

CITY OF ALBUQUERQUE



August 18, 2020

Ronald Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Overture Senior Active Adult (BP-2019-04288)
6451 Palomas Ave NE (Area 3)
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 3-26-20 (AA)(DRB) (D18D056A)
Certification dated 8-10-20

Dear Mr. Bohannon

Based upon the information provided in your submittal received 8-11-20, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Please complete covered parking structure
- Please relocate deleted ADA stall.

Once corrections are complete resubmit

1. The approved and stamped Administrative Amendment with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3981.

Sincerely,

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services
EG via: email
C: CO Clerk, File

CITY OF ALBUQUERQUE



TIERRA WEST, LLC



August 10, 2020

Mr. Ernie Gomez
Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: TRAFFIC CIRCULATION LAYOUT CERTIFICATION
CERTIFICATION FOR TEMPORARY CERTIFICATE OF OCCUPANCY
OVERTURE SENIOR ACTIVE ADULT, 6451 PALOMAS AVE, NE, 87112**

Dear Mr. Gomez:

I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the AA Site Plan for Building Permit (SPBP) for issuance of a Temporary Certificate of Occupancy for the project referenced above. This project is in substantial compliance as inspected on July 22, 2020 and is in accordance with the design intent of the AA Site Plan for Building Permit Approved dated 3/18/20. This temporary certification is submitted to allow leasing operations to continue as the contractor completes the carport construction and corrects the ADA striping for the required carport. The temporary certification is requested for Area 3 which corresponds to building permit number 2019-04288.

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.

Enclosed, please find the information sheet and the as-built AA Approved Site Plan for Building Permit. Therefore, we request approval of the as-built AA Approved Site Plan for Building Permit and issuance of the Temporary Certificate of Occupancy.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2017086
RRB/AR/bf

2017086 Ernie Gomez Perm TCL CO Letter 8-10-20.docx

5571 Midway Park Pl. NE Albuquerque, NM 87109
PO Box 1293
fax (505) 858-1118 1-800-245-3102
tierrawestllc.com
(505) 858-3100

www.cabq.gov

CITY OF ALBUQUERQUE



ADMINISTRATIVE AMENDMENT	
FILE # SI-2020-00012	PROJECT # PR-2020-003271
Age Restricted Senior Living Facility	
Minor Changes per comments from	
Transportation Development (10 Mar 2020).	
RBrito	26 Mar 2020
APPROVED BY	DATE

Digitally signed by RBrito
DN: cn=RBrito, ou=CASO Planning Dept,
ou=UDMO, email=rbrito@cabq.gov, c=US
Date: 2020.03.26 19:08:19 -0600

PO Box 1293

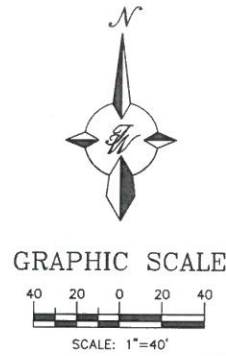
Albuquerque

NM 87103

www.cabq.gov

GENERAL NOTES:

- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER INCLUDING THAT WITHIN THE CITY RIGHT-OF-WAY.
- ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
- THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
- NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
- THERE ARE NO TRANSIT FACILITIES ADJACENT TO OR WITHIN CLOSE PROXIMITY TO THE SITE.
- LANDSCAPING, FENCING AND SIGNING 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.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN PUBLIC WORK ORDER.



SIGNAGE NOTES:

- ALL SIGNS SHOWN ON THIS PLAN MUST BE PERMITTED SEPARATELY.
- PROPOSED SIGNS MUST MEET THE REQUIREMENTS OF THE NORTH I-25 SECTOR DEVELOPMENT PLAN. SEE SHEET CS FOR SIGNAGE REGULATIONS.

