CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

October 11, 2024

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

Re: Encanto Building C 2500 Bobby Foster SE Request for Certificate of Occupancy Transportation Development Final Inspection Architect's stamped dated 11-4-21 (R16-D101) Certification dated 10-07-24

Dear Mr. Hickman;

Based upon the information provided in your submittal received 10-08-24, Transportation
Development has no objection to a <u>Permanent Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>Permanent Temporary Certificate of</u>
PO Box 1293 Occupancy to be issued by the Building and Safety Division.

Albuquerque If you have any questions, please contact Ernest Armijo at (505) 924-3991or 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 C Building P	Permit # BP-2021-49123   Hydrology File #
	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)   RES     RE-SUBMITTAL:   YES   V   NO     DEPARTMENT:   TRANSPORTATION   E	
	IYDKULUGY/DKAINAGE
Check all that apply:	
TYPE OF SUBMITTAL: TYPE (	DF APPROVAL/ACCEPTANCE SOUGHT:
ENGINEER/ARCHITECT CERTIFICATION	BUILDING PERMIT APPROVAL
PAD CERTIFICATION	✓ CERTIFICATE OF OCCUPANCY
CONCEPTUAL G&D PLAN	CONCEPTUAL TCL DRB APPROVAL
GRADING PLAN	PRELIMINARY PLAT APPROVAL
DRAINAGE REPORT	SITE PLAN FOR SUB'D APPROVAL
DRAINAGE MASTER PLAN	SITE PLAN FOR BLDG PERMIT APPROVAL
FLOOD PLAN DEVELOPMENT PERMIT APP.	FINAL PLAT APPROVAL
ELEVATION CERTIFICATE	SIA/RELEASE OF FINANCIAL GUARANTEE
CLOMR/LOMR	FOUNDATION PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	GRADING PERMIT APPROVAL
ADMINISTRATIVE	SO-19 APPROVAL
TRAFFIC CIRCULATION LAYOUT FOR DRB	PAVING PERMIT APPROVAL
APPROVAL TRAFFIC IMPACT STUDY (TIC)	GRADING PAD CERTIFICATION
TRAFFIC IMPACT STUDY (TIS)	WORK ORDER APPROVAL
STREET LIGHT LAYOUT	CLOMR/LOMR
OTHER (SPECIFY) PRE-DESIGN MEETING?	FLOOD PLAN DEVELOPMENT PERMIT
	OTHER (SPECIFY)

DATE SUBMITTED:

10/7/24

October 7, 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 C in request of Certificate of Occupancy for this building.

The construction of Building C 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.

Within this phase of the site, no additional field adjustments have been made. As noted in a previous request letter for Buildings I and J, the EV charging stations are being relocated to the south side of the radius parking and will be powered by the transformer located on the north side of Building B. Due to availability issues, the EV charging stations will now be delivered with Building B.

As a reminder, the Owner has agreed to complete a slurry coating over the entire asphalt parking lot and restriping of all spaces with the completion of the last phase of the project. Some asphalt repair is needed in this section of the site. It will be completed with the refresh project.

