CITY OF ALBUQUERQUE



December 31, 2019

Barbara J. Felix, R.A. Barbara Felix Architecture + Design 511 Agua Fria St. Albuquerque, NM 87501

Re: Blake's Lotaburger LLC

1801 Juan Tabo Blvd NE, 87112
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection

Engineer's/Architect's Stamp dated 4-22-19 (H21D012)

Certification dated 1-2-20

Dear Ms. Felix,

Based upon the information provided in your submittal received 12-31-19, 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 Certificate of Occupancy</u> 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

- Please remove landscape rock from parking stalls.
- Please remove security fence.

NM 87103

• Please remove trash container, porty potty, construction equipment and debris.

www.cabq.gov

Once these corrections are complete, email pictures showing the changes to PLNDRS@cabq.gov, and epgomez@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3981.

Sincerely.

Ernie Gomez,

Plan Checker, Planning Dept. Development Review Services

EG via: email C: CO Clerk, File

E PERMIT # BP-2019-15530 Barbara Felix Architectory of these plans shall be on the job site 511 Agua Fria Street, Santa Fe, NM 8/501 Phone: 505.820.1555 Fax: 505.820.1527 All concepts, designs and plans directly or indirectly encompassed by this document are hereby copyrighted, and are for use on and in connection with the project specified in this document. None of such concepts, designs or plans shall be used by or disclosed to any person, firm or corporation without the prior written permission of Barbara Felix Architecture + Design, LLC **GENERAL NOTES:** A. REFER TO SHEET G-001 FOR GENERAL NOTES, BUILDING CODE REFERENCES, BUILDING DATA AND ABBREVIATIONS. B. REFER TO SHEET AS-101 FOR SITE PLAN FOR ADDITIONAL SITE INFORMATION. EXISTING FIRE HYDRANT — 6 BARBARA **(W)** KEY NOTES: THIS SHEET ONLY 01 EXISTING DRIVE CURB CUT TO BE INFILLED WITH CURB, GUTTER AND SNOW HEIGHTS BOULEVARD NE SIDEWALK; REFER TO SHEET C1 AND CITY OF ABO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION DRAWING 2415A EXISTING WATER METER BOX — EXISTING CONCRETE CURB & GUTTER N 89° 18' 56" E_166.94' EXISTING CONCRETE WALK 5' SIDE BUILDING SETBACK OD SITE SIGNAGE: SEE AS-103 FOR DETAILS COLOR GREEN ON WHITE 01 ADA PARKING - VAN ACCESSIBLE 02 ADA ACCESSIBLE PARKING GREEN ON WHITE SEE DRAWING 03 MANAGER PARKING ONLY GREEN ON WHITE 04 PICK-UP ORDER ONLY GREEN ON WHITE 18" X 18" 05 MOTORCYCLE PARKING ONLY 06A NO PARKING AT ANY TIME (RIGHT ARROW) GREEN ON WHITE CAR TRAFFIC: TWO WAY RED ON WHITE 06B NO PARKING AT ANY TIME (LEFT ARROW) RED ON WHITE WHITE ON RED WHITE ON RED WHITE ON RED 12" X 18" LOCATION -SERVICE ROUTE: ONE WAY, 24" X 24" SITE DATA / INFORMATION: BL FOOT PUBLI BOL BLAKE'S ABURGER; TYPE OF DEVELOPMENT: RESTAURANT WITH DRIVE-THROUGH FACILITY SIZE OF DEVELOPMENT: 3,473 SQ. FT. ROOFED AREA PARKING REQUIRMENTS (CITY OF ALBUQUERQUE, I.D.O. PART 14-16-5, SECTION 5-5) SPACES REQUIRED (RESTAURANT) 8 SPACES PER 1,000 SF ACCESSORY USE (OUTDOOR DINING) 5 SPACES PER 1,000 SF RESTAURANT (GROSS FLOOR AREA) 3,155 SF = 25.24 REQUIRED OUTDOOR DINING 500.26 SF = 5 REQUIRED • TOTAL PARKING SPACES REQUIRED = 30.24 • TOTAL MOTORCYCLE PARKING SPACES REQUIRED = 2 20 BRENTWOOD HILLS BLVD NE BICYCLE PARKING SPACES = 10% OF REQUIRED OFF-STREET PARKING OR 3 SPACES (WHICHEVER IS GREATER) ACCESSIBLE PARKING SPACES REQUIRED = 2 (1) VAN ACCESSIBLE TOTAL PARKING SPACES PROVIDED = 32