SITE DATA

LEGAL DESCRIPTION: LOT 1-A OF PLAT LOTS 1-A AND 2-A PASO MARKETPLACE (BEING A REPLAT OF LOTS 1 THRU 5, PASO MARKETPLACE)

ZONING: SU-2 C-1 OR SU-2 RC. DWELLING UNITS ALLOWED PER SPECIAL EXCEPTION 17ZHE-80268

SITE AREA: 4.07 ACRES

PROPOSED USE:
SINGLE-FAMILY APARTMENTS (AGE-RESTRICTED)

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
THREE DRIVEWAY ENTRANCES WILL PROVIDE VEHICULAR ACCESS FROM PALOMAS AVENUE, ONE OF WHICH (EASTERLY ACCESS) IS FOR EMERGENCY VEHICLES ONLY. PEDESTRIAN ACCESS WILL BE PROVIDED TO PALOMAS AVENUE AT A POINT ADJACENT TO THE MIDDLE DRIVEWAY, PER PLAN.

INTERNAL CIRCULATION REQUIREMENTS:
SOUTHERLY PARKING AREA IS ACCESSIBLE TO VISITORS AND RESIDENTS WHILE REMAINDER OF PARKING AREAS ARE GATE CONTROLLED. KNOX BOXES WILL PROVIDE ACCESS FOR EMERGENCY VEHICLES AT ALL GATES.

MAXIMUM BUILDING HEIGHT ALLOWED:
65 FEET (5 STORIES)

MINIMUM BUILDING SETBACK:
15' MIN.; SIDE-5' MIN.; REAR-5' MIN. (GOVERNED BY NORTH I-25 SDP, REGIONAL COMMERCIAL)

