

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

December 5, 2007

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

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Ventana Square G4-A, [B-10 / D3C]  
6541 Paradise Blvd NW  
Architect's Stamp Dated 12/04/07

Dear Mr. Rainhart:

The TCL / Letter of Certification submitted on December 4, 2007 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

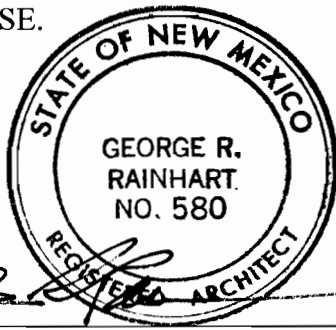
New Mexico 87103

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

TRAFFIC CERTIFICATION

I, GEORGE RAINHART, NMPE OR NMRA #580, OF  
THE FIRM GEORGE RAINHART & ASSOC., HEREBY CERTIFY THAT  
THIS PROJECT HAS IS IN DESIGN SUBSTANTIAL COMPLIANCE WITH AND IN  
ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED  
12.14.05. THE RECORD INFORMATION EDITED ONTO THE  
ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY  
MIAMI SUTTLES OF THE FIRM GEORGE RAINHART & ASSOC. I FURTHER  
CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON  
12.3.07 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

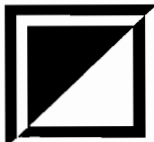
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY  
COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE  
OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE  
RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT  
VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER  
PURPOSE.



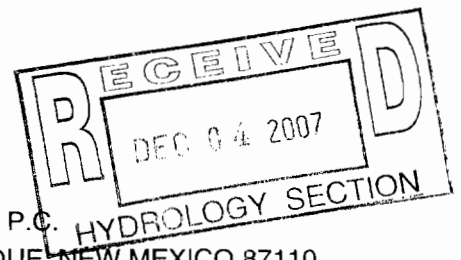
ENGINEER'S OR ARCHITECT'S STAMP

Signature of Engineer or Architect

12 4 07  
Date



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









EXISTING COUNTRYHILLS SUBDIVISION  
ZONING R-LT TRACT 7A

TRACT F-I  
Zoning R-LT

FUTURE CITY  
COMMUNITY PARK

Natural Basalt and Soil Cement Drainage Conveyance

LEGEND

EXISTING  
FUTURE  
LIGHT POST  
F.H. 1/2"

TRACT Z  
AMAFCA  
DRAINAGE  
FACILITY

BUILDING AREA & PARKING CALCULATIONS:

