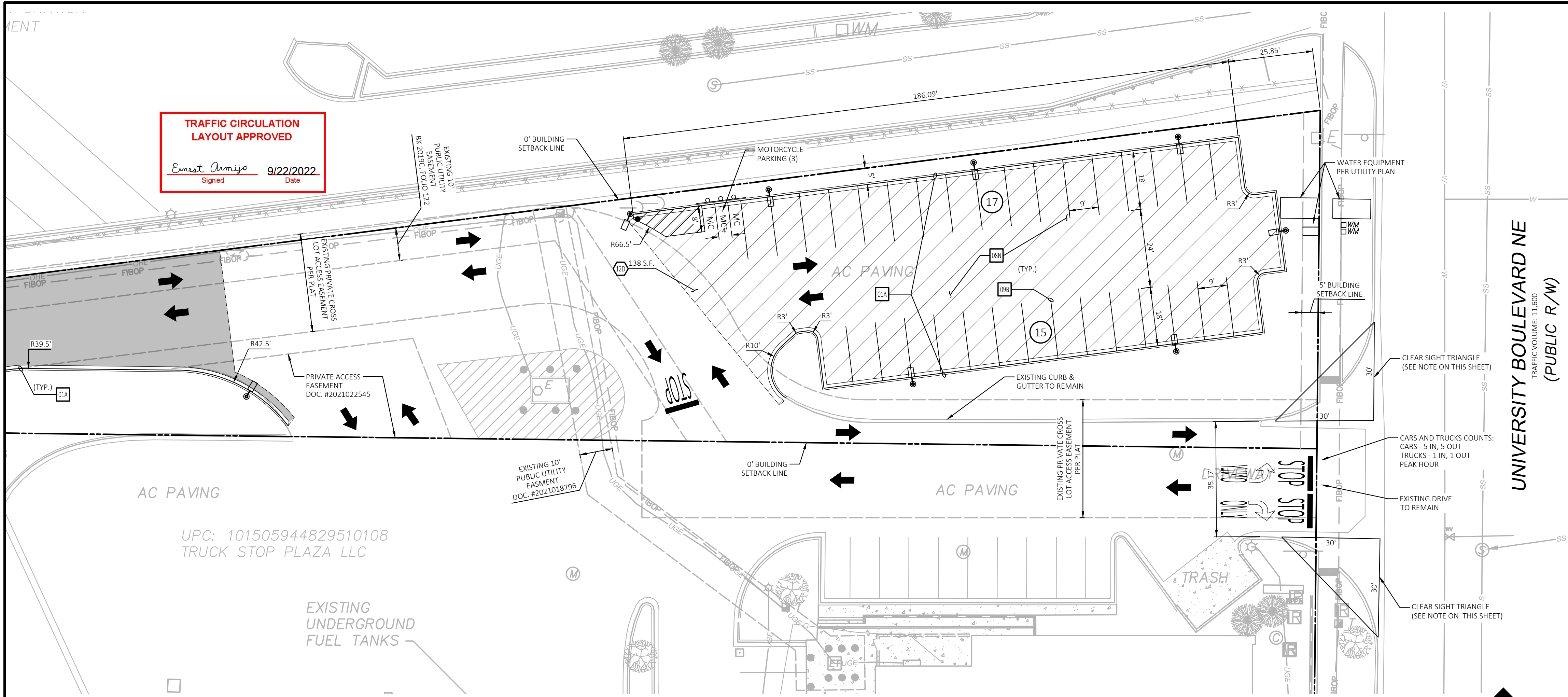
Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File



DRAWING LOCATION: P:\202001\23248\DRAWINGS\DESIGN\REV-1\2022-06-22 RESUBMITTAL\23248.TCL EXHIBIT DWG - SAVED BY: AITHOMPCSON



