

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

☐ ARCHEOLOGICAL CERTIFICATE

- ☐ Archaeological Compliance Documentation Form with property information section completed
- ☐ Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and labeled

☐ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ☐ Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
- ☐ Copy of the Official Notice of Decision associated with the prior approval
- ☐ Three (3) copies of the proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and labeled

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☒ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ☐ Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- ☐ Copy of the Official Notice of Decision associated with the prior approval
- ☐ Three (3) copies of the proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and labeled

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☐ ACCELERATED EXPIRATION SITE PLAN

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- ☐ Site Plan to be Expired
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and labeled

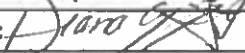
☐ ALTERNATIVE SIGNAGE PLAN

- ☐ Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- ☐ Required notices with content per IDO Section 14-16-6-4(K)
 - ☐ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - ☐ Sign Posting Agreement
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and labeled


☐ ALTERNATIVE LANDSCAPE PLAN

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ☐ Landscape Plan
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and labeled

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: 	Date: 4-17-21
Printed Name: Diana R. Arzola Luna	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Project Number: PR-2021-005381	Case Numbers: SI-2021-00586	
Staff Signature: _____		
Date: _____		



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Alejandro del Moral		Phone: 915-629 9100
Address: 11445 Cedar Oak Dr		Email: permits@superiorsignandlighting.com
City: El Paso	State: Texas	Zip: 79936
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

Install Wall Sign

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.:	Block: 19	Unit:
Subdivision/Addition: Ventura Plaza	MRGCD Map No.:	UPC Code: 102006430905040103
Zone Atlas Page(s): C-20-Z	Existing Zoning: MX-L	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 8100 Ventura st NE Between: Paseo del Norte Blvd and: Holly Ave

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

AA previous 105008_AA_8_25_06

Signature: <i>Diana Arzola</i>	Date: 4/17/21
Printed Name: Diana Arzola	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2021-00586	AA				

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project # PR-2021-005381



11445 Cedar Oak, El Paso, TX 79936

superiorsignandlighting.com

915 629 9100

4/19/2021

To whom it may concern:

RE: 8100 Ventura St N.E. Albuquerque, NM 87122

Greetings,

The purpose of the letter is to request an Administrative Amendment. The store located at 8100 Ventura St N.E. is going through Install a new sign. The purpose of the signage is to encourage social distancing and ordering via online.

The new signage will consist of the new script and manufactured out of LED. This new LED signage saves energy, is softer to the eye, and is safer than its neon predecessor.

Secondly, the aesthetics of the new branding will make the building look nicer. The new shape of the signage will follow the new image, the new lighting source will distribute evenly at night, the new vinyl will make the building and the neighborhood stand out.

Third, adhering to CDC guidelines, keeping our customers safe making online shopping is a value add to the community in these difficult times.

Overall, the new signage will create a more socially responsible environment, is more efficient, save energy, and look aesthetically. Therefore, we request the Administrative amendment be granted.

Respectfully,

Alex del Moral

President

Superior Sign & Lighting



SUPERIOR



11445 Cedar Oak, El Paso, TX 79936

superiorsignandlighting.com

915 629 9100

To whom it may concern-

This letter authorizes Superior Sign and Lighting and their contractors to submit sign permit applications, and install signage for this property.


Property location(Address): 8100 VENTURA ST N.E.
ALBUQUERQUE, NM, 87122

Sign types to be used:

- ☒ On site
☐ Off-site
☒ Permanent display face with changeables elements
☐ Changeable display face

Property Owner or Authorized Representative Name:

Bob Richards
Sr Director Facilities
Title: Support & Development Contact Number: (806) 748-3177
Mailing Address: PO Box 6440, Lubbock, TX
79493


Property Owner or Authorized
Representative Signature

2-24-21
Date

E 1
S 9
T 8
D 6



UNITED SUPERMARKETS #924

8100 VENTURA ST N.E.
ALBUQUERQUE, NM, 87122

EXTERIOR SIGNAGE

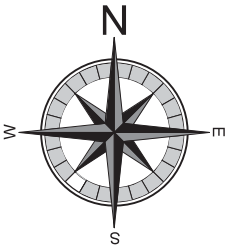
03.15.2021

213473B-1



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown are as close as printing will allow; Always follow written specifications. All rights reserved: This design has been created for you in connection with a project being planned for you by SSC Signs & Lighting. It may not be reproduced in any manner without prior consent.

