



November 24, 2020

Ronald A. Witherspoon, R.A.
Dekker/Perich/Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109

**Re: Valle De Atrisco (PHASE, 1)
10001 Ceja Vista RD
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 10-2-17 (P09D002D)
Certification dated 11-20-20**

Dear Mr. Witherspoon

Based upon the information provided in your submittal received 11-20-20, 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:

- Please complete asphalt markings for all COMPACT stall spaces
- Add missing Motorcycle parking & signage. Complete asphalt patch paving
- Remove construction equipment, debris and Porta potties at Phase 1 location.
- Completion of punch items listed on Certification Letter for Phase 2 certification.

Once corrections are complete resubmit

1. The approved and stamped TCL 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.
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

CITY OF ALBUQUERQUE



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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

GENERAL SHEET NOTES

- SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS.
- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE. ALL DRIVE AISLES HEAVY DUTY. ALL PARKING LIGHT DUTY.
- SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL, ADA STANDARDS & GUIDELINES.
- DESIGN WILL COMPLY WITH 2009 INTERNATIONAL FIRE CODE APPENDIX 8, C & D.
- KNOX BOXES TO BE LOCATED AT CLUBHOUSE, VEHICLE CONTROL GATES AND SECONDARY EMERGENCY ACCESS GATE.
- FIRE ACCESS LANES SHALL BE MARKED ON CURB FACES IN RED PAINT TO BOTH SIDES OF THE FIRE ACCESS LANE.
- ALL FIRE ACCESS LANES SHALL HAVE AN APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS.
- SLOPES WILL NOT EXCEED 10% IN GRADE FOR ANY FIRE ACCESS ROADS.
- DIVERT WATER AWAY FROM BUILDING WALLS AND FOUNDATIONS BY SLOPING THE EXTERIOR GRADE AWAY FROM THE BUILDING.
- AN ACCESSIBLE ROUTE SHALL CONNECT ALL BUILDINGS AND COMMON AREAS ON SITE INCLUDING SITE AMENITIES AND TRASH ENCLOSURES.
- ALL GROUND FLOOR UNITS ARE TYPE "1" UNLESS NOTED AS TYPE "A"; ALL GROUND FLOOR UNITS SHALL BE ON AN ACCESSIBLE ROUTE.
- EXTERIOR BUILDING SIGNAGE SHALL BE HIGHLY VISIBLE SIGNAGE COMPLYING WITH THE 2009 FCC AND LIT FROM DUSK TIL DAWN.
- FOR ASPHALT SECTIONS REFER TO GEOTECHNICAL ENGINEERING SERVICES REPORT NO. 1-70804 FOR DGB PROPERTIES ON JULY 14, 2017.

SHEET KEYED NOTES

- PROPERTY LINE
- FIRE DEPARTMENT CONNECTION
- FIRE LANE, 20' WIDTH STANDARD, 28' INTERIOR RADIUS
- METAL PICKET SECURITY GATE AND FENCE
- FIRE HYDRANT
- VEHICULAR GATE WITH KNOX BOX, REMOTE CONTROL FOB OPERATED
- POST INDICATOR VALVE (PIV) LOCATION
- SECONDARY FIRE ACCESS LANE AND GATE WITH "FIRE DEPARTMENT ACCESS" SIGN
- LIGHT BOLLARD
- BUILDING IDENTIFICATION SIGNAGE 18" HIGH NUMBERS W/ 3" STROKE, HIGH CONTRAST COLOR, TWO PER BUILDING, MOUNTED 14" TO 20" ABOVE GRADE AND LIT FROM DUSK UNTIL DAWN
- MONUMENT SIGN WITH 12" HIGH NUMBERS W/ 2" STROKE, HIGH CONTRAST COLOR AND LIT FROM DUSK UNTIL DAWN
- POOL AND SPA BY NEW MEXICO POOL AND SPA BY SEPARATE PERMIT
- 6" TALL MASONRY PERIMETER WALL
- FLUSH CONCRETE WALK WAY TO ASPHALT PAVING
- ACCESSIBLE PARKING RAMP
- MASONRY RETAINING WALL
- ACCESSIBLE PARKING SIGN
- ACCESSIBLE PARKING
- ACCESSIBLE RAMP
- FUTURE MONUMENT SIGN, PROVIDE (2) 1" ELECTRICAL CONDUITS FOR FUTURE LIGHTING AND GATE CONTROLLER
- DIRECTIONAL PAVEMENT ARROW
- WATER METER
- CONVENIENCE TRASH BIN ENCLOSURE, TRASH TO BE MOVED TO COMPACTOR BY PROPERTY MANAGEMENT
- 6" TALL TRASH COMPACTOR ENCLOSURE
- LANDSCAPE BOULDERS/BOLLARDS, MAINTAIN 4'-0" PATH BETWEEN
- SIDEWALK WITH 6" TURNDOWN EDGE, TYP.
- 6" CONCRETE CURB AND GUTTER, TYP.
- ROUNDABOUT SIGN
- MOTORCYCLE PARKING SIGN
- LANDSCAPE AREA, TYP.
- BIKE RACKS, SEE PLAN FOR PARKING SPACE CAPACITY PER RACK
- SECURE GATED CONNECTION TO MULTI-PURPOSE TRAIL

