

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

December 26, 2008


Joe L. Slagle, Registered Architect
1600 Rio Grande NW
Albuquerque, NM 87104

Re: Certification Submittal for Final Building Certificate of Occupancy for
Bank of Albuquerque (Ventana Ranch), [B-10 / D008B]
6530 Paradise Blvd NW
Architect's Stamp Dated 12/24/08

Dear Mr. Slagle:

The TCL / Letter of Certification submitted on December 26, 2008 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,


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

c: Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

NM 87103

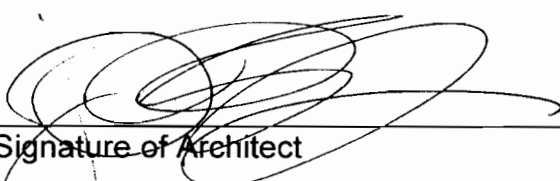
www.cabq.gov

RE: Bank of Albuquerque
6530 Paradise BLVD. NW
Albuquerque, NM 87114

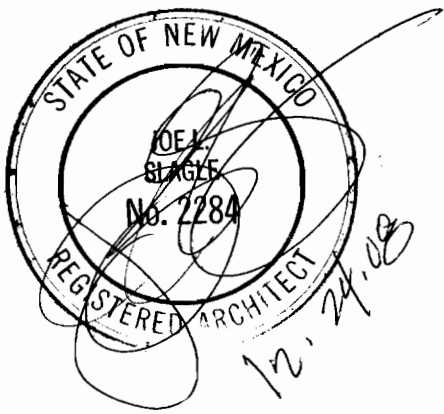
Traffic Certification

I, Joe L. Slagle, NMRA 2284, of the firm slagleHERR Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB case #1000390 approved plan dated 06.24.04. I certify that I have personally visited the project site on 12.22.08 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 temporary certificate of occupancy and a final certificate of occupancy. AA#4408 15 12.22.08

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.



