

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

February 7, 2022

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

Re: Rio Grande Shoing Center
2400 Rio Grande Blvd. NW
Traffic Circulation Layout
Architect's Stamp 01-20-22 (G12-D016)

Dear Mr. Grummer,

The TCL submittal received 02-07-2022 is approved for Building Permit with. 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 front counter personnel 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,

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

\xxx via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: 2400 RIO GRANDE Building Permit #: _____ Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOT 32-C-1, ALVARADO GARDENS UNIT 1

City Address: 2400 RIO GRANDE BLVD. NW

Applicant: MARTIN GRUMMER Contact: MARTIN

Address: 331 WELLESLEY PL. NE

Phone#: 505-265-2507 Fax#: _____ E-mail: mgrummer@centurylink.net

Other Contact: PETERSON PROPERTIES INC Contact: DOUG

Address: 2325 SAN PEDRO NE

Phone#: 505-884-3578 Fax#: _____ E-mail: _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? ☒ Yes _____ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 1 FEB 2022 By: MARTIN GRUMMER

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

ADDRESS	
2400 RIO GRANDE BLVD., NW ALBUQUERQUE, NM 87104	
LEGAL DESCRIPTION	
LOTS 32-C-1, BLOCK 0000 ALVARADO GARDENS UNIT 1 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO UPC: 101206091405440501	
ZONING	
MX-L, LOW INTENSITY	
BUILDING AREAS	
SUITE A:	1,192 SF
SUITE B:	1,207 SF
SUITE C:	1,207 SF
SUITE D:	2,416 SF
SUITE E:	10,841 SF
PATIO COVER:	4,399 SF
TOTAL UNDER ROOF	20,389 SF
SPACE USE	
BUSINESS, MERCANTILE	