LEGEND

- ACCESSIBLE PARKING AND ACCESSIBLE GROUND
- FLOOR DWELLING UNIT
- TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS.
- RE: ELECTRICAL
- FIRE HYDRANT, RE: CONCEPTUAL UTILITY PLAN
- PIV POST INDICATOR VALVE, RE: CONCEPTUAL UTILITY PLAN
- FDC FIRE DEPARTMENT CONNECTION, RE: CONCEPTUAL UTILITY PLAN
- LIGHT POLE, 18'-0"
- INTEGRALLY COLORED CONCRETE
- ACCESSIBLE ROUTE
- COMPACT ONLY PARKING SPACE, PAINTED AT EACH SPACE TO READ "COMPACT ONLY", 12" HIGH LETTERS
- PAINTED WHITE, 2" STROKE
- MC MOTORCYCLE PARKING SPACE

SITE DATA

SITE ADDRESS: 10001 CEJA VISTA ROAD
ALBUQUERQUE, NM

LEGAL DESCRIPTION: LOTS RR-3-A & RR-3-B, LOCATED ON DENNIS CHAVEZ BLVD. SW, BETWEEN 98TH ST. SW & 116TH ST. SW, CONTAINING APPROXIMATELY 9.44 ACRES.

ACRES: 9.44 ACRES

ZONE ATLAS: P-09-Z

ZONING SUMMARY: R-2 APARTMENTS

CONSTRUCTION TYPE: V-8

BUILDING HEIGHT: 35'-4"

SPRINKLERED: FULLY SPRINKLERED 13R SYSTEM

TOTAL BUILDING AREA: 197,650 GSF

PARKING REQUIREMENTS

VEHICLE PARKING:
408 PARKING SPACES REQUIRED, 410 SPACES PROVIDED
15 VAN ACCESSIBLE PARKING INCLUDED
58 COMPACT CAR SPACES INCLUDED (14%)

6 MOTORCYCLE PARKING SPACES REQUIRED, 8 PROVIDED
120 BICYCLE PARKING SPACES REQUIRED, 240 PROVIDED

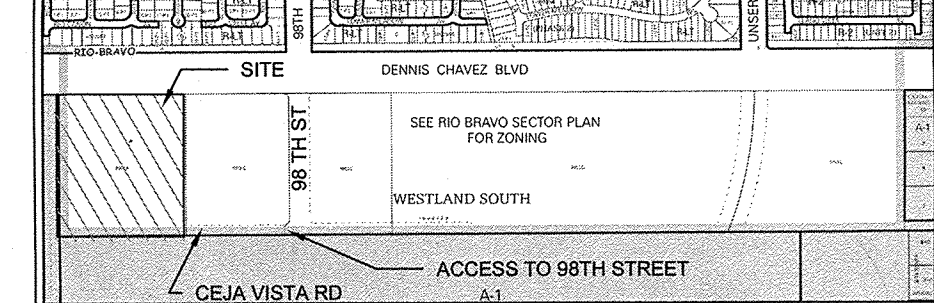
SUMMARY

THE PROPOSED MULTI-FAMILY HOUSING DEVELOPMENT OFFERS A QUALITY URBAN ENVIRONMENT PERPETUATING THE TRADITION OF INTEGRATED COMMUNITIES AND A VARIETY AND MAXIMUM CHOICE OF HOUSING AND TRANSPORTATION. THE PROPOSED DENSITY TRANSITIONS BETWEEN SINGLE FAMILY HOUSING TO THE EAST AND A MUCH MORE INTENSIVE ACTIVITY CENTER TO THE WEST.

