

CITY OF ALBUQUERQUE



October 17, 2017

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

Re: Cielito Lindo, 5109 Central NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 12-05-16 (K11-D085)
Certification dated 10-08-17

Dear Mr. Grummer,

Based upon the information provided in your submittal received 10-06-17,
Transportation Development cannot approve the release of Certificate of Occupancy
for the above referenced project.

PO Box 1293

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

Albuquerque

NM 87103

www.cabq.gov

- The parking stalls located at the north of the site must be restriped to match dimensions on TCL with parking bumpers installed.
- The motorcycle parking and parallel parking space next to the building must be striped.
- Motorcycle parking space must be designated by its own posted upright sign, either free-standing or wall mounted.
- The arrows showing traffic flow and the word EXIT must be striped.
- Bicycle Rack must be installed.
- ADA parking sign must have the language as required per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**

Once completed corrections are done, send an e-mail to PLNDRS@cabq.gov and CC_Lpatz@cabq.gov for Inspection and issuance of the Temp CO.

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

CITY OF ALBUQUERQUE



- The 6 foot connection from the sidewalk to the building must be ADA accessible.
- The exit driveway on the north of the property must match the site plan and drive aisles.

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

Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

LWP via: email
C: File

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11 2016)

Project Title: CLINT LAND Building Permit #: _____ Hydrology File #: K11D085

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

Legal Description: C1 PORTION OF TRACT 137, TOWN OF ATRISCO

City Address: 5109 CENTRAL NW GRANT UNIT 4

Applicant: MARTIN GROMMER Contact: _____

Address: 331 WELLESLEY PL NE

Phone#: 246-2507 Fax#: _____ E-mail: M.GROMMER@CENTURYLINK.NET

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY

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)

☐ OTHER (SPECIFY) _____

☐ PRE-DESIGN MEETING?

☐ 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

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 9 OCT 17 By: [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



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 6 OCT 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.

ENTRY DRIVE ON 52nd STREET WAS RE-DONE BY THE CITY AS PART OF THE ART PROJECT AND WE HAVE NOT CHANGED IT.

BICYCLE RACK WAS NO INSTALLED AS OF OUR VISIT BUT THE OWNER SAID HE WAS WORKING ON IT.

THE PARKING SPACE AND MC SPACE TO THE EAST OF THE BUILDING WAS NOT PAINTED AS OF OUR VISIT BUT WAS TO BE DONE THAT AFTERNOON ACCORDING TO THE OWNER.

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: 8 OCT 2017



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

