



City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: February 20, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1000390***
03EPC-02182 EPC Site Development Plan-Building
Permit

Las Ventanas Ltd. Partnership
c/o Sandia Properties
10 Tramway Lp.
Albuq. NM 87122

LEGAL DESCRIPTION: for all or a portion of Lot(s) H1,H2,H3,H4, **Ventana Square at Ventana Ranch**, zoned SU-1 for Restricted C-2 Uses, located on the NE corner of PARADISE BLVD. and UNIVERSE BLVD. NW, between PARADISE BLVD. NW and PASEO DEL NORTE BLVD. NW, containing approximately 5 acre(s). (B-10) Deborah Stover, Staff Planner

On February 19, 2004 the Environmental Planning Commission voted to approve Project 1000390/ 03EPC 02182, a request for site development plan for building permit, for Lots H1, H2, H3 and H4, Ventana Square at Ventana Ranch, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for a 4.49-acre site located on the southeast corner of Paradise Boulevard and Universe Boulevard NW. This proposal includes a convenience store, drive-through restaurant, a bank and retail shops.
2. The site is located in the Ventana Ranch area, which is largely a master Planned residential community. This site was reserved for commercial uses.
3. The request meets the intent *Albuquerque/Bernalillo County Comprehensive Plan* for the following reasons:

- a. By locating in a commercially zoned area that has been planned for commercial development since the inception of the Ventana Ranch area, this request meets the intent of Policy d, which requires that the location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern (Policy d).
 - b. This site is contiguous to existing facilities and the proposal for commercial development will not harm the integrity of existing neighborhoods, as this site has always been set aside for commercial activity. The *Comprehensive Plan* also states that new growth will be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where integrity of existing neighborhoods can be ensured (Policy e).
 - c. According to the *Comprehensive Plan*, employment and service uses are to be located to complement residential uses and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments (Policy i). This request meets the intent of Policy i by complementing residential uses and providing needed services nearby. In addition, the design of the site is such that it compliments nearby neighborhood uses by providing elements that will not become intrusive or bothersome to the neighbors such as 16-foot tall lighting and pedestrian amenities.
 - d. The *Albuquerque/Bernalillo County Comprehensive Plan* discusses commercial development in Policy j, where talks about new commercial development, and how it should generally be located in existing commercially zoned areas that are in small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling. This site provides all of these amenities.
 - e. In addition, Policy k requires that land adjacent to arterial streets be planned to minimize harmful affects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation and planning operations. By planning this commercial center from the beginning of the development of this area, the effects of traffic and safety will be mitigated and the neighborhoods will be protected.
4. The *West Side Strategic Plan* addresses the subject site with the recognition of the Ventana Ranch Neighborhood Center, which is the subject site location. The request meets the intent of the *WSSP* where the plan notes, "other smaller Neighborhood Centers, such as those already existing near Paradise Boulevard, will continue to develop" (*WSSP*, p. 53). This area was approved for commercial zoning when the Ventana Ranch Master Plan was approved by the EPC and City Council.
 5. The subject site is zoned SU-1 for Restricted C-2 Uses. According to this very specific zoning category, the uses of a convenience store, drive-through restaurant, bank and retail shops are all allowed. Therefore the request is in compliance with the zoning for the site and the uses are allowed. Those restricted and permissive uses are listed as follows (see attached minutes of May 18, 200 minutes of the EPC hearing):

The following uses are NOT allowed: *Automobile Body Shop, Automotive Sales, Bar, Outdoor Carnival, Outdoor Circus, Disco with No Liquor, Fireworks Sales, Mobile Home Sales, Mortuary, Nightclub, Parking Lot or Structure (as a separate business), Indoor Rifle or Pistol Range, Trailer Rental for Use Elsewhere, Trailer Sales, Mobile Home and RV.*

The following uses ARE allowed as permissive: *Apartment, Assisted Living, Community Residential Program and/or Nursing Homes, Townhomes, Brew Pub, Printing, Publishing, Lithography, Retail Store, Business or Shops in which products may be manufactured or treated as an accessory use, Drive-In Restaurant and Drive-In Drug Store with Prescription Pick-up, Dry Cleaning, Laundry, Clothes Pressing, Outdoor Vehicle Storage as part of the Warehouse, Self-Storage Use, Including Manager's Dwelling Unit.*

6. There is no known neighborhood opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. A pedestrian link from the bank site to the retail shops shall be added to the site plan.
3. A minimum of 2 bicycle spaces per pad site shall be provided. In addition, the location of the bike racks on each lot shall be clearly shown on the site plan.
4. No lighting that is within 100-feet of residential zoning shall be taller than 16-feet from base to fixture.
5. Landscape Plan:
 - a. The portion of the entire site that is not included in this request, just south of the entrance on Universe Boulevard and south of Lot H1, shall be removed from the landscape plan to avoid any confusion about the request.
 - b. Portions of the landscape plan that do not conform to the site plan, such as pedestrian crossings not shown on the landscape plan, shall be consistent in showing pedestrian elements and other features of the site.

- c. There are two, large median-like elements shown on the site plan on Lot H4 just west of the proposed shops and on Lot H1, just east of the fueling canopy. These elements of the landscape shall be defined as to purpose, size and material.
- d. A 10-foot wide landscape buffer area with evergreen trees planted at a minimum of 10-feet on center and a minimum 10-feet tall at the time of planting shall be installed to screen both drive thru areas as per the design standard.
- e. Each pad site shall provide an outdoor paved and landscaped patio space with outdoor furniture, such as bench seating or picnic tables.

6. Architecture:

- a. The roof tile color shall be described as to specific color, i.e. brown, pink, red, etc.
- b. The north elevation of the convenience store and the east elevation of the retail shops shall be further articulated by providing split-face CMU similar to the proposed restaurant to the east, or alternating bands of stucco color, providing color accents and/or other devices designed to for break up the blank façades of the buildings.
- c. The small square blocks shown in the tower element of the bank building and retail shops shall be noted as to material.
- d. A notation shall be added to the elevation sheet that states, "All under-canopy lighting shall be recessed so that no light lens projects below the canopy ceiling".
- e. This language in the Design Regulations under Free Standing Signage shall be corrected to read 150 square feet instead of 250 square feet and 16 feet tall instead of 26-feet tall.
- f. The pad and center monument signs on the site plan shall be labeled/identified as such.

7. Conditions of approval by Public Works, Hydrology, Traffic and Transportation:

- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- b. A Traffic Impact Study was completed for this site. However, a new trip generation comparison/update is required.
- c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- d. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (standard drawing 2430), driveways (standard drawing 2425), private entrances (standard drawing 2426) and wheel chair ramps (standard drawing. 2441).
- e. Site plan shall comply and be designed per DPM Standards.

OFFICIAL NOTICE OF DECISION
PROJECT #1000390
FEBRUARY 19, 2004
PAGE 5 OF 5

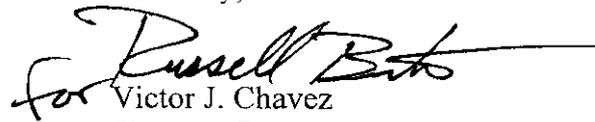
IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MARCH 5, 2004** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


for Victor J. Chavez
Planning Director

VJC/DS/ac

cc: George Rainhart Architect & Assoc., 2325 San Pedro NE, Suite 2-B, Albuquerque, NM 87110
Laura Horton, Ventana Ranch, 7224 Cascada Rd. NW, Albuquerque, NM 87114
Bruce Nyberg, Ventana Ranch, 6824 Brushfield Rd. NW, Albuquerque, NM 87114

7. Project # 1000390*
03EPC-02182 EPC Site Development
Plan-Building Permit

GEORGE RAINHART ARCH. & ASSOC. agent(s)
for LAS VENTANAS LTD.
PARTNERSHIP/C/OSANDIA request the above
action(s) for all or a portion of Lot(s) H1,H2,H3,H4,
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NW, between PARADISE BLVD. NW and PASEO
DEL NORTE BLVD. NW, containing approximately
5 acre(s). (B-10) Deborah Stover, Staff Planner
(APPROVED WITH CONDITIONS)

STAFF PRESENT:

Deborah Stover, Planning Department

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

George Rainhart, 2325 San Pedro NE

THERE WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

MS. STOVER: Reiterated comments made in the staff report in which approval was recommended for the site plan.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1000390/ 03EPC 02182, a request for site development plan for building permit, for Lots H1, H2, H3 and H4, Ventana Square at Ventana Ranch, based on the following Findings and subject to the following Conditions:

FINDINGS:

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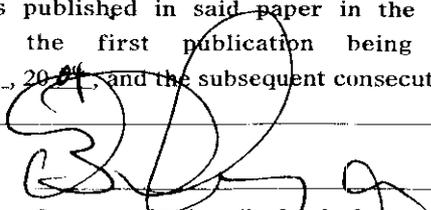
- d. A 10-foot wide landscape buffer area with evergreen trees planted at a minimum of 10-feet on center and a minimum 10-feet tall at the time of planting shall be installed to screen both drive thru areas as per the design standard.
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 - b. A Traffic Impact Study was completed for this site. However, a new trip generation comparison/update is required.
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 - e. Site plan shall comply and be designed per DPM Standards.

MOVED BY COMMISSIONER DEICHMANN
SECONDED BY COMMISSIONER STEELE

MOTION PASSED UNANIMOUSLY

STATE OF NEW MEXICO
County of Bernalillo SS

Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of **The Albuquerque Journal**, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for 1 times, the first publication being on the 28 day of Jan, 2004, and the subsequent consecutive publications on _____, 20____.



Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 28 day of Jan of 2004

PRICE 136.88
Statement to come at end of month.
ACCOUNT NUMBER 680583

CLA-22-A (R-1/93)



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Study Session on Thursday, February 12, 2004, 3:00 p.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

1. Distribution & Review - Current Land Use Matters for the February 19, 2004 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Public Hearing on Thursday, February 19, 2004, 8:30 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1003099
03EPC-01913 EPC Site Development Plan-Amendment to Building Permit PATRICK HANIGER agent(s) for GENERAL ASSEMBLY CHURCH request the above action(s) for all or a portion of Tract(s) 281, Town of Atrisco Grant, zoned SU-1 for Church & Related Facilities, located on 57TH ST. NW, between BICE ROAD NW and DEL OESTE ROAD NW, containing approximately 1 acre(s). (H-11) Deborah Stover, Staff Planner

Project # 1002848
03EPC-02047 EPC Site Development Plan-Amendment to Building Permit TIERRA WEST LLC agent(s) for LARRY MILLER GROUP request the above action(s) for all or a portion of Tract(s) A & B, American Toyota, zoned SU-2 SU-1 Auto Sales, Serv Rep, located on ALAMEDA BLVD. NE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR. NE, containing approximately 5 acre(s). (C-18) Deborah Stover, Staff Planner

Project # 1002459
03EPC-02052 EPC Site Development Plan-Building Permit
03EPC-02187 EPC Site Development Plan-Amendment to Subdivision DEKKER/PERICHER/SABATINI agent for SCM PROPERTY CO. LLC request the above actions for all or a portion of W.H. Brunel Addition, zoned SU-1 for a Commercial Development to include a Truck Terminal and Related C-2 Uses and P, located on COORS BLVD NW, between OURAY NW and QUAIL NW, containing approximately 7.625 acres. (H-11) Juanita Vigil, Staff Planner

Project # 1003127
03EPC-02056 EPC Site Development Plan-Building Permit BILL BURK, THIRD, ARCHITECT agent for GILBERT ENTERPRISES LLC request the above action for all or a portion of Tract 344, Eagle Ranch, zoned SU-1 for C-1 Permissive & Conditional Uses & Package Liquors Sales, located on GOLF COURSE ROAD NW, between AVOCET RD. NW and KEA AVE. NW, containing approximately 1 acre. (B-12) Carmen Marrone, Staff Planner

Project # 1003090
03EPC-02182 EPC Site Development Plan-Building Permit GEORGE RAINHART ARCH. & ASSOC. agent(s) for LAS VENTANAS LTD. PARTNERSHIP/OSANDIA request the above action(s) for all or a portion of Lot(s) H1, H2, H3, H4, Ventana Square at Ventana Ranch, zoned SU-1 for Restricted C-2 Uses, located on the NE corner of PARADISE BLVD. and UNIVERSE BLVD. NW, between PARADISE BLVD. NW and PASEO DEL NORTE BLVD. NW, containing approximately 5 acre(s). (B-10) Deborah Stover, Staff Planner

Project # 1003170
03EPC-02184 EPC Site Development Plan-Building Permit SITES SOUTHWEST agent(s) for COA WATER RESOURCES DEPT. request the above action(s) for Elena Gallegos Grant, zoned SU-1 for Sand & Gravel Extr. & Rel. Act., located on MISSION AVE. NE, between TOKAY ST. NE and CHAPPELL DR. NE, containing approximately 161 acre(s). (E-16) Chris Hyer, Staff Planner

Project # 1003171
03EPC-02197 Zone Map Amendment Sylvia Wertzman agent for VICTOR MADRID request the above action for all or a portion of Lot 1A, Alvarado Gardens, a zone map amendment from RA-2 to RT, located on MATTHEW AVE. NW, between RIO GRANDE BLVD. NW and MATTHEW PL. NW, containing approximately 1 acre(s). (G-13) Elvira Lopez, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 600 Second Street, NW Building, 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candolera at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candolera at 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

Jeff Jesbinowski, Chairman
Environmental Planning Commission
APPROVED:
Russell Brito, Senior Planner
Planning Department
Journal, January 28, 2004

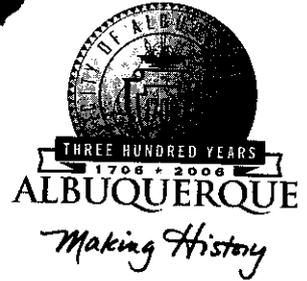
Project # 1001989
03EPC-02184 EPC Site Development Plan-Building Permit DAC ENTERPRISES, INC. agent(s) for HECTOR HERNANDEZ request the above action(s) for all or a portion of Tract(s) C2A2, Lands of Campbell, Airport Unit, Town of Atrisco Grant, zoned SU-1 Fraternal Club & C-1 Uses w/fruit service liquor for consumption on premise, located on COORS BLVD. NW, between FORTUNA RD. NW and GLENFRO RD. NW, containing approximately 1.095 acres. (J-11) Makia Hill, Staff Planner

Project # 1003168
03EPC-02190 Zone Map Amendment
03EPC-02191 EPC Site Development Plan-Building Permit ISAAC BENTON & ASSOCIATES agents for AL SOTO request the above actions for all or a portion of Lot 29, Palisades Addition, a zone map amendment from R-1 to SU-1 for Bed & Breakfast located on LOMA ALTA DR. NW, between PALISADES DRIVE NW and ATRISCO DRIVE NW, containing approximately 2 acres. (L-11) Elvira Lopez, Staff Planner

Project # 1003172
03EPC-02192 Zone Map Amendment
CONSENSUS PLANNING, INC. agents for CLEARBROOK INVESTMENTS INC. request the above action for all or a portion of Tract 1D, Sevilla Subdivision, a zone map amendment from R-1 to R-LT, located on KAYENTA ST. NW, between IRVING BLVD. NW and CALABACILLAS ARROYO, containing approximately 7 acre(s). (A-10) Carmen Marrone, Staff Planner

Project # 1003169
03EPC-02193 EPC Site Development Plan-Building Permit SMP ARCHITECTS agents for RIO VISTA CHURCH request the above action for all or a portion of Lot A, Riverview Addition, zoned SU-1 Church & Related Facility, located on SW CORNER OF GOLF COURSE & SHELLY ROSE RD. NW, between PASEO DEL NORTE NW and IRVING NW, containing approximately 3 acres. (C-12) Carmen Marrone, Staff Planner

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1000390

AGENDA ITEM NO: 14

SUBJECT:

- | | | |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

P.O. Box 1293

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

Albuquerque, NM
ENGINEERING COMMENTS:

No adverse comments.

New Mexico 87103

www.cabq.gov
RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCO Designee

DATE: July 14, 2004

CITY OF ALBUQUERQUE

#14

Planning Department

Development Services Division

TO: Sheran Matson, Chair, Development Review Board
FROM: Deborah L. Stover, Senior Planner, Development Services
DATE: 7-12-04
SUBJECT: EPC CONDITIONS FOR PROJECT 1000390



The purpose of this memo is to address the itemized letter from George Rainhart Associates for the above referenced case:

Site Development Plan for Building Permit

All EPC conditions have been met with the exception of the following:

Condition #3: A minimum of 2 bicycle spaces per pad site shall be provided. In addition, the location of the bike racks on each lot shall be clearly shown on the site plan.

The letter from the applicant states that this condition has been met with the racks clearly labeled "Detail 2" on the site plan. Staff was unable to locate this notation or detail.

Condition # 5d: A ~~10~~⁵-foot wide landscape buffer area with evergreen trees planted at a minimum of 10-feet on center and a minimum 10-feet tall at the time of planting shall be installed to screen both drive areas as per the design standard.

The applicant states that the drive-through areas have been designed with a 5-foot high screen wall along with plantings. This does not meet the condition, as specified. Furthermore, no detail of the wall has been provided.

Page 2, PROJECT 1000390

Condition 6b: The north elevation of the convenience store and the east elevation of the retail shops shall be further articulated by split-face CMU similar to the proposed restaurant to the east, or articulating bands of stucco color, providing color accents and/or other devices designed to break up the blank façades of buildings.

Tan, split-face CMU is shown on the east elevation of the shops, but is not noted on the convenience store.

Staff defers to the commenting agencies concerning Transportation issues.

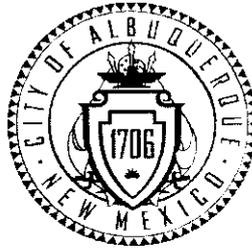
H-1 ~~6570~~ 6570

H-2 6550

H-3 6530

H-4 6570

Change Order
for North Windows
Ventana Shops



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday, February 19, 2004, 8:30 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS

Jeffery Jesionowski, Chairman
Mick McMahan, Vice Chair

Camilla Serrano
Jens Deichmann
David Steele

Larry Chavez
Virginia Klebesadel
Klarissa Pena

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are generally reviewed at this time (see item 1A and 1B below). Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff - 5 minutes; Applicant - 10 minutes; Public speakers - 2 minutes each.**

All written materials - including petitions, legal analysis and other documents - should be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

1. Call to Order.

- A. Announcement of Changes and/or Additions to the Agenda
- B. Approval of the Amended Agenda
- C. Approval of Minutes for December 18, 2003.

2. Project #1003277 The Planning Department requests EPC recommendation of approval to the
04EPC 00121 City Council for Project #1003227. This will be the first agenda item at the February 19, 2004
public hearing at 8:30 am in the Plaza del Sol hearing room, 600 2nd Street NW. The project
consists of text amendments to the Subdivision, Sidewalk, and Street Tree Ordinances that
relate to the design of Major Local Streets and related public infrastructure. (The amendments
to the Sidewalk Ordinance include: requiring minimum six-foot wide sidewalks and sidewalk
setback distance on Collector and Major Local Streets, and requiring transverse sidewalk
slopes to comply with The Americans with Disability Act (ADA). The Street Tree Ordinance
amendments include: adding a definition for Major Local Street consistent with the definition
in Subdivision Ordinance, changing the requirements for Street Tree Plans, and requiring
street trees on Major Local Streets. The Subdivision amendments include changing the
definition of Major Local Street, allowing vehicular access to narrow residential lots from
alleys, and establishing Major Local Street characteristics and right of way elements.) Paula
Donahue, staff planner.

3. Project # 1003098*

03EPC-01913 EPC Site Development Plan-
Amendment to Building Permit

PATRICK HANIGER agent(s) for GENERAL
ASSEMBLY CHURCH request the above action(s) for
all or a portion of Tract(s) 281, **Town of Atrisco Grant**,
zoned SU-1 for Church & Related Facilities, located on
57TH ST. NW, between BICE ROAD NW and DEL
OESTE ROAD NW, containing approximately 1 acre(s).
(H-11) (Deborah Stover, Staff Planner)

4. Project # 1001989*

03EPC-02184 EPC Site Development Plan-
Building Permit

DAC ENTERPRISES, INC. agent(s) for HECTOR
HERNANDEZ request the above action(s) for all or a
portion of Tract(s) C2A2, **Lands of Campbell, Airport
Unit, Town of Atrisco Grant**, zoned SU-1 Fraternal
Club & C-1 Uses w/full service liquor for consumption
on premise, located on COORS BLVD. NW, between
FORTUNA RD. NW and GLENRIO RD. NW,
containing approximately 1.095 acres. (J-11) Makita
Hill, Staff Planner

5. **Project # 1002848***
03EPC-02047 EPC Site Development Plan-
Amendment to Building Permit

TIERRA WEST LLC agent(s) for LARRY MILLER GROUP request the above action(s) for all or a portion of Tract(s) A & B, **American Toyota**, zoned SU-2 SU-1 Auto Sales Serv Rep, located on ALAMEDA BLVD. NE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR. NE, containing approximately 5 acre(s). (C-18) Deborah Stover, Staff Planner

6. **Project # 1003168***
03EPC-02190 Zone Map Amendment
03EPC-02191 EPC Site Development Plan-
Building Permit

ISAAC BENTON & ASSOCIATES agents for AL SOTO request the above actions for all or a portion of Lot 29, **Palisades Addition**, a zone map amendment from R-1 to SU-1 for Bed & Breakfast, located on LOMA ALTA CT. NW, between PALISADES DRIVE NW and ATRISCO DRIVE NW, containing approximately 2 acres. (J-11) Elvira Lopez, Staff Planner

7. **Project # 1000390***
03EPC-02182 EPC Site Development Plan-
Building Permit

GEORGE RAINHART ARCH. & ASSOC. agent(s) for LAS VENTANAS LTD. PARTNERSHIP/C/OSANDIA request the above action(s) for all or a portion of Lot(s) H1,H2,H3,H4, **Ventana Square at Ventana Ranch**, zoned SU-1 for Restricted C-2 Uses, located on the NE corner of PARADISE BLVD. and UNIVERSE BLVD. NW, between PARADISE BLVD. NW and PASEO DEL NORTE BLVD. NW, containing approximately 5 acre(s). (B-10) Deborah Stover, Staff Planner

8. **Project # 1003169***
03EPC-02193 EPC Site Development Plan-
Building Permit

SMPC ARCHITECTS agents for RIO VISTA CHURCH request the above action for all or a portion of Lot A, **Riverview Addition**, zoned SU-1 Church & Related Facility, located on SW CORNER OF GOLF COURSE & SHELLY ROSE RD. NW, between PASEO DEL NORTE NW and IRVING NW, containing approximately 3 acres. (C-12) Carmen Marrone, Staff Planner

9. **Project # 1003171***
03EPC-02197 Zone Map Amendment

Sylvia Wertzman agent for VICTOR MADRID request the above action for all or a portion of Lot 1A, **Alvarado Gardens**, a zone map amendment from RA-2 to RT, located on MATTHEW AVE. NW, between RIO GRANDE BLVD. NW and MATTHEW PL. NW, containing approximately 1 acre(s). (G-13) Elvira Lopez, Staff Planner

10. Project # 1003172*
03EPC-02192 Zone Map Amendment

CONSENSUS PLANNING, INC. agents for CLEARBROOK INVESTMENTS INC. request the above action for all or a portion of Tract 1D, **Seville Subdivision**, a zone map amendment from R-1 to R-LT, located on KAYENTA ST. NW, between IRVING BLVD. NW and CALABACILLAS ARROYO, containing approximately 7 acre(s). (A-10) Carmen Marrone, Staff Planner

11. Project # 1003170*
03EPC-02194 EPC Site Development Plan-
Building Permit

SITES SOUTHWEST agent(s) for COA WATER RESOURCES DEPT. request the above action(s) for , **Elena Gallegos Grant**, zoned SU-1 for Sand & Gravel Extr & Rel. Act., located on MISSION AVE. NE, between TOKAY ST. NE and CHAPPELL DR. NE, containing approximately 161 acre(s). (E-16) Chris Hyer, Staff Planner

12. Project # 1002459
03EPC-02052 EPC Site Development Plan-
Building Permit
03EPC-02187 EPC Site Development Plan-
Amendment to Subdivision

DEKKER/PERICH/SABATINI agent for SCM PROPERTY CO. LLC request the above actions for all or a portion of **W.H. Brunell Addition**, zoned SU-1 for a Commercial Development, to include a Truck Terminal and Related C-2 Uses and P, located on COORS BLVD NW, between OURAY NW and QUAIL NW, containing approximately 7.625 acres. (H-11) Juanita Vigil, Staff Planner

13. Project # 1003127
03EPC-02056 EPC Site Development Plan-
Building Permit

BILL BURK, THIRD, ARCHITECT agent for GILBERT ENTERPRISES LLC request the above action for all or a portion of Tract 3A4, **Eagle Ranch**, zoned SU-1 for C-1 Permissive & Conditional Uses Package Liquors Sales, located on GOLF COURSE ROAD NW, between AVOCET RD. NW and KAYENTA AVE. NW, containing approximately 1 acres. (B-10) Carmen Marrone, Staff Planner

14. Project # 1002948
03EPC- 01736
03DRB-01485 Major-Preliminary Plat
Approval
03DRB-01486 Minor-Sidewalk Variance
03DRB-01497 Minor-Temp Defer SDWK

Juan R. Alderete et al, appeals the Development Review Board's approval of the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zoned located on ADOBE RD NW, between MONTANO RD and GUADALUPE TR containing approximately 6 acre(s). (F-10) **(DEFERRED FROM DECEMBER 18, 2003)**

15. Project # 1002941

03EPC-01467 EPC Sector Development
Plan

03EPC-01466 Zone Map Amendment

CONSENSUS PLANNING INC. agent for SUNSTATE REALTY request the above actions for all of Tract H20, **Riverview Subdivision**, a zone map amendment from RO-1 to RA-2, located at the southwest corner of Eagle Ranch Rd. and Coors Blvd. NW, containing approximately 5 acres. (C-12) Carmen Marrone, Staff Planner (**DEFERRED FROM NOVEMBER 20, 2003**)

16. Project # 1000931

03EPC-02038 EPC Site Development Plan-
Subdivision

03EPC-02039 Zone Map Amendment

DAC ENTERPRISES, INC. agent for PETE DASKALOS PROPERTIES request the above actions for all or a portion of Tracts 1C, **Seville Addn**, a zone map amendment from SU-1 Church & Related Facilities to SU-1 for C-1 Uses, located on UNIVERSE NW, between IRVING BLVD. NW and WESTSIDE BLVD. NW, containing approximately 9 acres. (A-10) Carmen Marrone, Staff Planner (**DEFERRED FROM JANUARY 15, 2004**)

17. Project # 1003126

03EPC-02055 EPC Site Development Plan-
Subdivision

03EPC-02057 EPC Site Development Plan-
Building Permit

ADVANCED ENGINEERING AND CONSULTING LLC agents for SCOTT HAUQUITZ request the above action(s) for all or a portion of Tract(s) 45-B, **MRGCD Map 29**, zoned SU-1 for IP Uses, located on EDITH BLVD. NE, between OSUNA ROAD NE and TYLER St. NE, containing approximately 7 acre(s). (E-15) Deborah Stover, Staff Planner (**DEFERRED FROM JANUARY 15, 2004**)

18. Project # 1000575

03EPC-01661 EPC Site Development
Plan-Amendment to Building Permit

DEKKER/PERICH/SABATINI agents for PRESBYTERIAN HEALTHCARE SERVICES request the above action(s) for all or a portion of Tract(s) 1-9, **Presbyterian Hospital Main Campus**, zoned SU-1 SU-2 Hospital & Related Uses, located on CENTRAL SE, between OAK SE and SYCAMORE SE, containing approximately 27 acres. (K-15) Carmen Marrone, Staff Planner (**DEFERRED FROM JANUARY 15, 2004**)

19. OTHER MATTERS



Agenda Number: 7
Project Number: 1000390
Case Number: 03EPC 02182
February 19, 2004

Staff Report

Agent	George Rainhart Architect & Associate
Applicant	Las Ventanas LTD Partnership c/o Sandia Properties
Request	Site Development Plan for Building Permit
Legal Description	Lots H1, H2, H3 & H4, Ventana Square at Ventana Ranch
Location	Paradise Boulevard on the corner of Paradise Boulevard and Universe Boulevard NW
Size	Approximately 4.49 acres
Existing Zoning	Su-1 for Restricted C-2 Uses
Proposed Zoning	No Proposed Change

Staff Recommendation

APPROVAL of 03EPC 02182, a site development plan for building permit, based on the findings on page 10, and subject to the conditions of approval on page 12.

