

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

September 10, 2010

Richard P. Bennett, Registered Architect  
Rick Bennett Architects  
1104 Park Ave. SW  
Albuquerque, NM 87102

Re: Certification Submittal for a Permanent Building Certificate of Occupancy  
(C.O.) for Kelly Liquor's, [B-10/ D0003C2]  
6531 Paradise Blvd. NW  
Architect's Stamp Dated 09/09/10

Dear Mr. Bennett:

Based upon the information provided in your submittal received 09-09-10, 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.

If you have any questions, please contact me at (505)924-3630.

PO Box 1293

Sincerely,

Albuquerque

NM 87103

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

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

c: Engineer  
Hydrology file  
CO Clerk

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: KELLY LIQUORS ZONE MAP/DRG. FILE # B-10-10003 C2  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT G-2-C VENTANA SQUARE AT VENTANA RANCH  
 CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

OWNER: CHARLIE LEE  
 ADDRESS: 9411 CORDS NW  
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: CHARLIE LEE  
 PHONE: 690-2099  
 ZIP CODE: 87114

ARCHITECT: RICK BENNETT/RBA INC.  
 ADDRESS: 1104 PARK AVE SW  
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: RICK BENNETT  
 PHONE: 242-1859  
 ZIP CODE: 87102

SURVEYOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

CONTRACTOR: AARON BENNETT/BENNETT CO  
 ADDRESS: 5109 CRESTVIEW PL.  
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: AARON BENNETT  
 PHONE: 234-0918  
 ZIP CODE: 87105

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>ST</sup> SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☒ TRAFFIC CIRCULATION LAYOUT  
☒ ENGINEER/ARCHITECT CERT (TCL)  
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)  
☐ ENGINEER/ARCHITECT CERT (AA)  
☐ OTHER (SPECIFY) \_\_\_\_\_

## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
☐ S. DEV. 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 (SPECIFY) \_\_\_\_\_

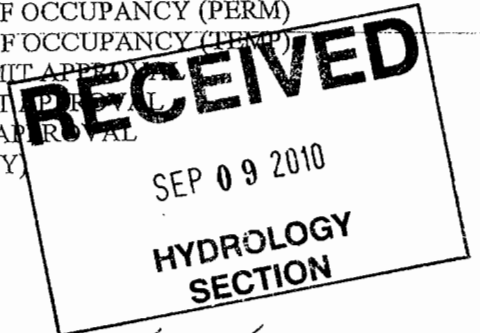
WAS A PRE-DESIGN CONFERENCE ATTENDED:

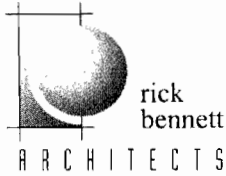
- ☐ YES  
☐ NO  
☐ COPY PROVIDED

SUBMITTED BY: [Signature] DATE: 09/09/2010

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.





September 9, 2010

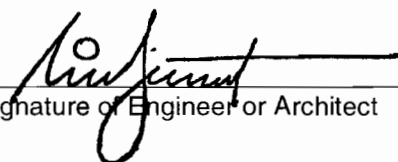
Re: Kelly Liquor's  
6531 Paradise Blvd. NW  
Project # 0850

## TRAFFIC CERTIFICATION

I, **Rick Bennett**, NMRA # 1240, of The Firm of Rick Bennett Architect, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Traffic Circulation Layout, approved plan dated, August 20, 2009.

The record information edited onto the original design document has been obtained by **Rick Bennett Architect**, of the firm. I further certify that I have personally visited the project site on September 9, 2010 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 (Permanent) for Kelly Liquor's. Located at 6531 Paradise Blvd NW., Tract G-2-C, Ventana Square at Ventana Ranch.

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.

