

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

March 10, 2022

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

**Re: Pascetti Steel Building  
2114 Claremont Ave. NE  
60-Day Temporary Certificate of Occupancy  
Transportation Development Final Inspection**  
Engineer's Stamp dated 8-10-20 (H16-D021)  
Certification dated 3-4-22

Dear Mr. Grummer,

Based upon the information provided in your submittal received 03-4-22, Transportation Development has no objection to a 60-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 60-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:

- Parking area must be built per Approved site plan.
- ADA parking spaces must be built per Approved site plan.

Once these corrections are complete, Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

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 (REV 6/2018)

Project Title: PASCETTI BUDG Building Permit #: \_\_\_\_\_ Hydrology File #: H16D021  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: LOT 1.1, REPLAT OF TRACT 2, METCAL DEVELOPMENT AREA  
City Address: 2114 CLAREMONT AVE NE

Applicant: MARTIN GRUMMER Contact: MARTIN  
Address: 331 WELLESLEY PL NE  
Phone#: 505.265.2507 Fax#: \_\_\_\_\_ E-mail: MGRUMMER@CENTURYLINK.NET

Other Contact: DAMIAN PASCETTI Contact: \_\_\_\_\_  
Address: 2110 CLAREMONT AVE NE  
Phone#: \_\_\_\_\_ 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: 4 MAR 2022