MAJOR 1: 41,450 SF. BUILDING.  
LOT SIZE = 234,301 SF OR 5.38 AC.  
41,450 SF / 1 SPACE PER 200 SF FOR THE FIRST  
15,000 SF OF NET LEASABLE AREA; 75 CARS.  
1 SPACE PER 250 SF FOR THE NEXT 26,450 SF  
OF NET LEASABLE AREA; 106 CARS  
TOTAL CARS = 181 CARS  
SPACES PROVIDED 181 SPACES.  
FAR = .17  
OCCUPANT LOAD: 41,450 / 30 = 1,382  
SHOPS 1: 11,600 SF. BUILDING.  
LOT SIZE = 48,127 SF OR 1.10 AC.  
11,600 SF / 200 = 58 SPACES.  
SPACES PROVIDED 58 SPACES.  
FAR = .24  
OCCUPANT LOAD: 11,600 / 30 = 387  
PAD 1: 2,005 SF. BUILDING.  
LOT SIZE = 31,266 SF OR .718 AC.  
1 CAR PER 4 PROVIDED SEATS  
48 SEATS / 4 = 12 REQ. CARS.  
SPACES PROVIDED 31 SPACES.  
FAR = .06  
OCCUPANT LOAD: 2,005 / 15 = 134  
PAD 2: 2,763 SF. BUILDING.  
LOT SIZE = 38,457 SF OR .88 AC.  
1 CAR PER 4 PROVIDED SEATS  
80 SEATS / 4 = 20 REQ. CARS.  
SPACES PROVIDED 42 SPACES.  
FAR = .07  
OCCUPANT LOAD: 2,763 / 15 = 185  
SHOPS 2: 10,500 SF. BUILDING.  
LOT SIZE = 47,748 SF OR 1.05 AC.  
10,500 SF / 200 = 53 SPACES.  
SPACES PROVIDED 57 SPACES.  
FAR = .22  
OCCUPANT LOAD: 10,500 / 30 = 350  
FLOOR AREA RATIO  
BUILDING SQUARE FOOTAGE MAY BE HIGHER, BUT SHALL NOT EXCEED 10,000  
SQ/FT PER GROSS ACRE IN ACCORDANCE WITH THE MAY 31, 1998 AGREEMENT  
WITH C.O.A.  
TOTAL BUILDING AREA = 68,318 SQ/FT  
TOTAL LOT AREA = 397,932 SQ/FT  
TOTAL FAR = .17  
PARKING NOTES:  
TYPICAL STANDARD SPACES ARE 8'-6" X 20'-0" H.C. SPACE 8'-6" X 20'  
SMALL CARS SPACES ARE 8'-0" X 16'-0"  
ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED  
25 BICYCLE SPACES.  
10 MOTORCYCLE SPACES.  
TOTAL STANDARD PARKING SPACES PROVIDED 319 SPACES  
TOTAL SMALL CARS PARKING SPACES PROVIDED 23 SPACES  
TOTAL HC PARKING SPACES PROVIDED (INCLUDES 5 VAN SPACES) 27 SPACES  
TOTAL PROVIDED 369 SPACES  
TOTAL REQUIRED SPACES = 324 SPACES  
TOTAL PROVIDED SPACES = 347 SPACES

ADMINISTRATIVE AMENDMENT  
File # 27-10042, Project # 1002346  
Approved by: [Signature]  
Date: 7/25/2007

LEGAL DESCRIPTION

TRACTS G AT VENTANA SQUARE  
CURRENT ZONING

C-2 TO SU-1 FOR C-2

TOTAL ACRES

9.13 ACRES G1, G2, G4, G5, G6

WALGREENS 3.55

TOTAL GROSS 12.68 AC.

GENERAL ARCHITECTURAL DESIGN  
REQUIREMENTS

GENERAL ARCHITECTURAL

General architecture character for pad structures is to follow the general design concept depicted on elevations of major stores and shops. pad buildings will be constructed with a cementitious or split face cmu masonry. The main building walls must be colored to match color benjamin moore (#2) bm951 and (#1) bm1032. If the building extends below finish floor that area will also be covered with color #2. Structures are to be predominately flat-roofed however partial building areas such as porches or small extensions of building functions adjacent to the major building mass may have sloped roofs. These roofs are to be shed type mission tile clad and the high point of the roof must hit the main building wall below the top of the main building parapet. Architectural entry element roof line must extend above the parapet wall type and color to be the same as the main building. Parapet heights are limited to 35' parapet heights for major building walls, and 28' parapet heights for pad building walls mission tile clad entry roofs may extend above this height to accent and articulate the building mass.

PAD ARCHITECTURAL DESIGN STANDARDS

Shall include the following elements to provide uniform standards for all pads each pad to follow building elevations provided. --the lower 3'-4" of the area of vertical walls shall be LONE STAR SEMINOLE DRY STACK STONE. Landscape garden walls to be split face block to match. All architectural towers with square pattern design to be internally lighted with glass block within the square pattern to be illuminate color #2. --four or eight inch split face of accent block. color #1 and canopies to be cementitious finish color #1 lighting to be entirely recessed in soffit of fuel canopies (max 50ft candles) --each pad development to provide an outdoor paved and landscaped patio space with outdoor furniture, such as bench seating or picnic tables.