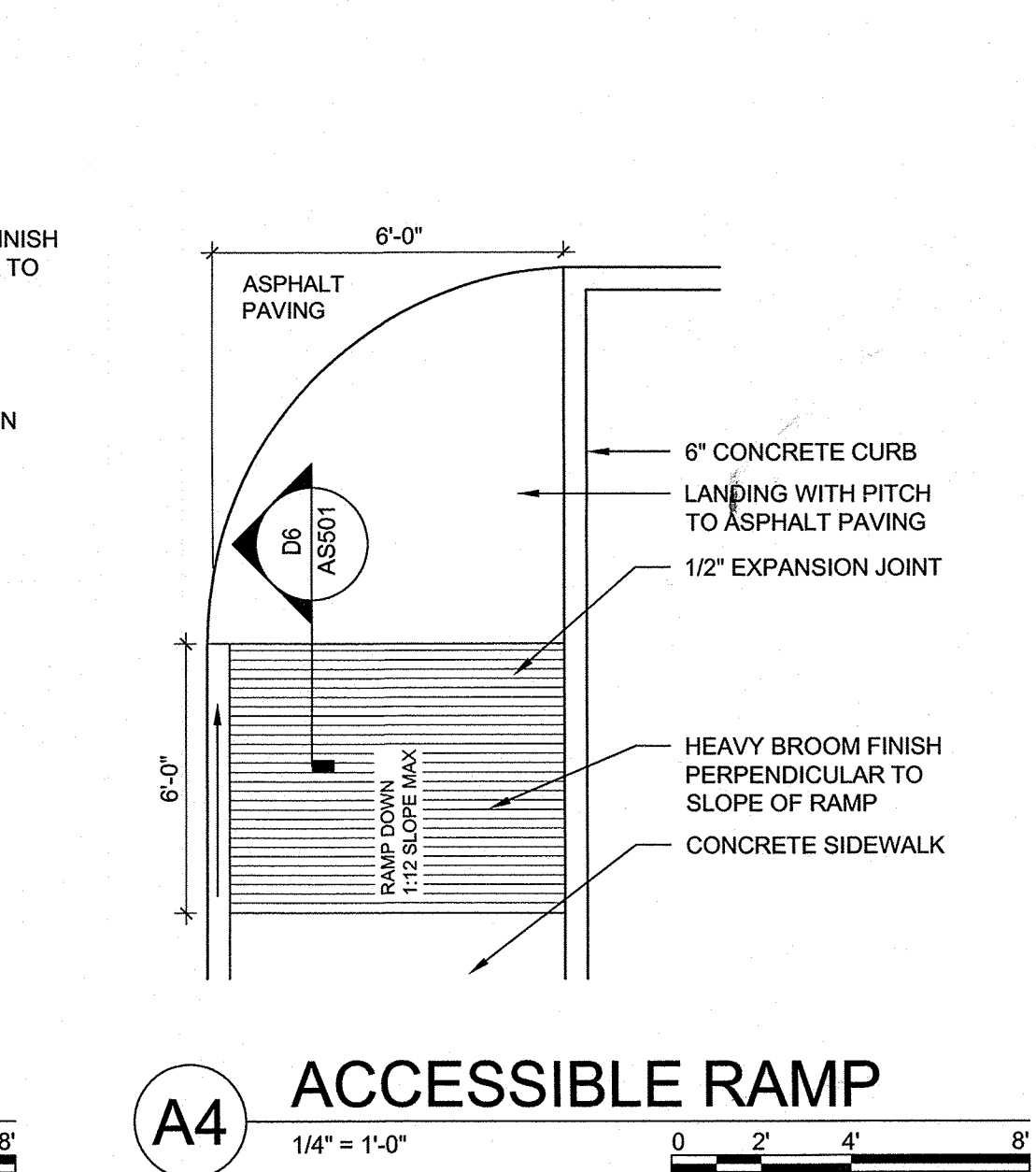
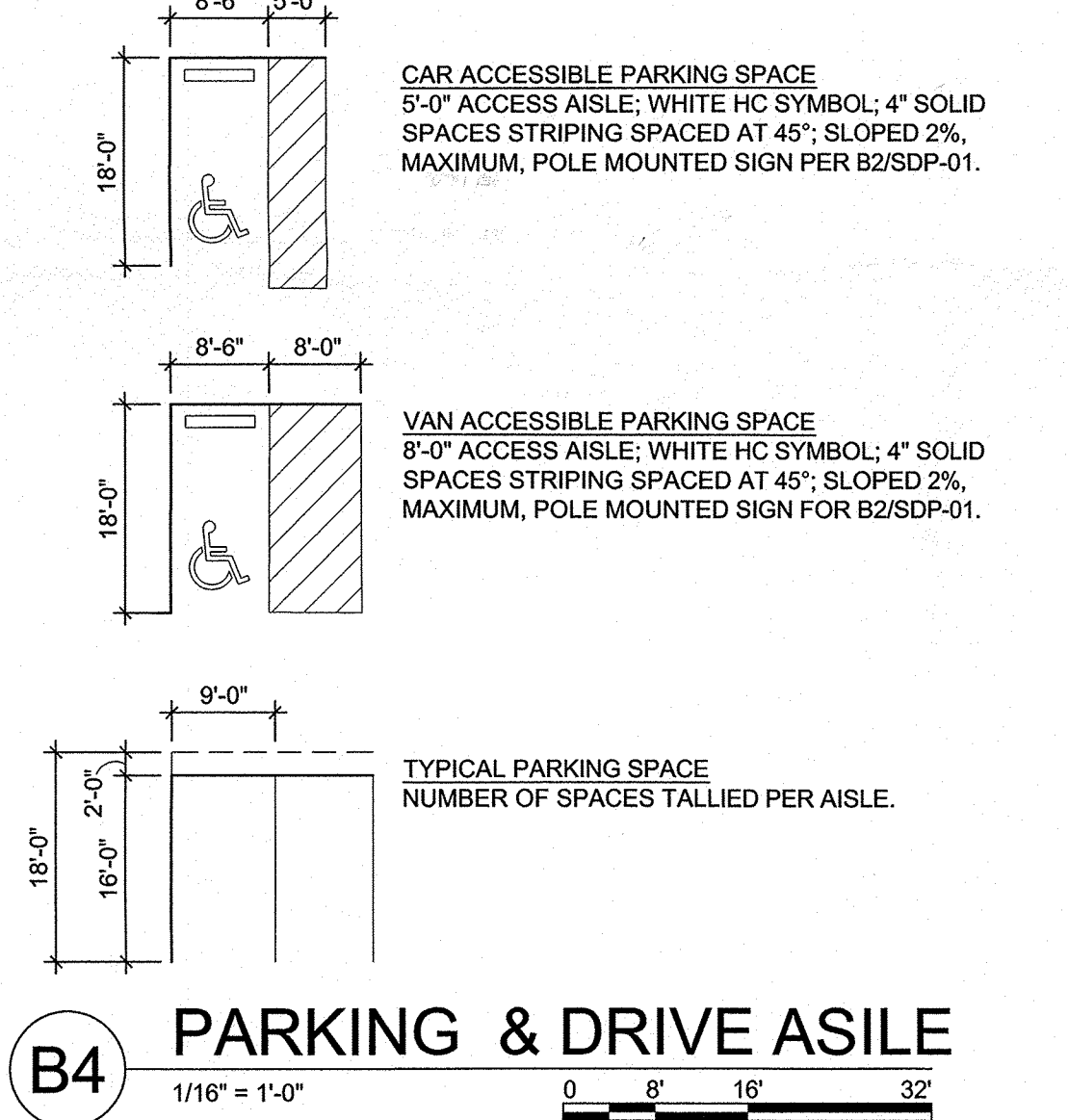
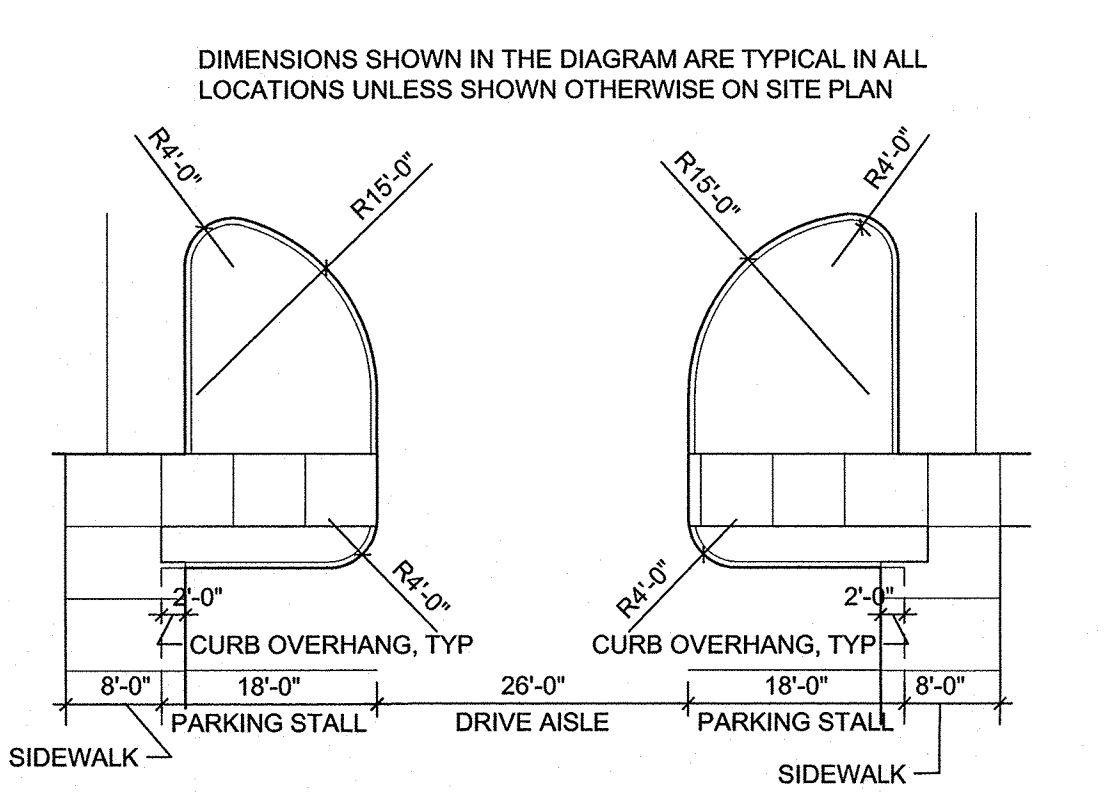
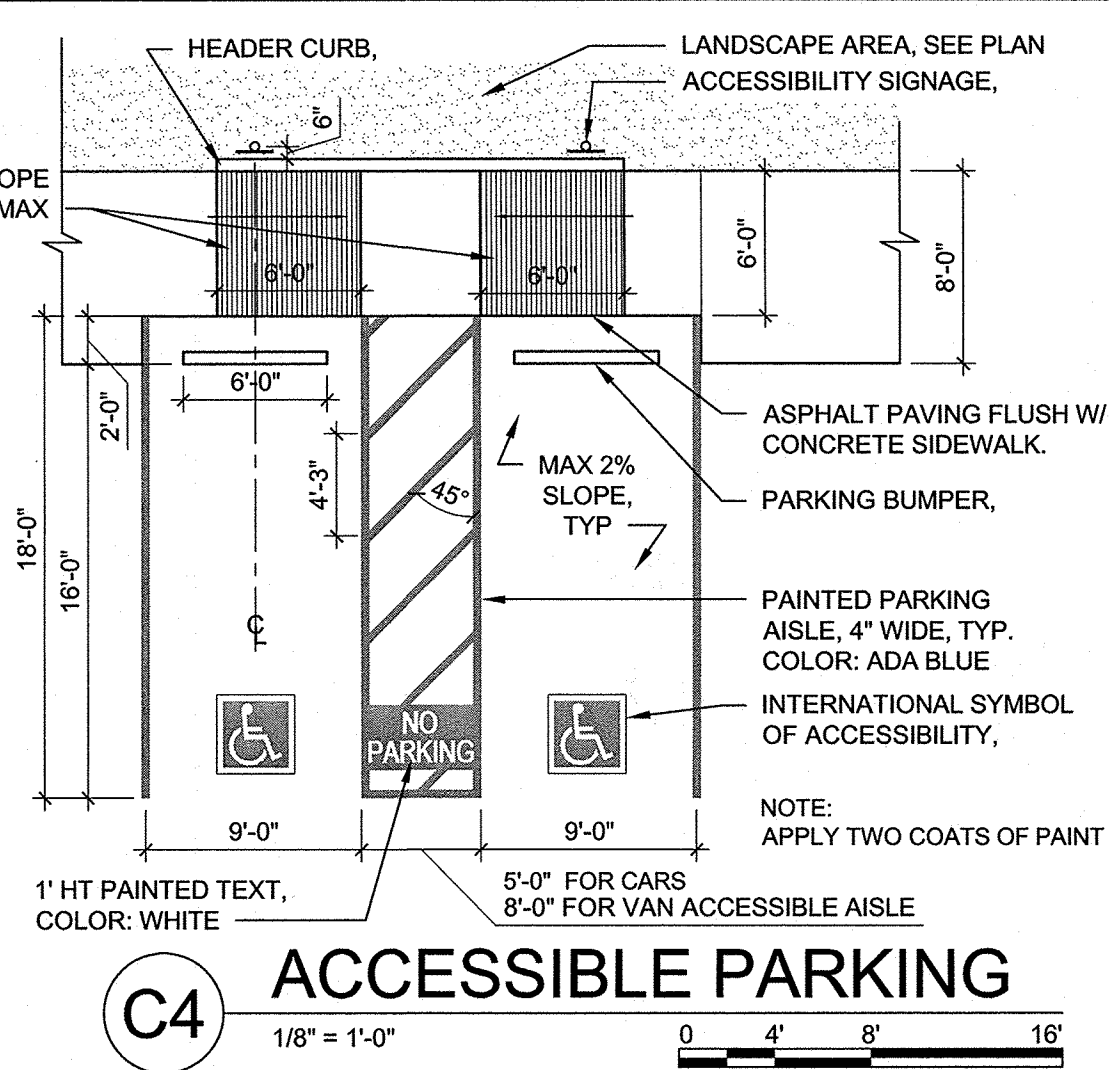
