

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 28, 2025

Stephen Dunbar, RA
Modulus Architects
8220 San Pedro Dr. NE
Albuquerque, NM 87113

Re: Star Bucks
200 Tramway Blvd. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 07-05-23 (L23-D015A)
Certification dated 11-22-24

Dear Mr. Dunbar,

Based upon the information provided in your submittal received 02-27-25, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- An approved plat is a condition of releasing the final CO.
- Anchor down Bike Rack.
- Remove the construction storage containers and fence from the site.



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Once these corrections are complete, email pictures to malnajjar@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

Ma via: email

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



Planning Department – Transportation & Hydrology

City of Albuquerque
600 2nd Street NW, Suite 201
Albuquerque, NM 87102
925.965.4475

February 24, 2025

RE: Traffic Certification for Starbucks shell 200 Tramway.

To whom it may concern,

I, Stephen Dunbar, NMRA #4218, of the firm Modulus Architects, hereby certify that the above referenced project is in substantial compliance and in accordance with the design intent of the Architectural Site Plan dated 7/5/2023. I further certify that I, personally visited the site on 1/08/2025 and has determined by visual inspection that the improvements installed to date are representative of actual site conditions with minor modification and is true and correct to the best of his knowledge and belief. This certification is submitted in support of a request for a permanent certificate of occupancy, as indicated within the attached approval document.

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.

