



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

**Planning Department
Transportation Development Services Section**

November 24, 2003

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 Storage Units, [B-10 / D6]
2500 Paradise Blvd
Architect's Stamp Dated 11/21/03

Dear Mr. Rainhart:

The TCL / Letter of Certification submitted on November 20, 2003 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

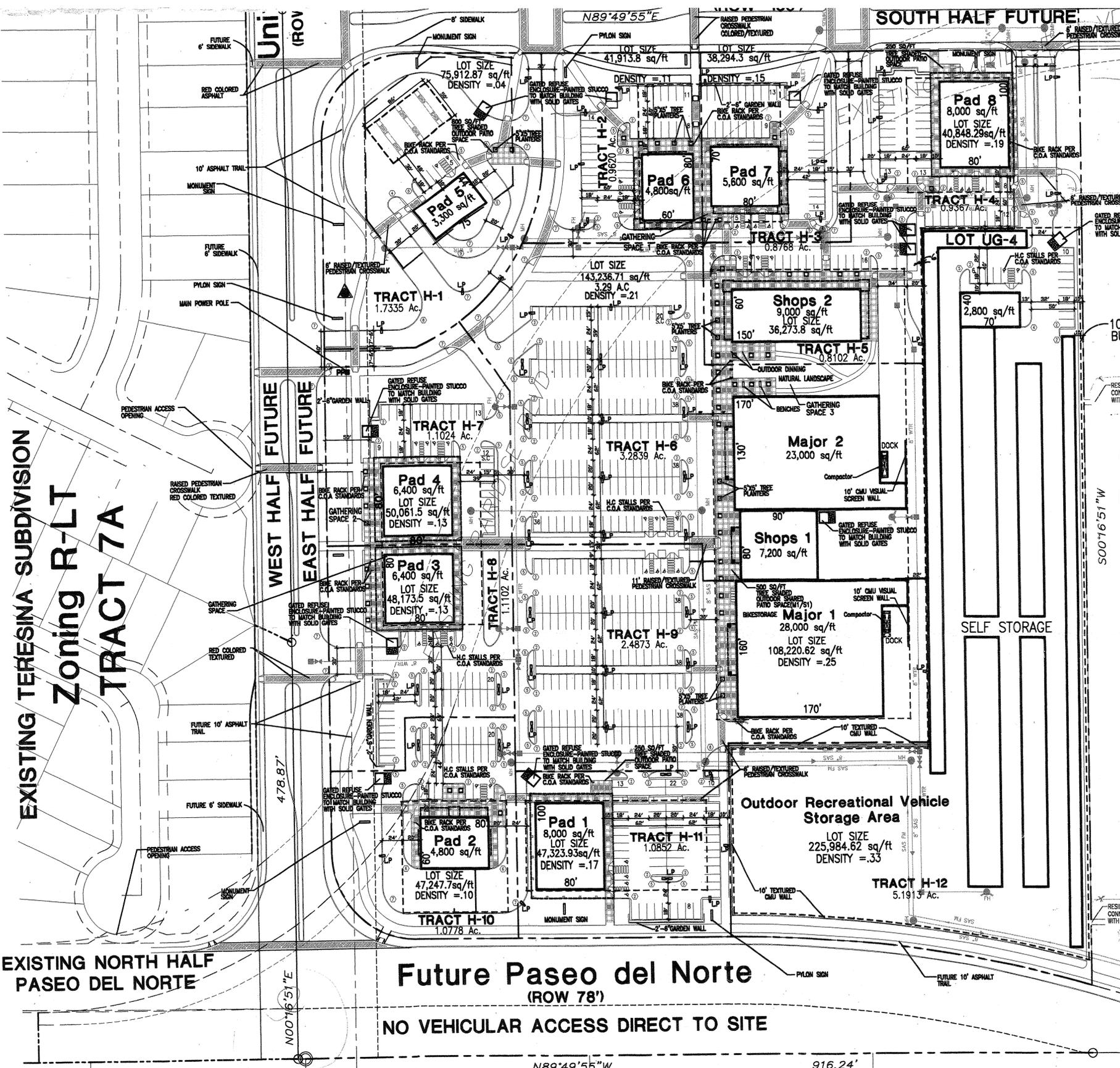
Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

