



**Planning Department
Transportation Development Services**

March 11, 2015

Glen Broughton, P.E.
Bohannon Huston
7500 Jefferson St. NE
Albuquerque, NM 87109

**Re: Andalusia Villas, Buildings 19 and 20
Certificate of Occupancy – Transportation Development
Administrative Amendment dated 02-03-12 (E12-D015C)
Certification dated 3-06-15**

Dear Mr. Broughton,

Based upon the information provided in your submittal received 03-06-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy for Buildings 19 and 20. 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.

PO Box 1293

Albuquerque

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

New Mexico 87103

Sincerely,

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

www.cabq.gov

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

March 6, 2015

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

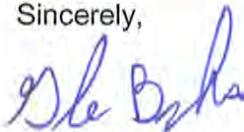
Re: Traffic Circulation Layout Engineer's Certification – Buildings 19 and 20
Andalucia Villas (F12)

Dear Racquel:

Enclosed for your review is the approved Site Plan dated February 3, 2012. I visited the site on March 6, 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

- 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



ZONE ATLAS F-12

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 Andaluca 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: ~~05590-04567-06DRB-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:

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

North Andaluca at La Cuz

Amendment

Tract 6, Site Plan for Building Permit

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

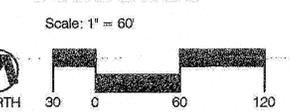
Prepared by:
 Consensus Planning, Inc.
 302 Eighth St NW
 Albuquerque, NM 87102

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

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

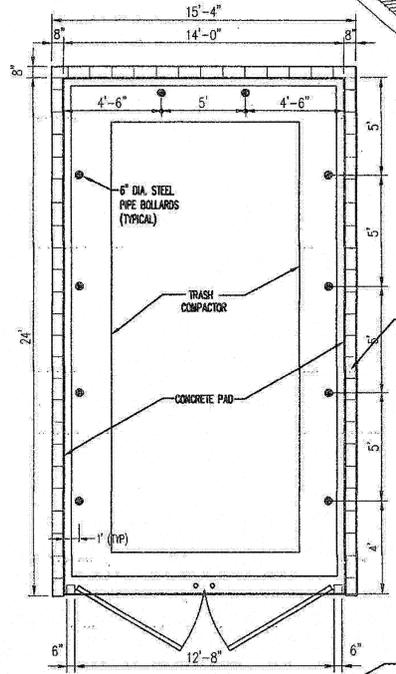
Sheet 1 of 11
 August 9, 2006

Amendment to Tract 6
 December 28, 2011

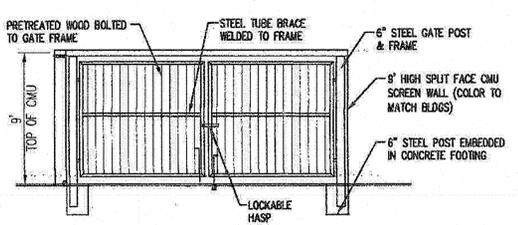


SHADED AREA INDICATES BUILDINGS THAT WERE PREVIOUSLY CERTIFIED

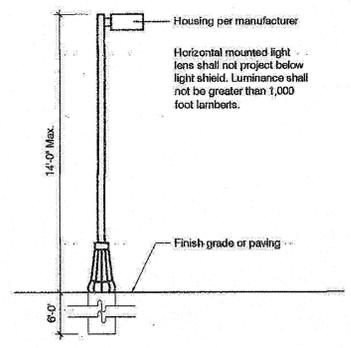
THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY FOR BUILDINGS 19 & 20.



1 TRASH COMPACTOR ENCLOSURE N.T.S.

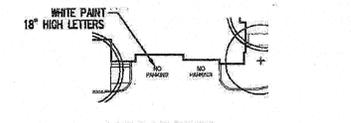


2 GATE ENCLOSURE N.T.S.



3 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-B(A) and PNM Standards.



4 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 DU's	Total SF Required	Total AC. Provided
Open Space	2400	240	13,224 AC.	25.04 AC.
MINIMUM ON-LOT USEABLE OPEN SPACE REQUIRED & PROVIDED				
Tract 6	SF Required Per DU	# of DU's	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			281,498	(6.46 Acres)
Balconies/Covered Spaces				23,964
Total On-Lot Useable Open Space Provided			305,462	(7.01 Acres)
DETACHED OPEN SPACE				
Andaluca South			785,387	(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 Andaluca

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
	Parking Required per Building	18
	*Total Parking Spaces Provided per Building	20
	Total Parking Spaces Required	432
	Accessible Parking Required	12
	Accessible Parking Provided	16 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

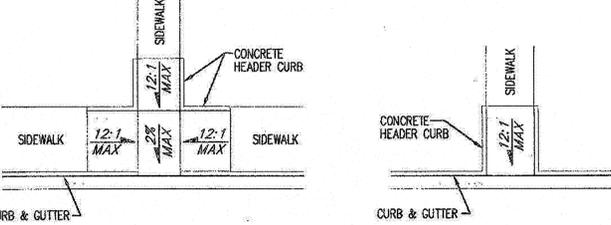
I, GLENN S. BROUGHTON, NMPE 14171, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY THAT THE TRAFFIC AND PEDESTRIAN RELATED IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN DATED 2/3/2012. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 3/6/2015 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 19 & 20.

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] 3-6-15
 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
 reduce density (40 units)
 delete 1 unit 2 bldgs.
 increase visitor parking
[Signature] 2/3/12
 APPROVED BY DATE