

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

March 19, 2024

David Hickman, RA  
Jeebs & Zuzu, LLC  
5924 Anaheim Ave NE, Ste A  
Albuquerque, NM 87113

**Re: Encanto Building F  
2500 Bobby Foster SE  
Request for Certificate of Occupancy  
Transportation Development Final Inspection**  
Plan dated 11-4-21 (R16D101)  
Certification dated 3-11-24

Dear Mr. Hickman;

Based upon the information provided in your submittal received 3-11-24, Transportation Development has no objection to a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Albuquerque

If you have any questions, please contact me at [ccherne@cabq.gov](mailto:ccherne@cabq.gov) or (505) 924-3986.

Sincerely,

*Curtis A Cherne*

NM 87103

Curtis Cherne, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

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

C: Laurie Elliot, Yvette Lucero, Desiree Gonzales, Wendi Alcala, James Broomfield, Carlos Conroy



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

**Project Title:** Encanto - Building F **Building Permit #** BP-2021-49123 **Hydrology File #** \_\_\_\_\_

**DRB#** SI-2021-0057; PR-2020-004138 **EPC#** \_\_\_\_\_

**Legal Description:** Mesa del Sol Innovation Park **City Address OR Parcel** 2500 Eastman Crossing Building H

**Applicant/Agent:** Jeebs & Zuzu, LLC **Contact:** Dave Hickman

**Address:** 5924 Anaheim Ave., NE Ste A; Albuquerque, NM 87113 **Phone:** 505-797-1318

**Email:** dave@jeebsandzuzu.com

**Applicant/Owner:** Encanto QOZB, LLC **Contact:** Clayton Damron

**Address:** 3021 Citrus Circle, Suite 130, Walnut Creek, CA 94598 **Phone:** 435-571-0404

**Email:** cdamron@cruachancapital.com

**TYPE OF DEVELOPMENT:** \_\_\_ PLAT (#of lots) \_\_\_ RESIDENCE ☒ DRB SITE \_\_\_ ADMIN SITE: \_\_\_  
**RE-SUBMITTAL:** \_\_\_ 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
- \_\_\_ FLOOD PLAN DEVELOPMENT PERMIT APP.
- \_\_\_ ELEVATION CERTIFICATE
- \_\_\_ CLOMR/LOMR
- \_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)
- \_\_\_ ADMINISTRATIVE
- ☒ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- \_\_\_ TRAFFIC IMPACT STUDY (TIS)
- \_\_\_ STREET LIGHT LAYOUT
- \_\_\_ OTHER (SPECIFY) \_\_\_\_\_
- \_\_\_ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- \_\_\_ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- \_\_\_ CONCEPTUAL TCL DRB APPROVAL
- \_\_\_ 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
- \_\_\_ FLOOD PLAN DEVELOPMENT PERMIT
- \_\_\_ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** [REDACTED] 3/11/24

March 11, 2024

Ernest Armijo, PE  
Transportation Development  
Planning Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: Request for Certificate of Occupancy – DRB for TCL  
Project No: PR-2020-004138; SI-2021-00574  
BP-2021-49123

Dear Mr. Armijo,


Please find a completed request for final inspection of Encanto at Mesa Del Sol, Building F in request of Certificate of Occupancy for that building.

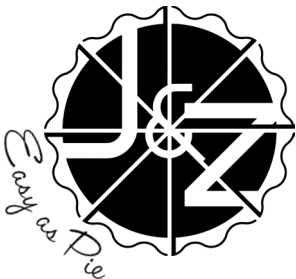
The construction of Building F is now complete and ready for inspection.

I have attached with this letter the certification, the Approved DRB Site Plan, and the Drainage and Transportation Information Sheet.

The layout of the sidewalk to the Sagan Loop to the west of Building F has been modified to adjust for the installed utilities, but no other changes to the site plan have been made in this phase of the project.

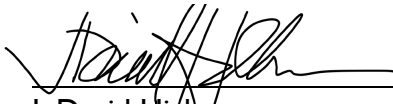
Please contact me if you have any questions or concerns.  
We certainly appreciate your help!

