

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

December 16, 2025

Hannah Feil Greenhood, R.A  
Dekker  
7601 Jefferson St NE  
Albuquerque, NM 87109

**Re: Sedona West/PHASE1/ 9330 Eagle Ranch Rd NW**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 11-05-21 (C13-D001)  
Certification dated 12-10-25  
TRANS-2025-00355

Dear Ms. Greenhood,

Based upon the information provided in your submittal received 12-12-25, 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.

PO Box 1293

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

Albuquerque

Sincerely,

NM 87103

www.cabq.gov

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

\EA via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Sedona West Hydrology File # C13D001  
Legal Description: Tr A-2-A-A Plat of Tracts A-2-A-A & B-1A The Plaza at Paseo Del Norte  
City Address, UPC, OR Parcel: 9330 Eagle Ranch Rd, Albuquerque, NM 87114

Applicant/Agent: Dekker Ltd. Contact: Hannah Greenhood  
Address: 7601 Jefferson St NE, Ste. 100, Albuquerque, NM 87109 Phone: 505-761-9700  
Email: hannahg@dekkerdesign.org

Applicant/Owner: Palindrome Sedona West Contact: Robert Gibson  
Address: 412 NM 5th Ave Ste 200, Portland. OR 97209 Phone: 503-288-6210  
Email: rgibson@pacificap

TYPE OF DEVELOPMENT:  Plat (# of lots) \_\_\_\_\_  Single Family Home  
 All other Developments

RE-SUBMITTAL:  YES  NO

DEPARTMENT:  TRANSPORTATION  HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

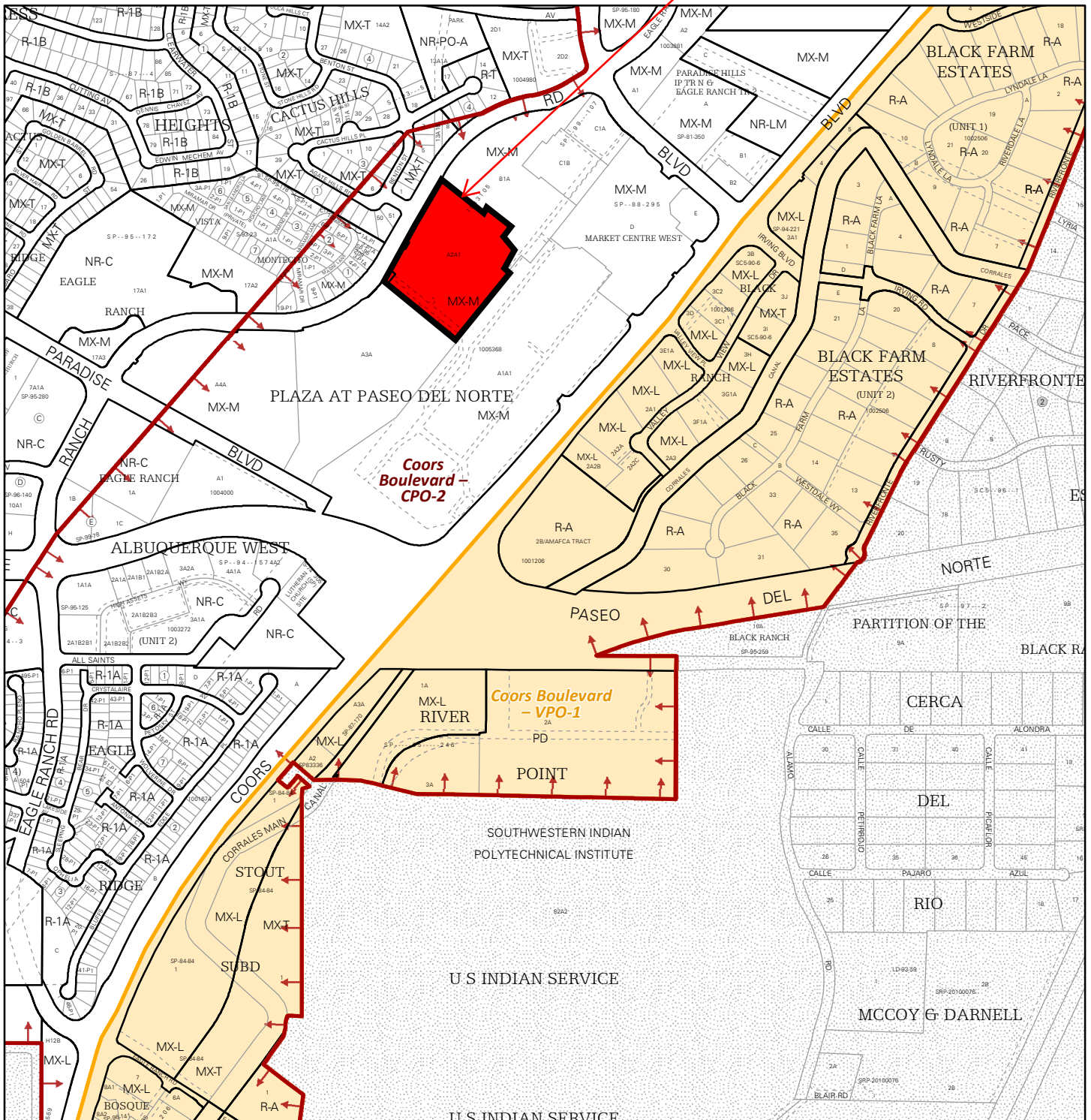
### TYPE OF SUBMITTAL:

