

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 16, 2024

Christopher Archuleta, PE
RESPEC
7770 Jefferson St NE, Suite 200
Albuquerque, NM 87109

**Re: The Peaks by Markana- Phase 1- Buildings 3, 4 and Clubhouse
6700 Modesto Ave NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Plan Approval Date 10-28-21 (C18D088)
Certification dated 4-11-24**

Dear Mr. Archuleta;

Based upon the information provided in your submittal received 4-11-24, 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

Albuquerque

If you have any questions, please contact me at ccherne@cabq.gov or (505) 924-3986.

Sincerely,

Curtis A Cherne

NM 87103

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

C: Laurie Elliot, Yvette Lucero, Desiree Gonzales, Wendi Alcala, James Broomfield,
rvelasquez@kassamconstruction.com



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: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

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

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:

ENGINEER/ARCHITECT CERTIFICATION
PAD CERTIFICATION
CONCEPTUAL G&D PLAN
GRADING & DRAINAGE PLAN
DRAINAGE REPORT
DRAINAGE MASTER PLAN
CLOMR/LOMR
TRAFFIC CIRCULATION LAYOUT (TCL)
ADMINISTRATIVE
TRAFFIC CIRCULATION LAYOUT FOR DFT
APPROVAL
TRAFFIC IMPACT STUDY (TIS)
STREET LIGHT LAYOUT
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

BUILDING PERMIT APPROVAL
CERTIFICATE OF OCCUPANCY
CONCEPTUAL TCL DFT APPROVAL
PRELIMINARY PLAT APPROVAL
FINAL PLAT APPROVAL
SITE PLAN FOR BLDG PERMIT DFT
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
OTHER (SPECIFY) _____

DATE SUBMITTED: _____



TRAFFIC CERTIFICATION

I, CHRISTOPHER ARCHULETA, NMPE, OF THE FIRM RESPEC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10/28/2021. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CHRISTOPHER ARCHULETA OF THE FIRM RESPEC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON APRIL 11, 2024 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 CERTIFICATED 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.

