

CITY OF ALBUQUERQUE

Planning Department

Alan Varela, Director



Mayor Timothy M. Keller

November 12, 2024

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

Re: Encanto Building B
2500 Bobby Foster SE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's stamped dated 11-4-21 (R16-D101)
Certification dated 11-05-24

Dear Mr. Hickman;

Based upon the information provided in your submittal received 11-05-24, 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 Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

NM 87103

Sincerely,

www.cabq.gov

Ernest Armijo, PE
Principal Engineer, Planning Dept.
Development Review Services

C: Laurie Elliot, 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 B **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 E

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: 11/5/24

November 5, 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

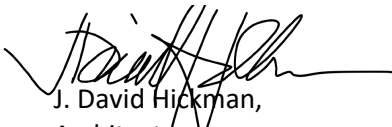
Dear Mr. Armijo,

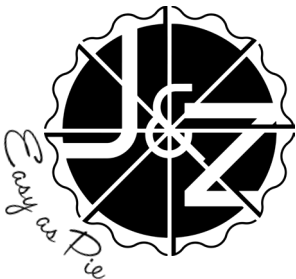
Please find a completed request for final inspection of Encanto at Mesa Del Sol, Building B in request of Certificate of Occupancy for that building.

The construction of Building B 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.

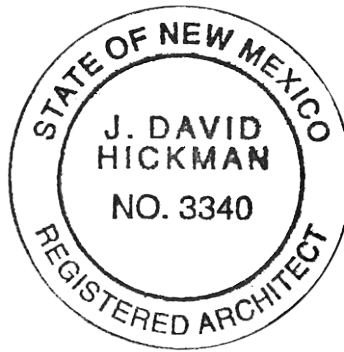
Please contact me if you have any questions or concerns.
We certainly appreciate your help!


J. David Hickman,
Architect

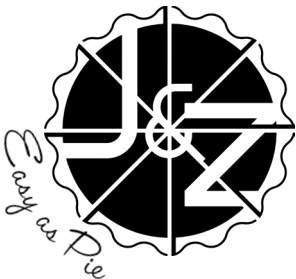


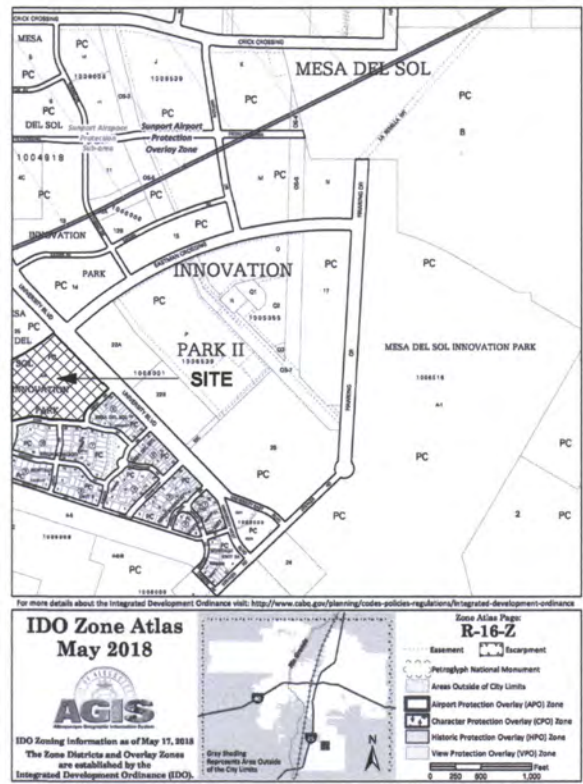
I, J. DAVID HICKMAN, A REGISTERED ARCHITECT IN THE STATE OF NEW MEXICO, OF THE FIRM JEEBS & ZUZU, LLC., HEREBY CERTIFY THAT THIS PROJECT, ENCANTO AT MESA DEL SOL, 2500 EASTMAN CROSSING – BUILDING B, IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE AMENDED DRB, AA OR TCL APPROVED PLAN DATED 11/4/21. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON OCTOBER 29, 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



11/5/24
Date:





