

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 5, 2022

Brett Gray
Dungan Design Group
8826 Santa Fe Dr. Suite 304
Overland Park, KS 66212

Re: Chipotle Mexican Grill
1000 Juan Tabo Blvd. NE, Suite TBD
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 10-11-21 (J22-D012D)
Certification dated 3-22-22

Dear Mr. Gray,

Based upon the information provided in your submittal received 03-30-22, 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:

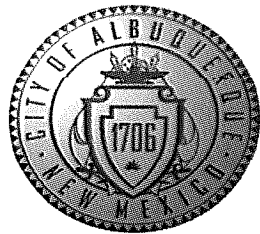
1. Key note 39 (Pedestrian path way):
 - Please fill the gap between the land scape and the path way.
 - Remove the plastic cover from the Truncated Domes.
 - The slope of the segment adjacent to the sidewalk is 5.2% to 6.2%. Please red mark the approved site plan.
2. Key note 32: per site visit, the digital pickup sign is located at the eastside of the begging of the drive-thru. Please red mark the site plan for the sign relocation.

Once these corrections are complete, email pictures to malnajira@cabq.gov for release of Final CO.

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

Sincerely,

Marwa Al-najjar
Associate 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 3/2018)

Project Title: Chipotle Mexican Grill Building Permit #: BP-2021-30185 Hydrology File #: 32200120
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: TRACT 1-A-1, BLOCK A, MONTEREY MANOR SUBDIVISION
City Address: 1000 Juan Tabo Blvd. NE

Applicant: Brett Gray as agent for Chipotle Mexican Grill Contact: Brett Gray
Address: 8826 Santa Fe Drive, Suite 304, Overland Park, KS 66212
Phone#: 9137074090 Fax#: _____ E-mail: bgray@ddg.bz
Other Contact: Kaydee Seematter Contact: _____
Address: 8826 Santa Fe Drive, Suite 304, Overland Park, KS 66212
Phone#: 7859270095 Fax#: _____ E-mail: kseematter@ddg.bz

Check all that Apply: IS THIS A RESUBMITTAL?: Yes X No

DEPARTMENT:
 HYDROLOGY/ DRAINAGE
 TRAFFIC/ TRANSPORTATION

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

 X TRAFFIC CIRCULATION LAYOUT (TCL)
 TRAFFIC IMPACT STUDY (TIS)

 OTHER (SPECIFY) _____
 PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
 X BUILDING PERMIT APPROVAL
 X 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: 09/30/21 3/30/22 By: Brett Gray

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



March 30, 2022

City of Albuquerque
Building Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Chipotle (Store 4188)
Tenant Improvement
City of Albuquerque Permit Number: *BP-2021-30185*

RE: TRAFFIC CERTIFICATION

I, JOHN M. DUNGAN NMRA OF THE FIRM DUNGAN DESIGN GROUP HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10/21/21.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 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 CERTIFICATE OF OCCUPANCY.

EXCEPTIONS: NONE

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE REL YING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

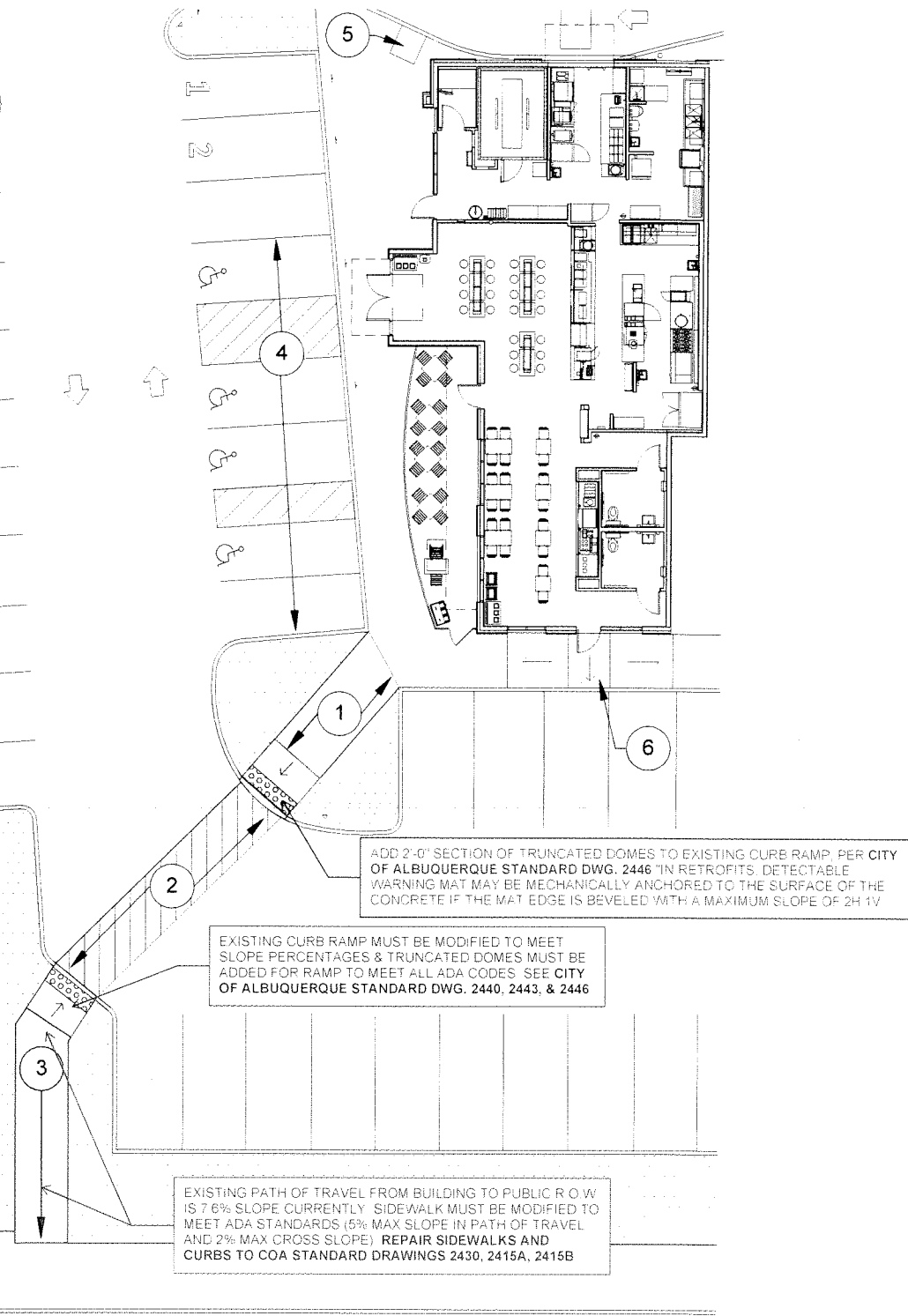
Sincerely,
Dungan Design Group, LLC

A handwritten signature in black ink, appearing to read 'John Dungan', written over a horizontal line.

