

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

September 16, 2021

Reza Afaghpour, PE
SBS Construction & Engineering LLC
7632 William Moyers Ave NE
Albuquerque, NM 87122

**Re: Fountain Hills Plaza Assisted Living
4051 Vista Fuente Rd NW
Request for Certificate of Occupancy
Transportation Development Final Inspection**
Engineer's/Architect's Stamp dated 11-19-18 (C12D003B8)
Certification dated 9-9-21

Dear Mr. Afaghpour,

Based upon the information provided in your submittal received 9-13-21, Transportation Development cannot approve the release of Certificate of Occupancy for the above referenced project.

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Albuquerque

NM 87103

www.cabq.gov

- Please install stop sign Keynote#24
- 6 foot ADA path from public right of way to the building entrance is not ADA compliant and is 5 feet in width on a portion of the path and is not complete to reach the Building entrance. (Max running slope 8% / Max cross slope 2%)
- Please redline plan to reflect the changes on the 6 foot ADA pathway from sidewalk to building entrance.
- All ADA ramps in public right of way have lips greater than ¼ inch. Please shave lips for a smooth transition onto the public sidewalk.
- Add ADA signs.
- Complete floor pavement markings and remove construction equipment and debris from site.

Once corrections are complete resubmit

1. The approved and stamped Site Plan for Building Permit with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3981.

CITY OF ALBUQUERQUE

Planning Department
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Mayor Timothy M. Keller

Sincerely,

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

PO Box 1293

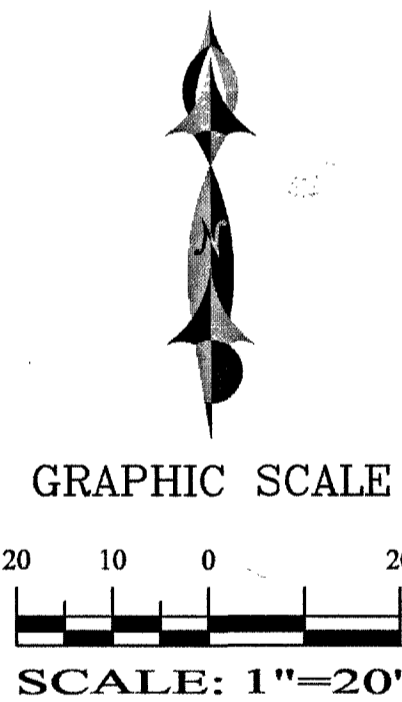
Albuquerque

NM 87103

www.cabq.gov

TRACT A-2, FOUNTAIN HILLS PLAZA
FILED: JULY 14, 2014, BK. 2014C, PG. 68

TRACT A-1, FOUNTAIN HILLS PLAZA
FILED: JULY 14, 2014, BK. 2014C, PG. 68



CURVE	RADIUS	ARC LENGTH	CHORD DISTANCE	CHORD BEARING
C1	160.00'	61.55'	61.17'	S 04°51'08" W
	(160.00')	(61.46')	(61.08')	(S 04°44'33" W)
C2	240.00'	63.42'	63.23'	S 01°14'58" W
	(240.00')	(63.38')	(63.20')	(S 01°08'17" W)
C3	25.00'	19.77'	19.26'	S 31°31'23" W
	(25.00')	(19.26')	(19.26')	(S 31°31'23" W)
C4	75.00'	46.59'	45.84'	S 36°22'45" W
	(75.00')	(46.59')	(45.84')	(S 36°22'45" W)
C5	45.00'	40.22'	38.90'	S 44°10'46" W
	(45.00')	(40.30')	(38.96')	(S 44°14'13" W)
C6	6486.09'	55.42'	55.42'	S 55°21'16" E
C7	30.10'	46.73'	42.17'	S 10°33'18" E
C8	522.49'	166.52'	165.81'	S 24°51'36" E

