

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

June 27, 2023

Damian J. Chimenti  
Insight Construction  
P O Box 6653  
Albuquerque, NM 87197

**Re: All Ways Farms/ 214 Menaul Blvd. NE**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 12-23-2022 (H14-D048)  
Certification dated 06-20-23

Dear Mr. Chimenti,

Based upon the information provided in your submittal received 06-23-23, 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 Ernest Armijo at (505) 924-3991 or at [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

Sincerely,

Ernest Armijo, P.E.  
Principal 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

Project Title: All Ways Farms Building Permit # 2022-3644 Hydrology File # \_\_\_\_\_  
DRB# \_\_\_\_\_ EPC# \_\_\_\_\_

Legal Description: \_\_\_\_\_ City Address OR Parcel 214 MENAUL NE

Applicant/Agent: Damian Chimenti Contact: INSIGHT CONSTRUCTION  
Address: PO Box 6653 ALBU, NM 87197 Phone: 505-506-9144  
Email: Damian@insightnm.com

Applicant/Owner: All Ways Farms Contact: MATT ROCCO  
Address: 214 MENAUL NE Phone: 936-552-6668  
Email: Matt@allwaysfarms.com

TYPE OF DEVELOPMENT: \_\_\_\_\_ PLAT (#of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE: \_\_\_\_\_  
RE-SUBMITTAL: \_\_\_\_\_ 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)
- ☐ PRE-DESIGN MEETING?

DATE SUBMITTED: 6/20/23

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☒ OTHER (SPECIFY) TRAFFIC CIRCULATION

Approval For  
Certificate of  
Occupancy

Tuesday, June 20, 2023

City of Albuquerque

Transportation Development Office

via e-mail to [plndrs@cabq.gov](mailto:plndrs@cabq.gov)

Re: BP 2022-47197 Traffic Circulation Plan Certification

To Whom it May Concern-

I here by certify the improvements are complete per the approved Traffic Circulation Plan dated 12.23.22 and attached here-



Sincerely,

Vasilios Artemiou





# Traffic Circulation Layout

## Parking Provided

- 4 standard 8.5ft x 18ft
- 1 Van Accessible ADA Space 8.5ft x 18ft
- with a 8ft x 18ft Van Access Aisle

**CHANGING REGULATIONS**  
**4 (1) PARKING SPOTS**  
**1 Van accessible ADA**  
 These plans have been reviewed for code compliance and are:

**APPROVED**

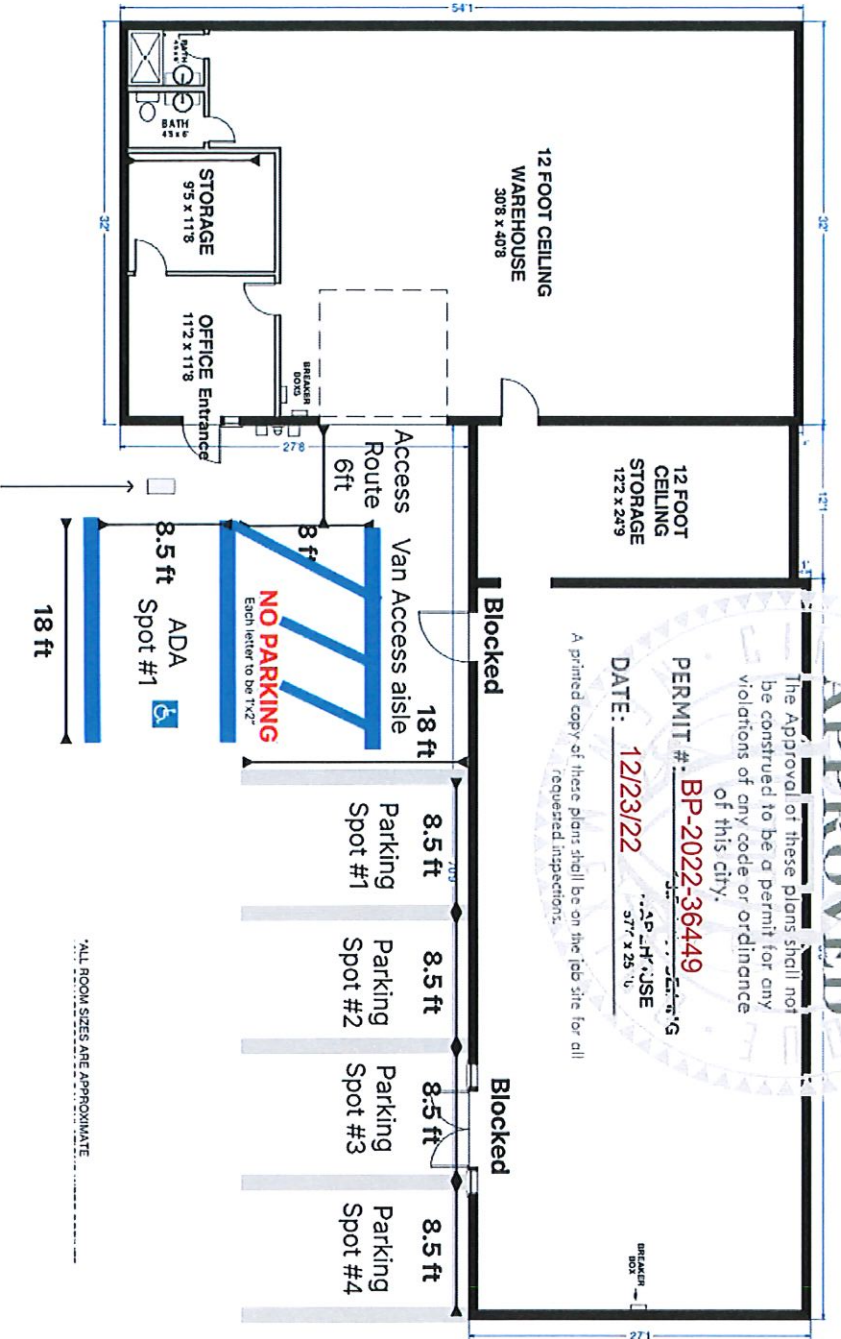
The Approval of these plans shall not be construed to be a permit for any violations of any code or ordinance of this city.

PERMIT # **BP-2022-36449**

DATE: **12/23/22**

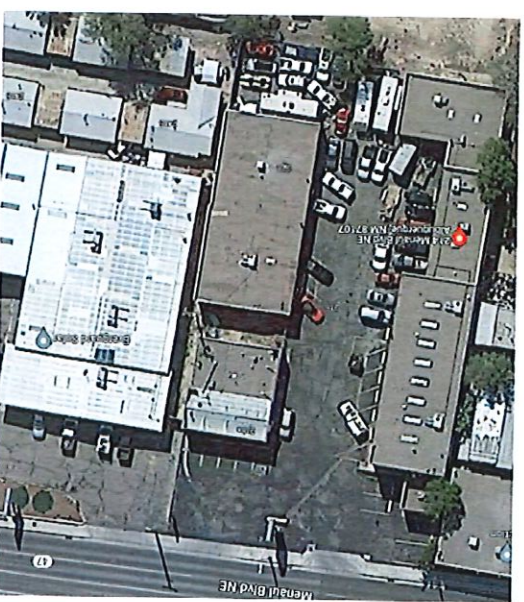
APPROVED  
 DATE: 12/23/22

A printed copy of these plans shall be on the job site for all requested inspections.



ALL ROOM SIZES ARE APPROXIMATE

Sign with the international symbol of accessibility and the language, per 66-7-352.AC NMSA 1978 "Violators Are Subject to a Fine and/or Towing."



Satellite image of parking lot (previous tenant was an automobile repair)

MATTHEW MCCARTNEY  
 NEW MEXICO  
 PROFESSIONAL ENGINEER

Matthew McCartney

