

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Interim Director



Mayor Timothy M. Keller

September 27, 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**  
**60-Day Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 10-30-19(DRB) (F21D028)  
Certification dated 9-15-21

Dear Mr. Aube,

Based upon the information provided in your submittal received 9-15-21, Transportation Development has no objection to a 60-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 60-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

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

- Please add Motorcycle Signs.
- Remove security fence, porta potties and construction equipment and debris.

Once corrections are complete resubmit

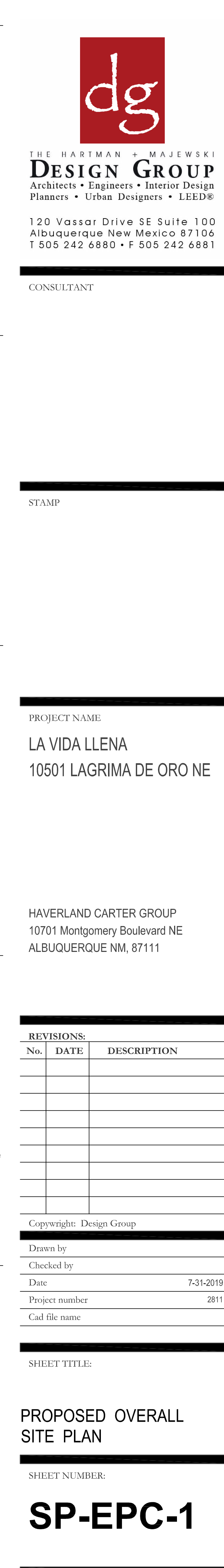
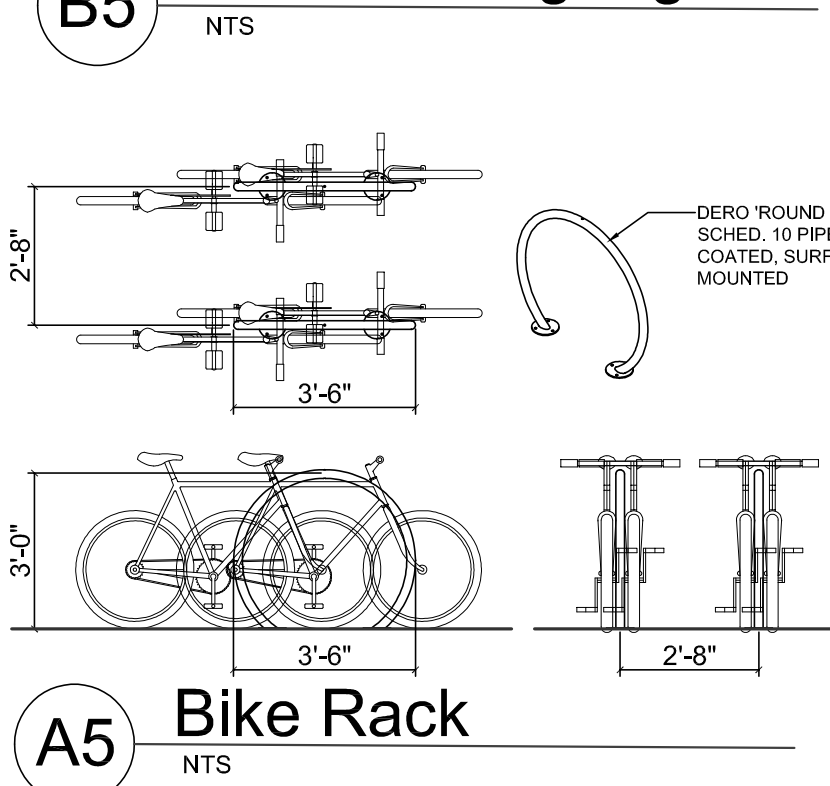
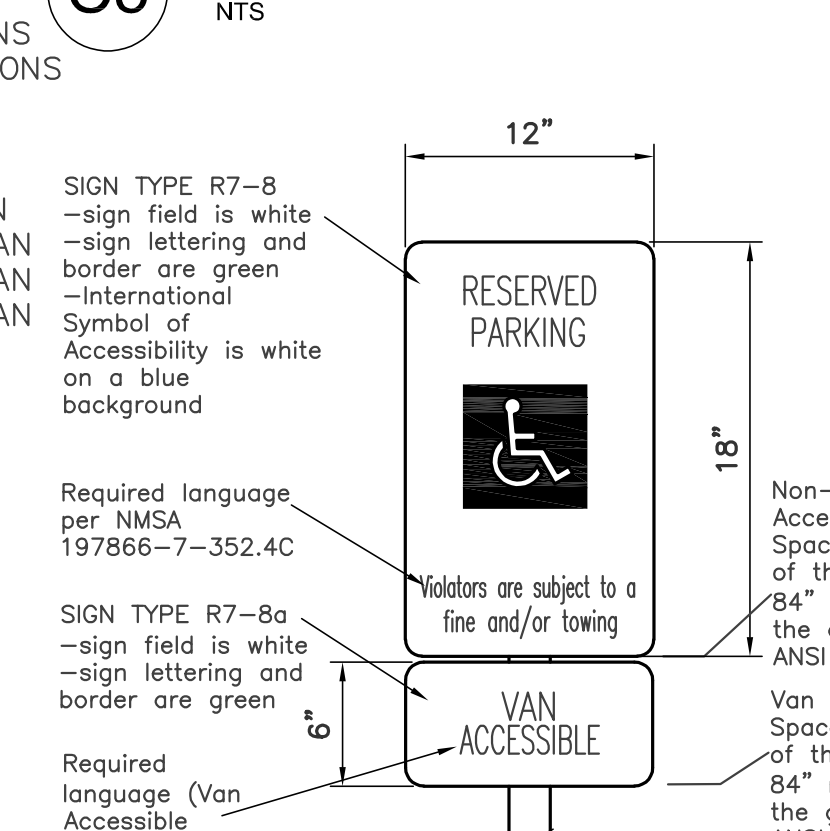
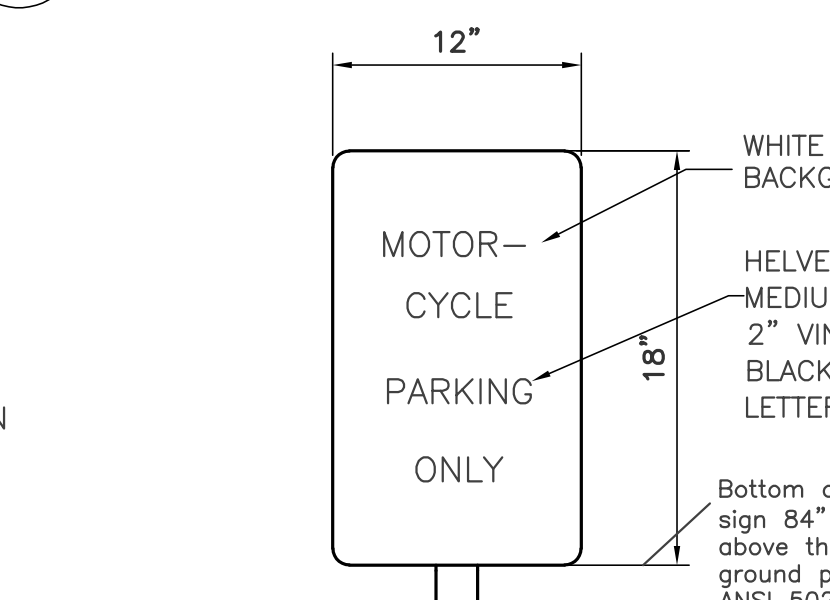
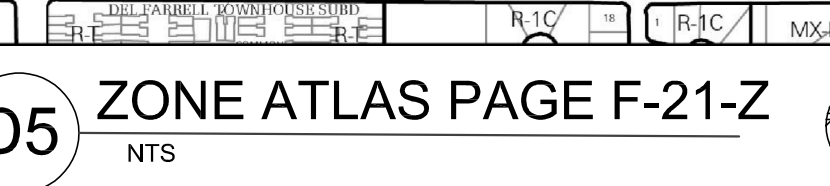
