

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 7, 2024

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

Re: Mercado el Milagro Bldg. D
10000 Central Ave. SW
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 07-08-21 (L09-D042A)
Certification dated 07-29-24

Dear Mr. Grummer,

Based upon the information provided in your submittal received 08-07-24, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. 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.

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

- Due to the closed gate, I was unable to check the parking, drive aisle dimensions, and the ADA ramp slope. Please email Marwa Al-najjar at malnajira@cabq.gov to schedule a follow-up site visit.

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 (DTIS)

Project Title: Mercado el Milagro Bldg. D Hydrology File # L09D042

Legal Description: Lots 1-A& 2, Lands of Atrisco Land Grant

City Address, UPC, OR Parcel: 10000 Central Ave. SW, Bldg D

Applicant/Agent: Martin Grummer

Contact: Martin

Address: 331 Wellesley Place NE

Phone: 505-265-2507

Email: mgrummer@centurylink.net

Applicant/Owner: JMD McMahon, LLC

Contact: Doug

Address: 2325 San Pedro NE

Phone: 505-884-3578

Email: _____

TYPE OF DEVELOPMENT: ☐ Plat (# of lots) _____ ☐ Single Family Home
☒ All other Developments

RE-SUBMITTAL: ☐ YES ☐ NO

DEPARTMENT: ☒ TRANSPORTATION ☐ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

- ☒ Engineering / Architect Certification
- ☐ Conceptual Grading & Drainage Plan
- ☐ Grading & Drainage Plan, and/or Drainage Report
- ☐ Drainage Report (Work Order)
- ☐ Drainage Master Plan
- ☐ Conditional Letter of Map Revision (CLOMR)
- ☐ Letter of Map Revision (LOMR)
- ☐ Floodplain Development Permit
- ☐ Traffic Circulation Layout (TCL) – Administrative
- ☐ Traffic Circulation Layout (TCL) – DFT Approval
- ☐ Traffic Impact Study (TIS)
- ☐ Street Light Layout
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- ☐ Pad Certification
- ☐ Building Permit
- ☐ Grading Permit
- ☐ Paving Permit
- ☐ SO-19 Permit
- ☐ Foundation Permit
- ☒ Certificate of Occupancy - ☐ Temp ☒ Perm
- ☐ Preliminary / Final Plat
- ☐ Site Plan for Building Permit - DFT
- ☐ Work Order (DRC)
- ☐ Release of Financial Guarantee (ROFG)
- ☐ CLOMR / LOMR
- ☐ Conceptual TCL - DFT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 2 Aug 2024

TRAFFIC CERTIFICATION

I, MARTIN GRUMMER, NMRA 2044, OF THE FIRM MARTIN GRUMMER - ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT (MERCADO el MILAGRO, LOT 4) IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN DATED 18 NOV 2019 AND PERMIT DRAWINGS DATED 10/24/23. 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 26 JULY 2024 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 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: 29 July 202

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

MERCADO EL MILAGRO PETERSON PROPERTIES SITE PLAN

10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

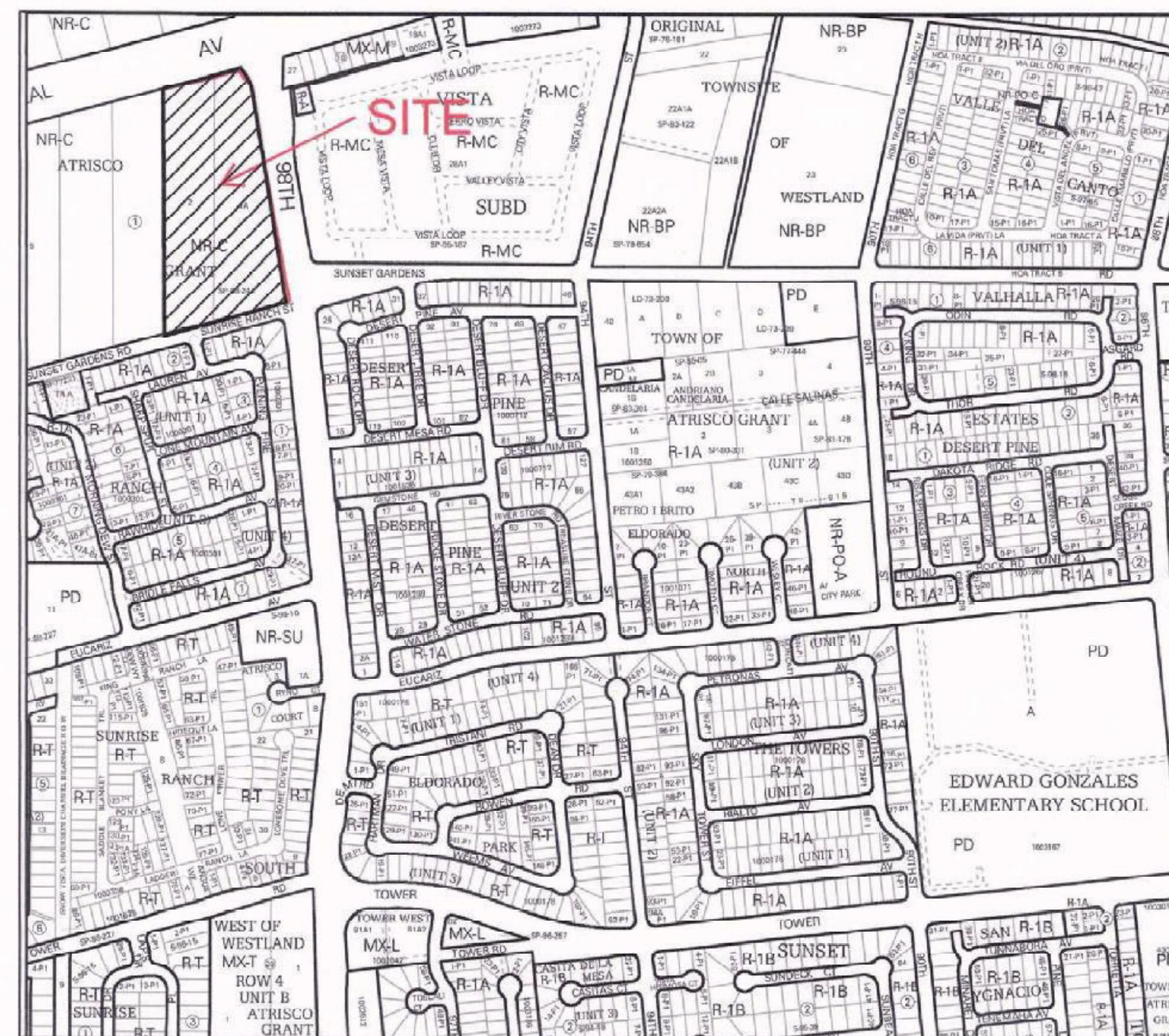
PROJECT NUMBER: PR-2019-002380

Application Number: SI-2019-00219 - SITE PLAN

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRG 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 APPROVAL:

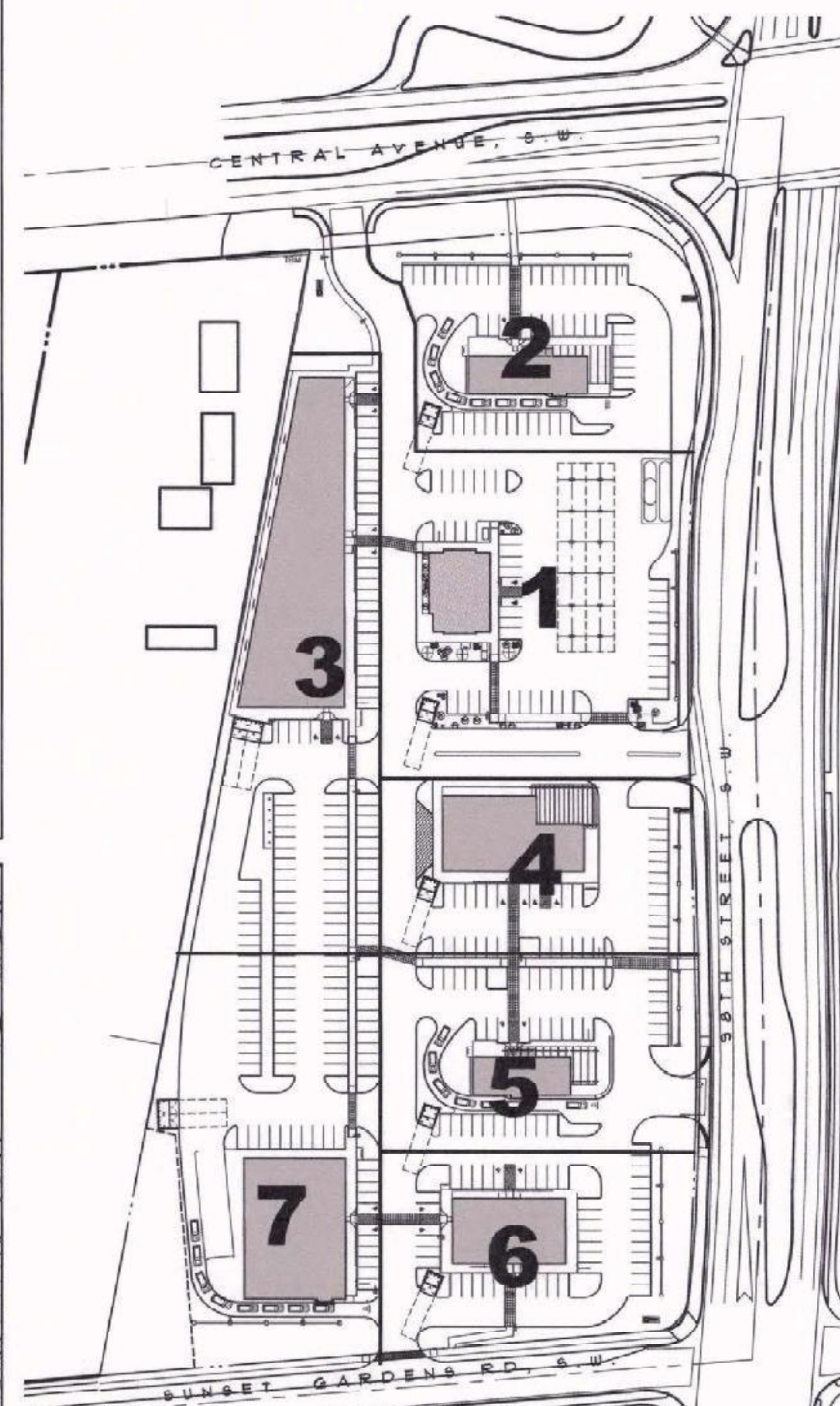
<i>[Signature]</i> Traffic Engineering, Transportation Division	12-04-19 Date
<i>[Signature]</i> ABCWUA	12/4/19 Date
<i>[Signature]</i> Parks and Recreation Department	12-4-19 Date
<i>[Signature]</i> City Engineer/Hydrology	12/4/19 Date
Code Enforcement	12-4-19 Date
N/A	
* Environmental Health Department (conditional)	
<i>[Signature]</i> Solid Waste Management	12-05-19 Date
DRB Chairperson, Planning Department	Jul 20, 2020 Date



