

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 1, 2024

Jeremy Shelton, R.A.
Dekker/Perich/Sabatini
7601 Jefferson St. NE
Albuquerque, NM 87109

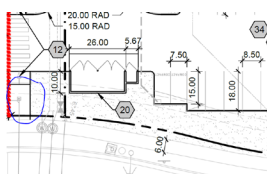
Re: Nuevo Atrisco Food Venue/ BUILDING 1
7921 Unser Blvd. NW
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 06-03-22 (K10-D058)
Certification dated 07-26-24

Dear Mr. Shelton,

Based upon the information provided in your submittal received 07-30-24, 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:

- The ramp at the southeast of Building 1 is not ADA compliant and does not meet city requirements, as the running slope is 9.5% when it should be a maximum of 8.3%. Please reconstruct this ramp to ensure it meets the necessary standard.



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- Due to installed light pole, the ADA pathway from the ADA aisle is only 40 in. wide, when it should be a minimum of 48 in. please provide minimum 48 in wide ADA pathway.



PO Box 1293

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.

Albuquerque

Sincerely,

Marwa Al-najjar

NM 87103

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

www.cabq.gov

Ma via: email

C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

TYPE OF DEVELOPMENT: Plat (# of lots) _____ Single Family Home
All other Developments

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

Engineering / Architect Certification
Conceptual Grading & Drainage Plan
Grading & Drainage Plan, and/or Drainage Report
Drainage Report (Work Order)
Drainage Master Plan
Conditional Letter of Map Revision (CLOMR)
Letter of Map Revision (LOMR)
Floodplain Development Permit
Traffic Circulation Layout (TCL) – Administrative
Traffic Circulation Layout (TCL) – DFT Approval
Traffic Impact Study (TIS)
Street Light Layout
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

Pad Certification
Building Permit
Grading Permit
Paving Permit
SO-19 Permit
Foundation Permit
Certificate of Occupancy - Temp Perm
Preliminary / Final Plat
Site Plan for Building Permit - DFT
Work Order (DRC)
Release of Financial Guarantee (ROFG)
CLOMR / LOMR
Conceptual TCL - DFT
OTHER (SPECIFY) _____

DATE SUBMITTED: _____

July 26, 2024

Transportation Inspector
City of Albuquerque
RE: Traffic Certification for Certificate of Occupancy Nuevo Atrisco Food Venue

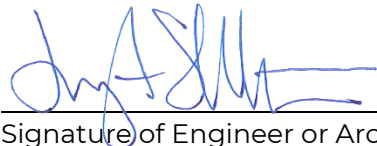
DEKKER
PERICH
SABATINI
Architecture
in Progress

To Whom It May Concern:

TRAFFIC CERTIFICATION

I, JEREMY SHELTON, NMRA NUMBER 4187, OF THE FIRM DEKKER PERICH SABATINI, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED PR-2018-001405 AUGUST 03, 2022. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY KAITLIN KERL OF THE FIRM DEKKER PERICH SABATINI. I FURTHER CERTIFY THAT MY DESIGNEE KAITLIN KERL PERSONALLY VISITED THE PROJECT SITE, ON MY BEHALF, ON JULY 25, 2024 AND HAS DETERMINED BY VISUAL INSPECTION THAT THE APPROVED SITE PLAN 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 A FINAL CERTIFICATE OF OCCUPANCY.

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

Jeremy Shelton, AIA, CSI, LEED AP
Studio Leader / Principal
Dekker Perich Sabatini



JULY 26, 2024

Date

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. SITE PLAN SHALL COMPLY WITH LOCAL, STATE AND FEDERAL ADA STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- C. CURB AND ACCESSIBLE WALKWAY WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8 OUTDOOR LIGHTING.
- E. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- F. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- G. NEW CONSTRUCTION WILL ENSURE CONTINUOUS ACCESS FOR SOLID WASTE COLLECTION CONSTRUCTION TO THE ADJACENT MULTI-FAMILY APARTMENTS.
- H. SITE LIGHTING SHALL BE PROVIDED BY LED LIGHT POLE FIXTURES APPROXIMATELY 20 FT IN HEIGHT, TYPICAL.

The map displays the City of San Jose with various planning areas. A red line with arrows indicates a proposed project path. A yellow box highlights a specific area labeled 'UNIT 4' and 'UNIT 2'. The map includes labels for areas like NR-BP, ATRISCO, BUSINESS, PARK, NR-C, MX-M, and MX-M'.

