

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 3, 2025

Ronald Bohannan, PE
Tierra West
5571 Midway Park OI NE
Albuquerque, NM 87110

Re: La Serena Senior Housing/457 Coors Blvd. NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 09-20-23 (J10-D049)
Certification dated 12-03-25
TRANS# 2025-00339

Dear Mr. Bohannan,

Based upon the information provided in your submittal received 11-21-25, 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.

PO Box 1293

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Albuquerque

Sincerely,

NM 87103

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

www.cabq.gov

\ea via: email
C: CO Clerk, File

December 3, 2025

Marwa Al-najjar
Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: AA APPROVED SITE PLAN FOR BUILDING PERMIT (COA BR-2023-17162)
REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY
LA SERENA SENIOR HOUSING
457 COORS BLVD. NW, ALBUQUERQUE, NM 87121**

I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the as-built Approved Site Plan for Building Permit for issuance of a Permanent Certificate of Occupancy for the project referenced above. This project area as highlighted on the attached site plan is in substantial compliance as inspected on November 6th, 2025, and is in general accordance with the design intent of the Approved AA Site Plan for Building Permit dated 04/05/23.

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.

Enclosed, please find the as-built AA Site Plan for Building Permit. Therefore, we request approval of the as-built AA Site Plan for Building Permit and issuance of a Permanent Certificate of Occupancy.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



A handwritten signature in black ink, appearing to read "Ron R. Bohannon".

12/03/2025

Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2020010
RRB/JM/DS/AC

2020010 Permanent AA Approved Site Plan for Building Permit Submittal Letter 7-15-25-.docx

KEYED NOTES

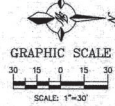
1. ACCESSIBLE PARKING PER ADA STANDARDS W/ SIGN & PARALLEL CURB RAMPS (SEE DETAIL SHT. C7.0)
2. ON-SITE STANDARD CURB & GUTTER (SEE DETAIL SHT. C7.1)
3. CONCRETE SIDEWALK (SEE DETAIL SHT. C7.1)
4. DUMPLER (SEE ARCHITECTURAL PLANS)
5. BICYCLE RACKS & BICYCLE SPACES (SEE DETAIL SHT. C7.0)
6. TRANSFORMER
7. EXISTING SIDEWALK
8. DRIVEABLE SURFACE FOR FIRE ACCESS (SEE ARCHITECTURAL PLANS)
9. GARAGE LOFT BUILDING-SAN ROQUE-6 BAY STANDARD (SEE ARCHITECTURAL PLANS)
10. GARAGE LOFT BUILDING-SAN ROQUE-6 BAY ADA (SEE ARCHITECTURAL PLANS)
11. GARAGE BUILDING-LA SERENA-8 BAY STANDARD (SEE ARCHITECTURAL PLANS)
12. GARAGE BUILDING-LA SERENA-8 BAY ADA (SEE ARCHITECTURAL PLANS)
13. MOUNTABLE CURB FOR FIRE ACCESS
14. ELECTRIC VEHICLE PARKING SPACES
15. PARALLEL CURB RAMP (SEE DETAIL SHT. C7.0)
16. FLARED CURB RAMP (SEE DETAIL SHT. C7.0)
17. REMOVE & REPLACE EX. SIDEWALK W/ 6" WIDE SIDEWALK
18. MOTORCYCLE PARKING SPACE (4'x8' TYP.) PLUS SIGNAGE

TRASH COMPACTOR NOTES:

1. SAN ROQUE MAIN BUILDING TO HAVE TWO (2) INTERNAL TRASH CHUTE COMPACTOR ROOMS.
2. LA SERENA MAIN BUILDING TO HAVE ONE (1) INTERNAL TRASH CHUTE COMPACTOR ROOM.
3. EACH EXTERNAL DOUBLE ENCLOSURE SHOWN ON PLAN ARE TO HOUSE ONE (1) TYPICAL EXTERNAL DUMPLER AND FOR STORAGE OF (2) 3-YARD ROLL-OFF DUMPLERS THAT SERVICES INTERNAL TRASH CHUTE COMPACTORS WITHIN THE SAN ROQUE AND LA SERENA MAIN BUILDINGS.
4. MAINTENANCE STAFF WILL BE REQUIRED TO PLACE 3-YARD DUMPLERS FROM COMPACTORS IN THE EXTERNAL DOUBLE TRASH ENCLOSURES OR SERVICE BAY.

