CITY OF ALBUQUERQUE



June 29, 2016

Yolanda Moyer Bohannan Huston Inc. 7500 Jefferson St. NE Albuquerque, NM 87109

Re: Del Webb Amenity Center 9100 Del Webb Lane, NW Request for Certificate of Occupancy- Transportation Development DRB Approval dated 6-26-15 (H09-D017C1) Certification dated 6-21-16

Dear Ms. Moyer,

Based upon the information provided in your submittal received 6-22-16, Transportation Development has no objection to the issuance of a <u>Permanent</u> <u>Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>Permanent Certificate of Occupancy</u> to be issued by the Building and Safety Division.

If you have any questions, please contact Gary Sandoval at (505) 924-3675 or me at (505)924-3991.

New Mexico 87103

PO Box 1293

Albuquerque

Sincerely,

www.cabq.gov Racquel M. Michel, P.E. Traffic Engineer, Planning Dept. Development Review Services

> \gs via: email C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Del Webb Amenity Center		Building Permit #:	City Drainage #: H-9 DD
DRB#: 10006864	EPC#:		Work Order#:
.egal Description: N-2-A-F-1 OF DEL WE	EBB @ MIREHAVEN PHASE I		
City Address: <u>9/00 Del []</u>	ebb Lane NW		
Engineering Firm: BOHANNAN HUST	ON INC		Contact: Yolanda Moyer
Address: 7500 JEFFERSON ST NE COU			
Phone#: 823-1000	Fax#:		E-mail: ypadilla@bhinc.com
wner: PULTE			Contact: KEVIN PATTON
ddress: 7601 JEFFERSON STREET NE			
hone#: 505-341-8591	Fax#:		E-mail: kevin.patton@pultegroup.com
rchitect:			Contact:
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Bohannan 🔔 Huston

June 21, 2016

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

www.bhinc.com

voice: 505.823.1000 facsimile: 505.798.7988 toll free: 800.877.5332

Racquel Michel, P.E. Transportation Development Section City of Albuquerque 600 2nd Street NW Albuquerque, NM 87102

Re: Traffic Circulation Layout Engineer's Certification Del Webb Amenity Center (H-9)

Dear Racquel:

Enclosed for your review is the approved Site Plan dated 6/26/15. I visited the site on 06/21/16 and it is my belief that the traffic and pedestrian improvements have been constructed in substantial compliance with the approved site plan.

Your review and approval is requested for Final Certificate of Occupancy for the project. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,

Volanda adl. Moyor

Yolabda Padilla Moyer, P.E. Senior Project Manager Community Development & Planning

ypm/ Enclosure

cc: Jim Werkmeister, Klinger (w/encl) Kevin Patton, Pulte (w/encl) Peter Steen, Pulte (w/encl)



