

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

April 15, 2022

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

**Re: Chipotle Mexican Grill, 1000 Juan Tabo Blvd. Suite TBD**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 10-11-21(J22-D012D)  
Certification dated 2-22-22

Dear Mr. Gray,

Based upon the information provided in your submittal received 03-30-22, Transportation Development has no objection to the issuance of 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 Jeanne Wolfenbarger at (505) 924-3991.

Albuquerque

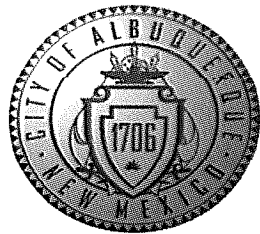
Sincerely,

NM 87103

Jeanne Wolfenbarger, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

www.cabq.gov

\xxx 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 #: J22D0120

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 ☒ 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
- ☒ 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: 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.

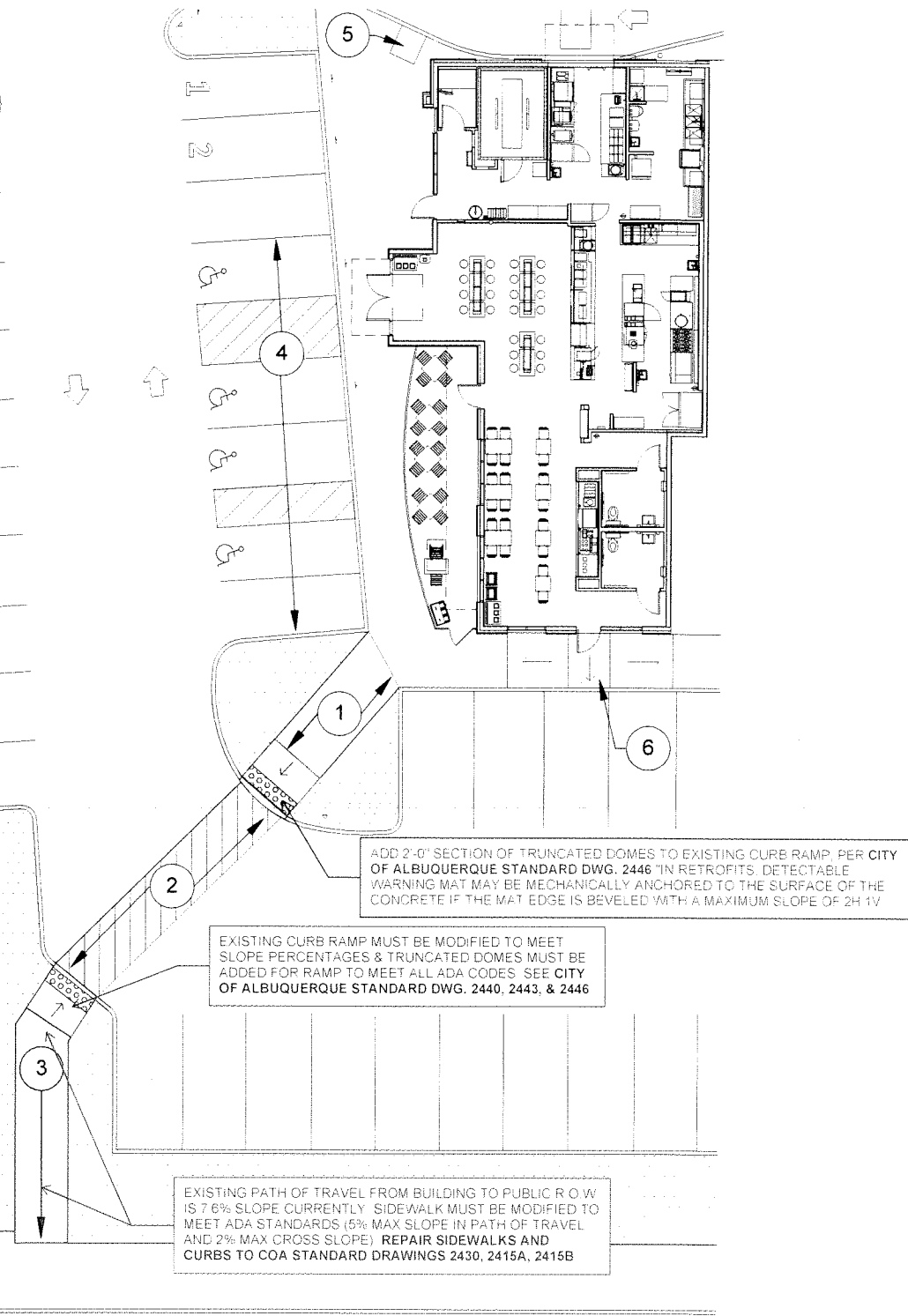
Sincerely,  
Dungan Design Group, LLC

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%



## VICINITY MAP



## IDO ZONING INFORMATION

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

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

**ZONING:** 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 A MONTEREY MANOR SUBDIVISION BEING COMPRISED OF TRACTS 6 & 7 MONTEREY MANOR SUBDIVISION

**OCCUPANCY GROUP:** A-2 (RESTAURANT)

**TYPE OF CONSTRUCTION:** TYPE V-B FULLY SPRINKLERED

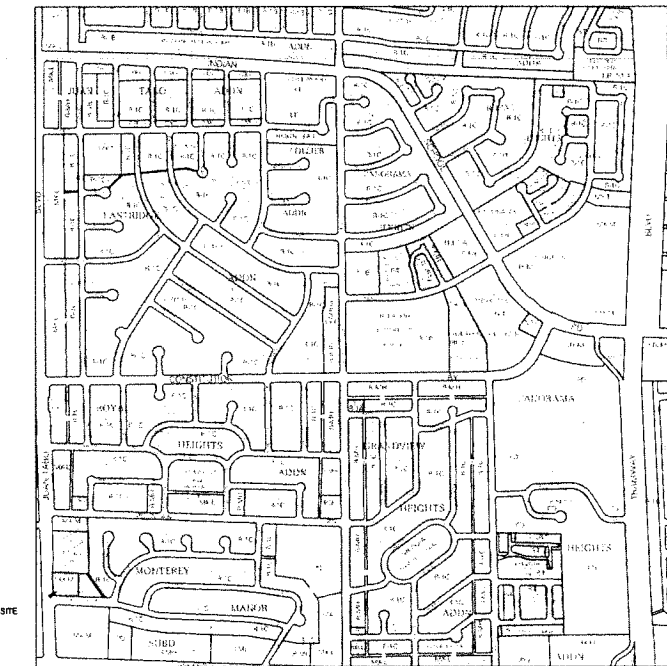