CONDITIONS:

- The following clarifications and additions to the site development plan shall be addressed:
 - The note regarding alternate uses shall be placed on the landscape plan, gathering spaces, grading and drainage plan, utility plan, and all elevation sheets.
 - Elevations that are also alternate use elevations shall be clearly labeled as such.
- The submitted site development plan for building permit shall adhere to the existing guidelines and requirements found in the site development plan for subdivision as well as the additional guidelines and requirements outlined in the site development plan for subdivision Conditions of Approval (00128 0000 00409).
- Pedestrian and bicycle amenities:
 - Speed humps/bumps shall be utilized on both sides of the internal pedestrian crossings of drive aisles or each crossing shall be a raised table, three inches above the drive aisle.
 - Two additional pedestrian links shall be added to Tract G: one from the northwest corner of the site to Major 4 and another connection Shops 4 and Major 3.
 - These pads shall connect to the residential area to the east. There shall be direct pedestrian connections between Pads 7 and 8 and shops 2 at the northeast corner of Tract H. The path which begins in the Gathering Space between Major 2 and Shops 2 and then travels around the backside of Shops 2 shall connect to pads 7 and 8. These paths shall connect to the residential area to the east.
 - Adequate bicycle parking shall be shown at Shops 3 and Pads 4 and 6.
 - The height of the lighting poles shall be reduced to 24' maximum and a maximum of 20 feet high within 300 feet of a residential zone.
- Landscaping:
 - The major east-west, pedestrian walkway between Majors 3 and 4 on Tract G shall have additional shade trees planted along its entire length similar to the major east-west pedestrian walkways on Tract H.
 - The entire, eastern setback of Lot UG-4 shall be increased to at least ten feet to allow for a ten-foot-wide landscaping buffer between the subject site and the adjacent, residential zoning to the east.
 - Any gravel used shall be compatible with the appearance (colors & materials) of the project.
 - Screen or garden walls, 2 1/2 - 3 feet high with colors and texture that are contextual with the building materials shall be located along all parking areas that front on a roadway or street.
- Elevations and signs:
 - The color of the roof tiles shall be specified.
 - The color of the building cornices shall be specified.
 - All loading dock and receiving areas shall be visually screened with walls and roofs that integrate with the building architecture; roofs over loading docks are limited to those docks facing residential zoning.
 - In addition to a ten foot landscape buffer, the eastern edge of Lot UG-4 shall have a minimum eight foot high, solid wall along its entire length.
 - Ventilators in the surface of the exterior walls and/or display windows as per the additional design requirements shall be added to the building elevations. The areas between the stucco control joints shall have the same medium tan color as the CMU base.
 - Colors and materials of the signs shall match those of the buildings and be called out in the detail diagrams.
 - Freestanding signs are limited to a maximum height of 16 feet.
- The comments and conditions of the Parks and Recreation Department shall be addressed:
 - The applicant shall take the trail design and any landscaping adjacent to Paseo del Norte to the Parks & Recreation Department for review and approval prior to final DRB approval.
 - The 10' asphalt trail along universe, outside the right of way but within a utility easement shall be clarified as either a trail or a sidewalk. In its northern section, between Paradise and the channel, there shall be a 5' separation between the trail and the curb.
- Conditions of the Public Works Department:
 - The entrance in the immediate proximity of Major No. 4 must be reconfigured and channelized to better define traffic patterns and placement of control devices.
 - The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - Location of walls, fences, refuse containers and signs must meet the clear sight distance requirements for adjacent streets and internal circulation aisles.
 - Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets, i.e., pedestrian linkages between pads major tenants.
 - The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
 - Provision of street trees and landscaping on Paseo del Norte, Paradise and Universe Boulevards.
 - Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - Coordination with the Solid Waste Department with regard to refuse container location and access.
 - Details related to 1) access along Paradise Boulevard, and 2) bikeway facilities and associated rights-of-way along Paradise Boulevard and Paseo del Norte shall be addressed to the satisfaction of the Parks & Recreation and Public Works Departments prior to final sign-off at the DRB.
 - An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plot approval by the Development Review Board. All infrastructures must be designed to City of Albuquerque standards, including water and/or sanitary sewer lined owned and operated by NMUI.
 - The utility plan will address potential conflicts, including: The sanitary outfall appears to be routed through a storm sewer manhole; Status operation and maintenance responsibilities for the "temporary lift station" must also be addressed. These issues must be resolved prior to DRB action.



