



**Planning Department
Transportation Development Services**

October 1, 2014

Ron Bohannon, P.E.
Tierra West LLC.
5571 Midway Park Pl.
Albuquerque, NM 87109

**Re: Broadstone Cottonwood, 10800 Cibola Loop
Clubhouse, Fitness Center, Pool Area and Buildings 3 and 4
Submittal for Certificate of Occupancy – Transportation Development
Administrative Amendment dated 01-22-13 (A13-D022)
Certification dated 09-26-14**

Dear Mr. Bohannon,

The Letter of Certification submitted on 09-29-14 is not sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). The following items need to be addressed:

- The curb built near the ADA parking south of the Rec/Office has created a tripping hazard. Please remove and add curb bumpers in the parking spaces.
- Please provide a phasing plan that clearly shows the building numbers and the sequence of submittals.

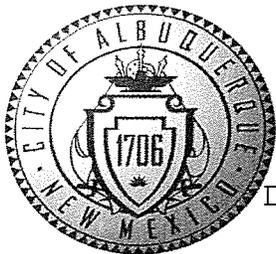
Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos and PDF files to rmichel@cabq.gov or mortiz@cabq.gov prior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

Sincerely,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: File

HYDROLOGY DRAWING #201043



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Broadstone Cottonwood- Clubhouse, Pool Area, Fitness Center with Buildings 3 and 4 City Drainage #: _____

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

Legal Description: Tract B-9H-1B-1 Vista Del Parque Subdivision

City Address: 10800 Cibola Loop NE. Albuquerque

Engineering Firm: Tierra West, LLC Contact: Ronald R. Bohannon

Address: 5571 Midway Park Place NE Albuquerque, NM 87109

Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: rrb@tierrawestllc.com

Owner: _____ Contact: _____

Address: _____

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

Architect: _____ Contact: _____

Address: _____

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

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

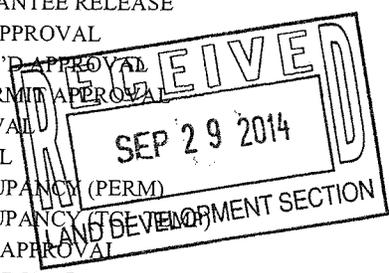
Phone#: _____ Fax#: _____ E-mail: _____

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)
- 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 _____ No _____ Copy Provided

DATE SUBMITTED: 07/29/2013 By: Joel Hernandez

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

gaw

TIERRA WEST, LLC

September 26, 2014

Ms. Kristal Metro, P.E.
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: SITE PLAN FOR BUILDING PERMIT
CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY
BROADSTONE COTTONWOOD APARTMENTS, 10800 CIBOLA LOOP NW
CLUBHOUSE, FITNESS CENTER, POOL AREA WITH BUILDINGS 3 AND 4**

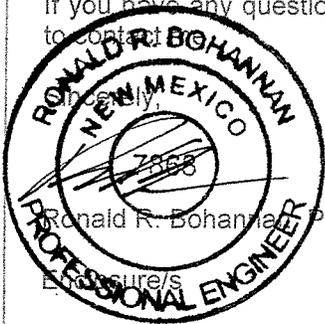
Dear Ms. Metro:

I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the Approved Administrative Amended Site Plan for Building Permit for issuance of the Permanent Certificate of Occupancy for the Clubhouse, Fitness Center, Pool Area with Buildings 3 and 4 portions of the project referenced above. This project is in substantial compliance as inspected on September 26, 2014, and is in accordance with the design intent of the Approved AA Site plan for Building Permit dated 1/22/13. This certification is submitted in support of the request for Permanent Certificate of Occupancy to begin leasing operations. A paved all-weather road provides access through the site.

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.

Enclosed, please find the information sheet and the as-built AA Site Plan for Building Permit. Therefore, we request approval of the as-built AA Site Plan for Building Permit for a Permanent Certificate of Occupancy for the referenced buildings.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact



Ronald R. Bohannon, P.E.
E: [redacted]
F: [redacted]

JN: 2011043
RRB/JH/jg



5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

GENERAL NOTES

- CONSTRUCTION TYPE FOR APARTMENT BUILDINGS WILL BE VA AND VB FOR REC/LEASING, FITNESS AND CARRIAGE BUILDINGS.
- PARKING LOT LIGHTING WILL BE LIMITED TO 14 FEET IN HEIGHT AND WILL BE DIRECTED AWAY FROM ANY EXISTING RESIDENTIAL UNITS AND/OR ANY PUBLIC RIGHT-OF-WAY. MECHANICAL UNITS SHALL BE ROOF MOUNTED AND SCREENED.

