

# CITY OF ALBUQUERQUE



March 28, 2016

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

**Re: Unser & Vista Oriente, Bldg. 1A, Building Permit #: 201591581**  
**Request for Certificate of Occupancy- Transportation Development**  
Architect's Stamp dated 4-30-08 (H10-D006A5)  
Certification dated 3-25-16

Dear Mr. Grummer,

Based upon the information provided in your submittal received 3-24-15, 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.

If you have any questions, please contact Monica Ortiz at (505) 924-3981 or me at (505)924-3630.

Sincerely,

John B. Gurulé, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

\jg via: email  
C: CO Clerk, File

## TRAFFIC CERTIFICATION

I, MARTIN GRUMMER, NMRA 002044, OF THE FIRM MARTIN GRUMMER - ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 9 SEP 15. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY MARTIN OF THE FIRM MARTIN GRUMMER - ARCHITECT. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 25 MAR 2016 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.

### EXCEPTIONS NOTED:

NORTH ISLAND OF MIDDLE PARKING AREA IS 7'-1 1/2" WIDE RATHER THAN 6'-6 1/2".

FIRE LANES ADDED AS SHOWN ON A1.2 MARKUP.

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.

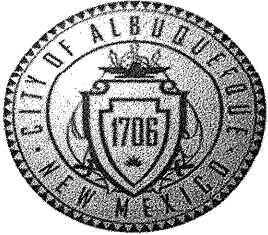
  
Signature of Engineer or Architect

25 MAR 16  
Date

ARCHITECT'S STAMP



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



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

**Project Title:** Unser & Vista Oriente Shell Building Permit #:201591581\_\_Hydrology File #:H10-D006A5

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Lot 1-B-3, Ladera Industrial Center \_\_\_\_\_

City Address: 2220 Unser Blvd NW, Albuquerque, NM 87114 \_\_\_\_\_

**Applicant:** Martin Grummer-Architect Contact: Martin

Address: 331 Wellesley Pl NE, Albuquerque, NM 87106 \_\_\_\_\_

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

**Other Contact:** Doug Peterson Contact: \_\_\_\_\_

Address: 2325 San Pedro NE, Albuquerque, NM 87110 \_\_\_\_\_

Phone#: 884-3578 Fax#: \_\_\_\_\_ E-mail: doug@petersonproperties.net

Check all that Apply:

### DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION  
  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR  
  
☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
  
☐ OTHER (SPECIFY) \_\_\_\_\_

### 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

### ☐ PRE-DESIGN MEETING?

☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 25 Mar 2016

By: Martin Grummer

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

EXISTING LADERA CHANNEL  
AMAFCA EASEMENT B

LOT 1-A

KEYED NOTES

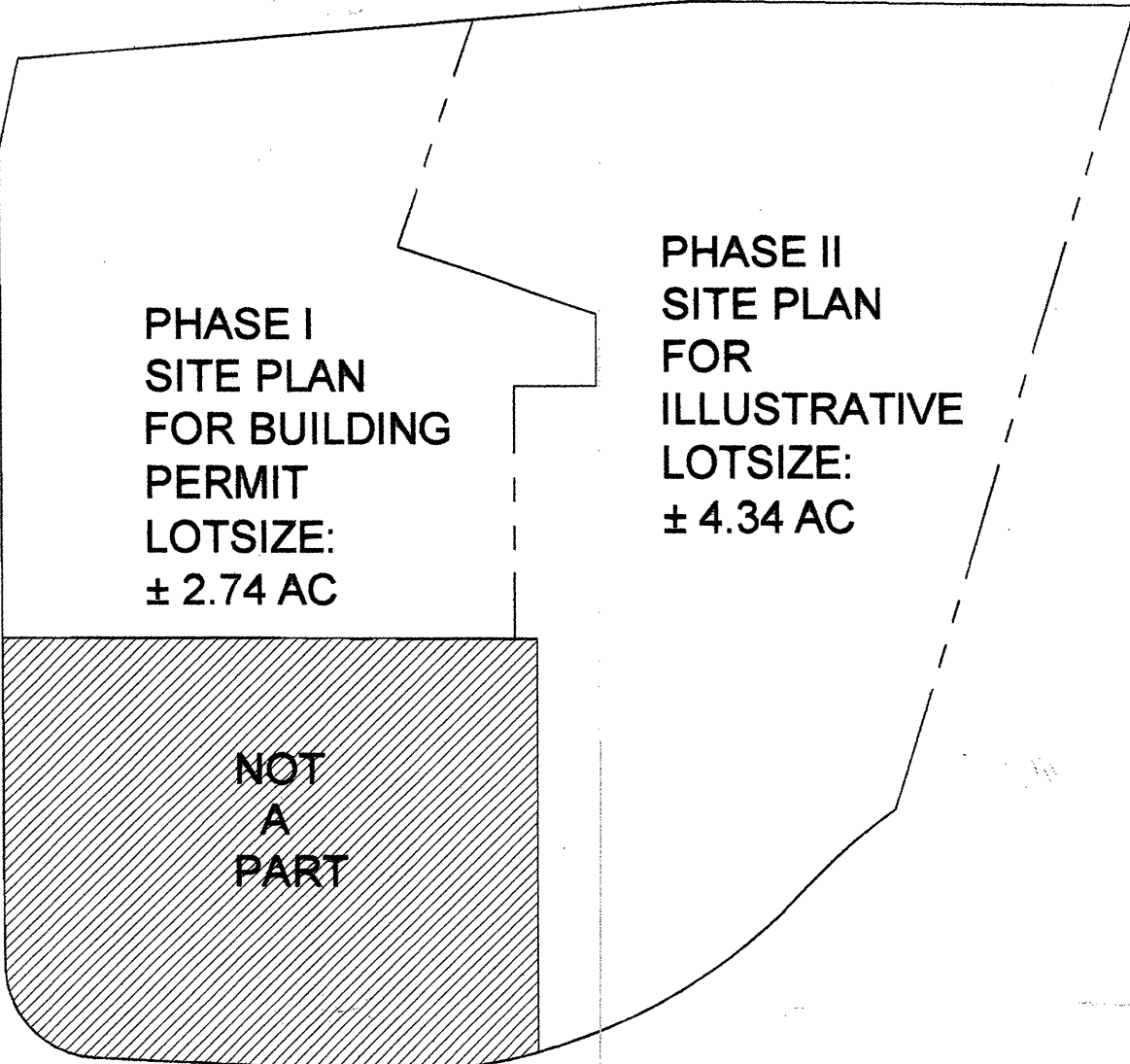
1. PROPERTY LINE
2. EXISTING LOT LINE TO BE ELIMINATED
3. EXISTING LOT LINE PER EXISTING PLAT
4. NEW PROPERTY LINE
5. -

THE SITE IS LOCATED ON THE NORTHEAST CORNER OF UNSER BLVD AND VISTA ORIENTE STREET. THE SITE IS 7.08 ACRES. TWO ACCESS POINTS ARE EXISTING ONE FROM UNSER BOULEVARD, ONE FROM VISTA ORIENTE STREET. THE PROPOSED USES INCLUDE OFFICE, RETAIL AND RESTAURANT IN COMPLIANCE WITH THE SUBURBAN INDUSTRIAL ZONING.

VEHICULAR ACCESS: TWO ACCESS POINTS ARE EXISTING ONE FROM UNSER BOULEVARD, ONE FROM VISTA ORIENTE STREET. THROUGH THE WALGREEN'S PARTIAL. ANOTHER ACCESS WILL BE TAKEN FROM VISTA ORIENTE STREET. THE PROPOSED ACCESS OFF OF VISTA ORIENTE STREET WILL BE A FULL ACCESS POINT.

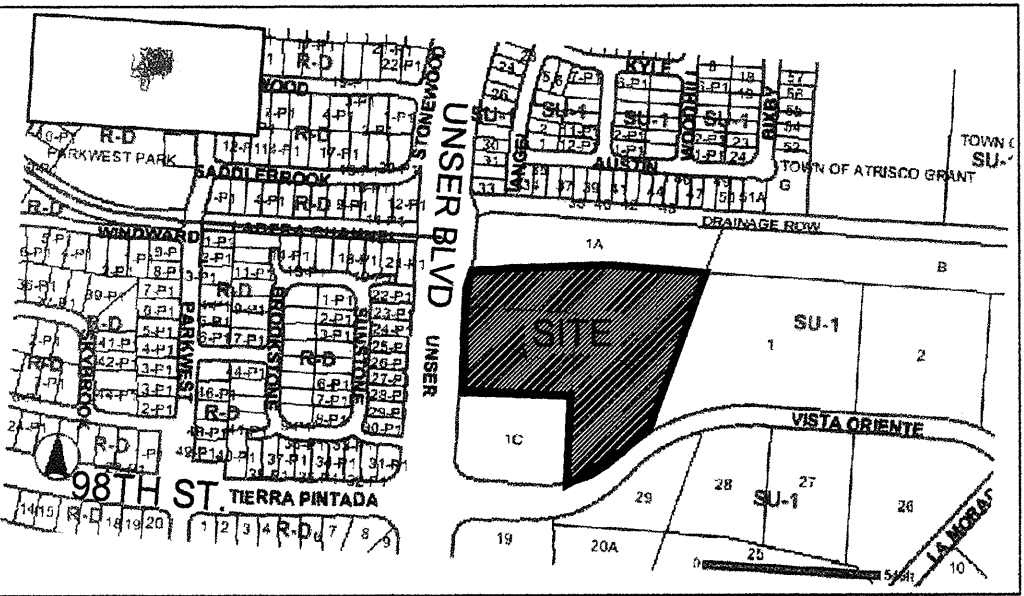
THEIR IS EXISTING PEDESTRIAN ACCESS FROM UNSER BOULEVARD AND VISTA ORIENTE STREET.

THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED A HEIGHT OF 27'. THERE SHALL BE A FRONT AND A CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 11 FEET FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION. THE CLEAR SIGHT TRIANGLE SHALL NOT BE INFRINGED UPON.  
THE MAXIMUM FLOOR AREA RATIO PHASE I : 0.188 (F.A.R.) AND PHASE II : 0.26 (F.A.R.)



| PHASE    |                               | BUILDING      | TOTAL SF  | USE/ AREA                   | FACTOR        | PARKING REQUIRED | PARKING PROVIDED | INCLUDES H.C. PARKING (REQUIRED & PROVIDED) | INCLUDES MC. PARKING (REQUIRED & PROVIDED) | BICYCLE PARKING (REQUIRED & PROVIDED) |   |
|----------|-------------------------------|---------------|-----------|-----------------------------|---------------|------------------|------------------|---------------------------------------------|--------------------------------------------|---------------------------------------|---|
| PHASE I  | SITE PLAN FOR BUILDING PERMIT | BLDG 1a<br>1b | 15,120 SF | RETAIL 19,344 SF            | 1/200 SF      | 97 SPACES        | 121              | 133 SPACES                                  | 8                                          | 8                                     | 8 |
|          |                               | BLDG 4        | 4,224 SF  |                             |               |                  |                  |                                             |                                            |                                       |   |
|          |                               | BLDG 6        | 2,400 SF  | RESTAURANT 2,400 (96 SEATS) | 1 PER 4 SEATS | 24 SPACES        |                  |                                             |                                            |                                       |   |
| PHASE II | ILLUSTRATIVE SITE PLAN        | BLDG 2        | 18,200 SF |                             |               |                  |                  |                                             |                                            |                                       |   |
|          |                               | BLDG 3        | 28,000 SF | RETAIL 50,400 SF            | 1/200 SF      | 252 SPACES       | 287 SPACES       | 8                                           | 8                                          | 14                                    |   |
|          |                               | BLDG 5        | 4,200 SF  |                             |               |                  |                  |                                             |                                            |                                       |   |
| TOTAL    |                               |               |           |                             |               | 373 SPACES       | 420 SPACES       | 16                                          | 16                                         | 22                                    |   |

\*PROVIDED PARKING NUMBERS INCLUDE HANDICAPPED AND MOTORCYCLE PARKING.



VICINITY MAP 1"=500'  
1"=40'

North 1 SITE PLAN

0' 20' 40' 80'

PROJECT NUMBER:

APPLICATION NUMBER:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated June 17, 2005 and the findings and conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) 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 SIGNOFF APPROVAL

4/30/08  
Traffic Engineering Transportation Division  
4/30/08  
Water Utility Department  
4/30/08  
Parks and Recreation Department  
4/30/08  
City Engineer

Environmental Health Department \*(conditional)

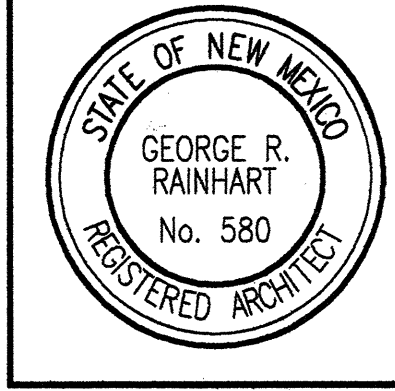
4-30-08  
Solid Waste Management  
DRB Chairperson, Planning Department  
Date

\* Environmental Health, if necessary

| REV | DATE     | BY  | REVISION      |
|-----|----------|-----|---------------|
| 1   | 10/08/08 | NAH | CITY COMMENTS |
| 2   | 12/19/07 | NAH | CITY COMMENTS |
| 3   | 10/29/07 | MSW | CITY COMMENTS |
| 4   | 9/28/07  | NAH | CITY COMMENTS |
| 5   | 9/21/07  | NAH | CITY COMMENTS |
| 6   | 9/12/07  | NAH | CITY COMMENTS |

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.

