

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 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 Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Sincerely,

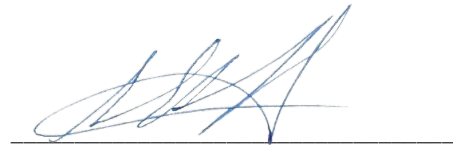
Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File

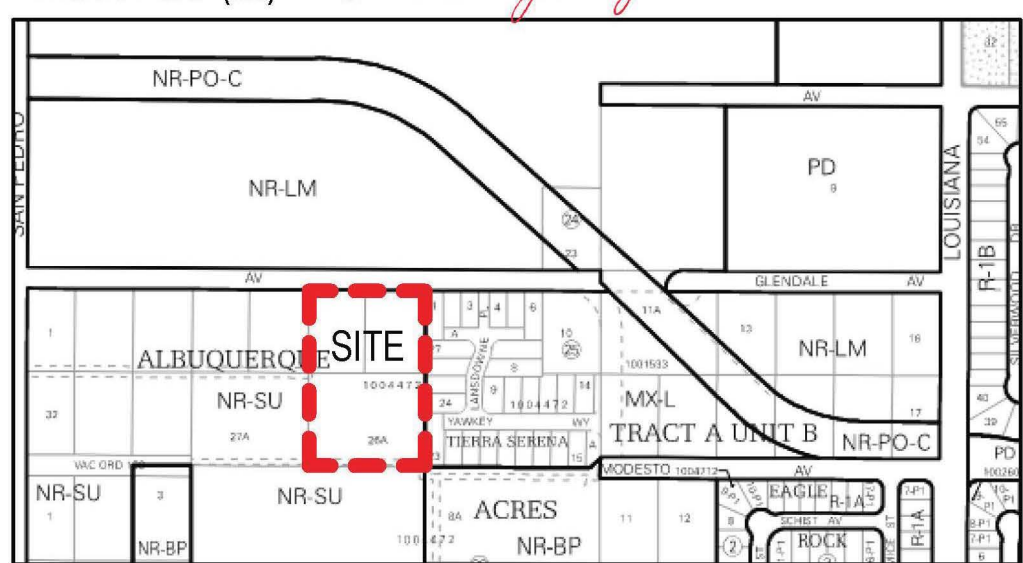
TRAFFIC CERTIFICATION

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

12/09/2024
Date



21219

**CLEAR SIGN
TRIANGLE**

PHASE 1

PHASE

PHASE 2 TCL

PHASE 4 TCL



TE PLAN NOTES

- Designed by: _____ Designer

Drawn by: _____ Author

Architect of Record: _____ JRM

Date Plotted: 5/22/2018 3:03:23 PM

Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
Revisions		
#	DATE	COMMENTS
6	08/09/22	ASD ENDUM F
5	08/30/23	ASI 5
6	08/26/23	ASI 6
71	02/29/23	ASI 71
93	04/20/24	ASI 93
14	02/29/24	ASI 14

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2. WHERE REQUIRED BY CODE, BUILDINGS ARE TO BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM PER NFPA 13C OR ISR.
3. WHEN REQUIRED BY CODE, STANDPIPES TO BE PROVIDED AT EACH FLOOR IN ORDER TO MAINTAIN MAXIMUM 15' DISTANCE FROM ANY POINT IN A BUILDING TO NEAREST FIRE DEPT. HOSE DEPTH. HOSE CONNECTIONS.
4. SPRINKLER SYSTEMS WITH 140°C GLASS RICHGMENT TO BE PROVIDED, NOT LESS THAN 26" IN DIAMETER.
5. IF FIXED OR PORTING TANK, NON-SHAFT INTERFERENCE WITH SPRINKLER SYSTEM, TURNING RADII, OR OTHERWISE IMPED APPARATUS MOVEMENT OR USE OF FIRE HYDRANTS ETC.
6. IF THE SPRINKLER SYSTEM (OR THE MAIN) IS NOT TO BE USED FOR THE FIRE DEPARTMENT (OR THE SPRINKLER SYSTEM IS REQUIRED PER CODE, FIRE DEPARTMENT CONNECTION FOR A BUILDING'S SPRINKLER SYSTEM IS TO COMPLY WITH ALL APPLICABLE CODES).
7. IF SPRINKLER SYSTEMS ARE TO BE USED, THEY MUST MEET LOCAL FIRE DEPARTMENT REQUIREMENTS.
8. FIRE DEPARTMENT CONNECTION TO BE ADJACENT TO SPRINKLER RISER ROOM OR AS LOCATED BY CIVIL ENGINEER.
9. IF SPRINKLER SYSTEM IS USED FOR FIRE DEPARTMENT CONNECTION, THE SPRINKLER SYSTEM'S 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 DEPARTMENT.

	EASEMENT – EASEMENT		TYPE 'A' ANSI UNIT
	–SETBACK–SETBACK–		ACCESSIBLE PARKING SPACE
	ACCESSIBLE ROUTE		VAN ACCESSIBLE SPACE
	PROPERTY LINE		MIRRORED BUILDING OUTLINE REFERENCE TO PLAN SHEETS A4.00s.
	LANDSCAPE SETBACK LINE		ACCESSIBLE ENTRY IN ACCESSIBLE EXIT
	LANDSCAPE BUFFER LINE		PHASE 1 / NOT IN CONTRACT
	–A.P.L. – A.P.L.–		FIRELANE - SEGMENTED STRIPE TO BE PAINTED SW 7382 ON HORIZONTAL SURFACE NEXT TO CURB - REF TO CIVIL
	CMU WALL		TRANSFORMER
	IRON FENCE		CONDENSER
	FIRE SEPARATION DISTANCE		FUTURE DUEL EV
	BUILDING TYPE		DUEL EV
	BUILDING NUMBER		
	PARKING SPACES PER BAY		
	FIRE HYDRANT		

6400 GLENDALE AVE NE.

LEGACY DEVELOPMENT AND MANAGEMENT, LLC

ARCHITECTS, L.P.
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SHEET CONTENTS
ARCHITECTURAL SITE PLAN

A1.01

21219

1 ARCHITECTURAL SITE PLAN
3/64" = 1'-0"

PHASE

PHASE I & II CONNECTION EASEMENT
1/16" = 1'-0"