#### EXISTING LEGEND

	CENTERLINE		UTILITY POLE
	SUBJECT PROPERTY		GUY WIRE ANCHOR
	RIGHT-OF-WAY LINE		PVC RISER, NUMBER & SIZE AS SHOWN
	ADJOINING PROPERTY		ELECTRICAL METER
	EASEMENT LINE		ELECTRICAL VAULT
	BUILDING SETBACK LINE		ELECTRICAL MANHOLE
	CONCRETE HATCH		ELECTRICAL PULLBOX
	CONCRETE SIDEWALK		ELECTRICAL BOX
	CHAIN LINK FENCE		ELECTRICAL TRANSFORMER
	SCREEN WALL		CABLE TELEVISION PEDESTAL
	RETAINING WALL		CABLE TELEVISION PULLBOX
	OVERHEAD ELECTRICAL		CABLE TELEVISION VAULT
	UNDERGROUND ELECTRICAL		PEDESTRIAN SIGNAL
	GAS LINE		TRAFFIC VAULT
	FIBER OPTIC LINE		TRAFFIC SIGNAL FLASHER
	CABLE TV LINE		TRAFFIC SIGNAL CABINET
	WATER LINE		TRAFFIC SIGNAL PULLBOX
	STORM DRAIN LINE		STREET LIGHT PULLBOX
	SANITARY SEWER LINE		STREET LIGHT
	WATER METER		STREET LIGHT VAULT
	WATER BOX		AREA LIGHT
	WATER MANHOLE		GROUND LIGHT
	WATER AIR RELEASE VALVE		NATURAL GAS VALVE
	IRRIGATION CONTROL BOX		NATURAL GAS METER ASSEMBLY
	FIRE HYDRANT		NATURAL GAS VAULT
	WATER VALVE		NATURAL GAS MANHOLE
	WATER BLOW-OFF		TELEPHONE PULLBOX
	FDC ON BLDG.		TELEPHONE VAULT
	REMOTE FDC		TELEPHONE MANHOLE
	STORM DRAIN MANHOLE		TELEPHONE PEDESTAL
	STORM DRAIN DROP INLET		FIBER OPTIC MANHOLE
	CATCH BASIN		FIBER OPTIC VAULT
	SIGN		FIBER OPTIC PEDESTAL
	BOLLARD POST		FIBER OPTIC PULLBOX
	GATE		SANITARY SEWER MANHOLE
	FLAG POLE		SANITARY SEWER CLEAN OUT
	TREES		SANITARY SEWER VAULT
	UTILITY VAULT - UNKNOWN		VAPOR TRAP/INTERCEPTOR MANHOLE
	UTILITY PULLBOX - UNKNOWN		VAPOR AND MONITORING WELLS (ABANDONED IN PLACE)
	UTILITY MANHOLE - UNKNOWN		
	ELECTRIC PEDESTAL		

#### PROPOSED LEGEND

	PROPERTY LINE/RIGHT OF WAY LINE		GRATE INLET
	CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.		CURB INLET
	FIRE ACCESS		FIRE HYDRANT
	SAWCUT		FDC
	FENCE		VALVE
	BUILDING CONTROL POINT		LIGHT POLE (PER MEP.)
	PROPOSED PARKING SPACES		BOLLARD
	LIMITS OF SIDEWALKS AND CONCRETE APRONS		BOLLARD GUARD
	TRENCH DRAIN		SIGN
	GRATE INLET		CANOPY COLUMNS
	CURB INLET		
	FIRE HYDRANT		
	FDC		
	VALVE		
	LIGHT POLE (PER MEP.)		
	BOLLARD		
	BOLLARD GUARD		
	SIGN		
	CANOPY COLUMNS		

#### CLEAR SIGHT TRIANGLE NOTE

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFOR, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

#### NOTE

NO TRAFFIC FLOW HAS CHANGED AS A RESULT OF THESE SITE IMPROVEMENTS.

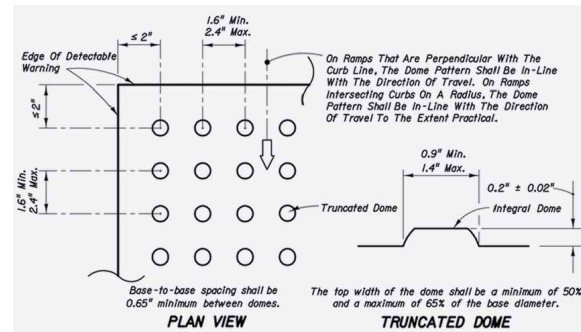


MOTORCYCLE PARKING SIGN  
N.T.S.