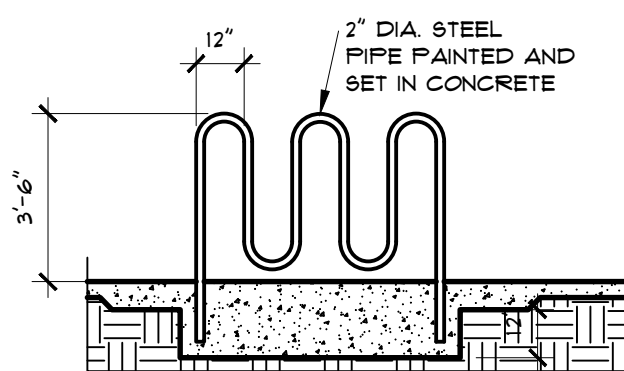
RIO GRANDE SHOPPING CENTER

2400 RIO GRANDE NW, 87104

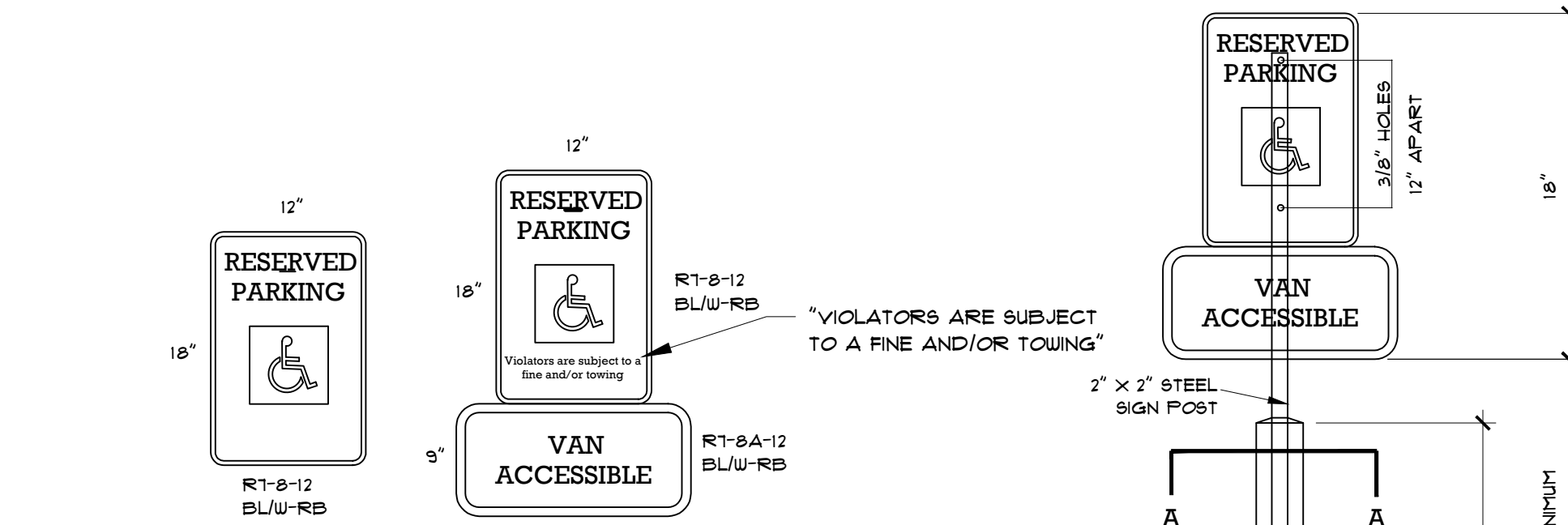
PARKING CALCULATIONS			
MAIN STREET AREA			
MASTER CLEANERS	1,192 SF	3/1,000 SF	3.576
WEST MOUNTAIN OUTDOORS	1,207 SF	3/1,000 SF	3.621
SUBWAY	1,207 SF	5/1,000 SF	6.035
RED ROOF ACUPUNCTURE	2,416 SF	3/1,000 SF	7.248
LA MONTANITA COOP	10,841 SF	2.5/1,000 SF	27.1
TOTAL SPACES REQUIRED			47.58 = 48 REQ
SPACES PROVIDED			64
ADA SPACES REQ 3		ADA SPACES PROVIDED 4	
MC SPACES REQ 2		MC SPACES PROVIDED 2	
BICYCLE SPACES REQ 5		BICYCLE SPACES PROVIDED 5	

