

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

May 3, 2021

Treveston Elliott, R.A.  
Treveston Elliott Architect  
811 12<sup>th</sup> St. NW  
Albuquerque, NM 87102

**Re: 10020 Central (Little Caesars Pizza)**  
**10020 Central Ave S.E.**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 2-21-20 (L20D073)  
Certification dated 4-14-21

Dear Mr. Elliott,

PO Box 1293

Based upon the information provided in your submittal received 4-29-21, 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.

Albuquerque

If you have any questions, please contact Ernie Gomez at (505) 924-3981.

NM 87103

Sincerely,

www.cabq.gov

Jeanne Wolfenbarger, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

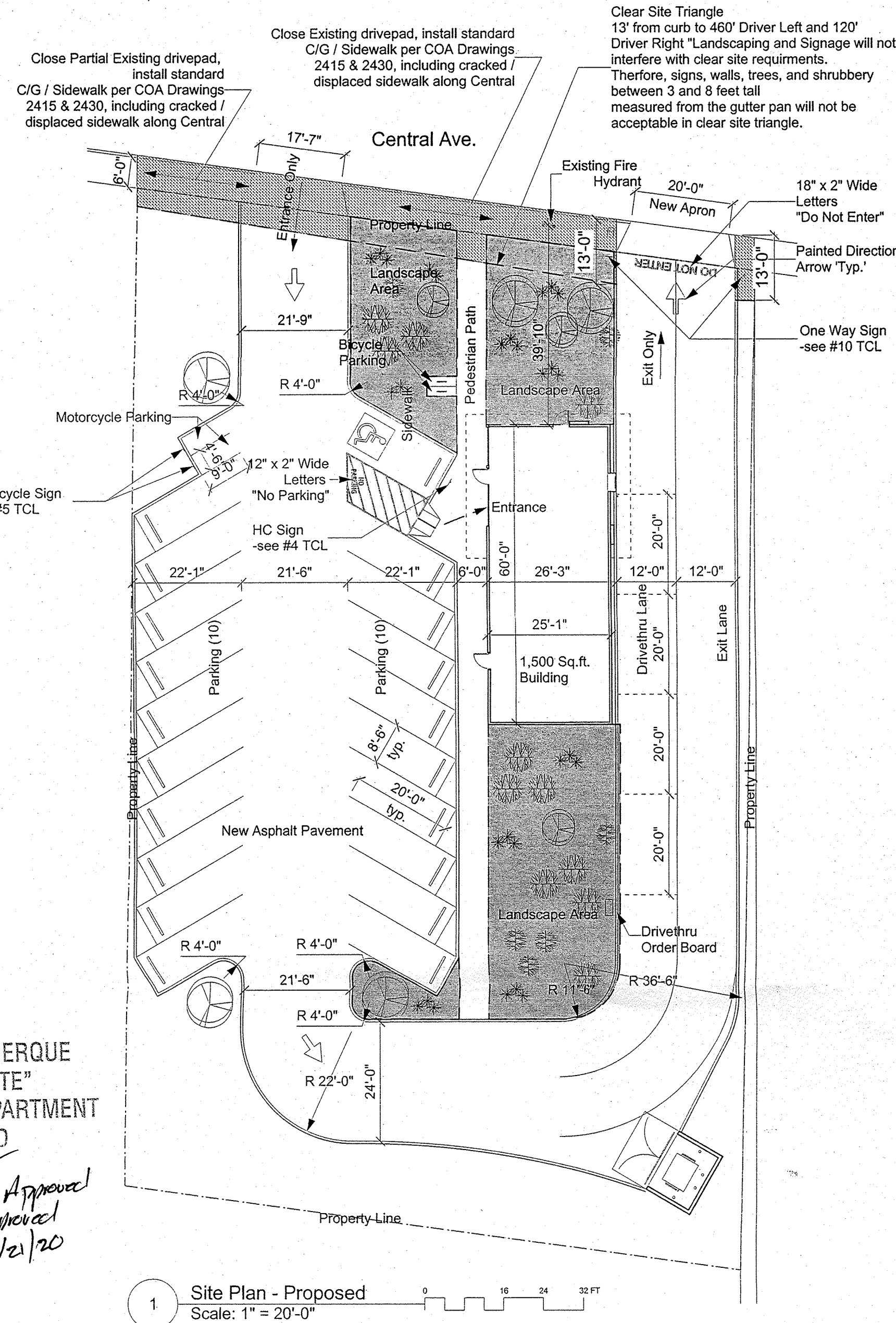
Ernie Gomez  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email  
C: CO Clerk, File



