

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 7, 2024

Genny Donart, P.E
Isaacson & Arfman, Inc
128 Monroe St. NE
Albuquerque, NM 87108

Re: Allaso High Desert/Building 13 & 14/ 6701 Tennyson St. NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 12-15-20 (E22-D023)
Certification dated 06-04-24

Dear Ms. Donart,

Based upon the information provided in your submittal received 06-04-24, 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.

PO Box 1293

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Albuquerque

Sincerely,

NM 87103

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

www.cabq.gov

\xxx via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: PLAT (#of lots) _____ RESIDENCE
DFT SITE ADMIN SITE

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

ENGINEER/ARCHITECT CERTIFICATION
PAD CERTIFICATION
CONCEPTUAL G&D PLAN
GRADING & DRAINAGE PLAN
DRAINAGE REPORT
DRAINAGE MASTER PLAN
CLOMR/LOMR
TRAFFIC CIRCULATION LAYOUT (TCL)
ADMINISTRATIVE
TRAFFIC CIRCULATION LAYOUT FOR DFT
APPROVAL
TRAFFIC IMPACT STUDY (TIS)
STREET LIGHT LAYOUT
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

BUILDING PERMIT APPROVAL
CERTIFICATE OF OCCUPANCY **BLDGS 13 & 14**
CONCEPTUAL TCL DFT APPROVAL
PRELIMINARY PLAT APPROVAL
FINAL PLAT APPROVAL
SITE PLAN FOR BLDG PERMIT DFT
APPROVAL
SIA/RELEASE OF FINANCIAL GUARANTEE
FOUNDATION PERMIT APPROVAL
GRADING PERMIT APPROVAL
SO-19 APPROVAL
PAVING PERMIT APPROVAL
GRADING PAD CERTIFICATION
WORK ORDER APPROVAL
CLOMR/LOMR
OTHER (SPECIFY) _____

DATE SUBMITTED: _____

Date: June 4, 2024

Project: Allaso High Desert (E22D023)

Subject: Rolling TCL Certification: Phases 12 & 13

TRAFFIC CERTIFICATION

I, Genevieve L. Donart, PE, NMPE No. 15088, of the firm Isaacson & Arfman, P.A., hereby certify that Phases 12 & 13 of this project are in substantial compliance with and in accordance with the design intent of the DRB approved plan dated 12/15/2020. The record information edited onto the original design document has been obtained by Robert J. Fierro, NMPLS No. 22909 of the firm Fierro & Company, LLC. I further certify that I or someone under my direct supervision visited the project site on May 31, 2024 and have determined by visual inspection that the survey data provided 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 Permanent Certificate of Occupancy.

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.

The following items are required to be completed with future phases:

1. Rework asphalt swale east of Bldg 7 to eliminate bird baths. (Before completion of site.)
2. Install parking stall & pedestrian crossing striping in front and to the south of Building 14 with that building. (Phase 13.)

Sincerely,
Isaacson & Arfman, Inc.



