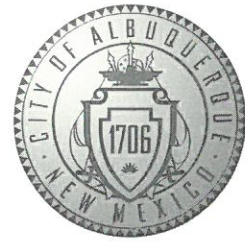


# CITY OF ALBUQUERQUE



September 10, 2020

Ronald Witherspoon, RA  
DEKKER PERICH SABATINI  
7601 Jefferson NE, Suite 100  
Albuquerque, NM 87109

**Re: Nuevo Atrisco  
201 Unser Blvd  
30-Day Temporary Certificate of Occupancy  
Transportation Development Final Inspection  
Engineer's/Architect's Stamp dated 8-29-18 (DRB) (K10D058)  
Certification dated 9-10-20**

Dear Mr. Witherspoon

Based upon the information provided in your submittal received 9-10-20, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:


- Pending Site Visit. (Temp issue per City Engineer S.B.)

Once corrections are complete resubmit

1. The approved and stamped Site Plan for Building Permit with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

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

Sincerely,

  
Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email  
C: CO Clerk, File

DEKKER  
PERICH  
SABATINI7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

PROJECT

NUEVO ATRISCO  
7909 CENTRAL AVE. NW  
ALBUQUERQUE, NM 87121

## VICINITY MAP

PROJECT NO. PR-2018-001405

APPLICATION NO. SI-2018-00092

IS AN APPROVED INFRASTRUCTURE LIST REQUIRED?  
[ ] YES [ ] NO. IF YES, THEN A SET OF APPROVED  
DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY  
CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR  
CONSTRUCTION OF PUBLIC IMPROVEMENTS.

## DRB SITE DEVELOPMENT PLAN APPROVAL:

Raghu M. Murali 8/29/18  
TRAFFIC ENGINEERING,  
TRANSPORTATION DIVISIONKristy Carole 8/29/18  
ABCWUAD. Dandora 8/29/18  
PARKS & RECREATION DEPARTMENTRenée Brissett 8/29/18  
CITY ENGINEER/HYDROLOGY

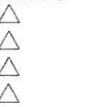
ENVIRONMENTAL HEALTH (CONDITIONAL) DATE:

SOLID WASTE MANAGEMENT 08-31-18  
DATE:DRB CHAIRPERSON, PLANNING DEPT. 8-29-18  
DATE:CODE ENFORCEMENT 8/29/18  
DATE:

## LEGEND

- LANDSCAPE AREA
- 2' WIDE GRAVEL STRIP
- FIRE DEPARTMENT ACCESS LANE / EASEMENT AS NOTED
- PROPERTY LINE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (F.D.C.)
- MAX BUILDING SET BACK LINE
- EASEMENT LINE
- SCORED CONCRETE CROSSWALK
- SIDEWALK RAMP (ARROW POINTS DOWN)
- SITE LIGHTING POLE AND LUMINAIRE. SEE SITE ELECTRICAL

