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| APPLICATION NO. 06AA - 01659 | PROJECT NO. 1002346 |
| PROJECT NAME KFC / TB AT VENTANA RANCH | |
| EPC APPLICATION NO. | |
| APPLICANT / AGENT SCOTT MCGEE | PHONE NO. 268-8828 |
| ZONE ATLAS PAGE B-10 | |
| (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (A) | |
| ONE STOP COMMENT FORM LOG | |

| | | | |
|-------------------------------------|----------------------|------|------|
| HYDROLOGY DEV (505) 924-3986 | | | |
| PLANS DISAPPROVED | DATE | DATE | DATE |
| PLANS APPROVED <i>BBB</i> | DATE <i>11/22/06</i> | DATE | DATE |
| COMMENTS: | | | |
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|-----------------------------------|----------------------|------|------|
| UTILITY DEV (505) 924-3989 | | | |
| PLANS DISAPPROVED | DATE | DATE | DATE |
| PLANS APPROVED <i>WJ</i> | DATE <i>11/27/06</i> | DATE | DATE |
| COMMENTS: | | | |
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|---|----------------------|------|------|
| TRANSPORTATION DEV (505) 924-3990 | | | |
| PLANS DISAPPROVED <i>WJ</i> | DATE <i>11-21-06</i> | DATE | DATE |
| PLANS APPROVED <i>WJ</i> | DATE <i>11-30-06</i> | DATE | DATE |
| COMMENTS: | | | |
| <i>WHY DID THE DRIVE THRU AISLE HAZARD TO 12' ?</i> | | | |
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|-------------------------------------|------|------|------|
| PARKS AND REC (505) 768-5328 | | | |
| PLANS DISAPPROVED | DATE | DATE | DATE |
| PLANS APPROVED | DATE | DATE | DATE |
| COMMENTS: | | | |
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|---|----------------------|------|------|
| PLANNING (505) 924-3858 | | | |
| PLANS DISAPPROVED | DATE | DATE | DATE |
| PLANS APPROVED <i>CM</i> | DATE <i>12/20/06</i> | DATE | DATE |
| COMMENTS: | | | |
| <i>Increase Pad 2 bldg size + relocate dumpster</i> | | | |
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Revised 3/3/04

(Return form with plat / site plan)

11/27

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Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- 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...**
- D** 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: PALO ALTO INC PHONE: (303) 745-0555
 ADDRESS: 924 WEST COLFAX AVE, SUITE 302 FAX: (303) 745-0188
 CITY: DENVER STATE CO ZIP 80204 E-MAIL: ralvarado@paloaltoinc.com
 Proprietary interest in site: OWNER List all owners: ROBERT ALVARADO
 AGENT (if any): ISAACSON + ARFMAN, PA PHONE: 268-8828
 ADDRESS: 128 MOURDE ST NE FAX: 268-2632
 CITY: ALB STATE NM ZIP 87108 E-MAIL: amy@iacivil.com

DESCRIPTION OF REQUEST: ADMINISTRATIVE AMENDMENT OF SITE PLAN FOR BUILDING PERMIT (tbka KFC/TB AT VENTANA SQUARE)

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. TRACT G-2-B Block: _____ Unit: _____
 Subdiv. / Addn. VENTANA SQUARE AT VENTANA RANCH
 Current Zoning: SU1 FOR C-2 Proposed zoning: SAMS
 Zone Atlas page(s): B-10 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 0.88 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? NO
 UPC No. 101006506115430702 MRGCD Map No. NA
 LOCATION OF PROPERTY BY STREETS: On or Near: PARADISE BLVD
 Between: UNIVERSE BLVD and RAPHAEL WAY

SEE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
1002346; 05EPC-01264; 05EPC-01263

Check-off if project was previously reviewed by Sketch Plan or Pre-application Review Team . Date of review: 11/20/06

