

AA

APPLICATION NO. DBAA 10026	PROJECT NO. 1000890
PROJECT NAME Ventana Square @ Ventana Ranch	
EPC APPLICATION NO.	
APPLICANT / AGENT single HERR Architects	PHONE NO. 246-0870
ZONE ATLAS PAGE B-10	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BAB	DATE 2/25/08	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED PKB	DATE 2/22/08	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED NSE	DATE 02/22/08	DATE
PLANS APPROVED KDM	DATE 3/12/08	DATE
COMMENTS:		
SEE SITE PLAN MARKED 'TRANSP.' 02/22/08 FOR COMMENTS		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED RSB	DATE 4 Apr 2008	DATE
COMMENTS:		
Revised bank layout. RSB		
1 April 2008 - waiting for revisions: pedestrian connection to the west and screening of parking perpendicular to Paradise RSB		

Revised 3/3/04 **Called about comments LM 2/25/08 VS**
 (Return form with plat / site plan)
Checked out comments 2/25/08 VS

AA

APPLICATION NO. 08AA 10026	PROJECT NO. 1000890
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PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BAB</i>	DATE <i>2/25/08</i>	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>PKB</i>	DATE <i>2/22/08</i>	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED <i>NSE</i>	DATE <i>02/22/08</i>	DATE
PLANS APPROVED <i>KDM</i>	DATE <i>3/12/08</i>	DATE
COMMENTS:		
<i>SEE SITE PLAN MARKED 'TRANSP.' 02/22/08 FOR COMMENTS</i>		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>RSB</i>	DATE <i>4 Apr 2008</i>	DATE
COMMENTS:		
<i>Revised bank layout. RSB</i>		
<i>1 Apr 2008 - waiting for... [unclear] [unclear]</i>		

Revised 3/3/04 *Called about comments LM 2/25/08 VS*
 (Return form with plat / site plan)
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A A

1980-1981
1980-1981

1980-1981

1980-1981



1980-1981

1980-1981



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
 - County Submittal
 - EPC Submittal
 - 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/Sub Regs)
 - Street Name Change (Local & Collector)
 - L A APPEAL / PROTEST of...**
- 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.

APPLICATION INFORMATION:

Professional/Agent (if any): slagle HERR Architects - Geoff Graff PHONE: 505-246-0870

ADDRESS: 1600 Rio Grande Blvd. NE FAX: _____

CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: geoff@slagleherr.com

APPLICANT: Bank of Albuquerque, Bok Financial - David Crews PHONE: 918-488-7342

ADDRESS: 7060 S. Yale, Suite 300 FAX: _____

CITY: Tulsa STATE OK ZIP 74136 E-MAIL: dcrews@bokf.com

Proprietary interest in site: _____ List all owners: Las Ventanas H-3 LLC

DESCRIPTION OF REQUEST: Seeking administrative approval for the revised branch bank site plan.

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

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

Lot or Tract No. H-3 Block: _____ Unit: _____

Subdiv/Addn/TBKA: Ventana Square at Ventana Ranch

Existing Zoning: SU-1 for restricted C-2 uses Proposed zoning: same MRGCD Map No _____

Zone Atlas page(s): B-10 UPC Code: 101006505810730607

CASE HISTORY:

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

Proj. # 1000390, 03 EPC 02182

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No

No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 0.87910871

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

Between: Universe Blvd. NW and Vivaldi NW

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

SIGNATURE Geoff Graff DATE 2/20/08

(Print) Geoff Graff Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

- 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

088A - 10024

Action

AA

S.F.

Fees

\$ 45.00

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ 45.00

Hearing date N/A

Geoff Graff 2/21/08
Planner signature / date

Project # 1000390

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

SITE DEVELOPMENT PLAN - BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE (AA01)

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) **6** copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

- AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)**
- AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)**
- CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY (AA04)**

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) **5** copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) **1** copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above:

- Co-location 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 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**

PLEASE NOTE: If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

Geoff Graff, slagleHERR Architects
 Applicant name (print)
Geoff Graff
 Applicant signature / date
 2/20/08



Form revised June 04, October 2004

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 08AA - - - - - 10026

Verka 2/21/08
 Planner signature / date
Project # 1000390

slagteherr.com

February 20, 2008

Planning Department
Plaza del Sol Building
600 2nd Street NW
Albuquerque, NM 87102

RE: NEW BRANCH BUILDING FOR BANK OF ALBUQUERQUE AT VENTANA SQUARE ON
PARADISE BETWEEN UNIVERSE AND VIVALDI.

