

APPLICATION NO. 07AA-10042      PROJECT NO. 1002316  
 PROJECT NAME TRACTS G @ VENTANA SQUARE  
 EPC APPLICATION NO.  
 APPLICANT / AGENT ANTON DATTOLO      PHONE NO. 884-9110 X 109  
 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 *7/27/07*      DATE  
 COMMENTS:

**UTILITY DEV (505) 924-3989**  
 PLANS DISAPPROVED      DATE      DATE  
 PLANS APPROVED *NSF*      DATE *7/27/07*      DATE  
 COMMENTS:  
*No Comment outside of service area.*

**TRANSPORTATION DEV (505) 924-3990**  
 PLANS DISAPPROVED *NSF*      DATE *7/25/07*      DATE  
 PLANS APPROVED *NSF*      DATE *8/7/07*      DATE  
 COMMENTS:  
*- G4A: increased footage impact r/s in any way? Explain? For (N)?*

**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 *8/29/07*      DATE  
 COMMENTS:  
*increase sq. ft. of Bldg G-4-A  
 break up Bldg G-20A to include - new shops  
 replace streetfront trees w/ canopies  
 reconfigure parking*

Revised 3/3/04

(Return form with plat / site plan)

*07/30*





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)
- APEAL / 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 2<sup>nd</sup> 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): GEORGE RANHAUT ARCH ASSOC PHONE: 824-9110 x109  
 ADDRESS: 2325 SAN PEDRO NE SUITE 2B FAX: 857-9877  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: ANTON@GRA-ARCH.COM

APPLICANT: GRADY RENTALS LLC PHONE: 824-8493  
 ADDRESS: P.O. Box 30801 FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87190 E-MAIL: \_\_\_\_\_

Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: AA FOR RECONFIGURE BUILDING FLOOR PLAN, SITE PLAN AND PARKING.

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. TRACTS "G" AT VENTANA SQ. Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Adgn/TBKA: VENTANA RANCH  
 Existing Zoning: C-2 Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): B-10-2 UPC Code: 1010065D4705730764

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):  
05EPC01264, 05EPC 01263

**CASE INFORMATION:**

Within city limits?  Yes  No Within 1000FT of a landfill? NR  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total area of site (acres): ± 9.13  
 LOCATION OF PROPERTY BY STREETS: On or Near: PARADISE & UNIVERSE  
 Between: PARADISE BLVD and UNIVERSE BLVD

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

**SIGNATURE**

Anton Datilo DATE 7/25/07  
 (Print) ANTON DATILO Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07AAA</u>	<u>10042</u>	<u>AASBP (PL4)</u>	\$ <u>45.00</u>
<input type="checkbox"/> All fees have been collected				\$ _____
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				Total \$ <u>45.00</u>
Hearing date <u>7/25/07</u>		Project # <u>1002346</u>		
Planner signature / date <u>Ki Sis</u>				

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 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.

ANTON DATTILO  
 Applicant name (print)  
Anton Dattilo 7/27/07  
 Applicant signature / date



Form revised June 04, October 2004

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

Application case numbers  
 STAA- 10042

J. S. S. 7/25/07  
 Planner signature / date  
 Project # 1002346

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 changes are as follows:

Reconfigure the floor plan of G2-A building to more shops spaces from the single tenant user. This new plan reduces the overall square footage from the approved 41,450 square feet to 39,868 square feet. The parking was also rearranged to accommodate the new foot print without sacrificing the space count. With the building configuration included in this submittal are the previous and new building elevations to convey the same style and details of the overall architectural design standards.

Building G4-A square footage increased from 11,600 square feet to 12,378 square feet. The parking for this building is reconfigured to allow more space to park in front of the building and maintain the same circulation. Along the north side of the building we increased the walk to 6'-0" and reduced the drive to 25'-8" from the original 30'-0".

Also included is the Administrative Amendment dated 7/28/06 for reference.