VICINITY MAP

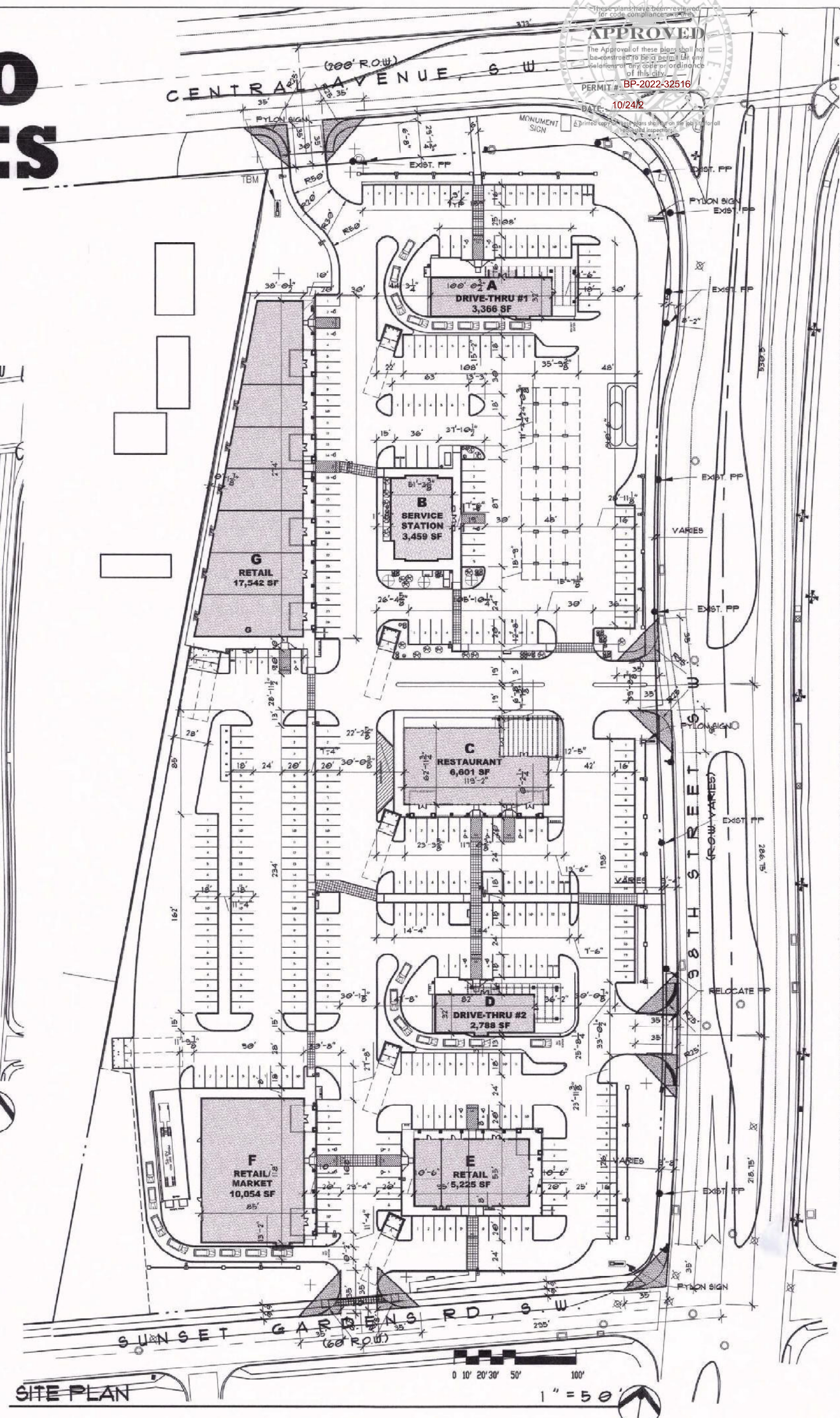
NTS

L-09-Z



PHASING

NTS



SITE PLAN

0 10' 20' 30' 50' 100'
1" = 50'



ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.



MARTIN F.M. GRUMMER
ARCHITECT
330 WILSON PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 265-2907



PETERSON
PROPERTIES

MERCADO EL MILAGRO
NEW SITE PLAN
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

DATE: 18 NOV 2019
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

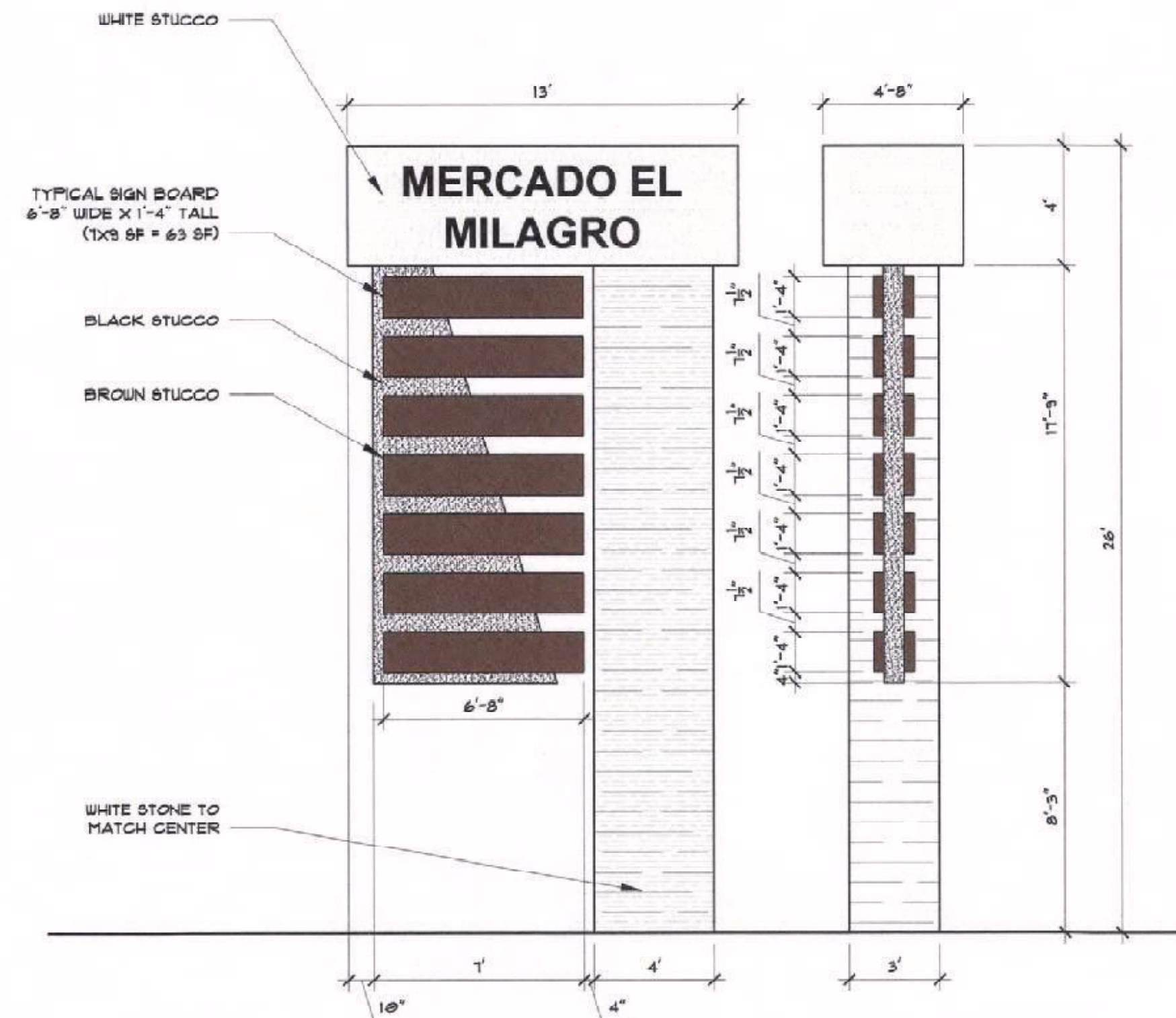
REVISIONS

SHEET NO:
A1.1
1 OF 14

LEGAL DESCRIPTION	VARIES: REFER TO DESCRIPTION BELOW						
TRACT NUMBER	BLDG - A	BLDG - B	BLDG - C	BLDG - D	BLDG - E	BLDG - F	BLDG - G
TOTAL ACRES	AREA: 1.14 AC	AREA: 1.2033 AC	AREA: 1.6558 AC	AREA: .9175 AC	AREA: .87 AC	AREA: 3.165 AC	AREA: 1.232 AC
EXISTING ZONING	NR-C						
PROPOSED ZONING	NR-C						
BLDG. SIZE/ REQ. DINING SEATS	3,366 SF / 100 SEATS	3,459 SF	6,601 SF / 100 SEATS	2,788 SF / 50 SEATS	5,225 SF	10,054 SF	17,542 SF
FAR	XXX	XXX	XXX	XXX	XXX	XXX	XXX
PROPOSED # OF STRUCTURES	1	1	1	1	1	1	1
PROPOSED USE	RESTAURANT W/ DRIVE THRU	GAS STATION / RETAIL	RESTAURANT	RESTAURANT W/ DRIVE THRU	SHOP/RETAIL-FOOD-OFF.	SHOP/RETAIL-FOOD-OFF.	SHOP/RETAIL-FOOD-OFF.
TOTAL PARKING PROVIDED	48 SPACES	41 SPACES	53 SPACES	24 SPACES	40 SPACES	71 SPACES	81 SPACES
TOTAL PARKING REQ. (INC. EMPL.)	21 SPACES	14 SPACES	53 SPACES	22 SPACES	21 SPACES	41 SPACES	71 SPACES
HC PROVIDED	2 HC (INC. 2 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	2 HC (INC. 4 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	6 HC (INC. 6 VAN ACCESSIBLE)
HC REQUIRED	2 HC SPACE	1 HC SPACE	4 HC SPACE	1 HC SPACE	1 HC SPACE	3 HC SPACES	4 HC SPACES
BIKE SPACES PROVIDED	3 BIKE SPACES	3 BIKE SPACES	6 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	5 BIKE SPACES	8 BIKE SPACES
BIKE SPACES REQUIRED	3 BIKE SPACES	3 BIKE SPACES	6 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	5 BIKE SPACES	8 BIKE SPACES
MOTORCYCLE SPACES PROVIDED	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACE	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES
MOTORCYCLE SPACES REQUIRED	2 MOTORCYCLE SPACES	1 MOTORCYCLE SPACE	2 MOTORCYCLE SPACES	1 MOTORCYCLE SPACE	1 MOTORCYCLE SPACE	2 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES
MAX BUILDING HEIGHT	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET
TOTAL PARKING REQUIRED	245 SPACES X 28' = 6,860' ELECTRIC VEHICLE CHARGING STATIONS REQUIRED, 5 PROVIDED						