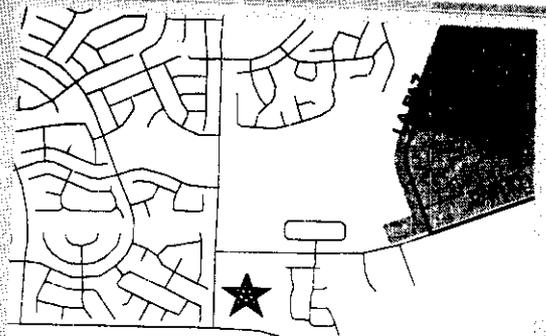
Staff Planner

Deborah L. Stover, Planner

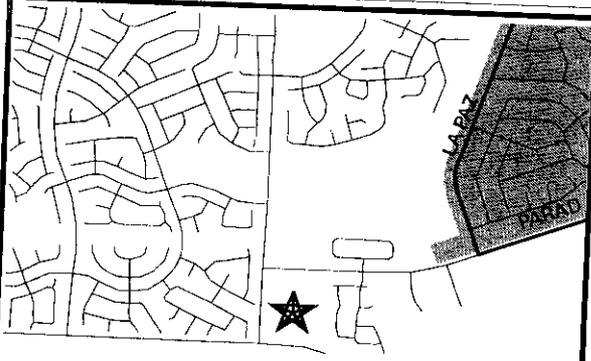
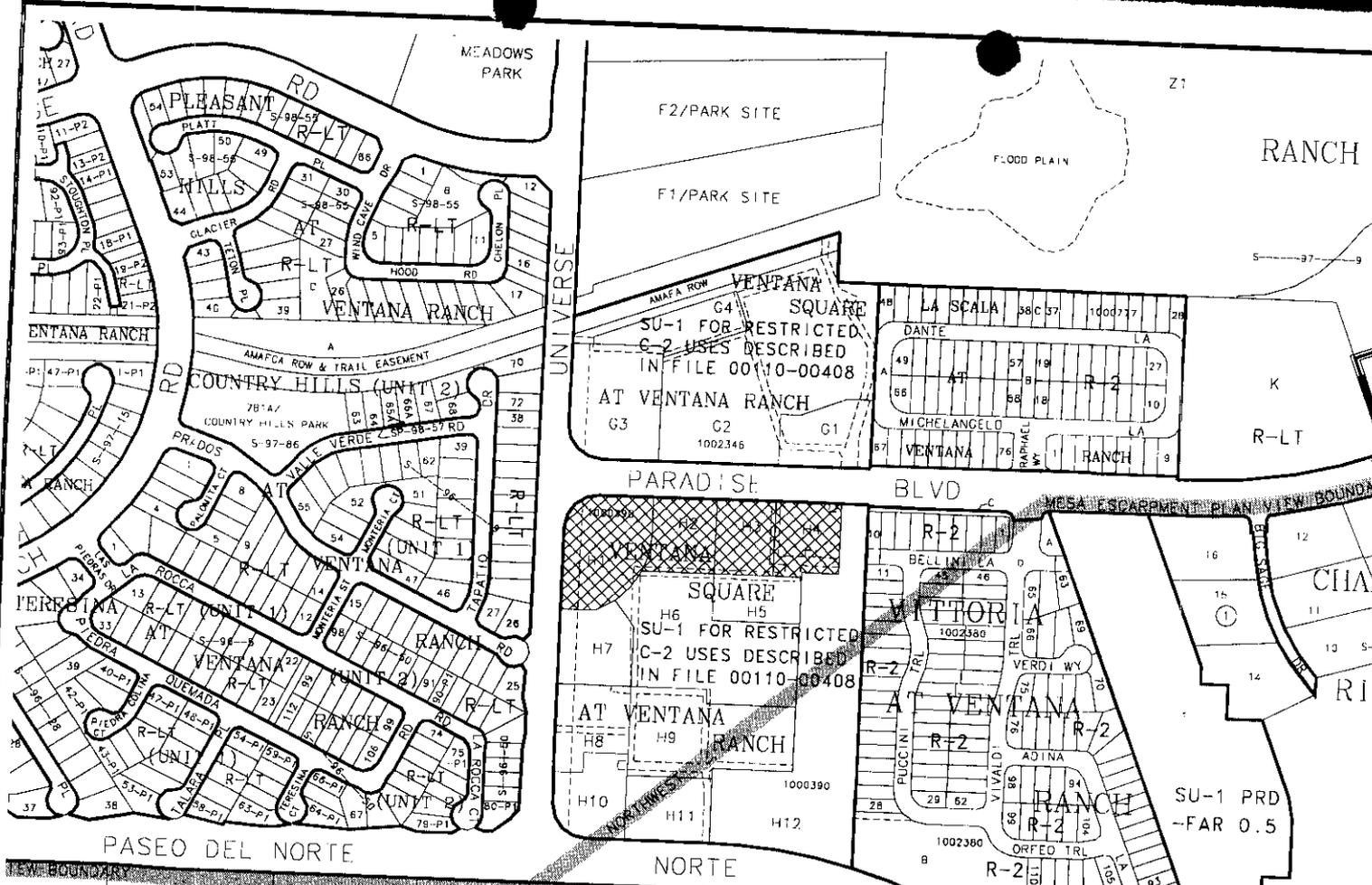
Summary of Analysis

This is a request for a site development plan for building permit for a 4.49-acre commercially zoned site located on the southeast corner of Paradise Boulevard and Universe Boulevard NW. The request is to build a convenience store on Lot H1, and drive-through restaurant on Lot H2, a bank on Lot H3, and retail shops on Lot H4. The site was previously approved for convenience store and retail shops, so the use of restaurant and a bank are new uses proposed for the site.

The site plan meets the goals and policies of the applicable plans. Staff recommends approval of this request.



City Departments and other interested agencies reviewed this application from 1/5/04 to 1/16/04. Agency comments were used in the preparation of this report, and begin on page 15.



Note: Shaded area indicates County Not to Scale

ZONING MAP



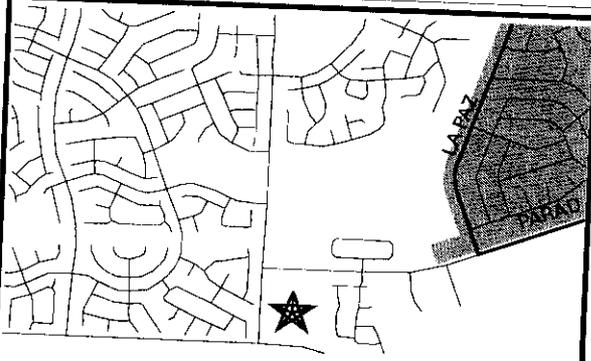
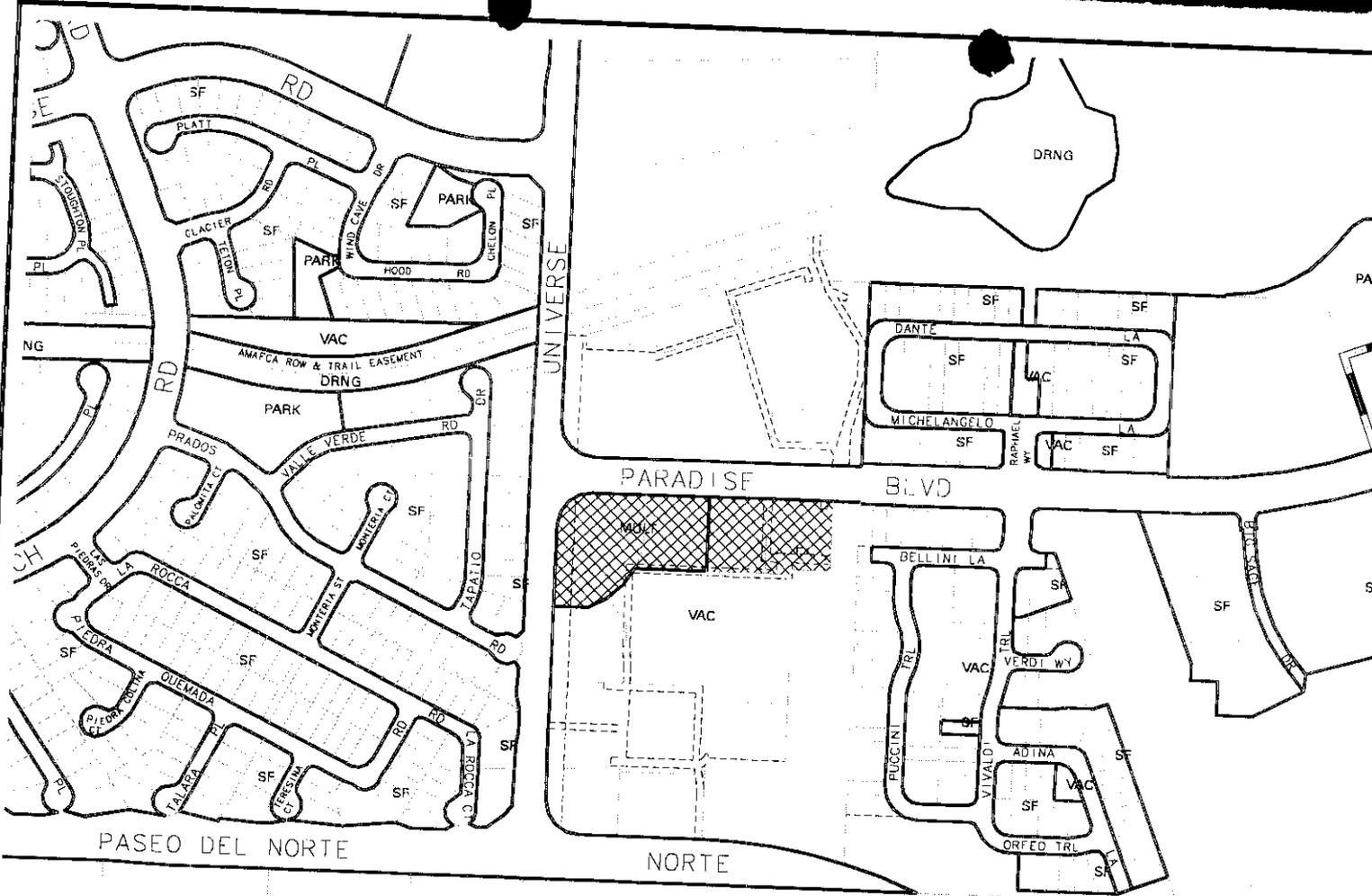
Scale: 1" = 510'

PROJECT NO.
1000390

HEARING DATE
2-19-04

MAP NO.
B-10

ADDITIONAL CASE NUMBER(S)
03EPC-02182



Note: Shaded area indicates County Not to Scale

LAND USE MAP

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial -Retail, Service, Wholesale
- DRNG Drainage
- EDUC Public or Private School
- GOLF Golf Course
- MED Medical Office or Facility
- MFG Manufacturing or Mining
- MH Mobile Home
- MULT Multi-Family or Group Home
- OFF Office
- ORG Social or Civic Organization
- PARK Park, Recreation or Open Space
- PRKG Parking
- PUBF Public Facility
- RELG Religious Facility
- SF Single Family
- TRAN Transportation Facility
- UTIL Utility
- VAC Vacant Land or Abandoned Bldgs
- WH Warehousing & Storage



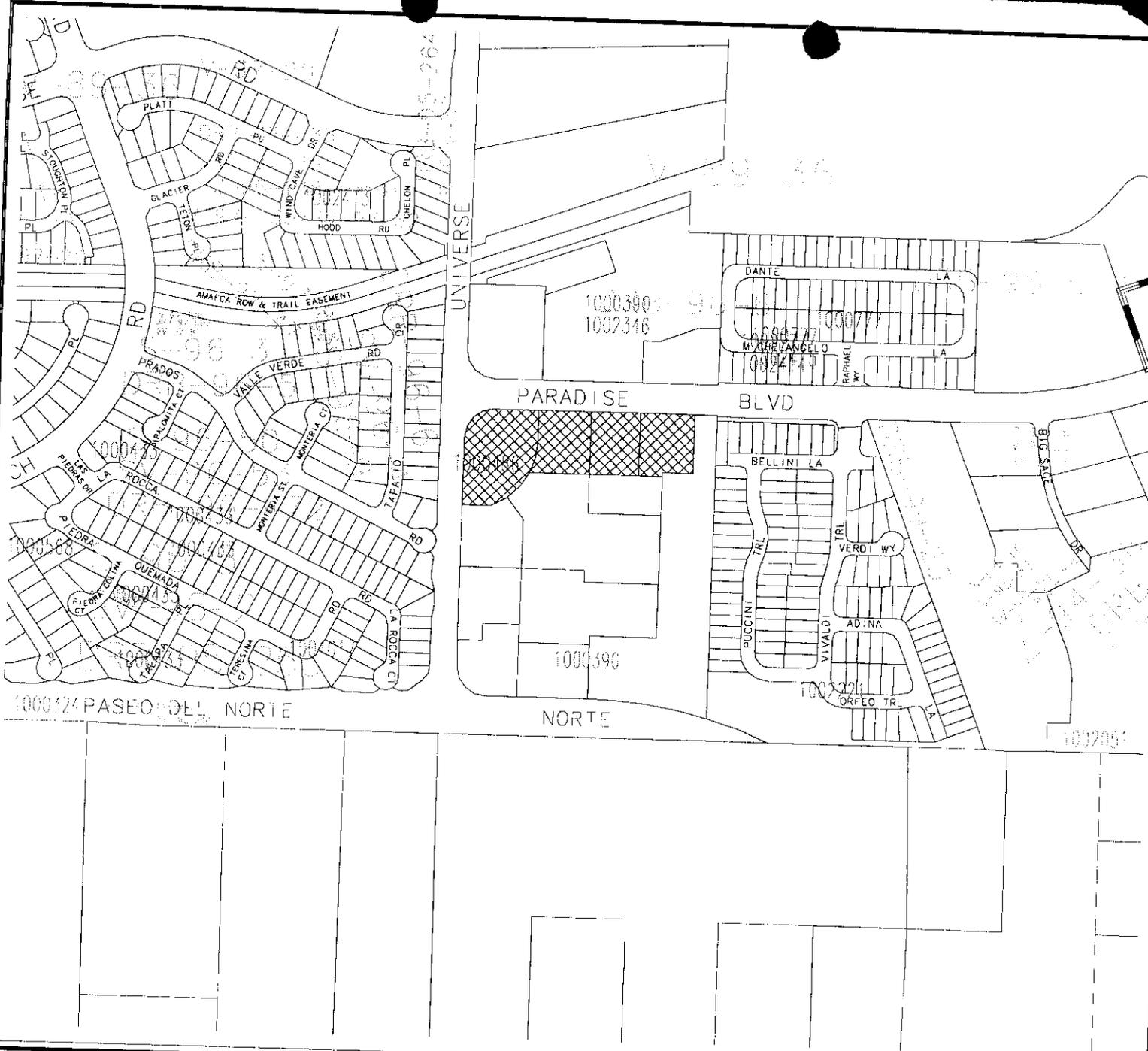
Scale 1"=510'

PROJECT NO.
1000390

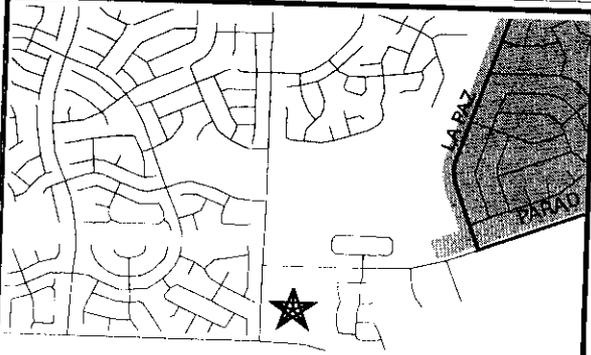
HEARING DATE
2-19-04

MAP NO.
B-10

ADDITIONAL CASE NUMBER(S)
03EPC-02182



HISTORY MAP



Note: Shaded area indicates County Not to Scale



Scale 1" = 510'

PROJECT NO.
1000390

HEARING DATE
2-19-04

MAP NO.
B-10

ADDITIONAL CASE NUMBER(S)
03EPC-02182

Development Services Report

SUMMARY OF REQUEST

Request *Site Development Plan for Building Permit*

Location *Southeast corner of Paradise Boulevard and Universe Boulevard NW*

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for Restricted C-2 Uses	Established Urban	Undeveloped
North	SU-1 for Restricted C-2 Uses	West Side Strategic Plan	Undeveloped
South	SU-1 for Restricted C-2 Uses		Undeveloped
East	R-2		Single-Family Residential
West	R-LT		Single-Family Residential

Background, History and Context

This is a request for a site plan for building permit for a 4.49-acre site located on the southeast corner of Paradise Boulevard and Universe Boulevard NW. A request for this site was previously approved (Z-00128-00410) by the EPC. That proposal included a convenience store and retail shops. The current request would add a drive-through restaurant and a bank.

The site is located in the Ventana Ranch area, which is largely a master Planned residential community. This site was reserved for commercial uses. To the north of the subject site is land that is zoned SU-1 for Restricted C-2 Uses and is currently undeveloped. East of the site is zoned SU-1 for Restricted C-2 Uses and a self-storage facility is fully developed. Further east of the site is zoned R-2 and is developed as single-family residential. South of the site includes the remainder of this commercial site, zoned SU-1 for Restricted C-2 Uses and not under plans for development at this time. West of the subject site, across Universe Boulevard, are single-family residential homes with R-LT zoning.

The restrictive uses of this zoning are numerous and are listed in the analysis section of this report. None of those uses are proposed for this site.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated Established Urban by the *Comprehensive Plan* with a Goal to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment." Applicable policies include:

- Policy a: The Established and Developing Urban Areas as shown by the plan map allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.
- Policy d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.
- Policy e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where integrity of existing neighborhoods can be ensured.
- Policy i: Employment and service uses shall be located to complement residential uses and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
- Policy j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:
 - ◆ In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
 - ◆ In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when traffic problems do not result.
 - ◆ In free standing retailing and contiguous storefronts along streets in older neighborhoods.
- Policy k: Land adjacent to arterial streets shall be planned to minimize harmful affects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation and planning operations.
- Policy m: Urban and site design that maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

West Side Strategic Plan

The *West Side Strategic Plan (WSSP)* was adopted in 1997. The WSSP area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on p.2 in the WSSP.

The WSSP is based on a Community Concept that identified seven communities in the plan and established a community-based urban form which defines areas for low density and open spaces as well as nodes of higher density development to support services and transit. Each community is comprised of villages and the plan describes uses that should occur in core and adjacent areas of the Community and Village centers. The WSSP strives to create and encourage a multi-nodal pattern of low-density and high-density forms.

The subject site is located within the Paradise Community Service Area. The Paradise Community encompasses approximately 3100 acres. Major existing streets are Paradise Boulevard and Universe Boulevard. The Community Center for this area is located generally near the Paseo del Norte and Coors Boulevard intersection. The plan notes, "other smaller Neighborhood Centers, such as those already existing near Paradise Boulevard, will continue to develop." (WSSP, p. 53) There are significant regional transportation system impacts on this community due to capacity issues that are still unresolved. The WSSP notes that resolution of these issues is critical to handling existing traffic in the area, and absolutely necessary to accommodate new growth in the future.

Long Range Roadway System

The Long Range Roadway System designates Paradise Boulevard as a Minor Arterial, with a right-of-way of 86'.

The Long Range Roadway System designates Universe Boulevard as a Minor Arterial, with a right-of-way of 86'.

ANALYSIS

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for a site development plan for building permit for a 4.49-acre site located on the southeast corner of Paradise Boulevard and Universe Boulevard NW. A request for this site was previously approved (Z-00128-00410) by the EPC. That proposal included a convenience store and retail shops. The current request would add a drive-through restaurant and a bank.

The site plan provides general design requirements as approved previously for this site by the EPC.

The request meets the intent of the adopted plans, policies and ordinances for his area. The *Albuquerque/Bernalillo County Comprehensive Plan* requires that the location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern (Policy d). By locating in a commercially zoned area that has been planned for commercial development since the inception of the Ventana Ranch area, this request meets the intent of Policy d. The *Comprehensive Plan* also states that new growth will be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where integrity of existing neighborhoods can be ensured (Policy e). This site is contiguous to existing facilities and the proposal for commercial development will not harm the integrity of existing neighborhoods. The site is located on a corner of a major intersection in this area and is not adjacent to any residential areas. According to the *Comprehensive Plan*, employment and service uses are to be located to complement residential uses and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments (Policy i). This request meets the intent of Policy i by complementing residential uses and providing needed services nearby. In addition, the design of the site is such that it compliments nearby neighborhood uses by providing elements that will not become intrusive or bothersome to the neighbors such as 16-foot tall lighting and pedestrian amenities.

The *Albuquerque/Bernalillo County Comprehensive Plan* discusses commercial development in Policy j, where talks about new commercial development, and how it should generally be located in existing commercially zoned areas that are in small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling. This site provides all of these amenities. In addition, Policy k requires that land adjacent to arterial streets be planned to minimize harmful affects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation and planning operations. By planning this commercial center from the beginning of the development of this area, the effects of traffic and safety will be mitigated and the neighborhoods will be protected.

The *West Side Strategic Plan* addresses the subject site with the recognition of the Ventana Ranch Neighborhood Center, which is the subject site location. The request meets the intent of the *WSSP* where the plan notes, "other smaller Neighborhood Centers, such as those already existing near Paradise Boulevard, will continue to develop" (*WSSP*, p. 53). This area was approved for commercial zoning when the Ventana Ranch Master Plan was approved by the EPC and City Council.