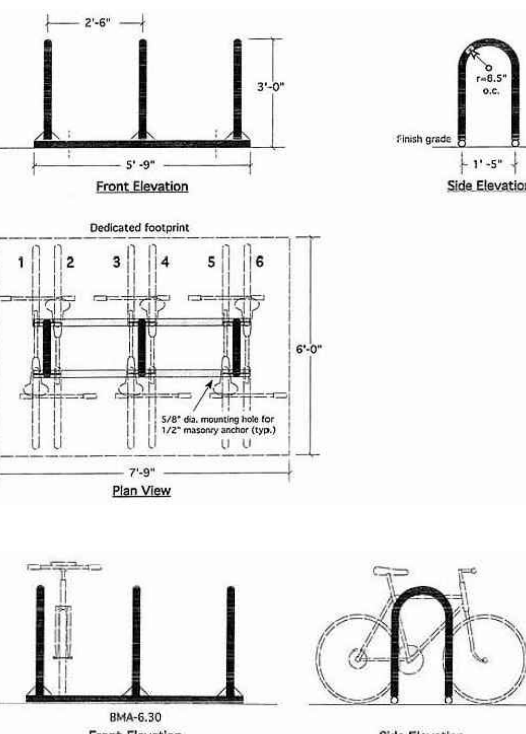
WALL MOUNTED PARKING SIGN  
N.T.S.



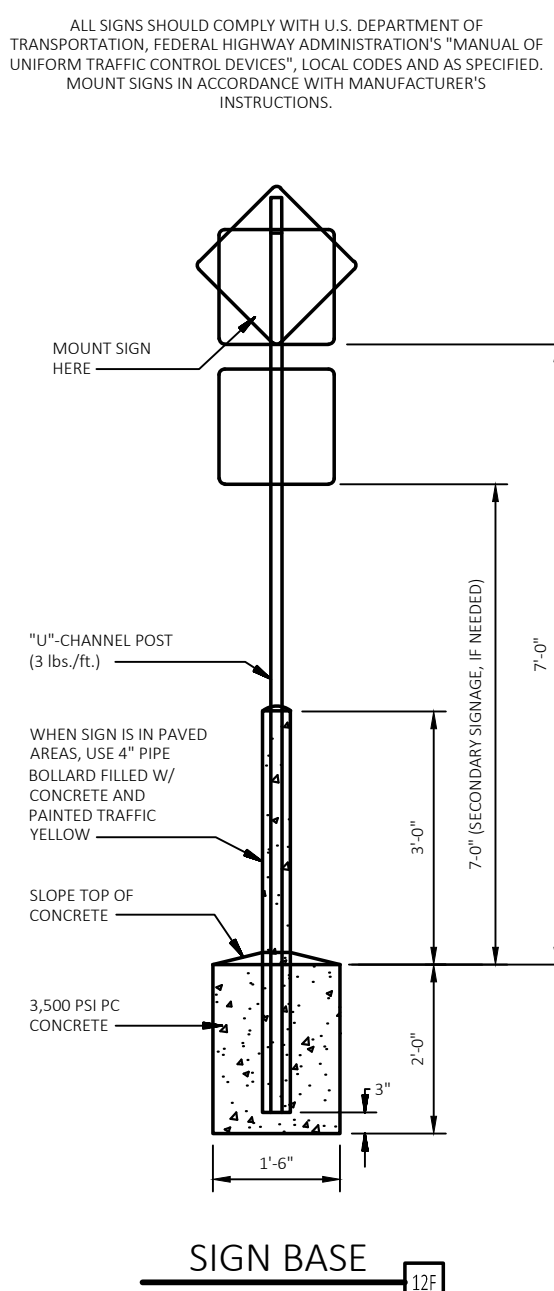
HOOP-STYLE PARKING STOP  
N.T.S.



TRUNCATED DOME DETAIL  
N.T.S.



BICYCLE RACK  
#BM-4.30 DETAIL  
N.T.S.



SIGN BASE  
N.T.S.

#### LEGAL DESCRIPTION

TRACT A-1 OF PLAT OF TRACTS A-1 & B-1, TRUCK STOP PLAZA, TOWN OF ALBUQUERQUE GRANT, SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., ALBUQUERQUE, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNILLO COUNTY, NEW MEXICO ON DECEMBER 6, 2019 IN MAP BOOK 2019C, FOLIO 122.

#### SITE DATA

PROPOSED USAGE:	RESTAURANT DEPOT WHOLESALE DISTRIBUTION
DDO CLASSIFICATION:	NON-RESIDENTIAL - LIGHT MANUFACTURING (NR-LM)
LOT AREA:	172,000 S.F. (3.94 AC)
ADDRESS:	1901 MENAUL BLVD NE
BUILDING AREA:	44,503 S.F.
PARKING REQUIRED:	23 SPACES (1 SPACE PER 2,000 S.F.)
PARKING PROVIDED:	123 SPACES
HC PARKING REQUIRED:	2 SPACES
HC PARKING PROVIDED:	8 SPACES (3 VAN ACCESSIBLE)
MC PARKING REQUIRED:	1 SPACE
MC PARKING PROVIDED:	3 SPACES
BICYCLE PARKING REQUIRED:	3 SPACES
BICYCLE PARKING PROVIDED:	4 SPACES

#### SIDEWALK NOTE

ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB, AND GUTTER PER COA STD DWG #2430.

