

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

October 4, 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 9-15-21

Dear Mr. Aube,

PO Box 1293

Based upon the information provided in your pictures received 9-30-21, 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.

Albuquerque

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

NM 87103

Sincerely,

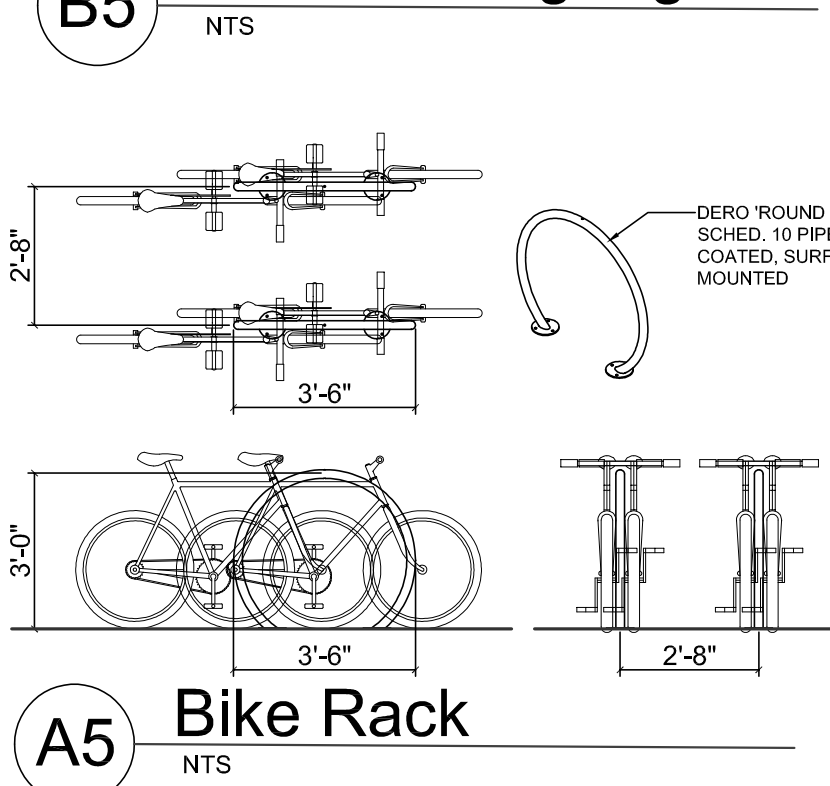
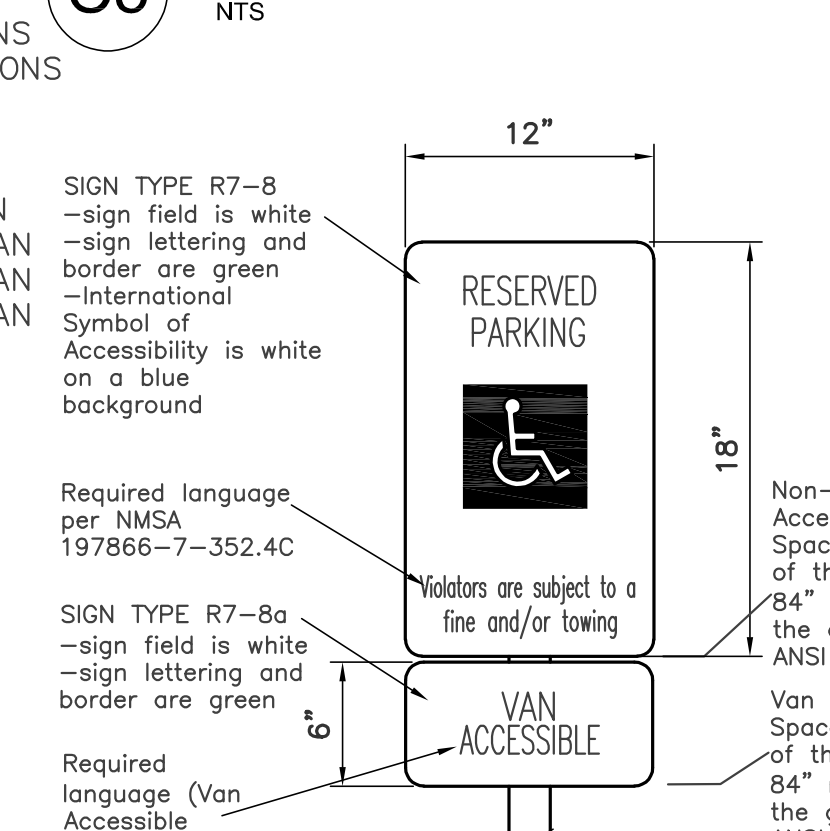