The subject site is zoned SU-1 for Restricted C-2 Uses. Those restricted and permissive uses are listed as follows (see attached minutes of May 18, 2000 minutes of the EPC hearing):

The following uses are NOT allowed: *Automobile Body Shop, Automotive Sales, Bar, Outdoor Carnival, Outdoor Circus, Disco with No Liquor, Fireworks Sales, Mobile Home Sales, Mortuary, Nightclub, Parking Lot or Structure (as a separate business), Indoor Rifle or Pistol Range, Trailer Rental for Use Elsewhere, Trailer Sales, Mobile Home and RV.*

The following uses ARE allowed as permissive: *Apartment, Assisted Living, Community Residential Program and/or Nursing Homes, Townhomes, Brew Pub, Printing, Publishing, Lithography, Retail Store, Business or Shops in which products may be manufactured or treated as an accessory use, Drive-In Restaurant and Drive-In Drug Store with Prescription Pick-up, Dry Cleaning, Laundry, Clothes Pressing, Outdoor Vehicle Storage as part of the Warehouse, Self-Storage Use, Including Manager's Dwelling Unit.*

According to this very specific zoning category, the uses of a convenience store, drive-through restaurant, bank and retail shops are all allowed. Therefore the request is in compliance with the zoning for the site and the uses are allowed.

Site Plan Layout / Configuration

The subject site is part of a larger SU-1 for C-2 site that allows for commercial development. The section under consideration with this request is the northwest corner as well as the northern three lots of the site. The lots are subdivided into four lots called H1 through H4. Lot H1, which is on the corner of Universe and Paradise Boulevards, is proposed to be developed with a convenience store and gas station. Lot H2, which is immediately east of the first lot, is proposed as a Blake's Lotaburger with drive-through uses. The next lot east is Lot H3, which is proposed to be developed as a bank. The last lot, Lot H4, is proposed to be used as several small retail shops that are unspecified at the time of this submittal. The lots are laid out along the northwestern and northern boundary of the larger tract of land at this intersection. The convenience store and the retail shops are sited close to the street, while the restaurant and bank show a layout with parking between the street and the buildings.

Vehicular Access, Circulation and Parking

Access to the site is provided from three points along Paradise Boulevard and one point along Universe Boulevard. The entrance from Universe Boulevard is 37-foot wide and is located at the southern portion of the subject site and Universe Boulevard. The westernmost entrance from Paradise Boulevard is a 48-foot four-lane entrance to the site. The middle entrance from Paradise Boulevard is 30-foot wide entrance. The easternmost entrance from Paradise Boulevard is a 45-foot wide opening with a 5-foot median to separate the ingress and egress of traffic.

Circulation through the site feeds from the entrance points through the individual pad sites. Lot H1 has parking behind the building with a car wash drive through area located at the front of the building. Lots H2 and H3 share drive aisles and parking and circulation is mostly east/west with parking and the drive-through window at the bank circulating north/south. Lot H4 also directs traffic both north/south and east/west.

Parking for the site is described on the site plan and is broken down by each lot, with an overall requirement of 87 spaces and an overall provision of 127 spaces. The largest overage of parking spaces comes from the restaurant, which has a required number of 20 spaces, 33 spaces are provided, for an overage of 13 spaces. The convenience store requires 20 parking spaces with a provision of 25 spaces, for a slight overage of 5 spaces. The bank has a requirement of 16 spaces with a provision of 26 spaces, for an overage of 10 spaces. The retail shops are required to provide 39 spaces, with a provision of 43 spaces made, resulting in a minor overage of 4 spaces.

It should be noted that since these uses and sites are intermingled and could be used by a person in one trip, so it is conceivable that a person might get a car wash, drive to the bank and park, do their banking, grab a burger and afterward walk to the retail shops. In this instance, the parking areas are being utilized by all the uses on the site and overlap as to numbers required.

Pedestrian and Bicycle Access and Circulation, Transit Access

The site is provided with excellent pedestrian access through 8-foot wide sidewalks that run parallel to the streets with the exception of a meandering walkway adjacent to the restaurant and bank sites. This walk way also appears to be 8-feet in width, although it is not labeled as such. Interior walkways are provided as well as numerous pedestrian connections that are demarcated by using red colored asphalt. The connectivity from the bank site to the retail shops is lost and seems to merely be missing a pedestrian link from one site to the next. This should be addressed in the site plan.

Bicycle access is from the two minor arterials bordering the site. Bicycle parking has been provided and is detailed under the parking calculations on the site plan. One space each has been provided for the convenience store, the restaurant, and the bank and 2 spaces have been provided for the retail shops. A total of 5 bicycle spaces are provided for the site. However, since 127 vehicular spaces are provided, a minimum of 6 bicycle spaces should be provided (at one space per every 20 automobile parking spaces) and some extra spaces would help encourage non-vehicular travel to this intersection. In addition, the location of the bike racks on each lot should be clearly shown on the site plan.

Staff received no information from the Transit Department pertaining to access to transit in this area.

Lighting and Security

A section on lighting is included in the Design Requirements listed on the site plan. It provides instruction on what types and heights of lighting are allowed within this development. The site lighting is not to exceed 20-feet in height, but a note should be added that no lighting that is within 100-feet of residential zoning should be taller than 16-feet. In addition, The Design Requirements state that exposed or unshielded lights are prohibited and that all lamps must be furnished with a shoebox type fixture.

A five-foot high, split-face CMU wall screens both the drive-through restaurant window area and the drive-through bank area, as required by the Design Regulations approved for this site.

Landscaping

A Landscape Plan has been provided with the submittal. The plan shows a plant palette with trees, shrubs and groundcover as the primary materials for the landscape design. The plan also includes notes that state that the owner will be responsible for irrigation and maintenance of the landscape, that the plan is in compliance with the Street Tree Ordinance, the Pollen Ordinance, the Water Conservation Landscaping and Water Waste Ordinance, and the City of Albuquerque Comprehensive Zoning Code. The landscape plan offers a mixture of plants that are appropriate for the area. However, two species of ash are proposed as the primary shade trees. It would be

more prudent to supplement the ash with another genus altogether to avoid loss of all shade trees should a particular ailment, such as the ash beetle, strike the area. Trees that are more suited for the mesa environment should be proposed, such as Honey Mesquite or Alderleaf Mountain-mahogany, both of which are scrubby but can reach a height of 20-feet and provide suitable shade without supplemental watering.

A portion of the site that is not included in this request is included on the landscape plan. This area, just south of the entrance on Universe Boulevard and south of Lot H1, should be removed from the landscape plan to avoid any confusion about the request.

The Design Regulations state that for the drive-through areas, in addition to 5-foot high screen walls, a 10-foot wide landscape buffer area with evergreen trees planted at a minimum of 10-feet on center and a minimum 10-feet tall at the time of planting. This has not been accomplished in the submitted landscape plan and should be modified to reflect this change.

In addition, there are portions of the landscape plan that do not conform to the site plan, such as pedestrian crossings not shown on the landscape plan. These plans should be consistent in showing pedestrian elements and other features of the site. There are also portions of the site that are unclear as to what is proposed. On Lot H1, east of the fueling area, a large median-like element is shown on the site plan. However, no indication is given as to what is proposed here in terms of material. It could be concrete, gravel, plantings, or other materials but it should be specified. This would make an excellent area for trees to help provide shade for the project. Likewise, a similar feature is shown on Lot H4 just west of the proposed shops. This area would also serve as a good spot for planting trees to help shade the parking spaces for this development.

At the westernmost entrance to the site from Paradise Boulevard, the east side of the driveway shows an offshoot of the sidewalk that angles at a diagonal and leads to the parking area. This is shown on the landscape plan, but not the site plan. These plans must be consistent with each other.

The Design Regulations state that each pad site should provided an "outdoor paved and landscaped patio space with outdoor furniture, such as bench seating or picnic tables." These provisions are not evident on the site plan and should be clearly shown prior to any final approval at the DRB.

Grading, Drainage, Utility Plans

A grading plan has been submitted for review by the Hydrology Division. The subject site is fairly level in grade.

Architecture and Signage

Elevations are provided for all four uses, including the convenience store, the restaurant, the bank and the retail shops. All of the proposed buildings feature flat roofs with tile covered pitched-roof accents throughout. The roof tile color is described as 'Desert Glow'. This should be more accurately described as to color, i.e. brown, pink, red, etc.

The convenience store is shown as a one-story structure with light tan stucco. The front, or south elevation shows glass doors with glass display windows. The east and west elevations show a

delivery door and signage. The signage is described as 3-feet by 3-feet, but sign face areas are not provided and should be described as to color and type as well. The north elevation is devoid of any articulation. This is easily remedied by providing split-face CMU similar to the proposed restaurant to the east, or alternating bands of stucco color, planting vines, providing color accents, and numerous other devices for breaking up the blank façade of the building that currently comprises the north elevation. The Design Regulations state that each pad site is required to provide the lower 3 to 4-feet of wall area with split-face CMU material or accent color. The fueling canopy is also reflected in the elevation sheet for the convenience store. This structure is described with stucco and roof tile matching the store. However, a notation should be added to the elevation sheet that states, "All under-canopy lighting shall be recessed so that no light lens projects below the canopy ceiling". This is to ensure that lighting under the fueling canopy, which can become very bright due to the amount of bulbs and reflectivity of the canopy ceiling, does not become a nuisance to drivers along Paradise and Universe Boulevards.

The restaurant elevations reveal an assorted mix of architectural styles that have become a trademark look for the Blake's Lotaburger chain. A Mission style tile roof combines with foam molding cornice and recessed patterns along the roofline to create the familiar style. The elevation sheet shows that the body of the building will be of the same light stucco shown on the convenience store. The building is also graced with large, multi-paned windows and a split-face CUM wainscot painted medium tan. There is also a covered portico for the drive-through area with matching tile-accented roofline. This building is very well articulated and all signage is called out as to size and location.

The bank building uses identical materials and style as the restaurant building, creating a context for the center. This building is also very well articulated with widows, CMU wainscot and tile-roof accents. There is also a covered portico for the 3-car drive-through area with matching tile-accented roofline. One feature that is not described are the small square blocks (tiles?) shown in the tower element of the bank building. These should be specified as to material and size.

The retail shops depict an identical design and material palette as the bank building. The overall building is contextual with the rest of the proposed development. However, similar to the convenience store building, the east elevation is devoid of articulation, other than control joints in the stucco. This should be remedied by providing split-face CMU wainscot or other devices for breaking up the blank eastern façade of the building.

A section on signage is included in the Design Requirements listed on the site plan. It provides instruction on what types and heights of signage are allowed as well as the number of signs allowed. All building mounted signage is to be internally illuminated and are not to exceed 6% of the wall area of each building. All monument signage is shown on the site plan for building permit. There is a discrepancy between the original site plan Design Regulations and the newly submitted site plan. The newly submitted site plan shows, under the Free Standing Signage section, that "Five 250 square foot and 26-feet tall" signs are permitted. However, the original site plan shows these dimensions as "Five 150 square-foot and 16 feet tall" signs that are allowed and the site plan shows signs that conform to these dimensions. This language should be corrected to reflect the original, approved site plan. The monument signage proposed for this

site is included on the elevation sheets for building mounted signs. They depict architecturally integrated signs. The larger sign is shown as 16-feet tall with a 150-square foot sign face. Five of these signs are permitted, and they are noted as the numeral 4 on the site plan. One sign is allowed at each of the entrances to Paradise Boulevard (which would mean 3 signs permitted), one is allowed at the entrance from Universe Boulevard, and one is allowed at the entrance from Paseo del Norte. The site plan shows only two of these signs, however. One is located at the entrance from Universe and the other is shown at the western entrance on Paradise Boulevard. The Design Regulations also allow one smaller sign that has a 50 square-foot sign face for each pad site. This sign detail is shown on the site plan as 9-feet 10-inches tall and is denoted with the numeral 3. Staff notes that there are five of these signs shown for the four pad sites, with two shown for Pad H1, which is one more sign than is allowed by the Design Regulations. This extra sign should be removed from the site plan.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant was in attendance at the pre-hearing discussion.

Neighborhood Concerns

Staff received an email from Jim Manske, a facilitator for the City of Albuquerque. He states that there was no need for a facilitated meeting for this case. Staff has received no indication that there is opposition to this request.

Conclusions

This is a request for a site development plan for building permit for a 4.49-acre site located on the southeast corner of Paradise Boulevard and Universe Boulevard NW. This proposal includes a convenience store, drive-through restaurant, a bank and retail shops. The site plan provides general design requirements as approved previously for this site by the EPC.

The request meets the intent of the adopted plans, policies and ordinances for his area, as stated in the analysis portion of this report. The request meets requirements of the *Albuquerque/Bernalillo County Comprehensive Plan*, the *West Side Strategic Plan*, and the previously approved zoning which restricts the uses on this site. The proposed uses are allowed under the restricted SU-1 for C-2 zoning, as discussed previously in this report. With some minor conditions of approval suggested, staff recommends approval of this request.

commercial center from the beginning of the development of this area, the effects of traffic and safety will be mitigated and the neighborhoods will be protected.

4. The *West Side Strategic Plan* addresses the subject site with the recognition of the Ventana Ranch Neighborhood Center, which is the subject site location. The request meets the intent of the *WSSP* where the plan notes, "other smaller Neighborhood Centers, such as those already existing near Paradise Boulevard, will continue to develop" (*WSSP*, p. 53). This area was approved for commercial zoning when the Ventana Ranch Master Plan was approved by the EPC and City Council.

5. The subject site is zoned SU-1 for Restricted C-2 Uses. According to this very specific zoning category, the uses of a convenience store, drive-through restaurant, bank and retail shops are all allowed. Therefore the request is in compliance with the zoning for the site and the uses are allowed. Those restricted and permissive uses are listed as follows (see attached minutes of May 18, 200 minutes of the EPC hearing):

The following uses are NOT allowed: *Automobile Body Shop, Automotive Sales, Bar, Outdoor Carnival, Outdoor Circus, Disco with No Liquor, Fireworks Sales, Mobile Home Sales, Mortuary, Nightclub, Parking Lot or Structure (as a separate business), Indoor Rifle or Pistol Range, Trailer Rental for Use Elsewhere, Trailer Sales, Mobile Home and RV.*

The following uses ARE allowed as permissive: *Apartment, Assisted Living, Community Residential Program and/or Nursing Homes, Townhomes, Brew Pub, Printing, Publishing, Lithography, Retail Store, Business or Shops in which products may be manufactured or treated as an accessory use, Drive-In Restaurant and Drive-In Drug Store with Prescription Pick-up, Dry Cleaning, Laundry, Clothes Pressing, Outdoor Vehicle Storage as part of the Warehouse, Self-Storage Use, Including Manager's Dwelling Unit.*

6. There is no known neighborhood opposition to this request.

RECOMMENDATION - 03EPC 02182, February 19, 2004

APPROVAL of 03EPC 02182, a request for site development plan for building permit, for Lots H1, H2, H3 and H4, Ventana Square at Ventana Ranch, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 03EPC 02182, February 19, 2004

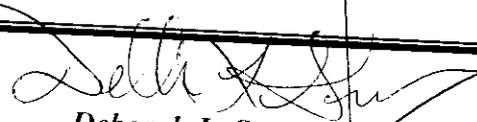
1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. A pedestrian link from the bank site to the retail shops shall be added to the site plan.
3. A minimum of 2 bicycle spaces per pad site shall be provided. In addition, the location of the bike racks on each lot shall be clearly shown on the site plan.
4. No lighting that is within 100-feet of residential zoning shall be taller than 16-feet from base to fixture.
5. Landscape Plan:
 - a. The portion of the entire site that is not included in this request, just south of the entrance on Universe Boulevard and south of Lot H1, shall be removed from the landscape plan to avoid any confusion about the request.
 - b. Portions of the landscape plan that do not conform to the site plan, such as pedestrian crossings not shown on the landscape plan, shall be consistent in showing pedestrian elements and other features of the site.
 - c. There are two, large median-like elements shown on the site plan on Lot H4 just west of the proposed shops and on Lot H1, just east of the fueling canopy. These elements of the landscape shall be defined as to purpose, size and material.
 - d. A 10-foot wide landscape buffer area with evergreen trees planted at a minimum of 10-feet on center and a minimum 10-feet tall at the time of planting.
 - e. Each pad site shall provide an outdoor paved and landscaped patio space with outdoor furniture, such as bench seating or picnic tables.

6. Architecture:

- a. The roof tile color shall be described as to specific color, i.e. brown, pink, red, etc.
- b. The north elevation of the convenience store and the east elevation of the retail shops shall be further articulated by providing split-face CMU similar to the proposed restaurant to the east, or alternating bands of stucco color, providing color accents and/or other devices designed to for break up the blank façades of the buildings.
- c. The small square blocks shown in the tower element of the bank building and retail shops shall be noted as to material.
- d. A notation shall be added to the elevation sheet that states, "All under-canopy lighting shall be recessed so that no light lens projects below the canopy ceiling".
- e. This language in the Design Regulations under Free Standing Signage shall be corrected to read 150 square feet instead of 250 square feet and 16 feet tall instead of 26-feet tall.
- f. One of the two excess monument signs (denoted as the numeral 3) shall be removed from Lot H1.

7. Conditions of approval by Public Works, Hydrology, Traffic and Transportation:

- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - b. A Traffic Impact Study was completed for this site. However, a new trip generation comparison/update is required.
 - c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
 - d. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (standard drawing 2430), driveways (standard drawing 2425), private entrances (standard drawing 2426) and wheel chair ramps (standard drawing 2441).
 - e. Site plan shall comply and be designed per DPM Standards.
-



**Deborah L. Stover
Planner**

cc: Las Ventanas Ltd. Partnership, c/o Sandia Properties, 10 Tramway Lp., Albuquerque, NM 87122
George Rainhart Architect & Assoc., 2325 San Pedro NE, Suite 2-B, Albuquerque, NM 87110
Laura Horton, Ventana Ranch, 7224 Cascada Rd. NW, Albuquerque, NM 87114
Bruce Nyberg, Ventana Ranch, 6824 Brushfield Rd. NW, Albuquerque, NM 87114

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, no comment.

Office of Neighborhood Coordination

Ventana Ranch ®

PUBLIC WORKS DEPARTMENT

Transportation Development:

- All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- Traffic Impact Study was completed for this site. However, a new trip generation comparison/update is required.
- Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- Site plan shall comply and be designed per DPM Standards.

Utility Development:

- The site appears to be on the southeast corner of Paradise and Universe, not the southwest as described in the application. Development area is within the jurisdiction of New Mexico Utilities Inc. franchise area. Water, sanitary sewer, and fire protection services will depend on their system capabilities. An Availability Statement from New Mexico Utilities Inc. will be required. Any infrastructure to be constructed as part of this project must be designed to the City of Albuquerque's standards. This includes water and sewer lines that will be owned and operated by NMUI. Fire protection, including both the required flow rates as well as placement locations of any additional fire hydrants must be verified with the Fire Marshal's office prior to DRB approval.

Traffic Engineering Operations:

- No comments received.

Hydrology:

- An approved conceptual grading and drainage plan is required for Site Plan signoff by City Engineer. Approval required prior to placement on DRB agenda.

Transportation Planning:

- No adverse comments regarding on-street bikeway, off-street trails or roadway system facilities.

Street Maintenance:

- No comments received.

Water Resources, Water Utilities and Wastewater Utilities:

- No comments received.

Comments continued on next page:

New Mexico Department of Transportation:

- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:

Conditions of approval for the proposed Site Development Plan for Building Permit shall include:

- All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- Traffic Impact Study was completed for this site. However, a new trip generation comparison/update is required.
- Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- Site plan shall comply and be designed per DPM Standards.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Trail requirements are reflected on the Site Plan

Open Space Division

FINDINGS – 03EPC 02182, February 19, 2004

1. This is a request for a site development plan for building permit for a 4.49-acre site located on the southeast corner of Paradise Boulevard and Universe Boulevard NW. This proposal includes a convenience store, drive-through restaurant, a bank and retail shops.
2. The site is located in the Ventana Ranch area, which is largely a master Planned residential community. This site was reserved for commercial uses.
3. The request meets the intent *Albuquerque/Bernalillo County Comprehensive Plan* for the following reasons:
 - a. By locating in a commercially zoned area that has been planned for commercial development since the inception of the Ventana Ranch area, this request meets the intent of Policy d, which requires that the location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern (Policy d).
 - b. This site is contiguous to existing facilities and the proposal for commercial development will not harm the integrity of existing neighborhoods, as this site has always been set aside for commercial activity. The *Comprehensive Plan* also states that new growth will be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where integrity of existing neighborhoods can be ensured (Policy e).
 - c. According to the *Comprehensive Plan*, employment and service uses are to be located to complement residential uses and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments (Policy i). This request meets the intent of Policy i by complementing residential uses and providing needed services nearby. In addition, the design of the site is such that it compliments nearby neighborhood uses by providing elements that will not become intrusive or bothersome to the neighbors such as 16-foot tall lighting and pedestrian amenities.
 - d. The *Albuquerque/Bernalillo County Comprehensive Plan* discusses commercial development in Policy j, where talks about new commercial development, and how it should generally be located in existing commercially zoned areas that are in small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling. This site provides all of these amenities.
 - e. In addition, Policy k requires that land adjacent to arterial streets be planned to minimize harmful affects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation and planning operations. By planning this

No adverse comment.

POLICE DEPARTMENT/Planning
traffic volume
maintenance of landscaping

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition, will comply with all SWMD ordinances and requirements, including slight adjustment on angled enclosures, for better truck access.(call for details 761-8142)

FIRE DEPARTMENT/Planning

New construction will be reviewed through the normal City of Albuquerque Plan Review Process. Items to be reviewed by AFD will be but not limited to, fire department access and fire hydrant locations, fire alarms systems, sprinkler systems, as well as accessible fire department connections. New additions will require a fire flow statement prior to DRB.

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No comment.

ALBUQUERQUE PUBLIC SCHOOLS

No adverse comments to the above requests (zoned SU-1 for restricted C-2 uses on 4.49 acres) for **Ventana Square at Ventana Ranch** located on Paradise NW between Paradise NW and Paseo Del Norte NW.

MID-REGION COUNCIL OF GOVERNMENTS

No adverse comment. For information, Paradise Boulevard and Universe Boulevard are both shown on the Long Range Roadway System map as minor arterials. The required right-of-way for Paradise

Boulevard is 106 feet, while the required right-of-way for Universe is 86 feet. In addition, the Long Range Bikeway System map provides for bicycle lanes on both facilities in the vicinity of this project.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

There is a 6-inch gas distribution line North of Paradise. Electric distribution circuit is located on north boundary of properties. PNM 115kV transmission line is located on west boundary. An electric distribution circuit is proposed for western boundary of Lot H-1.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

100906551512440522

SPEER REGINA M NW 87114
9732 TAPATIO
ALBUQUERQUE NM

07/14/02 IN 10 02/04/04
RETURN TO SENDER
NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER



27 823 4422



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, February 12, 2004, 3:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

1. Distribution & Review – Current Land Use Matters for the February 19, 2004 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, February 19, 2004, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1003098

03EPC-01913 EPC Site Development Plan-Amendment to Building Permit

PATRICK HANIGER agent(s) for GENERAL ASSEMBLY CHURCH request the above action(s) for all or a portion of Tract(s) 281, **Town of Atrisco Grant**, zoned SU-1 for Church & Related Facilities, located on 57TH ST. NW, between BICE ROAD NW and DEL OESTE ROAD NW, containing approximately 1 acre(s). (H-11) (Deborah Stover, Staff Planner)

Project # 1002848

03EPC-02047 EPC Site Development Plan-Amendment to Building Permit

TIERRA WEST LLC agent(s) for LARRY MILLER GROUP request the above action(s) for all or a portion of Tract(s) A & B, **American Toyota**, zoned SU-2 SU-1 Auto Sales Serv Rep, located on ALAMEDA BLVD. NE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR. NE, containing approximately 5 acre(s). (C-18) Deborah Stover, Staff Planner

Project # 1002459

03EPC-02052 EPC Site Development Plan-Building Permit

03EPC-02187 EPC Site Development Plan-Amendment to Subdivision

DEKKER/PERICH/SABATINI agent for SCM PROPERTY CO. LLC request the above actions for all or a portion of **W.H. Brunell Addition**, zoned SU-1 for a Commercial Development to include a Truck Terminal and Related C-2 Uses and P, located on COORS BLVD NW, between OURAY NW and QUAIL NW, containing approximately 7.625 acres. (H-11) Juanita Vigil, Staff Planner

Project # 1003127
03EPC-02056 EPC Site Development Plan-
Building Permit

BILL BURK, T. RD, ARCHITECT agent for GILBERT ENTERPRISES LLC request the above action for all or a portion of Tract 3A4, **Eagle Ranch**, zoned SU-1 for C-1 Permissive & Conditional Uses & Package Liquors Sales, located on GOLF COURSE ROAD NW, between AVOCET RD. NW and KEA AVE. NW, containing approximately 1 acres. (B-12) Carmen Marrone, Staff Planner

Project # 1000390
03EPC-02182 EPC Site Development Plan-
Building Permit

GEORGE RAINHART ARCH. & ASSOC. agent(s) for LAS VENTANAS LTD. PARTNERSHIP/C/OSANDIA request the above action(s) for all or a portion of Lot(s) H1,H2,H3,H4, **Ventana Square at Ventana Ranch**, zoned SU-1 for Restricted C-2 Uses, located on the NE corner of PARADISE BLVD. and UNIVERSE BLVD. NW, between PARADISE BLVD. NW and PASEO DEL NORTE BLVD. NW, containing approximately 5 acre(s). (B-10) Deborah Stover, Staff Planner

Project # 1001989
03EPC-02184 EPC Site Development Plan-
Building Permit

DAC ENTERPRISES, INC. agent(s) for HECTOR HERNANDEZ request the above action(s) for all or a portion of Tract(s) C2A2, **Lands of Campbell, Airport Unit, Town of Atrisco Grant**, zoned SU-1 Fraternal Club & C-1 Uses w/full service liquor for consumption on premise, located on COORS BLVD. NW, between FORTUNA RD. NW and GLENRIO RD. NW, containing approximately 1.095 acres. (J-11) Makita Hill, Staff Planner

Project # 1003168
03EPC-02190 Zone Map Amendment
03EPC-02191 EPC Site Development Plan-
Building Permit

ISAAC BENTON & ASSOCIATES agents for AL SOTO request the above actions for all or a portion of Lot 29, **Palisades Addition**, a zone map amendment from R-1 to SU-1 for Bed & Breakfast, located on LOMA ALTA CT. NW, between PALISADES DRIVE NW and ATRISCO DRIVE NW, containing approximately 2 acres. (J-11) Elvira Lopez, Staff Planner

Project # 1003172
03EPC-02192 Zone Map Amendment

CONSENSUS PLANNING, INC. agents for CLEARBROOK INVESTMENTS INC. request the above action for all or a portion of Tract 1D, **Seville Subdivision**, a zone map amendment from R-1 to R-LT, located on KAYENTA ST. NW, between IRVING BLVD. NW and CALABACILLAS ARROYO, containing approximately 7 acre(s). (A-10) Carmen Marrone, Staff Planner

Project # 1003169
03EPC-02193 EPC Site Development Plan-
Building Permit

SMPC ARCHITECTS agents for RIO VISTA CHURCH request the above action for all or a portion of Lot A, **Riverview Addition**, zoned SU-1 Church & Related Facility, located on SW CORNER OF GOLF COURSE & SHELLY ROSE RD. NW, between PASEO DEL NORTE NW and IRVING NW, containing approximately 3 acres. (C-12) Carmen Marrone, Staff Planner

Project # 1003170
03EPC-02194 EPC Site Development Plan-
Building Permit

SITES SOUTHWEST agent(s) for COA WATER RESOURCES DEPT. request the above action(s) for , **Elena Gallegos Grant**, zoned SU-1 for Sand & Gravel Extr & Rel. Act., located on MISSION AVE. NE, between TOKAY ST. NE and CHAPPELL DR. NE, containing approximately 161 acre(s). (E-16) Chris Hyer, Staff Planner

Project # 1003171
03EPC-02197 Zone Map Amendment

Sylvia Wertzman agent for VICTOR MADRID request the above action for all or a portion of Lot 1A, **Alvarado Gardens**, a zone map amendment from RA-2 to RT, located on MATTHEW AVE. NW, between RIO GRANDE BLVD. NW and MATTHEW PL. NW, containing approximately 1 acre(s). (G-13) Elvira Lopez, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at the public hearing should contact April Candelaria 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

Jeff Jesionowski, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL JANUARY 28, 2004.

