

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 27, 2026

Sheldon E. Greer, PE
Community Design Solutions
5971 Jefferson St NE, Ste. 101
Albuquerque, NM 87109

Re: Sonata Trails Phase 4 / 6601 Tree Line Ave NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 11-01-23 (C10D001A)
Certification dated 02-06-26
TRANS-2026-00041

Dear Mr. Greer,

Based upon the information provided in your submittal received 02-10-26, 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. **REDLINED ACTIVITIES, EASTERN CROSSWALK STRIPING AND TWO (2) ADA VAN PARKINGS WITH ASSOCIATED ACCESS AISLES, ARE TO BE INSTALLED AS PART OF THE NEXT PHASE.**

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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

Sincerely,

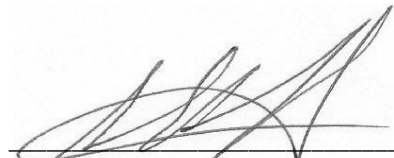
Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

\EA via: email
C: CO Clerk, File

TRAFFIC CERTIFICATION

I, SHELDON E. GREER, NMPE, OF THE FIRM COMMUNITY DESIGN SOLUTIONS, LLC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 12/01/2020. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SHELDON E. GREER OF THE FIRM COMMUNITY DESIGN SOLUTIONS, LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON FEBRUARY 5, 2026, 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 IS INTENDED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY. THIS CERTIFICATION WILL COVER PHASE 4 OF THIS PROJECT. PHASE 1 - 3 IS COMPLETE; ADDITIONAL PHASING WILL BE ADDRESSED IN FUTURE APPLICATIONS.

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



02/06/2026
Date

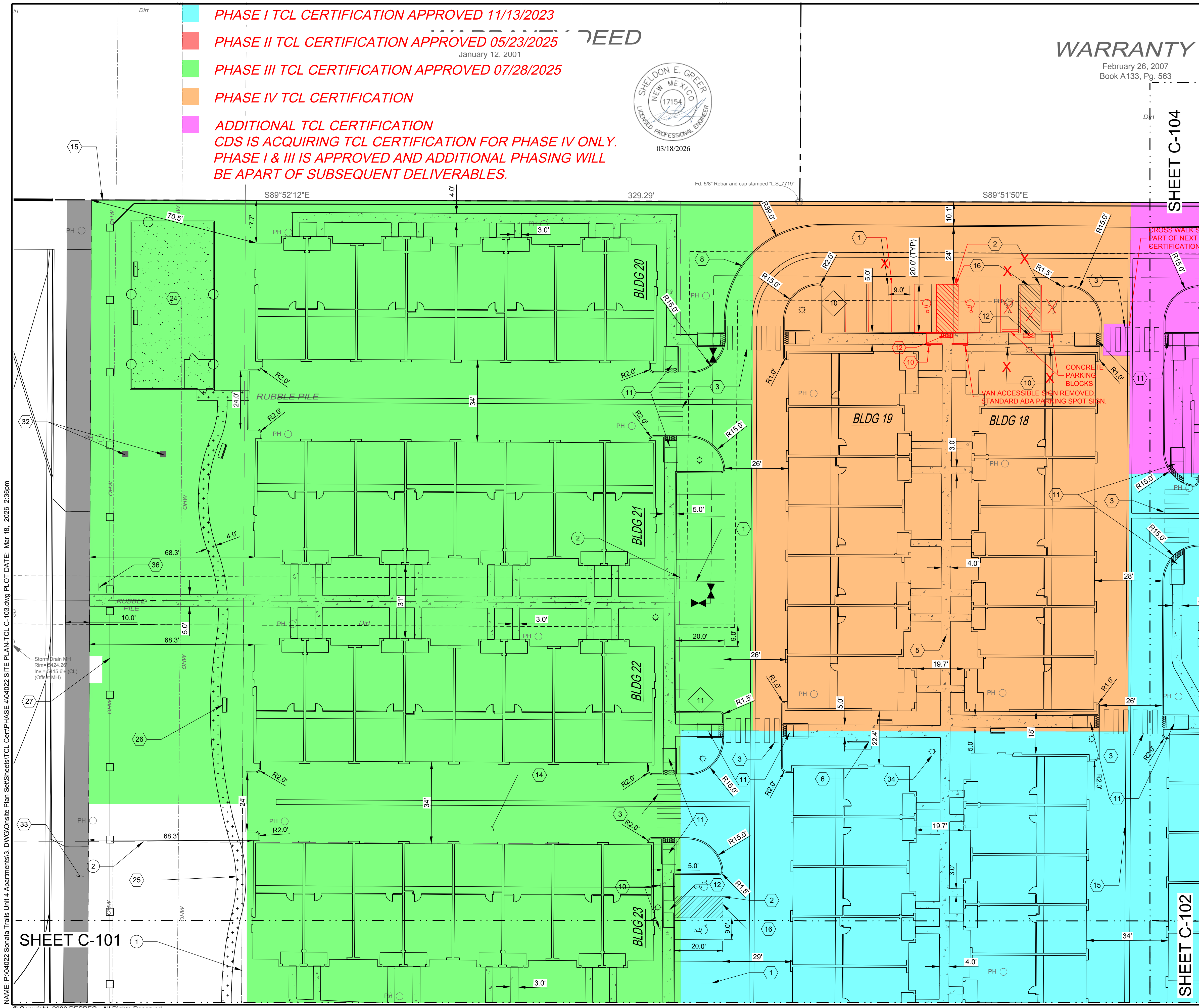
- PHASE I TCL CERTIFICATION APPROVED 11/13/2023
- PHASE II TCL CERTIFICATION APPROVED 05/23/2025
- PHASE III TCL CERTIFICATION APPROVED 07/28/2025
- PHASE IV TCL CERTIFICATION

