

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

April 17, 2015

Glen Broughton, P.E.
Bohannon Huston, Inc.
Courtyard 1
7500 Jefferson NE
Albuquerque, NM 87109

**Re: Andalusia at La Luz
Bldgs 17 & 18
Certificate of Occupancy – Transportation Development
AA Stamp dated 2-3-12 (E12-D015C)
Certification dated 4-13-2015**

Dear Mr. Broughton,

PO Box 1293

Albuquerque

Based upon the information provided in your submittal received 4-13-15, 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.

New Mexico 87103

Sincerely,

www.cabq.gov

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

April 13, 2015

Ms. Racquel Michel, P.E.
Transportation Development Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

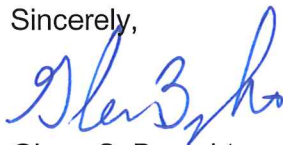
Re: Traffic Circulation Layout Engineer's Certification – Buildings 17 and 18
Andalucia Villas (F12)

Dear Racquel:

Enclosed for your review is the approved Site Plan dated February 3, 2012. I visited the site on April 1, 2015 and it is my belief that the traffic and pedestrian improvements have been constructed in substantial compliance with the approved site plan.

Your review and approval is requested for a **Permanent Certificate of Occupancy** for the buildings noted above. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,



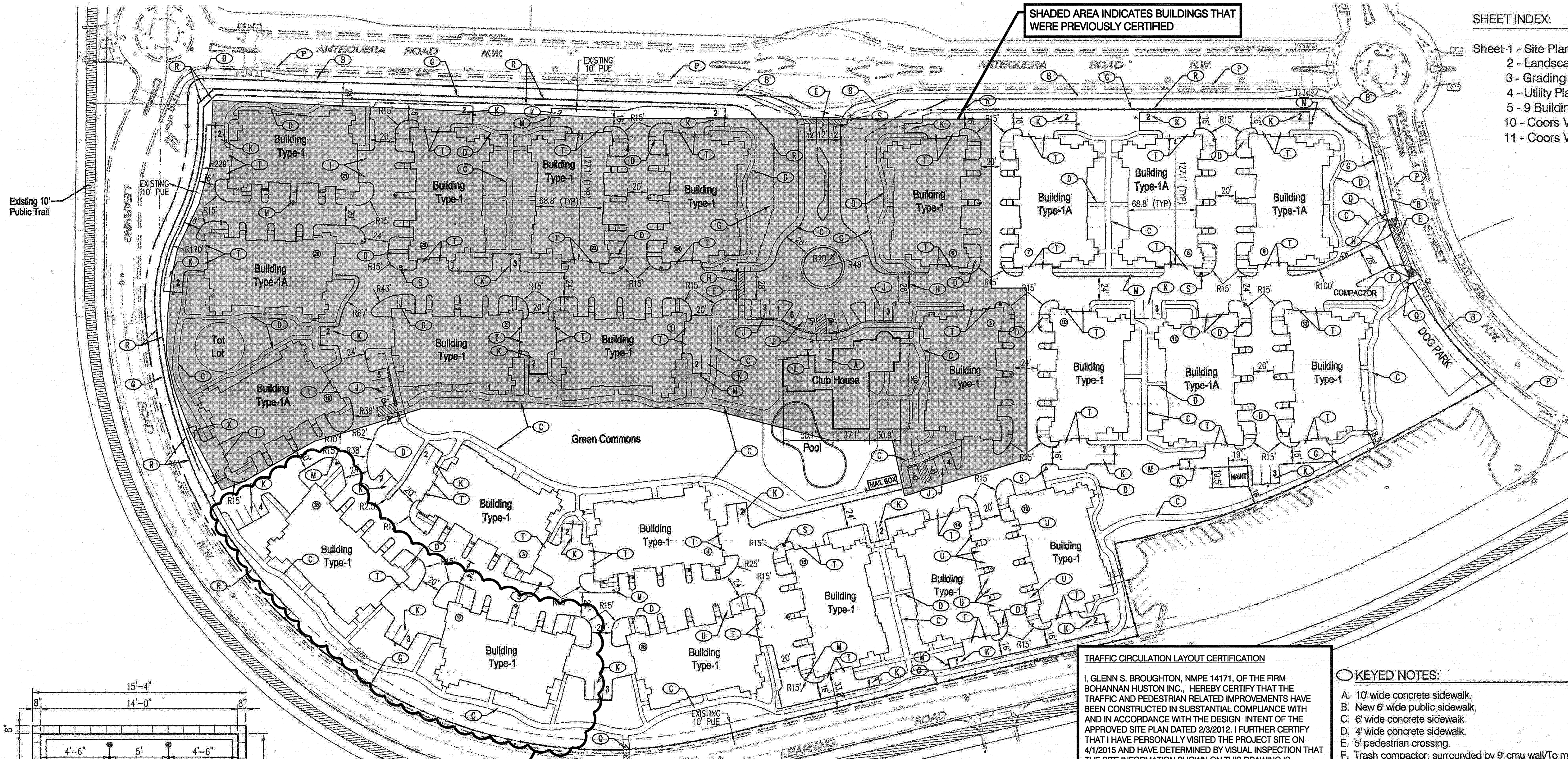
Glenn S. Broughton, P.E.
Senior Project Manager
Community Development & Planning

