

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 6, 2025

Jay Miller
Tierra West LLC
5571 Midway Park PI NE
Albuquerque, NM 87109

JMILLER@TIERRAWESTLLC.COM

Re: San Roque Apartments BLDG A, 441 Coors NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 9-20-23 (J10D049) TRANS-2025-00146
Certification dated 6-6-2025

Dear Mr. Miller,

Based upon the information provided in your submittal received 03-21-25, 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.

If you have any questions, please contact me at (505) 924-3909 or at skanbar@cabq.gov

Sincerely,

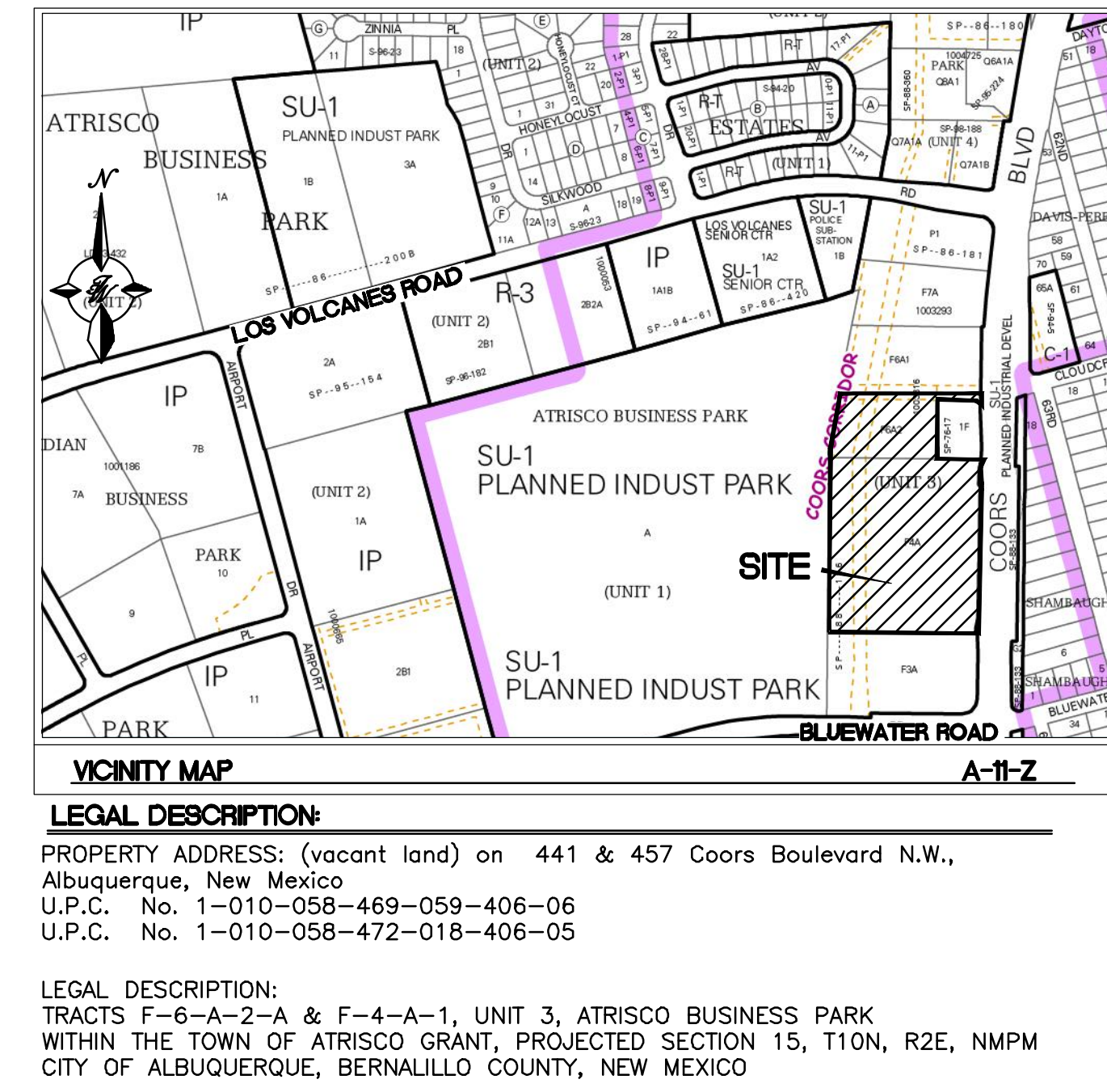