John Dungan

03/22/2022

Juan Tabo Blvd NE



Sierra Grande Ave NE

CURRENT SLOPE PERCENTAGES	1	2	3	4	5	6
	1.2%	4.4%	7.6%	2.0%	8.2%	1.5%
MUST BE UNDER	2.0%	5.0%	5.0%	2.0%	8.3%	2.0%



PER DISCOUNT SECTION 5-5-5(C) OFF-STREET PARKING CALCULATION

When a calculation of required parking spaces results in a fraction of a space, the number of required parking spaces shall be rounded down to the nearest whole number.

REQUIRED PARKING

PER DISCOUNT TABLE 5-1 FOR RESTAURANT USE IN TYPE MIX-M & Spaces / 1,000 sq. ft. GFA

AREAS:

- CHIPMOTEL RENOVATION = 2,397 SF
- ADJACENT TOWNHOUSE = 5,826 SF
- TOTAL AREA: 8,223 SF

TOTAL REQUIRED PARKING (RESTAURANT):
 $\frac{8,223 \text{ SF}}{8} = 1,027.875$ SPACES PER 1,000 SF GFA
 = 65.8 SPACES
 ROUNDED DOWN = 65 SPACES

PARKING REDUCTIONS:
 PER SECTION 5-5-5(C)(1) REDUCTION FOR PROXIMITY TO TRANSIT REQUIRED PARKING CAN BE REDUCED BY 10%
 65 SPACES x 10% REDUCTION = - 6.5 SPACES
 ROUNDED DOWN = - 6 SPACES

REQUIRED ADA ACCESSIBLE PARKING SPACES:

PER DISCOUNT TABLE 5-1 WITHIN THE OFF-STREET PARKING REQUIREMENTS OF TABLE 5-1 AND TABLE 5-5.2 AS ADJUSTED BY SECTION 14-10-5-5(G)(5) (PARKING DEDUCTIONS), AND NOT IN ACCORD TO THOSE REQUIREMENTS, ACCESSIBLE PARKING SHALL BE PROVIDED FOR ALL MULTIFAMILY AND NON-RESIDENTIAL USES AS REQUIRED BY THE FEDERAL AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG) AND NEW MEXICO STATUTES ANNOTATED, AS AMENDED

REQUIRED PER ADAAG:

IN PARKING FACILITIES WITH 51-175 TOTAL SPACES + PROVIDE 3 SPACES MINIMUM
 PROVIDED 4 SPACES (1 VAN, 3 REGULAR)

REQUIRED MOTORCYCLE SPACES:

PER DISCOUNT TABLE 5-1 MOTORCYCLE PARKING: MINIMUM REQUIRED MOTORCYCLE PARKING SHALL BE CALCULATED BASED ON THE TOTAL NUMBER OF REQUIRED OFF-STREET PARKING SPACES AFTER REDUCTIONS, CREDITS, AND ALLOWANCES PER TABLE 5-5.4

FOR REQUIRED OFF-STREET PARKING BETWEEN 50-100 SPACES 3 MOTORCYCLE SPACES SHALL BE PROVIDED

MOTORCYCLE SPACES PROVIDED: 3 SPACES

REQUIRED BICYCLE SPACES:

REQUIRED 4 BICYCLE SPACES PROVIDED 7 BICYCLE SPACES

TOTAL PARKING REQUIRED:

REGULAR SPACES:	58 SPACES
ADA SPACES: <td>3 SPACES</td>	3 SPACES
MOTORCYCLE: <td>3 SPACES</td>	3 SPACES
BICYCLE: <td>7 SPACES</td>	7 SPACES

TOTAL PARKING PROVIDED:

REGULAR SPACES:	61 SPACES
ADA: <td>4 SPACES (3 STANDARD, 1 VAN)</td>	4 SPACES (3 STANDARD, 1 VAN)
MOTORCYCLE: <td>3 SPACES</td>	3 SPACES
BICYCLE: <td>7 SPACES</td>	7 SPACES

- 1 EXISTING 4'x60" ANGLE COMPACT PARKING STALLS (8'x10W x 19'-0" L x 17'-2" TYP 1/6 (2) COMPACT PARKING STALLS (8'-0W x 17'-2" TYP 1/6) WITH GROUND SIGNAGE TO REMAIN 3
- 2 EXISTING TRASH ENCLOSURE TO REMAIN
- 3 EXISTING 15 MOTORCYCLE PARKING STALLS WITH 4' WIDE STRIPING AND SIGNAGE PER COA REQUIREMENTS TO REMAIN
- 4 EXISTING 10'x60" ANGLE PARKING STALLS (9'-0" W x 22'-11" L x 19'-0" TYP 1/6) TO REMAIN 3
- 5 EXISTING PILON SIGN TO REMAIN
- 6 EXISTING CONCREE SIDEWALK TO REMAIN. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK CURB AND GUTTER PER COA STANDARD DRAWINGS 2430 & 2415A
- 7 EXISTING (15) PARKING STALLS (9' - 0" x 18' - 0" TYP.) TO REMAIN 3
- 8 EXISTING (18) PARKING STALLS (9' - 0" x 18' - 0" TYP.) TO REMAIN
- 9 EXISTING (13) PARKING STALLS (9' - 0" x 18' - 0" TYP.) TO REMAIN
- 11 EXISTING PARALLEL HANDCAP CURB RAMP PER ASUQUERQUE STANDARDS - AT 1:12 MAX SLOPE WITH TRUNCATED DOMES TO REMAIN
- 12 EXISTING CONCRETE PAD & TRANSFORMER TO REMAIN
- 13 EXISTING 4' WHITE SITE STRIPING PER COA REQUIREMENTS TO REMAIN. ALL EXISTING PAVEMENT MARKINGS & STRIPING WILL NEED TO BE CLEAN/CLEAR AND NOT DETERIORATED. IF DETERIORATED, PLEASE REPAINT
- 14 EXISTING DIRECTIONAL PAVEMENT MARKINGS TO REMAIN. ALL EXISTING DIRECTIONAL PAVEMENT MARKINGS WILL NEED TO BE CLEAN/CLEAR AND NOT BE DETERIORATED. IF DETERIORATED, PLEASE REPAINT 3
- 15 PROPOSED PERPENDICULAR HANDCAP RAMP - AT 1:12 MAX SLOPE WITH TRUNCATED DOMES PER COA STANDARD DRAWINGS 2440 3
- 16 PROPOSED DO NOT ENTER SIGN PERMITTED TO POLICE REF. 15/SP111 3
- 17 PROPOSED SITE BOLLARD
- 18 PROPOSED SITE BOUNDARY (DOT 1A-1) TO REMAIN
- 19 EXISTING LANDSCAPE AREA TO REMAIN