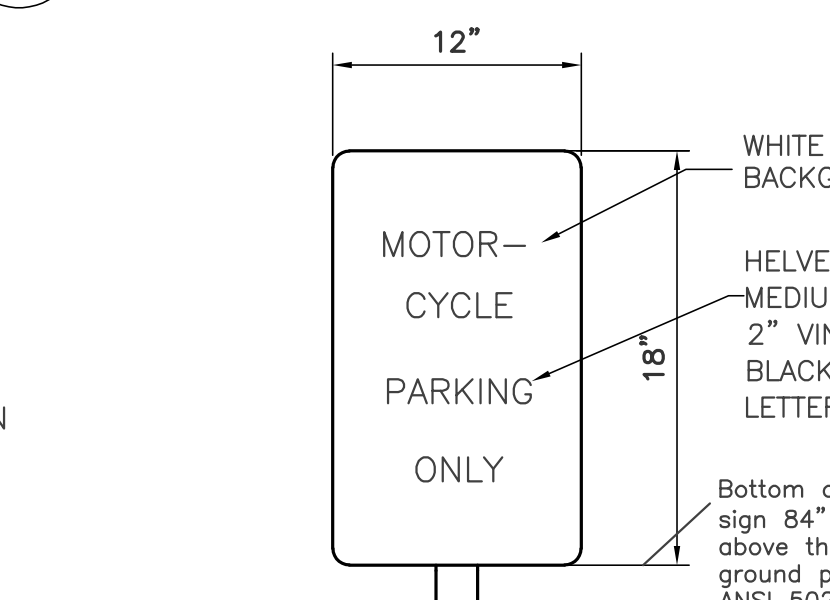
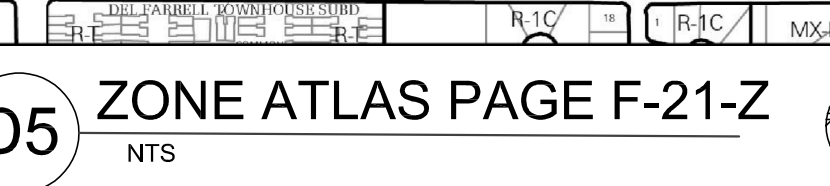
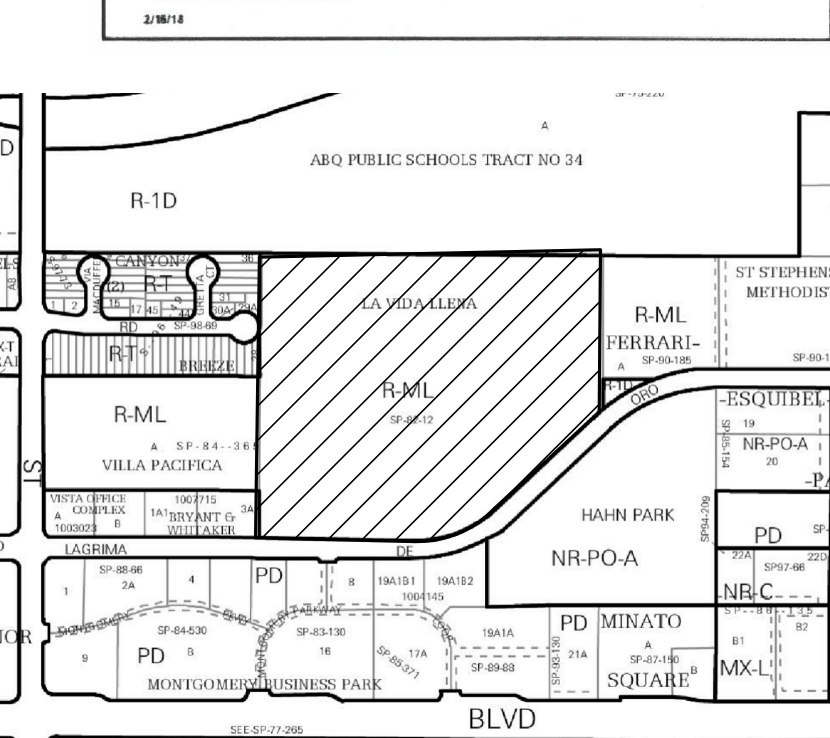
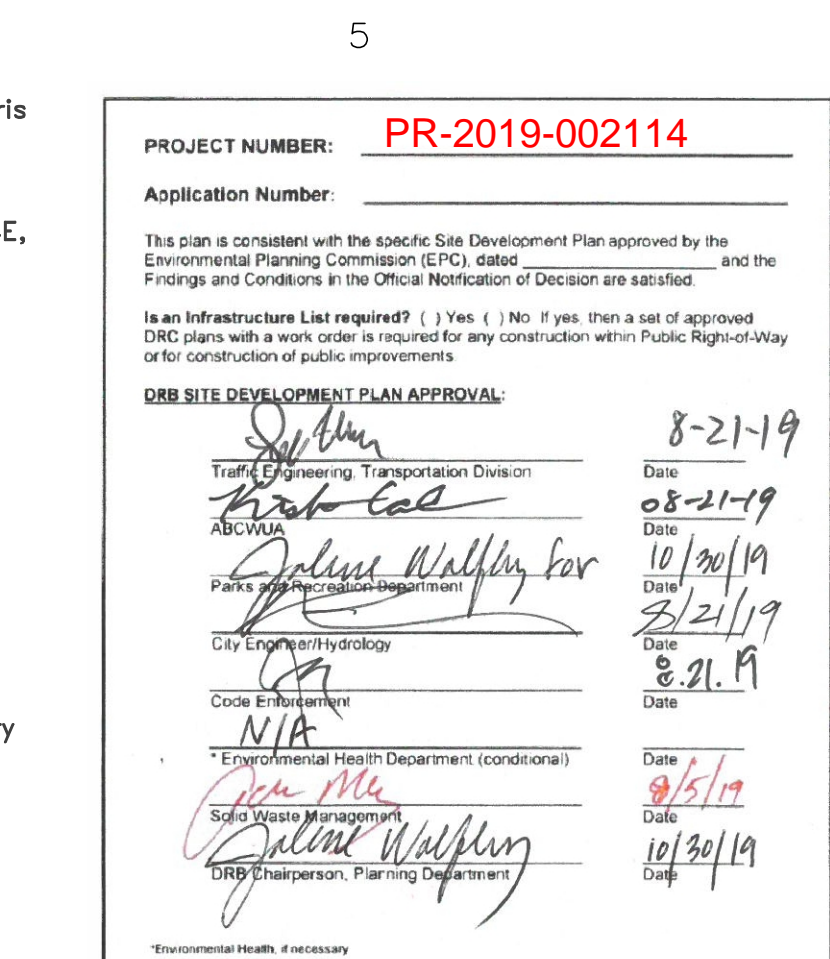
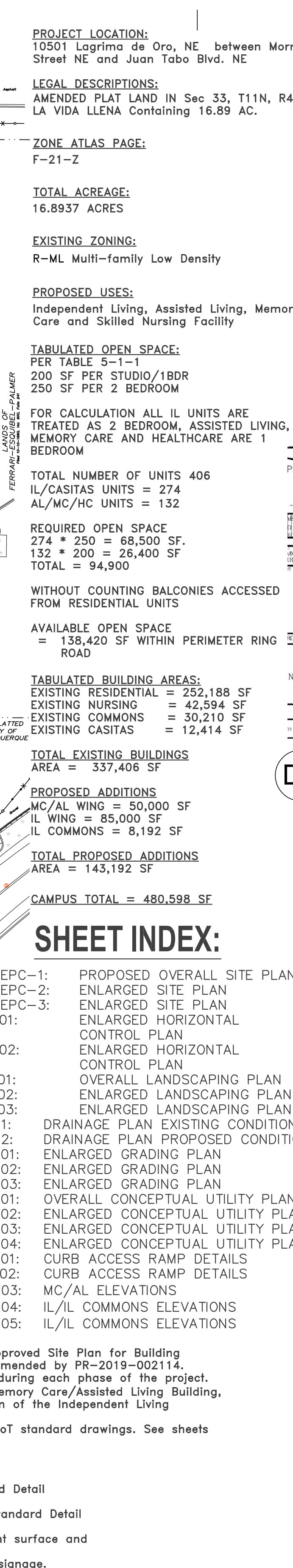
Jeanne Wolfenbarger