SIGN SCHEDULE			
LOCATION	SIGN TYPE	QTY	ITEM DESCRIPTION
001	CL-FL/HL.01	1	CHANNEL LETTERS FRONT/HALO LIT



CLIENT UNITED SUPERMARKETS #924 ADDRESS 8100 VENTURA ST N.E. ALBUQUERQUE, NM, 87122 DATE 03.15.2021 DESIGNER - DAA DRAWING NO. 213473B-1	
REVISION 1. UPDATED TO SHOW ELEVATION SQ. FT.	DATE 03.15.2021 KV
APPROVAL DATE -	
APPROVED BY -	

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown areas close as printing will allow; Always follow written specifications. All rights reserved: This design has been created for you in connection with a project being planned for you by SSC Signs & Lighting. It may not be reproduced in any manner without prior consent.

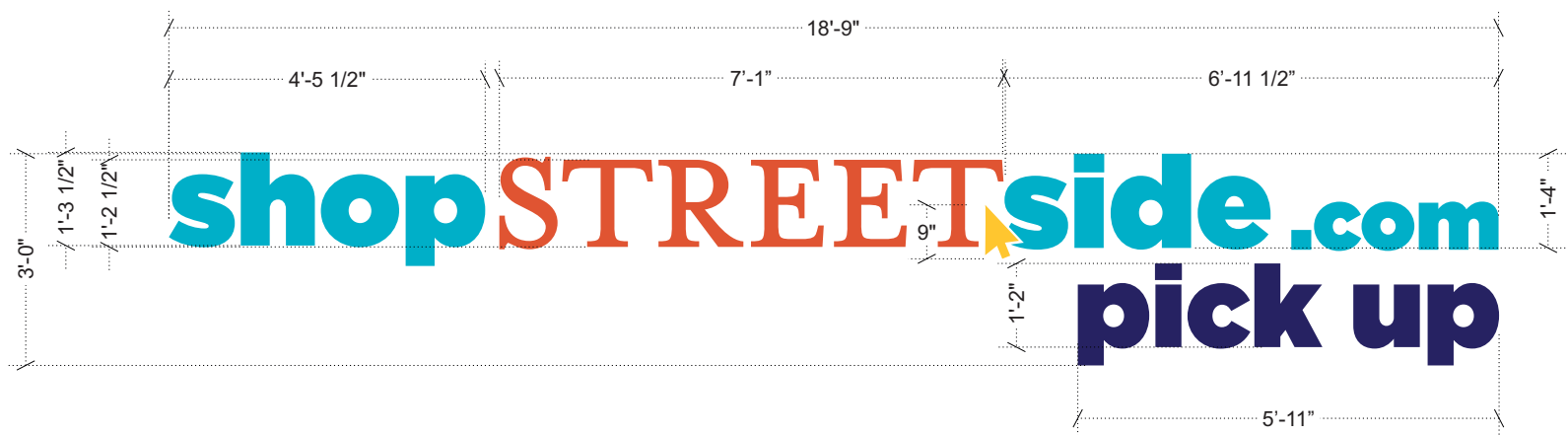
CLIENT
UNITED SUPERMARKETS
#924
ADDRESS
8100 VENTURA ST N.E.
ALBUQUERQUE, NM, 87122
DATE 03.15.2021
DESIGNER - DAA
DRAWING NO.
213473B-1