CITY OF ALBUQUERQUE  
"SOLID WASTE"  
MANAGEMENT DEPARTMENT  
APPROVED

*Over*  
Location Approved  
Access Approved  
2/21/20



GENERAL NOTE:  
1. All broken or cracked sidewalk must be replaced per COA Drawings 2415 & 2430.  
2. All ADA curb ramps to have truncated domes installed.

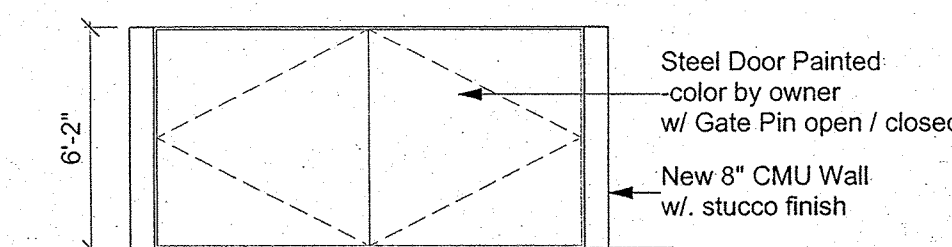
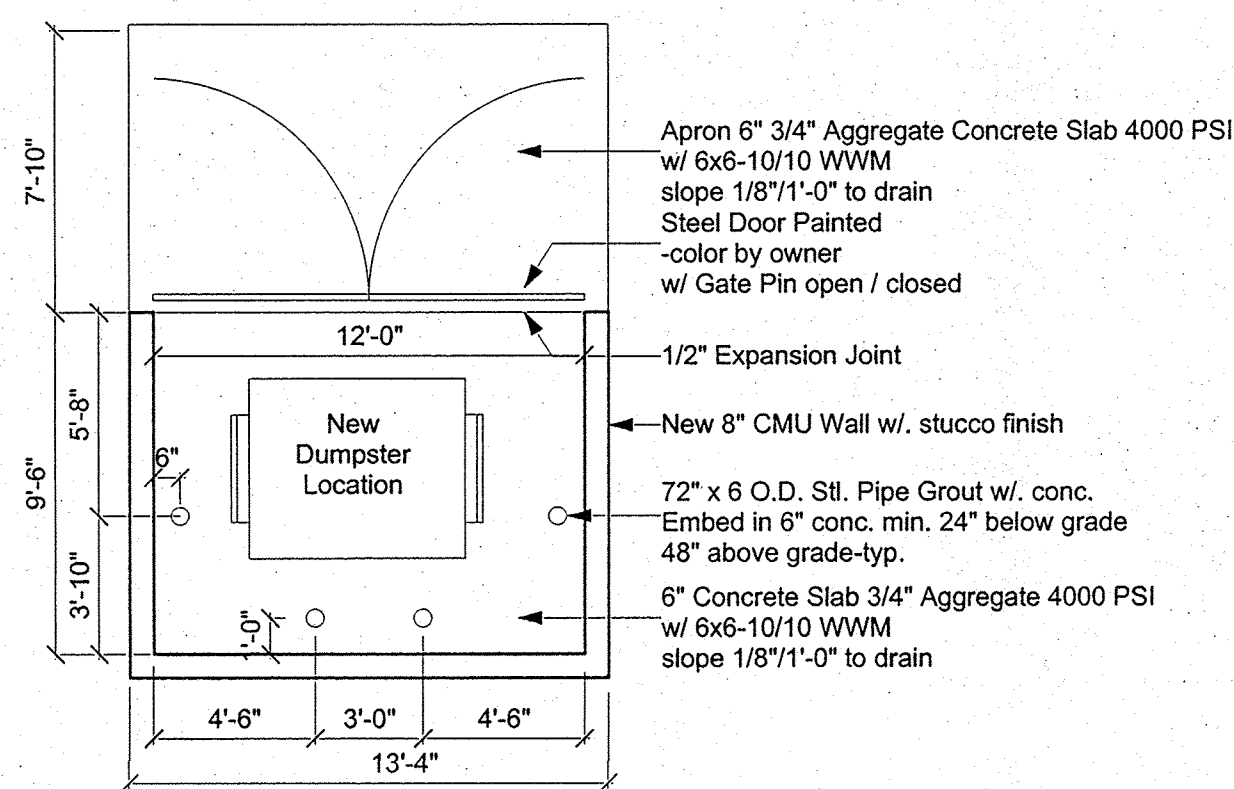
#### Plant Material