ADDITIONAL TCL CERTIFICATION
 CDS IS ACQUIRING TCL CERTIFICATION FOR PHASE IV ONLY.
 PHASE I & III IS APPROVED AND ADDITIONAL PHASING WILL
 BE APART OF SUBSEQUENT DELIVERABLES.

DEED
 January 12, 2001



WARRANTY
 February 26, 2007
 Book A133, Pg. 563



SHEET C-104

SHEET C-102

CROSS WALK STRIPING
 PART OF NEXT PHASE TCL
 CERTIFICATION.

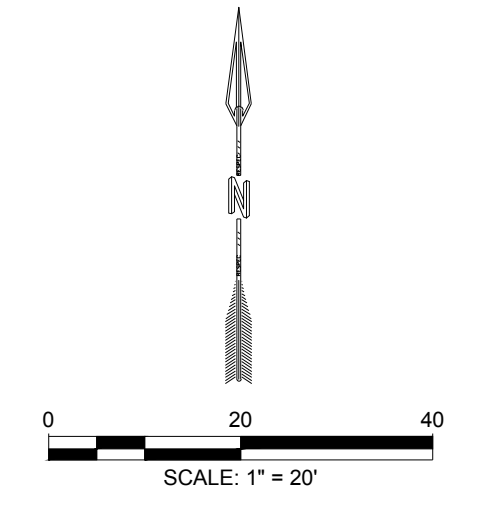
CONCRETE
 PARKING
 BLOCKS
 VAN ACCESSIBLE SIGN REMOVED
 STANDARD ADA PARKING SPOT SIGN.

KEYED NOTES

I.D.#	DESCRIPTION
1	9'X20' PARKING SPACE TYP.
2	9'X20' ADA PARKING SPACE TYP.
3	CROSS-WALK STRIPING TYP. SEE DETAIL 1 SHEET C-500.
5	CONCRETE SIDEWALK TYP.
6	BICYCLE PARKING. SEE DETAIL 2 SHEET C-500.
8	CONCRETE HEADER CURB TYP. SEE DETAIL 3 SHEET C-500.
10	ADA PARKING SIGN. SEE DETAIL 5 SHEET C-500.
11	ADA RAMP TYPE A TYP. SEE DETAIL 6 SHEET C-500.
12	ADA RAMP TYPE B TYP. SEE DETAIL 7 SHEET C-500.
14	ASPHALT PAVEMENT TYP. SEE DETAIL 8 SHEET C-500.
15	ALLEY GUTTER. SEE DETAIL 9 SHEET C-500.
16	"NO PARKING" PAINT MARKING TYP. SEE DETAIL 10 SHEET C-500.
24	DOG PARK.
25	4" CRUSHER FINE TRAIL.
26	BENCH TYP.
30	6" CMU SPLIT FACE WALL WITH WHITE CAP. TURN A BLOCK EVERY 14.6' ON N/S WALL SEGMENT.
32	EXISTING PNM POLES.
33	10' ASPHALT PATH.
34	LIGHT POLE TYP. LOCATIONS ARE CONCEPTUAL ONLY. REFER TO ELECTRICAL SITE PLAN.
36	NO TRESPASSING SIGN.