REVISION	DATE
1. UPDATED TO SHOW ELEVATION SQ. FT.	03.15.2021 KY

APPROVAL DATE -

APPROVED BY -

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30.67 SQ FT

001 CL-FL/HL.01 - CHANNEL LETTERS FRONT/HALO LIT
SCALE: 3/8"= 1'
QTY: 1



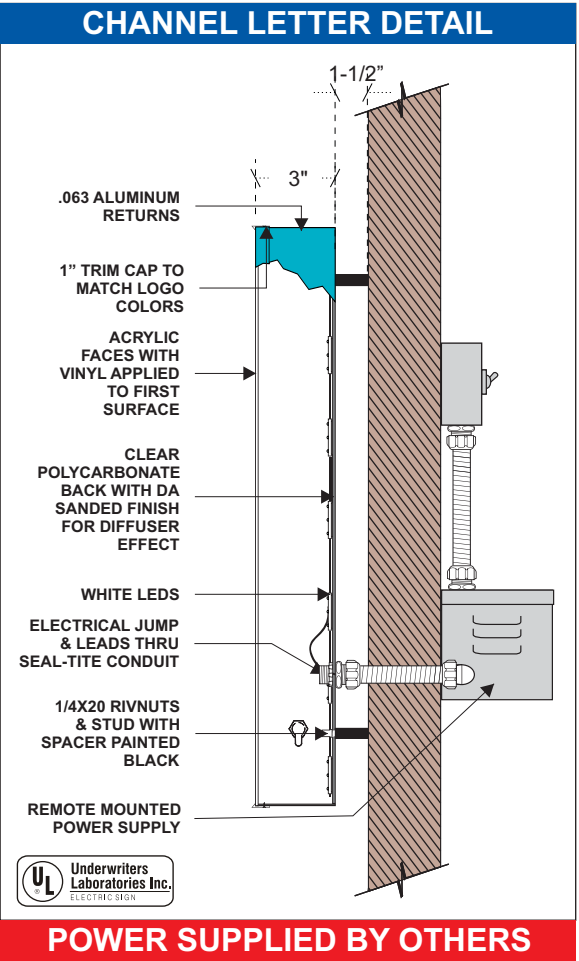
EXISTING ELEVATION
SCALE: NTS



PROPOSED ELEVATION
SCALE: NTS

	- TRIMCAP: ORANGE 2119	RETURN: CONSTRUCTION ORANGE
	- TRIMCAP: MUSTARD 7548	RETURN: SHELL YELLOW
	- TRIMCAP: TEAL 3210	RETURN: PEPSI BLUE
	- TRIMCAP: DARK BLUE 2050	RETURN: SUNOCO BLUE

	- PAINT TO MATCH SW 6387 COMPATIBLE CREAM
	- AVERY 800 PUMPKIN ORANGE
	- 3M 3630-135 YELLOW ROSE
	- AVERY 800 PANTONE 321C
	- 3M 3630-187 INFINITY BLUE



POWER SUPPLIED BY OTHERS

CLIENT
UNITED SUPERMARKETS
#924
ADDRESS
8100 VENTURA ST N.E.
ALBUQUERQUE, NM, 87122
DATE 03.15.2021
DESIGNER - DAA
DRAWING NO.
213473B-1

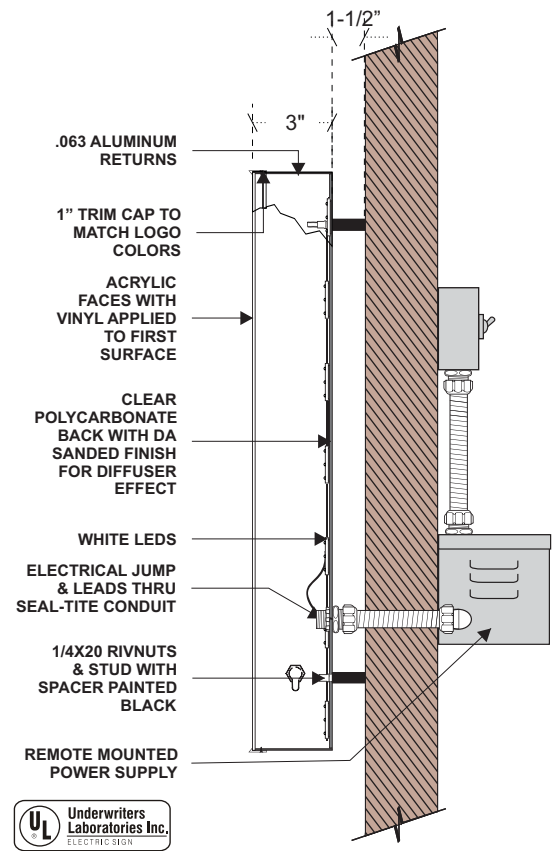
REVISION	DATE
1. UPDATED TO SHOW ELEVATION SQ. FT.	03.15.2021 KY

APPROVAL DATE -

APPROVED BY -

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CHANNEL LETTER DETAIL

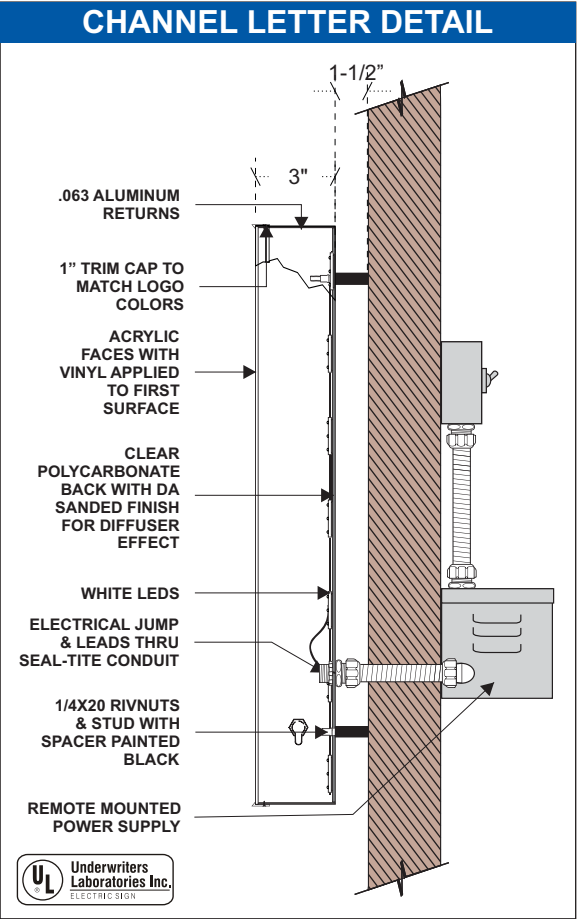


311.11 SQ FT

A EICL - EXISTING ILLUMINATED CHANNEL LETTERS
SCALE: 3/16"= 1'