KEYED NOTES

- 8" INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
- PROPOSED LIGHT POLE LOCATION RE: 8(A)3 FOR POLE DETAIL
- EXISTING 6" SIDEWALK
- EXISTING ASPHALT BIKE PATH / SIDEWALK
- INDICATES BIKE RACK LOCATION (SEE A2.1 FOR BIKE CAPACITY REQ) SEE DETAIL 1(A)3
- OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE)
- HANDICAP RAMP PER COA DIAG. #2441
- INDICATES NEW 6' HIGH (MIN) CMU (HEIGHT TO BE FIELD VERIFIED) SCREEN WALL FROM ADJACENT COMMERCIAL DEVELOPMENT SEE CIVIL DRAWINGS FOR RETAINING WALL CONDITION SHALL BE SPLIT FACE CMU TO MATCH OTHER SCREEN WALLS
- LANDSCAPE AREA
- PROPOSED 3'-6" HIGH 8" INTEGRALLY COLORED SPLIT-FACED CMU BLOCK SCREEN WALL (TAN/RED COLOR) RE: 9(A)3 FOR DETAIL
- INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
- INDICATES PROPOSED 4'-6" X 10' MOTORCYCLE PARKING STALL LOCATION - RE: SITE PLAN FOR LOCATIONS WITH MOTORCYCLE SIGNAGE, SEE DETAIL 1(A)3
- INDICATES MONUMENT SIGN - SEE 1(A)2
- INDICATES DUMPSTER LOCATION RE: DETAIL 2(F)3(A)3 INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
- INDICATES DUMPSTER LOCATION W/ RECYCLE - INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
- INDICATES LOCATION OF TRASH RECEPTACLES
- INDICATES LOCATION OF BENCH
- LOADING DOCK
- LOADING AREA
- CLEAR SITE TRIANGLE LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER FAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
- *DO NOT ENTER* SIGN. SEE DETAIL 1(A)3
- 6" CONCRETE CURB
- ASPHALT DRIVE AND PARKING
- NEW CURB AND GUTTER
- RIGHT IN / RIGHT OUT ONLY DRIVEWAY
- ELECTRIC VEHICLE CHARGING STATION (TYP OF 5)
- UNDER-CANOPY LIGHTING SHALL BE RECESSED SO THAT NO LIGHT LENS PROJECTS BELOW THE CANOPY CEILING. THE CANOPY FASCIA SHALL NOT BE INTERNALLY ILLUMINATED



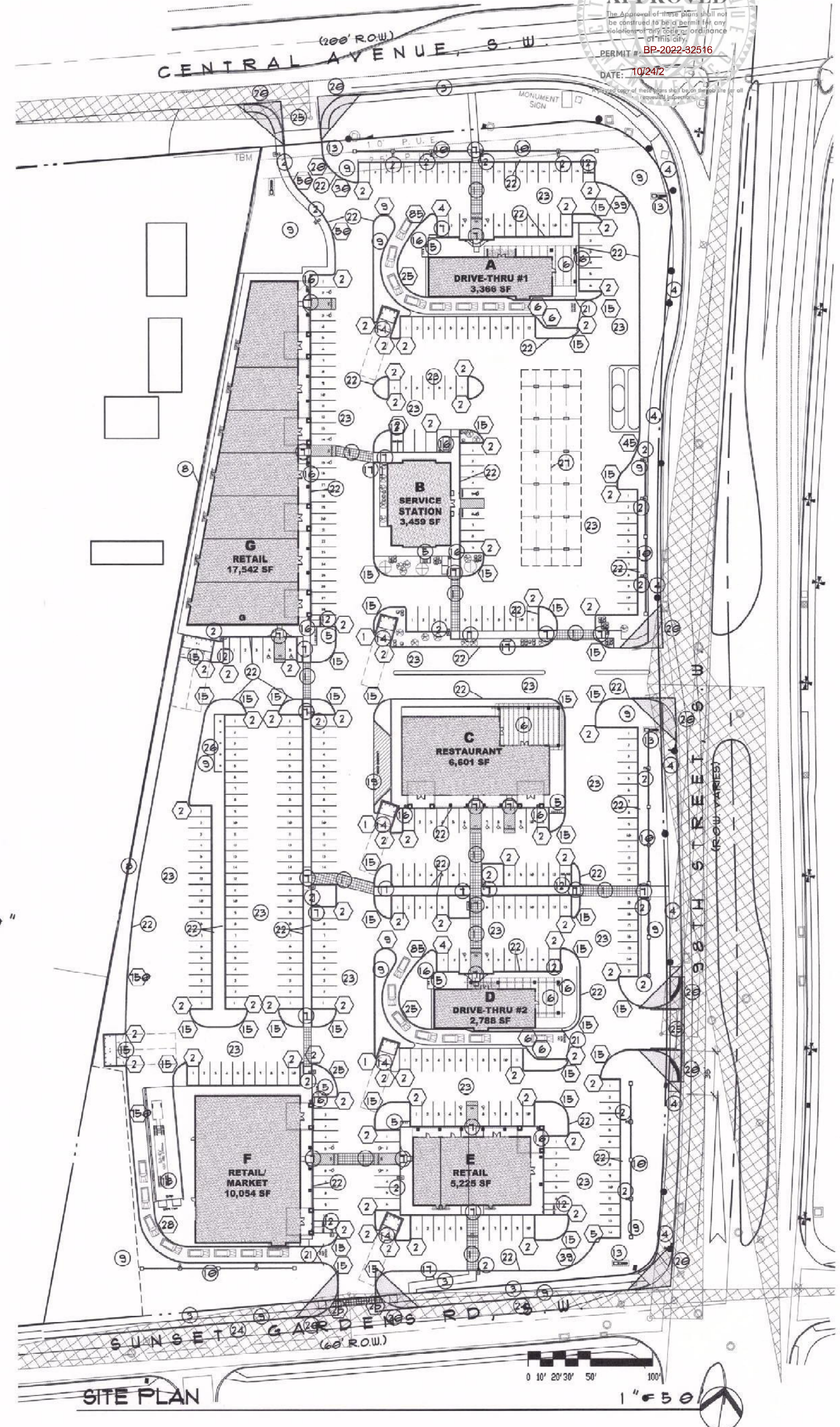
PYLON SIGN ELEVATIONS

1/4" = 1' - 0"

RADIUS INFORMATION

- RADIUS = 1'-0"
- RADIUS = 2'-0"
- RADIUS = 4'-0"
- RADIUS = 5'-0"
- RADIUS = 6'-0"
- RADIUS = 9'-0"
- RADIUS = 15'-0"
- RADIUS = 20'-0"
- RADIUS = 25'-0"
- RADIUS = 28'-0"
- RADIUS = 30'-0"
- RADIUS = 35'-0"
- RADIUS = 45'-0"
- RADIUS = 50'-0"
- RADIUS = 55'-0"
- RADIUS = 150'-0"

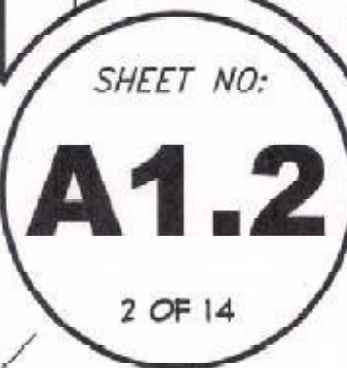
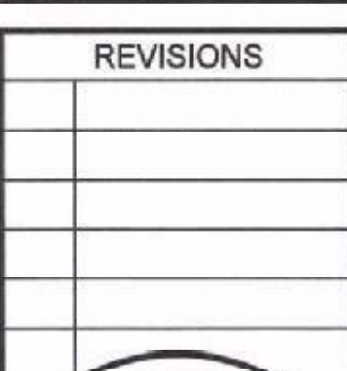
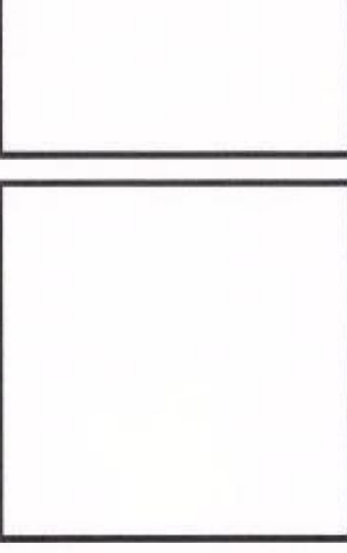
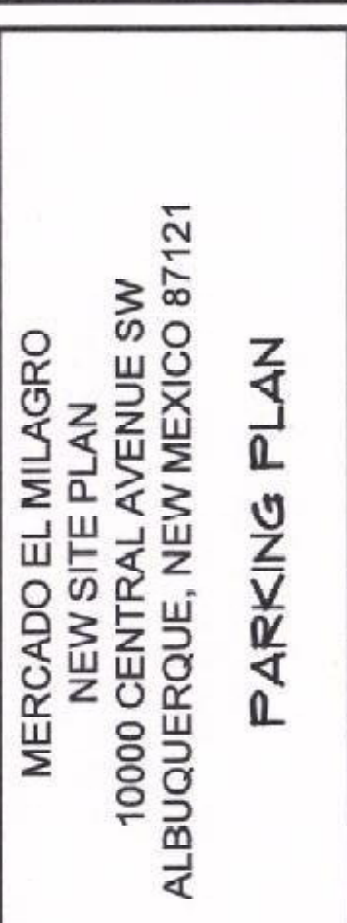
ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER



SITE PLAN

0' 10' 20' 30' 50' 100'

1" = 50'