Engineering **A**

Spatial Data 🔺

Advanced Technologies A

SITE DATA:		· .					
LEGAL DESCRIPTION: 6.63 ACRES COMPRIS SUBDIVISION.	ED OF TRACT N-2	-F WITHIN THE Wa	atershed @ Estrel	la			HOUS
SITE AREA: 276,801 SF (6.63 AC)							1,000
PROPOSED USE: PRIVATE CLUBHOUSE INC		AND OUTDOOR AN	MENITIES			17 - 1964 - 1974 - 1974 - 1974 - 1974 - 1974 - 1974 - 1974 - 1974 - 1974 - 1974 - 1974 - 1974 - 1974 - 1974 - 1	THAN PRIVA
BUILDING AREA: 10,480 SF					MAX.	т. 	
MAXIMUM BUILDING HEIGHT: 40'					Ŵ o		COI
PARKING: REQUIRED MINIMUM 6 SPACES TOTAL PARKING REQUIRED: 63	PER 1000 SF BASE	D ON PAST DEL W	/EBB PROJECTS:		2		
TOTAL PARKING PROVIDED: 63 HANDICAP REQUIRED:4 HANDICAP PROVIDED:6 MOTORCYCLE REQUIRED:3 BICYCLE REQUIRED:4 BICYCLE PROVIDED:8			·				
PROJECT # 1006864, 13EPC-40115 APPLICATION #15DRB-70154				(TURE DET
IS AN INFRASTRUCTURE LIST REQUIRED? (A WORK ORDER IS REQUIRED FOR ANY CO CONSTRUCTION OF PUBLIC IMPROVEMEN	NSTRUCTION WIT			ANS WITH			d de 1
DRB SITE DEVELOPMENT PLAN SIGNOFF A	PPROVAL:						
Racing MMMM TRAFFIC ENGINEER, TRANSPORTATION	5/13/15			• •			
ABCWUA GALL	06/26/15						
Caral S. Dumont PARKS AND RECREATION	5-13-15	· · · · · · · · · · · · · · · · · · ·					H H
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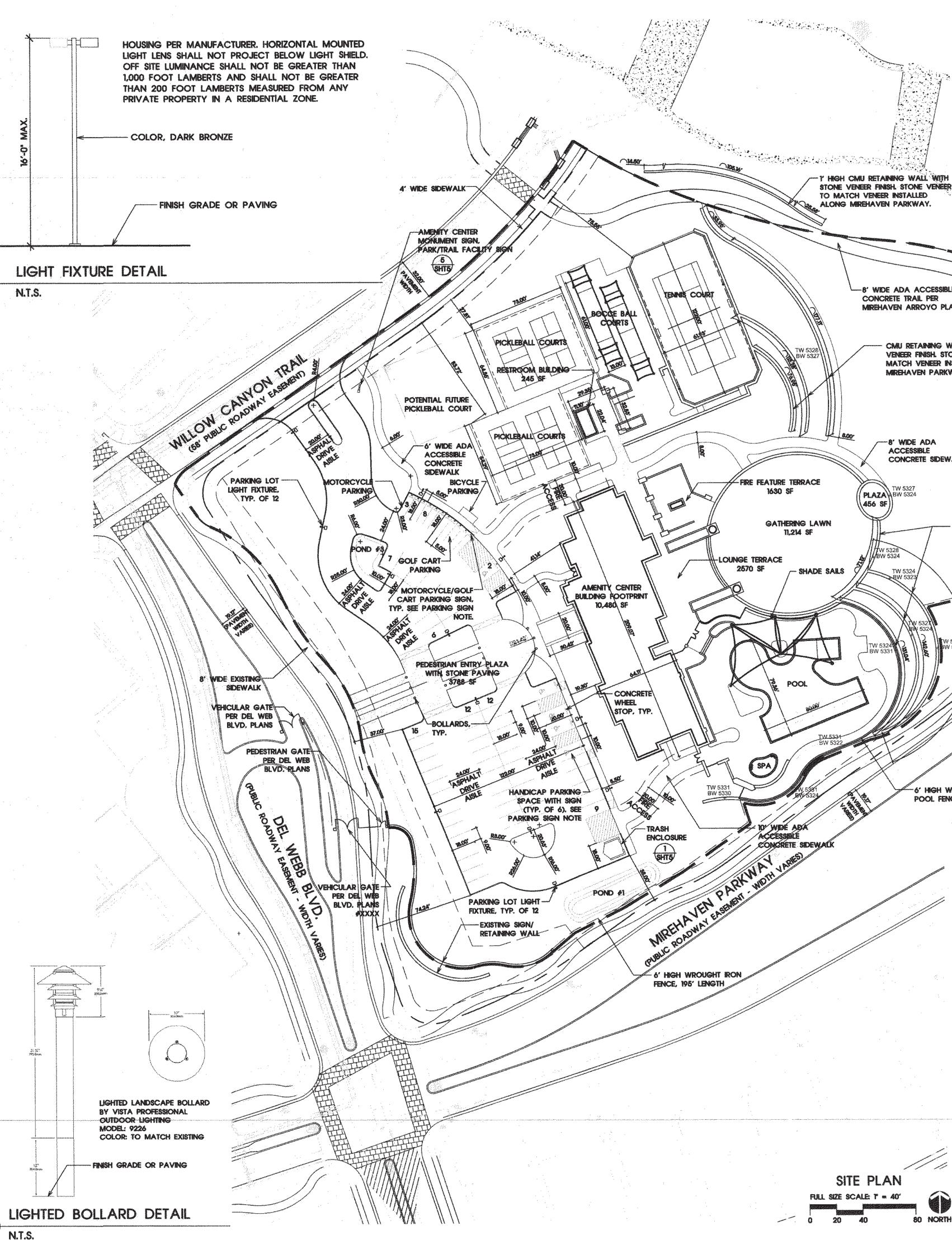
5-13-15 06.10.15 VANAGEMENT 6-26-15 DRB CHAIRPERSON, PLANNING DEPARTMENT