#### PUBLIC WORKS NOTE

ALL WORK WITHIN PUBLIC RIGHT-OF-WAY WILL REQUIRE A WORK ORDER WITH OR APPROVED PLANS. ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WA MUST BE INCLUDED ON THE WORK ORDER.

#### VARIANCE: VA-2022-00077

VARIANCE OF 25 FT TO THE REQUIRED 25 FT LANDSCAPE BUFFER.  
APPROVED: MAY 17, 2022  
(AFFECTS THE WEST PROPERTY LINE ALONG I-25 N ON-RAMP)

#### SITE DETAILS

- 01A TYPE A CONCRETE CURB AND GUTTER
- 01C TYPE C CONCRETE RAISED CURB AND GUTTER
- 03D CONCRETE SIDEWALK
- 04A GUIDE RAIL
- 06D RETAINING WALL
- 07J CHAIN LINK FENCE ON RETAINING WALL
- 09B NINETY DEGREE PARKING SPACE STRIPING
- 09F 90 DEGREE ACCESSIBLE PARKING SPACE STRIPING
- 09N 90 DEGREE PARKING
- 09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
- 09U ACCESSIBLE PARKING SYMBOL
- 10C FIRE LANE MARKING
- 13D TYPICAL 35' LIGHTING POLE BASE
- 47C COMMON TRENCH DETAIL ELECTRIC TELEPHONE FIRE ALARM CABLE
- 70C SECTION B-B

#### SITE NOTES

- 12D 4 INCH WIDE PAINTED YELLOW STRIPES. 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL).
- 21B TAPER CURB FROM 12" TO 6" OVER 12'
- 70B HOOP-STYLE PARKING STOP

#### PAVING DETAILS

- 03D CONCRETE SIDEWALK
- 08A STANDARD DUTY ASPHALT PAVING
- 08B HEAVY DUTY ASPHALT PAVING
- 08C HEAVY DUTY CONCRETE PAVING (REINFORCED)
- 08N ASPHALT OVERLAY
- ADA ACCESSIBLE PEDESTRIAN PATHWAY

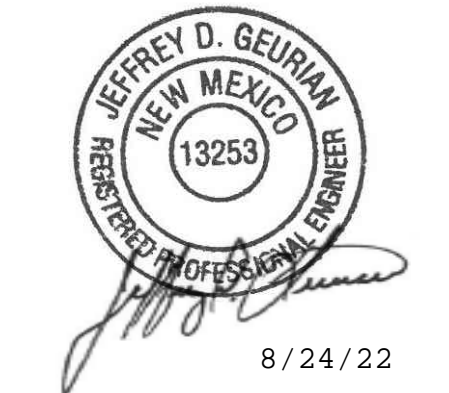
NO.	DATE	FOR BIDDING	REVISIONS DESCRIPTION
1	04/08/2022	FOR BIDDING	
2	04/12/2022	FOR PERMIT	
3	06/27/2022	PLAN REVIEW REV'S (REV #2)	
4	08/23/2022	TCL REVIEW REV'S	



CEI ENGINEERING ASSOCIATES, INC.  
3108 SW REGENCY PKWY  
BENTONVILLE, AR 72712  
PHONE: (479) 273-9472  
FAX: (479) 273-0844

RESTAURANT DEPOT

1901 MENAUL BLVD NE  
ALBUQUERQUE, NEW MEXICO



PROFESSIONAL OF RECORD	JDG
PROJECT MANAGER	JEH
DESIGNER	MDT
CEI PROJECT NUMBER	32348
DATE	8/23/2022
REVISION	REV-1

TRAFFIC CIRCULATION LAYOUT

SHEET TITLE  
SHEET NUMBER

TCL-1



RESTAURANT DEPOT  
1901 MENAUL BLVD NE  
ALBUQUERQUE, NEW MEXICO



PROFESSIONAL OF RECORD JDC  
PROJECT MANAGER JEH  
DESIGNER MDT  
CEI PROJECT NUMBER 32348  
DATE 8/23/2022  
REVISION REV-1

TRAFFIC CIRCULATION  
LAYOUT

SHEET TITLE  
SHEET NUMBER

TCL-2