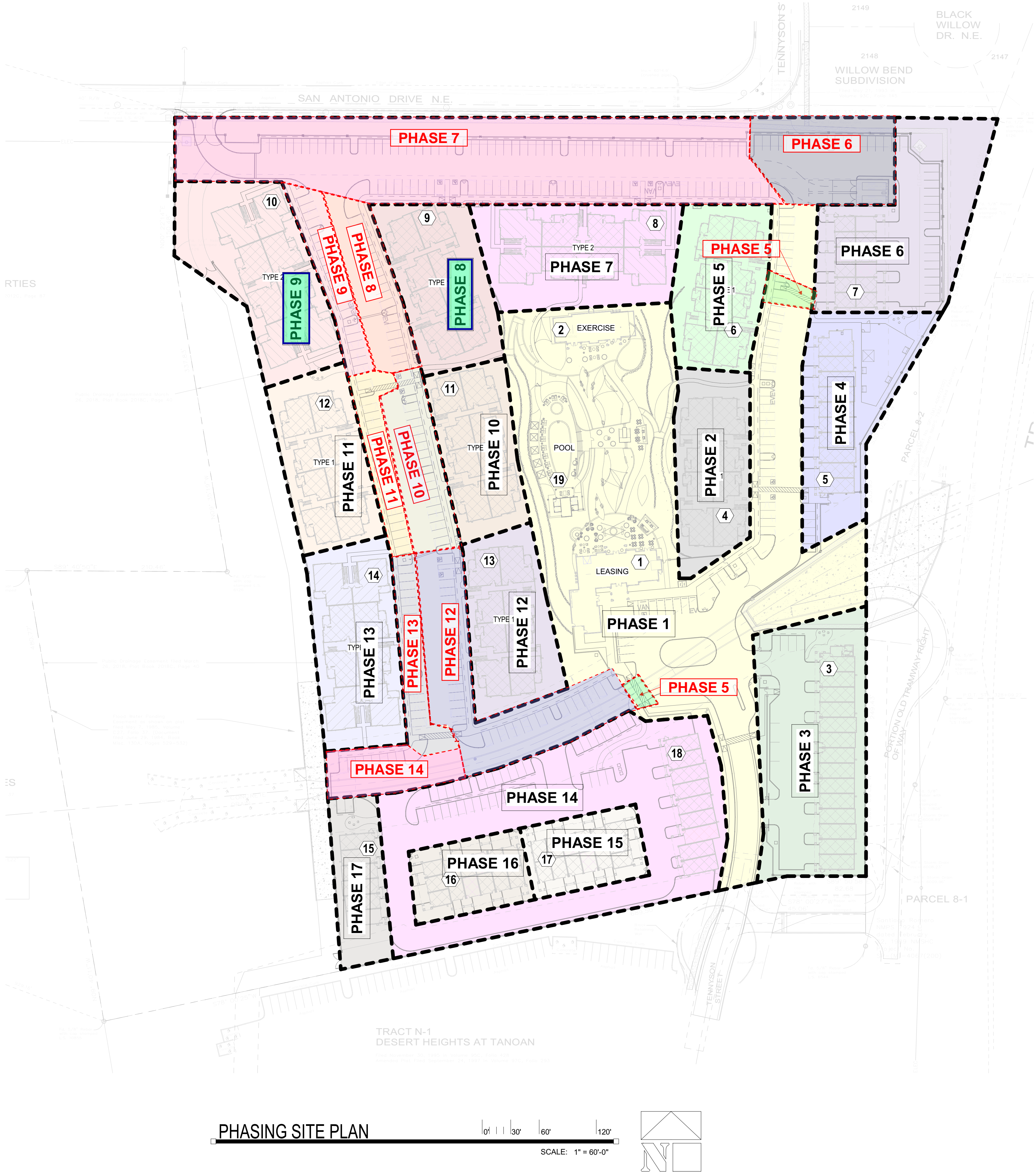
Genevieve L Donart, NMPE No. 15088

ALLASO HIGH DESERT

HYDROLOGY FILE #E22D023

PHASING/BUILDING PERMIT NUMBERS

PHASE #	BLDG #	PERMIT #
1	1	BP-2021-08158
1	2	BP-2021-20831
1	19	BP-2021-20851
2	4	BP-2021-20821
3	3 NORTH	BP-2021-20815
3	3 SOUTH	BP-2021-20818
4	5	BP-2021-20822
5	6	BP-2021-20825
6	7	BP-2021-20827
7	8	BP-2021-20829
8	9	BP-2021-20831
9	10	BP-2021-20834
10	11	BP-2021-20838
11	12	BP-2021-20840
12	13	BP-2021-20841
13	14	BP-2021-20842
14	18	BP-2021-20849
15	17	BP-2021-20848
16	16	BP-2021-20845
17	15	BP-2021-20844



**ALLASO
HIGH DESERT**
6701 TENNYSON STREET N.E., 87111
ALBUQUERQUE, NEW MEXICO

Office of Rich Barber
ORB
Architecture, P.C.
WorldHQ@ORBArch.com



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REVISIONS/SUBMITTALS
DATE DESCRIPTION