2325 SAN PEDRO NE., SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877



PROJECT TITLE  
UNSER & VISTA ORIENTE  
NORTHEAST CORNER OF UNSER BLVD AND VISTA ORIENTE STREET  
Albuquerque, NM  
PROJECT MANAGER  
George Rainhart, AIA  
DRAWN BY:  
NAH  
JOB NO.  
0048 B  
SHEET TITLE  
SITE PLAN FOR SUBDIVISION

DATE:  
10/29/07  
SCALE:  
1"= 40'  
sheet:  
AS.1  
of:

EXISTING LADERA CHANNEL  
AMAFCA EASEMENT B

LOT 1-A

ALL EXISTING RAMPS SHALL  
MEET CURRENT ADA CRITERIA.

NOTE:

- SEE GRADING AND DRAINAGE PLAN (01-02) FOR FIRE HYDRANT LOCATIONS, DISTRIBUTION LINES, RIGHT-OF-WAY AND EASEMENTS, EXISTING AND PROPOSED WATER, SEWER, STORM DRAINAGE FACILITIES.
- OFFICE USES WILL ON THE 2ND FLOOR (BLDG 2, BLDG 3)
- CONTRACTOR SHALL PROVED SINGE TO IDENTIFY DUMPSTER ENCLOSURE AND RECYCLE ARE FOR BLDG 1a, 1b AND 2.

CITY OF ALBUQUERQUE  
PLANNING

APPROVED  
DATE: 07/27/15

PERMIT # 1201804581 FOR ENCLOSURE FOR BLDG 1a  
DATE: 07/27/15

PERMIT # 1201804581 FOR ENCLOSURE FOR BLDG 1b  
DATE: 07/27/15

- SCREEN WALL - MAX. HEIGHT 3', DARK RED BRICK
- TRASH RECEPTACLES
- TRANSFORMER LOCATION
- EXISTING FIRE HYDRANT
- SITE WALK
- BICYCLE RACK LOCATION - 2 BIKES
- EXISTING LOT LINE TO BE ELIMINATED
- EXISTING LOT LINE PER EXISTING PLAT
- EXISTING MEDIANS
- EXISTING TRAFFIC SIGN
- EXISTING BUS STOP
- EXISTING SIDEWALK
- NEW PROPERTY LINE
- NEW FIRE HYDRANT
- HANDICAP RAMP - SEE DETAIL A1AS.3 SHH
- EXISTING ASPHALT TRAIL
- EXISTING HANDICAP RAMP - SEE DETAIL A1AS.3 SHH

RADIUS INFORMATION:

- RADIUS = 1'-0"
- RADIUS = 2'-0"
- RADIUS = 3'-0"
- RADIUS = 4'-6"
- RADIUS = 5'-0"
- RADIUS = 6'-0"
- RADIUS = 9'-0"
- RADIUS = 15'-0"
- RADIUS = 20'-0"
- RADIUS = 25'-0"
- RADIUS = 30'-0"
- RADIUS = 40'-0"
- RADIUS = 50'-0"
- RADIUS = 60'-0"
- RADIUS = 100'-0"

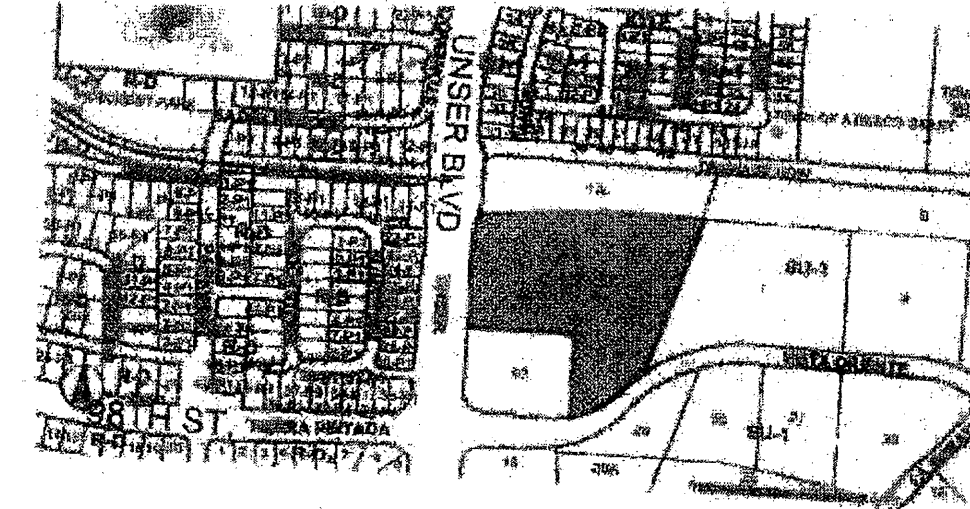
PHASE I  
SITE PLAN  
FOR BUILDING  
PERMIT  
LOTSIZE:  
± 2.74 AC