- Chitalpa mature 15' spread 20' hgt.
- Desert Willow mature 15' spread 20' hgt.
- Fountain Grass (x23) mature 2' spread 3' hgt.
- Apache Plume (x20) mature 4' spread 3' hgt.
- Russian Sage (x17) mature 4' spread 4' hgt.

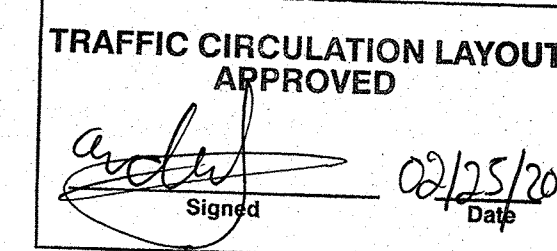
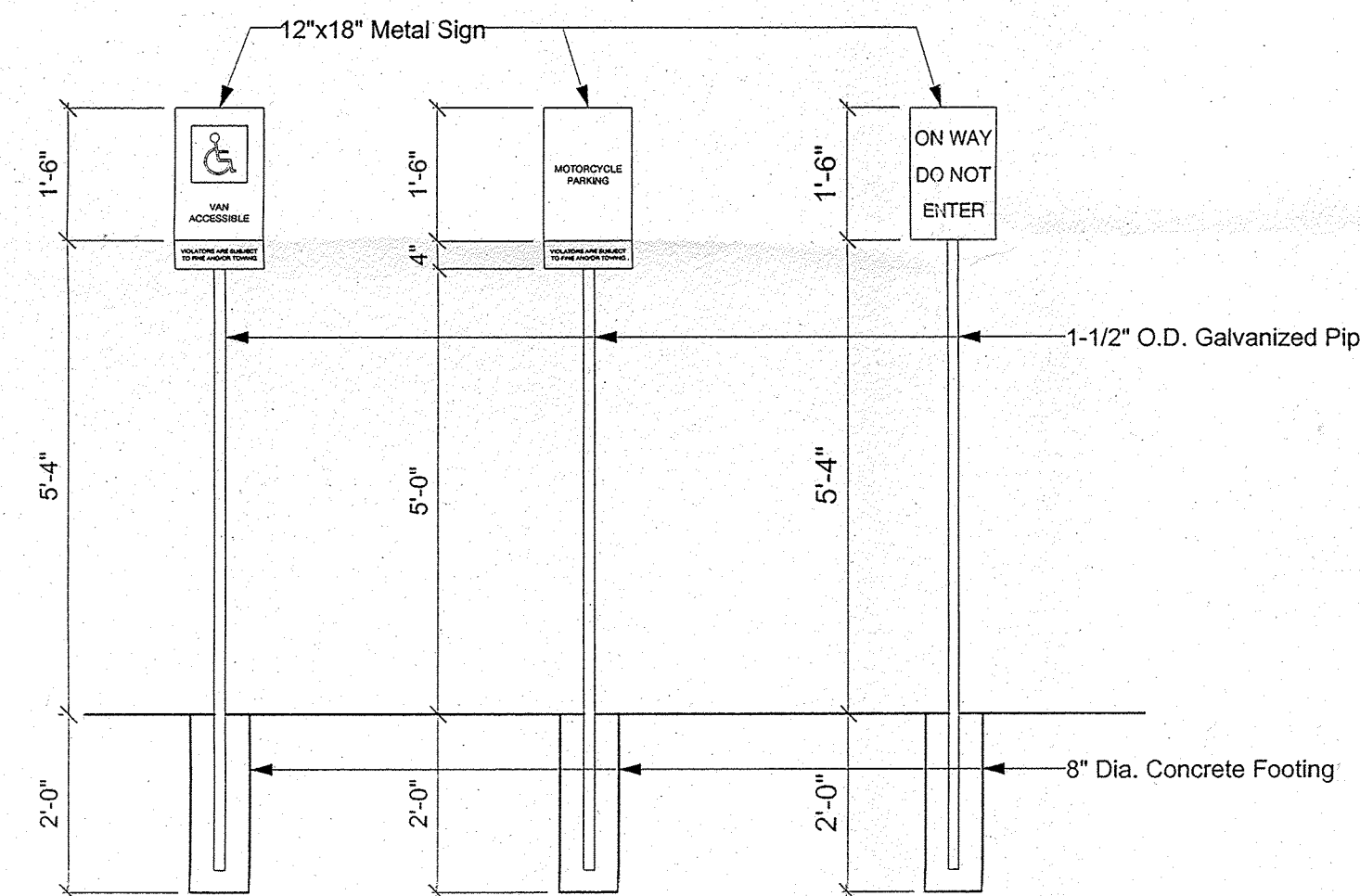
#### Landscape Requirements