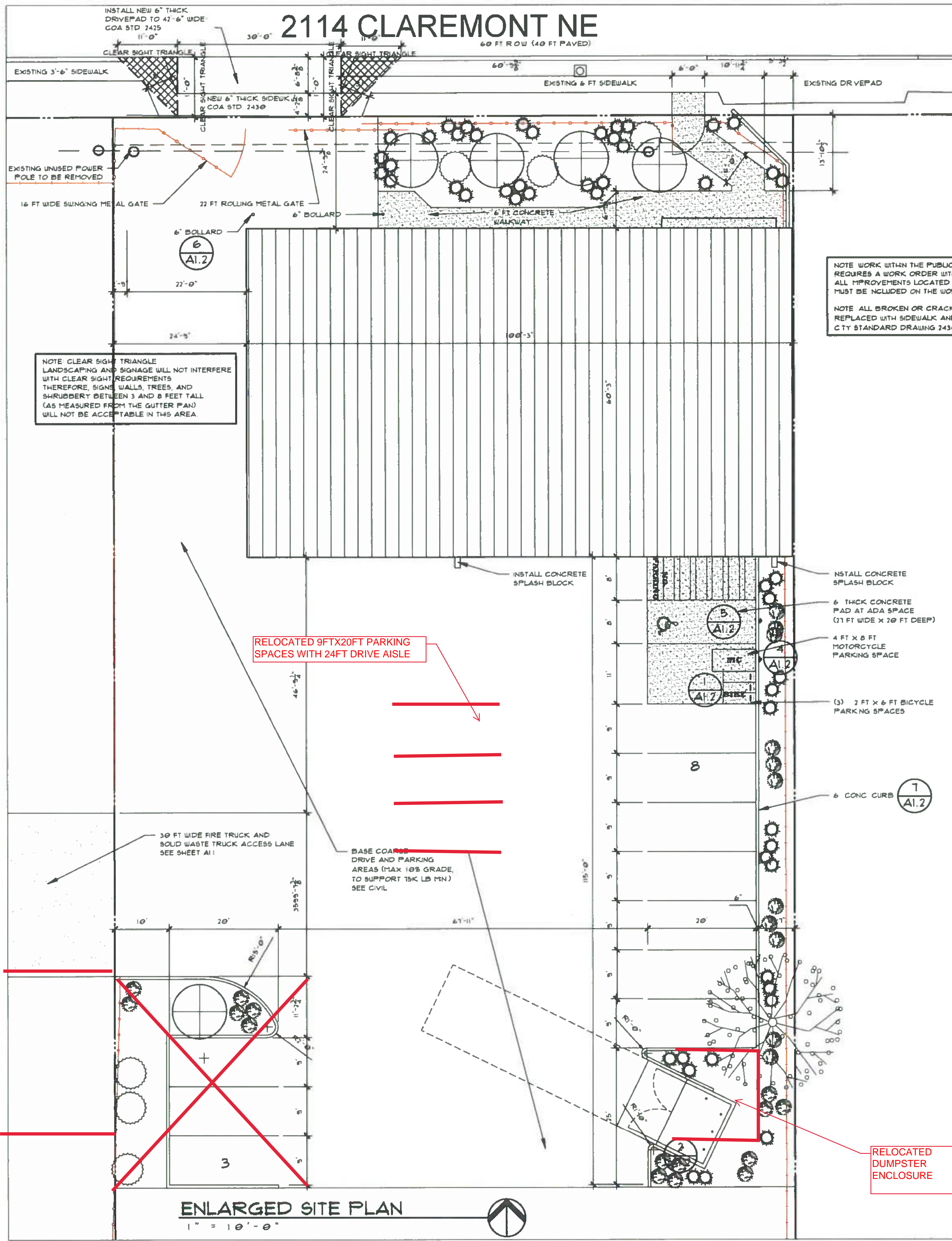
By: \_\_\_\_\_

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

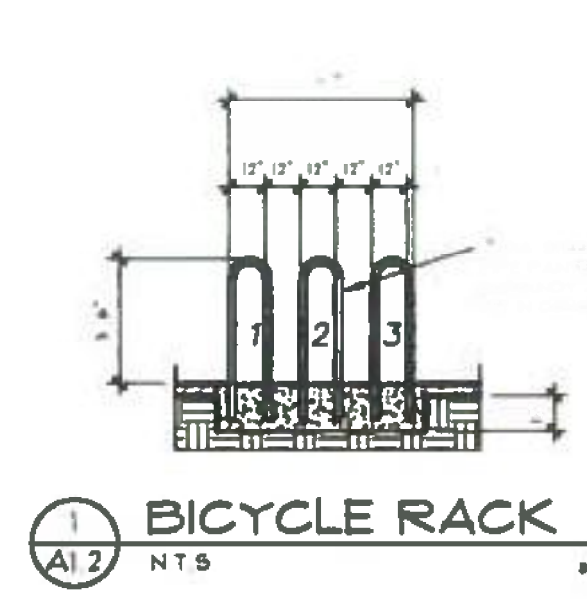




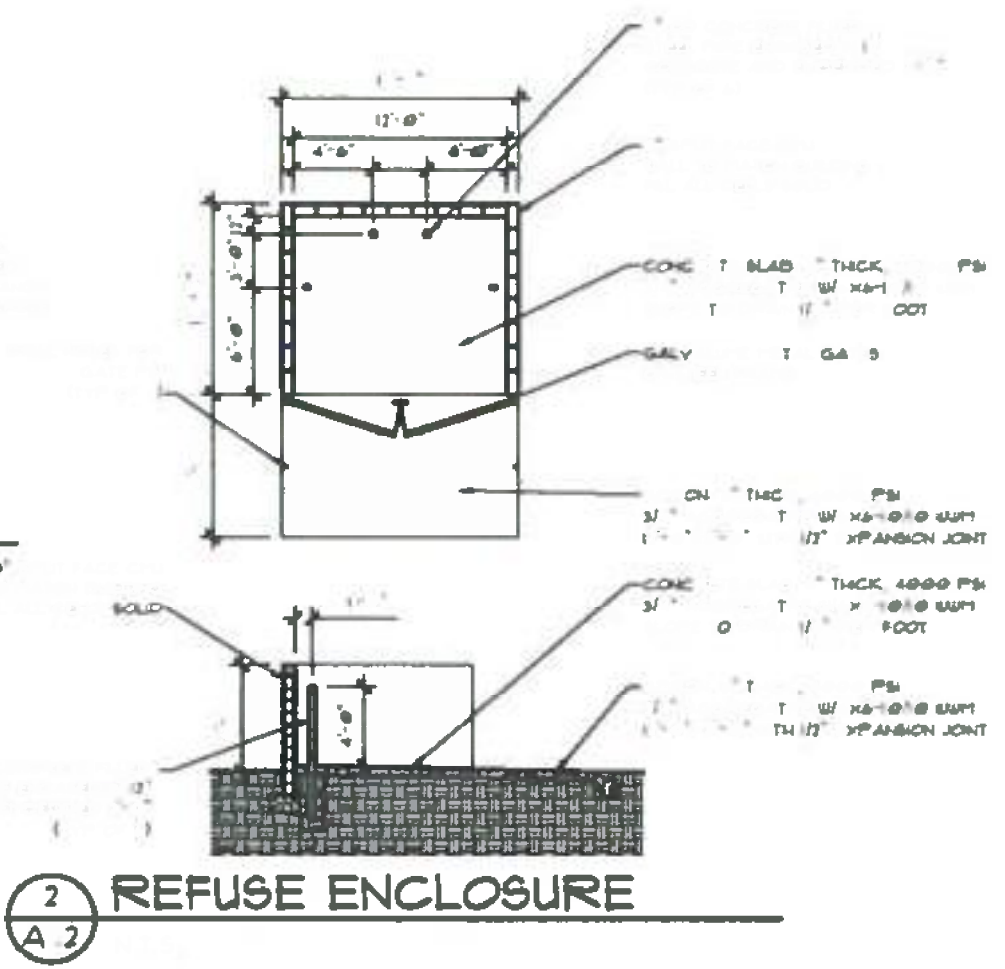
ENLARGED SITE PLAN  
1" = 10'-0"