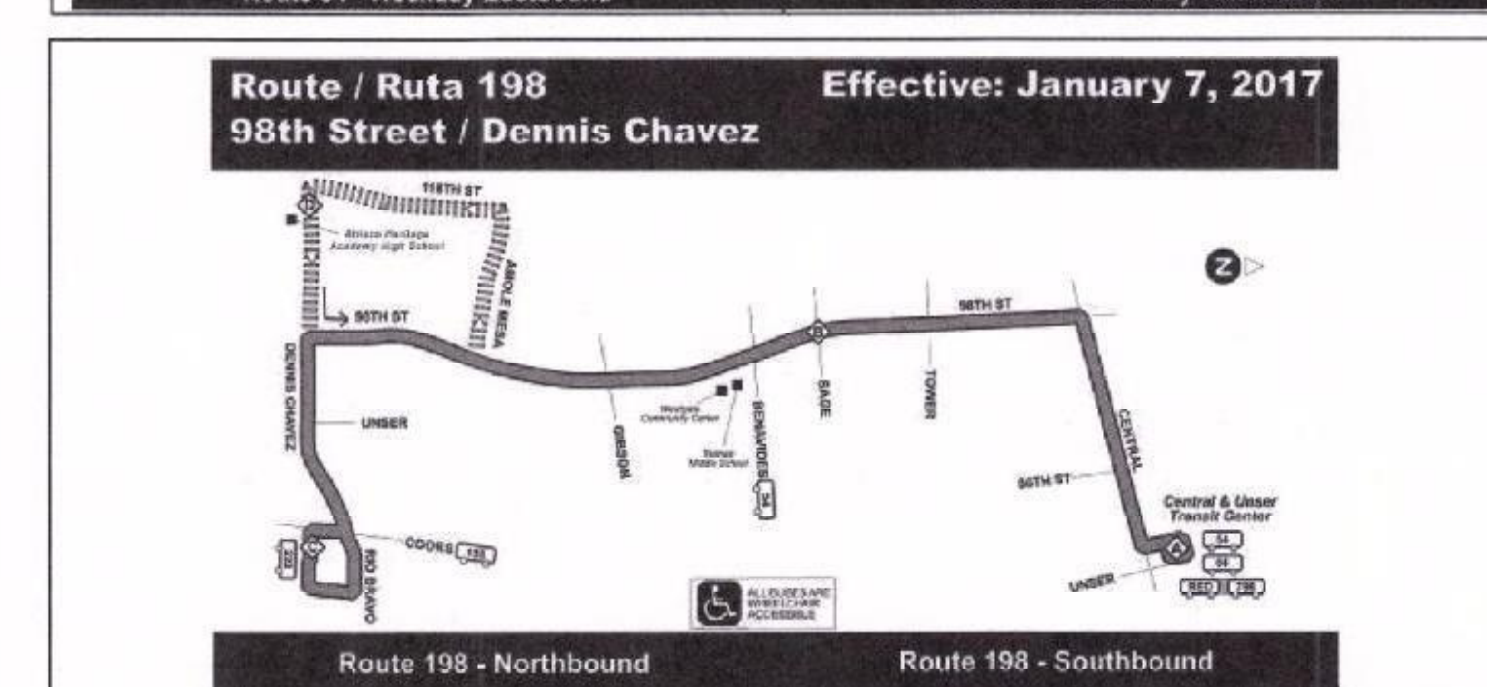
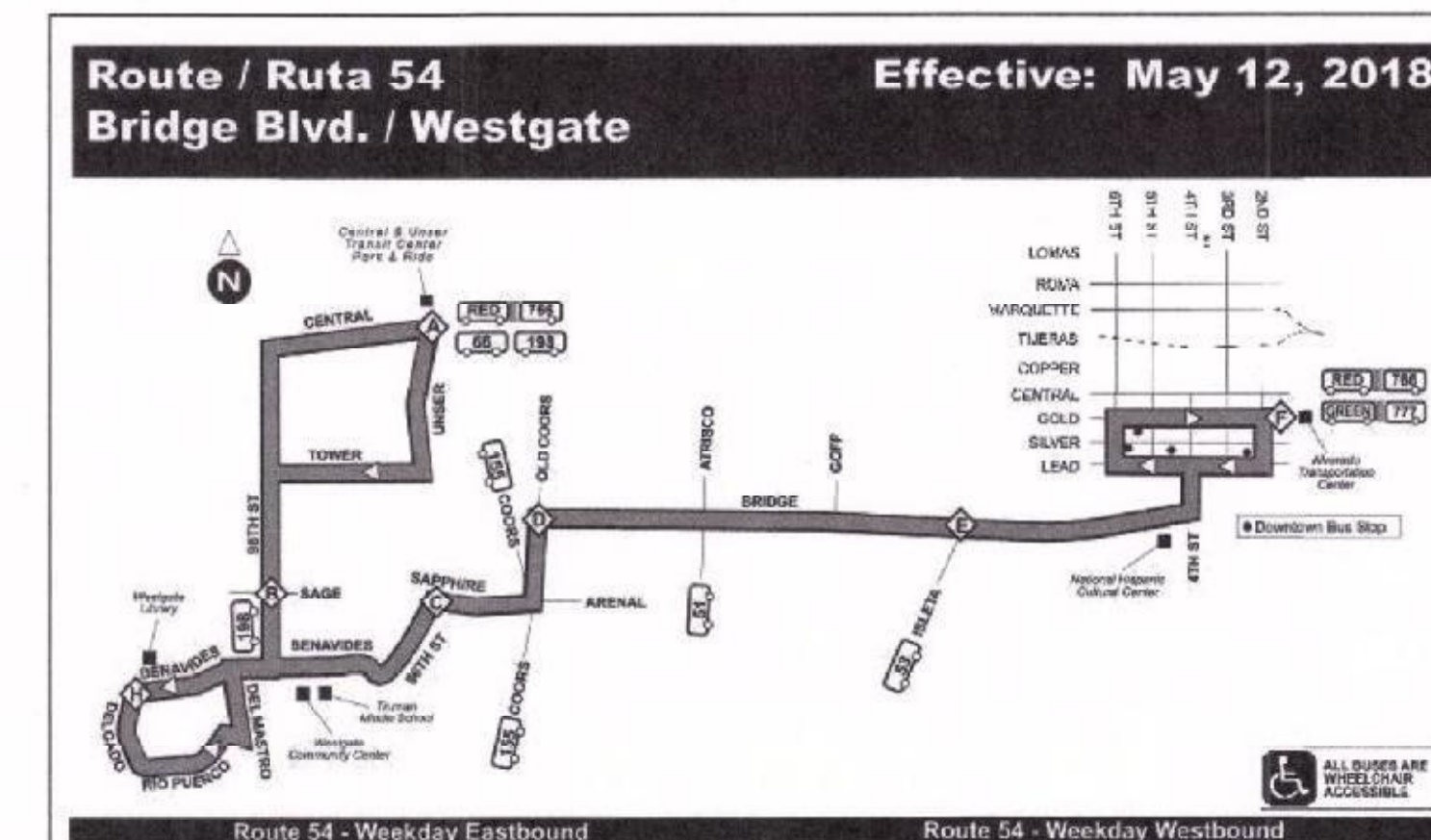
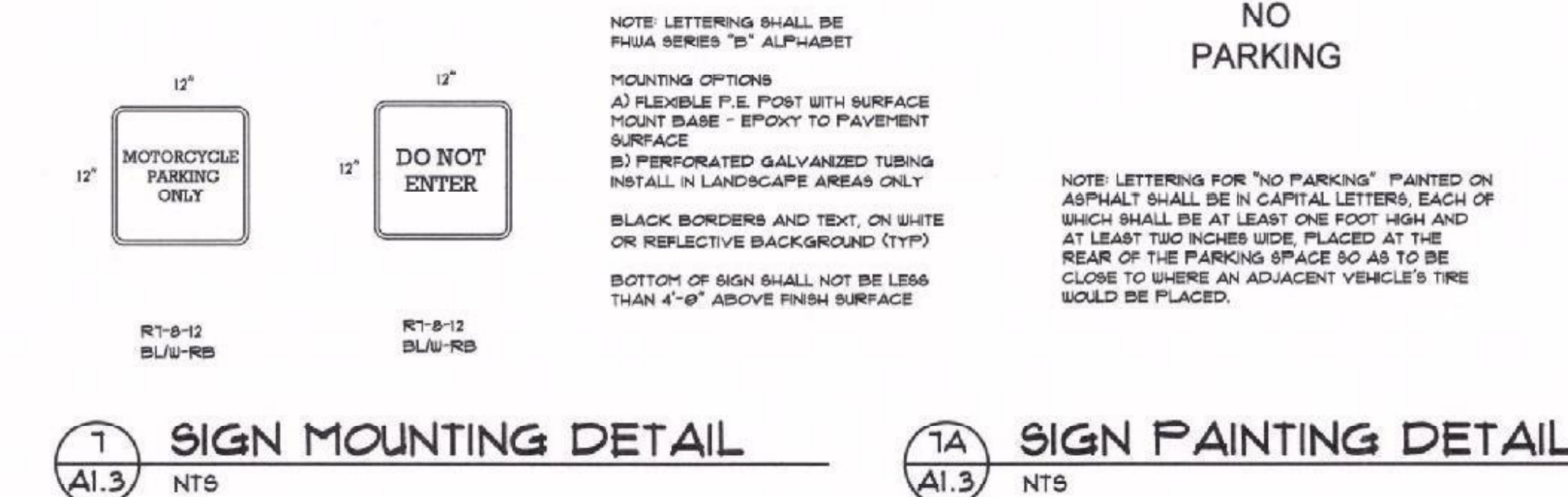
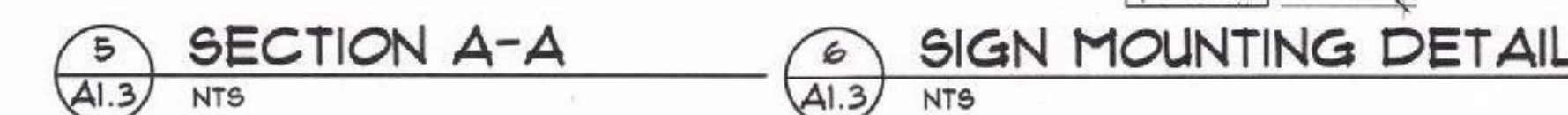
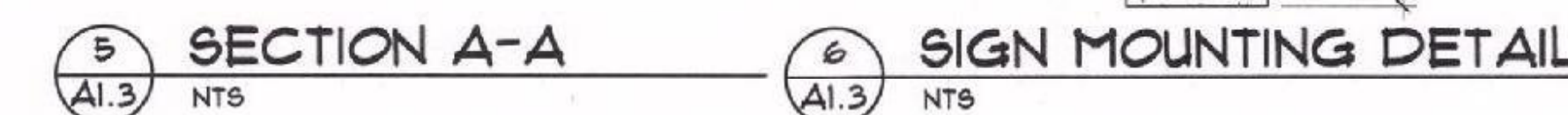
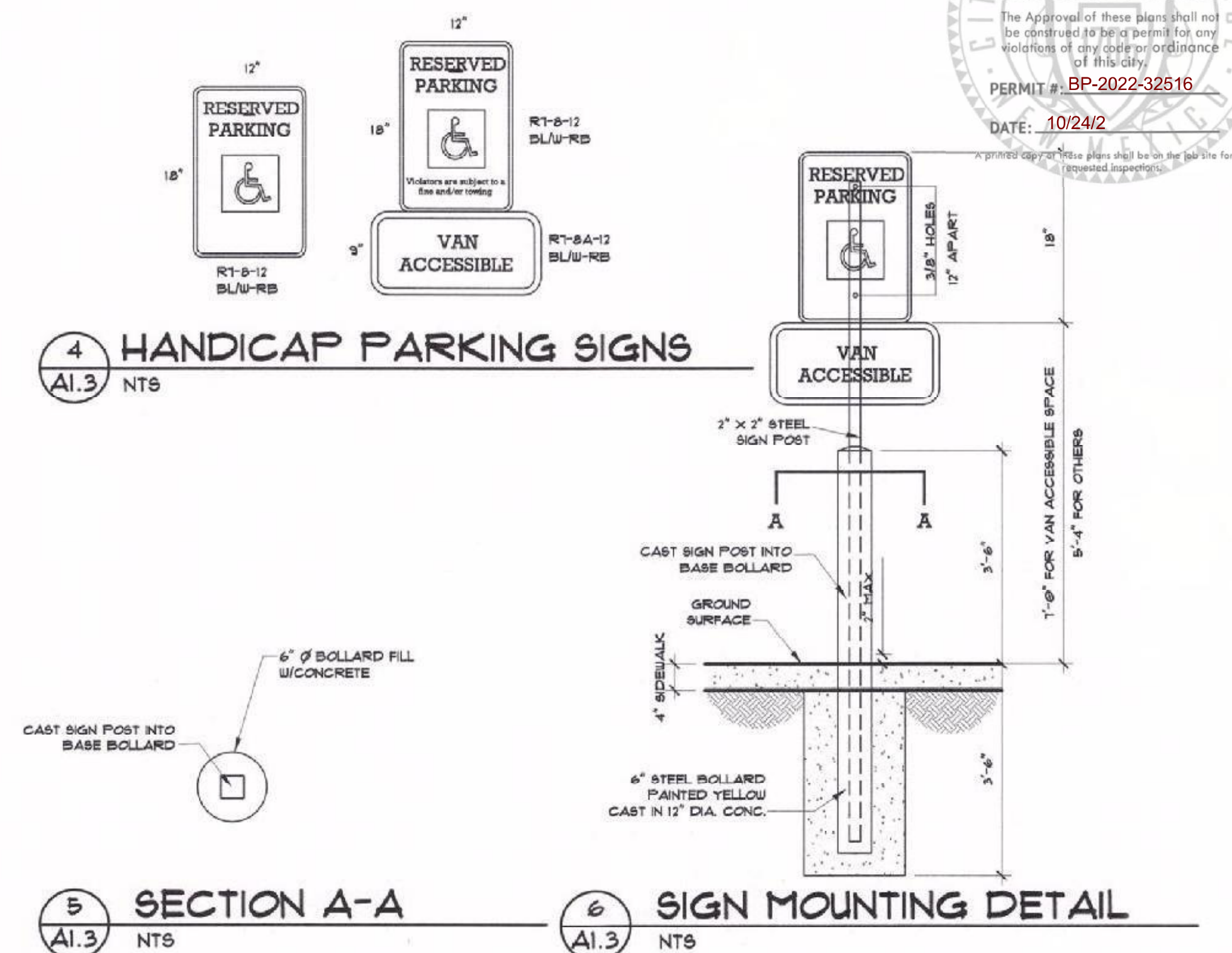
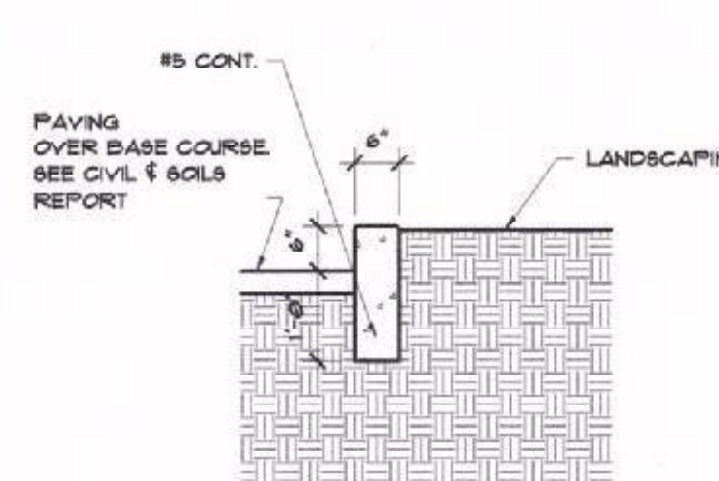
