

AA

APPLICATION NO. <i>06AA00960 00961</i>	PROJECT NO. <i>1002346</i>
PROJECT NAME <i>VENTANA SQUARE</i>	
EPC APPLICATION NO.	
APPLICANT / AGENT <i>ANTON DATTILO</i> <i>GEORGE RAINHART ARCH</i>	PHONE NO. <i>824-9110</i>
ZONE ATLAS PAGE <i>B-10</i>	
(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 <i>B&B</i>	DATE <i>7/14/06</i>	DATE	
COMMENTS:			

UTILITY DEV (505) 924-3989			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED <i>W&S</i>	DATE <i>7/14/06</i>	DATE	
COMMENTS:			

TRANSPORTATION DEV (505) 924-3990			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED <i>W&S</i>	DATE <i>7-6-06</i>	DATE	
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 <i>CM</i>	DATE <i>7/28/06</i>	DATE	
COMMENTS:			
<i>reverse lot numbering, and pad arch. design standards</i>			

Revised 3/3/04

(Return form with plat / site plan)

10

11

12

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S Z ZONING & PLANNING
<input type="checkbox"/> Major Subdivision action	<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action	<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision Purposes	<input checked="" type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit	<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A APPEAL / PROTEST of..
STORM DRAINAGE	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	

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: GRADY RENTALS, LLC PHONE: 884-8493
 ADDRESS: P.O. BOX 30801 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87190 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: GRADY RENTALS, LLC
 AGENT (if any): GEORGE RAINHART ARCHITECT PHONE: 884-9110
 ADDRESS: 2325 SAN PEDRO, NE SUITE 2B FAX: 837-9877
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____

DESCRIPTION OF REQUEST: ADMINISTRATION AMENDMENT

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. TRACTS "G" AT VENTANA SQUARE Block: _____ Unit: _____
 Subdiv. / Addn. VENTANA RANCH
 Current Zoning: C-2 Proposed zoning: SU-1 FOR C-2
 Zone Atlas page(s): B-10-7 No. of existing lots: 5 No. of proposed lots: 5
 Total area of site (acres): 2.3A 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. 1010065D4705730704 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: NE CORNER UNIVERSE BLVD & PARADISE BLVD NW
 Between: _____ and VENTANA RD 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.): _____
05EPC 01264, 05EPC 01263

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

SIGNATURE Anton M. Dattilo DATE 7-6-06
 (Print) ANTON M. DATTILO Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

- 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>06AA 00960</u>	<u>ASPS</u>	<u>PL4</u>	<u>\$ 45.00</u>
<u>06AA 00961</u>	<u>ASBP</u>	<u>PL4</u>	<u>\$ 45.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>AA</u>		Total	<u>\$ 90.00</u>

Sandy Handley

Project # 1002346

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

- 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 SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

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 ¼ 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.

Aaron M. Attico
 Applicant name (print)
Aaron M. Attico 7.6.06
 Applicant signature / date



Form revised June 04, October 2004

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

Application case numbers
06AA - 00160
06AA - 00961

Sandy Handley 07/06/06
 Planner signature / date
 Project # 1002346

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME GRADY RENTALS LLC
AGENT GEORGE RAINHART ARCHITECT
ADDRESS 2325 SAN PEDRO NE STE 2B
PROJECT & APP # 1002346/06AA00960,00961
PROJECT NAME VENTANA SQUARE

\$ _____ 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ 90.00 441006/4971000 EPC(AA)UCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 90.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

GEORGE R. RAINHART
ARCHITECT & ASSOCIATES, P.C.
2325 SAN PEDRO NE SUITE 2B
ALBUQUERQUE, NM 87110
884-9110

2857
95-78/1070
893
DATE 7/6/06
City of Albuquerque
Revenue Div \$ 90.00

PAY TO THE
ORDER OF

City of Albuquerque

7/7/2006
7/7/2006
City of Albuquerque
Revenue Div \$ 90.00
Trans. Ant
City Misc

Compass Bank
Albuquerque, New Mexico

Dolly Rainhart

0002346: 0012577984

June 15, 2006

City of Albuquerque
600 Second St.
Albuquerque, NM 87102

**Re: Administrative Amendment for
Ventana Square Tract G at Ventana Square, Vantana Ranch
Northeast Corner of Universe Blvd. and Paradise Blvd.
Albuquerque, New Mexico**

To Whom It May Concern:

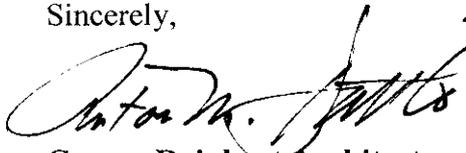
We herewith wish to submit an application to the City of Albuquerque for Administration Amendment to an approved Site Development Plan for review and possible approval.