  
J. David Hickman,  
Architect



5924 Anaheim Ave., NE Suite A Albuquerque, NM 87113 505-797-1318

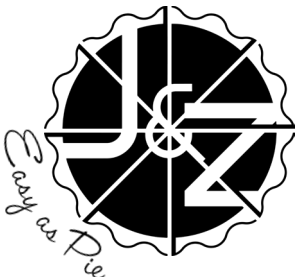
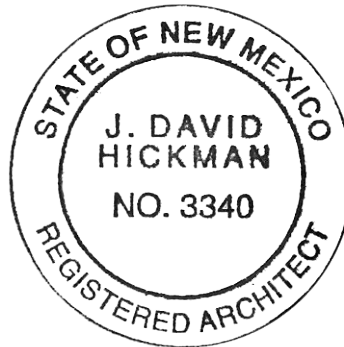
I, J. DAVID HICKMAN, A REGISTERED ARCHITECT IN THE STATE OF NEW MEXICO, OF THE FIRM JEEBS & ZUZU, LLC., HEREBY CERTIFY THAT THIS PROJECT, ENCANTO AT MESA DEL SOL, 2500 EASTMAN CROSSING – BUILDING A F, IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE AMENDED DRB, AA OR TCL APPROVED PLAN DATED 11/4/21. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON MARCH 5, 2024 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 CERTIFICATION OF OCCUPANCY.



