

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

May 10, 2006

George Rainhart, Registered Architect  
2325 San Pedro NE, Ste. 2-B  
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Cottonwood Corners Shops Phase III, [A-14 / D7E]  
10420B Coors ByPass NW  
Architect's Stamp Dated 05/07/06

Dear Mr. Rainhart:

The TCL / Letter of Certification submitted on May 10, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

  
Nilo E. Salgado-Fernandez, P.E.  
Senior Traffic Engineer  
Development and Building Services  
Planning Department

c: Engineer  
Hydrology file  
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

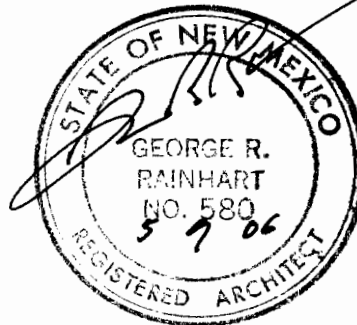
Nilo Salgado-Fernandez P.E  
City of Albuquerque  
Planning department  
600 2<sup>nd</sup> St. N.W  
Albuquerque N.M 87102

Re: SITEPLAN APPROVAL FOR CERT. OF OCCUPANCY (FINAL)  
PROJECT# COTTONWOOD CORNERS SHOPS PHII (10420B COORS BYPASS N.W)

Nilo:

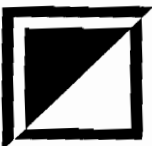
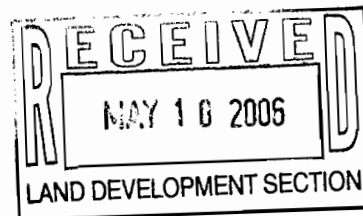
I George Rainhart R.A of George Rainhart Architects and Associates hereby certify that this project is in substantial compliance with, and in accordance with the design intent of the approved plan dated 8-23-05. The record information edited onto the original design document has been obtained by Stephen Dunbar R.A of George Rainhart Architects and Associates. I further certify that Stephen Dunbar R.A has personally visited the project site on 5-3-06 and has 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 final certification of occupancy.

