

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

December 8, 2022

Stephen Dunbar, RA  
Modulus Architect  
100 Sun Ave. Suite 600  
Albuquerque, NM 87109

**Re: Starbucks/ 4201 Central Ave. NW**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 01-06-2022 (K12-D005A)  
Certification dated 11-28-22

Dear Mr. Dunbar,

Based upon the information provided in your submittal received 12-02-22, 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 Ernest Armijo at (505) 924-3991 or at [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

\xxx via: email  
C: CO Clerk, File

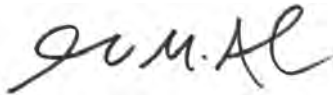
# ADMINISTRATIVE AMENDMENT

**FILE #:** SI-2021-00084

**PROJECT #:** PR-2021-004972

Addition of 918 sq ft restaurant/coffee shop with drive through on existing pad site;

Addition of (3) required parking spaces and (1) ADA parking space; Provision of  
required landscaping.

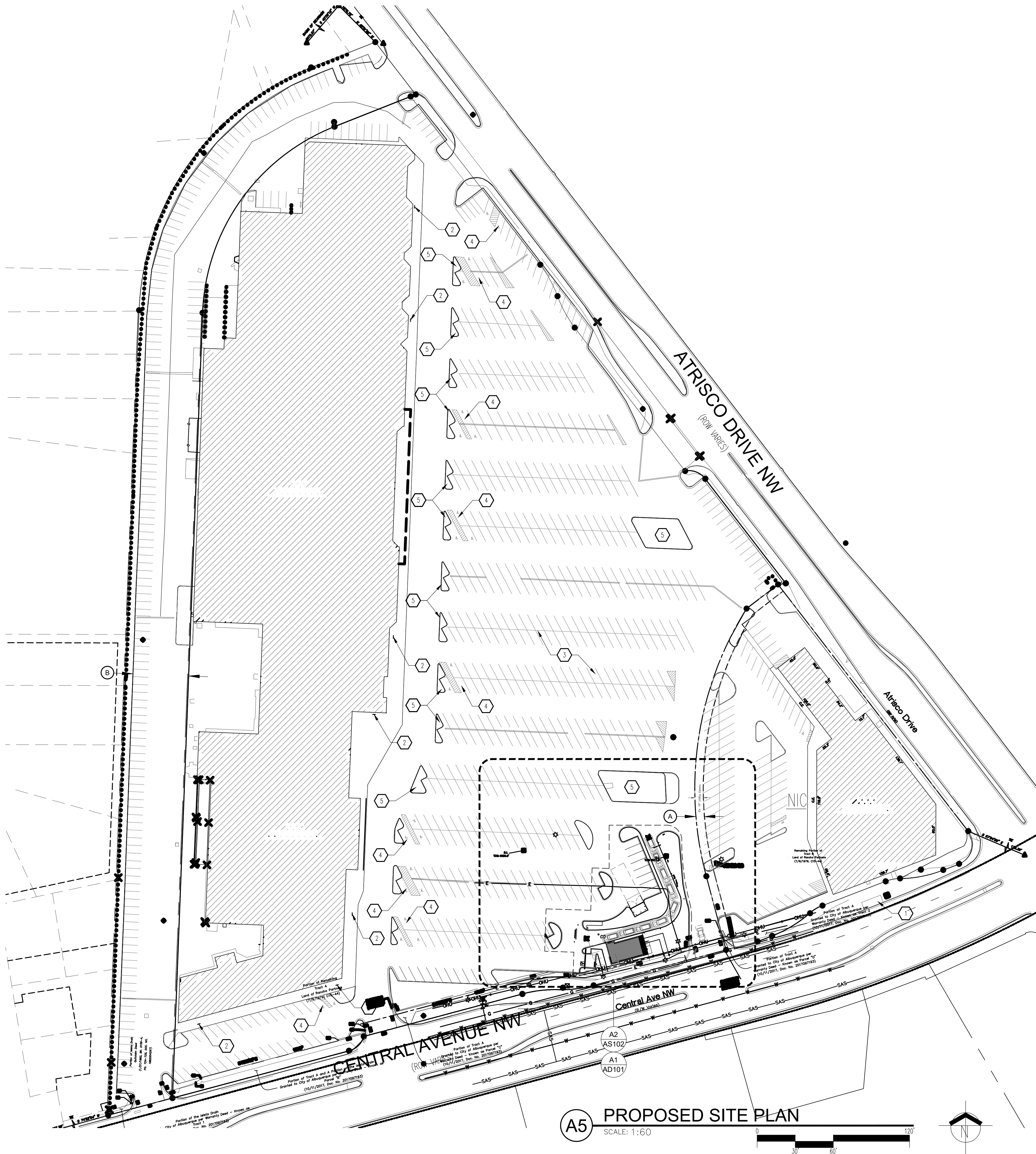


Digitally signed by James M. Aranda  
DN: cn=James M. Aranda, o=City of Albuquerque,  
ou=Planning Department, email=jmaranda@cabq.gov, c=US  
Date: 2022.01.06 09:53:55 -07'00'