- Engineering / Architect Certification
- Conceptual Grading & Drainage Plan
- Grading & Drainage Plan, and/or Drainage Report
- Drainage Report (Work Order)
- Drainage Master Plan
- Conditional Letter of Map Revision (CLOMR)
- Letter of Map Revision (LOMR)
- Floodplain Development Permit
- Traffic Circulation Layout (TCL) – Administrative
- Traffic Circulation Layout (TCL) – DFT Approval
- Traffic Impact Study (TIS)
- Street Light Layout
- OTHER (SPECIFY) TCL for C of O

### TYPE OF APPROVAL SOUGHT:


- Pad Certification
- Building Permit
- Grading Permit
- Paving Permit
- SO-19 Permit
- Foundation Permit
- Certificate of Occupancy -  Temp  Perm
- Preliminary / Final Plat
- Site Plan for Building Permit - DFT
- Work Order (DRC)
- Release of Financial Guarantee (ROFG)
- CLOMR / LOMR
- Conceptual TCL - DFT
- OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 12/10/2025

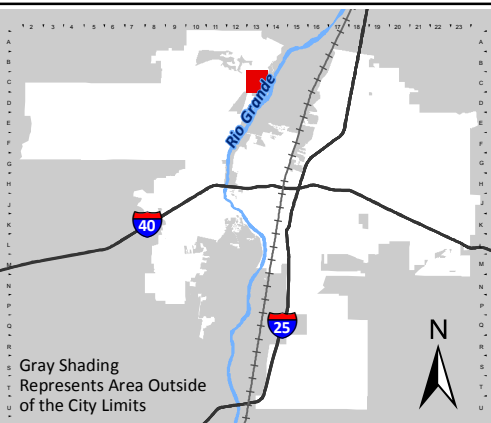


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Gray Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**C-13-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

December 10, 2025

## CABQ Traffic Engineering

Development & Building Services; Planning Dept.  
600 2nd Street NW  
Albuquerque, NM 87102

Re: **Traffic Certification for Certification of Occupancy**

Phase 1: Buildings 1, 2 and Clubhouse Only  
Development: Sedona West / The Dillon  
Address: 9330 Eagle Ranch Road  
Albuquerque, NM 87114

I, HANNAH FEIL GREENHOOD, NMRA NUMBER 5594, OF THE FIRM DEKKER, FORMERLY DEKKER/PERICH/SABATINI, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED DECEMBER 9, 2025 BY CABQ Planning, originally dated 2/3/2023. I further certify that under my direct oversight, I have directed Dan Monk to visit the site on my behalf to observe the site on December 8, 2025. It was determined by visual inspection that the 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 FOR OCCUPANCY OF BUILDINGS 1, 2 & CLUBHOUSE ONLY AND SITE AREAS AS INDICATED ON THE ATTACHED SITE PLAN.

The following items, as noted on the attached site plan, were identified as incomplete and as such a request for General Contractor / Traffic Inspector field confirmation of completeness and if necessary, a request for a deferred approval for 30 days beyond issuance of C of O for the following items. Note: Dekker did not confirm slopes on site meet requirements of an accessible route per the drawings. This should be verified and confirmed by the General Contractor with as-built information.