Sincerely



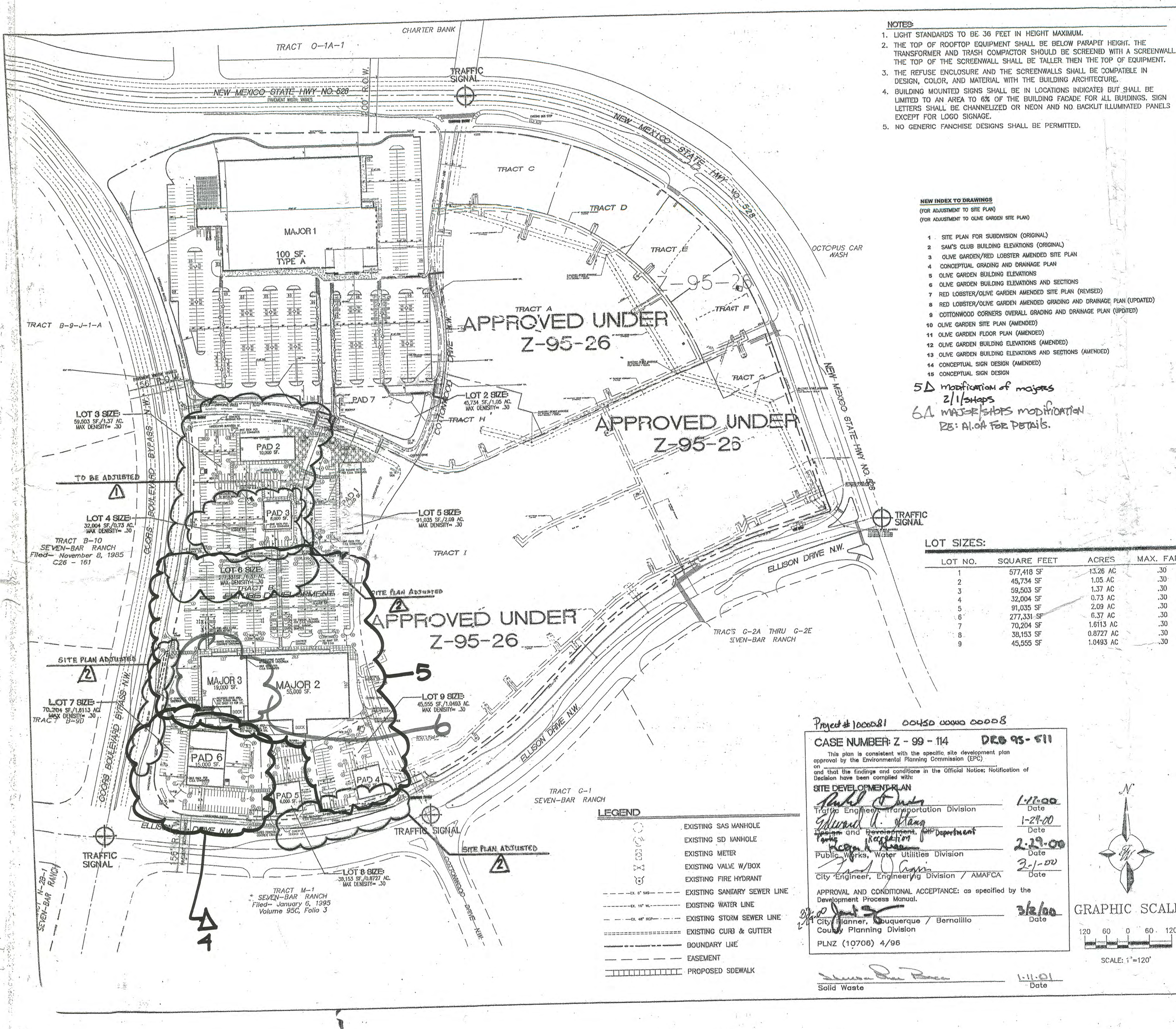
George Rainhart AIA

**George Rainhart, Architect and Associates 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





- NOTES:**
1. LIGHT STANDARDS TO BE 36 FEET IN HEIGHT MAXIMUM.
  2. THE TOP OF ROOFTOP EQUIPMENT SHALL BE BELOW PARAPET HEIGHT. THE TRANSFORMER AND TRASH COMPACTOR SHOULD BE SCREENED WITH A SCREENWALL. THE TOP OF THE SCREENWALL SHALL BE TALLER THEN THE TOP OF EQUIPMENT.
  3. THE REFUSE ENCLOSURE AND THE SCREENWALLS SHALL BE COMPATIBLE IN DESIGN, COLOR, AND MATERIAL WITH THE BUILDING ARCHITECTURE.
  4. BUILDING MOUNTED SIGNS SHALL BE IN LOCATIONS INDICATED BUT SHALL BE LIMITED TO AN AREA TO 6% OF THE BUILDING FACADE FOR ALL BUILDINGS. SIGN LETTERS SHALL BE CHANNELIZED OR NEON AND NO BACKLIT ILLUMINATED PANELS EXCEPT FOR LOGO SIGNAGE.
  5. NO GENERIC FANCHISE DESIGNS SHALL BE PERMITTED.