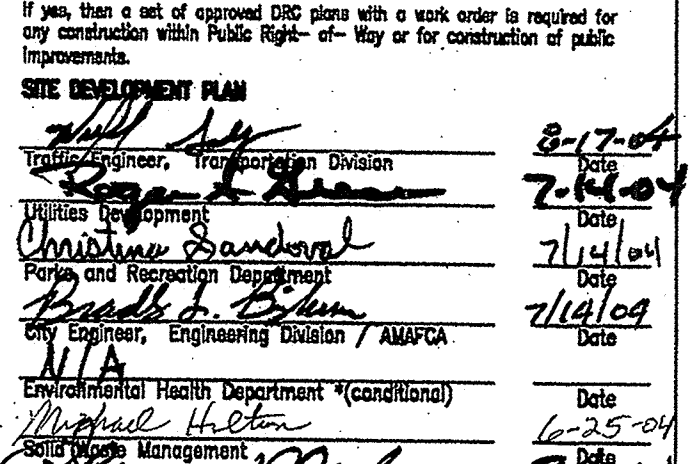
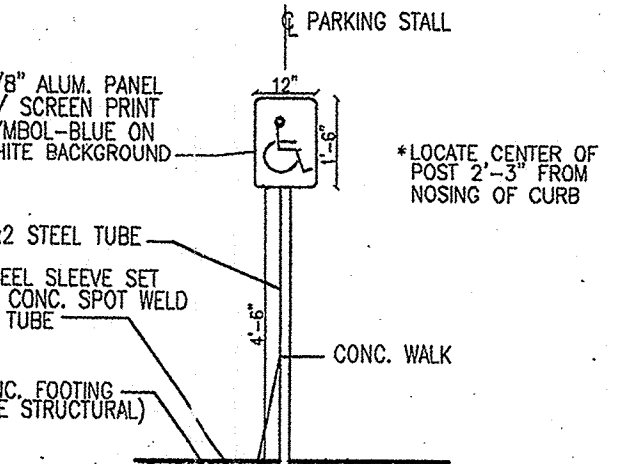
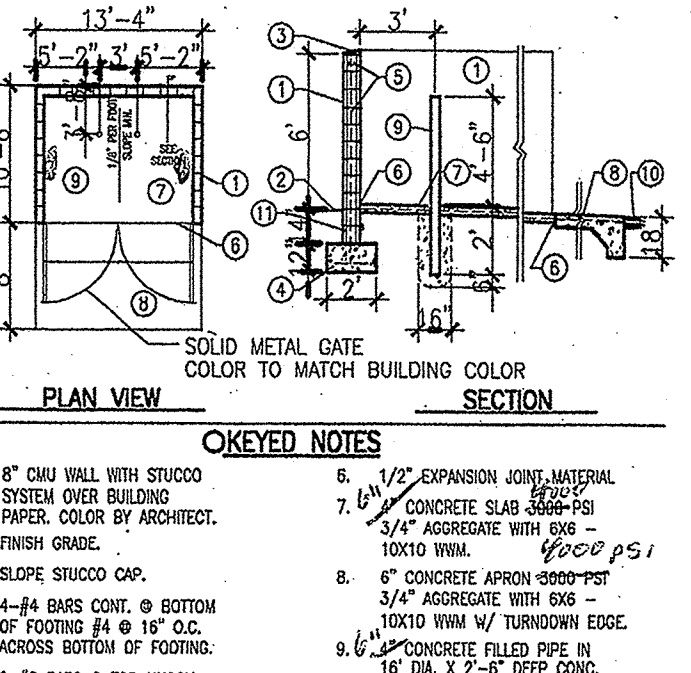
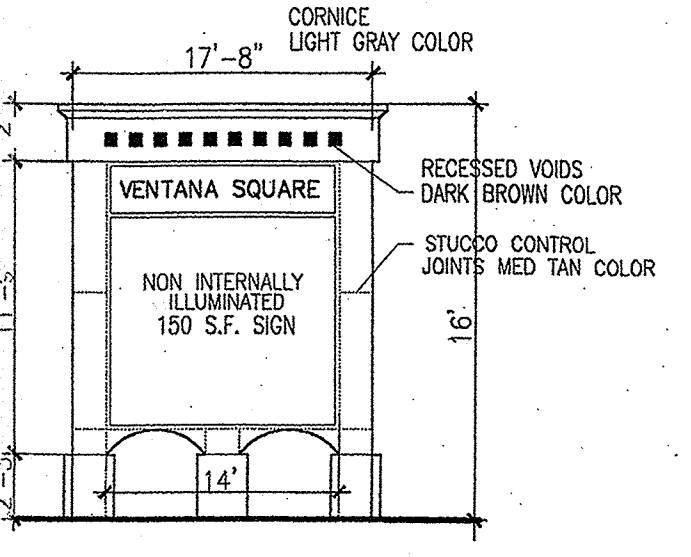
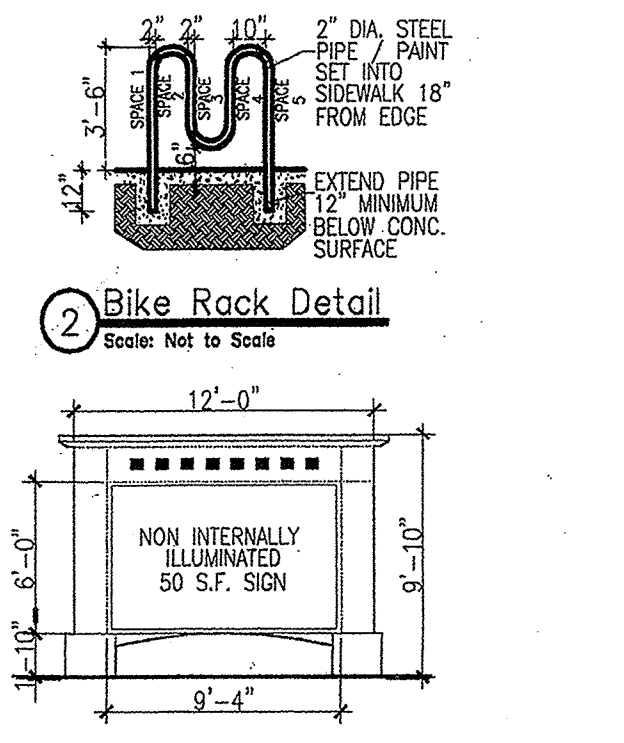
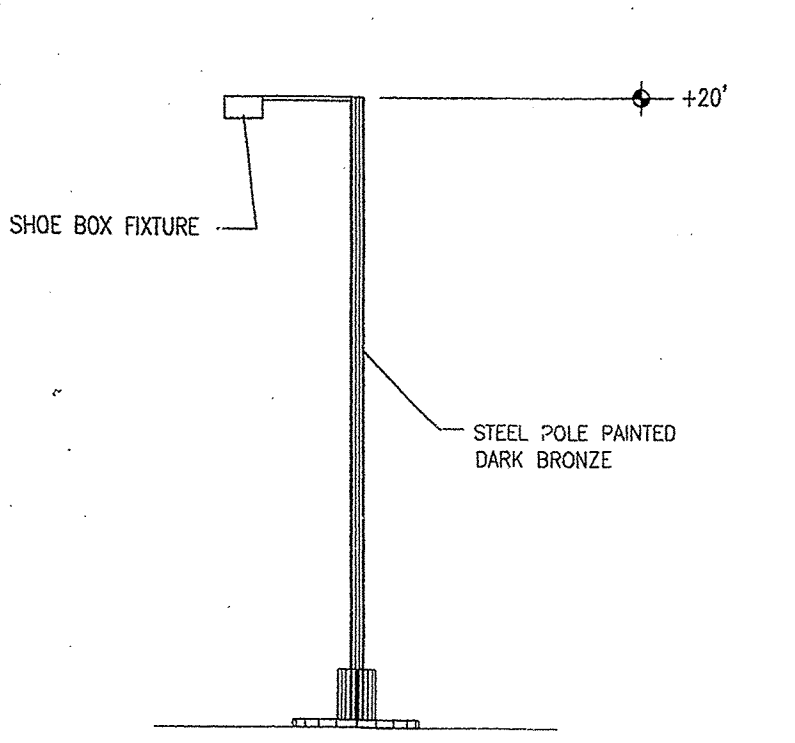
Signature of Architect Architect's Stamp
12-24-08
Date