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

Sincerely,

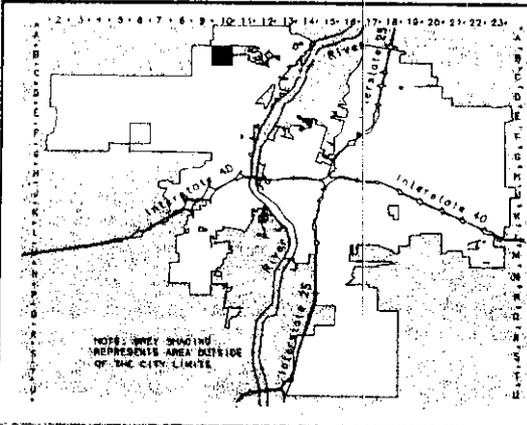
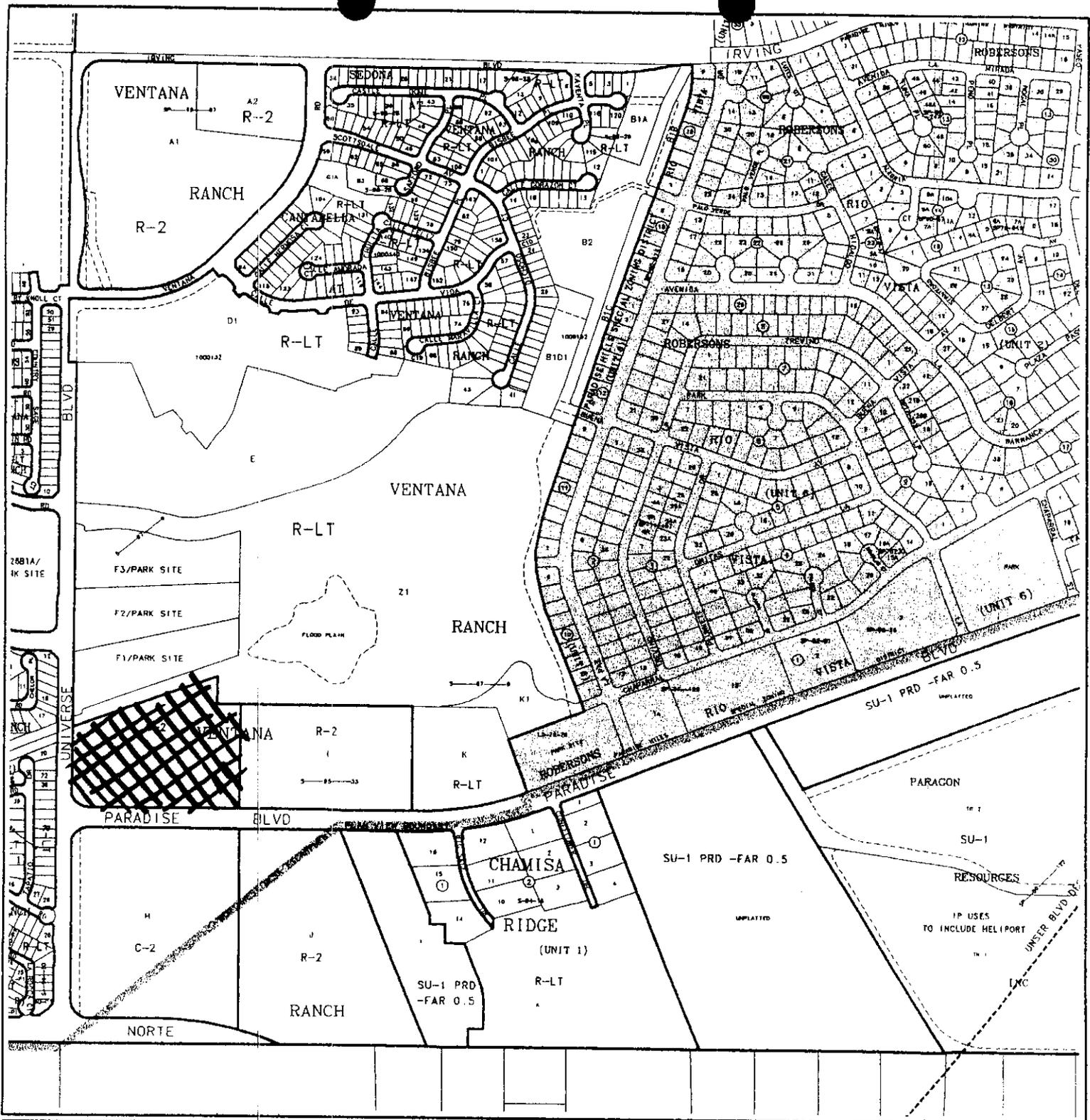


