

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

December 4, 2006

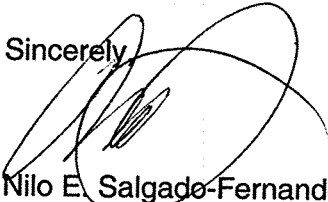
Richard P Bennett, Registered Architect
1104 Park Avenue SW
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for
Ace Hardware (only, no 3200 sf bldg), Petroglyph Plaza, [C-12 / D1G]
8201 Golf Course Rd NW
Architect's Stamp Dated 11/30/06

Dear Mr. Bennett:

The TCL / Letter of Certification submitted on November 30, 2006 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

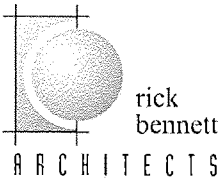
c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



TRAFFIC CERTIFICATION

I, **Kevin deGraauw** NMPE or NMRA # 4173, Of The Firm of **Rick Bennett Architects**, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB, AA, or TCL, approved plan dated, **May 1, 2006 (AA approval date- file #06-00459, project #1004813).**

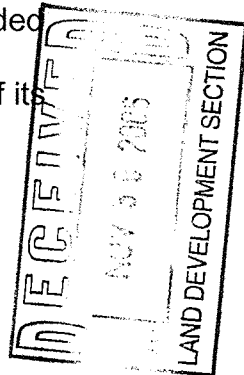
The record information edited onto the original design document has been obtained by **Rick Bennett Architect**, of the firm. I further certify that I have personally visited the project site on **November 28, 2006** and have determined by visual inspection that the survey data provided is representative 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 **Ace Hardware/ Petroglyph Plaza Complex**.

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.

A handwritten signature in black ink, appearing to read "K deGraauw", is written over a horizontal line.

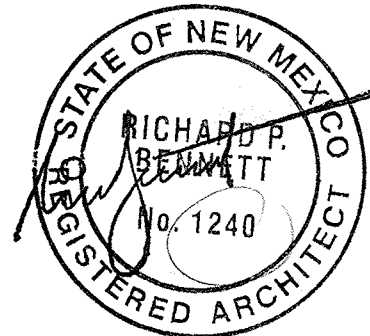
Signature of Engineer or Architect

Engineer's or Architect's Stamp



Date:

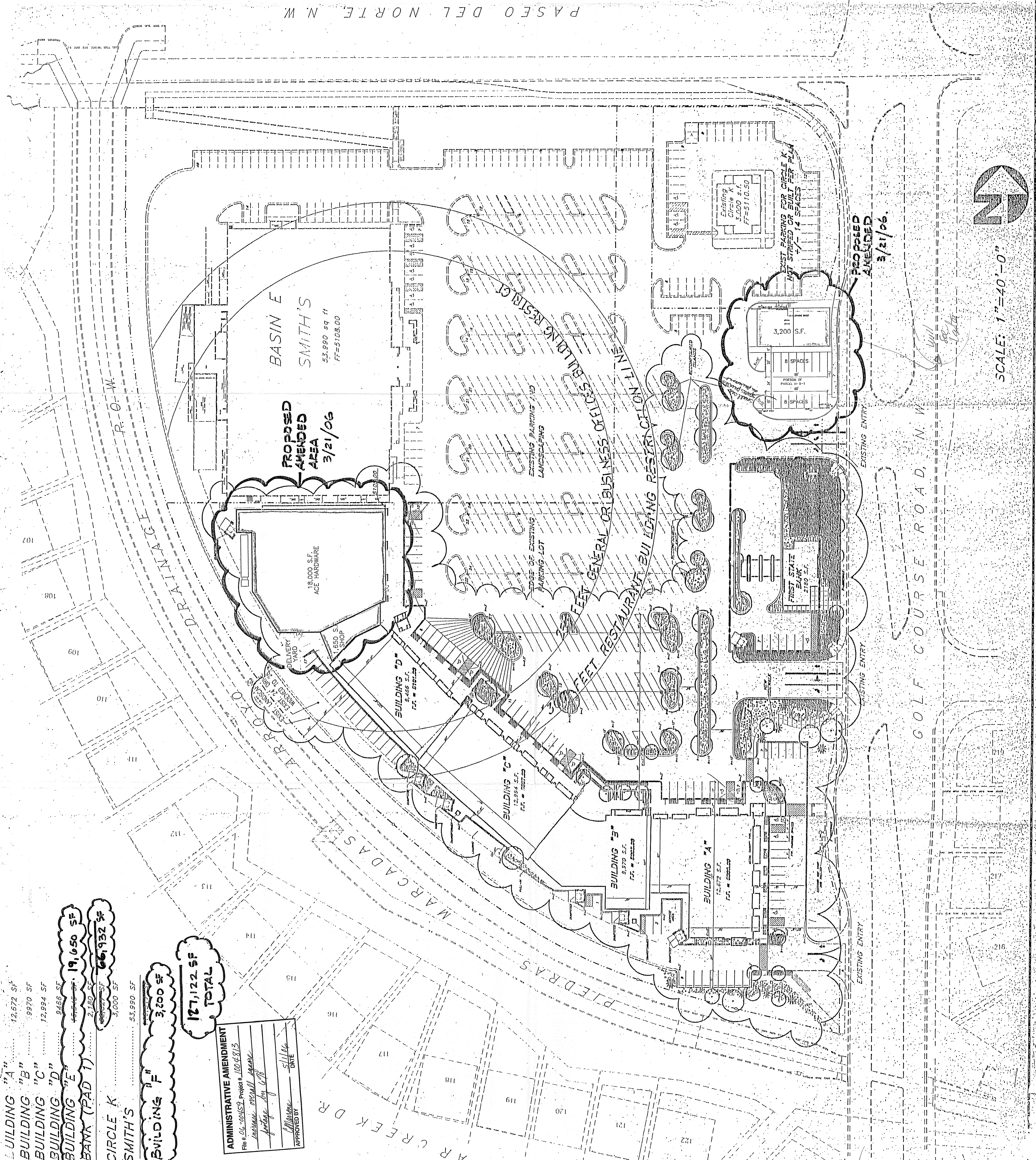
11-30-06



NOV 30 2006

BUILDING "A" 12,672 SF
BUILDING "B" 9,970 SF
BUILDING "C" 12,994 SF
BUILDING "D" 9,456 SF
BUILDING "E" 19,650 SF
BANK (PAD 1) 2,180 SF
CIRCLE K 3,000 SF
SMITH'S 3,200 SF
BUILDING "F" 3,200 SF
TOTAL 127,122 SF

ADMINISTRATIVE AMENDMENT
FILE # DC-10452 Project # 1005813
Increase overall square footage by 678
APPROVED BY: [Signature] DATE: 5/11/06