SIGNATURE Scott M. McGee DATE 11/20/06
 (Print) Scott M. McGee Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

| INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
|---|--------------------------|-------------|-------------|-----------------------|
| <input checked="" type="checkbox"/> All checklists are complete | <u>06AAA -01659</u> | <u>ASBP</u> | <u>P(4)</u> | <u>\$ 45.00</u> |
| <input checked="" type="checkbox"/> All fees have been collected | | | | \$ |
| <input checked="" type="checkbox"/> All case #'s are assigned | | | | \$ |
| <input checked="" type="checkbox"/> GIS copy has been sent | | | | \$ |
| <input checked="" type="checkbox"/> Case history #'s are listed | | | | \$ |
| <input checked="" type="checkbox"/> Site is within 1000ft of a landfill | | | | \$ |
| <input checked="" type="checkbox"/> F.H.D.P. density bonus | | | | \$ |
| <input checked="" type="checkbox"/> F.H.D.P. fee rebate | | | | \$ |
| | Hearing date <u>AA</u> | | | Total <u>\$ 45.00</u> |

Smiley Handley 11/21/06
 Planner signature / date

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.

Scott M. McGee
Scott M McGee Applicant name (print) 11/20/06
 Applicant signature / date



Form revised June 04, **October 2004**

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

Application case numbers
06 AA - -01659
 _____ - _____
 _____ - _____

Sandy Handley 11/21/06
 Planner signature / date
Project # 1002346

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

PAID RECEIPT

APPLICANT NAME PALO ALTO INC
AGENT ISAACSON & ARFMAN PA
ADDRESS 128 MONROE ST NE
PROJECT & APP # 1002346/06AA01659
PROJECT NAME KFC/TB @ VENTANA SQUARE

\$ _____ 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ 45.00 441006/4971000 EPC/AA/LUCC 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
\$ 45.00 TOTAL AMOUNT DUE