PHASE II  
SITE PLAN  
FOR  
ILLUSTRATIVE  
LOTSIZE:  
± 4.34 AC

NOT  
A  
PART

| PHASE                                          | BUILDING | TOTAL SF  | USE/ AREA                   | FACTOR        | PARKING REQUIRED | PARKING PROVIDED | INCLUDES H.C. PARKING (REQUIRED & PROVIDED) | INCLUDES MC. PARKING (REQUIRED & PROVIDED) | BICYCLE PARKING (REQUIRED & PROVIDED) |
|------------------------------------------------|----------|-----------|-----------------------------|---------------|------------------|------------------|---------------------------------------------|--------------------------------------------|---------------------------------------|
| PHASE I<br>SITE PLAN<br>FOR BUILDING<br>PERMIT | BLDG 1a  | 15,120 SF | RETAIL 19,344 SF            | 1/200 SF      | 97 SPACES        | 121              | 8                                           | 8                                          | 8                                     |
|                                                | BLDG 4   | 4,224 SF  |                             |               |                  |                  |                                             |                                            |                                       |
|                                                | BLDG 6   | 2,400 SF  | RESTAURANT 2,400 (96 SEATS) | 1 PER 4 SEATS | 24 SPACES        |                  |                                             |                                            |                                       |
| PHASE II<br>ILLUSTRATIVE<br>SITE PLAN          | BLDG 2   | 18,200 SF |                             |               |                  |                  |                                             |                                            |                                       |
|                                                | BLDG 3   | 28,000 SF | RETAIL 50,400 SF            | 1/200 SF      | 252 SPACES       | 287 SPACES       | 8                                           | 8                                          | 14                                    |
|                                                | BLDG 5   | 4,200 SF  |                             |               |                  |                  |                                             |                                            |                                       |
| TOTAL                                          |          |           |                             |               | 373 SPACES       | 420 SPACES       | 16                                          | 16                                         | 22                                    |

\*PROVIDED PARKING NUMBERS INCLUDE HANDICAPPED AND MOTORCYCLE PARKING.



VICINITY MAP 1"=500'

CITY OF ALBUQUERQUE  
"SOLID WASTE"  
MANAGEMENT DEPARTMENT  
APPROVED 7/22/08

PLANS CHECKING OFFICE  
024-3511  
ATTACHED DISAPPROVED  
R.C. 4-22-08

PROJECT NUMBER: 1002404  
APPLICATION NUMBER: 08-DRB-70023

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated June 17, 2005 and the findings and conditions in the Official Notification of Decision are satisfied.

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

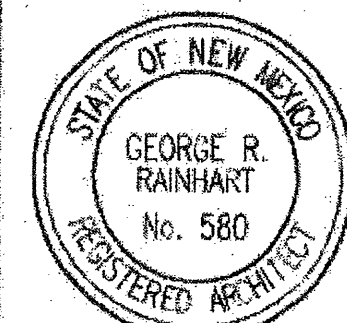
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division 4/30/08  
Date  
Water Utility Department 4-30-08  
Date  
Parks and Recreation Department 4/30/08  
Date  
City Engineer 8-14-12  
Date

Environmental Health Department (conditional) 4/22/08  
Date  
Solid Waste Management 4-30-08  
Date  
DRP Chairperson, Planning Department 4-30-08  
Date

\* Environmental Health, if necessary

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.  
2325 SAN PEDRO NE., SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877