MECHANICAL EQUIPMENT SCREENING

All mechanical equipment will be screened from view of the adjacent parking area and public right-of-way. In addition, if it is determined that the mechanical unit can be observed from the residential area horizontal screening per the attached conceptual sketch is required.

COLOR PALETTE

color #1 light tan benjamin moore #1032  
color #2 medium dark tan dark sand base wall color #951  
color #3 marbled terra cotta concrete tile roofing, trim & accents (mer red/brown), (MONIER BARCELONA CLIFFSIDE, RED).

SPECIAL BUFFERING

Drive up pick up windows to be screened with a 5' high opaque wall and 5' wide (minimum) landscape area with evergreen trees at 10' on center and 10' high (minimum). A berm of the same height as the wall may be provided in lieu of the wall.

BUILDING SIGNAGE

Except as noted under awnings all signage will be internally illuminated individual type lettering not to exceed 6 percent of the wall area of each building elevation or ten percent of the wall area of the shop building. Letters are to be back lit. No exposed neon. Neon must be within solid opaque faced metal channel lettering can type signs are prohibited. Any special logos associated with a specific tenant are to be provided in a non-illuminated fashion for specific approval.

LANDSCAPING

Landscaping of the pads will be from the same landscaping pallet and concept as provided on the master landscaping plan.

AWNINGS

Awnings are permitted above window areas. Awnings with painted or embossed corporate logos or signage are permitted provided the area when added to all other wall signage does not exceed 6 percent of the area of building wall. Illumination of awnings must be from pendant mounted fixtures located above the awning. Accent colors on awnings are to be compatible with the general color palette and samples of the proposed awning colors are to be provided with each submittal.

GLAZING

Reflective glazing is prohibited. Clear and bronze tinted glass is permitted.

SERVICE AREAS

Service areas such as refuse locations and compactors are to be totally screened from the view of the adjacent residential area, public rights-of-way and the adjacent monument area. Free-standing dumpster and compactor locations are to be gated. Screening material to match building wall color and material. REFER TO CONDITION P. OF 2000 DRB.

LIGHTING

Site lighting for pad structures is to match the site lighting provided for the main parking area. pad site lighting not to exceed 20' to fixture. Main parking area lighting not to exceed 20' to fixture. Exposed, i.e. unshielded light fixtures are prohibited. All lamps must be shielded shoe box type fixtures. Maximum light level under fuel canopies to be 50ft candles, from totally recessed lighting.

FREE STANDING SIGNAGE

250' x 18" tall architecturally coordinated signs are permitted, one each, at the entrance to the pad, and one on the Paseo del Norte frontage. Each pad building or group of pad buildings to have one 50' sign monument sign.

TRAFFIC REQUIREMENTS:

All traffic requirements have been met per May 31, 1998 agreement between the city and Las Ventanas limited partnership.

PARKING

The allowed parking shall be equal to the required parking plus 10% maximum ADA requirements shall be located adjacent to building entries

ALTERNATE USE

Concept: If one of the approved schematic alternate use plans is selected for development in lieu of the approved Site Plan for Building Permit, a complete Site Plan for Building Permit purposes will be prepared and submitted to the DRB for review and approval. (EPC review not required unless the plan for development does not match one of the alternate schematic plans).

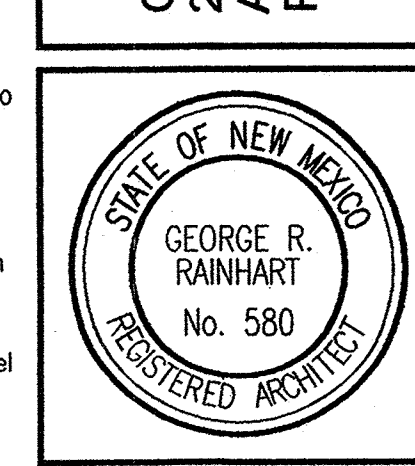
RADIUS INFORMATION:

- |                   |                    |
|-------------------|--------------------|
| ① RADIUS = 2'-0"  | ⑦ RADIUS = 25'-0"  |
| ② RADIUS = 3'-0"  | ⑧ RADIUS = 35'-0"  |
| ③ RADIUS = 5'-0"  | ⑨ RADIUS = 40'-0"  |
| ④ RADIUS = 10'-0" | ⑩ RADIUS = 50'-0"  |
| ⑤ RADIUS = 15'-0" | ⑪ RADIUS = 60'-0"  |
| ⑥ RADIUS = 20'-0" | ⑫ RADIUS = 100'-0" |

FILE: PROJECT 1002346  
050PC-01284 EPC SITE DEVELOPMENT PLAN BUILDING PERMIT.  
050PC-01283 EPC AMENDED SITE DEVELOPMENT PLAN SUBMISSION.  
LEGAL DESCRIPTION: FOR ALL OR A PORTION OF TRACTS G1, G2, G4, VENTANA SQUARE AT VENTANA SQUARE, 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. (8-10 CARMEN MARRONE, STAFF PLANNER)

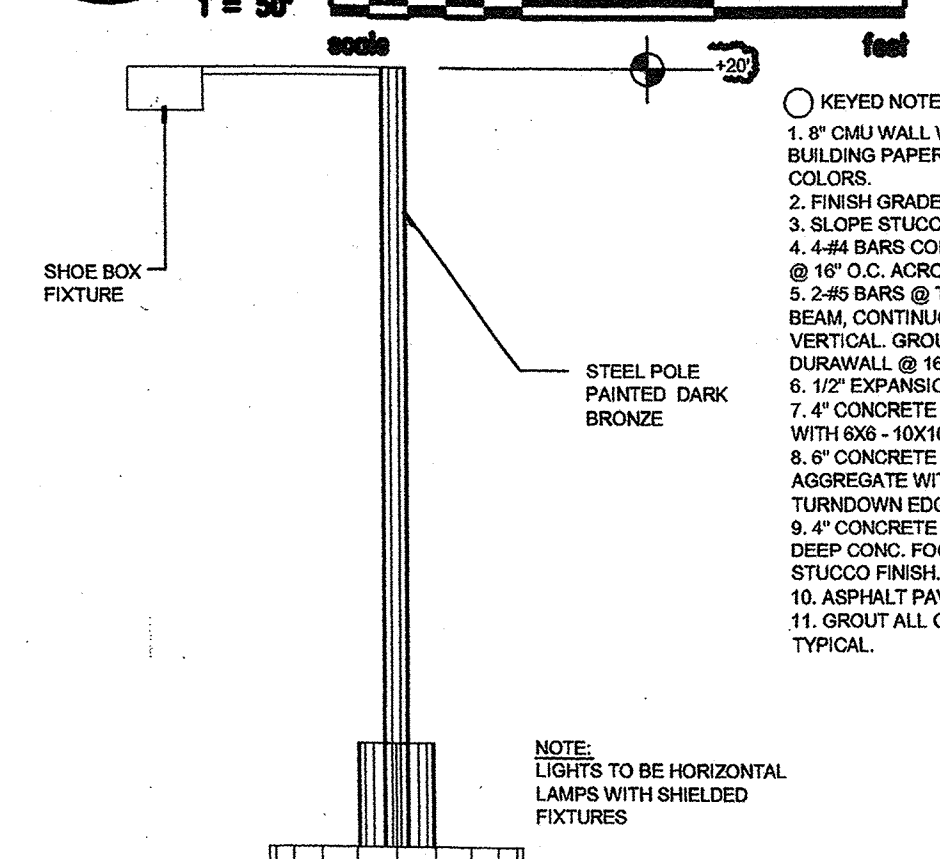
REVISION	BY	DATE	DESCRIPTION
1	AD	JULY 25, 2007	ADMINISTRATIVE AMENDMENT FOR THE FOOT PRINT
2	AD	JULY 25, 2007	REVISED PAD ARCHITECTURAL DESIGN (BASE STONE & GLASS BLOCK PATTERN)
3	AD	JULY 25, 2007	REVISED PAD ARCHITECTURAL DESIGN (BASE STONE & GLASS BLOCK PATTERN)