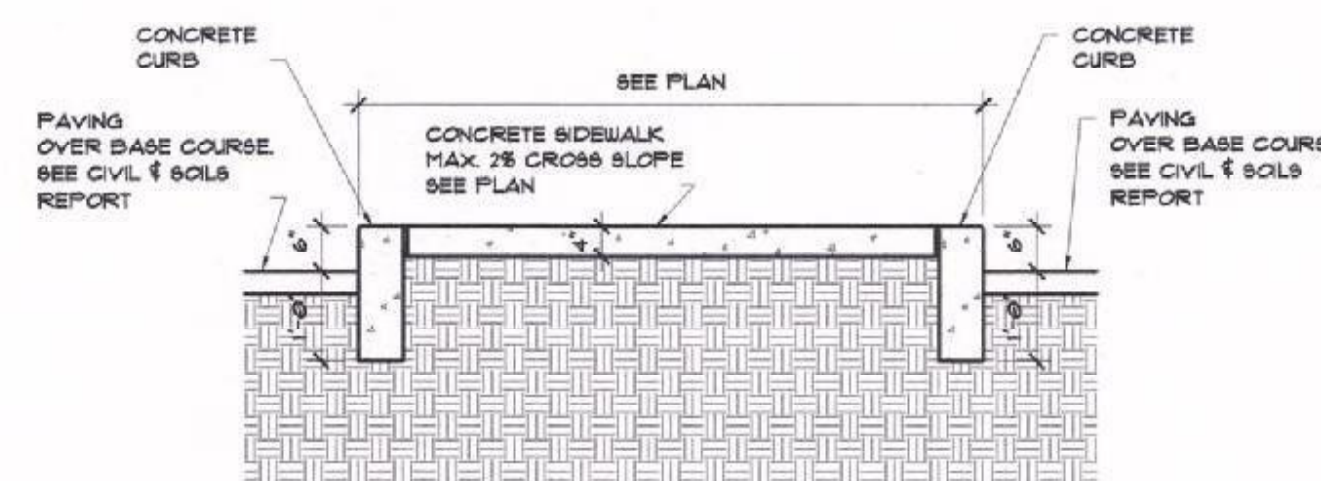
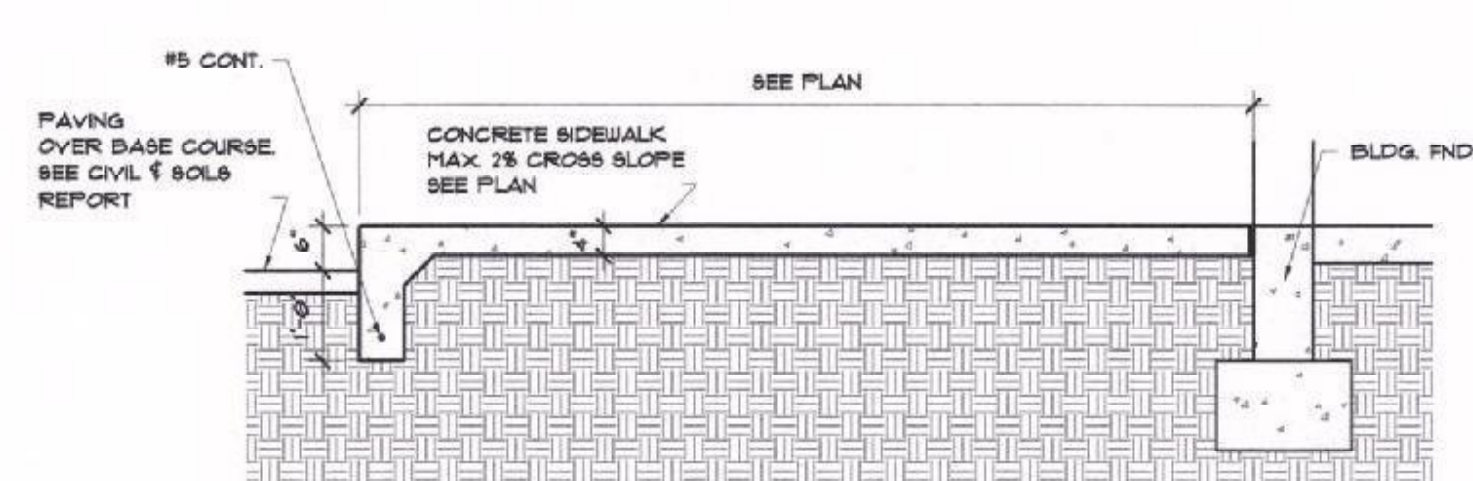
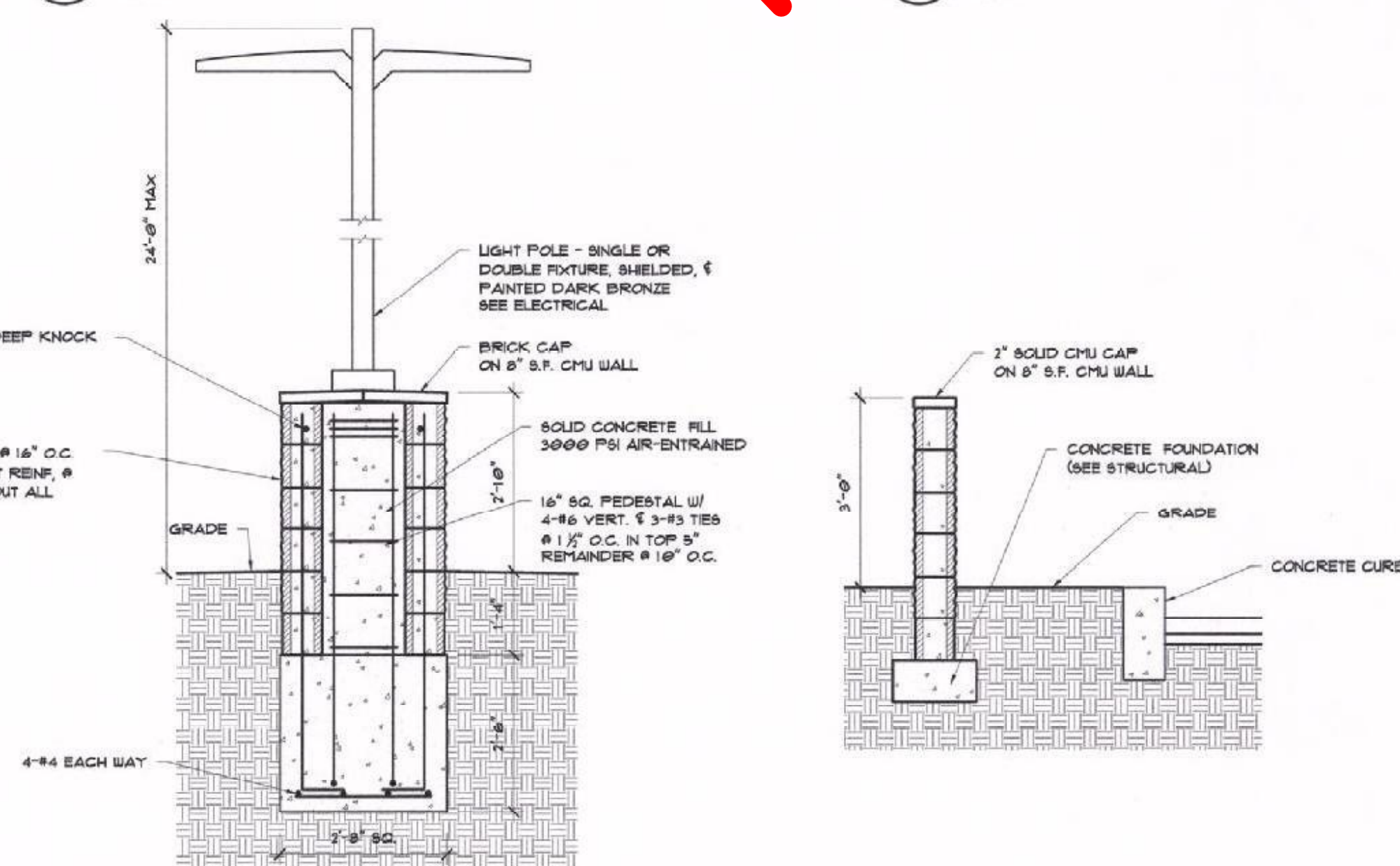
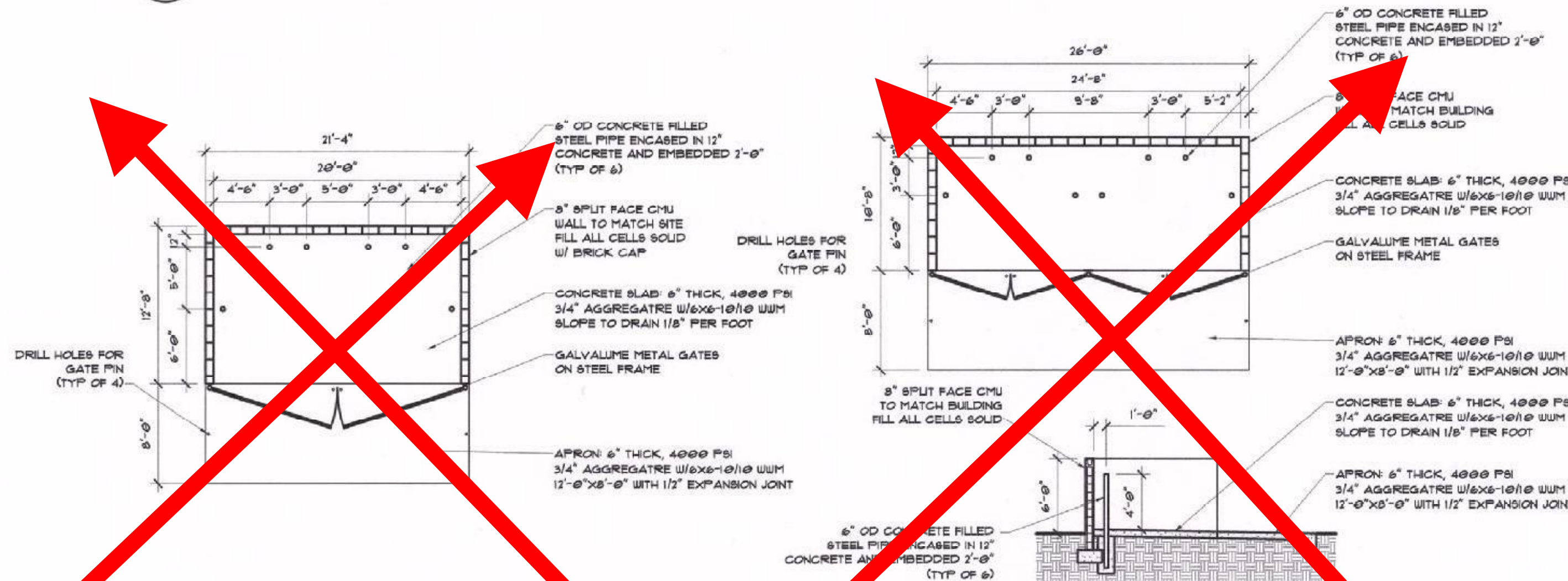
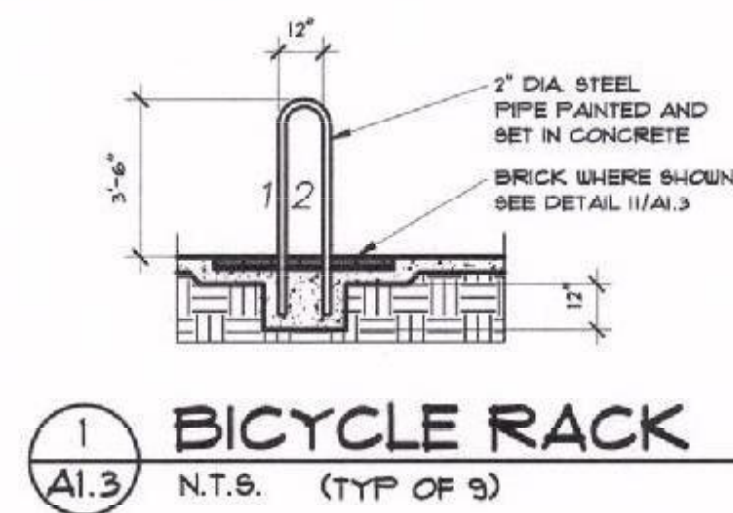
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

