

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 30, 2025

Hannah Feil Greenhood, R.A
Dekker
7601 Jefferson St NE
Albuquerque, NM 87108

Re: Allaso Olivine/ 6925 Alameda Blvd. NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 11-12-21 (C18-D085)
Certification dated 10-22-25
TRANS-2025-00308

Dear Ms. Greenhood,

PO Box 1293

Based upon the information provided in your submittal received 10-21-25, 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.

Albuquerque

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

NM 87103

Sincerely,

www.cabq.gov

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

\EA via: email
C: CO Clerk, File

October 22, 2025

Transportation Inspector

City of Albuquerque

Re: Traffic Certification for Certificate of Occupancy for Allaso Olivine, All Phases

To Whom It May Concern:


TRAFFIC CERTIFICATION FOR ALLASO OLIVINE
BP-2022-40325

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 04/07/2023. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY MATTHEW ARCHULETA OF THE FIRM DEKKER, FORMERLY DEKKER/PERICH/SABATINI. I FURTHER CERTIFY THAT I HAVE DESIGNATED MATTHEW ARCHULETA TO PERSONALLY VISIT, ON MY BEHALF, THE PROJECT SITE PRIOR TO 10/20/2025 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IT 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 ALLASO OLIVINE.

Exceptions noted below for consideration based on proposed timeline:

1. *See attached markups on AS101 for as-built conditions that deviate from the original approved plan, but still meet requirements of the primary approval and have been reviewed in the field by inspectors as noted by the General Contractor:*
 - a. *Relocation of EV parking space, as shown.*
 - b. *Relocation of PIV and FDC, as shown.*
 - c. *Gate swing adjustment, as shown.*
2. *Items pending by the general contractor that have been confirmed to be completed by October 29, 2025:*
 - a. *Complete missing pavement markings at garage tandem spaces, as shown.*
 - b. *Revise parking striping as directed by Dekker to ensure two accessible spaces and access aisle are 8'-0" wide and align with accessible ramp at front entry.*

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.

 October 22, 2025

Signature of Architect

Hannah Feil Greenhood, WELL AP, LEED AP BD+C, AIA
Dekker, formerly Dekker/Perich/Sabatini
Date 10/22/2025





City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

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) _____

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: _____



SEAL

PROJECT

ALLASO OLIVINE

VOLUME II - D/P/S CONTRACT
6925 ALAMEDA BLVD NE
ALBUQUERQUE, NM 87113ISSUED FOR
CONSTRUCTION

REVISIONS

12/16/2022	CITY BLDG. COMMENTS
6/5/2023	ASI-001 ISSUED FOR CONSTRUCTION
6/30/2023	ELEVATOR TRANSFORM SIGN
7/31/2023	ASI-005
10/16/2023	ASI-018R1 FENCE PILASTER
12/1/2023	ASI-021 PHASING SUBMITTAL
02/14/2024	ASI-025
04/23/2024	ASI-029

DRAWN BY JA, FL

REVIEWED BY HFG, JA

DATE 6/5/2023

PROJECT NO. 21-1013.002

DRAWING NAME

SITE PLAN

SHEET NO.