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

ISAACSON AND ARFMAN P A
128 MONROE ST NE
ALBUQUERQUE, NM 87108-1247

248-8828

17396

95-219/1070 176
1350743997

DATE 11/21/06

PAY TO THE ORDER OF City of Albuquerque \$ 45.00

Forty-Five & 00/100

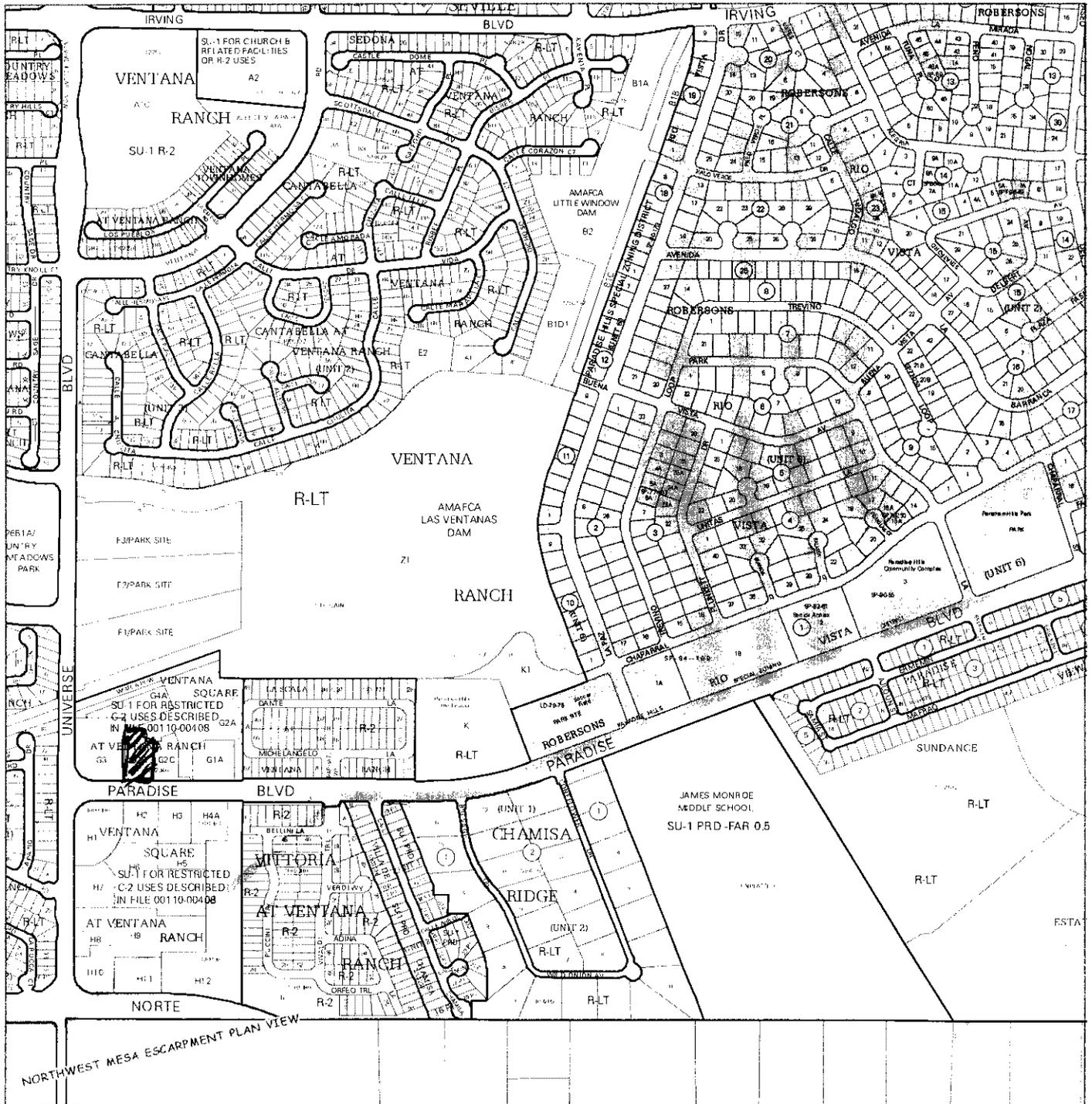
DOLLARS

WELLS FARGO
Wells Fargo Bank, N.A.
New Mexico
wellsfargo.com

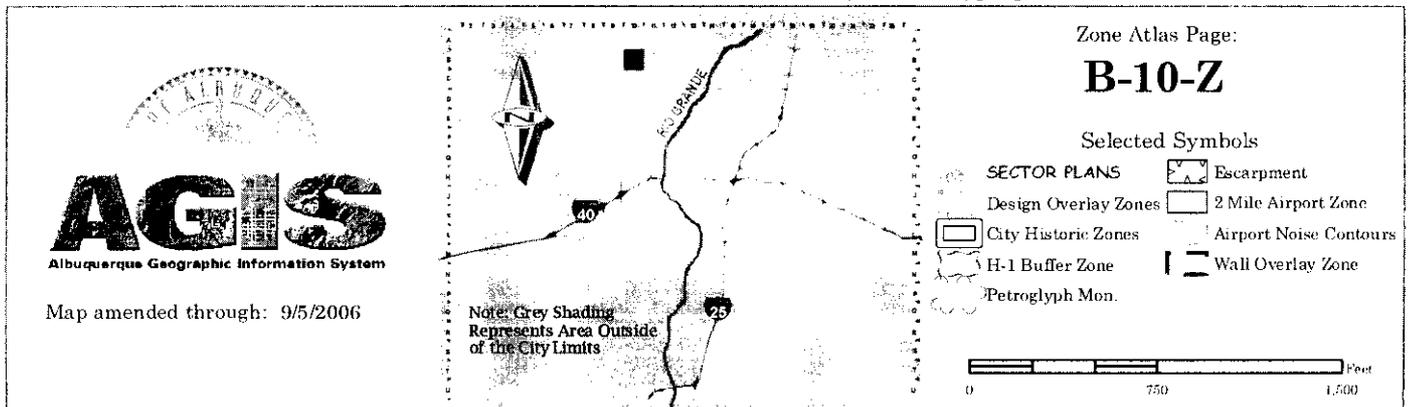
FOR #1546 Admin Amend Approval

Scott M McLee

⑈00017396⑈ ⑆107002192⑆ 1350743997⑈



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





ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

November 20, 2006

Ms. Sheran Matson
DRB Chairperson
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: KFC/TB at Ventana Square