www.cabq.gov

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

[illegible]

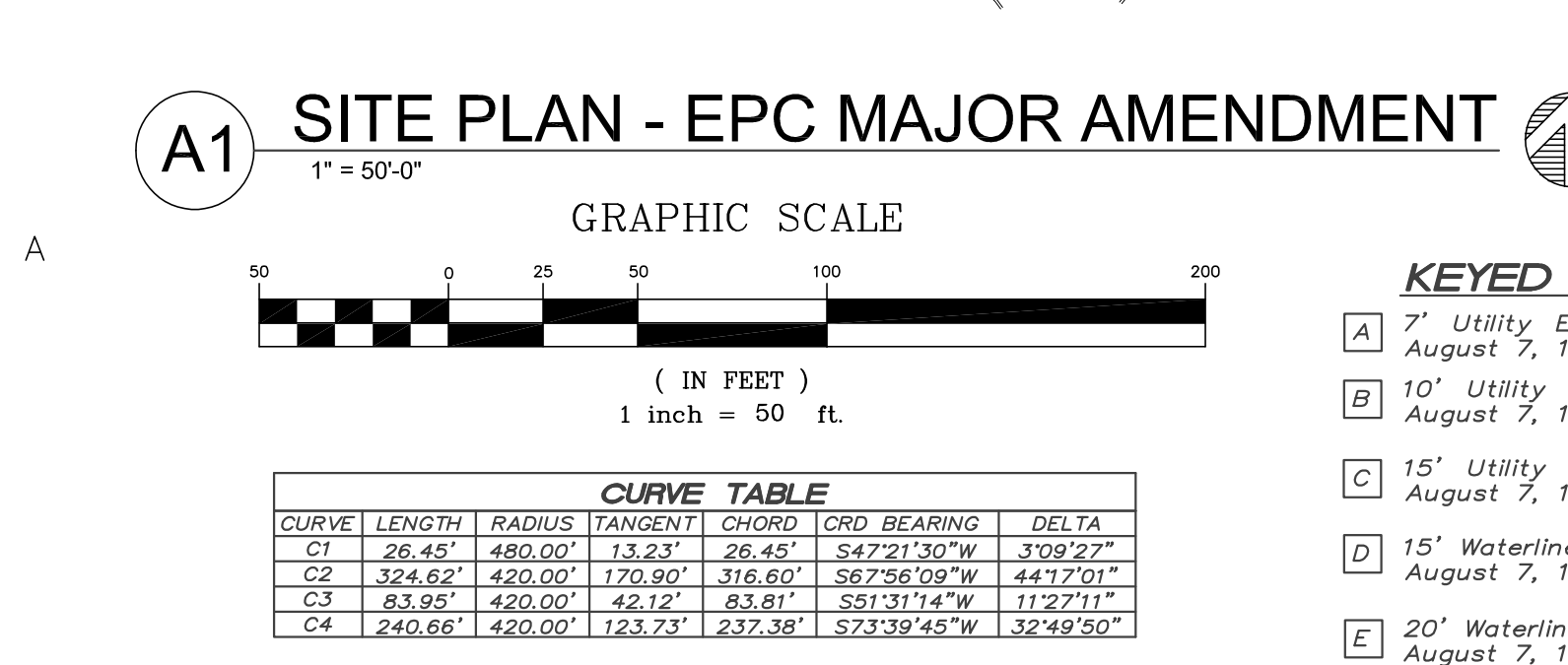
Copyright: Design Group	
Drawn by	
Checked by	
Date	7-31-2019
Project number	2811
Cad file name	

SHEET TITLE:

PROPOSED OVERALL SITE PLAN

SHEET NUMBER:

SP-EPC-1



APPROVED WITH SITE PLAN:

1. SITE PLAN – Project #2019-002114 (1005807) was Approved by the Environmental Planning Commission on June 14, 2019. The project included a Major amendment to the Side Development Plan (SI-2019-00117) and two Variance (VA-2019-00152 and VA-2019-00179).

2. VARIANCE approved with site plan, VA-2019-00152 allows a 12-foot 9-inch (ALMC Building allowing a total building height of 47-foot 9-inches), and a 29-foot 1.5-inch (IL Building allowing a total building height of 34-foot 1.5-inches) Variance to the 35' maximum building height.

3. VARIANCE approved with site plan, VA-2019-00179 allows a 30-foot Variance from the required 50-foot parking area separation, giving a required setback from the property line to the parking of 20' along the Residential

Parking Counts / Calculations		MC/AL AND IL ADDITIONS				
Per IDO Section 14-16-5-5		Apts/ Beds	Required Spaces	Provided Spaces	Bike Racks	Motorcycle Parking
INDEPENDENT LIVING (1 SPACE/ APT.)	266	266	413		27	
Surface - uncovered parking spaces						
Surface - covered parking spaces						
Under Building - structured parking spaces						
On Street Parking						
NURSING HOME (1 SPACE/ 5 BEDS)	58	12			1	
ASSISTED LIVING/ MEMORY CARE (1 SPACE/ 3 BEDS)	74	25			3	
CASITAS (1 SPACE/ DWELLING UNIT)	8	8	14		1	
TOTAL	406	311	425		32	6
OVER/UNDER		116				

Technical drawing of the A5 Bike Rack. The drawing includes the following views and dimensions:

- Side View (Top):** Shows the rack's profile with a height of 2'-8" and a width of 3'-6".
- Side View (Bottom):** Shows the rack's profile with a height of 3'-0" and a width of 3'-6".
- Front View (Bottom):** Shows the rack's front profile with a width of 2'-8".
- Detail View (Top Right):** A callout showing a "DERO ROUND RACK" IN SCHED. 10 PIPE, POWDER COATED, SURFACE MOUNTED.

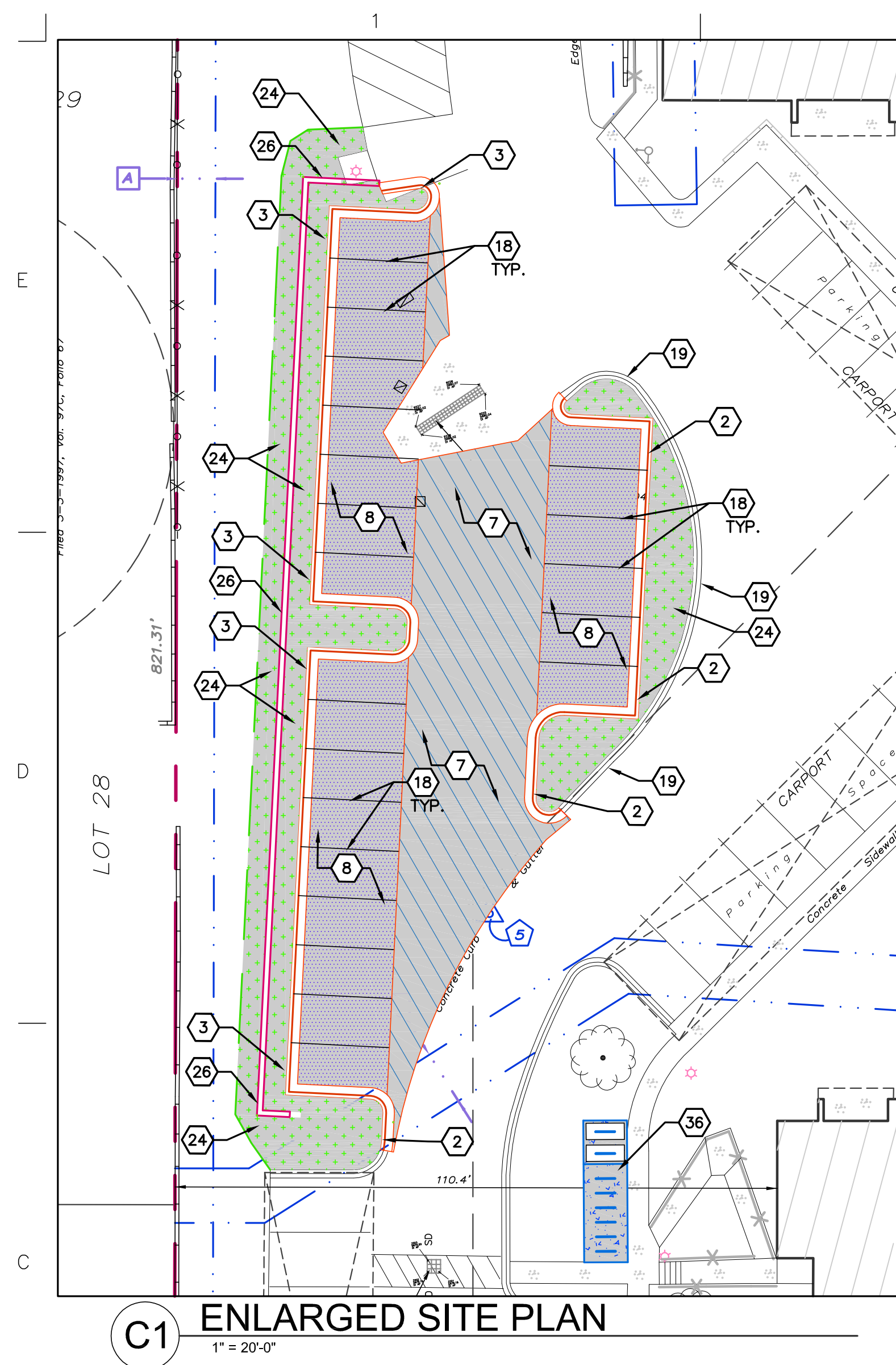
A5 Bike Rack
NTS

SHEET TITLE:

PROPOSED OVERALL SITE PLAN

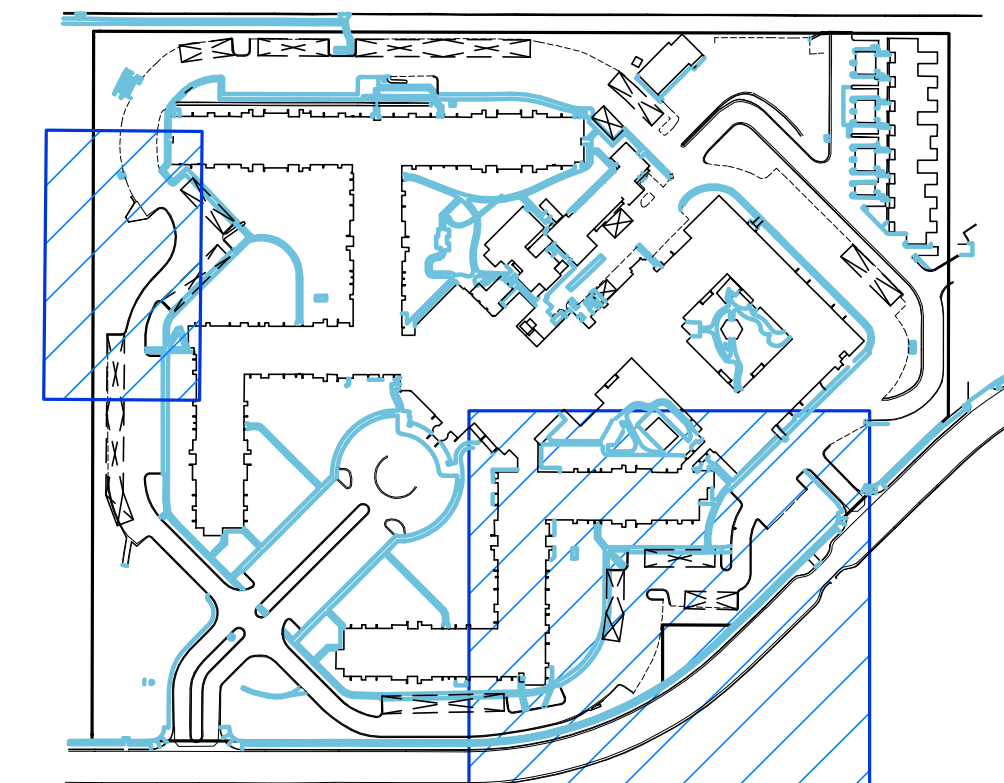
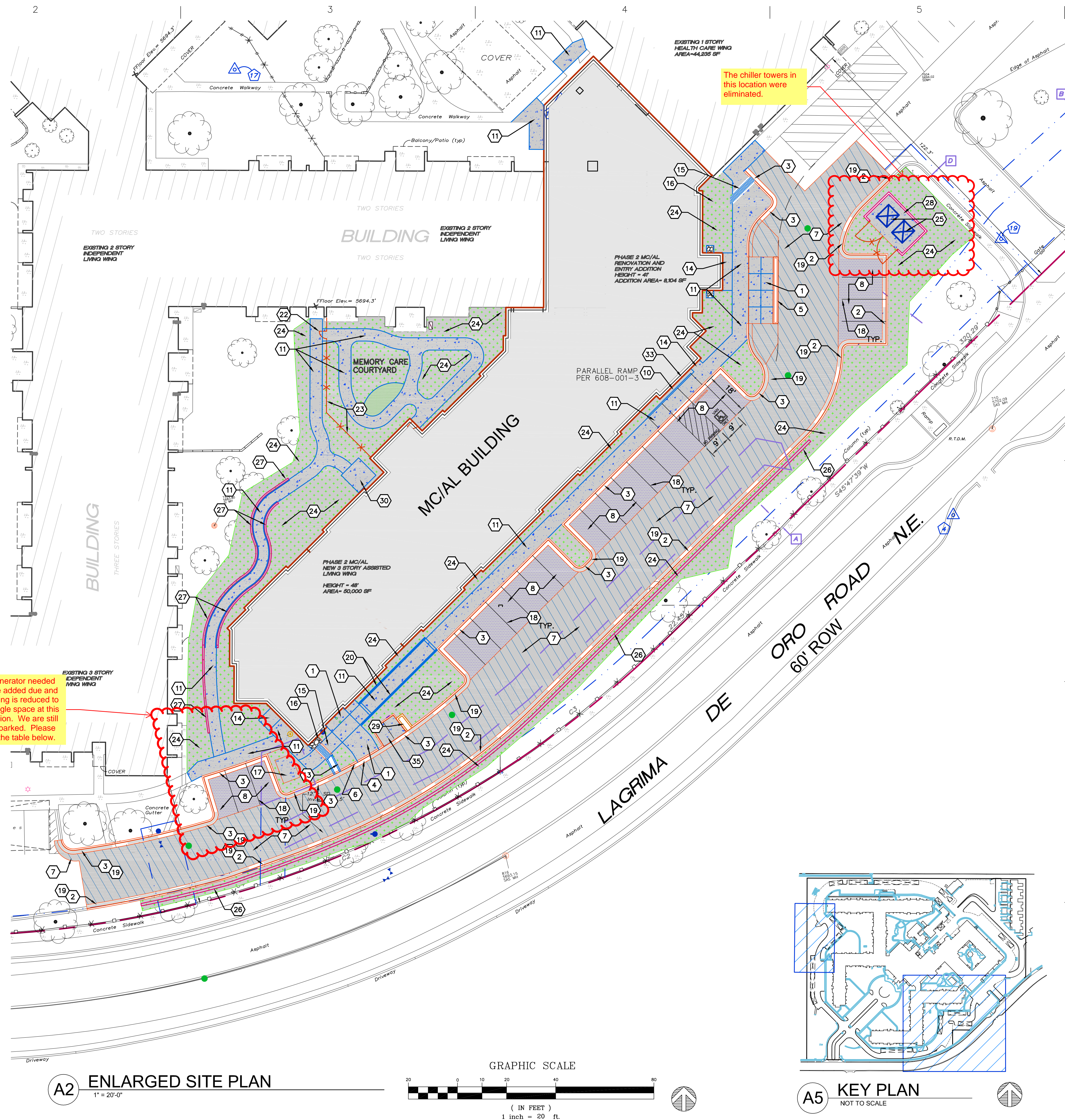
SHEET NUMBER:

SP-EPC-1



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
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CONSULTANT

STAMP

PROJECT NAME

LA VIDA LLENA

10501 LAGRIMA DE ORO NE

HAVERLAND CARTER GROUP

10701 Montgomery Boulevard NE
ALBUQUERQUE NM, 87111

REVISIONS:		
No.	DATE	DESCRIPTION
1	ASI 1	10.31.1
Copyright: Design Group		
Drawn by		
Checked by		
Date	7-31-2	
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 X DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes X No

DEPARTMENT X TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- X 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
X 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: _____