Site Area	24,997 sq.ft.
Building Footprint	1,500 sq.ft.
Landscape Area:	23,497 sq.ft.
Required Landscape %	.15 sq.ft.
Landscape Area Required:	2,350 sq.ft.
Landscape Area Provided:	3,538 sq.ft.
Parking Lot Area	14,080 sq.ft.
Sidewalk Area	1,048 sq.ft.

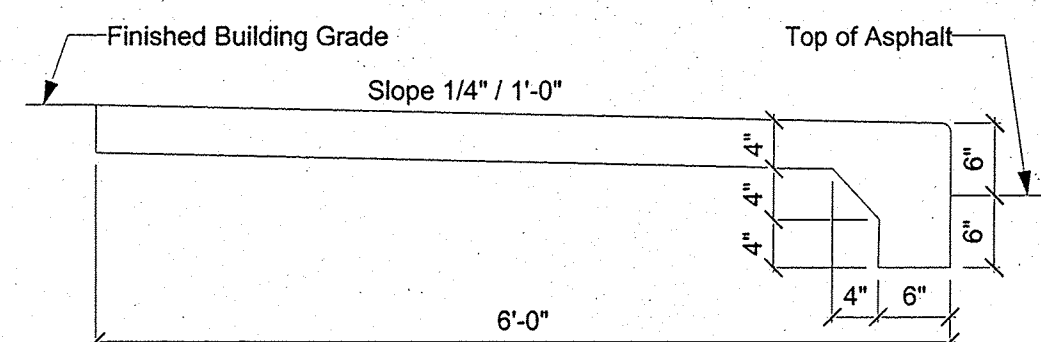
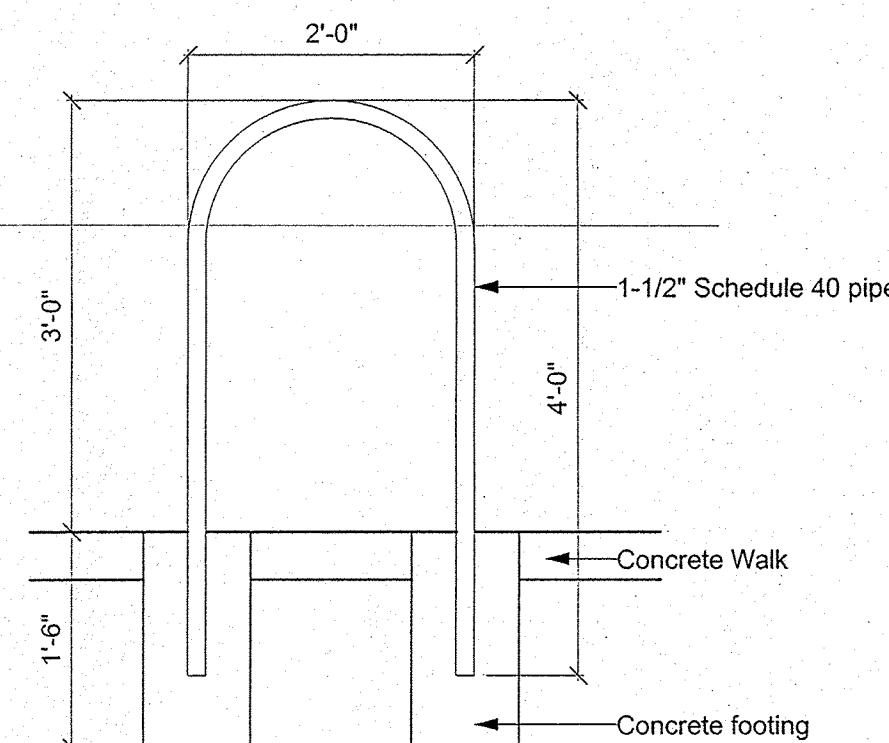
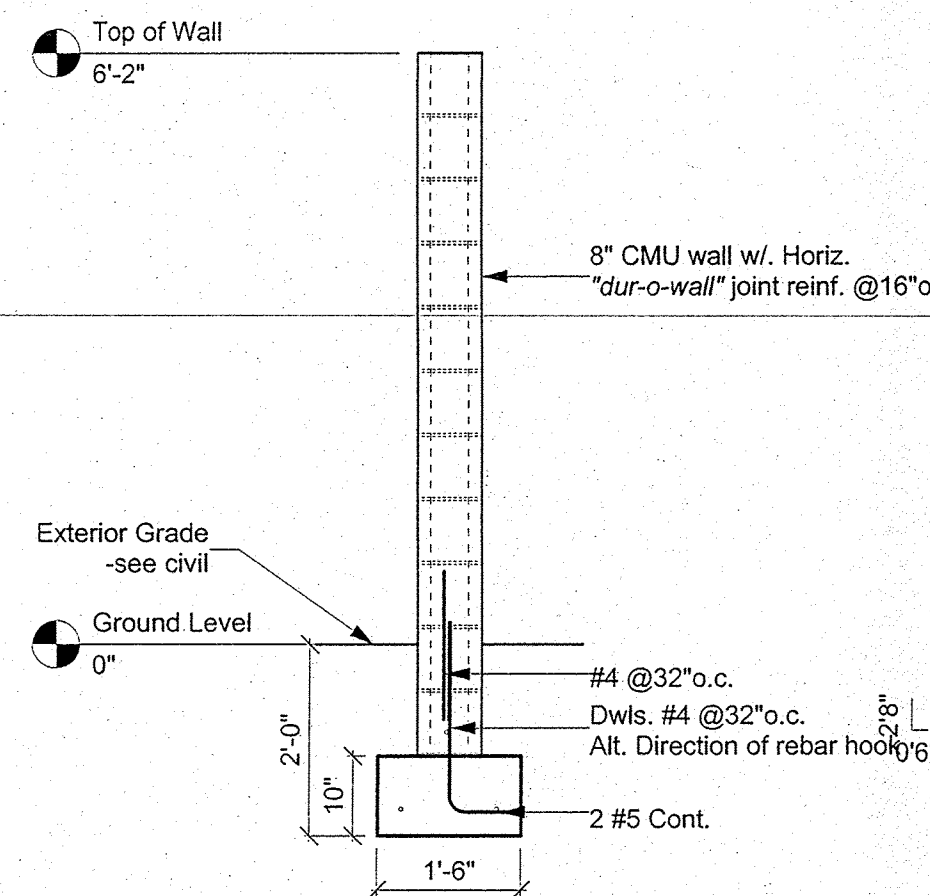
Irrigation System  
Irrigation system standards outlined in the Water Conservation Landscape and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system is existing and shall be tested by the contractor and repaired if required.