KEYED NOTES

- CURB CUT AND CONCRETE DRIVEPAD, PER COABQ STANDARD DETAIL 2426
- EXISTING 1' (FT) PUBLIC ROADWAY EASEMENT (REC. 7-14-2014, BK. 2014C, PG. 68).
- EXISTING 10' (FT) WIDE PUBLIC UTILITY EASEMENT (REC. 7-14-2014, BK. 2014C, PG. 68).
- LANDSCAPING AREA, SEE LANDSCAPE PLAN.
- RETAINING WALL, (GRAY OR TAN COLOR) AS REQUIRED, ALONG PROPERTY LINE, SEE GRADING PLAN.
- PRECAST CONCRETE PICNIC TABLES (42"x72" OVAL, MATERIALS INC. "FIESTA") ON 16 FEET DIAMETER CONCRETE PATIO AS SHOWN.
- EXISTING STANDARD CURB AND GUTTER.
- PROPOSED CONCRETE PAVEMENT.
- WHEELCHAIR RAMP, PER COABQ STANDARD DETAIL 2441, ALL RAMPS SHALL COMPLY WITH ADA REQUIREMENTS, 1:12 MAX SLOPE AND 1:10 MAX SLOPE AT SIDE FLARES, WITH TRUNCATED DOME MAT FOR THE FIRST 36-INCHES AT BOTTOMS OF ALL RAMPS WITHIN PUBLIC R.O.W., SEE DETAIL THIS SHEET.
- EXISTING 6' (FT) SIDEWALK ALONG LOMA FUENTE AS SHOWN.
- 4'x8" MOTORCYCLE PARKING SPACE WITH MINIMUM 12"x18" SIGN DESIGNATING "MOTORCYCLE PARKING", MOUNT ON SIGN STANDARD WITH BOTTOM OF SIGN NO LESS THAN 48" ABOVE FINISH GRADE.
- BICYCLE RACK (2 BICYCLES).
- CMU WITH STUCCO FINISH PATIO OR SCREEN WALL.
- REFUSE ENCLOSURE. PER C. O. A. STANDARD.
- PROPOSED 6' CONCRETE SIDEWALK.
- PROPOSED MEDIAN CURB AND GUTTER TYP., STD DWG # 2415B.
- HANDICAP SIGN PER COA STANDARDS, MUST HAVE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978, "VIOLATORS ARE SUBJECT TO FINE AND/OR TOWING, MINIMUM 50% OF HC SPACES SHALL BE SIGNED FOR VAN PARKING.
- 9.00' WIDE X 18' DEEP PARKING SPACES, TYP. TWO COATS TRAFFIC PAINT. 4-INCH WIDE STRIPING (YELLOW ON CONCRETE, WHITE ON ASPHALT).
- HANDICAPPED PARKING SYMBOL PER COABQ STANDARD.
- ASPHALT PAVING AREA, TYP., MIN. 3" ASPHALT OVER COMPACTED SUBGRADE. (PAVING PER GEOTECHNICAL REPORT)
- NEW FIRE HYDRANT PER CITY STD. DWG 2340.
- 6' WIDE PEDESTRIAN WALK, COLORED CONCRETE.
- PROPERTY LINE.
- INSTALL STANDARD COABQ STOP SIGN AND POST.
- NEW 6' SIDEWALK, PER CITY STD. DWG #2430. INFILL AREAS WHERE EXISTING WALK IS NOT OCCURRING. MATCH EXISTING.
- 50-FT SITE TRIANGLE. (NO VISIBILITY OBSTRUCTIONS SHALL OCCUR WITHIN)
- EXISTING MEDIAN CURB AND GUTTER.
- 4-INCH HIGH WHITE LETTERS "FIRE LANE NO PARKING" OVER RED PAINTED CURB. SEE FIRE 1 PLAN, SHOWN AS A HEAVY LINE AT REQUIRED CURBS.
- PIPE BOLLARD.
- TRAFFIC PAINTED "NO PARKING". DESIGNATION AS SHOWN. MINIMUM 12"H AND 5-1/2"W LETTERS. PLACED AS SHOWN.
- ELECTRICAL SERVICE TRANSFORMER ON CONCRETE PAD.
- EXISTING FIRE HYDRANT.
- EXISTING WHEELCHAIR RAMP.
- CROSS WALK.
- DECORATIVE CONCRETE IN URBAN PAZA AREA.
- 72" DECORATIVE METAL PANEL FENCE.
- 42" METAL PIPE RAIL.
- SITE BENCH.
- 15' SETBACK LINE.
- 20' SETBACK LINE.