20. PROPOSED DIRECTIONAL PARKING MARKINGS RE: 12A13A & 4P201 3
21. EXISTING ASPHALT PARKING LOT & DRIVE ASIDE TO REMAIN
22. EXISTING CURB TO REMAIN 3
CLEAR SIGHT TRIANGLE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS
THEREFORE: SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 3 FEET TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
24. EXISTING SITE LIGHTING TO REMAIN
EXISTING STRIPPED CROSSWALK ACROSS DRIVE ABLE TO BE MODIFIED AS NECESSARY TO MEET ADA STANDARDS 5% MAX SLOPE IN PATH OF TRAVEL AND 2% MAX CROSS SLOPE; PAVEMENT SHALL BE CONSTRUCTED TO COA STANDARD DRAWING SECTION 200-106. STOPPING MUST BE INSTALLED PER COA STANDARD DRAWING 200-106
25. EXISTING PRECAST CONCRETE WHEELSTOP, TYP. 3
26. EXISTING STRIPPED HANDCAP LADING AREA TO REMAIN IF 4" WIDE BLUE PAINTED STRIPES AT 45 DEGREE ANGLE SPACED AT 1" CENTER CAN BE MAINTAINED. ALL EXISTING PAVEMENT MARKINGS & STRIPING WILL NEED TO BE CLEAN/CLEAR AND NOT DEGRADED/IF DEGRADED PLEASE REPAINT
27. EXISTING PARALLEL HANDCAP CURB RAMP PER ALBUQUERQUE STANDARDS AT 1" 12 MAX SLOPE WITH NO DETECTABLE WARNING SURFACE REQUIRED (COA STANDARD DRAWINGS 2440, 2443) TO REMAIN
28. EXISTING DIAGONAL HANDCAP RAMP PER ALBUQUERQUE STANDARDS AT 1" 12 MAX SLOPE WITH DETECTABLE WARNING SURFACE (COA STANDARD DRAWINGS 2440, 2443) TO REMAIN
30. EXISTING DRAINAGE POND AREA TO REMAIN
31. EXISTING 5' WIDE CONCRETE ROUNDWALK DRAINAGE AREA TO REMAIN 3
32. PROPOSED DIGITAL PICKUP DIRECTIONAL SIGNAGE RE: 9SP101
33. PROPOSED EXIST DIRECTIONAL SIGNAGE RE: 11SP101
34. PROPOSED EXIST ONLY DIRECTIONAL SIGNAGE RE: 10SP101 4
35. EXISTING PARALLEL CURB RAMPS TO BE MODIFIED AS NECESSARY TO MEET ADA CURB RAMP GUIDELINES AT 1:12 MAX SLOPE WITH DETECTABLE WARNING SURFACE (COA STANDARD DRAWINGS 2440, 2443 & 2446)
36. 24" QUEUING LENGTH FOR DRIVE THRU AS REQUIRED BY IDOT TABLE 5-58
37. 24" SLOP WAY/VALE STYLE BIKE RACK TO REMAIN 7 SPACES PROVIDED WITH CLEAR SPACE SHOWN DASHED
CLEAR SIGHT TRIANGLE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS
THEREFORE: SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 3 FEET TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE, BUT LENGTH AS REQUIRED BY IDOT SECTION 7-A15(X)(A)
38. EXISTING PATH OF TRAVEL LEADING TO CURB MUST MEET ADA COMPLIANCE 5% MAX SLOPE IN PATH OF TRAVEL AND 2% MAX CROSS SLOPE; REPAIR SIDEWALKS AND CURBS TO COA STANDARD DRAWINGS 2430, 2415A, 2415B

BUILDING ADDRESS:	1000 JUAN TABO BLVD. NE. SUITE TWO ALBUQUERQUE, NM 87112	CROSS STREETS/FUNCTIONAL CLASSIFICATION:	JUAN TABO BLVD 2 - URBAN PRINCIPAL ART
SITE ACREAGE:	LOT 1-A 1.04 ACRES		SIERRA GRANDE AVE NE 3 - LOCAL URBAN
ZONING:	MM-MIXED USE - MODERATE INTENSITY	SITE IS WITHIN 960' OF MAJOR TRANSIT CORRIDOR (LOMA'S BOULEVARD NE)	
ZONE MAP:	J-22-C		
LEGAL DESCRIPTION:	TR 1-A-1 B&E PLAT FOR TRACTS 1-A-1 & 1-A-2, BLOCK A MONTEREY MANOR SUBDIVISION, BEING COMPRISED OF TRACTS 1 & 1-A MONTEREY MANOR SUBDIVISION	COA DENOTES CITY OF ALBUQUERQUE	
OCCUPANCY GROUP:	A-2 (RESTAURANT)	PLEASE SEE SHEET SP102 FOR ADDITIONAL SITE DETAILS	
TYPE OF CONSTRUCTION:	TYPE V-B FULLY SPRINKLERED		