2 05/07/2021 1ST CITY COMMENTS

2ND BUILDING SUBMITTAL

DATE: MAY 07, 2021 ORB #: 19-209

A1.11

PHASING SITE PLAN

TRAIL NOTES

1. MAINTENANCE OF THE SOFT-SURFACE PATHWAY LOCATED WITHIN THE SAN ANTONIO DRIVE RIGHT-OF-WAY ABUTTING THE NORTH PROPERTY LINE OF TRACT 1 AND WITHIN THE 5-FOOT PUBLIC PEDESTRIAN TRAIL EASEMENT GRANTED BY THIS PLAT SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT 1.
2. THE CRUSHER FINES PATH WILL FOLLOW FOREST SERVICE/IMBA SUSTAINABLE DESIGN STANDARDS AND "THE OSD TRAIL AND TRAILHEAD DESIGN STANDARDS FOR OPEN SPACE" TO ALLOW FOR QUALITY AND CONFORMITY OF OPEN SPACE TRAILS IN THE CITY.
3. THE GRADE OF THE TRAIL WILL BE HALF OR LESS OF THE SIDE SLOPE OF THE TRAIL AND ROCK RETAINING WALLS WILL BE ADDED IF NECESSARY.
4. THE TRAIL CONNECTION IS NOT INTENDED TO BE ACCESSIBLE PER THE AMERICAN DISABILITIES ACT BECAUSE IT MEETS THE CONDITION "WHERE COMPLIANCE WOULD SUBSTANTIALLY ALTER THE FUNCTION OR PURPOSE OF THE FACILITY OR THE SETTING". IN ADDITION TO THE SLOPE, A PARKING AREA IS NOT POSSIBLE AT THIS LOCATION.

LIGHTING LEGEND

SYMBOL	DESCRIPTION
P1	SINGLE HEAD, POLE MOUNTED FULLY CUT-OFF LIGHTING FIXTURE WITH LED LAMPS, TYPE III DISTRIBUTION, 3000K, B.O.F. @ +15'-0" AFG.
2P1	DOUBLE HEAD, POLE MOUNTED FULLY CUT-OFF LIGHTING FIXTURE WITH LED LAMPS, TYPE III DISTRIBUTION, 3000K, B.O.F. @ +15'-0" AFG.
W1	WALL MOUNTED FULLY CUT-OFF LIGHTING FIXTURE WITH LED LAMPS, 3000K AND TYPE III DISTRIBUTION, T.O.F. @ 10'-0" AFG.
W2	DECORATIVE WALL MOUNTED LIGHTING FIXTURE WITH LED LAMPS, 3000K, ADA COMPLIANT, T.O.F. @ 7'-0" AFG.
PT	POST MOUNTED FULLY CUT-OFF LIGHTING FIXTURE WITH LED LAMPS, 3000K AND TYPE V DISTRIBUTION, T.O.F. @ 10'-0" AFG.
CA	4 FT. LED LENSED CARPORT LIGHT, (1) 20W LED, 3000K AND 90CRI, U.L. LISTED FOR DAMP LOCATIONS.
NOTES:	
T.O.F. - TOP OF FIXTURE	
B.O.F. - BOTTOM OF FIXTURE	
AFG - ABOVE FINISHED GRADE	

SITE LEGEND

	DENOTES PROPERTY LINE
	DENOTES ACCESSIBLE PARKING
	FIRE HYDRANT
XX	NO. OF PARKING SPACES IN A ROW
XX	NO. OF CARPORT SPACES

DEVELOPMENT DATA

LEGAL DESCRIPTION:

TRACT 1, THE FOOTHILLS

LOT AREA:

NET: 699,323 SF 16.054 acres

ZONING:

CURRENT: R-MH
LAND USE: MULTI-FAMILY RESIDENTIAL

CONSTRUCTION TYPE:

PROVIDED: VA & VB

AMENITIES:

POOL, SPA, FITNESS, RECREATION CLUB ROOM, RAMADAS, CABANAS, BBQ

SETBACKS:

PROVIDED:	PARKING	BUILDING
FRONT (SOUTH):	5'-0"	5'-0"
SIDE (EAST):	6'-4"	10'-0"
SIDE (WEST):	82'-9"	39'-1"
REAR (NORTH):	15'-0"	73'-6"

* VARIANCE OF 10 FEET TO THE 15-FOOT MINIMUM FRONT SETBACK APPROVED BY EPC UNDER APPLICATION NUMBER: VA-2020-00244

BLDG HEIGHT:

ALLOWED: 45 FEET

UNIT MIX:

UNIT GARDEN	
1 Bedroom	72
2 Bedroom	108
3 Bedroom	24
UNIT GARDEN	204
UNIT TH	
1 Bedroom	38
2 Bedroom	37
3 Bedroom	2
UNIT TH	77
TOTAL UNITS	281

- ALL GROUND FLOOR UNITS IN BLDGS TYPE 1 AND TYPE 2 SHALL BE OF AT LEAST ANSI TYPE 'B' ACCESSIBILITY STANDARDS.
- ALL UNITS IN OTHER BLDGS ARE MULTI-STORY UNITS AND EXEMPT FROM ACCESSIBILITY REQUIREMENTS.
- 2% OF TOTAL UNITS TO BE ANSI TYPE 'A' ACCESSIBILITY STANDARDS.

DENSITY:

PROPOSED: 17.50 D.U. / ACRE

KEYNOTES

- 1001 8.5x18' PARKING SPACE WITH 2' OVERHANG, TYPICAL. SEE DETAIL 1/A1.20.
- 1002 10x20' PARALLEL PARKING SPACE.
- 1003 11x18' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 6/A1.20.
- 1004 ACCESSIBLE CURB RAMP. SEE DETAIL 5/A1.20.
- 1005 6' WIDE ACCESSIBLE DRIVEWAY CROSSING WITH STAMPED COLOR ASPHALT.
- 1006 5' WIDE ACCESSIBLE DRIVEWAY CROSSING WITH STAMPED COLOR ASPHALT.
- 1007 INDICATES LOCATION OF CARPORT PARKING STRUCTURE. SEE DETAIL 8/A1.20.
- 1008 TRASH YARD WITH 8' TALL CMU WALL WITH STUCCO FINISH PAINTED TO MATCH BUILDING 2 COMPACTORS (ONE FOR TRASH AND ONE FOR RECYCLE). SEE DETAIL 36/A1.22.
- 1009 VEHICULAR SWING GATE. SEE DETAIL 22/A1.21.
- 1010 GATE CONTROL BOX AND SITE DIRECTORY MAP.
- 1011 EMERGENCY ONLY ACCESS GATE. PROVIDE KNOX KEY PER FIRE DEPARTMENT REQUIREMENTS, SIGN READING "EMERGENCY VEHICLES ONLY" TO BE PROVIDED ON EACH SIDE OF THE GATE.