NOTE WORK WITHIN THE PUBLIC RIGHT OF WAY  
REQUIRES A WORK ORDER WITH DRG APPROVED PLANS  
ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY  
MUST BE INCLUDED ON THE WORK ORDER

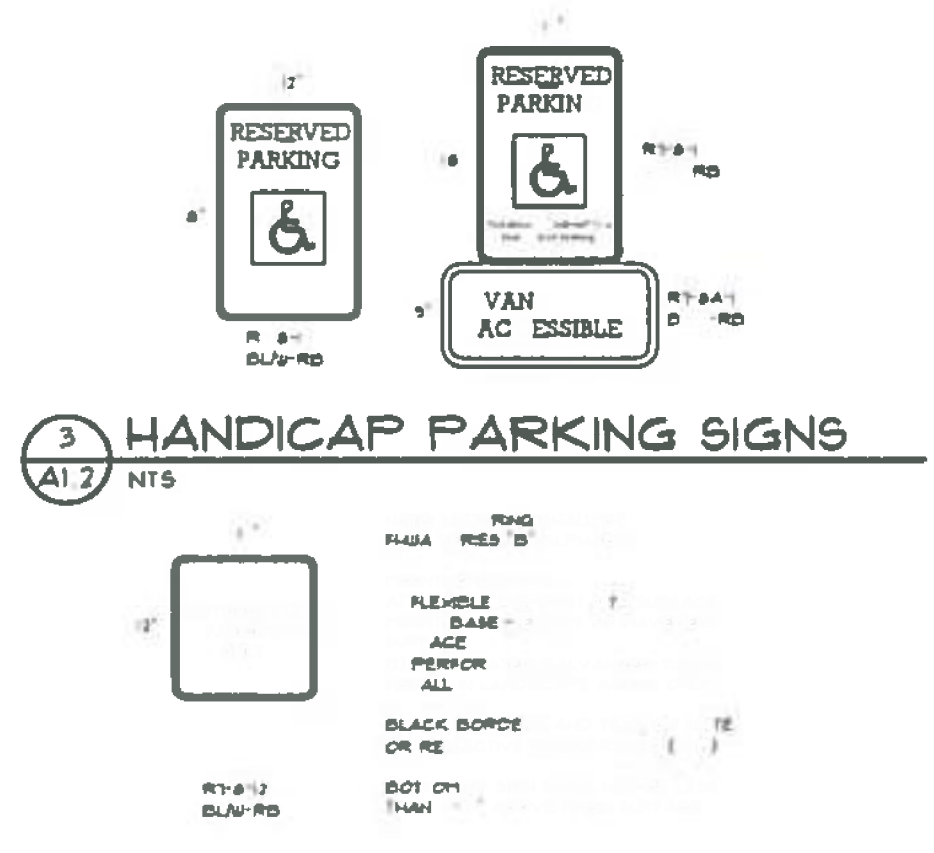
NOTE ALL BROKEN OR CRACKED SIDEWALK MUST BE  
REPLACED WITH SIDEWALK AND CURB & GUTTER  
CTY STANDARD DRAWING 2430 & 2435