Request for deferred approval for 30 days beyond issuance of C of O for Buildings 1, 2 and Clubhouse for the following items:

- Install carport structures and lighting where indicated on site plan
- Install electric vehicle charger, signage and pavement letters
- Install light pole where indicated on site plan
- Five striped parallel spaces and fire lane striping on face of curb both areas located on west side of phase 1. Contractor to complete as soon as possible.
- Minor deviations from the approved plan include relocated bike racks and change to site wall orientation near the main entrance. No objections by the Architect.

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.

  
December 10, 2025  
Signature of Architect

**Hannah Feil Greenhood, WELL AP, LEED AP BD+C, AIA**  
Dekker, formerly Dekker/Perich/Sabatini  
Date 12/10/2025



**GENERAL SHEET NOTES**

- A. VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
- B. COORDINATE WITH OWNER FOR ALLOWABLE STAGING AREAS DURING CONSTRUCTION.
- C. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. COORDINATE LOCATION AND INSTALLATION. SEE CIVIL, ITS AND ELECTRICAL DRAWINGS.
- G. SITE PLAN DIMENSIONS ARE IN DECIMAL UNITS. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- H. SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
- I. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
- J. REPAIR AREAS TO MATCH PRE-CONSTRUCTION CONDITION WHERE UTILITY WORK, GRADING AND/OR STAGING OCCURS, INCLUDING AREAS OUTSIDE OF LIMIT OF WORK BOUNDARY.

**PROJECT DATA**

ZONING: IDU - MIXED-USE - MEDIUM INTENSITY ZONE DISTRICT (MX-M)  
LEGAL DESCRIPTION: TR A-2-A-A PLAT OF TRACTS A-2-A-A & B-1-A THE PLAZA AT PASO DEL NORTE CONT 7.0887 AC  
SITE AREA: 7.08 ACRES  
ZONE ATLAS: C-13-Z  
SETBACKS: FRONT= 5' MIN, INTERIOR= 0', REAR= 15'  
BUILDING HEIGHT: MAXIMUM ALLOWED: 48'-0". ACTUAL HEIGHT: 48'-0"  
SPRINKLED: YES, NFPA 13, NFPA 13R  
BUILDING OCCUPANCY: APARTMENT R-2 (RESIDENTIAL), U (PRIVATE GARAGES), CLUBHOUSE B (BUSINESS), A-3 (POOL AND DECK)  
CONSTRUCTION TYPE: TYPE 5A, 5B  
PARKING CALCULATIONS: (TABLE 5-5-5)  
• 1.5 SPACES / DWELLING UNITS: 218 x 1.5 = 327 SPACES - PARKING CREDIT OF 5% FOR TRANSIT RIDER SHELTER = 327 x .05 = 17, 327 - 17 = 310 SPACES REQUIRED  
• ELECTRIC VEHICLE CHARGING STATIONS REQUIRED: 6 SPACES  
CHARGING STATION CREDIT = 6 x 2 = 12 SPACES, 310 - 12 = 298 SPACES REQUIRED  
• ACCESSIBLE PARKING REQUIRED: 1 SPACE PER UNIT REQUIRED TO BE ACCESSIBLE  
218 UNITS x .05 = 10.9 = 11 ACCESSIBLE SPACES REQUIRED  
ACCESSIBLE PARKING PROVIDED = 12 SPACES  
• REQUIRED SPACES = 298 SPACES  
• PROVIDED PARKING = 303 TOTAL SPACES  
• 303 TOTAL SPACES PROVIDED = 154 SURFACE 98 COVERED  
34 GARAGE ELECTRIC VEHICLE ACCESSIBLE  
• BICYCLE PARKING REQUIRED: 10% OF OFF STREET PARKING  
303 x 0.10 = 30 REQUIRED BICYCLE SPACES  
• BICYCLE PARKING PROVIDED = 30 SPACES