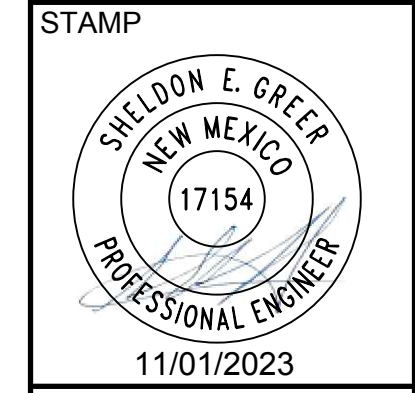
EASEMENT NOTES

I.D.#	DESCRIPTION
1	EXISTING 100' PLAINS ELECTRIC EASEMENT TO REMAIN.
2	EXISTING TEMPORARY DRAINAGE EASEMENT TO BE VACATED.



DESIGNED	DRAWN	CHECKED	DATE
RESPEC	RESPEC	RESPEC	

COMMUNITY DESIGN SOLUTIONS
 9500 ALBUQUERQUE NE, SUITE 100, ALBUQUERQUE, NM 87110
 WWW.RESPEC.COM PHONE: (505) 253-9700



THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.

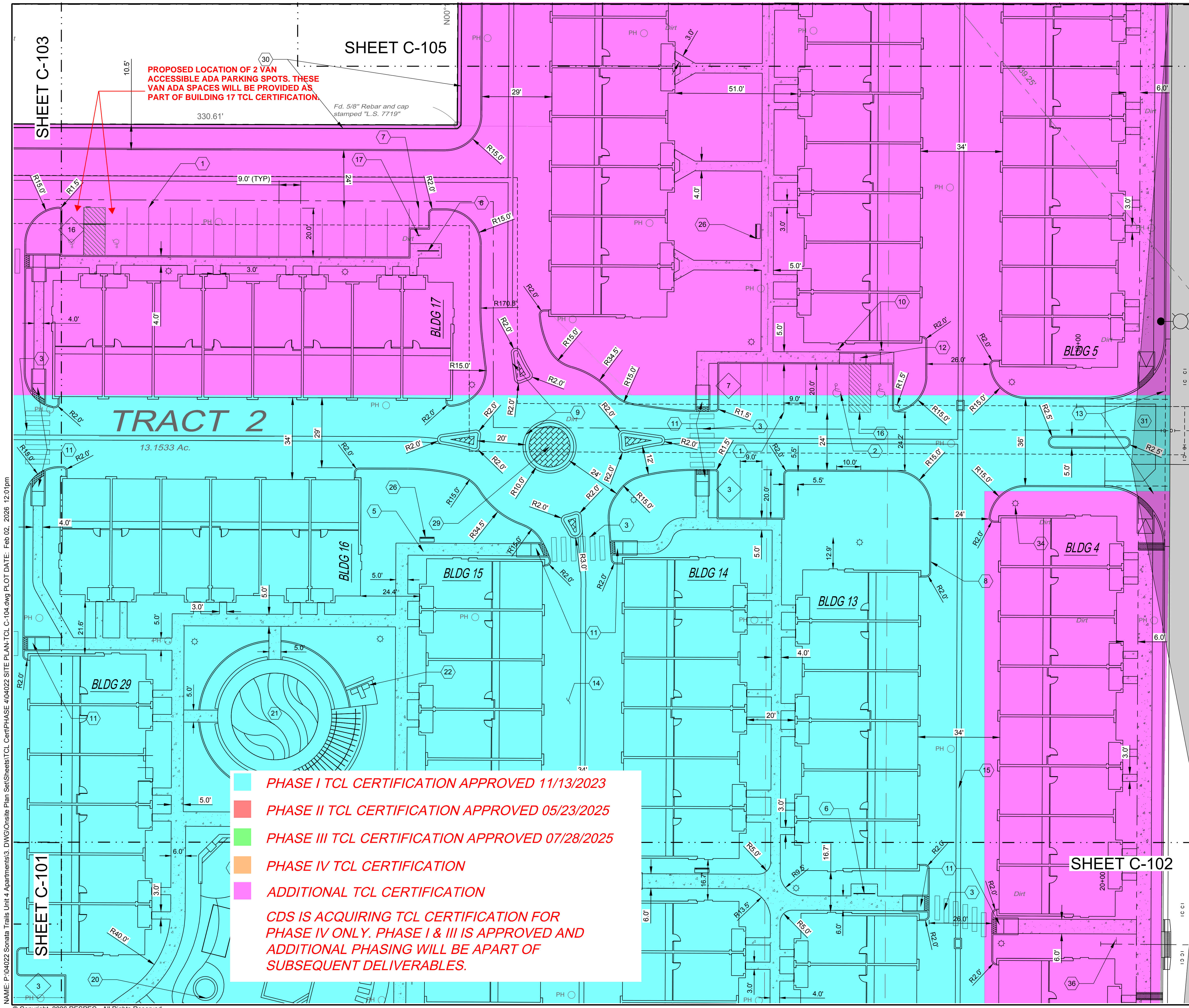