- 1012 PEDESTRIAN GATE. SEE DETAIL 20/A1.21.
- 1013 WROUGHT IRON PERIMETER VIEW FENCE. SEE DETAIL 11/A1.20. REFER TO CIVIL DRAWINGS FOR RETAINING CONDITIONS. SEE DETAIL 10/A1.20. WALLS/FENCES WILL COMPLY WITH 5-7(D).
- 1014 6' SIDEWALK WITH 2% MAX. CROSS-SLOPE, TYPICAL AT PARKING. SEE DETAIL 9/A1.20.
- 1015 4' SIDEWALK WITH 2% MAX. CROSS-SLOPE, TYPICAL AT INTERIOR SITE.
- 1016 6' CLEAR SIDEWALK WITH 2% MAX. CROSS-SLOPE, CONNECTING ACCESSIBLE PARKING, PUBLIC WAY, AND MAIN LEASING ENTRANCE.
- 1017 NEW 6' SIDEWALK, WITH 2% MAX. CROSS-SLOPE, TO CONNECT TO EXISTING STREET SIDEWALK ON TENNYSON STREET.
- 1018 NEW TENNYSON STREET ALIGNMENT.
- 1020 MOUNTABLE CURB FOR EMERGENCY ACCESS. SEE DETAIL 30/A1.21.
- 1022 PROJECT SIGN MOUNTED ON BUILDING.
- 1023 24"x24" CMU PLASTER AT WROUGHT IRON FENCE, PLASTER TO BE SPACED 50" MAX. ON CENTER. SEE DETAIL 12/A1.20. WALLS/FENCES WILL COMPLY WITH 5-7(D).
- 1024 8.5x18' PARKING SPACE WITH WHEEL STOP INFRONT OF LEASING BUILDING.
- 1025 11x18' ACCESSIBLE PARKING SPACE WITH WHEEL STOP INFRONT OF LEASING BUILDING.
- 1026 BICYCLE PARKING RACKS. SEE DETAIL 23/A1.21.
- 1029 "EV" INDICATES LOCATION OF PARKING SPACE WITH ELECTRIC VEHICLE CHARGING STATION.
- 1030 PEDESTRIAN ACCESSIBLE RAMP TO COMPLY WITH ANSI AND ADA STANDARDS, WITH HANDRAILS ON BOTH SIDES AND A 8.33% MAX SLOPE. SEE DETAILS 48,50&56/A1.23.
- 1031 FIRE TRUCK TURN AROUND.
- 1032 AMAFCA MAINTENANCE ROAD.
- 1033 CRUSHER FINES 5' TRAIL PATH WITH 2% MAX. CROSS-SLOPE. SEE DETAIL 60/A1.23 AND TRAIL NOTES ON THIS PAGE.
- 1034 5' WIDE CURB CUT FOR TRAIL.
- 1035 PROVIDE (2) SPEED BUMP AT WEST DRIVE, SEE DETAIL 51/A1.23.
- 1036 SPEED BUMP SIGN ON EACH SIDE FACING TRAFFIC. SEE DETAIL 54/A1.23.