LANDSCAPE AREA

SYNTHETIC TURF

PROPERTY LINE

LOT LINE

ASPHALT PAVEMENT MARKING:
WHITE DIRECTIONAL ARROW

ASPHALT PAVEMENT MARKING:
BLUE ACCESSIBLE PARKING SYMBOL

EXISTING TREE TO REMAIN AND BE PROTECTED DURING
CONSTRUCTION

FIRE LANE PAINTING: RED

FOOD TRAILER (MICRO-RESTAURANT)

EXISTING LIGHT POLE

ZONING: IDO M-X-M-1 PREMIUM TRANSIT (PT) DESIGNATION
LEGAL DESCRIPTION:
TRACT A-1 PLAT FOR TRACTS A-1 & A-2 NUEVO ATISCO (BEING COMPRISED OF TRACT A NUEVO ATISCO CON-
TRACT 3615 AC. PLAT FOR TRACTS A-1 & A-2 NUEVO ATISCO (BEING COMPRISED OF TRACT A
TRACT 2726 AC. TRACT 2726 AC. B IN PLAT OF TRACTS A AND B NUEVO ATISCO (BEING A REPLAT
OF TRACT B); WEST ROUTE 66 ADDITION IN CONTRACT 31360 AC.
SITE AREA TOTAL: 1.39 ACRES = 136.804 SF
IDO ZONE ATLAS: K-10-Z (MAY 2018)
SETBACKS (MIN/MAX): FRONT 0'15"; SIDE 0'15"; REAR= 0'
BUILDING INFORMATION: HEIGHT/OCCUPANCY/CONSTRUCTION TYPE
BUILDING 1: COMMUNITY PLAZA BUILDING 29'-3" / A-2 / VB-SPRINKLED
BUILDING 2: MULTI-TENANT BUILDING 27'-0" / M-2 / A-2 / VB-SPRINKLED
BUILDING 3: RESTAURANT 27'-0" / A-2 / VB-SPRINKLED
MAX HEIGHT ALLOWED: 65'-0"

LOT AREA TOTAL: 1.673 ACRES = 72,876 SF
AREA OF LOT COVERED BY BUILDING
 BUILDING 1 : 5,200 SF (= 5,200 GFA) *this number is used to calculate net lot*

USABLE OPEN SPACE
 NOT REQUIRED PER IDO Table 5-1-2

PARKING CALCULATION (IDO Table 5-5-1):
 5 SPACES PER 1,000 GFA = 26 PARKING SPACES REQUIRED
 2 SPACES PER 1 FOOD TRUCK = 18 PARKING SPACES REQUIRED
 TOTAL PARKING REQUIRED = 44
 TOTAL PARKING PROVIDED = 94

MOTORCYCLE PARKING REQUIRED = 2 (IDO Table 5-5-4)
 MOTORCYCLE PARKING PROVIDED = 2
 BICYCLE PARKING REQUIRED = 4 (IDO Table 5-5-5)
 BICYCLE PARKING PROVIDED = 4 (2 bicycles per 1 bike rack)

CODE	DESCRIPTION
1	EXISTING CONCRETE CURB
2	EXISTING CONCRETE SIDEWALK
3	EXISTING EASEMENT
4	EXISTING LANDSCAPE AND MULCH TO REMAIN
5	EXISTING ASPHALT PAVING
6	EXISTING DECEL LANE
7	CONCRETE SIDEWALK, SEE D1/SDP1.2
8	CONCRETE CURB AND GUTTER, SEE A1/SDP1.2
9	CONCRETE SEAT WALL, SEE B4/SDP1.2
10	CONCRETE MOW CURB, SEE D4/SDP1.2
11	CONCRETE ACCESSIBLE RAMP A, SEE B2/SDP1.2
12	CONCRETE ACCESSIBLE RAMP B, SEE B3/SDP1.2
13	CONCRETE STAGE RAISED 6"
14	CONCRETE PARKING BUMPER, SEE D2/SDP1.2
15	PLAY ELEMENT: ART FEATURE WITH CHALK WALL
16	PLAY ELEMENT: ARTIFICIAL TURF TUNNEL
17	PLAY ELEMENT: LUMBER WATER FEATURE
18	PLAY ELEMENT: BUBBLER PAD
19	PLAY ELEMENT: FOSSIL HUNT FEATURE
20	TRASH ENCLOSURE WITH 5'X5' GREASE RECYCLING STORAGE, SEE D5/SDP1.2
21	FENCE: METAL 42" HEIGHT
22	FENCE: REMOVABLE FENCE SECTION
23	EV CHARGING STATION LV2
24	TWO-POINT LOCK BICYCLE RACK, SEE D3/SDP1.2
25	SHADE STRUCTURE
26	ATTACHED SHADE STRUCTURE
27	SITE SIGNAGE: SITE SIGN, SEE D1/SDP1.2
28	SITE SIGNAGE: VAN ACCESSIBLE PARKING, SEE D1/SDP1.2
29	SITE SIGNAGE: ACCESSIBLE PARKING, SEE D1/SDP1.2
30	SITE SIGNAGE: MOTORCYCLE PARKING ONLY, SEE D1/SDP1.2
31	SITE SIGNAGE: ONE WAY, SEE D1/SDP1.2
32	SITE SIGNAGE: FREE STANDING MULTI-TENANT SIGN. LIGHTNING SIZE, MATERIAL AND COLOR TO BE DETERMINED
33	DIRECTIONAL ARROW: WHITE, SEE B1/SDP1.2
34	ASPHALT STRIPING: WHITE, SEE B1/SDP1.2
35	CROSSWALK STRIPING, SEE SDP1.2
36	CLEAR SIGHT TRIANGLE
37	PUBLIC ART DISPLAY ON INTERIOR WALL BENEATH SHADE STRUCTURE, SEE ARCHITECTURAL
38	PUBLIC ART DISPLAY ON WEST WALL OF BUILDING, SEE ARCHITECTURAL

