

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Interim Director



*Mayor Timothy M. Keller*

January 13, 2022

Rupal S. Engineer, RA  
Design Plus LLC  
2415 Princeton Dr. NE Suite G-2  
Albuquerque, NM 87107

**Re: Sawmill Village-Phase 2**  
**1781 Bellamah Ave**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 1-5-22(AA) (H13D025C)  
Certification dated 1-11-22

Dear Ms. Engineer,

Based upon the information provided in your submittal received 1-12-21, 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.

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

Sincerely,

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



## PROJECT DATA

ADDRESS: 18TH STREET AND BELLAMAH AVE NW  
ZONE ATLAS PAGE: H & J-13-Z  
THE SITE

PHASE 1 (TOTAL) EXISTING DEVELOPMENT  
LEGAL DESCRIPTION:

LOTS 1-10 WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTIONS 7 AND 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO  
PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
ADDRESS: 1701 BELLAMAH AVE NW  
ZONING: SU-2/SU-1 FOR PRD  
ACREAGE: 7.4628

PARCEL #2 LEGAL DESCRIPTION:

LOT 2 WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTIONS 7 AND 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO  
PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
ACREAGE: 1.2630

PHASE 2 -CURRENT REQUEST FOR SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT

ZONING: SU-2/SU-1 FOR PRD

PARCEL #1 LEGAL DESCRIPTION: TRACT 2-D-1A OF THE ARBOLERA DE VIDA SUBDIVISION, UNIT 2B, ALBUQUERQUE, NEW MEXICO  
ACREAGE: 0.6411

PARCEL #2 LEGAL DESCRIPTION: TRACT 2-D-1B OF THE ARBOLERA DE VIDA SUBDIVISION, UNIT 2B, ALBUQUERQUE, NEW MEXICO  
ACREAGE: 1.87

TOTAL ACREAGE FOR BOTH SITES: 2.5132

CROSS ACCESS AND DRAINAGE EASEMENTS PROVIDED

EXISTING AND PROPOSED USES:

SITE WAS DEVELOPED IN TWO PHASES AS MIXED-USE WITH HOUSING, RETAIL, AND ACTIVE SPACE (SMALL RENTAL SPACES FOR ARTISAN AND INCUBATOR OFFICE SPACE). PROPOSED PHASE 2 HAS BUILDING A1 WITH 3 STORY MIXED USE BUILDING WITH HOUSING, RETAIL, AND ACTIVE SPACES. BUILDING A2 IS PROPOSED AS A TWO STORY BUILDING WITH AN ARTS AND ACADEMICS FOCUSED CHARTER SCHOOL, TIERRA ADENTRO NEW MEXICO.

C1 AND O1 PERMISSIVE USE ALLOWED IN PRD UP TO 25% OF TOTAL GROSS FLOOR AREA OF DEVELOPMENT (25% OF 434,554 SF = 108,638 SF, THEREFORE WITHIN ALLOWABLE MAXIMUM).

## LEGEND

--- EXISTING PROPERTY LINE  
--- NEW PROPERTY LINE  
--- EASEMENT

PEDESTRIAN INGRESS & EGRESS

THE EXISTING PUBLIC SIDEWALK AT ALONG 18TH STREET IS EXTENDED INTO THE SITE AND CONTINUES THE LENGTH OF THE PROPERTY ALONG BELLAMAH. AT THE EAST SIDE OF THE SITE IS AN OPENING FOR A POTENTIAL CONNECTION WITH THE ADJACENT DEVELOPMENT. A PEDESTRIAN TRAIL IS CONNECTED TO THIS DEVELOPMENT. SIDEWALKS AND PLAZA AREAS PROVIDE FOR ON SITE CONNECTIVITY AND SEPARATION FORM VEHICULAR TRAFFIC.