DEVELOPMENT DATA

NET SITE AREA:
TRACT 2 (APARTMENTS) 13.0524 ACRES (568,563 S.F.)

ZONING:
CURRENT: SU-1 FOR R-2

BUILDING HEIGHT:
ALLOWED: 26/38 FEET
PROVIDED: 26/38 FEET

DENSITY:
ALLOWED: 30 DU/ACRE
PROPOSED: 19.46 DU/ACRE 254 DU

SETBACKS PROVIDED:

	SIDE (SE)	REAR (NW)	SIDE (NE)	FRONT (SW)
BUILDINGS	43'-4"	10'	39'-11"	15'
PARKING	9'	19'	15'-6"	15'

TITAN 528 APARTMENTS
CIBOLA LOOP ROAD
ALBUQUERQUE, NEW MEXICO

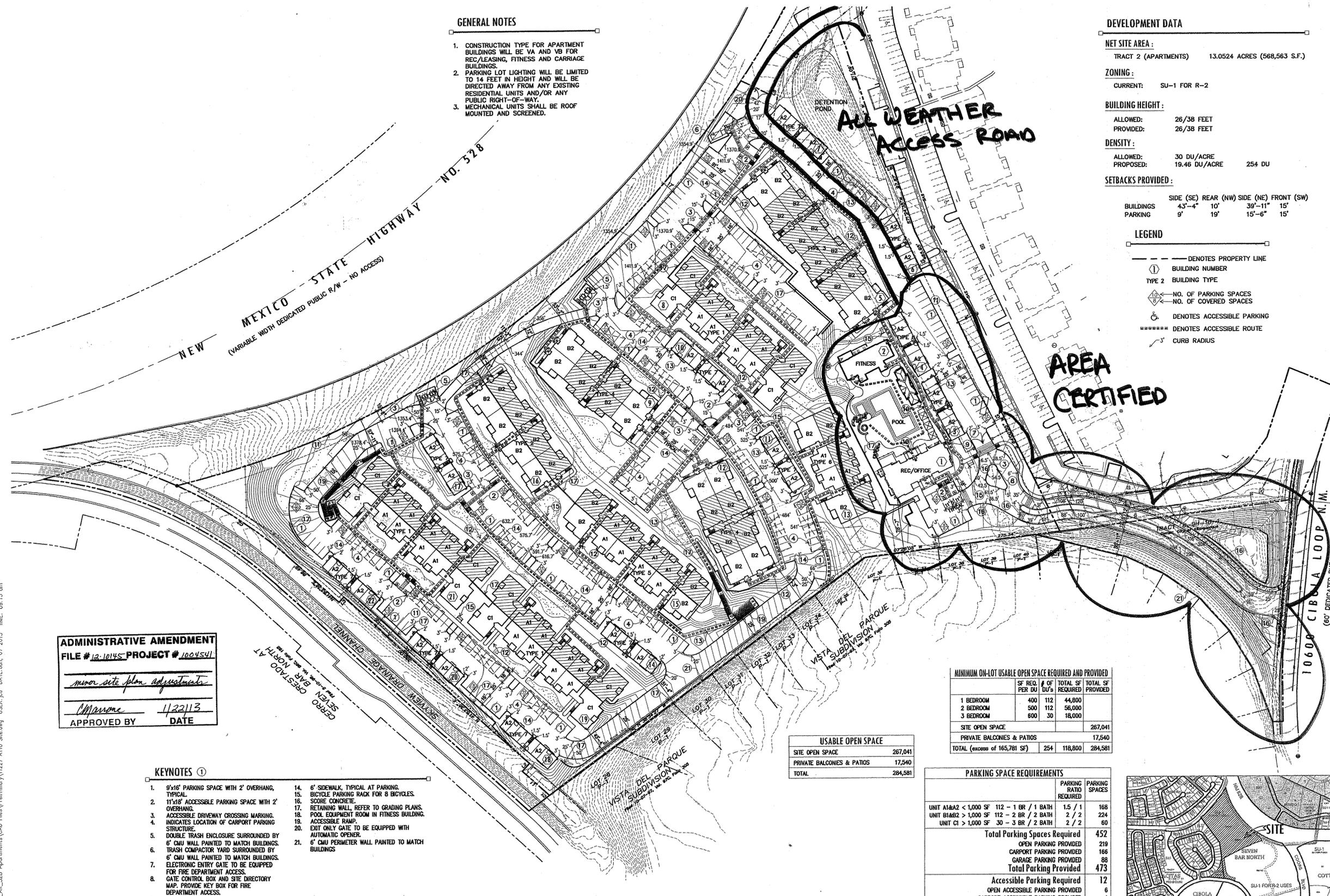


WorldHQ@ORBArch.com



LEGEND

- DENOTES PROPERTY LINE
- ① BUILDING NUMBER
- TYPE 2 BUILDING TYPE
- ◇ NO. OF PARKING SPACES
◇ NO. OF COVERED SPACES
- ♿ DENOTES ACCESSIBLE PARKING
- ===== DENOTES ACCESSIBLE ROUTE
- 3' CURB RADIUS