TRAFFIC CIRCULATION LAYOUT APPROVED
02/08/2022

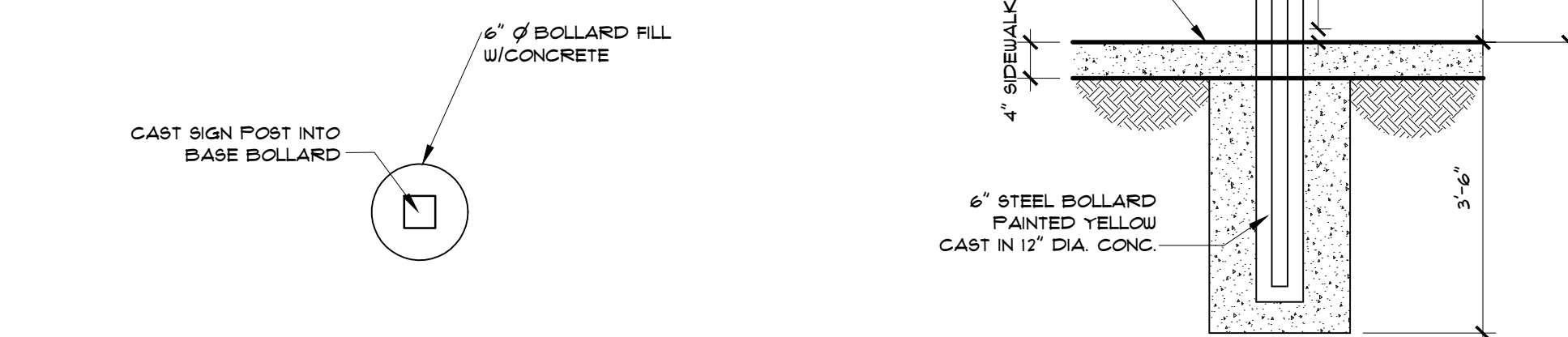
Jeanne Wolfenbarger



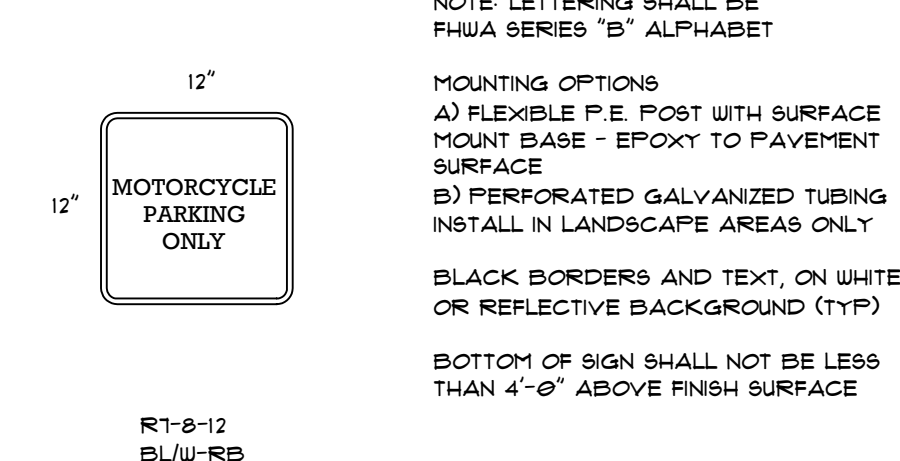
1 EXTG. BICYCLE RACK
A1.1 N.T.S.