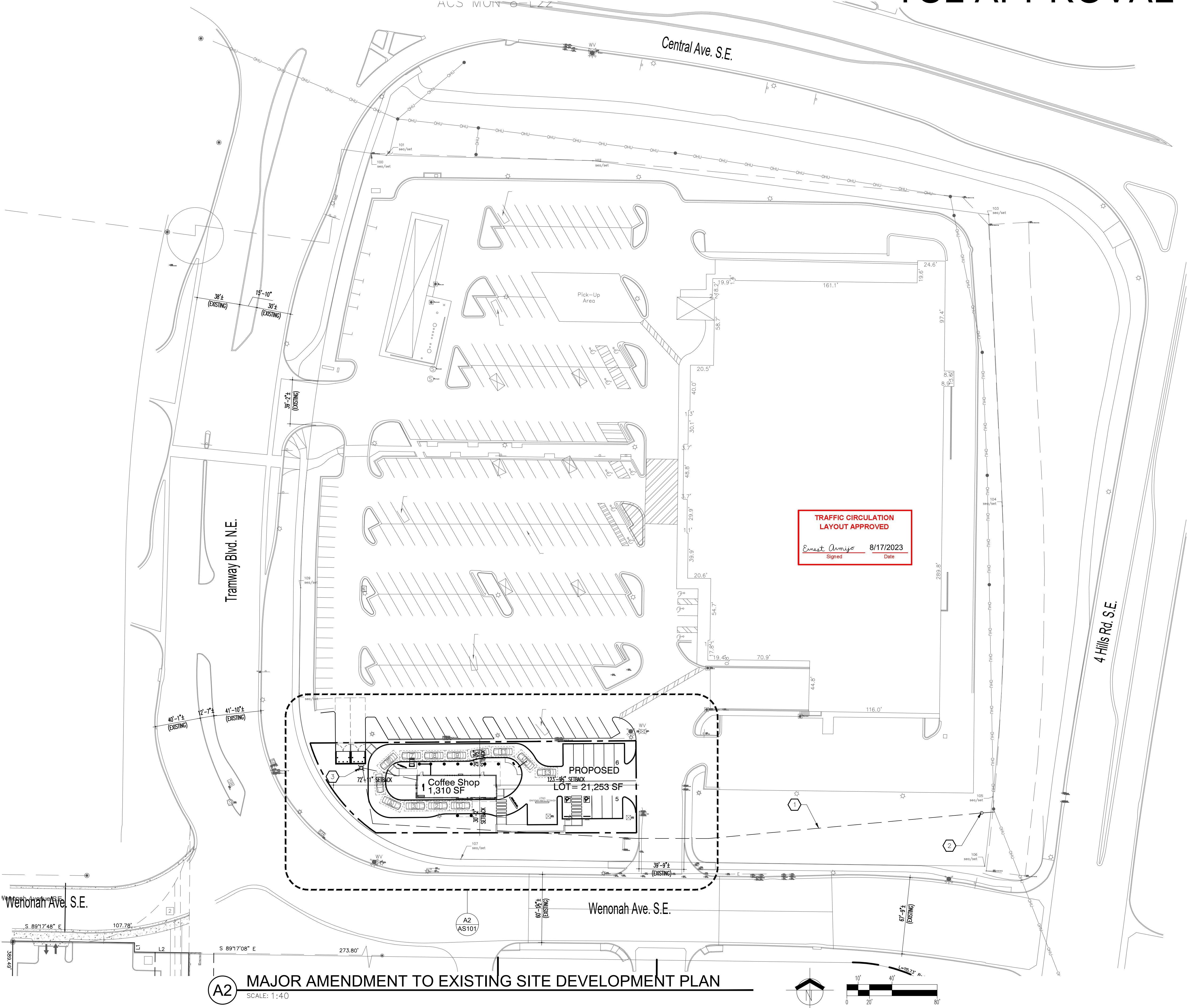
Sincerely,

Stephen A. Dunbar

Stephen Dunbar, AIA
Principal in Charge
Modulus Architects, Inc.
8220 San Pedro Dr. NE, Suite 520
Albuquerque, NM 87113
(O) 505.338.1499



TCL APPROVAL



GENERAL NOTES

A. "C" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.
B. INDICATED DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.

SITE DATA

IDO ZONING DESIGNATION - MX-M
COMPREHENSIVE PLAN CORRIDOR - MAJOR TRANSIT CORRIDOR & PREMIUM TRANSIT CORRIDOR (CENTRAL AVE)
COMPREHENSIVE PLAN CENTER - FOUR HILLS VILLAGE - ACTIVITY CENTER
CITY DEVELOPMENT AREA - AREA OF CHANCE

REV	DATE	BY	REVISION
1	05 JUL 2023	PO	MAJOR AMENDMENT TO EXISTING SITE DEVELOPMENT PLAN

MODULUS ARCHITECTS
100 SUN AVENUE N.E., Ste 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO
STEPHEN A. DUNBAR
No. 4218
REGISTERED ARCHITECT
05 JULY 2023

EXISTING SMITH'S PARKING

USE/PARKING REQUIREMENT	TOTALS
BUILDING SIZE	85,875 SF
TOTAL PARKING REQUIRED	1 SPACE PER 300 SQ. FT. GFA = 286
EXISTING PARKING PROVIDED	383 SPACES
HC PARKING REQUIRED	7 SPACES
HC PARKING PROVIDED	10 SPACES
BIKE SPACE PROVIDED	12 SPACES
NO. OF PARKING REMOVED FOR COFFEE SHOP W/ DRIVE-THRU	48 SPACES REMOVED
REMAIN PARKING SPACES PROVIDED	335 SPACES

PROPOSED COFFEE SHOP WITH DRIVE-THRU PARKING

USE/PARKING REQUIREMENT	TOTALS
BUILDING SIZE	1,310 SF
TOTAL PARKING REQUIRED	8 SPACES PER 1,000 SF GFA = 10 SPACES
OUTDOOR PATIO SIZE	725 SF
TOTAL PARKING REQ FOR PATIO	3 SPACES PER 1,000 SF GFA = 2 SPACES
20% PARKING REDUCTION (AC, MT)	9 SPACES
HC PARKING REQUIRED	1 SPACE
HC PARKING PROVIDED	2 SPACES
TOTAL PARKING PROVIDED	11 SPACES
BIKE SPACES REQUIRED	3 SPACES
MOTORCYCLE PARKING REQUIRED	1 SPACE
MOTORCYCLE PARKING PROVIDED	2 SPACES

A2 MAJOR AMENDMENT TO EXISTING SITE DEVELOPMENT PLAN
SCALE: 1:40

PROJECT TITLE
COFFEE SHOP with DRIVE-THRU
200 TRAMWAY BLVD. NE
ALBUQUERQUE, NEW MEXICO 87123

PROJECT MANAGER
DEVIN NGUYEN

JOB NO.
CS-TRAMWAY

DRAWN BY:
DYN

SHEET TITLE
SITE PLAN - EPC, MAJOR AMENDMENT JULY 20, 2023

DATE:
05 Jul 2023

SCALE:
AS NOTED

Sheet:
AS100