

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 21, 2024

David Hickman, R.A
Jeebs & Zuzu, LLC
5924 Anaheim Ave. NE
Albuquerque, NM 87108

**Re: Encanto Apartments at Mesa Del Sol/ Building E & eastside Building E Parking
Request for Certificate of Occupancy
Transportation Development Final Inspection**
Architect's Stamp dated 11-04-21 (R16-D101)
Certification dated 06-03-24

Dear Mr. Hickman,

Based upon the information provided in your submittal received 06-04-24, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Albuquerque

Sincerely,

NM 87103

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

www.cabq.gov

\xxx via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Encanto - Building E **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] 6/4/24

June 3, 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 E in request of Certificate of Occupancy for that building.

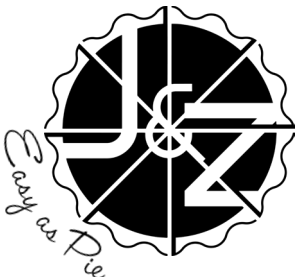
The construction of Building E is now complete and ready for inspection.

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

There has been one minor adjustments made to ensure dimensional correctness of the parking spaces and to preserve the parking count. A single standard space was relocated to adjacent to the refuse enclosure. This has been identified and red marked on the attached approved DRB Site Plan.

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


J. David Hickman,
Architect



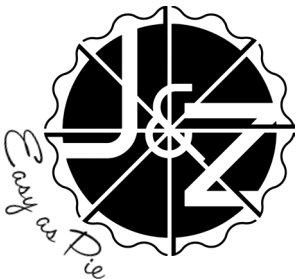
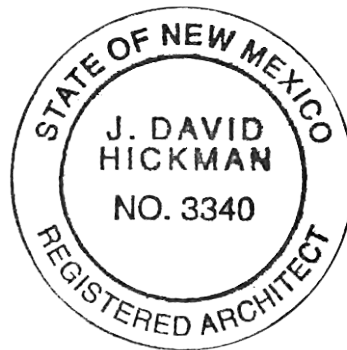
I, J. DAVID HICKMAN, A REGISTERED ARCHITECT IN THE STATE OF NEW MEXICO, OF THE FIRM JEEBS & ZUZU, LLC., HEREBY CERTIFY THAT THIS PROJECT, ENCANTO AT MESA DEL SOL, 2500 EASTMAN CROSSING – BUILDING E, IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE AMENDED DRB, AA OR TCL APPROVED PLAN DATED 11/24/21. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON MAY 28, 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.

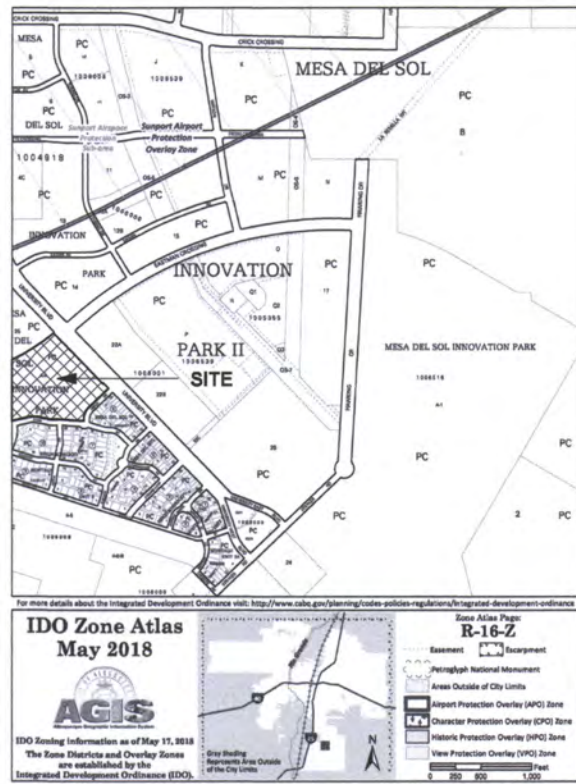


J. David Hickman
Architect

June 3, 2024

Date:

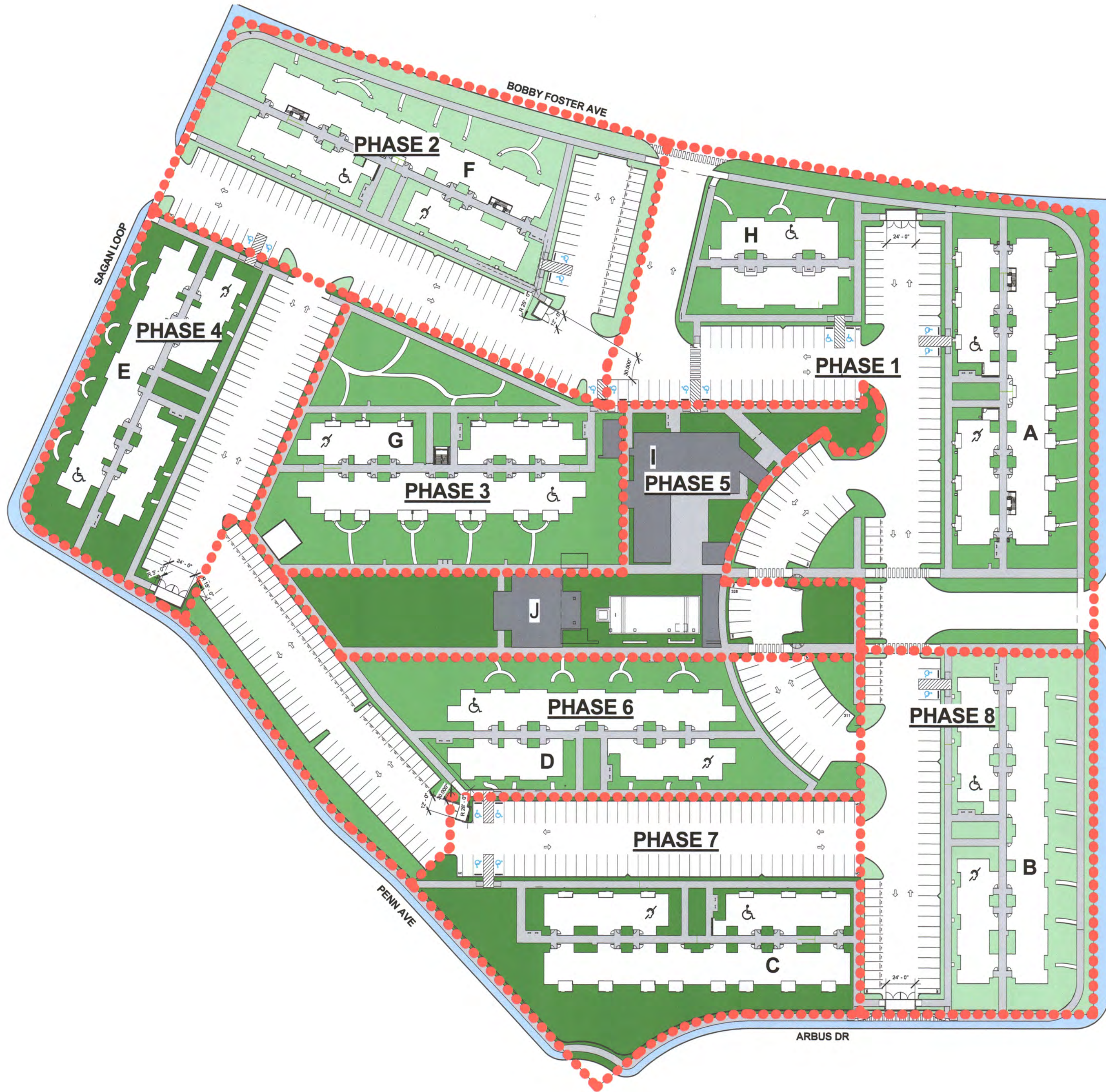




1 Zone Atlas
1/4" = 1'-0"



2 Vicinity Map
1" = 400'-0"



3 Phasing Plan
1" = 50'-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:

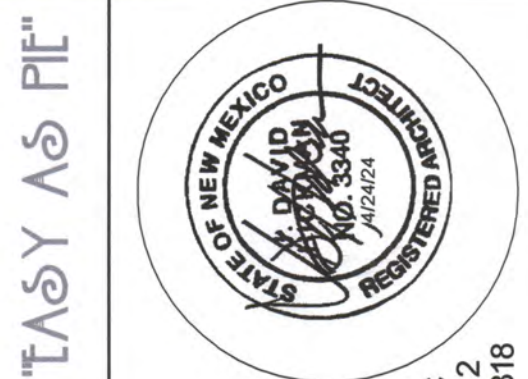
PHASE	AREAS
1 (a&b)	27,871 SF
2 (f)	17,984 SF
3 (g)	21,468 SF
4 (e)	11,010 SF
5 (h&i)	14,828 SF
6 (d)	17,727 SF
7 (c)	21,295 SF
8 (b)	17,137 SF
TOTAL	149,118 SF

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.

