CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

December 18, 2024

Sheldon Greer, PE Community Design Solution 9384 Valley View Dr NW Albuquerque, NM 87114

Re: The Peaks 2 by Markana/ 6400 Glendale Ave. NE/ PHASE 3 Request for Certificate of Occupancy Transportation Development Final Inspection Architect's Stamp dated 02-11-22 (B18-D029) Certification dated 12-09-24

Dear Mr. Greer,

Based upon the information provided in your submittal received 12-13-24, Transportation Development has no objection to the issuance of a <u>Permanent Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>Permanent Certificate of Occupancy</u> to be issued by the Building and Safety Division.

PO Box 1293

If you have any questions, please contact Ernest Armijo at (505) 924-3991or at <u>earmijo@cabq.gov</u>

Albuquerque

Sincerely,

NM 87103

www.cabq.gov Ernest Armijo, P.E. Principal Engineer, Planning Dept. Development Review Services

\xxx via: emailC: CO Clerk, File



City of Albuquerque

Planning Department Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

| Project Title: | Hydrology File # |
|---|---|
| | |
| City Address, UPC, OR Parcel: | |
| Applicant/Agent: | Contact: |
| | Phone: |
| Email: | |
| Applicant/Owner: | Contact: |
| Address: | Phone: |
| Email: | |
| (Please note that a DFT SITE is one that need | ds Site Plan Approval & ADMIN SITE is one that does not need it.) |
| TYPE OF DEVELOPMENT: PLAT | (#of lots) RESIDENCE |
| DFT | SITE ADMIN SITE |
| RE-SUBMITTAL: YES NO | |
| DEPARTMENT: TRANSPORTA | TION HYDROLOGY/DRAINAGE |
| Check all that apply under Both the Type | of Submittal and the Type of Approval Sought: |
| TYPE OF SUBMITTAL: | TYPE OF APPROVAL SOUGHT: |
| ENGINEER/ARCHITECT CERTIFICA | TION BUILDING PERMIT APPROVAL |
| PAD CERTIFICATION | CERTIFICATE OF OCCUPANCY |
| CONCEPTUAL G&D PLAN | CONCEPTUAL TCL DFT APPROVAL |
| GRADING & DRAINAGE PLAN | PRELIMINARY PLAT APPROVAL |
| DRAINAGE REPORT | FINAL PLAT APPROVAL |
| DRAINAGE MASTER PLAN | SITE PLAN FOR BLDG PERMIT DFT |
| CLOMR/LOMR | APPROVAL |
| TRAFFIC CIRCULATION LAYOUT (7 | SIA/RELEASE OF FINANCIAL GUARANTEE |
| ADMINISTRATIVE | FOUNDATION PERMIT APPROVAL |
| TRAFFIC CIRCULATION LAYOUT F APPROVAL | OR DFT GRADING PERMIT APPROVAL |
| TRAFFIC IMPACT STUDY (TIS) | SO-19 APPROVAL |
| STREET LIGHT LAYOUT | PAVING PERMIT APPROVAL |
| OTHER (SPECIFY) | GRADING PAD CERTIFICATION |
| omer(billen i) | WORK ORDER APPROVAL |
| | CLOMR/LOMR |
| | OTHER (SPECIFY) |