MERCADO EL MILAGRO
NEW SITE PLAN
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121
PARKING PLAN

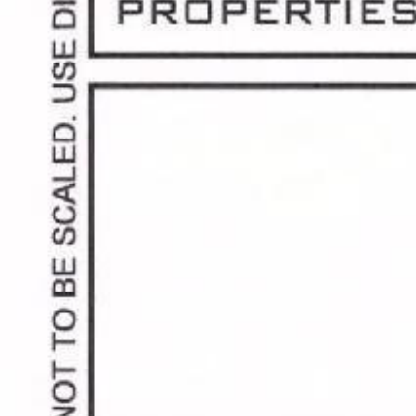
DATE: 18 NOV 2019
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO:
A1.2
2 OF 14



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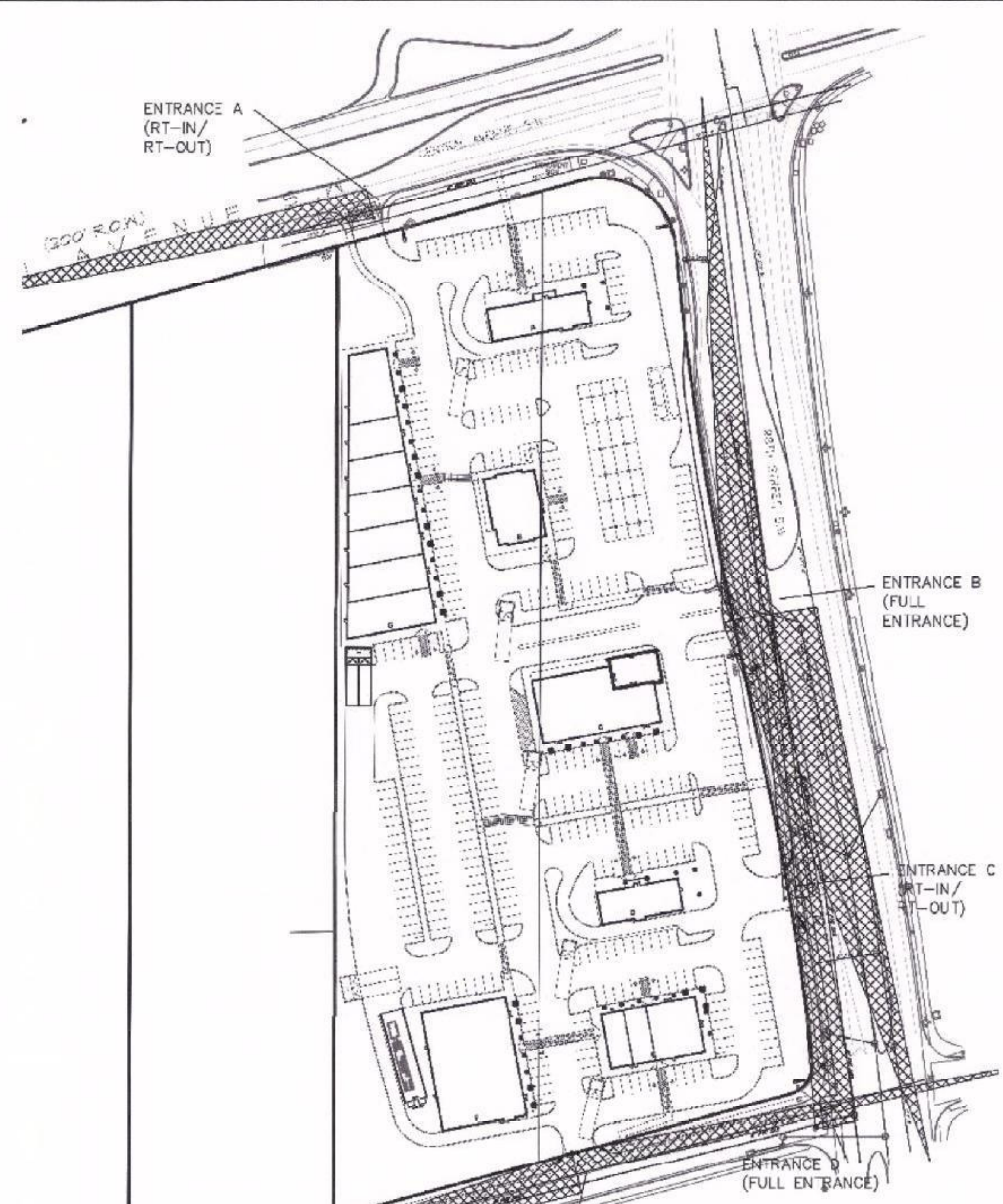