LOT AREA TOTAL: 0.707 ACRES = 30,797 SF
AREA OF LOT COVERED BY BUILDING
 BUILDING 2, **6,000 SF** = (6,000 GFA) *this number is used to calculate net lot*
"BUILDING Size: 4,000 SF - 6,000 SF. Current floor plan depicts maximum building

USABLE OPEN SPACE
 NOT REQUIRED PER IDO Table 5-1-2

PARKING CALCULATION (IDO Table 5-5-1):
 5 SPACES PER 1,000 GFA = 30 PARKING SPACES REQUIRED
 TOTAL PARKING REQUIRED = 30
 TOTAL PARKING PROVIDED = 38

MOTORCYCLE PARKING REQUIRED = 2 (IDO Table 5-5-4)
 MOTORCYCLE PARKING PROVIDED = 2
 BICYCLE PARKING REQUIRED = 3 (IDO Table 5-5-5)
 BICYCLE PARKING PROVIDED = 4 (2 bicycles per 1 bike rack)

LOT AREA TOTAL: 0.756 ACRES = 32,931 SF
AREA OF LOT COVERED BY BUILDING
BUILDING 3: **4,350 SF** (= 4,350 GFA) *this number is used to calculate net lot*
"BUILDING SIZE: 2,500 SF - 4,350 SF, Current floor plan depicts maximum buildout"

USABLE OPEN SPACE
NOT REQUIRED PER IDO Table 5-1-2

PARKING CALCULATION (IDO Table 5-5-1):
5 SPACES PER 1,000 GFA = 22 PARKING SPACES REQUIRED
TOTAL PARKING REQUIRED = 22
TOTAL PARKING PROVIDED = 38

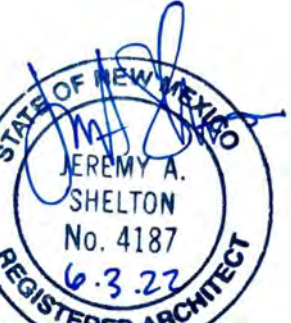
MOTORCYCLE PARKING REQUIRED = 1 (IDO Table 5-5-4)
MOTORCYCLE PARKING PROVIDED = 1
BICYCLE PARKING REQUIRED = 3 (IDO Table 5-5-5)
BICYCLE PARKING PROVIDED = 4 (2 bicycles per 1 bike rack)

NOTE: SITE WORK AND PARKING AREA PAVING (EXCLUDING THE BUILDING DRIVE-THROUGH AND DUMPER ENCLOSURE) MAY BE CONSTRUCTED SIMULTANEOUSLY WITH PHASE 1.



**DEKKER
PERICH
SABATINI**



ARCHITECT



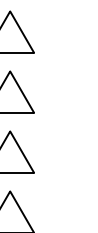
ENGINEER

PROJECT

NUEVO ATRISCO
201 Unser Blvd NW
Albuquerque, NM 87121

PROJECT NO.	PR-2018-001405
APPLICATION NO.	SI-2022-01115
<p>IS AN APPROVED INFRASTRUCTURE LIST REQUIRED? [YES] [NO. IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.</p>	
DRB SITE DEVELOPMENT PLAN APPROVAL:	
Ernest Armijo	Feb 16, 2023
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE:
	Feb 17, 2023
ABCWUA	DATE:
	Feb 16, 2023
PARKS & RECREATION DEPARTMENT	DATE:
	Feb 16, 2023
CITY ENGINEER/HYDROLOGY	DATE:
ENVIRONMENTAL HEALTH (CONDITIONAL)	
DATE:	
SOLID WASTE MANAGEMENT	
DATE:	
	Feb 17, 2023
DRB CHAIRPERSON, WORKING DEPT.	DATE:
	Feb 16, 2023
Jeff DeBorja (Feb 16, 2023 14:30 MST)	DATE:
CODE ENFORCEMENT	DATE:

REVISIONS



DRAWN BY: ID: TC

REVIEWED BY _____ D/P/S _____

DATE 06.03.2022

PROJECT NO. 19-0059.002

SITE DEVELOPMENT PLAN

SHEET NO.

SDP1.1