RECYCLABLES NOTES:

1. RECYCLABLES FOR SAN ROQUE AND LA SERENA MAIN BUILDINGS TO BE COLLECTED IN 36 GALLON BINS, STORED IN THE TRASH CHUTE ROOMS AND TO BE DELIVERED TO EXTERNAL ENCLOSURES BY MAINTENANCE STAFF OR SERVICE BAY.
2. RECYCLABLES BINS TO BE PLACED IN EACH EXTERNAL ENCLOSURE FOR COLLECTION OF RECYCLABLES FROM THE GARAGE LOFT UNITS.



SAN ROQUE OPEN SPACE REQUIREMENTS

1 BEDROOM	34 UNITS
2 BEDROOM	80 UNITS
3 BEDROOM	23 UNITS
OPEN SPACE REQUIRED:	1227.148 + (275 x 90) + (1054 x 22) = 30,129 SF
OPEN SPACE PROVIDED:	28,120 SF

LA SERENA OPEN SPACE REQUIREMENTS

1 BEDROOM	40 UNITS
2 BEDROOM	40 UNITS
3 BEDROOM	27 UNITS
OPEN SPACE REQUIRED:	1278.405 + (295 x 90) + (1054 x 22) = 24,300 SF
OPEN SPACE PROVIDED:	36,438 SF

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 280-1990 FOR DIAL 811 LOCALLY, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL LOCATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACK FILL COMPACTATION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

GENERAL NOTES

1. 4" MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER, WASTE, GAS, AND SHURBURY NETWORKS. ALL STUDY AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3. ALL STUDY AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. CLEAN UP TO BE LEFT PER UNIFORM PLUMBING CODE REQUIREMENTS.
5. SEE ARCHITECTURAL PLANS FOR LIGHTING AND TELEPHONE LINES.
6. ALL EXCAVATIONS AND SHOWING ACTIVITIES MUST BE COVERED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART PL.
7. SEE ELECTRICAL PLANS FOR ALL LIGHT POLES & LIGHT POLE LOCATIONS. ALL LIGHT POLES SHALL BE STRAIGHT AND FLATTERED SMOOTH. TOP OF LIGHT BASE SHALL BE 2" ABOVE TOP OF CURB/SIDEWALK. DIMES PROVIDED BY C.T.P.
8. ALL UTILITY DIGGING OR OTHER EXCAVATION SHALL TAKE IN CONSIDERATION EXISTING SIDEWALKS, CURB & GUTTERS AND OTHER STRUCTURES THAT MAY NEED TO BE REMOVED AND/OR REPLACED AS PART OF THE S.C. BID.
9. ALL RETAIL PRODUCT AREAS ARE TO BE UNDER THE BUILDING PERMANENT ROOF.
10. MOTORCYCLE PARKING SPACES SHALL BE DESIGNATED BY ITS OWN CONSPICUOUSLY POSTED UPRIGHT SIGN, OTHER FREE-STANDING OR WALL MOUNTED PER THE ZONING CODE.
11. ALL ASPHALT & LIGHT GRIT UNLESS OTHERWISE NOTED.

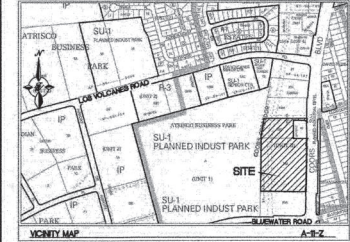
PROJECT NUMBER: PR-2021-005414
APPLICATION NUMBER: SI-2023-01357

DATE SITE DEVELOPMENT PLAN APPROVAL:

City Engineer, Transportation Division	Date	Oct 27, 2023
City Engineer, Planning Division	Date	Oct 27, 2023
City Engineer, Public Works	Date	Oct 27, 2023
City Engineer, Public Safety	Date	Oct 27, 2023
City Engineer, Public Utilities	Date	Oct 27, 2023
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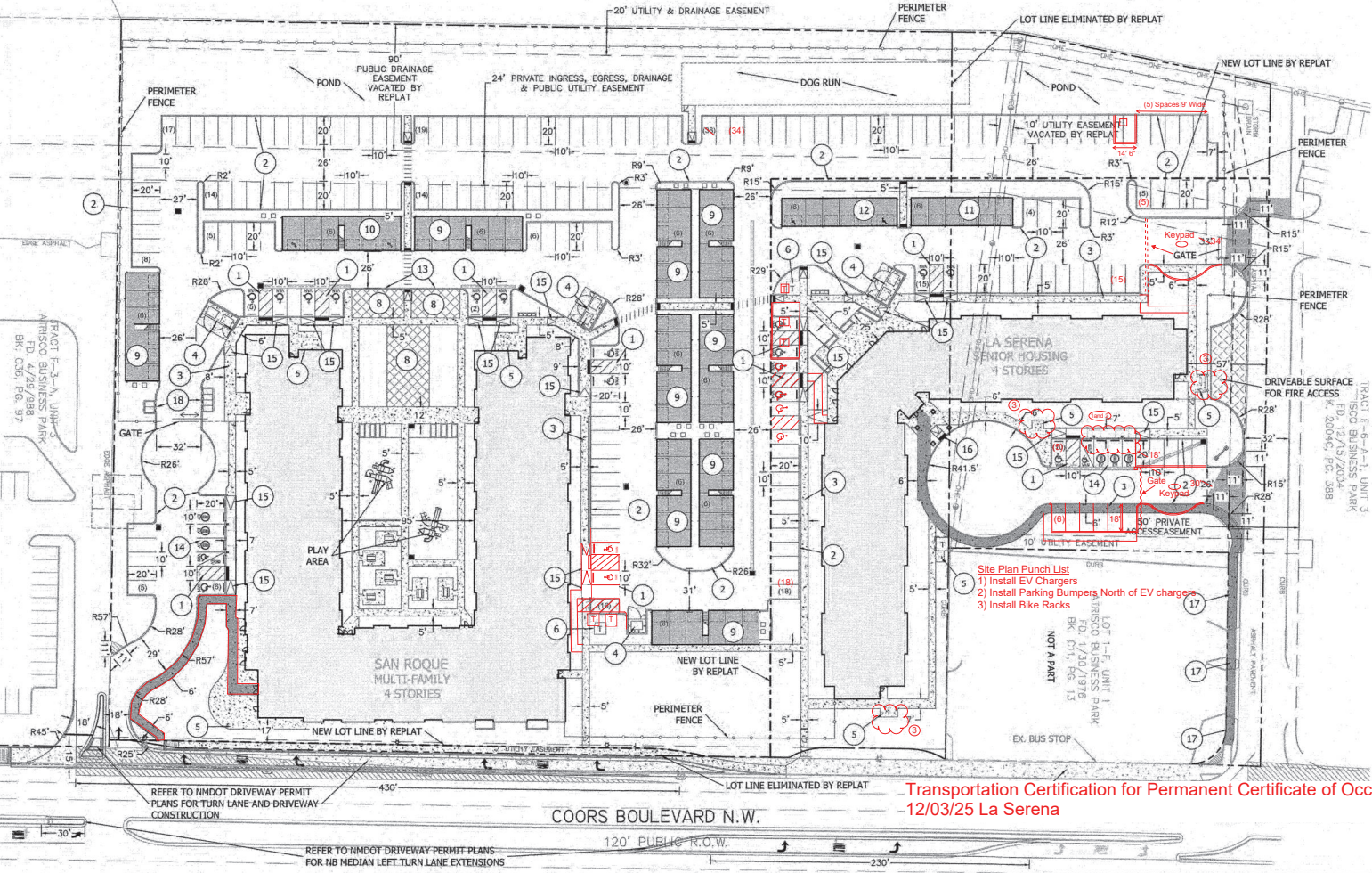
CLEAR SIGHT TRIANGLE NOTE:
LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY WITHIN THE CLEAR SIGHT TRIANGLE SHALL BE MAINTAINED FROM THE CENTER POINT AND NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

SENIOR HOUSING NOTE:
ALL UNITS ACCREDITED WITH THE LA SERENA DEVELOPMENT ARE REQUIRED TO BE ACCESSIBLE TO SENIORS AND DISABLED, IF NECESSARY.



LEGAL DESCRIPTION:
PROPERTY ADDRESS: (vacant land) on 441 & 457 Coors Boulevard N.W., Albuquerque, New Mexico
U.P.C. No. 1-010-008-449-058-408-05
U.P.C. No. 1-010-008-442-011-408-05

LEGAL DESCRIPTION:
TRACTS F-6-A-1-1 & F-6-A-1-2, UNIT 3, ATRISCO BUSINESS PARK WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 15, T10N, R02E, NMPM CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
GROSS AREA OF SURVEY: 8.5667 Ac, more or less.