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	79,680 SF
PATIOS / POOL / POOL DECK	19,508 SF
LANDSCAPE AREA	149,118 SF
	248,188 SF PROVIDED

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



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

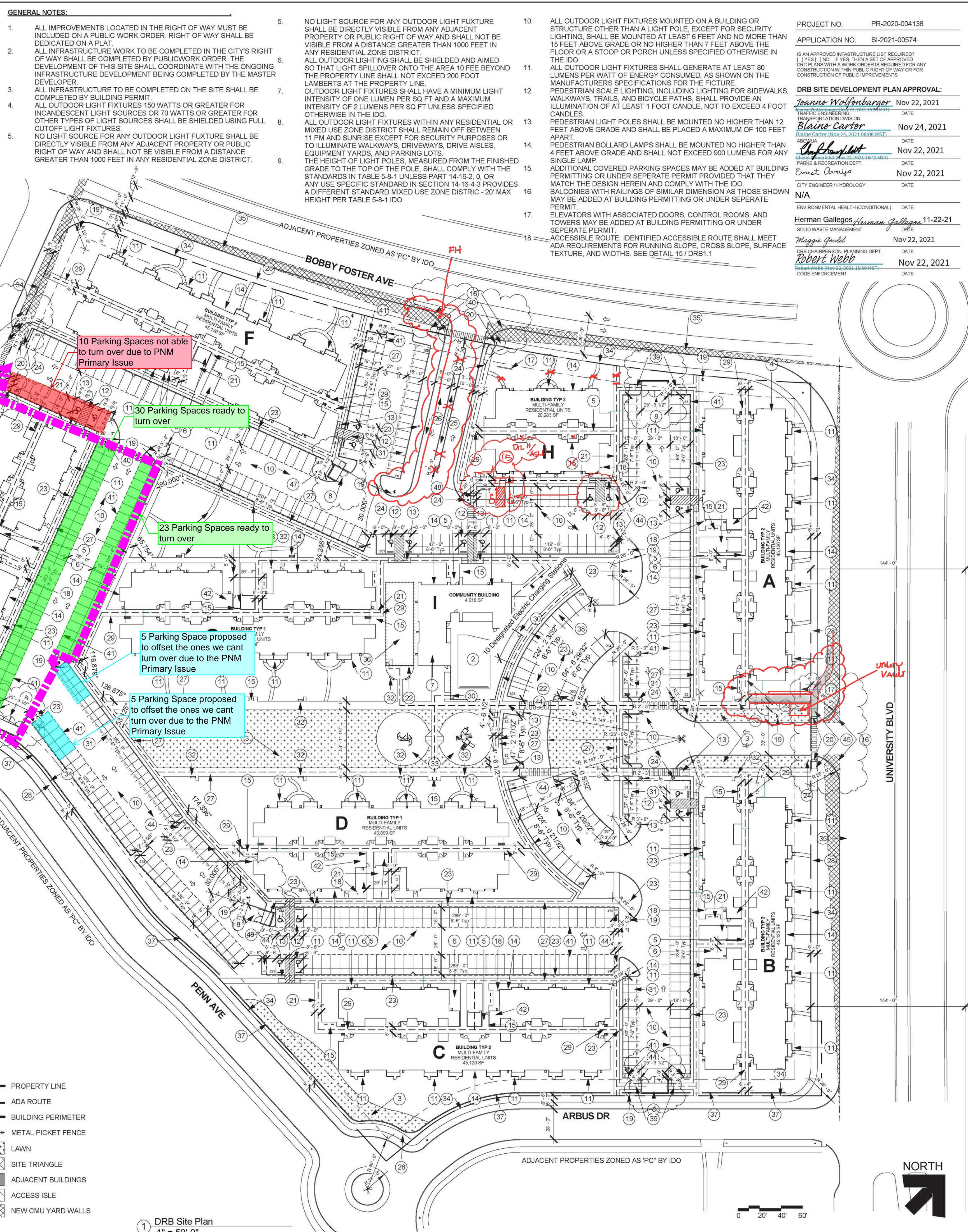
