

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

August 12, 2005

Mr. James C. Lewis, R.A.
SCHLEGEL LEWIS ARCHITECTS
1620 Central Ave. SE
Albuquerque, NM 87106

Re: Certification Submittal for Final Building Certificate of Occupancy for
SHOPS AT COTTONWOOD PARK, [A-14 / D16]
10205 Cottonwood Park NW
Architect's Stamp Dated 08/11/2005

P.O. Box 1293 Dear Mr. Lewis:

Albuquerque The TCL / Letter of Certification submitted on July 11, 2005 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,

New Mexico 87103

www.cabq.gov

Wilfred Gallegos, P.E.
Traffic Engineer
Development and Building Services
Planning Department

c: Hydrology file
CO Clerk

Schlegel Lewis Architects

8/11/05

Letter of Architectural Certification
submitted for final
Certificate of Occupancy

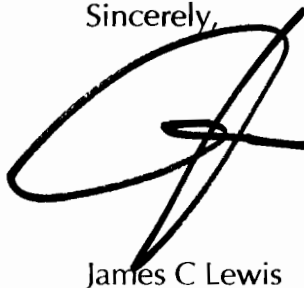
City of Albuquerque
Traffic Division
P.O. Box 1293
Albuquerque, NM 87103

Re: 10250 Cottonwood Park

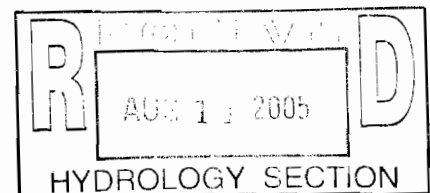
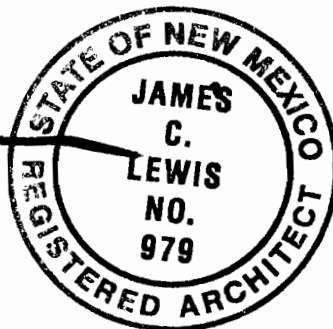
We have visited the above referenced site and, based on our observations and to the best of our knowledge, the circulation areas, parking spaces (including HC spaces), sidewalks, ramps, and landscaped areas are in substantial compliance with the approved site plan.

If you have any questions, please feel free to call our office at 247-1529.