 TOTAL MOTORCYCLE PARKING SPACES PROVIDED = 2 DRIVE THRU ONE WAY -TOTAL BICYCLE PARKING PROVIDED = 8
ACCESSIBLE PARKING SPACES PROVIDED = 2 (1) VAN ACCESSIBLE DELIVERY TRUCK UNLOADING ZONE -A. THE PROJECT IS LOCATED IN SOUTHEAST ALBUQUERQUE, JUST NORTH OF THE MAIN INTERSECTION AT JUAN EXISTING TABO BOULEVARD NE AND INDIAN SCHOOL ROAD NE. THE SITE ABUTS THE SOUTHWEST CORNER OF THE COMPACT TO 12.80 FULL SIZE FULL SIZE FULL SIZE FULL SIZE FULL SIZE SEDAN SET 18.00 (5) CAR QUEUE-LENGTH CONCRETE WALL — JUAN TABO BOULEVARD NE AND SNOW HEIGHTS BOULEVARD NE INTERSECTION. BLAKE'S LOTABURGER IS REBUILDING THE DRIVE THROUGH RESTAURANT AT THEIR 1801 JUAN TABO BOULEVARD NE LOCATION, BLAKE'S HAS HAD A BUILDING AT THIS PROPERTY SINCE 1983, WHICH UNFORTUNATELY BURNED DOWN IN JUNE 2016. THE NEW BUILDING IS SITUATED SLIGHTLY SOUTH ON THE SITE UTILITY EASEMENT ---TO ACCOMMODATE CURRENT DRIVE-THROUGH REQUIREMENTS, INCREASED LANDSCAPING, AND REFLECTS MAY 1 4 2019 AN UPDATED AESTHETIC. C. (2) TWO-WAY ENTRANCES/EXITS ARE PROVIDED TO ACCESS THE SITE, AT THE NORTHWEST CORNER OFF PROPERTY LINE POWER S 89° 18' 56" W 191.94' SNOW HEIGHTS BOULEVARD NE AND AT THE NORTHEAST CORNER OFF JUAN TABO BOULEVARD NE. THE LAND DEVELOPMENT SECTION DRIVE-THROUGH PORTION OF THE FACILITY IS A ONE-WAY LANE AT THE SOUTH SIDE OF THE SITE TO ALLOW OVERHEAD UTILITY LINE FOR ADEQUATE QUEUING LENGTH AND TO BETTER SEPARATE DRIVE-THROUGH TRAFFIC FROM TWO-WAY OVERHEAD UTILITY LINE POWER TRAFFIC FOR PARKING/DINING. POLE . THE PROJECT WILL NOT CREATE SIGNIFICANT ADVERSE IMPACTS ON ADJACENT PROPERTIES, THE EMBUDO ARROYO SURROUNDING NEIGHBORHOOD, OR THE LARGER COMMUNITY, PROVIDED IS ADEQUATE PARKING PER CODE, INCLUDING BICYCLES AND PEDESTRIAN ACCESS, AS WELL AS MORE COMFORTABLE INTERIOR AND ISSUED EXTERIOR DINING AREAS, INCLUDING A SCREENED EXTERIOR PATIO. ADDITIONALLY, THE PROJECT IS A TRAFFIC CIRCULATION LAYOUT ADDRESSES BUFFERING FOR THE RESIDENTIAL NEIGHBORHOOD BY INCLUDING A LANDSCAPED BUFFER AT THE WEST, IN ADDITION TO THE EXISTING CONCRETE WALL AND ALLEY, AND A LOW WALL AND PLANT SCREENING AT THE SOUTH PROPERTY LINE. A CONDITIONAL USE TO ALLOW A DRIVE THROUGH OR DRIVE UP FACILITY WAS APPROVED BY THE ZONING HEARING EXAMINER ON AUGUST 22, 2018; SPECIAL EXCEPTION NO. VA-2018-00014, PROJECT # 2018-001228. SITE INDIAN SCHOOL RD NE ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES. LEGEND: PROJECT NO FILE NAME © SITE SIGNAGE TAG CHECKED BY NORTH SOFTSCAPE. SEE LANDSCAPING PLAN FOR DETAILS Sheet Name NORTH TRAFFIC CIRCULATION BOLLARD LAYOUT PLAN JAN 03 2020 CLEAR SITE TRIANGLE AREA A1 VICINITY MAP (TCL)
1" = 1'-0" TRAFFIC CIRCULATION LAYOUT PLAN LAND DEVELOPMENT SECTION ADA CURB RAMP WITH TRUNCATED DOMES

