

CITY OF ALBUQUERQUE



May 28, 2010

Daniel Herr, R.A.
Slagle Herr Architects
1600 Rio Grande NW
Albuquerque, NM 87104

**Re: Corrales Shopping Center Expansion – Phase 2, 10701 Corrales Road NW,
Permanent Certificate of Occupancy – Transportation Development
DRB Site Plan, Project # 1000857 (A14-D001B)
Certification dated 05-27-10**

Dear Mr. Herr,

PO Box 1293

Based upon the information provided in your submittal received 05-27-10, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a “green tag” from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

If you have any questions, you can contact me at 924-3991.

NM 87103

Sincerely,

www.cabq.gov

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: CO Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: CORRALES SHOPPING CENTER EXPANSION (PHASE 2)
DRB #: — EPC#: —

ZONE MAP/DRG. FILE #: A14/DOOR13
WORK ORDER#: —

LEGAL DESCRIPTION: TRACT E/A1-1A, SEVEN BAR RANCH
CITY ADDRESS: 10701 CORRALES RD. NW 87114

ENGINEERING FIRM: WALLA ENGINEERING
ADDRESS: 6100 INDIAN SCHOOL RD NE, #210
CITY, STATE: ALBUQUERQUE

CONTACT: MIKE WALLA
PHONE: 881-3008
ZIP CODE: 87110

OWNER: STELLAR JAY LLC
ADDRESS: PO BOX 3685
CITY, STATE: ABQ

CONTACT: DALLAS BROAD
PHONE: 244-0048
ZIP CODE: 87103

ARCHITECT: SLAGLE HERR ARCHITECTS
ADDRESS: 1600 RIO GRANDE NW
CITY, STATE: ABQ

CONTACT: DAN HERR
PHONE: 296-0870
ZIP CODE: 87104

SURVEYOR: CARTESIAN SURVEYS
ADDRESS: P.O. Box 44414
CITY, STATE: ALBUQUERQUE

CONTACT: WILL PLOTTNER
PHONE: 891-0244
ZIP CODE: 87114

CONTRACTOR: HART CONST
ADDRESS: 2919 2ND ST NW, #2
CITY, STATE: ABQ

CONTACT: DAVE KIMBALL
PHONE: 345-4001
ZIP CODE: 87107

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1ST SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL) (A.A.)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPEC)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

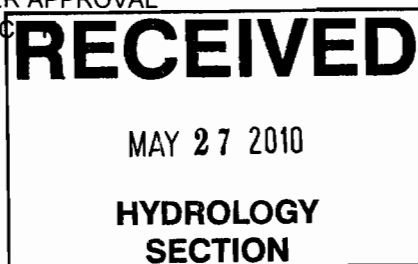
- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 5-27-10

BY: DAN HERR

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

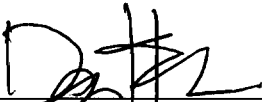


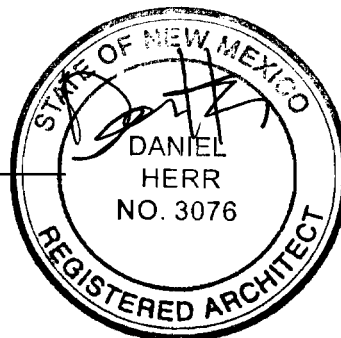
CORRALES SHOPPING CENTER
10701 CORRALES ROAD NW
ALBUQUERQUE, NM 87114

TRAFFIC CERTIFICATION FOR CORRALES SHOPPING CENTER EXPANSION-PHASE TWO

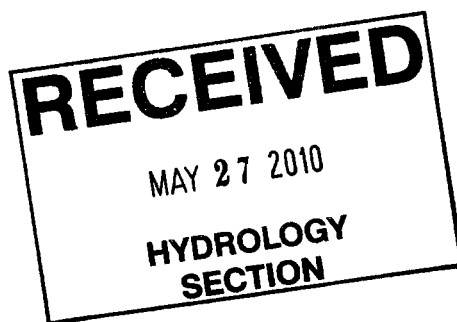
I, Dan Herr, NMRA 3076, of the firm Slagle Herr Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Phase Two scope on the AA approved plan dated 11-5-09. I certify that I have personally visited the project site and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for certificate of occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.


