

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 16, 2024

Martin Grummer, R.A
Martin Grummer Architect
331 Wellesley Pl. NE
Albuquerque, NM 87106

**Re: McMahon Market Place/ LOT 9B
5760 McMahon Blvd. NW
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection**
Architect's Stamp dated 03-18-24 (A11-D011I)
Certification dated 07-10-24

Dear Mr. Grummer,

Based upon the information provided in your submittal received 07-16-24, 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:

- Please provide one more Bike Rack, as 5 bicycle parking spaces are required. Per the site visit there were only two Bike racks, which accommodate only 4 bicycles.
- The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.

Once these corrections are complete, email pictures to malnajira@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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: McMahon Marketplace Bldg. 9B Hydrology File # A-11/D011
Legal Description: Lots 9-B, 9-C, and 9-D McMahon Marketplace
City Address, UPC, OR Parcel: 5760 McMahon Blvd. NW

Applicant/Agent: Martin Grummer Contact: Martin
Address: 331 Wellesley Place NE Phone: 505-265-2507
Email: mgrummer@centurylink.net

Applicant/Owner: JMD McMahon, LLC Contact: Doug
Address: 2325 San Pedro NE Phone: 505-884-3578
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: 15 July 2024

TRAFFIC CERTIFICATION

I, MARTIN GRUMMER, NMRA 2044, OF THE FIRM MARTIN GRUMMER - ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT (McMAHON MARKETPLACE, LOT 9B) IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED AA PLAN DATED 18 MAR 2022 AND PERMIT DRAWINGS DATED 22 MAR 2024. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY MARTIN GRUMMER OF THE FIRM MARTIN GRUMMER - ARCHITECT. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 10 JULY 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 CERTIFICATE OF OCCUPANCY.

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.