The proposed project is located at the Northeast corner of Universe Blvd and Paradise Blvd NE, Albuquerque Bernalillo County, New Mexico.

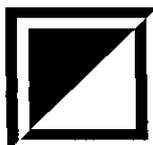
The requested change it to change the parcel labels on G-6A and G-5A to reflect the same as the amended plat to read as G-2-B and G-2-C respectively. The second requested amendment is to modify the Pad Architectural Design Standards note to clarify the lower 3'-4" area of vertical walls shall be Lone Star Seminole Dry Stack Stone, landscape garden walls to be split face concrete masonry unit, all architectural towers with square pattern design to be internally lighted with glass block within the square pattern to be illuminated.

If you have any questions or concerns about this proposed please do not hesitate to call me (505) 884-9110 extention109.

Sincerely,



George Rainhart Architects and Associates
Anton Dattilo
Project Manager



GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com

Grady Rentals, LLC
P.O. Box 30801
Albuquerque, New Mexico 87190

July 5, 2006

City of Albuquerque
600 Second Street
Albuquerque, NM 87102

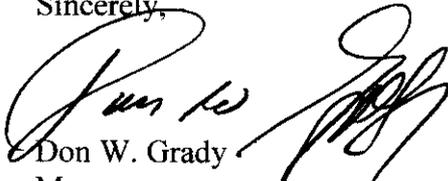
**Re: Administrative Amendment for
Ventana Square NEC Universe & Paradise
Albuquerque, New Mexico**

To Whom It May Concern:

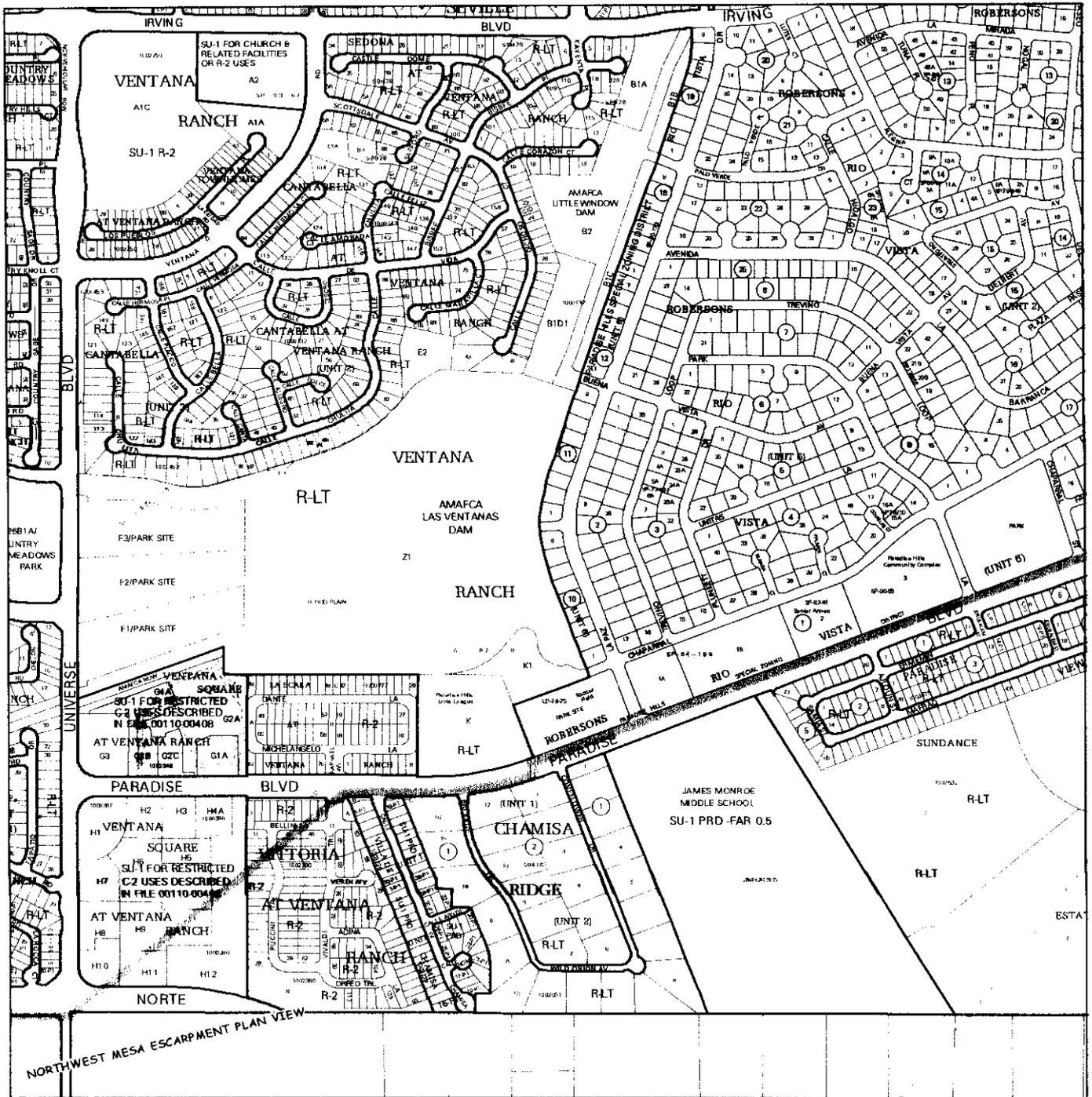
Please note George Rainhart Architect and Associates P.C. are authorized to submit the site plan for approval of the Administrative Amendment to the Site Plan for Building Permit of Ventana Square on behalf of Grady Rentals, , LLC.