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.  
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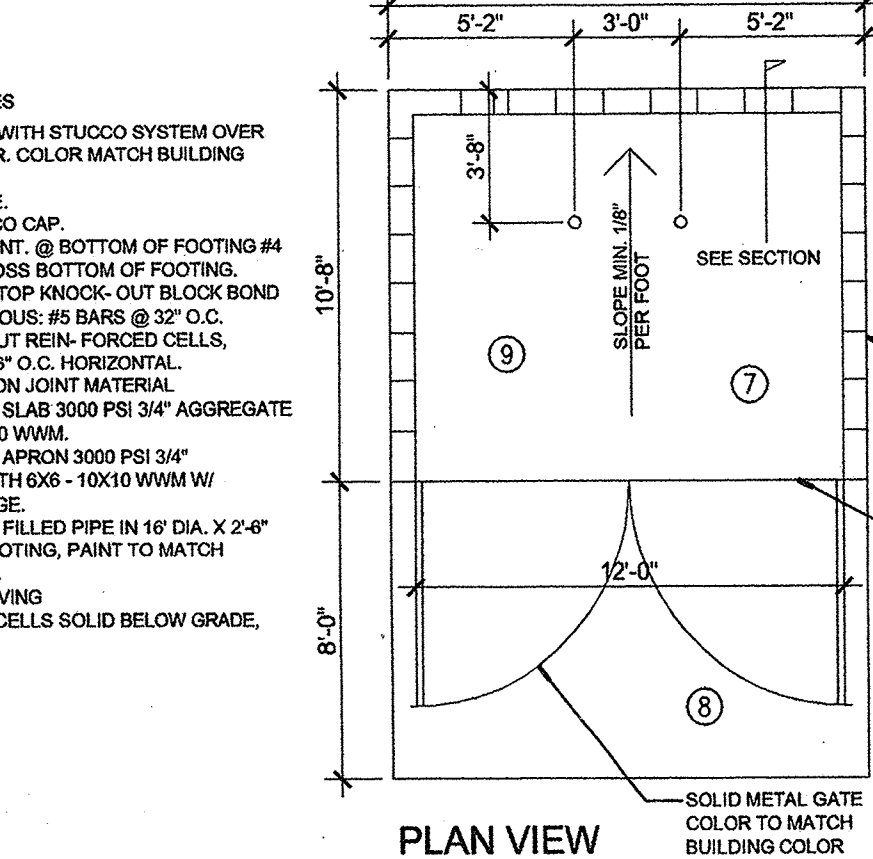


VENTANA SQUARE.  
(NEC) UNIVERSE & PARADISE  
ALBUQUERQUE, NEW MEXICO  
PROJECT MANAGER: GEORGE RAINHART  
JOB NO. 8928  
DRAWN BY: APZ  
SHEET TITLE: SITE PLAN FOR BLDG. PERMIT  
DATE: 11/15/2005  
SCALE: 1"=50'  
sheet: A1.1  
of: G-1A & G-2A

