



***Planning Department  
Transportation Development Services***

June 3, 2015

Scott Steffen, P.E.  
Bohannon-Huston, Inc.  
7500 Jefferson Street NE Courtyard I  
Albuquerque, NM 87109-4335

**Re: Diamond Mesa 2300 Diamond Mesa Trl. All Buildings  
Submittal for Certificate of Occupancy – Transportation Development**  
Admin Amendment dated 2-13-14 (N09-D012)  
Certification dated 05-28-15

Dear Mr. Steffen,

The Final Letter of Certification submitted for all buildings at Diamond Mesa on 05-29-15 is not sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). The following items need to be addressed:

- Fire hydrant locations cannot be obstructed by any vehicular traffic therefore all curbing in front of hydrants located near buildings 501, 1301, 3701 and 5901 must be painted red with no parking allowed.
- The ADA wheel chair ramp located in front of buildings 5705, 5806 and located between buildings 800 and 700 cannot be impeded by a parking space. Therefore the parking spaces in front of these ADA wheel chair ramps must be removed and striped as "No Parking".
- Park "E" on the Northeast corner of Carmel Mesa St and Eagle Mesa Rd. has been replaced with parking spaces and must be as-built onto the certified site plan.
- All construction dumpsters must be removed from the site prior to release of Final Certificate of Occupancy.

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

# CITY OF ALBUQUERQUE



Final Certificate of Occupancy may be release after all corrections have been completed.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For minor comments and/or repairs, please submit photos to [rmichel@cabq.gov](mailto:rmichel@cabq.gov) prior to submittal.

Sincerely,

Racquel M. Michel, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

C: File

PO Box 1293

Albuquerque

New Mexico 87103

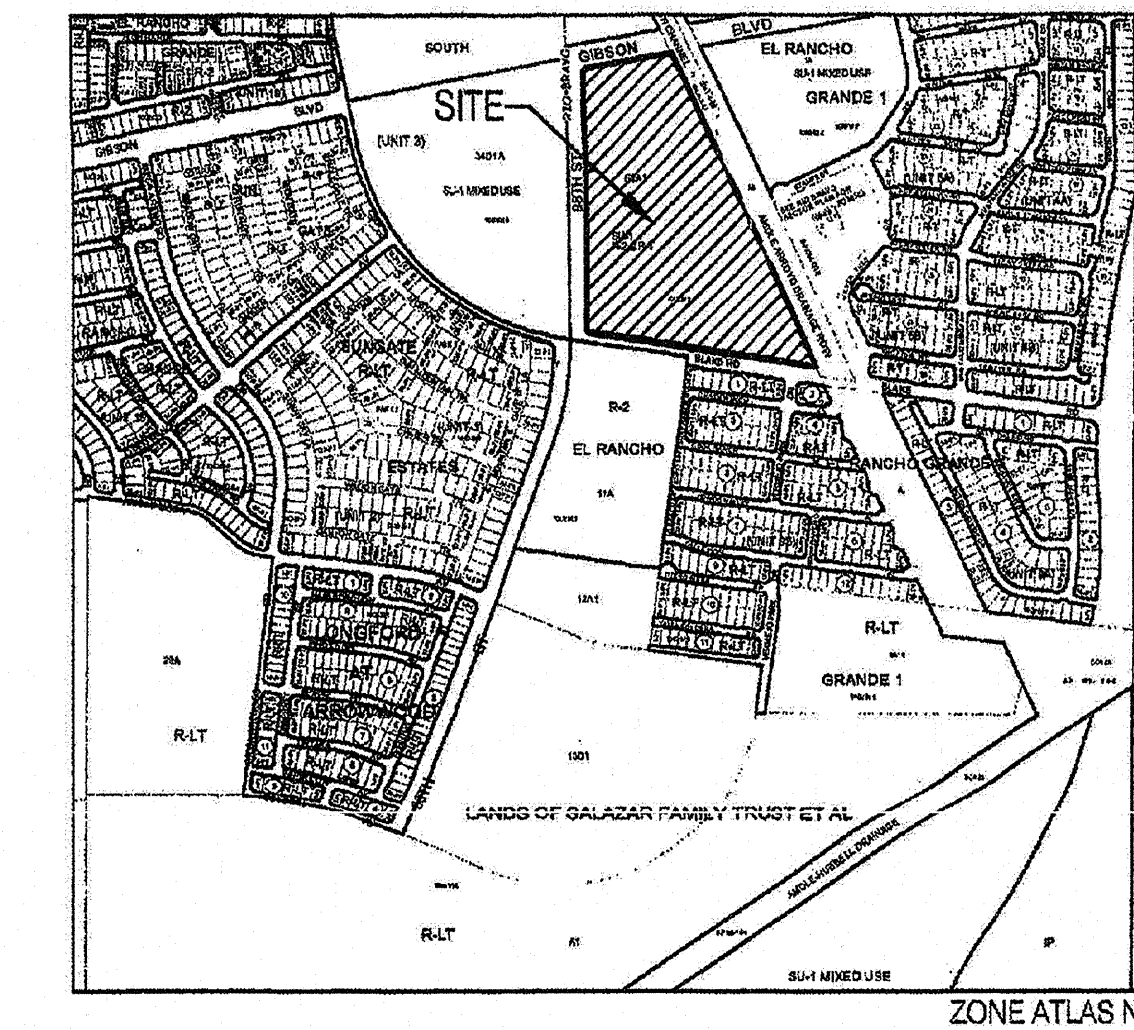
[www.cabq.gov](http://www.cabq.gov)