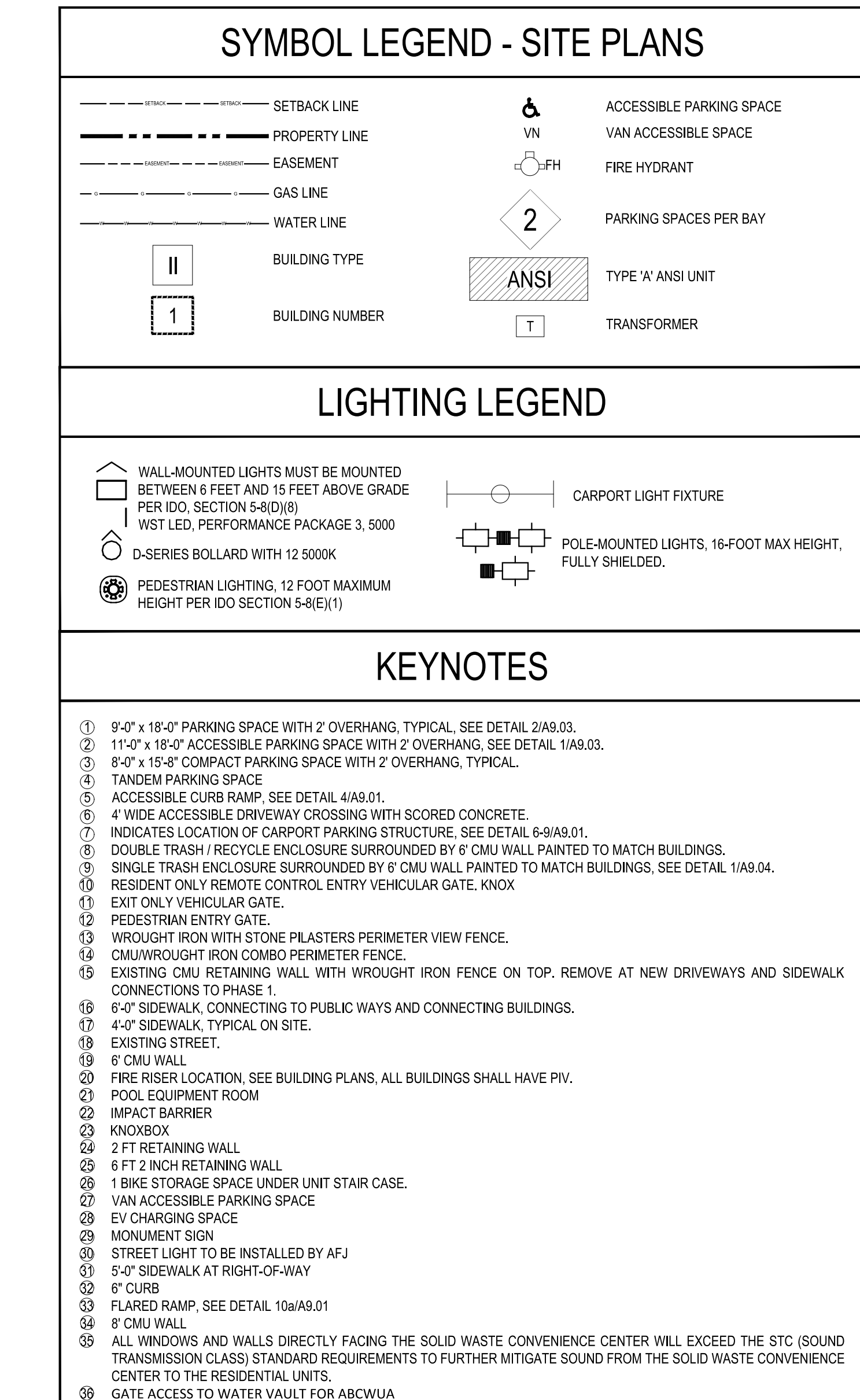
Signature of Engineer or Architect



04/11/2024

Date

7770 Jefferson St., NE
SUITE #200
Albuquerque, NM 87109
505.268.2661



DEVELOPMENT DATA

IDO: MX-L

PER TABLE 2-4-3-ZONE DISTRICT

SETBACKS PROVIDED: REQUIRED: PROVIDED:

FRONT SETBACK: 5 FEET 5 FEET

SIDE SETBACK: 0 FEET >10 FEET

REAR SETBACK: 15 FEET >15 FEET

BUILDING HEIGHT:

ALLOWED: 38 FEET


PROVIDED: 34'-0" FEET

PROVIDED SITE OPEN USEABLE SPACE

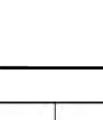
OPEN USEABLE SPACE REQUIRED AND PROVIDED						PROVIDED BALCONY SQ.FT.
UNIT NAME	UNIT TYPE	# OF UNITS	OPEN SPACE REQ. PER TABLE 5-1-1 CITY'S IDO	TOTAL REQ.SQ.FT.	BALCONY SQ.FT.	PROVIDED BALCONY SQ.FT.
S1	1BR/1BA	4	225	900	0	0
A1-L	1BR/1BA	4	225	900	44	176
A1-U	1BR/1BA	14	225	3,150	62	868
A2	1BR/1BA	16	225	3,600	107	1,712
A3	1BR/1BA	28	225	6,300	0	0
B1	2BR/2BA	2	285	570	82	164
B1-L	2BR/2BA	12	285	3,420	82	82
B1-U	2BR/2BA	12	285	3,420	82	984
B2	2BR/2BA	14	285	3,990	161	2,254
B3	2BR/2BA	14	285	3,990	110	1,540
TOTAL OPEN SPACE REQUIRED				30,240		
PROVIDED BALCONY PRIVATE OPEN SPACE						7,780
PROVIDED SITE OPEN USEABLE SPACE						65,382
TOTAL PROVIDED						73,162