MERCADO EL MILAGRO
NEW SITE PLAN
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

DATE:
18 NOV 2019
DRAWN BY:
MFMG
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SHEET NO:
A1.3
3 OF 14



SIGHT DISTANCE CLEAR SIGHT TRIANGLE LENGTHS PER AASHTO GREEN BOOK

CENTRAL AVE:
55 MPH POSTED; 60 MPH DESIGN
ENTRANCE A: RT TURN FROM STOP
SIGHT DIST.=575'

98TH ST:
45 MPH POSTED; 50 MPH DESIGN
ENTRANCE B: LT TURN FROM STOP
SIGHT DIST.=555'

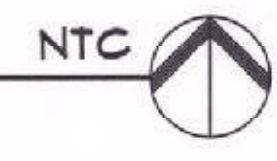
ENTRANCE C: RT TURN FROM STOP
SIGHT DIST.=480'

SUNSET GARDENS:
40 MPH ASSUMED (NO POSTED SPEED LIMIT OBSERVED); 45 MPH DESIGN
ENTRANCE D: LT TURN FROM STOP
SIGHT DIST.=500'

ENTRANCE E: LT TURN FROM STOP
SIGHT DIST.=500'

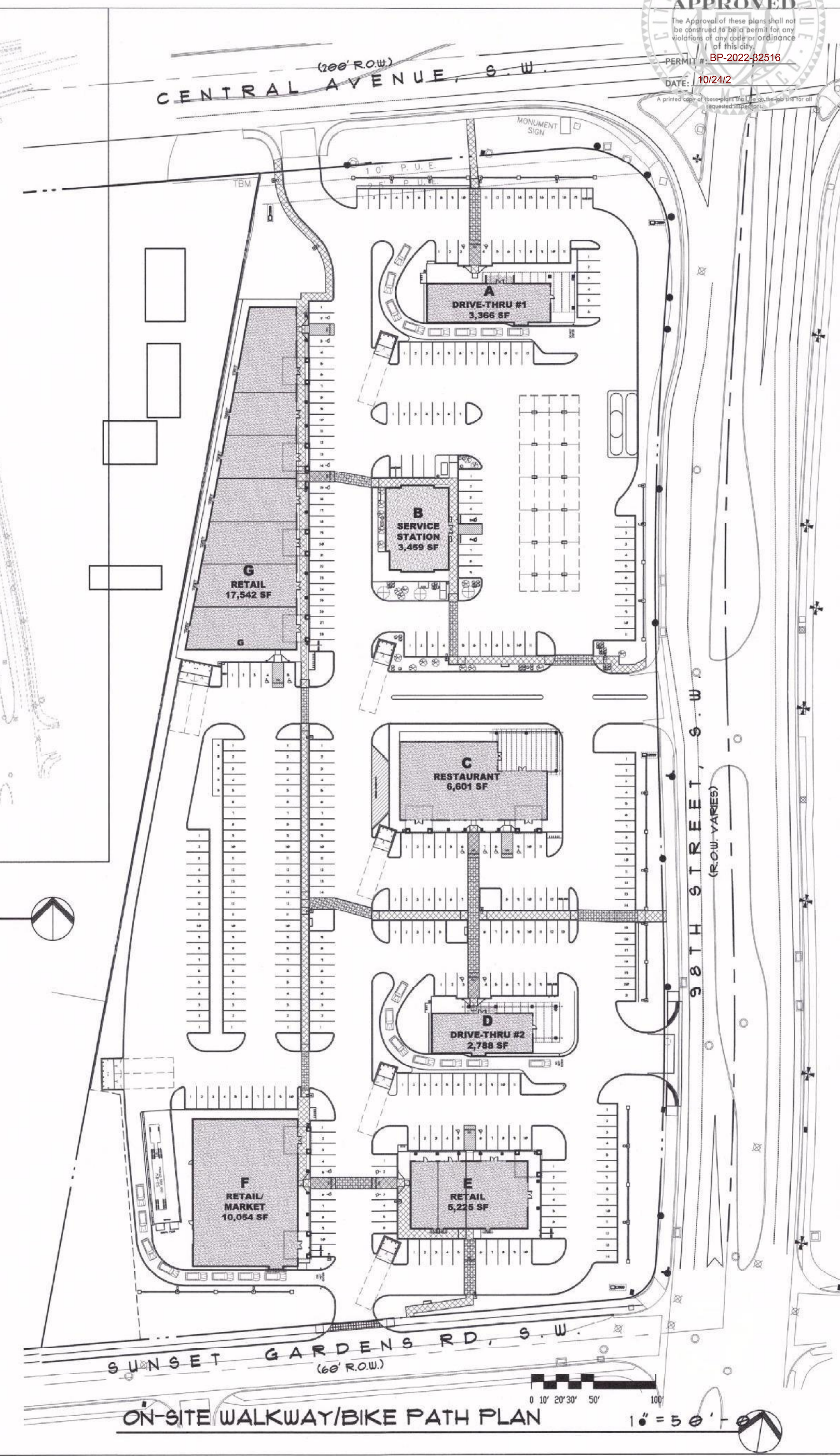
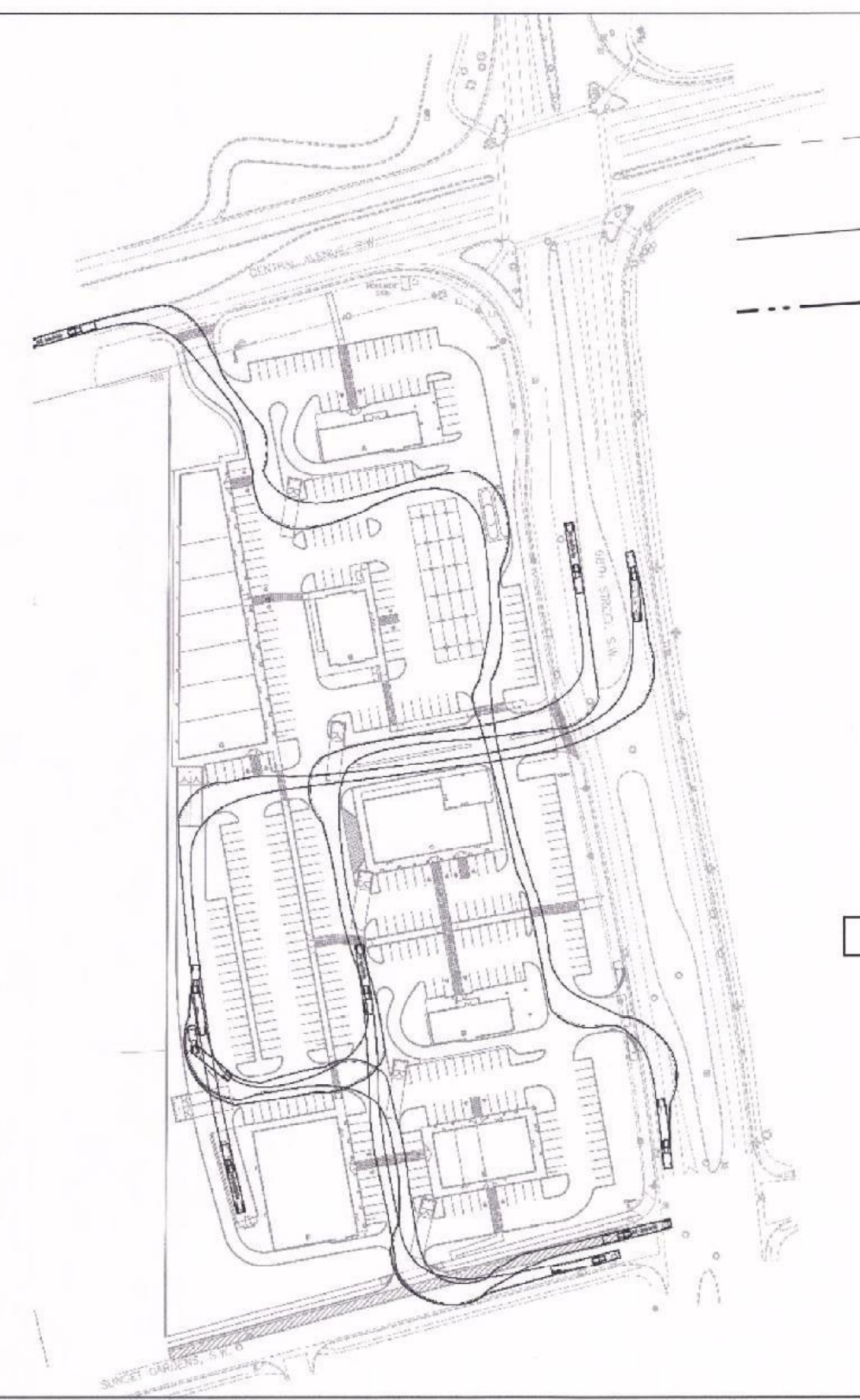
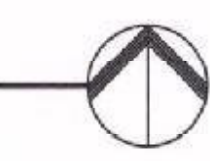
MERCADO EL MILAGRO
PR 2019-002380
SIGHT-DISTANCE EXHIBIT

SIGHT DISTANCE EXHIBIT



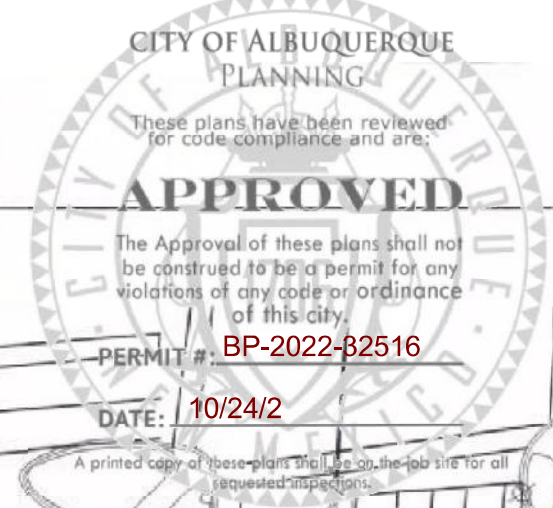
TRUCK TURNING EXHIBIT

NTS



ON-SITE WALKWAY/BIKE PATH PLAN

1" = 50'