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

J. David Hick Architect

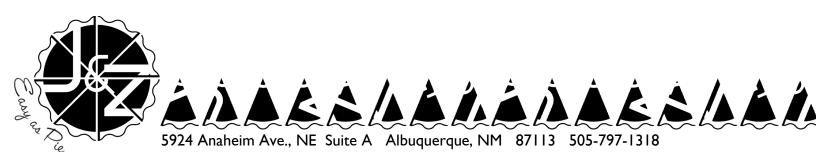


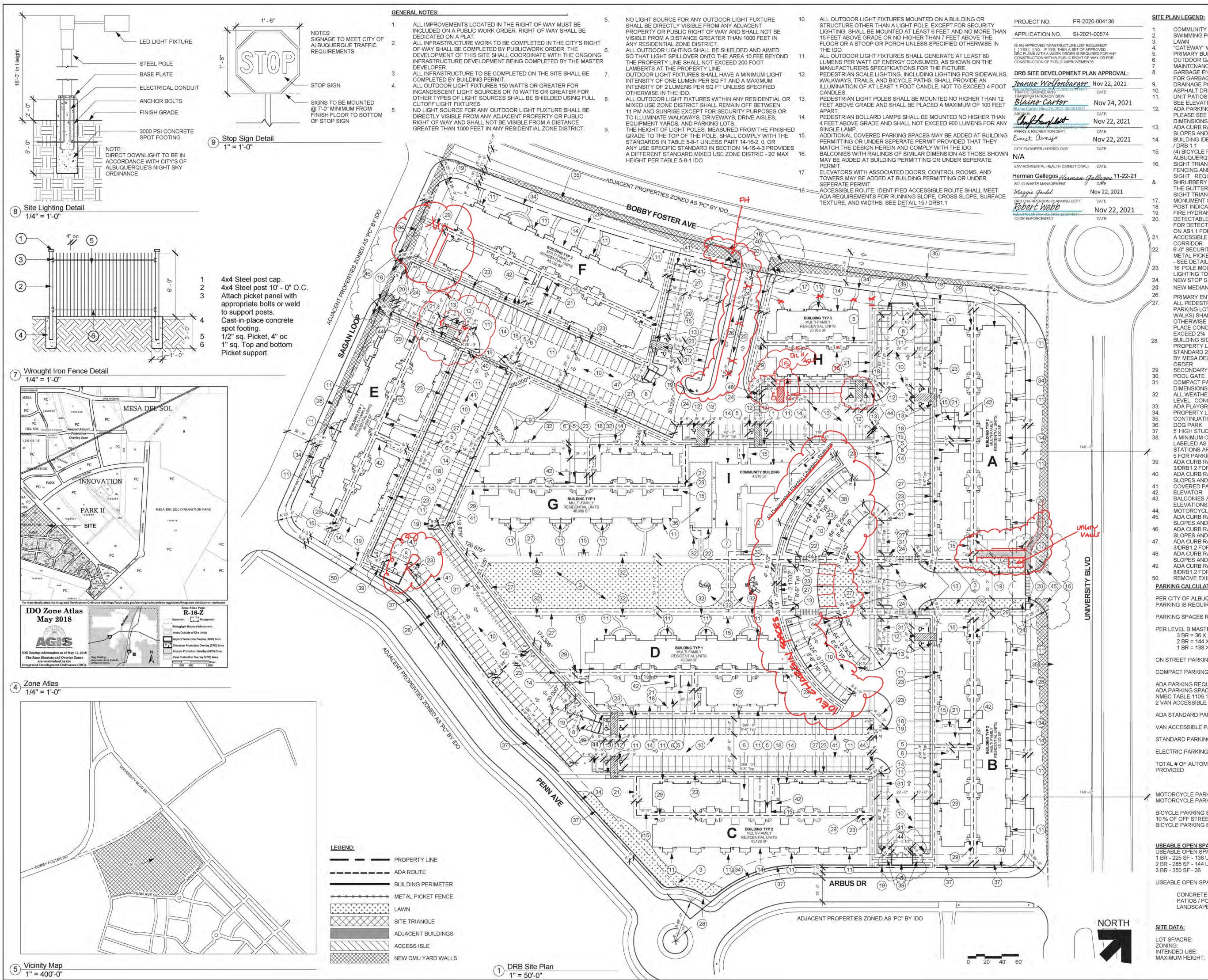
I, J. DAVID HICKMAN, A REGISTERED ARCHITECT IN THE STATE OF NEW MEXICO, OF THE FIRM JEEBS & ZUZU, LLC., HEREBY CERTIFY THAT THIS PROJECT, ENCANTO AT MESA DEL SOL, 2500 EASTMAN CROSSING – BUILDING C, IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE AMENDED DRB, AA OR TCL APPROVED PLAN DATED 11/4/21. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON OCTOBER 3, 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 Hi¢kmar Architect

October 7, 2024 Date:

