

AA

APPLICATION NO. 07AA 10112	PROJECT NO. 1002346
PROJECT NAME VENTANA SQUARE	
EPC APPLICATION NO.	
APPLICANT / AGENT GRADY RENTALS	PHONE NO. 884-8493
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 BIB	DATE 11/14/07	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED OR	DATE 11/13/07	DATE
COMMENTS:		
N/A NMTJ Service Area		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED NSF	DATE 11/8/07	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 CM	DATE 11/20/07	DATE
COMMENTS:		
provide one wall-mounted sign on no. facade of Bldg. G4-A		

Revised 3/3/04

(Return form with plat / site plan)



10/10/10

10/10/10

**Grady Rentals, LLC
P.O. Box 30801
Albuquerque, New Mexico 87190
Phone: 505-884-8493---Fax 505-884-0377**

November 2, 2007

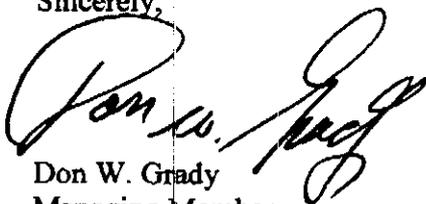
**City of Albuquerque
Planning Department
600 2nd Street N.W.
Albuquerque, NM 87102**

Re: Submittal for an Administrative Amendment for Site Plan for Building Permit for Ventana Square Building G-4-A located at 6541 Paradise Blvd. N.W, between Unser Blvd. N.W. & Universe Blvd. N.W. The request is for approval of an additional Checker Auto building sign to be located on the north facade of this building.

To Whom It May Concern:

George Rainhart Architect & Associates, P.C. is authorized to submit the Administrative Amendment to the City of Albuquerque on my behalf.

Sincerely,



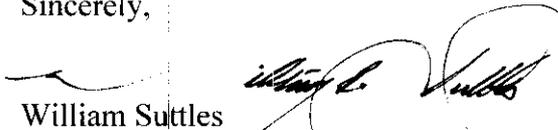
Don W. Grady
Managing Member

November 7, 2007

**City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102**

This is a submittal for an Administrative Amendment for Site Plan for Building Permit for Ventana Square, located at 6521 Paradise Blvd. NW, between Unser Blvd. NW & Universe Blvd. NW. The is a request to add additional CSKAUTO signage to the north west corner of the north façade of the building, as depicted on the elevations included in the AA submittal. If you have any questions regarding this request I will be happy to sit down with you to discuss.

Sincerely,


William Suttles
Project Manager
George Rainhart Architect & Assoc. P.C.



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

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

- ___ Storm Drainage Cost Allocation Plan

Supplemental form

- | | | |
|----------|----------|---|
| S | Z | ZONING & PLANNING |
| ___ | ___ | Annexation |
| ___ | ___ | County Submittal |
| V | ___ | EPC Submittal |
| ___ | ___ | Zone Map Amendment (Establish or Change Zoning) |
| P | ___ | 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:

Professional/Agent (if any): George Ramirez PHONE: 884 8493
 ADDRESS: P.O. Box 30801 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87150 E-MAIL: _____

APPLICANT: George Ramirez & Assoc PHONE: 884 9110
 ADDRESS: 2325 SAN PEDRO NE Ste. 20 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: AA submittal for additional CSK auto signage to go on NW corner of North facade of bldg.

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: Tract G at Ventura Square Block: _____ Unit: _____
 Subdiv/Adn/TBKA: _____
 Existing Zoning: C-2 to SU-1 Proposed zoning: C2 MRGCD Map No _____
 Zone Atlas page(s): 15-10-2 UPC Code: 101006 506 1154 30702

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
AA # 1002346

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 5 No. of proposed lots: 1 Total area of site (acres): 9.13 acres
 LOCATION OF PROPERTY BY STREETS: On or Near: 6521 PARADISE Blvd NW
 Between: UNIVERSE and UNSER

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

SIGNATURE: William Suttles DATE: 11.8.07
 (Print) _____ Applicant: Agent:

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>079A - 10112</u>	<u>AA</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"/> AGIS 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 rebata	___	___	___	\$ _____
	Hearing date <u>NA</u>			Total
				\$ <u>45.00</u>

William Suttles 11/8/07 Project # 1002346
 Planner signature / date

Form revised 4/07

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 LUC/C 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.

