

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 16, 2025

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

mgrummer@centurylink.net

Re: Artisan Coffee Storage
11850 Cochiti SE
Traffic Circulation Layout
Engineer's Stamp 5-12-25 (L21D058) TRANS-2025-00114

Dear Mr. Hensley,

The TCL submittal received 5-5-2025 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, and the TCL to the [ABQ-PLAN](#) for log in and evaluation by Transportation.

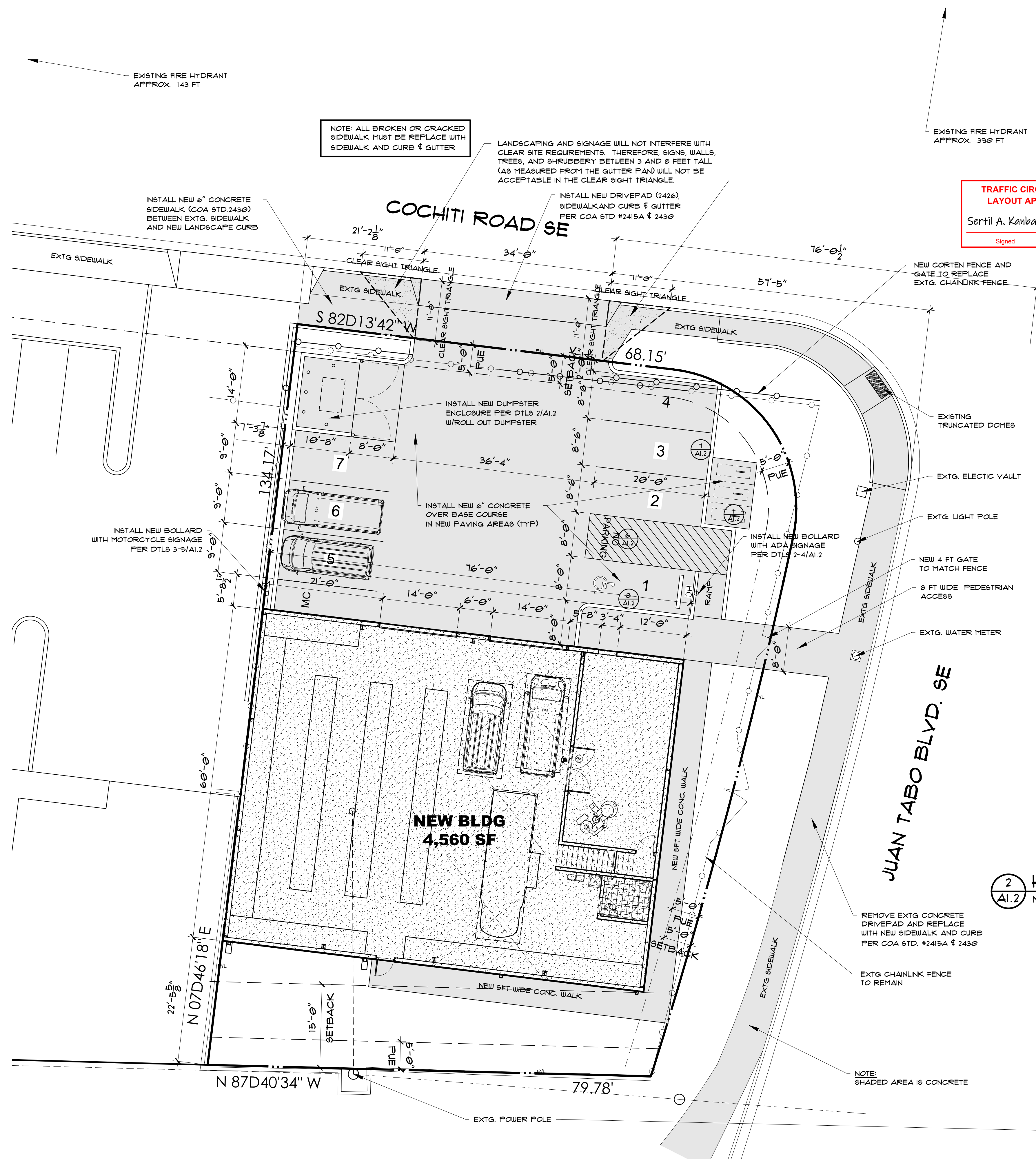
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

