

CITY OF ALBUQUERQUE



November 9, 2017

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

**Re: Cielito Lindo
5109 Central NW
30-Day Temporary Certificate of Occupancy- Transportation Development
Transportation Development Final Inspection**
Engineer's/Architect's Stamp dated 12-05-16 (K11-D085)
Certification dated 10-03-17

Dear Mr. Grummer,

Based upon the information provided in your submittal received 11-07-17, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. 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.

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Albuquerque

1. Per the zoning code, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.


NM 87103

2. The parking spaces to the north of the site must be striped to 18 feet in length.

www.cabq.gov

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to PLNDRS@cabq.gov prior to submittal. If you have any questions, please contact me at (505) 924-3630.

Sincerely,


Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

\mao via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Cielito Lindo Building Permit #: _____ City Drainage #: K11D085

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

Legal Description: Part of Tract C1, Tract 137, Atrisco Grant Unit No. 4

City Address: 5109 Central NW

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: Peterson Properties Contact: _____

Address: 23NESan Pedro25

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

Architect: Martin Grummer Contact: Martin

Address: 331 Wellesley Pl NE

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

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: TBD Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)

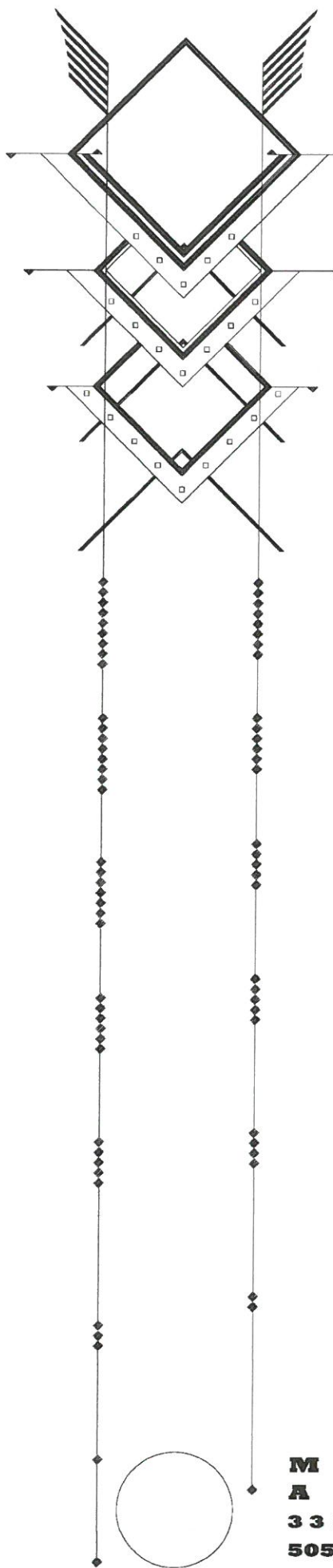


WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes X No _____ Copy Provided

DATE SUBMITTED: 7 NOV 2017 By: Martin Grummer

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



TRAFFIC CERTIFICATION

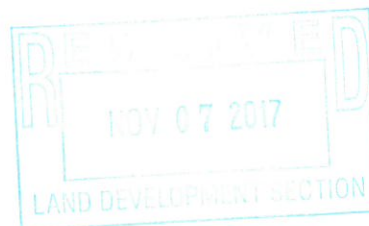
I, MARTIN GRUMMER, NMRA 2044, OF THE FIRM MARTIN GRUMMER - ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 5 DEC 2016. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY MARTIN GRUMMER OF THE FIRM MARTIN GRUMMER - ARCHITECT. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 3 NOV 2017 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 PARKING STALLS TO THE NORTH HAVE BEEN RE-STRIPED
- THE MOTORCYCLE PARKING AND PARALLEL PARKING TO THE EAST HAVE BEEN STRIPED
- THE MOTORCYCLE PARKING SPACES HAVE BEEN DESIGNATED WITH AN UPRIGHT SIGN ON THE WALL
- THE ARROWS SHOWING TRAFFIC FLOW AND THE WORD EXIT HAVE BEEN STRIPED
- A BICYCLE RACK HAS BEEN INSTALLED
- AN ADA PARKING SIGN 'VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING' HAS BEEN ADDED
- THE 6FT CONNECTION FROM THE SIDEWALK TO THE BUILDING IS **STILL** TO BE ADDED FOR ACCESSIBILITY
- THE EXIT DRIVE ON THE NORTH OF THE PROPERTY IS **STILL** TO BE MADE TO MATCH THE SITE PLAN AND DRIVE AISLE

