

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

November 6, 2023

Genevieve Donart, R.A.  
Isaacson & Arfman, Inc.  
128 Monroe St NE  
Albuquerque, NM 87108

**Re: Allaso High Dessert**  
**6701 Tennyson St NE, BLDG 5**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 12-15-02 (E22-D023)  
Certification dated 11-1-23

Dear Ms. Donart,

Based upon the information provided in your submittal received 11-3-23 and 11-6-23, Transportation Development has no objection to 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 me at [ccherne@cabq.gov](mailto:ccherne@cabq.gov) or (505) 924-3986.

Albuquerque

Sincerely,

NM 87103

Curtis Cherne, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

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

C: Alyssa Covarrubias-Powell, Laurie Elliot, Yvette Lucero



# 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 **BLDG 5**  
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: \_\_\_\_\_





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



2 05/07/2021 1ST CITY COMMENTS

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

## PHASING SITE PLAN



# ALLASO HIGH DESERT

HYDROLOGY FILE #E22D023

PHASING/BUILDING PERMIT NUMBERS

PHASE #	BLDG #	PERMIT #
<del>1</del>	<del>1</del>	<del>BP-2021-08158</del>
<del>1</del>	<del>2</del>	<del>BP-2021-20831</del>
<del>1</del>	<del>19</del>	<del>BP-2021-20851</del>
<del>2</del>	<del>4</del>	<del>BP-2021-20821</del>
3	3 NORTH	BP-2021-20815
3	3 SOUTH	BP-2021-20818
4	5	BP-2021-20822
<del>5</del>	<del>6</del>	<del>BP-2021-20825</del>
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



**Date:** November 1, 2023

**Project:** Allaso High Desert (E22D023)

**Subject:** Rolling TCL Certification: Phase 4

### TRAFFIC CERTIFICATION

I, Genevieve L. Donart, PE, NMPE No. 15088, of the firm Isaacson & Arfman, P.A., hereby certify that Phase 4 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 November 1, 2023 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. Install parking stall striping along the eastern portion of the north wall with Building 7 (Phase 6)
2. Install parking stall striping north of Building 8 (Phase 7)
3. Install parking stall striping in front of Building 9 (Phase 8)
4. Install parking stall striping in front of Building 10 with that building. (Phase 9.)
5. Install parking stall striping in front of Building 11 with that building. (Phase 10.)
6. Install parking stall & pedestrian crossing striping in front of Building 12 with that building. (Phase 11.)
7. Install parking stall striping in front and to the south of Building 13 with that building. (Phase 12.)
8. 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



## TRAIL NOTES

- 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.
- 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.
- 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.
- 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 80CRI, 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
	NO. OF PARKING SPACES IN A ROW
	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

## BUILDING AREAS:

BLDG 1 LEASING	5,160 SF	BLDG 10	22,030 SF
BLDG 2 EXERCISE	2,439 SF	BLDG 11	26,968 SF
BLDG 3 - NORTH	11,833 SF	BLDG 12	26,968 SF
BLDG 3 - SOUTH	15,296 SF	BLDG 13	26,968 SF
BLDG 4	26,968 SF	BLDG 14	22,030 SF
BLDG 5	19,555 SF	BLDG 15	11,544 SF
BLDG 6	26,968 SF	BLDG 16	16,652 SF
BLDG 7	15,684 SF	BLDG 17	16,652 SF
BLDG 8	22,030 SF	BLDG 18	16,766 SF
BLDG 9	26,968 SF	TOTAL	359,478 SF

## OPEN SPACE:

UNIT TYPE	OPEN SPACE REQUIRED	NO. OF UNITS	TOTAL
1 BEDROOM	200 SQ.FT./UNIT	110	22,000 SQ.FT.
2 BEDROOM	250 SQ.FT./UNIT	145	36,250 SQ.FT.
3 BEDROOM	300 SQ.FT./UNIT	26	7,800 SQ.FT.
			66,050 SQ.FT.

PROVIDED:  
PRIVATE BALCONIES 20,492 S.F.  
ON SITE 74,040 S.F.  
TOTAL PROVIDED 94,532 S.F.

## PARKING:

REQUIRED:  
1.5 SPACES PER UNIT 281 x 1.5 = 422 P.S.

PROVIDED:  
1.79 SPACES PER UNIT - 281 x 1.79 = 503 P.S.