DATE SUBMITTED: ____

TRAFFIC CERTIFICATION

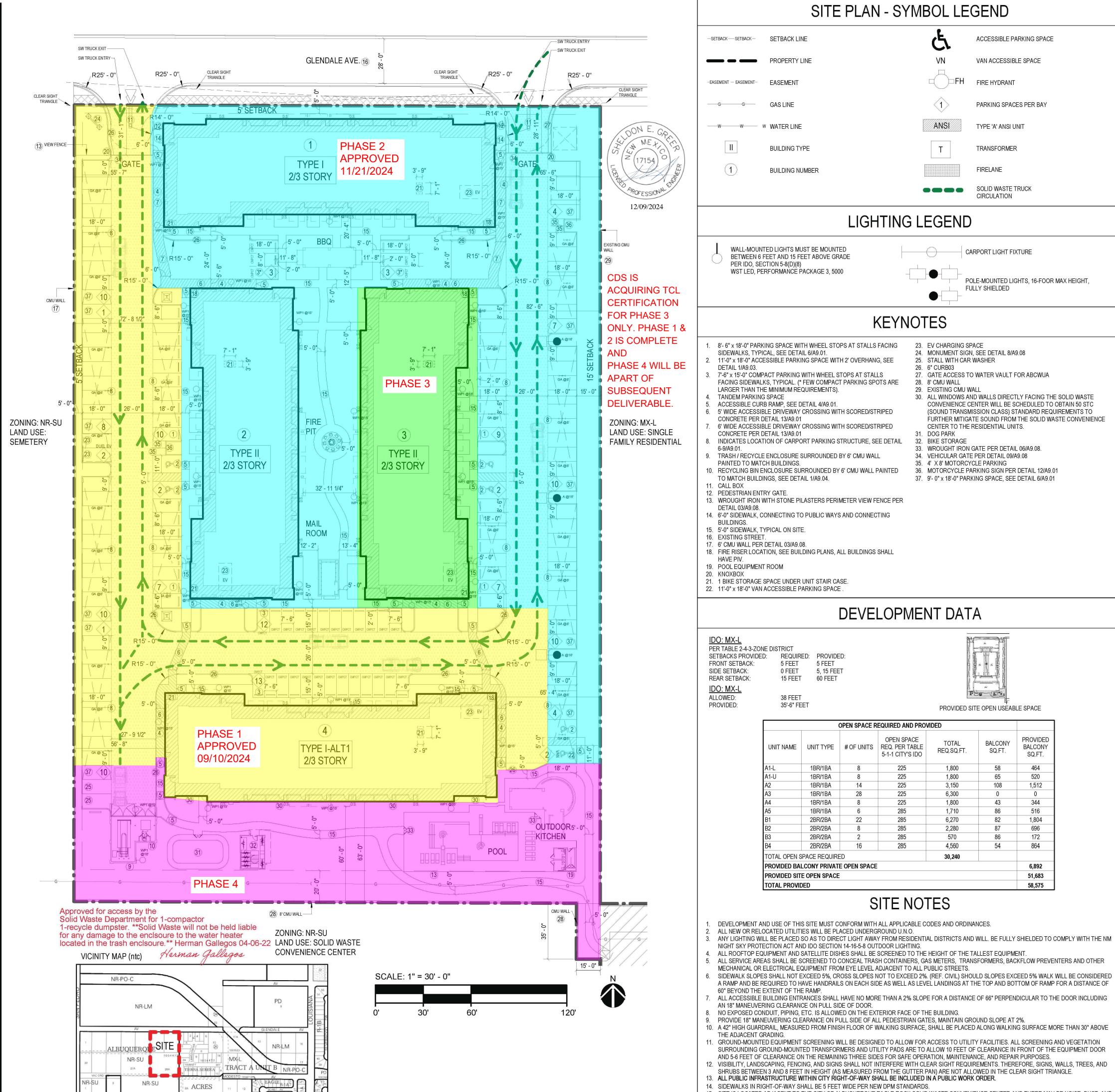
I, SHELDON E. GREER, NMPE, OF THE FIRM COMMUNITY DESIGN SOLUTIONS, LLC (CDS), HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 05/31/2024. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SHELDON E. GREER OF THE FIRM CDS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON DECEMBER 04, 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 CERTIFICATED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY. THIS CERTIFICATION WILL COVER PHASE 3 OF THIS PROJECT. PHASE 1 & 2 IS COMPLETE AND PHASE 4 WILL BE ADDRESSED IN A FUTURE APPLICATION.

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.

SHELDON E. GREER, NMPE No. 17154

<u>12/09/2024</u> Date





NP P

15. SITE IS LOCATED ADJACENT TO THE CITY OF ALBUQUERQUE EAGLE ROCK SOLID WASTE CONVENIENCE CENTER AND THERE MAY BE NOISE. DUST. AND OTHER IMPACTS ASSOCIATED WITH PROXIMITY TO THIS FACILITY