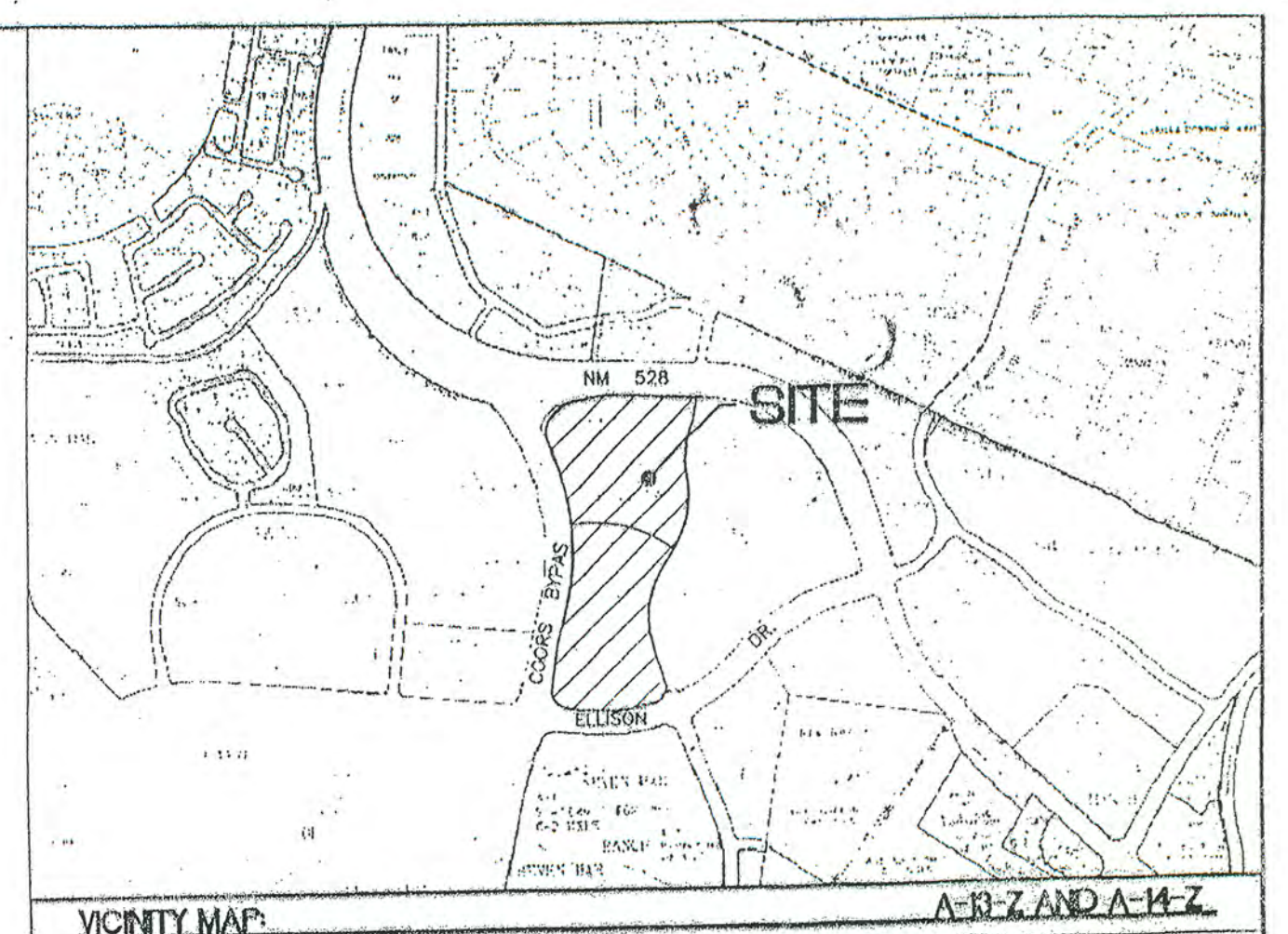
**NEW INDEX TO DRAWINGS**  
(FOR ADJUSTMENT TO SITE PLAN)  
(FOR ADJUSTMENT TO OLIVE GARDEN SITE PLAN)

1. SITE PLAN FOR SUBDIVISION (ORIGINAL)
2. SAM'S CLUB BUILDING ELEVATIONS (ORIGINAL)
3. OLIVE GARDEN/RED LOBSTER AMENDED SITE PLAN
4. CONCEPTUAL GRADING AND DRAINAGE PLAN
5. OLIVE GARDEN BUILDING ELEVATIONS
6. OLIVE GARDEN BUILDING ELEVATIONS AND SECTIONS
7. RED LOBSTER/OLIVE GARDEN AMENDED SITE PLAN (REVISED)
8. RED LOBSTER/OLIVE GARDEN AMENDED GRADING AND DRAINAGE PLAN (UPDATED)
9. COTTONWOOD CORNERS OVERALL GRADING AND DRAINAGE PLAN (UPDATED)
10. OLIVE GARDEN SITE PLAN (AMENDED)
11. OLIVE GARDEN FLOOR PLAN (AMENDED)
12. OLIVE GARDEN BUILDING ELEVATIONS (AMENDED)
13. OLIVE GARDEN BUILDING ELEVATIONS AND SECTIONS (AMENDED)
14. CONCEPTUAL SIGN DESIGN (AMENDED)
15. CONCEPTUAL SIGN DESIGN