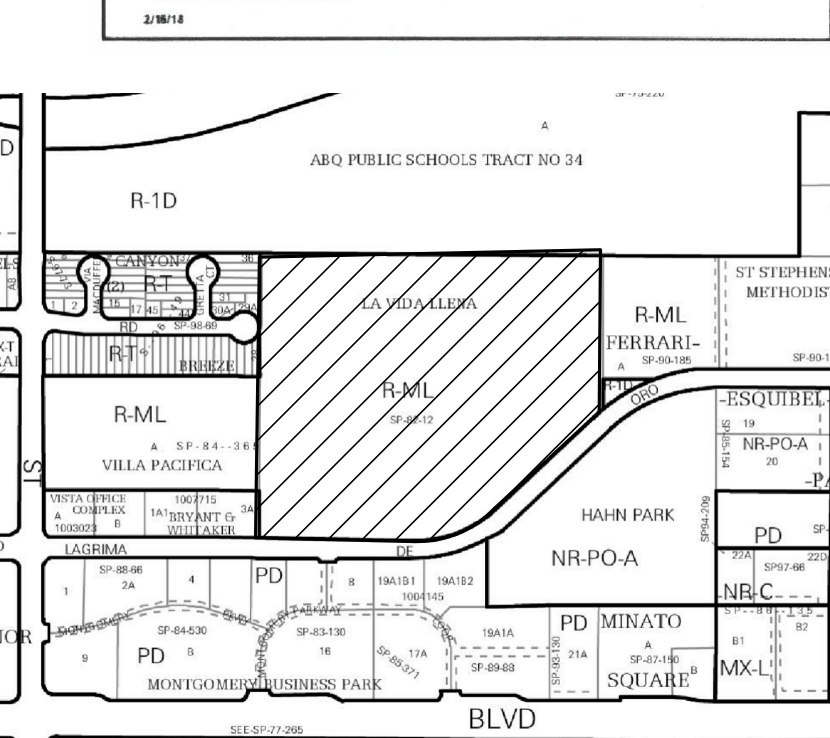
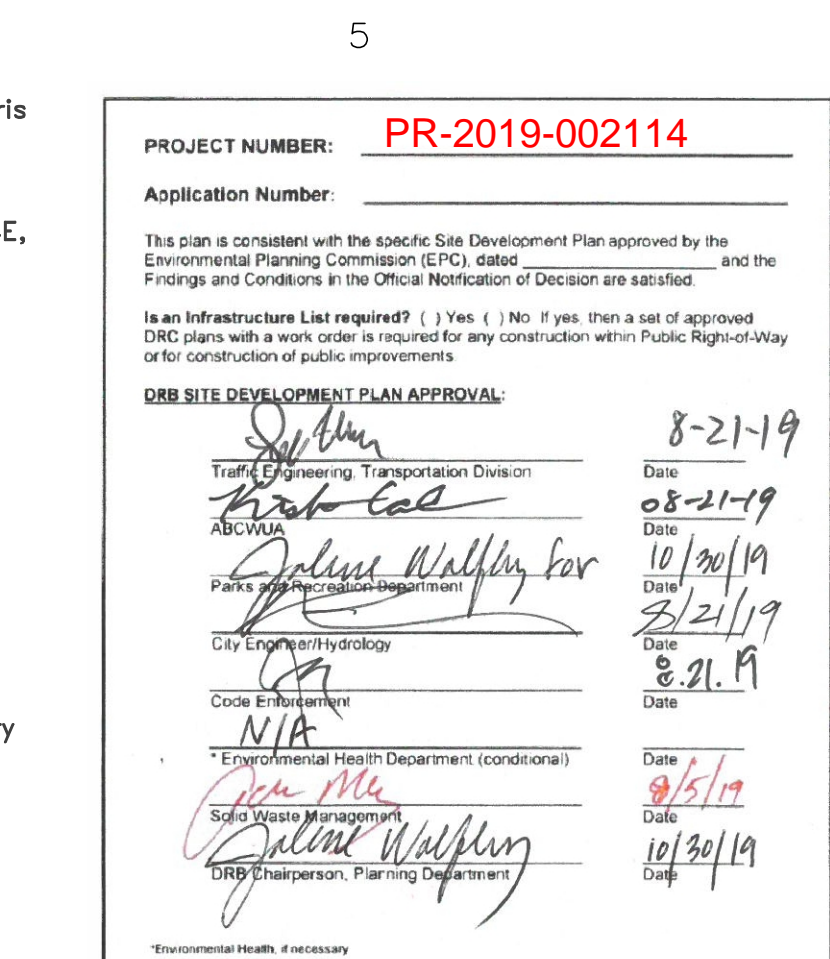
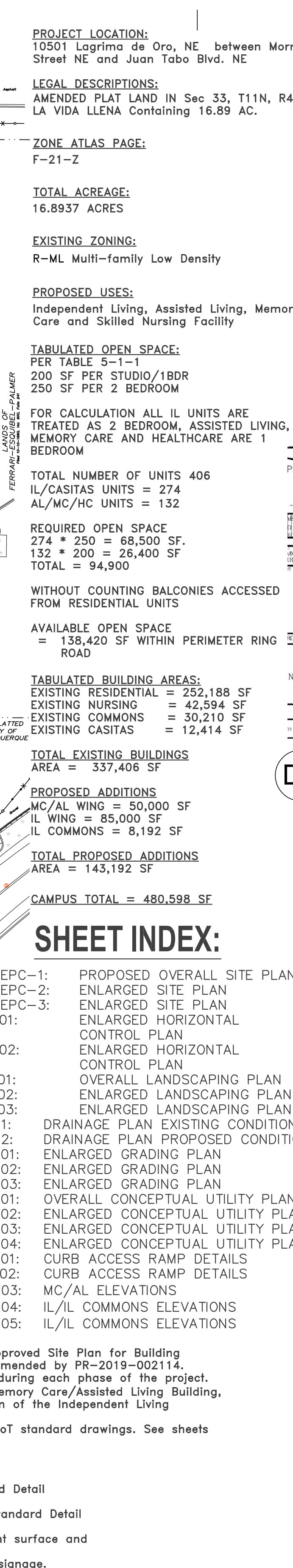
1. The approved and stamped Site Plan for Building Permit with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).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

