

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

November 6, 2025

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

**Re: Senary By Allaso/ 7501 Jefferson St NE/PHASE1  
Request for Certificate of Occupancy  
Transportation Development Final Inspection**  
Architect's Stamp dated 06-09-23 (D17D112)  
Certification dated 10-31-25  
TRANS-2025-00311

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](mailto: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 31, 2025

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

Re: Traffic Certification for Certification of Occupancy  
Development: Senary by Allaso – Phase 1  
7501 Jefferson St. NE  
Albuquerque, NM 87109

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 June 9, 2023. I further certify that under my direct oversight, I have directed Courtney McKelvey to visit the site on my behalf to observe Phase 1 of the project site on September 24, 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 PHASE 1.

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 Phase 1 for the following items:

There are a few minor pavement striping and signage items that would be considered outstanding at this time: three striped crosswalks, "compact" parking space text, striped no parking area at resident garages, and two bollard-mounted accessible parking signs that should be relocated to head-end of accessible spaces. In addition, two parking spaces had to be eliminated during construction due to proximity of perimeter fencing to the PNM transformer, which was not installed in the correct location. These parking spaces are indicated with a red X on the phasing 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.

  
October 31, 2025  
\_\_\_\_\_  
Signature of Architect

Hannah Feil Greenhood, WELL AP, LEED AP BD+C, AIA  
Dekker, formerly Dekker/Perich/Sabatini  
Date 10/31/2025





# 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

**SENARY BY ALLASO**  
VOLUME II - DIP/S CONTRACT  
7501 JEFFERSON ST NE  
ALBUQUERQUE, NM, 87109

**ISSUED FOR  
CONSTRUCTION**

REVISIONS

11/24/2023	AS1-035 PHASING SUBMITTAL
09/09/2025	AS1-065

DRAWN BY JCA

REVIEWED BY HFG

DATE 11/14/2022

PROJECT NO 20-0029

DRAWING NAME

**PHASING PLAN SITE PLAN**

SHEET NO

**G1200**

**GENERAL NOTES**

A. ASSOCIATED SITE WILL BE TURNED OVER WITH BUILDING PHASING.

**PHASING DESCRIPTION**

**PHASE 1: (BP-2022-46817)**  
BUILDING 1 LEVEL 1 (18 UNITS) AND TEAL ROOM AT BUILDING 2, INCLUDING CLUBHOUSE AMENITY SPACES, LEASING OFFICES, & MAIL ROOM.

**PHASE 2: (BP-2022-46817)**  
BUILDING 1 LEVEL 2 (22 UNITS).

**PHASE 3: (BP-2022-46817)**  
BUILDING 1 LEVEL 3 (22 UNITS).

**PHASE 4: (BP-2022-46817)**  
BUILDING 1 LEVEL 4 (22 UNITS).

**PHASE 5: (BP-2023-42192)**  
BUILDING 4 AND POOL COURTYARD.

**PHASE 6 & 7: (BP-2023-00917)**  
BUILDING 2, ALL FLOORS (63 UNITS).

**PHASE 8: (BP-2023-00934)**  
BUILDING 3, ALL FLOORS (62 UNITS).

**BUILDING 1 PHASING NOTES:**

- ELEVATOR SHAFT FOR ALL LEVELS TO BE COMPLETED IN PHASE 2.
- ELEVATOR ACCESS TO BE RESTRICTED AT LEVELS UNDER CONSTRUCTION.
- STAIR SHAFTS FOR ALL LEVELS TO BE COMPLETED IN PHASE 2.
- STAIR SHAFT DOORS WILL BE SECURED AT LEVELS UNDER CONSTRUCTION. THESE DOORS ARE PROVIDED WITH PANIC HARDWARE ON THE CORRIDOR SIDE FOR FREE EGRESS.