5D modification of majors  
2/11/shaps  
6A MAJOR SHOPS MODIFICATION  
RE: AL.OA FOR DETAILS.

**LOT SIZES:**

LOT NO.	SQUARE FEET	ACRES	MAX. FAR
1	577,418 SF	13.26 AC	.30
2	45,734 SF	1.05 AC	.30
3	58,503 SF	1.37 AC	.30
4	32,004 SF	0.73 AC	.30
5	91,035 SF	2.09 AC	.30
6	277,331 SF	6.37 AC	.30
7	70,204 SF	1.613 AC	.30
8	38,153 SF	0.8727 AC	.30
9	45,555 SF	1.0493 AC	.30



**LEGAL DESCRIPTION:**  
TRACT B OF COTTONWOOD CORNERS ( BEING A REPLAT OF TRACTS 0-1A-1 AND 0-2A-1 OF SEVEN BAR RANCH. ) CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

CURRENT ZONING: SU-1 FOR IP USES  
TOTAL ACREAGE: 28.7716 AC.  
ZONE ATLAS: A-13-Z & A-14-Z

**BUILDING AREAS:**

MAJOR	SF.	PAD	SF.
MAJOR 1	128,484	PAD 3	6,000
MAJOR 2	55,000	PAD 4	6,000
MAJOR 3	19,000	PAD 5	6,000
PAD 1	10,000	PAD 6	15,000
PAD 2	6,000	PAD 7	15,000

PAD 7 (CANOPY ONLY, NO BLDG.)

TOTAL BUILDING AREA ----- 251,484 SQUARE FEET

**PARKING CALCULATIONS:**

BUILDING AREA	SPACES REQUIRED
MAJOR 1	128,484 SF. / 200 = 650 SPACES
MAJOR 2	55,000 SF. / 200 = 275 SPACES
MAJOR 3	19,000 SF. / 200 = 95 SPACES
PAD 1	13,000 SF. / 200 = 65 SPACES
PAD 2	10,000 SF. / 200 = 50 SPACES
PAD 3	6,000 SF. / 200 = 30 SPACES
PAD 4	6,000 SF. / 200 = 30 SPACES
PAD 5	6,000 SF. / 200 = 30 SPACES
PAD 6	15,000 SF. / 200 = 75 SPACES
PAD 7	NO BUILDING CANOPY ONLY
TOTAL REQUIRED PARKING	1,300 SPACES
TOTAL PARKING ALLOWED (10% OVER REQUIRED)---	1,430 SPACES
TOTAL PARKING SPACES REQUIRED ---	1,300 SPACES
TOTAL HANDICAP SPACES REQUIRED ---	26 SPACES
TOTAL BIKE RACKS REQUIRED ---	68
TOTAL PARKING PROVIDED ---	1,363 SPACES
TOTAL HANDICAP SPACES PROVIDED ---	34 SPACES
TOTAL BIKE RACKS PROVIDED ---	70

**INDEX TO DRAWINGS**

1. SITE PLAN FOR SUBDIVISION
2. SITE PLAN FOR BUILDING PERMIT
3. LANDSCAPE PLAN "SEE NEW"
4. ELEVATIONS INDEX TO DRAWINGS
5. SIGNAGE DETAILS
6. GRADING AND DRAINAGE PLAN
- 6A. GRADING AND DRAINAGE DETAILS
7. MASTER UTILITY PLAN
8. DETAILS
9. DETAILS