FUTURE BIKE PATH

AS PER THE PARKS AND RECREATION PLANNING AND DESIGN COMMENT FOR CONSIDERATION OF PEDESTRIAN AND BICYCLE ACCESS AND CONNECTIVITY WITHIN THE SITE FOR FUTURE TRAIL USE HAS BEEN IDENTIFIED ALONG THE WESTERN LANDSCAPE BOUNDARY WITH 8' WIDE LANDSCAPE AREA.

VEHICULAR INGRESS & EGRESS

PRIMARY ACCESS IS FROM 18TH AND BELLAMAH. A POTENTIAL CONNECTION TO BELLAMAH IS PROVIDED ON THE EAST SIDE OF THE PROPERTY. REFER TO KEYED NOTE 5.

INTERNAL CIRCULATION REQUIREMENTS

ACCESS IS VIA DRIVE AISLES, 26' AND 24' WIDE. RADII AND PARKING SPACES ARE SHOWN ON THE SITE PLAN IN COMPLIANCE WITH THE CITY D.P.M. AN EMERGENCY VEHICLE PATH IS SHOWN FROM THE NORTH PARKING AREA ACROSS A ROLL-DOWN CURB AND THE PAVED PLAZA. THIS PLAN MEETS THE CRITERIA OF CITY TRAFFIC, FIRE MARSHALL, AND SOLID WASTE DEPARTMENT.

OPEN SPACE (AS DEFINED IN ZONING CODE 14-16-1-5 AND PER R2 ZONE 14-16-2-11-H)

EXISTING PHASE 1

REQUIRED: (48 UNITS @ 400 SF/UNIT) + (62 UNITS @ 500 SF/UNITS) + (63 UNITS @ 600 SF/UNITS) = 88,400 SF

PROVIDED: 125,326 SF (DOES NOT INCLUDE BALCONIES)

PROPOSED FOR PHASE 2

REQUIRED: (11 UNITS @ 500SF/UNIT)+(2 UNITS @ 400 SF/UNITS) = 63,000 SF

PROVIDED: 45,500 SF (41% OF THE SITE AREA)

MAXIMUM BUILDING HEIGHTS

BUILDING A1: 40' MAXIMUM - PROPOSED

BUILDING A2: 45' MAXIMUM - PROPOSED

BUILDING B: 48' MAXIMUM (EXISTING)

BUILDINGS C: NOT USED

BUILDINGS D1, D2, E1, E2, E3: 45' MAXIMUM (EXISTING)

TOWNHOMES F: 28' MAXIMUM (EXISTING)

MINIMUM BUILDING SETBACKS (EXCLUDES INTERNAL PROPERTY LINES):

SOUTH: 5'; EAST: VARIES. INTERNAL PROPERTY LINE; NORTH: 30'; WEST: 30'

ACCESSORY BUILDINGS ALLOWED MINIMUM SETBACK OF 0' LOT LINE (14-16-3-3)

RESIDENTIAL DEVELOPMENT DENSITY:

DENSITY SHALL NOT EXCEED 20 DUS PER ACRE (PHASE 2 IS IN COMPLIANCE)

Parking Calculation for Site Development Plan for Subdivision and for Building Permit

PHASE 1 - EXISTING	UNITS	ACCESS/MOTOR- IBLE	CYCLE	BICYCLE	PROVIDED*	PROPOSED RATIO	REQUIRED RATIO	REQUIRED**
Residential								
Lot 2	Condominiums	20			30	1.5/unit	1.5 or > 1000sf = 2	30
Lots 1A, 1B & 1C	Apartments	146			146	1.0/unit	1.5 or > 1000sf = 2	219
Lot 3 to 10	Townhomes (private garage)	8				2/unit (private)	1 per bath	16
<b>Total Residential</b>		<b>174</b>			<b>176</b>			<b>265</b>

Non Residential								
Lot 2	Retail				25	1/200 sq ft	1/200 sq ft	25
	Microbrewery/Restaurant				40	160 Seats	1/4 seats	40
Lot 1A	Active Spaces	16			32	1/200 sq ft	1/200 sq ft	52
<b>Total Non Residential</b>		<b>16</b>			<b>97</b>			<b>117</b>

