# 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:	<b>TYPE OF APPROVAL SOUGHT:</b>
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**

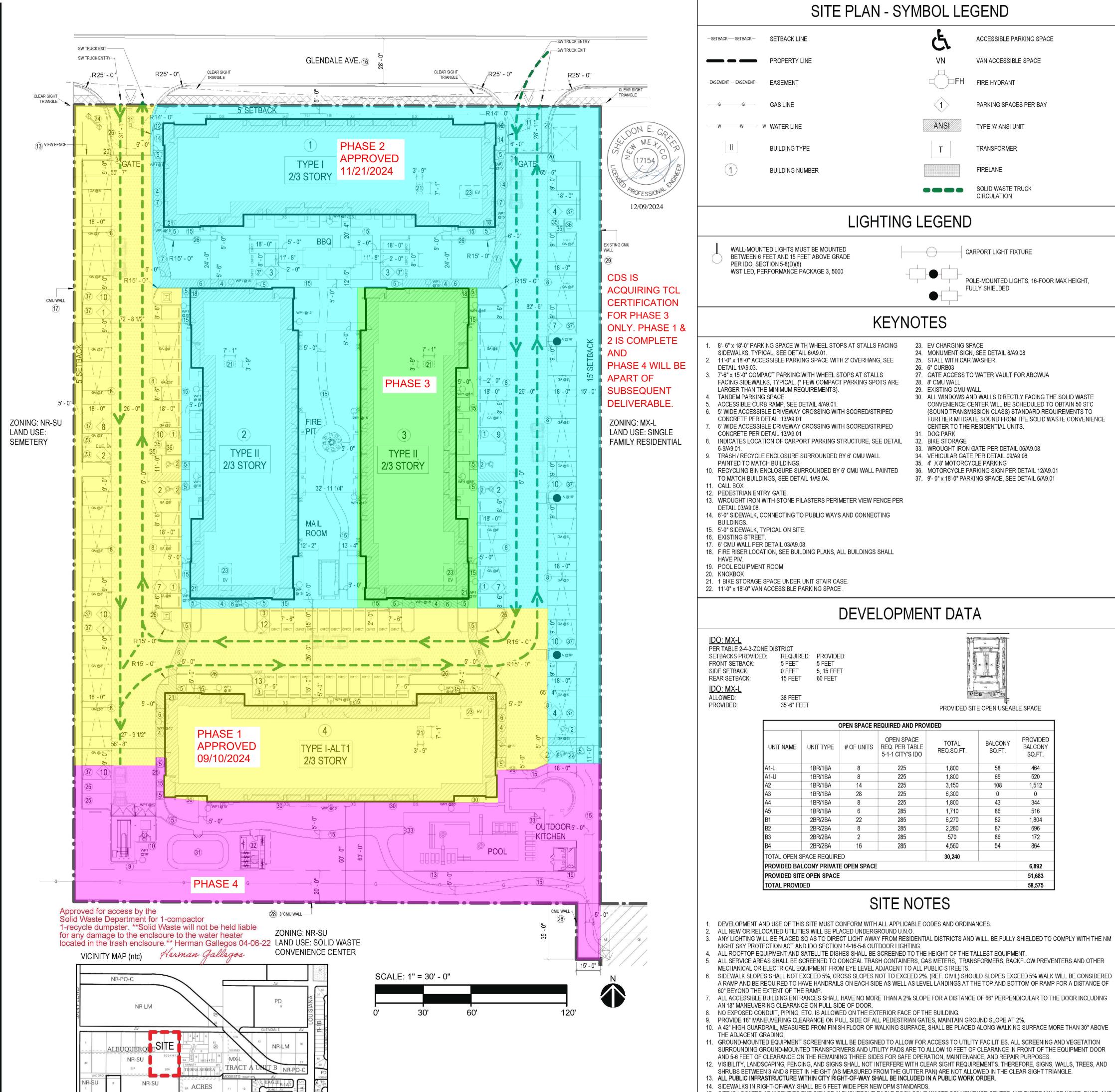
I, SHELDON E. GREER, NMPE, OF THE FIRM COMMUNITY DESIGN SOLUTIONS, LLC (CDS), HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 05/31/2024. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED 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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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
<b>BIKE RAMADA</b>	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.