MAXIMUM TOTAL DWELLING UNITS:
200 DU (50 DU/AC) ALLOWED
175 DU PROPOSED

NONRESIDENTIAL USES MAXIMUM FLOOR AREA RATIO:
N/A

PHASING:
NONE PROPOSED

STRUCTURE LOCATIONS:
EXISTING SINGLE-STORY STRUCTURE ONSITE TO BE DEMOLISHED. PROPOSED STRUCTURE PER SITE PLAN

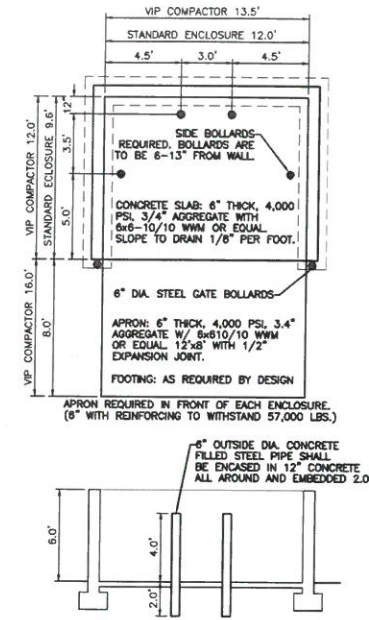
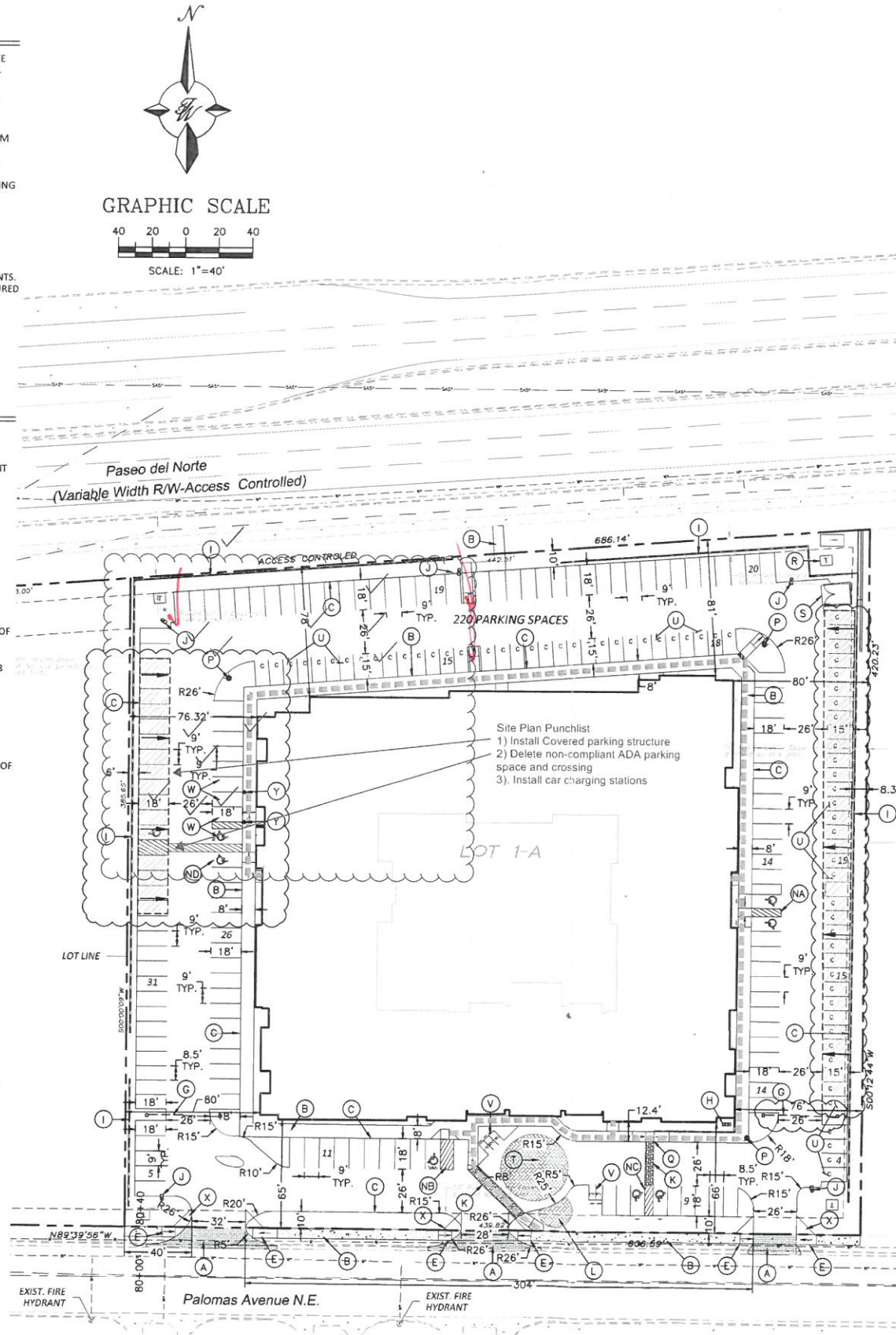
STRUCTURE ELEVATIONS AND DIMENSIONS:
BUILDING AREA: 158,984 SF
SEE SHEET A1 FOR STRUCTURE ELEVATIONS

PARKING FACILITIES:
CAR CHARGING STATIONS REQUIRED: 4 SPACES
CAR CHARGING STATIONS PROVIDED: 4 SPACES
PARKING REQUIRED: 220 SPACES (PER THE VARIANCE) (17ZHE-80268)
TOTAL PROVIDED: 220 SPACES (140 STANDARD; 72 COMPACT; 8 HC)
TOTAL COVERED PARKING: 51 SPACES
HC PARKING REQUIRED: 8 SPACES (2 VAN ACCESSIBLE)
HC PARKING PROVIDED: 8 SPACES (2 VAN ACCESSIBLE)

MOTORCYCLE PARKING REQUIRED: 5 SPACES
MOTORCYCLE PARKING PROVIDED: 5 SPACES

LOADING FACILITIES:
PASSENGER DROP OFF AT MAIN ENTRANCE

NON AUTO TRANSPORTATION
NO PUBLIC TRANSPORTATION ROUTE ADJACENT TO SITE



NOTE: THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.