ADMINISTRATIVE AMENDMENT  
FILE #12-10202 PROJECT #1002819  
APPROVED BY DATE

TRACT 34D-1  
SU-1 MIXED USE

SITE VICINITY



SITE INFORMATION:  
The site consists of approximately 26.5 acres. The legal description for the site is Tract E-6-A-1, Albuquerque South, Unit Three. The zoning is SU-1 R-2 & R-T.

Proposed Use: The Site Plan for Building Permit allows a residential Multi-Family project that includes three building types as follows:

1. a six-plex with 4 two-story units and 2 one-story units - 35 Buildings.
2. a six-plex with 6 two-story units - 37 Buildings.
3. a single family detached, two-story unit - 24 Buildings.

There are a total of 466 dwelling units proposed. The community, named Diamond Mesa will be gated. It will contain a pool, a club house, and playground equipment, and 8.72 acres of open space.

Pedestrian and Vehicular Access and Egress:

Vehicular Access - Primary access into the development will be off of 98th Street SW. A secondary access is provided along Blake Road SW, on the south side of the site. Both accesses are gated. The 98th Street entrance will include a key pad and will be utilized by visitors and residents. The Blake Road access can be opened by a remote control provided to residents. Both access points will accommodate emergency vehicles.

Pedestrian Access - Pedestrians will be provided direct access through the subdivision from entry ways off of Gibson Boulevard, 98th Street SW and Blake Road SW. There will also be three pedestrian access points to the trail located along the Amole Channel.

Bicycle Access - A primary trail is planned along Gibson Boulevard SW that will connect to the Amole Channel trail. The Gibson trail will be accessed from the Diamond Mesa community via the Amole Trail and a direct connection at the north end of the project. These trails serve as part of the regional trail network.

Alleys - The Diamond Mesa community contains alleys that serve each building. The garages for each dwelling unit will be accessed from the alleys.

Transit Access - The site is currently served by Route 138 along 98th Street with stops located at the intersection of 98th & Gibson and 98th Street & Blake.

Internal Circulation:  
Internal roads will be private but will be designed and built in compliance with the DPM. Local roads (at varying lengths) internal to the development will be provided to provide access to buildings and common parking areas.

Pedestrian circulation within the community will be facilitated through a network of concrete walking paths that provide connectivity throughout the community. ADA compliant sidewalks will also be provided throughout the community. Crosswalks shall be constructed of colored textured concrete.

Building Heights and Setbacks - Maximum building height and setbacks comply with the City Comprehensive Zoning Ordinance for the R-2 zone.

Parking:  
Parking will be provided in compliance with 14-16-3-1 of the City Zoning Code (one space per full bath - two spaces per dwelling unit).

Required:  
466 units @ 2 full bath per unit = 912 parking spaces required.

Provided:  
800 garage parking spaces  
48 guest parking spaces  
157 on-street parking spaces  
1005 parking spaces provided

Maintenance - The building exterior, internal streets, the pool/clubhouse area, pedestrian walkways, and landscaping/open space maintenance shall be provided by the Owner.