**CROSS STREETS FUNCTIONAL CLASSIFICATION:** JUAN TABO BLVD. 2 - URBAN PRINCIPAL ARTERIAL

**SERRA GRANDE AVE NE:** 3 - LOCAL URBAN STREET

**SITE IS WITHIN 900' OF MAJOR TRANSIT CORRIDOR (LOMAS BOULEVARD NE)**

**COA DENOTES CITY OF ALBUQUERQUE**

**PLEASE SEE SHEET SP102 FOR ADDITIONAL SITE DETAILS**

IDO Zone Atlas  
May 2018

## 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 ROOF TOP EQUIPMENT.

ALL SITE WORK INCLUDING PAVING, CURBING, PARKING, SIDEWALKS, LANDSCAPING, CLUSTER 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.

## PARKING CALCULATIONS

## PER IDO SECTION 5-5(C)(1) 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 MIXED 8 spaces / 1,000 sq. ft. GFA

## AREAS

CHIPOTLE RENOVATION = 2,392 SF

ADJACENT TENANT = 5,906 SF

TOTAL AREA = 8008 SF

TOTAL REQUIRED PARKING (RESTAURANT) = 65.8 SPACES

800 SF OF 8 SPACES PER 1,000 SF GFA = 65.8 SPACES

ROUNDED DOWN = 65 SPACES

PARKING REDUCTIONS:

PER SECTION 5-5(C)(2)(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)(2)(A) WITHIN THE OFF-STREET PARKING REQUIREMENTS OF TABLE 5-5-1 AND TABLE 5-5-2, AS ADJUSTED BY SECTION 14-10-5(C)(3) (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(B) 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 (3 STANDARD, 1 VAN)

MOTORCYCLE: 3 SPACES

BICYCLE: 7 SPACES

TOTAL PARKING PROVIDED:

REGULAR SPACES: 61 SPACES

ADA: 4 SPACES (3 STANDARD, 1 VAN)