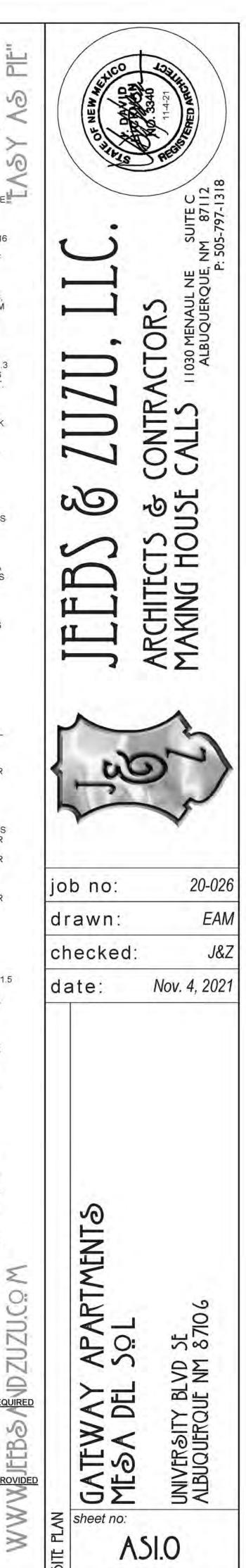






TE P	LAN LEGEND: COMMUNITY BUILDING		1
	SWIMMING POOL LAWN "GATEWAY" WALL MOUNTED SIGN - SEE ELEVA	TION	-
	PRIMARY BUILDING ENTRY OUTDOOR GATHERING AREA		No.
	MAINTENANCE RM GARBAGE ENCLOSURE W/ GATES - SEE DETAIL FOR GARBAGE ENCLOSURE NOTES AND DIMEN DRAINAGE POND		X
D. 1.	ASPHALT DRIVEWAY UNIT PATIOS - 3'-0" SPLIT FACE CMU - COLOR: [	DARK GRAY -	5
2,	SEE ELEVATIONS ADA PARKING W/ PRECAST CONCRETE WHEEL PLEASE SEE DETAILS 5 & 9 / DRB1.1 FOR ADA F		1
3,	DIMENSIONS. ADA CURB RAMP - SEE DETAIL 10/DRB1.1 FOR (		
4.	SLOPES AND DIMENSIONS BUILDING IDENTIFIER SIGN TO BE ILUMINATED		6
5.	/ DRB 1.1 (4) BICYCLE RACK ARCHES (8 SPACE) PER 7.4.1 ALBUQUERQUE DPM. SEE DETAILS 11 - 12 / DRI		
6.	ALBUQUERQUE DPM. SEE DETAILS 11 - 127 DRI SIGHT TRIANGLE PER DPM TABLE 7.5.60 - LAND FENCING AND SIGNING WILL NOT INTERFERE V	SCAPING,	
	SIGHT REQUIREMENTS. THEREFORE, SIGNS, SHRUBBERY BETWEEN 3 & 8 FEET TALL (AS ME	WALLS, TREES, ASURED FROM	
	THE GUTTER PAN) WILL NOT BE ACCEPTABLE I SIGHT TRIANGLE.		
7. 3.	MONUMENT SIGN - SEE DETAILS 1-3 / DRB1.1 POST INDICATOR VALVE		
), ),	FIRE HYDRANT DETECTABLE WARNING STRIP. PLEASE SEE DE FOR DETECTABLE WARNING STRIP DETAILS AN	ID DETAILS 4-6	
0	ON AS1.1 FOR APPLICATION OF THOSE DETIAL ACCESSIBLE ROUTE FROM ADA PARKING TO B		
2.	CORRIDOR 6'-0" SECURITY VIEW FENCING (<50% OPAQUE) METAL PICKET @ POOL DECK AND DOG PARK-		
3.	- SEE DETAIL 7/DRB1.0 16' POLE MOUNTED SITE LED DOWNLIGHT W/ C		
I.	LIGHTING TO BE COMPLIANT W/ ABQ NIGHT SK NEW STOP SIGN - SEE DETAILS		
5. 5.	NEW MEDIAN - SEE CIVIL SHEETS PRIMARY ENTRANCE		
	ALL PEDESTRIAN WALKWAY WIDTHS (WALKWA PARKING LOTS TO THE BUILDINGS AND BUILDI		
	WALKS) SHALL UNIVERSALLY BE 6' - 0" WIDE MI OTHERWISE DIMENSIONED TO BE LARGER. NE PLACE CONCRETE SIDEWALK - CROSS SLOPE	NIMUM UNLESS W CAST IN	
ι.	EXCEED 2% BUILDING SIDEWALK ALONG ARBUS AND PENN PROPERTY LINE AS PART OF BUILDING PERMIT	SET PER COA	
	STANDARD 2430. SEE DETAIL 3 ON ASI1.3. OTH BY MESA DEL SOL CORPORATION IN ALTERNA	ER SIDEWALKS	
). ).	ORDER SECONDARY BUILDING ENTRANCE POOL GATE.		
).  .	COMPACT PARKING - SEE DETAIL 5/DRB1.1 FOF DIMENSIONS.	R ALL PARKING	
2.	ALL WEATHER PERMANENT MOUNTED BENCH LEVEL CONCRETE PAD AT ONE SIDE		
8. I.	ADA PLAYGROUND AND TOT LOT PER MFA STA PROPERTY LINE	NDARDS	
5. 5.	CONTINUATION OF BIKE LANE DOG PARK	E 15 /AC1 4	
	5' HIGH STUCCO COATED CMU WALL (TAN) - SE A MINIMUM OF 10 OF THESE PARKING SPACES LABELED AS "ELECTRIC VEHICLE PARKING" CH	TO BE	
	STATIONS ARE TO HAVE A MIN. OF 240 V RATIN 5 FOR PARKING STALL DIMENSIONS		
).	ADA CURB RAMP AT REFUSE ENCLOSURES - S 3/DRB1.2 FOR SLOPES AND DIMENSIONS		
).	ADA CURB RAMP AT CROSS WALK - SEE DETAIL	L 5/DRB1.2 FOR	
2.	COVERED PARKING - SEE DETAILS ELEVATOR BALCONIES AT ALL UPPER LEVEL UNITS - SEE I		
s. 1.	ELEVATIONS. MOTORCYCLE PARKING - SEE 5/DRB1.1 FOR TY		5
5.	ADA CURB RAMP AT CROSS WALK - SEE DETAIL SLOPES AND DIMENSIONS	L 4/DRB1.2 FOR	
ð.	ADA CURB RAMP AT CROSS WALK - SEE DETAI SLOPES AND DIMENSIONS		
7. 3.	ADA CURB RAMP AT REFUSE ENCLOSURES - SI 3/DRB1.2 FOR SLOPES AND DIMENSIONS ADA CURB RAMP AT CROSS WALK - SEE DETAIL		
s. 9.	SLOPES AND DIMENSIONS ADA CURB RAMP AT REFUSE ENCLOSURES - S		
), ),	8/DRB1.2 FOR SLOPES AND DIMENSIONS REMOVE EXISTING DRIVE PAD		
PARK	ING CALCULATIONS:		
	CITY OF ALBUQUERQUE IDO 14-16-5-5, 1.5 ING IS REQUIRED FOR EVERY UNIT	318 UNITS x 1	.5
PARK	ING SPACES REQUIRED	477 SPACES	
PERL	EVEL B MASTER PLAN 3 BR = 36 X 2 = 72		
	3 BR = 36 X 2 = 72 2 BR = 144 X 1.5 = 216 1 BR = 138 X 1 = 138	426 SPACES	
ON S	TREET PARKING	0 SPACES	
	PACT PARKING SPACES PROVIDED	91 SPACES	
	PARKING REQUIRED 1 / ADA UNIT		
MBC	PARKING SPACES REQUIRED C TABLE 1106.1 = 12 SPACES W/ N ACCESSIBLE		
		9 SPACES	
	ACCESSIBLE PARKING SPACES PROVIDED	9 SSPACES	
	DARD PARKING SPACES PROVIDED	359 SPACES	
ELEC	TRIC PARKING SPACES PROVIDED	10 SPACES	
	L # OF AUTOMOBILE PARKING SPACES /IDED	478 SPACES	
non	478 > 477 > 426	HO SEACES	
	DRCYCLE PARKING SPACES REQUIRED	6 SPACES	Z
	DRCYCLE PARKING PROVIDED	13 SPACES	0;
0%	OF OFF STREET PARKING CLE PARKING SPACES PROVIDED	48 SPACES 72 SPACES	Ú.
			2
JSEA	BLE OPEN SPACE CALCULATIONS: BLE OPEN SPACE REQUIREMENTS:		
BR	- 225 SF - 138 UNITS - 31,050 SF - 285 SF - 144 UNITS - 41,040 SF - 250 SF - 26	010000000000000000000000000000000000000	$ \ge $
	- 350 SF - 36 - 12,600 SF BLE OPEN SPACE PROVIDED:	84,690 SF REC	
JUCA	CONCRETE SIDEWALKS	59,546 SF	3
	PATIOS / POOL / POOL DECK LANDSCAPE AREA	9,094 SF 175,936 SF	
		207,788 SF PF	OVIDED
	DATA:		$\geq$
OTS	SF/ACRE: 518,455 SF 11.9 ACRES		-