Dan Herr, Architect



5-27-10
Date



slagle

HERR

architects

1600 rio grande nw albuquerque
fax 505 246 0437 new mexico 87104

505 246 0870

PARKING REQUIREMENTS

LEASABLE RETAIL AREA:	94,615 S.F.
BUILDING 1	36,893 S.F.
BUILDING 2	9,522 S.F.
BUILDING 3	13,636 S.F.
BUILDING 4	---
BUILDING 5	27,140 S.F.
BUILDING 6	1,237 S.F.
BUILDING 7	6,187 S.F.
BUILDING 8	---

RESTAURANT SEATING:	800 SEATS
BUILDING 1	50 INSIDE SEATS 40 PATIO SEATS
BUILDING 2	---
BUILDING 3	---
BUILDING 4	90 INSIDE SEATS
BUILDING 5	---
BUILDING 6	240 INSIDE SEATS 200 PATIO SEATS
BUILDING 7	---
BUILDING 8	100 INSIDE SEATS 80 PATIO SEATS

PARKING SPACES REQUIRED:	471 SPACES
15,000 S.F. / 200 =	75 SPACES
45,000 S.F. / 250 =	180 SPACES
4,615 S.F. / 300 =	16 SPACES
800 RESTAURANT SEATS / 4 =	200 SPACES

10% CREDIT FOR BUS ROUTE:	(-47) 424 SPACES
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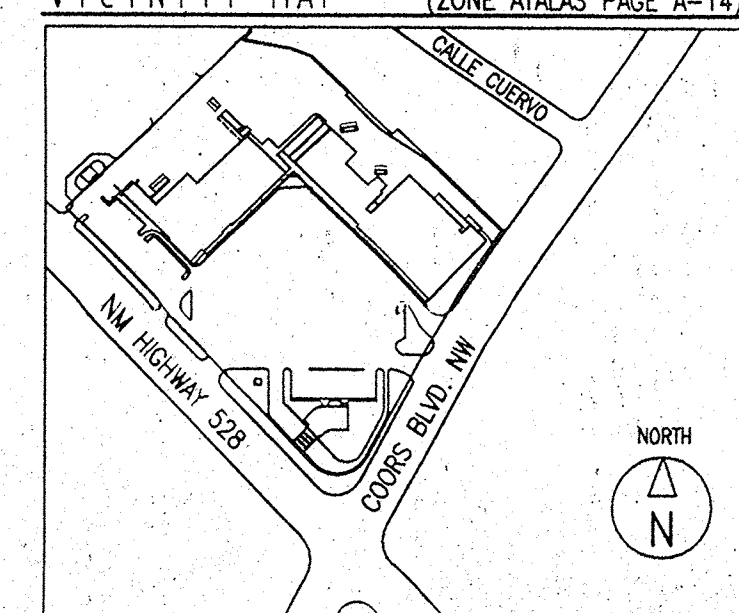
PARKING SPACES PROVIDED:	504 SPACES
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HANDICAP SPACES PROVIDED:	19 SPACES
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MOTORCYCLE SPACES PROVIDED:	6 SPACES
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BICYCLE SPACES PROVIDED:	19 SPACES
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VICINITY MAP (ZONE ATLAS PAGE A-14)



PROJECT DATA

LOCATION:	10701 CORRALES ROAD NW
OWNER:	ALBUQUERQUE, NM STELLERJAY LLC PO BOX 3685 ALBUQUERQUE, NM 87103
LEGAL DESCRIPTION:	TRACT 'E/A1-1A SEVEN BAR RANCH
UPC NUMBER:	101406827705840102