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| 11 L. 10 | Andread and and an or own | STORY RESIDENT | an an concernant in Arman | ANAGI | | | 2/2 | |
| UNIT NAME | UNIT TYPE | NET AREA(SF) | UNIT | BEDS COUNT | UNITS % | TOTAL AREA | % BREAKDOWN | |
| | | | 0 | 0 | C 70/ | 070 05 | | |
| UNIT A1L UNIT A1U | 1BR/1BA 1BR/1BA | 859 SF 859 SF | 8 | 8 | 6.7% 6.7% | 6873 SF 6868 SF | | |
| UNIT A2 | 1BR/1BA | 699 SF | 12 | 12 | 10.0% | 8390 SF | | |
| UNIT A2-TYPE A | 1BR/1BA | 699 SF | 2 | 2 | 1.7% | 1398 SF | 60% | |
| UNIT A3 | 1BR/2BA | 776 SF | 28 | 28 | 23.3% | 21714 SF | | |
| UNIT A4 | 1BR/1BA | 781 SF | 8 | 8 | 6.7% | 6248 SF | | |
| UNIT A5 | 1BR/1BA | 845 SF | 6 | 6 | 5.0% | 5072 SF | | |
| UNIT B1 | 2BR/2BA | 1139 SF | 22 | 44 | 18.3% | 25053 SF | | |
| UNIT B2 | 2BR/2BA | 1347 SF | 3 | 6 | 2.5% | 4041 SF | | |
| UNIT B2-ALT1 | 2BR/2BA | 1318 SF | 2 | 4 | 1.7% | 2636 SF | | |
| UNIT B2-ALT2 | 8-10-203 Secon-10-200 Is | 1347 SF | 1 | 2 | 0.8% | 1347 SF | | |
| UNIT B2-ALT3 | 2BR/2BA | 1318 SF | 1 | 2 | 0.8% | 1318 SF | 40% | |
| UNIT B2-TYPE A | 2BR/2BA | 1750 SF | 1 | 2 | 0.8% | 1750 SF | | |
| UNIT B3 | 2BR/2BA | 1219 SF | 2 | 4 | 1.7% | 2438 SF | | |
| UNIT B4 | 2BR/2BA | 1073 SF | 16 120 | 32 168 | 13.3% 100.0% | 17175 SF 112322 SF | | |
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| | | | | | AREA | | |
|--------------------|------------|-----------|---------|---------|---------|----------------|--------|
| BLDG TYPE | BLDG COUNT | OCCUPANCY | 1ST FLR | 2ND FLR | 3RD FLR | TOTAL PER BLDG | TOTAL |
| 1 | 2 | U/R-2 | 13015 | 13232 | 7806 | 34053 | 68106 |
| 11 | 2 | U/R-2 | 12201 | 12493 | 7872 | 32566 | 65132 |
| BBQ RAMADA | 1 | U | 411 | | | | 411 |
| BIKE RAMADA | 1 | U | 334 | | 1 | | 334 |
| MAIL ROOM | 1 | U | 289 | | | | 289 |
| POOL RR/M | 1 | U | 211 | | | | 211 |
| TOTAL | | - 8 | | | 8 | | 134483 |

PR-2021-006307 PROJECT NUMBER:

Application Number: SI-2022-00327

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

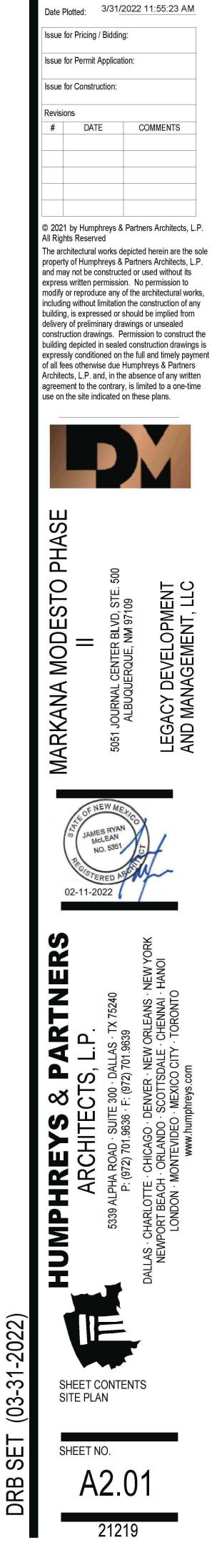
DRB SITE DEVELOPMENT PLAN APPROVAL:

| Einest Armijo | Aug 8, 2022 |
|--|------------------|
| Traffic Engineering, Transportation Division | Date |
| Blaine Carter | Aug 8, 2022 |
| Blaine Carter (Aug 8, 2022 08:20 MDT) | Date |
| Cherve Somerfeldt (Aug 7, 2022 10:13 EDT) | Aug 7, 2022 |
| Parks and Recreation Department | Date |
| Shahab Biazar | Aug 7, 2022 |
| City Engineer/Hydrology | Date |
| Jeff Palan | Aug 8, 2022 |
| Jeff Palmer (Aug 8, 2022 10:22 MDT) Code Enforcement | Date |
| * Environmental Health Department (conditional) | Date |
| Herman Gallegos <u>Herman Gallegos</u> Solid Waste Management | 04-06-22 Date |