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- EXISTING OVERHEAD UTILITY
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING FIRE HYDRANT
- EXISTING DROP INLET
- PROPOSED SIDEWALK
- NEW FIRE HYDRANT



VICINITY MAP:

C-12-Z

LEGAL DESCRIPTION:

TRACT A-2-A, FOUNTAIN HILLS PLAZA
CONTAINING 1.5444 ACRE
ZONING: SU-1 FOR PDA TO INCLUDE C-3 USES
ADDRESS: 4590 PARADISE BLVD NW

SHEET INDEX

- SITE PLAN FOR BUILDING PERMIT
- SITE PLAN FOR SUBDIVISION
- LANDSCAPING PLAN
- GRADING AND DRAINAGE PLAN
- UTILITY PLAN
- ELEVATIONS

PROJECT NUMBER: 1003446

APPLICATION NUMBER: 17DRB-70370

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED 5-18-2007, AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED. IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) NO IF YES, THEN A SET OF APPROVED DRG 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 SIGNOFF APPROVAL:

Ramona M. Murrill 1/24/18
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
Kristi Cochran 03-02-18
ABCWA DATE
Joe C. Hartz 1/24/18
PARKS AND RECREATION DEPARTMENT DATE
R. J. Smith 1/24/18
CITY ENGINEER DATE
Paul Williams 1-04-18
SOLID WASTE MANAGEMENT DATE
W. J. ... 3-3-2018
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE



REZA AFGHPOUR
P.E. #11814

**SBS CONSTRUCTION
AND ENGINEERING, LLC**

10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)804-5013

FOUNTAIN HILLS PLAZA ASSISTED LIVING SITE PLAN FOR BUILDING PERMIT

DRAWING:	DRAWN BY:	DATE:	SHEET #
201725-SITE.DWG	SDR	12-7-2017	1 OF 6

LAST REVISION: 1-19-2018

SBS CONSTRUCTION AND ENGINEERING, LLC

SEPTEMBER 9, 2021

TRAFFIC ENGINEERING, PLANNING DEPT.
DEVELOPMENT AND BUILDING PERMIT
600 2nd STREET, SW
ALBUQUERQUE, NM 87102

RE: TRACT A-2-A, FOUNTAIN HILLS PLAZA, 4551 VISTA FUENTE ROAD., NW.
FINAL CERTIFICATE OF OCCUPANCY, DRB PROJ.# 1003445, APP# 17DRB-73070
BUILDING PERMIT# BP2019-49252

I, REZA AFAGHPOUR, NMPE OF THE SBS CONSTRUCTION AND ENGINEERING, LLC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN FOR BUILDING PERMIT DATED 05-30-2018, DRB PROJ.# 1003445, APP.# 17DRB-73070

THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY LEONARD MARTINEZ OF SBS CONSTRUCTION AND ENGINEERING, LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON SEPTEMBER 2ND, 2021 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 SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

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.



REZA AFAGHPOUR, PE

9/9/2021

DATE





City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: FOUNTAIN HILLS PLAZA ASSISTED LIVING **Building Permit #:** BP-2019-49252 **Hydrology File #:** C12D003B8
DRB#: 1003445-17DRB-70370 **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT A-2-A, FOUNTAIN HILL PLAZA
City Address: 4051 VISTA FUENTE RD., NW

Applicant: SBS CONSTRUCTION AND ENGINEERING, LLC **Contact:** SHAWN BIAZAR
Address: 7632 WILLIAM MOYERS AVE., NE, ALBUQUERQUE, NM 87122
Phone#: (505) 804-5013 **Fax#:** (505) 897-4996 **E-mail:** AECLLC@AOL.COM

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 09-13-2021 **By:** SHAWN BIAZAR

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____