12-24-08

slagle
HERR

slagle architects



PROJECT NUMBER: 1000390
APPLICATION NUMBER: 04-01011

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) on 04/21/04 and that the findings and conditions in the Official Notice of Decision have been complied with.

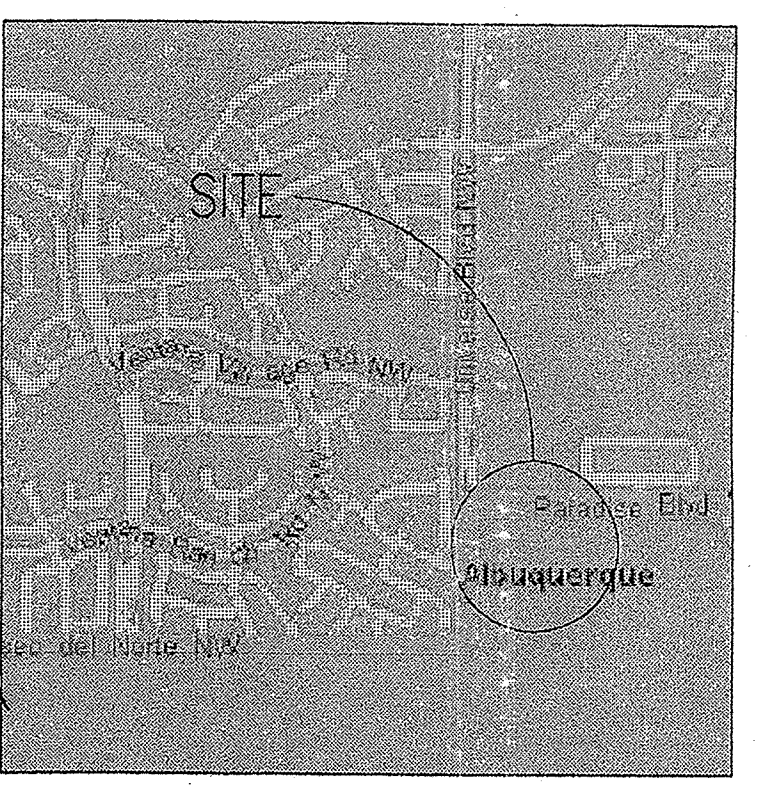
Is an Infrastructure Use required? () YES (X) NO
If yes, then a set of approved DIC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