**ENGINEER'S SEAL**  
RONALD R. BOHANNAN  
P.E. #7868

**ALBUQUERQUE SAM'S CLUB, NM: 4703**

**SITE PLAN FOR SUBDIVISION**

**TIERRA WEST, LLC**  
4421 McLEOD ROAD, N.E., SUITE D.  
ALBUQUERQUE, NEW MEXICO 87111  
(505)883-7592

**RECEIVED**  
MAY 10 2006  
LAND DEVELOPMENT SECTION

**GRAPHIC SCALE**  
1"=120'

Project # 1000081 00450 00000 00008

**CASE NUMBER: Z - 99 - 114** **DEC 95-511**

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on [Date] and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

**SITE DEVELOPMENT PLAN**

*Ronald R. Bohannan*  
Traffic Engineer, Transportation Division  
Date: 1-11-00

*Michael A. Mang*  
Public Works, Water Utilities Division  
Date: 1-24-00

*Robert A. [Signature]*  
City Engineer, Engineering Division / AMAFCA  
Date: 2-1-00

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

*[Signature]*  
City Planner, Albuquerque / Bernalillo County Planning Division  
Date: 3/2/00

PLNZ (10706) 4/96

**LEGEND**

- EXISTING SAS MANHOLE
- EXISTING SD MANHOLE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK

**Solid Waste**

Date: 1-11-01



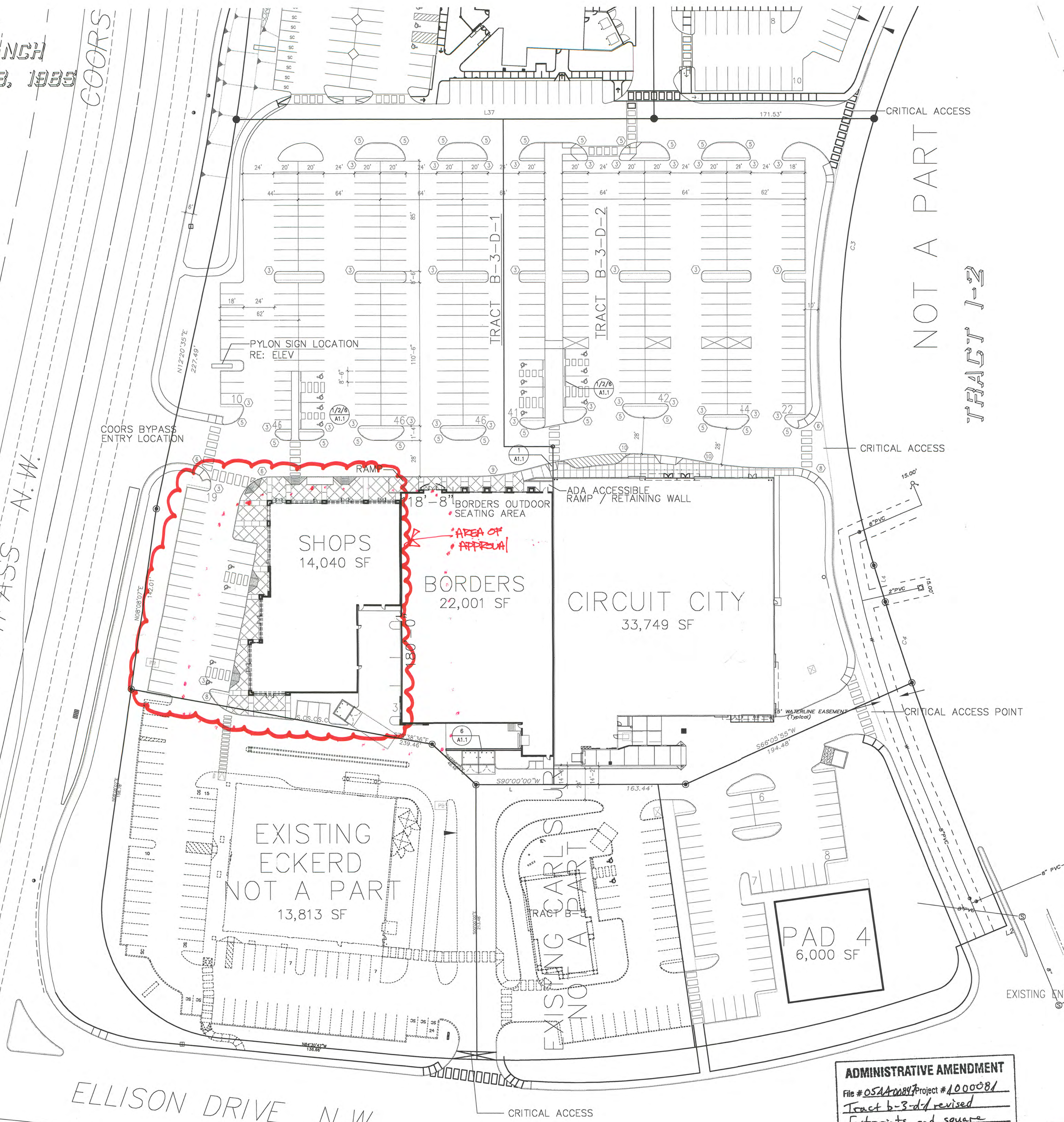
TRACT B-10  
EVEN-BAR RANCH  
- NOVEMBER 3, 1983