SITE NOTES

1. DEVELOPMENT AND USE OF THIS SITE MUST CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND UN.O.
3. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND WILL BE FULLY SHIELDED TO COMPLY WITH THE NM NIGHT SKY PROTECTION ACT AND IDO SECTION 14-16-8-8 OUTDOOR LIGHTING.
4. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
5. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, GAS METERS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
6. SIDEWALK SLOPES SHALL NOT EXCEED 5%, CROSS SLOPES NOT TO EXCEED 2% (REF. CIVIL) SHOULD SLOPES EXCEED 5% WALK WILL BE CONSIDERED A RAMP AND BE REQUIRED TO HAVE HANDRAILS ON EACH SIDE AS WELL AS LEVEL LANDINGS AT THE TOP AND BOTTOM OF RAMP FOR A DISTANCE OF 80' BEYOND THE EXTENT OF THE RAMP.
7. ALL ACCESSIBLE BUILDING ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 66" PERPENDICULAR TO THE DOOR INCLUDING AN 18" MANEUVERING CLEARANCE ON PULL SIDE OF DOOR.
8. NO EXPOSED CONDUIT, PIPING, ETC. IS ALLOWED ON THE EXTERIOR FACE OF THE BUILDING.
9. PROVIDE 18" MANEUVERING CLEARANCE ON PULL SIDE OF ALL PEDESTRIAN GATES. MAINTAIN GROUND SLOPE AT 2%.
10. A 42" HIGH GUARDRAIL, MEASURED FROM FINISH FLOOR OF WALKING SURFACE, SHALL BE PLACED ALONG WALKING SURFACE MORE THAN 30" ABOVE THE ADJACENT GRADING.
11. GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
12. VISIBILITY, LANDSCAPING, FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 5 FEET IN HEIGHT (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED IN THE CLEAR SIGHT TRIANGLE.
13. ALL PUBLIC INFRASTRUCTURE WITHIN CITY RIGHT-OF-WAY SHALL BE INCLUDED IN A PUBLIC WORK ORDER.
14. SIDEWALKS IN RIGHT-OF-WAY SHALL BE 5 FEET WIDE PER NEW DMP STANDARDS.
15. SITE IS LOCATED ADJACENT TO THE CITY OF ALBUQUERQUE EAGLE ROCK SOLID WASTE CONVENIENCE CENTER AND THERE MAY BE NOISE, DUST, AND OTHER IMPACTS ASSOCIATED WITH PROXIMITY TO THIS FACILITY



0' 30' 60' 120'



DEVELOPMENT DATA

MARKANA MODESTO LEGACY DEVELOPMENT AND MANAGEMENT, LLC							2020213
UNIT TABULATION - 2/3 STORY RESIDENTIAL							2/25/21
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	UNIT PERCENTAGE	TOTAL AREA	% BREAKDOWN
S1	1br/1ba	508	4	4	3%	2,032	55%
A1	1br/1ba	639	18	18	15%	11,502	
A2	1br/1ba	775	16	16	13%	12,400	
A3	1br/1ba	845	28	28	23%	23,660	
B1	2br/2ba	1,030	26	52	22%	26,780	
B2	2br/2ba	1,187	14	28	12%	16,618	45%
B3	2br/2ba	1,230	14	28	12%	17,220	
TOTALS			120	174	100%	110,212	

UNIT AVERAGE NET SF : 918

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF :

S.F.

ACREAGE:

4.27 GROSS ACRES

DEENSITY:

28 UNITS/ACRE

RESIDENTIAL PARKING:

REQUIRED	180 SPACES
SURFACE/CARPPOOL PARKING	118 SPACES
ADA+ VAN PARKING	6 SPACES
EV PARKING	4 SPACES 1 SPACE = 2 PER IDO 5-5(C)(5)(d)
GARAGE PARKING	26 SPACES
TANDEM PARKING	23 SPACES
PROVIDED	174 SPACES *