DUMPSTER ENCLOSURE DETAIL

NTS

KEYED NOTE:

- (A) 6" VALLEY GUTTER PER COA STD DWG #2420
- (B) SIDEWALK PER COA STD DWG #2430
- (C) 6" STANDARD CURB AND GUTTER PER COA STD DWG #2415B
- (D) ZERO CURB WITH TRUNCATED DOMES
- (E) UNIDIRECTIONAL HC RAMP PER DETAIL ON SHEET C4
- (F) HANDICAP PARKING SIGN PER DETAIL SHEET C4
- (G) VEHICULAR GATE
- (H) BIKE RACK (SEE DETAIL SHEET C4)
- (I) RETAINING WALL (SEE GRADING PLAN SHEET C2)
- (J) SITE LIGHTING
- (K) CROSSWALK, PAVERS
- (L) PUBLIC PLAZA WITH PAVERS AND BENCHES PER LANDSCAPE PLAN
- (M) MOTORCYCLE PARKING SIGN (SEE DETAIL SHEET C4)
- (NX) ACCESSIBLE PARKING PER ADA (SEE DETAIL FOR EACH AREA "X", SHEET C4) (INCLUDES CALLOUTS NA, NB, NC, & ND THIS SHEET)
- (O) STOP SIGN
- (P) PROPOSED FIRE HYDRANT
- (Q) ADA RAMP (SEE "ADA RAMP DETAIL", SHEET C4)
- (R) MONUMENT SIGN LOCATION (SIGNS BY SEPARATE PERMIT)
- (S) TRASH ENCLOSURE PER DETAIL THIS SHEET
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- (W) PARKING W/ELECTRIC VEHICLE CHARGING STATIONS
- (X) SIGHT TRIANGLE. SEE GENERAL NOTE 7 THIS SHEET.
- (Y) CAR CHARGING STATION (SEE SHEET C4.1)

INDEX TO DRAWINGS
C1. SITE PLAN FOR BUILDING PERMIT
C2. GRADING AND DRAINAGE PLAN
C3. MASTER UTILITY PLAN
C4. DETAILS SHEET
C5. SIGNAGE REGULATIONS
L1. LANDSCAPING PLAN
A4.00 BUILDING ELEVATIONS
A4.01 BUILDING ELEVATIONS



LEGAL DESCRIPTION:

LOTS 1-A OF PLAT LOTS 1-A AND 2-A PASO MARKETPLACE (BEING A REPLAT OF LOTS 1 THRU 5, PASO MARKETPLACE)

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- BUILDING
- SIDEWALK
- RETAINING WALL
- EXISTING STREET LIGHTS
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- PROPOSED ASPHALT
- PROPOSED PARKING LOT LIGHT
- ACCESSIBLE ROUTE
- COVERED PARKING
- DRAINAGE FLOW ARROW FOR CARPORT

PROJECT NUMBER: 1010675

APPLICATION NUMBER: 18DRB-70120

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 3/1/2020, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an infrastructure list required? () Yes () No If Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
ABCWUA	Date
Parks & Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

ISSUED FOR PERMIT DATE: 09.17.18

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	OVERTURE SENIOR ACTIVE ADULT	DRAWN BY DY
	SITE PLAN FOR BUILDING PERMIT	DATE 3/02/2020
03/18/2020 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C1	JOB # 2017086

