

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 28, 2023

Joe Simons, R.A
Simons Architecture
P.O. Box 67408
Albuquerque, NM 87193

Re: Bueger King
2110 Carlisle Blvd. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 9-15-21 (H17D097A)
Certification dated 4-27-23

Dear Mr. Simons,

Based solely upon the information provided in your submittal received 4-28-2023, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division. This Temporary Certificate of Occupancy can be extended as needed until conditions are met for the Permanent Certificate of Occupancy.

Once the Administrative Amendment is reviewed and approved a site visit will be made to verify all planned improvement have been made and a permanent Certificate of Occupancy will be issued.

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

Sincerely,

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

ma via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: BurgerKing Carlisle **Building Permit #:** 2021-33009 **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lot B, Block 16, CARLISLE AND INDIAN SCHOOL
City Address: 2110 Carlisle Blvd NE, 87110

Applicant: Tom McCollum **Contact:** _____
Address: 11000 Bermuda Dunes
Phone#: 505-681-7474 **Fax#:** _____ **E-mail:** tmgmtmmm@aol.com

Other Contact: Simons Architecture PC **Contact:** Joe Simons
Address: P.O. Box 67408, Albuquerque, NM 87107
Phone#: 505-480-4796 **Fax#:** _____ **E-mail:** joe@simonsarchitecture.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

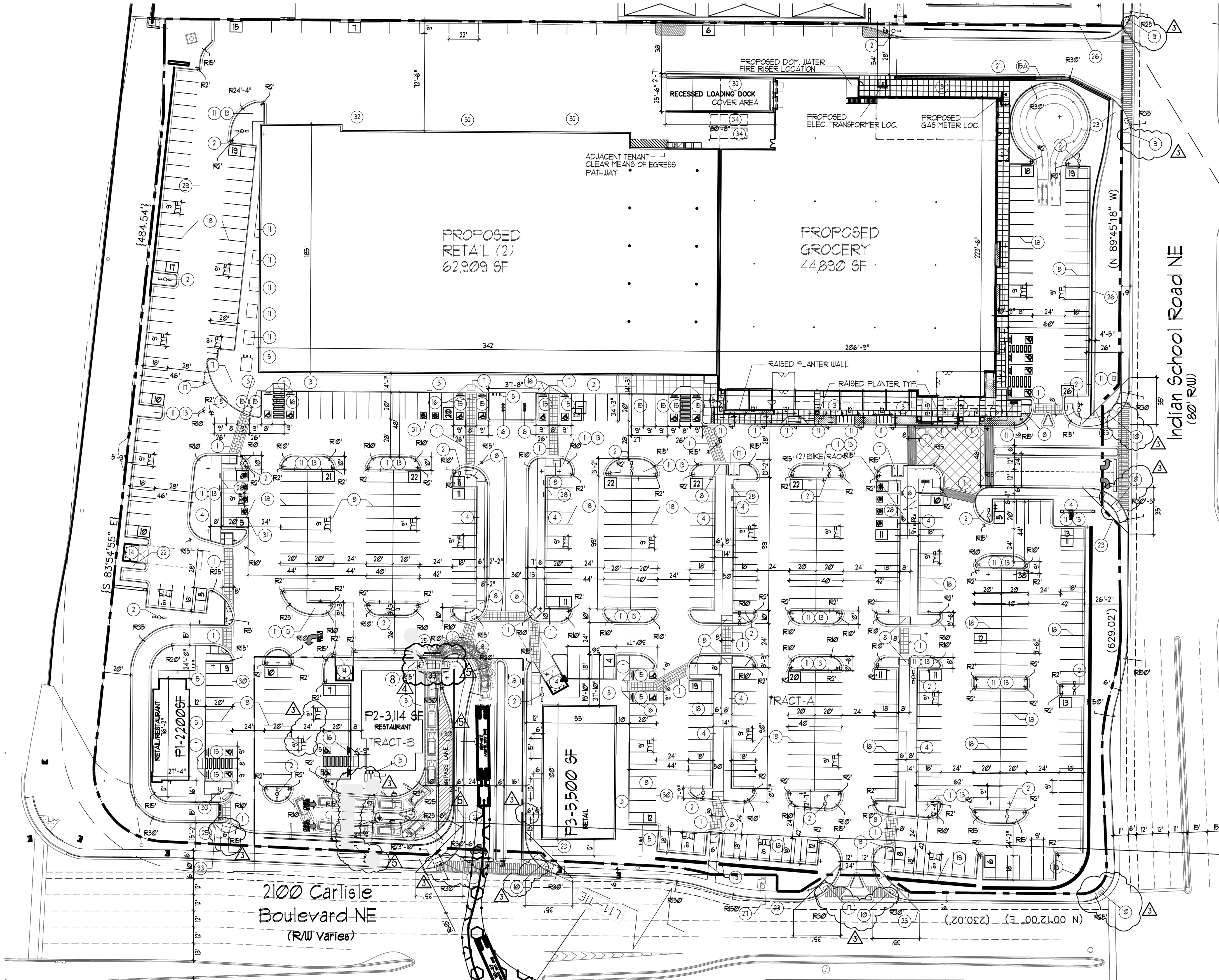
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 4.27.23 **By:** Joe Simons, Simons Architecture PC

