CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

August 2, 2023

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

Re: Allaso High Desert/ 6701 Tennyson St. NE/ PHASE 1 & 2

Request for Certificate of Occupancy

Transportation Development Final InspectionArchitect's Stamp dated 12-15-2020 (E22-D023)

Certification dated 08-01-23

Dear Ms. Donart,

Based upon the information provided in your submittal received 07-27-23, Transportation Development has no objection to the issuance of a <u>Permanent Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>Permanent Certificate of</u>

Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Ernest Armijo at (505) 924-3991or at

Albuquerque <u>earmijo@cabq.gov</u>

Sincerely,

PO Box 1293

NM 87103

www.cabq.gov

Ernest Armijo, P.E.

Principal Engineer, Planning Dept. Development Review Services

Development Review Service

\xxx via: email C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

SEE NEXT

Project Title: Aliaso High Desert Buildin	•
DRB#_PR-2020-004368	EPC#_PR-2020-004086
Legal Description: Tract 1, The Foothills	City Address OR Parcel 6701 Tennyson St NE,
	87111
Applicant/Agent: Isaacson & Arfman, Inc.	Contact: Genevieve Donart
Address: 128 Monroe St NE	Phone: 505-268-8828
Email: gennyd@iacivil.com	
Applicant/Owner: Titan Tennyson, LLC	Contact: Josh Rogers
Address: 6300 Riverside Lane NW, Ste. 200, Albuquerque, NM 87120	Phone: 505-515-2914
Email: jrogers@titan-development.com	
TYPE OF DEVELOPMENT:PLAT (#of lots)R	RESIDENCE X DRB SITE ADMIN SITE:
RE-SUBMITTAL: X YES NO	
DEPARTMENT: X TRANSPORTATION	HYDROLOGY/DRAINAGE
Check all that apply:	
TYPE OF SUBMITTAL: TYPE	PE OF APPROVAL/ACCEPTANCE SOUGHT:
ENGINEER/ARCHITECT CERTIFICATION	BUILDING PERMIT APPROVAL
PAD CERTIFICATION	X CERTIFICATE OF OCCUPANCY BLDGS 1, 2, 4, &
CONCEPTUAL G&D PLAN	CONCEPTUAL TCL DRB APPROVAL
GRADING PLAN	PRELIMINARY PLAT APPROVAL
DRAINAGE REPORT	SITE PLAN FOR SUB'D APPROVAL
DRAINAGE MASTER PLAN	SITE PLAN FOR BLDG PERMIT APPROVAL
FLOOD PLAN DEVELOPMENT PERMIT APP.	FINAL PLAT APPROVAL
ELEVATION CERTIFICATE	SIA/RELEASE OF FINANCIAL GUARANTEE
CLOMR/LOMR	FOUNDATION PERMIT APPROVAL
X TRAFFIC CIRCULATION LAYOUT (TCL)	GRADING PERMIT APPROVAL
ADMINISTRATIVE	SO-19 APPROVAL
TRAFFIC CIRCULATION LAYOUT FOR DRB	PAVING PERMIT APPROVAL
APPROVAL	GRADING PAD CERTIFICATION
TRAFFIC IMPACT STUDY (TIS)	WORK ORDER APPROVAL
STREET LIGHT LAYOUT	CLOMR/LOMR
OTHER (SPECIFY)	FLOOD PLAN DEVELOPMENT PERMIT
PRE-DESIGN MEETING?	OTHER (SPECIFY)
	
PRE-DESIGN MEETING? DATE SUBMITTED: _ 07/27/23	OTHER (SPECIFY)



128 Monroe Street NE Albuquerque, NM 87108 505-268-8828 | www.iacivil.com

Date: August 1, 2023

Project: Allaso High Desert

Subject: Rolling TCL Certification: Phases 1& 2

TRAFFIC CERTIFICATION

I, Genevieve L. Donart, PE, NMPE No. 15088, of the firm Isaacson & Arfman, P.A., hereby certify that Phases 1 & 2 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 June 1st, 2023 and per photos attached 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 prior to certification of Phase 3:

- 1. Install & pedestrian crossing striping in north of Building 18 and east of Building 6 with Phase 5
- 2. Install parking stall striping along the eastern portion of the north wall with Building 7 (Phase 6)
- 3. Install parking stall striping north of Building 8 (Phase 7)
- 4. Install parking stall striping in front of Building 9 (Phase 8)
- 5. Install parking stall striping in front of Building 10 with that building. (Phase 9.)
- 6. Install parking stall striping in front of Building 11 with that building. (Phase 10.)
- 7. Install parking stall & pedestrian crossing striping in front of Building 12 with that building. (Phase 11.)
- 8. Install parking stall striping in front and to the south of Building 13 with that building. (Phase 12.)
- 9. Install parking stall & pedestrian crossing striping in front and to the south of Building 14 with that building. (Phase 13.)

Sincerely,
Isaacson & Arfman, Inc.

15088

15088

Genevieve L Donart, NMPE No. 15088

TCL Certification Letter.Docx 1 June 22, 2023

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

DEVELOPMENT DATA

DENOTES ACCESSIBLE PARKING

NO. OF PARKING SPACES IN A ROW

NO. OF CARPORT SPACES

BLDG HEIGHT:

UNIT MIX: UNIT GARDEN 1 Bedroom 2 Bedroom 3 Bedroom UNIT GARDEN

UNIT TH 1 Bedroom 2 Bedroom 3 Bedroom UNIT TH

ALL GROUND FLOOR UNITS IN BLDGS TYPE

TYPE 'B' ACCESSIBILITY STANDARDS. STORY UNITS AND EXEMPT FROM ACCESSIBILITY REQUIREMENTS.

2% OF TOTAL UNITS TO BE ANSI TYPE 'A'

ACCESSIBILITY STANDARDS. DENSITY:

BUILDING AREAS: LEGAL DESCRIPTION:

PARKING BUILDING

BLDG 1 LEASING

BLDG 2 EXERCISE

BLDG 3 - NORTH

BLDG 3 - SOUTH

OPEN SPACE:

UNIT TYPE

PROVIDED:

PARKING:

REQUIRED:

PROVIDED:

GARAGE

SECURE CARPORT

UNSECURE OPEN

TOTAL PROVIDED

SECURE OPEN

TOTAL PROVIDED

REQUIRED:

BLDG 4

BLDG 5

BLDG 6

BLDG 7

BLDG 8

BLDG 9

BLDG 10

BLDG 11

BLDG 12

BLDG 13

BLDG 14

BLDG 15

BLDG 16

BLDG 17

BLDG 18

UNITS

110

145

TOTAL

OPEN SPACE NO. OF

74,040 S.F.

94,532 S.F

204

169

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

1.79 SPACES PER UNIT - 281x1.79 = 503 P.S.

ACCESSIBLE PARKING: (2% OF PARKING PROVIDED)

BICYCLE PARKING: (10% OF PARKING REQUIRED)

BIKE RACKS

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

REQUIRED: $503 \times 0.02 = 10 \text{ PS}$

REQUIRED: $503 \times 0.02 = 10 \text{ PS}$ PROVIDED: 11 PS (2 VAN ACCESSIBLE)

REQUIRED: 422 x 0.10 = 43 PS

PROVIDED: GARAGE

PROVIDED:

5,160 SF

2,439 SF

11,833 SF

15,296 SF

26,968 SF

19,555 SF

26,968 SF

15,684 SF

22,030 SF

26,968 SF

REQUIRED

1 BEDROOM 200 SQ.FT./UNIT

2 BEDROOM 250 SQ.FT./UNIT

PRIVATE BALCONIES 20,492 S.F.

3 BEDROOM 300 SQ.FT./UNIT 26

22,030 SF

26,966 SF

26,968 SF

26,968 SF

22,030 SF

11,544 SF

16,652 SF

16,652 SF

16,766 SF

359,478 SF

TOTAL

22,000 SQ.FT

36,250 SQ.FT

7,800 SQ.FT.

66,050 SQ.FT.