APPROVED

Russell Brito, Senior Planner
Planning Department

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: FEBRUARY 19, 2004
Zone Atlas Page: B-10-Z
Notification Radius: 100 Ft.

Project# 1000390
App# 03EPC-02182

Cross Reference and Location: N/A

Applicant: LAS VENTANAS LTD PARTNERSHIP
C/O SANDIA PROPERTIES
Address: 10 TRAMWAY LOOP NE
ALBUQUERQUE NM 87122

Agent: GEORGE RAINHART ARCHITECT & ASSOC.
Address: 2325 SAN PEDRO DR. NE, STE# 2-B
ALBUQUERQUE NM 87110

Special Instructions:

**Notice must be mailed from the
City's 15 day prior to the meeting.**

Date Mailed: FEBRUARY 4, 2004

Signature: KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
B-10	1009045	083-074	300-02	Mr			
		088-070	01	✓	1009045	515-113	405-20 ✓
		135-069	305-01	✓		515-118	21 ✓
		111-142	315-07	✓		515-124	22 ✓
		102-142	08	✓		515-128	23 ✓
		143-142	09	✓		515-133	24 ✓
		099-142	10	✓		515-145	25 ✓
		049-157	307-04	✓			
B-9	1009045	510-054	405-11	✓			
		511-050	12	✓			
		504-054	09	✓			
		520-070	13	✓			
		510-074	12	✓			
		514-083	14	✓			
		515-088	15	✓			
		515-088	16	✓			
		515-098	17	✓			
		515-103	18	✓			
		515-108	19	✓			



<mainframe@coa1mp
3.cabq.gov>
01/12/04 10:30 AM

To:
cc:
Subject:

R E C O R D S W I T H L A B E L S

PAGE

1
1

01010065
0101006504307430602
VENT LAND USE:

*** THIS UPC CODE HAS NO MASTER RECORD ON FILE
LEGAL: TRAC T H- A BULK LAND PLAT OF TRACTS H-A & H-12

PROPERTY ADDR: 00000

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

OWNER ADDR: 00010 TRAMWAY

LP NE

ALBUQUERQUE NM
0101006508807030601
VEN LAND USE:

87122

LEGAL: TRAC T H- 12 BULK LAND PLAT OF TRACTS H-A & H-12

PROPERTY ADDR: 00000

OWNER NAME: VENTANA RANCH SELF STORAGE LLC

OWNER ADDR: 04220 THE STRAND

MANHATTAN BECA
0101006513506930501
LAND USE:

90266

LEGAL: TR J PLA T OF VENTANA RANCH CONT 20.4730 AC M/L

PROPERTY ADDR: 00000 N/A

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

OWNER ADDR: 00010 TRAMWAY

LP NE

ALBUQUERQUE NM
0101006511114231507
RAN LAND USE:

87122

LEGAL: LOT 70 P LAT OF LA SCALA SUBDIVISION AT VENTANA

PROPERTY ADDR: 00000 MICHELANGELO

OWNER NAME: BARBRE MARY A

OWNER ADDR: 06424 MICHELANGELO

LN NW

ALBUQUERQUE NM
0101006510714231508
RAN LAND USE:

87114

LEGAL: LOT 69 P LAT OF LA SCALA SUBDIVISION AT VENTANA

PROPERTY ADDR: 00000 MICHELANGELO

OWNER NAME: ZILINK DAVID M & GALLEGOS JOHN

OWNER ADDR: 06428 MICHAELANGELO

LN NW

ALBUQUERQUE NM
0101006510314231509
RAN LAND USE:

87114

LEGAL: LOT 68 P LAT OF LA SCALA SUBDIVISION AT VENTANA

PROPERTY ADDR: 00000 MICHELANGELO

OWNER NAME: WILMOT DANA G

OWNER ADDR: 06432 MICHELANGELO

LN NW

ALBUQUERQUE NM
0101006509914231510
RAN LAND USE:

87114

LEGAL: LOT 67 P LAT OF LA SCALA SUBDIVISION AT VENTANA

PROPERTY ADDR: 00000 MICHELANGELO

OWNER NAME: MENDOZA CLAUDIA

OWNER ADDR: 06436 MICHELANGELO

LN NW

ALBUQUERQUE NM
0101006504715730704
LAND USE:

87114

LEGAL: TR G PLA T OF VENTANA RANCH CONT 12.6840 AC M/L

PROPERTY ADDR: 00000 N/A

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

OWNER ADDR: 00010 TRAMWAY

LP NE

ALBUQUERQUE NM
0100906551605440511

87122

LEGAL: LT 2 5 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT

VENTANA LAND USE: PROPERTY ADDR: 00000 LOS PRADOS
 OWNER NAME: DAVIS SHANN A & KIMBERLY S
 OWNER ADDR: 06600 LOS PRADOS RD NW
 87114

ALBUQUERQUE NM 0100906551105640510
 VENTANA LAND USE: LEGAL: LT 2 4 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT

PROPERTY ADDR: 00000 LOS PRADOS
 OWNER NAME: MARTINEZ VICTOR A &
 OWNER ADDR: 06602 LOS PRADOS NW
 87114

ALBUQUERQUE NM 0100906550605940509
 VENTANA LAND USE: LEGAL: LT 2 3 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT

PROPERTY ADDR: 00000 LOS PRADOS
 OWNER NAME: LAS VENTANAS LTD PTNS
 OWNER ADDR: 00010 TRAMWAY LP NE
 87122

ALBUQUERQUE NM 1
 2 R E C O R D S W I T H L A B E L S PAGE

0100906551007640513
 VENTANA LAND USE: LEGAL: LT 2 7 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT

PROPERTY ADDR: 00000 LOS PRADOS
 OWNER NAME: ARAGON MATTHEW R & KIM M
 OWNER ADDR: 06605 LOS PRADOS RD NW
 87114

ALBUQUERQUE NM 0100906551607440512
 VENTANA LAND USE: LEGAL: LT 2 6 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT

PROPERTY ADDR: 00000 LOS PRADOS
 OWNER NAME: WILSON CECIL W & EVELYN Y
 OWNER ADDR: 06601 LOS PRADOS RD NW
 87114

ALBUQUERQUE NM 0100906551408340514
 VENTANA LAND USE: LEGAL: LT 2 8 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT

PROPERTY ADDR: 00000 TAPATIO
 OWNER NAME: LEETE TRACY J & ARCHER CYNTHIA
 OWNER ADDR: 09704 TAPATIO DR NW
 87114

ALBUQUERQUE NM 0100906551508840515
 VENTANA LAND USE: LEGAL: LT 2 9 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT

PROPERTY ADDR: 00000 TAPATIO
 OWNER NAME: SHOOK ALLGEIER LISA GLEN TRUST
 OWNER ADDR: 09708 TAPATIO DR NW
 87114

ALBUQUERQUE NM 0100906551509340516
 VENTANA LAND USE: LEGAL: LT 3 0 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT

PROPERTY ADDR: 00000 TAPATIO
 OWNER NAME: BARTA ELAINE
 OWNER ADDR: 09712 TAPATIO DR NE
 87114

ALBUQUERQUE NM 0100906551509840517
 VENTANA LAND USE: LEGAL: LT 3 1 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT

PROPERTY ADDR: 00000 TAPATIO
 OWNER NAME: DUNCAN MICHAEL D & THERESA M
 OWNER ADDR: 09716 TAPATIO DR NW
 87114

ALBUQUERQUE NM 0100906551510340518
 VENTANA LAND USE: LEGAL: LT 3 2 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT

PROPERTY ADDR: 00000 TAPATIO
 OWNER NAME: BLUE WILLIAM E & MARIA
 OWNER ADDR: 09718 TAPATIO DR NW
 87114

ALBUQUERQUE NM

0100906551510840519 VENTANA LAND USE: LEGAL: LT 3 3 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT
PROPERTY ADDR: 00000 TAPATIO
OWNER NAME: DOOLEY WILLIAM & STEPHANIE
OWNER ADDR: 09720 TAPATIO DR NW
87114

ALBUQUERQUE NM
0100906551511340520 VENTANA LAND USE: LEGAL: LT 3 4 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT
PROPERTY ADDR: 00000 TAPATIO
OWNER NAME: ANDREWS DEREK J & JENIFER E
OWNER ADDR: 09724 TAPATIO DR NW
87114

ALBUQUERQUE NM
0100906551511840521 VENTANA LAND USE: LEGAL: LT 3 5 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT
PROPERTY ADDR: 00000 TAPATIO
OWNER NAME: ADCOCK ISAAC E & CHRISTINA D N
OWNER ADDR: 09728 TAPATIO DR NW
87114

ALBUQUERQUE NM
0100906551512440522 VENTANA LAND USE: LEGAL: LT 3 6 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT
PROPERTY ADDR: 00000 TAPATIO
OWNER NAME: SPEER REGINA M
OWNER ADDR: 09732 TAPATIO DR NW
87114

ALBUQUERQUE NM
1 R E C O R D S W I T H L A B E L S PAGE
3

0100906551512840523 VENTANA LAND USE: LEGAL: LT 3 7 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT
PROPERTY ADDR: 00000 TAPATIO
OWNER NAME: STATKUS ROBERT G & JOANNA
OWNER ADDR: 09736 TAPATIO DR NW
87114

ALBUQUERQUE NM
0100906551513340524 VENTANA LAND USE: LEGAL: LT 3 8 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT
PROPERTY ADDR: 00000 TAPATIO
OWNER NAME: FENCL JEFFREY J
OWNER ADDR: 09800 TAPATIO DR NW
87114

ALBUQUERQUE NM
0100906551514540525 AT LAND USE: LEGAL: LT 7 2 PL AT OF COUNTRY HILLS SUBDIVISION UNT 2
PROPERTY ADDR: 00000 TAPATIO
OWNER NAME: NEWBERN KIMBERLY L
OWNER ADDR: 09804 TAPATIO DR NW
87114

ALBUQUERQUE NM
QUIT



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: December 17, 2003

TO CONTACT NAME: Mike Saffran
COMPANY/AGENCY: George Reinhardt Architects - Assoc
ADDRESS/ZIP: 2325 San Pedro NE Ste 2-B 87110
PHONE/FAX #: 884-9110 / 837-9877

Thank you for your inquiry of 12-17-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lots H1, H2, H3 + H4, Ventana Square
of Ventana Ranch
zone map page(s) B-10

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

Ventana Ranch

Neighborhood Association

Contact: Laura Horton
7224 Cascada Rd NW 87114
898-8103 (H) 710-0646 (cell)
Bruce Nisberg
10824 Brushfield Rd NW
890-6559 (W) 87114

Neighborhood Association

Contact: _____

See reverse side for additional Neighborhood Association Information: YES { } NO

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dulaina S. Calmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

December 19, 2003

City of Albuquerque
Planning Department
P.O. Box 1293
Albuquerque, NM 87103

RE: Amendment to Ventana Square Pad 5, 6, 7, 8 Alternate Site Plans for Building Permit

George Rainhart Architect & Associates is authorized to sign the application to amend the Ventana Square Development plan to add alternate site plans for building permit for Pad 5 (Tract H-1), Pad 6 (Tract H-2), Pad 7 (Tract H-3), and Pad 8 (Tract H-4) on behalf of the property owner Sandia Properties.

Sincerely,



Bob Murphy
President
Sandia Properties Ltd., Co.

BM/lk

Project# 1000390

Las Ventanas Ltd Partnership
C/O Sandia Properties
10 Tramway Loop NE
Albuquerque NM 87122

BRUCE NYBERG
Ventana Ranch Neigh. Assoc.
6824 BRUSHFIELD RD NW
ALBUQUERQUE NM 87114

101006510714231508

ZILINK DAVID M & GALLEGOS JOH
6428 MICHAELANGELO LN NW
ALBUQUERQUE NM 87114

100906551605440511

DAVIS SHANN A & KIMBERLY S
6600 LOS PRADOS RD NW
ALBUQUERQUE NM 87114

100906551607440512

WILSON CECIL W & EVELYN Y
6601 LOS PRADOS RD NW
ALBUQUERQUE NM 87114

100906551509340516

BARTA ELAINE
9712 TAPATIO DR NE
ALBUQUERQUE NM 87114

100906551510840519

DOOLEY WILLIAM & STEPHANIE
9720 TAPATIO DR NW
ALBUQUERQUE NM 87114

100906551512440522

SPEER REGINA M
9732 TAPATIO NW
ALBUQUERQUE NM 87114

100906551514540525

NEWBERN KIMBERLY L
9804 TAPATIO DR NW
ALBUQUERQUE NM 87114

George Rainhart Architects & Associates
2325 San Pedro Dr. NE, Ste# 2-B
Albuquerque NM 87110

101006508807030601

VENTANA RANCH SELF STORAGE
4220 THE STRAND
MANHATTAN BECA 90266

101006510314231509

WILMOT DANA G
6432 MICHELANGELO LN NW
ALBUQUERQUE NM 87114

100906551105640510

MARTINEZ VICTOR A &
6602 LOS PRADOS NW
ALBUQUERQUE NM 87114

100906551408340514

LEETE TRACY J & ARCHER CYNTHI
9704 TAPATIO DR NW
ALBUQUERQUE NM 87114

100906551509840517

DUNCAN MICHAEL D & THERESA M
9716 TAPATIO DR NW
ALBUQUERQUE NM 87114

100906551511340520

ANDREWS DEREK J & JENIFER E
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ALBUQUERQUE NM 87114

100906551512840523

STATKUS ROBERT G & JOANNA
9736 TAPATIO DR NW
ALBUQUERQUE NM 87114

LAURA HORTON
Ventana Ranch Neigh Assoc.
7224 CASCADA RD NW
ALBUQUERQUE NM 87114

101006511114231507

BARBRE MARY A
6424 MICHELANGELO LN NW
ALBUQUERQUE NM 87114

101006509914231510

MENDOZA CLAUDIA
6436 MICHELANGELO LN NW
ALBUQUERQUE NM 87114

100906551007640513

ARAGON MATTHEW R & KIM M
6605 LOS PRADOS RD NW
ALBUQUERQUE NM 87114

100906551508840515

SHOOK ALLGEIER LISA GLEN TRUS
9708 TAPATIO DR NW
ALBUQUERQUE NM 87114

100906551510340518

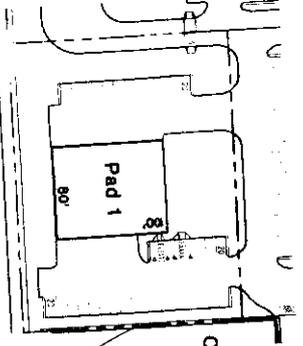
BLUE WILLIAM E & MARIA
9718 TAPATIO DR NW
ALBUQUERQUE NM 87114

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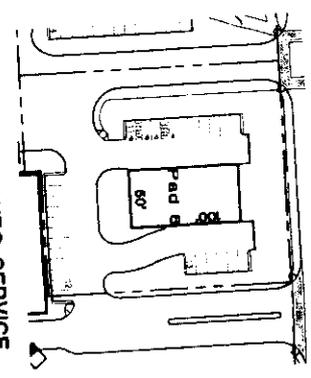
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9728 TAPATIO DR NW
ALBUQUERQUE NM 87114

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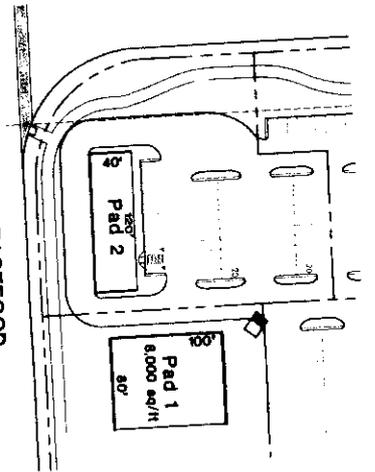
FENCL JEFFREY J
9800 TAPATIO DR NW
ALBUQUERQUE NM 87114



PADI AS AUTO SERVICE

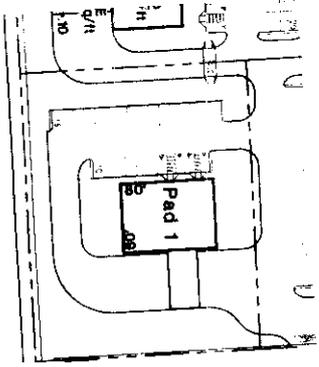
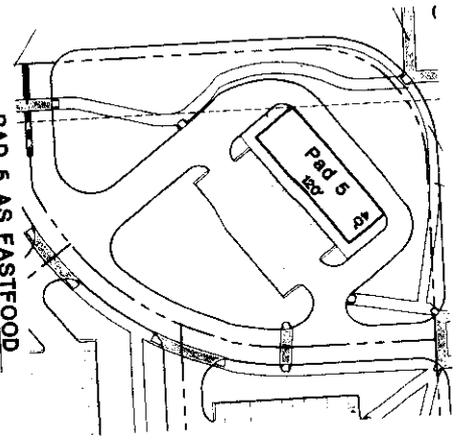


PAD8 AS AUTO SERVICE

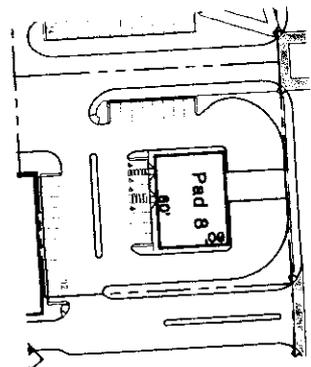


PAD 2 FASTFOOD

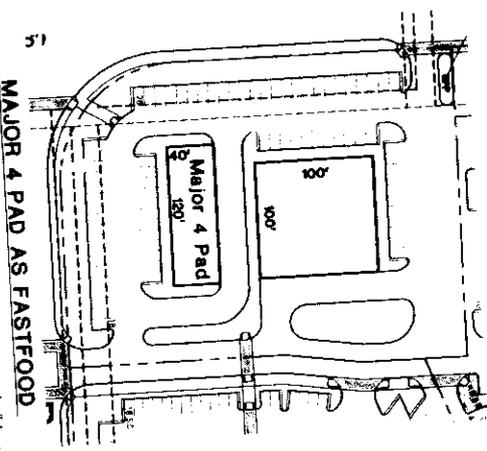
PAD 5 AS FASTFOOD



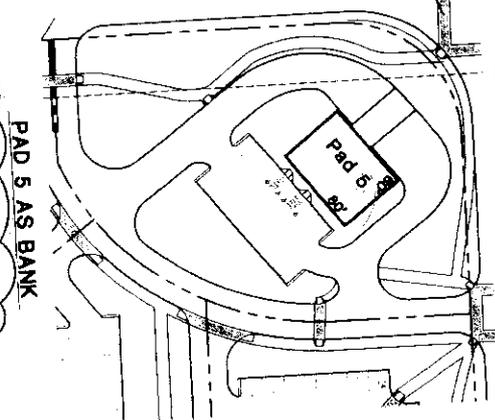
PADI AS BANK



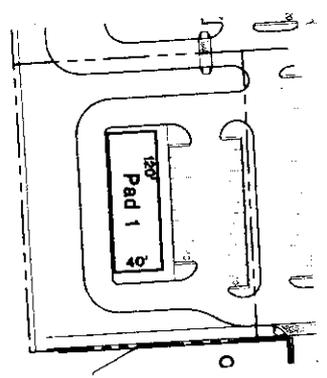
PAD8 AS BANK



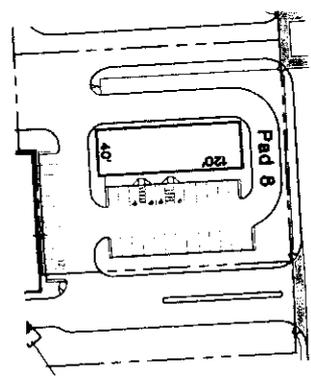
MAJOR 4 PAD AS FASTFOOD



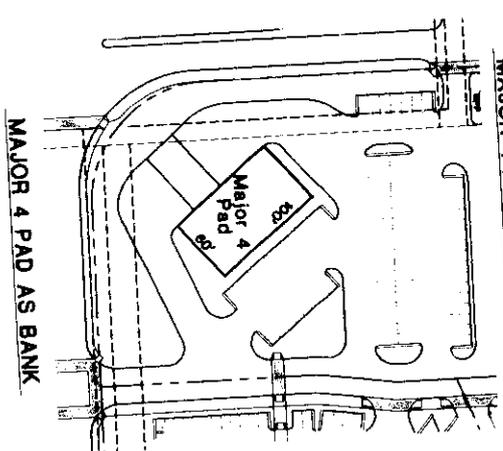
PAD 5 AS BANK



PADI AS FASTFOOD



PAD8 AS FASTFOOD



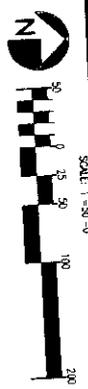
MAJOR 4 PAD AS BANK

NOTE: SEE SITE PLAN FOR DIMENSIONS AND LOCATIONS OF ALL STRUCTURES AND UTILITIES. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

▲ PER ZONING

ALTERNATE USE
 Concept: If one of the approved alternate use points is selected for development, the approved site plan for building permit, a completed Planning Permit Application, and a completed Planning Permit Application will be prepared and submitted to the City for review and approval. (City review of the alternate site plan does not preclude and confirm to the approved site plan of alternate use points will require a new submitted to City.