Aug 8, 2022

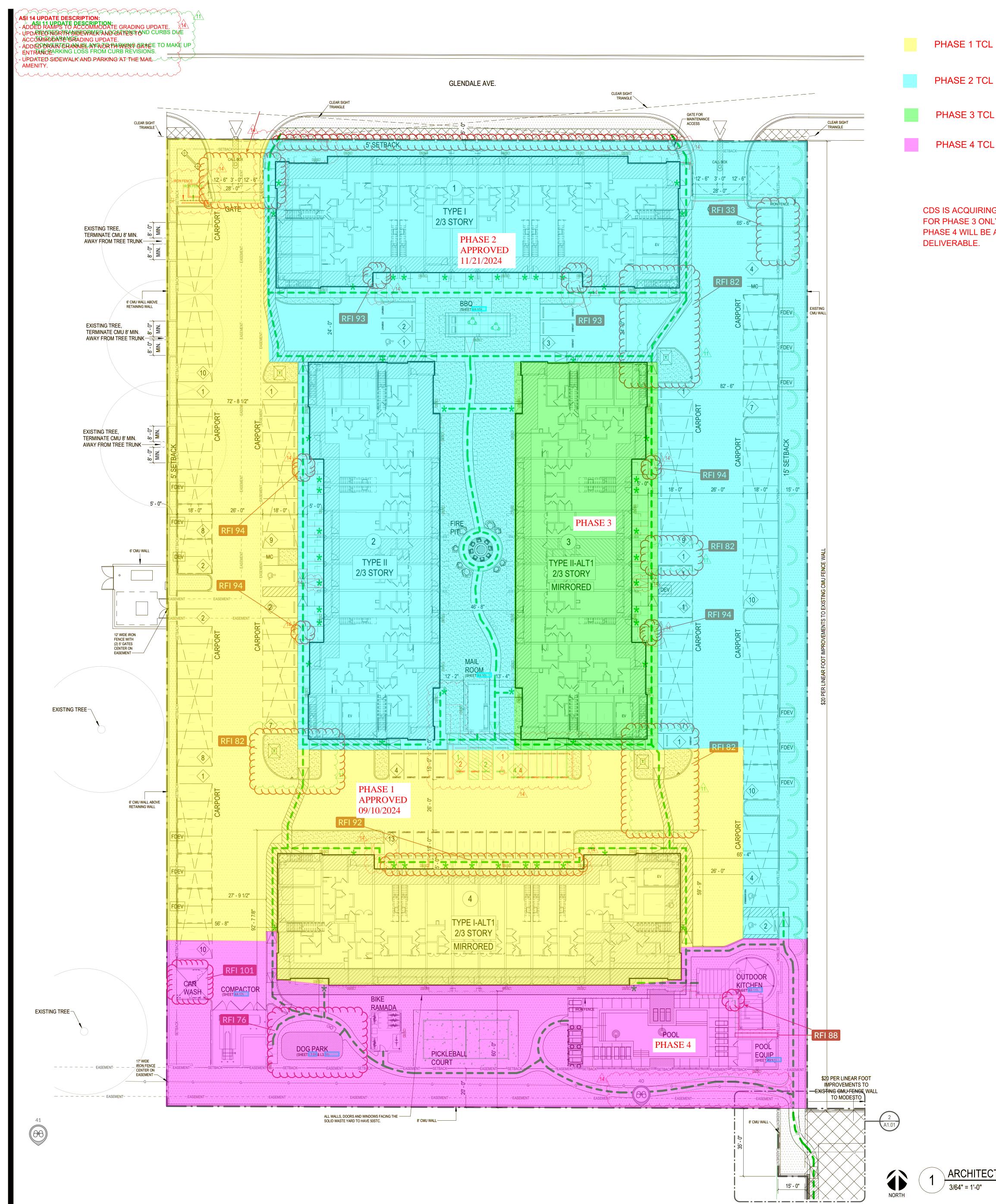
Date

0 Solid Waste Management Jay Rodenbeck ØRB Chairperson, Planning Department



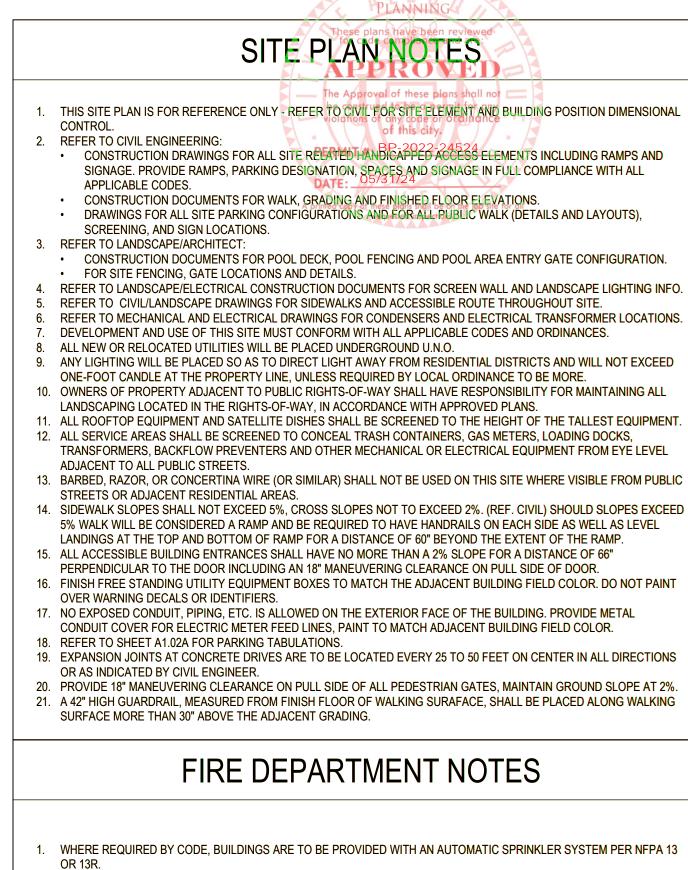
Designed by Drawn b

Architect of Record:





CDS IS ACQUIRING TCL CERTIFICATION FOR PHASE 3 ONLY. PHASE 1 & 2 IS COMPLETE AND PHASE 4 WILL BE APART OF SUBSEQUENT



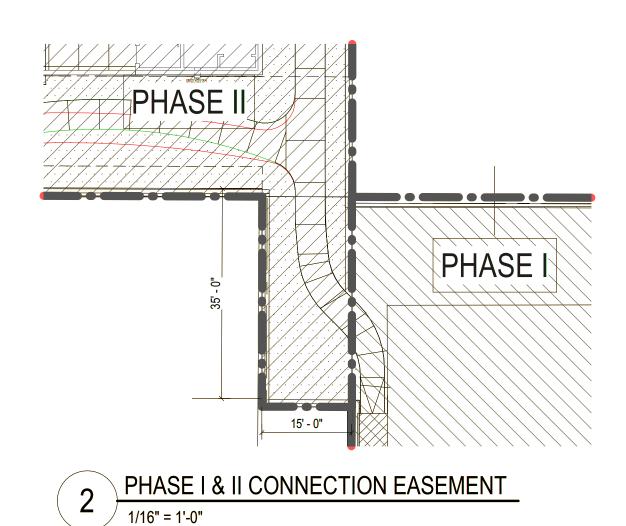
ATTIVITY . CITY OF ALBUQUERQUE

WHERE REQUIRED BY CODE, STANDPIPES TO BE PROVIDED AT EACH FLOOR IN ORDER TO MAINTAIN MAXIMUM 150' DISTANCE FROM ANY POINT IN A BUILDING TO NEAREST FIRE DEPT. HOSE CONNECTIONS. FIRE APPARATUS ACCESS IS REQUIRED TO BE UNOBSTRUCTED, NOT LESS THAN 26'-0" IN WIDTH, 14'-0" CLEAR HEIGHT. NO FIXED OR MOVING GATE SECTION SHALL INTERFERE WITH MINIMUM FIRE DEPT. ACCESS WIDTH, TURNING RADII OR OTHERWISE IMPEDE APPARATUS MOVEMENT OR USE OF FIRE HYDRANTS ETC. 4. CENTRAL STATION MONITORING (OR THIRD PARTY MONITORING AS APPROVED BY FIRE DEPARTMENT) OF THE SPRINKLER SYSTEM IS REQUIRED PER FIRE CODE. FIRE DEPARTMENT CONNECTION FOR A BUILDING'S SPRINKLER SYSTEM IS TO COMPLY WITH ALL APPLICABLE CODES. 5. FIRE LANE STRIPING, PLAQUES, AND/ OR SIGNAGE SHALL MEET LOCAL FIRE DEPARTMENT REQUIREMENTS. 6. FIRE DEPARTMENT CONNECTION TO BE ADJACENT TO FIRE SPRINKLER RISER ROOM OR AS LOCATED BY CIVIL.

7. FIRE LANE STRIPING TO MATCH SHERWIN WILLIAMS COLOR SW 2839 ROYCROFT COPPER RED OR SW 7582 SALUTE. 8. FIRE DEPARTMENT APPROVED SECURED KEY BOX SHALL BE PROVIDED AT THE MAIN GATES AND AREAS WHERE REQUIRED BY THE FIRE DEPARTMENT. CONTRACTOR TO CONFIRM NUMBER AND LOCATIONS WITH LOCAL FIRE INSPECTOR PRIOR TO INSTALLATION.

SITE PLAN - SYMBOL LEGEND