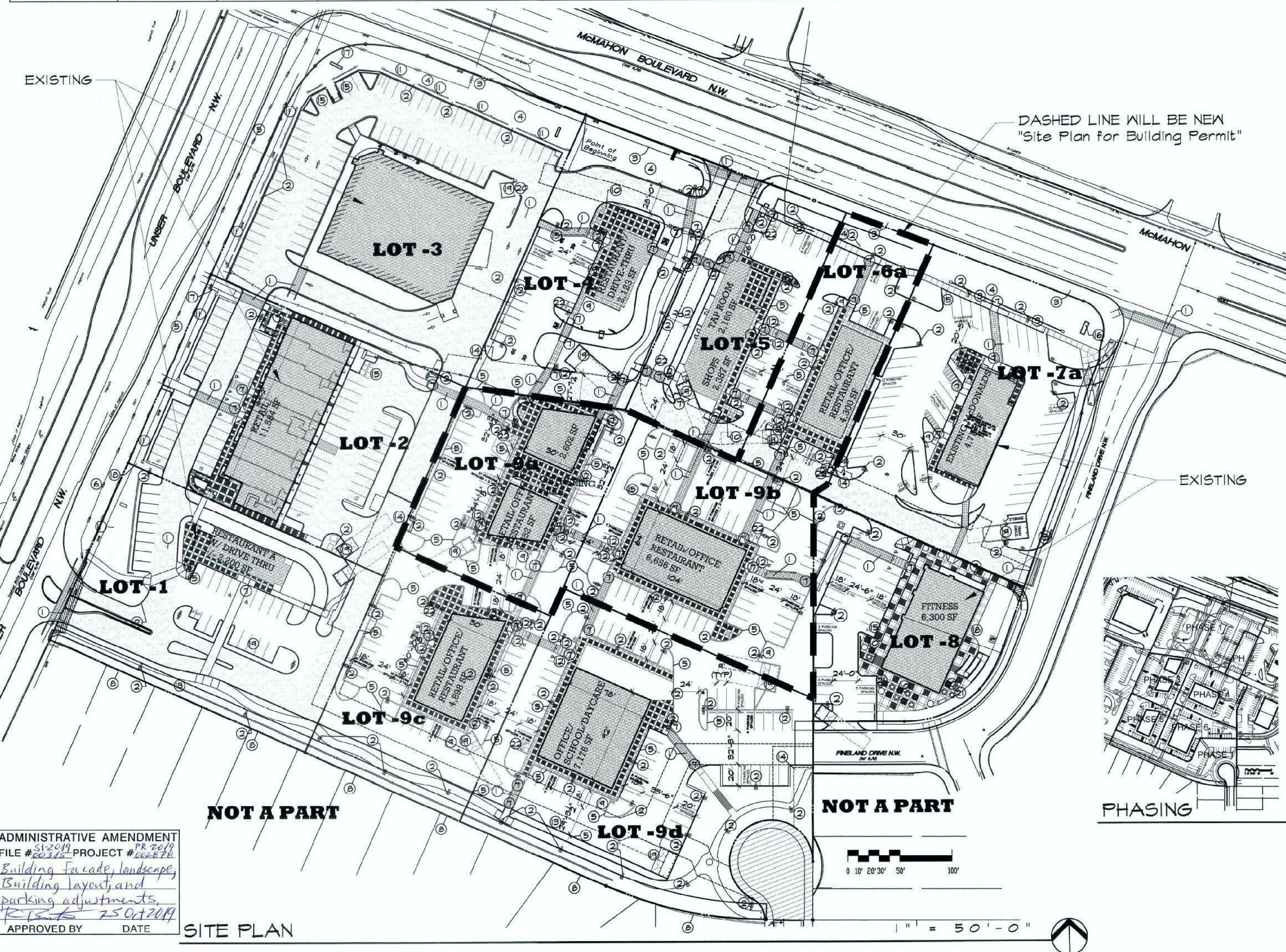
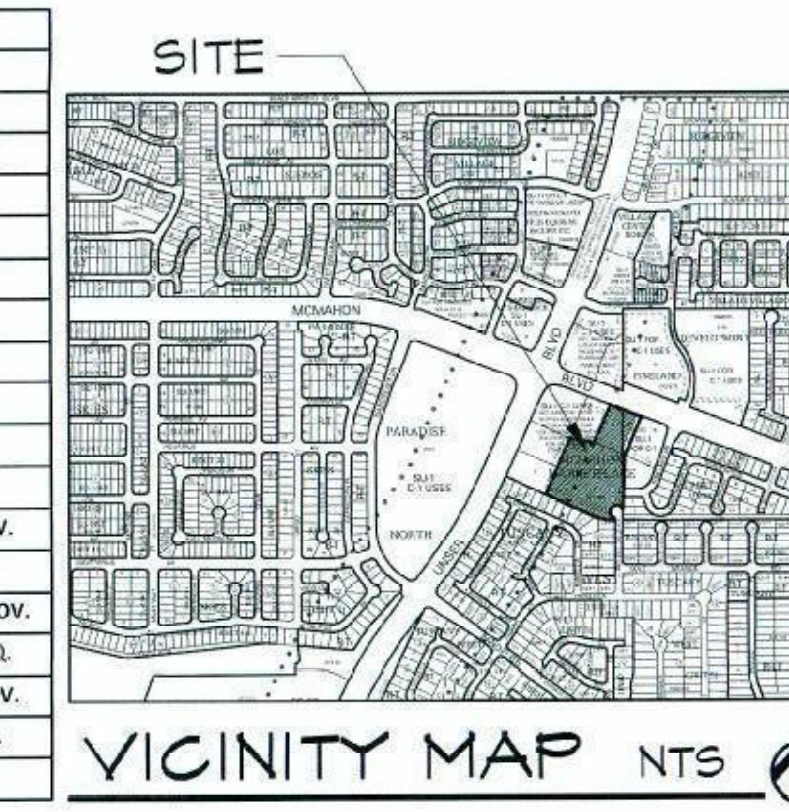


Martin FM Grummer

Date: 10 July 202

M A R T I N F M G R U M M E R
A R C H I T E C T
331 WELLESLEY PL NE ALBUQUERQUE, NM 87106
505-265-2507
mgrummer@centurylink.net