Dear Ms. Matson:

This letter is to explain the request for an Administrative Amendment to an approved Site Development Plan for Building Permit. The specific changes from the Administrative Amendment approved September 16, 2006 are as follows:

- Relocation of dumpster
- Increase in building size from 2,763 SF to 3,016 SF (+ 9%)

If you have questions about this Administrative Amendment, please call me at 268-8828.

Sincerely,
ISAACSON & ARFMAN, P.A.

Scott M. McGee, PE
SMM/aln

Palo Alto, Inc.
924 West Colfax Avenue
Suite 302
Denver, CO 80204

November 17, 2006

Ms. Sheran Matson
DRB Chairperson
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

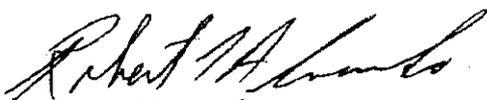
RE: Project: KFC/TB at Ventana Ranch
Existing Legal: Tract G-2-B, Ventana Square at Ventana Ranch
Zone Atlas: B10

Dear Ms. Matson:

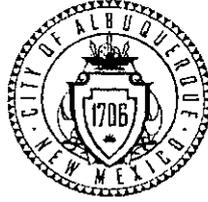
I hereby authorize Isaacson and Arfman, PA to represent Palo Alto, Inc regarding the Administrative Amendment of the Site Plan for Building Permit.

Please call me at (303) 745-0555 if you have questions.

Sincerely,



Robert Alvarado
Owner
Palo Alto, Inc.



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

Date: September 16, 2005

OFFICIAL NOTIFICATION OF DECISION

~~FILE Project # 1002346
05EPC 01264 EPC Site Development Plan
Building Permit
05EPC 01263 EPC Amended Site Development
Plan Subdivision~~

Grady Rentals, LLC
5808 McLeod NE, Suite P
Albuq. NM 87109

~~LEGAL DESCRIPTION for all or a portion of
Tracts G1, G2, G4, Ventana Square at Ventana
Ranch, zoned SU-1 for Restricted C-2 Uses,
located at the northeast corner of UNIVERSE
BLVD. NW and PARADISE BLVD. NW
approximately 9.13 acres (BAM) Carmen
Marene, Staff Planner~~

On September 15, 2005 the Environmental Planning Commission voted to approve Project 1002346/05EPC 01263, an Amendment to a Site Plan for Subdivision for Tracts G-1, G-2, and G-4, Ventana Square at Ventana Ranch, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to a site plan for subdivision involving Tracts G-1, G-2 and G-4, Ventana Square at Ventana Ranch, containing approximately 10 acres and located at the northeast corner of Paradise Boulevard and Universe Boulevard NW.
2. The site is zoned SU-1 for Restricted C-2 Uses. The proposed uses are in compliance with the established zoning.
3. The subject site is part of Ventana Square, a neighborhood commercial center that is intended to provide commercial goods and services to the residents of Ventana Ranch, a master planned community surrounding the site. The applicant proposes retail, restaurant, and services uses that will provide employment opportunities for the surrounding residents. (*Comp. Plan Policies 5i and 5j*)