PREV. CASE #S:	1000857, AA-97-131, Z-96-14, DRB-96-208, Z-79-146
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CURRENT ZONING:	SU-1 / C-2 USES
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ZONE ATLAS PAGE:	A-14
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APPLICABLE CODE:	2006 IBC
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OCCUPANCY GROUP:	A-2 / B / M
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CONSTRUCTION TYPE:	III-N AND III-N-SPRINKLERED
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TOTAL LOT AREA:	501,949 SQ. FT. (11.52 AC)
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EXISTING GROSS BUILDING AREA:	108,797 S.F.
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PROPOSED ADDITIONAL BUILDING AREA:	9,600 S.F.
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PROPOSED GROSS BUILDING AREA:	118,397 S.F.
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NOTE: PATIO COVERED AREAS AND COVERED SIDEWALK AREAS ARE IN ADDITION TO THE GROSS BUILDING AREA SPECIFIED.

NET LOT AREA:	383,552 S.F.
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LANDSCAPED AREA:	73,465 S.F.
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LANDSCAPING	41,115 S.F.
HARDSCAPED PATIO/SIDEWALK	32,350 S.F.

LANDSCAPE % OF NET LOT AREA:	19 %
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SHEET INDEX

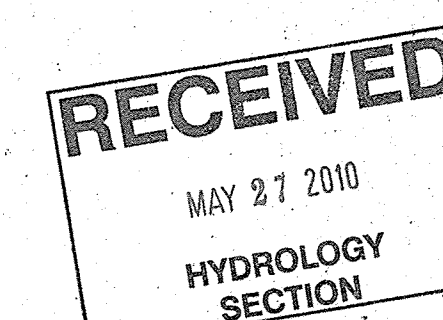
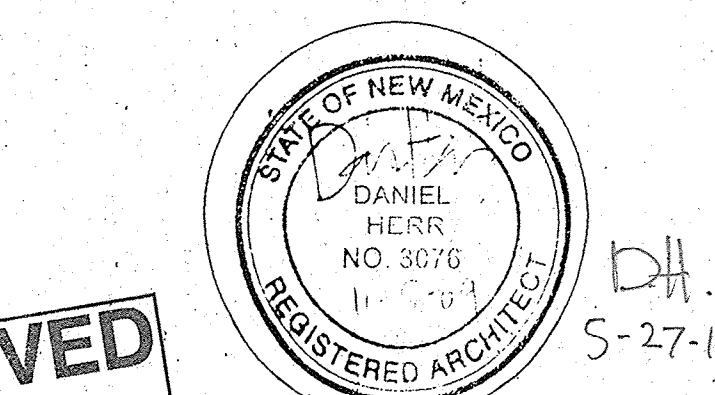
- A001 ADMINISTRATIVE AMENDMENT SITE PLAN
- A002 SHOPPING CENTER ELEVATIONS

CORRALES SHOPPING CENTER EXPANSION

10701 Corrales Road NW
Albuquerque, NM 87103

slagle
herr
Architects
1600 Rio Grande
Albuquerque
New Mexico 87104
505 246 0870
fax 505 246 0870
slagleherr.c