AS101

SHEET KEYED NOTES

- 6" TALL PERIMETER COMBO FENCE, REF: C4/AS501
- 6" TALL ORNAMENTAL GATE, REF: D6/AS501
- 6" WIDE CONCRETE SIDEWALK, UNLESS DIMENSIONED OTHERWISE, SEE B5/AS501
- ACCESSIBLE PARKING WITH SIGNAGE, SEE A4/AS501
- ACCESSIBLE RAMP, SEE C6/AS501 AND B4/AS501
- BIKE PARKING RACK PER IDO SECTION 5-5E) AND DPM STANDARDS, 10% OF REQUIRED OFF-STREET PARKING WITH TWO-POINT BIKE LOCKING, SEE B6/AS501 (EACH RACK HOLDS 2 BIKES)
- GARAGE PARKING
- BUILDING OVERHANG ABOVE
- BUILDING PATIO WALL
- CONCRETE CURB & GUTTER, SEE A3/AS501
- 110 V ELECTRIC VEHICLE CHARGING OUTLETS PROVIDED AT CARPORT COLUMNS (8 OUTLETS MINIMUM TO BE PROVIDED.)
- ELECTRICAL METERS
- EXISTING FIRE HYDRANT, SEE CIVIL
- FIRE DEPARTMENT CONNECTION (FDC) SEE CIVIL
- FIRE HYDRANT, SEE CIVIL
- 25' LANDSCAPE BUFFER
- POWER POLE
- KNOX BOX AND USPS KEY REQUIRED AT GATE ACCESS
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
- PARKING LOT STRIPING, 4" WIDE TYPICAL, COLOR: WHITE
- PARALLEL CURB RAMP PER C.O.A. DETAIL 2443.
- POST INDICATOR VALVE (PIV)
- POOL, SEE AS401
- SHADE STRUCTURE, SEE AS40. DEFERRED SUBMITTAL
- SPA, SEE AS401
- PROVIDE/INSTALL NEW TRANSIT SHELTER PER CITY STANDARD DETAIL 2535. COORDINATE EXACT LOCATION WITH TRANSIT AUTHORITY PRIOR TO INSTALLATION.
- REFUSE ENCLOSURE WITH (3) 4 CU YD TRASH BINS + (1) 4 CU YD RECYCLE BIN TO COMPLY WITH IDO/SOLID WASTE REQUIREMENTS, REF: C1/AS501
- TRANSFORMER
- VEHICULAR SWING GATE, 6'-0" HIGH, PROVIDE KNOX KEY PER FIRE DEPARTMENT REQUIREMENTS, REF: B1/AS503
- WATER METER VAULT, SEE CIVIL
- POOL GATE, REF: D5/AS501
- 6" TALL ORNAMENTAL VIEW FENCE, REF: C5/AS501
- 10' WIDE ASPHALT TRAIL
- MOTORCYCLE PARKING, 4'X8' MINIMUM WITH "MC" LABELED AT THE BACK OF THE SPACE. "MOTORCYCLE PARKING ONLY" SIGNAGE PROVIDED AS INDICATED, SEE B2/AS501
- PROVIDE "RESIDENT ONLY" SIGNAGE AT ENTRY.
- 5' PARKING LOT KEYWAY
- EXISTING 6' WIDE SIDEWALK AND 3' LANDSCAPE BUFFER.
- EXISTING CENTURY LINK PEDESTAL
- COMPACT PARKING, SIZE REQUIREMENTS PER DPM, WITH "COMPACT" LABELED AT THE BACK OF THE SPACE.
- FIRE PIT PER LANDSCAPE.
- CABANAS SEE SHEET AS401.
- PROVIDE EMERGENCY PHONE AT POOL AREA IN THIS LOCATION. REFER TO ELECTRICAL DRAWINGS.
- NEW 5' SIDEWALK
- INDICATES CARPORT AT THIS LOCATION. DEFERRED SUBMITTAL
- EXISTING PROPERTY WALL TO REMAIN.
- VEHICULAR SWING GATE, 6'-0" HIGH, PROVIDE KNOX KEY PER FIRE DEPARTMENT REQUIREMENTS, REF: B1/AS503
- 6" TALL ORNAMENTAL VIEW FENCE OVER RETAINING WALL, REF: A6/AS503
- NO PARKING
- 1'-4"x1'-4" PILASTER WITH CONCRETE CAP 1'-6"x1'-6" AT PERIMETER FENCE, REF: C4, D6/AS501 AND A4/AS503
- VEHICULAR ROLLING GATE, 6'-0" HIGH, PROVIDE KNOX KEY PER FIRE DEPARTMENT REQUIREMENTS, REF: E4/AS501, C5/AS503 & C6/AS503

AMENITIES

AMENITIES ON-SITE WILL INCLUDE A SWIMMING POOL, HOT TUB, FITNESS CENTER, CLUBHOUSE, COVERED POOLSIDE GATHERING SPACE, AND CABANAS. POOL AND HOT TUB TO BE PERMITTED BY OTHERS.

SITE WALLS TO BE PERMITTED SEPARATELY

LEGEND

---	FIRELANE STRIPING MARKING FIRE ACCESS LANE, REF: A2/SDP1.3
---	PROPERTY LINE
⊙	FIRE HYDRANT
⊕	POST INDICATOR VALVE (PIV), RE: CONCEPTUAL UTILITY PLAN
⊕	FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED
⊕	BIKE RACK (EACH BIKE RACK HOLDS TWO BIKES, SEE KEYNOTE)
⊕	SIDEWALK RAMP (ARROW POINTS DOWN)
⊕	TRANSFORMER WITH SAFETY BOLLARDS & 8" THICK CONCRETE PAD PER PHM STANDARDS
⊕	ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, B1/SDP1.2 & D4/SDP1.2
MC	MOTORCYCLE PARKING
C	COMPACT PARKING WITH "COMPACT" LABELED AT THE BACK OF THE SPACE
⊕	LIGHT POLE, REF: D2/SDP1.2
⊕	6" BOLLARD WITH SIGN, REF: B1/SDP1.2
⊕	6" WIDE PAINTED CROSSWALK, SEE B2/SDP1.2
⊕	HEAVY DUTY, STAMPED CONCRETE SLAB, SEE CIVIL
⊕	FGP COLLECTION LITTER RECEPTACLE, LANDSCAPE FORMS, WHITE TOP, IPE WOOD, SEE SPECS
⊕	PROPOSED PUE

GENERAL NOTES

- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- SITE PLAN SHALL COMPLY WITH LOCAL, STATE AND FEDERAL ADA STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO), SECTION 14-16-5-8 OUTDOOR LIGHTING.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- ALL PUBLIC INFRASTRUCTURE LOCATED WITHIN CITY RIGHT-OF-WAY SHALL BE INCLUDED IN A PUBLIC WORK ORDER.
- SOLID WASTE WILL BE PROVIDED WITH FOB ACCESS TO VEHICULAR GATES TO ACCESS SITE AS NEEDED PER WEEK BETWEEN THE HOURS OF 7:00 AM AND 8:00 P.M.

