

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 6, 2026

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

Re: Sedona West/PHASE3/ 9330 Eagle Ranch Rd NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 11-05-21 (C13D001)
Certification dated 02-20-26
TRANS-2026-00057

Dear Ms. Greenhood,

Based upon the information provided in your submittal received 02-26-26, 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.

PO Box 1293

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at 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

February 20, 2026

CABQ Traffic Engineering

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

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

Phase 3: Buildings 5 and 7
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 Jaime Frias and Guy Ebberts to visit the site on my behalf to observe the site on February 18, 2026. 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 5 and 7 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 5, and 7 for the following items:

- Install guiderail and handrail where indicated on site plan.
- Install sidewalk indicated on site plan.
- Install electric vehicle charger indicated on site plan.
- Install Accessible parking signage indicated on site plan.
- Install motorcycle parking signage indicated on site plan.

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.

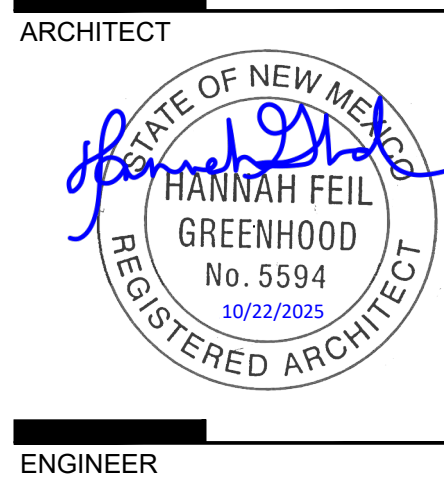

February 20, 2026
Signature of Architect

Hannah Feil Greenhood, WELL AP, LEED AP BD+C, AIA
Dekker, formerly Dekker/Perich/Sabatini
Date 02/20/2026



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: IDO - 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 5-5-1)
 • 1.5 SPACES / DWELLING UNITS: 218 x 1.5 = 327 SPACES - PARKING CREDIT OF 5% FOR TRANSIT RIDER SHELTER = 327 x .95 = 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 2 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
TOTAL REQUIRED OPEN SPACE =	56,745 SF
PROVIDED AREA DOG PARK =	2,300 SF
TOTAL PROVIDED OPEN SPACE =	80,740 SF