SITE DEVELOPMENT PLAN

City Engineer: [Signature] Date: 2-27-04
City Engineer: [Signature] Date: 2-27-04
City Engineer: [Signature] Date: 7-14-04
City Engineer: [Signature] Date: 7-14-04
City Engineer: [Signature] Date: 6-25-04
City Engineer: [Signature] Date: 3-16-04

Environmental Health Department (conditional)
City Engineer: [Signature] Date: 6-25-04
City Engineer: [Signature] Date: 3-16-04

* Environmental Health, if necessary



- RADIUS INFORMATION:**
- ① RADIUS = 2'-0"
 - ② RADIUS = 3'-0"
 - ③ RADIUS = 5'-0"
 - ④ RADIUS = 10'-0"
 - ⑤ RADIUS = 15'-0"
 - ⑥ RADIUS = 20'-0"
 - ⑦ RADIUS = 25'-0"
 - ⑧ RADIUS = 30'-0"
 - ⑨ RADIUS = 40'-0"
 - ⑩ RADIUS = 50'-0"
 - ⑪ RADIUS = 60'-0"
 - ⑫ RADIUS = 100'-0"

BUILDING AREA & PARKING CALCULATIONS:

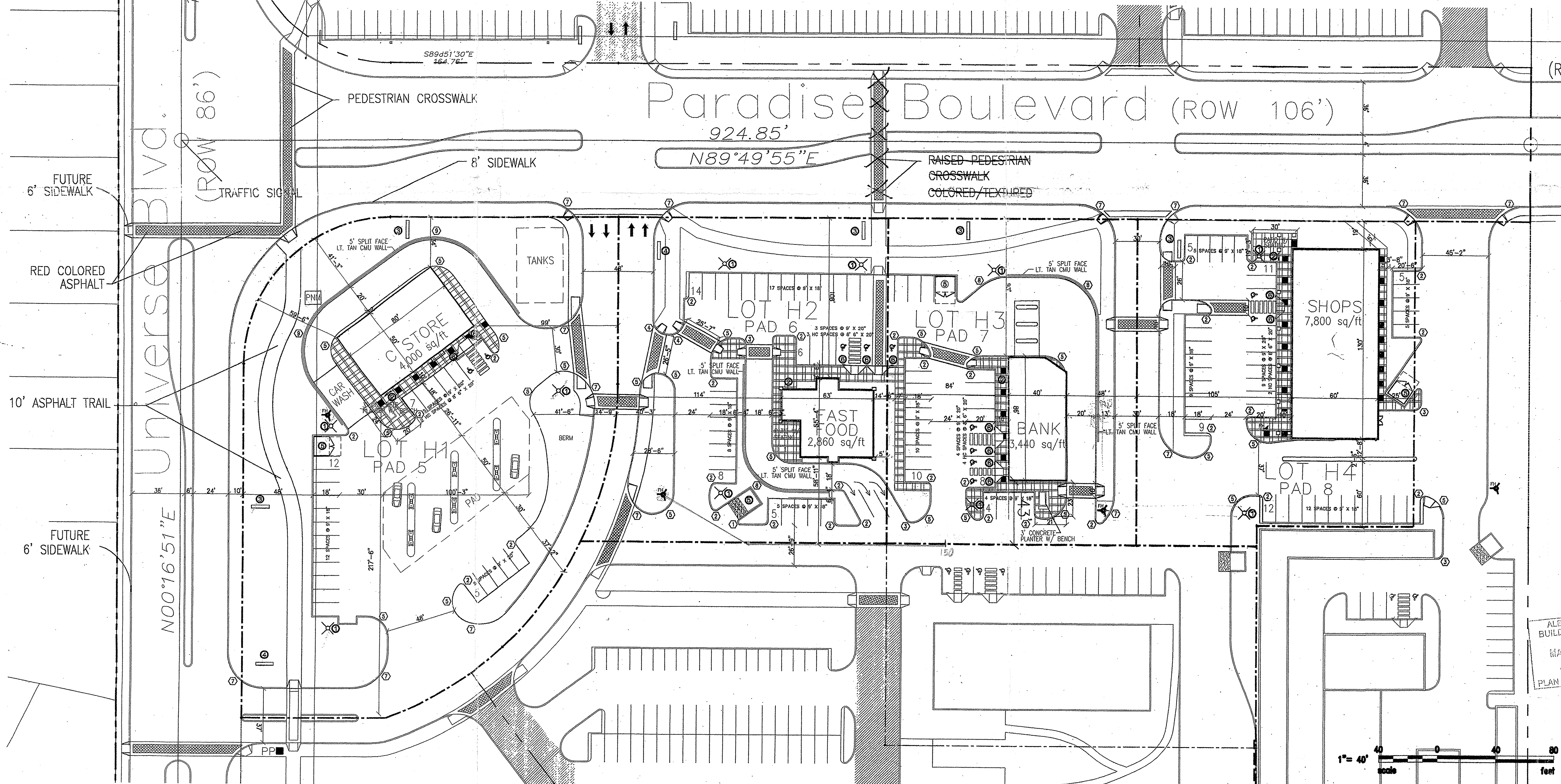
LOT 1 C-STORE	4,000 SF. BUILDING	LOT SIZE=75,511.26 SQ/FT OR 1.73 AC
PARKING:	.05	
4,000 SF / 200 =	20 SPACES	
SPACES PROVIDED	25 SPACES	
BICYCLE SPACE	1 SPACE	
LOT 2 BLAKES	2,360 SF. BUILDING	LOT SIZE=41,904.72 SQ/FT OR .96 AC
PARKING:	.05	
60 SEAT/3 =	20 SPACES	
SPACES PROVIDED	33 SPACES	
BICYCLE SPACE	1 SPACE	
LOT 3 BANK	3,300 SF. BUILDING	LOT SIZE=38,193.40 SQ/FT OR .87 AC
PARKING:	.08	
3,300 SF / 200 =	16 SPACES	
SPACES PROVIDED	26 SPACES	
BICYCLE SPACE	1 SPACE	
LOT 4 SHOPS	7,800 SF. BUILDING	LOT SIZE=40,802.65 SQ/FT OR .93 AC
PARKING:	.19	
7,800 SF / 200 =	39 SPACES	
SPACES PROVIDED	43 SPACES	
BICYCLE SPACE	2 SPACES	

PARKING NOTES:

TYPICAL STANDARD SPACES ARE 9'-0" x 18'-0"
TYPICAL SMALL CAR SPACES ARE 7'-6" x 15'-0"
TYPICAL HANDICAP SPACES ARE 8'-6" x 20'-0"
WITH A 5' WIDE ACCESS AISLE
* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED *

TOTAL STANDARD PARKING SPACES PROVIDED	114 SPACES
TOTAL HC PARKING SPACES PROVIDED	13 SPACES
TOTAL PROVIDED	127 SPACES
TOTAL REQUIRED SPACES =	87 SPACES
TOTAL PROVIDED SPACES =	127 SPACES

[NOTE: Public Elements to be granted as requirement for Certificate of Occupancy.]