## REVISIONS



## DRAWN BY

## REVIEWED BY

DATE 08-29-2018

PROJECT NO. 18-0087

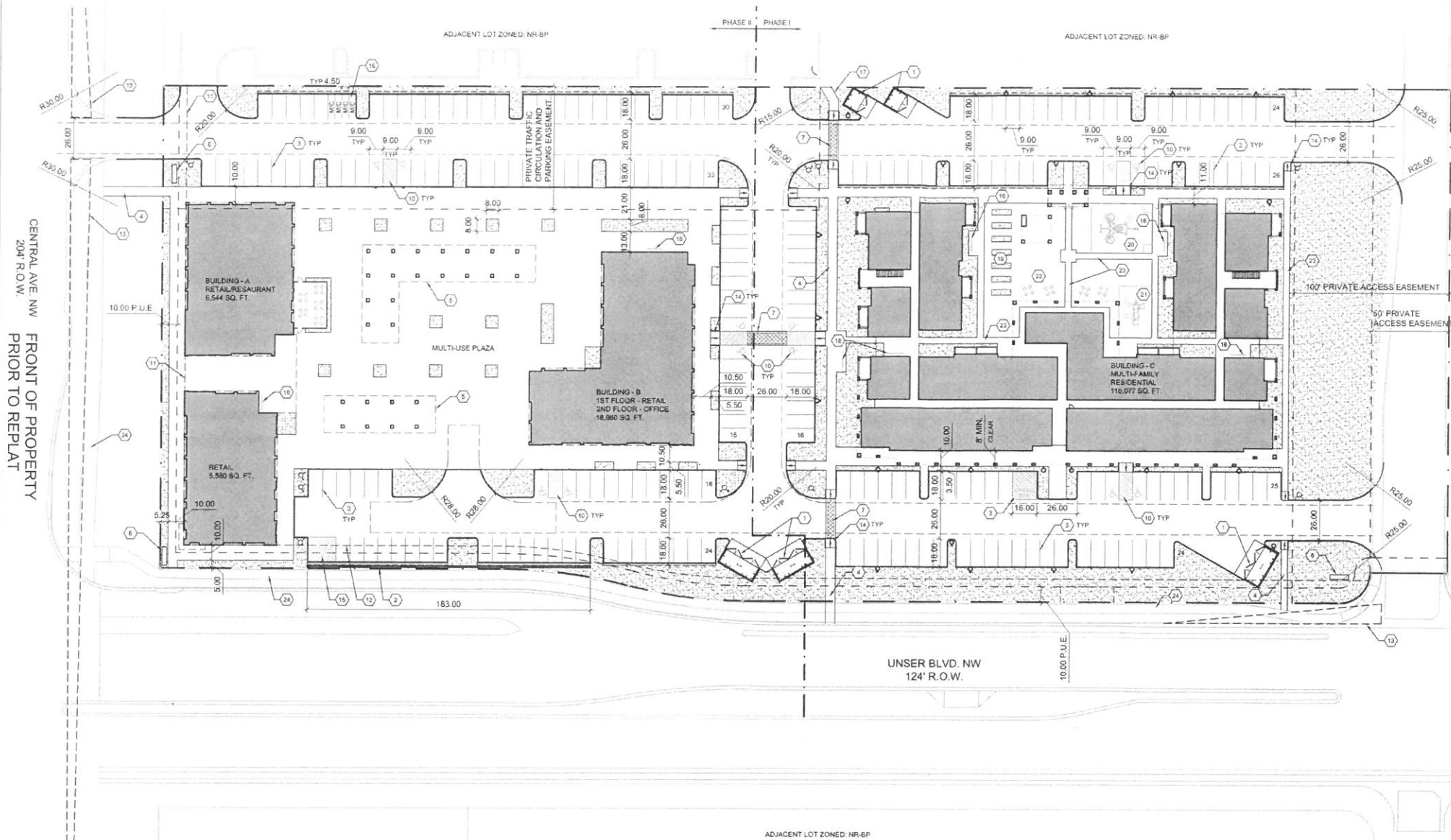
DRAWING NAME

SITE PLAN

SHEET NO.

SDP1-1

OF

A4 SITE PLAN  
1" = 40'-0"

0 20' 40' 80'

## GENERAL SHEET NOTES

- SOLID WASTE COLLECTION IS THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT.
- THE SITE SHALL COMPLY WITH THE INTERNATIONAL FIRE CODE (IFC) 2009.
- THE FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20' THROUGHOUT THE COMPLEX.
- THE SITE SHALL HAVE A WATER SUPPLY THAT MEETS FIRE FLOW AND HAVE A DISTANCE TO THE NEAREST HYDRANT TO MEET IFC REQUIREMENTS.
- ALL FIRE DEPARTMENT ACCESS SHALL HAVE A GRADE NO GREATER THAN 10%.
- THE SITE SHALL MEET ALL DEAD END REQUIREMENTS AS PER IFC OR PROVIDE EMERGENCY TURN-AROUND PER IFC.
- ALL BUILDING AND FREESTANDING SIGNAGE TO BE SUBMITTED UNDER A SEPARATE SIGN PERMIT AS PER THE UNDERLYING ZONING.
- AVAILABILITY STATEMENT #180406 WAS ISSUED ONLY FOR TRACT A WHICH CONSISTS OF A MULTI-UNIT APARTMENT COMPLEX FOR YES HOUSING. AN AVAILABILITY STATEMENT IS REQUIRED PRIOR TO THE DEVELOPMENT OF TRACT B.