DWELLING / MULTI FAMILY (318 UNITS) 35 FEET





PHASE	# OF UNITS	# OF SPACES REQUIRED	SPACES PROVIDED	
1(a)	42	+ 63	89	
(h)	24	99	114	
2 (f)	42	135	179	
3 (g)	42	198	205	
4 (e)	42	261	269	
5 (i&j)	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
в	40,686 SF
с	40,686 SF
D	36,435 SF
E	36,435 SF
F	40,686 SF
G	36,435 SF
н	17,880 SF
1	3,989 SF
J	3,474 SF

### LANDSCAPE AREAS: PHASE AREAS 1 (a&h) 27,671 SF 2 (f) 17,984 SF 3 (g) 21,468 SF 4 (e) 11,010 SF 5 (i&j) 14,826 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 14-16-5-5, 1.5 PARKING IS REQUIRED FOR EVERY UNIT	240 LINUTO + 1 5
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 ON STREET PARKING COMPACT PARKING SPACES PROVIDED EV PARKING	384 SPACES 0 SPACES 69 SPACES 10 SPACES
ADA PARKING REQUIRED 1 / ADA UNIT ADA PARKING SPACES REQUIRED NMBC TABLE 1106.1 = 12 SPACES W/ 2 VAN ACCESSIBLE	17 SPACES
ADA PARKING SPACES PROVIDED	18 SPACES
VAN ACCESSIBLE PARKING SPACES PROVIDED	9 SSPACES
COVERED PARKING SPACES PROVIDED	0 SPACES
MOTORCYCLE PARKING SPACES REQUIRED MOTORCYCLE PARKING PROVIDED	6 SPACES 12 SPACES
BICYCLE PARKING SPACES REQUIRED 10% OF OFF STREET PARKING BICYCLE PARKING SPACES PROVIDED TOTAL # OF AUTOMOBILE PARKING SPACES	48 SPACES 72 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 - 36 - 12,600 SF	84,690 SF REQUIRED
USEABLE OPEN SPACE PROVIDED: CONCRETE SIDEWALKS PATIOS / POOL / POOL DECK LANDSCAPE AREA	79,560 SF 19,508 SF 149,118 SF

# SITE DATA: LOT SF/ACRE: ZONING: INTENDED USE: MAXIMUM HEIGHT:

510,919.60 SF 11.729 ACRES DWELLING / MULTI FAMILY (318 UNITS) 35 FEET

248,186 SF PROVIDED

# "EASY ZUZ Ś JEEDS

Architects & ( Making House

SUITEC 87112 5-797-1318

**CTORS** 

CALLS 1

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

# W.W.W. JEEB&ANDZUZU.Co M

sheet no:

APARTMENTS L SoL university blvd se Albuquerque nm 87106 ENCANTO /

PH-I