44.46 SQ FT



CLIENT
UNITED SUPERMARKETS
#924
ADDRESS
8100 VENTURA ST N.E.
ALBUQUERQUE, NM, 87122
DATE 03.15.2021
DESIGNER - DAA
DRAWING NO.
213473B-1

REVISION	DATE
1. UPDATED TO SHOW ELEVATION SQ. FT.	03.15.2021 KY

APPROVAL DATE -

APPROVED BY -

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CLIENT

UNITED SUPERMARKETS
#924

ADDRESS

8100 VENTURA ST N.E.
ALBUQUERQUE, NM, 87122

DATE 03.15.2021

DESIGNER - DAA

DRAWING NO.

213473B-1

REVISION

1. UPDATED TO SHOW
ELEVATION SQ. FT.

DATE

03.15.2021
KY

APPROVAL DATE -

APPROVED BY -

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223'-4 5/8"

38'-8"



EXISTING ELEVATION

10,436.61 SQ FT

C

ED - ELEVATION DETAIL

SCALE: NTS

CLIENT, MANUFACTURING, AND INSTALLATION NOTES FOR ALL DESIGNS



CLIENT NOTES:

- 1) CLIENT TO PROVIDE VECTOR ARTWORK INCLUDING CORRECT FONTS.
- 2) CLIENT TO PROVIDE ALL COLORS FOR SIGNS WITHIN DESIGN INCLUDING RACEWAY COLORS. COLORS TO BE PROVIDED ARE TO BE IN A SHERWIN WILLIAMS OR PANTONE / PMS COLORS. CMYK COLORS ARE NOT USABLE.
- 3) CLIENT TO APPROVE AND INITIAL DESIGNS THEN RETURN TO SSC SIGNS & LIGHTING ONCE APPROVED.
- 4) CLIENT TO PROVIDE ELECTRICAL TO ALL ILLUMINATED SIGNS. ELECTRICAL TO BE WITHIN 5'-0" OF SIGNAGE PRIOR TO INSTALL DATE.
- 5) ALL ELECTRICAL SCOPE TO BE INSTALLED BY TENANT CONTRACTOR

MANUFACTURING NOTES:

- 1) IF SIGN NEEDS TO BE PERMITTED, MANUFACTURING WILL START AS SOON AS PERMITS ARE APPROVED BY CITY.
- 2) MANUFACTURING TO SUPPLY ALL NEEDED HARDWARE AND ELECTRICAL COMPONENTS NEEDED FOR INSTALLATION OF SIGN.
- 3) A MINIMUM OF 6'-0" WHIPS FROM THE BACK OF EACH CHANNEL LETTERS FOR INSTALLATION WHEN NEEDED.

INSTALLATION NOTES:

- 1) INSTALLER TO INSPECT SIGN UPON RECEIPT AND REPORT ANY ISSUES OR DAMAGED ITEMS. INSTALLER WILL BE HELD LIABLE FOR ANY DAMAGES OR ISSUES REPORTED AFTER DAY SIGN IS RECEIVED.
- 2) INSTALLER TO VERIFY WITH CLIENT THAT SIGN IS BEING INSTALLED IN CORRECT LOCATION.
- 3) INSTALLER TO VERIFY ALL SERVICE IS COMPLETE PRIOR TO LEAVING THE SITE FOR THAT DAY AND/OR NIGHT INCLUDING COMPLETION PHOTOS OF SIGNS INSTALLED AND ILLUMINATED.
- 4) INSTALLER TO CLEAN UP ALL TRASH AND DEBRIS. ALSO, CLEAN ALL SIGNS AS NEEDED INCLUDING FACES.

CLIENT

UNITED SUPERMARKETS
#924

ADDRESS

8100 VENTURA ST N.E.
ALBUQUERQUE, NM, 87122

DATE 03.15.2021

DESIGNER - DAA

DRAWING NO.