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



- KEYED NOTE:
- 1 8' OR AS INDICATED WITHIN SITE PLAN PEDESTRIAN CROSSWALK RE: DETAIL C5/A11.
 - 2 LIGHT POLE LOCATION RE: DETAIL A5/A11.
 - 3 CONC. SIDEWALK ADJACENT BLDG RE: DET B2/A11 RE: SITE PLAN FOR JOINT LAYOUT
 - 4 CONC. SIDEWALK RE: DET B3/A11. RE: SITE PLAN FOR JOINT LAYOUT
 - 5 INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DETAIL B1/A12.
 - 5A INDICATES BIKE RACK LOCKER LOCATION. (5 BIKE CAPACITY)
 - 6 BENCH LOCATION RE: DETAIL 10/A12
 - 7 HANDICAP RAMP RE: A3/A11.
 - 8 HANDICAP RAMP RE: A1/A11.
 - 9 HANDICAP RAMP RE: A4/A11.
 - 10 HANDICAP RAMP RE: C1/A11.
 - 11 INDICATES LANDSCAPE PLANTING AREA GC TO PROVIDE COORDINATE REQ. SLEEVING FOR EA WELL LOCATION
 - 12 DRIVE AISLE PAINT DETAIL RE: DET C5/A12.
 - 13 6" HIGH CONC. ISLAND /CURB RE: SITE GRADING PLAN FOR INFO
 - 14 REFUSE ENCLOSURE RE: DET B2/A13.
 - 15 H.C. PARKING STALL RE: DET A3/A12.
 - 15A NEW RETAINING WALL PER SECTION 5-T(D) OF THE I.D.O.
 - 16 WHEELSTOP RE: DET B5/A12.
 - 17 INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DET. B2/A12.
 - 18 PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE WHITE
 - 19 INDICATES SPLIT FACE 3'-0" HIGH PAINTED PATIO KNEE WALL
 - 20 EXISTING SIDEWALK TO REMAIN
 - 21 NEW RAMP
 - 22 300 SF PYLON SIGN TO MATCH ADJACENT BUILDING RE: DETAIL 8/A13 FOR INFO
 - 23 INDICATES CLEAR SIGHT TRIANGLE. NOTE: CLEAR SITE AREA SHALL BE FREE OF ALL SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8 FEET AS MEASURED VERTICALLY FROM ADJACENT GUTTERFAN.
 - 24 BOLLARD PAINTED SAFETY YELLOW RE: DET. D1/A12.
 - 25 "DO NOT ENTER" RE: DET 8/A12
 - 26 EXISTING RETAINING WALL TO REMAIN
 - 27 EXISTING DOT SIGN TO REMAIN
 - 28 ELECTRIC VEHICLE CHARGING STATION
 - 29 INDICATES EXISTING BUILDING FOOTPRINT AREA
 - 30 INDICATES CONSTRUCTION PHASE LINE
 - 31 ELECTRIC VEHICLE PARKING SPACE, TYPICAL OF 10
 - 32 PROPOSED 40 cu yd ROLL OFF CONTAINER
 - 33 "DO NOT ENTER" SIGN RE: DET B3/A12.
 - 34 DASHED LINE INDICATES TRASH COMPACTOR BY TENANT.