SCHEMATIC ALTERNATE USES



PROJECT TITLE VENTANA SQUARE TRACTS C AND H AT VENTANA MARCH Albuquerque, New Mexico		DATE: 9/7/20 SCALE: 1"=50'-0"		PROJECT MANAGER: George Rainhart, AIA		JOB NO: 89002 DRAWN BY: SD		REVISION <table border="1"> <tr><th>REV</th><th>DATE</th><th>BY</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>		REV	DATE	BY												
REV	DATE	BY																						
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC 2325 SAN PEDRO NE SUITE 2-B ALBUQUERQUE, NEW MEXICO 87110 PHONE (505) 884-9110 FAX (505) 837-9877																								
SHEET TITLE - PREVIOUSLY APPROVED Schematic Alt Uses																								

- Retail sales of alcoholic drinks for consumption off premises where the portion of the building used for such business is within 500 feet of a residential zone
 - Sales of alcoholic drinks for consumption on premises in restaurants
4. Freestanding signs are limited to a maximum height of 16 feet.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER L CHAVEZ

MOTION CARRIED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT, the Environmental Planning Commission voted to approve 00128 00000 00409, a site development plan for subdivision for Tracts G and H, Ventana Ranch Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 39 acre site located at the intersection of Paradise and Universe Boulevards NW. The proposal would create fifteen separate lots ranging in size from 0.81 acre to 7.09 acres with retail and service uses.
2. The submittal furthers that applicable Goals and policies of the *Comprehensive Plan* by creating an urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers the opportunity for variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.
3. The submittal furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing a mix of land uses in a designated Village Center. Multifamily housing, public facilities, educational and employment facilities, and other non-single family uses are allowed along with commercial services in this area. The potential uses of grocery, convenience retail, service, and community facilities are all allowed on the subject site.
4. The submittal fulfills the requirements of the *Zoning Code* for a site development plan for subdivision.
5. The submittal furthers the applicable policies of the *Northwest Mesa Escarpment Plan* by allowing only colors that will blend in with the natural colors of the mesa and by limiting the maximum height to below 40'-0".
6. This site development plan for subdivision accompanies the zone map amendment for SU-1 zoning.
7. The submittal will be adequate with some changes and additions as outlined in the Conditions of Approval.

- p. The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 24 feet high and a maximum of 20 feet high within 300 feet of a residential zone. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.
 - q. Building mounted signage shall not be permitted on any elevations adjacent to or facing the residential zoning to the east.
 - r. Off-premise signs are not permitted.
 - s. Screen or garden walls, 2 2 -3 feet high with colors and texture that are contextual with the building materials shall be located along all parking areas that front on a roadway or street.
 - t. Freestanding signs are limited to a maximum height of 16 feet.
3. The following design requirements shall be deleted:
- a. Under "General Architecture", remove the last sentence: "The approval of site plans for building permits for each site will be delegated to the City of Albuquerque planning staff."
 - b. Under "lighting", remove: "Main parking area lighting not to exceed 35' to fixture."
4. Conditions of the Public Works Department:
- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - b. Dedication of right-of-way for Paradise and Universe Boulevards, and Paseo del Norte.
 - c. Construction of Paradise and Universe Boulevards, and Paseo del Norte will occur as the center develops.
 - Development of any pad site within the **northern half** of the center will require the construction of the east half of Universe Boulevard (Paradise to Arroyo).
 - Development of any pad site within the **southern half** of the center will require the construction of all of Universe Boulevard (Paseo del Norte to Paradise); the south half of Paradise Boulevard (Universe to eastern Property Line.); Paseo del Norte (Universe to eastern Property Line.); and the vacation of temporary Paseo del Norte / Paradise connection.
- These facilities will include 6 foot sidewalks and / or 10 or 8 foot bicycle facilities as shown. Location of deceleration lanes will be determined by the Traffic Engineer. The timing and phasing of the construction of the streets must be approved by the Traffic Engineer.
- Development of Pad UG-4, Self Storage will not require the construction of Universe, Paradise Boulevard or Paseo del North for access.
- d. Details related to 1) access along Paradise Boulevard, and 2) bikeway facilities and associated rights-of-way along Paradise Boulevard and Paseo del Norte shall be addressed to the satisfaction of the Parks & Recreation and Public Works Departments prior to final sign-off at the DRB.
 - e. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plat approval by the Development Review Board. All infrastructures must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.

APPROVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER BEGAY

MOTION CARRIED UNANIMOUSLY

2. The following clarifications and additions to the site development plan submittal shall be addressed:
 - a. The note regarding alternate uses shall be placed on the landscape plan, gathering spaces, grading and drainage plan, utility plan, and all elevation sheets.
 - b. Elevations that are also alternate use elevations shall be clearly labeled as such.
3. The submitted site development plan for building permit shall adhere to the existing guidelines and requirements found in the site development plan for subdivision as well as the additional guidelines and requirements outlined in the site development plan for subdivision Conditions of Approval (00128 00000 00409).
4. Pedestrian and bicycle amenities:
 - a. Speed humps/bumps shall be utilized on both sides of the internal pedestrian crossings of drive aisles or each crossing shall be a raised table, three inches above the drive aisle.
 - b. Two additional pedestrian links shall be added to Tract G: one from the northwest corner of the site to Major 4 and another connecting Shops 4 and Major 3.
 - c. These pads shall connect to the residential area to the east. There shall be direct pedestrian connections between Pads 7 and 8 and Shops 2 at the northeast corner of Tract H. The path which begins in the Gathering Space between Major 2 and Shops 2 and then travels around the backside of Shops 2 shall connect to Pads 7 and 8. These paths shall connect to the residential area to the east.
 - d. Adequate bicycle parking shall be shown at Shops 3 and Pads 4 and 6.
5. The height of the lighting poles shall be reduced to 24' maximum and a maximum of 20 feet high within 300 feet of a residential zone.
6. Landscaping:
 - a. The major east-west, pedestrian walkway between Majors 3 and 4 on Tract G shall have additional shade trees planted along its entire length similar to the major east-west pedestrian walkways on Tract H.
 - b. The entire, eastern setback of Lot UG-4 shall be increased to at least ten feet to allow for a ten-foot-wide landscaping buffer between the subject site and the adjacent, residential zoning to the east.
 - c. Any gravel used shall be compatible with the appearance (colors & materials) of the project.
 - d. Screen or garden walls, 2 2 -3 feet high with colors and texture that are is contextual with the building materials shall be located along all parking areas that front on a roadway or street.
7. Elevations and signs:
 - a. the color of the roof tiles shall be specified
 - b. the color of the building cornices shall be specified
 - c. all loading dock and receiving areas shall be visually screened with walls and roofs that integrate with the building architecture; roofs over loading docks are limited to those docks facing residential zoning.
 - d. in addition to a ten foot landscape buffer, the eastern edge of Lot UG-4 shall have a minimum eight foot high, solid wall along its entire length



"Jim Manske"
<peaceworks@qwest.net>

01/15/2004 04:08 PM

To: "JOELLEN R. HOWARTH" <jhowarth@cabq.gov>
cc: "Debbie Stover" <dstover@cabq.gov>, "Debbie Miera" <Bkmiera@aol.com>, msafrany@gra-arch.com, amcandelaria@cabq.gov
Subject: MEMO: Project #1000390

peaceworks

4905 Guadalupe Trail NW
Albuquerque, NM 87107
(505) 344-1305

MEMO: January 15, 2004
TO: Environmental Planning Commissioners
Debbie Stover, planner
Jo Ellen Howarth, City Attorney's Office of ADR
Debbie Miera, Peace Builders
April Candelaria, EPC Secretary
Mike Safrany, Rainhart and Associates
Laura Horton, Ventana Ranch N. A.
Bruce Nyberg, Ventana Ranch N. A.

RE: Project# 1000390

Greetings,

After consulting with Laura Horton of Ventana Ranch Neighborhood Association, I have determined that no facilitated meeting is desired on this case.

Peace,

Jim Manske
Facilitator

"Creating a world to which people want to belong, one peace at a time..."

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ...for Subdivision Purposes
- ...for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

Supplemental form

S

V

P

L

ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Subdivision Regulations)

Supplemental form
Z

APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

A

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Las Ventanas LTD Partnership c/o Sandra Properties PHONE: _____
 ADDRESS: 10 Tramway LT FAX: _____
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: _____
 Proprietary interest in site: _____
 AGENT (if any): George Rainhart Architect & Assoc. PHONE: 884-9110
 ADDRESS: 2325 San Pedro NE Suite 2-B FAX: _____
 CITY: Albuquerque STATE N.M. ZIP 87110 E-MAIL: msafrany@gra-arch.com

DESCRIPTION OF REQUEST: Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. K1, H2, H3, H4 Block: 0000 Unit: _____
 Subdiv. / Addn. Ventana Square at Ventana Ranch
 Current Zoning: SU-1 for restricted C-2 uses Proposed zoning: _____
 Zone Atlas page(s): B10 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): 4.49 ac Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 101006504307430602 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Paradise Blvd. NW
 Between: Paradise Blvd. NW and Paseo del Norte Blvd. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
Z 00128-00000-00409 Z 00128-00000-00410

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____
 SIGNATURE: Michael Safrany DATE: 12-16-03
 (Print) Michael Safrany _____
 _____ Applicant Agent

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>03EPC - 02182</u>	<u>SBP</u>		\$ <u>385.00</u>
	<u>Adfee</u>		\$ <u>75.00</u>
			\$
			\$
			\$
Hearing date <u>Feb 19, 2004</u>			Total \$ <u>460.00</u>

Michael Safrany
Planner signature / date

Project # 1000390

Form revised 9/01, 3/03

FORM P(1): SITE PLAN REVIEW - E.P.C. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings. For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 30 copies for EPC public hearings.
- Site plans and related drawings reduced to 8.5" x 11" format
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: For wireless telecom facilities (administrative reviews that have been referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
 - Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
 - Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
 - Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
 - Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
 - Registered Engineer's stamp on the Site Development Plans
 - Office of Community & Neighborhood Coordination inquiry response as above based on 1/4 mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 30 copies for EPC public hearings
 - Site plans and related drawings reduced to 8.5" x 11" format
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

 Michael Safrany
 Applicant name (print)

 Michael Safrany 12-30-03
 Applicant signature / date



- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 CSEPC 02182

Form revised September 2001

 Planner signature / date
 Project # 1000390

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: George Rumbert Date of request: 12/30/03 Zone atlas page(s): B-10

CURRENT: Zoning C-2 Legal Description - Lot or Tract # Tract H Block # 1-4
Parcel Size (acres / sq.ft.) ± 2.00 AC 4.49 AC Subdivision Name Ventana Square @ Ventana Ranch

REQUESTED CITY ACTION(S):

Annexation []	Sector Plan []	Site Development Plan:	Building Permit [X]
Comp. Plan Amendment []	Zone Change []	a) Subdivision []	Access Permit []
	Conditional Use []	b) Build'g Purposes []	Other []
		c) Amendment []	

PROPOSED DEVELOPMENT:

No construction / development []
 New Construction []
 Expansion of existing development []

GENERAL DESCRIPTION OF ACTION: 1

of units - 4
 Building Size - 17,450 (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative Mitchell Stang Date 12-30-03
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []
Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [X] NO [] Mitigating reasons for not requiring TIS: Previously studied: [X]

Notes: VENTANA RANCH TIS
TIS UPDATE (TRIP LEN. COMPARISON) REQUIRED

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

Tommy J. Del
TRAFFIC ENGINEER

12-22-03
DATE

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

Required TIS must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED / /
- FINALIZED / / 98

Tommy J. Del
TRAFFIC ENGINEER

12-22-03
DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

December 23, 2003

City of Albuquerque
Planning Department
P.O.Box 1293
Albuquerque, NM 87103

RE: EPC – Alternate Site Plan For Building Permit

We herewith wish to inform you that we will be submitting an EPC application on Wednesday, December 31st. The proposed project is located at the southwest corner of Paradise Blvd. and Universe Blvd, Tract H, Lots 1-4, Zone Map B-10. The plan for these four Lots have been previously approved by the EPC in 2000, with a C-Store on Lot 1 and a retail store on each of the remaining three Lots. The alternative site plan proposes the C-Store on Lot 1, Fast Food on Lot 2, a Bank on Lot 3, and Retail Shops on Lot 4.

As in the previous submittal, all architectural features of these alternate designs conform to the General Architectural Design Requirements for Ventana Square. This will assure that the proposed schemes will be of the same style and quality of the immediate surrounding area.

Sincerely,

George Rainhart Architect & Associates, P.C.



Michael Safrany
Project Manager

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Michael Sperry 12-30-03
Applicant or Agent Signature / Date

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

- A. 8 1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' [Other scales as approved by staff]
3. Bar scale
4. North arrow
5. Scaled vicinity map
6. Existing structures on the site and within 20 feet of the site boundaries
7. Property lines (clearly identify)
8. Existing and proposed easements (identify each)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: _____ provided: _____
Handicapped spaces required: _____ provided: _____
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: _____ provided: _____
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 - PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

December 19, 2003

City of Albuquerque
Planning Department
P.O. Box 1293
Albuquerque, NM 87103

RE: Amendment to Ventana Square Pad 5, 6, 7, 8 Alternate Site Plans for Building Permit

George Rainhart Architect & Associates is authorized to sign the application to amend the Ventana Square Development plan to add alternate site plans for building permit for Pad 5 (Tract H-1), Pad 6 (Tract H-2), Pad 7 (Tract H-3), and Pad 8 (Tract H-4) on behalf of the property owner Sandia Properties.

Sincerely,



Bob Murphy
President
Sandia Properties Ltd., Co.

BM/lk



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: December 17, 2003

TO CONTACT NAME: Mike Saffany
 COMPANY/AGENCY: George Reinhart Architects - Assoc
 ADDRESS/ZIP: 2305 San Pedro NE Ste. 2-B 87110
 PHONE/FAX #: 884-9110 / 837-9877

Thank you for your inquiry of 12-17-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lots H1, H2, H3 + H4, Ventana Square
of Ventana Ranch
 zone map page(s) B-10

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

Ventana Ranch
 Neighborhood Association
 Contact: Laura Horton
7234 Cascade Rd NW / 87114
898-8103 (H) 710-0646 (cell)
Bruce Ryberg
0824 Brushfield Rd NW
890-6559 (W) 87114

Neighborhood Association _____
 Contacts: _____

See reverse side for additional Neighborhood Association Information: YES { } NO { }

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dulaina S. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

December 23, 2003

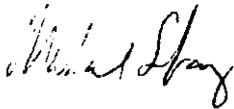
Ventana Ranch Neighborhood Association
Attn: Laura Horton
7224 Cascada Rd. NW
Albuquerque, N.M. 87114

To the Neighborhood Association:

We herewith wish to inform you that we will be submitting an EPC application on Wednesday, December 31st. The proposed project is located at the southwest corner of Paradise Blvd. and Universe Blvd, Tract H, Lots 1-4, Zone Map B-10. The plan for these four Lots have been previously approved by the EPC in 2000, with a C-Store on Lot 1 and a retail store on each of the remaining three Lots. The new site plan proposes the C-Store on Lot 1, Fast Food on Lot 2, a Bank on Lot 3, and Retail Shops on Lot 4. Enclosed is the complete set of plans I will be submitting to the EPC for your use. If you have any questions, feel free to call me at 884-9110 ex.208.

Sincerely,

George Rainhart Architect & Associates, P.C.



Michael Safrany
Project Manager

December 23, 2003

Ventana Ranch Neighborhood Association
Attn: Bruce Nyberg
6824 Brushfield Rd. NW
Albuquerque, N.M. 87114

To the Neighborhood Association:

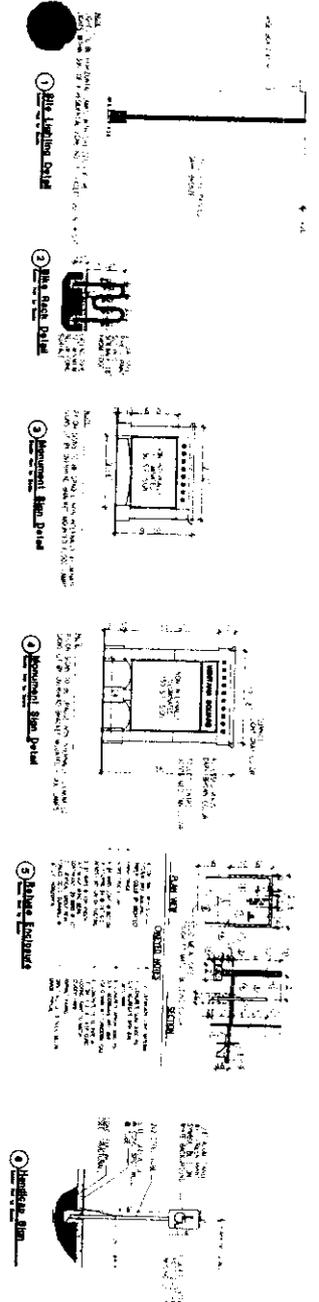
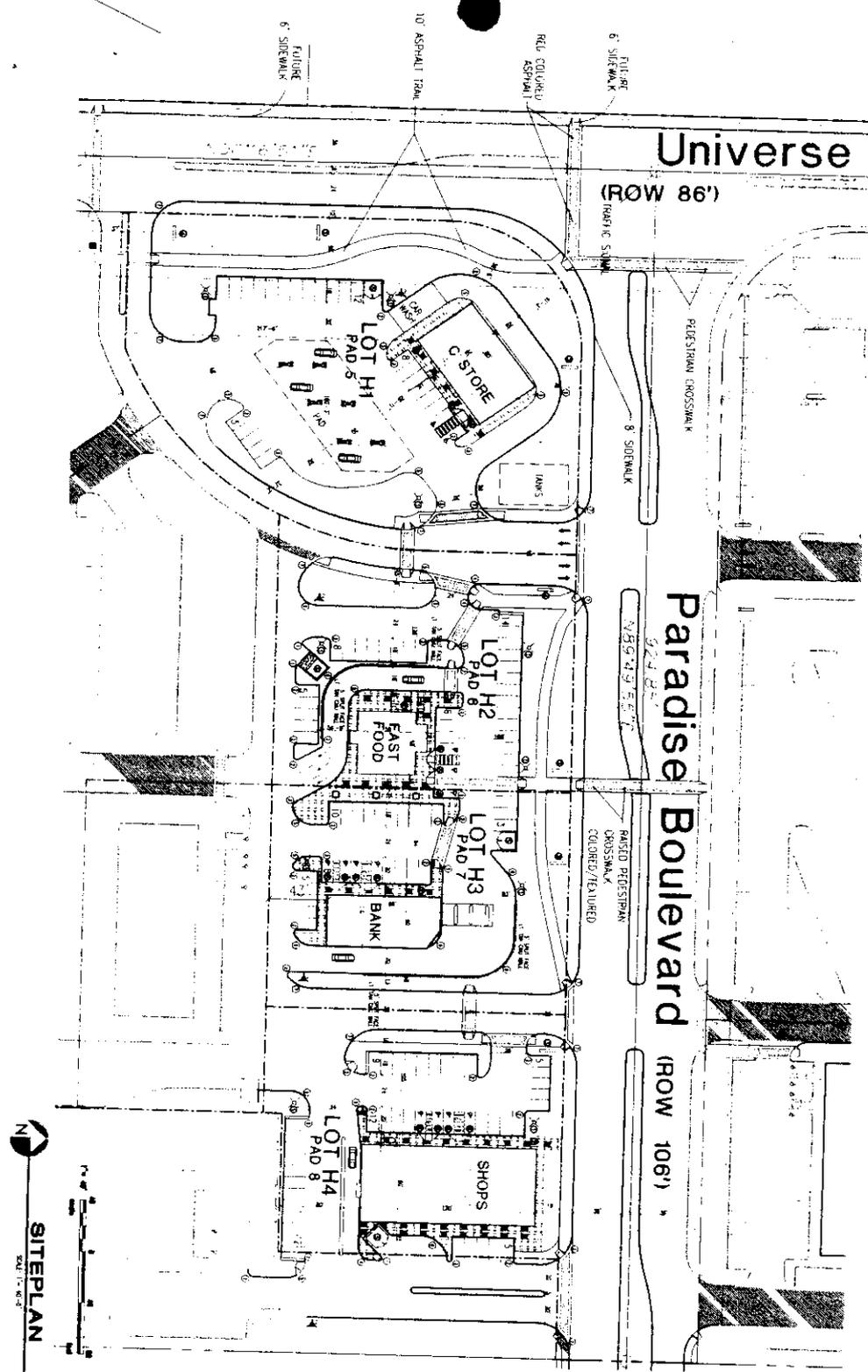
We herewith wish to inform you that we will be submitting an EPC application on Wednesday, December 31st. The proposed project is located at the southwest corner of Paradise Blvd. and Universe Blvd, Tract H, Lots 1-4, Zone Map B-10. The plan for these four Lots have been previously approved by the EPC in 2000, with a C-Store on Lot 1 and a retail store on each of the remaining three Lots. The new site plan proposes the C-Store on Lot 1, Fast Food on Lot 2, a Bank on Lot 3, and Retail Shops on Lot 4. Enclosed is the complete set of plans I will be submitting to the EPC for your use. If you have any questions, feel free to call me at 884-9110 ex.208.

Sincerely,

George Rainhart Architect & Associates, P.C.



Michael Safrany
Project Manager



RADIUS INFORMATION:

① RADIUS = 7'-0"	⑦ RADIUS = 25'-0"
② RADIUS = 31'-0"	⑧ RADIUS = 37'-0"
③ RADIUS = 37'-0"	⑨ RADIUS = 47'-0"
④ RADIUS = 47'-0"	⑩ RADIUS = 55'-0"
⑤ RADIUS = 55'-0"	⑪ RADIUS = 60'-0"
⑥ RADIUS = 60'-0"	⑫ RADIUS = 100'-0"

GENERAL NOTES:

1. THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
2. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND HAS OBSERVED THE SITE AND THE ADJACENT AREAS.
3. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND HAS OBSERVED THE SITE AND THE ADJACENT AREAS.
4. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND HAS OBSERVED THE SITE AND THE ADJACENT AREAS.
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8. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND HAS OBSERVED THE SITE AND THE ADJACENT AREAS.
9. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND HAS OBSERVED THE SITE AND THE ADJACENT AREAS.
10. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND HAS OBSERVED THE SITE AND THE ADJACENT AREAS.