ADMINISTRATIVE AMENDMENT SITE PLAN



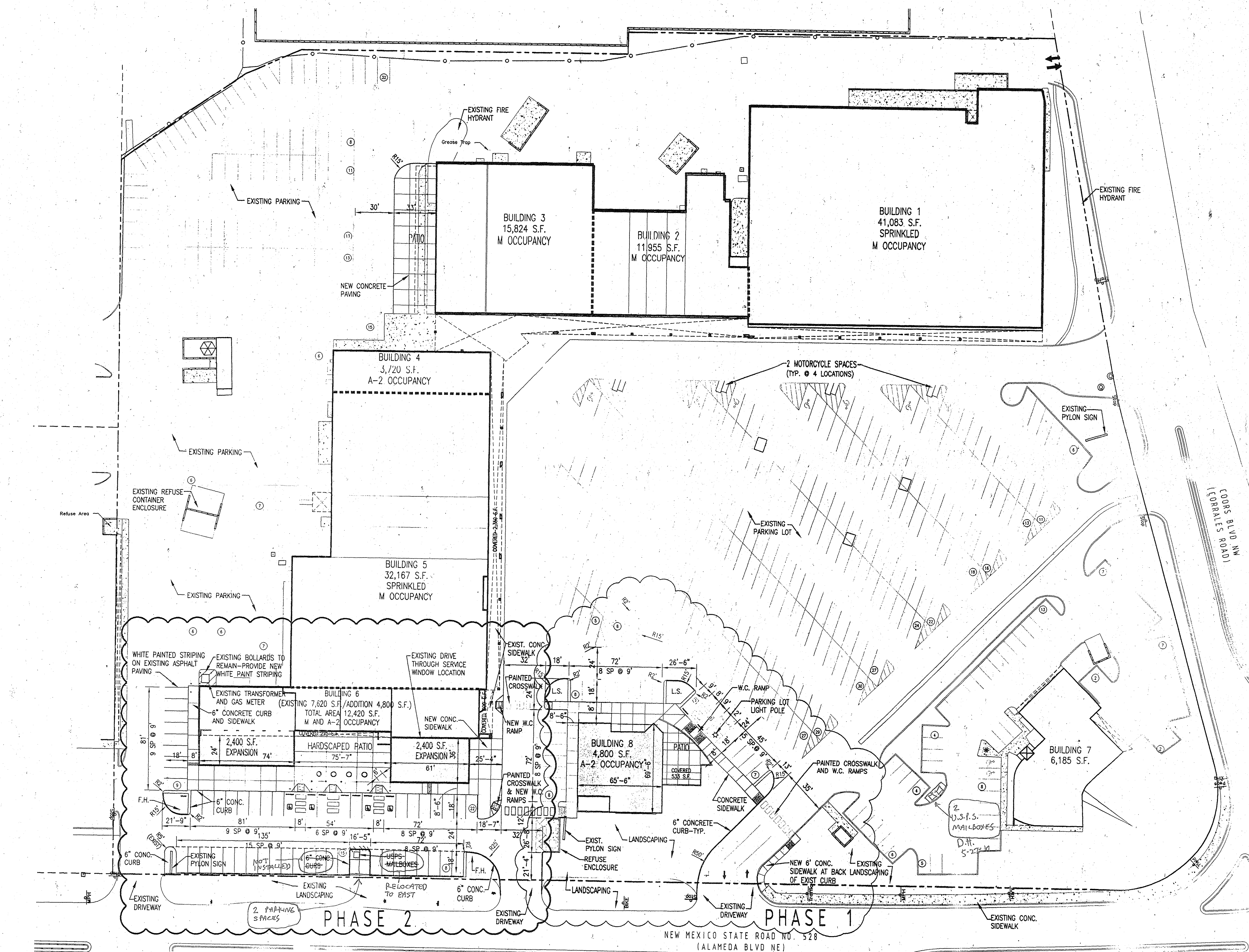
revisions:

date:

11/5/09

sheet:

A001



ADMINISTRATIVE AMENDMENT

File # 09AA10163 Project # 1000857

Removal of drive-up service window

revised parking, altered expansion

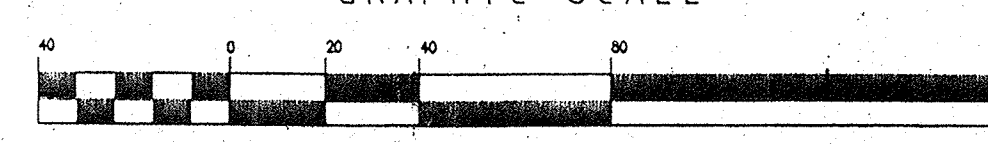
footprints, phased construction

Ernst & Young 23 Nov 09

APPROVED BY DATE

1 SITE PLAN
A001 scale: 1" = 40'-0"

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.