GSB/jcm
Enclosure

Engineering ▲

Spatial Data ▲

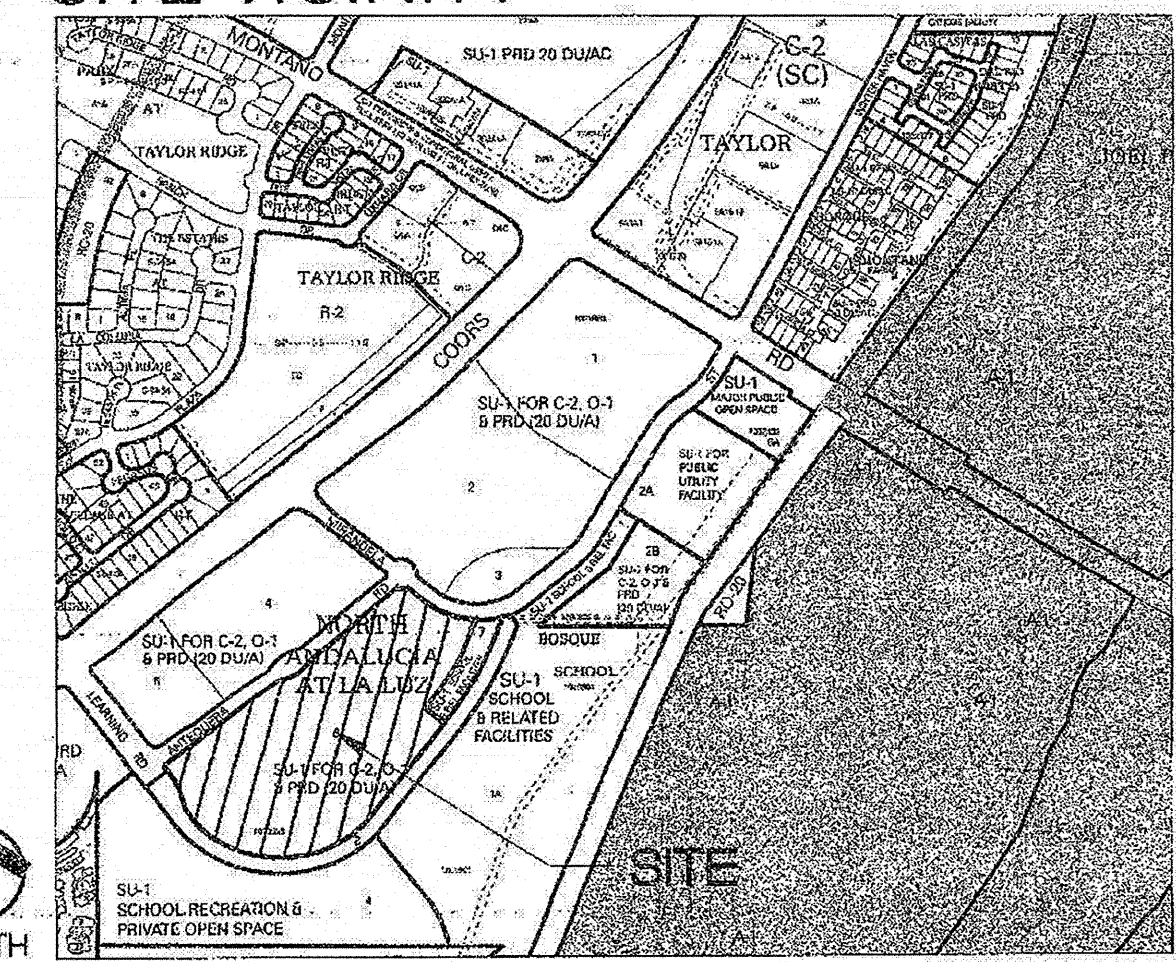
Advanced Technologies ▲



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 Cruz 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.