LEGAL DESCRIPTION	LOT-1	LOT-2	LOT-3	LOT-4	LOT-5	LOT-6a	LOT-7a	LOT-8	LOT-9a	LOT-9b	LOT-9c	LOT-9d	TOTAL
TRACT NUMBER	LOT-1	LOT-2	LOT-3	LOT-4	LOT-5	LOT-6a	LOT-7a	LOT-8	LOT-9a	LOT-9b	LOT-9c	LOT-9d	
TOTAL ACREAGE	AREA = 1.14 AC	AREA = 1.21 AC	AREA = 1.66 AC	AREA = 0.92 AC	AREA = 0.69 AC	AREA = 0.53 AC	AREA = 1.23 AC	AREA = 0.72 AC	AREA = 0.71 AC	AREA = 0.23 AC	AREA = 0.81 AC	AREA = 1.55 AC	
EXISTING ZONING													
PROPOSED ZONING													
BLDS. SIZE / REQ. DINING SEATS	3,000 SF / 100 SEATS	11,584 SF / NA	16,031 SF / NA	2,123 SF / 52 SEATS	4,547 SF / 80 SEATS & 1/200	4,300 SF / NA	4,715 SF / 120 SEATS	6,300 SF / 106 OL @ 1/3	4,955 SF / NA	6,656 SF / NA	4,898 SF / NA	7,176 SF / NA	
FAR	0.0600	0.2197	0.2220	0.0531	0.1516	0.1853	0.0879	0.2007	0.1596	0.6574	0.1396	0.1066	
PROPOSED # OF STRUCTURES	1	1	1	1	1	1	1	1	2	1	1	1	
PROPOSED USE	RESTAURANT W/ DRIVE THRU	SHOPS/RETAIL-FOOD-OFFICE	DRUG STORE	RESTAURANT W/ DRIVE THRU	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	RESTAURANT W/ DRIVE THRU	FITNESS CENTER W/ 1 TENANT	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	OFFICE/SCHOOL/DAYCARE	
TOTAL PARKING PROVIDED	37 SPACES	57 SPACES	70 SPACES	20 SPACES	19 SPACES	27 SPACES	33 SPACES	27 SPACES	42 SPACES	60 SPACES	42 SPACES	63 SPACES	497 SPACES PROV.
TOTAL PARKING REQ. (INC. EMPL)	30 SPACES (1 PER 4 SEATS)	58 SPACES	75 SPACES	13 SPACES (1 PER 4 SEATS)	32 SPACES	22 SPACES	30 SPACES (1 PER 4 SEATS)	36 SPACES	25 SPACES	33 SPACES	24 SPACES	16 SPACES (2 1/2/500 SF)	395 SPACES REQ.
DIFFERENCE (-2)	+7 SPACES	-1 SPACES	-5 SPACES	+7 SPACES	-13 SPACES	+5 SPACES	+3 SPACES	-9 SPACES	17 SPACES	27 SPACES	18 SPACES	+47 SPACES	+102 SPACES
HC PROVIDED	2 HC (INC. 2 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	4 HC (INC. 2 VAN ACCESSIBLE)	1 HC (INC. VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	3 HC (INC. 3 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	3 HC (INC. 3 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	35 HC SPACES PROV.
HC REQUIRED	2 HC SPACES	4 HC SPACES	4 HC SPACES	1 HC SPACES	4 HC SPACES	2 HC SPACES	3 HC SPACES	2 HC SPACES	3 HC SPACES	4 HC SPACES	4 HC SPACES	2 HC SPACES	395 SPACES REQ.
BIKE SPACES PROVIDED	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	9 BIKE SPACES	5 BIKE SPACES	9 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	62 BIKE SPACES PROV.
BIKE SPACES REQUIRED	2 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	1 BIKE SPACES	2 BIKE SPACES	2 BIKE SPACES	2 BIKE SPACES	2 BIKE SPACES	2 BIKE SPACES	2 BIKE SPACES	2 BIKE SPACES	1 BIKE SPACES	26 HC SPACES REQ.
MOTORCYCLE SPACES PROVIDED	2 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	4 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	38 MC SPACES PROV.
MOTORCYCLE SPACES REQUIRED	1 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	1 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	1 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	1 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	1 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	21 MC SPACES REQ.
MAX. BUILDING HEIGHT	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	



PROJECT NUMBER: _____

Application Number: _____

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

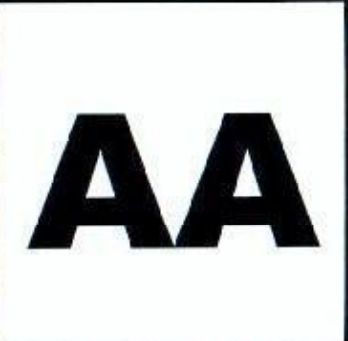
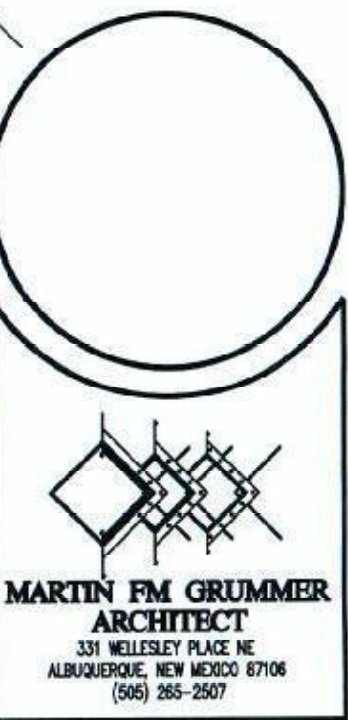
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