1 BICYCLE RACK  
NTS



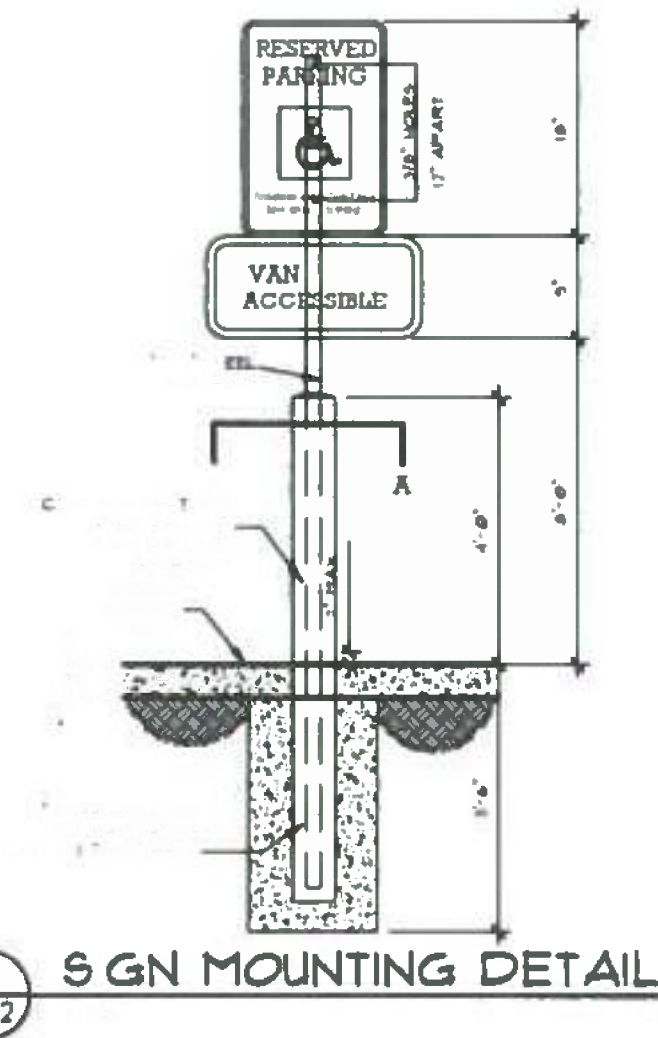
2 REFUSE ENCLOSURE  
A1.2



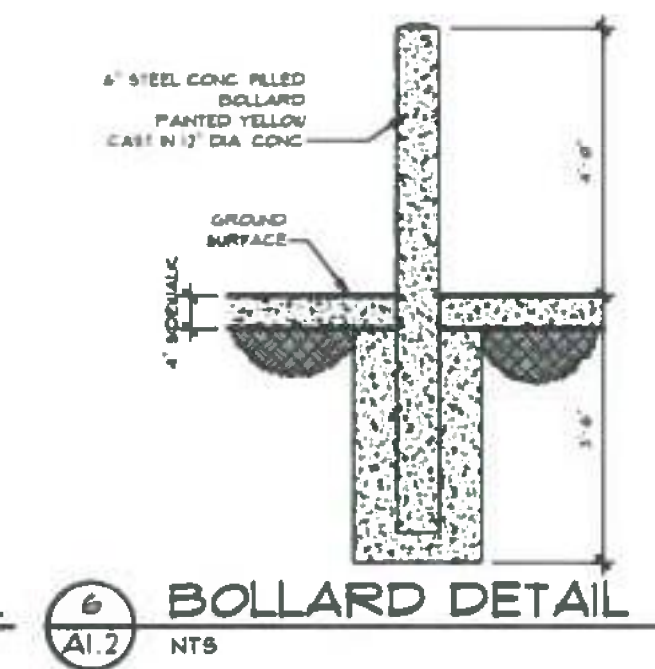
3 HANDICAP PARKING SIGNS  
NTS



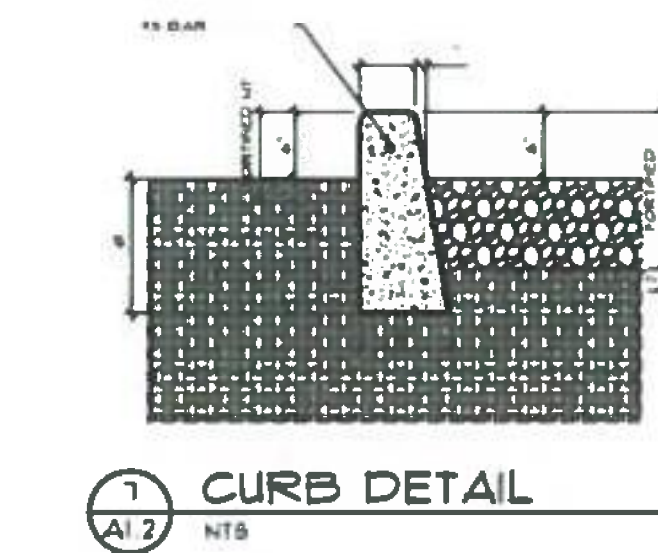
4 SIGN MOUNTING DETAIL  
NTS



5 SIGN MOUNTING DETAIL  
A1.2



6 BOLLARD DETAIL  
NTS



7 CURB DETAIL  
NTS

TRAFFIC CIRCULATION LAYOUT  
APPROVED

Signed \_\_\_\_\_ Date 9/2/20



MARTIN F.M. GRUMMER  
ARCHITECT  
30 WILSON AVE. NE  
ALBUQUERQUE, NM 87107  
(505) 265-5507



PASCETTI STEEL BUILDING  
2114 CLAREMONT AVE. NE  
ALBUQUERQUE, NM 87107

ENLARGED SITE PLAN

DATE 10 AUG 2020  
DRAWN BY MFMG  
CHECKED BY  
VERIFIED BY

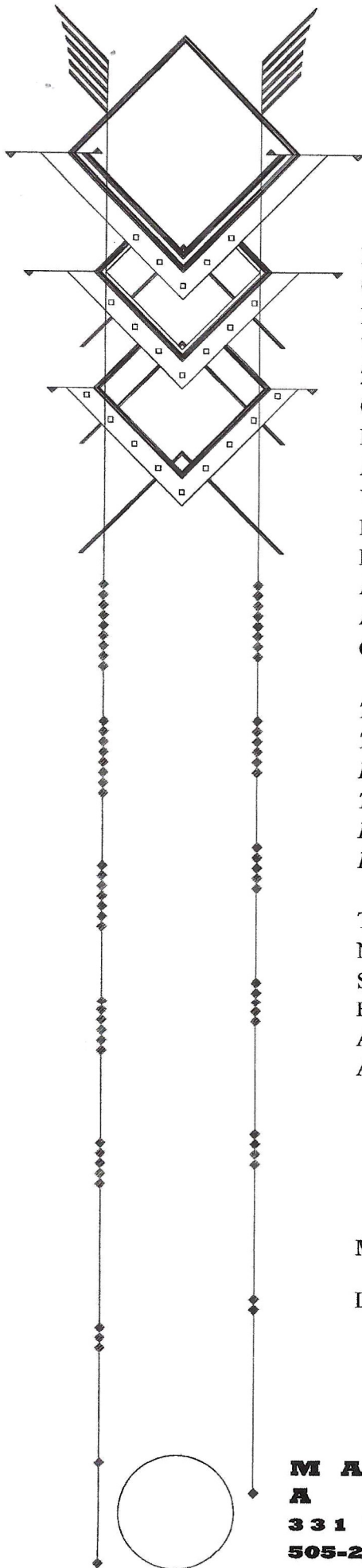
REVISIONS

TCL

SHEET NO  
A1.2

REVISIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES PLEASE NOTIFY THE ARCHITECT. DRAWN ARE NOT TO BE USED. USE DIMENSIONS FOR CC