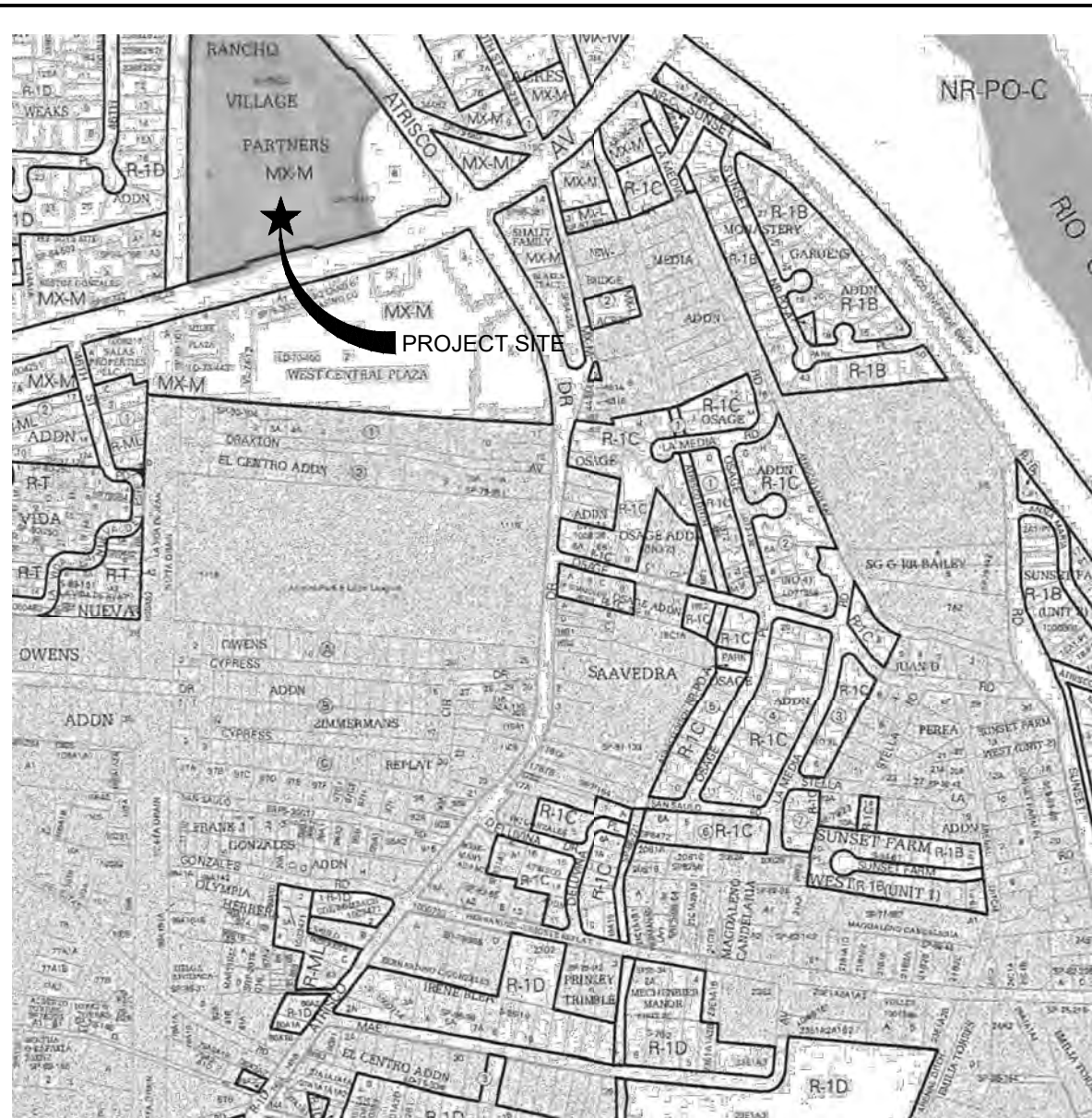
1/6/2022

**APPROVED BY**

**DATE**



**A5 PROPOSED SITE PLAN**  
SCALE: 1"=60'



**VICINITY MAP**  
**Zone Atlas Map K-12-Z**

**LEGAL DESCRIPTION:** TRACTS LETTERED "A" AND "B", A DIVISION OF LAND OF RANCHO VILLAGE PARTNERS, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 9, 1979, IN PLAT BOOK C15, FOLIO 44, TOGETHER WITH THE ADJACENT LAND AREA FORMERLY KNOWN AS A PORTION OF THE ISLETA DRAIN, MORE PARTICULARLY DESCRIBED BY SURVEY OF ELDER COMPANY IN NOVEMBER, 1979, AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER, WHICH IS THE SOUTHWEST CORNER OF THE LAND OF RANCHO VILLAGE PARTNERS ABOVE MENTIONED AND RUNNING:  
THENCE S 74°52'10" W, ALONG THE NORTHERLY LINE OF CENTRAL AVENUE WEST, 78.50 FEET TO THE SOUTHWEST CORNER;  
THENCE N 02°02'40" E, ALONG THE WESTERLY LINE OF THE FORMER RIGHT-OF-WAY OF THE ISLETA DRAIN, 950.77 FEET TO A POINT OF CURVE;  
THENCE NORTHEASTERLY AND TO THE RIGHT, FOLLOWING A CURVE IN SAID FORMER RIGHT-OF-WAY HAVING A RADIUS OF 321.48 FEET AND A CENTRAL ANGLE OF 66°14'20", (THE CHORD OF SAID CURVE RUNNING 35°09'50" E, 351.30 FEET) A DISTANCE ALONG THE ARC 371.66 FEET TO A POINT OF TANGENCY;  
THENCE N 68°17' E, 81.46 FEET TO THE NORTHERMOST CORNER, A POINT ON THE WESTERLY LINE OF ATRISCO DRIVE SW;  
THENCE S 37°46'30" E, ALONG SAID ATRISCO DRIVE LINE, 78.05 FEET;  
THENCE S 68°17' W, LEAVING SAID LINE, 103.05 FEET TO A POINT OF CURVE;  
THENCE SOUTHWESTERLY AND TO THE LEFT, FOLLOWING A CURVE HAVING A RADIUS OF 246.48 FEET AND A CENTRAL ANGLE OF 66°14'20", (THE CHORD OF SAID CURVE RUNNING S 35°09'50" W, 269.35 FEET) A DISTANCE ALONG THE ARC OF 265.07 FEET TO A POINT OF TANGENCY;  
THENCE S 02°02'40" W, 927.59 FEET TO THE POINT OF BEGINNING.