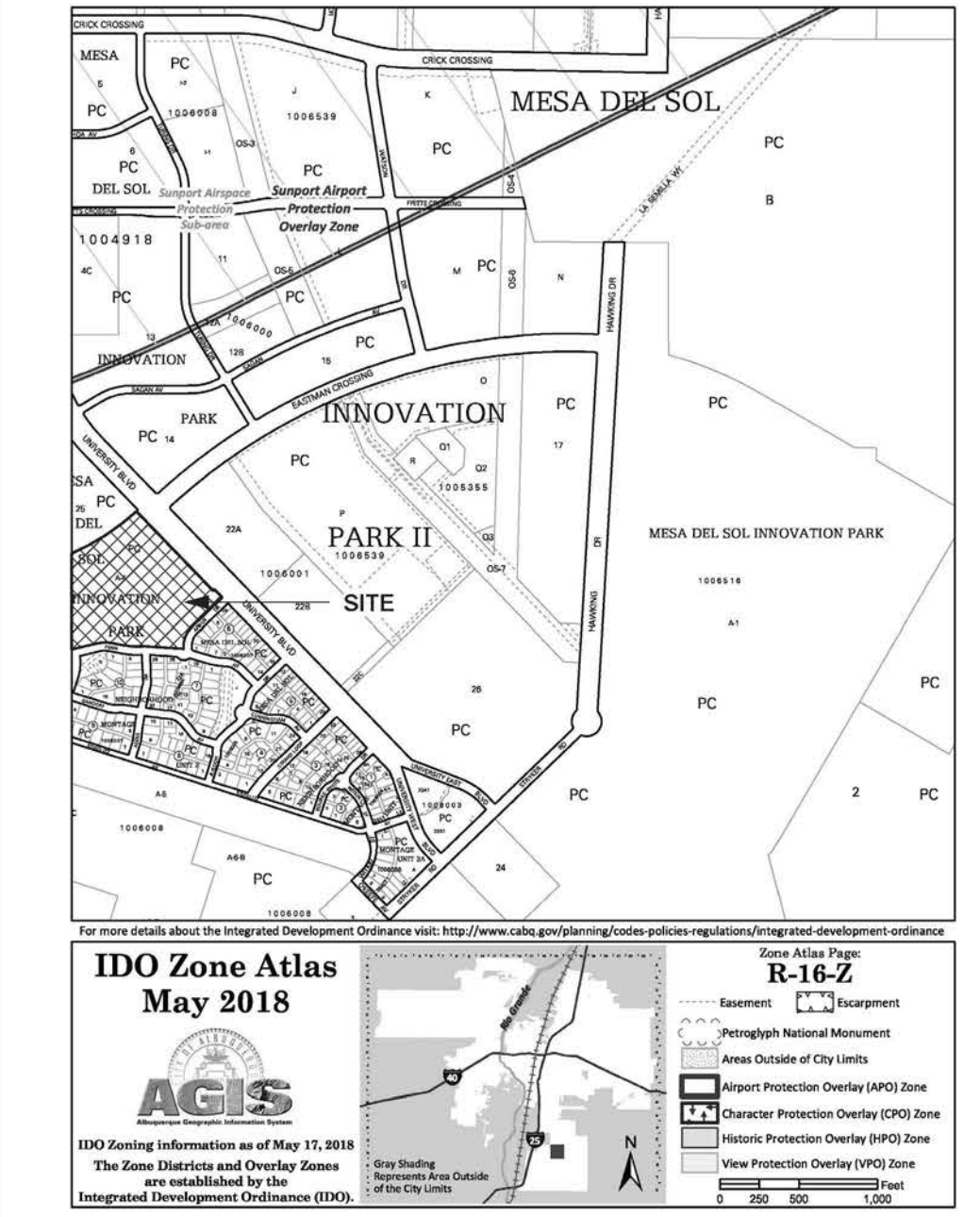
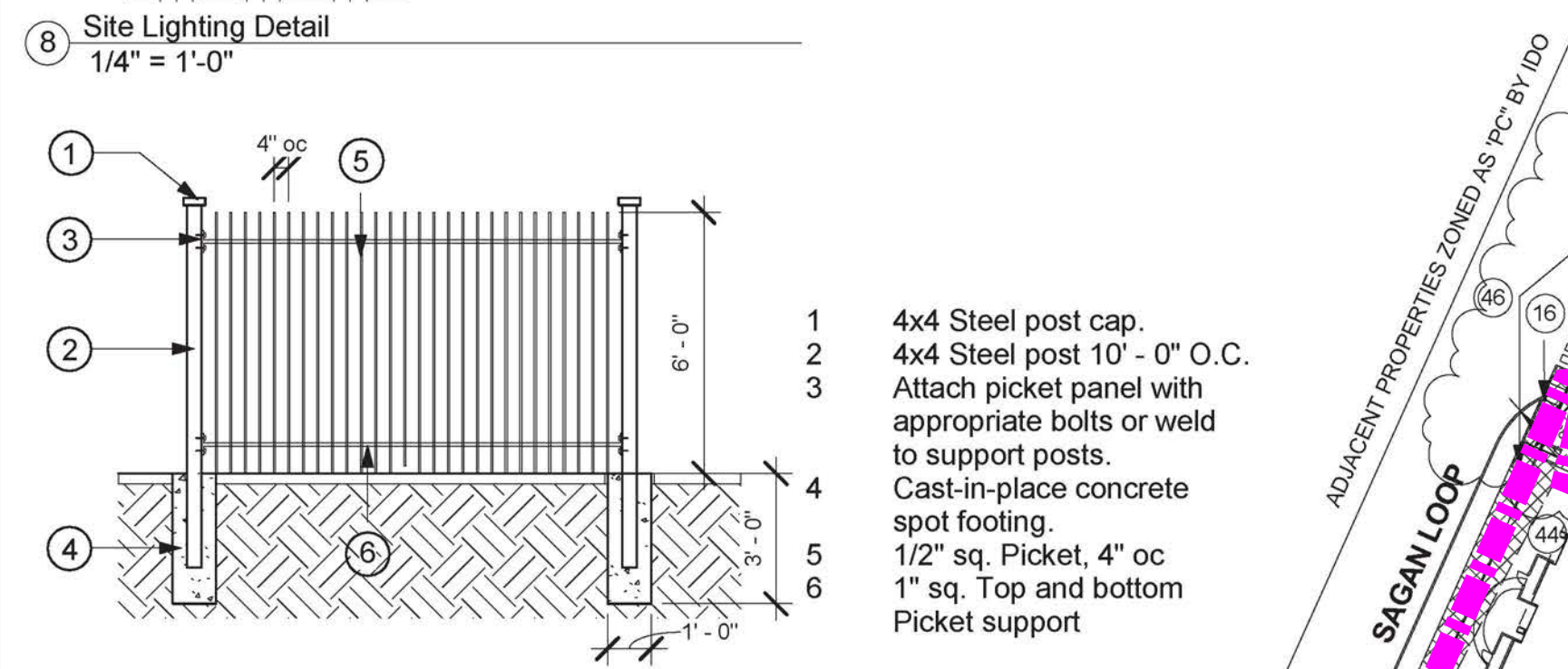
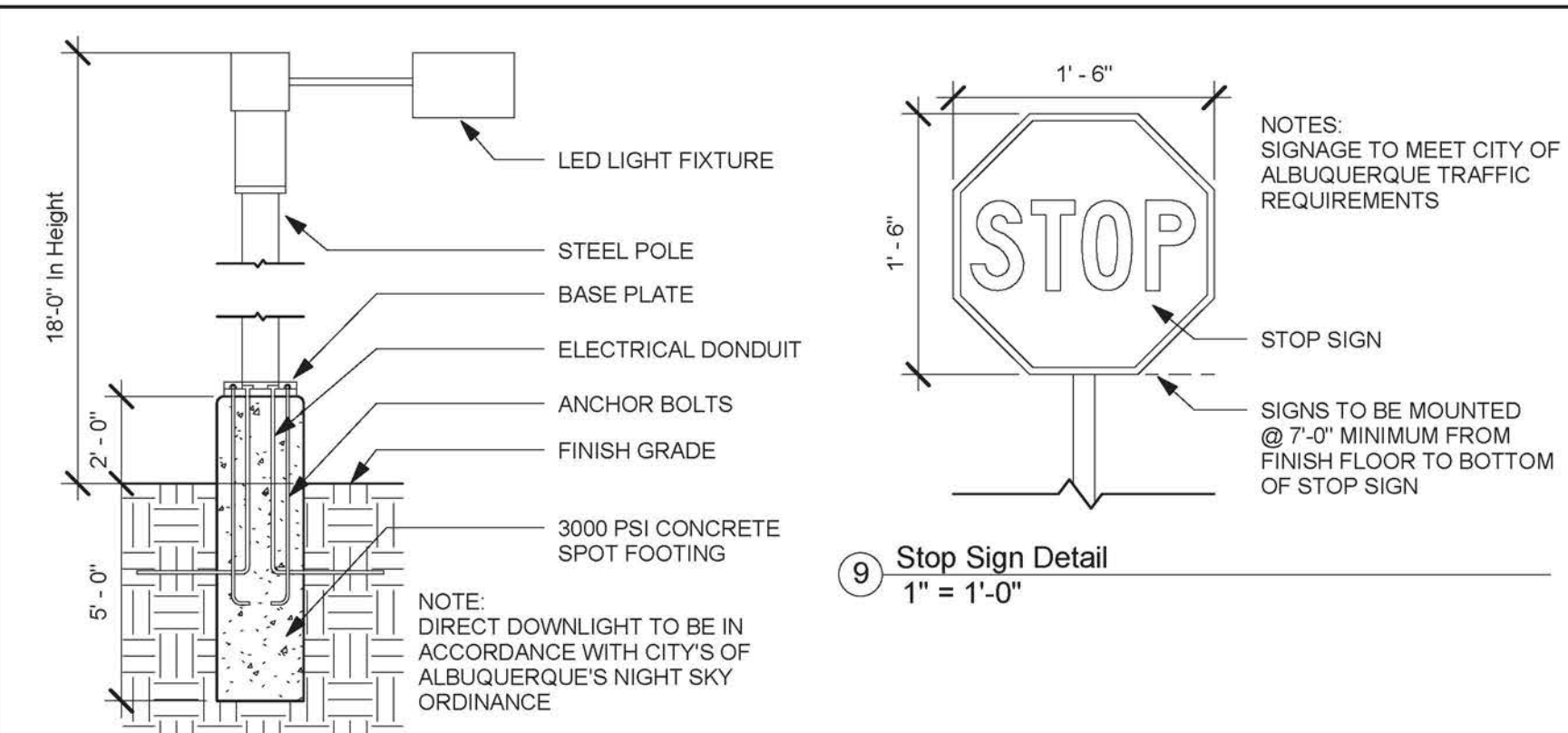