Lighting - Lighting will be provided in compliance with the City Of Albuquerque Zoning Code.

Gate - Gates shall remain open from 7am - 6pm.

Solid Waste - The walls surrounding the refuse containers shall be a maximum of 8' in height and constructed of colored stucco or split face block. The gate will be opaque and of a durable material.

Perimeter Walls - Perimeter walls as illustrated on Sheet 3 shall not be changed or altered without prior approval by the Environmental Planning Commission.

Parks - The park area located adjacent to the community center is in addition to the (4) required pocket parks.

Parks: Amenities shall be determined by Phase and shall include any of the following: Children's Play Area, Passive Recreation, Car Care, Dog Park, Sports Court, etc. Per the EPC Notice of Decision, two Private Parks shall contain playground equipment.

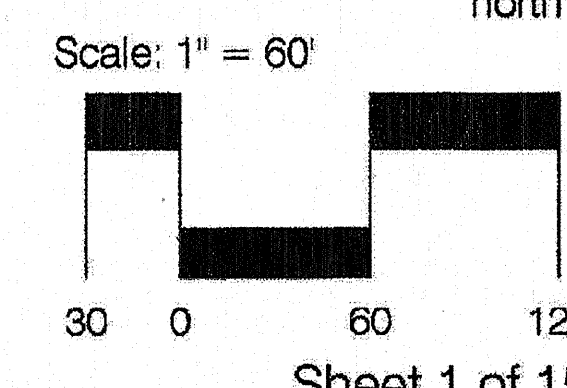
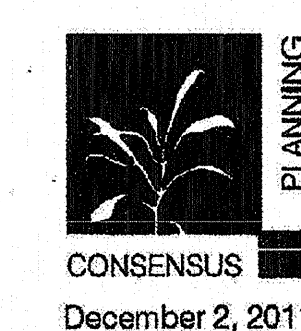
## SITE DEVELOPMENT PLAN FOR BUILDING PERMIT DIAMOND MESA

Prepared for:  
Diamond Mesa, LLC  
7007 Jefferson St. NE  
Suite A  
Albuquerque, NM 87109

Prepared by:  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102

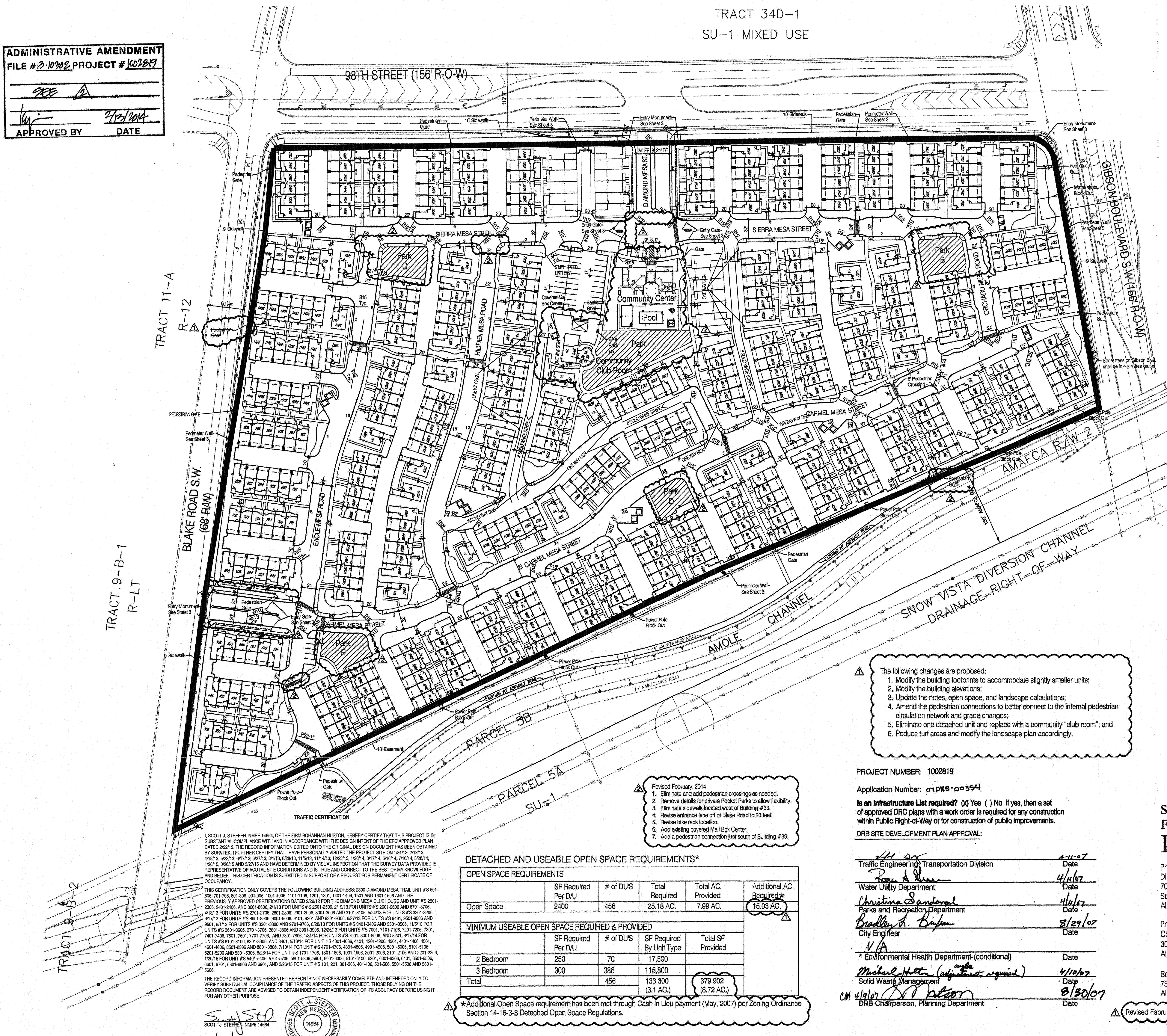
Bohannon Huston  
7500 Jefferson NE  
Albuquerque, NM 87109