COORS

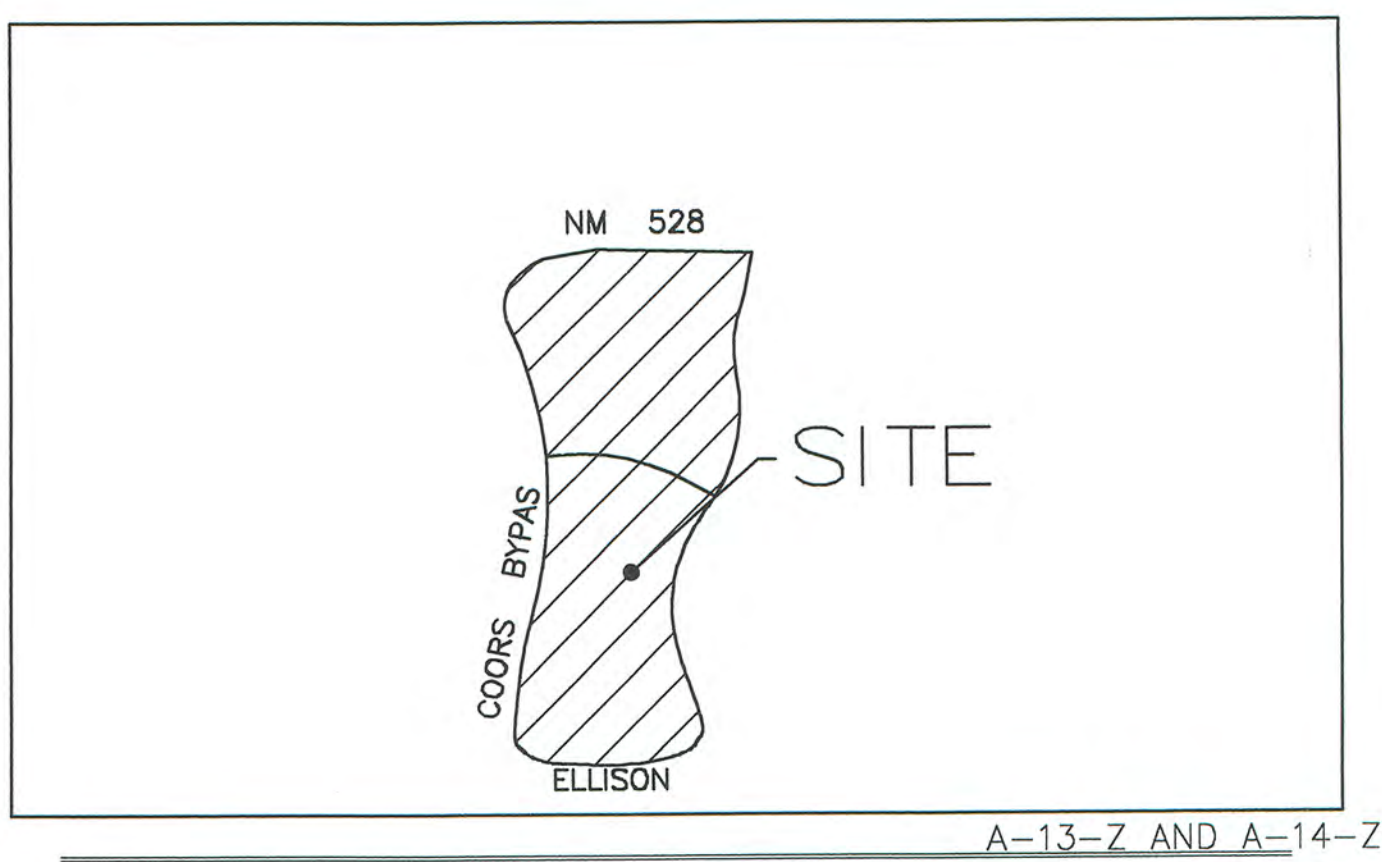
COORS BOULEVARD BYPASS N.W.