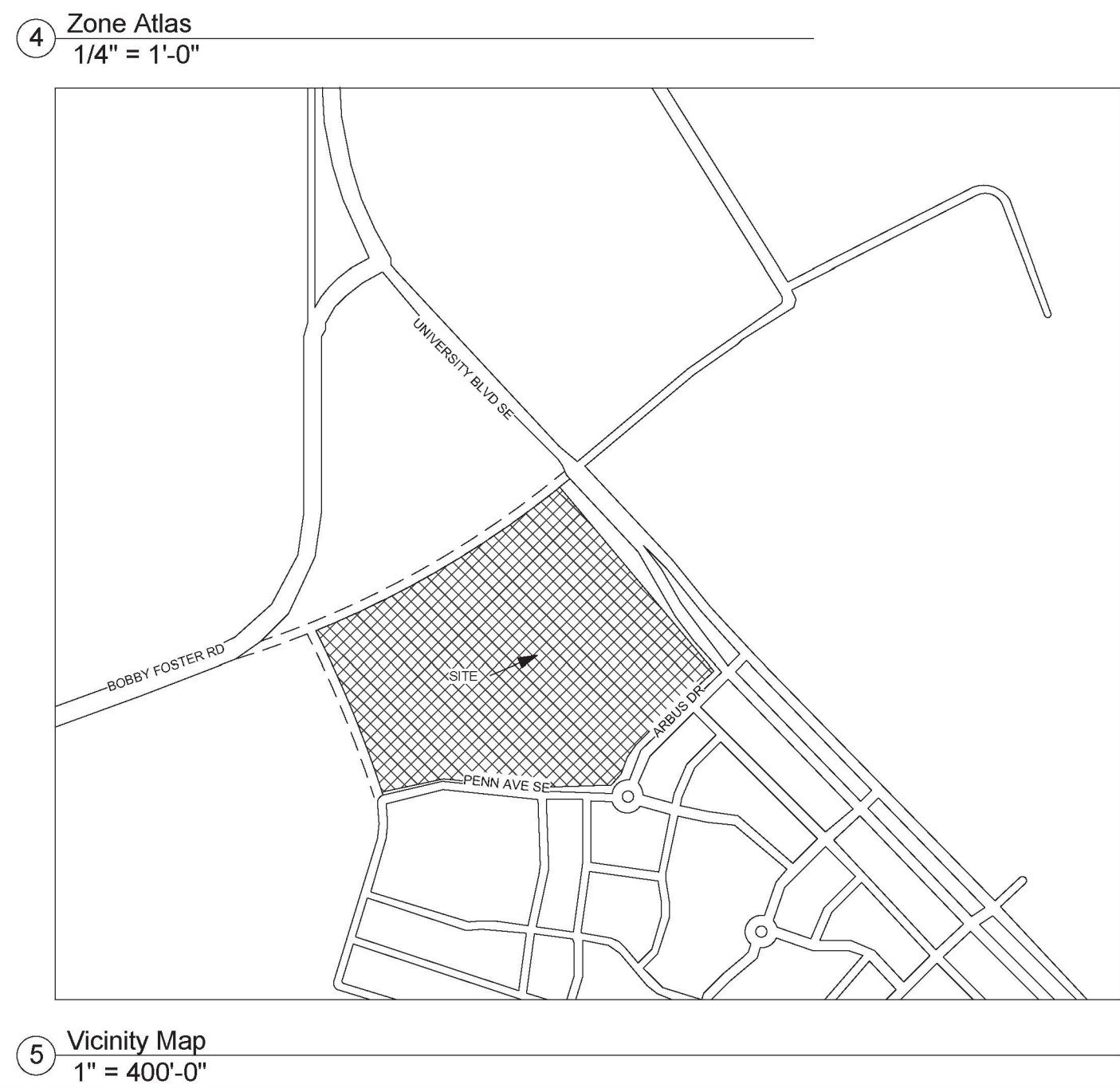
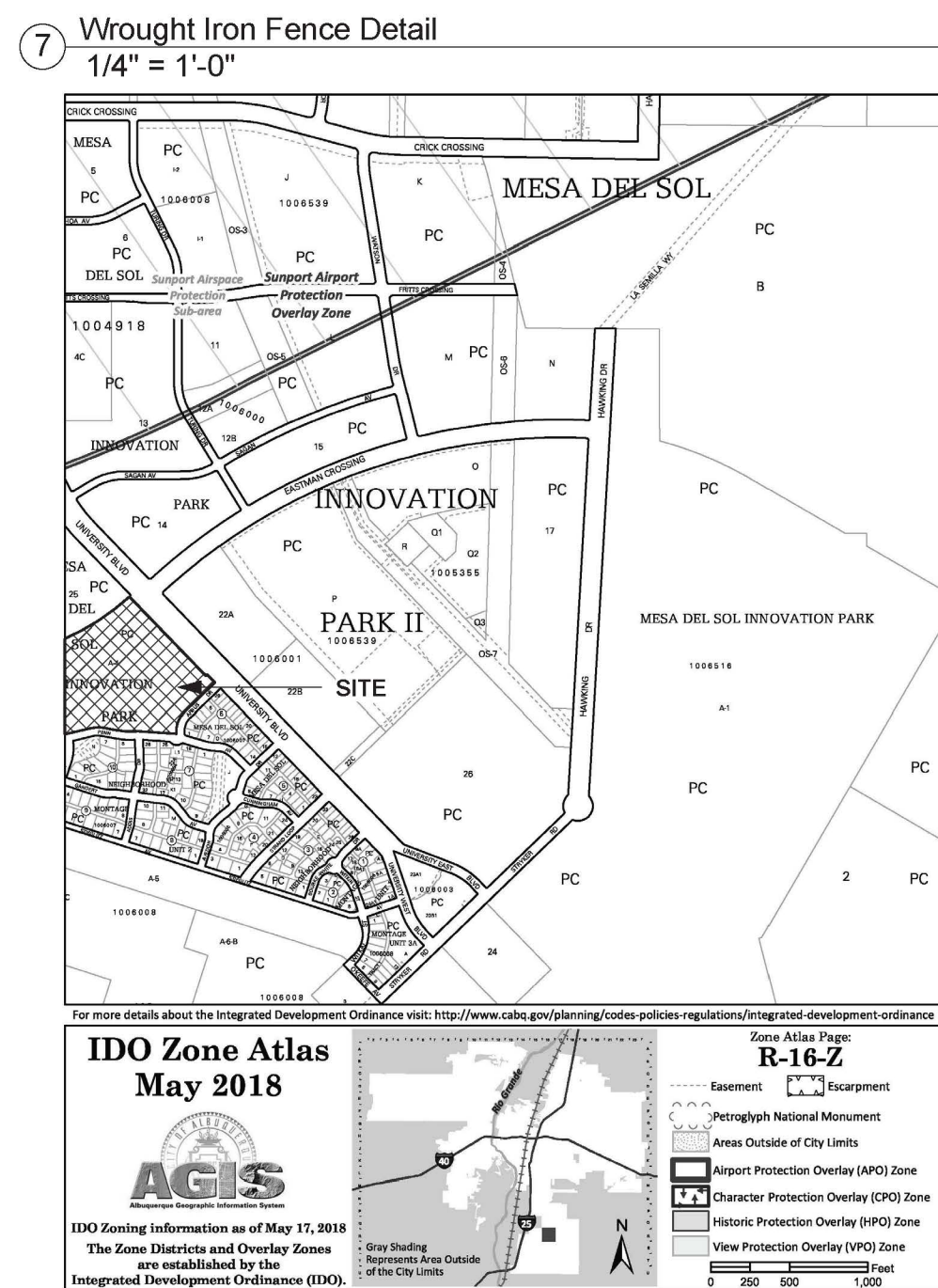
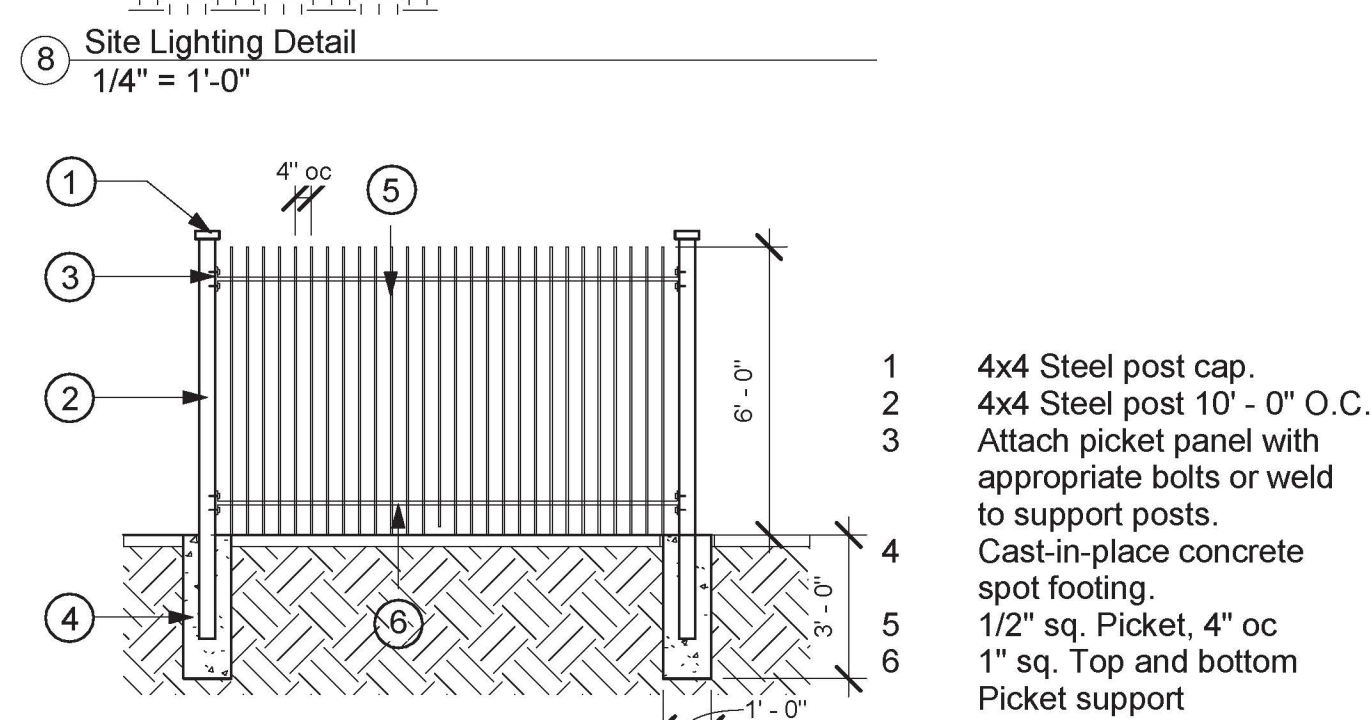