ADMINISTRATIVE AMENDMENT  
FILE #11-15152 PROJECT #1002819  
APPROVED BY DATE



Revised February 14, 2012

Sheet 1 of 15



- The following changes are proposed:
1. Modify the building footprints to accommodate slightly smaller units;
  2. Modify the building elevations;
  3. Update the notes, open space, and landscape calculations;
  4. Amend the pedestrian connections to better connect to the internal pedestrian circulation network and grade changes;
  5. Eliminate one detached unit and replace with a community "club room"; and
  6. Reduce turf areas and modify the landscape plan accordingly.

PROJECT NUMBER: 1002819

Application Number: 07PES-00354

Is an Infrastructure List required? (X) 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:

Signature lines for various officials including Traffic Engineering, Water Utility Department, Parks and Recreation Department, City Engineer, and DRB Chairperson.

### DETACHED AND USEABLE OPEN SPACE REQUIREMENTS\*

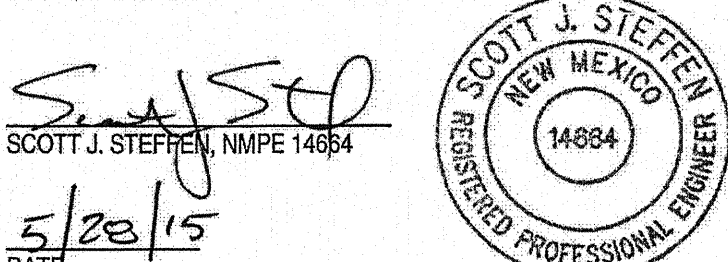
OPEN SPACE REQUIREMENTS				
	SF Required Per D/U	# of DUS	Total Required	Total AC. Provided
Open Space	2400	466	25.18 AC.	7.99 AC.
MINIMUM USEABLE OPEN SPACE REQUIRED & PROVIDED				
	SF Required Per D/U	# of DUS	SF Required By Unit Type	Total SF Provided
2 Bedroom	250	70	17,500	
3 Bedroom	300	386	115,800	
Total		456	133,300 (3.1 AC.)	379,902 (8.72 AC.)

\*Additional Open Space requirement has been met through Cash in Lieu payment (May, 2007) per Zoning Ordinance Section 14-16-3-8 Detached Open Space Regulations.