General Note:  
PRE POUR INSPECTION REQUIRED BY COA SOLID WASTE DEPARTMENT.



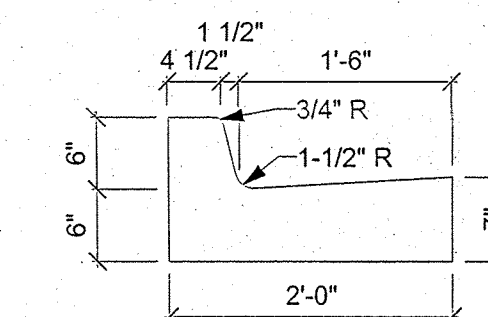
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



A cross slope of 1/4" per foot shall be provided and shall slope towards the direction of the drainage area.

Concrete walks shall have contraction joints at 6' o.c. Intervals. 1/2" Expansion joints shall be installed every 36", unless otherwise shown on plans.

1/2" Expansion joints shall be installed where walk about rigid structures.



Provide 1/2" Expansion joints at 36" o.c. at immovable objects and at the beginning and end of curves

Provide contraction joints at 6' o.c.

All exposed concrete corners to have 3/4" radius.

CODE DATA  
2015 International Building Code  
2015 Uniform Plumbing Code  
2015 Uniform Mechanical Code  
2017 National Electrical Code  
2009 International Energy Conservation Code  
2015 International FIRE Code

City of Albuquerque  
Location: 10020 Central Ave. SE  
Albuquerque, New Mexico 87123

Zoning: MX-H

Zoning Atlas Page: L-20

Setbacks: 5' - Front  
0- Side  
15'- Rear

Height: 26'

Parking: 8/1,000 GSF @ 1,500= 12

Bld. Area: 1,500sq.ft.