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:

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

ALLOWED: 45 FEET

TOTAL UNITS 281

1 AND TYPE 2 SHALL BE OF AT LEAST ANSI ALL UNITS IN OTHER BLDGS ARE MULTI-

PROPOSED: 17.50 D.U. / ACRE

TYPICAL. SEE DETAIL 1/A1.20. 1002 10'x20' PARALLEL PARKING SPACE. 1003 11'x18' ACCESSIBLE PARKING SPACE WITH 2'

1001 8.5'x18' PARKING SPACE WITH 2' OVERHANG,

KEYNOTES

OVERHANG, SEE DETAIL 6/A1.20. 1004 ACCESSIBLE CURB RAMP, SEE DETAIL 5/A1.20. 1005 6' WIDE ACCESSIBLE DRIVEWAY CROSSING WITH

STAMPPED COLOR ASPHALT. 1006 5' WIDE ACCESSIBLE DRIVEWAY CROSSING WITH STAMPPED 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 35/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 DRAINGS 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, 1031 FIRE TRUCK TURN AROUND.

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 TENYSSON STREET ALIGMENT. 1020 MOUNTABLE CURB FOR EMERGENCY ACCESS, SEE

DETAIL 30/A1.21. 1022 PROJECT SIGN MOUNTED ON BUILDING. 1023 24"x24" CMU PILASTER AT WROUGHT IRON FENCE.

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 11'x18' 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.

PILASTER TO BE SPACED 50' MAX. ON CENTER, SEE

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.

30 PS

10 PS (SEE PARKING SPACES MARKED WITH 'EV'

1 P.S. IN FRONT OF LEASING

2 P.S. BY BLDG. #4

2 P.S. BY BLDG. #8 1 P.S. BY BLDG. #9

2 P.S. BY BLDG. # 10

2 P.S. BY BLDG. # 13

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 TRAFIC, SEE DETAIL 54/A1.23.

Date

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated <u>9/10/2020</u> and the

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

Jeanne Wolfenbarger Traffic Engineering, Transportation Division Parks and Recreation Department Einest armijo

Solid Waste Management Carl Garcia Jan 12, 2021 Date Code Enforcement Jan 25, 2021

DRB Chairperson, Planning Department

DRB SUBMITTAL

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ORB Architecture, LLC 2019

REVISIONS/SUBMITTALS

DATE DESCRIPTION

ALLASO

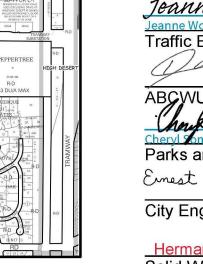
6701 TENNYSON STREET N.E., 87111

ALBUQUERQUE, NEW MEXICO

World HQ @ ORB Arch.com

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





VICINITY MAP



Application Number: SI-2020-00690 Findings and Conditions in the Official Notification of Decision are satisfied.

PROJECT NUMBER: PR-2020-004086

within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Jan 12, 2021 Date Jan 14, 2021 Date Jan 13, 2021 Date Jan 12, 2021 Date City Engineer Herman Gallegos Herman Gallegos Date

SITE PLAN

NOT TO SCALE

SCALE: 1" = 60'-0

ZONE ATLAS E-22



DR. N.E. WILLOW BEND SUBDIVISION SAN ANTONIO DRIVE N.E PHASE 6 PHASE 5 PHASE 6 PHASE 7 ∞ PHASE PHASE 2 EXERCISE **PHASE** 12 9 PHASE PHASE PHASE PHASE 1 PHASE 5 3 PHASE PHASE 14 PHASE PARCEL 8-1 TRACT N-1

SITE AREAS AT EACH PHASE TO BE COMPLETED FOR OCCUPANCY OF ANY SRUCTURE

ALLASO HIGH DESERT 6701 TENNYSON STREET N.E., 87111



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REVISIONS/SUBMITTALS
DATE DESCRIPTION

2 05/07/2021 1ST CITY COMMENTS

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DΔTE: MAY 07 2021 ORR #. 19.2

Δ11

PHASING SITE PLAN

PHASING SITE PLAN | 0' | | 30' | 60' | 120' | SCALE: 1" = 60'-0"

DESERT HEIGHTS AT TANOAN