MOTORCYCLE: 3 SPACES

BICYCLE: 7 SPACES

TOTAL PARKING PROVIDED:

REGULAR SPACES: 61 SPACES

ADA: 4 SPACES (3 STANDARD, 1 VAN)

MOTORCYCLE: 3 SPACES

BICYCLE: 7 SPACES

TOTAL PARKING PROVIDED:

REGULAR SPACES: 61 SPACES

ADA: 4 SPACES (3 STANDARD, 1 VAN)

MOTORCYCLE: 3 SPACES

BICYCLE: 7 SPACES

TOTAL PARKING PROVIDED:

REGULAR SPACES: 61 SPACES

ADA: 4 SPACES (3 STANDARD, 1 VAN)

MOTORCYCLE: 3 SPACES

BICYCLE: 7 SPACES

TOTAL PARKING PROVIDED:

REGULAR SPACES: 61 SPACES

ADA: 4 SPACES (3 STANDARD, 1 VAN)

MOTORCYCLE: 3 SPACES

BICYCLE: 7 SPACES

TOTAL PARKING PROVIDED:

REGULAR SPACES: 61 SPACES

ADA: 4 SPACES (3 STANDARD, 1 VAN)

MOTORCYCLE: 3 SPACES

BICYCLE: 7 SPACES

TOTAL PARKING PROVIDED:

REGULAR SPACES: 61 SPACES

ADA: 4 SPACES (3 STANDARD, 1 VAN)

