

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

November 30, 2021

David Aube, P.E.
The Design Group
120 Vassar Dr SE
Albuquerque, NM 87106

Re: La Vida Llena, Phase 2
10501 Lagrima De Oro Rd NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 10-30-19(DRB) (F21D028)
Certification dated 11-22-21

Dear Mr. Aube,

Based upon the information provided in your submittal received 11-22-21, Transportation Development cannot approve the release of Certificate of Occupancy for the above referenced project.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Add bike rack
- Add motorcycle parking
- Complete asphalt patch work.
- Finish parking striping
- Add ADA parking signs
- Add culvert top plates
- Remove construction equipment, materials, porta potties, security fence and debris from site.

Once corrections are complete resubmit

1. The approved and stamped Administrative Amendment with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

If you have any questions, please contact me at (505) 924-3981.

Sincerely,

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

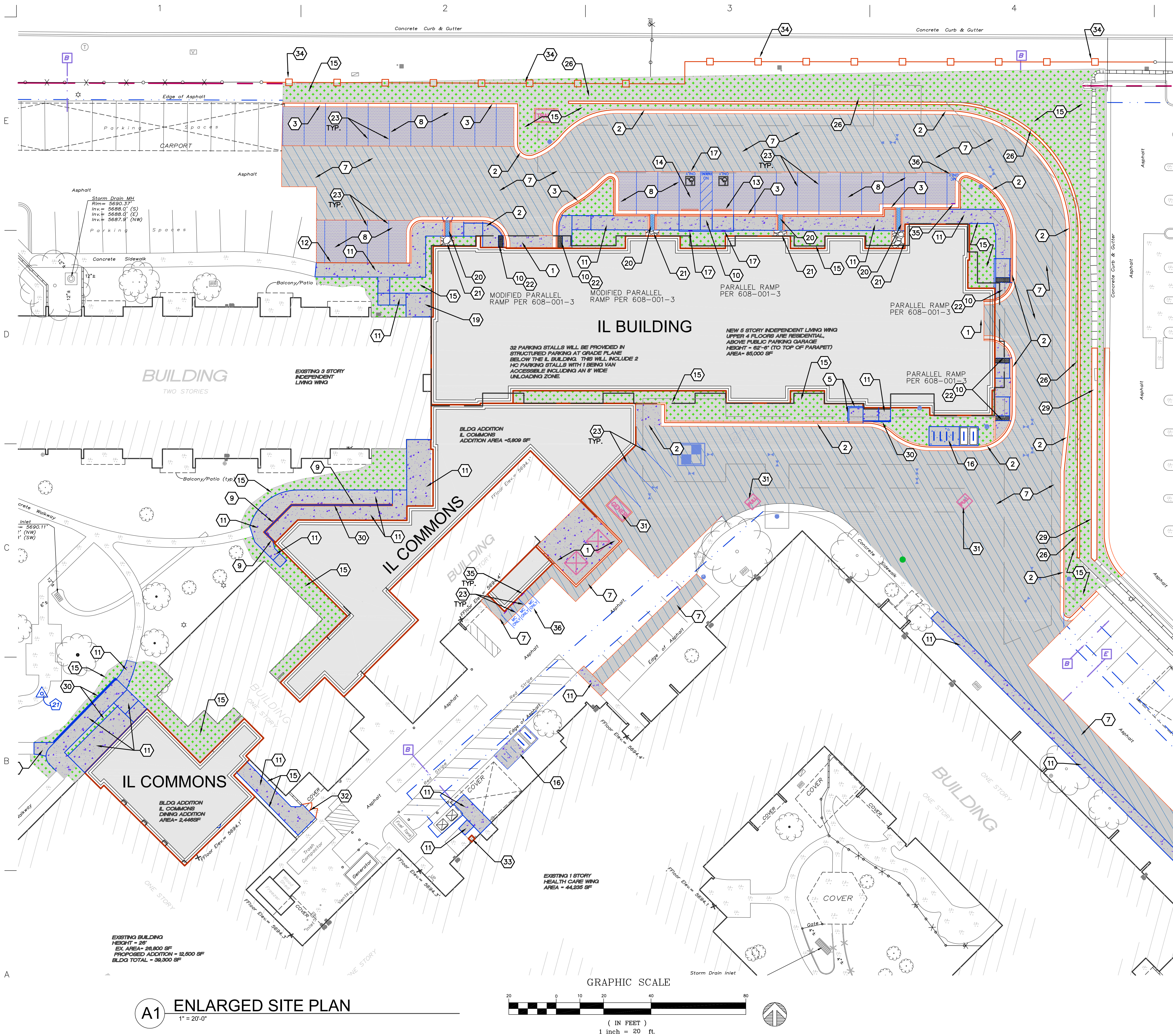
PO Box 1293

Albuquerque

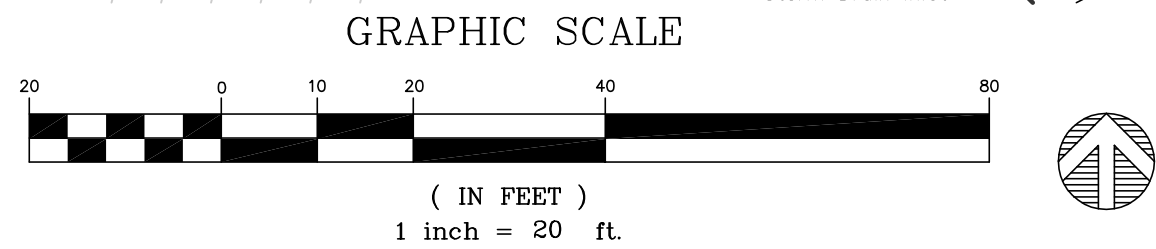
NM 87103

www.cabq.gov

P:\2011_Lm-masterplanphase3\buildout\02_Model\02 Civil\Phase 3 IL Commons\SP-EPC-3.dwg, 8/20/2019 12:15:24 PM



A1 ENLARGED SITE PLAN
1" = 20'-0"

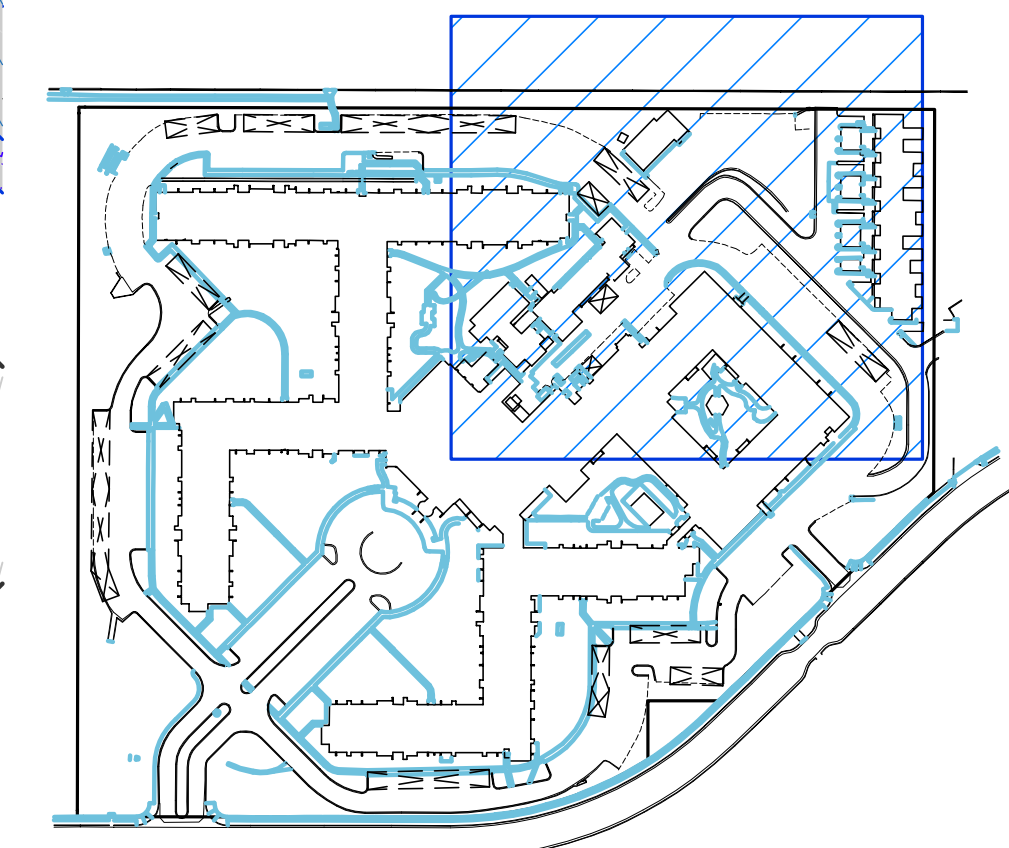


PAVING PLAN GENERAL NOTES

- I. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.
- II. PAVING PLAN KEYED NOTES ARE COMMON TO ALL SHEETS. NOT ALL KEYED NOTES WILL APPEAR ON EVERY PAGE.
- III. PAVING WITHIN LAGRIMA DE ORO RIGHT OF WAY SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE PUBLIC WORK ORDER PLANS, CITY OF ALBUQUERQUE STANDARD DETAILS, COLLECTOR ASPHALT PAVING FOR UTILITY PATCHING.

