CITY OF ALBUQUERQUE



Planning Department Transportation Development Services Section

May 15, 2007

Scott M. McGee, P.E. 128 Monroe St. NE Albuquerque, NM 87108

Certification Submittal for Final Building Certificate of Occupancy for Re: KFC/Taco Bell at Ventana Square, [B-10 / D3C1] 6551 Paradise Blvd. NW Engineer's Stamp Dated 05/14/07

Dear Mr. McGee:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

C: Engineer Hydrology file CO Clerk

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has been made to the Building and Safety Section. Sincerely,

The TCL / Letter of Certification submitted on May 14, 2007 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification



May 14, 2007

Mr. Nilo Salgado-Fernandez, PE Senior Engineer Transportation Development Coordination Planning Department City of Albuquerque P.O. Box 1293 Albuquerque, NM 87103

RE: **KFC/Taco Bell at Ventana Square** (DRB No. 1002346 - 6551 Paradise Blvd. NW) Site Plan Certification, Tract G-2-B

Dear Mr. Salgado-Fernandez:

I, Scott M. McGee, NMPE No. 10519, of the firm Isaacson & Arfman, P.A., hereby certify that this project has been constructed and will function in substantial compliance with and in accordance with the design intent of the approved Site Plan (Administrative Amendment Approval dated 12/20/06).

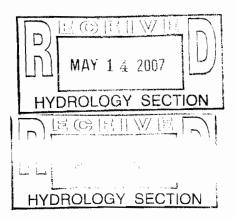
Sincerely, ISAACSON & ARFMAN, P.A.

H. 10519 Scott M. McGee, PE

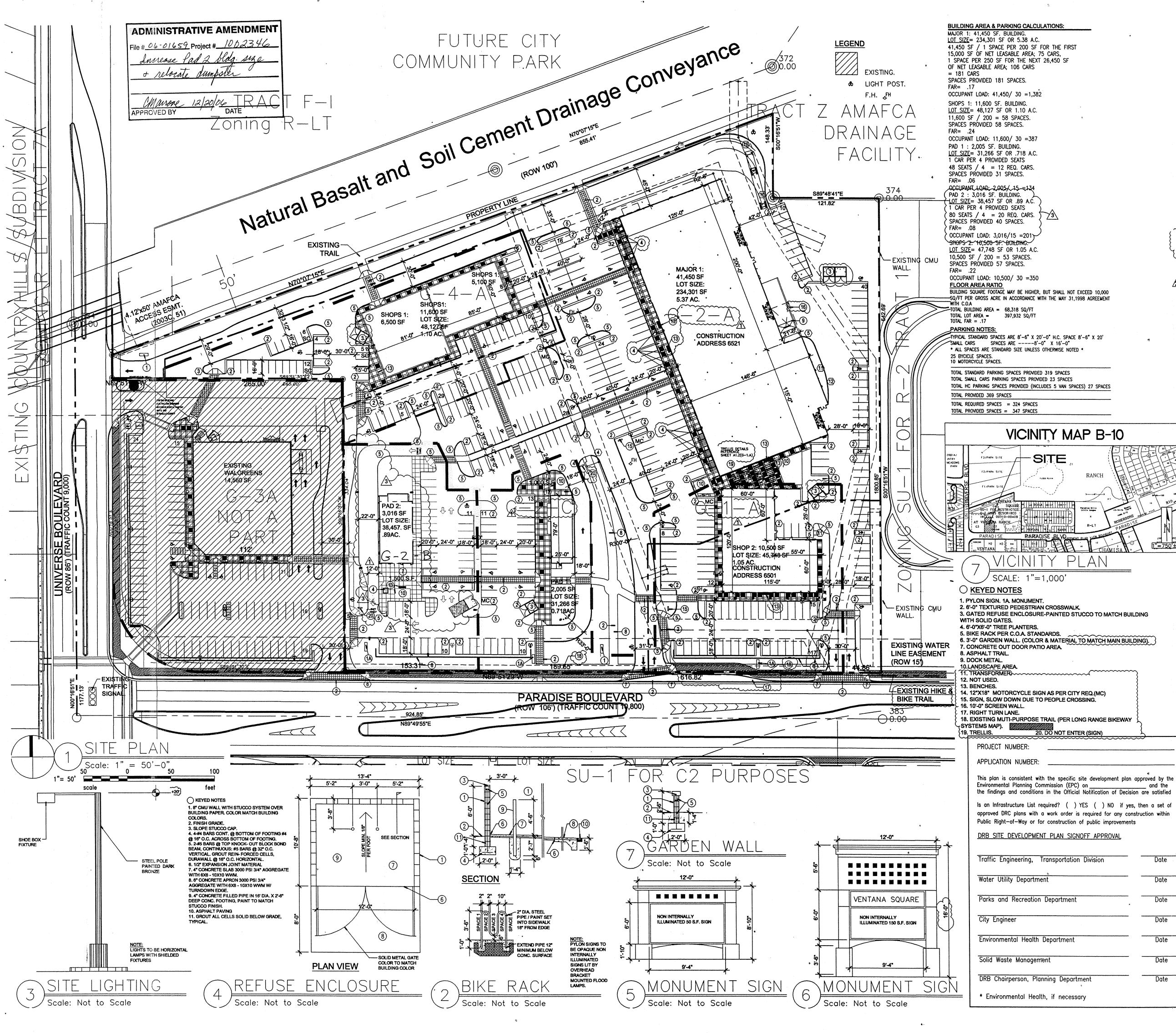
SMM/rtl HART Construction (via FAX pc:

