

CITY OF ALBUQUERQUE



***Planning Department
Transportation Development Services***

May 29, 2015

Glenn Broughton
Bohannon Huston, Inc.
Courtyard 1
7500 Jefferson St NE
Albuquerque, NM 87109

Re: Andalusia Villas Buildings 14 & 15
Certificate of Occupancy – Transportation Development
Administrative Amendment 2-3-12(E12-D015C)
Certification dated 5-26-15

Dear Mr. Broughton,

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Based upon the information provided in your submittal received 5-25-15, 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.

If you have any questions, please contact me at (505)924-3630.

Sincerely,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: _____ Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- _____ DRAINAGE REPORT
- _____ DRAINAGE PLAN 1st SUBMITTAL
- _____ DRAINAGE PLAN RESUBMITTAL
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ EROSION & SEDIMENT CONTROL PLAN (ESC)
- _____ ENGINEER'S CERT (HYDROLOGY)
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ ENGINEER'S CERT (TCL)
- _____ ENGINEER'S CERT (DRB SITE PLAN)
- _____ ENGINEER'S CERT (ESC)
- _____ SO-19
- _____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

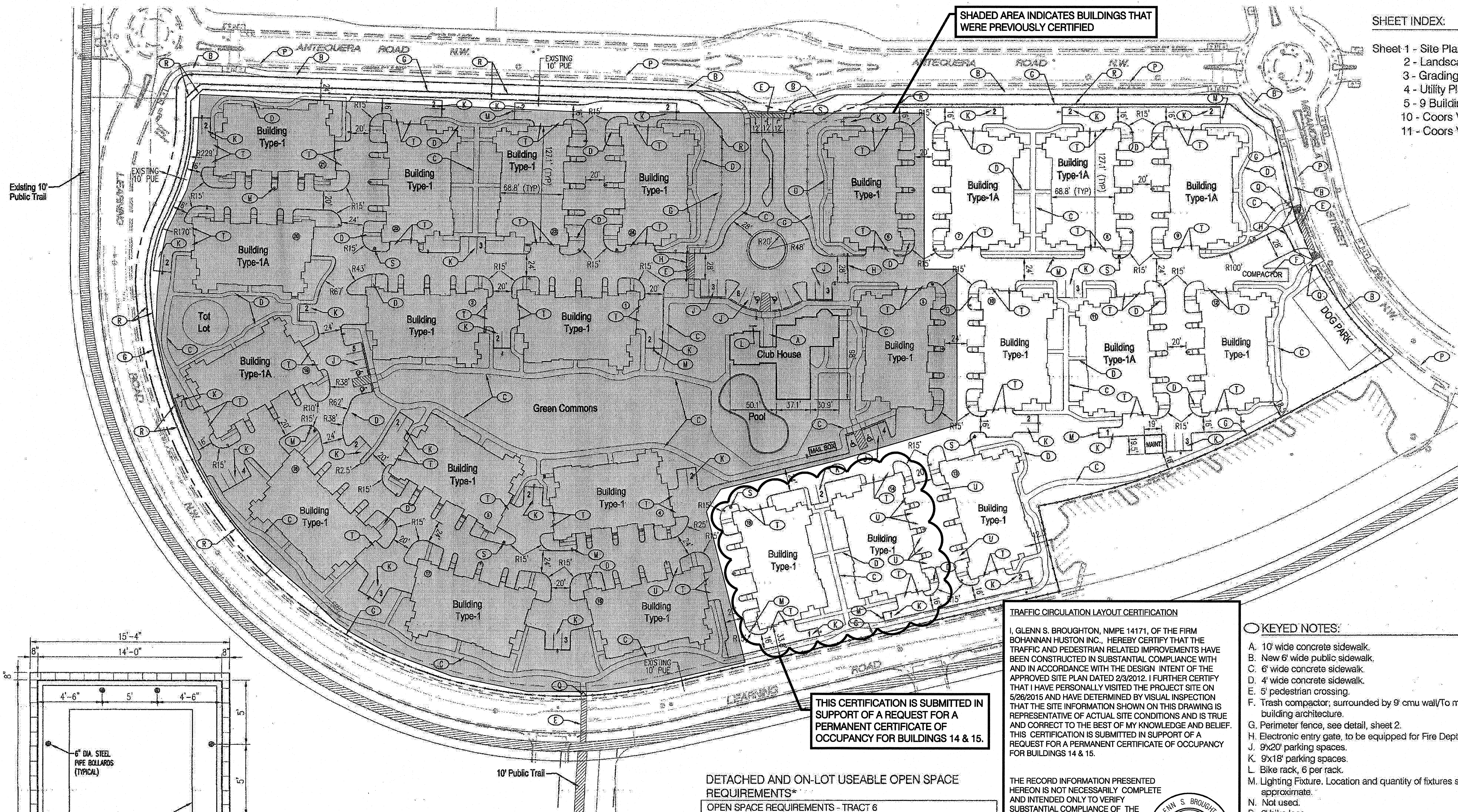
- _____ SIA/FINANCIAL GUARANTEE RELEASE
- _____ PRELIMINARY PLAT APPROVAL
- _____ S. DEV. PLAN FOR SUB'D APPROVAL
- _____ S. DEV. FOR BLDG. PERMIT APPROVAL
- _____ SECTOR PLAN APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY (PERM)
- _____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- _____ FOUNDATION PERMIT APPROVAL
- _____ BUILDING PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ WORK ORDER APPROVAL
- _____ GRADING CERTIFICATION
- _____ SO-19 APPROVAL
- _____ ESC PERMIT APPROVAL
- _____ ESC CERT. ACCEPTANCE
- _____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: _____ By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