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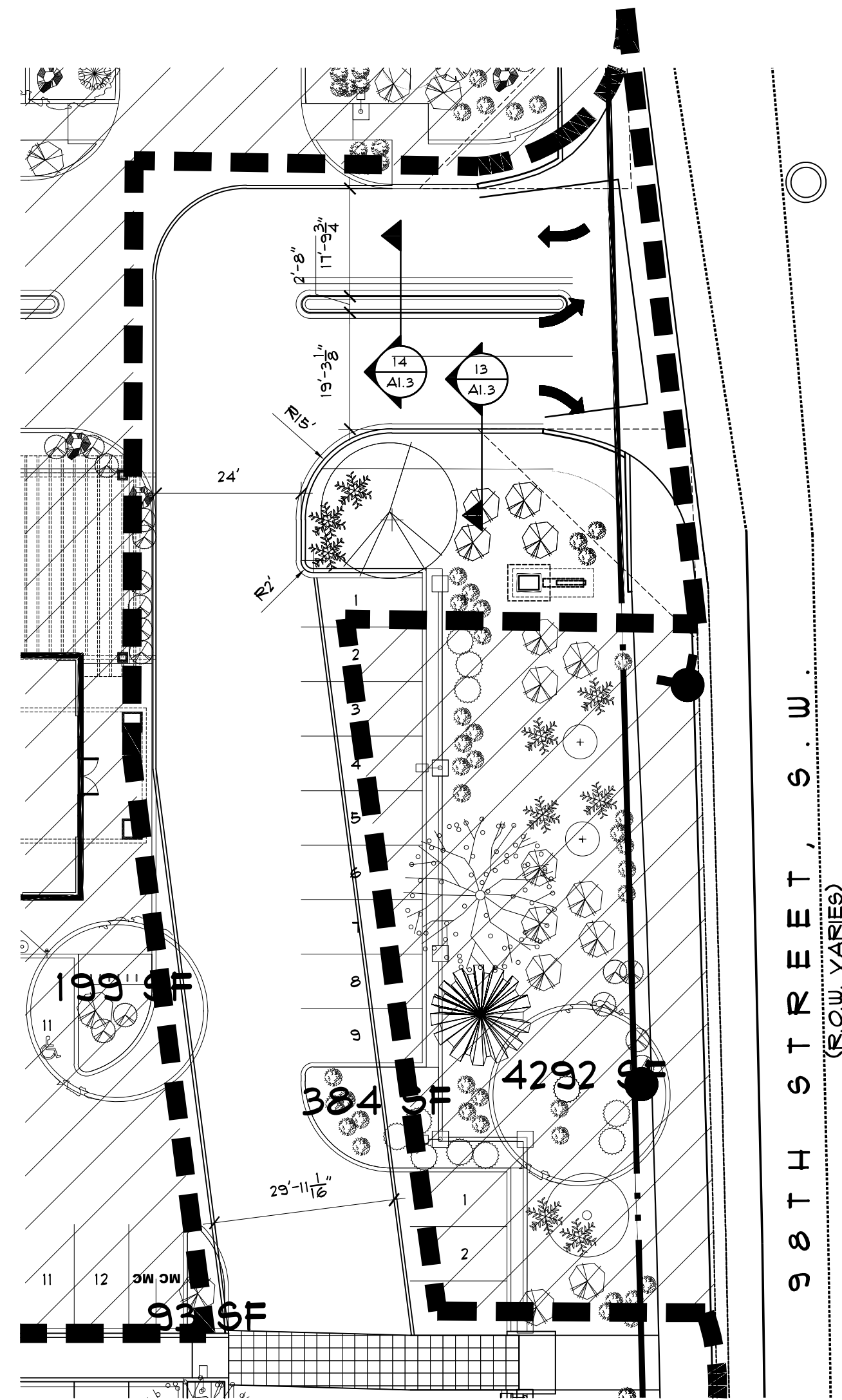


MERCADO EL MILAGRO
NEW SITE PLAN
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

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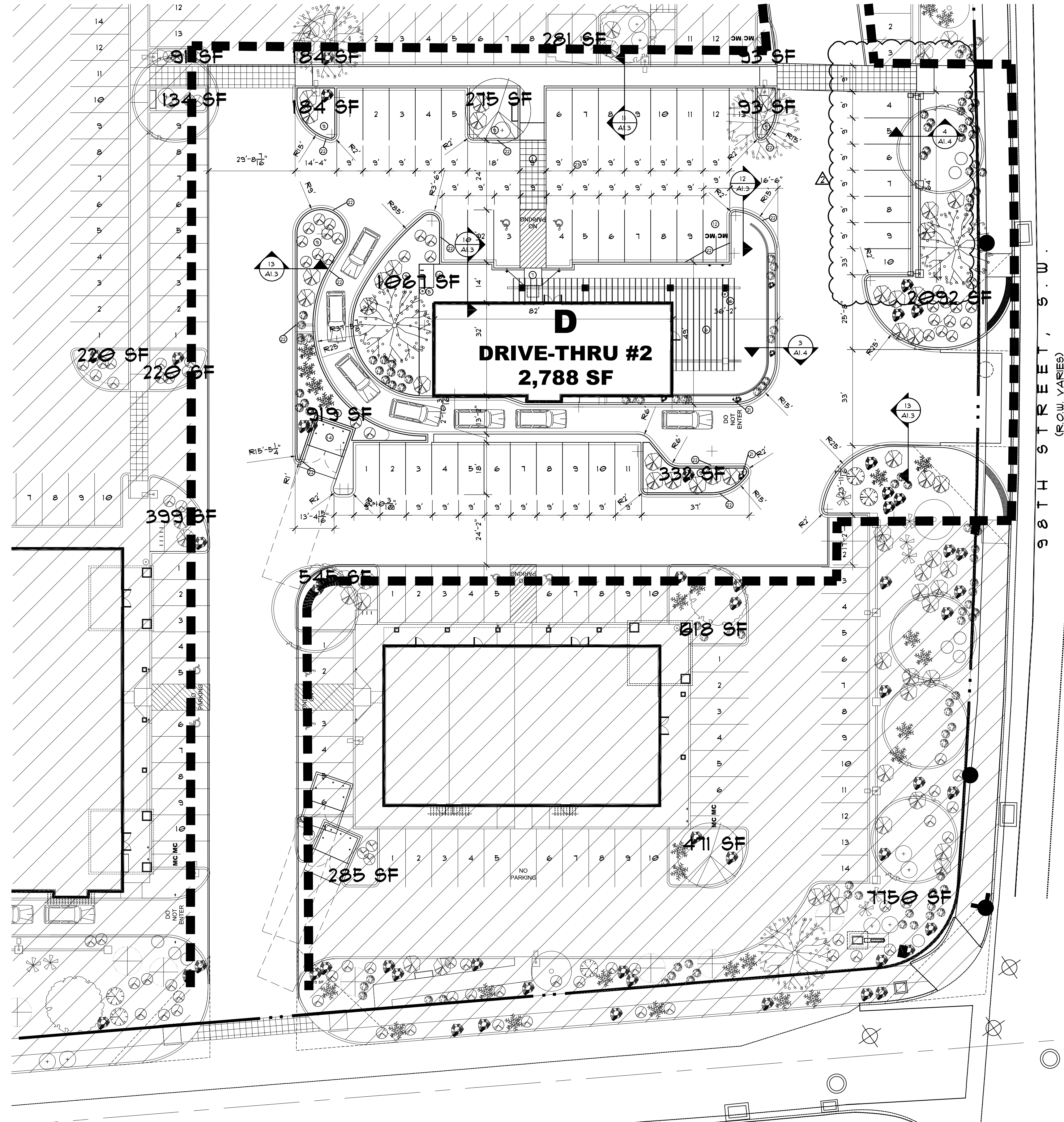
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3A OF 14



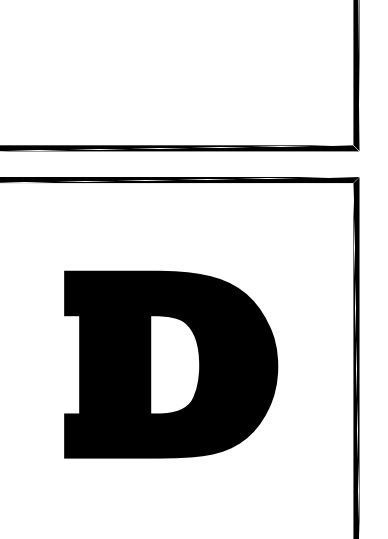
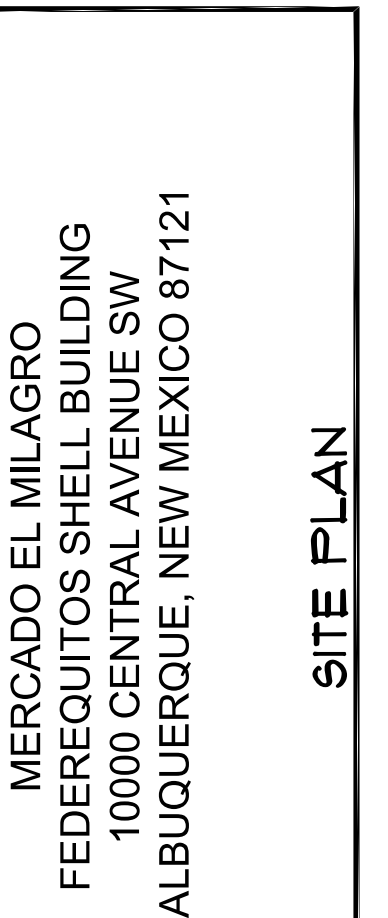
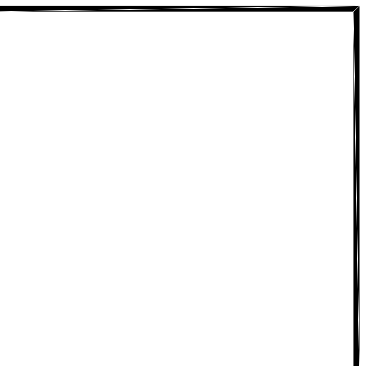
SITE PLAN

1" = 20'



SITE PLAN

1" = 20'



DATE:	8 JULY 2022
DRAWN BY:	MEMG
CHECKED BY:	
VERIFIED BY:	

REVISIONS
5 DEC 2022