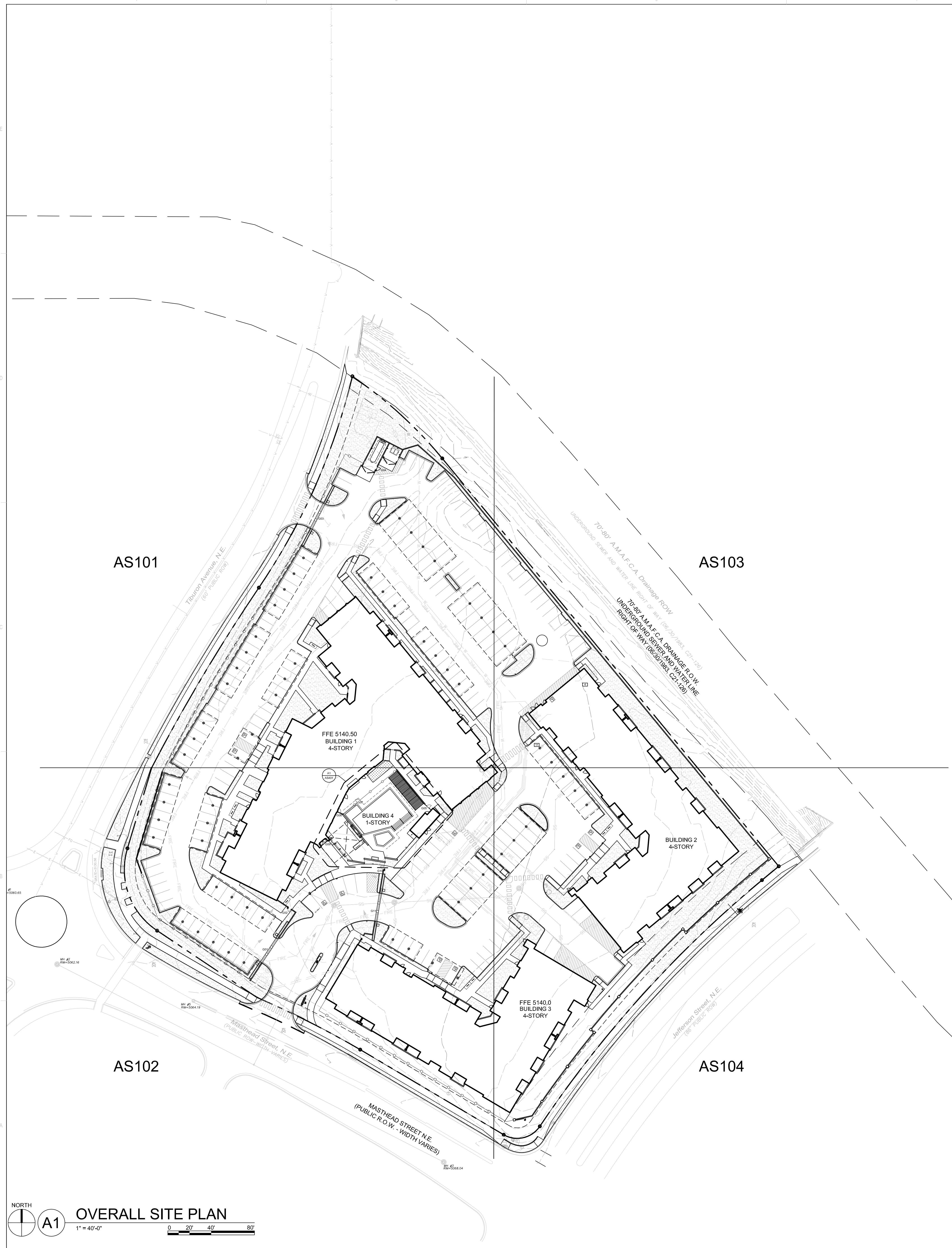
**BUILDING AREAS BY PHASE**

<b>PHASE 1</b>	<b>PHASE 5</b>
A3 (ASSEMBLY) 3,767 SF	B (BUSINESS) 68 SF
B (BUSINESS) 1,296 SF	S2 (ACCESSORY USE) 232 SF
R2 (RESIDENTIAL) 19,059 SF	S3 (POOL COURTYARD) 300 SF
S2 (ACCESSORY USE) 799 SF	
U (GARAGE) 1,811 SF	<b>PHASE 6 &amp; 7 COMBINED</b>
26,733 SF	B (BUSINESS) 374 SF
	R2 (RESIDENTIAL) 66,889 SF
<b>PHASE 2</b>	S2 (ACCESSORY USE) 1,027 SF
A3 (ASSEMBLY) 508 SF	U (GARAGE) 2,414 SF
R2 (RESIDENTIAL) 19,984 SF	70,704 SF
S2 (ACCESSORY USE) 540 SF	
21,033 SF	<b>PHASE 8</b>
<b>PHASE 3</b>	B (BUSINESS) 373 SF
R2 (RESIDENTIAL) 21,437 SF	R2 (RESIDENTIAL) 65,849 SF
S2 (ACCESSORY USE) 128 SF	S2 (ACCESSORY USE) 1,013 SF
21,566 SF	U (GARAGE) 1,393 SF
	68,627 SF
<b>PHASE 4</b>	<b>GRAND TOTAL</b> 238,509 SF
B (ROOF DECK) 374 SF	
R2 (RESIDENTIAL) 28,978 SF	
S2 (ACCESSORY USE) 193 SF	
29,545 SF	