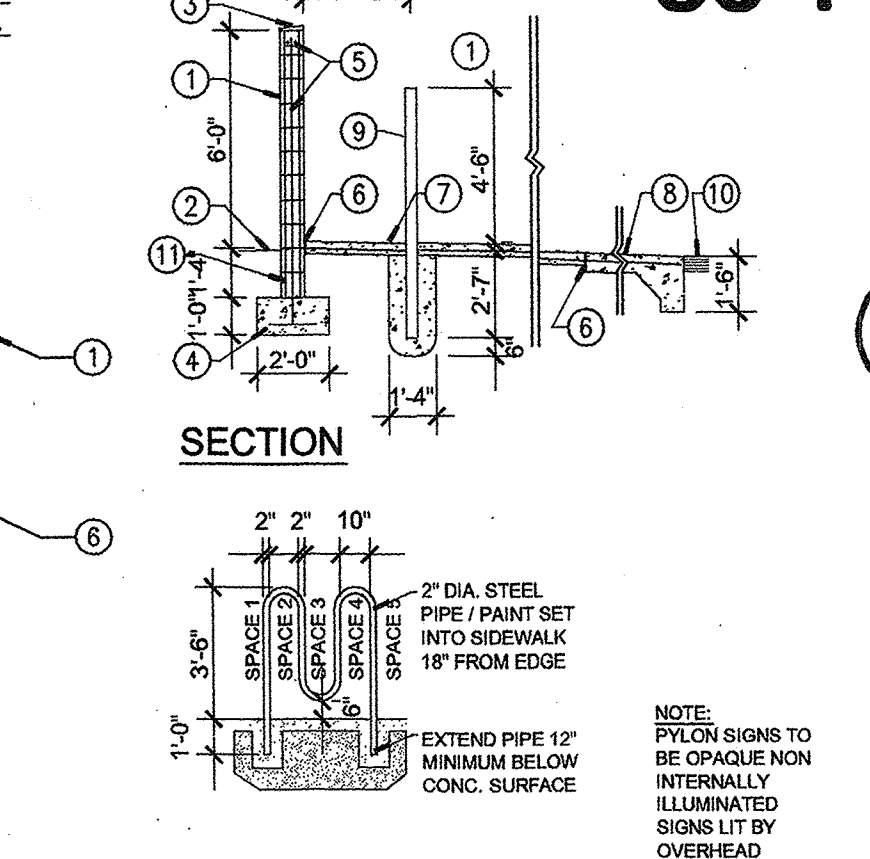
1 SITE PLAN  
Scale: 1" = 50'-0"



