

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

September 12, 2024

Martin Grummer, RA  
Martin FM Grummer Architect  
331 Wellesley Pl NE  
Albuquerque, NM 87106

[mgrummer@centurylink.net](mailto:mgrummer@centurylink.net)

**Re: Vista Oriente Shopping Center Bldg. 4**  
**2220 Unser NW**  
**Traffic Circulation Layout**  
Engineer's Stamp Dated 7-24-24 (H10D006A7)

Dear Grummer,

The TCL submittal received 9-4-2024 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to the [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM  
Sr. Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: VISTA ORIENTE SHOPPING CENTER BLDG. 4 Hydrology File # H10D006A7  
Legal Description: LOT 1B3, BLOCK 0000, LADERA INDUSTRIAL CENTER  
City Address, UPC, OR Parcel: 2220 UNSER BLVD NW

Applicant/Agent: MARTIN GRUMMER Contact: MARTIN  
Address: 331 WELLESLEY PLACE NE Phone: 505-265-2507  
Email: mgrummer@centurylink.net

Applicant/Owner: PPI-II, LLC Contact: DOUG PETERSON  
Address: 2325 SAN PEDRO DRIVE NE Phone: 505-884-3578  
Email: doug@petersonproperties.net

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:

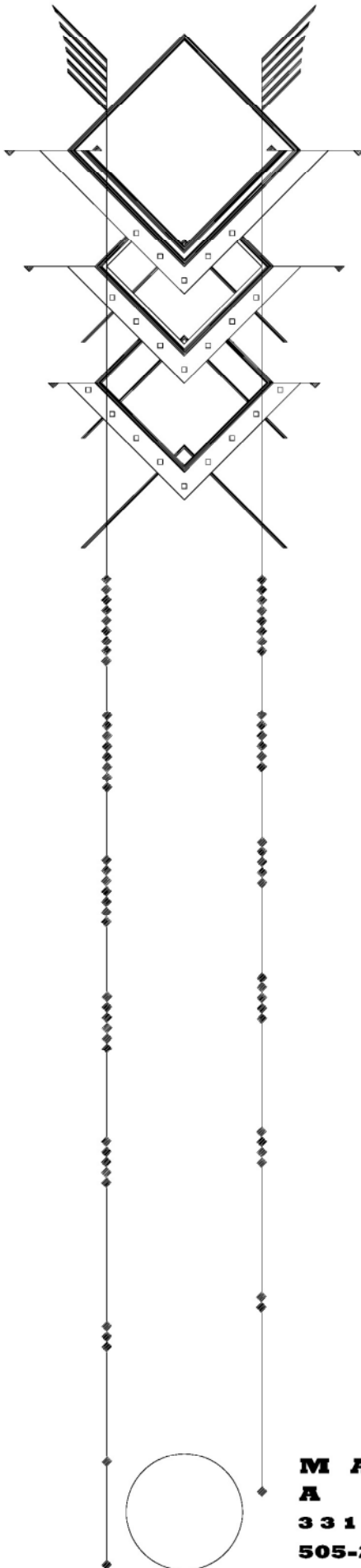
### TYPE OF SUBMITTAL:

- ☐ 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: 4 SEP 2024



4 September 2024

Marwa Al-Najjar  
City of Albuquerque Building Dept.  
Traffic Section  
Albuquerque, NM

Re: Traffic Circulation Layout for 2220 Unser Blvd. NW, Bldg. 4

Attached is a TCL for a revised parking layout for 2220 Unser Blvd. NW, Bldg. 4 in Albuquerque, NM. We are looking at moving the new building to the south and relocating the parking spaces to the north side of the building due to conflicts with an existing PNM easement. The dumpster enclosure is remaining in the same location.

This project was approved under EPC (Project #: 1002404, Application #: 08-DRB-70023) with an Administrative Amendment (File #: SI-2022-00835, Project #: PR-2022-006923) in 2022.

Please let me know if you need any more information.

SINCERELY

Martin FM Grumme

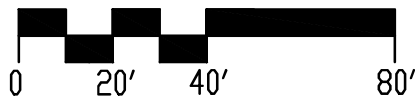
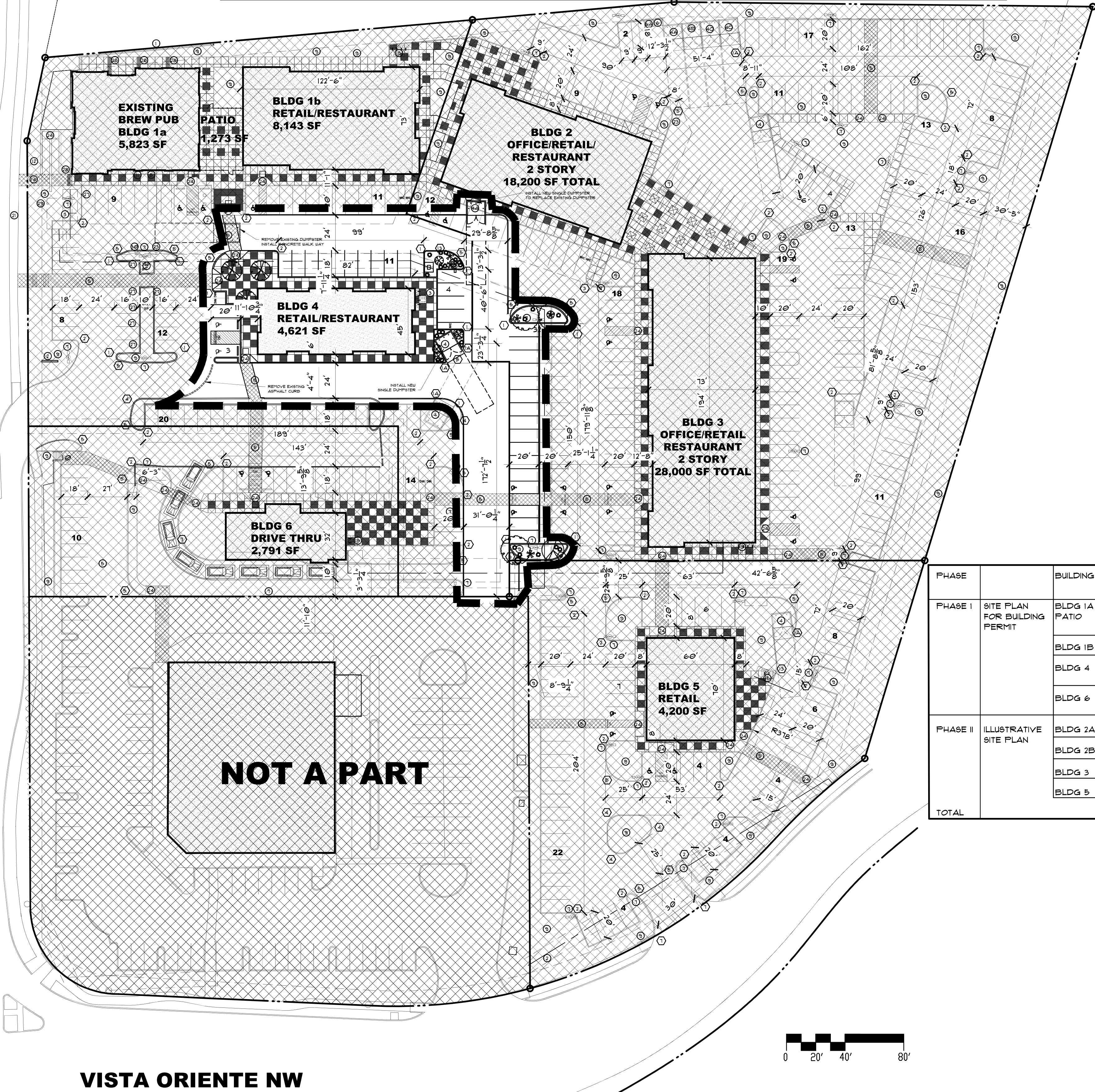
MARTIN FM GRUMMER  
ARCHITECT  
331 WELLESLEY PL NE ALBUQUERQUE, NM 87106  
505-265-2507 mgrummer@centurylink.net



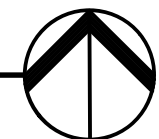
UNSER BLVD NW

VISTA ORIENTE NW  
SITE PLAN

LANDSCAPE TABULATION					
TRACT NUMBER	LOT-1	LOT-2	LOT-3	LOT-4	
TOTAL ACREAGE	AREA = 0.9181 AC	AREA = 0.6886 AC	AREA = 0.5321 AC	AREA = 0.1121 AC	AREA = 6.1124 AC
LOT SIZE	74,434 SF	40,693 SF	138,906 SF	55,381 SF	309,419 SF
BLDG. SIZE	16,495 SF	2,191 SF	28,292 SF	4,621 SF	52,599 SF
NET LOT	51,939 SF	31,502 SF	110,614 SF	51,181 SF	256,828 SF
LANDSCAPE PERCENTAGE	15 %	15 %	15 %	15 %	15 %
LANDSCAPE REQUIRED	8,691 SF	5,685 SF	16,592 SF	7,678 SF	38,522 SF
LANDSCAPE PROVIDED	9,113 SF	7,505 SF	23,410 SF	14,101 SF	54,855 SF
GROUND COVERAGE	80 %	80 %	80 %	80 %	80 %
COVERAGE REQUIRED	6,953 SF	4,548 SF	13,206 SF	6,142 SF	30,810 SF
COVERAGE PROVIDED	XXX SF	XXX SF	XXX SF	XXX SF	---



1" = 40'-0"



RADIUS INFORMATION

- 1A RADIUS = 1'-0"
- 1 RADIUS = 2'-0"
- 2 RADIUS = 3'-0"
- 2A RADIUS = 4'-6"
- 2B RADIUS = 5'-0"
- 3 RADIUS = 6'-0"
- 4 RADIUS = 9'-0"
- 5 RADIUS = 15'-0"
- 6 RADIUS = 20'-0"
- 7 RADIUS = 25'-0"
- 8 RADIUS = 30'-0"
- 9 RADIUS = 40'-0"
- 10 RADIUS = 50'-0"
- 11 RADIUS = 60'-0"
- 12 RADIUS = 100'-0"
- 13 RADIUS = 28'-0"
- 14 RADIUS = 8'-0"

TRAFFIC CIRCULATION  
LAYOUT APPROVED

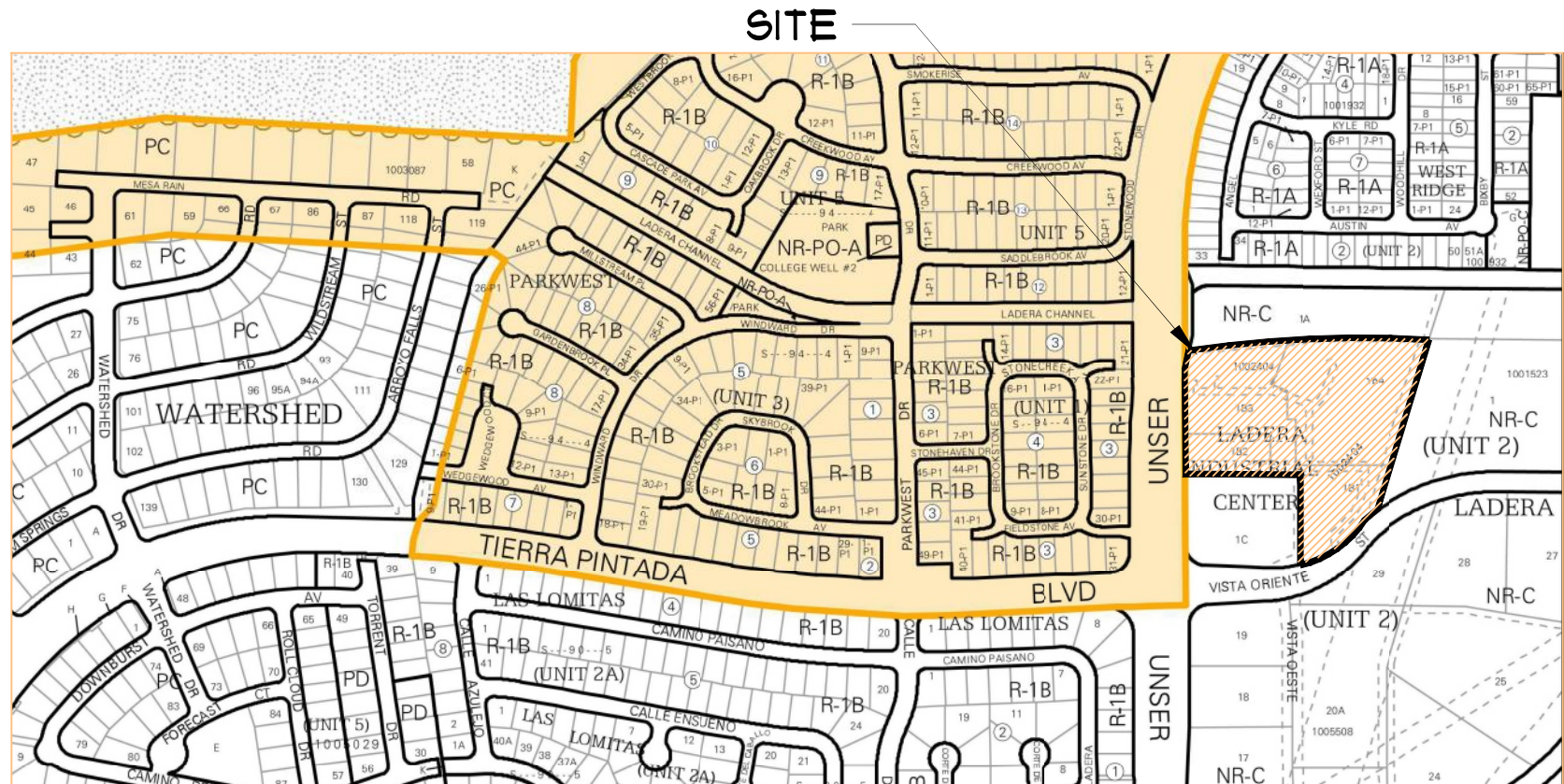
Sertil A. Kanbar 9/12/2024

Signed Date

KEYED NOTES

- 1 PROPERTY LINE
- 2 MONUMENT SIGN
- 3 BICYCLE RACK LOCATION - 4 BIKES EXISTING
- 4 DUMPSTER ENCLOSURE
- 4A DUMPSTER ENCLOSURE FOR BLDG. 1A
- 4B DUMPSTER ENCLOSURE FOR BLDG. 1B
- 4C DUMPSTER ENCLOSURE FOR BLDG. 2
- 5 CROSSWALK, TEXTURED, WITH BRICK OR TILE WALKS
- 6 PROPOSED FUTURE RECYCLE AREA
- 6A PROPOSED FUTURE RECYCLE AREA FOR BLDG. 1A & 1B
- 7 SITE LIGHTING
- 8 8'-0" X 1'-6" BENCH, LOCATION NOT TO BE WITH DOORS OR STREET TREES
- 9 LANDSCAPE AREA
- 10 SCREEN WALL-MAX. HEIGHT 3', DARK RED BRICK
- 11 TRASH RECEPTACLES
- 12 TRANSFORMER LOCATION
- 13 EXISTING FIRE HYDRANT
- 14 SITE WALK
- 15 BICYCLE RACK LOCATION
- 16 EXISTING LOT LINE TO BE ELIMINATED
- 17 EXISTING LOT LINE PER EXISTING PLAT
- 18 EXISTING MEDIANS
- 19 EXISTING TRAFFIC SIGN
- 20 EXISTING BUS STOP
- 21 EXISTING SIDEWALK
- 22 NEW PROPERTY LINE
- 23 NEW FIRE HYDRANT
- 24 HANDICAP RAMP SEE DETAILS SHT. A1.3
- 25 EXISTING ASPHALT TRAIL
- 26 EXISTING HANDICAP RAMP, MUST COMPLY WITH ADA OR BE MODIFIED ACCORDINGLY
- 27 CURB OPENING - SEE SHT. CG-101
- 28 STEEL PLATE OVER 12" WIDE SIDEWALK CULVERT
- 29 FIV LOCATION
- 30 FDC LOCATION

PHASE		BUILDING	TOTAL	USE/AREA FACTOR	PARKING REQUIRED	PARKING PROVIDED	INCLUDES HC PARKING	PLUS MC PARKING	BICYCLE PARKING
PHASE I	SITE PLAN FOR BUILDING PERMIT	BLDG 1A PATIO	5,823 SF 1,213 SF	RESTAURANT 245 SEATS	8/1000	41	62	2	4
		BLDG 1B	8,143 SF	RETAIL	4/1000	33		2	4
		BLDG 4	4,621 SF	RETAIL/ RESTAURANT	8/1000	31		2	4
		BLDG 6	2,791 SF	DRIVE THRU (10 SEATS)	1 PER 4 SEATS	18		41 + 8 QUEUE	2
PHASE II	ILLUSTRATIVE SITE PLAN	BLDG 2A	3,812 SF	RETAIL	4/1000	16	158	4	4
		BLDG 2B	4,400 SF	RETAIL	4/1000	18		4	2
		BLDG 3	40,040 SF	RETAIL/WHSE	4/1000 (MAX 90%)	144		2	4
		BLDG 5	4,200 SF	RETAIL	4/1000	11		65	2
TOTAL					330	340	18	23	35



VICINITY MAP

NTS



MARTIN FM GRUMMER  
ARCHITECT  
331 WELLESLEY PLACE NE  
ALBUQUERQUE, NEW MEXICO 87108  
(505) 265-2507



UNSER & VISTA ORIENTE  
2220 UNSER BLVD NW  
BUILDING #4  
ALBUQUERQUE, NM 87114  
SITE PLAN

BLDG.  
#4

DATE: 26 JULY 2024  
DRAWN BY: MFMG  
CHECKED BY:  
VERIFIED BY:

REVISIONS

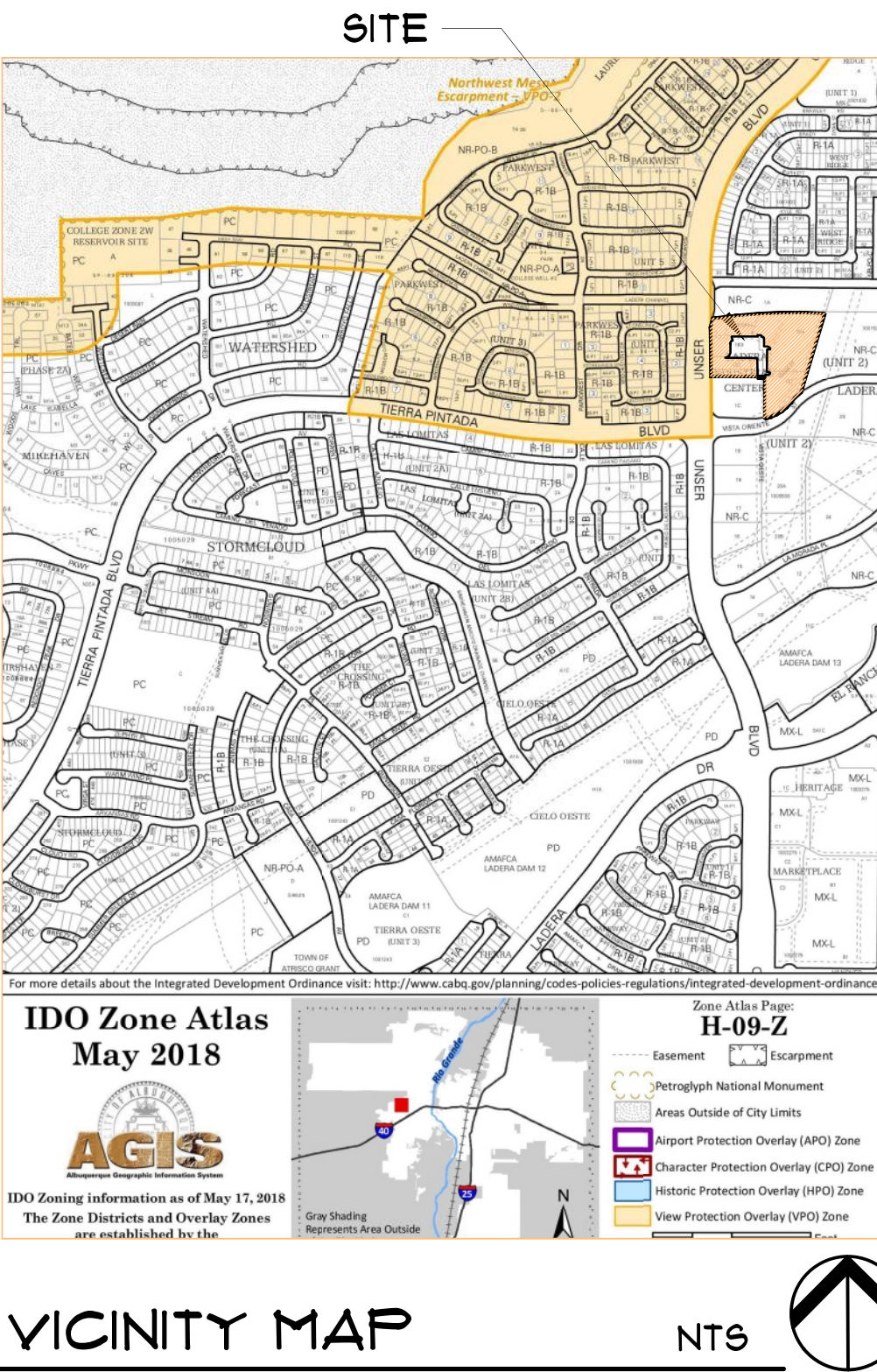
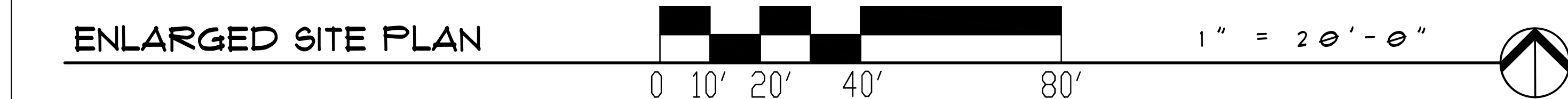
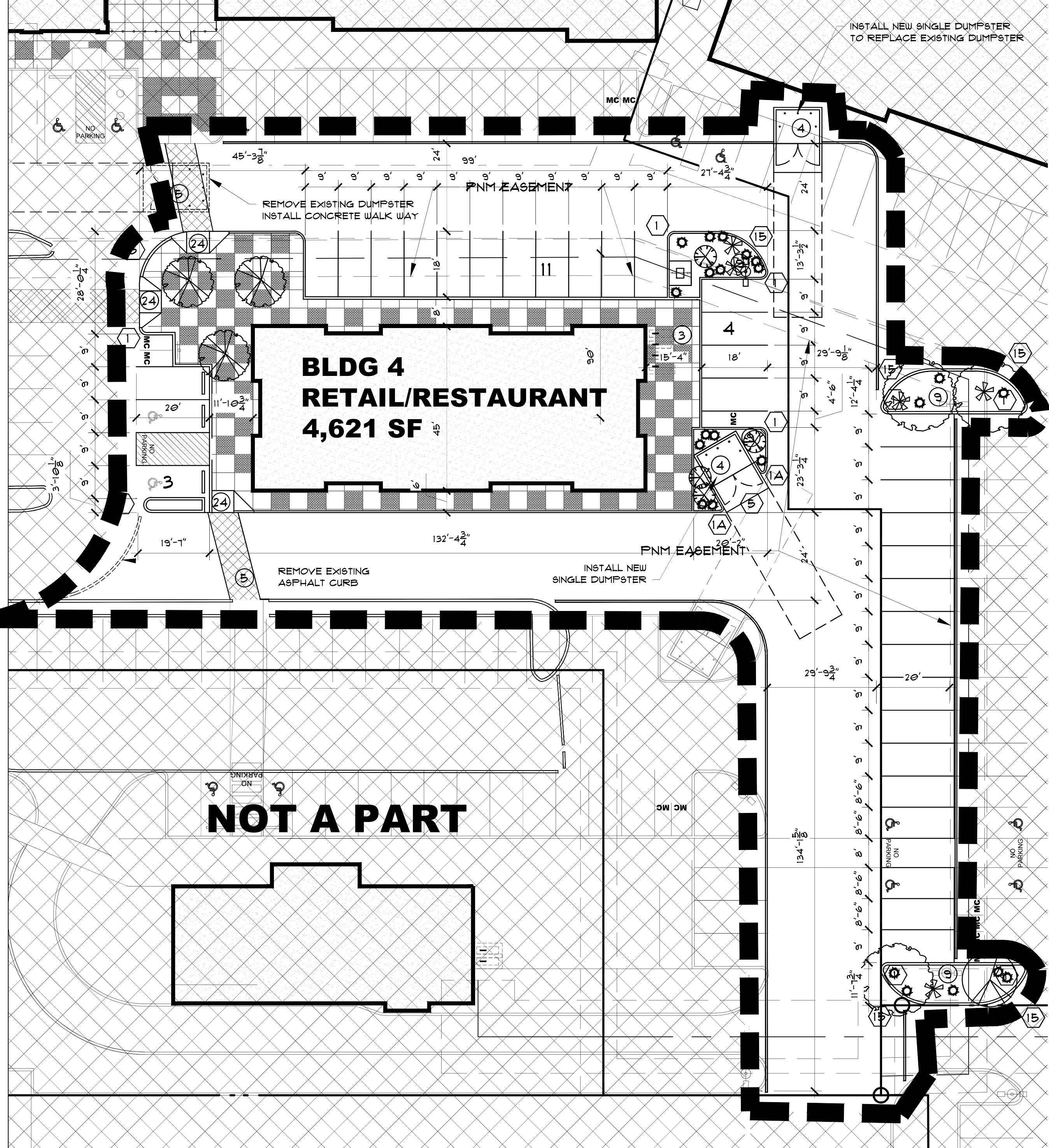
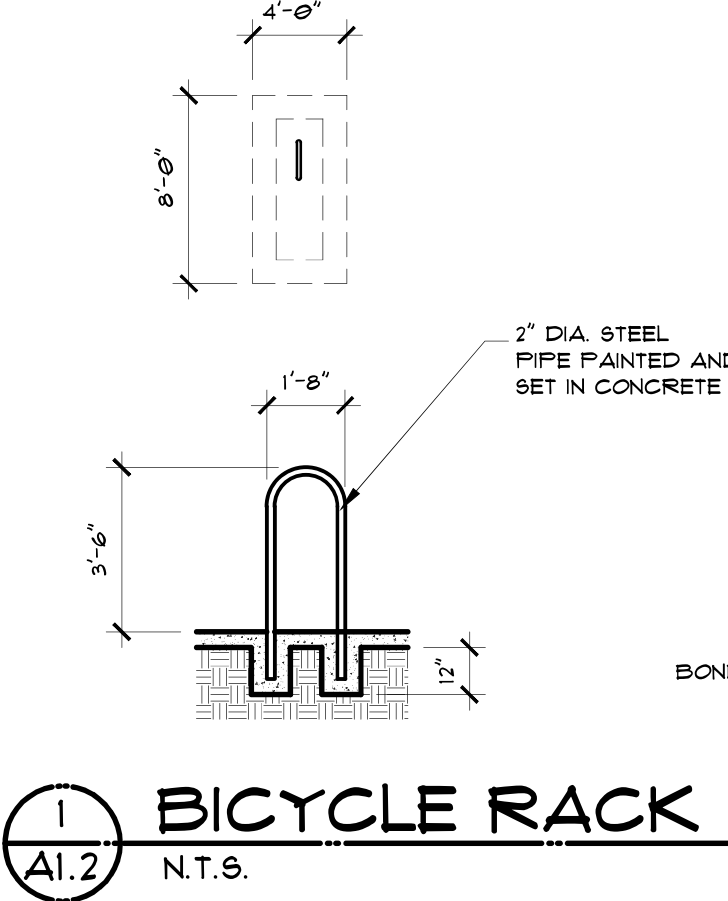
NO.	DESCRIPTION	DATE

SHEET NO:  
A1.1



PARKING CALCULATIONS	
NET LEASABLE AREA	4,621 SF
PARKING REQ.	
RETAIL (1505SF) @ 4/1000SF	6.02 SPACES
POSSIBLE RESTAURANT (3,115 SF) @ 8/1000SF	24.92 SPACES
TOTAL REQUIRED	30.94 SPACES
PARKING PROVIDED	
EXISTING SPACES	24 SPACES
NEW SPACES	14 SPACES
TOTAL PROVIDED	38 SPACES
2 ADA SPACES REQUIRED	2 ADA SPACES PROVIDED
2 MOTORCYCLE SPACES REQ.	3 MC SPACES PROVIDED
3 BICYCLE SPACES REQ	3 BICYCLE SPACES PROVIDED

ADDRESS	
2220 UNSER BLVD NW	
BUILDING 4	
ALBUQUERQUE, NM	
87114	
LEGAL DESCRIPTION	
LOT 1B3	
BLOCK 0000	
LADERA INDUSTRIAL CENTER	
CITY OF ALBUQUERQUE,	
BERNALILLO COUNTY, NEW MEXICO	



RADIUS INFORMATION	
1A	RADIUS = 1'-0"
1	RADIUS = 2'-0"
2	RADIUS = 3'-0"
2A	RADIUS = 4'-6"
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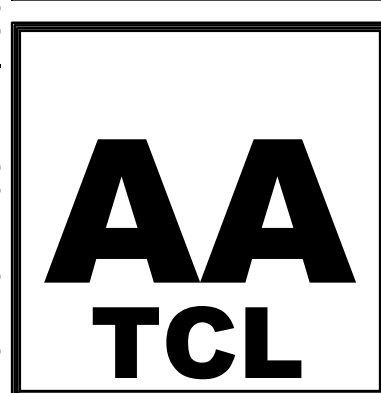
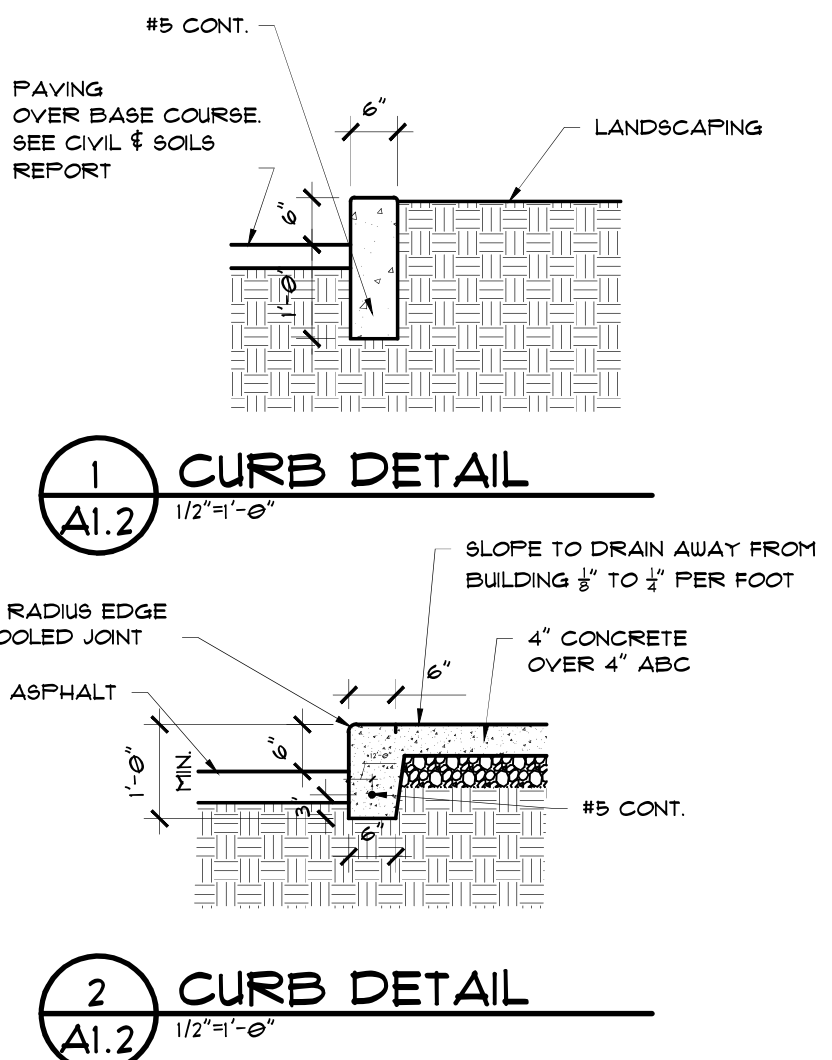
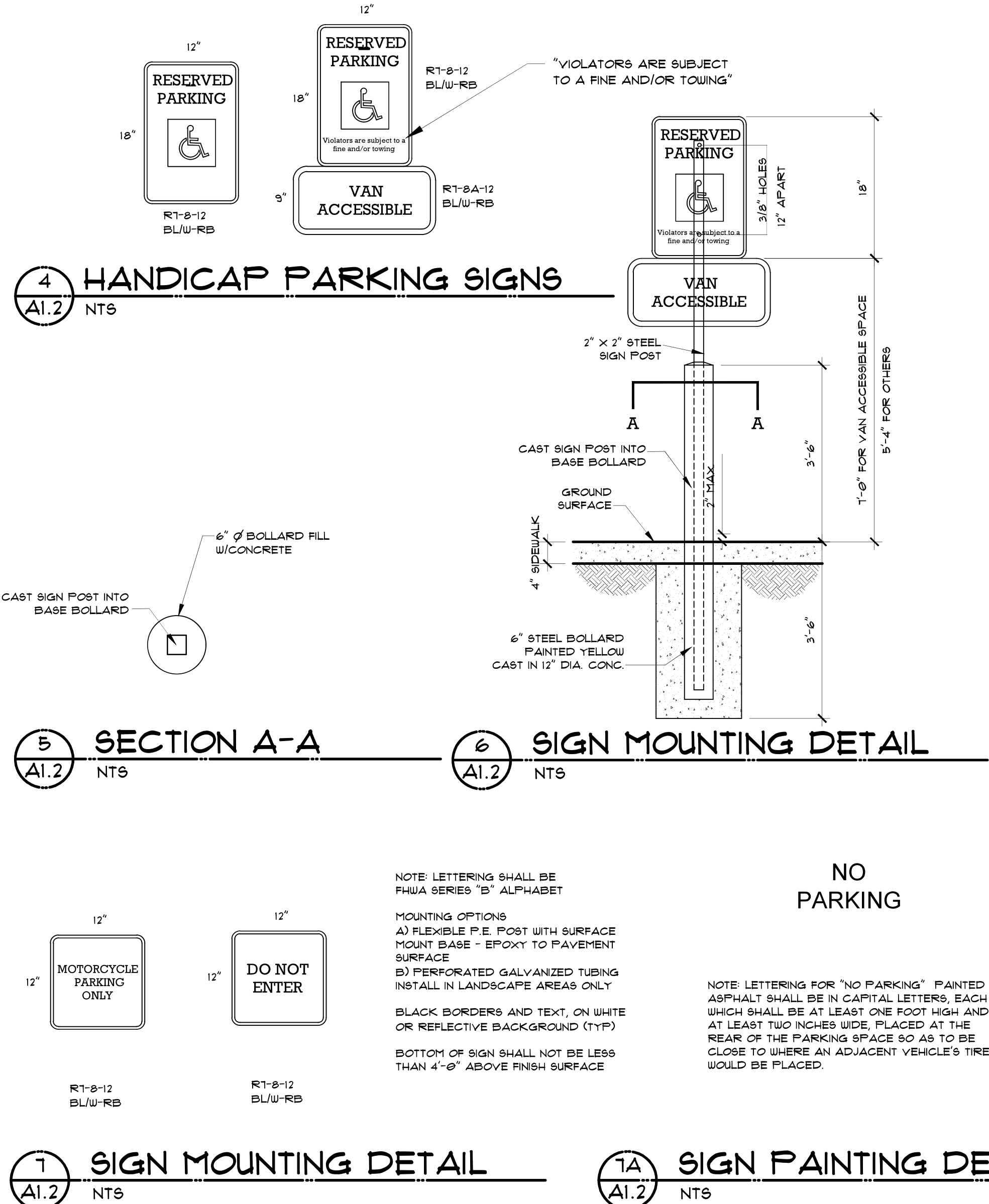
TRAFFIC CIRCULATION LAYOUT APPROVED

Sertil A. Kanbar 9/12/2024

Signed Date

- | KEYED NOTES |   |
|-------------|---|
| 1           | PROPERTY LINE   |
| 2           | MONUMENT SIGN   |
| 3           | BICYCLE RACK LOCATION - 3 BIKES, SEE 1/AI.2                             |
| 4           | DUMPSTER ENCLOSURE, SEE 2/AI.2  |
| 4A          | DUMPSTER ENCLOSURE FOR BLDG. 1A   |
| 4B          | DUMPSTER ENCLOSURE FOR BLDG. 1B   |
| 4C          | DUMPSTER ENCLOSURE FOR BLDG. 2  |
| 5           | CROSSWALK, TEXTURED, WITH BRICK OR TILE WALKS                           |
| 6           | PROPOSED FUTURE RECYCLE AREA  |
| 6A          | PROPOSED FUTURE RECYCLE AREA FOR BLDG. 1A & 1B                          |
| 7           | SITE LIGHTING SEE 2/AI.3  |
| 8           | 8'-0" X 1'-6" BENCH. LOCATION NOT TO BE WITH DOORS OR STREET TREES      |
| 9           | LANDSCAPE AREA  |
| 10          | SCREEN WALL-MAX. HEIGHT 3', DARK RED BRICK                              |
| 11          | TRASH RECEPTACLES   |
| 12          | TRANSFORMER LOCATION  |
| 13          | EXISTING FIRE HYDRANT   |
| 14          | SITE WALK   |
| 15          | BICYCLE RACK LOCATION   |
| 16          | EXISTING LOT LINE TO BE ELIMINATED                                      |
| 17          | EXISTING LOT LINE PER EXISTING PLAT                                     |
| 18          | EXISTING MEDIANS  |
| 19          | EXISTING TRAFFIC SIGN   |
| 20          | EXISTING BUS STOP   |
| 21          | EXISTING SIDEWALK   |
| 22          | NEW PROPERTY LINE   |
| 23          | NEW FIRE HYDRANT  |
| 24          | HANDICAP RAMP SEE DETAILS   |
| 25          | EXISTING ASPHALT TRAIL  |
| 26          | EXISTING HANDICAP RAMP, MUST COMPLY WITH ADA OR BE MODIFIED ACCORDINGLY |
| 27          | CURB OPENING - SEE SHT. CG-101  |
| 28          | STEEL PLATE OVER 12" WIDE SIDEWALK CULVERT                              |
| 29          | PIV LOCATION  |
| 30          | FDC LOCATION  |

NOTES:  
1. ALL VERTICAL SURFACES TO BE FORMED.  
2. VERTICAL SURFACES DOWN FROM 2" BELOW UNDISTURBED SOIL MAY BE PLACED AGAINST NEAT CUT IF APPROVED BY THE ENGINEER AND CONCRETE WILL NOT EXTEND MORE THAN 1" BEYOND THEORETICAL FACE.  
3. ALL EXPOSED SURFACES TO BE STRIPPED GREEN AND TROWEL FINISHED.  
4. CONCRETE CURBS CONFORM TO SECT. 340.  
5. MAXIMUM SPACING OF CONSTRUCTION JOINTS IS 10'-0". EXPANSION JOINT IS 3' OR 5'.



UNSER & VISTA ORIENTE  
2220 UNSER BLVD NW  
BUILDING #4  
ALBUQUERQUE, NM 87114  
ENLARGED SITE PLAN

BLDG. #4

DATE:	26 JULY 2024
DRAWN BY:	MFMG
CHECKED BY:	
VERIFIED BY:	

REVISIONS	

SHEET NO:  
A1.2