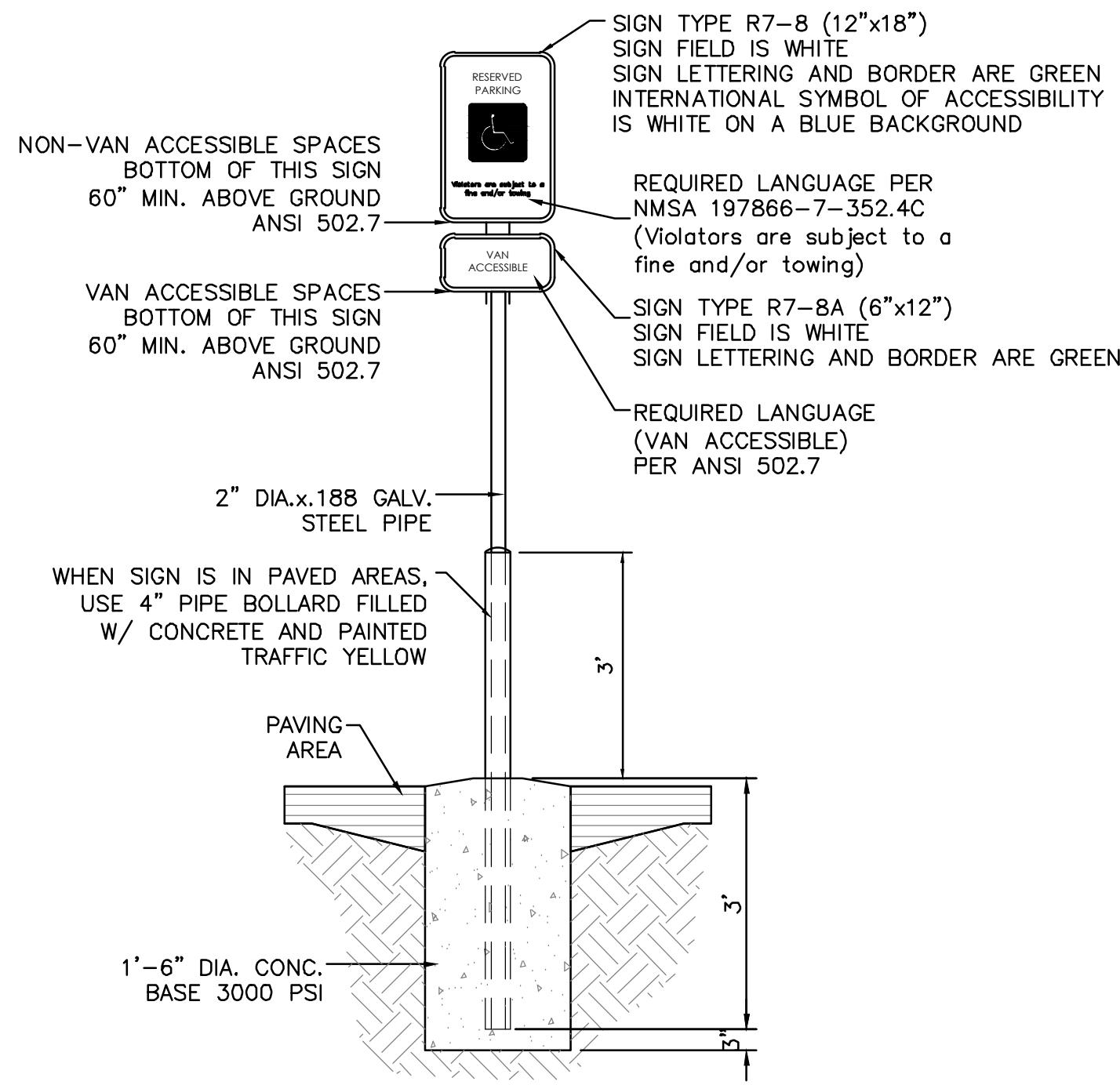
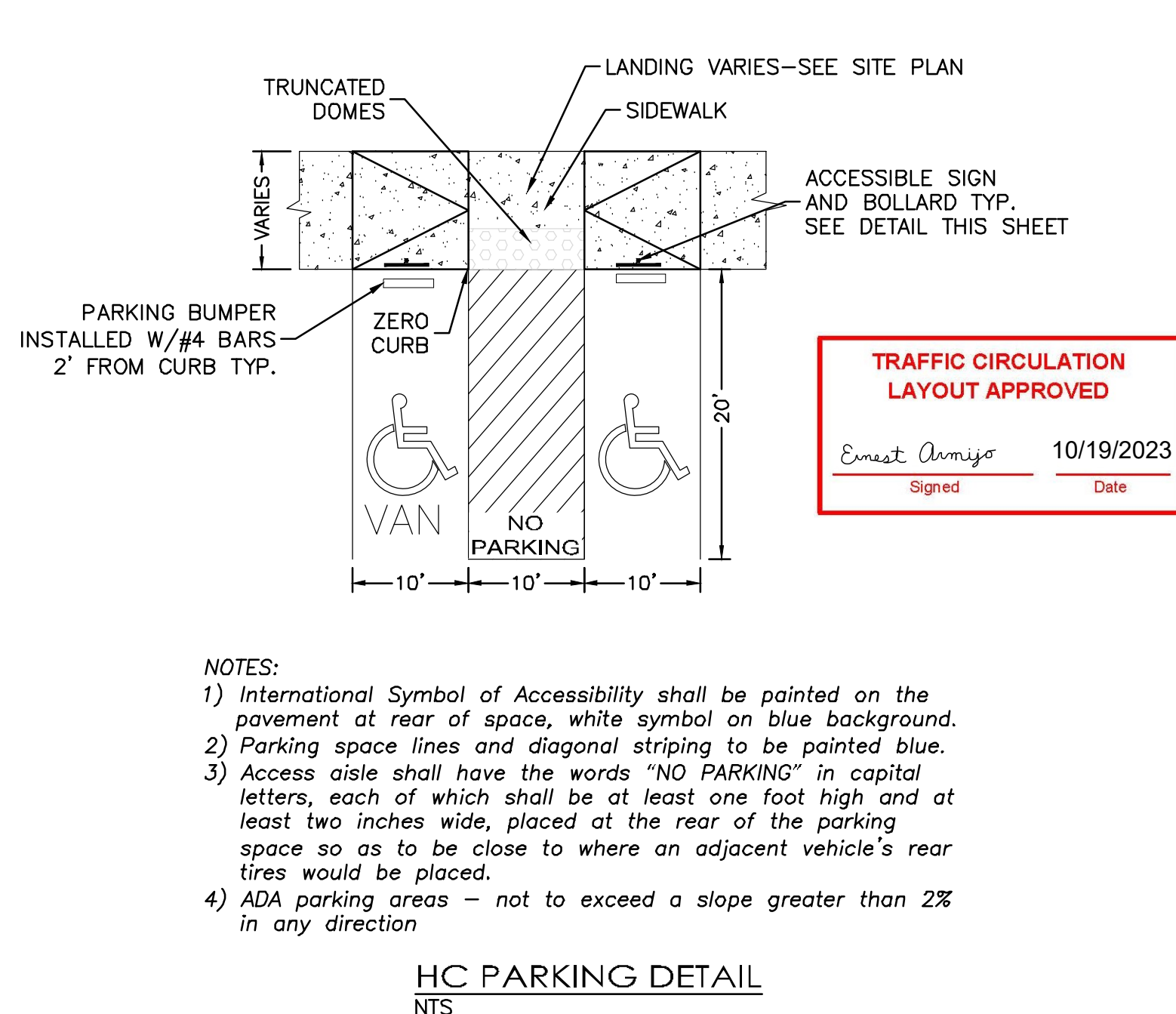
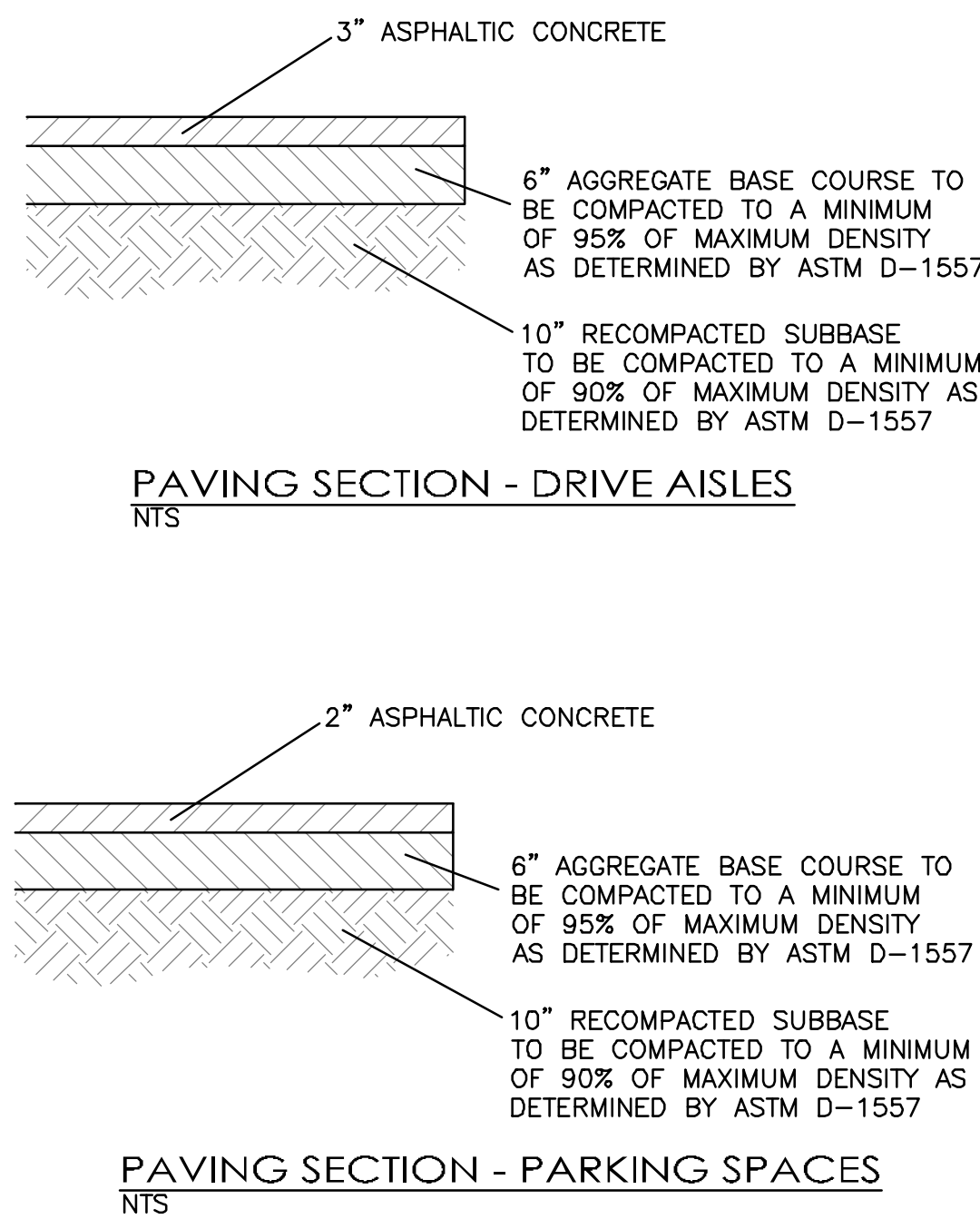
Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