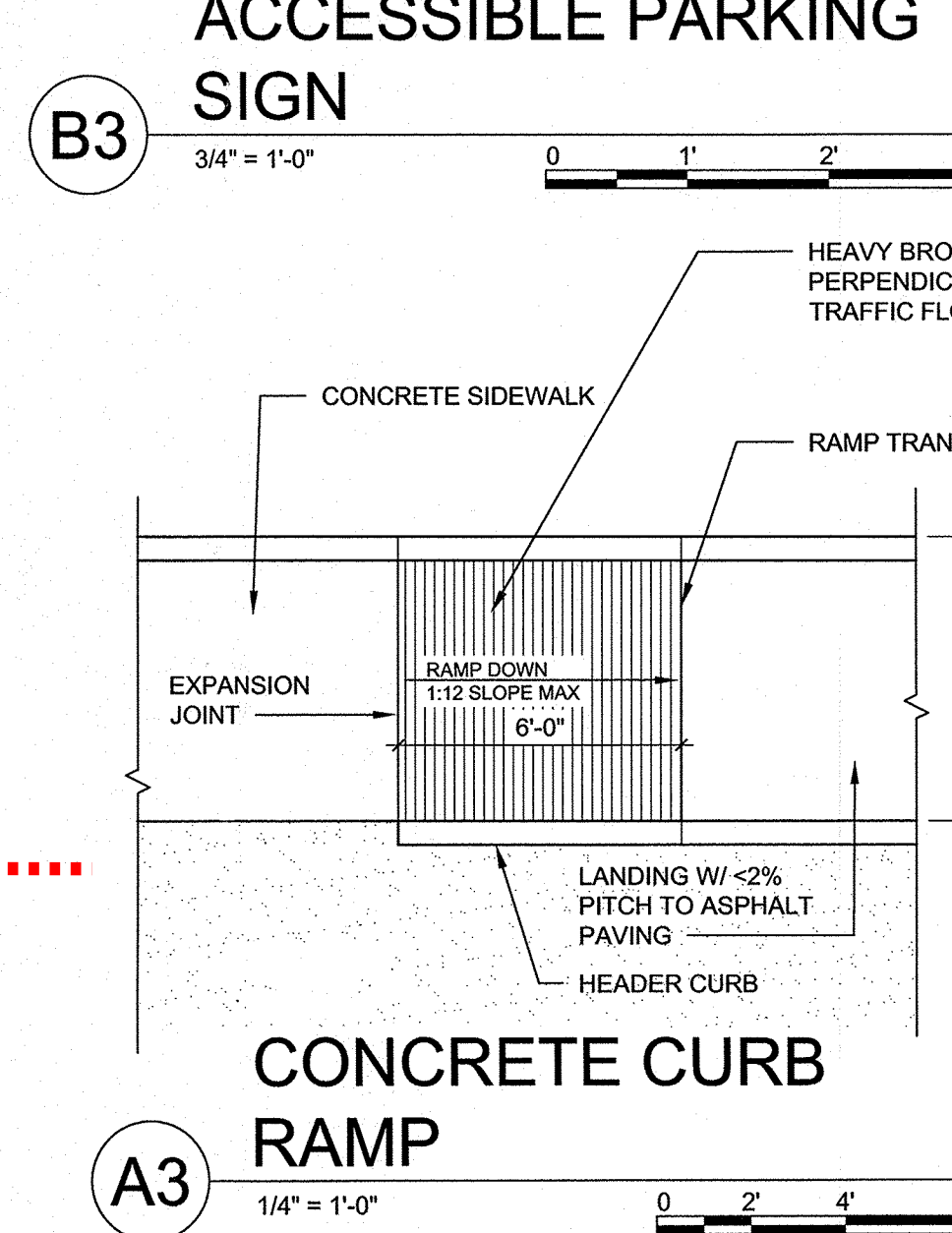
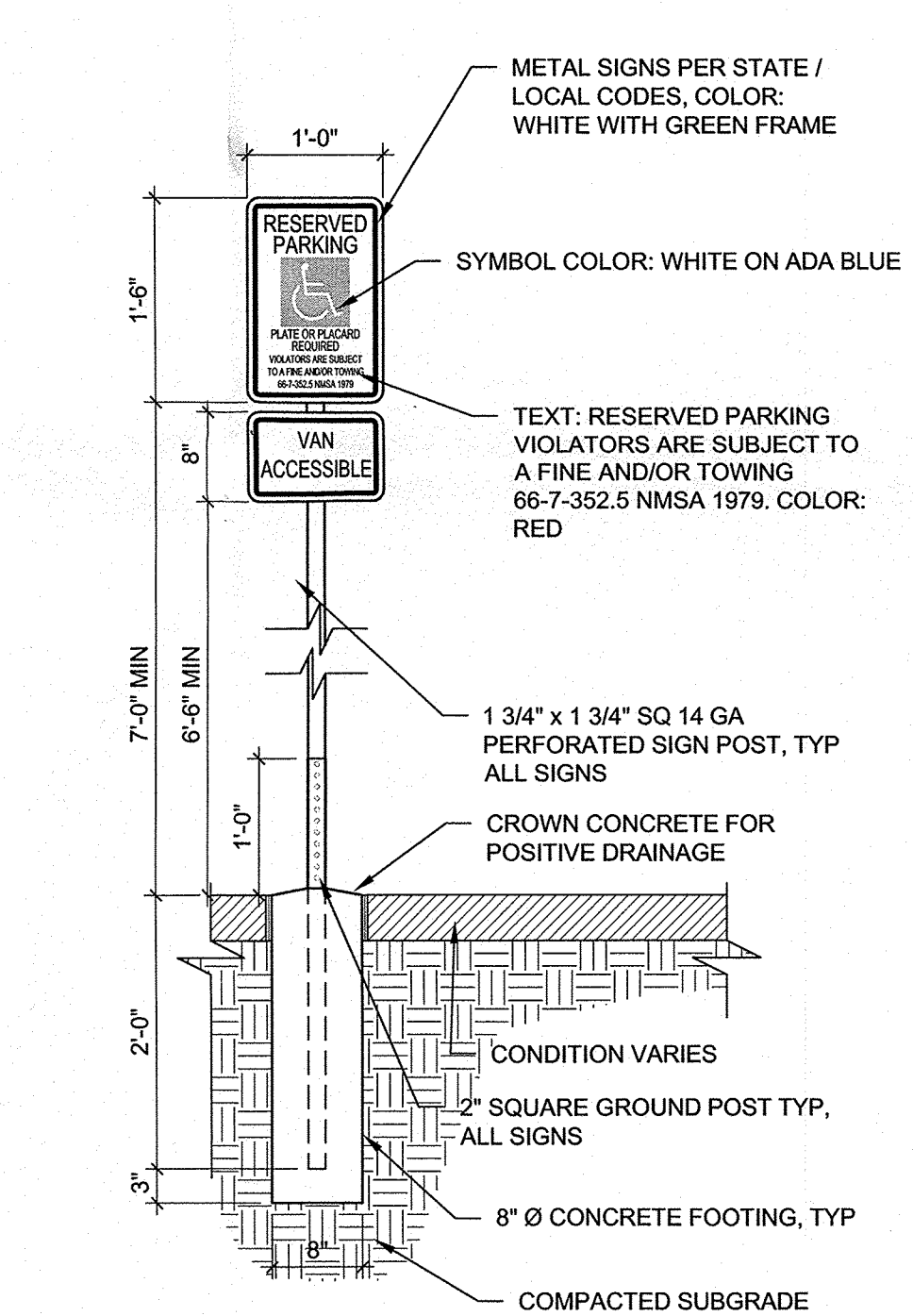
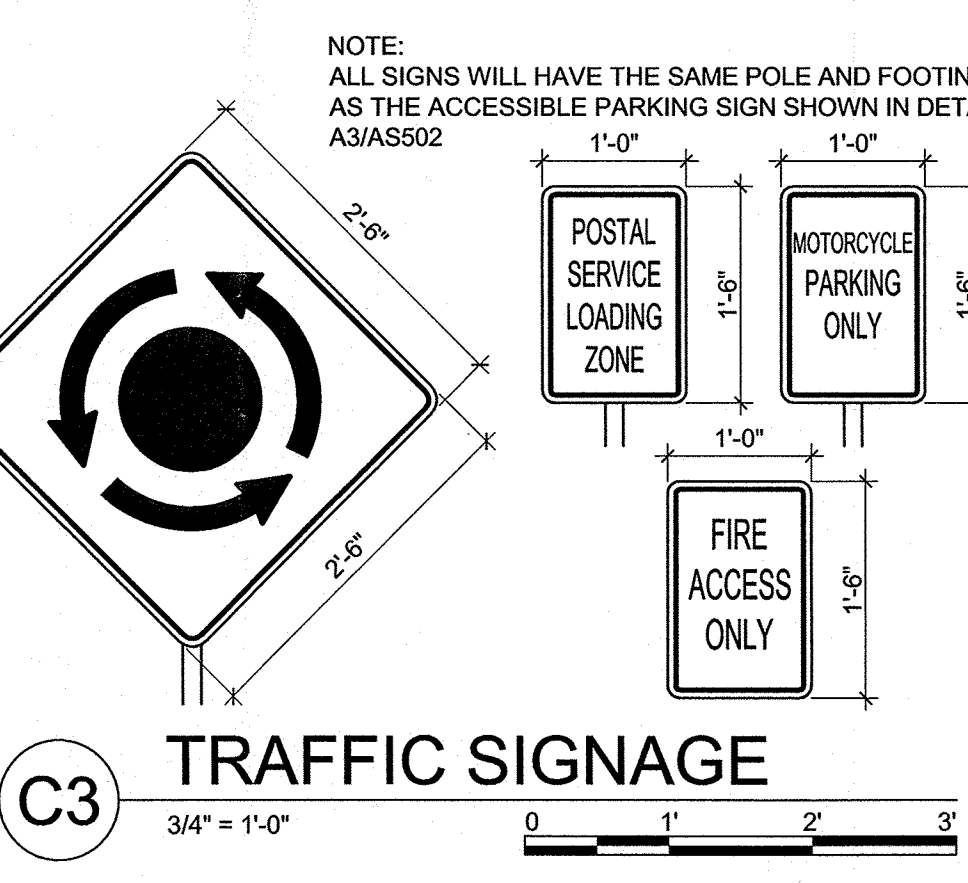
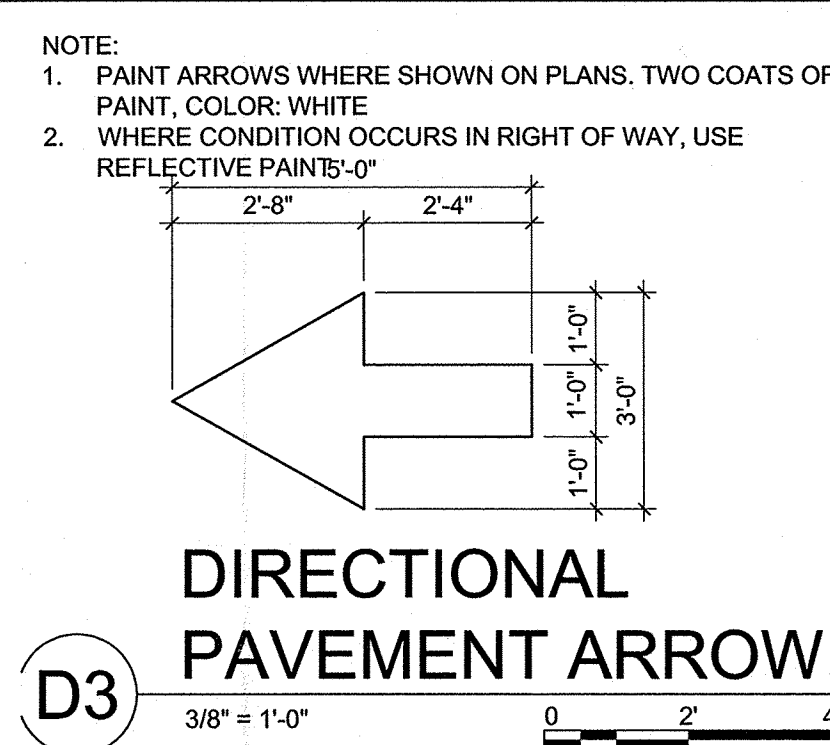
THE LRRS DESIGNATES 98TH ST. AND 118TH ST. AS COMMUNITY PRINCIPAL ARTERIALS AND DESIGNATES DENNIS CHAVEZ BOULEVARD AS A REGIONAL PRINCIPAL ARTERIAL. DENNIS CHAVEZ BLVD. IS AN EXPRESS CORRIDOR. THE DENNIS CHAVEZ TRAIL, A PAVED MULTI-USE TRAIL EXISTS FROM 118TH ST. TO THE PROPOSED SITE AND IS PROPOSED TO EXTEND TO GRACE VIGIL ROAD JUST EAST OF UNSER BLVD. A BIKE LANE IS PROPOSED ALONG DENNIS CHAVEZ FROM ATRISCO BLVD. TO THE RIVER. THE 198 BUS ROUTE PASSES ALONG THE SITE ON DENNIS CHAVEZ WITH STOPS AT ATRISCO HERITAGE HIGH SCHOOL AND 98TH ST.