## TRAFFIC CERTIFICATION

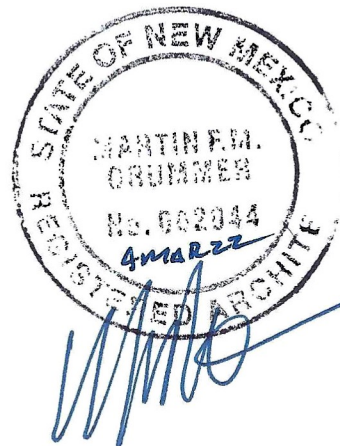
I, MARTIN GRUMMER, NMRA 2044, OF THE FIRM MARTIN GRUMMER - ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 21 SEP 2020. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY MARTIN GRUMMER OF THE FIRM MARTIN GRUMMER - ARCHITECT. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 4 MAR 2022 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 THREE PARKING SPACES IN THE SOUTHWEST CORNER OF THE LOT WERE RELOCATED CLOSER TO THE BUILDING TO ALLOW FOR LARGE TRUCK DELIVERIES TO THE BACK OF THE LOT. THE DUMPSTER ENCLOSURE WAS STRAIGHTEND OUT TO BE PARALLEL TO THE NEW PARKING AND GIVING A STRAIGHT SHOT FOR THE SOLID WASTE TRUCK TO APPROACH.*

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: 4 MAR 2022



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