MOTORCYCLE: 3 SPACES

BICYCLE: 7 SPACES

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MOTORCYCLE: 3 SPACES

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MOTORCYCLE: 3 SPACES

BICYCLE: 7 SPACES

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MOTORCYCLE: 3 SPACES

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MOTORCYCLE: 3 SPACES

BICYCLE: 7 SPACES

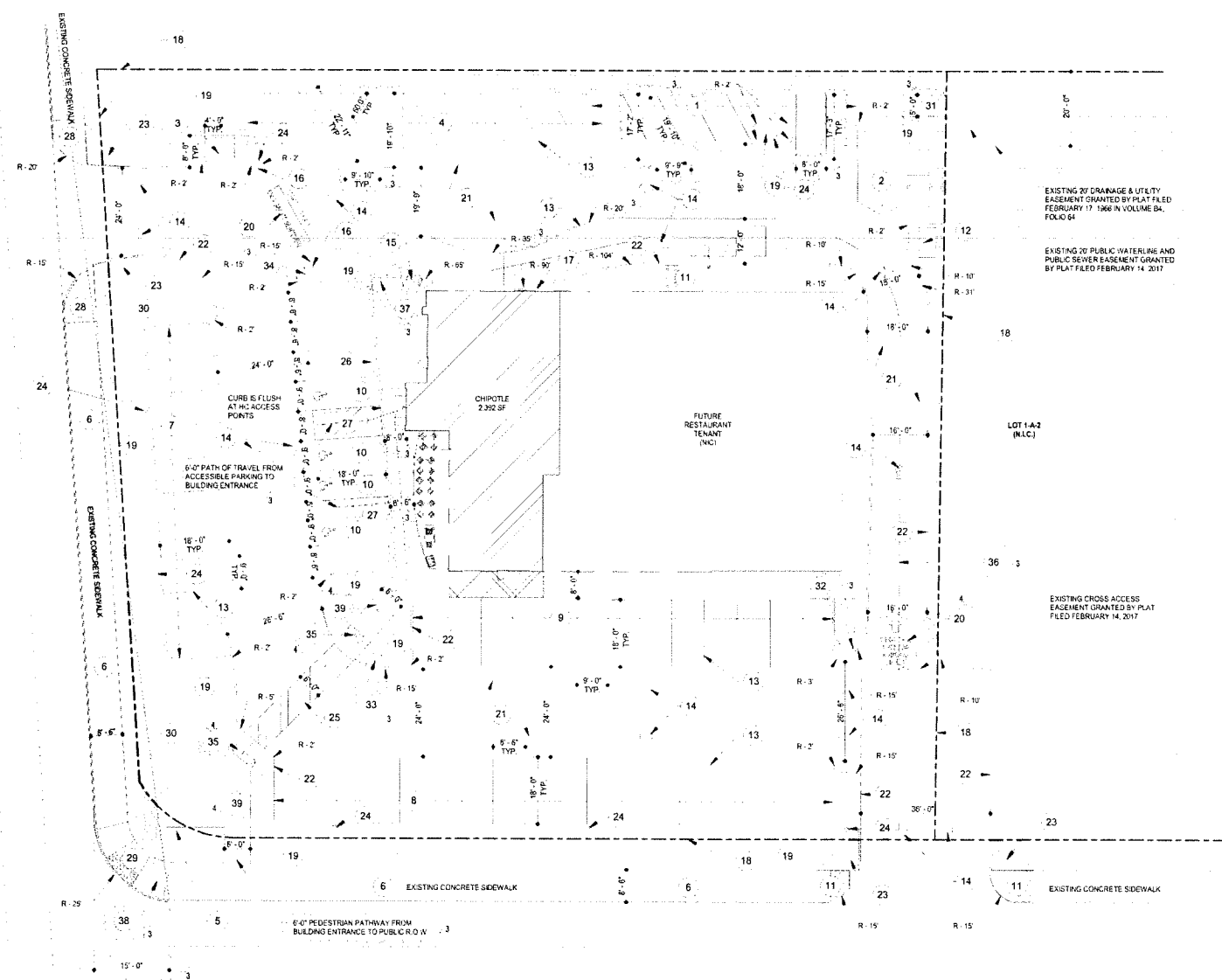
## KEY NOTES

- EXISTING (4) 90° ANGLE COMPACT PARKING STALLS (5' 0" W x 19' 0" L x 17' 2" TYP) 1A (2) COMPACT PARKING STALLS (8' 0" W x 17' 2" 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) 60° ANGLE PARKING STALLS (9' 0" W x 22' 0" L x 18' 0" 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 (8' 0" x 18' 0" TYP) TO REMAIN
- EXISTING (13) PARKING STALLS (8' 0" x 18' 0" TYP) TO REMAIN
- EXISTING HANDICAP PARKING STALL (8' 0" x 18' 0" TYP) WITH POST MOUNTED SIGNAGE AND BLUE PAINTED WHEELCHAIR SYMBOL PER ADA STANDARDS TO REMAIN
- EXISTING PARALLEL HANDICAP CURB RAMP PER ALBUQUERQUE STANDARDS - AT 1:12 MAX SLOPE WITH NO DETECTABLE WARNING SURFACE REQUIRED (COA STANDARD DRAWING 2440, 2443) 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: 15-SP101
- PROPOSED SITE BOX LARD
- EXISTING SITE BOUNDARY (LOT 1-A-1) TO REMAIN
- EXISTING LANDSCAPE AREA TO REMAIN
- PROPOSED DIRECTIONAL PAVEMENT MARKINGS RE: 12A13&14-SP101
- EXISTING ASPHALT PARKING LOT & DRIVE ASLE 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 5 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 ASLE 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 DRAWINGS SECTION 2400. STRIPING MUST BE INSTALLED PER COA STANDARD DRAWING 2940-116
- EXISTING PRECAST CONCRETE WHEELSTOP, TYP
- EXISTING STRIPED HANDICAP LOADING AREA TO REMAIN. 14" WIDE BLUE PAINTED STRIPES AT 45 DEGREE ANGLE SPACED AT 1'-0" 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, 2443) TO REMAIN
- EXISTING DIAGONAL HANDICAP RAMP PER ALBUQUERQUE STANDARDS - AT 1:12 MAX SLOPE WITH DETECTABLE WARNING SURFACE (COA STANDARD DRAWING 2440, 2443) TO REMAIN
- EXISTING DRAINAGE POND AREA TO REMAIN
- EXISTING 5' WIDE CONCRETE RUNDOWN DRAINAGE AREA TO REMAIN
- PROPOSED DIGITAL PICKUP DIRECTIONAL SIGNAGE. RE: 9-SP101
- PROPOSED ENTER DIRECTIONAL SIGNAGE. RE: 11-SP101
- PROPOSED EXIT ONLY DIRECTIONAL SIGNAGE. RE: 10-SP101
- EXISTING PARALLEL CURB RAUPS 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
- 24" QUEUING LENGTH FOR DRIVE THRU LANE AS REQUIRED BY IDO TABLE 5-5-8
- EXISTING 3 LOGO 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 5 FEET TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE. MIN LENGTH AS REQUIRED BY IDO SECTION 7-4(1)(5)(A)
- EXISTING PATH OF TRAVEL LEADING TO CURB RAMP 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

TRAFFIC CIRCULATION LAYOUT APPROVED  
10/22/2021

*Jeanne Wolfenbarger*

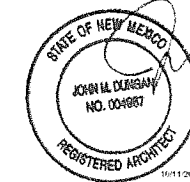
## TRAFFIC CIRCULATION LAYOUT PLAN



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

**DUNGAN  
DESIGN  
GROUP**

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



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CHIPOTLE MEXICAN GRILL, INC.