PLANNING AREA & ZONING REGULATIONS:

LOT 1-4: ZONE: 100 S. RESIDENTIAL
 MAX. GROUND COVER: 25%
 MAX. HEIGHT: 35 FT.
 MIN. SETBACKS: 10 FT. FRONT, 5 FT. SIDE, 5 FT. REAR

LOT 5: ZONE: 100 S. RESIDENTIAL
 MAX. GROUND COVER: 25%
 MAX. HEIGHT: 35 FT.
 MIN. SETBACKS: 10 FT. FRONT, 5 FT. SIDE, 5 FT. REAR

LOT 6: ZONE: 100 S. RESIDENTIAL
 MAX. GROUND COVER: 25%
 MAX. HEIGHT: 35 FT.
 MIN. SETBACKS: 10 FT. FRONT, 5 FT. SIDE, 5 FT. REAR

LOT 7: ZONE: 100 S. RESIDENTIAL
 MAX. GROUND COVER: 25%
 MAX. HEIGHT: 35 FT.
 MIN. SETBACKS: 10 FT. FRONT, 5 FT. SIDE, 5 FT. REAR

LOT 8: ZONE: 100 S. RESIDENTIAL
 MAX. GROUND COVER: 25%
 MAX. HEIGHT: 35 FT.
 MIN. SETBACKS: 10 FT. FRONT, 5 FT. SIDE, 5 FT. REAR

PROJECT TITLE: VENTANA SQ. LOTS 1-4
SEC. UNIVERSE BLVD & PARADISE BLVD.
 ALBUQUERQUE, NEW MEXICO

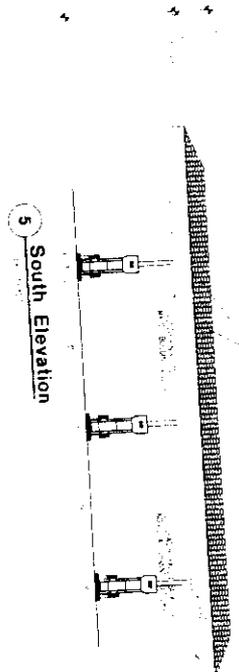
PROJECT MANAGER: MIKE SAFRANY
JOB NO.: []
DRAWN BY: MPS

SHEET TITLE: ZONING REGULATIONS
CITY PLAN - PLDNG PERMIT

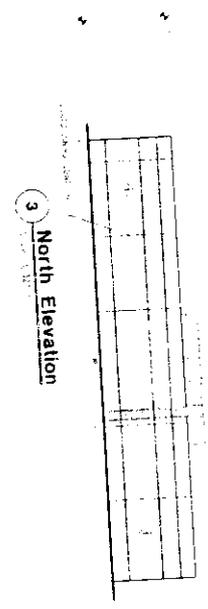
DATE: 12-12-03
SCALE: AS NOTED
AS NOTED

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-8110 FAX (505) 837-8877

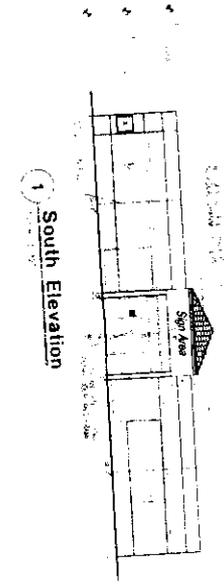
REV	DATE	BY	REVISION



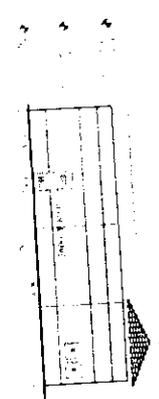
5 South Elevation



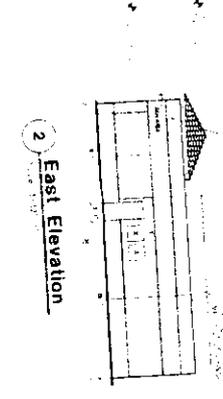
3 North Elevation



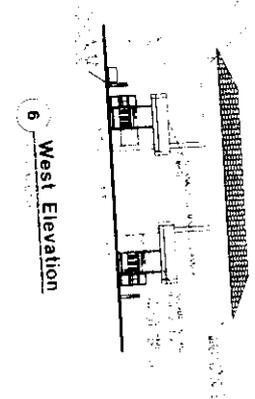
1 South Elevation



4 West Elevation



2 East Elevation



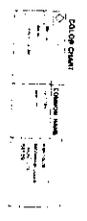
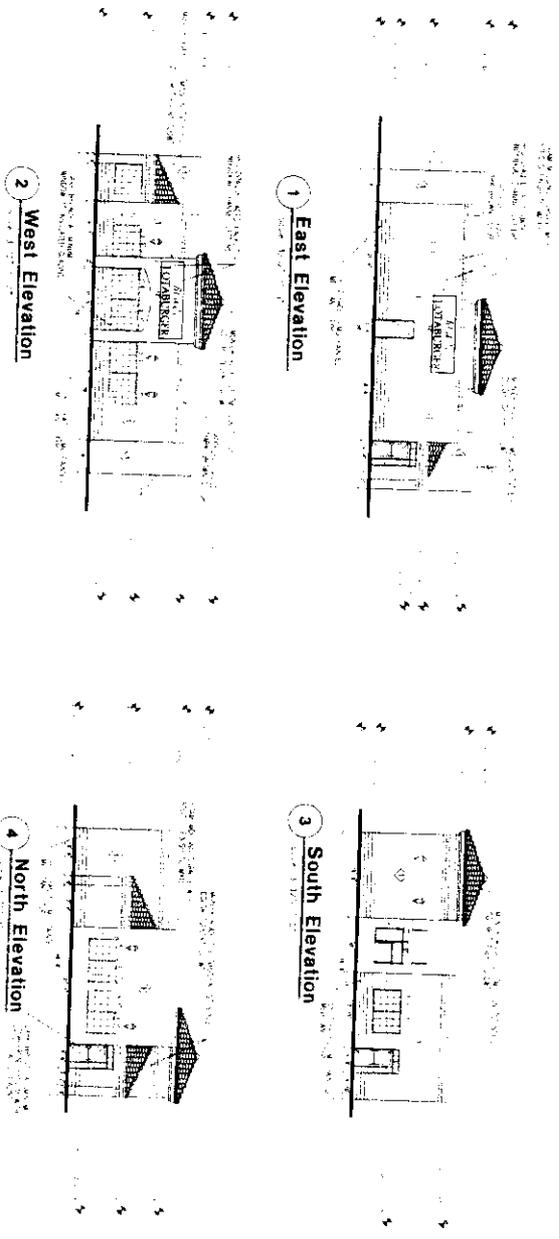
6 West Elevation



COLOR GUIDE

[Symbol]	Concrete
[Symbol]	Brick
[Symbol]	Stucco
[Symbol]	Asphalt
[Symbol]	Grass
[Symbol]	Water

PROJECT TITLE VENTANA SQ. LOT H1 SEC. UNIVERSE BLVD. & PARADISE BLVD. ALBUQUERQUE, NEW MEXICO		GEORGE RAINHART ARCHITECT AND ASSOCIATES PC 2325 SAN PEDRO N.E. SUITE 2-B ALBUQUERQUE, NEW MEXICO 87110 PHONE (505) 884-9110 FAX (505) 837-9877			<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>REVISION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV	DATE	BY	REVISION																				
REV	DATE	BY	REVISION																										
DATE 12-17-03	SCALE AS NOTED	JOB NO. MME SAFRANY	DRAWN BY MPC																										
PROJECT MANAGER MME SAFRANY		REVISION TITLE ALT. C-STORE ELEVATIONS																											

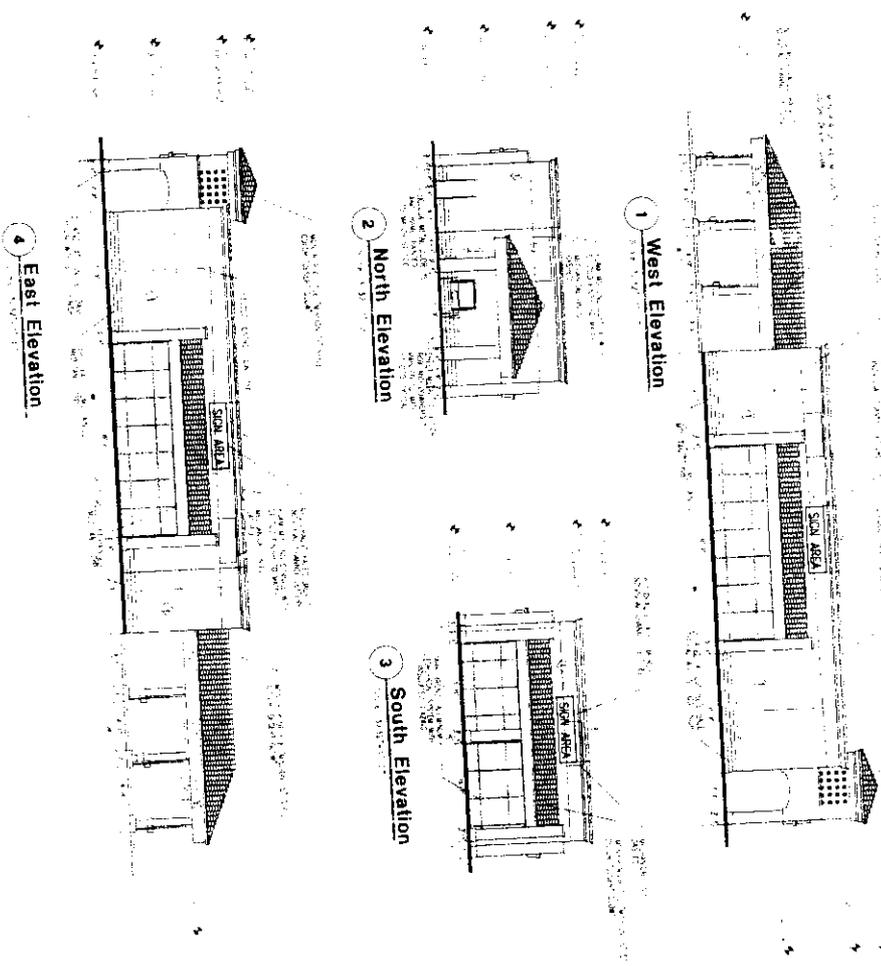


DATE	12-12-03		
PROJECT	A2.2		
NO. NOTED	0		
PROJECT TITLE	ALT. FAST FOOD ELEV.		

PROJECT TITLE	VENTANA SQ. LOT H2		
	SEC. UNIVERSE BLVD. & PARADISE BLVD.		
	ALBUQUERQUE, NEW MEXICO		
PROJECT MANAGER	JOB NO.	DRAWN BY:	
MIKE SAFRANY		MPS	

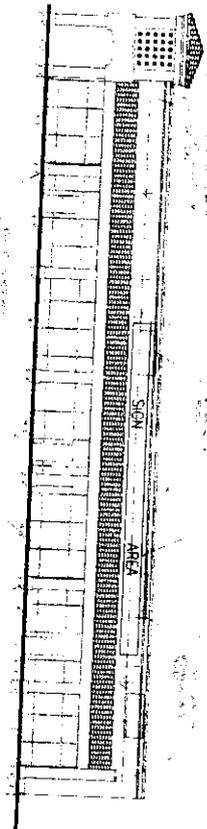
GEORGE RINHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

REV	DATE	BY	REVISION
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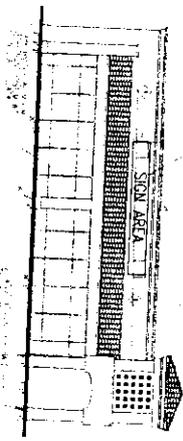


DATE	12-12-03
SCALE	AS NOTED
PROJECT	ALT BANK ELEVATIONS

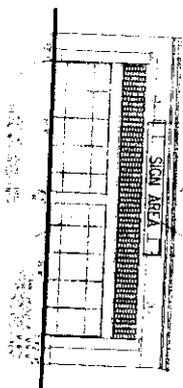
DATE 12-12-03	PROJECT TITLE VENTANA SQ. LOT H3	JOB NO.	DRAWN BY MPS	GEORGE RAINHART ARCHITECT AND ASSOCIATES PC 2325 SAN PEDRO NE SUITE 2-B ALBUQUERQUE, NEW MEXICO 87110 PHONE (505) 884-9110 FAX (505) 837-9877	REV	DATE	BY	REVISION
	SCALE AS NOTED				PROJECT MANAGER MIKE SATRANY		△	
A2.3	SHEET TITLE ALT BANK ELEVATIONS				△			
					△			
					△			
					△			



1 West Elevation



2 North Elevation



3 South Elevation



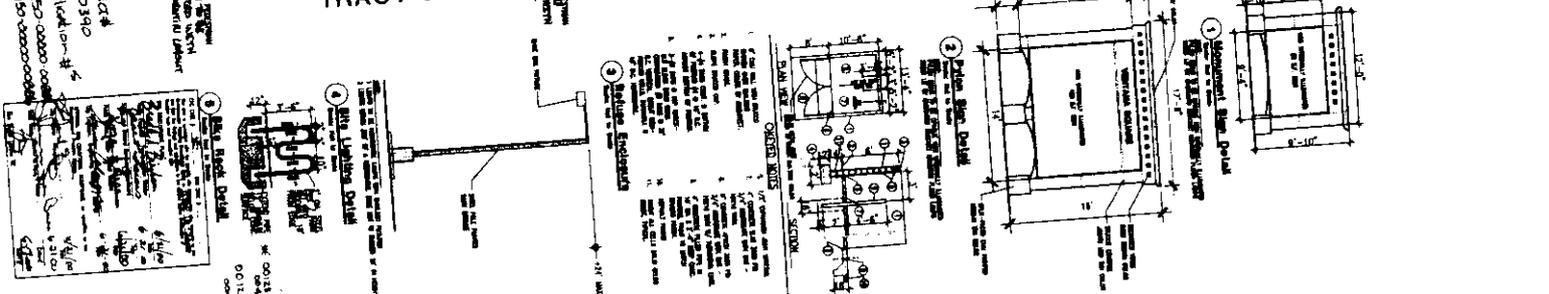
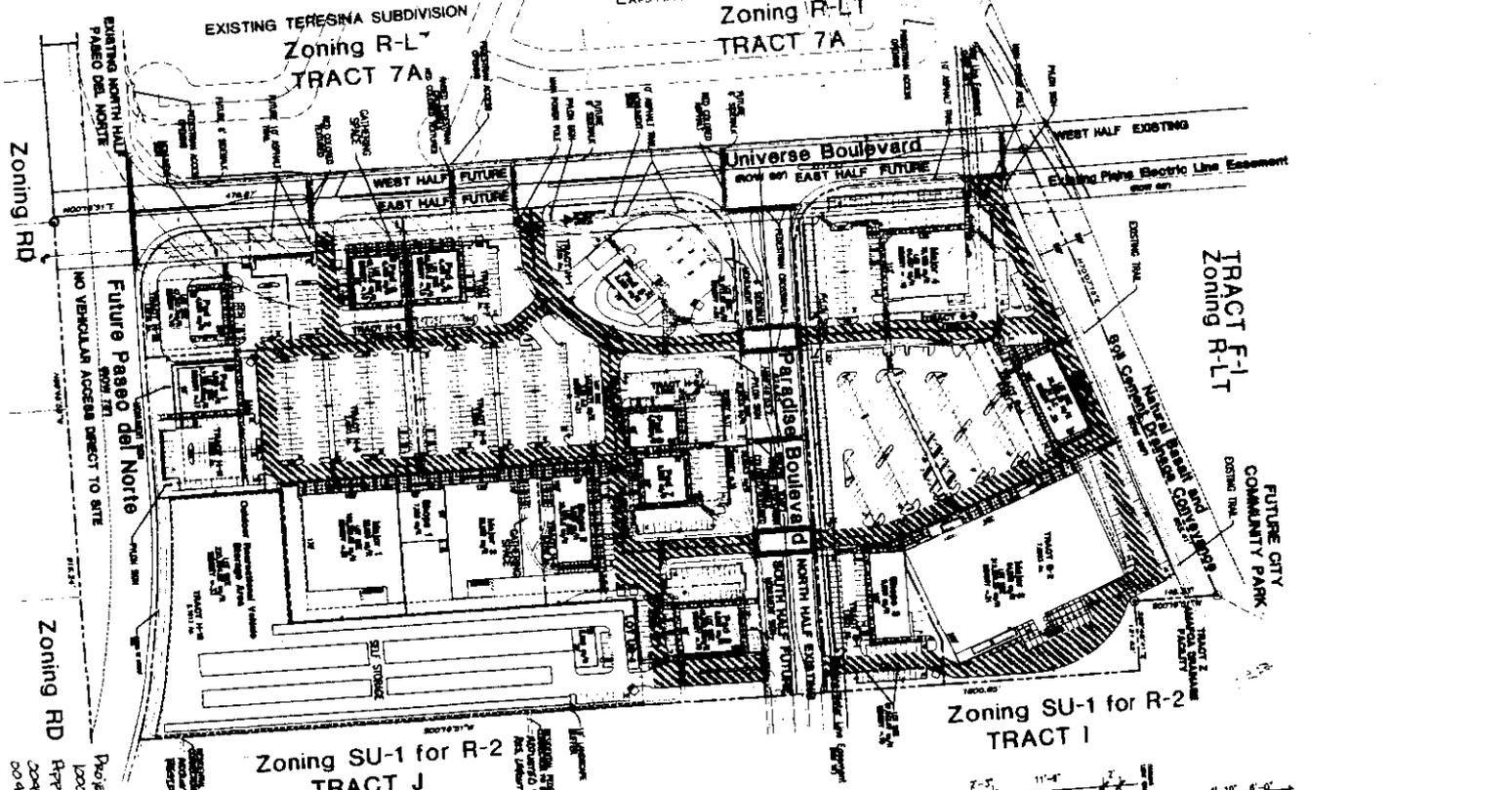
4 East Elevation



DATE 12-12-03	PROJECT TITLE VENTANA SQ. LOT H4	
SCALE AS NOTED	SEC. UNIVERSE BLVD. & PARADISE BLVD. ALBUQUERQUE, NEW MEXICO	
SHEET NO. A2.4	PROJECT MANAGER MIKE SAFRANY	JOB NO.
	DRAWN BY MPS	
SHEET TITLE ALT. SHOPS ELEVATIONS		

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

REV	DATE	BY	REVISION
△			
△			
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△			



BUILDING AREA & PARKING CALCULATIONS:

Building	Lot Size	Building Area	Parking
MAJOR 1	LOT SIZE: 108,348 SQ. FT. OR 2.48 AC	28,000 SF BUILDING ON 2.48 AC	10 SPACES
MAJOR 2	LOT SIZE: 108,348 SQ. FT. OR 2.48 AC	23,000 SF BUILDING ON 2.48 AC	10 SPACES
MAJOR 3	LOT SIZE: 108,348 SQ. FT. OR 2.48 AC	14,000 SF BUILDING ON 2.48 AC	10 SPACES
MAJOR 4	LOT SIZE: 108,348 SQ. FT. OR 2.48 AC	11,000 SF BUILDING ON 2.48 AC	10 SPACES
MAJOR 5	LOT SIZE: 108,348 SQ. FT. OR 2.48 AC	8,000 SF BUILDING ON 2.48 AC	10 SPACES
MAJOR 6	LOT SIZE: 108,348 SQ. FT. OR 2.48 AC	6,000 SF BUILDING ON 2.48 AC	10 SPACES
MAJOR 7	LOT SIZE: 108,348 SQ. FT. OR 2.48 AC	4,000 SF BUILDING ON 2.48 AC	10 SPACES
MAJOR 8	LOT SIZE: 108,348 SQ. FT. OR 2.48 AC	2,000 SF BUILDING ON 2.48 AC	10 SPACES

GENERAL ARCHITECTURAL DESIGN REQUIREMENTS

PER ZONING COMBINED

Tracts G and H Site plan for Subdivision

NOTE: The proposed subdivision and site plan shall be subject to the approval of the City of Albuquerque, New Mexico. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies. The site plan shall be prepared in accordance with the applicable zoning and subdivision regulations. The applicant shall provide a copy of this site plan to the City of Albuquerque for review and approval.

PROJECT TITLE: Ventana Square
 Tract G and H of Ventana Ranch
 Albuquerque, New Mexico

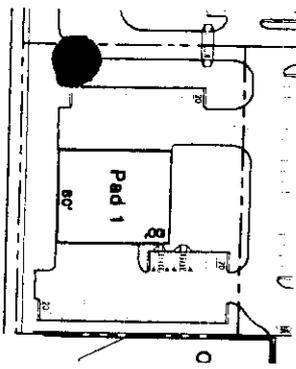
DATE: 8/7/00
SCALE: 1"=100'-0"

PROJECT MANAGER: George Rainhart, AIA
JOB NO.: 99052
DRAWN BY: SD

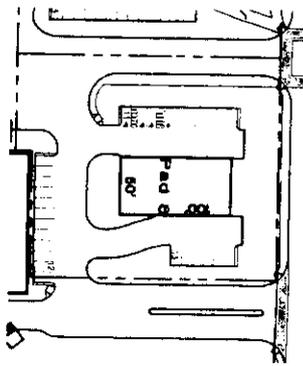
SHEET TITLE: CONCEPTUAL SITEPLAN

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO NE SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

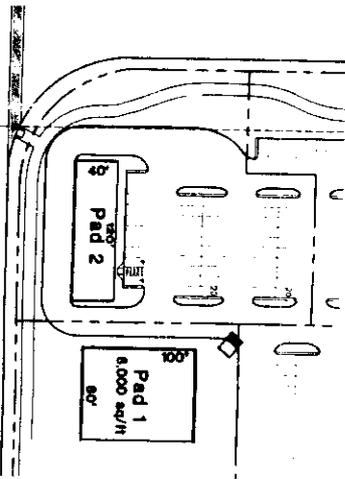
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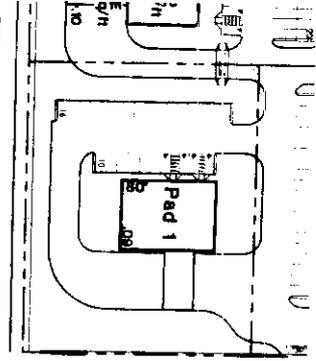
PADI AS AUTO SERVICE



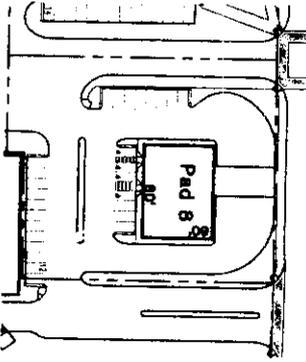
PAD8 AS AUTO SERVICE



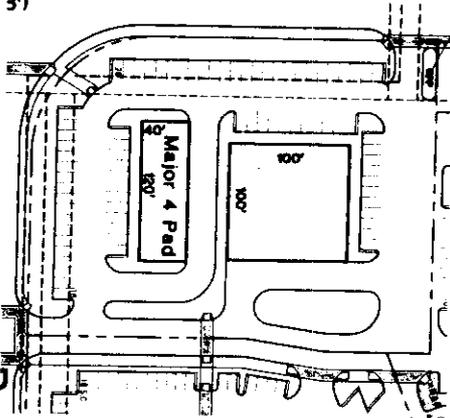
PAD 2 FASTFOOD



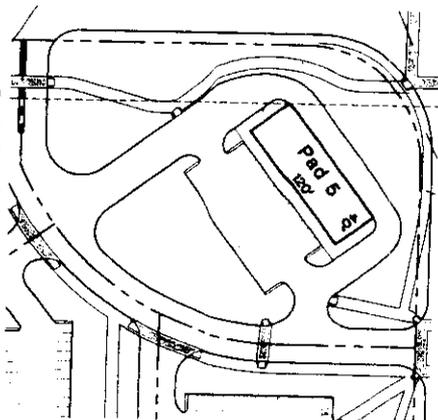
PADI AS BANK



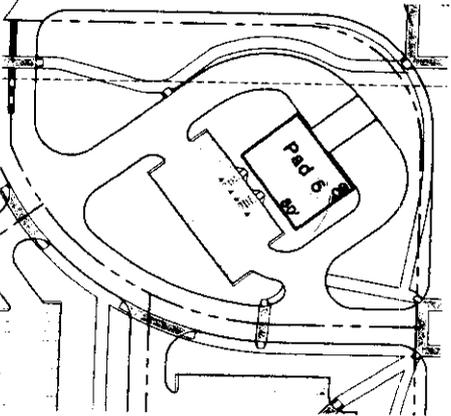
PAD8 AS BANK



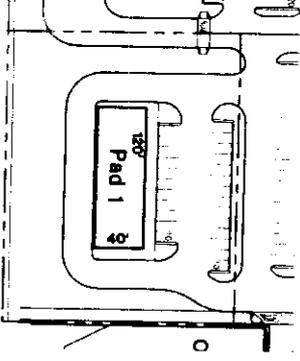
MAJOR 4 PAD AS FASTFOOD



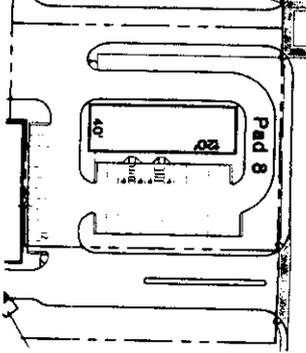
PAD 5 AS FASTFOOD



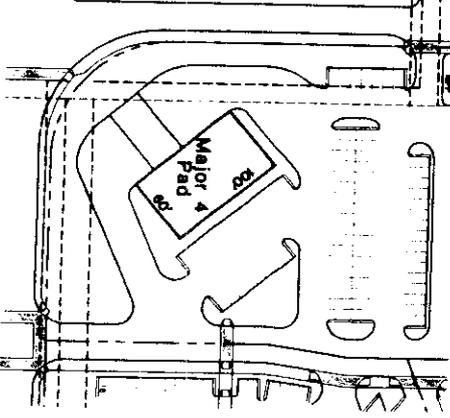
PAD 5 AS BANK



PADI AS FASTFOOD



PAD8 AS FASTFOOD

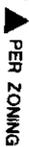


MAJOR 4 PAD AS BANK

NOTE: STUDY OF BUILDING HEIGHT FOR USE WITH EXISTING VENTURA SQUARE AS SHOWN ON SHEET 23-11.11.13.03.01. ALL BUILDINGS IN THIS AREA SHALL BE LIMITED TO 15' HEIGHT.

ALTERNATE USE

Concept: If one of the approved schematic alternate uses is selected for development in any of the approved site plans for Building Form, a complete Site Plan for Building Form, signed by the applicant, shall be prepared and submitted to the DMB for review and approval. The review fee required covers the permit development fee and the alternate schematic permit fee. Any use that does not conform to the approved schematic or otherwise use plans will require a new schematic to DMC.



PER ZONING

SCHEMATIC ALTERNATE USES

SCALE 1" = 30'-0"



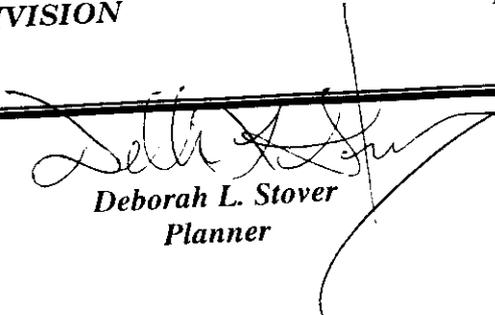
PROJECT TITLE VENTANA SQUARE TRACTS G AND H AT VENTANA BUNCH Albuquerque, New Mexico		PROJECT MANAGER George Rainhart, AIA		JOB NO. 88052		DRAWN BY SD																																													
DATE 8/7/08		SCALE 1" = 30'-0"		PROJECT TITLE - PREVIOUSLY APPROVED Schematic Alt Uses		REVISION <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>REVISION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		REV	DATE	BY	REVISION																																								
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GEORGE RAINHART ARCHITECT AND ASSOCIATES PC 2325 SAN PEDRO NE. SUITE 2-B ALBUQUERQUE, NEW MEXICO 87110 PHONE (505) 884-9110 FAX (505) 837-9877																																																			

6. Architecture:

- a. The roof tile color shall be described as to specific color, i.e. brown, pink, red, etc.
- b. The north elevation of the convenience store and the east elevation of the retail shops shall be further articulated by providing split-face CMU similar to the proposed restaurant to the east, or alternating bands of stucco color, providing color accents and/or other devices designed to for break up the blank façades of the buildings.
- c. The small square blocks shown in the tower element of the bank building and retail shops shall be noted as to material.
- d. A notation shall be added to the elevation sheet that states, "All under-canopy lighting shall be recessed so that no light lens projects below the canopy ceiling".
- e. This language in the Design Regulations under Free Standing Signage shall be corrected to read 150 square feet instead of 250 square feet and 16 feet tall instead of 26-feet tall.
- f. One of the two excess monument signs (denoted as the numeral 3) shall be removed from Lot H1.