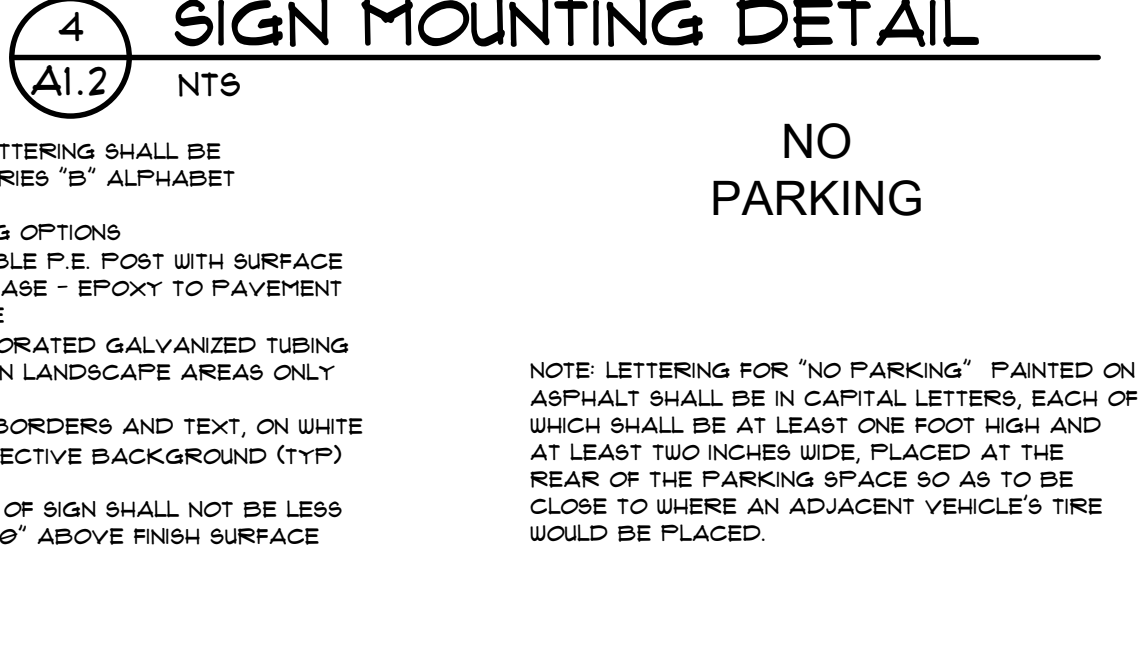
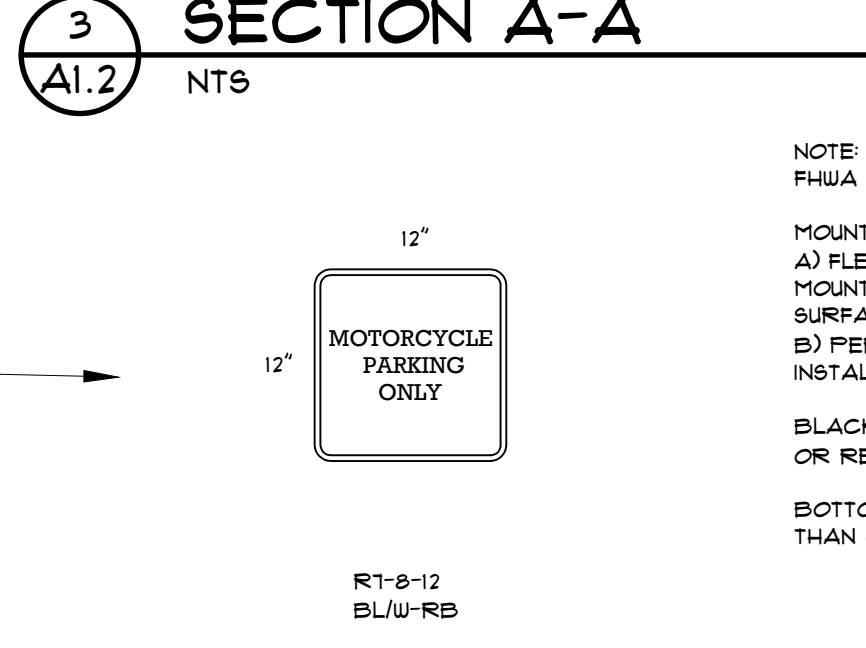