SCOTT J. STEFFEN, NMPE 14884, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE EPC APPROVED PLAN DATED 2/22/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SURVEY. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 1/11/13, 2/15/13, 4/18/13, 5/23/13, 6/17/13, 8/1/13, 8/28/13, 11/5/13, 11/14/13, 12/23/13, 1/30/14, 3/17/14, 5/16/14, 7/01/14, 8/28/14, 12/8/15, 2/28/15 AND 5/27/15 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED 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 PERMANENT CERTIFICATE OF OCCUPANCY.

THIS CERTIFICATION ONLY COVERS THE FOLLOWING BUILDING ADDRESS: 2300 DIAMOND MESA TRAIL UNIT #'S 601-606, 701-705, 801-806, 901-906, 1001-1005, 1101-1105, 1201, 1301, 1401-1405, 1501 AND 1601-1605 AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 2/22/12 FOR THE DIAMOND MESA CLUBHOUSE AND UNIT #'S 2301-2306, 2401-2405, AND 8001-8005, 21/13 FOR UNITS #'S 2501-2505, 21/13 FOR UNITS #'S 2601-2605 AND 8701-8705, 41/13 FOR UNITS #'S 2701-2705, 2801-2805, 2901-2905, 3001-3005 AND 3101-3105, 52/13 FOR UNITS #'S 3201-3205, 57/13 FOR UNITS #'S 3301-3305, 5801-5805, 5901-5905, 6001-6005, 6101-6105, 6201-6205, 6301-6305, 6401-6405, 6501-6505, 6601-6605, 6701-6705, 6801-6805, 6901-6905, 7001-7005, 7101-7105, 7201-7205, 7301, 7401-7405, 7501, 7601-7605, 7701-7705, 7801-7805, 7901-7905, 8001-8005, 8101-8105, 8201-8205, 8301-8305, 8401-8405, 8501-8505, 8601-8605, 8701-8705, 8801-8805, 8901-8905, 9001-9005, 9101-9105, 9201-9205, 9301-9305, 9401-9405, 9501-9505, 9601-9605, 9701-9705, 9801-9805, 9901-9905, 1001-1005, 1011-1015, 1021-1025, 1031-1035, 1041-1045, 1051-1055, 1061-1065, 1071-1075, 1081-1085, 1091-1095, 1101-1105, 1111-1115, 1121-1125, 1131-1135, 1141-1145, 1151-1155, 1161-1165, 1171-1175, 1181-1185, 1191-1195, 1201-1205, 1211-1215, 1221-1225, 1231-1235, 1241-1245, 1251-1255, 1261-1265, 1271-1275, 1281-1285, 1291-1295, 1301-1305, 1311-1315, 1321-1325, 1331-1335, 1341-1345, 1351-1355, 1361-1365, 1371-1375, 1381-1385, 1391-1395, 1401-1405, 1411-1415, 1421-1425, 1431-1435, 1441-1445, 1451-1455, 1461-1465, 1471-1475, 1481-1485, 1491-1495, 1501-1505, 1511-1515, 1521-1525, 1531-1535, 1541-1545, 1551-1555, 1561-1565, 1571-1575, 1581-1585, 1591-1595, 1601-1605, 1611-1615, 1621-1625, 1631-1635, 1641-1645, 1651-1655, 1661-1665, 1671-1675, 1681-1685, 1691-1695, 1701-1705, 1711-1715, 1721-1725, 1731-1735, 1741-1745, 1751-1755, 1761-1765, 1771-1775, 1781-1785, 1791-1795, 1801-1805, 1811-1815, 1821-1825, 1831-1835, 1841-1845, 1851-1855, 1861-1865, 1871-1875, 1881-1885, 1891-1895, 1901-1905, 1911-1915, 1921-1925, 1931-1935, 1941-1945, 1951-1955, 1961-1965, 1971-1975, 1981-1985, 1991-1995, 2001-2005.

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.





May 28, 2015

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

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

Re: Partial Traffic Circulation Layout Engineer's Certification, Diamond Mesa  
DRB Case No. 1002819, (N9/D12)

Dear Racquel:

We are requesting Permanent Certificate of Occupancy for 11 buildings at Diamond Mesa. Enclosed for your review is the EPC approved site plan dated 2/13/14. The buildings for which we are requesting C.O. are referenced as Buildings 1-5 and 55-56 on the site plan.