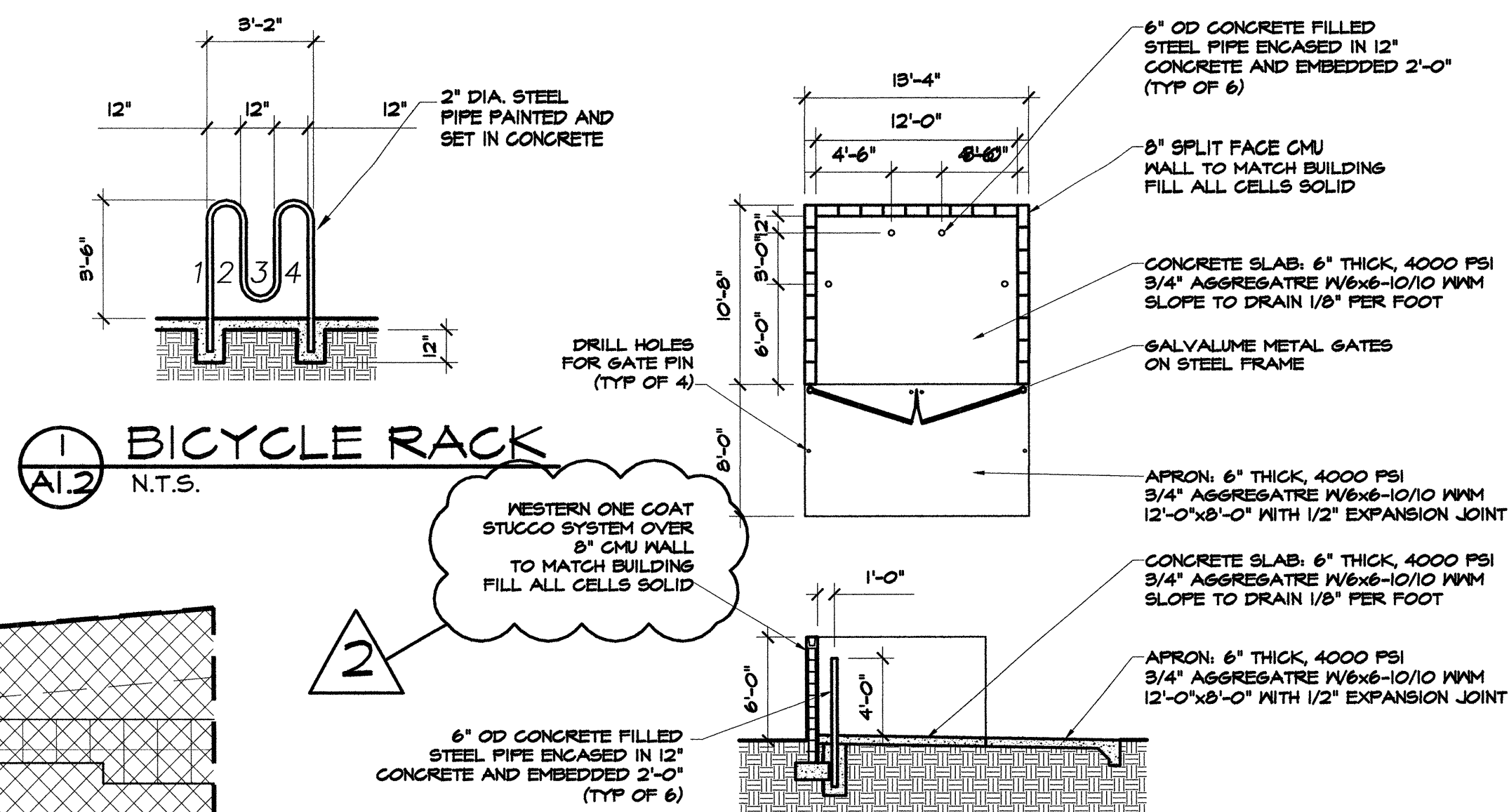
PROJECT TITLE: UNSER & VISTA ORIENTE  
NORTHEAST CORNER OF UNSER BLVD AND VISTA ORIENTE STREET  
ALBUQUERQUE, NM  
PROJECT MANAGER: George Rainhart, AIA  
SHEET TITLE: SITE PLAN FOR BUILDING PERMIT