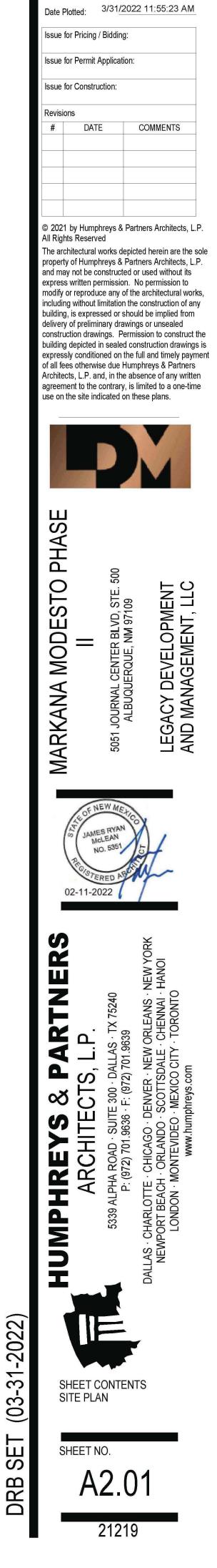
## DRB SITE DEVELOPMENT PLAN APPROVAL:

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
<del>Jeff Palmer (Aug 8, 2022 10:22 MDT)</del> Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Herman Gallegos <u>Herman Gallegos</u> Solid Waste Management	04-06-22 Date

