

# CITY OF ALBUQUERQUE



May 28, 2020

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

**Re: Overture Senior Active Adult (BP-2019-04276)  
6451 Palomas Ave NE (Quadrant 2)  
30-Day Temporary Certificate of Occupancy  
Transportation Development Final Inspection  
Engineer's/Architect's Stamp dated 3-26-20 (AA)(DRB) (D18D056A)  
Certification dated 5-28-20**

Dear Mr. Bohannon

Based upon the information provided in your submittal received 5-28-20, 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.

PO Box 1293

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

Albuquerque

- Accepted and approved work order
- Installation of covered parking structures.

NM 87103

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](mailto:PLNDRS@cabq.gov).
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

[www.cabq.gov](http://www.cabq.gov)

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  
CC CO Clerk, File

*TW*

# TIERRA WEST, LLC

May 28, 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 May 27, 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.

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.

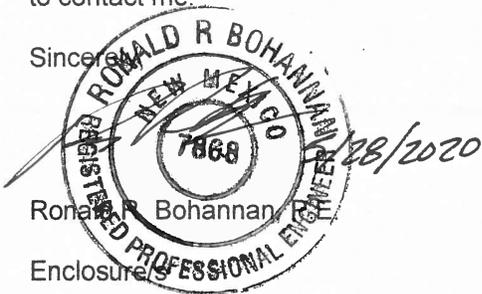
Enclosed, please find the information sheet and the as-built AA Approved Site Plan for Building Permit. Therefore; we request approval of the as-built AA Approved Site Plan for Building Permit and issuance of the Temporary Certificate of Occupancy.

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

Sincerely,

Ronald R. Bohannon

Enclosures



JN: 2017086  
RRB/AR/bf

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

**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 C5 FOR SIGNAGE REGULATIONS.

**SITE DATA**

**LEGAL DESCRIPTION:** LOT 1-A OF PLAT LOTS 1-A AND 2-A PASEO MARKETPLACE (BEING A REPLAT OF LOTS 1 THRU 5, PASEO 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 ON SITE 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 ZHE 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)

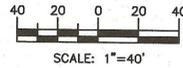
**MOTORCYCLE PARKING REQUIRED:** 5 SPACES  
**MOTORCYCLE PARKING PROVIDED:** 5 SPACES

**LOADING FACILITIES:**  
PASSENGER DROP OFF AT MAIN ENTRANCE

**NON AUTO TRANSPORTATION**  
NO PUBLIC TRANSPORTATION ROUTE ADJACENT TO SITE



**GRAPHIC SCALE**

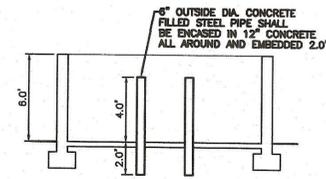
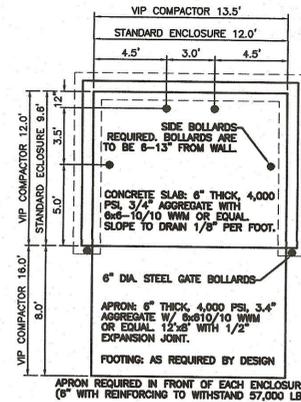
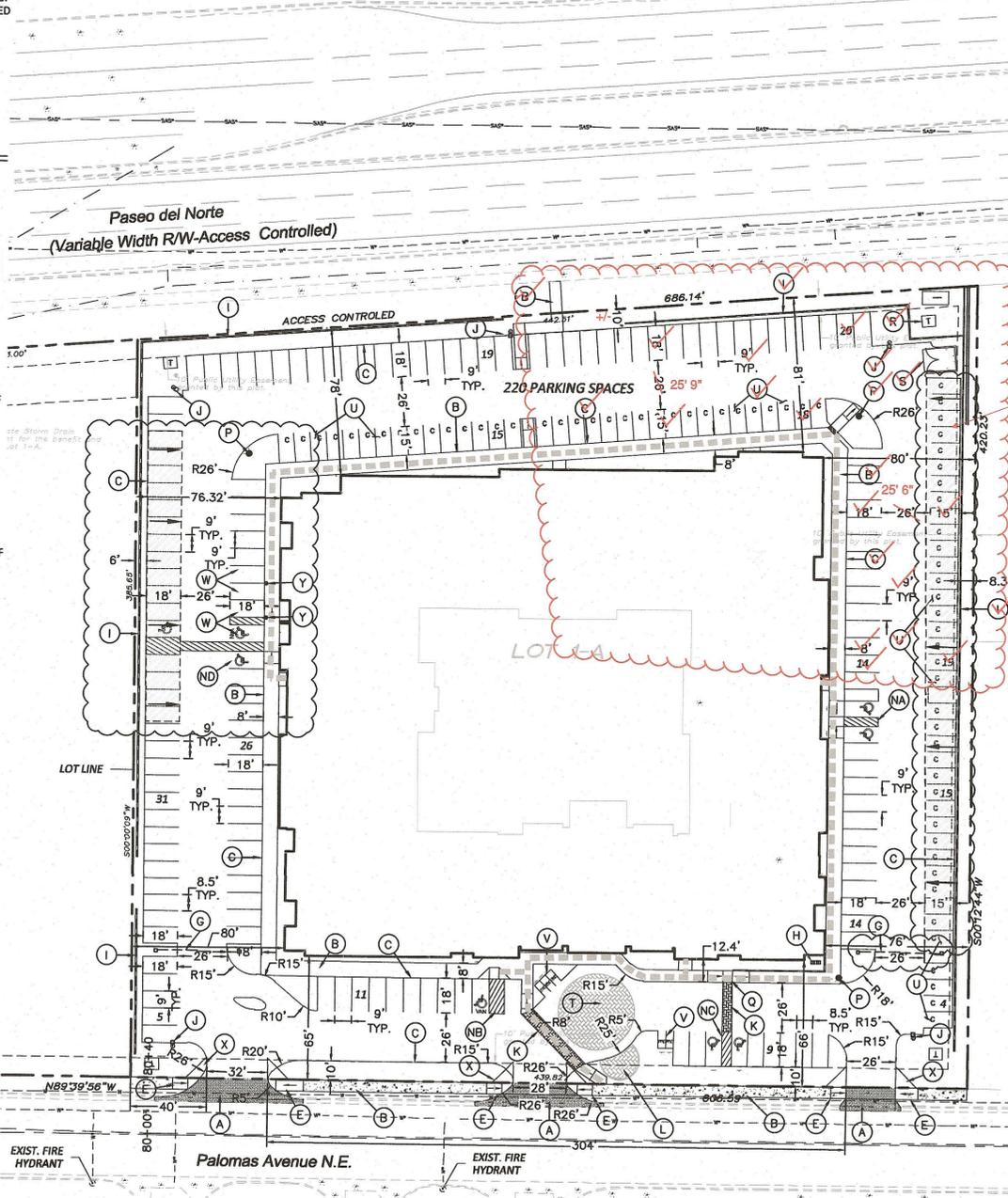


**CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS**

I, Ronald R. Bohannan, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Planning Department and that the original design intent of the approved plans and specifications is being followed on the as-built construction drawings.



The purpose of this Temporary Certification is to allow contractor to complete construction of the carport structures during leasing operations



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

**DUMPSTER ENCLOSURE DETAIL**

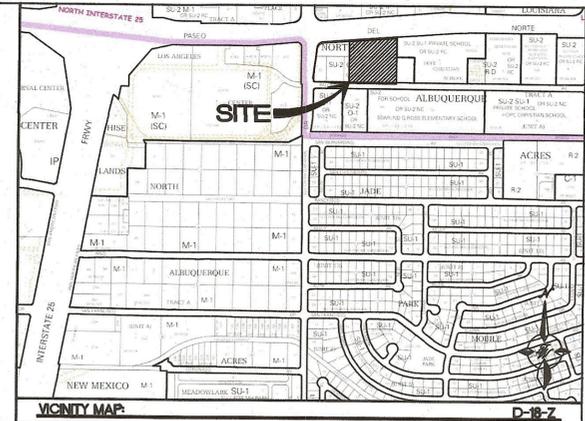
Site Plan Punch List  
1) Install covered parking structure

**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)
- (N) 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
- (T) PAVERS
- (U) COMPACT PARKING SPACES (SEE DETAIL SHEET C4)
- (V) MOTORCYCLE PARKING SPACES (SEE DETAIL SHEET C4)
- (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 PASEO MARKETPLACE (BEING A REPLAT OF LOTS 1 THRU 5, PASEO 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

<b>PROJECT NUMBER:</b> 1010675	
<b>APPLICATION NUMBER:</b> 18DRB-70120	
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, 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.	
<b>DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:</b>	
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**

	<b>OVERTURE SENIOR ACTIVE ADULT</b> <b>SITE PLAN FOR BUILDING PERMIT</b>	DRAWN BY DY DATE 3/02/2020 2017086-SPB
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>C1</b> JOB # 2017086

**ADMINISTRATIVE AMENDMENT**

**FILE #** <sup>SI-2020</sup>    -00012     **PROJECT #** <sup>PR-2020</sup>    -003271    

Age Restricted Senior Living Facility

Minor Changes per comments from

Transportation Development (10 Mar 2020).

**RBrito** Digitally signed by RBrito  
DN: cn=RBrito, o=CABQ Planning Dept,  
ou=UD&D, email=rbrito@cabaq.gov, c=US  
Date: 2020.03.26 10:08:19 -0600 **26 Mar 2020**

**APPROVED BY** **DATE**