SEDONA WEST
 EAGLE RANCH ROAD
 ALBUQUERQUE, NM 87114

**ISSUED FOR
CONSTRUCTION**

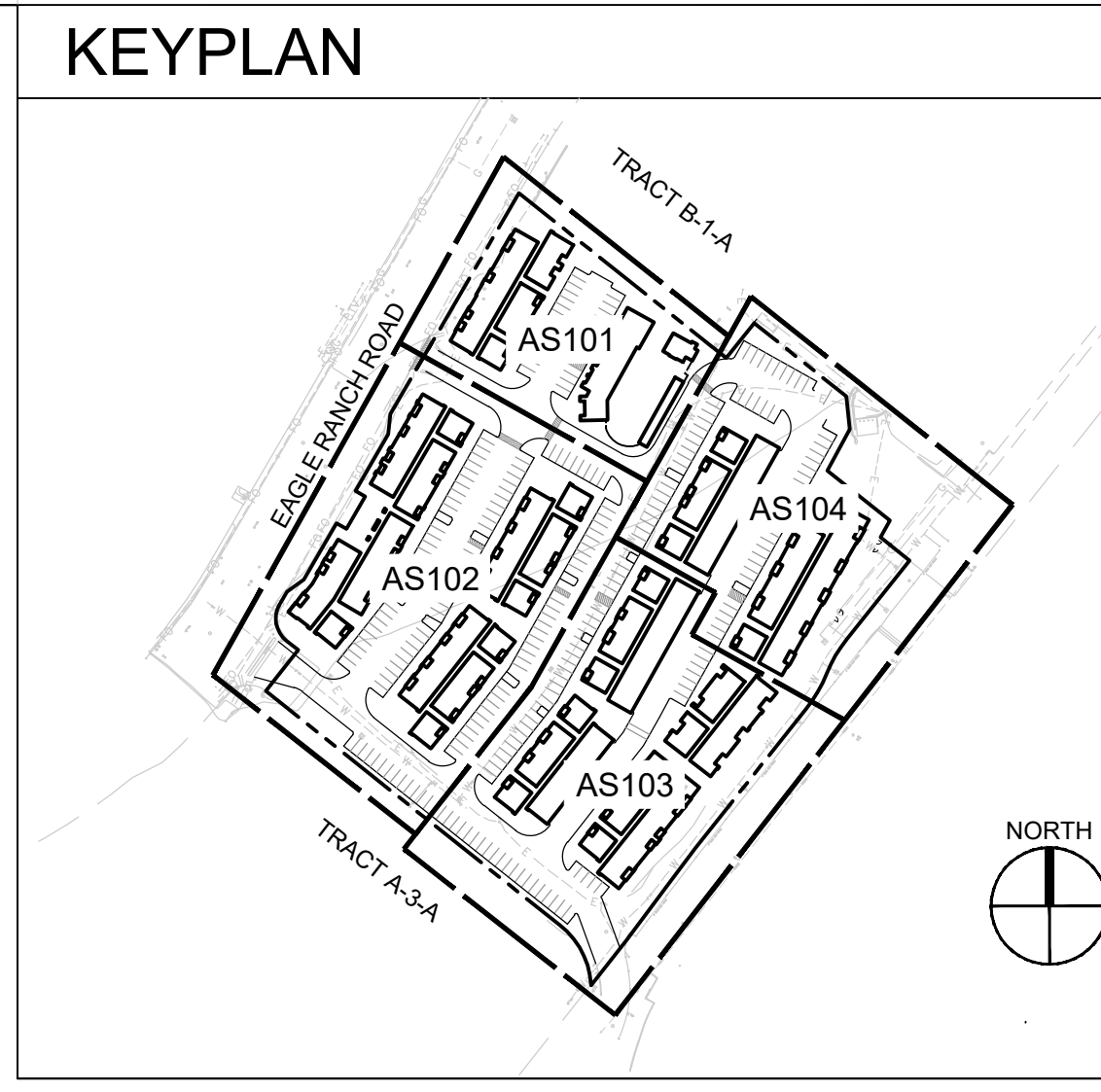
REVISIONS

09/16/2024	ASI-031 R1
10/22/2024	ASI-049
10/22/2025	RF1 234

DRAWN BY: BG
 REVIEWED BY: DS
 DATE: 02/03/2023
 PROJECT NO.: 20-0286
 DRAWING NAME:

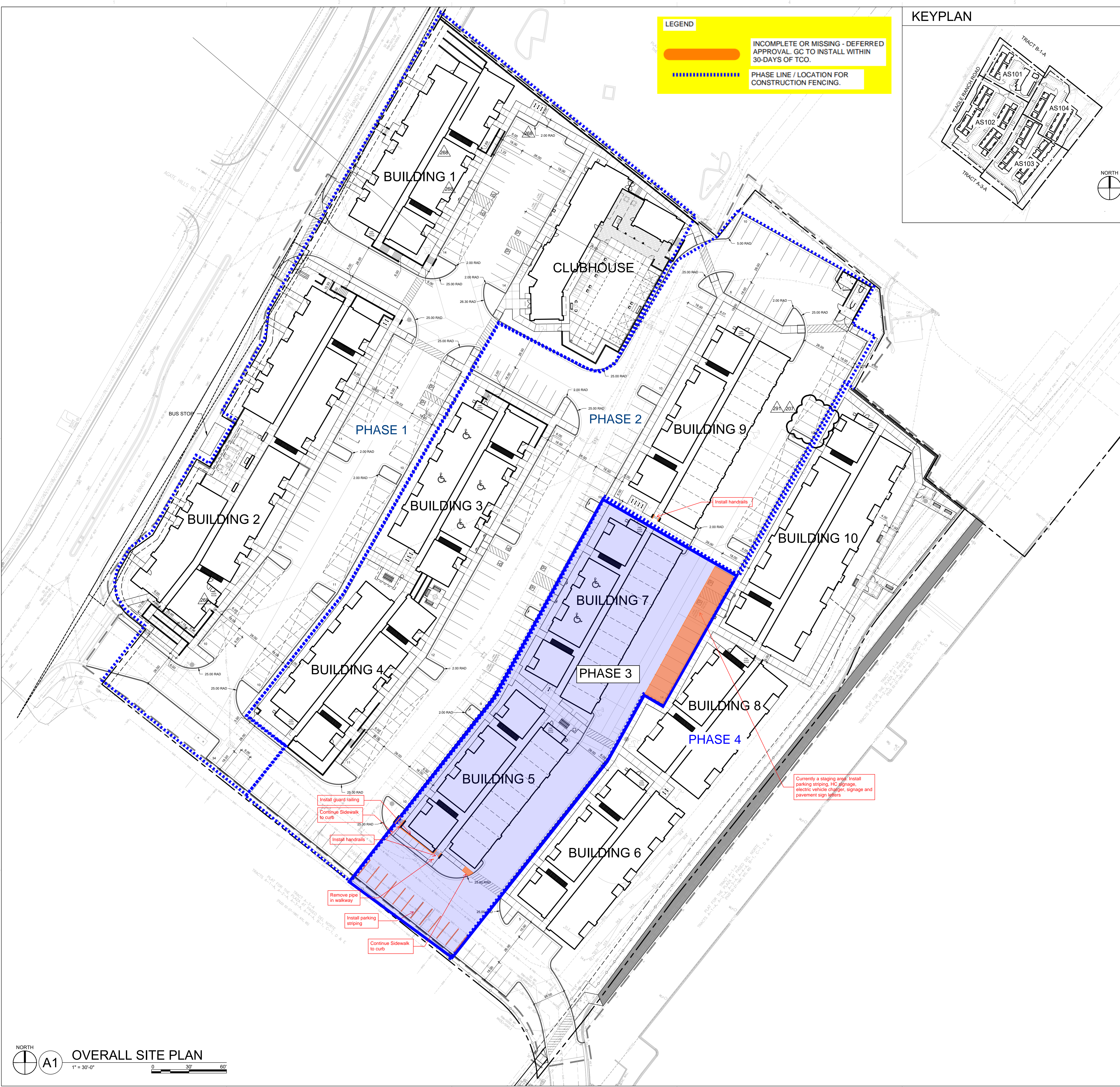
**OVERALL
SITE PLAN**

SHEET NO.
AS100
 OF



LEGEND

- INCOMPLETE OR MISSING - DEFERRED APPROVAL. GC TO INSTALL WITHIN 90-DAYS OF TCO.
- PHASE LINE / LOCATION FOR CONSTRUCTION FENCING.



OVERALL SITE PLAN
 NORTH
 A1
 1" = 30'-0"
 0 30' 60'