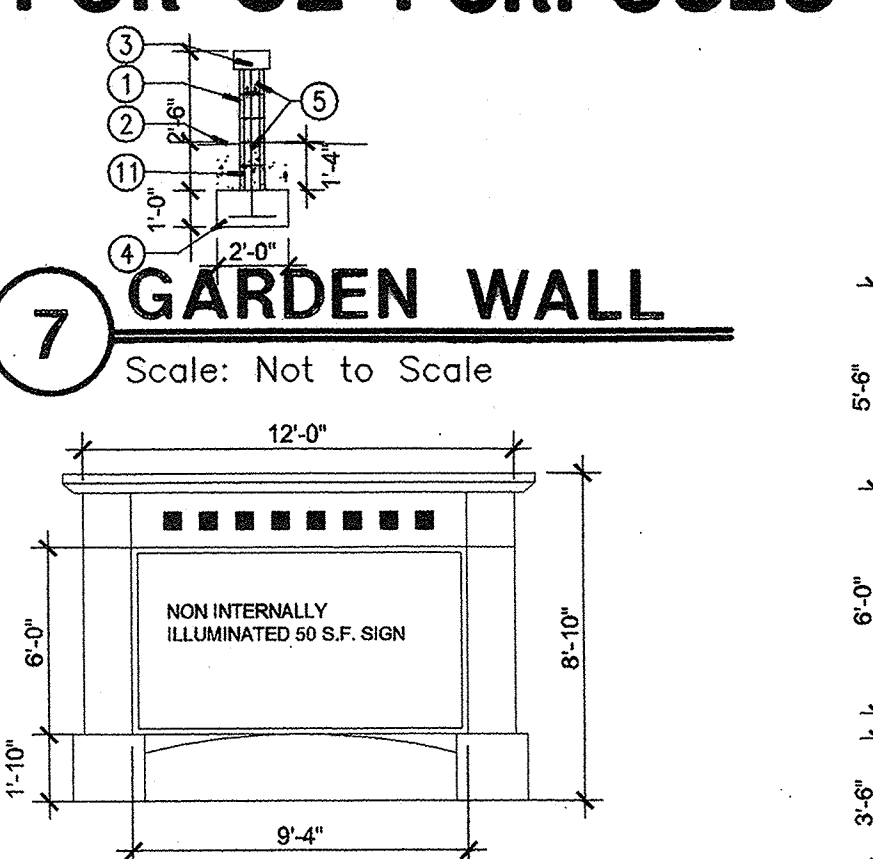
3 SITE LIGHTING  
Scale: Not to Scale



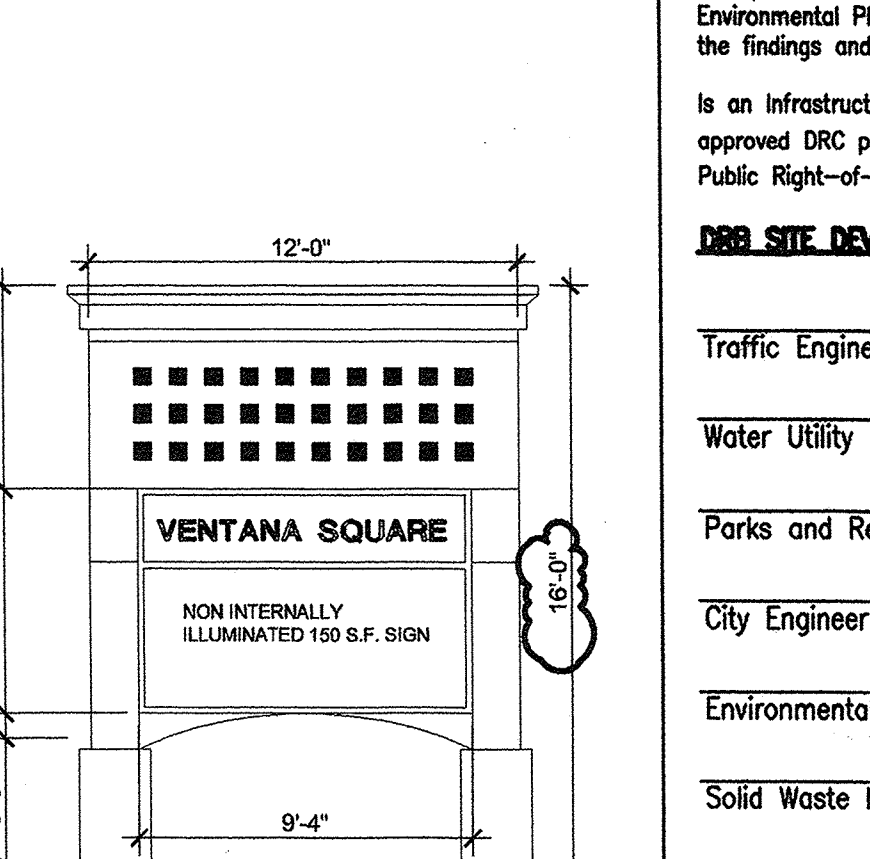
4 REFUSE ENCLOSURE  
Scale: Not to Scale