GARAGE	116
SECURE CARPORT	204
SECURE OPEN	169
UNSECURE OPEN	14
TOTAL PROVIDED	503

ACCESSIBLE PARKING: (2% OF PARKING PROVIDED)

REQUIRED: 503 x 0.02 = 10 PS  
PROVIDED: 11 PS (2 VAN ACCESSIBLE)

BICYCLE PARKING: (10% OF PARKING REQUIRED)

REQUIRED: 422 x 0.10 = 42 PS  
PROVIDED: GARAGE 77 PS  
BIKE RACKS 30 PS

E.V.C. PARKING: (2% OF PARKING PROVIDED)

REQUIRED: 503 x 0.02 = 10 PS  
PROVIDED: 10 PS (SEE PARKING SPACES MARKED WITH 'EV')  
1 P.S. IN FRONT OF LEASING  
2 P.S. BY BLDG. #4  
1 P.S. BY BLDG. #9  
2 P.S. BY BLDG. #10  
2 P.S. BY BLDG. #13

## KEYNOTES

- 8.5x18' PARKING SPACE WITH 2' OVERHANG, TYPICAL. SEE DETAIL 1/A1.20.
- 10x20' PARALLEL PARKING SPACE.
- 11x18' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 6/A1.20.
- ACCESSIBLE CURB RAMP. SEE DETAIL 5/A1.20.
- 6' WIDE ACCESSIBLE DRIVEWAY CROSSING WITH STAMPED COLOR ASPHALT.
- 5' WIDE ACCESSIBLE DRIVEWAY CROSSING WITH STAMPED COLOR ASPHALT.
- INDICATES LOCATION OF CARPORT PARKING STRUCTURE, SEE DETAIL 8/A1.20.
- 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 56/A1.22.
- VEHICULAR SWING GATE. SEE DETAIL 22/A1.21.
- GATE CONTROL BOX AND SITE DIRECTORY MAP.
- 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.
- PEDESTRIAN GATE. SEE DETAIL 20/A1.21.
- 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).
- 6' SIDEWALK WITH 2% MAX. CROSS-SLOPE, TYPICAL AT PARKING. SEE DETAIL 9/A1.20.
- 4' SIDEWALK WITH 2% MAX. CROSS-SLOPE, TYPICAL AT INTERIOR SITE.
- 6' CLEAR SIDEWALK WITH 2% MAX. CROSS-SLOPE, CONNECTING ACCESSIBLE PARKING, PUBLIC WAY, AND MAIN LEASING ENTRANCE.
- NEW 6' SIDEWALK, WITH 2% MAX. CROSS-SLOPE, TO CONNECT TO EXISTING STREET SIDEWALK ON TENNYSON STREET.
- NEW TENNYSON STREET ALIGNMENT.
- MOUNTABLE CURB FOR EMERGENCY ACCESS, SEE DETAIL 30/A1.21.
- PROJECT SIGN MOUNTED ON BUILDING.
- 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).
- 8.5x18' PARKING SPACE WITH WHEEL STOP INFRONT OF LEASING BUILDING.
- 11x18' ACCESSIBLE PARKING SPACE WITH WHEEL STOP INFRONT OF LEASING BUILDING.
- BICYCLE PARKING RACKS, SEE DETAIL 23/A1.21.
- "EV" INDICATES LOCATION OF PARKING SPACE WITH ELECTRIC VEHICLE CHARGING STATION.
- 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.
- FIRE TRUCK TURN AROUND.
- AMAFCA MAINTENANCE ROAD.
- CRUSHER FINES 5' TRAIL PATH WITH 2% MAX. CROSS-SLOPE. SEE DETAIL 60/A1.23 AND TRAIL NOTES ON THIS PAGE.
- 5' WIDE CURB CUT FOR TRAIL.
- PROVIDE (2) SPEED BUMP AT WEST DRIVE, SEE DETAIL 51/A1.23.
- SPEED BUMP SIGN ON EACH SIDE FACING TRAFFIC, SEE DETAIL 54/A1.23.

## SITE PLAN

SCALE: 1" = 60'-0"

## VICINITY MAP

NOT TO SCALE

## DRB SUBMITTAL

DATE: DECEMBER 15, 2020 ORB #: 19-209

# ALLASO HIGH DESERT

6701 TENNYSON STREET N.E., 87111  
ALBUQUERQUE, NEW MEXICO

Office of Rich Barber  
**ORB** Architecture, Inc.  
WorldHQ@ORBArch.com



**TITAN**  
DEVELOPMENT

Contractor must verify all dimensions at project before proceeding with this work.  
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## REVISIONS/SUBMITTALS

DATE	DESCRIPTION
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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
Jeanne Wolfenbarger (Jan 12, 2021 15:45 MST)	Date
Traffic Engineering, Transportation Division	
<u>Joe Galt</u>	Jan 14, 2021
Joe Galt	Date
ABCWUA	
<u>Chris Ammerfeldt</u>	Jan 13, 2021
Chris Ammerfeldt (Jan 13, 2021 21:34 MST)	Date
Parks and Recreation Department	
<u>Ernest Arriaga</u>	Jan 12, 2021
Ernest Arriaga	Date
City Engineer	

<u>Herman Gallegos</u>	12-15-20
Herman Gallegos	Date
<u>Carl Garcia</u>	Jan 12, 2021
Carl Garcia (Jan 12, 2021 13:46 MST)	Date
Code Enforcement	
<u>Jan 25, 2021</u>	Jan 25, 2021
DRB Chairperson, Planning Department	Date

# A1.10

SITE PLAN