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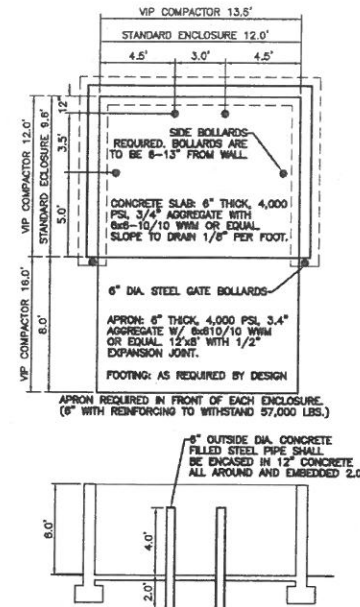
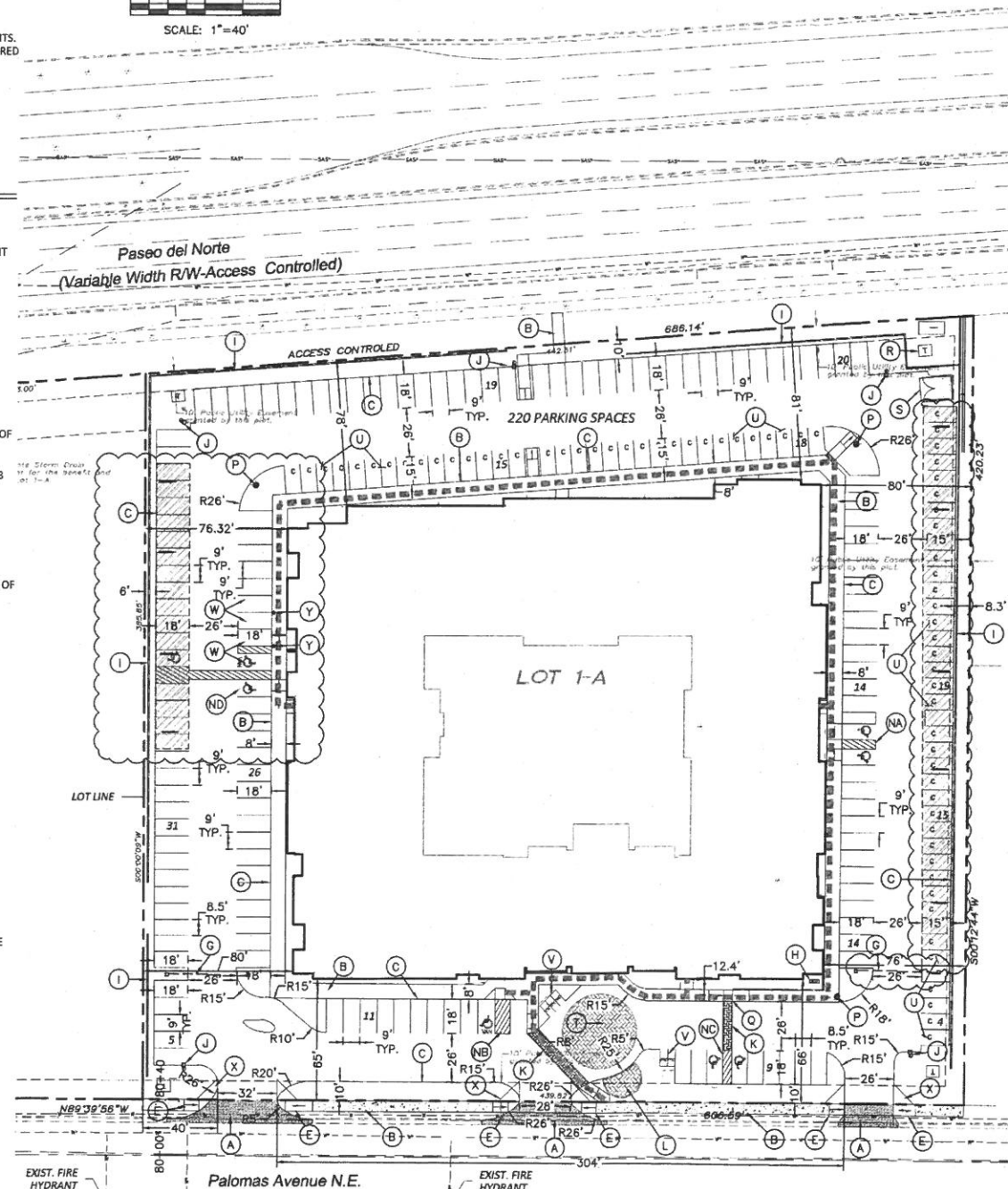
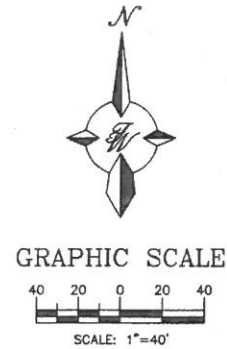
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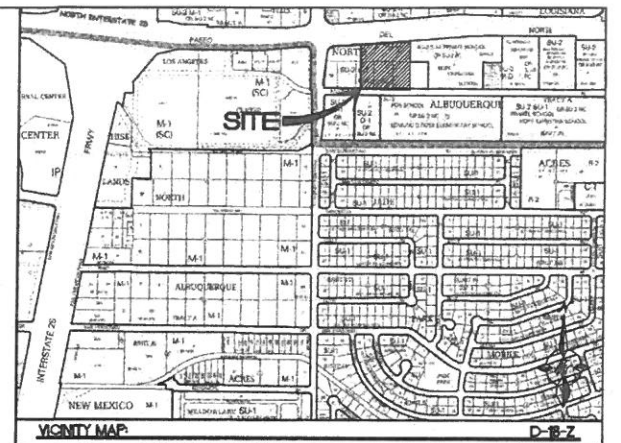
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- PROPOSED PARKING LOT LIGHT
- ACCESSIBLE ROUTE
- COVERED PARKING
- FLOW ARROW