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

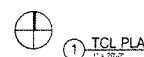
Scale Record:  
01/07/21 Permit Issue  
08/20/21 Bid Issue

Revisions:  
2 09/29/21 City Comments II / QC  
3 10/11/21 Transportation Comments  
4 10/21/21 Transportation Comments II

Project No:  
01585

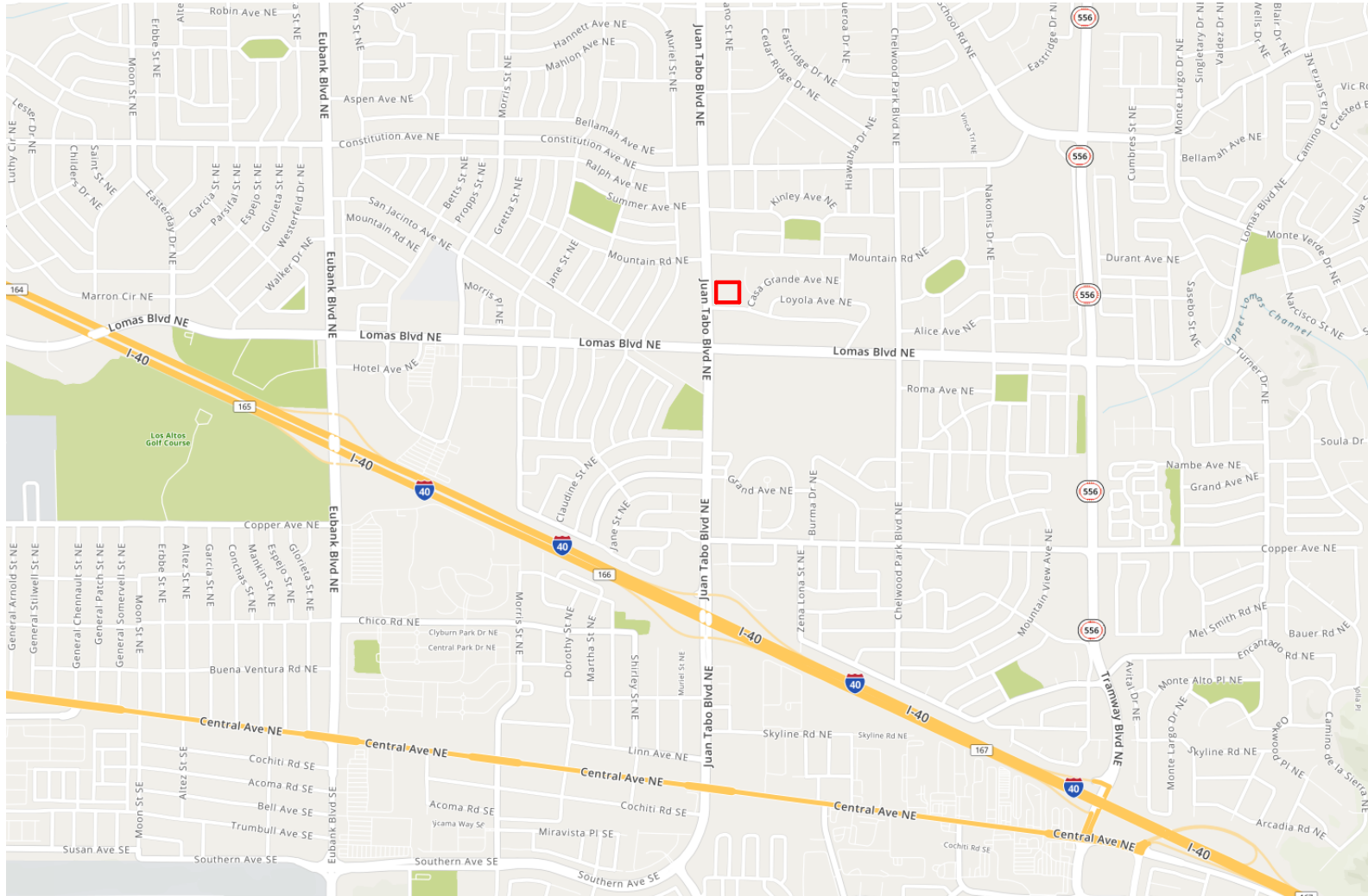
Traffic Circulation  
Layout Plan

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.