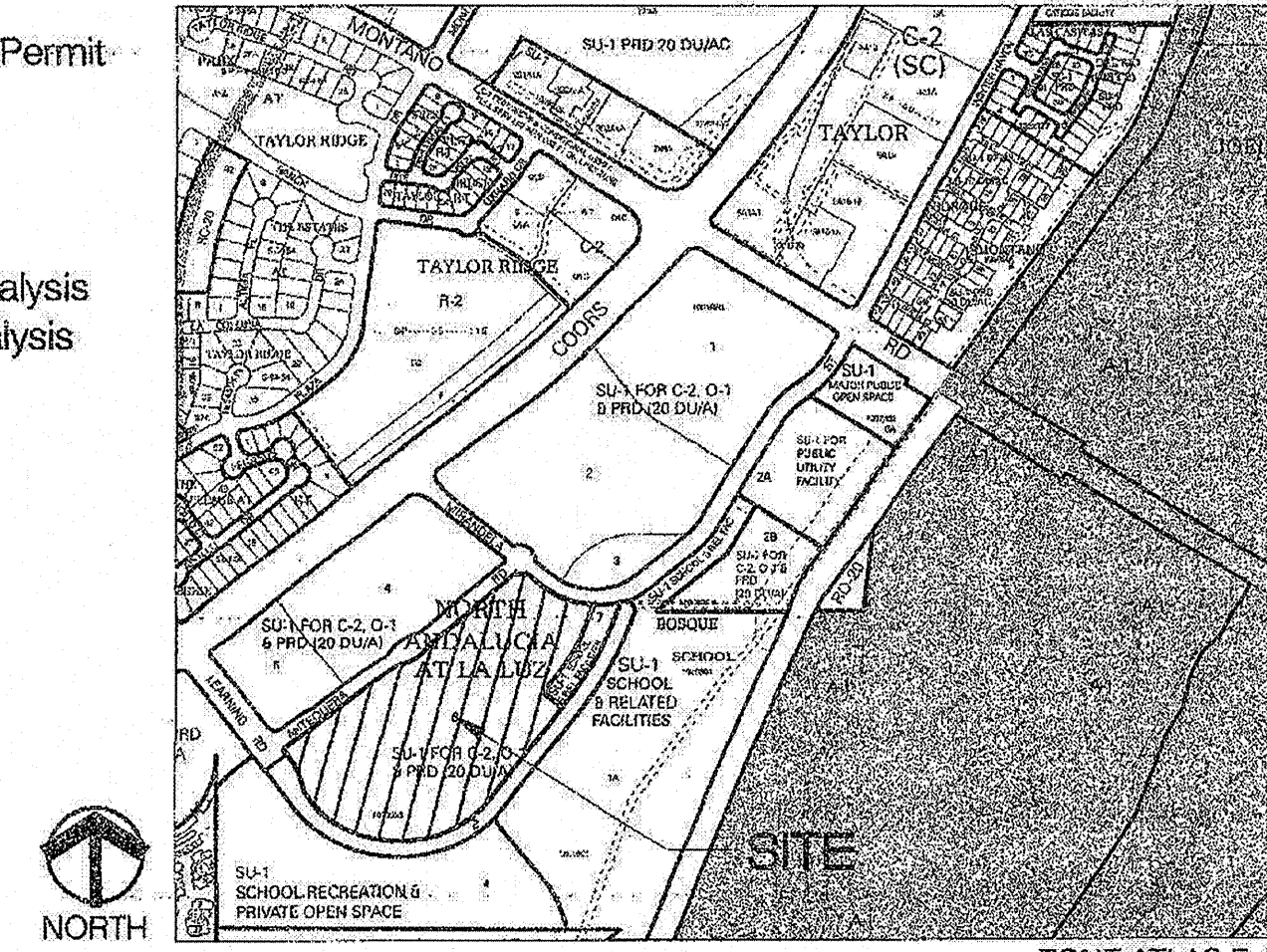
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