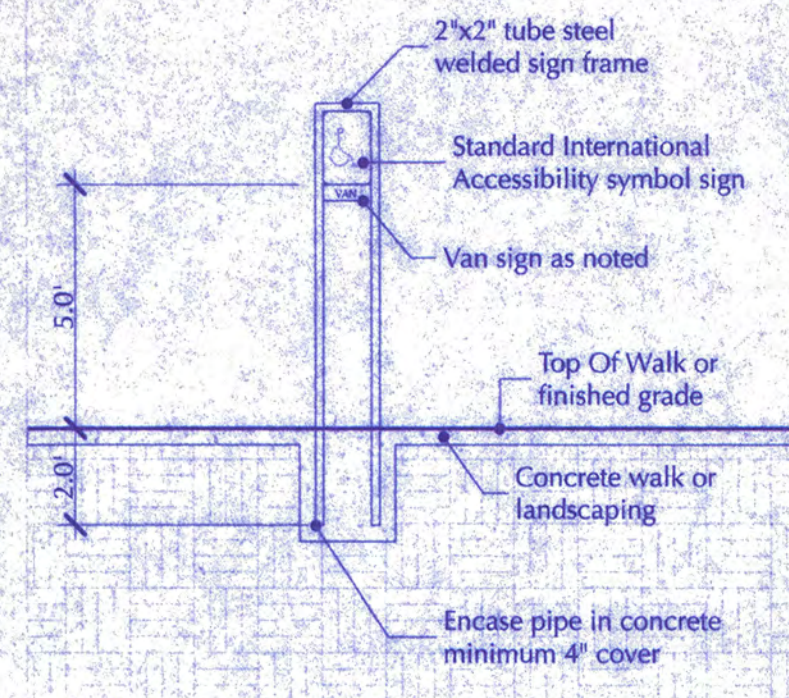
Sincerely,



James C Lewis

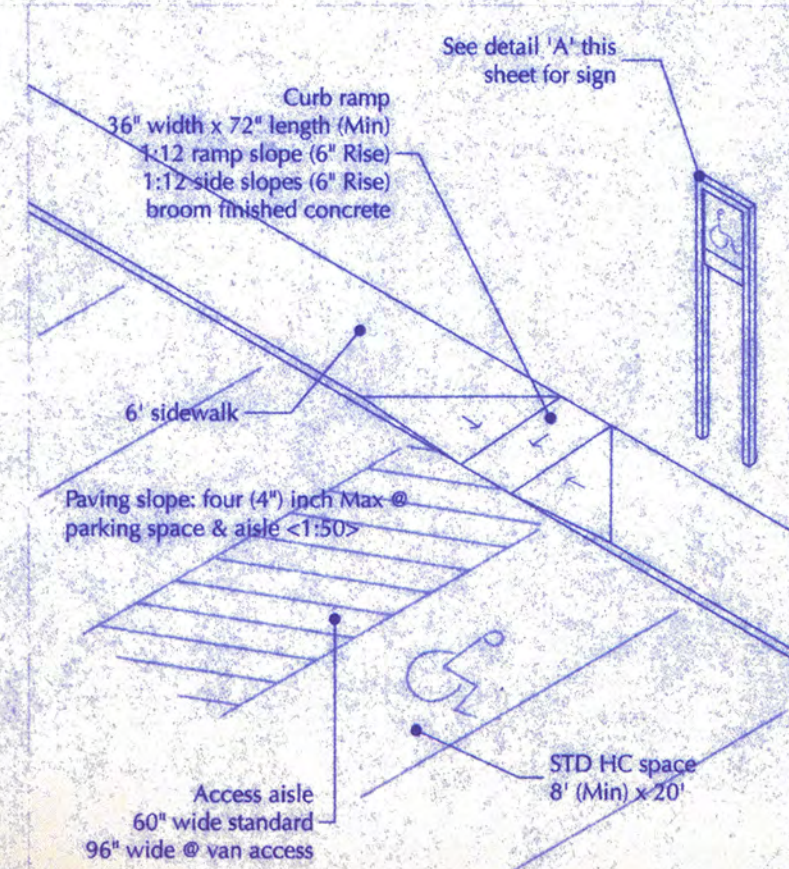


a division of **General Design, Inc.**
1620 Central SE • Albuquerque • New Mexico • 87106
(505) 247-1529 • FAX (505) 243-6701