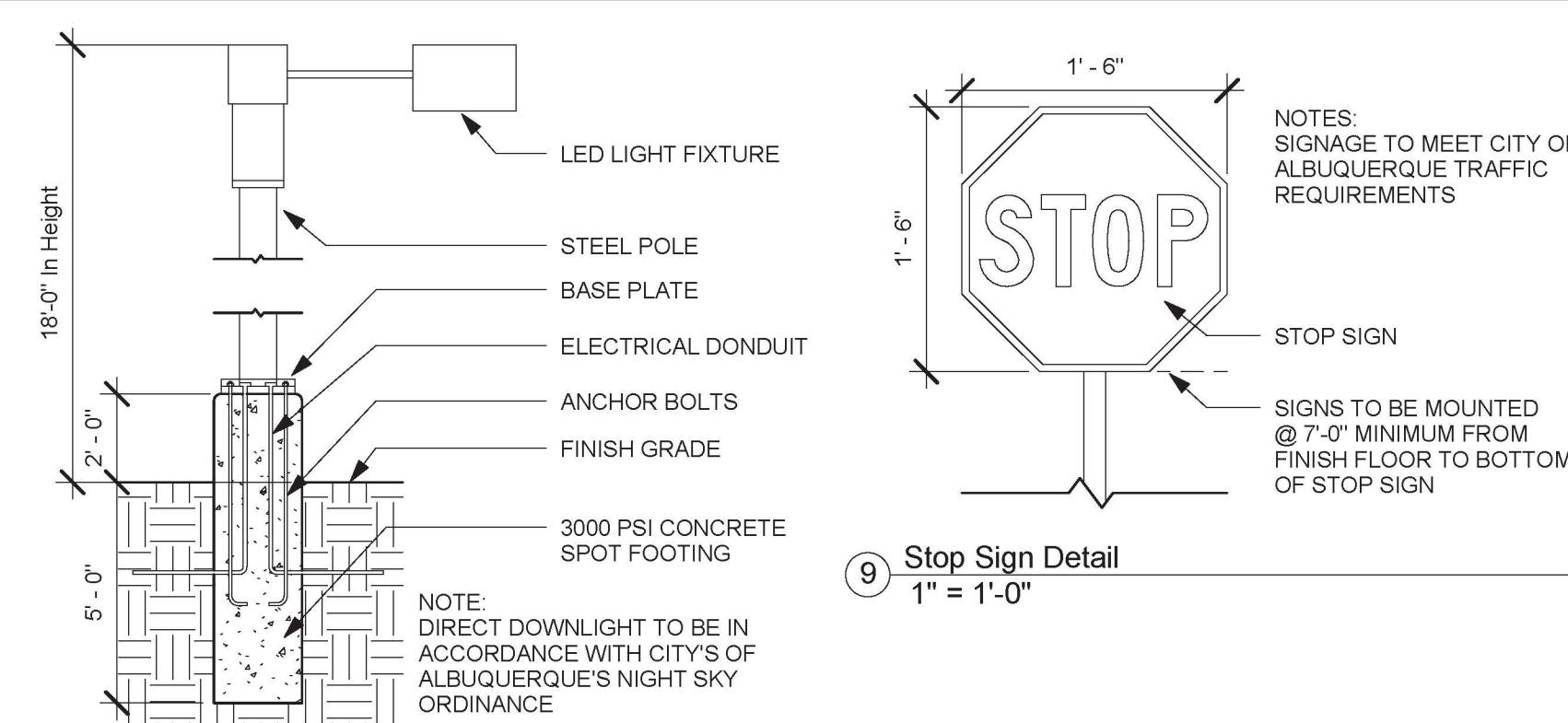
J. David Hickman  
Architect