## SHEET KEYED NOTES

- DOUBLE REFUSE ENCLOSURE FOR SOLID WASTE AND RECYCLE CONTAINERS
- 3" TALL MASONRY WALL, 2-COAT STUCCO EACH SIDE, COLOR TO MATCH BUILDING
- PARKING LOT STRIPING, 4" WIDE TYPICAL, COLOR: WHITE
- 6" WIDE CONCRETE SIDEWALK
- CANOPY OVERHEAD
- MONUMENT SIGN PROVIDED FOR ENTIRE DEVELOPMENT INCLUDING ALL FUTURE PHASES
- SCORED CONCRETE CROSSWALK
- FIRE HYDRANT, PAINT SAFETY ORANGE, SEE CIVIL
- NEW F.D.C. SEE CIVIL
- ADA PARKING
- 15' MAX FRONT SETBACK
- 12' MAX CORNER SIDE SETBACK
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 6 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
- ACCESSIBLE RAMP
- STRIPED TO INDICATE NO PARKING, TURNAROUND AREA, COLOR: WHITE
- MOTORCYCLE PARKING
- 6" WIDE CONCRETE SIDEWALK TO PROVIDE CONNECTION TO ADJACENT TRANSIT STATION
- BIKE RACK, SEE A4/SDP1-2
- COMMUNITY GARDEN
- AGE 2-5 RECREATIONAL/PLAY AREA
- AGE 5-12 RECREATIONAL/PLAY AREA
- AGE 12+ RECREATIONAL/PLAY AREA
- 4" WIDE CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK

## PROJECT DATA

**ZONING:** (MX-M) MIXED USE - MODERATE INTENSITY ZONE DISTRICT

**LEGAL DESCRIPTION:**  
Tract B1, West Route 66 Addition II, as the same is shown and designated on the plat entitled "WEST ROUTE 66 ADDITION II, BEING A REPLAT OF TRACT B OF WEST ROUTE 66 ADDITION AS RECORDED ON AUGUST 12, 2013 IN BOOK 2013C, PAGE 91 AND LOT 1 OF UNM HOSPITALS CLINIC AS RECORDED ON JANUARY 22, 2009 IN BOOK 2009C, PAGE 18, SITUATE WITHIN PROJECTED SECTION 22, T.10N., R.2E., N.M.P.M., TOWN OF ATRISCO LAND GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATE OF SURVEY: SEPTEMBER 2016, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 9, 2016, in Plat Book 2016c, Page 151.

**SITE AREA:** 6.22 ACRES (270,943 SQ. FT.)

**USABLE OPEN SPACE:** (TABLE 5-1-2)  
1BR: 200 SQ. FT./UNIT = 29 X 200 = 5,800 SQ. FT.  
2BR: 250 SQ. FT./UNIT = 42 X 250 = 10,500 SQ. FT.  
3BR: 300 SQ. FT./UNIT = 17 X 300 = 5,100 SQ. FT.  
TOTAL = 21,400 SQ. FT.  
UC-MS-PT: 50% REDUCTION = 10,700 SQ. FT. REQUIRED

**BUILDING HEIGHT:** (TABLE 5-1-2: MIXED-USE ZONE DISTRICT DIMENSIONAL STANDARDS)  
UC-MS-PT, 65FT MAXIMUM HEIGHT  
PLUS 12' WORKFORCE HOUSING BONUS = 77FT MAXIMUM HEIGHT