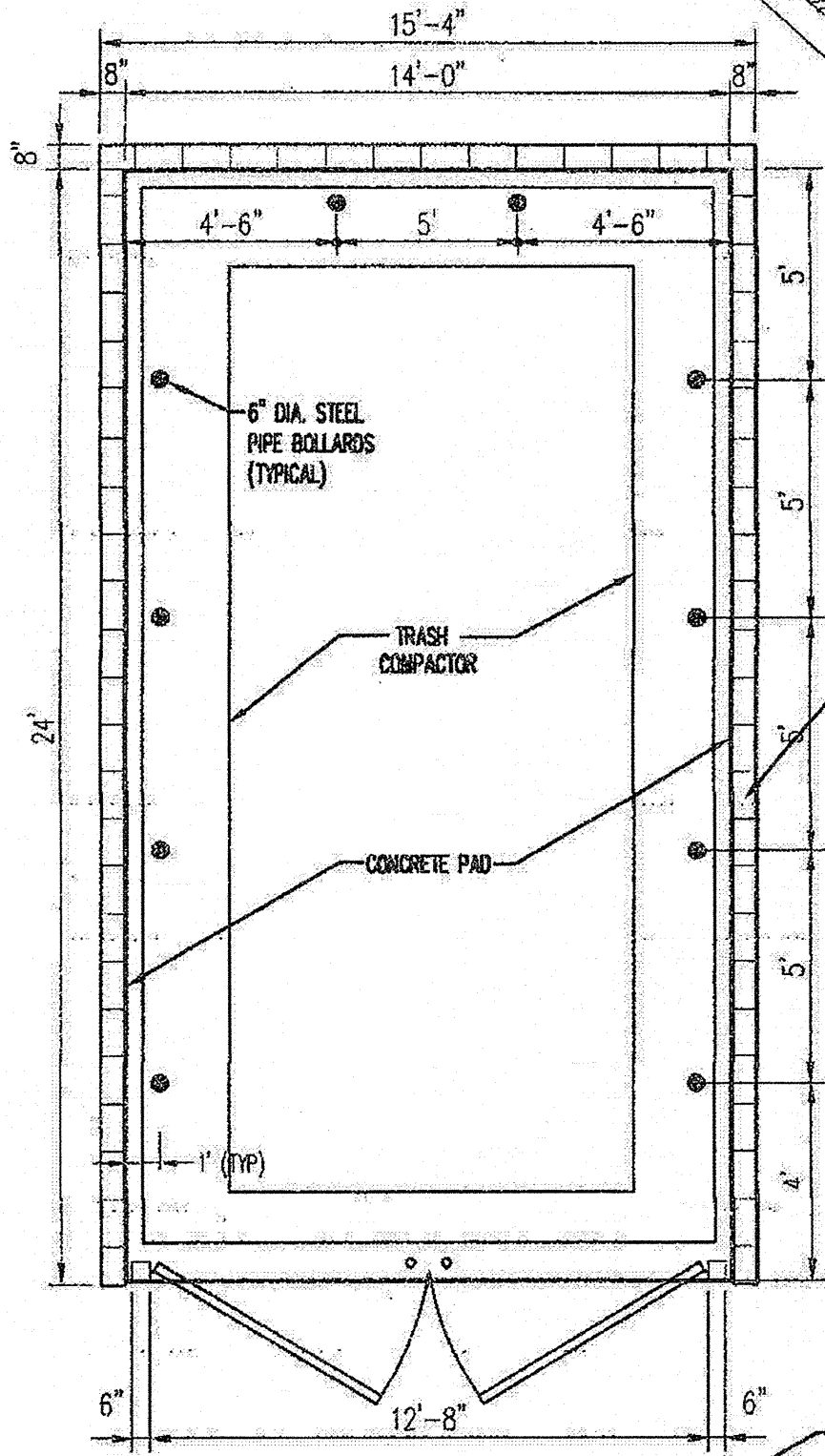
PROJECT NUMBER: 1004473

Application Number: 055120-01567, 06DRB-01888

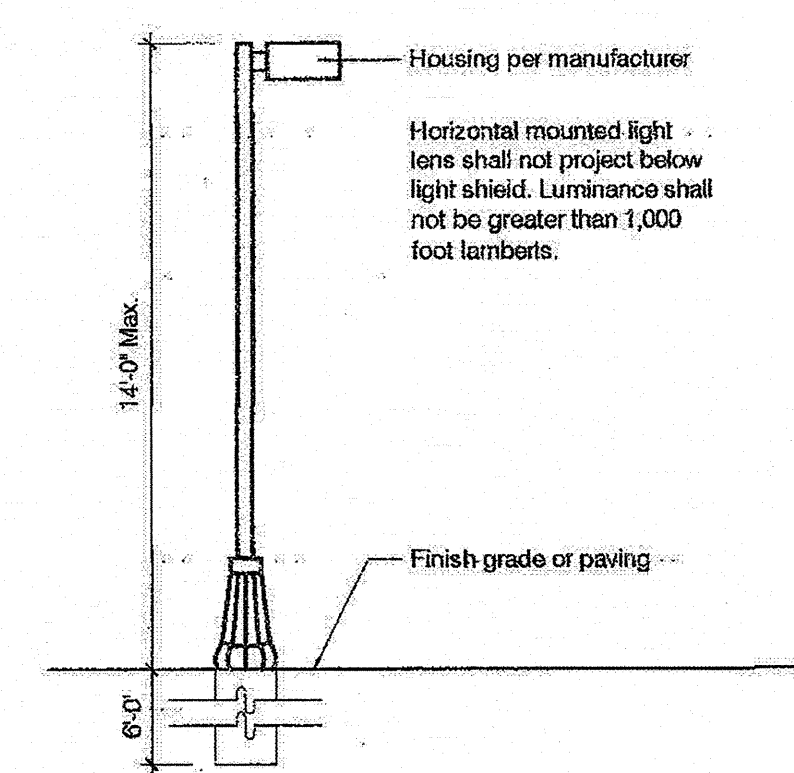
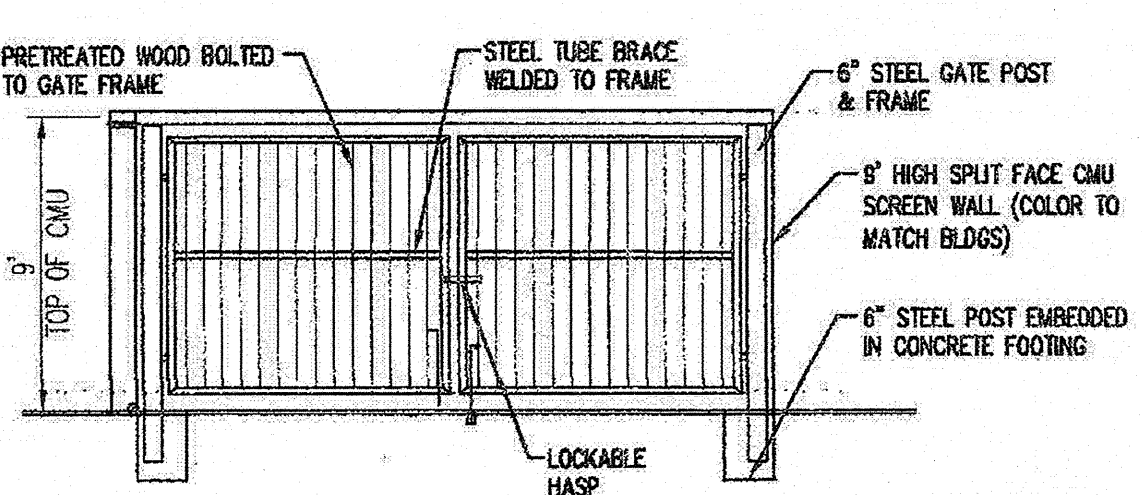
Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i> Traffic Engineering/Transportation Division	9-5-06 Date
<i>[Signature]</i> Water Utility Department	8-23-06 Date
<i>[Signature]</i> Parks and Recreation Department	8/23/06 Date
<i>[Signature]</i> City Engineer	8/23/06 Date
N/A	
* Environmental Health Department (conditional)	Date
<i>[Signature]</i> Solid Waste Management	9/10/06 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	3-29-11 Date