Laura Suttles
 Applicant name (print)
[Signature] 11.8.07
 Applicant signature / date



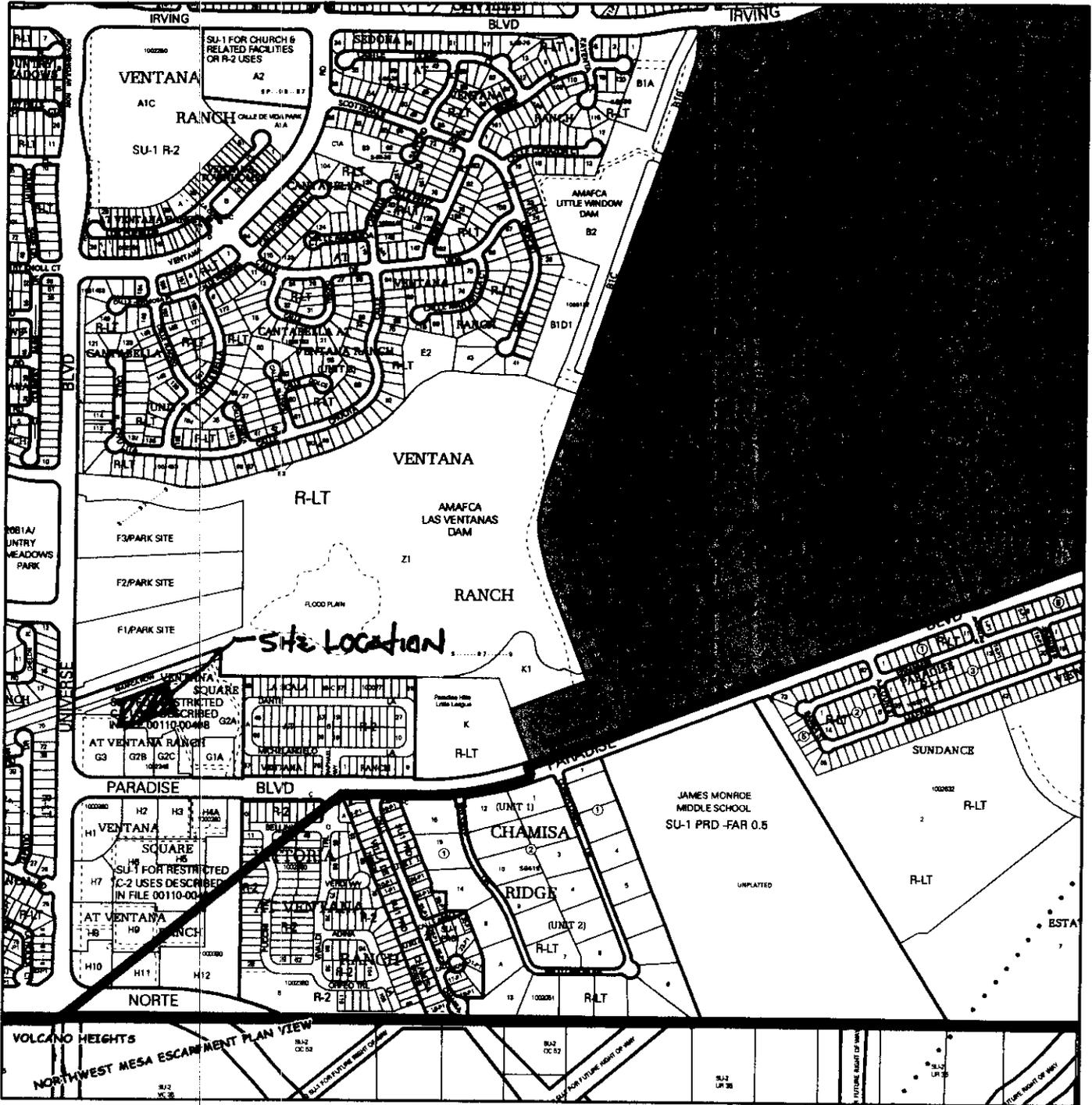
Form revised June 04, October 2004

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

Application case numbers	
028A	- 10112
-	-
-	-

[Signature] 11/8/07
 Planner signature / date

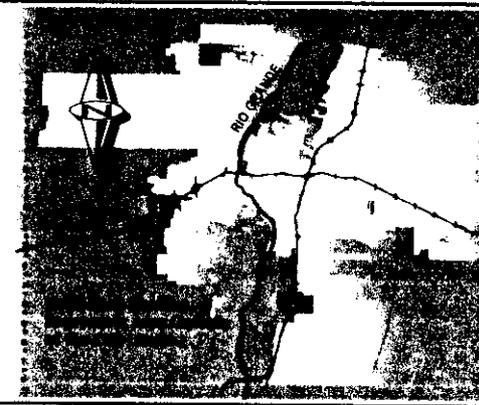
Project # 1002346



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



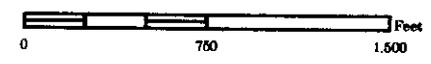
Map amended through 6/17/2007



Zone Atlas Page:
B-10-Z

Selected Symbols

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



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

Date: May 19, 2000

OFFICIAL NOTIFICATION OF DECISION

Las Ventana LTD Partnership
#10 Tramway Lp.
Albuq., NM 87122

FILE: Z-00110 00000 00408/00128 00000
00409/00128 00000 00410

LEGAL DESCRIPTION: 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

On May 18, 2000, 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.

OFFICIAL NOTICE OF DECISION

00110 00000 00408/00128 00000 00409/00128 00000 00410

MAY 18, 2000

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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.

OFFICIAL NOTICE OF DECISION

00110 00000 00408/00128 00000 00409/00128 00000 00410

MAY 18, 2000

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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. ~~*ADD TO COVER~~ 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.

On May 18, 2000, 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 :

OFFICIAL NOTICE OF DECISION

00110 00000 00408/00128 00000 00409/00128 00000 00410

MAY 18, 2000

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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:

AZ.7 classification of lots for platting

- 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.

OFFICIAL NOTICE OF DECISION

00110 00000 00408/00128 00000 00409/00128 00000 00410

MAY 18, 2000

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N 69° 23' 24" E

shown
[c.]

An outdoor patio space [that is a minimum of 250 - 500 square feet in size] with tables and seating shall be provided for reach building. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.

Raised textured

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 2 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.

Revised major signs
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 1/2 - 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."

OFFICIAL NOTICE OF DECISION

00110 00000 00408/00128 00000 00409/00128 00000 00410

MAY 18, 2000