| | -EASEMENT - EASEMENT- | EASEMENT | ANSI | TYPE 'A' ANSI UNIT |
|---|-----------------------|--------------------------|----------|---|
| | -SETBACK SETBACK | SETBACK LINE | Ł | ACCESSIBLE PARKING SPA |
| | | ACCESSIBLE ROUTE | VAN | VAN ACCESSIBLE SPACE |
| | — - — | PROPERTY LINE | MIRRORED | MIRRORED BUILDING CONI TO PLAN SHEETS A4.00s. |
| | | LANDSCAPE SETBACK LINE | * | ACCESSIBLE ENTRY IN ACCESSIBLE EXIT |
| | | LANDSCAPE BUFFER LINE | | PHASE I / NOT IN CONTRAC |
| | ——A.P.L.— ——A.P.L.—— | ASSUMED PROPERTY LINE | | FIRELANE - SEGMENTED S PAINTED SW 7582 ON HORI |
| | | CMU WALL | | SURFACENEXT TO CURB - |
| | | IRON FENCE | Т | TRANSFORMER |
| | F.S.D | FIRE SEPARATION DISTANCE | | CONDENSER |
| | Ш | BUILDING TYPE | | |
| | | BUILDING NUMBER | FDEV | FUTURE DUEL EV |
| | $\langle 1 \rangle$ | PARKING SPACES PER BAY | DEV | DUEL EV |
| | | FIRE HYDRANT | | |
| 1 | | | | |

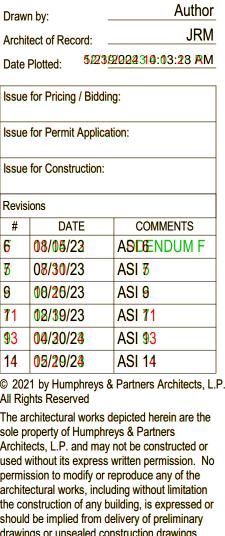


SPACE

ONDITION REFER

ACT

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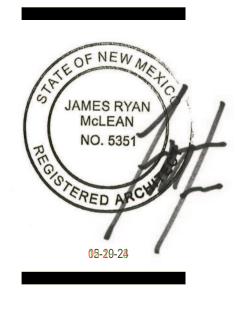


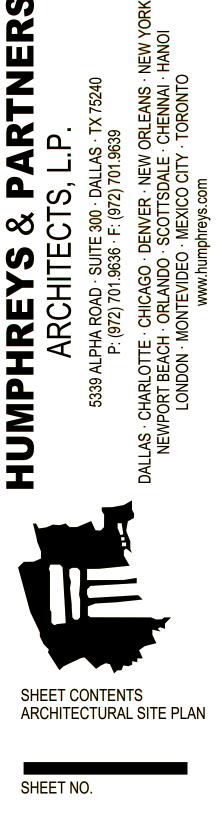
Designed by

Designer

architectural works, including without limitation should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the building depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Architects, L.P. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these blans.









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