  
Signature of Engineer or Architect

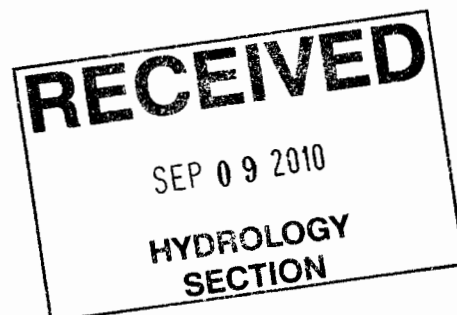
Engineer's or Architect's Stamp

Date: 09-09-10



Sincerely,

  
Rick Bennett, Architect





GENERAL ARCHITECTURAL DESIGN REQUIREMENTS

GENERAL ARCHITECTURE CHARACTER FOR PAD STRUCTURES IS TO FOLLOW THE GENERAL DESIGN CONCEPTS SHOWN ON ELEVATIONS OF MAJOR STORES AND SHOPS. PAD BUILDING WILL BE COORDINATED WITH A CEMENTITIOUS OR SPLIT FACE CMU DADO BAND. 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-ROOF 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 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 AND LANDSCAPE WALLS SHALL BE FOUR OR EIGHT INCH SPLIT FACE CMU OR STUCCO. COLOR #2. --FOUR OR EIGHT INCH SPLIT FACE OR ACCENT BLOCK. COLOR #1 -- FUEL CANOPIES TO BE CEMENTITIOUS FINISH COLOR #1. LIGHTING TO BE ENTIRELY RECESSED IN SOFFIT OF FUEL CANOPIES. (MAX. 50 FT 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 PALLET

COLOR #1 LIGHT TAN BENJAMIN MOOR #1032  
COLOR #2 MEDIUM DARK TAN DADO BAND BASE WALL COLOR #951  
COLOR #3 MARBLED TERRA COTTA CONCRETE TILE ROOFING, TRIM AND ACCENTS (MED 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 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 PROVIDED WITH EACH SUBMITTAL.

GLAZING

REFLECTIVE GLAZING IS PROHIBITED. CLEAR AND BRONZE TINTED GLASS IS PERMITTED.

SERVICE AREAS

SERVICE AREA SUCH AS REFUSE LOCATIONS AND COMPACTORS ARE TO BE TOTALLY SCREENED FROM THE VIEW OF THE ADJACENT RESIDENTIAL AREA, PUBLIC RIGHT-OF-WAYS AND THE ADJACENT MONTANA 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 200 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. UNSHIELD LIGHT FIXTURE ARE PROHIBITED. ALL LAMPS MUST BE SHIELDED SHOE BOX TYPE FIXTURES. MAXIMUM LIGHT LEVEL UNDER FUEL CANOPIES TO BE 50 FT. CANDLES, FROM TOTALLY RECESSED LIGHTING.

FREE STANDING SIGNAGE

250 S.F. x 16' TALL ARCHITECTURALLY COORDINATED SIGNS 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 S.F. MONUMENT SIGN.

TRAFFIC REQUIREMENTS

ALL TRAFFIC REQUIREMENTS HAVE BEEN MET PER MAY 31, 1998 AGREEMENT BETWEEN THE CITY AND LOS 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.

PARKING REQUIREMENTS

PARKING REQUIRED: 7,735 S.F. (NET AREA)/200 = 29 PARKING SPACES

H.C. SPACES REQUIRED = 2 PARKING SPACES (1 VAN)