CITY OF ALBUQUERQUE



LOTABURGER.

Morey Walker & Associates Engineering, Inc.

905 Camino Sierra Vista Santa Fe, NM 87505 (505) 820-7990

JANUARY 2, 2020

REF: BLAKE LOTTA BURGER #64 1801 IUAN TABO BLVD. NE

TRAFFIC CERTIFICATION WITH SURVEY WORK BY PROFESSIONAL SURVEYOR

I, MOREY WALKER, NMPE 12105, OF THE FIRM MOREY WALKER & ASSOCIATES ENGINEERING INC., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 05/09/19. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ANDREW MEDINA NMPS 12649 OF THE FIRM SANDIA LAND SURVEYING LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JANUARY 1, 2019 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVDED IS REPRESENTATIVE OF THE 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 CERTIFCATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENTED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE THOSE RELYING ON THE RECORD TRAFFIC ASPECTS OF THIS PROJECT. DOCUMENT ARE ADVISE TO OBATIN INDEPENDENT VERIFICATION OF ITS Y BEFORE USING IT FOR ANY OTHER PURPOSE.

12105

JAN 03 2020 LAND DEVELOPMENT SECTION



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

		,
Project Title: Blake's Lotaburger #64	Building Permit #:_E	BP-2019-15530 Hydrology File #: <u>H2\D0</u> 5
DRB#:	EPC#:	Work Order#:
Legal Description: Lot 1-A, Block 96 Snow H	eights, Albuquerque, Bernalillo County, N	lew Mexico, filed: August 26, 1958, Volume C4, Folio 17.
City Address: 1801 Juan Tabo Boulevard NE		
Applicant: Barbara Felix Architecture + Design		Contact: Barbara Felix
Address: 511 Agua Fria Street, Santa Fe, NM 8750		
Phone#: 505-820-1555	Fax#: 505-820-1527	E-mail: info@bjfelix.com
Owner: Blake's Lotaburger LLC		Contact: Ross Brown
Address: 3205 Richmond Drive NE, Albuquerque, N	IM 87107	
Phone#: 505-884-2160	Fax#:	E-mail: rbrown@lotaburger.co
TYPE OF SUBMITTAL: PLAT (1000	CE DRB SITE X ADMIN SITE
DEPARTMENT: X TRAFFIC/ TRAN	SPORTATION HYDE	ROLOGY/ DRAINAGE
Check all that Apply:	TY	PE OF APPROVAL/ACCEPTANCE SOUGHT:
TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CENTILE PAD CERTIFICATION CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE MASTER PLAN LAND DRAINAGE REPORT FLOODPLAIN DEVELOPMENT PER ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT TRAFFIC IMPACT STUDY (TIS) OTHER (SPECIFY) PRE-DESIGN MEETING?	JAN 0 3 2020 DEVELOPMENT SECTION CMIT APPLIC (TCL)	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: December 30, 201		ecture + Design
COA STAFF:		L RECEIVED:

FEE PAID: