

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 14, 2024

Mark Gonzales, RA
Buffalo Design Architects
10899 Montgomery Blvd. NE
Albuquerque, NM 87111

Re: Bob's Burgers/ 305 Eubank Blvd. NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 08-22-22 (K20-D049)
Certification dated 08-08-24

Dear Mr. Gonzales,

Based upon the information provided in your submittal received 08-13-24, 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



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: _____



10899 montgomery blvd ne
albuquerque, nm 87111

505.492.0405
www.buffaloarch.com

August 8, 2024

Transportation Development
City of Albuquerque
600 2nd Street NW.
Albuquerque, NM 87102

Re: **Permanent Certificate of Occupancy for**
Bob's Burgers III Eubank
Address: 305 Eubank Blvd. NE

To whom it concerns:

I, Marc Gonzales, AIA of **buffalo design architects, inc.**, hereby certify that the following project at the address listed above is in substantial compliance with and in accordance with the design intent of the Traffic Circulation Layout (TCL) Plan approved October 13, 2022.

I further certify that I have personally visited the project site for the **Bob's Burgers Restaurant** development on August 8, 2024 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 Engineer's Certification (TCL approved Site Plan) for Permanent Certificate of Occupancy.

The record information presented herein 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.

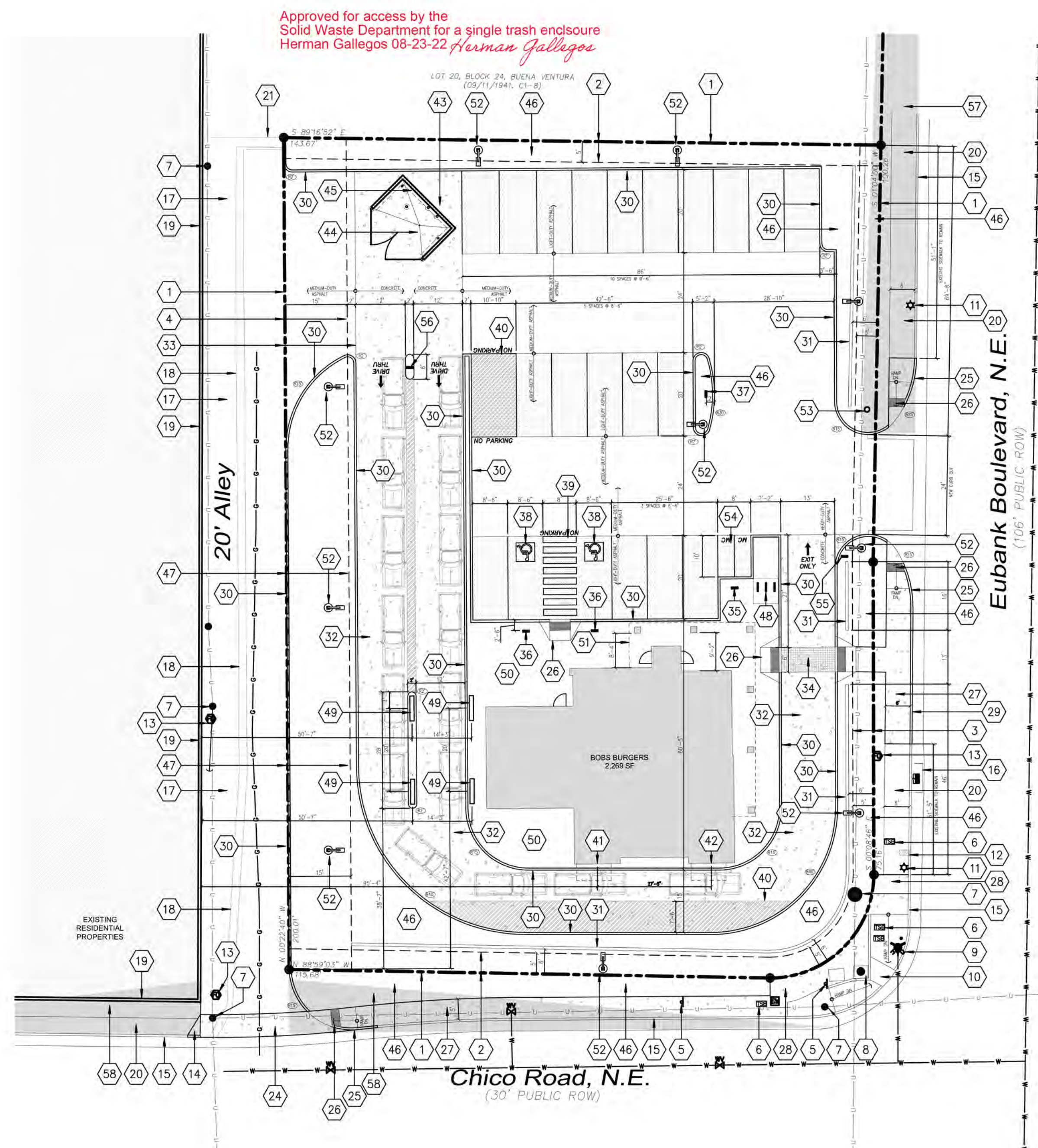
Please feel free to contact me if you have any questions.



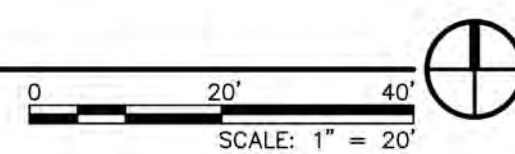
Marc Gonzales, AIA, Principal
buffalo design, inc

Attachments: Approved TCL Site Plan
Approved Grading & Drainage Certification
DTIS Application





A1 TRAFFIC CONTROL LAYOUT



GENERAL NOTES

- A. EXISTING "PRIVATE DRIVE" CURB CUT OFF EUBANK WILL BE DEMOLISHED AND RELOCATED APPROXIMATELY 44' NORTH AROUND FROM INTERSECTION.
- B. ALL EXISTING STRUCTURES, WALLS, UTILITIES, PAVING, LANDSCAPING, ETC. SHALL BE REMOVED COMPLETELY AND RE-DESIGNED AS NEW.
- C. EXISTING SIDEWALK ALONG CHICO ROAD WILL BE REMOVED COMPLETELY AND RECONSTRUCTED PER COA STANDARDS AT 5' WIDE.
- D. DUE TO EXISTING STREET TRAFFIC SIGNAL LOCATED AT SOUTHEAST CORNER OF PROPERTY, THE EXISTING HK RAMP SYSTEM WILL REMAIN IN PLACE AS EXISTING. ADDITIONAL CONCRETE SIDEWALK SHALL BE INFILLED AT CORNER UP TO PROPERTY LINE AS SHOWN TO ALLOW FOR 4' OF CIRCULATION AROUND EXISTING OBSTACLES. NEW HK RAMP PER COA STANDARDS CANNOT BE EXISTING WITHOUT RELOCATION OF TRAFFIC SIGNAL MAIN ARM, EXISTING FIRE HYDRANT, AND EXISTING COMMUNICATION VAULT. THESE ITEMS SHALL REMAIN IN PLACE AS EXISTING.
- E. NEW HK RAMPS SHALL BE INSTALLED PER COA STANDARDS AT NEW PROPERTY ENTRANCE LOCATED OFF EUBANK.
- F. EXISTING ENTRANCE TO ALLEY ON THE WEST SIDE OF PROPERTY SHALL REMAIN PARTIALLY. WEST SIDE OF ENTRANCE CANNOT BE ALTERED. EXISTING POWER POLE, EXISTING COMMUNICATIONS VAULT ALONG WITH THE EXISTING ALLEY WALL CONSTRUCTED ON THE PRIVATE PROPERTY LINE TO THE WEST OF THE ALLEY, PREVENT A RADUSIED ENTRY AND CLEAR SIGHT TRIANGLE. EAST SIDE ALLEY ENTRANCE HAS BEEN REDESIGNED TO MEET COA STANDARDS FOR RADUSIED ENTRY AND CLEARABLE CLEAR SIGHT TRIANGLE.
- G. PER COA STANDARDS DRIVE-THRU FACILITIES REQUIRE STACKING FOR 12 CARS MINIMUM. THIS PROJECT INCORPORATES 16 SPACES.
- H. DRIVE-THRU ORDER AND MENU BOARDS EXCEED THE MINIMUM 50' DISTANCE FROM RESIDENTIAL PROPERTY AS SHOWN.
- I. LANDSCAPE PLAN SHALL MEET THE IDO STANDARDS. REQUIREMENTS FOR STREET TREES SHALL BE MET.
- J. LANDSCAPE EDGE BUFFER LANDSCAPING BETWEEN MX-L/R1-B OF 15' IS EXCEEDED AS SHOWN.
- K. EXISTING R1-B PROPERTY LOCATED TO THE WEST OF THE EXISTING ALLEY HAS AN EXISTING 6' CMU SCREEN WALL IN PLACE. WALL TO REMAIN.
- L. COA STANDARDS. HANDICAP PARKING AREAS SHALL NOT EXCEED 2% SLOPE. PER COA STANDARDS, STANDARD PARKING AREAS SHALL NOT EXCEED 8% SLOPE.
- M. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. 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.
- O. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER. CITY OF ALBUQUERQUE STANDARDS SHALL BE MET.

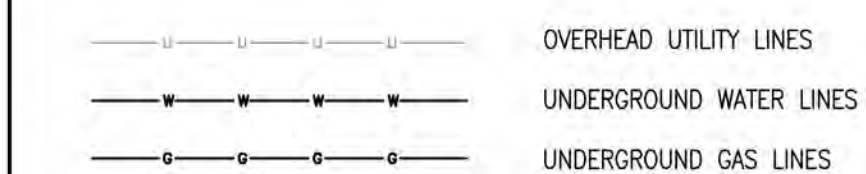
KEYED NOTES

1. PROPERTY LINE AS DEFINED IN SKETCH PLAT PS-2022--00012.
2. 5' SIDE PROPERTY SETBACK FOR MX-L ZONE. IDO 2-4(B).
3. 5' FRONT PROPERTY SETBACK FOR MX-L ZONE. IDO 2-4(B).
4. 15' REAR PROPERTY SETBACK FOR MX-L. IDO 2-4(B).
5. EXISTING COA STREET SIGN TO REMAIN.
6. EXISTING COA TRAFFIC SIGNAL BOX TO REMAIN.
7. EXISTING PNM POWER POLE TO REMAIN.
8. EXISTING COA FLOWER SIGNAL MAST ARM TO REMAIN.
9. EXISTING COA FIRE HYDRANT TO REMAIN.
10. EXISTING COA HC RAMP TO REMAIN.
11. EXISTING STREET LIGHT TO REMAIN.
12. EXISTING STREET LIGHT BOX TO REMAIN.
13. EXISTING COMMUNICATIONS VAULT TO REMAIN.
14. EXISTING DRIVE PAD ENTRANCE CONSTRUCTION TO REMAIN.
15. EXISTING CURB AND GUTTER TO REMAIN.
16. EXISTING DROP INLET TO REMAIN.
17. EXISTING PAVED ALLEY TO REMAIN.
18. EXISTING CONCRETE ALLEY GUTTER TO REMAIN.
19. EXISTING 6" HIGH CMU RESIDENTIAL SCREEN WALL TO REMAIN.
20. EXISTING COA SIDEWALK TO REMAIN.
21. EXISTING LIMITS OF ALLEY PAVING.
22. NOT USED.
23. NOT USED.
24. NEW DRIVEPAD WITH SIDEWALK AT BACK OF CURB PER COA STANDARD DETAIL 2425A AND 2425B.
25. NEW RADIUS DRIVE ENTRY PER COA STANDARD DETAIL 2426.
26. NEW HC RAMP PER COA STANDARD DETAIL 2426. SEE B2/AS-502.
27. NEW CURB TYPE SIDEWALK PER COA STANDARD DETAIL 2430.
28. NEW CONCRETE FLATWORK PER COA STANDARDS INFILLED TO PROPERTY LINE TO PROVIDE PEDESTRIAN ACCESS AND CLEARANCE AROUND EXISTING COA UTILITIES.
29. NEW CURB AND GUTTER TO MATCH EXISTING PER COA DETAIL 2415A.
30. NEW CONCRETE HEADER CURB. REFER TO CIVIL FOR LOCATION OF GUTTER. SEE D3/AS-501.
31. NEW 30" HIGH MIN. CMU HEADLIGHT SCREEN WALL. STUCCO TO MATCH BUILDING. SEE C2/AS-502.
32. NEW CONCRETE PAVING FOR DRIVE-THRU LAINE.
33. NEW HEAVY DUTY ASPHALT PATCH IN TO EXISTING ALLEY.
34. NEW 6" WIDE STAMPED AND COLORED CONCRETE PEDESTRIAN CROSSING.
35. NEW POLE MOUNTED MOTORCYCLE PARKING SIGNAGE. SEE C5/AS-501.
36. NEW POLE MOUNTED ACCESSIBLE PARKING SIGNAGE. SHALL INCORPORATE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" PER 66-7-352.4C NMSA 1978. SEE C4/AS-501.
37. NEW POLE MOUNTED DRIVE-THRU DIRECTIONAL SIGNAGE. SEE A1/AS-501.
38. NEW PAVEMENT HANDICAP SIGN. SEE A1/AS-502.
39. NEW HANDICAP ACCESS AISLE STRIPING. SEE A4/AS-501.
40. NEW ESCAPE DRIVE AISLE STRIPING. SEE B3/AS-501.
41. NEW DRIVE-UP PAY WINDOW.
42. NEW DRIVE-UP PICK-UP WINDOW.
43. NEW 6" HIGH CMU DUMPSTER ENCLOSURE. SEE B4/AS-502.
44. NEW AREA DRAIN FOR DUMPSTER ENCLOSURE.
45. NEW YARD HYDRANT.
46. NEW LANDSCAPE AREA PER IDO STANDARDS FOR MX-L.
47. NEW LANDSCAPE EDGE BUFFER ZONE PER IDO 5-6(E).
48. NEW BICYCLE RACK. SEE A5/AS-501.
49. NEW DRIVE-UP ORDER MENU.
50. NEW CONCRETE FLATWORK.
51. NEW LINE OF CANOPY ABOVE.
52. NEW 14" SHIELDED SITE LIGHT FIXTURE. SEE B3/AS-502.
53. NEW PROPERTY MONUMENT SIGN BY OWNER. SEPARATE SIGNAGE PERMIT REQUIRED.
54. NEW MOTORCYCLE PAVEMENT MARKING. SEE A2/AS-501.
55. NEW 2-SIDED SIGNAGE TO READ "STOP" AND "DO NOT ENTER". SEE B1/AS-502.
56. NEW DRIVE-THRU LAINE DIRECTIONAL SIGNAGE TO READ "ONE WAY". SEE C1/AS-502.
57. CLEAR SIGHT TRIANGLE FOR EUBANK BLVD AS IDENTIFIED BY SOLID POCHÉ.
50' R.O.W DIVIDED
40 MPH
PER COA STANDARDS DI = 460'
58. CLEAR SIGHT TRIANGLE FOR CHICO ROAD AS IDENTIFIED BY SOLID POCHÉ.
30' R.O.W UNDIVIDED
25 MPH
PER COA STANDARDS Dr=100'
PER COA STANDARDS DI=130'

GENERAL INFORMATION

PROPERTY ADDRESS:	305 EUBANK BLVD. NE ALBUQUERQUE NM 87123
LEGAL DESCRIPTION:	LOT 24-A-1, BLOCK 24 BUENA VENTURA COMPRISED OF LOTS 21, 22 AND 24A, BLOCK 24 BUENA VENTURA CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY 2022
ZONING:	MX-1 (MIXED USE - LOW INTENSITY ZONE DISTRICT) ADJOINING R1-B TO WEST EAST GATEWAY AREA ZONE ATLAS MAP K-21-Z DISTRICT 6 COALITION OF NEIGHBORHOOD ASSOCIATIONS
ACRES:	0.6498
PRE-APPLICATION REVIEW TEAM:	PA#21-036
ZONING:	VA-2021-00259 (CONDITIONAL USE FOR DRIVE-THRU) PROJECT#2021-005692
DESIGN REVIEW BOARD:	PS-2022-00012-SKETCH PLAT (LOT CONSOLIDATION)
ALLOWABLE USE:	RESTAURANT: 4-3(D)(8)
ACCESSORY USES:	DRIVE-THRU OR DRIVE-UP FACILITY: 4-3(F)(4)
PARKING REQUIREMENTS:	8 SPACES/1000 SF
REQUIRED PARKING SPACES:	$2,269\text{SF}/1000 = 2.269$ $2.269 \times 8 = 18 \text{ SPACES}$
PARKING SPACES PROVIDED:	19 SPACES PLUS 2 HC
REQUIRED MOTORCYCLE PARKING:	1 SPACE
MOTORCYCLE PARKING PROVIDED:	2 SPACES
REQUIRED BICYCLE PARKING:	3 SPACES
PROVIDED BICYCLE PARKING:	3 SPACES
REQUIRED VEHICLE STACKING:	12 SPACES
PROVIDED VEHICLE STACKING:	16 SPACES

UTILITY LEGEND

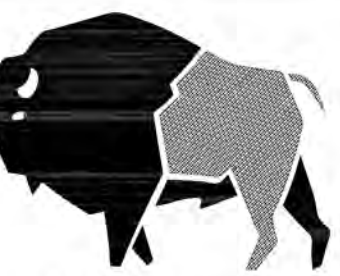
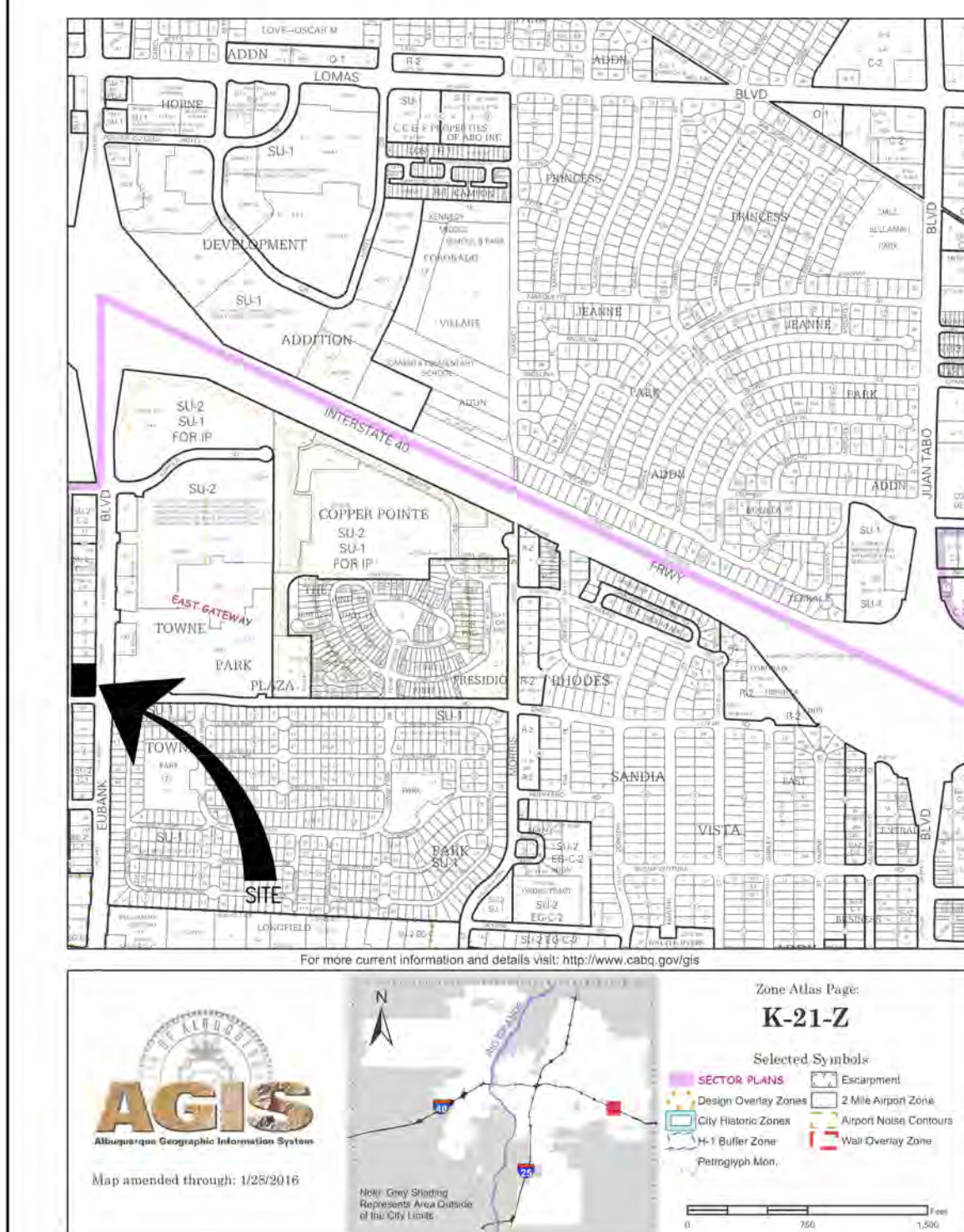


TURN RADIUS LEGEND



NOTE: NOT ALL SYMBOLS APPLY. REFER TO TCL PLAN

VICINITY MAP



buffalodesign
a r c h i t e c t s
0899 montgomery blvd ne
suite a
albuquerque, nm 87111

REAL



PROJECT

BOB'S BURGERS III
DRIVE-THRU RESTAURANT
305 EUBANK BLVD. NE
ALBUQUERQUE, NM 87123

REVISIONS

NO.	REVISIONS	DATE
1	PER TCL COMMENTS MARWA AL-NAJJAR	9/29/2022

CLIENT PROJ #:	
ARCHT PROJ #:	A21.03
DRAWN BY:	MAG
CHECKED BY:	MAG
DATE:	MAY 17, 2022

SHEET TITLE
Traffic Control
Layout

TCL



buffalodesign
architects
10899 montgomery blvd ne
suite a
albuquerque, nm 87111

SEAL



PROJECT

BOB'S BURGERS III
DRIVE-THRU RESTAURANT
305 EUBANK BLVD. NE
ALBUQUERQUE, NM 87123

REVISIONS
PER TCL COMMENTS MARWA AL-NAJJAR 9/29/2022

CLIENT PROJ #:
ARCHT PROJ #:
DRAWN BY:
CHECKED BY:
DATE:

SHEET TITLE
Architectural Site
Details

AS-502

TRAFFIC CIRCULATION
LAYOUT APPROVED
Ernest Armijo
Signed Date 10/13/2022