SHEET INDEX:

- Sheet 1 - Site Plan for Building Permit
- 2 - Landscape Plan
- 3 - Grading Plan
- 4 - Utility Plan
- 5 - 9 Building Elevations
- 10 - Coors View Plane Analysis
- 11 - Coors View Area Analysis

SITE VICINITY



SITE DATA:

Zoning: SU-1 for C-2 Uses (±23.3 Acres Max.),
O-1 Uses (±11.7 Acres Max.),
PRD (20 du/ac)
Land Use designation per Site Plan for Subdivision: PRD
Acreage: 15.86 Ac.

BUILDING CALCULATIONS:

| Building Type | #Bldgs | Total Units |
|--------------------|--------|-------------|
| Type 1 - 10 Units | 18 | 180 |
| Type 1A - 10 Units | 6 | 60 |
| Total | 24 | 240 |

GENERAL NOTES:

- This Site Development Plan for Building Permit amends the EPC approved Site Development Plan for Building Permit (Project #1004433-05EPC01567-06DRB01888).
- This Site Development Plan for Building Permit applies to Tract 6, North Andalusia at La Luz only. It shall be consistent with the approved Site Plan for Subdivision (Project #1003859; 04EPC01845).
- Site design shall comply with the Coors Corridor Plan view guidelines. (see Sheets 10-11 for more detail).
- Overall Gross Density is 15.13 du/ac.