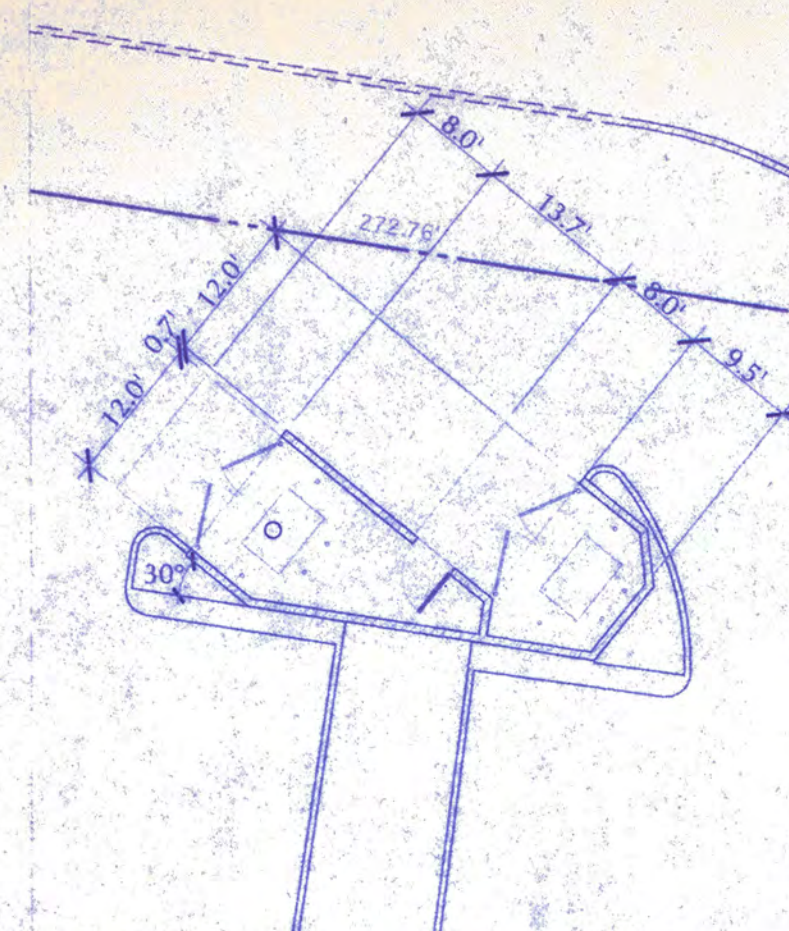
A Handicaped Sign Detail

Scale: 1/4"=1'-0"