PARKING REQUIRED: = 29 PARKING SPACES

PARKING PROVIDED: = 32 REGULAR PARKING SPACES  
= 2 HC VAN SPACE  
= 2 MOTORCYCLE SPACE  
= 36 PARKING SPACES TOTAL

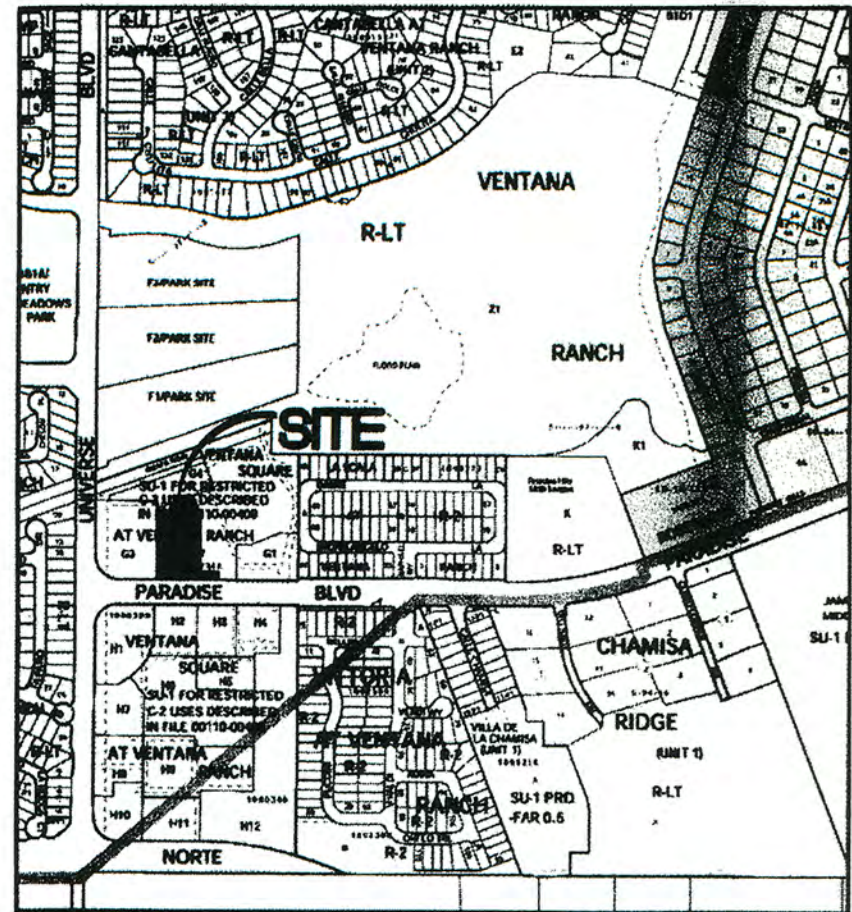
LANDSCAPE REQUIREMENTS

31,193 S.F. - 5,840 S.F. = 25,353 S.F.  
25,353 S.F. x 15% = 3,803 S.F.