Visitor					10			
<b>TOTAL PHASE 1 PARKING</b>		<b>10</b>	<b>6</b>	<b>88</b>	<b>283</b>			<b>382</b>

PHASE 2 - PROPOSED	UNITS	ACCESS/MOTOR- IBLE	CYCLE	BICYCLE	PROVIDED*	PROPOSED RATIO	REQUIRED RATIO	REQUIRED**
Residential								
Lot 1	Building A1							
	Apartments	12			15	1.25/unit	1.5 or > 1000sf = 2	18
<b>Total Residential</b>		<b>12</b>		<b>6</b>	<b>15</b>			<b>18</b>

Non Residential								
Lot 1	Building A1			2				
	Retail				4	3/1000 sq ft	1/200 sq ft	2
	Active Spaces	10			10	1/unit	1/200 sq ft	21
Lot 1	Building A2			18				
	Mid-and High School				51			60
<b>Total Non Residential</b>		<b>10</b>	<b>6</b>	<b>4</b>	<b>26</b>	<b>78 provided</b>		<b>83</b>
<b>TOTAL PHASE 2 PARKING</b>		<b>6</b>	<b>4</b>	<b>26</b>	<b>78 provided</b>			<b>101</b>

TOTAL PARKING BOTH PHASES	ACCESS-MOTOR- IBLE	CYCLE	BICYCLE	PROVIDED*	PROPOSED RATIO	REQUIRED RATIO	REQUIRED**
	<b>16</b>	<b>10</b>	<b>114</b>	<b>372</b>	<b>361</b>		<b>483</b>

NOTES: All of the total spaces required for Phase 2, 87 are on-site. Of the 87 on-site, 6 are compact spaces and 4 are motorcycle parking spaces.

\* Calculations under "Provided" column (calculated at the "Proposed Ratio") establish the total parking needed and provided for the project and do not establish the parking required for any specific lot. The required parking for each lot is established by the number of spaces shown on the site plan.

\*\* Calculations under "Required" column (calculated at the "Required Ratio") are standard City of Albuquerque zoning code parking requirements and are included only for comparison. They do not establish parking required for this project.

EASEMENT LEGEND RECORDED UNDER DOC# 2010084680

- REMAINING PORTION OF 20' CITY OF ALBUQUERQUE EASEMENT FILED SEPT. 24, 1969, BK. MISC. 151, PG. 32 AND 20' SOUTHERN UNION GAS CO. EASEMENT FILED FEB. 6, 1970 IN BOOK MS 163, PAGE 779
- 25' PUBLIC DRAINAGE EASEMENT PER PLAT FILED 4-11-2005, IN VOL. 2005C, FOLIO 106
- 30' EASEMENT TO THE CITY OF ALBUQUERQUE FILED APRIL 9, 1968, BK. MISC. 99, PG. 776 JUDGEMENT COURT CASE NO. A 19745 RECORDED APRIL 9, 1968 BOOK MISC. 99 PAGE 776
- 5' EASEMENT TO THE PUBLIC SERVICE COMPANY OF NM FILED MARCH 18, 1950, BK. D135, PG. 547 AND THE ALBUQUERQUE GAS AND ELECTRIC COMPANY FILED SEPT. 4, 1936, BK. 144, PG. 218
- 30' EASEMENT TO B.N.A.S.F. RAILWAY COMPANY PER PLAT FILED 4-11-2005 IN VOL. 2005C, FOLIO 106 AND PER DOCUMENT FILED 4-14-2005, IN BK. A50, PAGE 1598
- PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT FILED 4-11-2005, IN VOL. 2005C, FOLIO 106
- ADDITIONAL PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT FILED APRIL 14, 2008 IN PLAT BOOK 2008C, PAGE 70