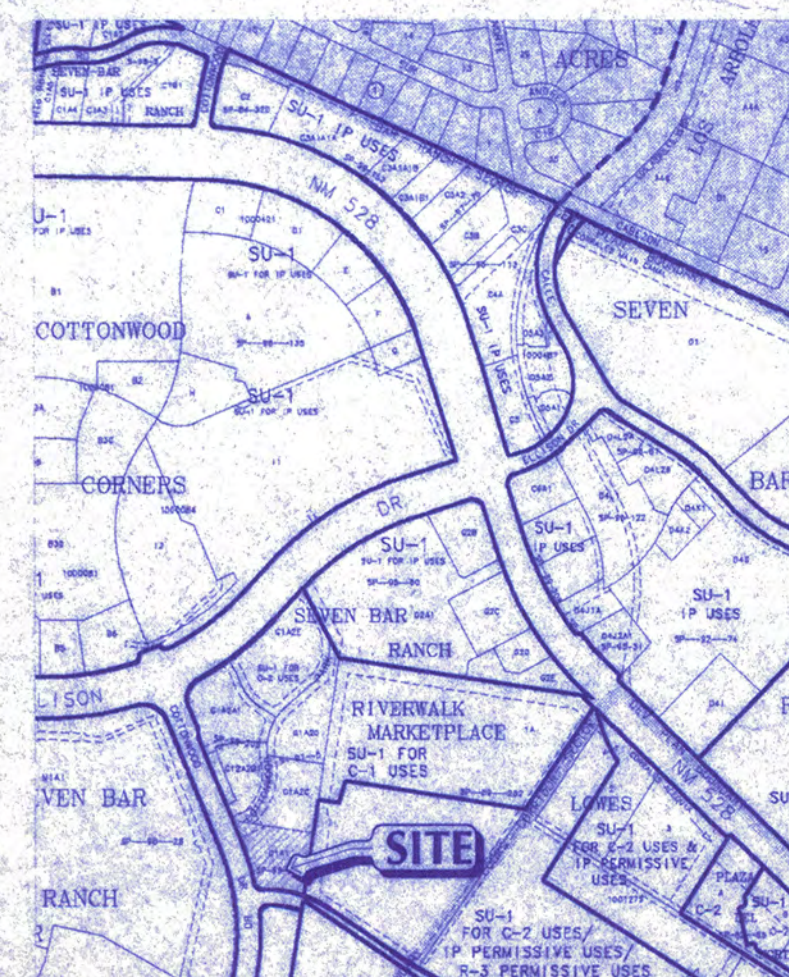
C HC Space

No Scale



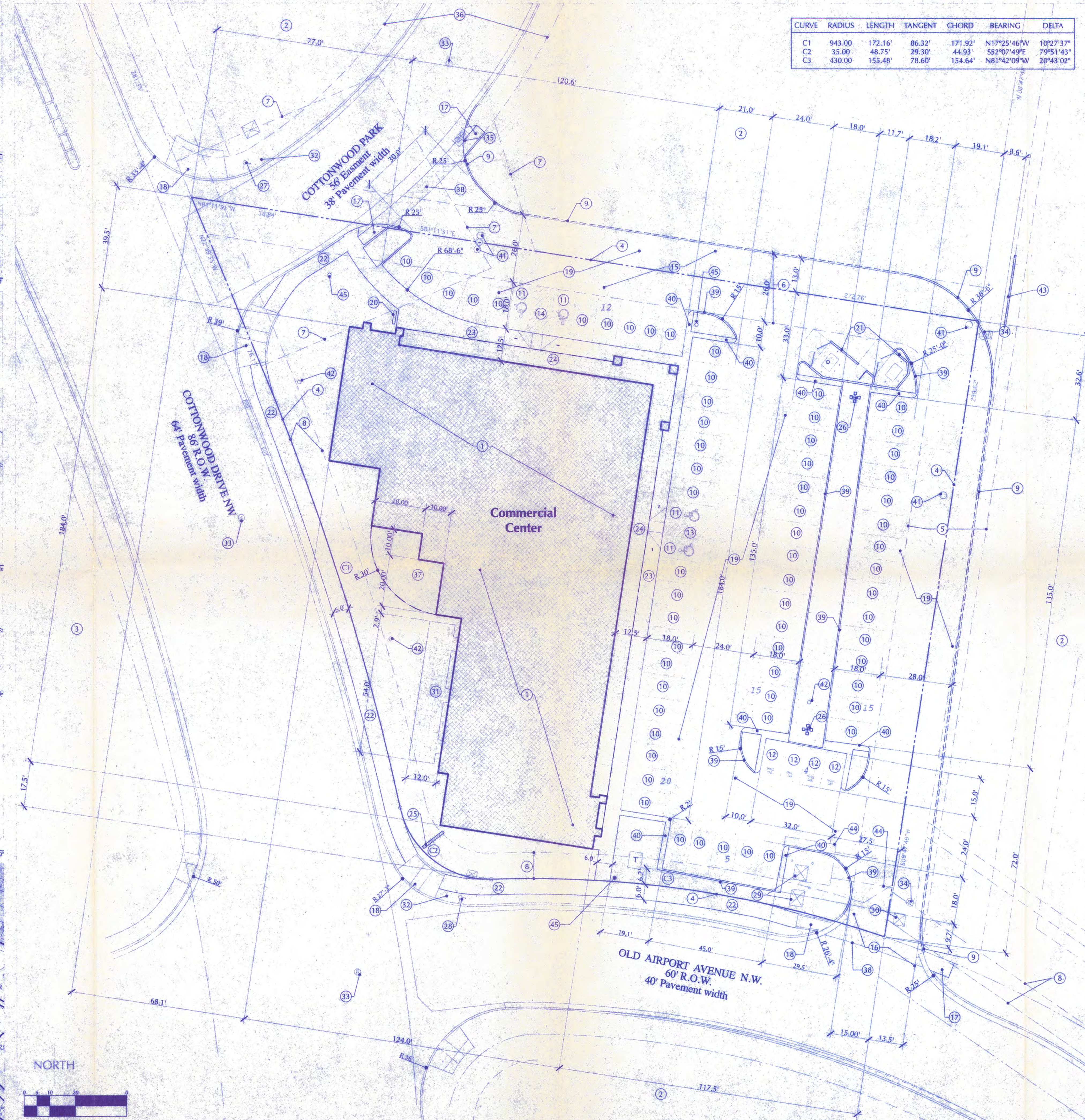
N Refuse Location Plan

Scale: 1/8"=1'-0"



T Vicinity Map

A-14



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	943.00	172.16'	86.32'	171.92'	N17°25'46"W	10°27'37"
C2	35.00	48.75'	29.30'	44.93'	S52°07'49"E	79°51'43"
C3	430.00	155.48'	78.60'	154.64'	N81°42'09"W	20°43'02"

