

# 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 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](mailto:earmijo@cabq.gov)

NM 87103

Sincerely,

[www.cabq.gov](http://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 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:** [REDACTED] 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.

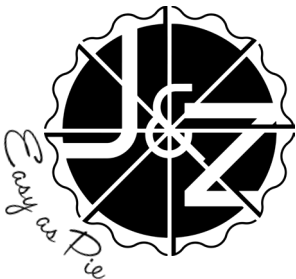
I have attached with this letter the certification, the Approved DRB Site Plan, and the Drainage and Transportation Information Sheet.

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 Hickman,  
Architect

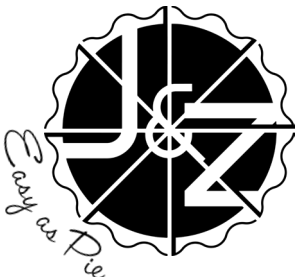
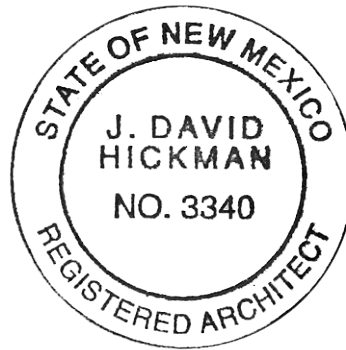


5924 Anaheim Ave., NE Suite A Albuquerque, NM 87113 505-797-1318

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 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 Hickman  
Architect

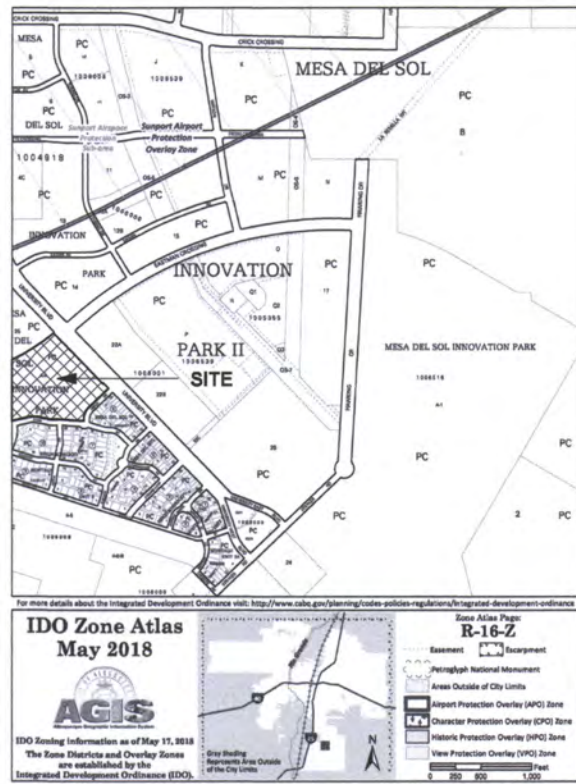
October 7, 2024  
\_\_\_\_\_  
Date:











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



2 Vicinity Map  
1" = 400'-0"

PARKING REQUIREMENTS PER PHASE:

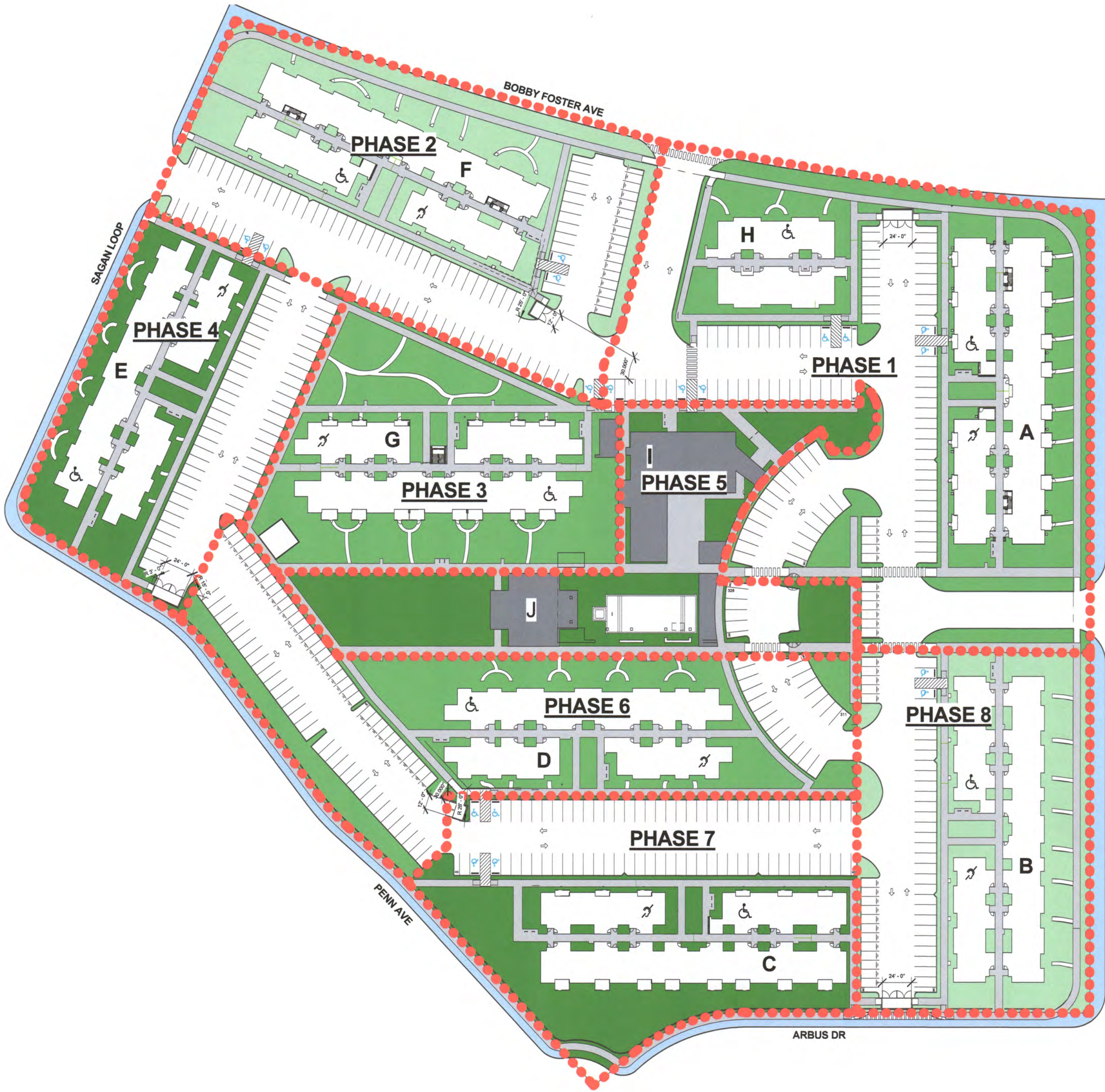
PHASE	# OF UNITS	# OF SPACES REQUIRED	SPACES PROVIDED
1(a)	42	+ 63	89
(b)	24	99	114
2 (f)	42	135	179
3 (g)	42	198	205
4 (e)	42	261	269
5 (h&i)	0	0	269
6 (d)	42	324	358
7 (c)	42	387	431
8 (b)	42	450	479

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	3,969 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.

<b>PARKING CALCULATIONS:</b>	
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	<b>481 SPACES</b>
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	<b>479 SPACES</b>

<b>USEABLE OPEN SPACE CALCULATIONS:</b>	
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	<b>84,690 SF REQUIRED</b>
USEABLE OPEN SPACE PROVIDED:	
CONCRETE SIDEWALKS	79,680 SF
PATIOS / POOL / POOL DECK	19,508 SF
LANDSCAPE AREA	149,118 SF
	<b>248,188 SF PROVIDED</b>

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

3 Phasing Plan  
1" = 50'-0"

"EASY AS PIE"



JEEB & ZUZU, LLC.

ARCHITECTS & CONTRACTORS

MAKING HOUSE CALLS

SUITE C  
11030 MENAUL NE  
ALBUQUERQUE, NM 87112  
P: 505-797-1318



job no: 20-026

drawn: Author

checked: Checker

date: 4/24/24

WWW.JEEB&ZUZU.CO.M

PHYSIC PLAN - UPDATED

ENCANTO APARTMENTS  
MESA DEL SOL

UNIVERSITY BLVD SF  
ALBUQUERQUE NM 87106

sheet no:

PH