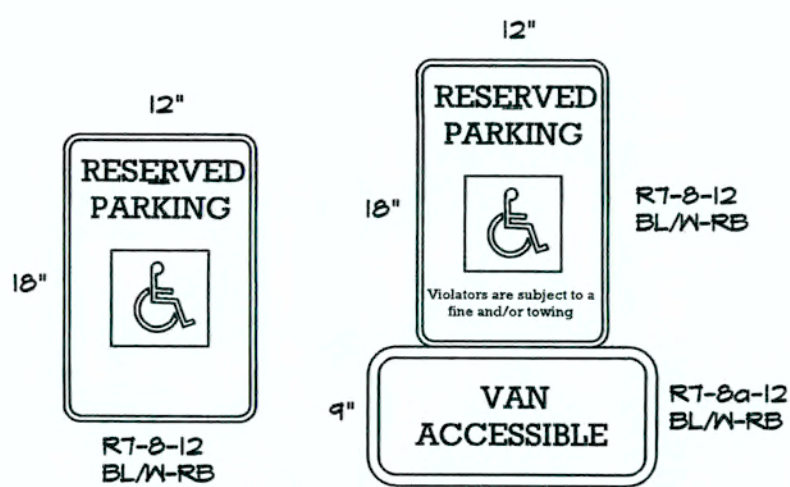
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Martin FM Grummer