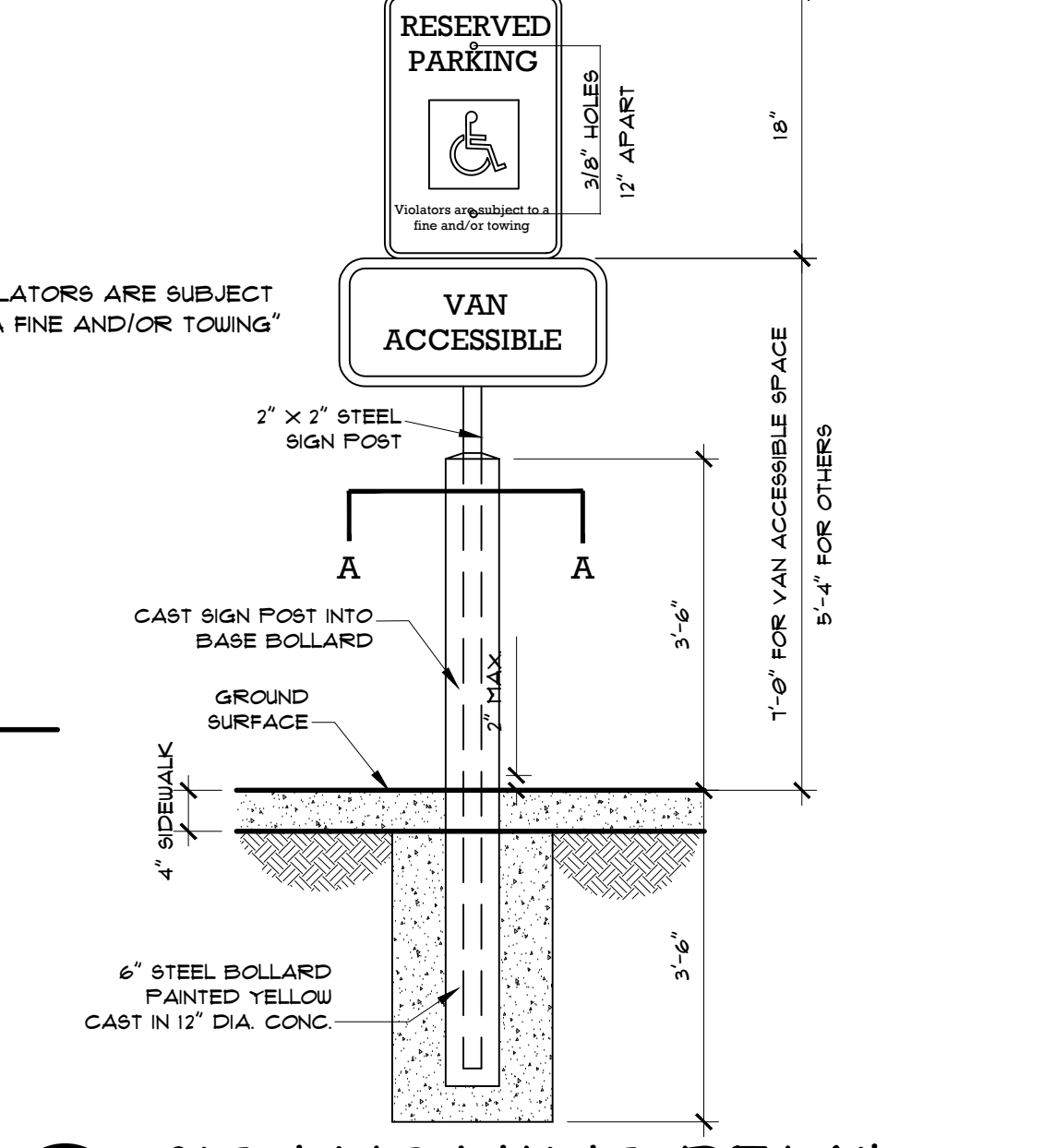
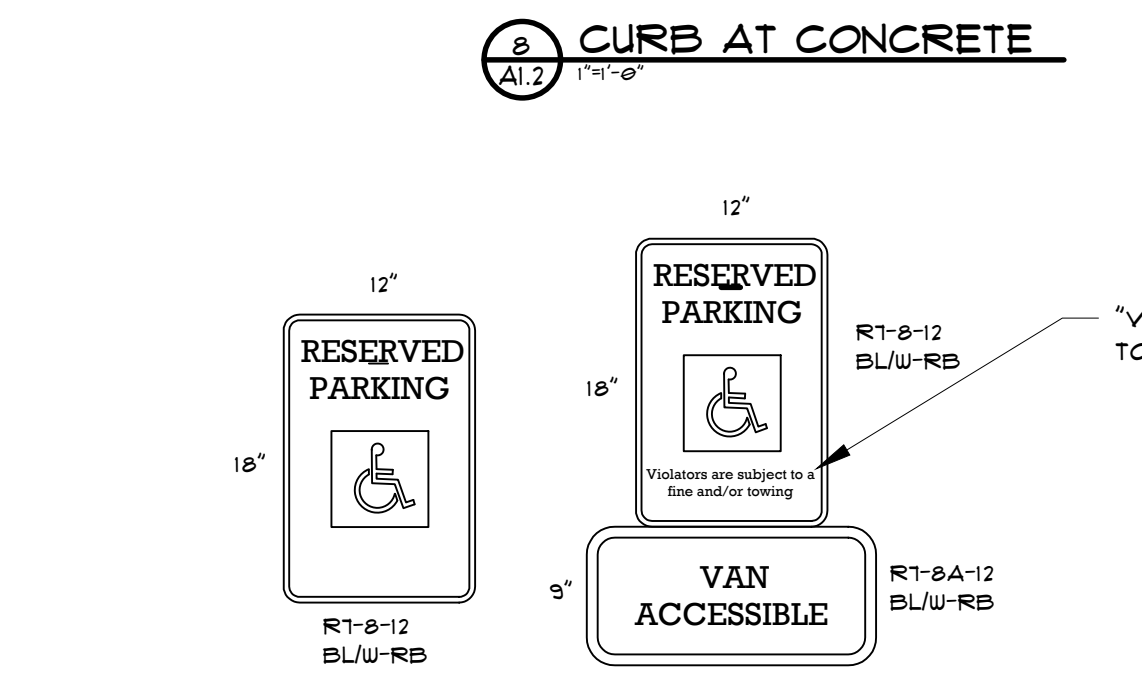
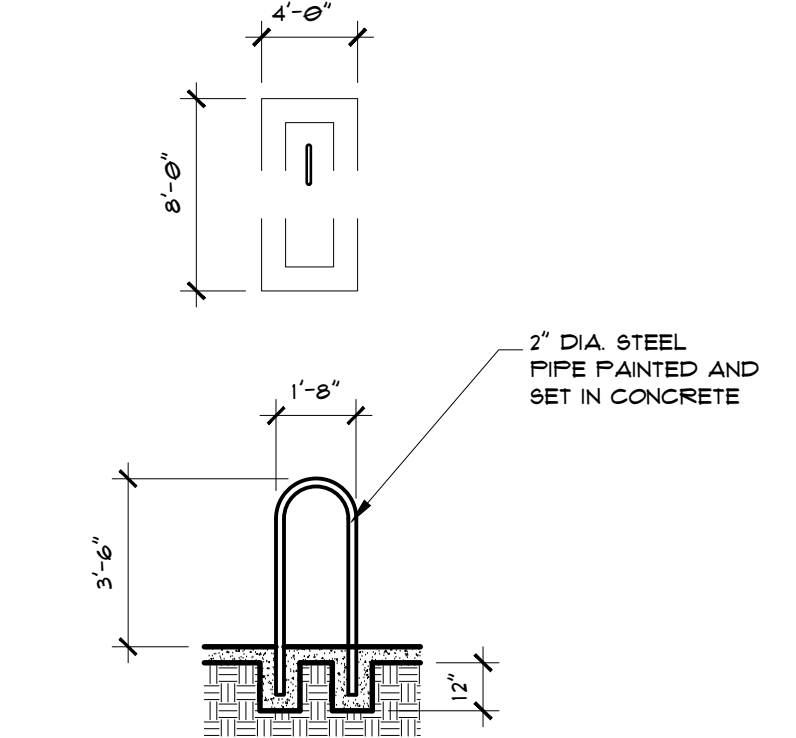