ESTRIMO CONCRETE SPECIAL

18

19

23

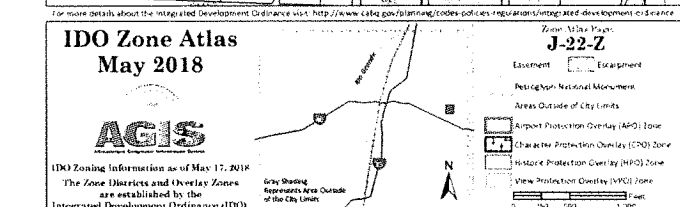
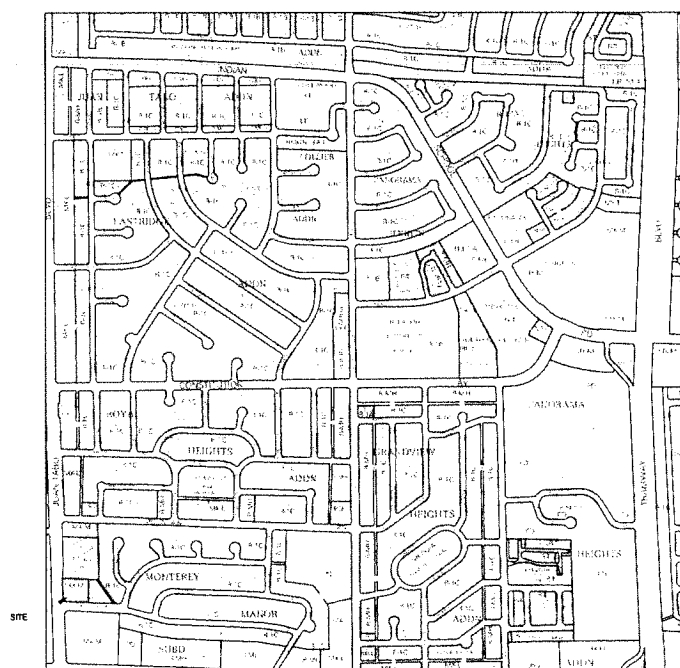
24

28

R-7

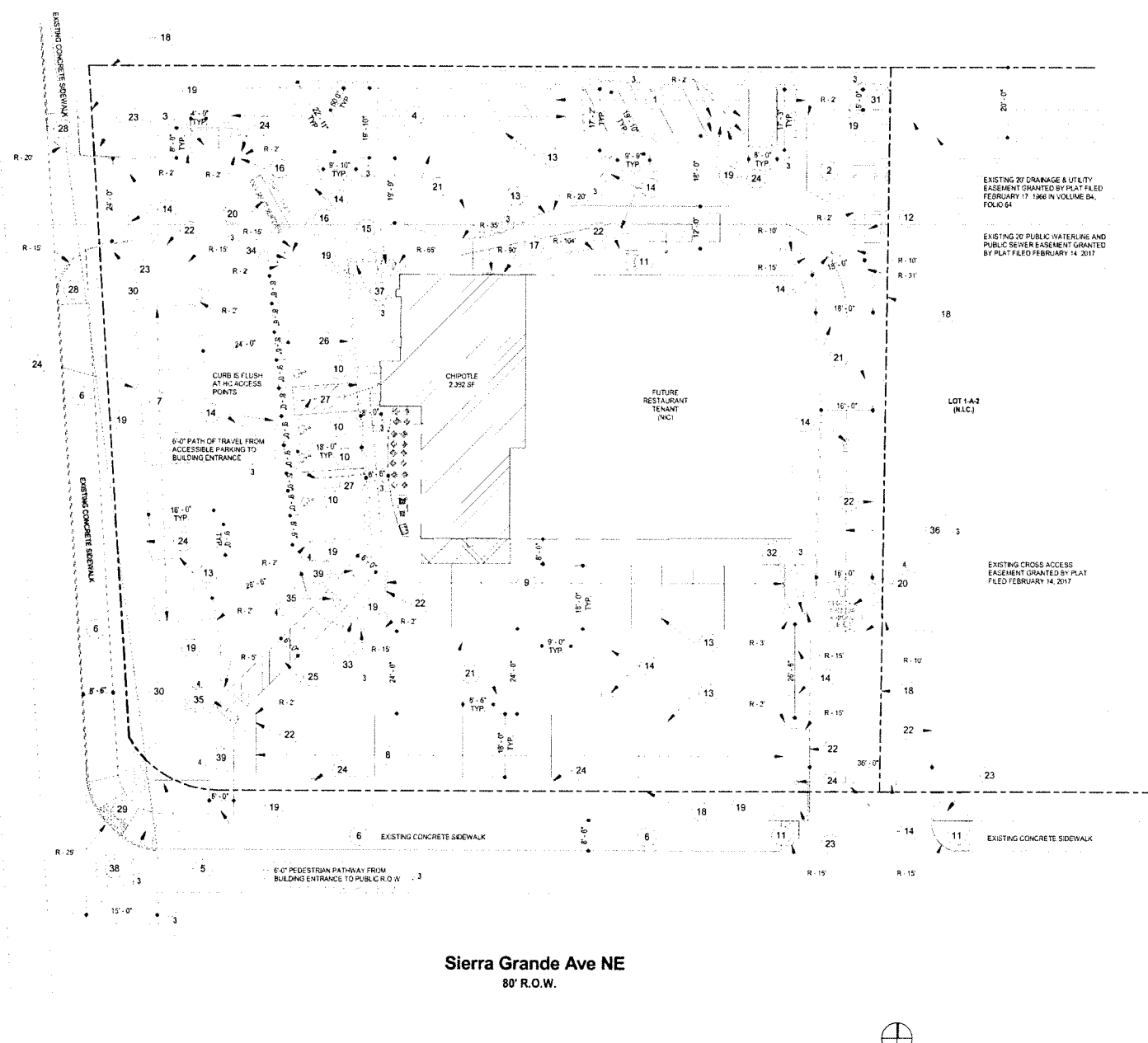
R-20

16

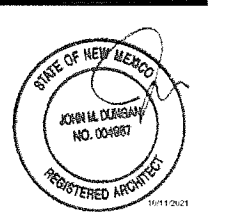


SCOPE OF WORK TO INCLUDE THE PARTIAL DEMOLITION OF THE INTERIOR SPACE, AND INSTALLATION OF NEW DEMISING WALL ADJACENT TENANT NOT IN SCOPE. TENANT IMPROVEMENTS TO INCLUDE NEW EQUIPMENT & FIXTURES, A NEW DINING ROOM EXIT DOOR, A NEW CANOPY OVER THE EXISTING ENTRY DOOR, NEW ROOFTOP EQUIPMENT.