PROJECT NUMBER: _____

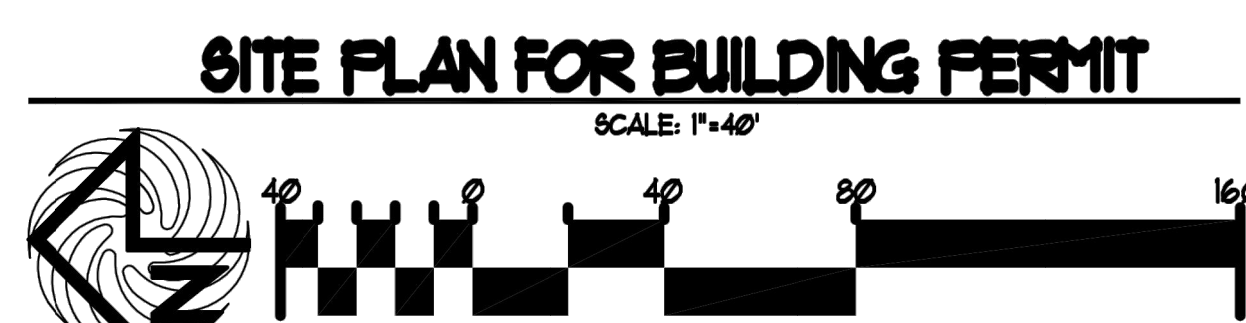
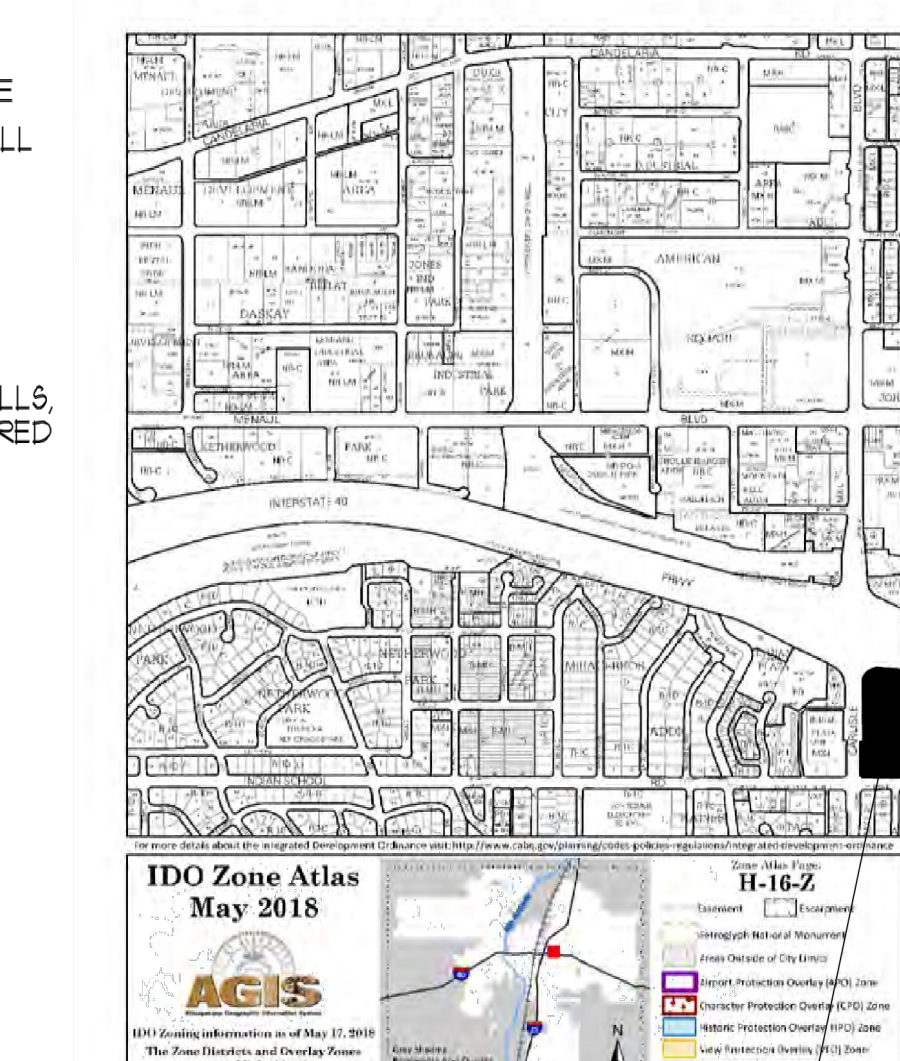
APPLICATION NUMBER: _____

Is an Infrastructure List required? () YES () NO If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
DRB ABCUWA ENGINEER	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
Code Enforcement	Date