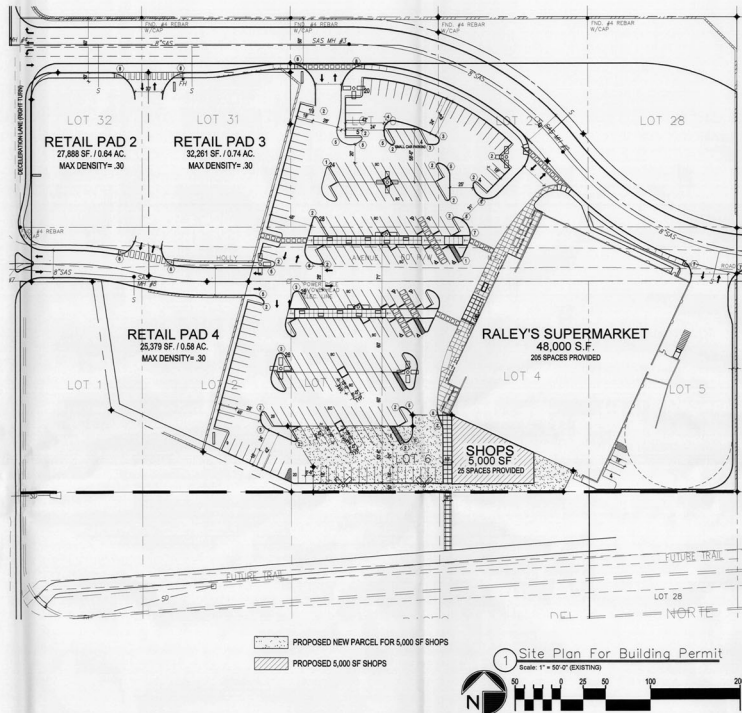
213473B-1

REVISION	DATE
1. added paint color for elevation sign cabinet for sign 4	4.2.2020 DAA
2. CHANGED ALL SIGNS TO UNITED	4.6.2020 DAA

APPROVAL DATE -

APPROVED BY -

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[illegible][illegible]

CONDITIONS OF APPROVAL: CONT.

- K. A SMALL BRIDGE PAVED AREA SHALL BE ADDED ADJACENT TO PAD 1 WITH A MINIMUM OF 25 SQUARE FEET OF SURFACE AREA B/W/IDE TRAILS OR B/W/IDE SIDEWALKS.
3. PROVIDE THE FOLLOWING LANDSCAPE IMPROVEMENTS:
- PROVIDE A LANDSCAPE STRIP AT ALL LOCATION ADJACENT TO THE RETAIL PARKING LOT ON THE EAST/SOUTH AND NORTH PROPERTY LINE.
 - STREET TREES ALONG HOLLY AVENUE AND VINTURA STREET SHALL BE PLANT SPECIES OF ONE TREE FOR EACH 100' OF STREET FRONTAGE AND SHALL BE A MIX OF DECIDUOUS AND EVERGREEN TREES.
 - PROVIDE A BOLD-BROWN HALL AT RETAINING WALLS MEASURED FROM THE PROPERTY LINE TO PROPERTY LINE. THE BOLD-BROWN SHALL BE PLANTED AT THE PROPERTY LINE SHALL BE TERMINATED UP AS NECESSARY TO PREVENT EXCESSIVE ROOT GROWTH.
 - PROVIDE APPROPRIATE LANDSCAPE ON EAST/BACK AND EAST/END OF RETAIL. DURING INTERIM PERIOD TO DEVELOPMENT OF A. PLANT TREES AT THE EAST/BACK AND EAST/END OF RETAIL. PLANT TREES AT THE EAST/BACK AND EAST/END OF RETAIL. PLANT TREES AT THE EAST/BACK AND EAST/END OF RETAIL. PLANT TREES AT THE EAST/BACK AND EAST/END OF RETAIL.
 - ADD MINIMUM 6" HIGH LANDSCAPE STRIP WITH TREES AND BURLIPS ESTABLISHED TO APPROPRIATELY HIDE PORT OF THE SOUTH ELEVATION OF BUILDING.
 - ADDITIONAL TREES AT THE EAST/END OF RETAIL. PLANT TREES AT THE EAST/END OF RETAIL. PLANT TREES AT THE EAST/END OF RETAIL. PLANT TREES AT THE EAST/END OF RETAIL.
 - A ROW OF EVERGREEN TREES AND STREET TREES SHALL BE PROVIDED AT THE AREAS NOTED IN SECTION A AND B AND AT CENTER.

CONDITIONS OF APPROVAL: CONT

- [illegible]

ADMINISTRATIVE AMENDMENT
 File # 06-00977 Project # 1005008
new 5,000 sq building
and ped. connection
CM Moore 8/25/06
 APPROVED BY DATE

LOTS NUMBERED 29-32 IN BLOCK NINETEEN (19) AND LOTS NUMBERED 1-6 IN
BLOCK TWENTY (20) BOTH OF TRACT THIRTY (30) LINES 105 OF NORTH
ALBUQUERQUE ADRES. LOCATED ON THE EAST SIDE OF VENTURA STREET NE
BETWEEN PASEO DEL NORTE NE. AND HOLLY AVENUE NE., ALBUQUERQUE, NM.

CURRENT ZONING:	SU-1 FOR C-1 PERMISSIVE USES WITH PACKAGED LIQUOR SALES WITHIN 500 FEET OF A RESIDENTIAL ZONE, ONLY IN CONJUNCTION WITH A FULL SERVICE GROCERY STORE.
TOTAL ACREAGE:	8.04 AC.
ZONE ATLAS:	C-20-Z

PROPOSED USAGE: SU-1 FOR C-1 PERMISSIVE USES WITH PACKAGED LIQUOR SALES WITHIN 500 FEET OF A RESIDENTIAL ZONE, ONLY IN CONJUNCTION WITH A FULL SERVICE GROCERY STORE.

LOT 6 AREA: 16,138 SF (.371 ACRES)
LANDSCAPE REQUIRED: 6.5%
OCCUPANT LOAD:
RALEY'S 48,000 SF/30 = 1600 PERSONS
PROPOSED SHOPS BLDG. 5,000 SF/30 = 167 PERSONS
TOTAL ALLOWABLE AREA: 12,500SF

<u>BUILDING AREA:</u>	
RALEY'S -	48,000 SF
PROPOSED SHOPS BLDG. -	5,000 SF
<u>TOTAL SQ. FOOTAGE -</u>	<u>53,000 SF</u>

PARKING REQUIRED (PALEY'S):	
0 - 15,000 : 1 CAR PER 200 =	75 CARS
15,000 - 45,000 : 1 CAR PER 250 =	120 CARS
45,000 - 60,000 : 1 CAR PER 300 =	10 CARS
TOTAL CARS REQUIRED =	205 CARS

PARKING REQUIRED (PROPOSED SHOPS):
 0 - 15,000 : 1 CAR PER 200 = 25 CARS
 TOTAL STANDARD PARKING PROVIDED = 212 SPACES
 TOTAL H.C. PARKING REQUIRED = 8 SPACES
 TOTAL H.C. PARKING PROVIDED = 8 SPACES

TOTAL COMPACT PARKING PROVIDED =	12 SPACES
TOTAL PARKING PROVIDED =	232 SPACES
TOTAL PARKING REQUIRED =	230 SPACES

1 BICYCLE RACK PER 20 PARKING SPACES:
(1 BICYCLE RACK - 5 SPACES)

BIKE SPACES REQUIRED =	12 SPACES
BIKE SPACES PROVIDED =	15 SPACES
1 SEAT PER 25 LINEAR FEET OF BUILDING FACADE: (1 BENCH = 4 SPACES)	
SITTING SPACES REQUIRED =	14 SPACES


SITTING SPACES PROVIDED = 16 SPACES

PARKING NOTES: _____

TYPICAL STANDARD SPACES ARE — 8'-6" x 18'-0"

TYPICAL SMALL CAR SPACES ARE — 5'-0" x 15'-0"

* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED *

RADIUS: 


① RADIUS = 2'-0"	⑥ RADIUS = 25'-0"
② RADIUS = 3'-0"	⑦ RADIUS = 25'-0"
③ RADIUS = 5'-0"	⑧ RADIUS = 30'-0"
④ RADIUS = 10'-0"	⑨ RADIUS = 50'-0"
⑤ RADIUS = 15'-0"	⑩ RADIUS = 65'-0"
(11) RADIUS = 100'-0"	

SITE / BLDG PERCENTAGES:

RALEYS @ 48,000 SF / 189,029 SF (SITE AREA) = 25.4%

SHOPS @ 5,000 SF / 19,715 SF (SITE AREA) = 25.4%

REV	DATE	BY	REVISION
Δ			
Δ			
Δ			
Δ			
Δ			
Δ			



GEORGE RAINBART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO N.E., SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-8877

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SHOPPES AT VENTURA
 4000 SOUTH GATE AVENUE
 CORNER OF SOUTH GATE & THE HOTEL
 ALBUQUERQUE, NEW MEXICO