LEGAL DESCRIPTION
TRACT H AT VENTANA SQUARE: LOTS 1-4
CURRENT ZONING
SU-1 FOR RESTRICTED C-2 USES
TOTAL ACREAGE
4.49 ACRES(TOTAL GROSS)

GENERAL ARCHITECTURAL DESIGN REQUIREMENTS

GENERAL ARCHITECTURAL
General architectural design for pad structures is to follow the general design concept established on site plan and shown on drawings. The design shall be consistent with the site plan and shall be consistent with the design of the existing structures on the site. The design shall be consistent with the design of the existing structures on the site. The design shall be consistent with the design of the existing structures on the site.

PAD ARCHITECTURAL DESIGN STANDARDS
This section includes the following elements to provide uniform standards for all pads:
-The lower 3'-4" of the face of vertical walls and landscape walls shall be four or eight inch split face or smooth block, color #1.
-The upper portion of the face of vertical walls shall be smooth block, color #1.
-Lighting to be installed in accordance with the attached conceptual sketch is required.

MECHANICAL EQUIPMENT SCREENING
All mechanical equipment shall 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: Tan tan - Benjamin Moore #1032
color #2: medium dark tan - dark base base wall color
& accent Benjamin Moore #051
color #3: desert glow - concrete tile roofing and trim

SPECIAL BARRIER
When an up slope driveway is to be accessed with a 5' high concrete wall and 8' high (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
Signage on pad structures shall be internally illuminated. Signage on pad structures shall be internally illuminated. Signage on pad structures shall be internally illuminated.

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

AWNING
Awning is permitted above window areas. Awning with painted or enameled concrete legs or supports are permitted provided the awning is attached to the building structure and does not extend beyond the building footprint. Illumination of awnings must be from pendant mounted fixtures located above the awning. Awning colors or materials are to be consistent with the general color palette and samples of the proposed awning colors are to be provided with each submission.

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

SERVICE AREAS
Service areas such as utility locations and compressor area to be totally screened from the view of the adjacent residential area, public right-of-way and the adjacent monument area. Free-standing compressor enclosures located on the pads are to be screened from view of the adjacent residential area and public right-of-way.

TRAFFIC REQUIREMENTS:
All traffic requirements have been met per May 31, 1988 agreement between the City and Lea Ventana limited partnership.

PARKING:
The closed parking shall be equal to the required parking plus 10% maximum ADA requirements shall be located adjacent to building entries.

RESTRICTED USE:
1. Restaurant fast food with drive up.
a. Not permitted on pads 3 and 4.
b. Drive up window must be located only adjacent to Paseo Del Norte and Paradise Blvd. or on east elevation.
2. Auto repair, tire, battery, accessories, parts and detailing.
a. Not permitted on pads 2, 3, 4, 5 or M-4.
b. Service areas to face internal to site.
3. Retail sales of alcoholic drinks for consumption off premises within 500 feet of any residential area.
a. Limited to Major 1, 2, 3 and 4; Pads 1, 2, 5, 6, 7 and 8; Shops 1 and 2.

ALTERNATE USE:
Concepts if use of the approved schematic elements use plans is selected for development in lieu of the approved Site Plan for Building Permit, a complete Site Plan for Building Permit Purpose will be prepared and submitted to the DPB for review and approval. EPC review and approval of the alternate use 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 shall require a new submission to EPC.

ALBUQUERQUE BUILDING & SAFETY
MAR 15 2005
IBC PLAN CHECK SECTION

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
7:00 6-25-04
SIGNATURE & DATE
2960 SQFT/12N COAST.

SITEPLAN
SCALE: 1" = 40'-0"

PROJECT TITLE	VENTANA SQ. LOTS 1-4	DATE:	6-21-04
SEC. UNIVERSE BLVD. & PARADISE BLVD. ALBUQUERQUE, NEW MEXICO		SCALE:	A1
DRAWN BY:	MPS	SHEET NO.	1 of 1
PROJECT MANAGER:	MIKE SAFRANY	JOB NO.	999
SHEET TITLE	SITE PLAN - BLDG PERMIT	PHONE	(505) 884-9110
		FAX	(505) 837-0877
REVISION			