REQUIRED LANDSCAPE AREA = 3,803 S.F.  
LANDSCAPE AREA PROVIDED = 5,937 S.F.  
SEE LANDSCAPE PLAN FOR DETAILS

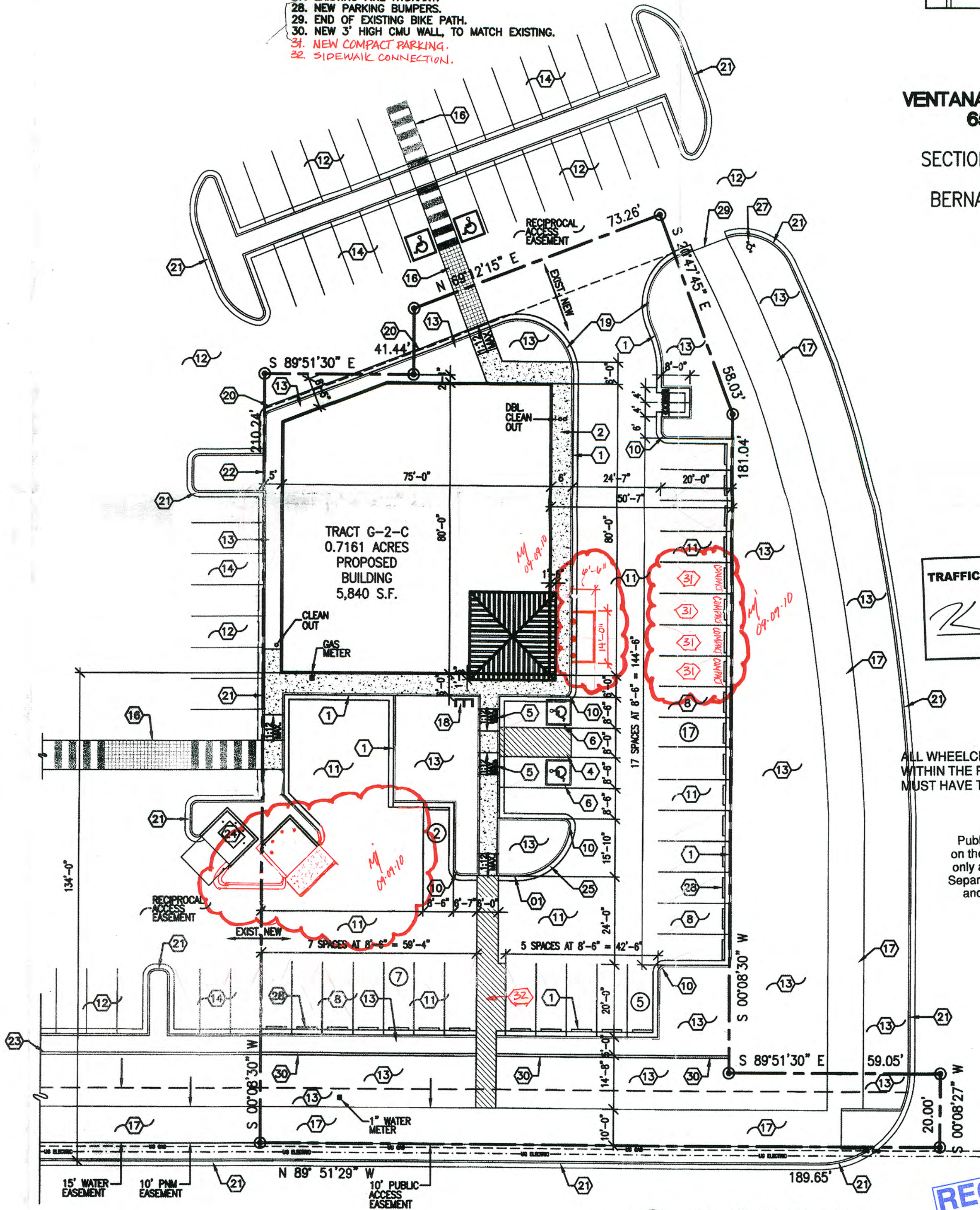
KEYED NOTES

1. NEW 6" RAISED CONCRETE CURB, AND GUTTER SEE DET: G/C-2.
2. NEW CONCRETE SIDEWALK, PER CITY STANDARD, REF: DWG. 2430.
3. NEW DUMPSTER ENCLOSURE SEE DET: B/C-1.
4. NEW H.C. ACCESSIBLE AISLE W/ PAINTED STRIPES SEE DET: A/C-2.
5. NEW H.C. PARKING SIGNAGE, TYP. SEE DET: F/C-2.
6. NEW PAINTED HANDICAP SYMBOL, TYPICAL SEE DET: A/C-2.
7. NEW H.C. ACCESSIBLE CROSSING AISLE, STRIPED, TYP SEE DET: A/C2.
8. NEW PAINTED PARKING STRIPE, SEE DET: A/C-2.
9. NEW H.C. ACCESSIBLE CURB RAMP, PER C.O.A. STANDARDS DWG. 2428/2441.
10. NEW 2'-0" RADIUS TYPICAL.
11. NEW 3" ASPHALT PAVING OVER 4" BASE COURSE.
12. EXISTING ASPHALT PAVING.
13. LANDSCAPING.
14. EXISTING PARKING STRIPE.
15. NEW RAMP ACCESS PER CITY STANDARD REF: DWG. 2428
16. EXISTING CROSS WALK.
17. EXISTING 10' BIKE PATH.
18. NEW BICYCLE RACK, SEE DET: H/C-2.
19. NEW 15'-0" RADIUS TYPICAL.
20. EDGE OF EXISTING ASPHALT PAVING.
21. EXISTING CONC. CURB AND GUTTER.
22. NEW 5'x 6'-6" CONC. STOODS, TYP.
23. EXISTING 3' HIGH CMU WALL.
24. EXISTING DUMPSTER ENCLOSURE.
25. NEW 15'-0" RADIUS TYPICAL.
26. END OF EXISTING BIKE PATH.
27. EXISTING FIRE HYDRANT.
28. NEW PARKING BUMPERS.
29. END OF EXISTING BIKE PATH.
30. NEW 3' HIGH CMU WALL, TO MATCH EXISTING.
31. NEW COMPACT PARKING.
32. SIDEWALK CONNECTION.



Zone Atlas Page:  
B-10-Z

TRACT G-2-C  
VENTANA SQUARE AT VENTANA RANCH  
6531 PARADISE BLVD. NW  
ABO. NM, 87114  
SECTION 10, T.11N., R.2 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY 2009



ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

1 SITE PLAN  
1"=20'

BAR SCALE  
10' 0 20' 40'  
(IN FEET)

RECEIVED  
SEP 09 2010  
HYDROLOGY SECTION

KELLY LIQUOR'S  
SITE PLAN  
ALBUQUERQUE, NEW MEXICO  
PROJECT #0850

REVISION DATE



1000 Park Avenue SW  
Albuquerque, New Mexico 87102  
(505) 262-1859 Fax (505) 242-6500  
rick@rpbll.com

DATE  
04-20-2009

SHEET NUMBER  
C-1