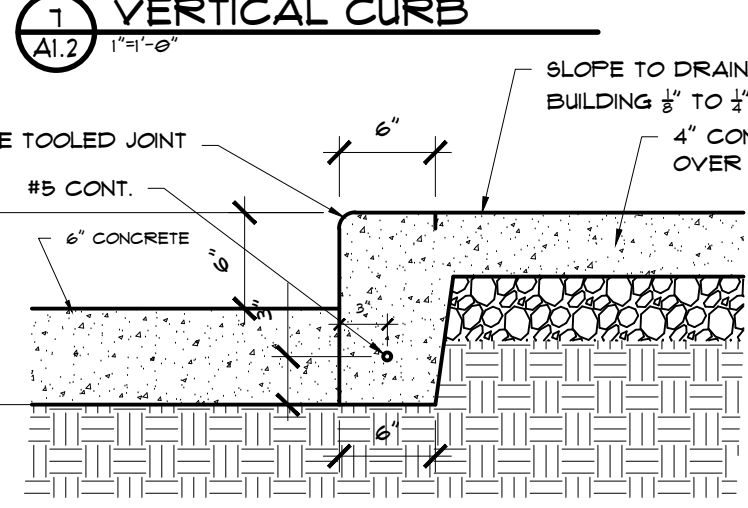
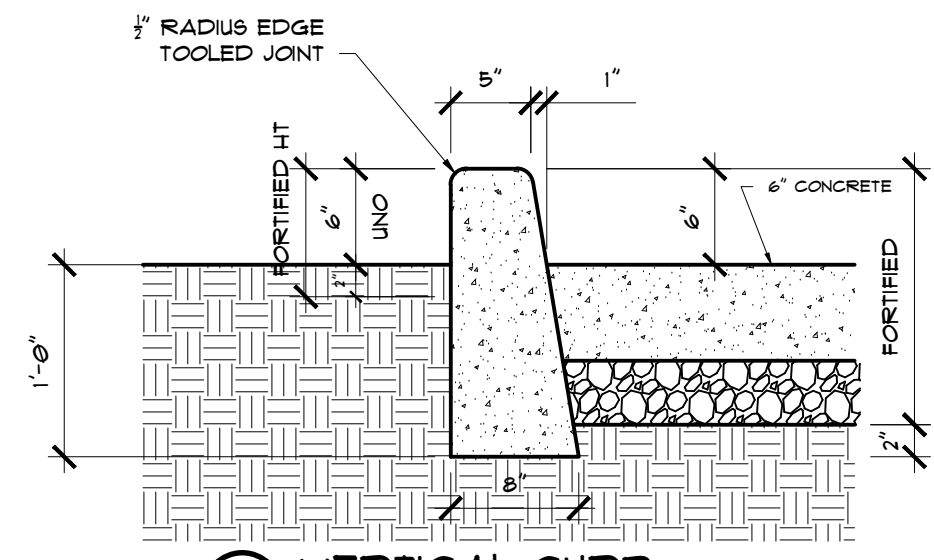