OFFICIAL NOTICE OF DECISION
SEPTEMBER 15, 2005
PROJECT #1002346
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4. The location, intensity and design of the proposed development is generally consistent with the 2000 approved site plan for subdivision which was produced in collaboration with the Ventana Ranch Community Association and the Paradise Hills Civic Association, thereby respecting neighborhood values and resources of social, cultural and recreational concern. (*Comp. Plan Policy 5d*)
5. The building design is in accordance with the 2000 approved site plan for subdivision design guidelines and is complementary to existing buildings within the area. (*Comp. Plan Policy 5l*)
6. The site plan proposes two fast food restaurants with drive-up windows which does not promote quality urban and site design, particularly in a Neighborhood Activity Center (*Comp. Plan Policy 5m*). However, the applicant has clustered the drive-up uses along Paradise Blvd., leaving the rest of the site to function in a pedestrian-friendly manner. The approved site plan for Ventana Square does not prohibit drive-up windows, and in fact, requires them to be located adjacent to Paradise Blvd.
7. The site plan provides pedestrian opportunities to create safe and pleasant non-motorized travel conditions, both to and within the site. (*Comp. Plan, Transportation and Transit, Policy g*).
8. The site plan meets the design guidelines for commercial development as articulated in the *West Side Strategic Plan*.
9. There is no 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. Prior to DRB sign off, the applicant shall meet with the staff planner to ensure that the conditions of approval are adequately met.
3. The site plan for subdivision shall be corrected to reflect the correct acreage.
4. The note under "Building Heights and Setbacks" shall be amended to reflect the correct height requirements (25 feet and 22 feet).

5. Conditions from the City Engineer and the Department of Municipal Development:
- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. 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).
 - c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - d. Right turn lanes into site on Paradise Blvd. at site drives may be required per DPM and/or Traffic Impact Study.
 - e. Provide cross access to all tracts.
 - f. Site plan shall comply and be designed per DPM Standards.
 - g. Platting must be a concurrent DRB action.
 - h. Construction of the commercial facilities on Lots G-1, G-2, G-4, and proposed lots G-5, and G-6 will be subject to Impact Fees for Public Safety, Drainage, and Roadways. Based on a total floor area of 65,228 square feet and an impervious area of 7.78 acres, estimated impact fees will be approximately \$22,243 for Public Safety in the West Side Service Area; \$109,325 for Drainage in the Northwest Mesa Service Area; and \$292,664 in the Northwest Mesa Service Area for Roadways. Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees of \$424,231 may be paid at a rate of 34% (\$144,239) if building permits are obtained by December 30, 2005, and 67% (\$284,235) if permits are obtained by December 29, 2006.
 - i. Construction of the multi-purpose trail facilities along Universe Boulevard and Paradise Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
-

On September 15, 2005 the Environmental Planning Commission voted to approve Project 1002346/05EPC 01264 a Site Plan for Building Permit for Tracts G-1, G-2, and G-4, Ventana Square at Ventana Ranch, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site plan for building permit involving Tracts G-1, G-2 and G-4, Ventana Square at Ventana Ranch, containing approximately 10 acres and located at the northeast corner of Paradise Boulevard and Universe Boulevard NW.
2. The site is zoned SU-1 for Restricted C-2 Uses. The proposed uses are in compliance with the established zoning.
3. The subject site is part of Ventana Square, a neighborhood commercial center that is intended to provide commercial goods and services to the residents of Ventana Ranch, a master planned community surrounding the site. The applicant proposes retail, restaurant, and services uses that will provide employment opportunities for the surrounding residents. (*Comp. Plan Policies 5i and 5j*)
4. The location, intensity and design of the proposed development is generally consistent with the 2000 approved site plan for subdivision which was produced in collaboration with the Ventana Ranch Community Association and the Paradise Hills Civic Association, thereby respecting neighborhood values and resources of social, cultural and recreational concern. (*Comp. Plan Policy 5d*)
5. The building design is in accordance with the 2000 approved site plan for subdivision design guidelines and is complementary to existing buildings within the area. (*Comp. Plan Policy 5l*)
6. The site plan proposes two fast food restaurants with drive-up windows which does not promote quality urban and site design, particularly in a Neighborhood Activity Center (*Comp. Plan Policy 5m*). However, the applicant has clustered the drive-up uses along Paradise Blvd., leaving the rest of the site to function in a pedestrian-friendly manner. The approved site plan for Ventana Square does not prohibit drive-up windows, and in fact, requires them to be located adjacent to Paradise Blvd.
7. The site plan provides pedestrian opportunities to create safe and pleasant non-motorized travel conditions, both to and within the site. (*Comp. Plan, Transportation and Transit, Policy g*)
8. The site plan meets the design guidelines for commercial development as articulated in the *West Side Strategic Plan*.
9. An alternate site plan is proposed for new Tract G-6. This plan includes a drive-up bank which is an allowable use under the current zone. The applicant proposes for the EPC to approve both the definite and alternate use site plans for building permit with the stipulation that the alternate site plan, if selected for development, is delegated to the DRB for review and approval. If a use is selected which does not conform to the approved site plan or the alternate use plan, then a new submittal to the EPC will be required.