* Environmental Health, if necessary



- 4 MOVE LOCATION OF ADA SITE ACCESS TO LEVEL GRADE PER KEYED NOTE 8
- 5 EXISTING ADA PATH WE CONNECT TO WITH THIS AA

LEGAL DESCRIPTION	SITE DATA TABLE	RETAIL USES	GROCERY	RESTAURANT	ALL USES
LEGAL DESCRIPTION-TRACT-A A CERTAIN TRACT OF LAND DESIGNATED AS TRACT "A" OF "THE CARLISLE AND INDIAN SCHOOL SUBDIVISION", AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON MARCH 3, 1934, IN PLAT BOOK 94C, FOLIO 65, LESS AND EXCEPTING A PORTION OF TRACT A, AKA PARCELS 2-3-A AND 2-3, CONVEYED TO NM DEPARTMENT OF TRANSPORTATION (NMDOT), AS THE SAME IS SHOWN ON THE RIGHT-OF-WAY MAP, HAVING PROJECT NUMBER TPU-040-3/19/160, DATED NOVEMBER 13, 1931, AND DESCRIBED ON THE STIPULATED JUDGEMENT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 20, 2020, IN BOOK A18, PAGE 2183, AS DOCUMENT NO. 2001003108.	PROPOSED USES: BUILDING SIZE: TOTAL PARKING REQ: TOTAL PARKING PROV: HC PROVIDED: HC REQUIRED: BIKE SPACES PROVIDED: BIKE SPACES REQUIRED: MOTORCYCLE SPACES PROVIDED: MOTORCYCLE SPACES REQUIRED: ELECTRIC CHARGING STATION SPACES PROVIDED: ELECTRIC STATION REQUIRED: BURGER KING BURGER KING HC REQUIRED:	RETAIL USES 68,409 SF 213 SPACES	GROCERY 44,890 SF 180 SPACES	RESTAURANT 5,314 SF 24 SPACES	ALL USES (MAJOR-1/MAJOR-2/F-1/F-3) TOTAL SPACES REQ= 469 SPACES 499 SPACES PROVIDED 28 HC (INCLUDING 20 VAN ACCESSIBLE) 9 HC SPACES 46 BIKE SPACES 46 BIKE SPACES 6 MOTO SPACES 6 MOTO SPACES 10 ELEC. CHARGING STATION PARKS 9 ELEC. CHARGING STATION PARKS TOTAL SPACES REQ= 19 SPACES 1 HC SPACES

Lot 30-A, Block 1
Miraceros Addition
(03/13/1998, 98C-69)

THRU
RAMP
5F.

MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO
REGISTERED ARCHITECT
STEPHEN A. DUNBAR
No. 4218
15 JULY 2021

PROJECT TITLE
CARLISLE CROSSING
2100 CARLISLE BLVD NE
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER
STEPHEN DUNBAR, AIA