ALL SITE WORK INCLUDING PAVING, CURBING, PARKING, SIDEWALKS, LANDSCAPING, QUARTERMASTER ENCLOSURE, AND PARKING LOT LIGHTING ARE EXISTING AND ASSUMED COMPLIANT TO REMAIN. PROPOSED SITE MODIFICATIONS INCLUDE (2) DO NOT ENTER POST MOUNTED SIGNS, (1) ADA RAMP AND NEW PAVEMENT DIRECTIONAL GROUND SIGNAGE.



826 Santa Fe Drive Suite 304
Overland Park, KS 66212
913-341-2466



THIS DRAWING IS AN INSTRUMENT OF SERVICE
AND AS SUCH REMAINS THE PROPERTY OF
HIPOTLE MEXICAN GRILL, INC. PERMISSION FOR
USE OF THIS DOCUMENT IS LIMITED AND CAN BE
EXTENDED ONLY BY WRITTEN AGREEMENT WITH
HIPOTLE MEXICAN GRILL, INC.



CHIPOTLE MEXICAN GRILL, INC.
PO BOX 182560
COLUMBUS, OH 43218-2566
(614) 318-2400
www.chipotle.com

Juan Tabo
Store No. 4188
1000 Juan Tabo Blvd. NE, Suite TBD
Albuquerque, NM 87112

Issue Record	
7/07/21	Permit Issue
3/20/21	Bid Issue

10

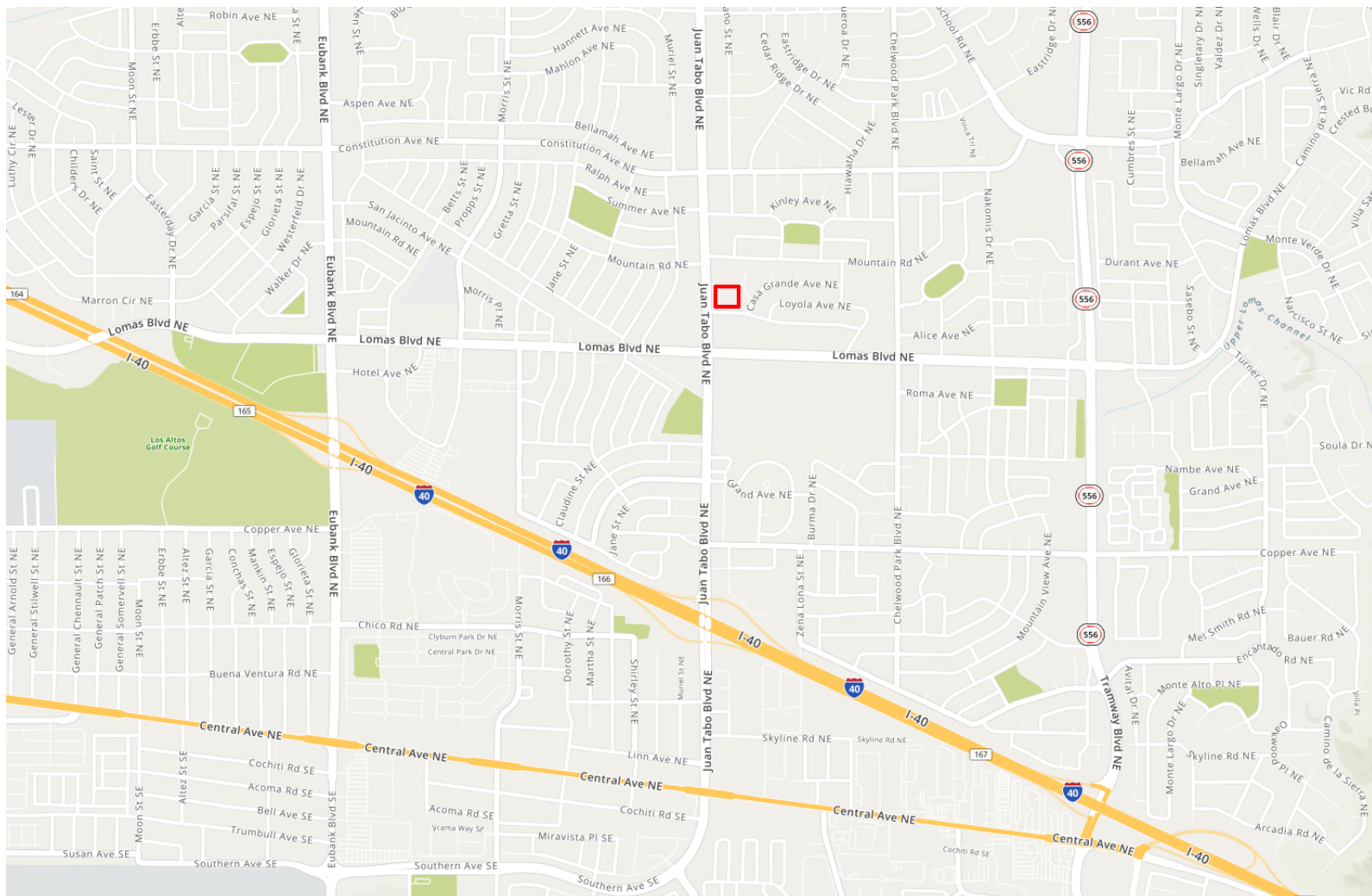
10/29/21	City Comments II / QC
11/11/21	Transportation Comments
11/21/21	Transportation Comments II

1585

Traffic Circulation Layout Plan

SP103

VICINITY MAP



PARKING CALCULATIONS

PER IDO SECTION 5-5(C)(1)(a) OFF STREET PARKING CALCULATION:

When a calculation of required parking spaces results in a fraction of a space, the number of required parking spaces shall be rounded down to the nearest whole number.

REQUIRED PARKING

PER IDO TABLE 5-1-1 FOR RESTAURANT USE IN TYPE MX-M: 8 spaces / 1,000 sq. ft. GFA

AREAS:

CHIPOTLE RENOVATION = 2,392 SF
ADJACENT TENANT: 5,808 SF
TOTAL AREA: 8,200 SF

TOTAL REQUIRED PARKING (RESTAURANT)
8,200 SF @ 8 SPACES PER 1,000 SF GFA
ROUNDED DOWN = 65.6 SPACES
= 65 SPACES

PARKING REDUCTIONS:
PER SECTION 5-5(C)(5)(C) REDUCTION FOR PROXIMITY TO TRANSIT REQUIRED PARKING CAN BE REDUCED BY 10%.
65 SPACES x (10% REDUCTION) = 58.5 SPACES
ROUNDED DOWN = 58 SPACES

REQUIRED ADA ACCESSIBLE PARKING SPACES:

PER IDO 5-5(C)(8)(a): WITHIN THE OFF-STREET PARKING REQUIREMENTS OF TABLE 5-5-1 AND TABLE 5-5-2, AS ADJUSTED BY SECTION 14-16-5-5(C)(5) (PARKING DEDUCTIONS) - AND NOT IN ADDITION TO THOSE REQUIREMENTS - ACCESSIBLE PARKING SHALL BE PROVIDED FOR ALL MULTI-FAMILY AND NON-RESIDENTIAL USES AS REQUIRED BY THE FEDERAL AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG) AND NEW MEXICO STATUTES ANNOTATED, AS AMENDED.