**OPEN SPACE CALCULATIONS**

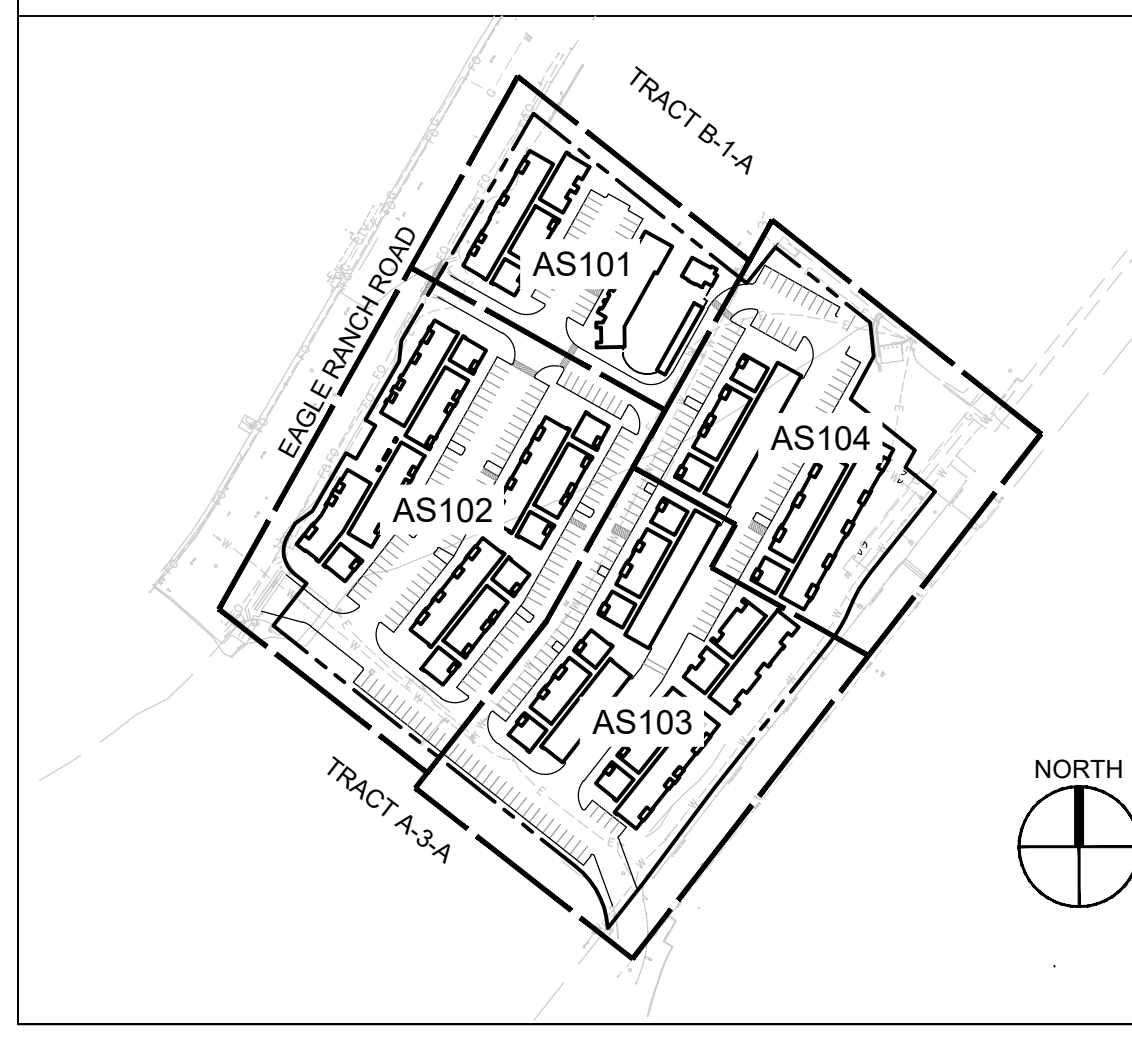
TABLE 2-4-5 / MX-M ZONING

REQUIRED USABLE OPEN SPACE	
1 BD: 225 SF PER UNIT	
225 SF x 119 UNITS =	26,775 SF
2 BD: 285 SF PER UNIT	
285 SF x 72 UNITS =	20,520 SF
3 BD: 350 SF PER UNIT	
350 SF x 27 UNITS =	9,450 SF
<b>TOTAL REQUIRED OPEN SPACE =</b>	<b>56,745 SF</b>
PROVIDED AREA DOG PARK =	2,300 SF
<b>TOTAL PROVIDED OPEN SPACE =</b>	<b>80,740 SF</b>

**LEGEND**

- PROPERTY LINE
- SITE FURNISHINGS, SEE SPECIFICATIONS
- LANDSCAPE AREA, SEE LANDSCAPE

**KEYPLAN**



**LEGEND**

- INCOMPLETE OR MISSING - DEFERRED APPROVAL. GC TO INSTALL WITHIN 30-DAYS OF TCO.
- PHASE LINE / LOCATION FOR CONSTRUCTION FENCING.