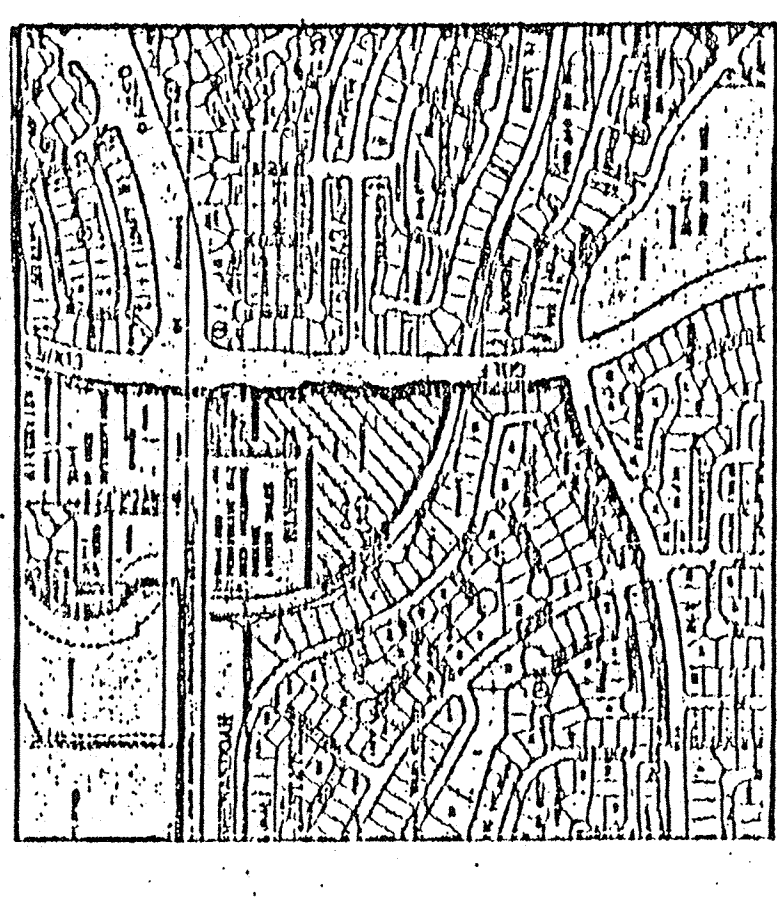
PLAZA

at Paseo Del Norte, N.W. and Golf Course Road N.W.

- NOTES:**
- Interior stores are measured from lease line to lease line typically. Exterior stores (end bay stores) are measured from outside face of exterior walls to lease line typically.
 - Retail buildings will step with grading.
 - The spaces designed in this plan have been for the named tenants. Landlord makes no representation that these tenants have agreed to locate in these project or that they will be in the location shown. This plan is subject to revisions, modifications and or withdrawal.

PROJECT DATA	
LEGAL DESCRIPTION	
TRACT H-9, RIVERVIEW SECTION	
AREA TABULATIONS	
SITE AREA-	3.8875 ACRES
TOTAL LAND AREA-	0.1873 ACRES
LESS R/W TO BE DEDICATED-	13.7003 ACRES
NET SITE AREA-	
BUILDING AREAS-	
SMITH'S-	53,990 S.F.
CIRCLE K (PAD F)-	3,000 S.F.
FUTURE RETAIL- NC. Bldg F (INCLUDING BANK (PAD 1))	53,990 S.F.
TOTAL-	107,980 S.F.
LANDSCAPE AREA-	70,132 SP
AREA REQ'D- (15% OF NET SITE)	127,122 SP
AREA PROVIDED-	70, 4735F
PARKING COMPUTATIONS	108,110 S.F. SAME
PARKING REQ'D (1 SPACE/200 S.F.)-	540 SPACES
10% CREDIT FOR TRANSIT ROUTE-	63 SPACES
SUBTOTAL-	572 SPACES
5% CREDIT FOR TRANSIT FACILITY-	27 SPACES
TOTAL PARKING REQ'D-	545 SPACES
HANDICAP SPACES REQ'D-	16 SPACES
VAN ACCESSIBLE SPACES REQ'D-	2 SPACES
PARKING PROVIDED-	556 SPACES
(INCLUDES 25 H.C. SPACES)	
556 PROVIDED	

* THE APPLICANT IS PROPOSING A MIN. OF THREE RESTAURANTS ON THE SITE. THE SEATING REQ MNT OF RESTAURANTS EXCEEDS THAT OF RETAIL.
* THE ACTUAL # OF SPACES EXISTING IS 14



Sheet Title:
Site Plan

Revisions:

Design:
Architect

Collaborative:
Southwest Inc.

Engineer:
230 Central Ave S
albuquerque, nm
87102

Job No: 9712
Date: 8/04/98
Sheet 1 of 4

DR. REFERENCE ONLY

- the following businesses are NOT allowed:
- Movie Theater
 - Night Club
 - Dance Hall
 - Bowling Alley
 - Roller Rink
 - Bar or Lounge
 - Veterinary Clinic
 - Automobile Repair Shop
 - Pool Hall
 - Health Spa
 - Gym
 - Message Parlor
 - Adult Book Store
 - Game Room
 - Automobile or Trailer Rental / Display
 - Supermarket or Grocery Store
 - Pharmacy Liquor Store
 - Video Rentals