REQUIRED PER ADAAG:

IN PARKING FACILITIES WITH 51-75 TOTAL SPACES = PROVIDE 3 SPACES MINIMUM

PROVIDED: 4 SPACES (1 VAN, 3 REGULAR)

REQUIRED MOTORCYCLE SPACES:

PER 5-5(D) MOTORCYCLE PARKING, MINIMUM REQUIRED MOTORCYCLE PARKING SHALL BE CALCULATED BASED ON THE TOTAL NUMBER OF REQUIRED OFF-STREET PARKING SPACES, AFTER REDUCTIONS, CREDITS, AND ALLOWANCES. PER TABLE 5-5-4.

FOR REQUIRED OFF-STREET PARKING BETWEEN 50-100 SPACES, 3 MOTORCYCLE SPACES SHALL BE PROVIDED.

MOTORCYCLE SPACES PROVIDED: 3 SPACES

REQUIRED BICYCLE SPACES:

PER TABLE 5-5-5, FOR NON-RESIDENTIAL USES NOT LISTED IN TABLE, PROVIDE BICYCLE PARKING FOR 3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING SPACES, WHICHEVER IS GREATER.

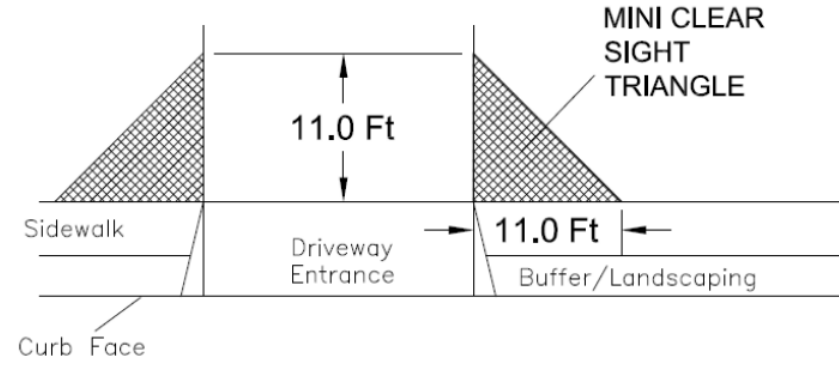
REQUIRED: 6 BICYCLE SPACES
PROVIDED: 7 BICYCLE SPACES

TOTAL PARKING REQUIRED:

REGULAR SPACES: 58 SPACES
ADA SPACES: 4 SPACES
MOTORCYCLE: 3 SPACES
BICYCLE: 7 SPACES

TOTAL PARKING PROVIDED:

REGULAR SPACES: 61 SPACES
ADA: 4 SPACES (1 STANDARD, 1 VAN)
MOTORCYCLE: 3 SPACES
BICYCLE: 7 SPACES



TRAFFIC CIRCULATION LAYOUT APPROVED
10/22/2021

Jeanne Wolfenbarger

KEY NOTES

- EXISTING (4) 80° ANGLE COMPACT PARKING STALLS (9'-3" W x 19'-10" L x 17'-2" H TYP.) & (2) COMPACT PARKING STALLS (9'-0" W x 17'-3" H TYP.) WITH GROUND SIGNAGE TO REMAIN
- EXISTING TRASH ENCLOSURE TO REMAIN
- EXISTING (3) MOTORCYCLE PARKING STALLS WITH 4" WIDE STRIPING AND SIGNAGE PER COA REQUIREMENTS TO REMAIN
- EXISTING (10) 80° ANGLED PARKING STALLS (9'-10" W x 22'-11" L x 19'-10" H TYP.) TO REMAIN
- EXISTING Pylon SIGN TO REMAIN
- EXISTING CONCRETE SIDEWALK TO REMAIN, ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB AND GUTTER PER COA STANDARD DRAWINGS 2430 & 2415A
- EXISTING (10) PARKING STALLS (9'-0" x 18'-0" TYP.) TO REMAIN
- EXISTING (18) PARKING STALLS (9'-0" x 18'-0" TYP.) TO REMAIN
- EXISTING (13) PARKING STALLS (9'-0" x 18'-0" TYP.) TO REMAIN
- EXISTING HANDICAP PARKING STALL (9'-0" x 18'-0" TYP.) WITH POST MOUNTED SIGNAGE AND BLUE PAINTED WHEELCHAIR SYMBOLS PER ADA STANDARDS TO REMAIN
- EXISTING PARALLEL HANDICAP CURB RAMP PER ALBUQUERQUE STANDARDS - AT 1:12 MAX SLOPE WITH TRUNCATED DOMES TO REMAIN
- EXISTING CONCRETE PAD & TRANSFORMER TO REMAIN
- EXISTING 4" WHITE SITE STRIPING PER COA REQUIREMENTS TO REMAIN (ALL EXISTING PAVEMENT MARKINGS & STRIPING WILL NEED TO BE CLEAN/CLEAR AND NOT DETERIORATED. IF DETERIORATED, PLEASE REPAINT)
- EXISTING DIRECTIONAL PAVEMENT MARKINGS TO REMAIN, ALL EXISTING DIRECTIONAL PAVEMENT MARKINGS WILL NEED TO BE CLEAN/CLEAR AND NOT DETERIORATED. IF DETERIORATED, PLEASE REPAINT
- PROPOSED PERPENDICULAR HANDICAP RAMP - AT 1:12 MAX SLOPE WITH TRUNCATED DOMES PER COA STANDARD DRAWINGS 2440
- PROPOSED 'DO NOT ENTER' SIGN MOUNTED TO POLE (RE: 15SP101)
- PROPOSED SITE BOLLARD
- EXISTING SITE BOUNDARY (LOT 1-A-1) TO REMAIN
- EXISTING LANDSCAPE AREA TO REMAIN