PROJECT NUMBER: 1010675

APPLICATION NUMBER: 18DRB-70120

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 10/17/2018, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

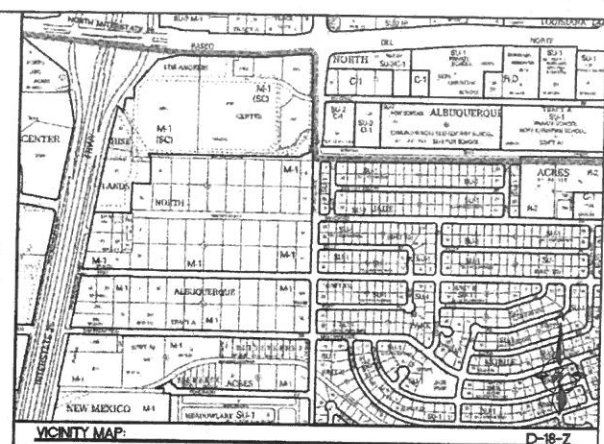
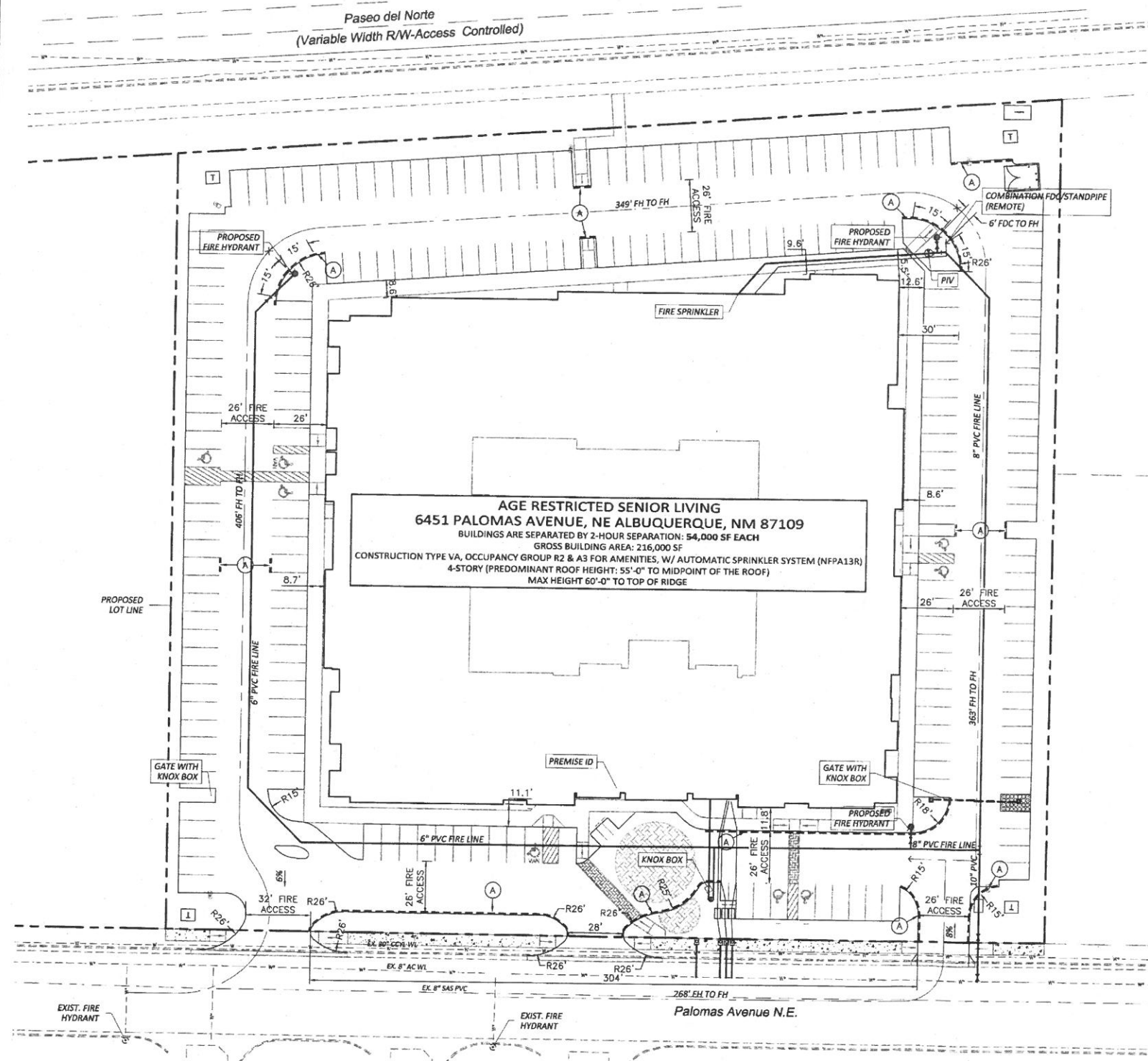
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Traffic Engineer, Transportation Division	Date
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City Engineer/Hydrology	Date
Code Enforcement	Date
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Solid Waste Management	Date
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* Environmental Health, if necessary