**GENERAL NOTES**

A. "C" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.  
B. PARKING AND ACCESSIBLE PAVEMENT MARKING AND STRIPPING SHALL CONFORM TO THE NEW MEXICO COMMERCIAL BUILDING CODE SECTION 1110.3 #7.2.  
C. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER.

**KEYED NOTES**

1. EXISTING COVERED BUS STOP.  
2. EXISTING BIKE RACK TO REMAIN.  
3. EXISTING PARKING TO REMAIN.  
4. EXISTING ACCESSIBLE PARKING STALL TO REMAIN, TYPICAL.  
5. PARKING ISLAND TO REMAIN.

**EASEMENTS**

A. EXISTING 10' UTILITY EASEMENT (07/09, 1979, C15-44).  
B. SUBJECT TO EASEMENT OF RECORD RESERVED BY M.R.G.C.D. IN INSTRUMENT NO. 82-4297 (01/27/1982, BK. D-156-A, PGS. 724-725).

**GRAPHIC LEGEND**

--- PROPERTY LINE

PARKING CALCULATION		
BUILDING AREA	EXISTING	AREA (GROSS SQUARE FEET)
EXISTING MAIN MASS AREA	189,210 SF	189,210 SF
EXISTING CORNER BUILDING	24,999 SF	24,999 SF
PROPOSED PAD	3,000 SF	1,052 SF
TOTAL		215,117 SF
PARKING REQUIREMENTS		REQUIRED
60,000-217,000 SF @ 1/300		524 SPACES
15,000-60,000 SF		180 SPACES
RESTAURANT = 5/1,000 SF		4 SPACES
TOTAL REQUIRED # PARKING SPACES		708 SPACES
LESS 15% (BUS STOP W/ SHELTER)		(-107 SPACES)
TOTAL # PARKING SPACES REQUIRED		601 SPACES
TOTAL # PARKING SPACES PROVIDED		835 SPACES
ACCESSIBLE PARKING SPACE		REQUIRED PROVIDED
BIKE PARKING SPACE (1 BIKE RACK PER 20 SPACES)		16 SPACES 26 SPACES
		6 RACKS * 6 RACK *
* 5 BIKE SPACE PER 1 BIKE RACK		

REVISION

BY

DATE

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**MODULUS ARCHITECTS**

100 SUN AVENUE N.E., Ste 305  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO

STEPHEN A. DUNBAR

No. 4218

REGISTERED ARCHITECT

12 JULY 2021

PROJECT TITLE

STARBUCKS

4201 CENTRAL AVE. NW

ALBUQUERQUE, NEW MEXICO 87105

PROJECT MANAGER

DEVIN NGUYEN

JOB NO.

ABO

DRAWN BY:

DIN

SHEET TITLE

OVERALL SITE PLAN

DATE

16 FEB 2021

SCALE

AS NOTED

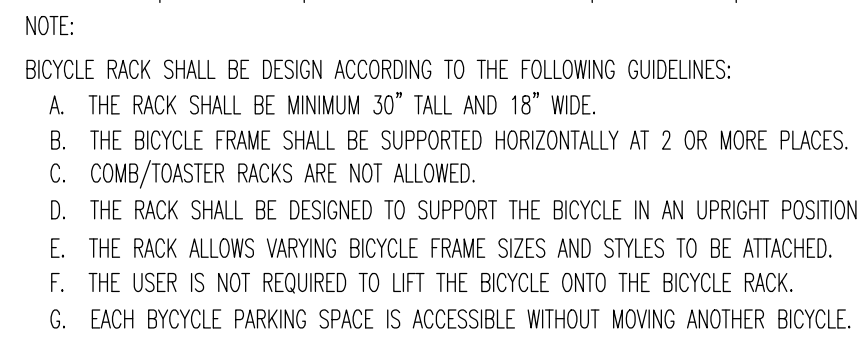
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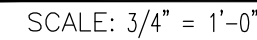
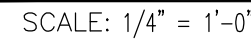
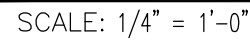
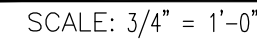
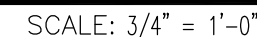
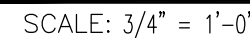
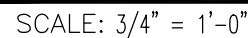
of.







SCALE: 1/2" = 1'-0"



A. "G" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.

1. PAINT BLUE.
2. PAINT WHITE.
3. 12" HIGH BY 4" WIDE "NO PARKING" MARKING - WHITE PAINT.
4. HANDICAP PAVEMENT MARKING: SEE C5/A1.2.
5. FLOARED RAMP: SEE A3/A1.1.
6. WHEEL STOP: SEE B5/1.2.
7. WALKWAY PAVEMENT MARKINGS: SEE C5/A1.2.
8. HANDICAP POST SIGNAGE: SEE B4/A1.2.
9. TOP OF REINFORCING BAR FLUSH WITH TOP OF CONCRETE.
10. 3/4" DIAMETER HOLE.
11. (2) #4 BARS CONTINUOUS.
12. 3/4" REINFORCING BAR EMBEDDED 24" INTO SUBGRADE.
13. #5 REINFORCING BAR.
14. NOT USED.
15. 3,500 PSI CONCRETE FOUNDATION.
16. FINISHED SURFACE.
17. BITUMINOUS JOINT FILLER (CONCRETE PAVEMENT ONLY).
18. 6" DIAMETER STEEL PIPE FILLED WITH CONCRETE.
19. ROUND CONCRETE TOP.
20. PAINT SAFETY YELLOW.
21. 2" OD GALVANIZED STEEL SIGN POST.
22. "VAN ACCESSIBLE" SIGN WHERE INDICATED ON SITE PLAN.
23. 16" STEEL PLATE WITH CONTINUOUS WELD ALONG INTERSECTION OF PIPE POST AND PLATE.
24. CONCRETE FOUNDATION.
25. PRIME AND PAINT STEEL MEMBER FLAT BLACK.
26. 2 3/8" STANDARD DUTY PIPE CENTER SUPPORT.
27. ADA APPROVED TRUNCATED CONE STRIP.

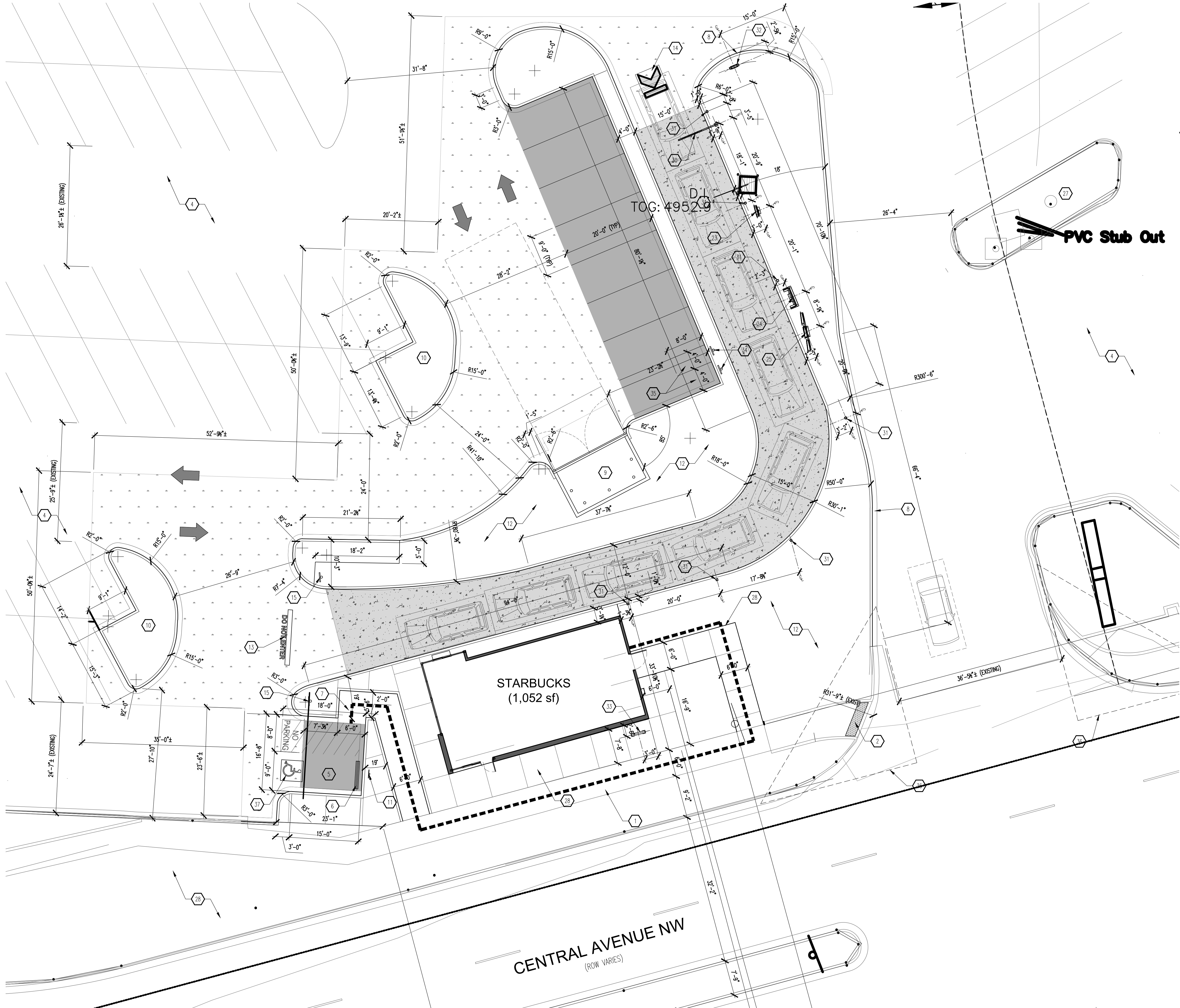


**MODULUS ARCHITECTS**  
100 SUN AVENUE N.E., Ste 305  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE <b>STARBUCKS</b>		JOB NO. <b>480</b>		DRAWN BY: <b>DDN</b>	
4201 CENTRAL AVE. NW ALBUQUERQUE, NEW MEXICO 87105		PROJECT MANAGER <b>DEVIN NGUYEN</b>		SHEET TITLE <b>SITE DETAILS</b>	
DATE: <b>16 FEB 2021</b>		sheet: <b>A1.2</b>			
SCALE: <b>AS NOTED</b>		of:			





**A2** ENLARGED SITE PLAN  
SCALE: 1:20

- GENERAL NOTES**

A. "C" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.  
B. PARKING AND ACCESSIBLE PAVEMENT MARKING AND STRIPPING SHALL CONFORM TO THE NEW MEXICO COMMERCIAL BUILDING CODE SECTION 1110.3.7.2.  
C. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER.
- KEYED NOTES**

1. EXISTING SIDEWALK TO REMAIN.  
2. INSTALL A 2'-0" WIDE TRUNCATED DOME STRIP.  
3. EXISTING CURB AND GUTTER TO REMAIN.  
4. EXISTING ASPHALT TO REMAIN.  
5. ACCESSIBLE PARKING: SEE A1&A3/A1.2.  
6. WHEEL STOP: SEE B5/A1.2.  
7. CURBED RAMP: SEE A6/A1.2.  
8. CURB & GUTTER: SEE B1/A1.1.  
9. AREA OF REFUSE: SEE D2/A1.3.  
10. PARKING ISLAND.  
11. HANDICAP PARKING SIGNAGE: SEE B4/A1.2.  
12. LANDSCAPING: SEE LANDSCAPE PLAN ON SHEET LS101.  
13. 'DO NOT ENTER' PAVEMENT MARKING: SEE A1/A1.3.  
14. 'DRIVE-THRU' PAVEMENT MARKING: SEE B1/A1.3.  
15. 'DO NOT ENTER' SIGNAGE: SEE B3/A1.2.  
16. 10" COMPACTED SUBGRADE @ 95%.  
17. 2" ASPHALT CONCRETE PAVEMENT.  
18. 4" BASE COURSE.  
19. 6" BASE COURSE.  
20. 3" ASPHALT CONCRETE PAVEMENT.  
21. CLEARANCE BAR: SEE B3/A601.  
22. SPEAKER POST: SEE B1/A601.  
23. DRIVE-THRU PRE-MENU BY TENANT UNDER A SEPARATE CONTRACT: CONTRACTOR TO PROVIDE ELECTRICAL POWER AND FOUNDATION - SEE C1/A501.  
24. ORDER STATION BY TENANT UNDER A SEPARATE CONTRACT: CONTRACTOR TO PROVIDE ELECTRICAL POWER AND FOUNDATION - SEE A3/A501.  
25. DRIVE-THRU MENU BOARD UNDER A SEPARATE CONTRACT: CONTRACTOR TO PROVIDE ELECTRICAL POWER AND FOUNDATION - SEE A4/A501.  
26. DRIVE-THRU ARROW SIGN: SEE B2/A601.  
27. EXISTING PARKING ISLAND TO REMAIN.  
28. NEW SIDEWALK: SEE B3/A1.1.  
29. EXISTING LANDSCAPE TO REMAIN (INC).  
30. CLEARANCE HEIGHT BAR BY TENANT UNDER A SEPARATE CONTRACT: CONTRACTOR TO PROVIDE FOUNDATION - SEE B3/A501.  
31. NON-ILLUMINATED BOLLARD BY TENANT: CONTRACTOR TO PROVIDE CONCRETE FOUNDATION - SEE B1/A501.  
32. DRIVE-THRU ARROW SIGNAGE BY TENANT UNDER A SEPARATE CONTRACT: CONTRACTOR TO PROVIDE ELECTRICAL POWER AND FOUNDATION - SEE B2/A501.  
33. BIKE RACK: SEE B1/A1.2.  
34. MOTOR CYCLE PARKING SIGN: SEE B2/A1.2.  
35. MOTOR CYCLE PARKING.  
36. DASHED LINE INDICATES CLEAR SIGHT TRIANGLE. NOTE: CLEAR SITE AREA SHALL BE FREE OF SIGNS, WALLS, TRESS, AND SHRUBS BETWEEN 3' AND 8' AS MEASURED VERTICALLY FROM ADJACENT GUTTER PAN.  
37. ADA PAVEMENT MARKING: SEE A5/A1.2.

**GRAPHIC LEGEND**

HEAVY DUTY ASPHALT: SEE A3/A1.3.  
LIGHT DUTY ASPHALT: SEE A5/A1.3.  
6" THICK NORMAL WEIGHT REINFORCED CONCRETE PAVING.  
6'-0" WIDE ADA PATHWAY TO/FROM BUILDING TO ADA PARKING SPACE.

**PROJECT TITLE**

STARBUCKS  
4201 CENTRAL AVE NW  
ALBUQUERQUE, NEW MEXICO 87105

**PROJECT MANAGER**

DEVIN NGUYEN

**JOB NO.**

ABO

**DRAWN BY:**

DTN

**SHEET TITLE**

ENLARGED SITE PLAN

**DATE:**

16 FEB 2021

**SCALE:**


AS NOTED

**sheet:**

AS102

**MODULUS ARCHITECTS**

100 SUN AVENUE N.E., Ste 305  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498



STATE OF NEW MEXICO  
STEPHEN A. DUNBAR  
No. 4218  
REGISTERED ARCHITECT  
12 JULY 2021

REV	DATE	BY	REVISION
1	10 OCT 2021	DTN	COA COMMENTS