Aug 8, 2022

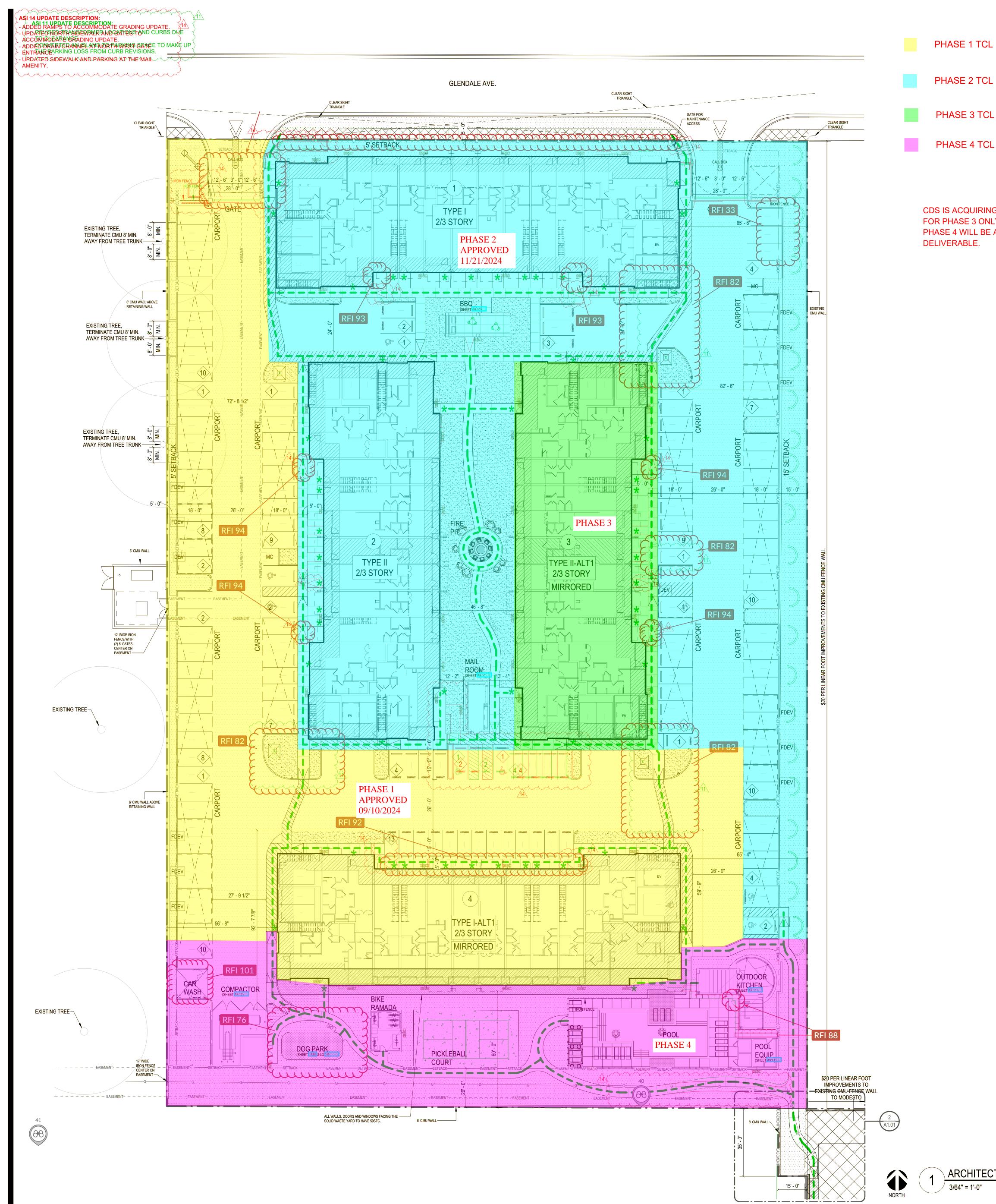
Date

0 Solid Waste Management Jay Rodenbeck ØRB Chairperson, Planning Department



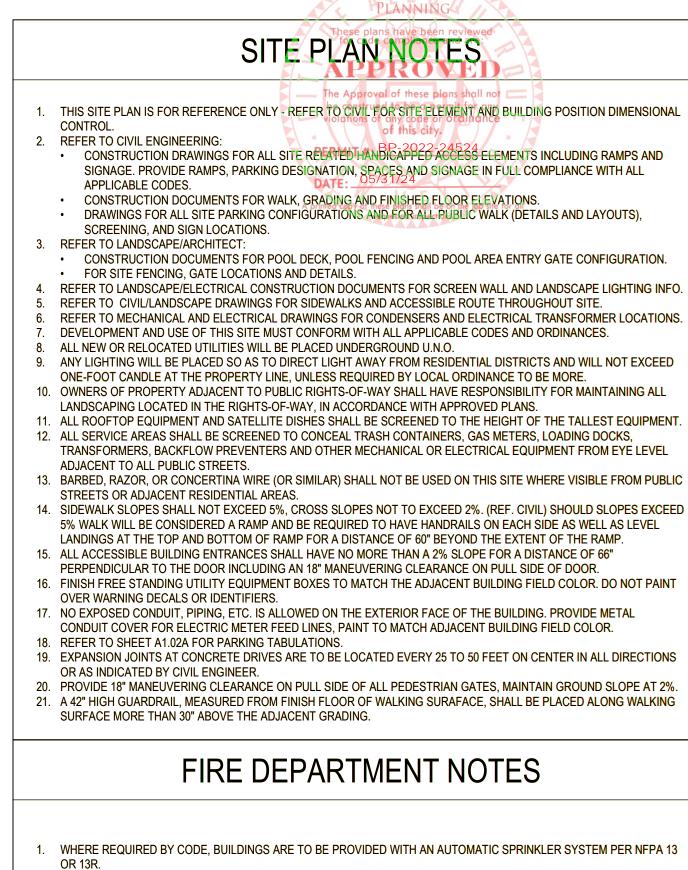
Designed by Drawn b

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



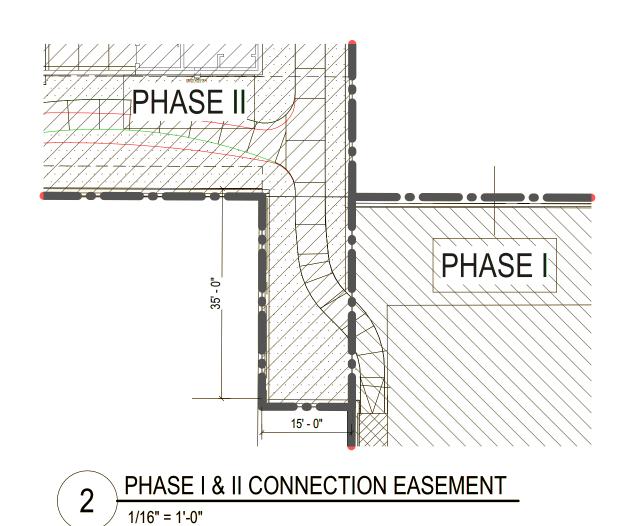
ATTIVITY . CITY OF ALBUQUERQUE

### 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
	<b>— - —</b>	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				

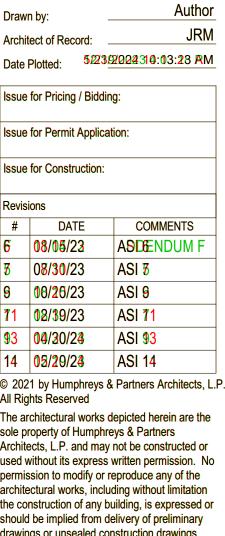


SPACE

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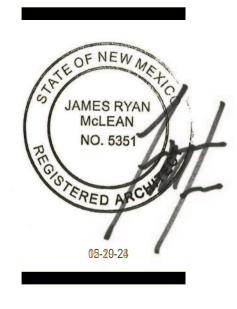


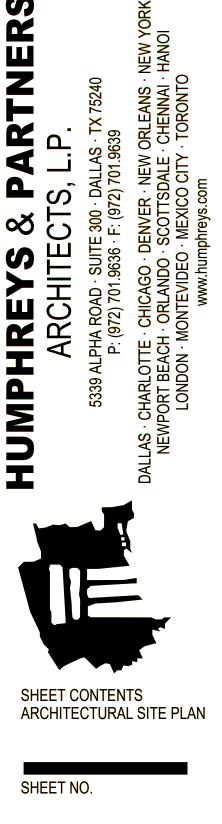
Designed by

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.









# 21219