7. Conditions of approval by Public Works, Hydrology, Traffic and Transportation:

- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - b. A Traffic Impact Study was completed for this site. However, a new trip generation comparison/update is required.
 - c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
 - d. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (standard drawing 2430), driveways (standard drawing 2425), private entrances (standard drawing 2426) and wheel chair ramps (standard drawing, 2441).
 - e. Site plan shall comply and be designed per DPM Standards.
-



**Deborah L. Stover
Planner**

cc: Las Ventanas Ltd. Partnership, c/o Sandia Properties, 10 Tramway Lp., Albuquerque, NM 87122
George Rainhart Architect & Assoc., 2325 San Pedro NE, Suite 2-B, Albuquerque, NM 87110
Laura Horton, Ventana Ranch, 7224 Cascada Rd. NW, Albuquerque, NM 87114
Bruce Nyberg, Ventana Ranch, 6824 Brushfield Rd. NW, Albuquerque, NM 87114

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, no comment.

Office of Neighborhood Coordination

Ventana Ranch ®

PUBLIC WORKS DEPARTMENT

Transportation Development:

- All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- Traffic Impact Study was completed for this site. However, a new trip generation comparison/update is required.
- Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- Site plan shall comply and be designed per DPM Standards.

Utility Development:

- The site appears to be on the southeast corner of Paradise and Universe, not the southwest as described in the application. Development area is within the jurisdiction of New Mexico Utilities Inc. franchise area. Water, sanitary sewer, and fire protection services will depend on their system capabilities. An Availability Statement from New Mexico Utilities Inc. will be required. Any infrastructure to be constructed as part of this project must be designed to the City of Albuquerque's standards. This includes water and sewer lines that will be owned and operated by NMUI. Fire protection, including both the required flow rates as well as placement locations of any additional fire hydrants must be verified with the Fire Marshal's office prior to DRB approval.

Traffic Engineering Operations:

- No comments received.

Hydrology:

- An approved conceptual grading and drainage plan is required for Site Plan signoff by City Engineer. Approval required prior to placement on DRB agenda.

Transportation Planning:

- No adverse comments regarding on-street bikeway, off-street trails or roadway system facilities.

Street Maintenance:

- No comments received.

Water Resources, Water Utilities and Wastewater Utilities:

- No comments received.

Comments continued on next page:

New Mexico Department of Transportation:

- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:

Conditions of approval for the proposed Site Development Plan for Building Permit shall include:

- All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- Traffic Impact Study was completed for this site. However, a new trip generation comparison/update is required.
- Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements: parking, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- Site plan shall comply and be designed per DPM Standards.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Trail requirements are reflected on the Site Plan

Open Space Division

No adverse comment.

POLICE DEPARTMENT/Planning
traffic volume
maintenance of landscaping

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition, will comply with all SWMD ordinances and requirements, including slight adjustment on angled enclosures, for better truck access.(call for details 761-8142)

FIRE DEPARTMENT/Planning

New construction will be reviewed through the normal City of Albuquerque Plan Review Process. Items to be reviewed by AFD will be but not limited to, fire department access and fire hydrant locations, fire alarms systems, sprinkler systems, as well as accessible fire department connections. New additions will require a fire flow statement prior to DRB.

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No comment.

ALBUQUERQUE PUBLIC SCHOOLS

No adverse comments to the above requests (zoned SU-1 for restricted C-2 uses on 4.49 acres) for **Ventana Square at Ventana Ranch** located on Paradise NW between Paradise NW and Paseo Del Norte NW.

MID-REGION COUNCIL OF GOVERNMENTS

No adverse comment. For information, Paradise Boulevard and Universe Boulevard are both shown on the Long Range Roadway System map as minor arterials. The required right-of-way for Paradise

Boulevard is 106 feet, while the required right-of-way for Universe is 86 feet. In addition, the Long Range Bikeway System map provides for bicycle lanes on both facilities in the vicinity of this project.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

There is a 6-inch gas distribution line North of Paradise. Electric distribution circuit is located on north boundary of properties. PNM 115kV transmission line is located on west boundary. An electric distribution circuit is proposed for western boundary of Lot H-1.

This approval shall not serve as a precedent for future zone change request within the vicinity. The subject site is unique in that it is adjacent to existing commercially zone property and does not eliminate viable housing stock.

MOVED BY COMMISSIONER CHAVEZ
SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED 5-2 (COMMISSIONER
JOHNSON AND COMMISSIONER
SCHWARTZ VOTED NO.)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00138 00000 00436, an amendment to the Downtown Neighborhood Sector Development Plan based on the following Findings:

FINDINGS:

1. This is a request for an amendment to the Downtown Neighborhood Sector Development Plan for an approximately .27 acre site, lots 4-6, Block 25, Perea Addition, located on 11th Street NW between Lomas Boulevard and Orchard NW to be re-zoned from SU-2/TH to SU-2/O.
2. The applicant has adequately justified the requested zoning.

An amendment to the Downtown Neighborhood Area Sector Development Plan is necessary if the zone map amendment is approved.
4. The EPC looked at this just as an amendment to the sector development plan is not opening the floodgates.
5. This approval shall not serve as a precedent for future zone change request within the vicinity. The subject site is unique in that it is adjacent to existing commercially zone property and does not eliminate viable housing stock.

MOVED BY COMMISSIONER CHAVEZ
SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED 5-2 (COMMISSIONER
JOHNSON AND COMMISSIONER
SCHWARTZ VOTED NO.)

**THE FOLLOWING CASE WAS HEARD NEXT INSTEAD OF AT THE END OF THE AGENDA AS
EARLIER STATED**

3. The request furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing zoning which allows a mix of land uses in a designated Village Center. Multifamily housing, public facilities, educational and employment facilities, and other non-single family uses are allowed along with commercial services in this area. The potential uses of grocery, convenience retail, service, and community facilities are all allowed by the zoning on the subject site.
4. The request meets all of the policies and requirements of *Resolution 270-1980*: the applicant has demonstrated that the existing zoning is inappropriate because the proposed use category is more advantageous to the community as articulated in the *West Side Strategic Plan*; the subject site is designated a Village Center which calls for a mix of land uses.
5. This request is accompanied by a site development plan for subdivision and a site development plan for building permit. There are additional use restrictions with regards to permitted locations and design, but these are addressed in the site development plans.
6. Permissive C-2 Uses are allowed with the following exceptions:
 - Automobile body shop
 - Automotive sales
 - Bar
 - Carnival, outdoor
 - Circus, outdoor
 - Disco, no liquor
 - Fireworks sales
 - Mobile home sales
 - Mortuary
 - Nightclub
 - Parking lot or structure (as a separate business)
 - Rifle, pistol range, indoor
 - Trailer rental for use elsewhere
 - Trailer sales, mobile home and RV
7. The following C-2 Conditional Uses are allowed as permissive:
 - Apartment, assisted living, community residential program, and/or nursing homes
 - Townhomes
 - Brew pub
 - Printing, publishing, lithography
 - Retail store, business, or shops in which products may be manufactured or treated as an accessory use
 - Drive in restaurant and drive in drug store with prescription pick-up
 - Dry cleaning, laundry, clothes pressing
 - Outdoor vehicle storage as part of the warehouse, self storage use, including manager=s dwelling unit

This approval shall not serve as a precedent for future zone change request within the vicinity. The subject site is unique in that it is adjacent to existing commercially zone property and does not eliminate viable housing stock.

MOVED BY COMMISSIONER CHAVEZ
SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED 5-2 (COMMISSIONER
JOHNSON AND COMMISSIONER
SCHWARTZ VOTED NO.)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00138 00000 00436, an amendment to the Downtown Neighborhood Sector Development Plan based on the following Findings:

FINDINGS:

1. This is a request for an amendment to the Downtown Neighborhood Sector Development Plan for an approximately .27 acre site, lots 4-6, Block 25, Perea Addition, located on 11th Street NW between Lomas Boulevard and Orchard NW to be re-zoned from SU-2/TH to SU-2/O.
2. The applicant has adequately justified the requested zoning.
An amendment to the Downtown Neighborhood Area Sector Development Plan is necessary if the zone map amendment is approved.
4. The EPC looked at this just as an amendment to the sector development plan is not opening the floodgates.
5. This approval shall not serve as a precedent for future zone change request within the vicinity. The subject site is unique in that it is adjacent to existing commercially zone property and does not eliminate viable housing stock.

MOVED BY COMMISSIONER CHAVEZ
SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED 5-2 (COMMISSIONER
JOHNSON AND COMMISSIONER
SCHWARTZ VOTED NO.)

**THE FOLLOWING CASE WAS HEARD NEXT INSTEAD OF AT THE END OF THE AGENDA AS
EARLIER STATED**

6. Z-00110 00000 00408 George Rainhart Architect, agents for Las Ventana LTD
00128 00000 00409 Partnership, requests a zone map amendment from C-2 to SU-1
00128 00000 00410 for C-2 Uses with restrictions plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tracts G and H, Ventana Ranch Subdivision, located on Paradise Boulevard NW and Universe Boulevard, containing approximately 38.62 acres. (B-10) Russell Brito, Staff Planner
(APPROVED ZONE MAP AMENDMENT TO SU-1 FORC-2 USES. APPROVED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WITH CONDITIONS.)

STAFF PRESENT:

Russell Brito, Planning Department

STAFF PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

George Rainhart, 2325 San Pedro NE

THERE WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

MR. BRITO: Reiterated comments made in the staff report in which approval was recommended for the zone map amendment, site development plan for subdivision and site plan for building permit.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00110 00000 00408, a zone map amendment from C-2 to SU-1 for Restricted C-2 Uses for Tracts G and H, Ventana Ranch Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a zone map amendment from C-2 to *SU-1 for Restricted C-2 Uses* for an approximately 39 acre site located at the intersection of Paradise and Universe Boulevards NW. This zoning excludes specific C-2 Permissive Uses and includes specific C-2 Conditional Uses.
2. The request furthers the applicable Goals and policies of the *Comprehensive Plan* by proposing land uses that will help create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

3. The request furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing zoning which allows a mix of land uses in a designated Village Center. Multifamily housing, public facilities, educational and employment facilities, and other non-single family uses are allowed along with commercial services in this area. The potential uses of grocery, convenience retail, service, and community facilities are all allowed by the zoning on the subject site.
4. The request meets all of the policies and requirements of *Resolution 270-1980*: the applicant has demonstrated that the existing zoning is inappropriate because the proposed use category is more advantageous to the community as articulated in the *West Side Strategic Plan*; the subject site is designated a Village Center which calls for a mix of land uses.
5. This request is accompanied by a site development plan for subdivision and a site development plan for building permit. There are additional use restrictions with regards to permitted locations and design, but these are addressed in the site development plans.
6. Permissive C-2 Uses are allowed with the following exceptions:
 - Automobile body shop
 - Automotive sales
 - Bar
 - Carnival, outdoor
 - Circus, outdoor
 - Disco, no liquor
 - Fireworks sales
 - Mobile home sales
 - Mortuary
 - Nightclub
 - Parking lot or structure (as a separate business)
 - Rifle, pistol range, indoor
 - Trailer rental for use elsewhere
 - Trailer sales, mobile home and RV
7. The following C-2 Conditional Uses are allowed as permissive:
 - Apartment, assisted living, community residential program, and/or nursing homes
 - Townhomes
 - Brew pub
 - Printing, publishing, lithography
 - Retail store, business, or shops in which products may be manufactured or treated as an accessory use
 - Drive in restaurant and drive in drug store with prescription pick-up
 - Dry cleaning, laundry, clothes pressing
 - Outdoor vehicle storage as part of the warehouse, self storage use, including manager=s dwelling unit

- Retail sales of alcoholic drinks for consumption off premises where the portion of the building used for such business is within 500 feet of a residential zone
 - Sales of alcoholic drinks for consumption on premises in restaurants
8. Freestanding signs are limited to a maximum height of 16 feet.
9. The preceding lists of restricted, permissive C-2 uses and allowed, conditional C-2 uses were arrived at by the applicant in conjunction with the Ventana Ranch Community Association. Letters of support from this neighborhood and from the Paradise Hills Civic Association are have been submitted and are part of the case file.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal indicating how the site plan has been modified to meet each of the EPC conditions.
2. Permissive C-2 Uses are allowed with the following exceptions:
- Automobile body shop
 - Automotive sales
 - Bar
 - Carnival, outdoor
 - Circus, outdoor
 - Disco, no liquor
 - Fireworks sales
 - Mobile home sales
 - Mortuary
 - Nightclub
 - Nightclub
 - Parking lot or structure (as a separate business)
 - Rifle, pistol range, indoor
 - Trailer rental for use elsewhere
 - Trailer sales, mobile home and RV
3. The following C-2 Conditional Uses are allowed as permissive:
- Apartment, assisted living, community residential program, and/or nursing homes
 - Townhomes
 - Brew pub
 - Printing, publishing, lithography
 - Retail store, business, or shops in which products may be manufactured or treated as an accessory use
 - Drive in restaurant and drive in drug store with prescription pick-up
 - Dry cleaning, laundry, clothes pressing
 - Outdoor vehicle storage as part of the warehouse, self storage use, including manager's dwelling unit

- Retail sales of alcoholic drinks for consumption off premises where the portion of the building used for such business is within 500 feet of a residential zone
 - Sales of alcoholic drinks for consumption on premises in restaurants
4. Freestanding signs are limited to a maximum height of 16 feet.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER L CHAVEZ

MOTION CARRIED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT, the Environmental Planning Commission voted to approve 00128 00000 00409, a site development plan for subdivision for Tracts G and H, Ventana Ranch Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 39 acre site located at the intersection of Paradise and Universe Boulevards NW. The proposal would create fifteen separate lots ranging in size from 0.81 acre to 7.09 acres with retail and service uses.
2. The submittal furthers that applicable Goals and policies of the *Comprehensive Plan* by creating an urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers the opportunity for variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.
3. The submittal furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing a mix of land uses in a designated Village Center. Multifamily housing, public facilities, educational and employment facilities, and other non-single family uses are allowed along with commercial services in this area. The potential uses of grocery, convenience retail, service, and community facilities are all allowed on the subject site.
4. The submittal fulfills the requirements of the *Zoning Code* for a site development plan for subdivision.
5. The submittal furthers the applicable policies of the *Northwest Mesa Escarpment Plan* by allowing only colors that will blend in with the natural colors of the mesa and by limiting the maximum height to below 40'-0".
6. This site development plan for subdivision accompanies the zone map amendment for SU-1 zoning.
7. The submittal will be adequate with some changes and additions as outlined in the Conditions of Approval.

CONDITIONS:

1. The submittal of this site development plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal specifying all modifications to the plan following the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Additional design guidelines shall be added to the site development plan, including:
 - a. All Pad and Shops buildings shall have a minimum ten foot wide front sidewalk, from the face of the curb to the front of the building, with an awning or portal or shade trees, planted 25' on center in 5' x 5' planters and a minimum eight foot wide clear path.
 - b. All Major buildings shall have a minimum twenty foot wide front sidewalk, from the face of the curb to the front of the building, with an awning or portal or shade trees, planted 25' on center in 5' x 5' planters and a minimum ten foot wide clear path in front of vestibules. Also, a continuous sidewalk, minimum 6' wide, shall be located around the building perimeter to provide pedestrian connections between parking areas and building entrances.
 - c. An outdoor **patio** space *[that is a minimum of 250 - 500 square feet in size]* with tables and seating shall be provided for each building. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
 - d. Pedestrian crossings that are a minimum width of 6-feet which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
 - e. For buildings with 50 employees or more, a convenient shower facility shall be available to bicyclists and other employees.
 - f. A 10-foot wide landscape buffer (with trees at least 8-feet high at the time of planting) is required along property lines which abut residential zones. Trees shall be planted at a minimum interval of 25 feet; a mix of evergreens and deciduous trees shall be used in the buffer zone.
 - g. No chain-link, razor wire or plastic vinyl fencing is permitted.
 - h. No generic franchise building elevations or canopies are permitted.
 - i. No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
 - j. No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.
 - k. ATM's shall be architecturally integrated with building design.
 - l. Loading docks shall be screened by walls and covers that are architecturally integrated with the building. Covers for loading docks are limited to those docks facing residential zoning.
 - m. The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
 - n. Major buildings shall have display windows that are a minimum of 6 x 8 feet and be placed along the front elevation at minimum intervals of 30 feet.
 - o. Building-mounted signs shall consist of individual channel letters. No illuminated plastic panel signs are allowed except logos.

- p. The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 24 feet high and a maximum of 20 feet high within 300 feet of a residential zone. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.
 - q. Building mounted signage shall not be permitted on any elevations adjacent to or facing the residential zoning to the east.
 - r. Off-premise signs are not permitted.
 - s. Screen or garden walls, 2 2 -3 feet high with colors and texture that are contextual with the building materials shall be located along all parking areas that front on a roadway or street.
 - t. Freestanding signs are limited to a maximum height of 16 feet.
3. The following design requirements shall be deleted:
- a. Under "General Architecture", remove the last sentence: "The approval of site plans for building permits for each site will be delegated to the City of Albuquerque planning staff."
 - b. Under "lighting", remove: "Main parking area lighting not to exceed 35' to fixture."
4. Conditions of the Public Works Department:
- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - b. Dedication of right-of-way for Paradise and Universe Boulevards, and Paseo del Norte.
 - c. Construction of Paradise and Universe Boulevards, and Paseo del Norte will occur as the center develops.
 - Development of any pad site within the **northern half** of the center will require the construction of the east half of Universe Boulevard (Paradise to Arroyo).
 - Development of any pad site within the **southern half** of the center will require the construction of all of Universe Boulevard (Paseo del Norte to Paradise); the south half of Paradise Boulevard (Universe to eastern Property Line.); Paseo del Norte (Universe to eastern Property Line.); and the vacation of temporary Paseo del Norte / Paradise connection.
- These facilities will include 6 foot sidewalks and / or 10 or 8 foot bicycle facilities as shown. Location of deceleration lanes will be determined by the Traffic Engineer. The timing and phasing of the construction of the streets must be approved by the Traffic Engineer. Development of Pad UG-4, Self Storage will not require the construction of Universe, Paradise Boulevard or Paseo del North for access.
- d. Details related to 1) access along Paradise Boulevard, and 2) bikeway facilities and associated rights-of-way along Paradise Boulevard and Paseo del Norte shall be addressed to the satisfaction of the Parks & Recreation and Public Works Departments prior to final sign-off at the DRB.
 - e. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plat approval by the Development Review Board. All infrastructures must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER BEGAY

MOTION CARRIED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00128 00000 00410, a site development plan for building permit for Tracts G and H, Ventana Ranch Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for an approximately 39-acre site located at the intersection of Paradise and Universe Boulevards NW.
2. The submittal contains both the definite and alternate use site development plans for building permit with the stipulation that the alternate site plans, if selected for development, are delegated to the Development Review Board for review and approval. If a use is selected which does not conform to the approved site plan or one of the alternate use plans, then a new submittal to the Environmental Planning Commission will be required.
3. The submittal furthers that applicable Goals and policies of the *Comprehensive Plan* by creating an urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers the opportunity for variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.
4. The submittal furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing a mix of land uses in a designated Village Center. Multifamily housing, public facilities, educational and employment facilities, and other non-single family uses are allowed along with commercial services in this area. The potential uses of grocery, convenience retail, service, and community facilities are all allowed on the subject site.
5. The submittal furthers the applicable policies of the *Northwest Mesa Escarpment Plan* by allowing only colors that will blend in with the natural colors of the mesa and by limiting the maximum height to below 40'-0".
6. This site development plan for building permit accompanies the zone map amendment request for SU-1 zoning.
7. The submitted site development plan for building permit should adhere to the existing guidelines and requirements found in the site development plan for subdivision as well as the additional guidelines and requirements outlined in the site development plan for subdivision Conditions of Approval (00128 00000 00409).

CONDITIONS:

1. The submittal of this site development plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal specifying all modifications to the plan following the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The following clarifications and additions to the site development plan submittal shall be addressed:
 - a. The note regarding alternate uses shall be placed on the landscape plan, gathering spaces, grading and drainage plan, utility plan, and all elevation sheets.
 - b. Elevations that are also alternate use elevations shall be clearly labeled as such.
3. The submitted site development plan for building permit shall adhere to the existing guidelines and requirements found in the site development plan for subdivision as well as the additional guidelines and requirements outlined in the site development plan for subdivision Conditions of Approval (00128 00000 00409).
4. Pedestrian and bicycle amenities:
 - a. Speed humps/bumps shall be utilized on both sides of the internal pedestrian crossings of drive aisles or each crossing shall be a raised table, three inches above the drive aisle.
 - b. Two additional pedestrian links shall be added to Tract G: one from the northwest corner of the site to Major 4 and another connecting Shops 4 and Major 3.
 - c. These pads shall connect to the residential area to the east. There shall be direct pedestrian connections between Pads 7 and 8 and Shops 2 at the northeast corner of Tract H. The path which begins in the Gathering Space between Major 2 and Shops 2 and then travels around the backside of Shops 2 shall connect to Pads 7 and 8. These paths shall connect to the residential area to the east.
 - d. Adequate bicycle parking shall be shown at Shops 3 and Pads 4 and 6.
5. The height of the lighting poles shall be reduced to 24' maximum and a maximum of 20 feet high within 300 feet of a residential zone.
6. Landscaping:
 - a. The major east-west, pedestrian walkway between Majors 3 and 4 on Tract G shall have additional shade trees planted along its entire length similar to the major east-west pedestrian walkways on Tract H.
 - b. The entire, eastern setback of Lot UG-4 shall be increased to at least ten feet to allow for a ten-foot-wide landscaping buffer between the subject site and the adjacent, residential zoning to the east.
 - c. Any gravel used shall be compatible with the appearance (colors & materials) of the project.
 - d. Screen or garden walls, 2 2 -3 feet high with colors and texture that are is contextual with the building materials shall be located along all parking areas that front on a roadway or street.
7. Elevations and signs:
 - a. the color of the roof tiles shall be specified
 - b. the color of the building cornices shall be specified
 - c. all loading dock and receiving areas shall be visually screened with walls and roofs that integrate with the building architecture; roofs over loading docks are limited to those docks facing residential zoning.
 - d. in addition to a ten foot landscape buffer, the eastern edge of Lot UG-4 shall have a minimum eight foot high, solid wall along its entire length

- e. variations in the surface of the exterior walls and/or display windows as per the additional design requirements shall be added to the building elevations. The areas between the stucco control joints shall have the same medium tan color as the CMU base.
 - f. Colors and materials of the signs shall match those of the buildings and be called out on the detail diagrams.
 - g. Freestanding signs are limited to a maximum height of 16 feet.
8. The comments and conditions of the Parks and Recreation Department shall be addressed:
- a. The applicant shall take the trail design and any landscaping adjacent to Paseo del Norte to the Parks & Recreation Department for review and approval prior to final DRB approval.
 - b. The 10' asphalt trail along Universe, outside the right of way but within a utility easement shall be clarified as either a trail or a sidewalk. In its northern section, between Paradise and the channel, there shall be a 5' separation between the trail and the curb.
 - c. Dedication of adequate right-of-way for Paseo del Norte sufficient to allow for a 10' wide asphalt trail along the north side. Right-of-way dedication and trail construction shall occur as part of final DRB sign-off and/or final plat approval.
9. Conditions of the Public Works Department:
- a. The entrance in the immediate proximity of Major No.4 must be reconfigured and channelized to better define traffic patterns and placement of control devices.
 - b. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - c. Location of walls, fences, refuse containers and signs must meet the clear sight distance requirements for adjacent streets and internal circulation aisles.
 - d. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets, i.e., pedestrian linkages between pads major tenants.
 - e. The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
 - f. Provision of street trees and landscaping on Paseo del Norte, Paradise and Universe Boulevards.
 - g. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - h. Coordination with the Solid Waste Department with regard to refuse container location and access.
 - i. Details related to 1) access along Paradise Boulevard, and 2) bikeway facilities and associated rights-of-way along Paradise Boulevard and Paseo del Norte shall be addressed to the satisfaction of the Parks & Recreation and Public Works Departments prior to final sign-off at the DRB.
 - j. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plat approval by the Development Review Board. All infrastructures must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
 - k. The utility plan will address potential conflicts, including: The sanitary outfall appears to be routed through a storm sewer manhole; Status, operation and maintenance responsibilities for the "temporary lift station" must also be addressed. These issues must be resolved prior to DRB action.



"Jim Manske"
<peaceworks@qwest.net>

01/15/2004 04:08 PM

To: "JOELLEN R. HOWARTH" <jhowarth@cabq.gov>
cc: "Debbie Stover" <dstover@cabq.gov>, "Debbie Miera" <Bkmiera@aol.com>, msafrany@gra-arch.com, amcandelaria@cabq.gov
Subject: MEMO: Project #1000390

peaceworks

4905 Guadalupe Trail NW
Albuquerque, NM 87107
(505) 344-1305

MEMO: January 15, 2004
TO: Environmental Planning Commissioners
Debbie Stover, planner
Jo Ellen Howarth, City Attorney's Office of ADR
Debbie Miera, Peace Builders
April Candelaria, EPC Secretary
Mike Safrany, Rainhart and Associates
Laura Horton, Ventana Ranch N. A.
Bruce Nyberg, Ventana Ranch N. A.