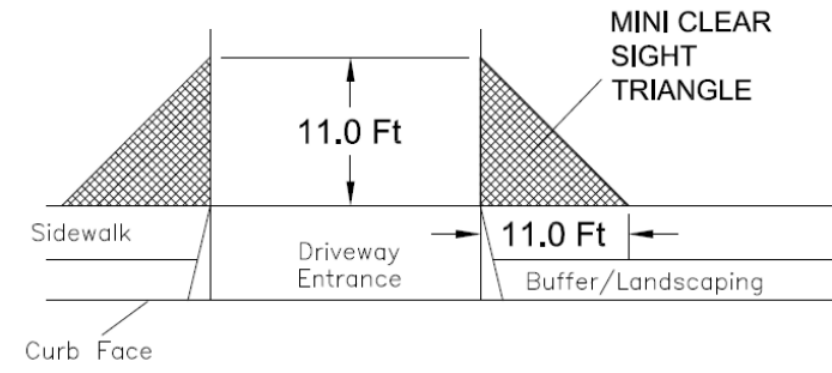
## REQUIRED: 6 BICYCLE SPACES

## TOTAL PARKING REQUIRED:

REGULAR SPACES: 58 SPACES  
ADA SPACES: 4 SPACES  
MOTORCYCLE: 3 SPACES  
BICYCLE: 6 SPACES

## TOTAL PARKING PROVIDED:

REGULAR SPACES: 61 SPACES  
ADA: 4 SPACES (1 STANDARD, 1 VAN)  
MOTORCYCLE: 3 SPACES  
BICYCLE: 6 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 (5% 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 (5% 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

