

CITY OF ALBUQUERQUE



November 24, 2020

Jake Palmer, PE
Accelerated Development Services
2415 E Camelback Rd, #400
Phoenix, AZ 85016

**Re: Dutch Bros
700 Coors Blvd NW
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 5-1-20 (J11D039)
Certification dated 11-20-20**

Dear Mr. Palmer,

Based upon the information provided in your submittal received 11-20-20, 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.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Please add Motorcycle signage.
- Please stripe and add No Parking to key way located next to MC parking.
- Please complete construction of shared access.
- Remove construction debris, equipment, trash container and porta potty.

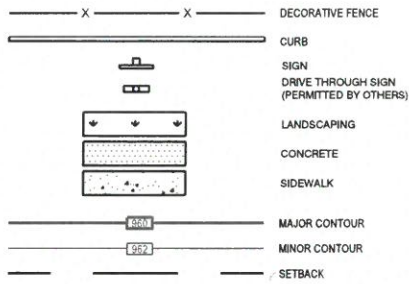
Once these corrections are complete, email pictures showing the changes to PLNDRS@cabq.gov, and epgomez@cabq.gov for release of final CO.

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

PROPOSED LEGEND



UNUSED CURB CUT TO BE REPLACED WITH SIDEWALK CURB AND GUTTER. SEE NOTES AT THE BOTTOM OF THIS SHEET.

COORS BOULEVARD N.W.
100' MINIMUM R/W (87298)

UNUSED CURB CUT TO BE REPLACED WITH SIDEWALK CURB AND GUTTER. SEE NOTES AT THE BOTTOM OF THIS SHEET.

TRAFFIC CIRCULATION LAYOUT
APPROVED

5-5-20
Date

Signed

PROPOSED TRUCK TURN LEGEND:

- 1 SOLID WASTE REFUSE TRUCK
- 2 W-40 TRUCK
- 3 FIRE PUMP TRUCK

FORTUNA ROAD N.W.
60' R/W (87292)

ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED IN THE WORK ORDER.

NOTE:

ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. CURB & GUTTER SHALL BE PER CITY OF ALBUQUERQUE STANDARD DETAIL FOR PAVING NO. 2415A. SIDEWALK SHALL BE PER CITY OF ALBUQUERQUE STANDARD DETAIL FOR PAVING NO. 2430.

NOTE:

UNUSED CURB CUTS SHALL BE REPLACED WITH SIDEWALK AND CURB & GUTTER. CURB & GUTTER SHALL BE PER CITY OF ALBUQUERQUE STANDARD DETAIL FOR PAVING NO. 2415A. SIDEWALK SHALL BE PER CITY OF ALBUQUERQUE STANDARD DETAIL FOR PAVING NO. 2430.

CLEAR SIGHT TRIANGLE NOTE:

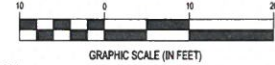
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

BENCHMARK

DATUM NAVD 1988
BM "A" FOUND "X" IN CONCRETE 5101.27
BM "B" CENTER OF SANITARY MANHOLE 5008.38
ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION NO. 23-111, HAVING AN ELEVATION OF 5095.705, NAVD 1988



VICINITY MAP ZONE ATLAS
ZONING ATLAS # J11
N.T.S.



PROPERTY DATA:

MIXED USE - LOW INTENSITY DISTRICT (MX-L)

COORS BLVD OVERLAY (CPO-2)

DRIVE THROUGH FACILITY

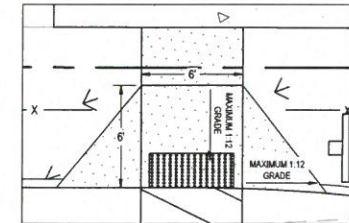
BUILDING AREA: 858 SF

PROPERTY AREA: 0.5668 ACRES

	REQUIRED	PROPOSED
BUILDING SETBACKS		
COORS BLVD:	15'	45'
FORTUNA RD:	5'	68'
SIDE:	15'	32'
BACK:	15'	68'
OPEN SPACE CALCULATIONS:	15%	25.7% (0.15 ACRES)
COORS BLVD LANDSCAPING REQUIREMENT:	50% OF SETBACK	63.6% (1426.4 SF)
PARKING REQUIREMENTS		
REGULAR PARKING:	4	11
ADA:	1	1
MOTORCYCLE:	1	1
3 BICYCLE:	3	3

CODED NOTES:

1. CONTRACTOR TO INSTALL "MOTORCYCLE PARKING ONLY" SIGN. REFER TO CONSTRUCTION DETAILS, SHEET C8.0.
2. ADA ACCESSIBLE PARKING SPACE WITH SIGNAGE. REFER TO CONSTRUCTION DETAILS, SHEET C8.0.
3. CONTRACTOR TO INSTALL "STOP" SIGN. REFER TO CONSTRUCTION DETAILS, SHEET C8.0.
4. CONTRACTOR TO INSTALL "DO NOT ENTER" SIGN. REFER TO CONSTRUCTION DETAILS, SHEET C8.0.
5. EXISTING SIGN (TENANT SIGNAGE PERMITTED BY OTHERS)
6. DRIVE THROUGH SIGN (PERMITTED BY OTHERS)
7. DUMPSTER ENCLOSURE (PERMITTED BY OTHERS)
8. INVERTED U BICYCLE RACK. REFER TO CONSTRUCTION DETAILS, SHEET C8.0.
9. DETECTIBLE WARNING MAT WITH TRUNCATED DOMES. REFER TO CONSTRUCTION DETAILS, SHEET C8.0.
10. CLEAR SIGHT TRIANGLE.