2 HANDICAP PARKING SIGNS
A1.1 N.T.S.

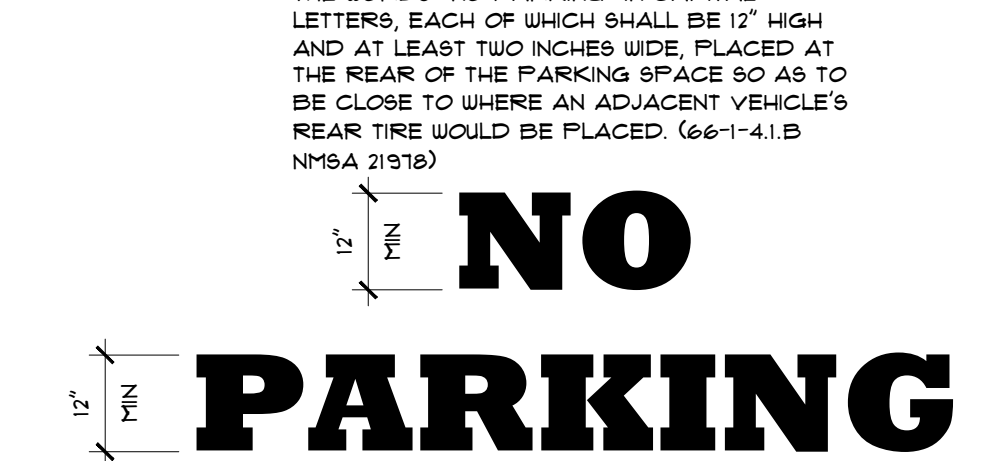


3 SECTION A-A
A1.1 N.T.S.

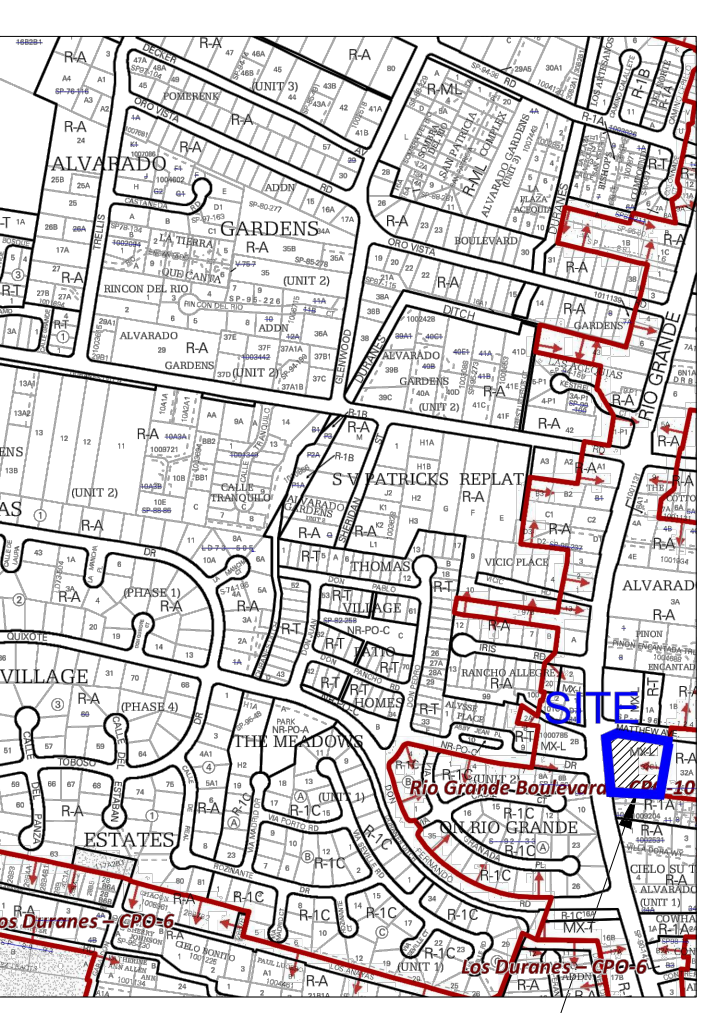


5 SIGN MOUNTING DETAIL
A1.1 N.T.S.

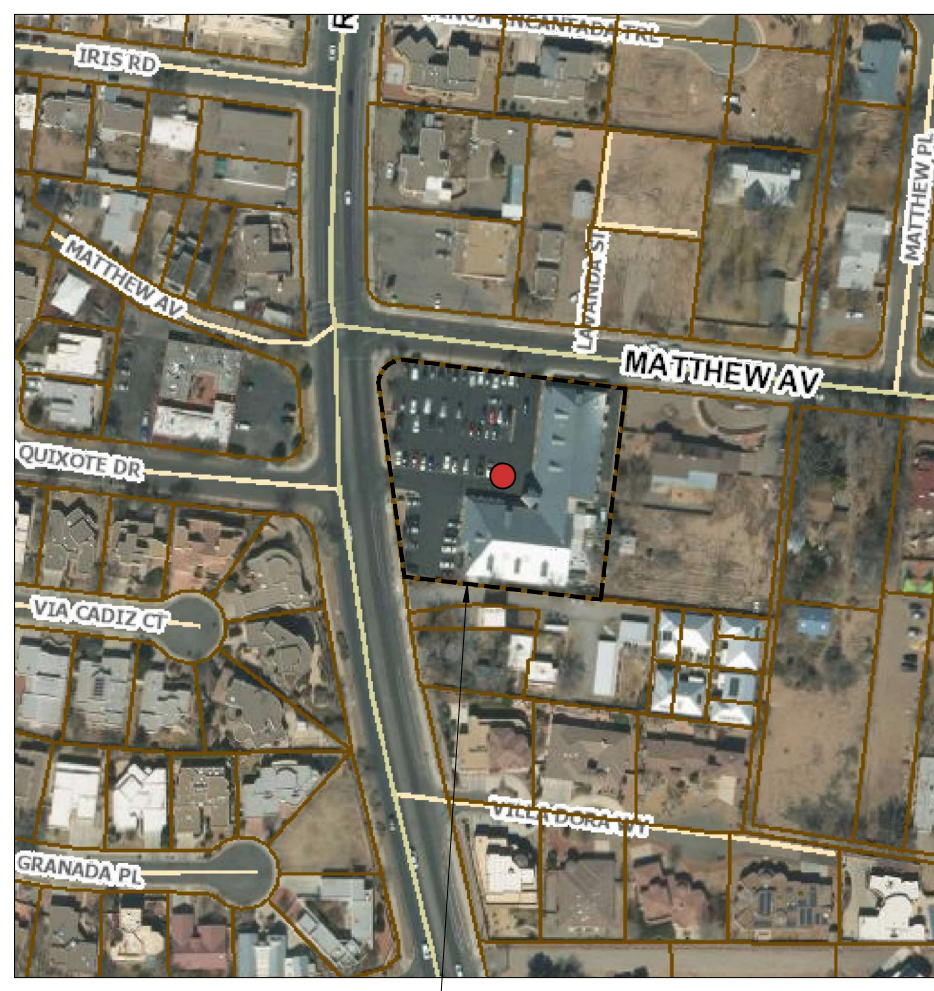
4 SIGN MOUNTING DETAIL
A1.1 N.T.S.



