

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 7, 2023

Joe Simons, RA
Simons Architecture PC
PO Box 67408
Albuquerque, NM 87193

Re: Burger King/ 880 Juan Tabo Blvd. NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 11-23-2020 (K22-D035B)
Certification dated 07-26-23

Dear Mr. Simons,

Based upon the information provided in your submittal received 07-28-23, 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



PO Box 67408
ALBUQUERQUE, NM 87193-7408
JFS @ SIMONSARCHITECTURE.COM

505.480.4796 VOICE

7.26.23

TRAFFIC CERTIFICATION

I, JOE SIMONS JR., NMRA 002890, OF THE FIRM SIMONS ARCHITECTURE PC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED 12.20.21 AT THE ADDRESS 880 JUAN TABO BLVD., NE, ALBUQUERQUE, NM AND PERMIT NUMBER IS BP-2021-02261. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JOE SIMONS JR., OF THE FIRM SIMONS ARCHITECTURE. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 7.26.23 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 (PERMANENT). ANY ALTERATIONS TO THE APPROVED TCL IS NOTED IN RED ON THE ATTACHED PLAN AND IS NOTED AS FOLLOWS:

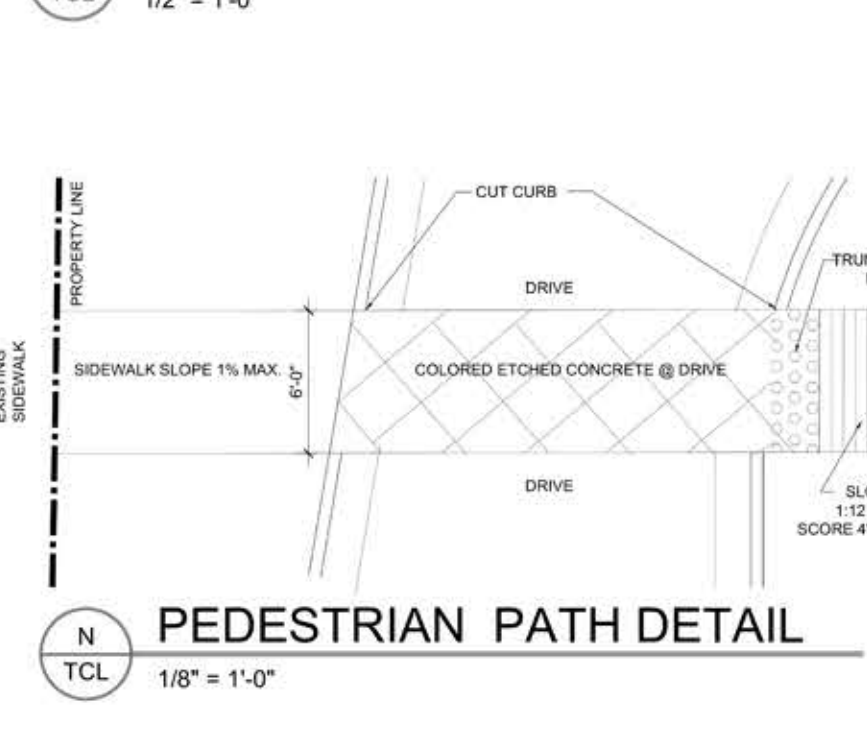
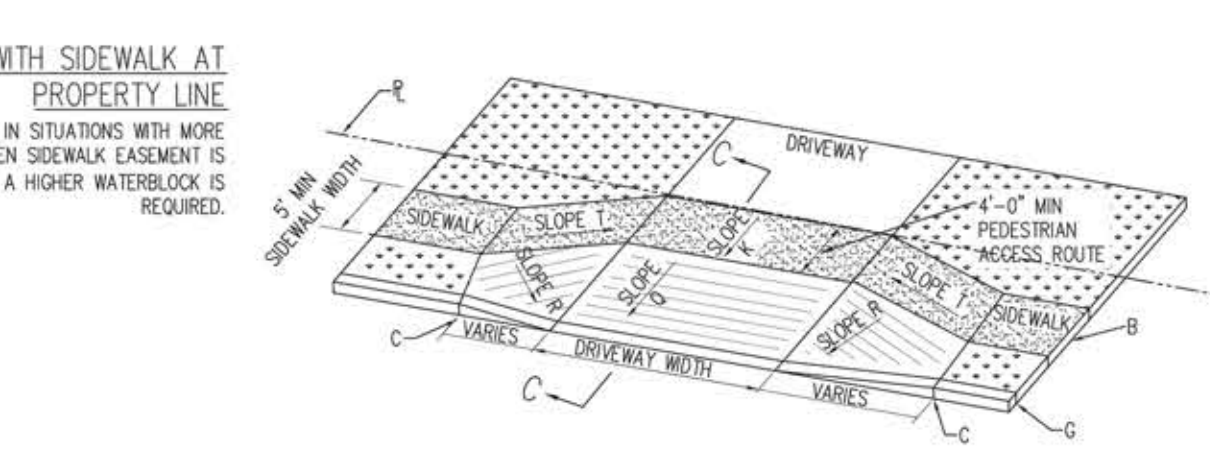
ONE NON-REQUIRED PARKING SPACE REMOVED AND STRIPED OVER BECAUSE IT WAS NOT WIDE ENOUGH
SCREEN WALL CALLOUT CHANGED TO ZONING ALLOWED SHRUBS

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

Date



8 SPACES / 1000 S.F. 23

TOTAL STANDARD PARKING PROVIDED = ~~45~~ 46 SPACES

TOTAL H.C. PARKING REQUIRED = 2 SPACE

TOTAL H.C. PARKING PROVIDED = 2 SPACE

TOTAL MOTORCYCLE SPACES REQUIRED = 2 SPACES

TOTAL MOTORCYCLE SPACES PROVIDED = 2 SPACES

TOTAL PARKING PROVIDED = ~~47~~ 48 SPACES

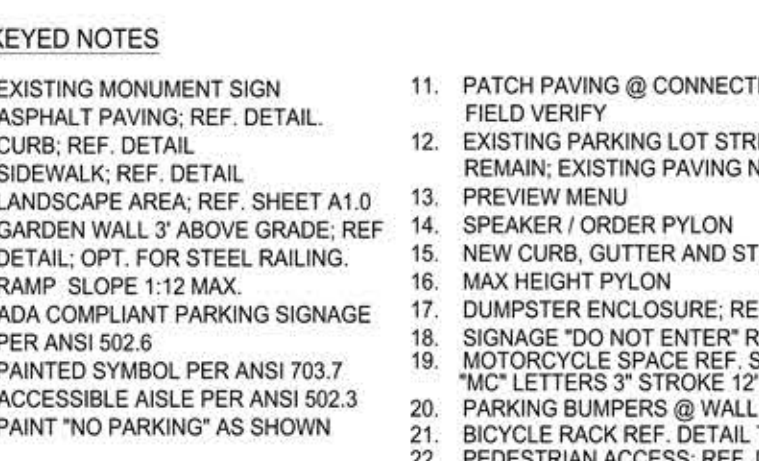
1 BICYCLE RACK PER 20 REQUIRED PARKING SPACES

BIKE SPACES REQUIRED = 5 SPACES

BIKE SPACES PROVIDED = 5 SPACES



LANDSCAPE CALCULATIONS	
LOT AREA:	83,973 S.F.
BUILDING AREA:	2,877 S.F.
NET LOT AREA:	81,096 S.F.
LANDSCAPE AREA REQUIRED (15%):	12,164 S.F.
GROUND COVER REQUIRED: (75% OF LANDSCAPE)	9,123 S.F.
STREET TREES:	30' O.C.
LANDSCAPE AREA PROVIDED (17.2%):	13,981 S.F.



PROJECT #: JOS-075

VILION IMAGE: MAY 2020 DESIGN RELEASE

URGER KING RESTAURANT

880 JUAN TABO BLVD., NE
ALBUQUERQUE, NM 87123