In addition, this certification includes the previously approved certification dated 2/29/12 for the Club House Building and Buildings 23, 24 and 86, 2/1/13 for Building 25, 2/19/13 for Buildings 26 and 87, 4/18/13 for Buildings 27-31, 5/24/13 for Building 32, 6/17/13 for Buildings 89-93, 6/27/13 for Buildings 94-96, 8/1/13 for Buildings 33 and 97, 8/28/13 for Buildings 34 and 35, 11/5/13 for Buildings 36-39, 12/26/13 for Buildings 70-78, 1/31/14 for Buildings 79-80 and 82, 3/17/14 for Buildings 81 and 83-84, 5/16/14 for Buildings 40-46, 85 and 88, 7/10/14 for Buildings 47-53, 8/28/14 for Buildings 17-22, 1/29/15 for Buildings 54 and 57-69, and 3/26/15 for Buildings 1-5 and 55-56, which are also noted on the as-built drawing. This certification represents the final Traffic Circulation Layout certification for Diamond Mesa.

I visited the site on 5/27/15 and it is my belief that the traffic and pedestrian improvements have been constructed in substantial compliance with the approved site plan, with the following minor modification: the pedestrian access gate along Blake Road between Buildings 11 and 14 has been shifted east to between Buildings 9 and 10 to be more centrally located along Blake Road.

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

Sincerely,



Scott J. Steffen, P.E.  
Vice President  
Community Development and Planning Group

Enclosure

cc: Rick Beltramo, Galway Construction

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: \_\_\_\_\_ Building Permit #: \_\_\_\_\_ City Drainage #: \_\_\_\_\_

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

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

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

**Engineering Firm:** \_\_\_\_\_ Contact: \_\_\_\_\_

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

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

**Owner:** \_\_\_\_\_ Contact: \_\_\_\_\_

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

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

**Architect:** \_\_\_\_\_ Contact: \_\_\_\_\_

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

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

**Surveyor:** \_\_\_\_\_ Contact: \_\_\_\_\_

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

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

**Contractor:** \_\_\_\_\_ Contact: \_\_\_\_\_

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

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

### TYPE OF SUBMITTAL:

- \_\_\_\_\_ DRAINAGE REPORT
- \_\_\_\_\_ DRAINAGE PLAN 1st SUBMITTAL
- \_\_\_\_\_ DRAINAGE PLAN RESUBMITTAL
- \_\_\_\_\_ CONCEPTUAL G & D PLAN
- \_\_\_\_\_ GRADING PLAN
- \_\_\_\_\_ EROSION & SEDIMENT CONTROL PLAN (ESC)
- \_\_\_\_\_ ENGINEER'S CERT (HYDROLOGY)
- \_\_\_\_\_ CLOMR/LOMR
- \_\_\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)
- \_\_\_\_\_ ENGINEER'S CERT (TCL)
- \_\_\_\_\_ ENGINEER'S CERT (DRB SITE PLAN)
- \_\_\_\_\_ ENGINEER'S CERT (ESC)
- \_\_\_\_\_ SO-19
- \_\_\_\_\_ OTHER (SPECIFY)

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- \_\_\_\_\_ SIA/FINANCIAL GUARANTEE RELEASE
- \_\_\_\_\_ PRELIMINARY PLAT APPROVAL
- \_\_\_\_\_ S. DEV. PLAN FOR SUB'D APPROVAL
- \_\_\_\_\_ S. DEV. FOR BLDG. PERMIT APPROVAL
- \_\_\_\_\_ SECTOR PLAN APPROVAL
- \_\_\_\_\_ FINAL PLAT APPROVAL
- \_\_\_\_\_ CERTIFICATE OF OCCUPANCY (PERM)
- \_\_\_\_\_ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- \_\_\_\_\_ FOUNDATION PERMIT APPROVAL
- \_\_\_\_\_ BUILDING PERMIT APPROVAL
- \_\_\_\_\_ GRADING PERMIT APPROVAL
- \_\_\_\_\_ PAVING PERMIT APPROVAL
- \_\_\_\_\_ WORK ORDER APPROVAL
- \_\_\_\_\_ GRADING CERTIFICATION
- \_\_\_\_\_ SO-19 APPROVAL
- \_\_\_\_\_ ESC PERMIT APPROVAL
- \_\_\_\_\_ ESC CERT. ACCEPTANCE
- \_\_\_\_\_ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Copy Provided

DATE SUBMITTED: \_\_\_\_\_ By: \_\_\_\_\_

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development