SITE DATA - SAN ROQUE

PROPOSED USAGE:	MULTI-FAMILY AFFORDABLE HOUSING
PROPOSED LOT AREA:	RESIDENTIAL MEDIUM DENSITY
PROPOSED LOT AREA:	6.22 ACRES (270,843 SQ)
MAIN BUILDING AREA:	182,262 SF
GARAGE BLDG AREA (EA):	6-BAY STANDARD + 1,735 SF
TOTAL BUILDING AREA:	6-BAY ADA + 1,369 SF
MAIN BUILDING UNITS:	127 UNITS
GARAGE LOFT UNITS:	20 UNITS
TOTAL UNITS:	147 UNITS
PARKING REQUIRED:	225 SPACES (1.5 SPACES/288 DUG + 1.4 SPACES/288 DUG)
W/ 30% REDUCTION (TRANSIT PROMOTIVE & MT COMMODOR IN AREA OF CHANGE):	235 (235*0.3) = 153 SPACES

SITE DATA - LA SERENA

PROPOSED USAGE:	SENIOR LIVING AFFORDABLE HOUSING
PROPOSED LOT AREA:	RESIDENTIAL MEDIUM DENSITY
PROPOSED LOT AREA:	2.77 ACRES (120,310 SQ)
MAIN BUILDING AREA:	130,881 SF
GARAGE BLDG AREA (EA):	6-BAY STANDARD + 1,450 SF
TOTAL BUILDING AREA:	6-BAY ADA + 1,450 SF
MAIN BUILDING UNITS:	100 UNITS
TOTAL UNITS:	100 UNITS
PARKING REQUIRED:	138 SPACES (1.3 SPACES/288 DUG + 1.4 SPACES/288 DUG)
W/ 30% REDUCTION (TRANSIT PROMOTIVE & MT COMMODOR IN AREA OF CHANGE):	138 (138*0.3) = 96 SPACES

SITE PARKING DATA - OVERALL

TOTAL PARKING REQUIRED:	353 + 96 = 449 SPACES
TOTAL PARKING PROVIDED:	277 SPACES
ADA PARKING SPACES REQUIRED:	8 SPACES
ADA PARKING SPACES PROVIDED:	29 SPACES
VAN ACCESSIBLE REQUIRED:	2 SPACES
VAN ACCESSIBLE PROVIDED:	29 SPACES
ELECTRIC VEHICLE SPACES REQUIRED:	6 SPACES
ELECTRIC VEHICLE SPACES PROVIDED:	8 SPACES
BICYCLE PARKING REQUIRED:	28 SPACES
BICYCLE PARKING PROVIDED:	96 SPACES
MOTORCYCLE PARKING REQUIRED:	8 SPACES
MOTORCYCLE PARKING PROVIDED:	8 SPACES

*SHARED PARKING AND ACCESS AGREEMENT BETWEEN SAN ROQUE AND LA SERENA LOTS OBTAINED DURING REVIEW OF PROJECTS

LEGEND

- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- SIDEWALK
- PERIMETER FENCE
- EXISTING CURB & GUTTER
- PROPOSED BOUNDARY LINE
- CONCRETE VALLEY GUTTER
- CONCRETE
- PAVING COUNT
- EV CHARGING STATION
- DRAINAGE INLET
- CLEAR SIGHT TRIANGLE
- ADA ROUTE FROM ROW

8 SHOWN WERE OBTAINED FROM SURVEYS OR INFORMATION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

TRAVIS WISSE, LLC
1001 10TH AVENUE N.W.
ALBUQUERQUE, NM 87102
505-263-7000
www.traviswisse.com

san roque & la serena
441 & 457 coors blvd. nw
albuquerque, new mexico 87121

revision: no. desc. date

project: 2020010
date: 08.02.2023
sheet: 18
checked: vb

revised permit set

Site Plan for Building Permit
c1.0

Transportation Certification for Permanent Certificate of Occupancy
-12/03/25 La Serena

COORS BOULEVARD N.W.

120' PUBLIC R.O.W.

REFER TO NMDOT DRIVEWAY PERMIT PLANS FOR NB MEDIAN LEFT TURN LANE EXTENSIONS

REFER TO NMDOT DRIVEWAY PERMIT PLANS FOR TURN LANE AND DRIVEWAY CONSTRUCTION