

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

June 4, 2015

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

**Re: Broadstone Cottonwood, 10800 Cibola Loop NW
Bldg. 16
Certificate of Occupancy – Transportation Development
AA Stamp dated 1-22-13 (A13-D022)
Certification dated 5-28-2015**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 5-29-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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
CO Clerk
MAO

GENERAL NOTES

1. CONSTRUCTION TYPE FOR APARTMENT BUILDINGS WILL BE VA AND VB FOR REC/LEASING, FITNESS AND CARRIAGE BUILDINGS.
2. 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.
3. 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'

LEGEND

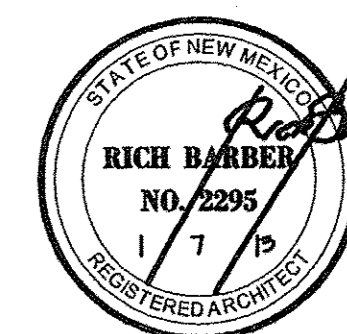
- DENOTES PROPERTY LINE
- ① BUILDING NUMBER
- TYPE 2 BUILDING TYPE
- ④ NO. OF PARKING SPACES
- ⑤ NO. OF COVERED SPACES
- ♿ DENOTES ACCESSIBLE PARKING
- ===== DENOTES ACCESSIBLE ROUTE
- 3' CURB RADIUS

TITAN 528 APARTMENTS

CIBOLA LOOP ROAD
ALBUQUERQUE, NEW MEXICO

Office of Rich Barber
ORB
Architecture

WorldHQ@ORBArch.com



ADMINISTRATIVE AMENDMENT
FILE #12-10145 PROJECT #1004541

minor site plan adjustments

Manone 1/22/13
APPROVED BY DATE

KEYNOTES ①

1. 9'x16' PARKING SPACE WITH 2' OVERHANG, TYPICAL.
2. 11'x16' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG.
3. ACCESSIBLE DRIVEWAY CROSSING MARKING.
4. INDICATES LOCATION OF CARPORT PARKING STRUCTURE.
5. DOUBLE TRASH ENCLOSURE SURROUNDED BY 6" CMU WALL PAINTED TO MATCH BUILDINGS.
6. TRASH COMPACTOR YARD SURROUNDED BY 6" CMU WALL PAINTED TO MATCH BUILDINGS.
7. ELECTRONIC ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS.
8. GATE CONTROL BOX AND SITE DIRECTORY MAP. PROVIDE KEY BOX FOR FIRE DEPARTMENT ACCESS.
9. PEDESTRIAN ENTRY GATE.
10. POOL GATE.
11. WALL FENCE.
12. 4' SIDEWALK, AT BUILDING APPROACH.
13. 6' SIDEWALK, TYPICAL ON SITE.
14. 6' SIDEWALK, TYPICAL AT PARKING.
15. BICYCLE PARKING RACK FOR 8 BICYCLES.
16. SCORE CONCRETE.
17. RETAINING WALL, REFER TO GRADING PLANS.
18. POOL EQUIPMENT ROOM IN FITNESS BUILDING.
19. ACCESSIBLE RAMP.
20. EXIT ONLY GATE TO BE EQUIPPED WITH AUTOMATIC OPENER.
21. 6" CMU PERIMETER WALL PAINTED TO MATCH BUILDINGS.

USABLE OPEN SPACE

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

	SF REQ. PER DU	# OF DU'S	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	

PARKING SPACE REQUIREMENTS

	PARKING RATIO REQUIRED	PARKING SPACES
UNIT A1&A2 < 1,000 SF 112 - 1 BR / 1 BATH	1.5 / 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 (1 SPACE FOR EVERY 2 DWELLING UNITS)		127
GARAGE BICYCLE RACK		88
Total Bicycle Parking Provided		128



VICINITY MAP
NOT TO SCALE

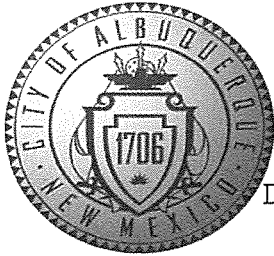
DATE: JANUARY 7, 2013 ORB# 11-227

A1.10

SITE PLAN DEVELOPMENT PLAN
FOR BUILDING PERMIT

SITE PLAN DEVELOPMENT PLAN FOR BUILDING PERMIT

SCALE: 1" = 80'-0"



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Broadstone Cottonwood Building 16 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 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 _____ No _____ Copy Provided

DATE SUBMITTED: 05/29/15 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

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

TIERRA WEST, LLC

May 28, 2015

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

**RE: SITE PLAN FOR BUILDING PERMIT
CERTIFICATION FOR PERMENANT CERTIFICATE OF OCCUPANCY
BROADSTONE COTTONWOOD APARTMENTS, 10800 CIBOLA LOOP NW
BUILDING 16**

Dear Ms. Michel:

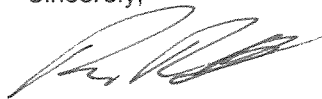
I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the Approved Administrative Amended Site Plan for Building Permit for issuance of the Permanent Certificate of Occupancy for Building 16 for the project referenced above. This project is in substantial compliance as inspected on May 27, 2015, 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 allow tenants to occupy the completed building.

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 me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2011043
RRB/JH/jg