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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 Norte 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.

On May 18, 2000, 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 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.

OFFICIAL NOTICE OF DECISION

00110 00000 00408/00128 00000 00409/00128 00000 00410

MAY 18, 2000

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- ~~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:

Addition of Sheet 2.2

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.
Addition of 3 sheets A2.4A 2.4B 2.4C.
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.

OFFICIAL NOTICE OF DECISION

00110 00000 00408/00128 00000 00409/00128 00000 00410

MAY 18, 2000

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Design to fit res layout

- ✓ b. Two additional pedestrian links shall be added to Tract G: one from the northwest corner of the ~~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 ½ -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 *wall 8' above storage unit.*
 - ✓ 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.
 - Act* 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.
 - Debate from site* — 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.

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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.

~~IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY JUNE 2, 2000 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 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.~~

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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).

Sincerely,



FOR Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: George Rainhart Architect, 2325 San Pedro #2B NE Albuquerque, NM 87110
Lisa Kilbreth, #10 Tramway Loop, NE, Albuquerque, NM 87122
Lawrence Weaver, 6001 Unitas Ct. NW, Albuquerque, NM 87114-4938

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

11/08/2007 Issued By: E08375

Permit Number: 2007 010 112 **Category Code 940**

Application Number: 07AA-10112, Amndt Site Development Plan - Bld Prmt

Address:

Location Description: 6521 PARADISE BLVD NW

Project Number: 1002348

Applicant
George Rainhart & Associates

2325 San Pedro Ne Ste 213
Albuquerque NM 87110
894-8110

Agent / Contact
Grady Rentals

Po Box 30801
Albuquerque NM 87100
894-8493

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4971000	AA Actions	\$45.00
TOTAL:		\$45.00

City Of Albuquerque
Treasury Division

11/8/2007 11:27AM LOC: ANNX
MS# 007 TRANSM 0025
RECEIPT# 00090214-00090214
PERMIT# 2007010112 TRSMSP
Trans Amt \$45.00
AA Actions \$45.00
CK \$45.00
CHANGE \$0.00

Thank You