

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 30, 2022

Jeffrey Wooten, PE
Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174

**Re: Wecks Restaurant/ 5115 Central Ave.
Request for Certificate of Occupancy
Transportation Development Final Inspection**
Architect's Stamp dated 10-01-2020 (K17-D025)
Certification dated 6-16-22

Dear Mr. Wooten,

Based upon the information provided in your submittal received 06-17-22, 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

Sincerely,

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

\xxx via: email
C: CO Clerk, File



| PARKING CALCULATIONS | | |
|-------------------------|--------------------|-----------|
| BUILDING AREA: | AREA (SQUARE FEET) | |
| RESTAURANT | +/- 3,980 SF | |
| PARKING REQUIREMENTS: | REQUIRED | PROVIDED |
| RESTAURANT (9/1,000 SF) | 20 spaces | 42 spaces |
| TOTAL | 20 spaces | 42 spaces |
| HANDICAP PARKING | 3 spaces | 3 spaces |
| MOTORCYCLE PARKING | 1 spaces | 2 spaces |
| BICYCLE PARKING | 3 spaces | 3 spaces |

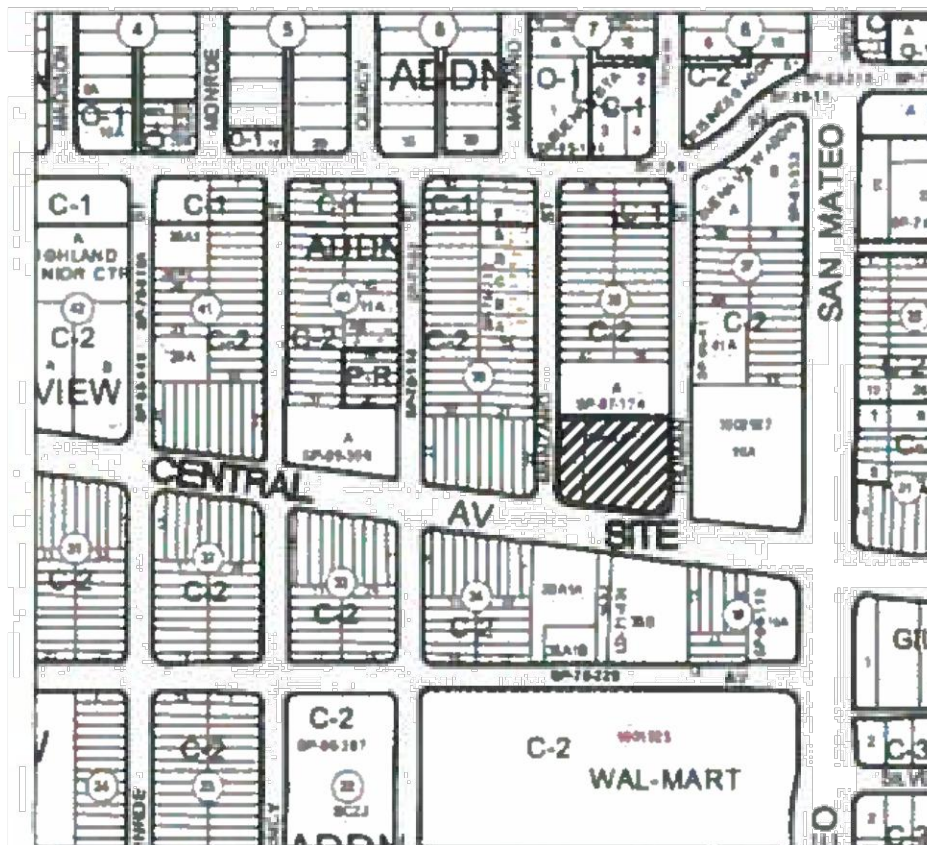
GENERAL NOTES (REQUIRED INFORMATION)

Site: 1.28 Acres (55,857 SF)
Zoning: MX-L (Mixed Use)
Proposed Use: Restaurant
Building Area: Existing: 3,186 SF
Proposed: 3,980 SF (24.9% Increase)
Maximum Allowed = 28'; Proposed 22'-4"
Per MX-L Zone
Building Height: Allowed: Actual:
Building Setback: Front: 5' 78.0'
Side: 0' 42.3'
Side: 0' 88.5'
Rear: 15' 96'
Floor Area Ratio: Lot Area 55,857 SF
Building Area = 4,864 SF
Proposed FAR = 0.087 (8.7%)
Maximum Allowed FAR = 0.5 (50%)

TRAFFIC CIRCULATION LAYOUT APPROVED

Signed

Date



VICINITY MAP - Zone Map K-17-Z

LEGAL DESCRIPTION:
Parcels Lettered "A" and "B" in Block Numbered Thirty Eight (38) of Valley View Addition, an Addition to the City of Albuquerque, NM, as the Same are Shown and Designated on the Summary Replat Thereof, Filed in the Office of the County Clerk of Bernalillo County, NM on January 18, 1984 as Documented No. 84 3941 in Plat Book C23, Page 14.

KEYED NOTES

- EXISTING TRASH ENCLOSURE TO REMAIN. INSTALL TRENCH DRAIN AT FRONT OF TRASH ENCLOSURE, REF. UTILITY PLAN, SHEET C-301.
- INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B.
- INSTALL PARALLEL CURB RAMP PER NMDOT STD DWGS 608-001, SHEETS 1-12. DETECTABLE WARNING SURFACE NOT REQUIRED FOR PRIVATE RAMPS. MATCH ADJACENT SIDEWALK WIDTH.
- INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430.
- ASPHALT PAVEMENT PER DETAIL, SHEET C-102.
- INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
- PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS.
- INSTALL H/C SIGNAGE PER DETAIL, SHEET C-102. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGNAGE SHALL BE MOUNTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
- INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
- PAINT WORDS "NO PARKING" WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
- INSTALL BIKE RACK PER DETAIL ON SHEET C-102. THREE (3) SPACES MINIMUM.
- MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE. SIGN DETAIL ON SHEET C-102.
- INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C-102, TYP 3.
- LANDSCAPED AREA. REF. LANDSCAPE PLAN.
- INSTALL STD CURB/GUTTER (6" HIGH) PER COA STD DWG 2415A.
- 6" WIDE TEXTURED PAVEMENT SIDEWALK CROSSING PER DETAIL ON SHEET C-102.
- EXISTING SIDEWALK TO REMAIN.
- 11'x11' MINI CLEAR SIGHT TRIANGLE AT DRIVEWAYS. 35'x35' CLEAR SIGHT TRIANGLE AT STREET INTERSECTIONS. LANDSCAPING, FENCING, 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.
- 6" WIDE CURB CUT FOR ADA ROUTE. NO RAMP REQUIRED.
- EXISTING LIGHT POLE TO REMAIN.
- EXISTING POLE SIGN TO REMAIN.
- INSTALL CONCRETE PAVEMENT FOR ADA PARKING AREA PER DETAIL, SHEET C-102.
- INSTALL 2' WIDE CONCRETE FLUME PER DETAIL, SHEET C-102.
- EXISTING ASPHALT PAVEMENT TO REMAIN.
- PROPOSED 6' WIDE ADA ROUTE FROM PUBLIC SIDEWALK TO BUILDING ENTRANCE.
- INSTALL 6' WIDE VALLEY GUTTER PER COA STD DWG 2420.

SITE PLAN CERTIFICATION

I, JEFFREY T. WOOTEEN, NMPE 16892, OF THE FIRM WOOTEEN ENGINEERING, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN DATED 10/1/2020. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 6/9/2022 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SITE IMPROVEMENTS BUILT ARE 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 PERMANENT CERTIFICATE OF OCCUPANCY (PERMANENT C.O.).

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

JEFFREY T. WOOTEEN, NMPE 16892



BENCH MARKS

A.C.S. MONUMENT "9-17"
MONUMENT TYPE 3
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,487,300.883
E=1,537,076.105
PUB. EL=5210.959 NAVD 1989
GROUND TO GRID FACTOR=0.999956889
DELTA ALPHA ANGLE = -071°54.86"

Weeks Restaurant
5115 Central Ave NE
Albuquerque, NM 87108

Site Plan

C-100