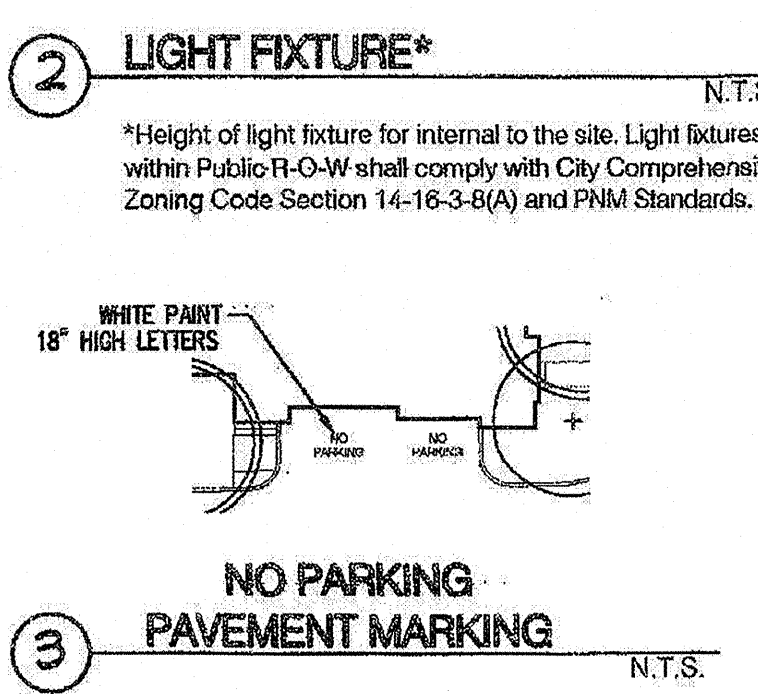
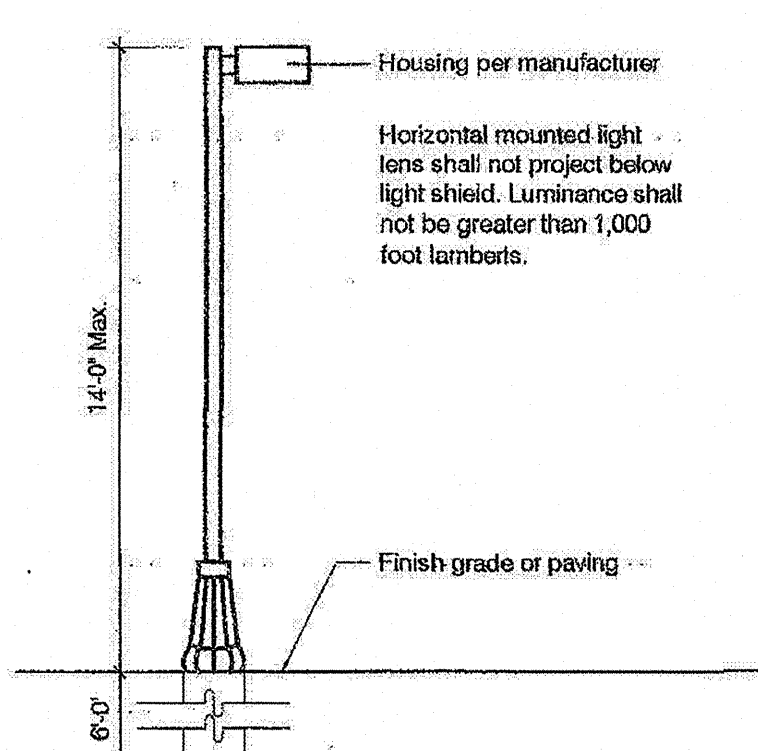