If you should have any questions please do not hesitate to contact our office at 884-8493.
Thank you.

Sincerely,


Don W. Grady
Manager

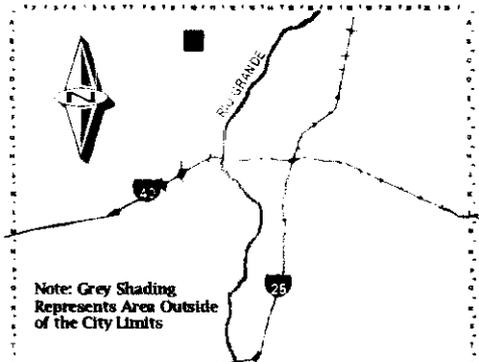
Grady Rentals, LLC.



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 6/21/2006



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-10-Z

Selected Symbols

 SECTOR PLANS	 Escarpment
 Design Overlay Zones	 2 Mile Airport Zone
 City Historic Zones	 Airport Noise Contours
 H-1 Buffer Zone	 Wall Overlay Zone
 Petroglyph Mon.	



0 750 1,500 Feet

November 22, 2005

City of Albuquerque
Attn: DRB Committee
600 Second Street
Albuquerque, NM 87102

**Re: OFFICIAL NOTICE OF DECISION (September 15, 2005)
Condition corrections
Ventana Square G-1A and G-2A**

Project Summary:

Project No. 1002346*

05EPC-01264 EPC Site Development Plan-Building Permit
05EPC-01263 EPC Amended Site Development Plan-Subdivision

Conditions:

Item no. 1. A letter shall accompany the submittal, specifying all modifications that have been made prior to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions.

Responses: This is to serve as the requested letter.

Item no. 2. Prior to DRB sign off, the applicant shall meet with the staff planner to ensure that the conditions of approval are adequately met.

Responses: Anton Dattilo met with Carmen Marrone (Staff Planner) Tuesday 9, 2005

Item no. 3. The site plan for subdivision shall be corrected to reflect the correct acreage.

Responses: The acreage total gross has been indicated to include the existing Walgreen G-3 site on the site plan

Item no. 4. The note under "Building Heights and Setbacks" shall be amended to reflect the correct height requirements (25 feet and 22 feet).

Response: Met with staff planner Carmen Marrone on 11/11/05, Building Height and Setbacks comply with DRB approved SPS (Project # 1000390)

Item no. 5. Conditions from the City Engineer and the Department of Municipal Development (A thru I).

- Response:**
- A. It is the full intent of the developer to satisfy and comply with all previous actions taken by EPC and/or the DRB.
 - B. It is the full intent of the developer to satisfy and comply with all permanent improvements to the facilities adjacent to the proposed site development plan for building permit.
 - C. It is the full intent of the developer to satisfy and comply with all as identified in the TIS.
 - D. The site plan has been corrected to show a right turn into the site on Paradise Boulevard.
 - E. The site plan has been corrected to show a cross access to all tracts.
 - F. The site plan has been corrected to comply and designed per DPM Standards.
 - G. Platting is concurrently being amended with DRB actions.
 - H. The developer is aware of and understands the requirements for the impact fee.
 - I. The added note number 18 indicates the required Muti-Purpose Trail per Long Range Bikeway System Map.