ISSUED FOR PERMIT DATE: 09.17.18

	ENGINEER'S SEAL	OVERTURE SENIOR ACTIVE ADULT SITE PLAN FOR BUILDING PERMIT 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.terrawestllc.com	DRAWN BY DY
			DATE 1/07/2020
			2017086-SPB
			SHEET # C1
RONALD R. BOHANNON P.E. #7868 03/02/2020		JOB # 2017086	



LEGAL DESCRIPTION

KEYED NOTE:

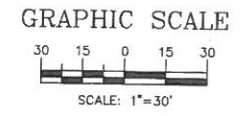
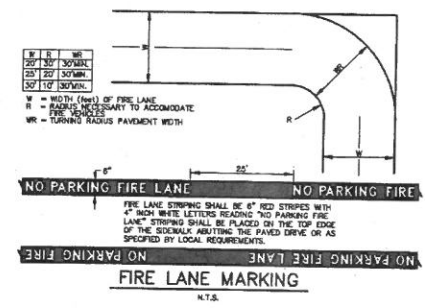
- (A) FIRELANE STRIPING - 6" RED STRIPE, 4" WHITE LETTERS READING "NO PARKING FIRE LANE"

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING FIRE HYDRANT
- CENTERLINE FH TO FH
- FIRE LANE STRIPING

NOTES:

- ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL.
- THIS SITE HAS NO FIRE ACCESS LANES THAT EXCEED 10% SLOPE.
- ALL DRIVING SURFACES WILL BE ASPHALT AND ABLE TO SUPPORT AT LEAST 75,000 LBS OF FIRE EQUIPMENT.
- ALL FIRE APPARATUS ACCESS ROADS ARE PROPOSED TO BE PAVED WITH ASPHALT AND/OR CONCRETE PAVEMENT.



<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	OVERTURE SENIOR ACTIVE ADULT		DRAWN BY DY
	FIRE 1 PLAN		DATE 03/02/2020
	6451 PALOMAS AVE, NE		2017086-FIRE 1 PLAN
	<div>TERRA WEST, LLC</div> <div>5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</div>		SHEET # F1
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