PROJECT DATA

ZONING:
IDO - MIXED USE - LOW INTENSITY ZONING DISTRICT (MX-L)
TRANSIT:
BUS STOP ROUTE 98 IS ALONG ALAMEDA BOULEVARD GOING IN THE WEST AND SOUTH DIRECTION.

BIKE FACILITIES:
A BIKE LANE IS WITHIN ALAMEDA BOULEVARD AND LOUISIANA BOULEVARD. A PAVED MULTIPLE USE TRAIL NAMED ALAMEDA TRAIL IS ON THE SOUTH OF THE SUBJECT SITE.

LEGAL DESCRIPTION:
015 028TRACT A UNIT B NORTH ALBUQUERQUE ACRES: LT 16 BLK 28 (EXCL. E'LY PORT OUT TO R/W) TR A UNIT B NORTHALBUQUERQUE ACRES: LT 18 BLK 28 (EXCL. S'LY PORT OUT TO R/W) TR A UNIT B NORTHALBUQUERQUE ACRES: LT 17 BLK 28 (EXCL. S'LY & E'LY PORT OUT TO R/W) TR A UNIT B NORTH ALBUQUERQUE ACRES LOT CONSOLIDATION PENDING REPLAT.

SITE AREA: 2.77 ACRES

ZONE ATLAS: C-1B2

SETBACKS: FRONT = 5' MIN

SIDE = 0' MIN, STREET SIDE = 5' MIN

REAR = 15' MIN.

BUILDING HEIGHT:

MAXIMUM ALLOWED: 38'-0"

ACTUAL HEIGHT: 38'-0"

SPRINKLERED: YES, NFPA 13

BUILDING OCCUPANCY: R-2 MULTIFAMILY RESIDENTIAL

CONSTRUCTION TYPE: 3 STORY RESIDENTIAL BUILDING - TYPE VA

BUILDING SF:

FIRST LEVEL 45,132 GSF

SECOND LEVEL 42,077 GSF

THIRD LEVEL 42,077 GSF

TOTAL 129,286 GSF

PARKING CALCULATION: (TABLE 5-5-1, UC-MS-PT)

REQUIRED SPACES: 142 SPACES

(11.5 SPACES) / DWELLING UNITS: 105 X 1.5 = 158 SPACES MINUS PARKING

CREDIT OF 16 SPACES FOR 5% PARKING REDUCTION FOR A TRANSIT SHELTER, AND

8 ELECTRIC CHARGING STATION PARKING SPACES)

PROVIDED PARKING = 145 TOTAL SPACES

(INCLUDING 12 COMPACT SPACES = 9% OF TOTAL PARKING REQUIRED

COMPACT SPACES ARE IDENTIFIED WITH "C", SEE LEGEND.)

ACCESSIBLE PARKING: (ADA 208.2.3)

2% OF UNITS = 105 X .02 = 2.1 = 3 SPACES REQUIRED

2 STANDARD SPACES + 2 VAN ACCESSIBLE SPACE + 1 SPACE UNDER COVER = 5

SPACES PROVIDED

(140 STANDARD SPACES + 5 ACCESSIBLE SPACES)

MOTORCYCLE PARKING REQUIRED: (TABLE 5-5-4, 101-150 OFF-STREET) = 4 SPACES

MOTORCYCLE PARKING PROVIDED

= 4 SPACES

BICYCLE PARKING REQUIRED: 10% (TABLE 5-5-5) = 14.2 = 15 SPACES

BICYCLE PARKING PROVIDED

= 22 SPACES

PUBLIC BICYCLE RACKS PARKING

= 8 SPACES

ON SITE BICYCLE RACKS PARKING

= 4 SPACES

CORRIDOR RESIDENTS SECURE BICYCLE PARKING

= 10 SPACES

UNIT DATA

SEE SHEET G1000 FOR UNIT MIX DATA

OPEN SPACE CALCULATIONS

TABLE 2-4-3 / MX-L ZONING			
USABLE OPEN SPACE			
STUDIO + 1 BD: 225 SF PER UNIT	225 SF x 70 UNITS	= 15,750 SF	
2 BD: 285 SF PER UNIT	285 SF x 35 UNITS	= 9,975 SF	
TOTAL		= 25,725 SF	

REQUIRED OPEN SPACE: = 25,725 SF

PROVIDED OPEN SPACE:

LEVEL 1 = 28,896 SF

LEVEL 2 = 2,630 SF

LEVEL 3 = 2,630 SF

TOTAL = 35,146 SF

VICINITY MAP