Additional CONDITIONS per pages 5 thru 8 are as follows.

Conditions:

Item no. 1. As above with the same response.

Item no. 2. As above with the same response.

Item no. 3. As above with the same response.

Item no. 4. Post signs along the middle drive from Paradise, where the drive asile intersects with the pedestrian walkways (SLOW DOWN, due to PEOPLE CROSSING).

Response: The site plan has been revised with a note number 15 (SLOW DOWN, due to PEOPLE CROSSING) and location within the along the drive isle.

Item no. 5. The screen walls along Paradise Blvd shall be similar in color and material to the main building on the site.

Response: The site plan has been revised with a note number 6 the garden wall is to match the main building color and materials.

Item no. 6. The motorcycle spaces shall be designated by conspicuously posted upright sign no smaller than 12 x 18 inches.

Response: The site plan has been revised with a note number 14 to provide motorcycle signs per city requirements.

Item no. 7. Revise the "Parking Notes" to state that the handicapped spaces will be a minimum of 8.5' x 20'.

Response: The "Parking Note" directly above the Vicinity map has been corrected to reflect this dimension.

Item no. 8. The "Parking Notes" should be amended to reflect 25 motorcycle spaces rather than 20 spaces.

Response: The "Parking Note" directly above the Vicinity map has been corrected to reflect this count.

Item no. 9. The refuse container walls shall be of similar color to the buildings. Refuse Container intended to service Building G-4 appears to be encroaching into the drive isle.

Response: Note number 1 on the lower left corner of the sheet within the detail 4-REFUSE ENCLOSURE has been corrected to color to match building. The container for G-4 has been relocated to the west corner of the G-4 building.

Item no. 10. The site lighting detail drawing and description under "lighting" on Sheet A1.1 will have to be amended to be consistent with condition "P" on 2000 site plan for subdivision.

Response: Per meeting with Staff Planner Carmen Marrone it was established that all fixtures would be 20'-0" in height.

Item no. 11. Provide at least four additional evergreen trees within the landscape buffer along the eastern boundary of the site.

Response: This is corrected on the revised Landscape Plan.

Item no. 12. The tree planters in front of Major Building 1 shall be labeled consistently on the on the site plan for building permit and landscape plan.

Response: Reference the note on the Landscape Plan to refer to sheets A1.1 and A1.2 for the correct layout.

Item no. 13. The Honeysuckle plant shall be replaced with other plants[†] from the 2000 site plan plant list or if these plants are hard to come by, staff supports the introduction of the Nandina shrub.

Response: This is corrected on the revised Landscape Plan.

Item no. 14. Replace the scrubs along the western boundary of Tract G-6 with a 3 foot high decorative wall. Similar in color and material to the adjacent building.

Response: This is corrected on the revised Landscape Plan.

Item no. 15. One additional shade tree shall be provided in patios adjacent to Pad 1 and Pad 2 and a shade structure shall be provided in the patio between Major 1 and Shop 2 buildings.

Response: The trees are corrected on the revised Landscape Plan. The shade structure is noted on the Landscape Plan and shown on sheets A1.1 and A1.2.

Item no. 16. Indicate seating for each patio.

Response: The site plan has been revised with note number 13 to indicate benches.

Item no. 17. Delete the last sentence under "General Architectural Design Requirements" since approval of the site plans for building permit is not delegated to the COA Planning staff.

Response: This sentence has been deleted fro sheet A1.1 Site Plan.

Item no. 18. The color of the sloped tile roof shall be- refer to design requirements of SPBP-marbled terra cotta.

Response: The site plan notes color pallet has been revised to reflect this correction.

Item no. 19. Provide additional articulation along the north elevation of shop 1 (G-4A Building).

Response: Reference the revised G-4A Building elevations sheet A2.2.

Item no. 20. The description under "Free-Standing Signage" on sheet A1.1 shall be corrected from 26' tall to 16' tall. In addition, the monument sign detail shall be amended from 26' to 16' tall.

Response: Sheet A1.1 has been revised to correct the se signage requirements.

Item no. 21. Conditions from the City Engineer and the Department of Municipal Development (A thru I).

Response: A. It is the full intent of the developer to satisfy and comply with all previous actions taken by EPC and/or the DRB.

- J. It is the full intent of the developer to satisfy and comply with all permanent improvements to the facilities adjacent to the proposed site development plan for building permit.
- K. It is the full intent of the developer to satisfy and comply with all as identified in the TIS.
- L. The site plan has been corrected to show a right turn into the site.