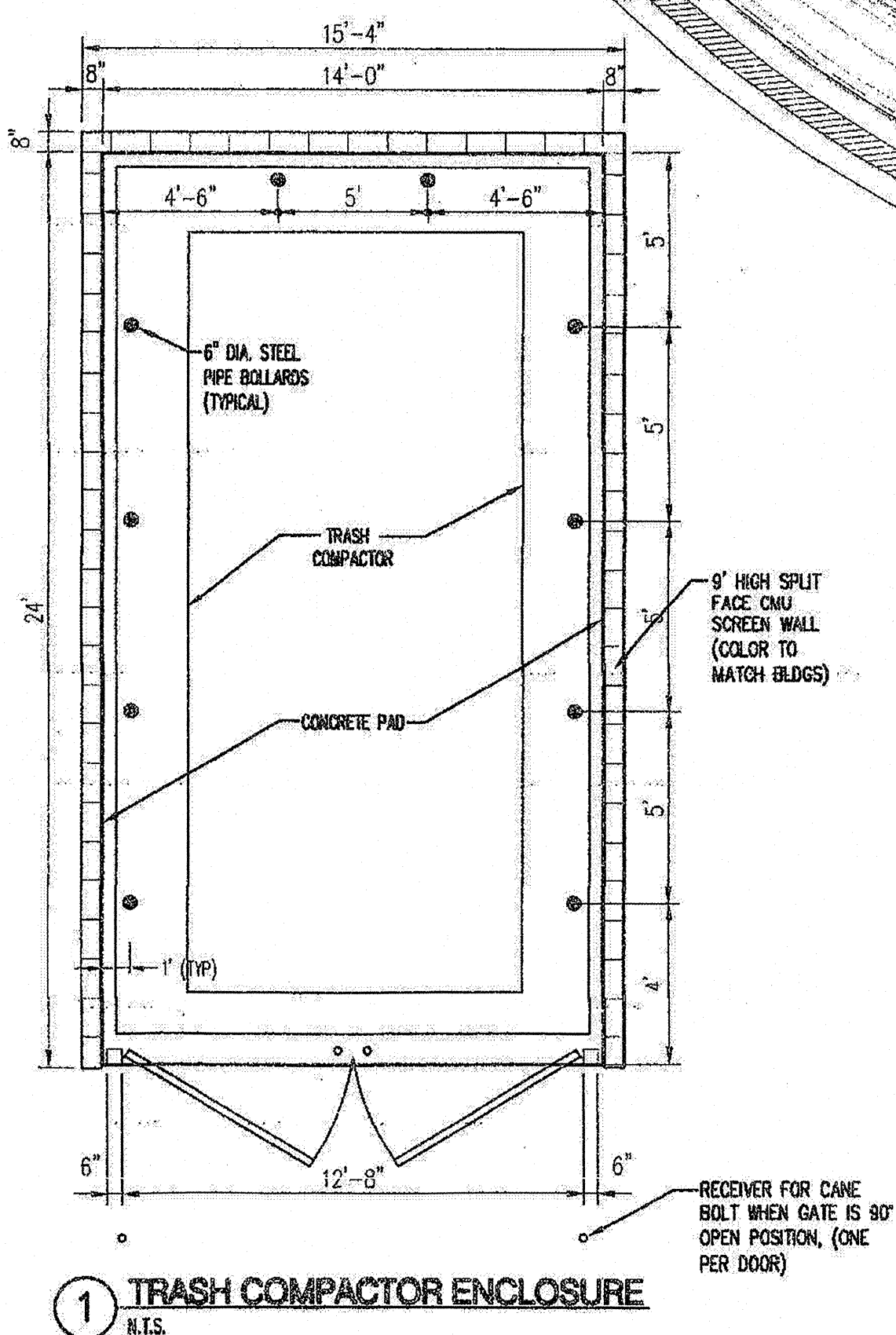
PROJECT NUMBER: 1004473