- KEYED NOTES
- 8" INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
 - PROPOSED LIGHT POLE LOCATION RE: 3/A1.5 FOR POLE DETAIL
 - EXISTING 6" SIDEWALK
 - PROPOSED PONDING AREA (RE: CONCEPTUAL GRADING PLAN)
 - CONCRETE CURB
 - CONCRETE SIDEWALK, MAX. 2% CROSS SLOPE
 - HANDICAP RAMP PER COA DWS @2441
 - INDICATES EXISTING 6' HIGH CMU (HEIGHT TO BE FIELD VERIFIED) SCREEN WALL FROM ADJACENT GRADE OF R ZONE AREA COLOR OF WALL FACING COMMERCIAL DEVELOPMENT SHALL BE TAN IN COLOR
 - INDICATES BIKE RACK LOCATION (1 BIKE CAPACITY)
 - OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE) W/ 8' LONG X 3' WIDE BENCH SHADED BY TRELLIS AND LANDSCAPING
 - PROPOSED 3'-0" HIGH 8" INTEGRALLY COLORED SPLIT-FACED CMU BLOCK SCREEN WALL (TAN/RED COLOR) RE: 14/A3.0 FOR DETAIL
 - INDICATES ADA PARKING SPACE W/SIGNAGE, SEE A1.5
 - PROPOSED 30' LANDSCAPE BUFFER W/ 8' PEDESTRIAN PATHWAY
 - INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
 - INDICATES PROPOSED 5' X 10' MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS
 - NOT IN USE
 - INDICATES SIGN TYPE B.
 - HATCHED AREA INDICATES PROPOSED LANDSCAPE AREA TO BE WATERED W/ SUPPLEMENTAL WATER HARVESTING SYSTEM
 - INDICATES DUMPSTER LOCATION RE: DETAIL 2/A1.5 -INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH ADJACENT BUILDING COLOR
 - INDICATES DUMPSTER LOCATION W/ RECYCLE - INCLUDING SANITARY DRAIN FOR FOOD SERVICES
 - INDICATES 18" HIGH BENCH LOCATION
 - INDICATES MOTORCYCLE SPACE W/SIGNAGE - SEE SHEET A1.5

ADMINISTRATIVE AMENDMENT
FILE # 512019 PROJECT # PR 2019
Building Facade, landscape,
Building layout, and
parking adjustments.
7-5-2019
APPROVED BY DATE

SITE PLAN

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.