M. J. Cassutt Architects (via FAX)

PROFESSION



128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632



		LEGAL DESCRIPTION	
		TRACTS G AT VENTANA SQUARE	
		CURRENT ZONING C-2 TO SU-1 FOR C-2	
		TOTAL ACREAGE	
		(9.13 ACRES G1,G2,G4,G5,G6,) WALGREENS 3.55	
	Ì	TOTAL GROSS 12.68 AC.	
		GENERAL ARCHITECTUAL DESIGN	
		REQUIREMENTS	
		GENERAL ARCHITECTURAL	NO
		General architecture character for pad structures is to follow the general design concept depicted on elevatons of major stores and shops, pad buildings will be	REVISION
		coementitious finish with a cementitious or split face cmu dado band. the main building walls must be colored to match color benjamin moore (#2) bm951 and	2
		(#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 portals 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 roofs may extend above the parapet wall top and area to relate to the entry format of the main buildings. Building heights are limited to 35' parapet	
	{	heights for major building walls, and 26' parapet heights for pad building walls mission tile clad entry roofs may extend above this height to accent and	BΥ
	ل س	articulate the building mass.	
		PAD ARCHITECTURAL DESIGN STANDARDS	DATE
	À	Shall include the following elements to provide uniform standards for all pads, each {pad to follow building elevations providedthe lower 3'-4" of the area of vertical	
		walls shall be LONE STAR SEMINOLE DRY STACK STONE. Landscape garden walls to be split pace block to match. All architectural towers with square pattern design	REV
		to be internally lighted with glass block within the the square pattern to be (illuminate.) color #2 four or eight inch split face or accent block. color #1	
		recessed in soffit of fuel canopies.(max 50ft candles) ——each pad development to	
ę		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 PALLET color #1 light tan benjamin moore #1032	
	ć	color #2 medium dark tan dado band base wall color #951	
	%	color #3 marbled terra cotta concrete tile roofing, trim & accents (med)	
L / 1 / 134 / / (SPECIAL BUFFERING	
	TAS WIST	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	
1 H		(minimum). A berm of the same height as the wall may be provided in lieu of the wall.	
		BUILDING SIGNAGE	
CINPRADEAL 199	RIO secia		
5 ment mu	T/	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	
St I	Ń	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.	
	FOE	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.	

RANCH

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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

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

accent colors on awnings are to be compatible with the general color palette and

samples of the proposed awning colors are to provided with each submittal.

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

parking area. pad site lighting not to exceed 20' to fixture. Main parking area lighting not to exceed 20' to fixture. Exposed, i.e. unshield 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

SERVICE AREAS

250 sf x 16' tall architecturally coordinated signs are permitted. one each at the paradise blvd. entry to G. and one on Paseo del Norte frontage. Each pad building or group of pad buildings to have one 50 sf 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"	
$\langle \hat{2} \rangle$ RADIUS = 3'-0"	(8) RADIUS = 35'-0"	
(3) RADIUS = 5'-0"	(9) RADIUS = 40'-0"	MAY 1 4 2007
(4) RADIUS = 10'-0"	(10) RADIUS = 50'-0"	
(5) RADIUS = 15'-0"	(11) RADIUS = 60'-0"	HYDROLOGY SECT
$\overline{\langle 6 \rangle}$ RADIUS = 20'-0"	(12) RADIUS = 100'-0"	
FILE: PROJECT# 1002346	;*	
05FPC-01264 FPC SITE	DEVELOPMENT PLAN BUILDING	PERMIT.

DEPU-01264 EPU SHE DEVELOPMENT PLAN BUILDING PERMIT.
5EPC-01263 EPC AMENDED SITE DEVELOPMENT PLAN-SUBDIVISION.
EGAL DESCRIPTION: FOR ALL OR A PORTION OF TRACTS G1,G2,G4, VENTANA
QUARE AT VENTANA RANCH, ZONED SU-1 FOR RESTRICTED C-2 USES, LOCATED
T THE NORTHEAST CORNER OF UNIVERSE BLVD. NW AND PARADISE BLVD. NW,
PPROXIMATELY 9.13 ACRES. (B-10 CARMEN MARRONE, STAFF PLANNER.
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REVISION				3 NOV. 17, 2006 ALD CHANGED LAYOUT OF G2B	AMD REVISED PAD ARCHITECTURAL DESIGN (BASE STONE & GLASS BLOCK PATTERN	AMD REVISED LOT NUMBERS TO SAME AS AMENDED PLAT
B≺				ALD	AMD	AMD
REV DATE				NOV. 17, 2006	JULY 5, 2006	JULY 5, 2006
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