OVERALL SITE PLAN

PROJECT NO.	GDS	JOB NO.	DRAWN BY: MRS
PROJECT MANAGER:	MILLIE TITTLE	SHEET TITLE	

PROJ FILED DATE: 4-30-2008

SCALE: AS NOTED

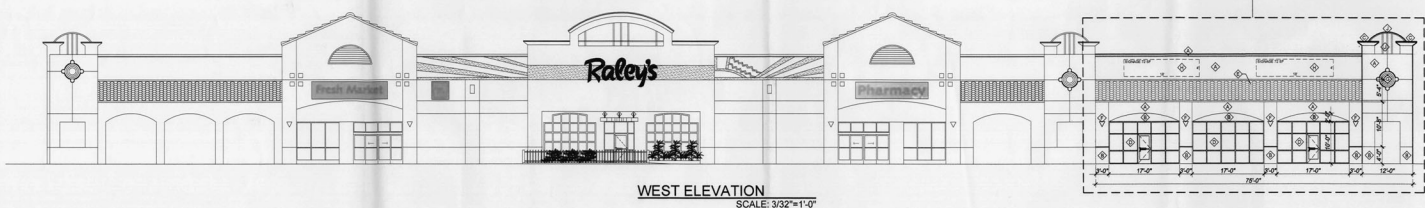
AS¹



(E) WEST ELEVATION PHOTO

Keyed Color / Material Schedule		Common Name
◇	STUCCO BENJAMIN MOORE # 2153-50 DESERT TAN	OFF WHITE/ LT TAN
◇	STUCCO BENJAMIN MOORE # HC-77 ALEXANDRIA BRIDE	MED. TAN
◇	STUCCO OVER FOAM CORNICE BENJAMIN MOORE # 2153-50 DESERT TAN	OFF WHITE/ LT TAN
◇	ALUM. STOREFRONT BRONZE	
◇	CONC. ROOF TILE MONIER DESERT GLOW	
◇	LIGHT FIXTURE MATCH ADJACENT RALEY'S	
◇	DECORATIVE FOAM ROSETTE BENJAMIN MOORE # 2153-50 DESERT TAN	
◇	BUILDING SIGNAGE OWNER PROVIDED	
◇	METAL BENJAMIN MOORE # 2153-50 DESERT TAN	OFF WHITE/ LT TAN

(N) PROPOSED 5,000 S.F. SHOPS



WEST ELEVATION
SCALE: 3/32"=1'-0"

REV.	DATE	BY	REVISION
1			
2			
3			
4			
5			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 248
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-5877

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT TITLE SHOPPES AT VENTURA ALBUQUERQUE, NEW MEXICO	DATE 6.30.2006	DRAWN BY WVS
	SCALE AS NOTED	CHECKED BY WVS
	PROJECT MANAGER ALBUQUERQUE, NEW MEXICO	
	PROJECT TITLE WEST ELEVATION	

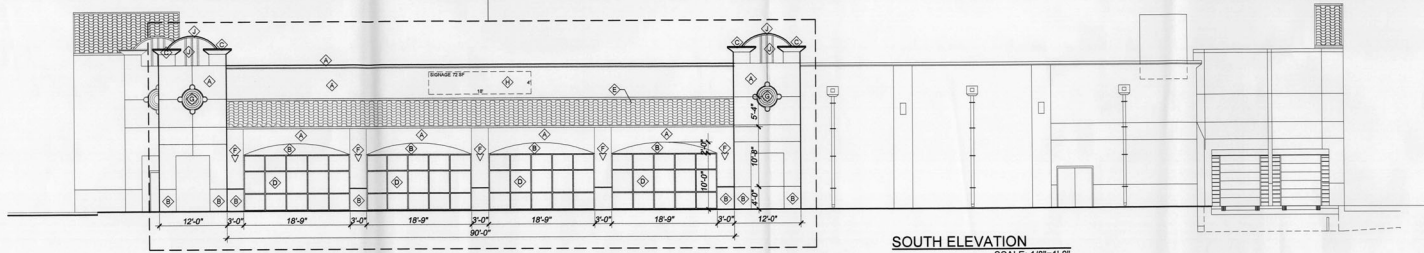
WE



(E) SOUTH EAST CORNER PHOTO

Keyed Color / Material Schedule		Common Name
①	STUCCO BENJAMIN MOORE # 2153-50 DESERT TAN	OFF WHITE/ LT TAN
②	STUCCO BENJAMIN MOORE # HC-77 ALEXANDRIA BEIGE	MED TAN
③	STUCCO OVER FOAM CORNICE BENJAMIN MOORE # 2153-50 DESERT TAN	OFF WHITE/ LT TAN
④	ALUM. STOREFRONT BRONZE	
⑤	CONC. ROOF TILE MONIER DESERT GLOW	
⑥	LIGHT FIXTURE MATCH ADJACENT RALEY'S	
⑦	DECORATIVE FOAM ROSETTE BENJAMIN MOORE # 2153-50 DESERT TAN	
⑧	BUILDING SIGNAGE OWNER PROVIDED	
⑨	METAL BENJAMIN MOORE # 2153-50 DESERT TAN	OFF WHITE/ LT TAN