PAVING PLAN KEYED NOTES

1. CONCRETE PAVEMENT.
2. 6" STANDARD CURB AND GUTTER.
3. 6" DEPRESSED CURB AND GUTTER.
4. RUNDOWN GUTTER.
5. 6" HEADER CURB.
6. CURB TRANSITION.
7. MAIN DRIVE ASPHALT PAVEMENT.
8. PARKING LOT ASPHALT PAVEMENT.
9. CMU RETAINING WALL, 4'-0" TALL MAX.
10. CONCRETE CURB ACCESS RAMP PER NMDOT DETAILS ON SHEETS C-501 AND C-502.
11. CONCRETE SIDEWALK.
12. TURNDOWN EDGE ON SIDEWALK.
13. CONCRETE PARKING BLOCK.
14. ADA RESERVED PARKING STALL.
15. SEE LANDSCAPING PLANS.
16. BICYCLE RACK.
17. ADA RESERVED PARKING SIGN.
18. ADA VAN ACCESSIBLE RESERVED SIGN.
19. CONCRETE STOOP.
20. CONCRETE SIDEWALK CULVERT.
21. RIP RAP EROSION PROTECTION.
22. DETECTABLE WARNING SURFACE.
23. 4" WIDE WHITE TRAFFIC PARKING.
24. PAINT CURB RED WITH 6" TALL WHITE LETTERS READING "NO PARKING FIRE LANE".
25. PAINT CURB YELLOW WHERE HEIGHT IS BETWEEN 1/4" AND 6" TALL.
26. CMU WALL.
27. PAINTED CROSSWALK.
28. CONCRETE VALLEY GUTTER.
29. KEYSTONE BLOCK WALL WITH MAX HEIGHT 4' PER MANUFACTURERS RECOMMENDATIONS.
30. HANDRAIL.
31. ELECTRICAL EQUIPMENT.
32. NEW PAIR OF 3' WIDE WOOD GATES. HEIGHT TO MATCH EXISTING WALL (APPROX 6'). MODIFY EXISTING CMU WALL AS REQUIRED TO INSTALL.
33. BUILD 2' WIDE, 4' TALL ENCLOSURE AROUND NEW 6" DI FIRE SUPPRESSION LINE FROM FIRE DEPARTMENT CONNECTION. ENCLOSURE TO BE METAL STUDS, EXTERIOR SHEATHING, AND STUCCO TO MATCH EXISTING. SLOPE TOP SURFACE OF ENCLOSURE AT 1/4" PER FOOT.
34. WROUGHT IRON FENCE WITH MASONRY PILASTERS.
35. MOTORCYCLE PARKING ONLY SIGN.
36. 12" TALL "MC ONLY" LETTERS PAINTED ON PAVEMENT.



A5 KEY PLAN
NOT TO SCALE

REVISIONS:

No.	DATE	DESCRIPTION
1	ASI 1	10.31.14
Copyright: Design Group		
Drawn by		
Checked by		
Date		7-31-2019
Project number		2811
Cad file name		

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

SP-EPC-3



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: La Vida Llena **Building Permit #:** _____ **Hydrology File #:** F21-D28
DRB#: #2019-002114 (1003807) **EPC#:** SI-2019-00117 **Work Order#:** _____
Legal Description: Amended Plat Land in Section 33, T11N, R4E, NMPM, La Vida Llena,
City Address: 10701 Lagrima de Oro Road NE

Applicant: Haverland Carver Lifestyle Group **Contact:** Joe Gomez
Address: 101501 Montgomery Boulevard NE, 87111
Phone#: 505-991-5557 **Fax#:** _____ **E-mail:** jgomez@lavidallena.com

Other Contact: The Design Group **Contact:** David Aube
Address: 120 Vassar Drive SE, Albuquerque, NM 87106
Phone#: 505-998-6430 **Fax#:** 505-242-6881 **E-mail:** daube@designgrouponnm.com

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

IS THIS A RESUBMITTAL? _____ 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
____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ STREET LIGHT LAYOUT
____ OTHER (SPECIFY) _____
____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ____ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
____ 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
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: 11-22-2021 **By:** David Aube

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____