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

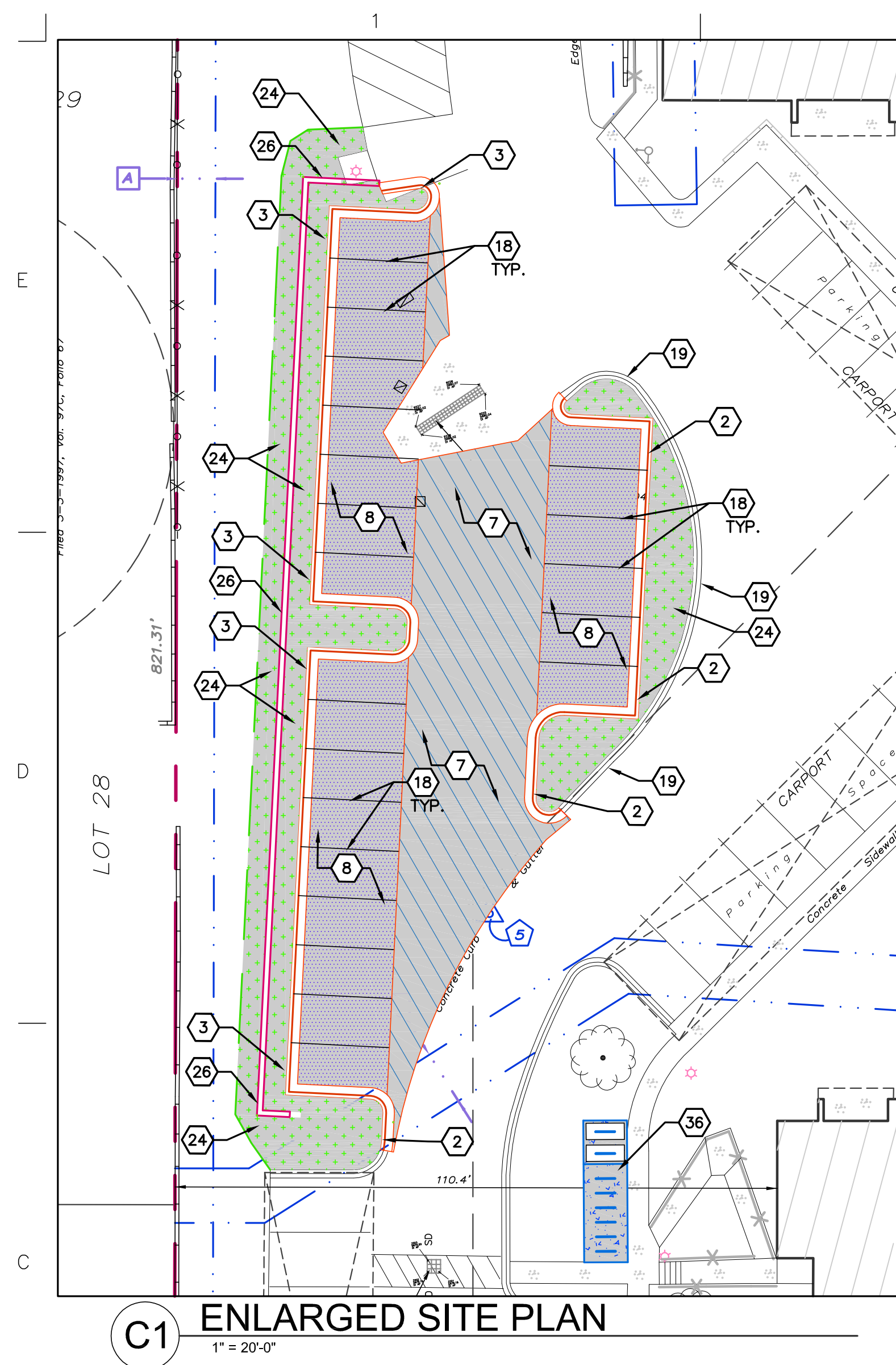
Sincerely,

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services  
EG via: email  
C: CO Clerk, File



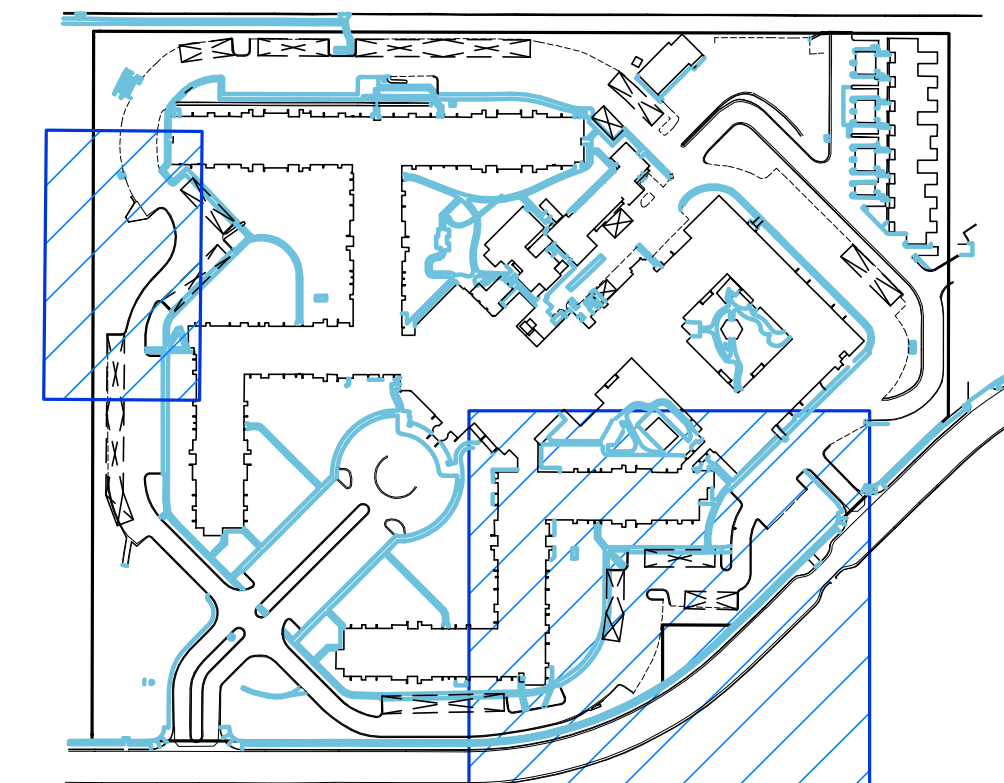
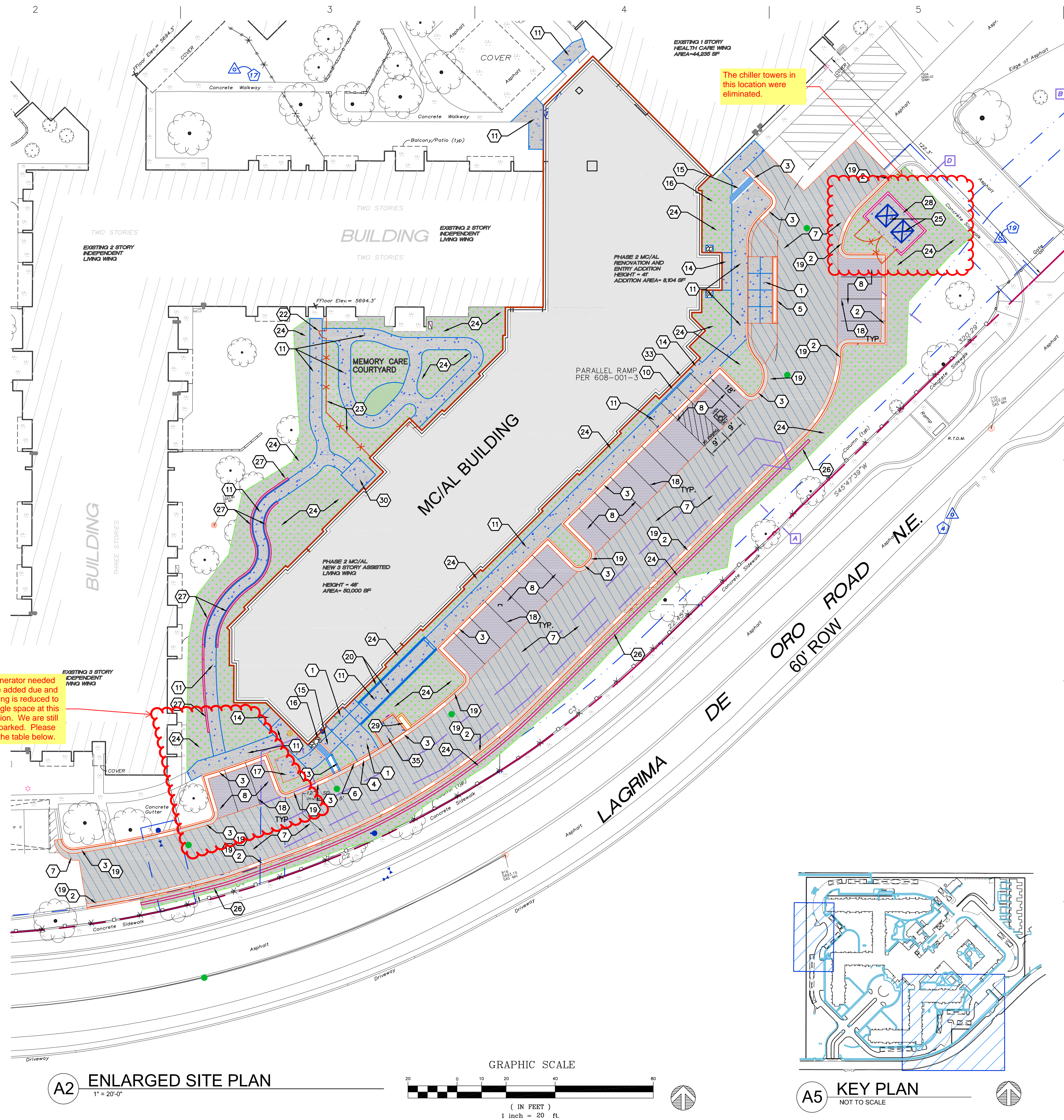






## PAVING PLAN KEYED NOTES

1. CONCRETE PAVEMENT.
2. 6" STANDARD CURB AND GUTTER.
3. 6" DEPRESSED CURB AND GUTTER.
4. RUNDOWN DEPRESSED 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 STANDARD DETAILS ON SHEET C-501 AND C5-502.
11. CONCRETE SIDEWALK.
12. TURNDOWN EDGE ON SIDEWALK.
13. CONCRETE RUNDOWN CHANNEL.
14. CONCRETE STOOP.
15. CONCRETE SIDEWALK CULVERT.
16. RIP RAP EROSION PROTECTION.
17. CONCRETE EQUIPMENT PAD UNDER NEW TRANSFORMER.
18. 4" WIDE WHITE TRAFFIC PARKING.
19. PAINT CURB RED WITH 6" TALL WHITE LETTERS READING "NO PARKING FIRE LANE".
20. HANDRAIL.
21. PAINT CURB YELLOW WHERE HEIGHT IS BETWEEN  $\frac{1}{4}$ " AND 6" TALL.
22. 4" WIDE X 6" TALL PERSONNEL GATE.
23. 6" TALL DECORATIVE WROUGHT IRON FENCE. PROVIDE CONCRETE HEADER CURB BELOW FENCE TO ALLOW BOTTOM OF FENCE TO BE A UNIFORM ELEVATION.SEE LANDSCAPING PLANS FOR DETAILS.
24. COOLING TOWER FOR MECHANICAL SYSTEM.
25. KEYSTONE BLOCK WALL WITH MAX HEIGHT 6' PER MANUFACTURERS RECOMMENDATIONS.
26. CAST IN PLACE CONCRETE RETAINING WALL UP TO 3' TALL.
27. MECHANICAL YARD WITH CONCRETE PAVEMENT, 6" TALL CMU SCREEN WALL, AND GATES.
28. CONCRETE TAILWALL 18" TALL.
29. CONCRETE SEATING AREA.. CONCRETE SIDEWALK, SEE LANDSCAPING PLAN FOR SITE FURNISHINGS.
30. RESERVED PARKING SYMBOL.
31. 12" TALL WHITE LETTERS "NO PARKING"
32. UNLOADING ZONE
33. VAN ACCESSIBLE RESERVED PARKING SIGN, MOUNTED TO FACE OF BUILDING.
34. ADA COMPLIANT CURB ACCESS RAMP.
35. MC PARKING STALL WITH LETTERING AND SIGN.
36. BICYCLE PARKING.



THE HARTMAN + MAJEWSKI  
**DESIGN GROUP**  
Architects • Engineers • Interior Design  
Planners • Urban Designers • LEED®

120 Vassar Drive SE Suite 100  
Albuquerque New Mexico 87106  
T 505 242 6880 • F 505 242 688

CONSULTANT

STAME

PROJECT NAME

LA VIDA LLENA

10501 LAGRIMA DE ORO NE

HAVERLAND CARTER GROUP

10701 Montgomery Boulevard NE  
ALBUQUERQUE NM, 87111

REVIEWS:		
No.	DATE	DESCRIPTION
1	ASI 1	10.31.1
Copyright: Design Group		
Drawn by _____		
Checked by _____		
Date	7-31-20____	
Project number		2_____
Cad file name _____		

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER:

# SP-EPC-2





# 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 **60 Day Temp.**  
\_\_\_\_ 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:** 9-15-2021 **By:** David Aube

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_