(N) PROPOSED 5,000 S.F. SHOPS



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-8877

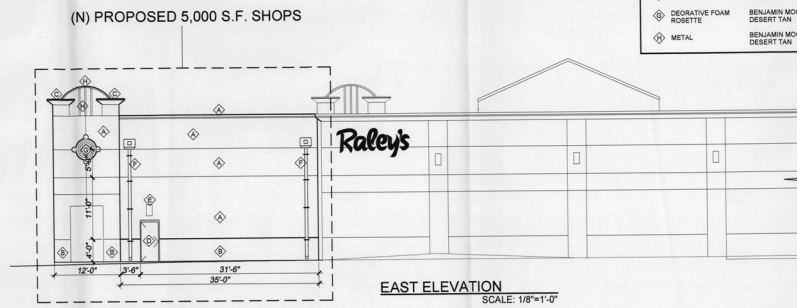
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE: SHOPS AT VENTURA
PROJECT LOCATION: 2325 SAN PEDRO N.E., SUITE 2-B, ALBUQUERQUE, NEW MEXICO 87110
PROJECT MANAGER: GEORGE RAINHART
ARCHITECT: GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
SHEET TITLE: SOUTH ELEVATION

DATE: 6.30.2006
SCALE: AS NOTED
SHEET: 5E



(E) EAST ELEVATION PHOTO



Keyed Color / Material Schedule		Common Name
◆ STUCCO	BENJAMIN MOORE # 2153-50 DESERT TAN	OFF WHITE/ LT. TAN
◆ STUCCO	BENJAMIN MOORE # HC-77 ALEXANDRIA BEIGE	MED. TAN
◆ STUCCO OVER FOAM CORNICE	BENJAMIN MOORE # 2153-50 DESERT TAN	OFF WHITE/ LT. TAN
◆ HOLLOW METAL DOOR	PAIN TO MATCH ADJACENT FINISH	
◆ LIGHT FIXTURE	MATCH ADJACENT RALEY'S	
◆ DOWNPOUT	PAIN TO MATCH ADJACENT FINISH	
◆ DECORATIVE FOAM ROSETTE	BENJAMIN MOORE # 2153-50 DESERT TAN	
◆ METAL	BENJAMIN MOORE # 2153-50 DESERT TAN	OFF WHITE/ LT. TAN

REV	DATE	BY	CHK

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2322 SAN PEDRO N.E., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 864-9110 FAX (505) 837-9877

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT TITLE
SHOPS AT VENTURA
ALBUQUERQUE, NEW MEXICO
PROJECT MANAGER
ALBUQUERQUE, NEW MEXICO
DATE
1/2003
DRAWN BY
MPC
SHEET TITLE
EAST ELEVATION

DATE:
6/30/2006
SCALE:
AS NOTED
SHEET NO.
14
E

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION

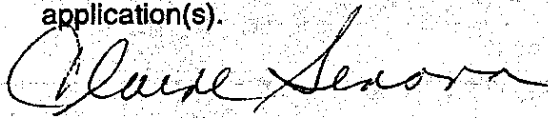
7. DRB-98-324 George Rainhart Architects and Associates, agents for FHK Companies, requests Amended Site Development Plan for Subdivision approval and Site Development Plan for Building Permit approval for Lots 28-32, Block 19 and Lots 1-5, Block 20, Tract 3, Unit 3, North Albuquerque Acres, zoned SU-1 for C-1 Permissive Uses and located on the east side of Ventura St NE between Paso Del Norte NE and Holly Ave NE containing approximately 8.04 acres. [DEFERRED FROM 1/5/99] (TO BE COMBINED WITH ITEM 20) (C-20)

At the January 12, 1999, Development Review Board Meeting, an Amended Site Development Plan for Subdivision was conditionally approved with Final Sign off Delegated to City Engineer and Planning. The Site Development Plan for Building Permit was conditionally approved with Final Sign off Delegated to City Engineer and Planning.

If you wish to appeal this decision, you must do so by January 27, 1999, in the manner described below. A nonrefundable fee of \$135 is required at the time the appeal is filed.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal; 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. Such appeal shall be heard within 45 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Claire Senova
DRB Secretary

cc: FHK Companies, 640 Watt Avenue, Sacramento, CA 95864
Harris Surveying, 2412D Monroe St NE, 87110
George Rainhart Architects & Associates, 2325 San Pedro NE, Suite 2-B, 87110
Loren Hines, Property Management, Legal Dept./11th Flr, City/County Bldg.
Terri Martin, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File