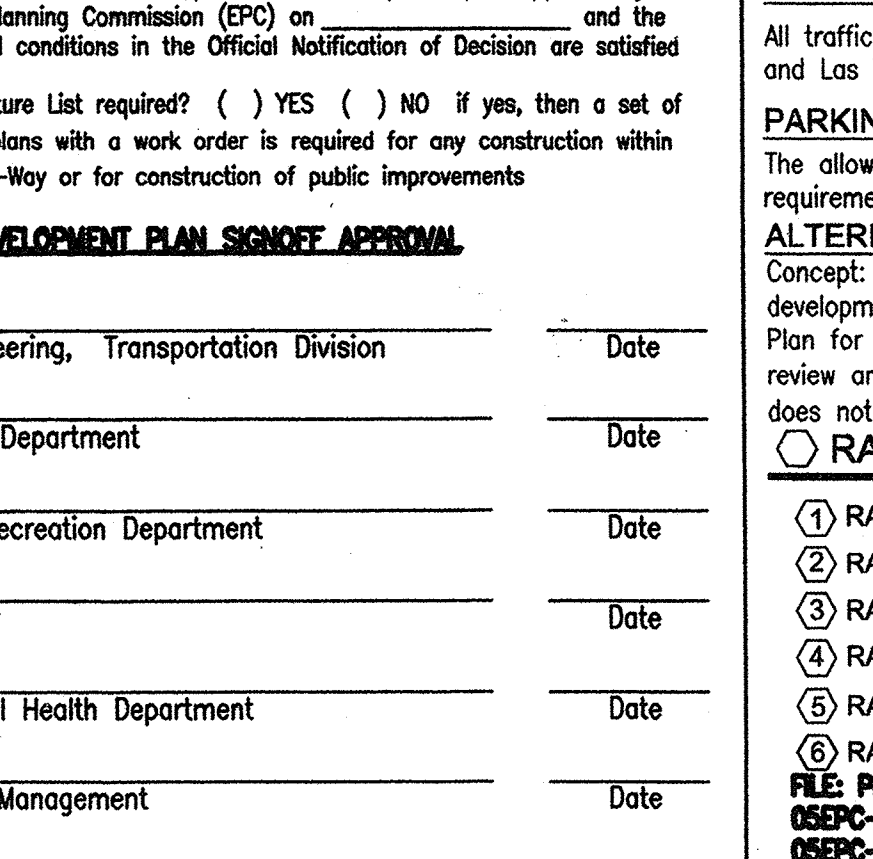
2 BIKE RACK  
Scale: Not to Scale



5 MONUMENT SIGN  
Scale: Not to Scale



6 MONUMENT SIGN  
Scale: Not to Scale



7 GARDEN WALL  
Scale: Not to Scale

SU-1 FOR C2 PURPOSES

7 VICINITY PLAN  
SCALE: 1" = 1,000'

- KEYED NOTES
1. PYLON SIGN, 1A, MONUMENT.
  2. 6'-0" TEXTURED PEDESTRIAN CROSSWALK.
  3. GATED REFUSE ENCLOSURE-PAINTED STUCCO TO MATCH BUILDING WITH SOLID GATES.
  4. 6'-0" X 6'-0" TREE PLANTERS.
  5. BIKE RACK PER C.O.A. STANDARDS.
  6. 3'-0" GARDEN WALL, (COLOR & MATERIAL TO MATCH MAIN BUILDING).
  7. CONCRETE OUT DOOR PATIO AREA.
  8. ASPHALT TRAIL.
  9. DOCK METAL.
  10. LANDSCAPE AREA.
  11. TRANSFORMER.
  12. NOT USED.
  13. BENCHES.
  14. 12" X 18" MOTORCYCLE SIGN AS PER CITY REQ.(MC)
  15. SIGN, SLOW DOWN DUE TO PEOPLE CROSSING.
  16. 16'-0" SCREEN WALL.
  17. RIGHT TURN LANE.
  18. EXISTING MULTI-PURPOSE TRAIL (PER LONG RANGE BIKEWAY SYSTEMS MAP).
  19. TRELLIS.
  20. DO NOT ENTER (SIGN)

PROJECT NUMBER:

APPLICATION NUMBER:

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on [ ] and the findings and conditions in the Official Notification of Decision are satisfied

Is an Infrastructure List required? ( ) YES ( ) NO If yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
* Environmental Health, if necessary	