RE: Project# 1000390

Greetings,

After consulting with Laura Horton of Ventana Ranch Neighborhood Association,
I have determined that no facilitated meeting is desired on this case.
Peace,

Jim Manske
Facilitator

"Creating a world to which people want to belong, one peace at a time..."



Supplemental form
S

SUBDIVISION

___ Major Subdivision action

___ Minor Subdivision action

___ Vacation

___ Variance (Non-Zoning)

V

SITE DEVELOPMENT PLAN

___ ... for Subdivision Purposes

... for Building Permit

___ IP Master Development Plan

___ Cert. of Appropriateness (LUCC)

L

Supplemental form
Z

ZONING & PLANNING

___ Annexation

___ Zone Map Amendment (Establish or Change Zoning)

___ Sector Plan (Phase I, II, III)

___ Amendment to Sector, Area, Facility or Comprehensive Plan

___ Text Amendment (Zoning Code/Subdivision Regulations)

APPEAL / PROTEST of... A

___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Las Ventanas LTD Partnership c/o Sandra Proffers PHONE: _____

ADDRESS: 10 Tramway LT FAX: _____

CITY: Albuquerque STATE NM ZIP 87132 E-MAIL: _____

Proprietary interest in site: _____

AGENT (if any): George Reinhart Architect & Assoc. PHONE: 874-9110

ADDRESS: 2325 San Pedro NE Suite 2-B FAX: _____

CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: m.sefranz@gra-arch.com

DESCRIPTION OF REQUEST: Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes ___ No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot of Tract No. K1, H2, H3, H4 Block: 0000 Unit: _____

Subdiv. / Addn. Ventana Square at Ventana Ranch

Current Zoning: SU-1 for restricted C-2 uses Proposed zoning: _____

Zone Atlas page(s): B10 No. of existing lots: _____ No. of proposed lots: _____

Total area of site (acres): 4.49 ac Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? Yes. No ___ , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____

UPC No. 101006504307430602 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Paradise Blvd. NW

Between: Paradise Blvd. NW and Paseo del Norte Blvd. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):

Z 00128-00000-00409 Z 00128-00000-00410

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Michael Safrany DATE 12-16-03

(Print) Michael Safrany _____

___ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03EPC - 02182</u>	<u>SBP</u>		\$ <u>385.00</u>
<input type="checkbox"/> All fees have been collected				\$
<input type="checkbox"/> All case #s are assigned		<u>Adfee</u>		\$ <u>75.00</u>
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>Feb 19, 2004</u>			Total
				\$ <u>460.00</u>

Michael Safrany
Planner signature / date

Project # 1000390

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

- ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings. For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - ___ Site plans and related drawings reduced to 8.5" x 11" format
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 30 copies for EPC public hearings.
- Site plans and related drawings reduced to 8.5" x 11" format
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

NOTE: For wireless telecom facilities (administrative reviews that have been referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:

- ___ Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
- ___ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- ___ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- ___ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- ___ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
- ___ Registered Engineer's stamp on the Site Development Plans
- ___ Office of Community & Neighborhood Coordination inquiry response as above based on 1/4 mile radius

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
 - ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
 - ___ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 30 copies for EPC public hearings
 - ___ Site plans and related drawings reduced to 8.5" x 11" format
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Michael Jafromy

Applicant name (print)

Michael Jafromy 12-30-03

Applicant signature / date



Form revised September 2001

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

03EPC-02182

Billings

Planner signature / date

Project # 1000390

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: George Reinhart

Date of request: 12/30/03 Zone atlas page(s): B-10

CURRENT:

Zoning C-2

Legal Description -

Lot or Tract # Tract H Block # 1-4

Parcel Size (acres / sq.ft.) ± 4.49 AC

Subdivision Name Ventana Square @ Ventana Ranch

REQUESTED CITY ACTION(S):

Annexation [] Sector Plan []
 Comp. Plan [] Zone Change []
 Amendment [] Conditional Use []

Site Development Plan:

a) Subdivision [] Building Permit [X]
 b) Build'g Purposes [] Access Permit []
 c) Amendment [] Other []

PROPOSED DEVELOPMENT:

No construction / development []
 New Construction []
 Expansion of existing development []

GENERAL DESCRIPTION OF ACTION: 1

of units - 4
 Building Size - 17,450 (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative Michael Spring

Date 12-30-03

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

TRESHOLDS MET? YES [X] NO [] Mitigating reasons for not requiring TIS: Previously studied: [X]

Notes: - VENTANA RANCH TIS

- TIS UPDATE (TRIP LEN. COMPARISON) REQUIRED

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

Tom J. J.
TRAFFIC ENGINEER

12-22-03
DATE

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

Required TIS must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS

- SUBMITTED 1/1/98
 - FINALIZED 1/1/98

Tom J. J.
TRAFFIC ENGINEER

12-22-03
DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

December 23, 2003

City of Albuquerque
Planning Department
P.O.Box 1293
Albuquerque, NM 87103

RE: EPC – Alternate Site Plan For Building Permit

We herewith wish to inform you that we will be submitting an EPC application on Wednesday, December 31st. The proposed project is located at the southwest corner of Paradise Blvd. and Universe Blvd, Tract H, Lots 1-4, Zone Map B-10. The plan for these four Lots have been previously approved by the EPC in 2000, with a C-Store on Lot 1 and a retail store on each of the remaining three Lots. The alternative site plan proposes the C-Store on Lot 1, Fast Food on Lot 2, a Bank on Lot 3, and Retail Shops on Lot 4.

As in the previous submittal, all architectural features of these alternate designs conform to the General Architectural Design Requirements for Ventana Square. This will assure that the proposed schemes will be of the same style and quality of the immediate surrounding area.

Sincerely,

George Rainhart Architect & Associates, P.C.



Michael Safrany
Project Manager

19 September 2003

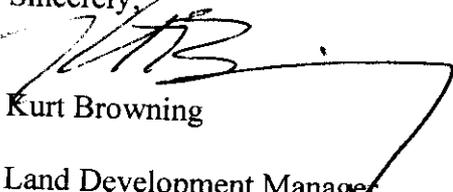
City of Albuquerque
Planning Department
P.O. Box 1293
Albuquerque, NM 87103
505-924-3860

Ref: Project number: 1000390 – Tract G-3 Ventana Square at Ventana Ranch
Case numbers: 00128-00000-00409 and 00128-00000-00410

To Whom It May Concern:

Las Ventanas Limited Partnership, the owner of the property for the above referenced project, hereby authorizes George Rainhart Architects and Associates, P.C. to act as our agent in regard to securing permits and administrative approvals.

Sincerely,



Kurt Browning

Land Development Manager
Sandia Properties Ltd., Co.
Managing Partner for Las
Ventanas Limited Partnership

Cc George Rainhart



S A N D I A P R O P E R T I E S L T D . C O .

#10 TRAMWAY LOOP NE • ALBUQUERQUE, NEW MEXICO 87122 • (505) 856-6419 • FAX (505) 856-6335
LAND DEVELOPMENT, MANAGEMENT AND BROKERAGE

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Michael Sperry 12-30-03
Applicant or Agent Signature / Date

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- A. 82" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' [Other scales as approved by staff]
3. Bar scale
4. North arrow
5. Scaled vicinity map
6. Existing structures on the site and within 20 feet of the site boundaries
7. Property lines (clearly identify)
8. Existing and proposed easements (identify each)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: _____ provided: _____
Handicapped spaces required: _____ provided: _____
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: _____
provided: _____
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 - PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

December 19, 2003

City of Albuquerque
Planning Department
P.O. Box 1293
Albuquerque, NM 87103

RE: Amendment to Ventana Square Pad 5, 6, 7, 8 Alternate Site Plans for Building Permit

George Rainhart Architect & Associates is authorized to sign the application to amend the Ventana Square Development plan to add alternate site plans for building permit for Pad 5 (Tract H-1), Pad 6 (Tract H-2), Pad 7 (Tract H-3), and Pad 8 (Tract H-4) on behalf of the property owner Sandia Properties.

Sincerely,


Bob Murphy
President
Sandia Properties Ltd., Co.

BM/lk

SANDIA PROPERTIES LTD. CO.

#10 TRAMWAY LOOP NE • ALBUQUERQUE, NEW MEXICO 87122 • (505) 856-6419 • FAX (505) 856-6335
LAND DEVELOPMENT, MANAGEMENT AND BROKERAGE



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: December 17, 2003

TO CONTACT NAME: Mike Saffany
 COMPANY/AGENCY: George Reinhart Architects + Assoc
 ADDRESS/ZIP: 2325 San Pedro NE Ste 2-B 87110
 PHONE/FAX #: 884-9110 / 837-9877

Thank you for your inquiry of 12-17-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lots H1, H2, H3 + H4, Ventana Square
of Ventana Ranch
 zone map page(s) B-10

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Ventana Ranch

Neighborhood Association
 Contacts: Laura Horton
7224 Cascada Rd NW / 87114
898-8103 (W) 710-0646 (cell)
Bruce Nyberg
10824 Brushfield Rd NW
890-6559 (W) 87114

Neighborhood Association
 Contacts: _____

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dulcinea S. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

December 23, 2003

Ventana Ranch Neighborhood Association
Attn: Laura Horton
7224 Cascada Rd. NW
Albuquerque, N.M. 87114

To the Neighborhood Association:

We herewith wish to inform you that we will be submitting an EPC application on Wednesday, December 31st. The proposed project is located at the southwest corner of Paradise Blvd. and Universe Blvd, Tract H, Lots 1-4, Zone Map B-10. The plan for these four Lots have been previously approved by the EPC in 2000, with a C-Store on Lot 1 and a retail store on each of the remaining three Lots. The new site plan proposes the C-Store on Lot 1, Fast Food on Lot 2, a Bank on Lot 3, and Retail Shops on Lot 4. Enclosed is the complete set of plans I will be submitting to the EPC for your use. If you have any questions, feel free to call me at 884-9110 ex.208.

Sincerely,

George Rainhart Architect & Associates, P.C.



Michael Safrany
Project Manager

December 23, 2003

Ventana Ranch Neighborhood Association
Attn: Bruce Nyberg
6824 Brushfield Rd. NW
Albuquerque, N.M. 87114

To the Neighborhood Association:

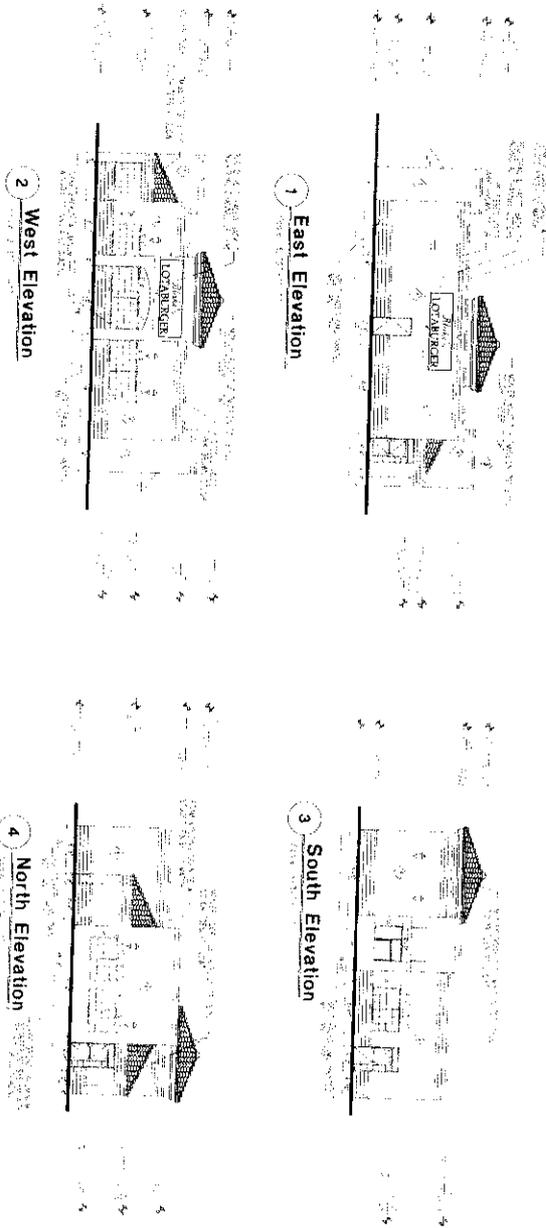
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Sincerely,

George Rainhart Architect & Associates, P.C.



Michael Safrany
Project Manager



GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

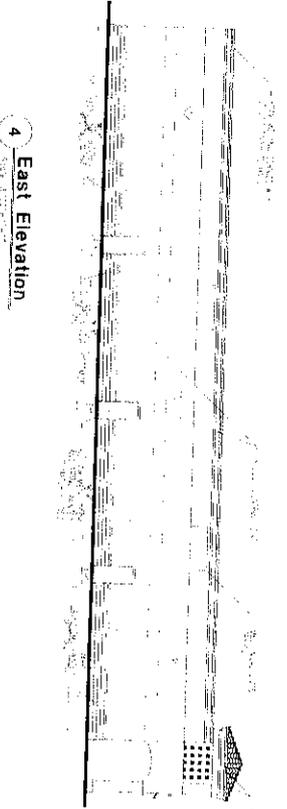
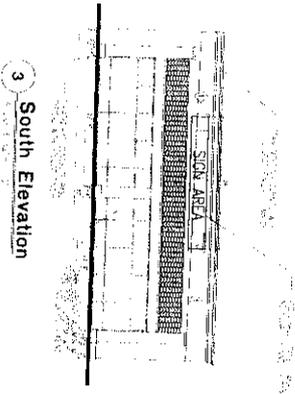
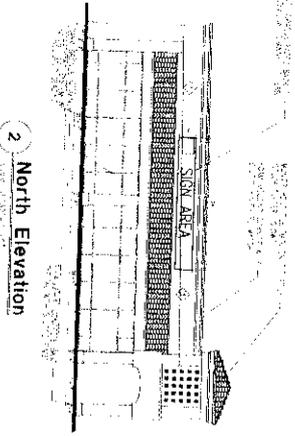
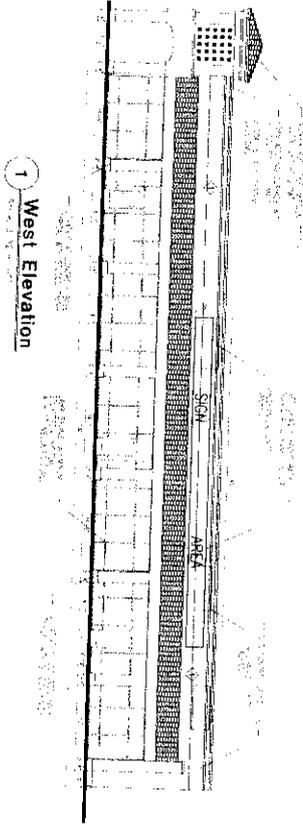
DATE 12-2-04	PROJECT TITLE VENTANA SQ. LOT H2 SEC UNIVERSE BLVD. & PARADISE BLVD. ALBUQUERQUE, NEW MEXICO	
SCALE AS NOTED	JOB NO.	DRAWN BY. MPS
SHEET NO. A2.2	PROJECT MANAGER MIKE SAFRANY	
SHEET TITLE ALT. FAST FOOD ELEV.		



GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877



REV	DATE	BY	REVISION
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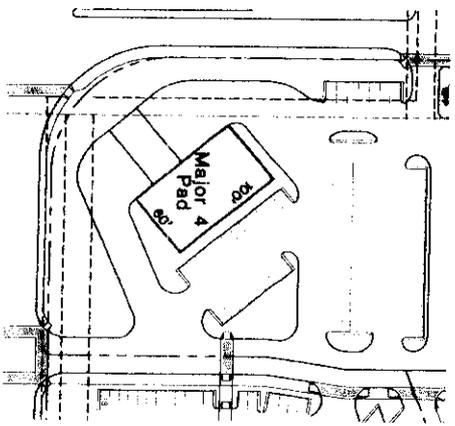
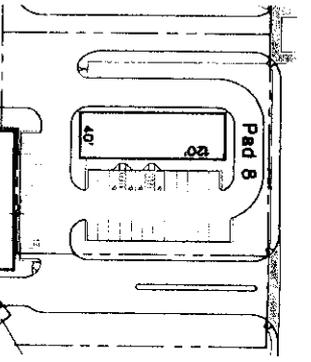
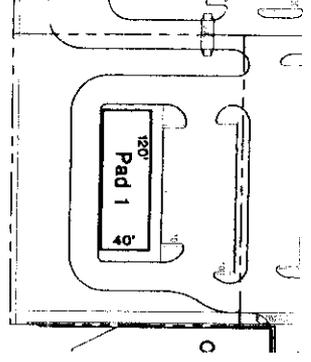
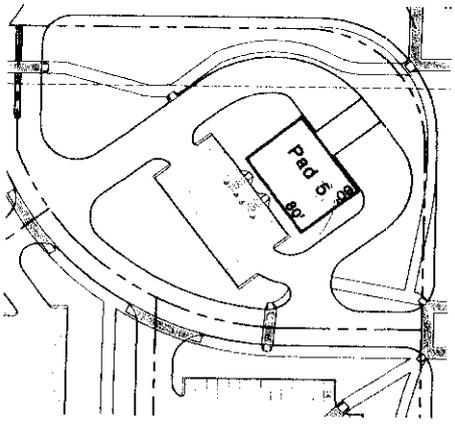
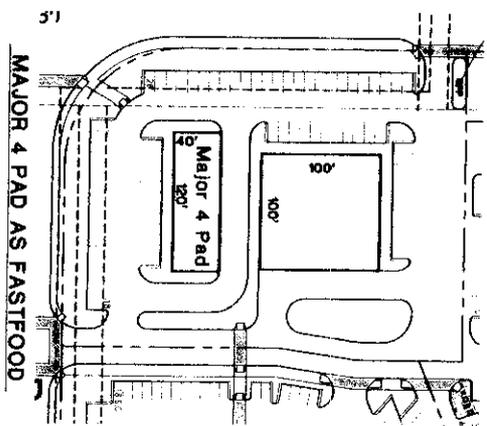
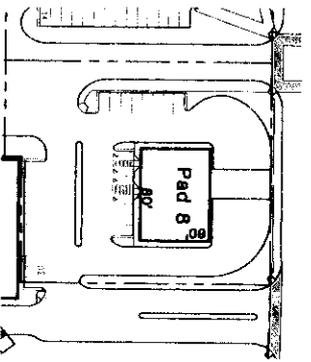
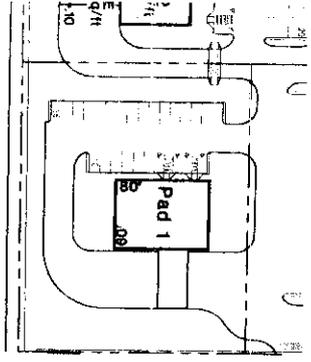
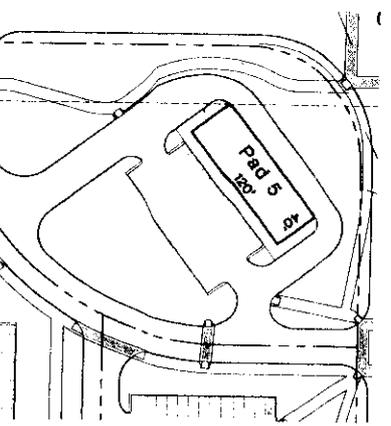
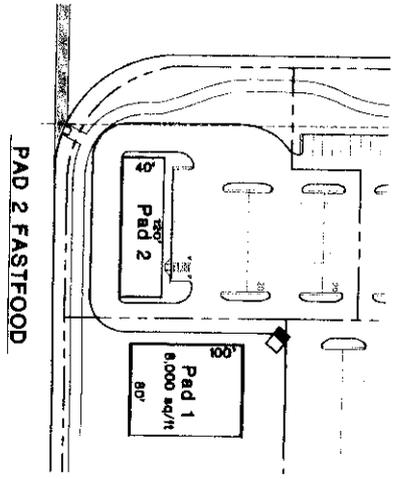
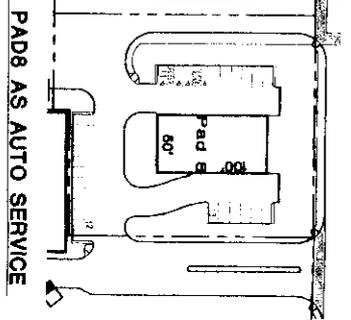
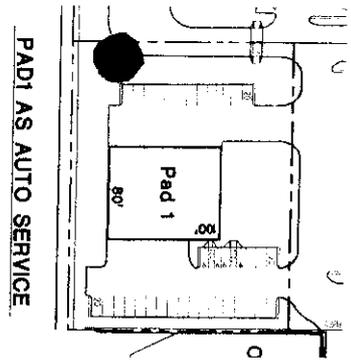


DATE PLOTTED: 12-12-03
 SCALE: AS NOTED

DATE	PROJECT TITLE	JOB NO.	DRAWN BY
12-12-03	VENTANA SQ. LOT H4 SEC UNIVERSAL BLVD & PARADISE BLVD. ALBUQUERQUE, NEW MEXICO		MPS
SCALE	PROJECT MANAGER	SHEET TITLE	
A2.4	MIKE SAFRANY	ALT. SHOPS ELEVATIONS	
AS NOTED			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

REV	DATE	BY	REVISION
△			
△			
△			
△			
△			



PAD 5 AS BANK

▲ PER ZONING

NOTE: EXISTING BANK ON SITE WITH ALTERNATE USES. ALL USES MUST BE APPROVED BY CITY OF ALBUQUERQUE. NO SHADING TO BE DONE.

ALTERNATE USE

Concept: If one of the approved schematic alternatives use is selected, the appropriate use of the approved site plan for building footprint and building form must be approved. (City review not required unless the plan for development does not match one of the alternate schematic plans). Any use that does not conform to the approved site plan or otherwise use plans as require a new schematic to ETC.

SCHEMATIC ALTERNATE USES



REV	DATE	BY	REVISION
▲			
▲			
▲			
▲			

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PROJECT TITLE VENTANA SQUARE TRUSTS & 400 S ST AT VENTANA PARK Albuquerque, New Mexico	PROJECT MANAGER George Reinhardt, AIA	JOB NO 99032	DRAWN BY S.D.
SHEET TITLE - PREVIOUSLY APPROVED Schematic Alt Uses			

AS.1

permitted.
 Write "Return Receipt Requested" on the mailpiece below the article number.
 The Return Receipt will show to whom the article was delivered and the date delivered.

2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:

Ventana Ranch
 ATTN: Bruce Nyberg
 6824 Brushfield Rd NW
 Albuquerque, NM 87114

4a. Article Number

7003 1010 0002 1289 0000

4b. Service Type

Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery



7003 1010 0002 1289 0000
 7003 1010 0002 1289 0000

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

Sent To
 Ventana Ranch - Bruce Nyberg
 Street, Apt. No. or P.O. Box No. 6824 Brushfield Rd NW
 City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3806, June 2002

See Reverse for Instructions

Thank you for using Return Receipt Ser

usted

Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™

card to you.
 Attach this form to the front of the mailpiece, or on the back if space does not permit.
 Write "Return Receipt Requested" on the mailpiece below the article number.
 The Return Receipt will show to whom the article was delivered and the date delivered.

extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:

Ventana Ranch
 ATTN: Laura Horton
 7224 Cascada Rd NW
 Albuquerque, NM 87114

4a. Article Number

7003 1010 0002 1289 0017

4b. Service Type

Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X

8. Addressee's Address (Only if requested and fee is paid)

Thank you for using Return Receipt Ser

PS Form 3811, December 1994

102595-98 B-0229 Domestic Return Receipt



117 117

U.S. Postal Service™
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 (Domestic Mail Only; No Insurance Coverage Provided)

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

(below this line for OCNC use only)

Date of Inquiry: 12-17-03 Time Entered: 1:30pm OCNC Rep. Initials: DC

ONE STOP SHOP . . . FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol - 2nd & 4th Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME

Las Ventanas LTD Partnership c/o Sandra Repertis

AGENT

George Rankart Architect & Assoc.

ADDRESS

2325 San Pedro NE Ste 2-B

PROJECT NO.

1000390

APPLICATION NO.

03 EPC - 02182

\$ _____ 441006 / 4983000 (DRB Cases)

\$ 385⁰⁰ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ 75⁰⁰ 441018 / 4971000 (Notification)

\$ 460⁰⁰ Total amount due

DUPLICATE
City Of Albuquerque
Treasury Division

12/30/2003 12:17PM LOC: ANN
X
RECEIPT# 00017060 WSH 006 TRANSH 0017
Account 441006 Fund 0110
Activity 4971000 TRSDMM
Trans Amt \$460.00
J24 Misc \$385.00

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

12/30/2003 12:17PM LOC: ANN
X
RECEIPT# 00017061 WSH 006 TRANSH 0017
Account 441018 Fund 0110
Activity 4971000 TRSDMM
Trans Amt \$460.00
J24 Misc 10/28/02 \$75.00
CK \$460.00
CHANGE \$0.00

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from Feb 4, 2004 To Feb 19, 2004

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Michael Sp...
(Applicant or Agent)

12-30-03
(Date)

I issued 2 signs for this application,

12/30/03
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1000390