Application Number: 05520-01567-04DRB-01888

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRC 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 APPROVAL:

| | |
|-------------------------------------------------|---------|
| <i>[Signature]</i> | 9-5-06 |
| Transportation Division | Date |
| <i>[Signature]</i> | 8-23-06 |
| Water Utility Department | Date |
| <i>[Signature]</i> | 8/23/06 |
| Parks and Recreation Department | Date |
| <i>[Signature]</i> | 8/23/06 |
| City Engineer | Date |
| N/A | |
| * Environmental Health Department (conditional) | Date |
| <i>[Signature]</i> | 8/23/06 |
| Solid Waste Management | Date |
| <i>[Signature]</i> | 3-29-11 |
| DRB Chairperson, Planning Department | Date |



DETACHED AND ON-LOT USEABLE OPEN SPACE REQUIREMENTS*

| OPEN SPACE REQUIREMENTS - TRACT 6 | | | | |
|-------------------------------------------------------|--------------------|----------|----------------|-------------------|
| Open Space | SF Required Per DU | # of DUs | Total Required | Total AC. |
| Tract 6 | 2400 | 240 | 13,224 AC. | 25.04 AC. |
| MINIMUM ON-LOT USEABLE OPEN SPACE REQUIRED & PROVIDED | | | | |
| 1 Bedroom | SF Required | # of DUs | SF Required | Total SF Provided |
| 1 Bedroom | 200 | 48 | 9,600 | |
| 2 Bedroom | 250 | 132 | 33,000 | |
| 3 Bedroom | 300 | 60 | 18,000 | |
| Total Minimum On-Lot Useable Open Space Required | | | 60,600 | (1.39 Acres) |
| On-Lot Useable Open Space Provided | | | 281,488 | (6.46 Acres) |
| Balconies/Covered Spaces | | | | 23,964 |
| Total On-Lot Useable Open Space Provided | | | 305,452 | (7.01 Acres) |
| DETACHED OPEN SPACE | | | | |
| Andalusia South | | | 785,387 | (18.03 Acres) |
| Total | | | 1,090,840** | (25.04 Acres) |

*Only buildings within the Developing Urban area, as designated by the City of Albuquerque/Bernalillo County Comprehensive Plan, require Useable Open Space, per the City Comprehensive Zoning Code. All of the units in Tract 6 (24 buildings) fall within the Developing Urban area.
**Does not include Tract 4, North Andalusia

PARKING SPACE REQUIREMENTS

| MINIMUM ON-SITE PARKING SPACES | | |
|----------------------------------------------|------------------------|---------------------|
| Building Type 1 & 1A - 10 units per Building | Parking Ratio Required | Parking Spaces |
| Dwelling Units < 1000 SF | | |
| 4 - 1 bed/1 bath | 1.5/1 | 8 |
| Dwelling Units > 1000 SF | | |
| 4 - 2 bed/2 bath | 2/2 | 8 |
| 2 - 3 bed/2 bath | 2/2 | 4 |
| Parking Required per Building | | 18 |
| *Total Parking Spaces Provided per Building | | 20 |
| Total Parking Spaces Required | | 432 |
| Accessible Parking Required | | 12 |
| Accessible Parking Provided | | 18 Surface/6 Indoor |
| Compact Parking Spaces | | 9 |
| Clubhouse Parking Provided | | 12 |
| Total On-Site Parking Provided | | 574 |
| Bike Parking Provided | | 8** |

*Parking is allowed in front of garages where space is adequate.
** Provided at Clubhouse.