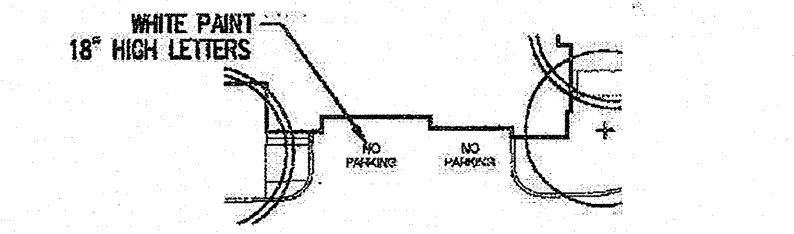


1 TRASH COMPACTOR ENCLOSURE N.T.S.



2 LIGHT FIXTURE* N.T.S.

*Height of light fixture for internal to the site. Light fixtures within Public R.O.W. shall comply with City Comprehensive Zoning Code Section 14-16-3-6(A) and PNM Standards.



3 NO PARKING PAVEMENT MARKING N.T.S.

DETACHED AND ON-LOT USEABLE OPEN SPACE REQUIREMENTS*

OPEN SPACE REQUIREMENTS - TRACT 6			
Open Space	SF Required Per DU	# of DUs	Total SF
2400	2400	240	576,000
MINIMUM ON-LOT USEABLE OPEN SPACE REQUIRED & PROVIDED			
Tract 6	SF Required	# of DUs	Total SF
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			281,498 (6.46 Acres)
Balconies/Covered Spaces			23,984
Total On-Lot Useable Open Space Provided			305,482 (7.01 Acres)
DETACHED OPEN SPACE			
Andalusia South			785,367 (18.03 Acres)
Total			1,090,849** (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	6
Dwelling Units > 1000 SF		
4 - 2 bed/2 bath	2/2	8
2 - 3 bed/2 bath	2/2	4
*Total Parking Spaces Provided per Building		
Total Parking Spaces Required		432
Accessible Parking Required		12
Accessible Parking Provided		6 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