ALLASO HIGH DESERT

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ALBUQUERQUE, NEW MEXICO

Office of Rich Barber
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TITAN
DEVELOPMENT

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REVISIONS/SUBMITTALS

DATE	DESCRIPTION
DATE: DECEMBER 15, 2020	ORB #: 19-209
DRB SUBMITTAL	
A1.10	
SITE PLAN	

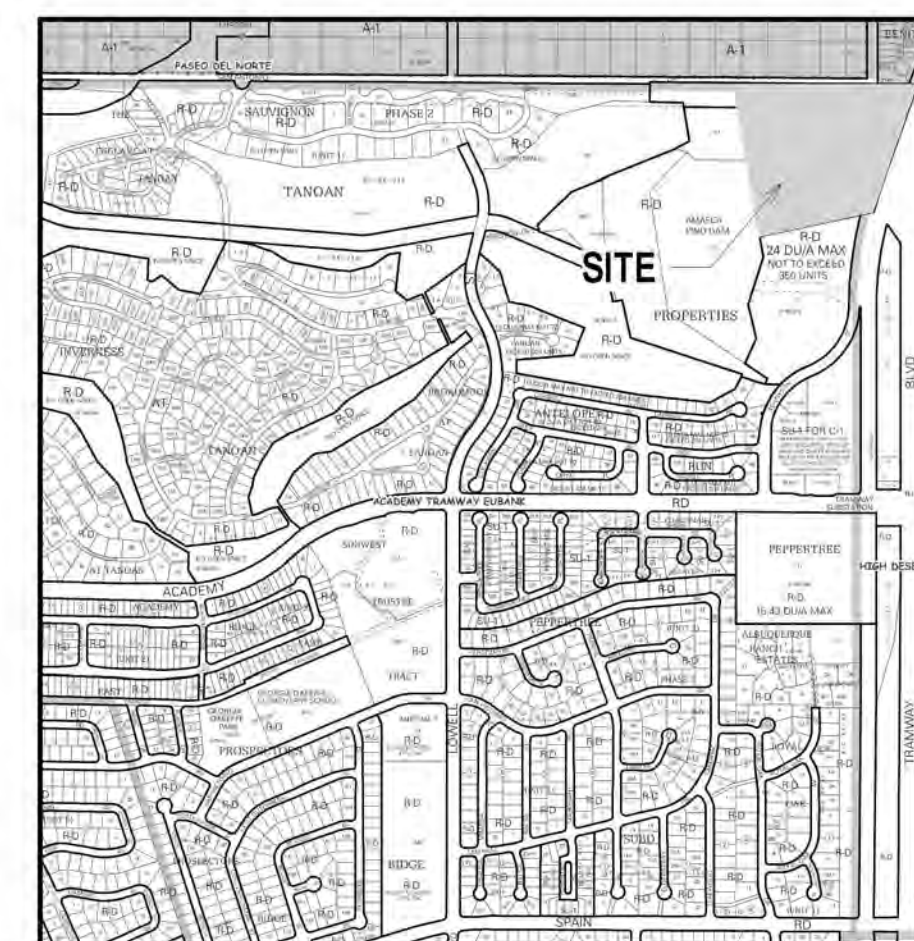
PROJECT NUMBER: PR-2020-004086
Application Number: SI-2020-00690

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 9/10/2020, 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 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 SIGNOFF APPROVAL:

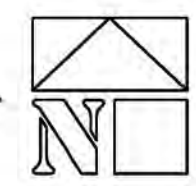
<u>Jeanne Wolfenbarger</u>	Jan 12, 2021
<u>Jeanne Wolfenbarger</u> (Jan 12, 2021 15:55 MST)	Date
Traffic Engineering, Transportation Division	
<u>Joe Galt</u>	Jan 14, 2021
<u>Joe Galt</u>	Date
ABCWUA	
<u>Chris Amador</u>	Jan 13, 2021
<u>Chris Amador</u> (Jan 13, 2021 21:34 MST)	Date
Parks and Recreation Department	
<u>Ernest Arriaga</u>	Jan 12, 2021
<u>Ernest Arriaga</u>	Date
City Engineer	
<u>Herman Gallegos</u>	12-15-20
<u>Herman Gallegos</u>	Date
Solid Waste Management	
<u>Carl Garcia</u>	Jan 12, 2021
<u>Carl Garcia</u> (Jan 12, 2021 13:46 MST)	Date
Code Enforcement	
<u>Jim</u>	Jan 25, 2021
<u>Jim</u>	Date
DRB Chairperson, Planning Department	



ZONE ATLAS E-22

VICINITY MAP

NOT TO SCALE



SITE PLAN

0' 4' 8' 16'
SCALE: 1" = 60'-0"

TRACT N-1
DESERT HEIGHTS AT TANOAN

Filed November 30, 1995 in Volume 55C, Folio 438
Amended Plat Filed September 24, 1997 in Volume 97C, Folio 203