APPROVAL

No building permit for the following listed Tracts will be issued until the DRB approves a plat of the property and the City Engineer and DRB Chairman sign below.

Tracts	DRB Chair	City Engineer	Date
H-1			
H-2			
H-3			
H-4			
H-5			
H-6			
H-7			
H-8			
H-9			
H-10			
H-11			
H-12			

Project # 100390
 Application # 5
 00450-00000-00804
 00450-00000-00806

EPC CASE # * DRB CASE #

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on May-18-2000 and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

<i>Bradley D. Bingham</i>	6/21/00
Traffic Engineer, Transportation Division	Date
<i>Janet S. Adams</i>	6/21/00
Parks and General Services Department	Date
<i>John A. Rees</i>	6/21/00
Public Works, Water Utilities Division	Date
<i>Shawn C. Adams</i>	6-21-00
City Engineer, Engineering Division / AMAFCA	Date
<i>Project 3</i>	6/21/00
City Planner, Albuquerque	Date
<i>Shawn D. Adams</i>	6-21-00
Solid Waste Department to Enclosure angles / Date	6/21/00
6' time @ Side Permit.	6-21-00
New Mexico Utilities Inc.	Date

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

ALTERNATE USE

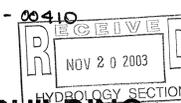
Concept: If one of the approved schematic alternate use plans is selected for development in lieu of the approved site plan for Building Permit, a complete Site Plan for Building Permit Purposes will be prepared and submitted to the DRB for review and approval. (EPC review not required unless the plan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

NOTE:

ISSUANCE OF BUILDING PERMIT, FOR ANY TRACT WITHIN VENTANA SQUARE, AS PROPOSED ON SHEET A2.1A REQUIRES INDIVIDUAL PLATING OF TRACTS WITHIN DETAILED GRADING AND DRAINAGE PLAN APPROVAL.

PER ZONING

* 00128-00000-00409
 00128-00000-00410



EXISTING NORTH HALF PASEO DEL NORTE

Future Paseo del Norte (ROW 78')

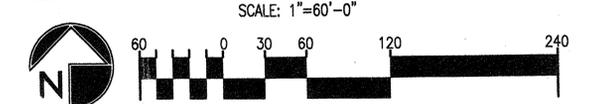
NO VEHICULAR ACCESS DIRECT TO SITE

Zoning RD

Zoning RD

TRACT H SITEPLAN FOR BUILDING PERMIT

SCALE: 1"=60'-0"



REVISION

REV	DATE	BY
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12		

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO NE, SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110
 FAX (505) 837-9877

Tract H siteplan for Building Permit

PROJECT TITLE: Ventana Square
 SMC of Tract G and H at Ventana Ranch
 Albuquerque, New Mexico

DRAWN BY: SD
 JOB NO.: 99052
 PROJECT MANAGER: George Rainhart, AIA

DATE: 6/7/00
 SCALE: 1"=60'
 SHEET TITLE: A2.1A
 OF: 1