- PROPOSED DIRECTIONAL PAVEMENT MARKINGS (RE: 12&13&14SP101)
- EXISTING ASPHALT PARKING LOT & DRIVE AISLE TO REMAIN
- EXISTING CURB TO REMAIN
- CLEAR SIGHT TRIANGLE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 6 FEET TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
- EXISTING SITE LIGHTING TO REMAIN
- EXISTING STRIPED CROSSWALK ACROSS DRIVE AISLE TO BE MODIFIED AS NECESSARY TO MEET ADA STANDARDS (8% MAX SLOPE IN PATH OF TRAVEL AND 2% MAX CROSS SLOPE). PAVEMENT SHALL BE CONSTRUCTED TO COA STANDARD DRAWINGS SECTION 2400. STRIPING MUST BE INSTALLED PER COA STANDARD DRAWING 2600-106
- EXISTING PRECAST CONCRETE WHEELSTOP, TYP.
- EXISTING STRIPED HANDICAP LOADING AREA TO REMAIN, (4" WIDE BLUE PAINTED STRIPES AT 45 DEGREE ANGLE, SPACED AT 1'-6" PER COA STANDARDS) ALL EXISTING PAVEMENT MARKINGS & STRIPING WILL NEED TO BE CLEAN/CLEAR AND NOT DETERIORATED. IF DETERIORATED, PLEASE REPAINT
- EXISTING PARALLEL HANDICAP CURB RAMP PER ALBUQUERQUE STANDARDS - AT 1:12 MAX SLOPE WITH NO DETECTABLE WARNING SURFACE REQUIRED (COA STANDARD DRAWING 2440, 2445 & 2446) TO REMAIN
- EXISTING DIAGONAL HANDICAP RAMP PER ALBUQUERQUE STANDARDS - AT 1:12 MAX SLOPE WITH DETECTABLE WARNING SURFACE (COA STANDARD DRAWING 2440, 2441) TO REMAIN
- EXISTING DRAINAGE POND AREA TO REMAIN
- EXISTING 5' WIDE CONCRETE RUNDOWN DRAINAGE AREA TO REMAIN
- PROPOSED 'DIGITAL' PICKUP DIRECTIONAL SIGNAGE, RE: 9SP101
- PROPOSED 'ENTER' DIRECTIONAL SIGNAGE, RE: 11SP101
- PROPOSED 'EXIT ONLY' DIRECTIONAL SIGNAGE, RE: 10SP101
- EXISTING PARALLEL CURB RAMPS TO BE MODIFIED AS NECESSARY TO MEET ADA CURB RAMP GUIDELINES AT 1:12 MAX SLOPE WITH DETECTABLE WARNING SURFACE. COA STANDARD DRAWINGS 2440, 2445 & 2446
- 240' QUEING LENGTH FOR DRIVE-THRU LANE AS REQUIRED BY IDO TABLE 5-5-8
- EXISTING 5' LOOP 'WAVE' STYLE BIKE RACK TO REMAIN (7 SPACES PROVIDED) REQUIRED 1'-0" CLEAR SPACE SHOWN DASHED
- CLEAR SIGHT TRIANGLE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 6 FEET TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE. 300' LENGTH AS REQUIRED BY IDO SECTION 7-40(6)(B)
- EXISTING PATH OF TRAVEL LEADING TO CURB RAMP MUST MEET ADA COMPLIANCE (6% MAX SLOPE IN PATH OF TRAVEL AND 2% MAX CROSS SLOPE). REPAIR SIDEWALKS AND CURBS TO COA STANDARD DRAWINGS 2430, 2415A, 2415B

IDO ZONING INFORMATION

BUILDING ADDRESS: 1000 JUAN TABO BLVD. NE., SUITE TBD, ALBUQUERQUE, NM 87112

CROSS STREETS FUNCTIONAL CLASSIFICATION: JUAN TABO BLVD: 2 - URBAN PRINCIPAL ARTERIAL

SITE ACREAGE: LOT 1-A-1: 1.04 ACRES

ZONING: MX-M: MIXED USE - MODERATE INTENSITY

ZONE MAP: J-22-Z

LEGAL DESCRIPTION: TR 1-A-1 BLK A PLAT FOR TRACTS 1-A-1 & 1-A-2, BLOCK 4 MONTEREY MANOR SUBDIVISION (BEING COMPRISED OF TRACTS 1 & 1-A MONTEREY MANOR SUBDIVISION)

OCCUPANCY GROUP: A-2 (RESTAURANT)

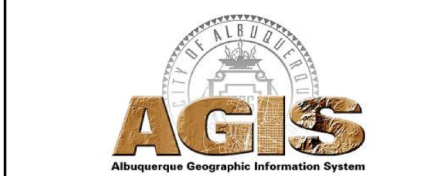
TYPE OF CONSTRUCTION: TYPE V-B FULLY SPRINKLERED

COA DENOTES CITY OF ALBUQUERQUE

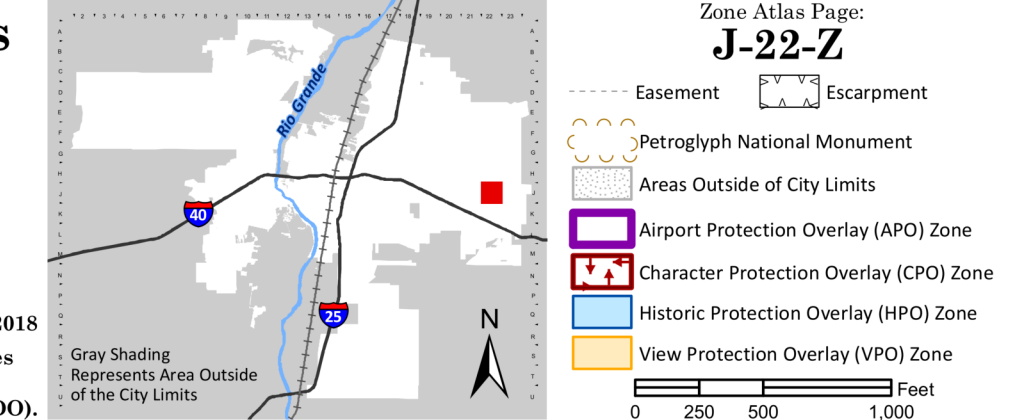
PLEASE SEE SHEET SP102 FOR ADDITIONAL SITE DETAILS