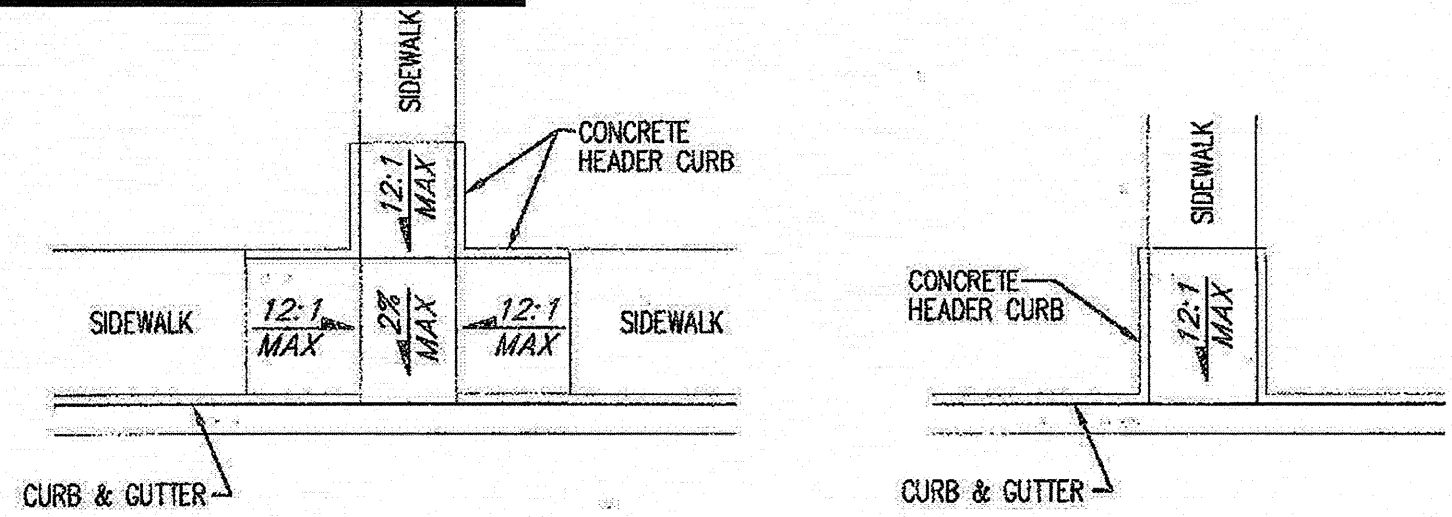
I, GLENN S. BROUGHTON, NMPE 14171, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY THAT THE TRAFFIC AND PEDESTRIAN RELATED IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN DATED 2/3/2012. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 4/13/15 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 17 & 18.

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] 4/13/15
GLENN S. BROUGHTON, NMPE 14171 DATE

KEYED NOTES:

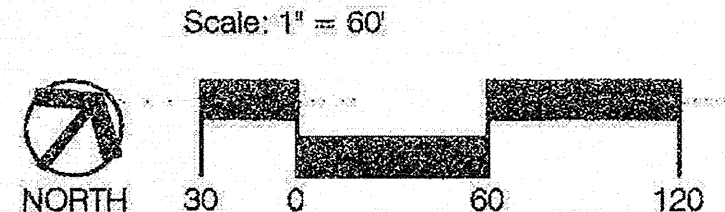
- A. 10' wide concrete sidewalk.
- B. New 6' wide public sidewalk.
- C. 6' wide concrete sidewalk.
- D. 4' wide concrete sidewalk.
- E. 5' pedestrian crossing.
- F. Trash compactor, surrounded by 9' cmu wall/To match building architecture.
- G. Perimeter fence, see detail, sheet 2.
- H. Electronic entry 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.



TYPICAL HANDICAP RAMP DETAILS NOT TO SCALE

ADMINISTRATIVE AMENDMENT
FILE # 11-10168 PROJECT # 1004473
[Signature] reduce density (60 units)
[Signature] delete Type 2 Bldgs.
[Signature] increase master parking
APPROVED BY DATE

Amendment to Tract 6
December 28, 2011



North Andalusia at La Cruz

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.
Courtyard 1, 7500 Jefferson St. NW
Albuquerque, NM 87109

Humphrey's and Partners Architects, LP
5350 Alpha Rd
Dallas, TX 75240