1 Zone Atlas
1/4" = 1'-0"



2 Vicinity Map
1" = 400'-0"

PARKING REQUIREMENTS PER PHASE:

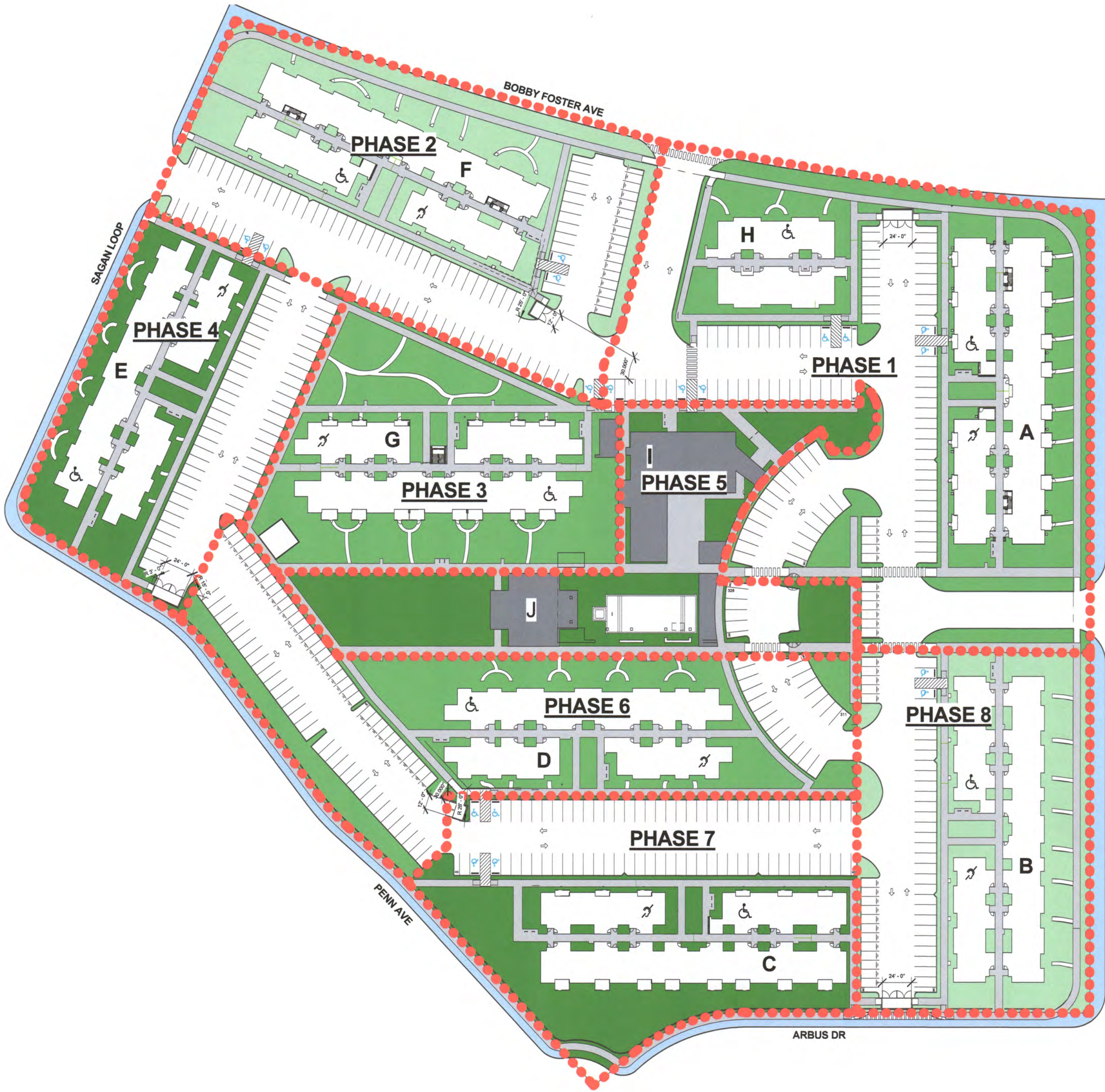
PHASE	# OF UNITS	# OF SPACES REQUIRED	SPACES PROVIDED
1(a)	42	+ 63	89
(b)	24	99	114
2 (f)	42	135	179
3 (g)	42	198	205
4 (e)	42	261	269
5 (h&i)	0	0	269
6 (d)	42	324	358
7 (c)	42	387	431
8 (b)	42	450	479

BUILDING AREAS:

BUILDING	AREAS
A	40,686 SF
B	40,686 SF
C	40,686 SF
D	36,435 SF
E	36,435 SF
F	40,686 SF
G	36,435 SF
H	17,880 SF
I	3,989 SF
J	3,474 SF

LANDSCAPE AREAS:

PHASE	AREAS
1 (a&b)	27,871 SF
2 (f)	17,984 SF
3 (g)	21,468 SF
4 (e)	11,010 SF
5 (h&i)	14,828 SF
6 (d)	17,727 SF
7 (c)	21,295 SF
8 (b)	17,137 SF
TOTAL	149,118 SF



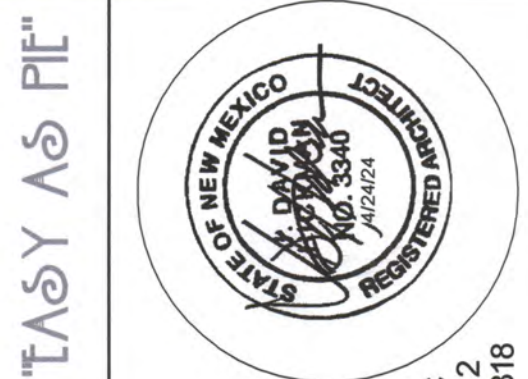
PR-2020-004138
No design change since 8/15/23 Minor Amendment.
Updated phasing consistent with original
9/22/21 (signed 11/22/21) DRB approval.

PARKING CALCULATIONS:	
PER CITY OF ALBUQUERQUE IDO 14-16-5-1, 1.5 PARKING IS REQUIRED FOR EVERY UNIT	318 UNITS x 1.5
PARKING SPACES REQUIRED	477 SPACES
TOTAL # OF AUTOMOBILE PARKING SPACES PROVIDED	481 SPACES
OFF STREET STANDARD PARKING	384 SPACES
ON STREET PARKING	0 SPACES
COMPACT PARKING SPACES PROVIDED	69 SPACES
EV PARKING	10 SPACES
ADA PARKING REQUIRED 1 / ADA UNIT	17 SPACES
ADA PARKING SPACES REQUIRED	
NMBC TABLE 1105.1 = 12 SPACES VW/ 2 VAN ACCESSIBLE	
ADA PARKING SPACES PROVIDED	18 SPACES
VAN ACCESSIBLE PARKING SPACES PROVIDED	9 SPACES
COVERED PARKING SPACES PROVIDED	0 SPACES
MOTORCYCLE PARKING SPACES REQUIRED	6 SPACES
MOTORCYCLE PARKING PROVIDED	12 SPACES
BICYCLE PARKING SPACES REQUIRED	48 SPACES
10% OF OFF STREET PARKING	72 SPACES
BICYCLE PARKING SPACES PROVIDED	
TOTAL # OF AUTOMOBILE PARKING SPACES PROVIDED	479 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 - 35 - 12,600 SF	84,690 SF REQUIRED
USEABLE OPEN SPACE PROVIDED:	
CONCRETE SIDEWALKS	79,860 SF
PATIOS / POOL / POOL DECK	19,508 SF
LANDSCAPE AREA	149,118 SF
	248,186 SF PROVIDED

SITE DATA:	
LOT SF/ACRE:	510,919.60 SF 11.729 ACRES
ZONING:	PC
INTENDED USE:	DWELLING / MULTI FAMILY (318 UNITS)
MAXIMUM HEIGHT:	35 FEET

3 Phasing Plan
1" = 50'-0"



JEEB & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS
11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 87112
P: 505-797-1318



job no: 20-026
author: Author
checked: Checker
date: 4/24/24

WWW.JEEB&ZUZU.CO.M

ENCANTO APARTMENTS
MESA DEL SOL
UNIVERSITY BLVD SF
ALBUQUERQUE NM 87106

sheet no: PH