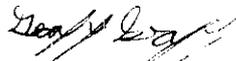
To Whom It May Concern:

The following submittal is a request for an administrative amendment to the approved site development plan for building permit to construct a new branch for Bank of Albuquerque, located at 6530 Paradise Blvd. NW between Universe Blvd. and Vivaldi, Tract H-3. The current zoning is SU-2 for restricted C-2 uses described in file 00110-00408. The request is to revise the site plan as shown to accommodate a Bank of Albuquerque prototype branch.

A bank branch with drive through on this site was part of the originally approved development plan. The plan has since been revised to accommodate shops that have never been realized. An original site plan for the prototype branch, and similar to the one submitted, was previously approved by the Ventana Square Owners' Association. The submitted site plan has been revised from that original based upon discussions with various city planning officials. This project will include the building and all associated site work, i.e. parking, sidewalks, landscaping, etc.

We are hopeful that this request can be approved administratively because the project will integrate with the neighboring components within the larger development and is consistent with the original development intentions. Should you have any questions or require further information, please feel free to contact me.

Sincerely,



Geoff Graff
slagteHERR Architects

slagte

HERR

rcitect



Bank of Albuquerque

February 15, 2008

**RE: New Building for Bank of Albuquerque
located on Lot H3, Pad 7 in Ventana Square.**

I authorize Slagle Herr Architects to act as agent on my behalf in regard for obtaining city approvals for the project listed above.

Sincerely,

David Crews
Branch Construction and Property Acquisition
Project Manager, Bok Financial, Bank of Albuquerque,
918-488-7342
dcrews@bokf.com
Address: 7060 S. Yale, suite 300
Tulsa, OK 74136

**APPROVAL BY THE BOARD OF DIRECTORS OF
VENTANA SQUARE OWNERS' ASSOCIATION, INC., OF
CONSTRUCTION PLANS FOR IMPROVEMENTS ON TRACT H-3**

THE BOARD OF DIRECTORS OF VENTANA SQUARE OWNERS' ASSOCIATION, INC., at a Special Meeting held December 21, 2006, NOTICE OF WHICH IS HEREBY WAIVED, unanimously approve the following resolution:

WHEREAS, in accordance with the Declaration of Easements with Covenants and Restrictions Affecting Land for Ventana Square at Ventana Ranch (as amended, the "Declaration"), Ventana Square Owners' Association, Inc. (the "Association"), has the power to review and approve construction plans for buildings proposed within Ventana Square at Ventana Ranch (the "Shopping Center"); and

WHEREAS, each director has been provided construction plans prepared by George Rainhart Architects & Associates, P.C., dated 12/21/06, initiated by the undersigned, copies of which are attached hereto and incorporated herein by reference ("Construction Plans"); and

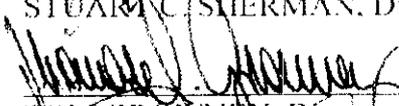
WHEREAS, the Board of Directors desires to approve the Construction Plans.

NOW THEREFORE, it is:

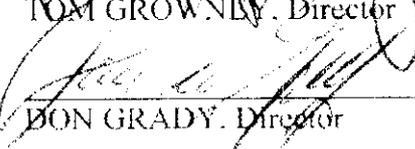
RESOLVED that the Construction Plans are hereby approved for all purposes under the Declaration.


STUART C. SHERMAN, Director

Dated: 12-21-06


TOM GROWLEY, Director

Dated: 12-21-06


DON GRADY, Director

Dated: 12/21/06



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:

received
2/27/04

- 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.

OFFICIAL NOTICE OF DECISION

PROJECT #1000390

FEBRUARY 19, 2004

PAGE 4 OF 5

- 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:
- The roof tile color shall be described as to specific color, i.e. brown, pink, red, etc.
 - 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.
 - 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

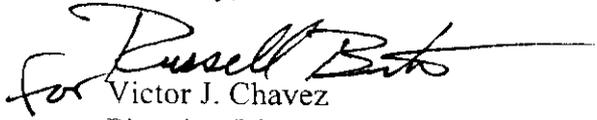
IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MARCH 5, 2004** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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,


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

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

0217 0008 Issued By: E06875

Permit Number: 2008 010 026 **Category Code 940**
Application Number: 08AA-10026 Amndt Site Development Plan - Bld Prmt
Address:
Location Description: PARADISE BLVD NW BETWEEN UNIVERSE BLVD NW AND MINALDI NW
Project Number: 1000350

Applicant Bank Of Albuquerque David Creaves 7080 S Yale Suite 300 Tulsa OK 74136 318-488-7342	Agent / Contact Sage Herr Architects Geoff Graff 1800 Rio Grande Blvd Ne Albuquerque NM 87104 246-0870
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<u>Application Fees</u>	
441013/4971000	Public Notification
441052/8424000	Conflict Mgmt Fee
441006/4971000	EA Actions \$45.00
TOTAL:	\$45.00