GENERAL NOTES:

- 1. This Site Plan for Building Permit is consistent with the approved Site Plan for Subdivision and Design Standards approved by the DRB on September 25, 2013 (Project Number 1006864, 13EPC-40115)
- 2. All lighting shall comply with the City Comprehensive Zoning Code of §14-16-3-9 Area Regulations.
- 3. Roof-mounted mechanical equipment shall be screened.
- 4. Rainwater harvesting measures such as curb cuts shall be provided. See Grading/Drainage sheet.
- 5. All screening and vegetation surrounding ground-mounted transformers and utility pads shall allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes.
- 6. PNM coordination: development shall abide by all conditions or terms of utility easements prior to development. Contact shall be made to PNM's new service delivery department to coordinate electric service and options for the location of electric service connection.
- 7. All sidewalks, ramps (including required truncated domes) curb cuts, and curb and gutter shall be built per C.O.A. Standard Drawings, Sidewalk (2430)). Curb cuts (2426), curb and gutter (2417A).
- 8. Clear sight distance: landscaping and signage will not interfere with clear sight requirements. therefore, signs, walls, trees and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.

PARKING SIGN NOTES:

- 1. Motorcycle/Golf Cart Parking and Handicap Parking signs shall be 12" x 18" min. The lower edge of the sign face shall be mounted 4' (min.) above finish grade.
- 2. Each Handicap Parking sign shall show the international disabled symbol of a wheelchair; it may include such wording as "disabled parking" or handicapped parking".
- 3. The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 "Violators are subject to a fine and/or towing.
- 4. The ADA access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed (2)(66-1-4.1B NMSA 1978)



TRAFFIC CERTIFICATION

I, YOLANDA PADILLA MOYER, NMPE 16035, OF THE FIRM BOHANNAN HUSTON, INC, HEREBY ECRTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN DATED 6/26/15. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JUNE 21, 2016 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE 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.

80 NORTH

olanda Padilla Moyer, NMPE 16035 -8' WIDE ADA ACCESSIBLE CONCRETE TRAIL PER 06/21/16 MAREHAVEN ARROYO PLANS Date CMU RETAINING WALL WITH STONE VENEER FINISH. STONE VENEER TO MATCH VENEER INSTALLED ALONG MREHAVEN PARKWAY. BOUNDARY LINE -8' WIDE ADA ACCESSIBLE CONCRETE SIDEWALK PLAZA TW 5327 BW 5324 POND #2 **\456 SF**]] CMU RETAINING WALL WITH STONE VENEER FINISH, STONE VENEER TO MATCH VENEER INSTALLED ALONG W 532 MIREHAVEN PARKWAY, HEIGHT WBW 5324 VARIES, 1'-10'. TW 5324 EXISTING 6' HIGH WROUGHT IRON FENCE PER MIREHAVEN PARKWAY PLANS FINAL LOCATION OF THE **VIEW FENCE WILL BE REFINED BASED** ON FINAL GRADING, WATER HARVESTING. AND SIDEWALK CONNECTIONS. 8' WIDE EXISTING SIDEWALK 6' HIGH WROUGHT IRON POOL FENCE, 420' LENGTH AMENITY CENTER DEL WEBB @ MIREHAVEN Site Plan for Building Permit Prepared for: Prepared by: SEC Planning LLC PulteGroup 4201 W. Parmer Lane 7601 Jefferson St NE Bldg. A, Suite 220 Albuquerque, NM 87109 Austin, TX 78727 SHJ Studio SHJ STUDIO 1110 E. Missouri Ave #380 Phoenix, AZ 85014 Bohannan Huston, Inc 7500 Jefferson St NE X SEC Planning, LLC Albuquerque, NM 87109 Austiny Lexiso LAND PLANNING LANDSCAPE ARCHITECTURE Consensus Planning, Inc CONSENSUS COMMUNITY BRANDING 302 Eighth St. NW Bohannan 🔬 Huston Albuquerque, NM 87102 SITE PLAN SHEET 1 OF 6 FULL SIZE SCALE: T = 40'

May 11, 2015