DATE: 10/25/07  
SCALE: 1"= 40'  
SHEET: AS.2

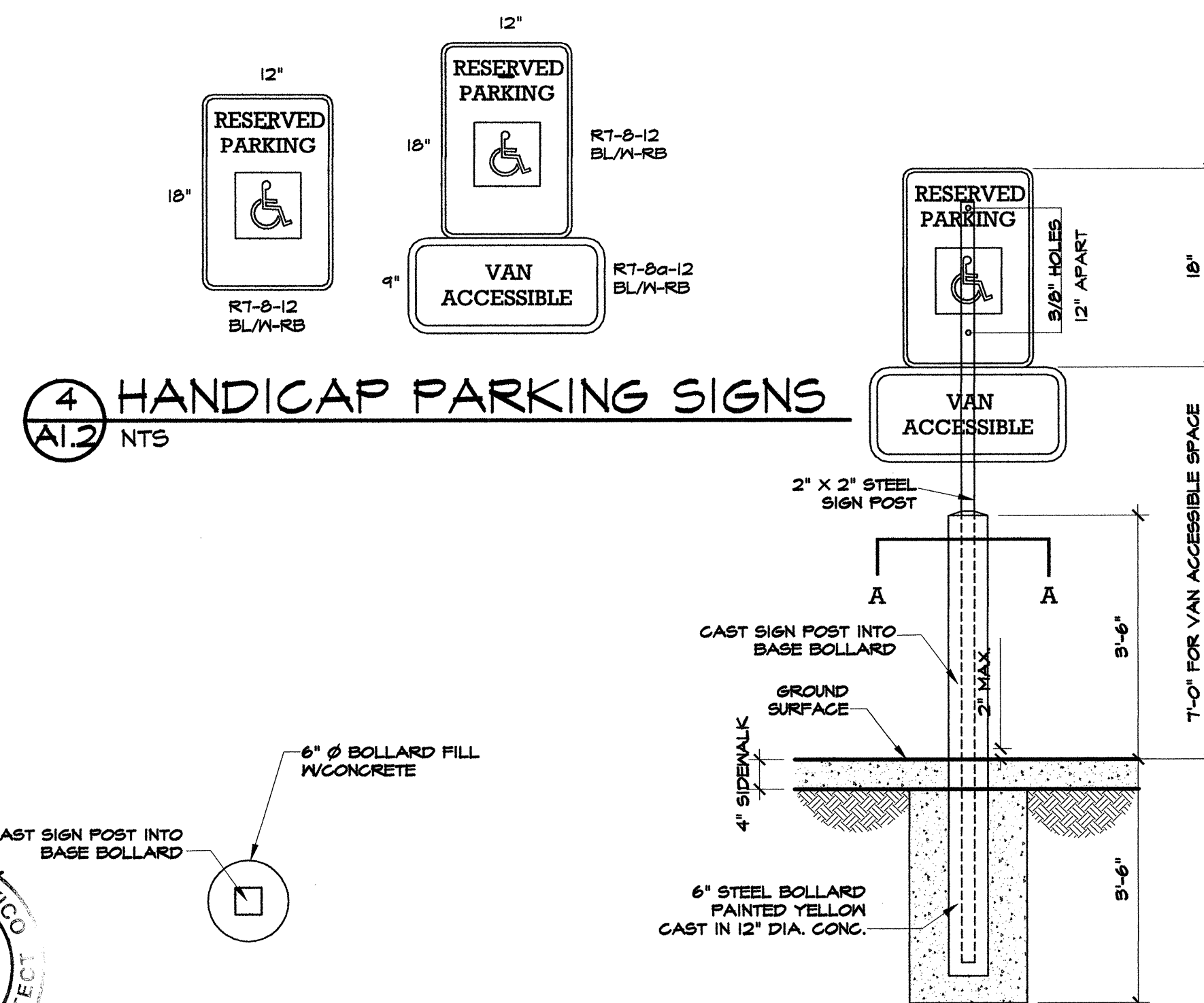
1 SITE PLAN

0' 20' 40' 80'

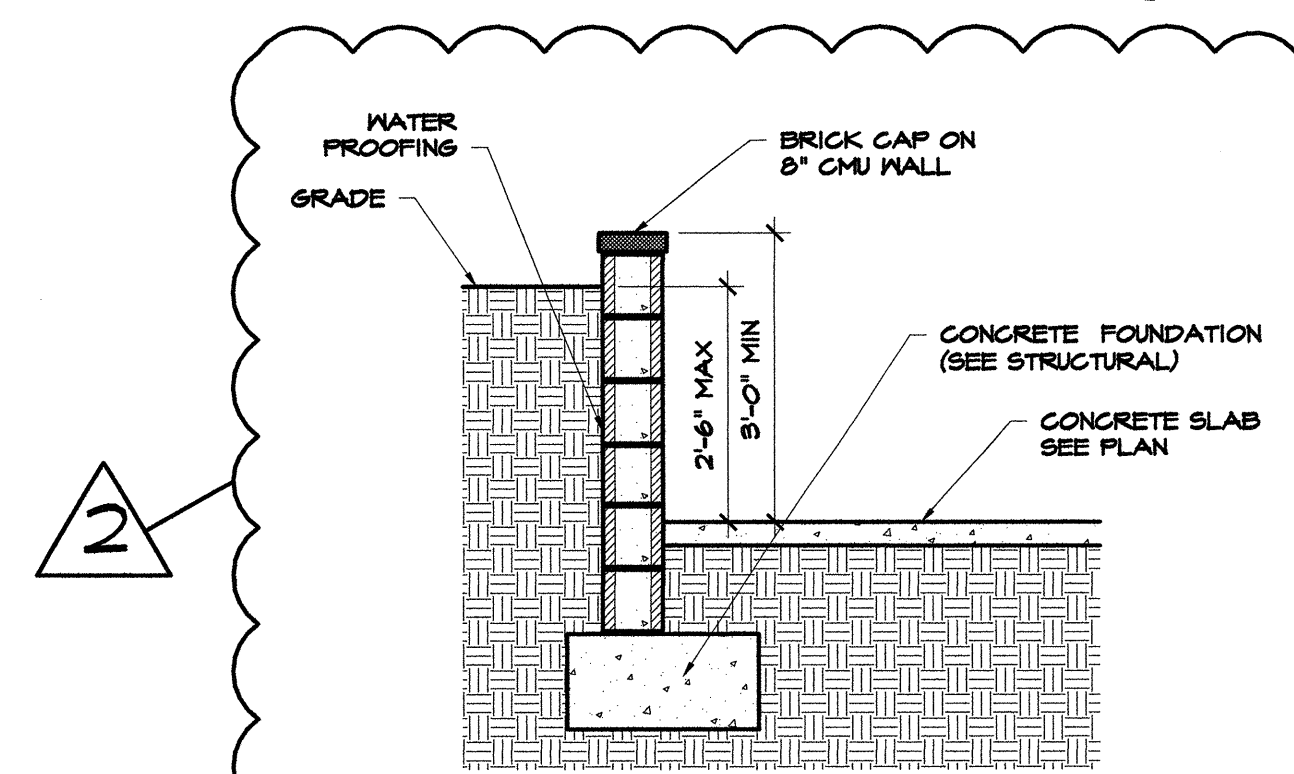
|                      |                |
|----------------------|----------------|
| NET LEASABLE AREA    | 5625 SF        |
| PARKING REQ. 1/200SF | 28.125SPACES   |
| PARKING PROVIDED     | 29 SPACES      |
|                      | (2 ADA SPACES) |