ADA RAMP DETAIL
1"=5'



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: NEW MEXICO UTILITIES PROTECTION SERVICE AT 811 OR 1-800-321-2537 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF NEW MEXICO UTILITIES PROTECTION SERVICE



2020 N. CENTRAL AVE., STE 300, PHOENIX, AZ 85004
PHONE: (602) 282-6800

Date	Revisions/Comments
09/30/2019	REVISED PER CITY GRADING & DRAINAGE COMMENTS
10/17/2019	REVISED PER COMMENTS FROM ADS AND CITY REVIEWERS
11/25/2019	REVISED PER COMMENTS FROM ADS AND CITY REVIEWERS
12/16/2019	REVISED PER COMMENTS FROM ADS AND DOT REVIEWERS
01/09/2020	TRASH ENCLOSURE REVISION
05/01/2020	REVISED PER COMMENTS FROM ADS AND DOT REVIEWERS



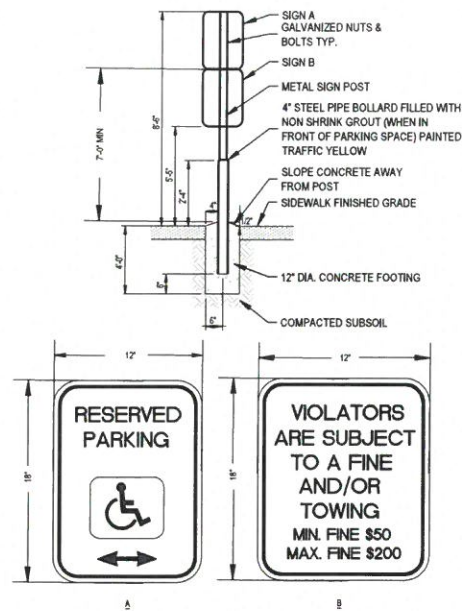
RESTAURANT WITH
DRIVE-THRU
FORTUNA RD NW & COORS BLVD NW
ALBUQUERQUE, NM, 87121
© 2019 CESO, INC.



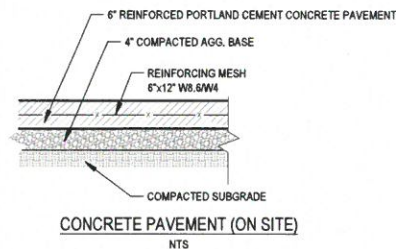
Project No. 756678-01
Scale 1" = 10'
Drawn V. WERTH
Checked E. BROUCH
Date 2019.10.17
Issue G&D AND TCL REVIEW
Drawing Title

TRAFFIC
CIRCULATION
LAYOUT -
PROPOSED

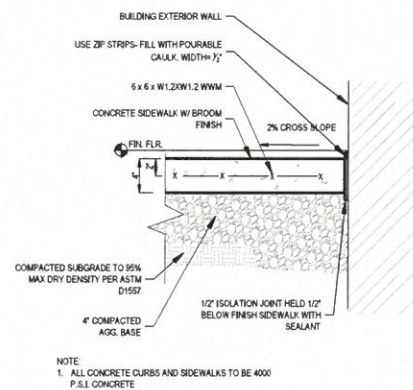
Drawing No. C6.1



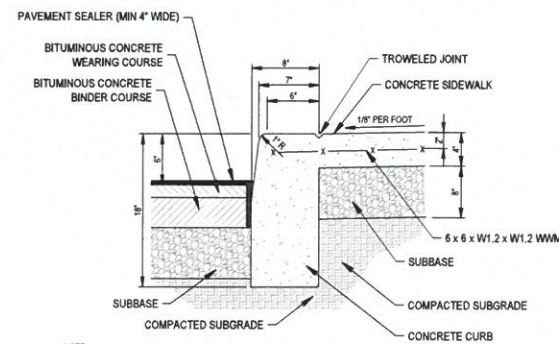
HANDICAPPED PARKING SIGNAGE DETAIL
NOT TO SCALE



CONCRETE PAVEMENT (ON SITE)
NTS

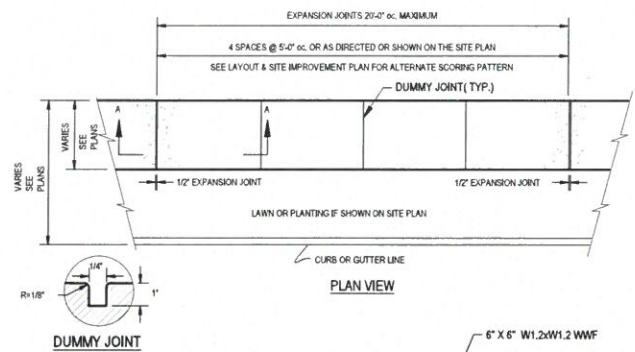


SIDEWALK DETAIL
NTS

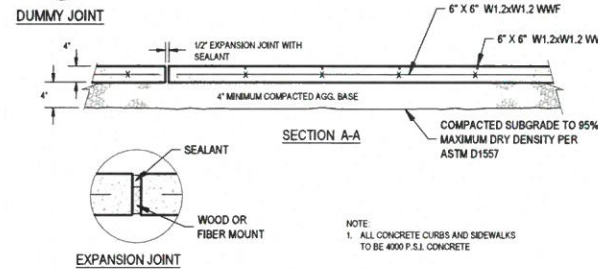


NOTE:
1. ALL CONCRETE CURBS AND SIDEWALKS TO BE PC 4000 P.S.I. CONCRETE AT 28 DAYS
2. CURB EXPANSION JOINTS TO MATCH SIDEWALK EXPANSION JOINT SPACING