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

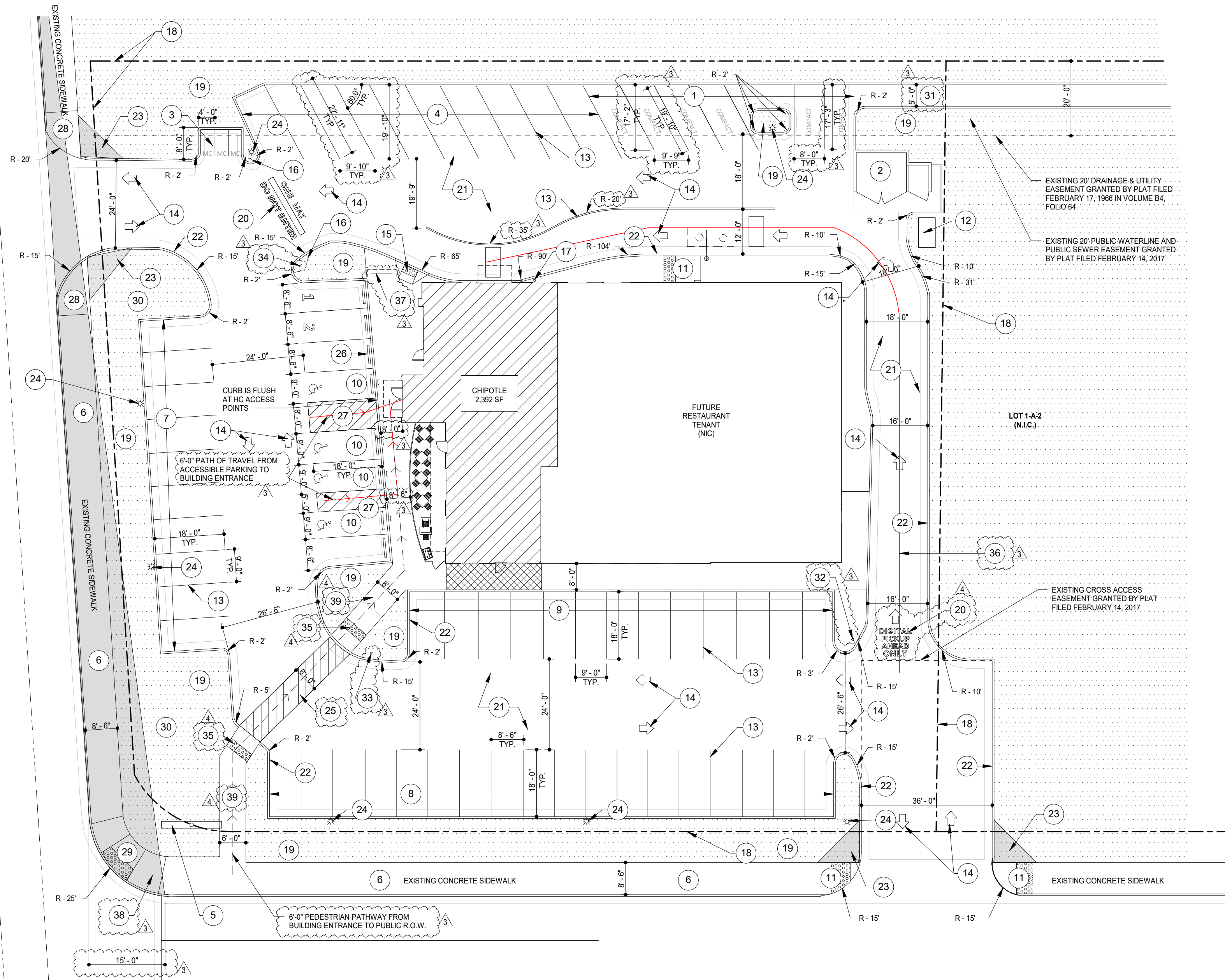
IDO Zone Atlas
May 2018

IDO Zoning Information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



TRAFFIC CIRCULATION LAYOUT PLAN

Juan Tabo Blvd NE
106' R.O.W.



Sierra Grande Ave NE
80' R.O.W.

SCOPE OF WORK

SCOPE OF WORK TO INCLUDE THE PARTIAL DEMOLITION OF THE INTERIOR SPACE, AND INSTALLATION OF NEW DEMISING WALL (ADJACENT TENANT NOT IN SCOPE OF WORK). TENANT IMPROVEMENTS TO INCLUDE NEW EQUIPMENT & FINISHES, A NEW DINING ROOM EXIT DOOR, A NEW CANOPY OVER THE EXISTING ENTRY DOORS AND NEW ROOFTOP EQUIPMENT.

ALL SITE WORK INCLUDING PAVING, CURBING, PARKING, SIDEWALKS, LANDSCAPING, DUMPSTER ENCLOSURE, AND PARKING LOT LIGHTING ARE EXISTING AND ASSUMED COMPLIANT TO REMAIN. PROPOSED SITE MODIFICATIONS INCLUDE (2) 'DO NOT ENTER' POST MOUNTED SIGNS, (1) ADA RAMP AND NEW PAVEMENT DIRECTIONAL GROUND SIGNAGE.

DUNGAN
DESIGN
GROUP

8826 Santa Fe Drive Suite 304
Overland Park, KS 66212
913-341-2466



COPYRIGHT 2021
THIS DRAWING IS AN INSTRUMENT OF SERVICE
AND AS SUCH REMAINS THE PROPERTY OF
CHIPOTLE MEXICAN GRILL, INC. PERMISSION FOR
USE OF THIS DOCUMENT IS LIMITED AND CAN BE
EXTENDED ONLY BY WRITTEN AGREEMENT WITH
CHIPOTLE MEXICAN GRILL, INC.



Juan Tabo
Store No. 4188
1000 Juan Tabo Blvd. NE, Suite TBD
Albuquerque, NM 87112

Issue Record:	Permit Issue
07/07/21	Bid Issue
08/02/21	

Revisions:	
09/29/21	City Comments II / QC
10/11/21	Transportation Comments
10/21/21	Transportation Comments II

Project No.
01585

Traffic Circulation
Layout Plan

SP103