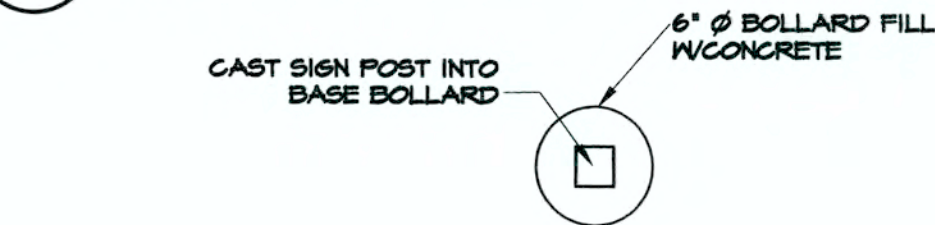
Date: 3 OCT 2017



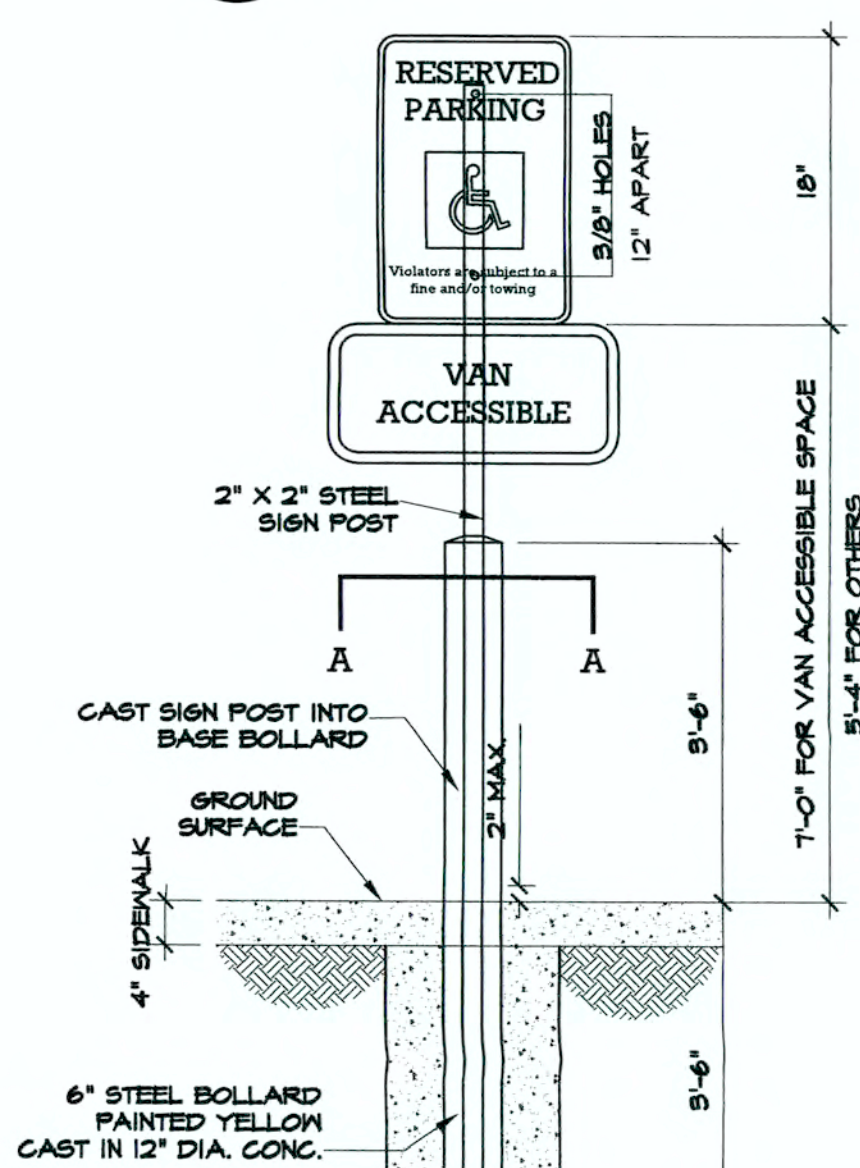
M A R T I N F M G R U M M E R
A R C H I T E C T
331 WELLESLEY PL NE ALBUQUERQUE, NM 87106
505-265-2507 **mgrummer@centurylink.net**