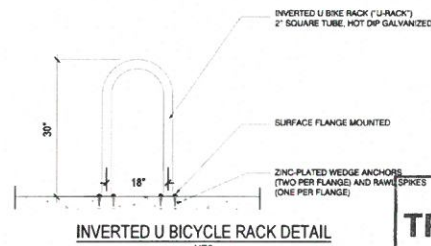
INTEGRAL CURB & SIDEWALK ONSITE
NTS



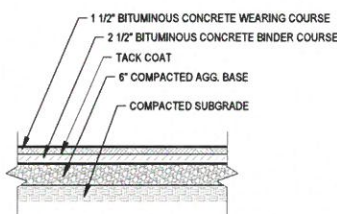
DUMMY JOINT



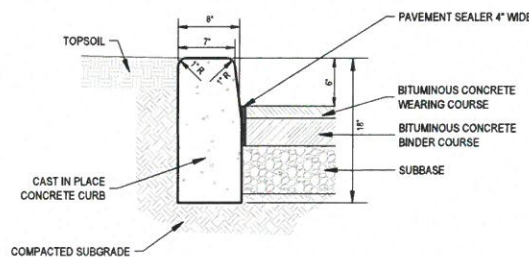
CONCRETE SIDEWALK DETAIL
NTS



INVERTED U BICYCLE RACK DETAIL
NTS

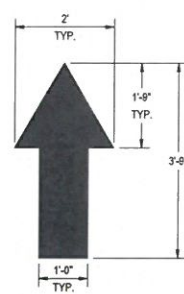


STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT (ON SITE)
NTS



NOTE:
1. ALL CONCRETE CURBS AND SIDEWALKS TO BE PC 4000 P.S.I. CONCRETE AT 28 DAYS
2. CURB EXPANSION JOINT SPACING IS 10'-0" MAXIMUM FILL WITH 1/2" PREFORMED EXPANSION JOINT RECESSED 1/2" BELOW TOP OF CURB
3. MAXIMUM HEIGHT OF CURB TO PAVING IS 9"

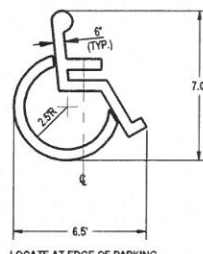
STRAIGHT FACED CURB DETAIL
NTS



TRAFFIC FLOW ARROW
NTS

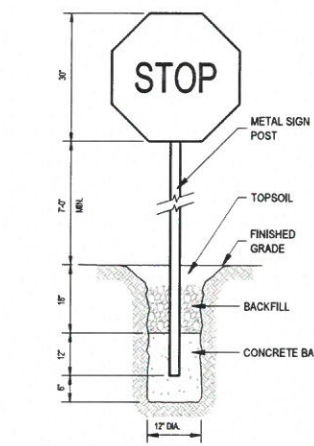
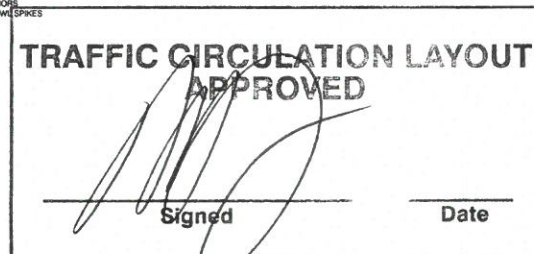
NOTE:
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL.
2. THESE WORDS AND ARROWS ARE TO BE DEVICES FOR STREETS AND HIGHWAYS PAINTED REFLECTIVE WHITE.

NOTE:
ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE YELLOW PAINT PER SPECS.



ACCESSIBLE PARKING SYMBOL
NTS

LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING



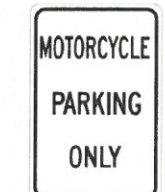
STOP SIGN
NTS

NOTE:
1. PROVIDE SIGN IN ACCORDANCE WITH MUTCD SPECIFICATIONS.

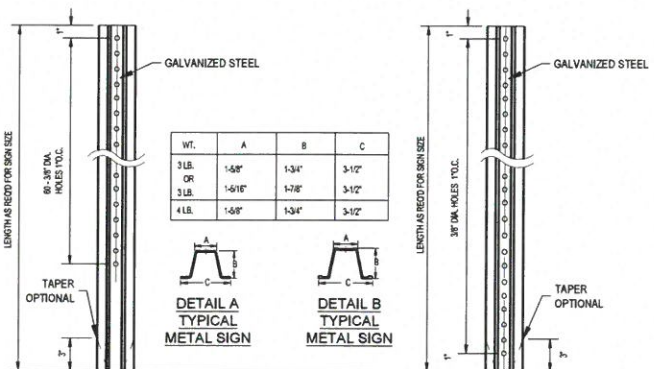
DETECTABLE WARNING MAT DETAIL
NOT TO SCALE