ADMINISTRATIVE AMENDMENT
FILE # 13-10145 PROJECT # 1004541
minor site plan adjustments
APPROVED BY M. Moore DATE 1/22/13

KEYNOTES ①

- 9'x16' PARKING SPACE WITH 2' OVERHANG, TYPICAL.
- 11'x16' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG.
- ACCESSIBLE DRIVEWAY CROSSING MARKING. INDICATES LOCATION OF CARPORT PARKING STRUCTURE.
- DOUBLE TRASH ENCLOSURE SURROUNDED BY 6" CMU WALL PAINTED TO MATCH BUILDINGS.
- TRASH COMPACTOR YARD SURROUNDED BY 6" CMU WALL PAINTED TO MATCH BUILDINGS.
- ELECTRONIC ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS.
- GATE CONTROL BOX AND SITE DIRECTORY MAP. PROVIDE KEY BOX FOR FIRE DEPARTMENT ACCESS.
- PEDESTRIAN ENTRY GATE.
- POOL GATE.
- W.I. FENCE.
- 4' SIDEWALK, AT BUILDING APPROACH.
- 6' SIDEWALK, TYPICAL ON SITE.
- 6' SIDEWALK, TYPICAL AT PARKING.
- BICYCLE PARKING RACK FOR 8 BICYCLES.
- SCORE CONCRETE.
- RETAINING WALL, REFER TO GRADING PLANS.
- POOL EQUIPMENT ROOM IN FITNESS BUILDING.
- ACCESSIBLE RAMP.
- EXIT ONLY GATE TO BE EQUIPPED WITH AUTOMATIC OPENER.
- 6" CMU PERIMETER WALL PAINTED TO MATCH BUILDINGS.

MINIMUM ON-LOT USABLE OPEN SPACE REQUIRED AND PROVIDED

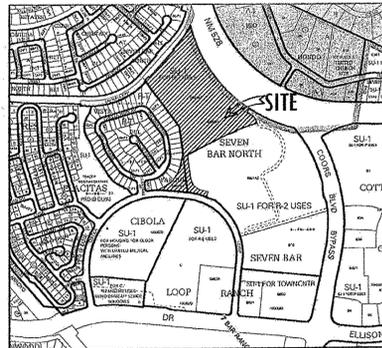
	SF REQ. PER DU	# OF DUs	TOTAL SF REQUIRED	TOTAL SF PROVIDED
1 BEDROOM	400	112	44,800	
2 BEDROOM	500	112	56,000	
3 BEDROOM	600	30	18,000	
SITE OPEN SPACE				267,041
PRIVATE BALCONIES & PATIOS				17,540
TOTAL (excess of 165,781 SF)	254	118,800	284,581	

USABLE OPEN SPACE

SITE OPEN SPACE	267,041
PRIVATE BALCONIES & PATIOS	17,540
TOTAL	284,581

PARKING SPACE REQUIREMENTS

UNIT	PARKING RATIO REQUIRED	PARKING SPACES
UNIT A1&A2 < 1,000 SF	112 - 1 BR / 1 BATH	15 / 1 = 168
UNIT B1&B2 > 1,000 SF	112 - 2 BR / 2 BATH	2 / 2 = 224
UNIT C1 > 1,000 SF	30 - 3 BR / 2 BATH	2 / 2 = 60
Total Parking Spaces Required		452
OPEN PARKING PROVIDED		219
CARPORT PARKING PROVIDED		166
GARAGE PARKING PROVIDED		88
Total Parking Provided		473
Accessible Parking Required		12
OPEN ACCESSIBLE PARKING PROVIDED		6
CARPORT ACCESSIBLE PARKING PROVIDED		4
GARAGE ACCESSIBLE PARKING PROVIDED		2
Total Accessible Parking Provided		12
Bicycle Parking Required		127
(1 SPACE FOR EVERY 2 DWELLING UNITS)		
GARAGE BICYCLE RACK		88
Total Bicycle Parking Provided		128



VICINITY MAP
NOT TO SCALE

SITE PLAN DEVELOPMENT PLAN FOR BUILDING PERMIT

SCALE: 1" = 60'-0"

DATE: JANUARY 7, 2013 ORB # 11-227

A1.10

SITE PLAN DEVELOPMENT PLAN FOR BUILDING PERMIT

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