March 11, 2024

Date:







# GENERAL NOTES:

- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER. RIGHT OF WAY SHALL BE DEDICATED ON A PLAT.
- ALL INFRASTRUCTURE WORK TO BE COMPLETED IN THE CITY'S RIGHT OF WAY SHALL BE COMPLETED BY PUBLIC WORK ORDER. THE DEVELOPMENT OF THIS SITE SHALL COORDINATE WITH THE ONGOING INFRASTRUCTURE DEVELOPMENT BEING COMPLETED BY THE MASTER DEVELOPER.
- ALL INFRASTRUCTURE TO BE COMPLETED ON THE SITE SHALL BE COMPLETED BY BUILDING PERMIT.
- ALL OUTDOOR LIGHT FIXTURES 150 WATTS OR GREATER FOR INCANDESCENT LIGHT SOURCES OR 70 WATTS OR GREATER FOR OTHER TYPES OF LIGHT SOURCES SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.
- NO LIGHT SOURCE FOR ANY OUTDOOR LIGHT FIXTURE SHALL BE DIRECTLY VISIBLE FROM ANY ADJACENT PROPERTY OR PUBLIC RIGHT OF WAY AND SHALL NOT BE VISIBLE FROM A DISTANCE GREATER THAN 1000 FEET IN ANY RESIDENTIAL ZONE DISTRICT.
- ALL OUTDOOR LIGHT FIXTURES SHALL HAVE A MINIMUM LIGHT INTENSITY OF ONE LUMEN PER SQ FT AND A MAXIMUM INTENSITY OF TWO LUMENS PER SQ FT UNLESS SPECIFIED OTHERWISE IN THE IDO.
- ALL OUTDOOR LIGHT FIXTURES WITHIN ANY RESIDENTIAL OR MIXED USE ZONE DISTRICT SHALL REMAIN OFF BETWEEN 11 PM AND SUNRISE EXCEPT FOR SECURITY PURPOSES OR TO ILLUMINATE WALKWAYS, DRIVEWAYS, DRIVE AISLES, EQUIPMENT YARDS, AND PARKING LOTS.
- THE HEIGHT OF LIGHT POLES, MEASURED FROM THE FINISHED GRADE TO THE TOP OF THE POLE, SHALL COMPLY WITH THE STANDARDS IN TABLE 5-8-1 UNLESS PART 14-16-2.0, OR ANY USE SPECIFIC STANDARD IN SECTION 14-16-4.3 PROVIDES A DIFFERENT STANDARD. MIXED USE ZONE DISTRICT - 20' MAX HEIGHT PER TABLE 5-8-1 IDO.
- NO LIGHT SOURCE FOR ANY OUTDOOR LIGHT FIXTURE SHALL BE DIRECTLY VISIBLE FROM ANY ADJACENT PROPERTY OR PUBLIC RIGHT OF WAY AND SHALL NOT BE VISIBLE FROM A DISTANCE GREATER THAN 1000 FEET IN ANY RESIDENTIAL ZONE DISTRICT.
- ALL OUTDOOR LIGHT FIXTURES SHALL BE SHIELDED AND AIMED SO THAT LIGHT SPILLOVER ONTO THE AREA 10 FEET BEYOND THE PROPERTY LINE SHALL NOT EXCEED 200 FOOT CANDLE.
- ALL OUTDOOR LIGHT FIXTURES SHALL GENERATE AT LEAST 80 LUMENS PER WATT OF ENERGY CONSUMED, AS SHOWN ON THE MANUFACTURER'S SPECIFICATIONS FOR THE FIXTURE.
- PEDESTRIAN SCALE LIGHTING, INCLUDING LIGHTING FOR SIDEWALKS, WALKWAYS, TRAILS, AND BICYCLE PATHS, SHALL PROVIDE AN ILLUMINATION OF AT LEAST 1 FOOT CANDLE, NOT TO EXCEED 4 FOOT CANDLES.
- PEDESTRIAN LIGHT POLES SHALL BE MOUNTED NO HIGHER THAN 12 FEET ABOVE GRADE AND SHALL BE PLACED A MAXIMUM OF 100 FEET APART.
- PEDESTRIAN BOLLARD LAMPS SHALL BE MOUNTED NO HIGHER THAN 4 FEET ABOVE GRADE AND SHALL NOT EXCEED 900 LUMENS FOR ANY SINGLE LAMP.
- ADDITIONAL COVERED PARKING SPACES MAY BE ADDED AT BUILDING PERMITTING OR UNDER SEPARATE PERMIT PROVIDED THAT THEY MATCH THE DESIGN HEREIN AND COMPLY WITH THE IDO.
- BALCONIES WITH RAILINGS OF SIMILAR DIMENSION AS THOSE SHOWN MAY BE ADDED AT BUILDING PERMITTING OR UNDER SEPARATE PERMIT.
- ELEVATORS WITH ASSOCIATED DOORS, CONTROL ROOMS, AND TOWERS MAY BE ADDED AT BUILDING PERMITTING OR UNDER SEPARATE PERMIT.
- ACCESSIBLE ROUTE: IDENTIFIED ACCESSIBLE ROUTE SHALL MEET ADA REQUIREMENTS FOR RUNNING SLOPE, CROSS SLOPE, SURFACE TEXTURE, AND WIDTHS. SEE DETAIL 15 / DRB1.1