TRAFFIC CIRCULATION LAYOUT CERTIFICATION

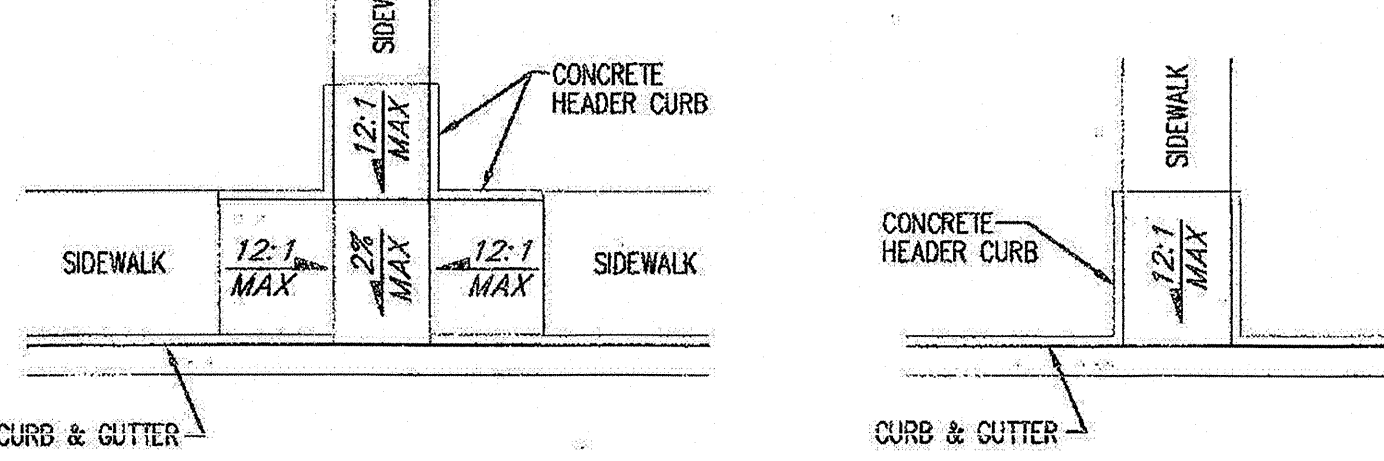
I, GLENN S. BROUGHTON, NMPE 14171, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY THAT THE TRAFFIC AND PEDESTRIAN RELATED IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN DATED 2/3/2012. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 5/24/15 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SITE INFORMATION SHOWN ON THIS DRAWING 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 A PERMANENT CERTIFICATE OF OCCUPANCY FOR BUILDINGS 14 & 15.

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 THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

[Signature] 5/24/15
GLENN S. BROUGHTON NMPE 14171 DATE

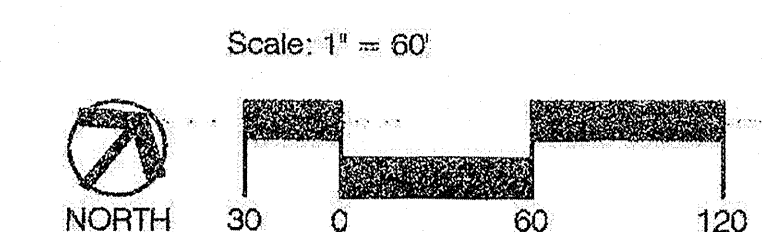
KEYED NOTES:

- A. 10' wide concrete sidewalk.
- B. New 6' wide public sidewalk.
- C. 6' wide concrete sidewalk.
- D. 4' wide concrete sidewalk.
- E. 5' pedestrian crossing.
- F. Trash compactor, surrounded by 9' cmu wall/To match building architecture.
- G. Perimeter fence, see detail, sheet 2.
- H. Electronic entry gate, to be equipped for Fire Dept. access.
- J. 9x20' parking spaces.
- K. 9x18' parking spaces.
- L. Bike rack, 6 per rack.
- M. Lighting Fixture. Location and quantity of fixtures shown is approximate.
- N. Not used.
- P. 6' bike lane.
- Q. Gate opening.
- R. Retaining wall, see Grading Plan.
- S. New Fire Hydrant. Location and quantity of fire hydrants shown is approximate.
- T. "No Parking" painted on pavement in front of garage. See typical detail this sheet.
- U. Compact parking space. Paint "Compact" on pavement.



ADMINISTRATIVE AMENDMENT
FILE #11-10168 PROJECT #1004473
reduce density (60 units)
delete Type 2 bldgs
increase motor parking
[Signature] 2/3/12
APPROVED BY DATE

Amendment to Tract 6
December 28, 2011



North Andalusia at La Luz

Amendment Tract 6, Site Plan for Building Permit

Prepared for: Andalusia Villas, LLP
300 Benton Road
Bossier City, LA 71111

Prepared by: Consensus Planning, Inc.
302 Eighth St NW
Albuquerque, NM 87102

Bohannon Huston, Inc.
Court yard 1, 7500 Jefferson St. NW
Albuquerque, NM 87109

Humphreys and Partners Architects, LP
5350 Alpha Rd
Dallas, TX 75240

Sheet 1 of 11
August 9, 2006