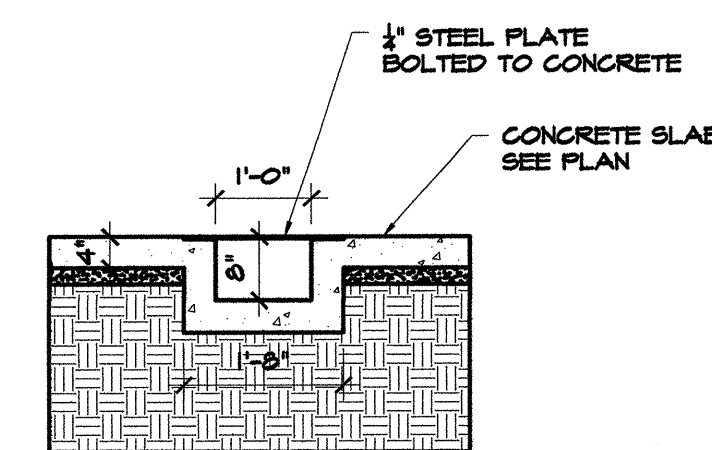
AI.2 N.T.S.



AI.2 NTS



AI.2 NTS

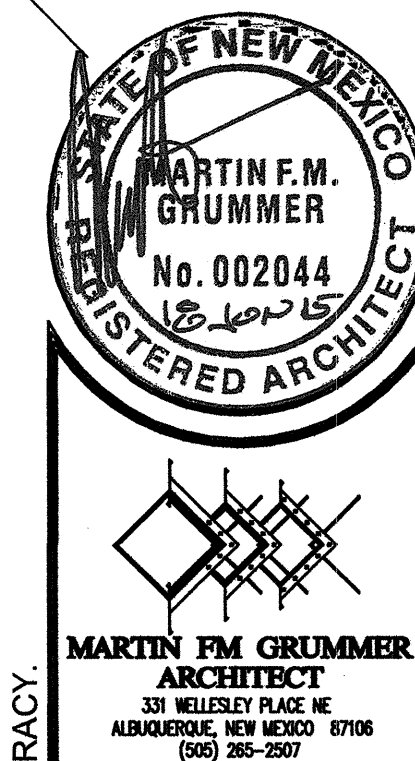


(A1.2)  $1/2'' = 1'-0''$

Al.2 1/2"=1'-0"

$$1'' = 20' - 0''$$

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.



UNSER & VISTA ORIENTE  
2220 UNSER BLVD NW  
SHELL BUILDING  
ALBUQUERQUE, NM 87114

|                        |              |              |
|------------------------|--------------|--------------|
| COPIES ARE TO BE FILED | DATE:        | 18 JUNE 2015 |
|                        | DRAWN BY:    | MFMG         |
|                        | CHECKED BY:  |              |
|                        | VERIFIED BY: |              |

| REVISIONS |              |
|-----------|--------------|
| 1         | 23 JUNE 2015 |
| 2         | 9 SEP 15     |

*SHEET NO:*  
**A1.2**