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SEPTEMBER 15, 2005
PROJECT #1002346
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10. There is no 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. Prior to DRB sign off, the applicant shall meet with the staff planner to ensure that the conditions of approval are adequately met.
3. The site plan for building permit shall be corrected to reflect the correct acreage.
4. Post signs along the middle drive aisle from Paradise, where the drive aisle intersects with the pedestrian walkways (total of two signs). These signs should caution motorists to SLOW DOWN, due to PEOPLE CROSSING.
5. The screen walls along Paradise Blvd shall be similar in color and material to the main building on the site.
6. The motorcycle spaces shall be designated by conspicuously posted upright signs no smaller than 12x18 inches. The signs should have its lower edge no less than four feet above grade.
7. Revise the "Parking Notes" to state that the handicap spaces will be a minimum of 8.5' x 20'.
8. The "Parking Notes" should be amended to reflect 25 bicycle spaces provided rather than 20 spaces.
9. The refuse container walls shall be of a similar color to the buildings (light to medium tan). In addition, the refuse container intended to serve Building G-4 appears to be encroaching into the drive aisle. This container may have to be relocated to prevent this from occurring.
10. The site lighting detail drawing and the description under "Lighting" on Sheet A1.1 will have to be amended to be consistent with condition "p" on the 2000 site plan for subdivision.
11. Provide at least four additional evergreen trees within the landscape buffer along the eastern boundary of the site.

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SEPTEMBER 15, 2005
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PAGE 6 OF 8

12. The tree planters in front of Major Building 1 shall be labeled consistently on the site plan for building permit and the landscape plan.
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.
14. Replace the shrubs along the western boundary of Tract G-6 with a 3-foot high decorative wall, similar in color and material to the adjacent building.
15. One additional shade tree shall be provided in the 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.
16. Indicate seating for each patio.
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.
18. The color of the sloped roof tiles shall be "Desert Glow" or similar.
19. Provide additional articulation along the north elevation of Shop 1.
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 (6) shall be amended from 26' tall to 16' tall.
21. Conditions from the City Engineer and the Department of Municipal Development:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. 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).
 - c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - d. Right turn lanes into site on Paradise Blvd. at site drives may be required per DPM and/or Traffic Impact Study.
 - e. Provide cross access to all tracts.
 - f. Site plan shall comply and be designed per DPM Standards.
 - g. Platting must be a concurrent DRB action.

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SEPTEMBER 15, 2005
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- h. Construction of the commercial facilities on Lots G-1, G-2, G-4, and proposed lots G-5, and G-6 will be subject to Impact Fees for Public Safety, Drainage, and Roadways. Based on a total floor area of 65,228 square feet and an impervious area of 7.78 acres, estimated impact fees will be approximately \$22,243 for Public Safety in the West Side Service Area; \$109,325 for Drainage in the Northwest Mesa Service Area; and \$292,664 in the Northwest Mesa Service Area for Roadways. Impact Fees are to be paid at the time of issuance of building
-