job no: 20-026
author: Author
checked: Checker
date: 4/24/24

WWW.JEEB&ZUZU.CO.M

ENCANTO APARTMENTS
MESA DEL SOL
UNIVERSITY BLVD SF
ALBUQUERQUE NM 87106

sheet no: PH



SITE PLAN LEGEND:	
1. COMMUNITY BUILDING	
2. SWIMMING POOL	
3. LAWN	
4. "GATEWAY" WALL, MOUNTED SIGN - SEE ELEVATION	
5. PRIMARY BUILDING ENTRY	
6. OUTDOOR GATHERING AREA	
7. MAINTENANCE RM	
8. GARBAGE ENCLOSURE W/ GATES - SEE DETAILS 6-8 / DRB1.1	
9. FOR GARBAGE ENCLOSURE NOTES AND DIMENSIONS	
10. DRAINAGE POND	
11. ASPHALT DRIVEWAY	
12. UNIT PATIOS - 3'-0" SPLIT FACE CMU - COLOR: DARK GRAY - SEE ELEVATIONS	
13. ADA PARKING W/ PRECAST CONCRETE WHEEL STOPS - PLEASE SEE DETAILS 5 & 9 / DRB1.1 FOR ADA PARKING SPACE DIMENSIONS.	
14. ADA CURB RAMP - SEE DETAIL 10/DRB1.1 FOR CURB RAMP SLOPES AND DIMENSIONS	
15. BUILDING IDENTIFIER SIGN TO BE ILLUMINATED - SEE DETAIL 16 / DRB 1.1	
16. (4) BICYCLE RACK ARCHES (8 SPACE) PER 7.4.115 OF CITY OF ALBUQUERQUE DPM - SEE DETAILS 11 - 12 / DRB1.2	
17. SIGHT TRIANGLE PER DPM TABLE 7.5.60 - LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE W/ CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, SHRUBBERY BETWEEN 3 & 8 FEET TALL (AS MEASURED FROM THE GUTTER FAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.	
18. MONUMENT SIGN - SEE DETAILS 1-3 / DRB1.1	
19. POST INDICATOR VALVE	
20. FIRE HYDRANT	
21. 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.	
22. ACCESSIBLE ROUTE FROM ADA PARKING TO BUILDING CORRIDOR	
23. 6'-0" SECURITY VIEW FENCING (<50% OPAQUE), ROD IRON, METAL PICKET @ POOL DECK AND DOG PARK- COLOR: BLACK - SEE DETAIL 7/DRB1.0	
24. 16' POLE MOUNTED SITE LED DOWNLIGHT W/ CUTOFF - LIGHTING TO BE COMPLIANT W/ ABQ NIGHT SKY ORDINANCE. NEW STOP SIGN - SEE DETAILS	
25. NEW MEDIAN - SEE CIVIL SHEETS	
26. PRIMARY ENTRANCE	
27. 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%.	
28. 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.	
29. SECONDARY BUILDING ENTRANCE	
30. POOL GATE	
31. COMPACT PARKING - SEE DETAIL 5/DRB1.1 FOR ALL PARKING DIMENSIONS	
32. ALL WEATHER PERMANENT MOUNTED BENCH W/ 30"x48" LEVEL CONCRETE PAD AT ONE SIDE	
33. ADA PLAYGROUND AND TOT LOT PER MFA STANDARDS	
34. PROPERTY LINE	
35. CONTINUATION OF BIKE LANE	
36. DOG PARK	
37. 5' HIGH STUCCO COATED CMU WALL (TAN) - SEE 15/AS1.1	
38. 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	
39. ADA CURB RAMP AT REFUSE ENCLOSURES - SEE DETAIL 3/DRB1.2 FOR SLOPES AND DIMENSIONS	
40. ADA CURB RAMP AT CROSS WALK - SEE DETAIL 5/DRB1.2 FOR SLOPES AND DIMENSIONS	
41. COVERED PARKING - SEE DETAILS	
42. ELEVATOR	
43. BALCONIES AT ALL UPPER LEVEL UNITS - SEE BUILDING ELEVATIONS	
44. MOTORCYCLE PARKING - SEE 5/DRB1.1 FOR TYP. DIMENSIONS	
45. ADA CURB RAMP AT CROSS WALK - SEE DETAIL 4/DRB1.2 FOR SLOPES AND DIMENSIONS	
46. ADA CURB RAMP AT CROSS WALK - SEE DETAIL 6/DRB1.2 FOR SLOPES AND DIMENSIONS	
47. ADA CURB RAMP AT REFUSE ENCLOSURES - SEE DETAIL 3/DRB1.2 FOR SLOPES AND DIMENSIONS	
48. ADA CURB RAMP AT CROSS WALK - SEE DETAIL 9/DRB1.2 FOR SLOPES AND DIMENSIONS	
49. ADA CURB RAMP AT REFUSE ENCLOSURES - SEE DETAIL 6/DRB1.2 FOR SLOPES AND DIMENSIONS	
50. REMOVE EXISTING DRIVE PAD	
PARKING CALCULATIONS:	
PER CITY OF ALBUQUERQUE IDO 14-16-5-5, 1.5	
PARKING IS REQUIRED FOR EVERY UNIT	318 UNITS x 1.5
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	
10 % OF OFF STREET PARKING	48 SPACES
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:	
CONCRETE SIDEWALKS	59,546 SF
PATIOS / POOL / POOL DECK	9,094 SF
LANDSCAPE AREA	175,936 SF
USEABLE OPEN SPACE PROVIDED:	297,788 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

job no: 20-026

drawn: EAM

checked: J&Z

date: Nov. 4, 2021

GATEWAY APARTMENTS
MESA DEL SOL

UNIVERSITY BLVD SE
ALBUQUERQUE NM 87106

sheet no: ASI.O