PROJECT NAME:
SONATA TRAILS UNIT 4 APARTMENTS

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-103

NAME: P:\04022_Sonata Trails Unit 4 Apartments\3_DWG\Onsite Plan Set\Sheets\TCL Cert\PHASE 4\04022 SITE PLAN-TCL C-103.dwg PLOT DATE: Mar 18, 2026 2:36pm



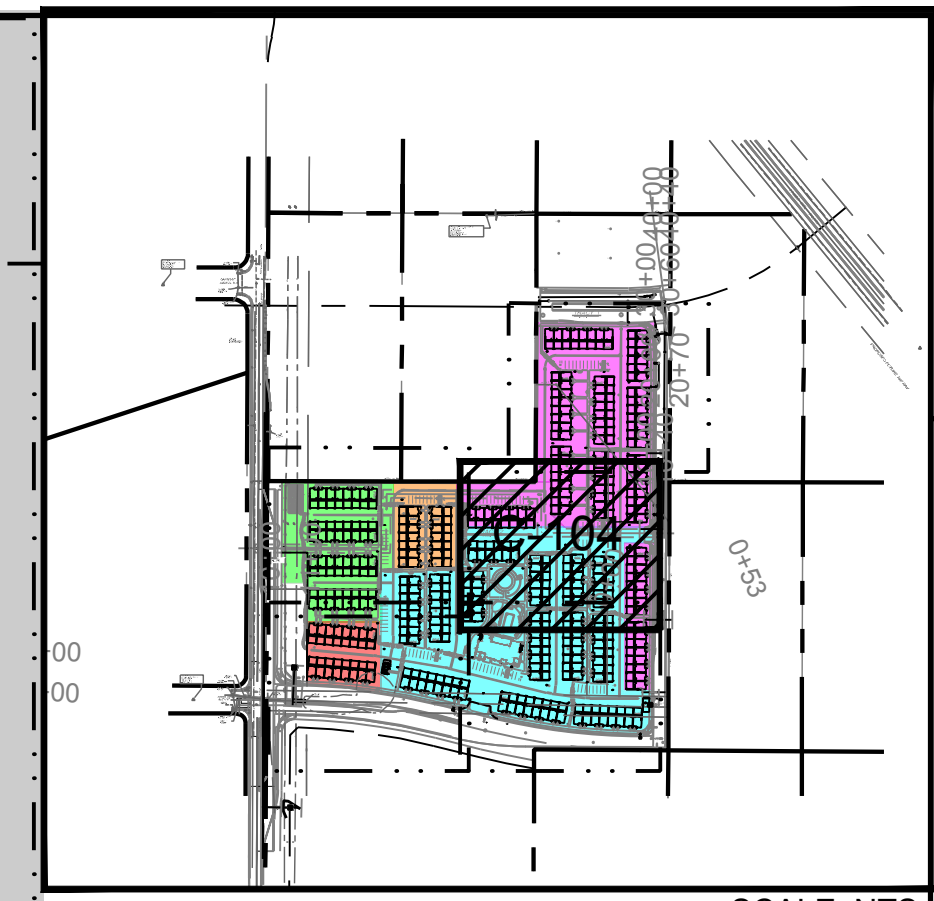
PROPOSED LOCATION OF 2 VAN ACCESSIBLE ADA PARKING SPOTS. THESE VAN ADA SPACES WILL BE PROVIDED AS PART OF BUILDING 17 TCL CERTIFICATION.