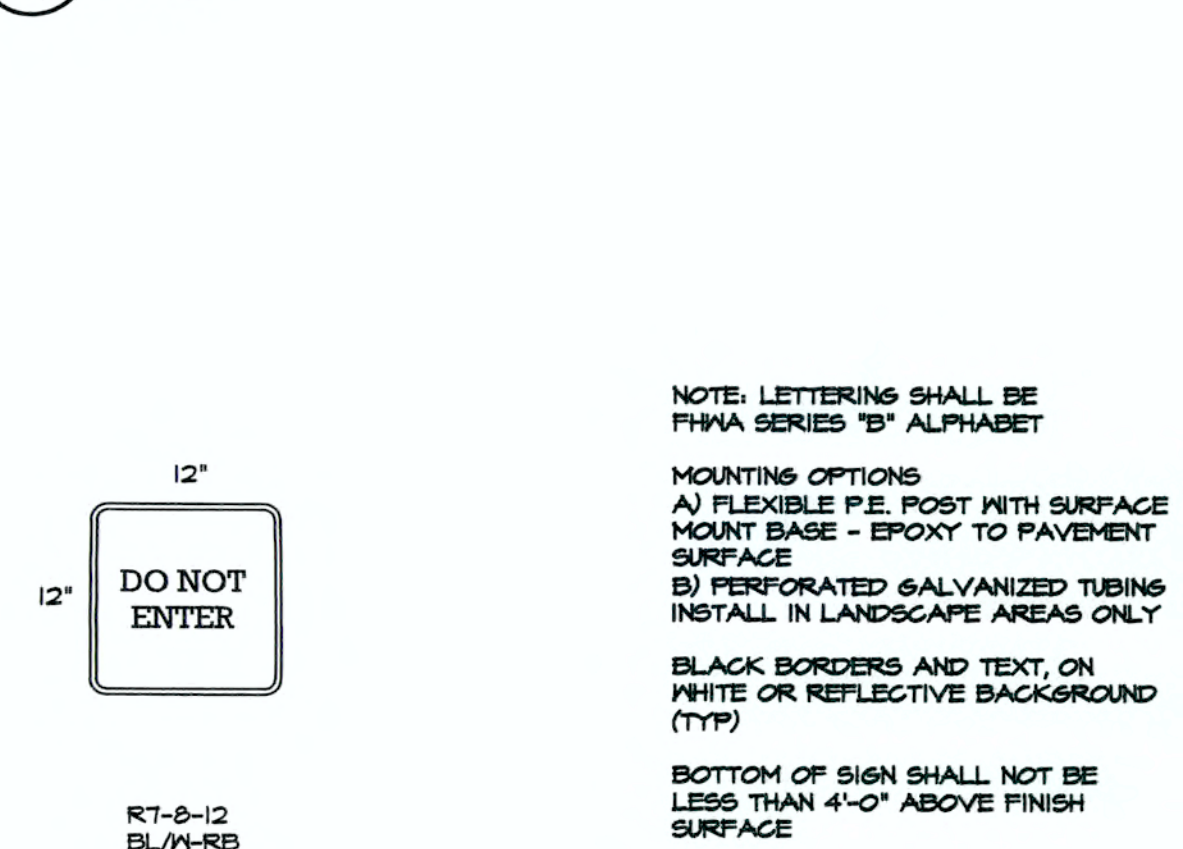
1 HANDICAP PARKING SIGNS A1.2 NTS



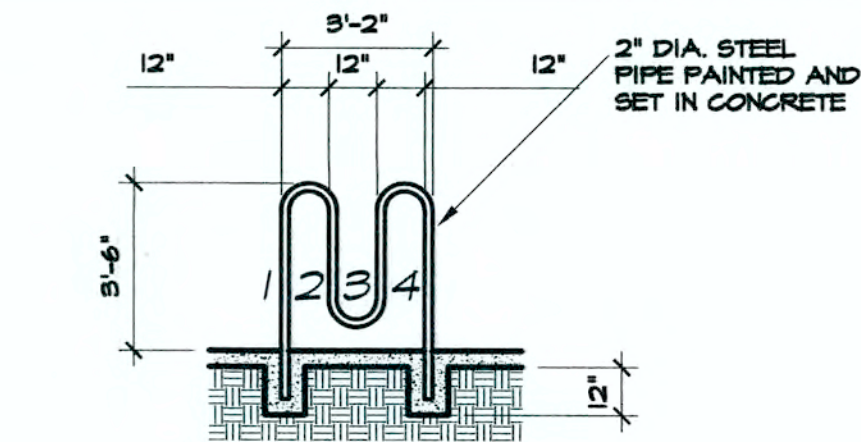
2 SECTION A-A A1.2 NTS



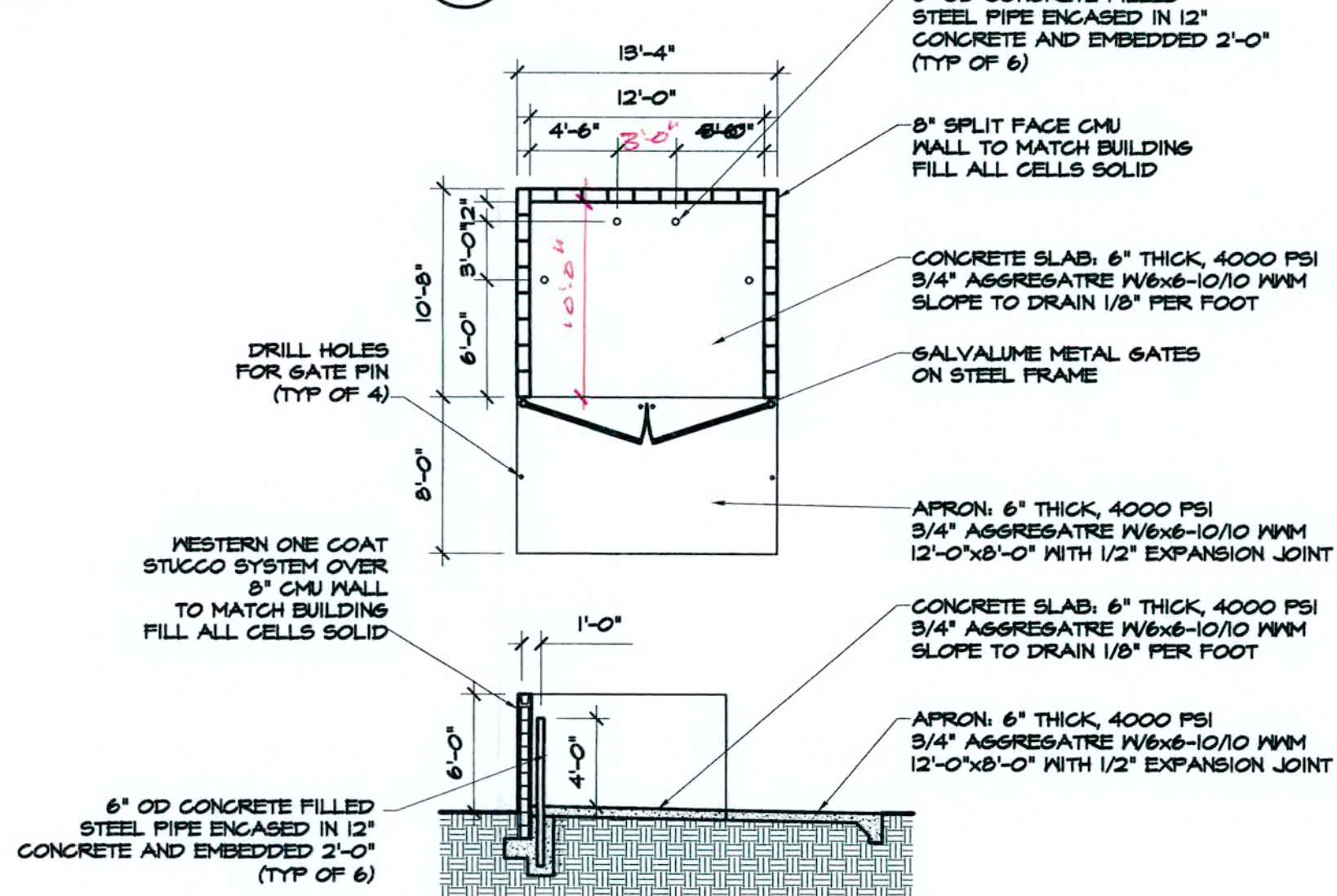
3 SIGN MOUNTING DETAIL A1.2 NTS



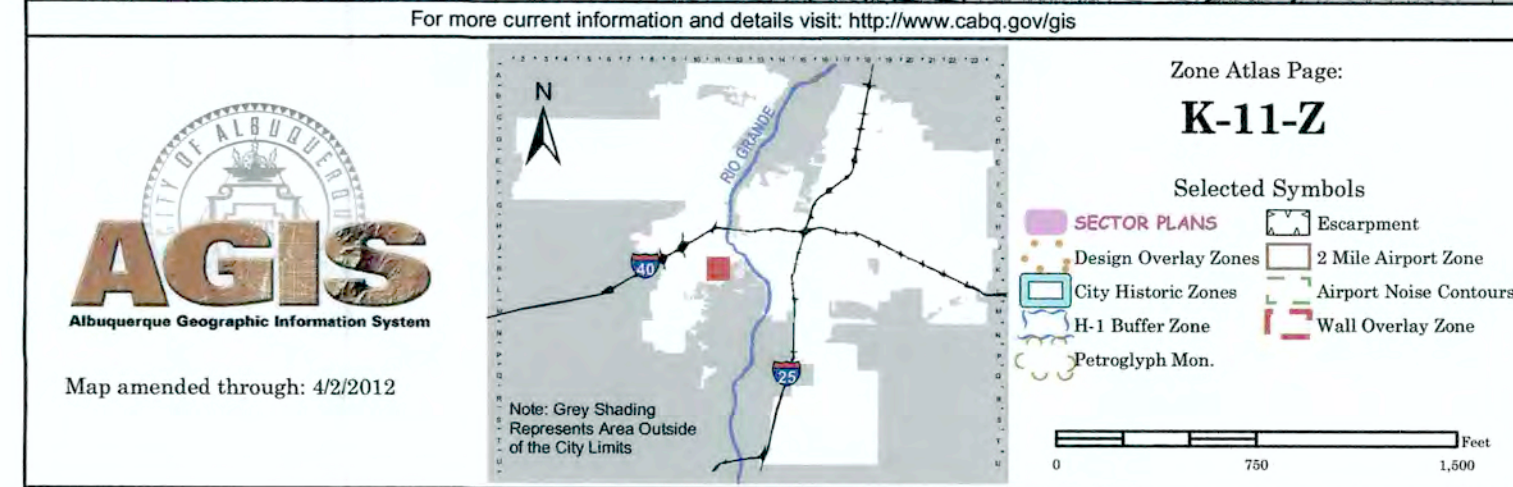
6 SIGN MOUNTING DETAIL A1.2 NTS



4 BICYCLE RACK A1.2 N.T.S.



5 REFUSE ENCLOSURE A1.2 N.T.S.



VICINITY MAP K-11-Z NTS

ADDRESS	
5109 CENTRAL AVE., NW ALBUQUERQUE, NM 87105	
LEGAL DESCRIPTION	
C1 PORTION OF TRACT 137 TOWN OF ATRISCO GRANT UNIT 6 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO UPC #: 101105142334131501	