ADDRESS	
11840 COCHITI SE ALBUQUERQUE, NM 87123	
LEGAL DESCRIPTION	
LT 17-A BLK 8 PLAT OF LOT 17-A, BLOCK 8 EAST CENTRAL BUSINESS ADDITION UPC 102105651240510225	
ZONING	
MX-H	
BUILDING AREAS	
NEW BUILDING:	3,883 SF
OFFICE LOFT:	651 SF
TOTAL NEW	4,534 SF
SPACE USE	
ARTISAN COFFEE MFG. & STORAGE	
PARKING	
5 REQUIRED (1/1000) 1 SPACES PROV'D	
1-25 PS=1 MC SPACE REQ, 1 PROVIDED	
3 SPACES OR 10% = 3 BICYCLE REQ.	

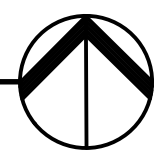
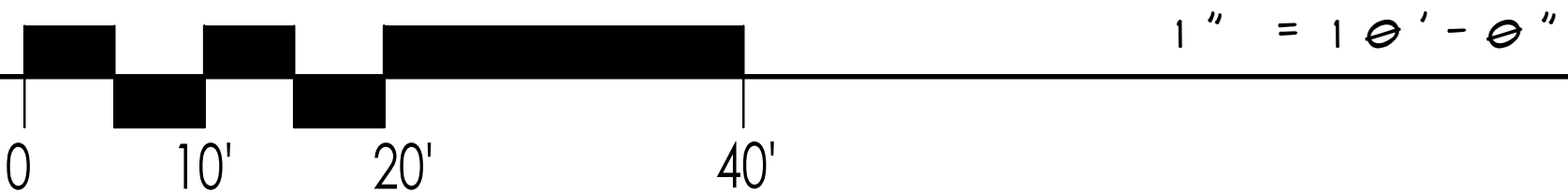


SITE
VICINITY MAP
L-21-Z

TRAFFIC CIRCULATION
LAYOUT APPROVED
Sertil A. Kanbar 5/16/2025
Signed Date



SITE PLAN



MARTIN FM GRUMMER
ARCHITECT
331 WILSON BLVD NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507

11850 COCHITI ROAD SE
ADAMS ARTISAN COFFEE BUILDING
ALBUQUERQUE, NM 87123
SITE PLAN

TCL

DATE:
12 MAY 2025
DRAWN BY:
MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO:
A1.2