**OCCUPANCY LOAD BY PHASE**

<b>PHASE 1</b>	<b>PHASE 5</b>
A3 (ASSEMBLY) 108	B (BUSINESS) 1
B (BUSINESS) 11	S2 (ACCESSORY USE) 2
R2 (RESIDENTIAL) 85	A3 (POOL COURTYARD) 157
S2 (ACCESSORY USE) 25	160
U (GARAGE) 0	
229	<b>PHASE 6 &amp; 7 COMBINED</b>
<b>PHASE 2</b>	B (BUSINESS) 23
A3 (ASSEMBLY) 10	R2 (RESIDENTIAL) 311
R2 (RESIDENTIAL) 93	S2 (ACCESSORY USE) 30
S2 (ACCESSORY USE) 7	U (GARAGE) 0
110	364
<b>PHASE 3</b>	<b>PHASE 8</b>
R2 (RESIDENTIAL) 94	B (BUSINESS) 24
S2 (ACCESSORY USE) 2	R2 (RESIDENTIAL) 304
96	S2 (ACCESSORY USE) 21
	U (GARAGE) 0
<b>PHASE 4</b>	349
B (ROOF DECK) 23	<b>GRAND TOTAL</b> 1,469 OCCUPANTS
R2 (RESIDENTIAL) 135	
S2 (ACCESSORY USE) 3	
161	





NORTH  
**A1** OVERALL SITE PLAN  
 1" = 40'-0"  
 0 20' 40' 80'

**GENERAL NOTES**

- A. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- B. SITE PLAN SHALL COMPLY WITH LOCAL, STATE AND FEDERAL ADA STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- C. CURBS AND ACCESSIBLE PAVEMENT SHALL BE CONSTRUCTED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. LIGHT FIXTURES SHALL BE INTEGRATED WITH THE CITY OF ALBUQUERQUE INTEGRATED CURB CURB CUT SECTION 14-16-56 OUTDOOR LIGHTING. DATE: 01/10/24
- E. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- F. LANDSCAPE AND SIGNAGE SHALL 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.
- G. ALL PUBLIC INFRASTRUCTURE LOCATED WITHIN CITY RIGHT-OF-WAY SHALL BE INCLUDED IN A PUBLIC WORK ORDER.
- F. PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALK, WHERE EXPANSION JOINT MATERIAL IS PROVIDED BETWEEN WALLS AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.
- G. PROVIDE AIR ENTRAINED CONCRETE WITH MEDIUM BROOM FINISH AT ALL SITE CONCRETE. SLOPE ALL CONCRETE SIDEWALKS TO DRAIN. TYP. RE: CIVIL FOR SPOT ELEVATIONS, AND GRADING AND DRAINAGE REQUIREMENTS.
- H. SOLID WASTE CONNECTION IS THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT.
- I. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE 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.
- J. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.
- K. READERS' KEY PADS, PUSH BUTTONS, AND CALL BOXES TO BE LOCATED ON AN ACCESSIBLE ROUTE.
- L. THE SITE GRADING SHALL BE CONSTRUCTED TO DRAIN AWAY FROM BUILDINGS. REFER TO CIVIL.
- M. SOLID WASTE TO HAVE ACCESS TO SECURED PARKING COURT VIA FOB OR REMOTE ACCESS.