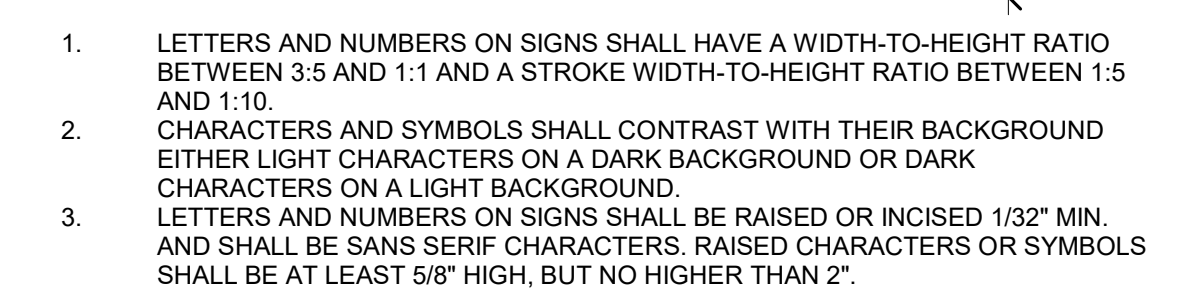
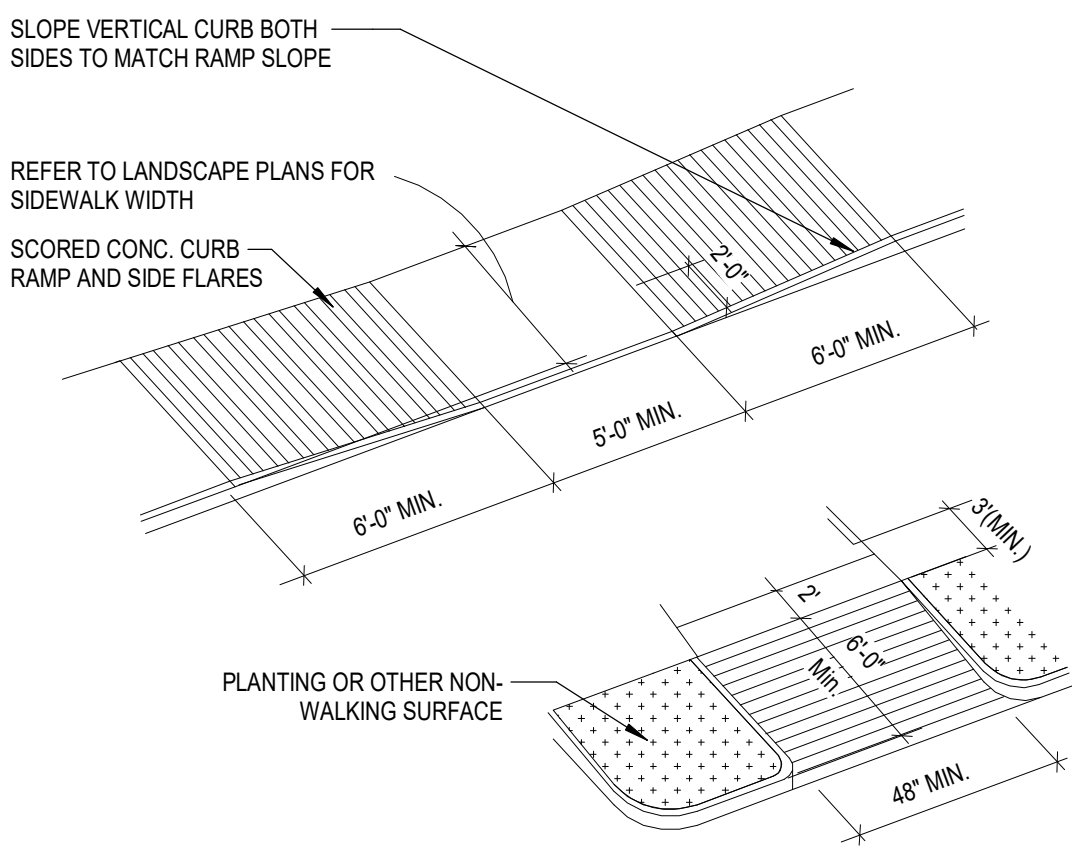
TRACT N-7-A-1
TANOAN PROPERTIES

Filed August 3, 2012, Plat Book 2012C, Page 37

TRACT N-5
TANOAN PROPERTIES

Filed May 7, 1995 in Volume C57, Folio 57

Albuquerque Control Survey Monument "T-122"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
Northing: 1,512,035.394 feet
Easting: 1,258,977.028 feet
Elevations: Not Published
Datum: Approx. -30' 60.45, 29'
Ground To Grid Factor: 0.999825825



A1.20

SITE DETAILS 01-15