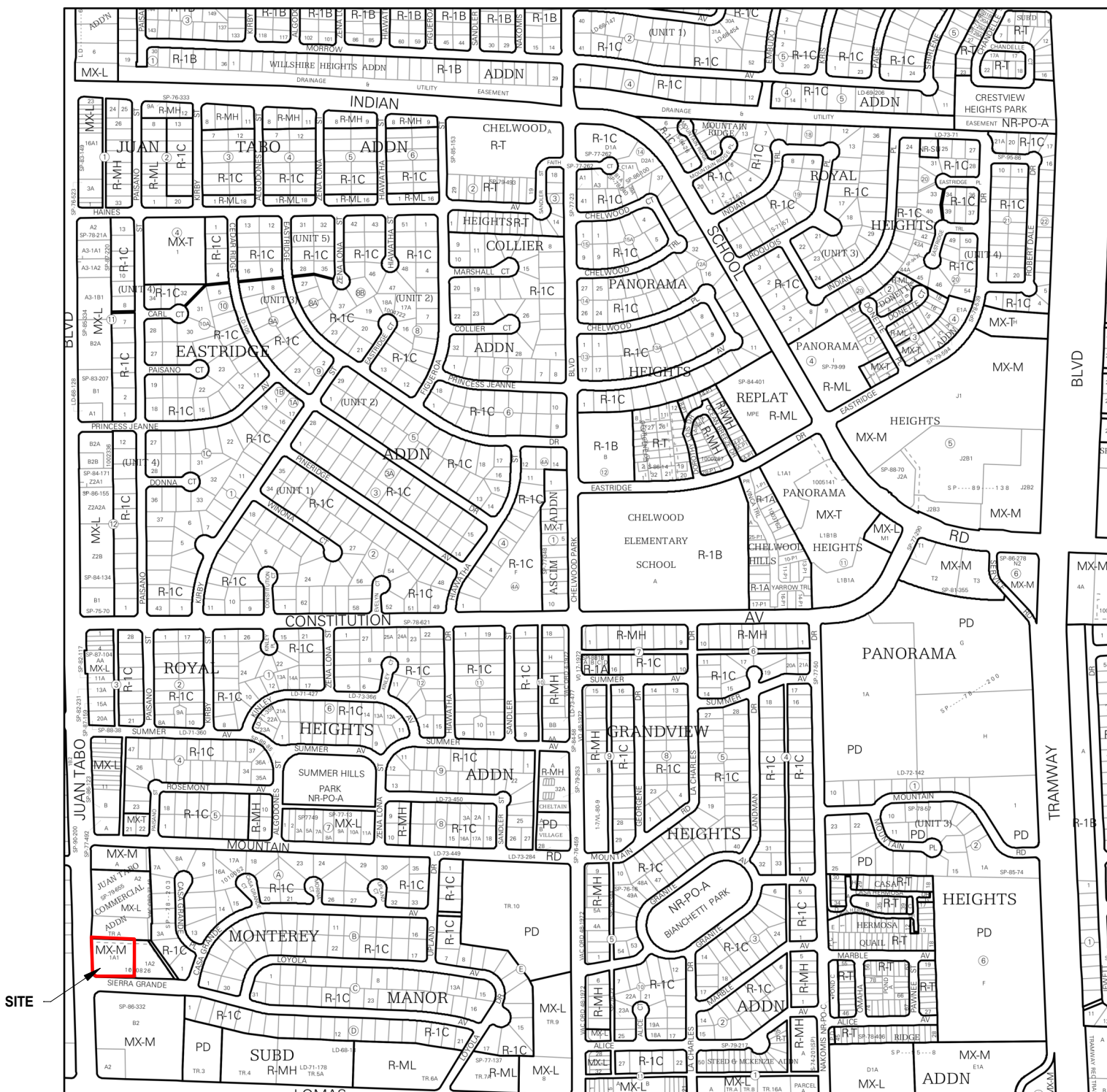
LEGAL DESCRIPTION: TR 1-A-1 BLK A PLAT FOR TRACTS 1-A-1 & 1-A-2 BLOCK A MONTEREY MANOR SUBDIVISION (BEING COMPRISED OF TRACTS 1 & 1-A MONTEREY MANOR SUBDIVISION)

OCCUPANCY GROUP: A-2 (RESTAURANT)

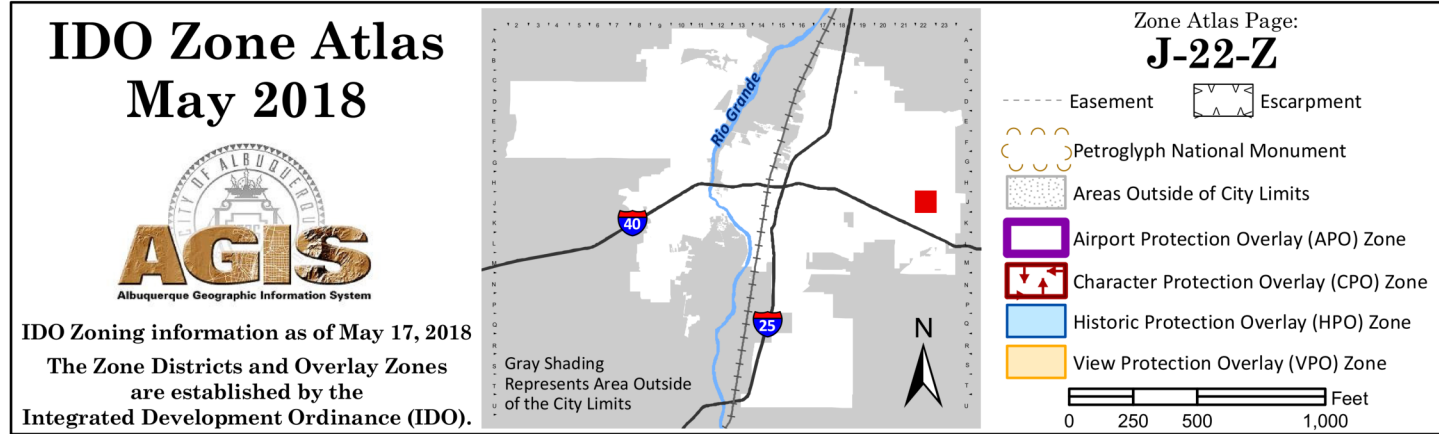
TYPE OF CONSTRUCTION: TYPE V-B FULLY SPRINKLERED