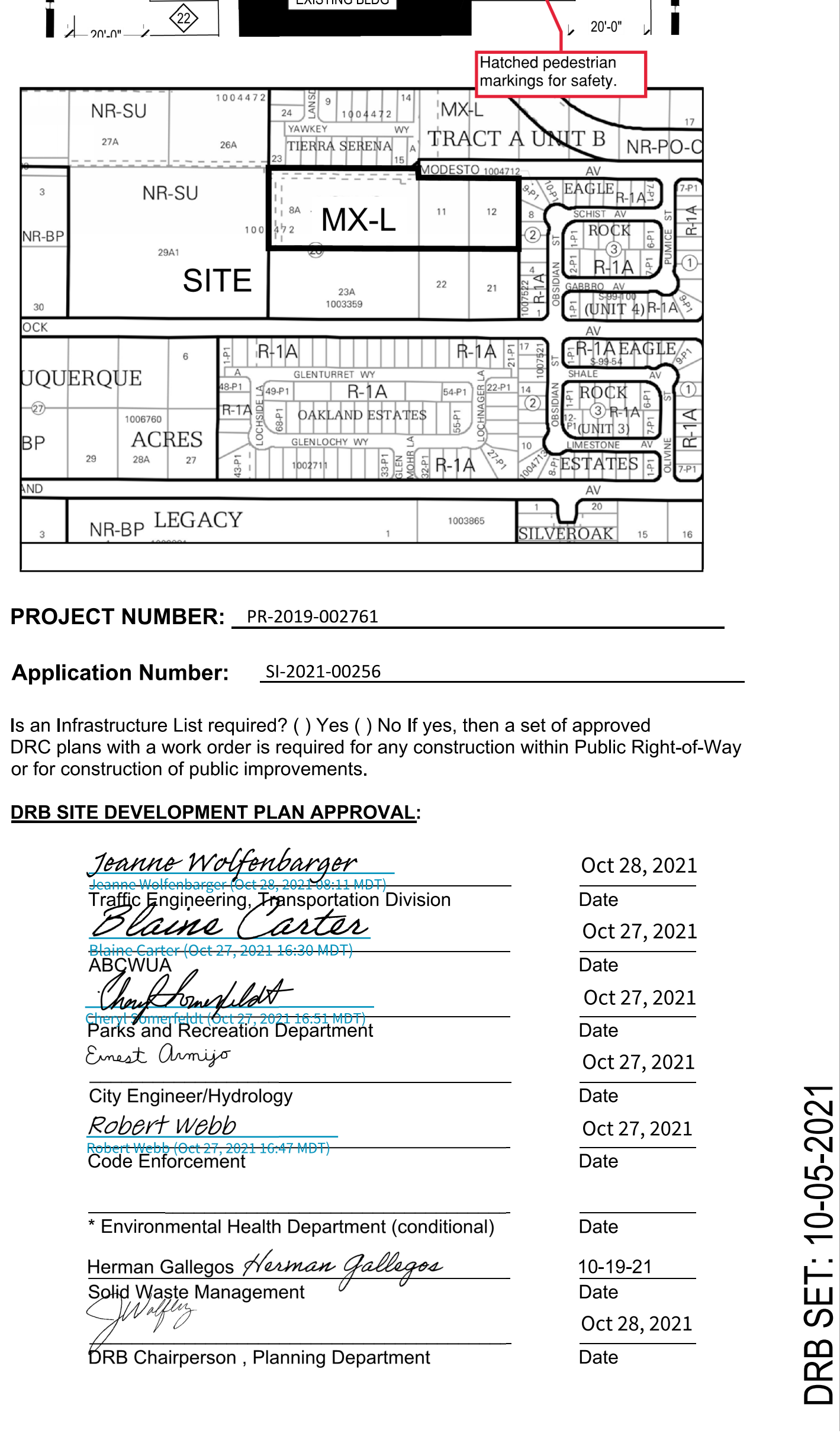
BIKE STORAGE

REQUIRED	18 SPACE PER IDO 5-5-5
EXTERIOR STORAGE	10 AT BIKE RAMADA
SECURED STORAGE	8 INSIDE GARAGES UNDER STAIRCASE
PROVIDED	18 SPACES

* DEVIATION OF 6 PARKING SPACES (3.3%) APPROVED BY CODE ENFORCEMENT AS PART OF THIS SITE PLAN APPLICATION SI-2021-00256.

BUILDING SQ.FT.

BLDG	OCCUPANCY	AREA			TOTAL
		1ST FLR	2ND FLR	3RD FLR	
1	U/R-2	8279	8226	0	16505
2	U/R-2	7313	7497	843	15653
3	U/R-2	7426	7369	843	15638
4	U/R-2	9013	9144	2539	20696
RAMADA 1	U	93			
RAMADA 2	U	93			
POOL RR	U	1211			
TOTAL		33428	32236	4225	68492



Designed by:	MS	
Drawn by:	SR	
Architect of Record:	RM	
Date Plotted:		
Issue for Pricing / Bidding:	XX/XX/XX	
Issue for Permit Application:	XX/XX/XX	
Issue for Construction:	XX/XX/XX	
Revisions:		
#	DATE	COMMENTS

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THE PEAKS BY MARKANA

ALBUQUERQUE, NEW MEXICO
LEGACY DEVELOPMENT
& MANAGEMENT, LLC

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

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SHEET CONTENTS:
SITE PLAN

SHEET NO.

A2.01

20213