**George Rainhart Architects and Associates**  
Anton Dattilo  
Project Manager

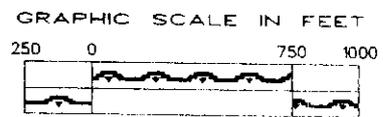
*also, replace storefront trees w/  
canopies along G-2A and shops 3*



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**  
**A** Albuquerque **G** Geographic **I** Information **S** System  
**PLANNING DEPARTMENT**  
 © Copyright 2001



**Zone Atlas Page**

**B-10-Z**

Map Amended through July 20, 2001

July 25, 2007

City of Albuquerque  
600 Second Street  
Albuquerque, NM 87102

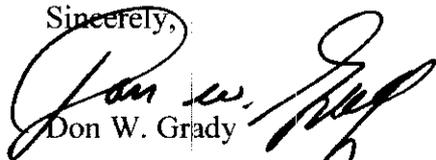
**Re: Administrative Amendment for  
Ventana Square NEC Universe & Paradise  
Albuquerque, New Mexico**

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. Thank you.

Sincerely,



Don W. Grady

**Grady Rentals, LLC.**

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**  
07/25/2007 Issued By: PLNABG

**Permit Number: 2007 010 042** **Category Code 940**

**Application Number: 07AA-10042, Amndt Site Development Plan - Bld Prmt**

**Address:**

**Location Description: PARADISE NW BETWEEN UNIVERSE NW AND**

**Project Number: 1002346**

**Applicant**  
**Grady Rentals LLC**

**Po Box 30801**  
**Albuquerque, NM 87190**  
**884-8493**

**Agent / Contact**  
**George Rainhart Architects**  
**William Johnson**  
**2325 San Pedro Ne**  
**Albuquerque, NM 87110**

**bjohnson@gra-arch.com**

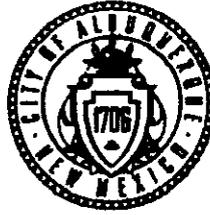
**Application Fees**

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

City Of Albuquerque  
Treasury Division

7/25/2007 1:47PM LOC: ANNX  
WS# 007 TRNS# 0043  
RECEIPT# 00085504-00085504  
PERMIT# 2007010042 IRSMSP  
Trans Amt \$45.00  
AA Actions \$45.00  
CK \$45.00  
CHANGE \$0.00

Thank You



TAMU 1040  
LETTER OF CORRECTION

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. (B-10) Carmen Marrone, 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  
PAGE 2 OF 8

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).

26'-0"

[Handwritten note: 26'-0" EPC No = 3-3 zoning code]

OFFICIAL NOTICE OF DECISION  
SEPTEMBER 15, 2005  
PROJECT #1002346  
PAGE 3 OF 8

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 of way improvements along Universe Blvd~~ at site drives may be required per DPM and/or Traffic Impact Study. TONY LE WILFARD.
  - 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:

9/15/05 INFRASTRUCTURE LIST--SEPERATE DOCUMENT

OFFICIAL NOTICE OF DECISION  
SEPTEMBER 15, 2005  
PROJECT #1002346  
PAGE 4 OF 8

**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.

OFFICIAL NOTICE OF DECISION  
SEPTEMBER 15, 2005  
PROJECT #1002346  
PAGE 5 OF 8

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.

**OFFICIAL NOTICE OF DECISION  
SEPTEMBER 15, 2005  
PROJECT #1002346  
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**