McMAHON MARKET PLACE
NEW SHELL BUILDING
5710 McMAHON BLVD NW
ALBUQUERQUE, NM 87114
SITE PLAN FOR BUILDING PERMIT

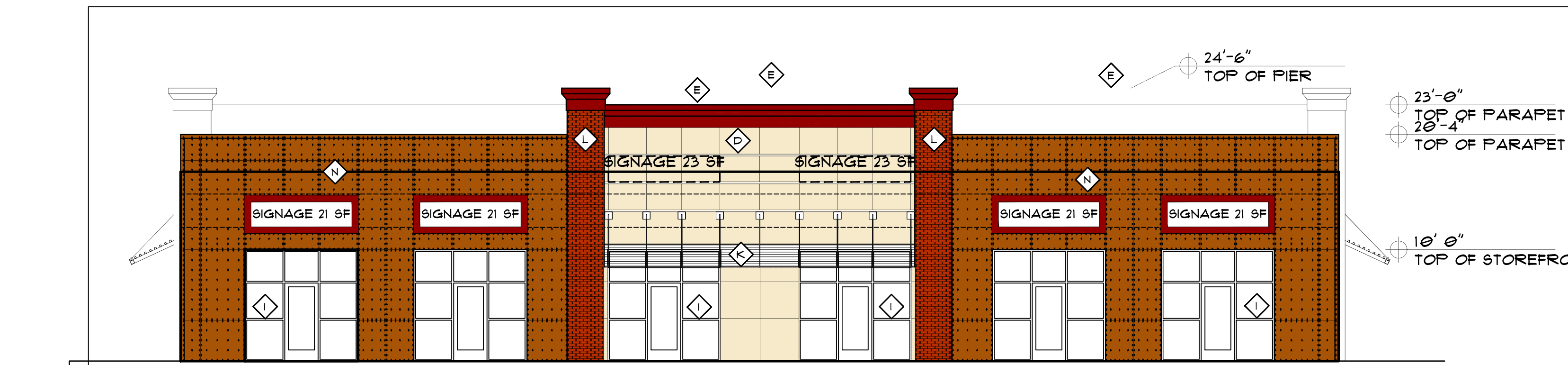
DATE: 27 SEP 2019

DRAWN BY: MFMS

CHECKED BY:

VERIFIED BY:

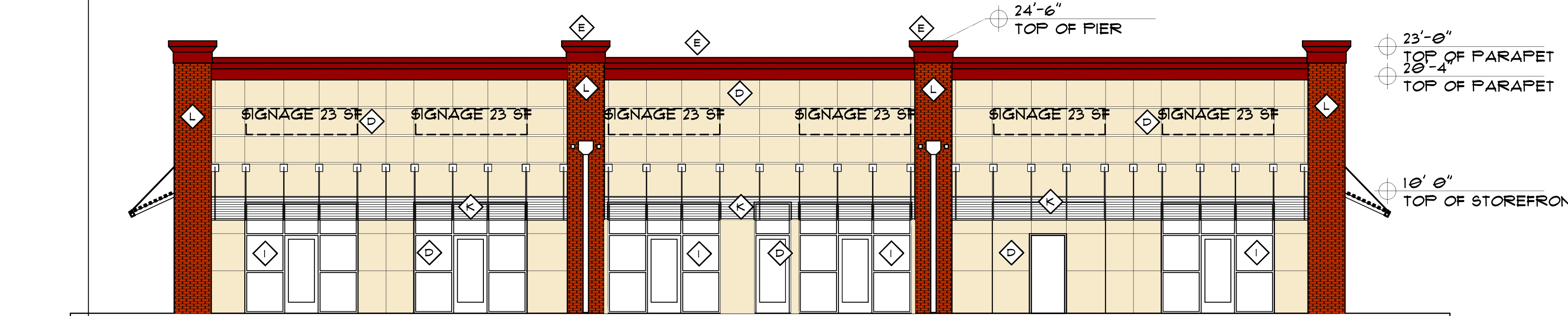
REVISIONS



NORTH ELEVATION

SIGNAGE: 138 SF OF 2206 SF FACADE = 6.03%

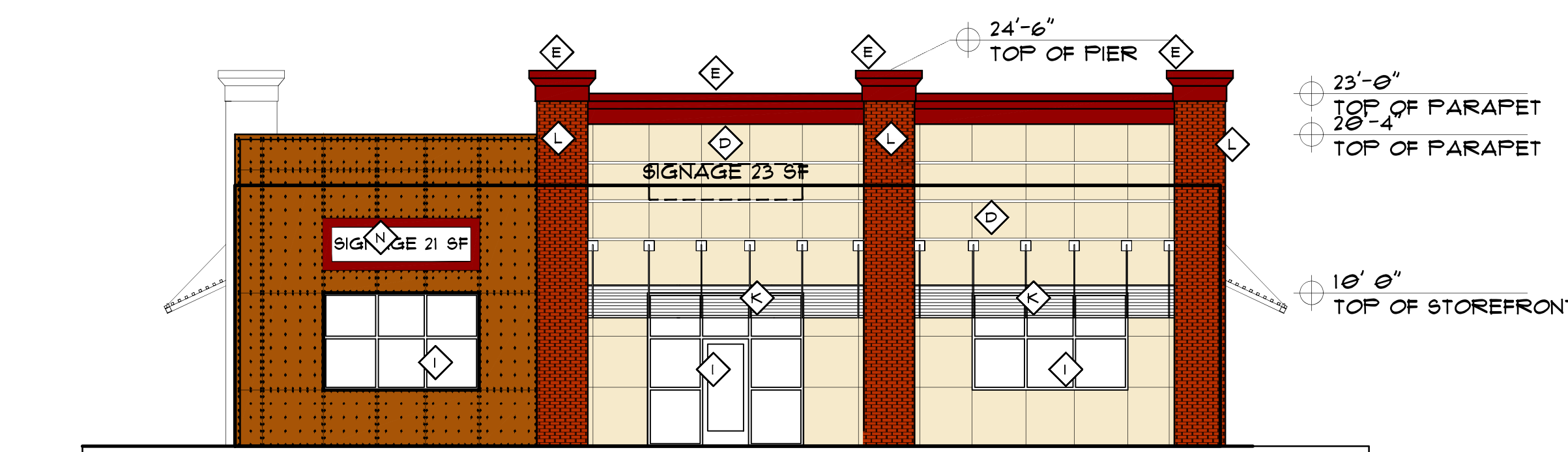
1/8" = 1' - 0"