"DO NOT ENTER" SIGN (R5-1) DETAIL
NTS



"MOTORCYCLE PARKING ONLY" SIGN DETAIL
NTS

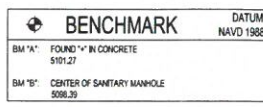


DETAIL A HOLE LOCATION

DETAIL B HOLE LOCATION

NOTES:
1. STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 490-81 GRADE 60 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A 76 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT OF 30 LBS OR GREATER PER LINEAR FOOT.
2. AFTER FABRICATION ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A-123.
3. SIGN MOUNTING HEIGHT TO BE PER MUTCD REQUIREMENTS.
4. ALL SIGN POSTS SHALL HAVE "BREAK AWAY" FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS". THE "BREAK AWAY" FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGN SHOWN ON THE PLANS AT 60 MPH WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

TYPICAL METAL SIGN POSTS
NTS



FORTY-THREE (43) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: NEW MEXICO UTILITIES PROTECTION SERVICE AT 811 OR 1-800-321-2537 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF NEW MEXICO UTILITIES PROTECTION SERVICE



2020 N. CENTRAL AVE., STE. 100 PHOENIX, AZ 85004
PHONE: (602) 263-8999

Date	Revisions/Comments
09/30/2019	REVISED PER CITY GRADING & DRAINAGE COMMENTS
10/17/2019	REVISED PER COMMENTS FROM ADS AND CITY REVIEWERS
11/22/2019	REVISED PER COMMENTS FROM ADS AND CITY REVIEWERS
12/15/2019	REVISED PER COMMENTS FROM ADS AND CITY REVIEWERS
01/09/2020	TRASH ENCLOSURE REVISION
05/01/2020	REVISED PER COMMENTS FROM ADS AND DOT REVIEWERS



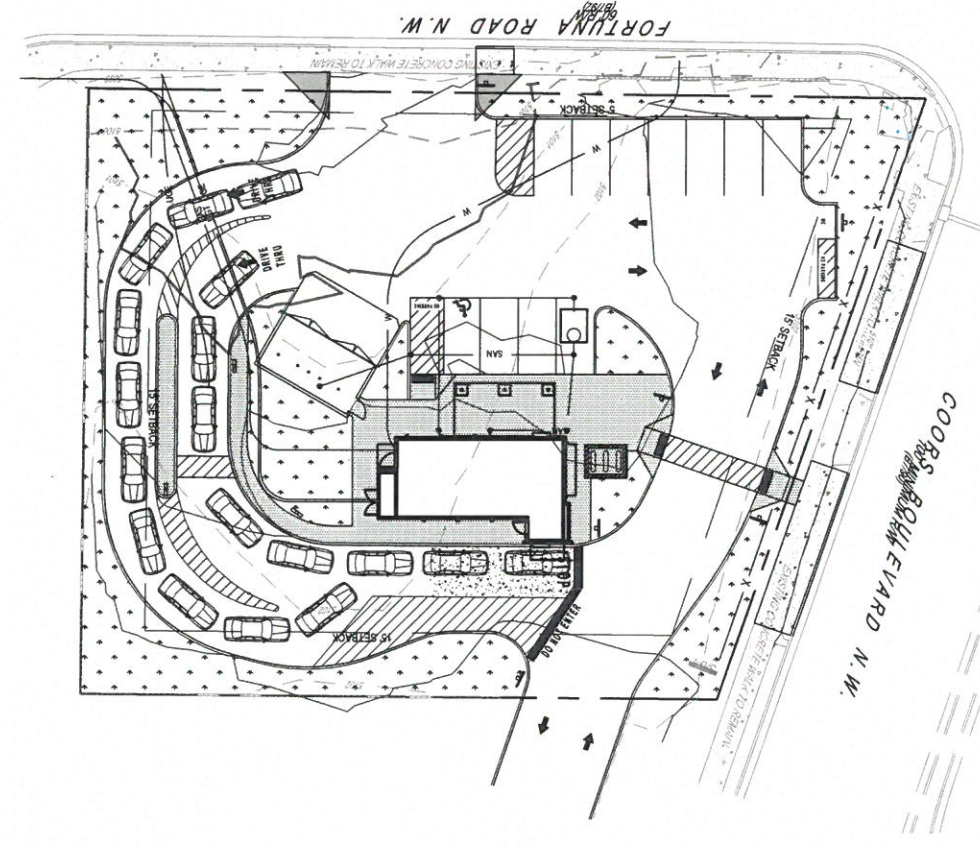
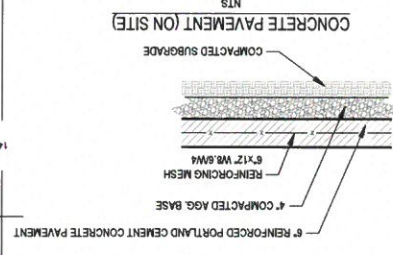
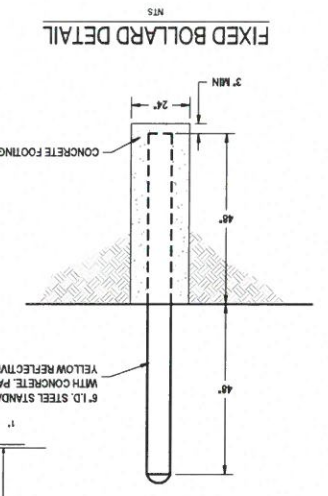
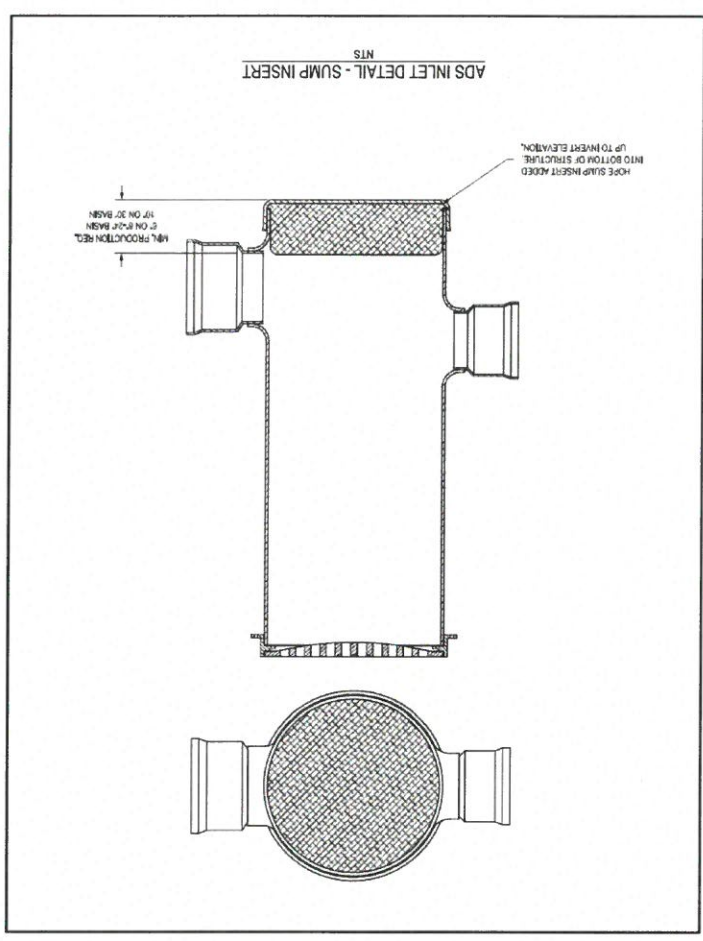
RESTAURANT WITH DRIVE-THRU
FORTUNA RD NW & COORS BLVD NW
ALBUQUERQUE, NM, 87121
© 2019 CESO, INC.