Occupancy: Vanilla Shell

Construction Type: Type Vb

Separation: NA

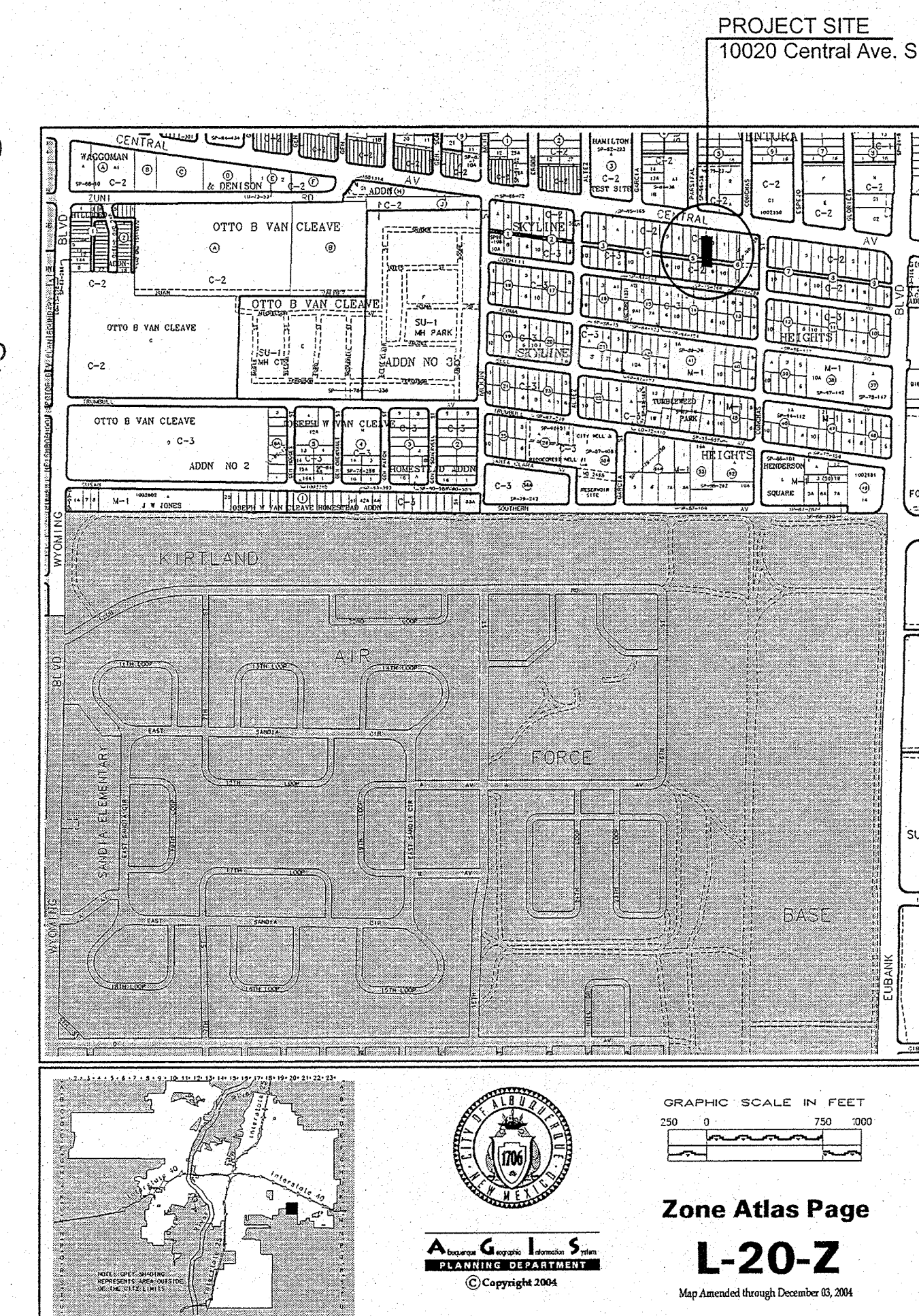
Seismic: C

Sprinkler: None

PLUMBING REQUIREMENTS

Vanilla Shell

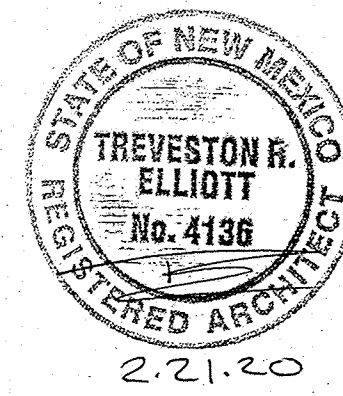
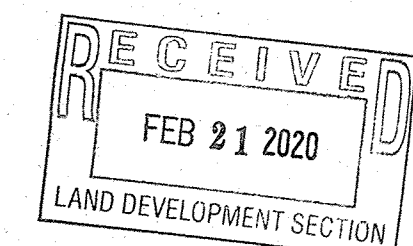
New drive thru restaurant building.



TREVESTON ELLIOTT  
ARCHITECT

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ALBUQUERQUE, NEW MEXICO  
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Absolute Investment  
Realty  
10020 Central Ave. SE  
Albuquerque, New Mexico 87123



Date: February 21, 2020

Sheet: TCL





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ALBUQUERQUE NM  
87102

505.259.4617

[www.TEarchitect.com](http://www.TEarchitect.com)

TREVESTON ELLIOTT ARCHITECT

## TRAFFIC CERTIFICATION

I, TREVESTON ELLIOTT ARCHITECT HEREBY CERTIFY THAT THE PROJECT AT 10020 CENTRAL AVE. SE 87123 IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED APRIL 14, 2021. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TREVESTON ELLIOTT OF THE FIRM TREVESTON ELLIOTT ARCHITECT. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 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.

WITH NO EXCEPTIONS.

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.



Treveston Elliott RA



4-14-21