ZONING	
C-2	
BUILDING AREAS	
EXISTING BUILDING	2,065 SF

TRAFFIC CIRCULATION LAYOUT
APPROVED

[Signature] *[Date]*

BANDONI TRACT 2
(FILED APRIL 28, 1978 IN BK. A6, PG. 196.)

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

INSTALL NEW CURB &
GUTTER -
COA STD. 2430

NEW DRIVEPAD
TO 16'-6" WIDE -
COA STD. 2425

ALL IMPROVEMENTS LOCATED
IN THE RIGHT OF WAY MUST BE
INCLUDED ON THE WORK ORDER.

ALL BROKEN OR CRACKED
SIDEWALK TO BE REPLACED
WITH SIDEWALK AND CURB &
GUTTER - COA STD. 2430

SITE

INSTALL NEW CURB &
GUTTER -
COA STD. 2430

REMOVE EXISTING DRIVE PAD
INSTALL NEW CURB & GUTTER -
COA STD. 2430

5109 CENTRAL AVENUE, N.W.
(100' R.O.W.)

SITE PLAN

1" = 10'-0"

PARKING	
40 SEATS @ 1 PER 4 = 10 SPACES REQ	
14 SPACES PROVIDED	
1 ADA SPACE PROVIDED	
1 MC SPACE PROVIDED	
4 BIKE SPACES PROVIDED	



MARTIN F.M. GRUMMER
ARCHITECT
331 WILLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87105
(505) 265-2907



PETERSON
PROPERTIES

SHELL IMPROVEMENT
BUILDING REMODEL
5109 CENTRAL AVE., NW
ALBUQUERQUE, NM 87102
SITE PLAN

DATE: 5 DEC 2016
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

TCL
SHEET NO:
A1.2

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.