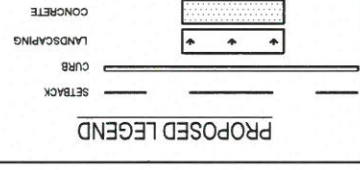
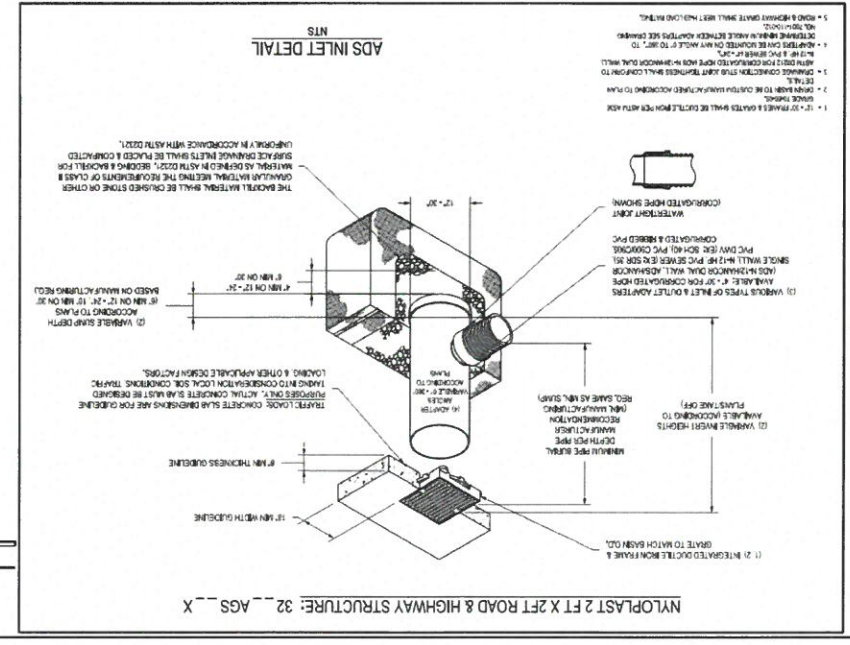
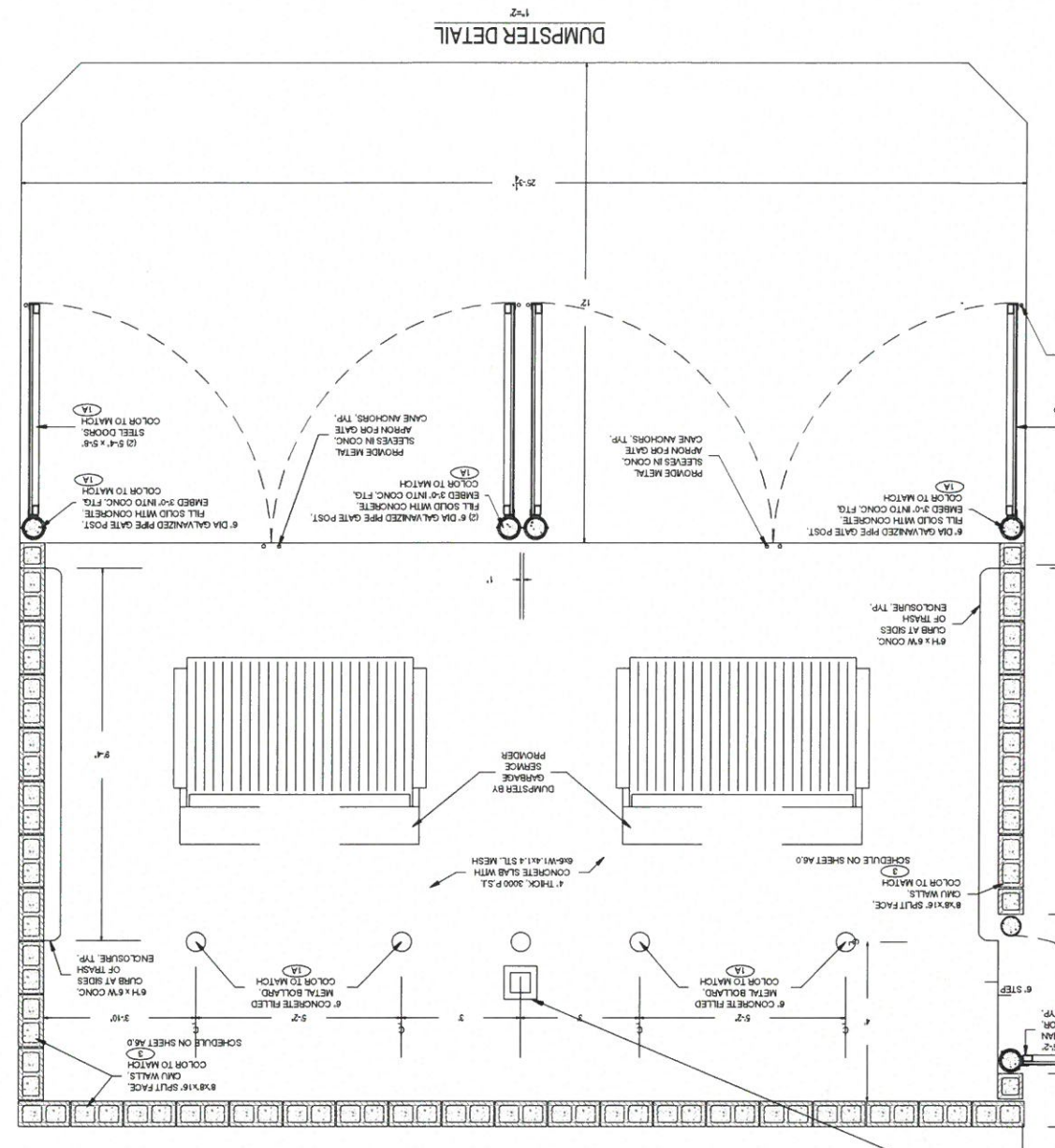
Project No.	756678-01
Scale	NO SCALE
Drawn	V. WERTH
Checked	E. BROUCH
Date	2019.10.17
Issue	
Drawing Title	

CONSTRUCTION DETAILS

Drawing No. C8.0



TRAFFIC CIRCULATION LAYOUT
APPROVED
 Signed _____
 Date 5-5-22



RESTAURANT WITH DRIVE-THRU
 FORTUNA RD NW & COORS BLVD NW
 ALBUQUERQUE, NM, 87121

CEISO
 2020 N. CENTRAL AVE. STE. 200 PHOENIX, AZ 85004
 PHONE: (602) 254-0000
 WWW.CEISOINC.COM

No.	Revision/Description	Date
1	REVISED PER CITY GRADING & DRAINAGE COMMENTS	09/30/2019
2	REVISED PER COMMENTS FROM ADS AND CITY REVIEWERS	10/17/2019
3	REVISED PER COMMENTS FROM ADS AND CITY REVIEWERS	11/20/2019
4	REVISED PER COMMENTS FROM ADS AND DOT REVIEWERS	12/16/2019
5	TRASH ENCLOSURE REVISION	01/09/2020
6	REVISED PER COMMENTS FROM ADS AND DOT REVIEWERS	05/01/2020

CEISO
 2020 N. CENTRAL AVE. STE. 200 PHOENIX, AZ 85004
 PHONE: (602) 254-0000
 WWW.CEISOINC.COM

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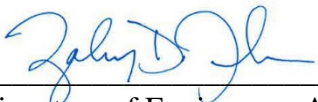
TRAFFIC CERTIFICATION

I, Zachary D Freshner, NMPE 25812, OF THE FIRM CESO, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 5/4/2020. 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 VIEWED THE PROJECT SITE VIRTUALLY ON 11/20/2020 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:

The proposed driveway connect to the northern property has yet to be constructed. This connect is still planned but the construction has been delayed.

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

11/20/2020
Date



ENGINEER'S STAMP

Return To: 56238
FIDELITY NATIONAL TITLE OF NM

When recorded, return to:

Accelerated Development Services
Attn: Trey Eakin
2415 E. Camelback Rd., Suite 400
Phoenix, Arizona 86016

DRIVEWAY EASEMENT

THIS DRIVEWAY EASEMENT (the "Easement") is being executed as of April 30, 2020, by and between 730 COORS, LLC, a New Mexico limited liability company ("North Parcel Owner"), and CAV ALBUQUERQUE COORS, LLC, a Delaware limited liability company ("South Parcel Owner").

Recitals

- A. North Parcel Owner is the owner of that certain real property legally described on Exhibit "A" attached hereto ("North Parcel").
- B. South Parcel Owner is or will be the owner of that certain real property legally described on Exhibit "B" attached hereto ("South Parcel").
- C. The parties acknowledge that a cross lot access easement currently exists over the North Parcel for the benefit of the South Parcel, as set forth in the plat recorded on December 15, 2017, as Document #2017119626, records of Bernalillo County, New Mexico. This Easement will supplement the rights of South Parcel Owner as set forth in such plat.

Agreement

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. **Construction of Driveway.**

- (a) The parties intend for a driveway and related improvements (the "Driveway") to be constructed on the North Parcel within the envelope specified on Exhibit C: Access Exhibit Overlay 111419.pdf to allow two-way vehicular traffic between the northern boundary of the South Parcel and the existing curb cut on the North Parcel which provides access to Coors Boulevard North Parcel Owner will obtain the necessary permits for such construction of the Driveway, will interface the Driveway to the South Parcel property line within the defined envelope, and will complete such work on or before the South Parcel Owner acquires its C.O. (Certificate of Occupancy) (the "Completion Date").

(b) On or before the Completion Date, North Parcel Owner will provide South Parcel Owner with a certificate of completion signed by the applicable City of Albuquerque Permit and Inspection authorities. If North Parcel Owner fails to perform such obligations by the Completion Date, South Parcel Owner may perform the Work, in which event North Parcel Owner will reimburse South Parcel Owner for the all hard and soft costs incurred by South Parcel Owner in connection with the Work, which costs include, without limitation, architectural and engineering fees, consultants' fees and costs, permits, and construction costs. Such amounts will be paid by North Parcel Owner to South Parcel Owner within ten (10) days after South Parcel Owner's completion of the Work.

(c) North Parcel Owner hereby grants and conveys to South Parcel Owner, for the use and benefit of South Parcel Owner and its agents and contractors, an easement over and across the North Parcel for the performance of the Work in the event that South Parcel Owner is required to perform the Work.

2. Grant of Easement. Subject to the terms and conditions hereinafter set forth, North Parcel Owner hereby grants and conveys to South Parcel Owner, for the use and benefit of South Parcel Owner and its agents, employees and invitees and the tenants and occupants of South Parcel (collectively, "Permittees"), a non-exclusive perpetual easement and right-of-way for ingress and egress for vehicular and pedestrian traffic over and across the Driveway.

3. Maintenance of Driveway. North Parcel Owner will, at its sole cost, keep and maintain the Driveway in good condition and repair at all times.

4. Modification of Driveway. If the North Parcel is redeveloped, North Parcel Owner has the right to reasonably modify the location of the Driveway at its sole cost, provided that (i) North Parcel Owner will ensure that the modified Driveway continues to allow for the use of the Driveway by the Permittees for ingress and egress to and from Coors Boulevard, and (ii) the modified Driveway will continue to provide reasonably direct access to Coors Boulevard.

5. No Barriers. North Parcel Owner will not construct or maintain, or permit to be constructed or maintained, any barrier, curb, fence or other temporary or permanent structure or improvement on North Parcel that would eliminate or materially adversely affect the use of the Driveway by the Permittees as permitted above.

6. No Public Dedication. The provisions of this Easement will not constitute nor be construed as a dedication for public use, and the rights and easements granted herein are private and solely for the benefit of the Permittees.

7. Exhibits. The exhibits A, B, and C attached to this Easement are incorporated herein by this reference.

8. Captions. Captions and paragraph headings used in this Easement are for convenience of reference only, will not be deemed to define, limit or alter any provision of this Easement, and will not be deemed relevant in construing this Easement.

9. Binding Effect. This Easement and the agreements contained herein inure to the benefit of and be binding upon the parties hereto and their respective heirs, legal representatives, successors (including successors-in-title) and assigns, will be appurtenant to North Parcel and South Parcel, and run with the land. This Easement may only be amended by an instrument executed by the parties hereto or their successors in title and recorded in the official records of Bernalillo County, New Mexico.

IN WITNESS WHEREOF, the parties have executed this Easement as of the date set forth above.

(signatures appear on following pages)

North Parcel Owner:

730 COORS, LLC, a New Mexico limited liability company


By: 
Jeffrey Poston
Its: Manager

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

On 4/30, 2020, before me, Katherine E. Becker, Notary Public, personally appeared JEFFREY POSTON, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of New Mexico that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature

(Seal)



South Parcel Owner:

CAV ALBUQUERQUE COORS, LLC, a Delaware
limited liability company

By: California Gold Development
Corporation, a California corporation
Its: Manager

By: *Scot L. Patterson*
Scot L. Patterson
Its: President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Tuolumne) SS

On April 29, 2020, before me, C. Terrell, Notary Public, personally appeared Scott L. Patterson, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *C. Terrell* (Seal)



EXHIBIT "A"

LEGAL DESCRIPTION OF NORTH PARCEL

Tract C-2-A-1-A-2 of the Plat for Tracts C-2-A-1-A-1 & C-2-A-1-A-2, Lands of Campbell, filed in the office of the County Clerk of Bernalillo County, New Mexico on December 15, 2017, as Document #2017119626.

EXHIBIT "B"

LEGAL DESCRIPTION OF SOUTH PARCEL

Tract lettered "B" of the Replat of a Portion of Tracts 161, 162 and 163 of AIRPORT UNIT OF TRACTS ALLOTIED FROM THE TOWN OF ATRISCO GRANT, Albuquerque, New Mexico, as the same is shown and designated on said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on January 5, 1973 in Volume B7, folio 90.

EXHIBIT “C”

Access Exhibit Overlay 111419.pdf

(included by attachment)

PSALMIA DRIVE NW (60' ROW)

100' 12"

100' 12"

100' 12"

100' 12"

100' 12"

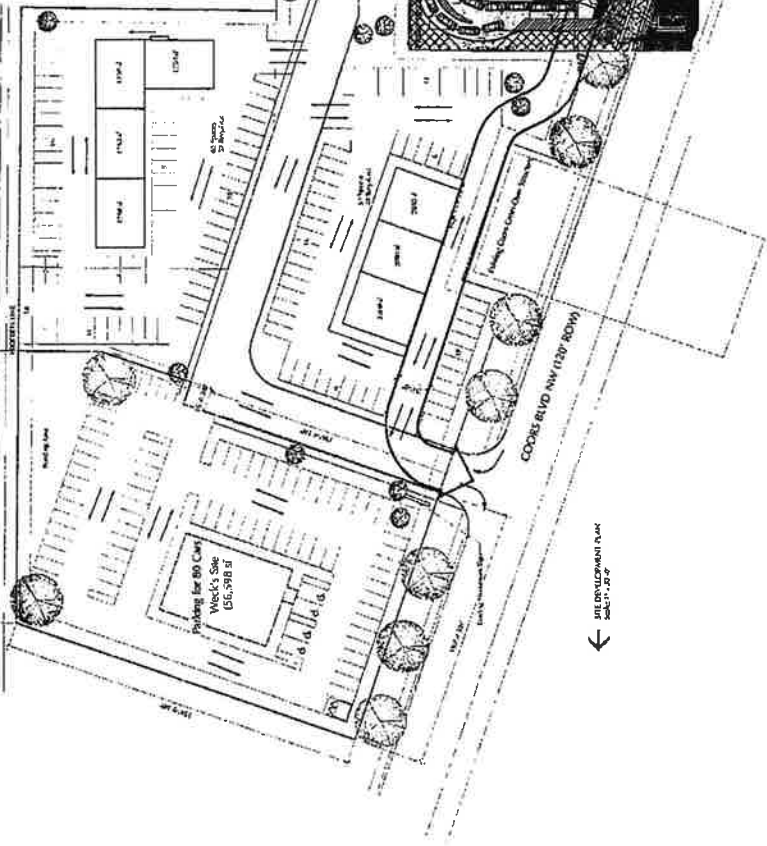
100' 12"

100' 12"

100' 12"

100' 12"

100' 12"



← SITE DEVELOPMENT PLAN
SHEET 1 OF 2

DATE	10/1/2011	BY	J. B. BROWN
PROJECT	SITE DEVELOPMENT PLAN	SHEET	1 OF 2
OWNER	7711 E. 100th Ave., Suite 100, Denver, CO 80231	DESIGNER	J. B. BROWN
CONTRACT	7711 E. 100th Ave., Suite 100, Denver, CO 80231	DATE	10/1/2011
PROJECT	7711 E. 100th Ave., Suite 100, Denver, CO 80231	DATE	10/1/2011
DATE	10/1/2011	BY	J. B. BROWN
PROJECT	SITE DEVELOPMENT PLAN	SHEET	1 OF 2
OWNER	7711 E. 100th Ave., Suite 100, Denver, CO 80231	DESIGNER	J. B. BROWN
CONTRACT	7711 E. 100th Ave., Suite 100, Denver, CO 80231	DATE	10/1/2011
PROJECT	7711 E. 100th Ave., Suite 100, Denver, CO 80231	DATE	10/1/2011



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Dutch Bros **Building Permit #:** BP-2020-23155 **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: TRB REPLAT OF A PORTION OF TRS 161, 162 AND 163 OF AIRPORT UNIT OF TRACTS ALLOTTED FROM THE TOWN OF
ATRISCO GRANT CONT 0.5675 AC M/L
City Address: 700 Coors Blvd NW, Albuquerque, NM 87121

Applicant: Jake Palmer **Contact:** _____
Address: 2415 E Camelback Rd, #400, Phoenix, AZ 85016
Phone#: 602-682-8153 **Fax#:** _____ **E-mail:** jake@accelerateddevco.com

Other Contact: _____ **Contact:** _____
Address: _____ **cc:** matt.regenold@cesoinc.com
dave.lambert@accelerateddevco.com
Phone#: _____ **Fax#:** _____ **E-mail:** _____

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 (TCO)
____ 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: 11/20/2020

By:

Jake Palmer

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____