**PROJECT DATA**

**ZONING:**  
 IDO - MIXED USE - HIGH INTENSITY ZONING DISTRICT (MX-H)  
**LANDUSE:** MULTIFAMILY RESIDENTIAL  
**PLANNING CONTEXT:**  
 SITE IS WITHIN THE JOURNAL CENTER EMPLOYMENT CENTER  
**TRANSIT:**  
 BUS ROUTES 140, 251, AND 551 ARE ALONG JEFFERSON ST. A BUS STOP IS LOCATED LESS THAN 250 FEET FROM THE SUBJECT SITE ON JEFFERSON.  
**LEGAL DESCRIPTION:**  
 TRACT 6A-1 PLAT OF JOURNAL CENTER PHASE 2 UNIT 1 CONT 5.1536 AC  
**SITE AREA:** 5.15 ACRES  
**ZONE ATLAS:** D-17-Z  
**SETBACKS:** FRONT= 20' MIN  
 SIDE = 10' MIN  
 REAR= 10' MIN  
**JCC:**  
 (20' BUILDING SETBACK, 20' PARKING SETBACK FROM JEFFERSON ST.)  
 (20' BUILDING SETBACK, 10' PARKING SETBACK ALONG MASTHEAD ST. AND TIBURON ST.)  
**BUILDING HEIGHT:**  
 MAXIMUM ALLOWED: 68'-0"  
 ACTUAL HEIGHT: 50'-0"  
**SPRINKLERED:** YES, NFPA 13  
**BUILDING OCCUPANCY:** R-2 MULTIFAMILY RESIDENTIAL  
**CONSTRUCTION TYPE:** 4 STORY RESIDENTIAL BUILDING - TYPE VA  
**BUILDING AREA (S.F.):**  
 BUILDING 1: 88,602 GSF  
 BUILDING 2: 70,980 GSF  
 BUILDING 3: 88,827 GSF  
 BUILDING 4: 300 GSF  
 238,509 GSF  
**PARKING CALCULATION:** (TABLE 5-5-1)  
 1.5 SPACES / DWELLING UNITS; 209 X 1.5 = 314 SPACES  
 WITHIN EMPLOYMENT CENTER = 20% REDUCTION = 314 X .20 = 63  
 TOTAL REQUIRED SPACES = 314 - 63 = 251 SPACES  
**PROVIDED PARKING = 274 TOTAL SPACES (INCLUDING 23 GARAGE)**  
**ACCESSIBLE PARKING:** (NIMC TABLE 1106.1)  
 274 PARKING SPACES = 10 SPACES REQUIRED  
 4 STANDARD SPACES + 4 VAN ACCESSIBLE SPACES + 1 GARAGE SPACE  
 = 10 SPACES PROVIDED  
 (2 ACCESSIBLE SPACES ARE ALSO ELECTRIC VEHICLE SPACES)  
**BICYCLE PARKING REQUIRED** = 25 SPACES  
 (10% OF REQUIRED OFF-STREET PARKING = 251 X 0.10 = 25 SPACES)  
 BICYCLE PARKING PROVIDED = 16 SPACES OUTDOOR + 10 INDOOR  
**MOTORCYCLE PARKING IS NOT REQUIRED FOR RESIDENTIAL PROJECTS**  
**MOTORCYCLE PARKING PROVIDED** = 3 SPACES  
**ELECTRIC VEHICLE PARKING REQUIRED, 2% (TABLE 5-5(C)(9))** = 5 SPACES  
**ELECTRIC VEHICLE PARKING PROVIDED** = 31 SPACES

**LEGEND**

- LANDSCAPE AREA
- FIRE LANE STRIPING MARKING FIRE ACCESS LANE. SEE A4/AE501
- PROPERTY LINE
- FIRE HYDRANT
- POST INDICATOR VALVE (PIV), SEE UTILITY PLAN
- FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED
- BIKE RACK, SEE C1/AS01
- TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS, SEE ELECTRICAL
- LIGHT POLE 25'-0" HEIGHT
- PET WASTE STATION, SEE SPECS

**VICINITY MAP**



**DEKKER  
 PERICH  
 SABATINI**  
 Architecture  
 in Progress



SEAL

PROJECT

**SENARY BY ALLASO**  
 VOLUME II - D/P/S CONTRACT  
 7501 JEFFERSON ST NE  
 ALBUQUERQUE, NM 87109

ISSUED FOR  
 CONSTRUCTION

- REVISIONS**
- 01/13/2023 ADD 003 - BUILDING PERMIT COMMENTS
  - 01/13/2023 DESIGN TEAM COORDINATION
  - 06/09/2023 ASI 001 - IFC SET
  - 11/24/2023 ASI-035 PHASING SUBMITTAL

DRAWN BY CS  
 REVIEWED BY JA  
 DATE 6/9/2023  
 PROJECT NO. 20-0029

DRAWING NAME  
**OVERALL  
 SITE PLAN**

SHEET NO.  
**AS100**