ELLISON DRIVE N.W.

SIGNAL



**ADMINISTRATIVE AMENDMENT**  
File # 05A00081 Project # 1000081  
Tract b-3-d-1 revised  
Footprints and square  
Footages, Revised elevations,  
Lennell B. 2 Jun '05  
APPROVED BY DATE



VICINITY MAP:  
LEGAL DESCRIPTION  
TRACT B OF COTTONWOOD CORNERS  
CURRENT ZONING  
SU-1 FOR IP USES  
TOTAL ACREAGE  
28.7716 AC  
BICYCLE SPACE REQUIREMENT  
SEC 14-16-3-1-B-3  
ONE BIKE SPACE PER 20 CARS REQUIRED  
389 SPACES / 20 = 20 REQUIRED BIKE SPACES  
20 BIKE SPACES PROVIDED  
PARKING NOTES:

SHOPS	14,040 SF.	/ 200 =	70 SPACES
BORDERS	22,000 SF.	@ 4.5 PER 1,000 =	99 SPACES
CIRCUIT CITY	33,749 SF.	/ 200 =	169 SPACES
TOTAL BUILDING SF	59,480 SF		

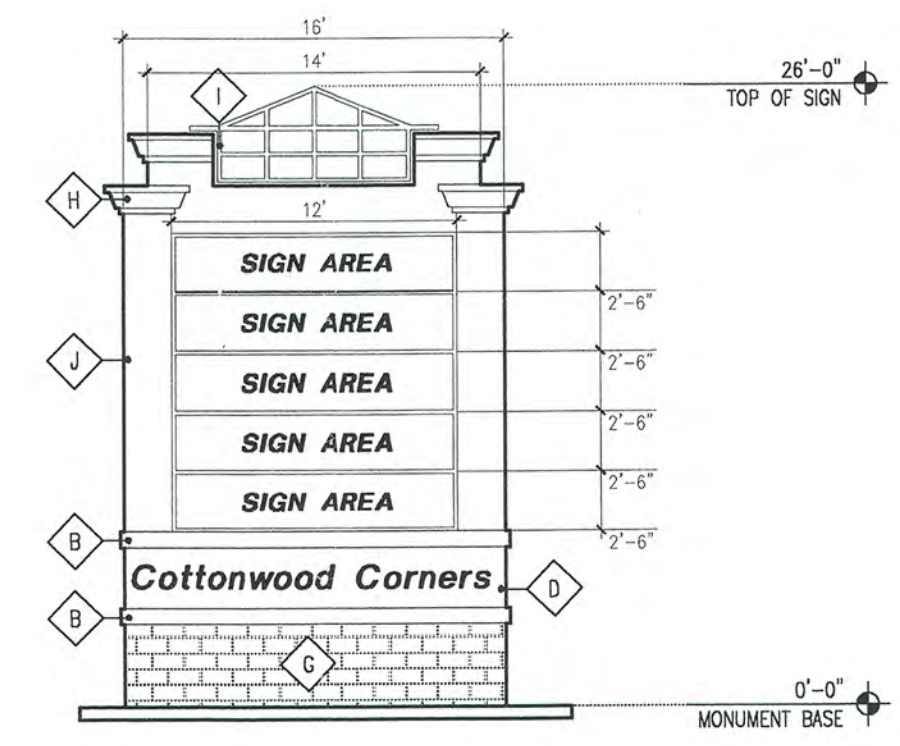
TOTAL PARKING SPACES REQUIRED --- 337 SPACES @ 4.85 CARS PER THOUSAND  
TOTAL PARKING SPACES PROVIDED --- 333 SPACES @ 4.793 CARS PER THOUSAND