\EA via: email
C: CO Clerk, File

KEYED NOTES

- 1 ACCESSIBLE PARKING PER ADA STANDARDS W/ SIGN & PARALLEL CURB RAMPS (SEE DETAILS SHT. C7.0)
- 2 ON-SITE STANDARD CURB & GUTTER (SEE DETAIL SHT. C7.1)
- 3 CONCRETE SIDEWALK (SEE DETAIL SHT. C7.1)
- 4 DUMPSTER (SEE ARCHITECTURAL PLANS)
- 5 BICYCLE RACKS & BICYCLE SPACES (SEE DETAIL SHT. C7.0)
- 6 TRANSFORMER
- 7 EXISTING SIDEWALK
- 8 DRIVABLE 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--6 BAY STANDARD (SEE ARCHITECTURAL PLANS)
- 12 GARAGE BUILDING--LA SERENA--6 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 FLAIED 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 & PAVEMENT MARKINGS

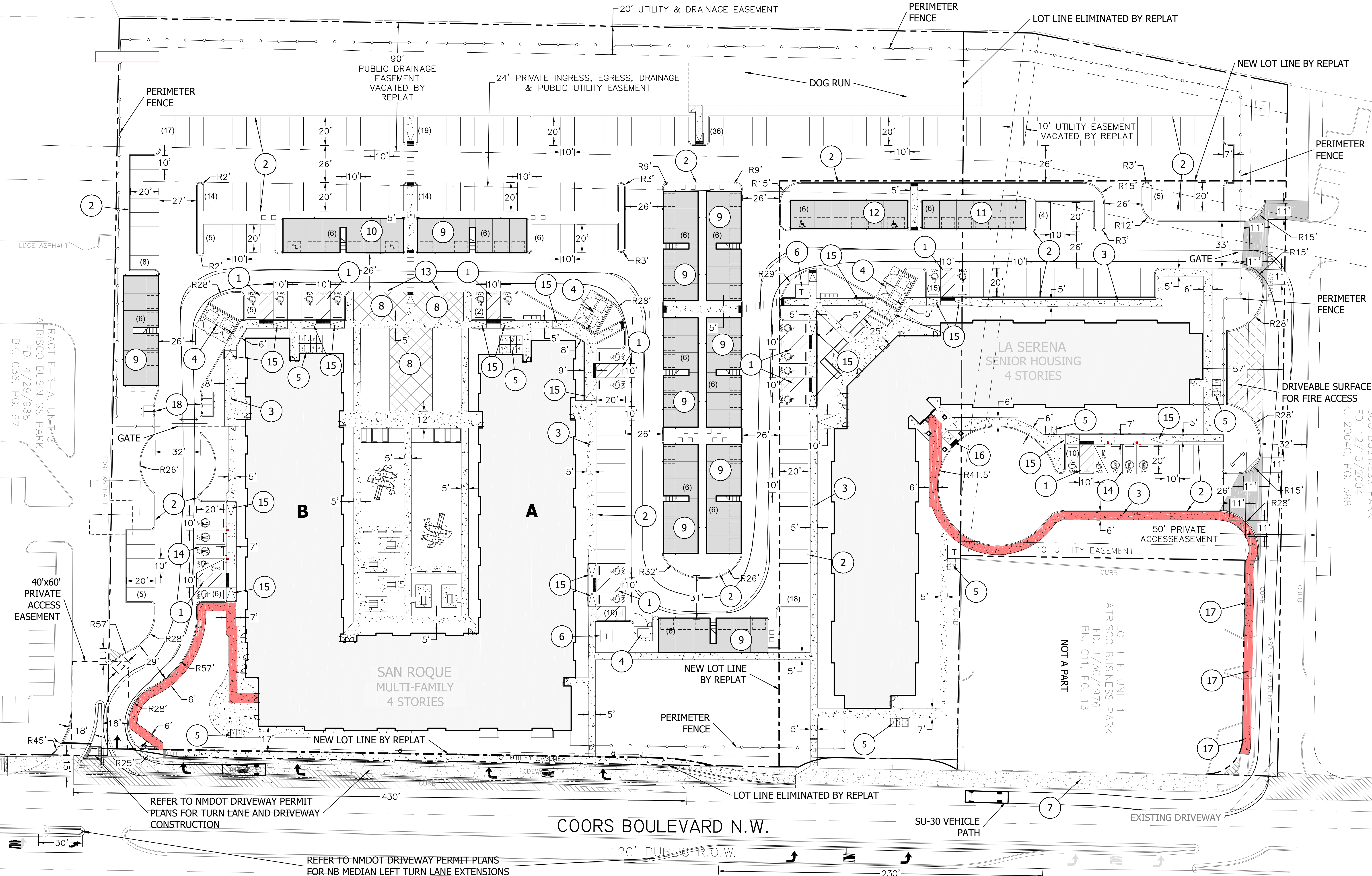


LEGAL DESCRIPTION:
PROPERTY ADDRESS: (vacant land) on 441 & 457 Coors Boulevard N.W., Albuquerque, New Mexico
U.P.C. No. 1-010-058-469-059-406-06
U.P.C. No. 1-010-058-472-018-406-05

LEGAL DESCRIPTION:
TRACTS F-6-A-2-A & F-4-A-1, UNIT 3, ATRISCO BUSINESS PARK WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 15, T10N, R2E, NMPW CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

GROSS AREA OF SURVEY: 8.9567 Ac., more or less.

AN APPROVED/SIGNED SHARED PARKING AGREEMENT IS A CONDITION OF RELEASING THE FINAL CO.