PROJECT NO.	PR-2020-004138
APPLICATION NO.	SI-2021-00574
IS AN APPROVED INFRASTRUCTURE LIST REQUIRED?	NO
IS A PUBLIC WORK ORDER REQUIRED?	NO
IS A PUBLIC WORK ORDER REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS?	NO
DRB SITE DEVELOPMENT PLAN APPROVAL:	
Jeanne Wolfenbarger	Nov 22, 2021
Blaine Carter	Nov 24, 2021
Abigail	Nov 22, 2021
Ernest Amigo	Nov 22, 2021
CITY ENGINEER / HYDROLOGY	
N/A	
ENVIRONMENTAL HEALTH (CONDITIONAL)	
Herman Gallegos	11-22-21
SOLID WASTE MANAGEMENT	
Maggie Gould	Nov 22, 2021
DRB CHAIRPERSON, PLANNING DEPT.	
Robert Webb	Nov 22, 2021
CODE ENFORCEMENT	

# SITE PLAN LEGEND:

- COMMUNITY BUILDING
- SWIMMING POOL
- LAWN
- "GATEWAY" WALL, MOUNTED SIGN - SEE ELEVATION
- PRIMARY BUILDING ENTRY
- OUTDOOR GATHERING AREA
- MAINTENANCE RM
- GARAGE ENCLOSURE W/ GATES - SEE DETAILS 6-8 / DRB1.1
- FOR GARAGE ENCLOSURE NOTES AND DIMENSIONS
- DRAINAGE POND
- ASPHALT DRIVEWAY
- UNIT PATIOS - 3'-0" SPLIT FACE CMU - COLOR: DARK GRAY - SEE ELEVATIONS
- ADA PARKING W/ PRECAST CONCRETE WHEEL STOPS - PLEASE SEE DETAILS 5 & 9 / DRB1.1 FOR ADA PARKING SPACE DIMENSIONS.
- ADA CURB RAMP - SEE DETAIL 10/DRB1.1 FOR CURB RAMP SLOPES AND DIMENSIONS
- BUILDING IDENTIFIER SIGN TO BE ILLUMINATED - SEE DETAIL 16 / DRB 1.1
- (4) BICYCLE RACK ARCHES (8 SPACE) PER 7.4.115 OF CITY OF ALBUQUERQUE DPM - SEE DETAILS 11 - 12 / DRB1.2
- SIGHT TRIANGLE PER DPM TABLE 7.5.60 - LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE W/ CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, SHADE TREES, ETC. SHALL BE PLACED AT A MINIMUM OF 30 FEET FROM THE GUTTER FAN WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- MONUMENT SIGN - SEE DETAILS 1-3 / DRB1.1
- POST INDICATOR VALVE
- FIRE HYDRANT
- DETECTABLE WARNING STRIP, PLEASE SEE DETAIL 1 ON AS1.3 FOR DETECTABLE WARNING STRIP DETAILS AND DETAILS 4-6 ON AS1.1 FOR APPLICATION OF THOSE DETAILS ON PROJECT.
- ACCESSIBLE ROUTE FROM ADA PARKING TO BUILDING CORRIDOR
- 6'-0" SECURITY VIEW FENCING (<50% OPAQUE), ROD IRON, METAL PICKET @ POOL DECK AND DOG PARK - COLOR: BLACK - SEE DETAIL 10/DRB1.1
- 16' POLE MOUNTED SITE LED DOWNLIGHT W/ CUTOFF - LIGHTING TO BE COMPLIANT W/ ABQ NIGHT SKY ORDINANCE. NEW STOP SIGN - SEE DETAILS
- NEW MEDIAN - SEE CIVIL SHEETS
- PRIMARY ENTRANCE
- ALL PEDESTRIAN WALKWAY WIDTHS (WALKWAYS ALONG PARKING LOTS TO THE BUILDINGS AND BUILDING ENTRY WALKS) SHALL UNIVERSALLY BE 6'-0" WIDE MINIMUM UNLESS OTHERWISE DIMENSIONED TO BE LARGER. NEW CAST IN PLACE CONCRETE SIDEWALK - CROSS SLOPE NOT TO EXCEED 2%.
- BUILDING SIDEWALK ALONG ARBUS AND PENN ALONG PROPERTY LINE AS PART OF BUILDING PERMIT SET PER COA STANDARD 2430. SEE DETAIL 3 ON AS1.3. OTHER SIDEWALKS BY MESA DEL SOL CORPORATION IN ALTERNATE WORK ORDER.
- SECONDARY BUILDING ENTRANCE
- POOL GATE
- COMPACT PARKING - SEE DETAIL 5/DRB1.1 FOR ALL PARKING DIMENSIONS
- ALL WEATHER PERMANENT MOUNTED BENCH W/ 30"x48" LEVEL CONCRETE PAD AT ONE SIDE
- ADA PLAYGROUND AND TOT LOT PER MFA STANDARDS
- PROPERTY LINE
- CONTINUATION OF BIKE LANE
- DOG PARK
- 5' HIGH STUCCO COATED CMU WALL (TAN) - SEE 15 / AS1.1
- A MINIMUM OF 10' OF THESE PARKING SPACES TO BE LABELED AS "ELECTRIC VEHICLE PARKING". CHARGING STATIONS ARE TO HAVE A MIN. OF 240 V RATING. SEE DETAIL 5 FOR PARKING STALL DIMENSIONS
- ADA CURB RAMP AT REFUSE ENCLOSURES - SEE DETAIL 3/DRB1.2 FOR SLOPES AND DIMENSIONS
- ADA CURB RAMP AT CROSS WALK - SEE DETAIL 5/DRB1.2 FOR SLOPES AND DIMENSIONS
- COVERED PARKING - SEE DETAILS
- ELEVATOR
- BALCONIES AT ALL UPPER LEVEL UNITS - SEE BUILDING ELEVATIONS
- MOTORCYCLE PARKING - SEE 5/DRB1.1 FOR TYP. DIMENSIONS
- ADA CURB RAMP AT CROSS WALK - SEE DETAIL 4/DRB1.2 FOR SLOPES AND DIMENSIONS
- ADA CURB RAMP AT CROSS WALK - SEE DETAIL 6/DRB1.2 FOR SLOPES AND DIMENSIONS
- ADA CURB RAMP AT REFUSE ENCLOSURES - SEE DETAIL 3/DRB1.2 FOR SLOPES AND DIMENSIONS
- ADA CURB RAMP AT CROSS WALK - SEE DETAIL 9/DRB1.2 FOR SLOPES AND DIMENSIONS
- ADA CURB RAMP AT REFUSE ENCLOSURES - SEE DETAIL 8/DRB1.2 FOR SLOPES AND DIMENSIONS
- REMOVE EXISTING DRIVE PAD