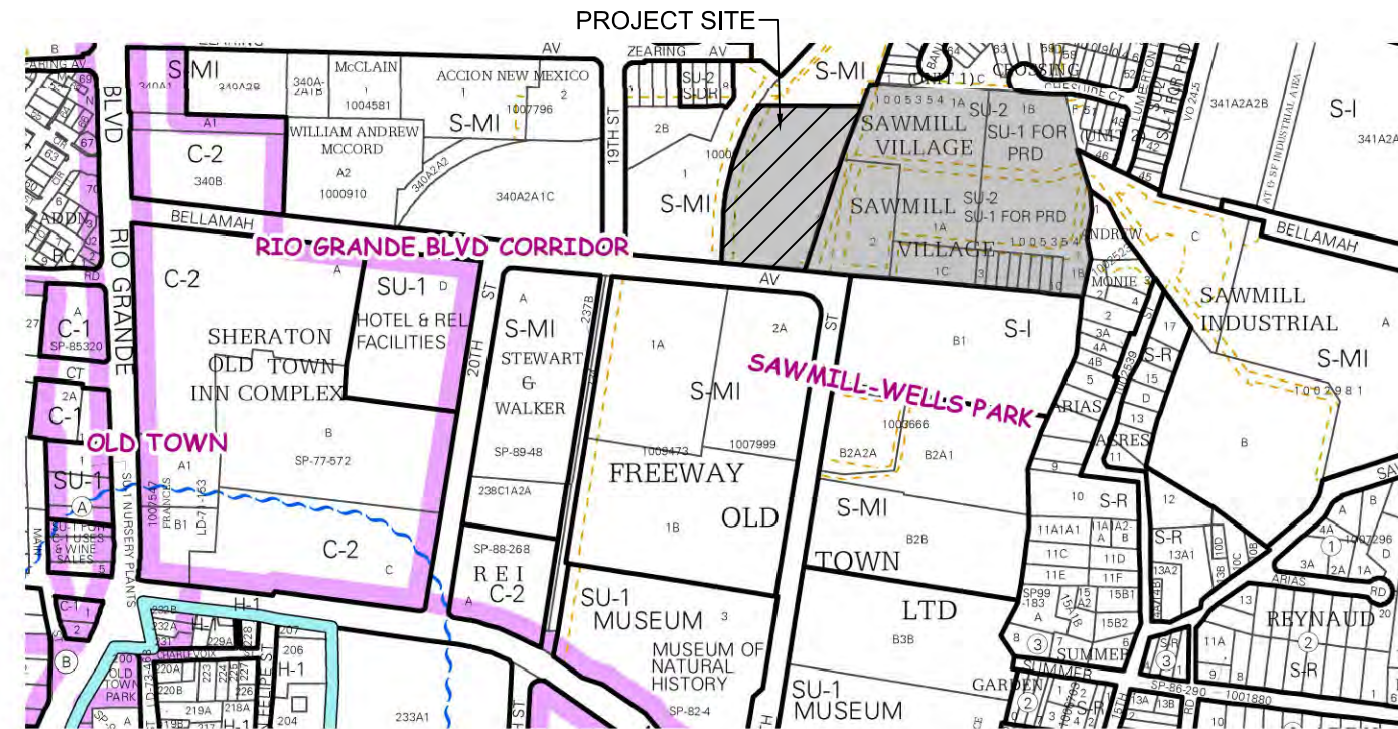
Building Data

PHASE 1	LOT SIZE	BUILDING FOOTPRINT	DESIGNATED SF	ACTIVE SPACE SF	TOTAL BUILDING SF
LOT 2					
	BUILDING B	55,016	8,694	4,891	28,273
	FL 1: Retail			3,000	
	FL 2 & 3: Condos - 20				
LOT 1					
	BUILDING D1	248,336	13,774	0	42,392
	FL 1: Active Spaces - 10			5,463	
	FL 1, 2, & 3: Apartments - 35				
	BUILDING D2		9,031	0	3,299
	FL 1: Active Spaces - 6				
	FL 1, 2, & 3: Apartments - 27		8,860	0	28,159
	BUILDING E1				
	FL 1, 2, & 3: Apartments - 27		9,434	0	30,595
	BUILDING E2				
	FL 1, 2, & 3: Apartments - 24		12,257	0	39,197
	BUILDING E3				
	FL 1, 2, & 3: Apartments - 33				
LOTS 3 - 10					
	BUILDING F	21,732	8,647	0	17,294
	Total of 8 lots = approx 2,700 SF Each				
<b>TOTAL PHASE 1 BUILDINGS</b>	<b>325,084</b>	<b>70,697</b>	<b>7,891</b>	<b>8,762</b>	<b>213,359</b>