SITE DATA - SAN ROQUE

| | |
|------------------------|--|
| PROPOSED USAGE: | MULTI-FAMILY AFFORDABLE HOUSING |
| PROPOSED LOT AREA: | 6.22 ACRES (270,843 SF) |
| MAIN BUILDING AREA: | 161,282 SF |
| GARAGE BLDG AREA (EA): | 6-BAY STANDARD = 1,775 SF |
| 6-BAY ADA = 1,969 SF | |
| TOTAL BUILDING AREA: | 179,226 SF |
| MAIN BUILDING UNITS: | 117 UNITS |
| GARAGE LOFT UNITS: | 20 UNITS |
| TOTAL UNITS: | 137 UNITS (24 1BR, 90 2BR, 23 3BR) |
| PARKING REQUIRED: | 215 SPACES (1.2 SPACES/1BR DU) + (1.6 SPACES/2BR DU) + (1.8 SPACES/3BR DU) |

W/ 30% REDUCTION (TRANSIT PROXIMITY + MT CORRIDOR IN AREA OF CHANGE): 215-(215*0.3) = 151 SPACES

SITE DATA - LA SERENA

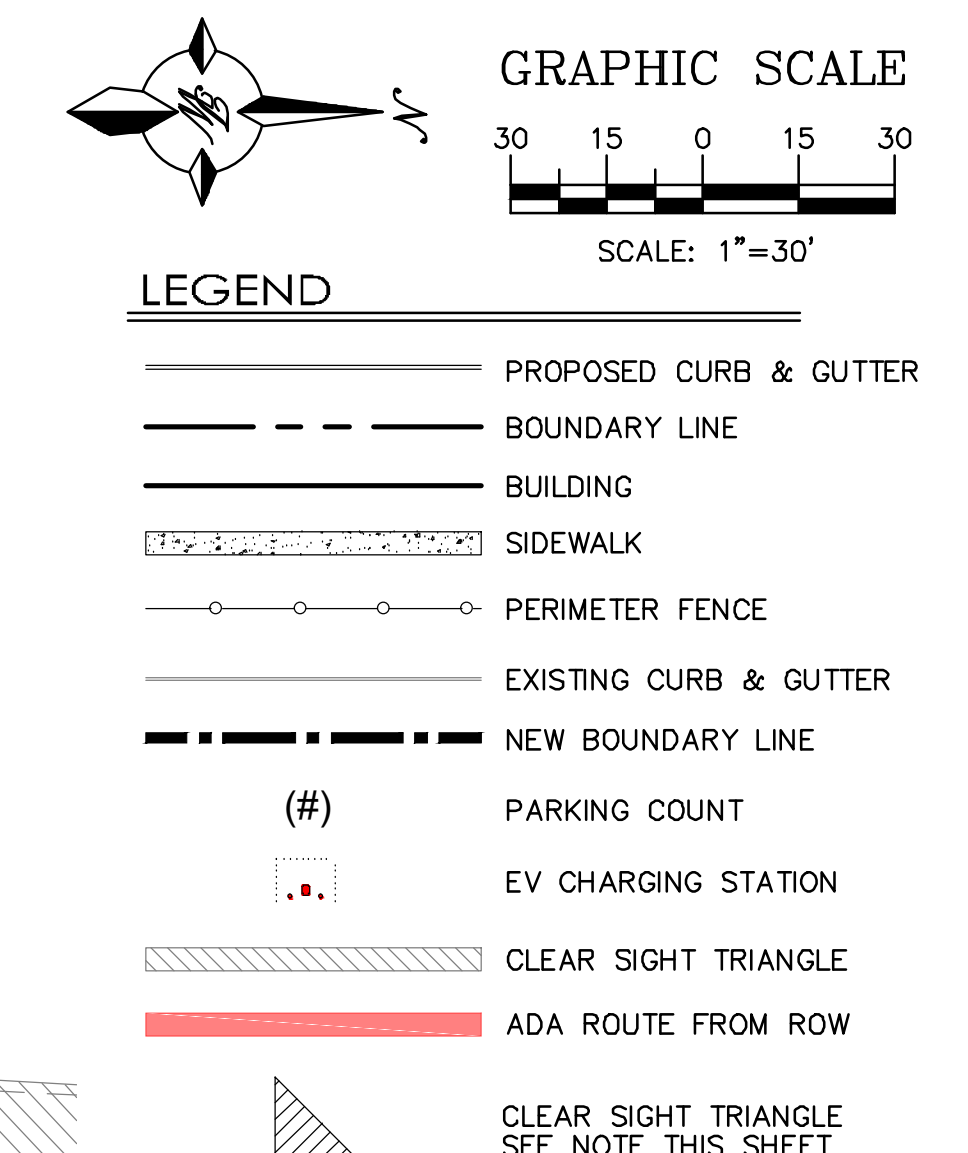
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|------------------------|--|
| PROPOSED USAGE: | SENIOR LIVING AFFORDABLE HOUSING |
| PROPOSED LOT AREA: | 2.73 ACRES (119,313 SF) |
| MAIN BUILDING AREA: | 100,881 SF |
| GARAGE BLDG AREA (EA): | 6-BAY STANDARD = 1,450 SF |
| 6-BAY ADA = 1,642 SF | |
| TOTAL BUILDING AREA: | 103,973 SF |
| MAIN BUILDING UNITS: | 100 UNITS |
| TOTAL UNITS: | 100 UNITS (60 1BR, 40, 2BR) |
| PARKING REQUIRED: | 136 SPACES (1.2 SPACES/1BR DU) + (1.6 SPACES/2BR DU) + (1.8 SPACES/3BR DU) |