# PARKING CALCULATIONS:

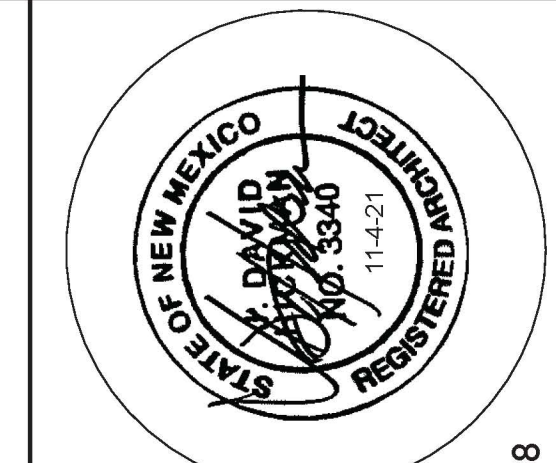
PER CITY OF ALBUQUERQUE IDO 14-16-5.5, 15	318 UNITS x 1.5
PARKING IS REQUIRED FOR EVERY UNIT	477 SPACES
PARKING SPACES REQUIRED	477 SPACES
PER LEVEL B MASTER PLAN	
3 BR = 36 X 2 = 72	
2 BR = 144 X 1.5 = 216	
1 BR = 138 X 1 = 138	
ON STREET PARKING	0 SPACES
COMPACT PARKING SPACES PROVIDED	91 SPACES
ADA PARKING REQUIRED 1 / ADA UNIT	
ADA PARKING SPACES REQUIRED	
NMBC TABLE 1106.1 = 12 SPACES W/ 2 VAN ACCESSIBLE	
ADA STANDARD PARKING SPACES PROVIDED	9 SPACES
VAN ACCESSIBLE PARKING SPACES PROVIDED	9 SSPACES
STANDARD PARKING SPACES PROVIDED	359 SPACES
ELECTRIC PARKING SPACES PROVIDED	10 SPACES
TOTAL # OF AUTOMOBILE PARKING SPACES PROVIDED	478 SPACES
478 > 477 > 426	
MOTORCYCLE PARKING SPACES REQUIRED	6 SPACES
MOTORCYCLE PARKING PROVIDED	13 SPACES
BICYCLE PARKING SPACES REQUIRED	48 SPACES
10 % OF OFF STREET PARKING	
BICYCLE PARKING SPACES PROVIDED	72 SPACES

# USEABLE OPEN SPACE CALCULATIONS:

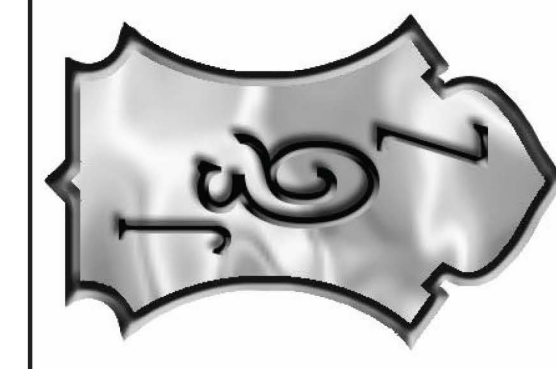
USEABLE OPEN SPACE REQUIREMENTS:	
1 BR - 225 SF = 138 UNITS = 31,050 SF	
2 BR - 285 SF = 144 UNITS = 41,040 SF	
3 BR - 350 SF = 36 - 12,600 SF	
USEABLE OPEN SPACE PROVIDED:	84,690 SF PROVIDED
CONCRETE SIDEWALKS	59,546 SF
PATIOS / POOL / POOL DECK	9,094 SF
LANDSCAPE AREA	175,936 SF
	207,788 SF PROVIDED

# SITE DATA:

LOT SF/ACRE:	518,455 SF	11.9 ACRES
ZONING:	PC	
INTENDED USE:	DWELLING / MULTI FAMILY (318 UNITS)	
MAXIMUM HEIGHT:	35 FEET	



**JEEBS & ZUZU, LLC.**  
ARCHITECTS & CONTRACTORS  
MAKING HOUSE CALLS



job no: 20-026  
drawn: EAM  
checked: J&Z  
date: Nov. 4, 2021

**GATEWAY APARTMENTS**  
**MESA DEL SOL**  
UNIVERSITY BLVD SE  
ALBUQUERQUE NM 87066

sheet no: ASI.O

WWW.JEEBSANDZUZU.COM