

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 Inspection
Architect'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 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 Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Sincerely,

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

\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: Allaso High Desert **Building Permit #** PAGE **Hydrology File #** E22D023

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: gennnyd@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) ☐ RESIDENCE ☒ DRB SITE ☐ ADMIN SITE: ☐

RE-SUBMITTAL: ☒ YES ☐ NO

DEPARTMENT: ☒ TRANSPORTATION ☐ HYDROLOGY/DRAINAGE

Check all that apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY **BLDGS 1, 2, 4, & 19**
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT APPROVAL
- ☐ FINAL PLAT 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY)

DATE SUBMITTED: 07/27/23

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.

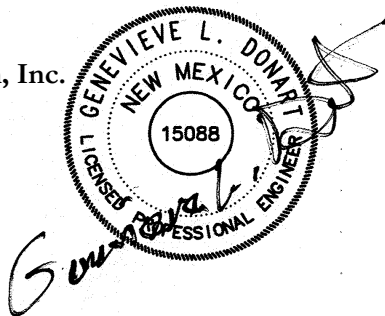
This certification is submitted in support of a request for Permanent Certificate of Occupancy.

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.



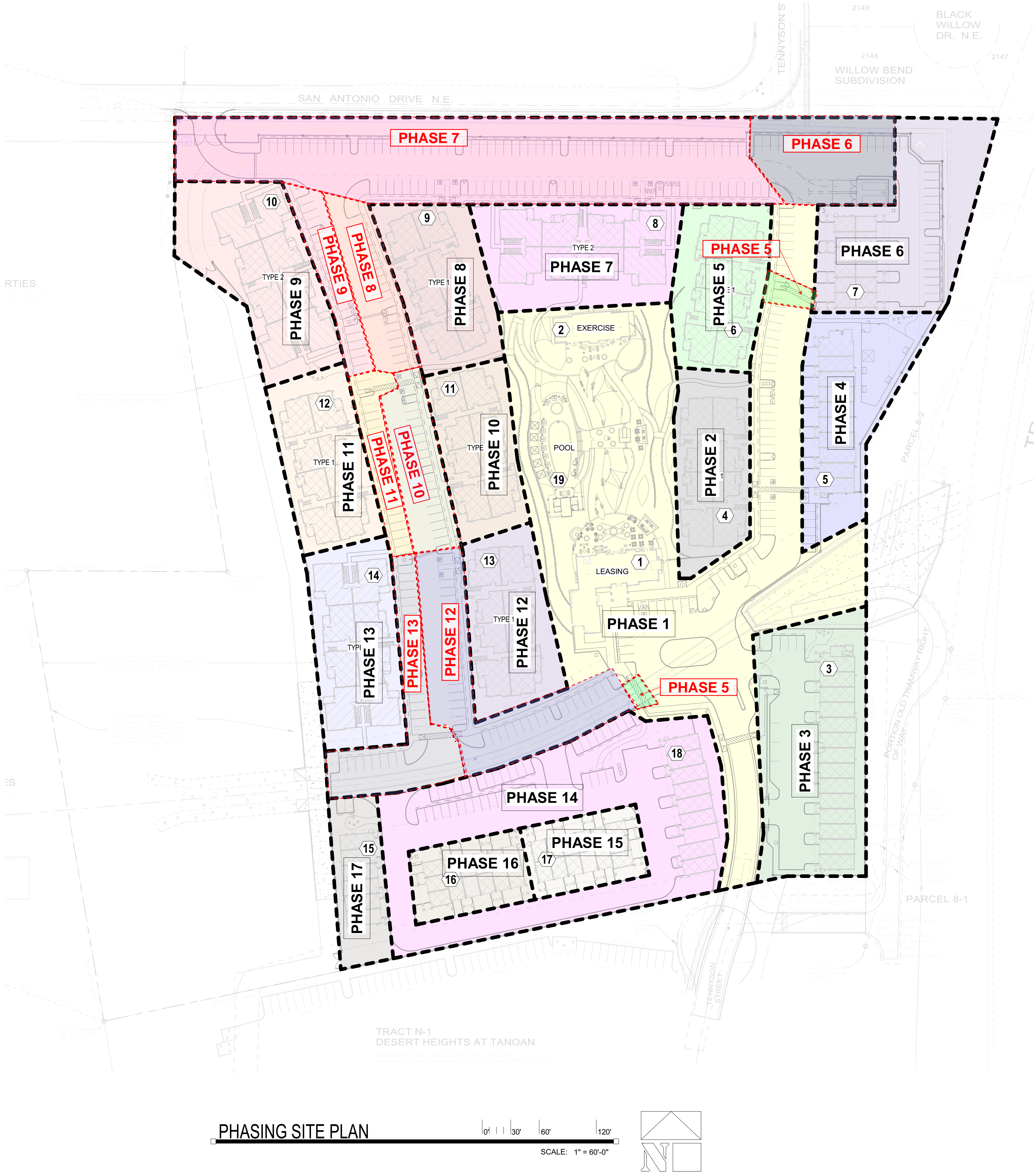
Genevieve L Donart, NMPE No. 15088

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



Contractor must verify all dimensions at project before proceeding with this work.
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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