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>

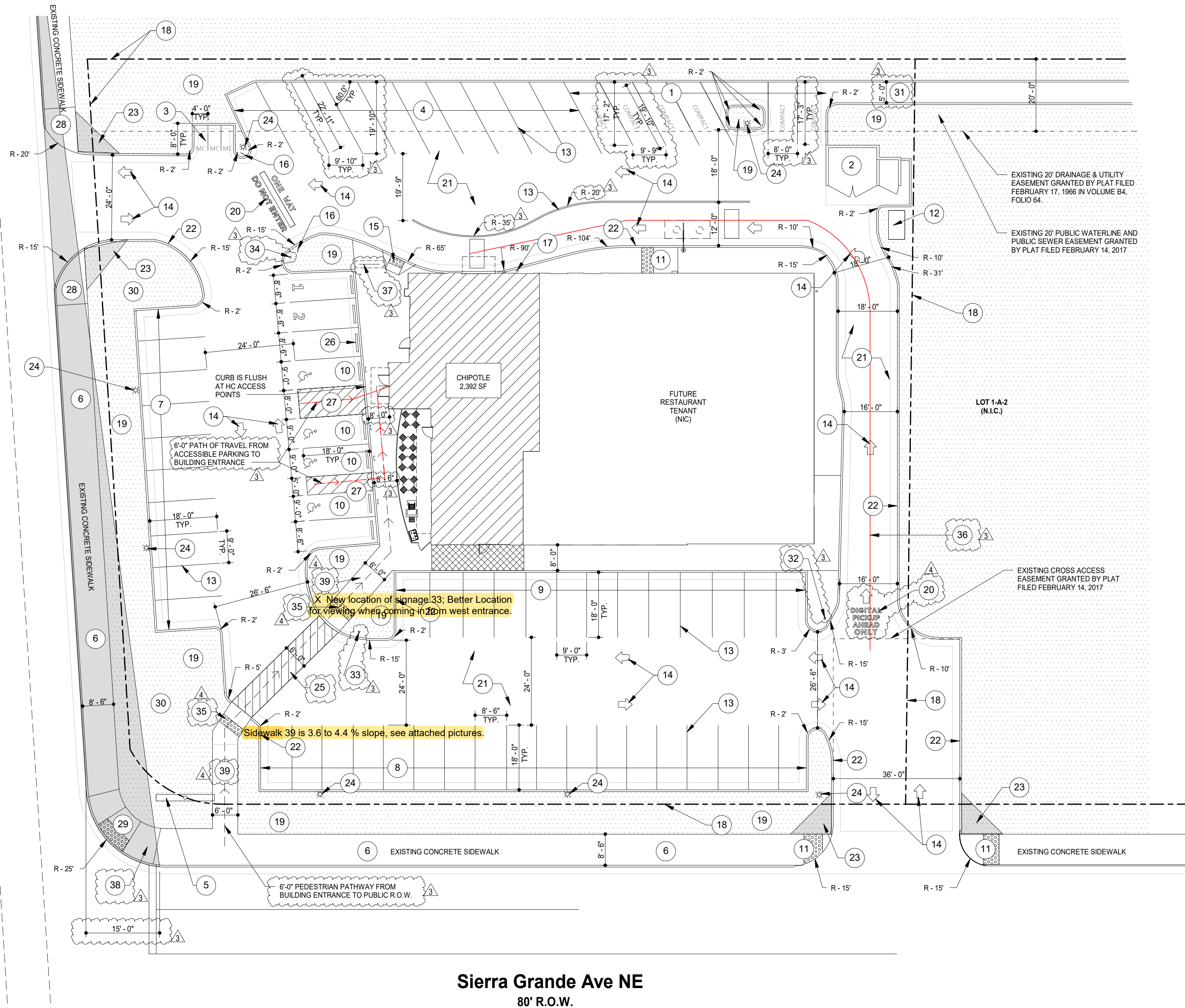


## SCOPE OF WORK

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.

## TRAFFIC CIRCULATION LAYOUT PLAN



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

1 TCL PLAN  
1" = 20'-0"

DUNGAN  
DESIGN  
GROUP

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



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

Issue Record:  
07/07/21 Permit Issue  
08/20/21 Bid Issue

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