JOB NO.
9

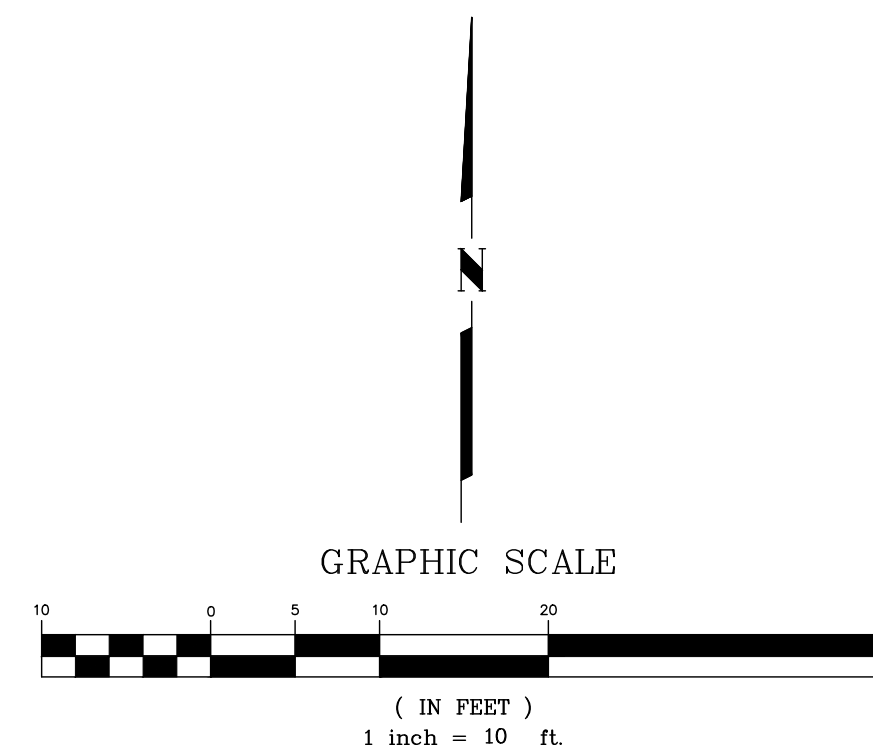
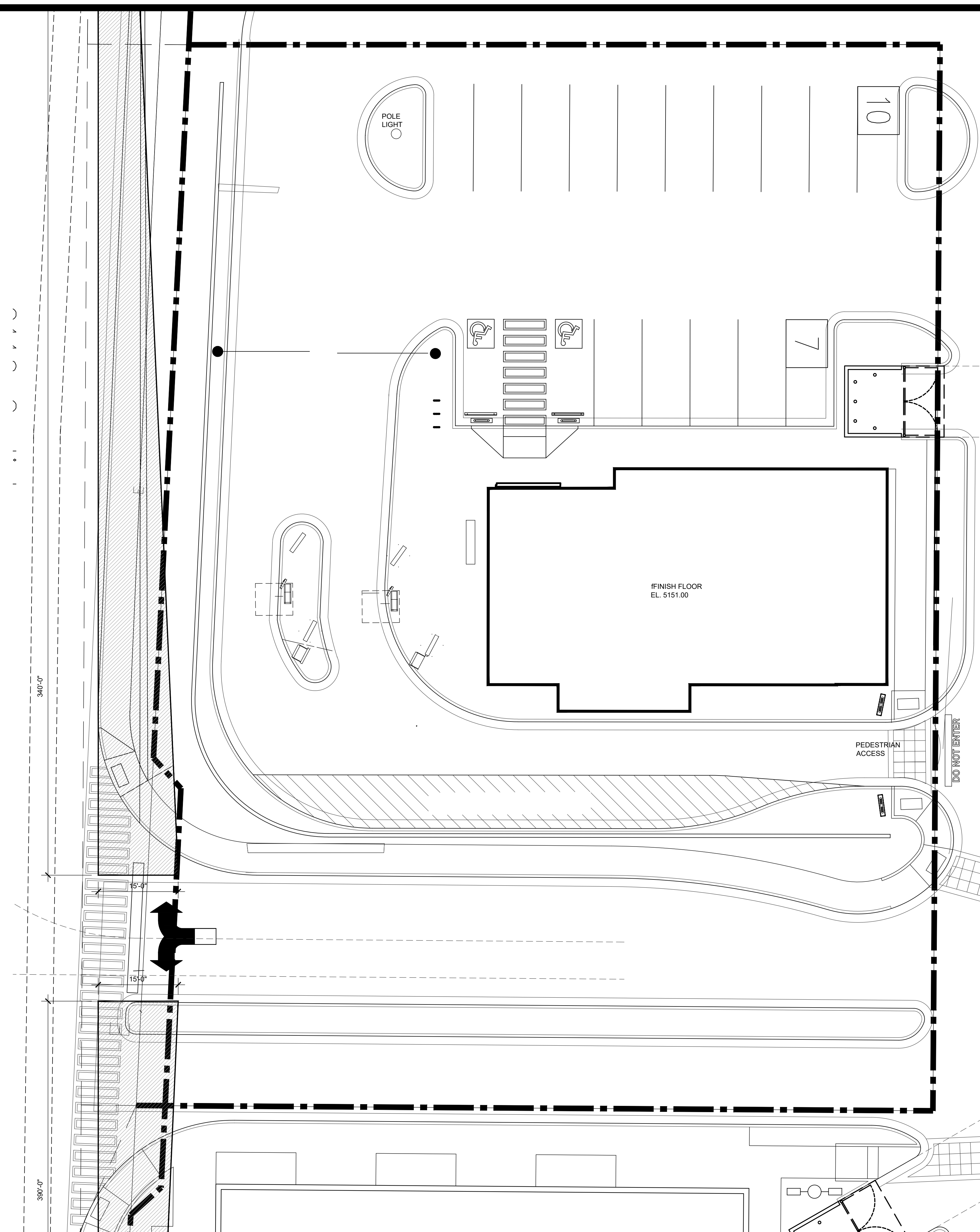
DRAWN BY:
9

DATE:
29 June 2021

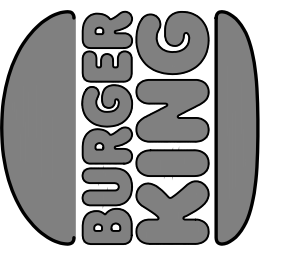
SCALE:
RE: BAR SCALE


SHEET TITLE
SITE PLAN FOR BUILDING PERMIT

SHEET NO.
1



ENLARGED SITE PLAN ADA ACCESS




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 nm lic 002890
 p.o. box 67408
 abq, n.m., 87193-7408
 ph.505.480.4796
 joe@simonsarchitecture.com



PROJECT #: JOS-072	BURGER KING RESTAURANT 2110 CARLISLE BLVD., NE ALBUQUERQUE, NM 87110
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SITE UTILITIES

A0.3