PHASE 2	LOT SIZE	BUILDING FOOTPRINT	DESIGNATED SF	ACTIVE SPACE SF	TOTAL BUILDING SF
	BUILDING A1	109,475	6,500	10	19,500
	FL 1: Retail		8,500		
	FL 1: Active Spaces		400		
	FL 2 & 3: Apartments - (11 - 2 Bed, 2 - 1 Bed)			5,200	
	BUILDING A2	24,000			
	FL 1 & 2: Charter School (mid-high)				
	BUILDING C (NOT USED)				
<b>TOTAL PHASE 2 BUILDINGS</b>	<b>109,475</b>	<b>30,500</b>	<b>8,900</b>	<b>5,210</b>	<b>57,800</b>
<b>TOTAL PHASE 1 AND PHASE 2 BUILDINGS</b>	<b>434,559</b>	<b>101,197</b>	<b>16,791</b>	<b>13,972</b>	<b>271,159</b>

Notes:

1. Dwelling units not to exceed maximum of 190 units (Total dwelling units = 178)



## VICINITY MAP

ZONE ATLAS PAGES H&J-13-Z

## SHEET INDEX:

SDP 1.0	SITE DEVELOPMENT PLAN FORBUILDING PERMIT
SDP 1.1	ENLARGED SITE PLAN
SDP 1.2	SITE DETAILS
SDP 2.0	LANDSCAPE PLAN
SDP 3.0	CONCEPTUAL GRADING & DRAINAGE
SDP 4.0	UTILITY PLAN
SDP 5.0	BUILDING A1 ELEVATIONS
SDP 5.1	BUILDING A1 ELEVATIONS
SDP 5.2	BUILDING A2 ELEVATIONS
SDP 5.3	BUILDING A2 ELEVATIONS

## GENERAL NOTES

- PHASE II WILL BE CONSTRUCTED IN TWO STAGES:
  - PHASE II-A: BUILDING A1 AND RELATED SITE WORK
  - PHASE II-B BUILDING A2 AND RELATED SITE WORK
- PHASE 1: ALL DEVELOPMENT ON LOTS 1-10
- SEE PLAT FOR ALL EASEMENTS

## KEYED NOTES

- EXISTING ENTRANCE DRIVEWAY COMPLETED AS PART OF PHASE 1 DEVELOPMENT
- EXISTING PARKING LOT TO REMAIN
- EXISTING PLAZA AND LANDSCAPING TO REMAIN
- POTENTIAL FUTURE CONNECTION TO BELLAMAH
- NEW ENTRANCE DRIVEWAY FOR PHASE 2 SITE
- NEW PARKING LOT, REFER TO SHEETS SDP 1.1 AND SDP 3.0
- EXISTING RAILROAD TRACKS
- NEW 6' HIGH "GREEN FENCE" ALONG RAILROAD TRACK AND EAST OF POTENTIAL FUTURE BIKE TRAIL. REFER TO SDP 2.0
- NEW REFUSE ENCLOSURE, REFER TO SHEET SDP 1.1 AND SDP 1.2
- EXTERIOR WALLED COURTYARD FOR BUILDING A2 USE
- "DRAINAGE POND" CONSTRUCTION: LANDSCAPE IS COMPLETED CURRENTLY BY A SEPARATE CONTRACT
- NEW PEDESTRIAN PLAZAS, WALKWAYS, AND LANDSCAPE PLAN. REFER TO SDP 1.1
- PER MRGOC's 2040 LONG RANGE BIKEWAY SYSTEM MAP, A NEW PROPOSED UNPAVED BIKE ROUTE RUNS ALONG THE WEST PROPERTY LINE OF THE SITE. REFER TO SDP 1.1 FOR AREA SET ASIDE FOR THIS PROPOSED TRAIL. APPROPRIATE SIGNAGE WILL BE INCORPORATED IN DISCUSSION WITH THE AUTHORITY HAVING JURISDICTION.
- PROVIDE POSTED UPRIGHT SIGN CONSPICUOUSLY PLACED TO INDICATE MOTORCYCLE PARKING.

PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
* ENVIRONMENTAL HEALTH DEPARTMENT (condtional)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

2415 PRINCETON DR. NE, SUITE G-2

ALBUQUERQUE, NM 87107

505.843.7587

www.designplusllc.com

DESIGN PLUS LLC

SITE DEVELOPMENT PLAN

FOR BUILDING PERMIT AND SUBDIVISION AMENDMENT

SAWMILL VILLAGE

BELLAMAH AVE NW AND 18TH ST

ALBUQUERQUE, NM

DATE: 9/29/16

REVISIONS

1 7/28/2021

2 12/20/2021

CAD DWG FILE:

DRAWN BY: LS

CHECKED BY: RSE

COPYRIGHT:  
DESIGN PLUS, LLC

SHEET TITLE

SITE DEVELOPMENT  
PLAN FOR BUILDING  
PERMIT AND  
SUBDIVISION

V.3

SDP 1.0

SHEET 0F 00

## SITE PLAN: FULL DEVELOPMENT

1" = 50'



# ADMINISTRATIVE AMENDMENT

FILE #: \_\_\_\_\_ PROJECT #: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

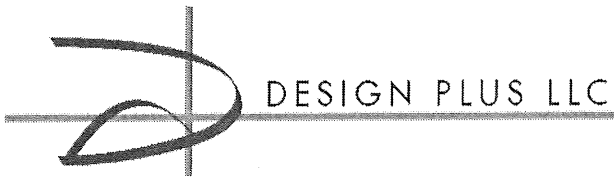
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
APPROVED BY

\_\_\_\_\_  
DATE



2415 Princeton Dr. NE Suite E  
Albuquerque, NM 87107  
Voice 505.843.7587  
[www.designplusabq.com](http://www.designplusabq.com)

January 11, 2022

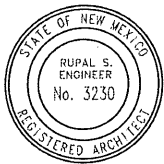
Dear Mr. Gomez,

We have verified that the parking has been constructed per the approved site plan. Please see attached highlighted in red the new ADA parking spot, along with the approve Administrative Amendment that was approved on January 5, 2022.

Respectfully,

A handwritten signature in black ink, appearing to read 'Rupal Engineer', is written over a horizontal line.

Rupal Engineer





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

IS THIS A RESUBMITTAL?: \_\_\_\_ Yes \_\_\_\_ No

**DEPARTMENT:**

- \_\_\_\_ HYDROLOGY/ DRAINAGE  
\_\_\_\_ TRAFFIC/ TRANSPORTATION

**TYPE OF SUBMITTAL:**

- \_\_\_\_ ENGINEER/ARCHITECT CERTIFICATION  
\_\_\_\_ PAD CERTIFICATION  
\_\_\_\_ CONCEPTUAL G & D PLAN  
\_\_\_\_ GRADING PLAN  
\_\_\_\_ DRAINAGE MASTER PLAN  
\_\_\_\_ DRAINAGE REPORT  
\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
\_\_\_\_ ELEVATION CERTIFICATE  
\_\_\_\_ CLOMR/LOMR  
  
\_\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)  
\_\_\_\_ TRAFFIC IMPACT STUDY (TIS)  
  
\_\_\_\_ 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:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

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

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