TRAFFIC IMPACT STUDY NOT REQUIRED PER FORM SIGNED 07.28.16 BY CITY TRAFFIC ENGINEER# 1004428/16EPC-40037.

ALL CIRCULATION THROUGHOUT DEVELOPMENT IS TO BE ASPHALT PAVING AND NOTED AS ACCESSIBLE FIRE LANE PER COA FIRE MARSHAL REQUIREMENTS.



PORTION OF: ZONE ATLAS MAP P-09-Z



ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

DENNIS CHAVEZ BOULEVARD ROW: 221'

TRAFFIC CIRCULATION LAYOUT APPROVED

Logan Bates Signed **07-04-18** Date

PERIMETER RETAINING WALL WILL BE COMPLETED ONLY TO THE EXTENT NEEDED TO ACHIEVE GRADING ON SITE, TYP

WORK WITHIN THE ROW WILL BE COMPLETED BY PUBLIC WORK ORDER

PHASE 2
PHASE 1

DELETE SECURITY GATE
FUTURE MONUMENT SIGN
DELETE SECURITY GATE

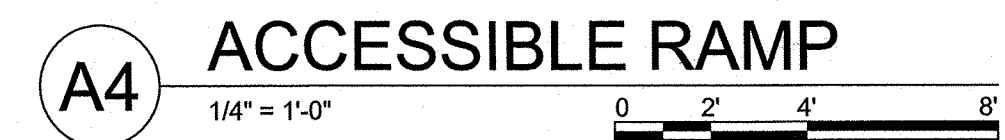
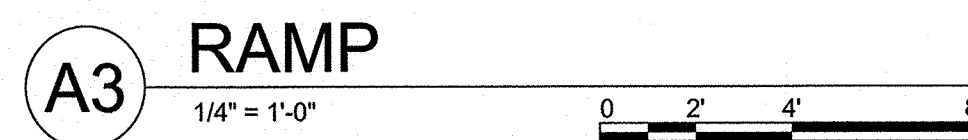
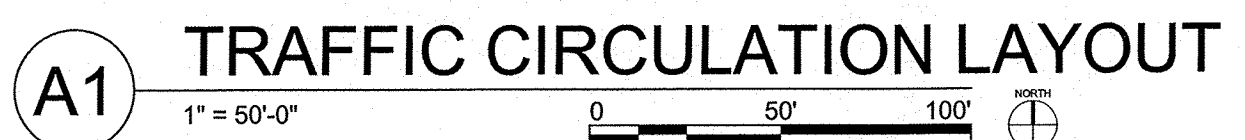
DELETE SECURITY GATE

WORK WITHIN THE ROW WILL BE COMPLETED BY PUBLIC WORK ORDER

PHASE 1

PRIVATE ACCESS EASEMENT GRANTED TO TRACT RR-3-A-1 WITH REPLAT

PERIMETER RETAINING WALL WILL BE COMPLETED ONLY TO THE EXTENT NEEDED TO ACHIEVE GRADING ON SITE



TRAFFIC CERTIFICATION

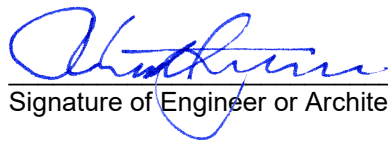
I, NMPE OR NMRA Ron Witherspoon, OF THE FIRM Dekker Perich Sabatini, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 08/29/2018. THE RECORD INFORMATION EDITED ONTO

Jennifer Facio Maddox with Dekker Perich Sabatini VISITED THE PROJECT SITE ON 11/16/2020 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 Partial TCL FOR Valle de Atrisco including Phase 1,. The following items are noted to differ from the approved site development plan

Phase 1:

- Security Gate will not be installed until completion of adjacent senior housing development
- Signage will be installed at entrance to adjacent senior property indicating "ROAD TEMPORARILY CLOSED"
- Signage will be installed at entrance to Phase 2 drive indicating "ROAD TEMPORARILY CLOSED" along with temporary fencing for security
- Temporary roll off dumpsters will be provided until the remainder of the site is complete.
- The remainder of the on-site paving outside the phase 1 boundary will be completed upon the next Traffic Certification request

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

ENGINEER'S OR ARCHITECT'S STAMP



11/20/2020
Date



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Valle de Atrisco **Building Permit #:** BP-2017-30394 **Hydrology File #:** P09D0020
DRB#: _____ **EPC#:** 10044281/16-EPC-40037 **Work Order#:** CPN614195
Legal Description: Lots RR-3-A-1 and RR-3-A-2 Town of Atrisco Grant, Section 9, Township 9 North Range
City Address: 10001 ^{2 East} Ceja Vista Road Albuquerque, New Mexico

Applicant: Dekker/ Perich / Sabatini **Contact:** Jennifer Facio Maddox
Address: 7601 Jefferson NE Suite 100 Albuquerque, New Mexico 87109
Phone#: 505.761.9700 **Fax#:** _____ **E-mail:** jenniferm@dpsdesign.org

Other Contact: DBG Properties **Contact:** Todd Coleman
Address: _____
Phone#: DBG Properties **Fax#:** _____ **E-mail:** todd@dpgpropertiesllc.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT X 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
- X TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ STREET LIGHT LAYOUT
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ BUILDING PERMIT APPROVAL
- X 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: 11/20/2020 **By:** Jennifer Facio Maddox

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____