KEYED NOTES

- Proposed 15,040 square foot retail building.
- Vacant land.
- Existing retail development.
- Property line (typical).
- 30' wide private access utility and drainage easement.
- 26' wide private access utility and drainage easement.
- Private reciprocal access utility and drainage easement.
- 10' wide public utility easement.
- Temporary 6' high asphalt curb.
- Typical parking space 8'-6" (Min) x 20' (18' + 2' overhang).
- Typical HC parking space 8'-6" x 20' (18' + 2' overhang).
- Typical small car parking space 8'-0" x 15'-0". Provide "SMALL CAR" marking on pavement at the front of the space.
- 5' wide handicap aisle (painted striping).
- 8' wide handicap aisle (painted striping).
- Proposed 26' wide common driveway. Construct per COA standards.
- Existing 30' wide common driveway.
- Proposed ramp.
- Existing curb ramp.
- Asphalt paving.
- Bicycle rack (5 spaces min). See detail 'F' sheet SDP-5.
- Refuse enclosure, see details 'N' on this sheet and 'S' on sheet SDP-5.
- Proposed 6' wide concrete sidewalk.
- Proposed concrete sidewalk.
- Proposed colored and textured concrete sidewalk (covered).
- Proposed monument signs, see detail 'M' on sheet SDP-5.
- Proposed site lighting fixture, see detail 'FF' on sheet SDP-5.
- Existing fire hydrant location.
- Proposed fire hydrant location.
- Existing electrical equipment.
- Existing electrical equipment to be relocated/ adjust elevation.
- Colored and scored concrete patio. (uncovered)
- Existing stop sign.
- Existing manhole (sewer).
- Existing manhole (telephone) relocate/ adjust elevation.
- Relocate existing water meters (field verify).
- 56' private roadway, drainage and public utility easement.
- Colored and scored concrete patio (covered).
- Colored and textured crosswalk (6' wide).
- 6' wide x 6" high concrete curb (typical).
- 2' wide x 6" high concrete curb.
- Proposed Man hole/inlet grate, see grading plan for location.
- Proposed inlet grate, see grading plan for location.
- Proposed retaining wall, see grading plan for location.
- Public underground electrical Easement
- Proposed Building Up-light

SS

PROJECT NUMBER: 1003775
APPLICATION NUMBER: 04-01745

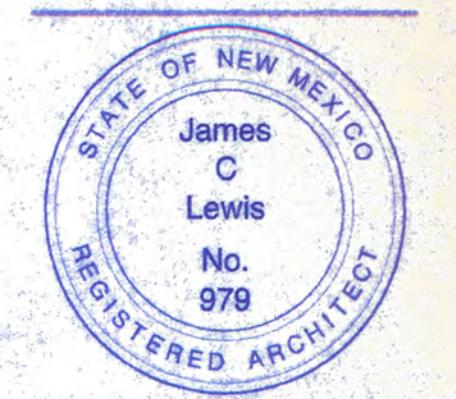
Is an Infrastructure List Required? () Yes (X) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-way or for construction of public improvements.

DRB Development Plan Approval

[Signature] 1-7-05
Traffic Engineer, Transportation Department Date
[Signature] 12-1-04
Utility Development Date
[Signature] 12-1-04
Parks and Recreation Department Date
[Signature] 12-1-04
City Engineer Date

* Environmental Health Department (conditional) Date
[Signature] 11-23-04
Solid Waste Management Date
[Signature] 12-01-04
DRB Chairperson, Planning Department Date
* Environmental Health, if necessary

Z Signature Block



CONSULTANT

Schlegel Lewis Architects, Inc.
1620 Central Ave SE
Albuquerque NM 87106
(505) 247-1529
FAX (505) 243-6701
galemlaw.com

These drawings are an "Instrument of Service" and shall not be reproduced, copied, or published without the written permission of the Architect. © 2004

Kleinfeld

Dorinda J. Kleinfeld
COMMERCIAL PROFESSIONAL
433 Montgomery NE • Suite 201 • Albuquerque, NM 87109
Phone: (505) 243-5481 • Fax: (505) 243-5482 • dkj@kleinfeld.com

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
The Shops @ Cottonwood Park
Cottonwood Park Road NW
Albuquerque New Mexico 87114

ISSUE DATE:
03 November, 2004
REVISIONS:
22 November, 2004

RECEIVED
AUG 11 2005
HYDROLOGY SECTION

Site Plan
PROJECT 0408 SHEET **SDP-2** OF 6