SOUTH ELEVATION

SIGNAGE: 138 SF OF 2406 SF FACADE = 5.74%

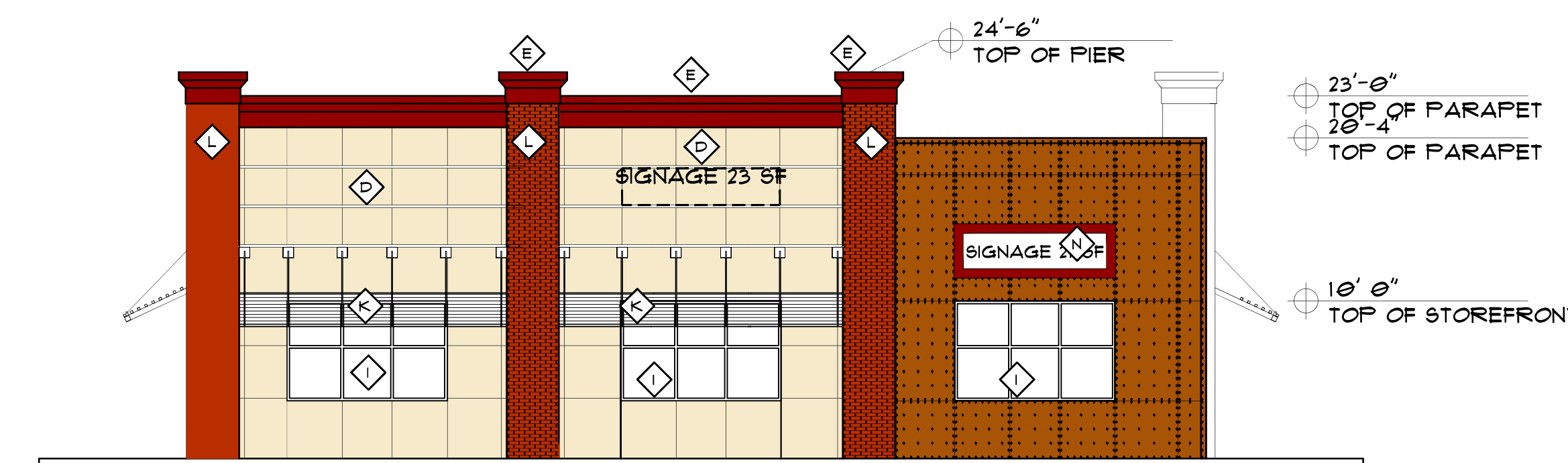
1/8" = 1' - 0"



WEST ELEVATION

SIGNAGE: 23 SF OF 1425 SF FACADE = 1.61%

1/8" = 1' - 0"



EAST ELEVATION

SIGNAGE: 23 SF OF 1425 SF FACADE = 1.61%

1/8" = 1' - 0"



KEYED NOTES

- 8" INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
- PROPOSED LIGHT POLE LOCATION RE: 3/A1.5 FOR POLE DETAIL
- EXISTING 6' SIDEWALK
- PROPOSED PONDING AREA (RE: CONCEPTUAL GRADING PLAN)
- NOT USED
- NOT USED
- HANDICAP RAMP PER COA DWG #2441
- INDICATES EXISTING 6' HIGH CMU (HEIGHT TO BE FIELD VERIFIED)
- SCREEN WALL FROM ADJACENT GRADE OF R ZONE AREA
- COLOR OF WALL FACING COMMERCIAL DEVELOPMENT SHALL BE TAN IN COLOR
- INDICATES BIKE RACK LOCATION (9 BIKE CAPACITY)
- OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE)
- W/ 8' LONG X 3' WIDE BENCH SHADED BY TRELLIS AND LANDSCAPING
- PROPOSED 3'-0" HIGH 8" INTEGRALLY COLORED SPUT-FACED CMU BLOCK SCREEN WALL (TAN/RED COLOR) RE: 14/A3.0 FOR DETAIL

SITE PLAN

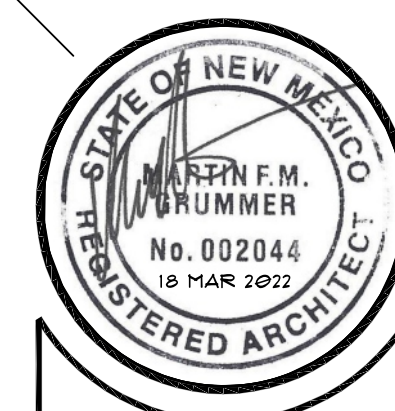
- INDICATES SMALL CAR PARKING SPACE (9' X 15'-6" TYP.)
- PROPOSED 30' LANDSCAPE BUFFER W/ 8' PEDESTRIAN PATHWAY
- INDICATES PROPOSED FIRE HYDRANT LOCATION
- RE: UTILITY PLAN FOR INFO
- INDICATES PROPOSED 5' X 10' MOTORCYCLE PARKING STALL
- LOCATION RE: SITE PLAN FOR LOCATIONS
- 20' WATER UTILITY EASEMENT
- INDICATES SIGN TYPE B.
- HATCHED AREA INDICATES PROPOSED LANDSCAPE AREA TO BE WATERED W/ SUPPLEMENTAL WATER HARVESTING SYSTEM
- INDICATES DUMPSTER LOCATION RE: DETAIL 2/A1.5 - INCLUDING SANITARY DRAIN FOR FOOD SERVICES
- NOTE: ENCLOSURE SHALL MATCH ADJACENT BUILDING COLOR
- INDICATES DUMPSTER LOCATION W/ RECYCLE - INCLUDING SANITARY DRAIN FOR FOOD SERVICES
- INDICATES 18" HIGH BENCH LOCATION

KEYED COLOR / MATERIAL SCHEDULE

(FROM DESIGN STANDARDS)

WALL FINISH COLOR	BENJAMIN MOORE #1032 (DARK TAN)	NOT USED	SIGNAGE	MATCH STUCCO COLOR D PROVIDE PLYWOOD BACKING FOR SIGN
WALL FINISH COLOR	BENJAMIN MOORE #351 (LIGHT TAN)	NOT USED	STOREFRONT	CLEAR ANODIZED ALUMINUM (SILVER COLOR)
WALL FINISH COLOR	SHERWIN WILLIAMS BASKET BEIGE SW 6143 (TAN COLOR)	NOT USED	ROOF FINISH MATERIAL	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL
WALL FINISH COLOR	SHERWIN WILLIAMS WOOL SKEIN SW 6148 (LIGHT TAN COLOR)	STUCCO	AWNING & FRAMING	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL - SILVER GALVALUME OVER AWNING FRAME (SEE STRUCT.) FRAME TO BE COLOR E - RED CENT
WALL FINISH COLOR	SHERWIN WILLIAMS RED CENT SW 6341 (TERRA-COTTA RED)	STUCCO	BRICK	RED BRICK FACE BLOCK COLOR BY OWNER
WALL FINISH COLOR	SHERWIN WILLIAMS DOVETAIL SW 1018 (GREY COLOR)	NOT USED	AWNING FABRIC/SUNBRELLA	HEMLOCK TWEED #4605 AWNING FABRIC (DARK GREEN)
WALL FINISH COLOR	SHERWIN WILLIAMS OCEANSIDE SW 6436 (BLUE COLOR)	NOT USED	CORTEN STEEL	CORTEN RUSTED STEEL

NOT A PART



MARTIN F.M. GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2207



AA

McMAHON MARKET PLACE
NEW SHELL OFFICE BUILDING
5760 McMAHON BLVD NW
ALBUQUERQUE, NM 87114
SITE PLAN & ELEVATIONS
SITE PLAN FOR BUILDING PERMIT

LOT
9b

DATE:
18 MAR 2022
DRAWN BY:
MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO:
A2.3
6 OF 10

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.