SHEET C-105

SHEET C-103

SHEET C-102

■ PHASE I TCL CERTIFICATION APPROVED 11/13/2023
■ PHASE II TCL CERTIFICATION APPROVED 05/23/2025
■ PHASE III TCL CERTIFICATION APPROVED 07/28/2025
■ PHASE IV TCL CERTIFICATION
■ ADDITIONAL TCL CERTIFICATION
 CDS IS ACQUIRING TCL CERTIFICATION FOR PHASE IV ONLY. PHASE I & III IS APPROVED AND ADDITIONAL PHASING WILL BE A PART OF SUBSEQUENT DELIVERABLES.



KEY MAP SCALE: NTS

KEYED NOTES

I.D.#	DESCRIPTION
1	9'X20' PARKING SPACE TYP.
2	9'X20' ADA PARKING SPACE TYP.
3	CROSS-WALK STRIPING TYP. SEE DETAIL 1 SHEET C-500.
5	CONCRETE SIDEWALK TYP.
6	BICYCLE PARKING. SEE DETAIL 2 SHEET C-500.
7	MOTORCYCLE PARKING.
8	CONCRETE HEADER CURB TYP. SEE DETAIL 3 SHEET C-500.
9	CONCRETE ROLL CURB. SEE DETAIL 4 SHEET C-500.
10	ADA PARKING SIGN. SEE DETAIL 5 SHEET C-500.
11	ADA RAMP TYPE A TYP. SEE DETAIL 6 SHEET C-500.
12	ADA RAMP TYPE B TYP. SEE DETAIL 7 SHEET C-500.
13	CLEAR SIGHT TRIANGLE.
14	ASPHALT PAVEMENT TYP. SEE DETAIL 8 SHEET C-500.
15	ALLEY GUTTER. SEE DETAIL 9 SHEET C-500.
16	"NO PARKING" PAINT MARKING TYP. SEE DETAIL 10 SHEET C-500.
17	FREE STANDING "MOTORCYCLE PARKING" SIGN. SEE DETAIL SHEET C-501.
18	20'X50' POOL.
19	FIREPLACE & SEATING AREA.
20	8' JACUZZI.
21	TOT LOT AREA.
22	BBQ GRILLS.
23	TRELLIS RAMADA.
26	BENCH TYP.
29	MEDIAN CONCRETE. SEE DETAIL 11 SHEET C-500.
30	6" CMU SPLIT FACE WALL WITH WHITE CAP. TURN A BLOCK EVERY 14.6' ON N/S WALL SEGMENT.
31	VALLEY GUTTER AND ENTRANCE TO BE BUILT WITH THE WORK ORDER PLANS.
34	LIGHT POLE TYP. LOCATIONS ARE CONCEPTUAL ONLY. REFER TO ELECTRICAL SITE PLAN.
36	NO TRESSPASSING SIGN.

DESIGNED: _____ DRAWN: _____ CHECKED: _____ DATE: _____

RESPEC COMMUNITY DESIGN SOLUTIONS
 5900 ALBUQUERQUE BLVD. SUITE 100
 ALBUQUERQUE, NM 87110
 WWW.RESPEC.COM PHONE: (505)253-9719

STAMP

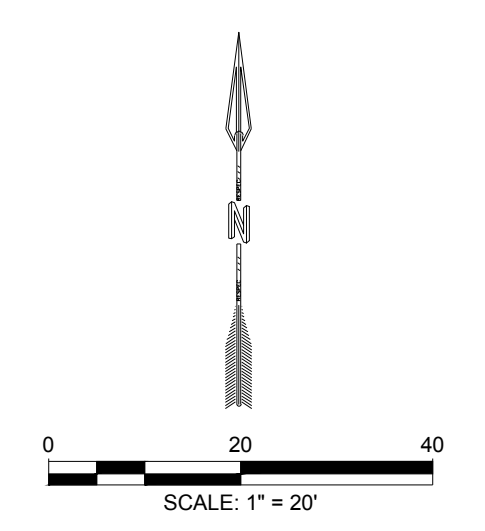
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nm811
 Know what's below. Call before you dig.

PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS

SHEET TITLE: SITE PLAN

SUBMITTED FOR: _____ SHEET NUMBER: C-104



NAME: P:\04022_Sonata Trails Unit 4 Apartments\3_DWG\Site Plan Set\Sheets\TCL Cert\PHASE 4\04022 SITE PLAN-TCL C-104.dwg PLOT DATE: Feb 02, 2026 12:01pm