## PARKING CALCULATION: (TABLE 5-5-1)

DWELLING UNITS  
80 UNITS X 1 SPACE/UNIT = 80 SPACES  
8 LIVE/WORK UNITS X 1 SPACE/UNIT = 8 SPACES

RESIDENTIAL SPACES REQUIRED  
RESIDENTIAL SPACES PROVIDED (INCLUDES 4 ACCESSIBLE SPACES) = 88 SPACES = 97 SPACES

RETAIL AT 2.5/1000 = 17,723/1,000x2.5 = 45 SPACES  
RESTAURANT AT 5/1000 = 3,893/1,000x5 = 20 SPACES  
OFFICE AT 2.5/1000 = 9,491/1,000x5 = 48 SPACES  
NONRESIDENTIAL SPACES REQUIRED (INCLUDES 6 ACCESSIBLE SPACES) = 113 SPACES  
(INCLUDES 4 MOTORCYCLE SPACES) = 137 SPACES

TOTAL PARKING PROVIDED (INCLUDES 10 ACCESSIBLE SPACES) = 234 SPACES

**BICYCLE PARKING:** (TABLE 5-5-5)  
RESIDENTIAL USE: 10% OF REQUIRED OFF-STREET PARKING SPACES = 9 BICYCLE SPACES REQUIRED  
BICYCLE SPACES PROVIDED = 45  
NON-RESIDENTIAL USE: 10% OF REQUIRED OFF-STREET PARKING SPACES = 12 BICYCLE SPACES REQUIRED  
BICYCLE SPACES PROVIDED = 15

September 10, 2020

DEKKER  
PERICH  
SABATINI

Attn: Ernie Gomez  
Transportation Inspector  
City of Albuquerque  
RE: Traffic Certification for Certificate of Occupancy for Nuevo Atrisco Apartments

To Whom It May Concern:

### TRAFFIC CERTIFICATION

I, RONALD WITHERSPOON, NMRA, OF THE FIRM DEKKER/PERICH/SABATINI, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED BP-2018-39947 MARCH 6, 2019. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY HANNAH GREENHOOD, AIA OF THE FIRM DEKKER/PERICH/SABATINI. I FURTHER CERTIFY THAT I HAVE DESIGNATED HANNAH GREENHOOD, AIA TO PERSONALLY VISIT, ON MY BEHALF, THE PROJECT SITE ON FRIDAY, SEPTEMBER 4, 2020 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE APPROVED SITE PLAN IS REPRESENTATIVE OF 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 CERTIFICATE OF OCCUPANCY.

*No Exceptions submitted.*

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.



Signature of Engineer or Architect

Ronald Witherspoon, AIA  
Vice President, Dekker/Perich/Sabatini

September 10, 2020  
Date

### ENGINEER'S OR ARCHITECT'S STAMP







# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Nuevo Atasco Building Permit #: 2018-39947 Hydrology File #: K100058  
DRB#: SI-2018-00092 EPC#: n/a Work Order#: \_\_\_\_\_  
Legal Description: Tract B1, West Route 66 Addition II  
City Address: 201 UNSER BLVD.  
Applicant: Hannah Greenhood @ Dekker Penich Sabatini Contact: \_\_\_\_\_  
Address: 7601 Jefferson NE, Suite 100  
Phone#: (505) 761-9700 Fax#: n/a E-mail: hannahg@dpsdesign.org  
Other Contact: Pavilion Construction / David Rodriguez Contact: \_\_\_\_\_  
Address: 201 Unser Blvd. NW, Albuquerque, NM 87121 (Job Trailer)  
Phone#: (505) 264-8171 Fax#: n/a E-mail: drodriguez@pavilionconstruction.com  
TYPE OF DEVELOPMENT: \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE ☒ DRB SITE \_\_\_\_\_ ADMIN SITE  
IS THIS A RESUBMITTAL? Yes ☒ No  
DEPARTMENT ☒ TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- ☒ 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  
☒ 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: 9/10/2020 By: Hannah Greenhood, D/P/S.

COA STAFF:

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

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