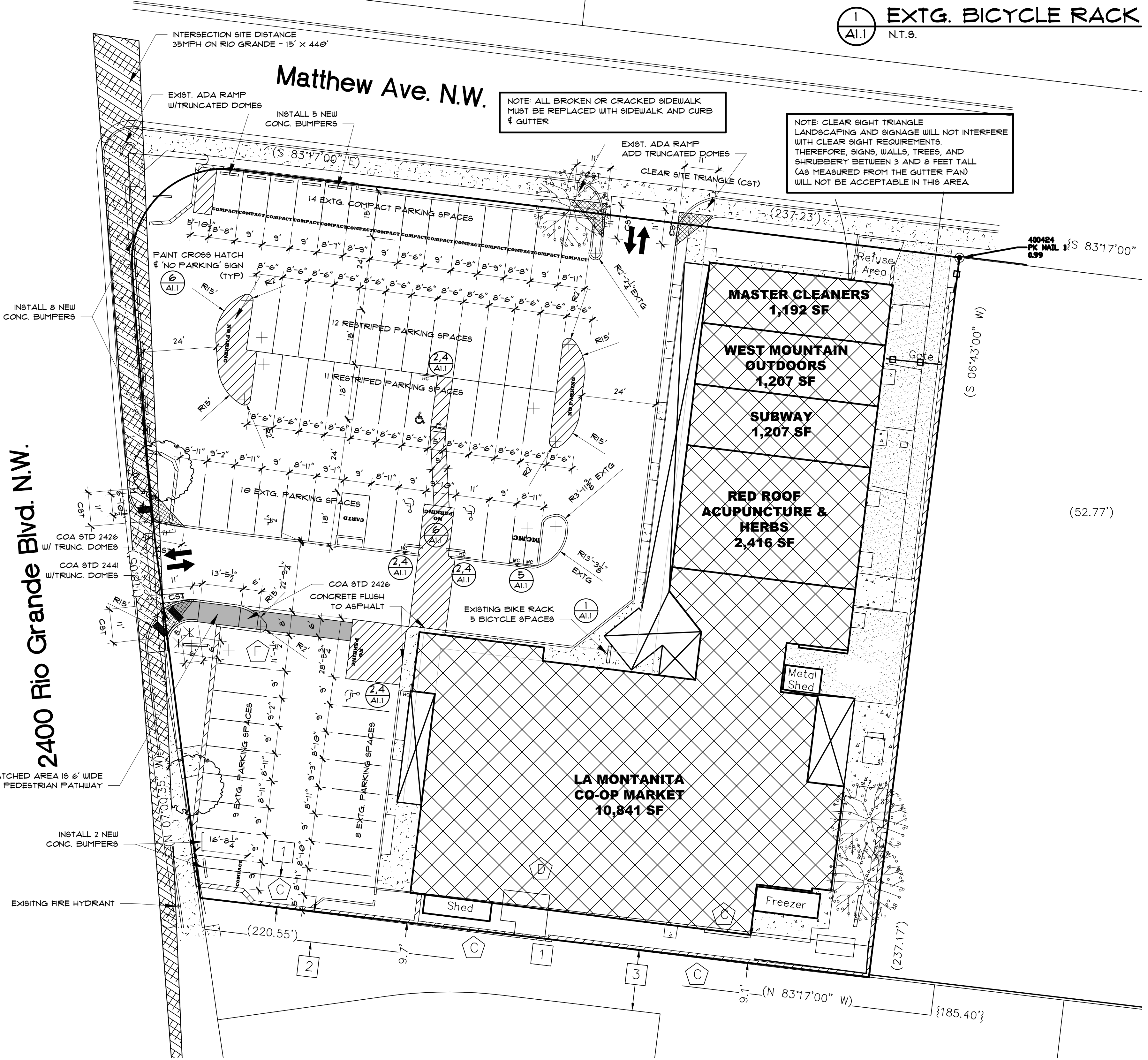
6 ADA ACCESS AISLE DTL.
A1.1 N.T.S.



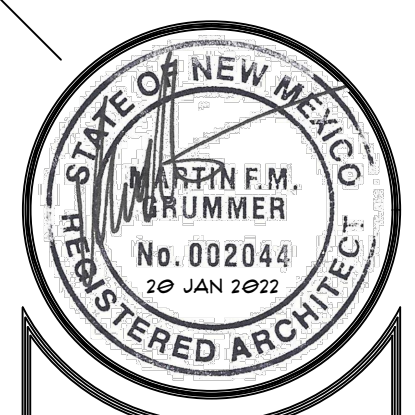
VICINITY MAP
SITE N.T.S.



AERIAL
SITE N.T.S.



SITE PLAN



MARTIN F.M. GRUMMER
ARCHITECT
331 WILKESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2501

DATE: 20 JAN 2022
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

RIO GRANDE SHOPPING CENTER
2400 RIO GRANDE BLVD., NW
ALBUQUERQUE, NM 87104

REVISIONS

TCL

SHEET NO:
A1.1

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