W/ 30% REDUCTION (TRANSIT PROXIMITY + MT CORRIDOR IN AREA OF CHANGE): 136-(136*0.3) = 96 SPACES

SITE PARKING DATA - OVERALL

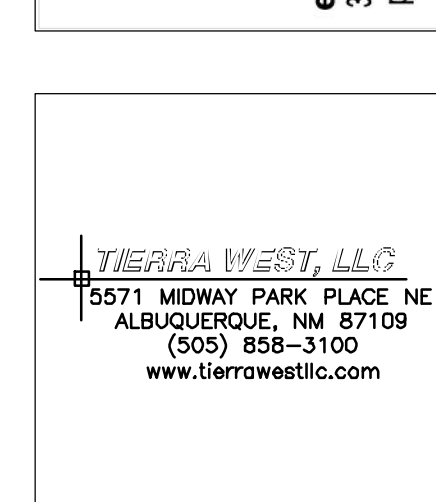
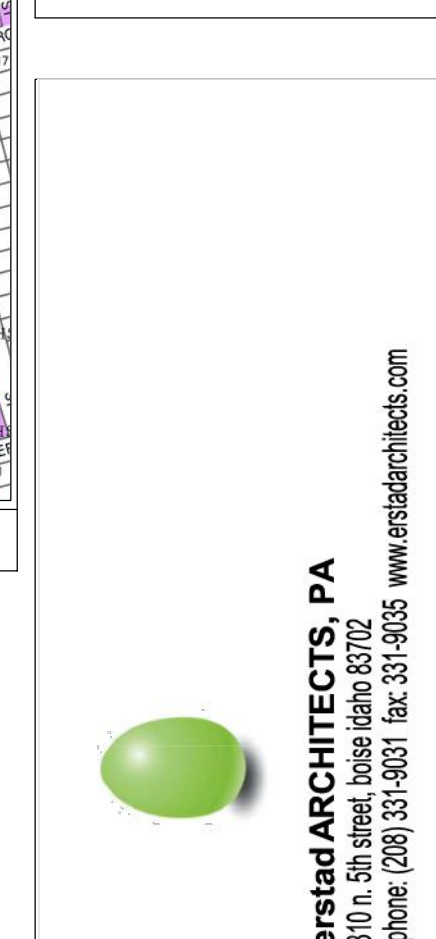
| | |
|-----------------------------------|-----------------------|
| TOTAL PARKING REQUIRED: | 151 + 96 = 247 SPACES |
| TOTAL PARKING PROVIDED: | 277 SPACES |
| ADA PARKING SPACES REQUIRED: | 8 SPACES |
| ADA PARKING SPACES PROVIDED: | 20 SPACES |
| VAN ACCESSIBLE REQUIRED: | 2 SPACES |
| VAN ACCESSIBLE PROVIDED: | 20 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: | 6 SPACES |
| MOTORCYCLE PARKING PROVIDED: | 6 SPACES |

*SHARED PARKING AND ACCESS AGREEMENT BETWEEN SAN ROQUE AND LA SERENA LOTS GRANTED DURING REPLAT OF PROPERTIES



SIDEWALK NOTE:
ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB, AND GUTTER PER COA STD DWG #2430 AND #2415A.

CLEAR SIGHT TRIANGLE NOTE:
LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.



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

revision:
no. desc. date

project: 2020010
date: 10.04.2023
drawn: vp
checked:

revised permit set

Traffic Circulation Layout
c5.0