REQUIRED PARKING ----- 337 SPACES  
10% BUS CREDIT ----- 33 SPACES  
TOTAL REQUIRED PARKING ----- 304 SPACES  
TOTAL PROVIDED PARKING ----- 333 SPACES

OFF-STREET PARKING STANDARDS  
TYPICAL STANDARD SPACES ARE -----8'-6" x 18'-0"  
TYPICAL SMALL CAR SPACES ARE -----8'-6" x 15'-6"  
TYPICAL HANDICAP SPACES ARE -----8'-0" x 18'-0"  
WITH A 8' WIDE ACCESS AISLE  
\* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED \*

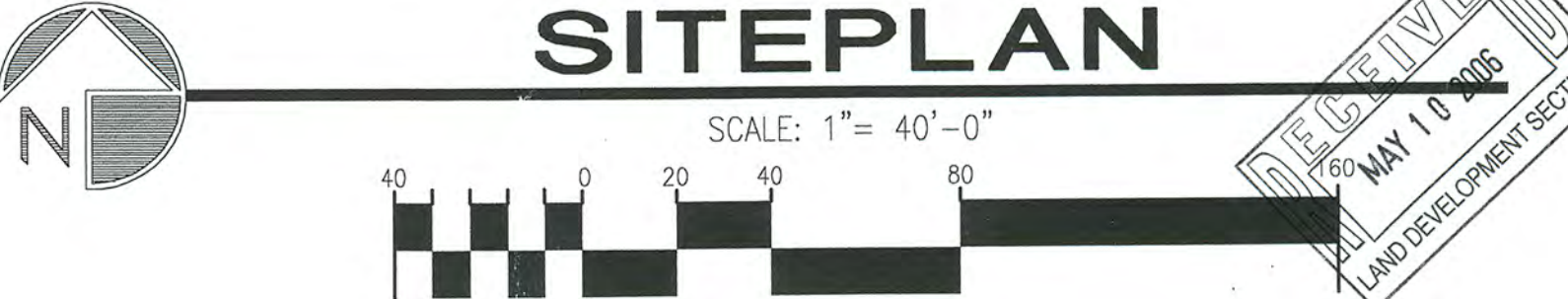
H.C. PARKING REQUIREMENTS  
SEC 14-16-3-1-5-A  
12 REQUIRED H.C. SPACES  
16 HC PARKING SPACES PROVIDED

CURB RADIUS DESIGNATION  
(3) = 5' RADIUS (6) = 20' RADIUS (9) = 150' RADIUS  
(4) = 10' RADIUS (7) = 25' RADIUS (10) = 300' RADIUS  
(5) = 15' RADIUS (8) = 30' RADIUS



PYLON SIGN LOCATION  
**COTTONWOOD CORNERS**

**SITEPLAN**



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) 837-1877

PROJECT TITLE <b>COTTONWOOD CORNERS PH I</b>	PROJECT MANAGER SD	JOB NO. 0228	DRAWN BY SD
SHEET TITLE <b>SITE PLAN</b>			

DATE:  
5-19-04  
SCALE:  
1" = 40'  
sheet:  
**A1.0**  
of: