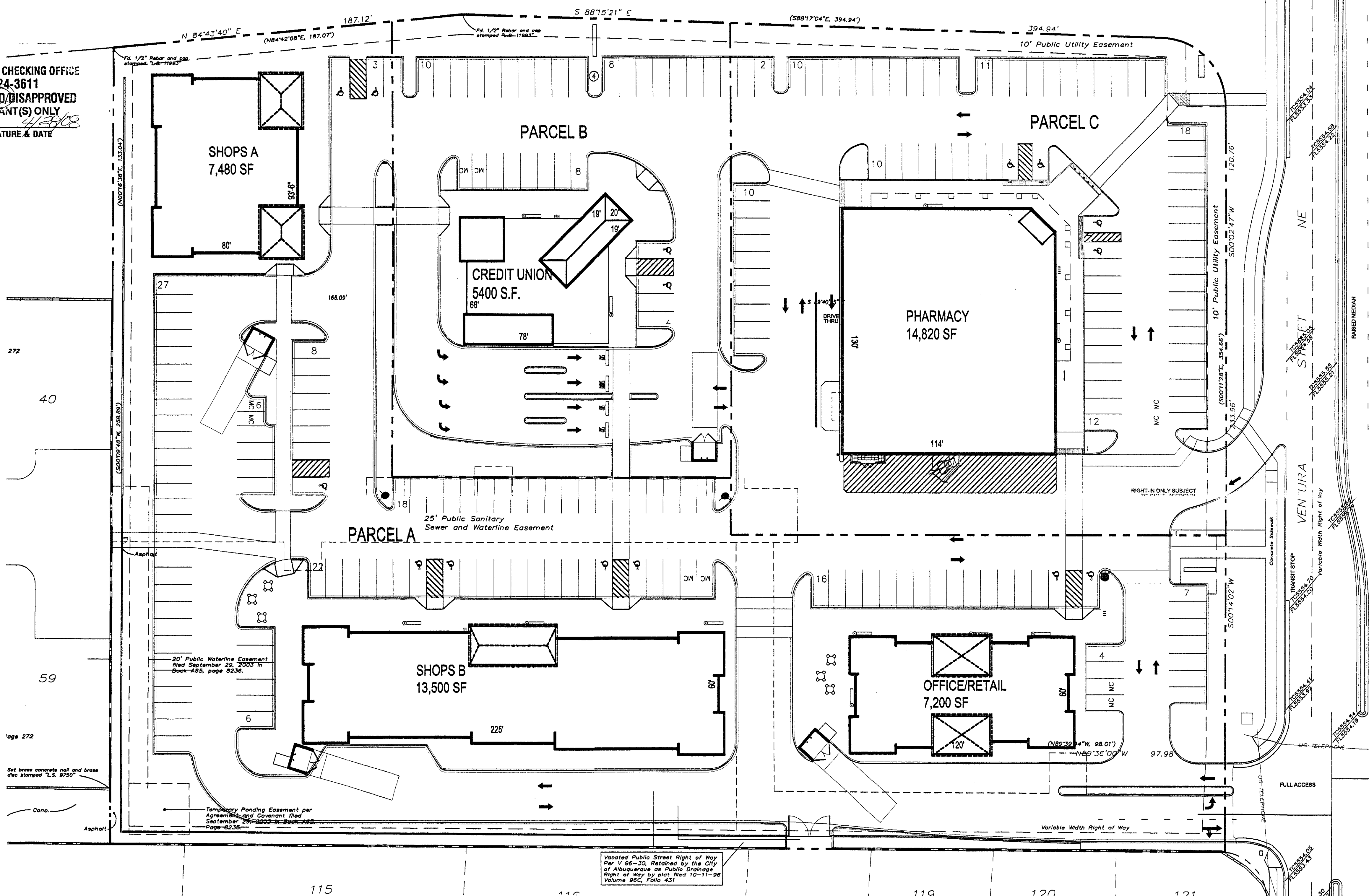


NEW MEXICO STATE HIGHWAY COMMISSION
NEW MEXICO PROJECT TPU-4054(2)

Final Right of Way Map dated May 7, 1993

PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
4/23/08
SIGNATURE & DATE



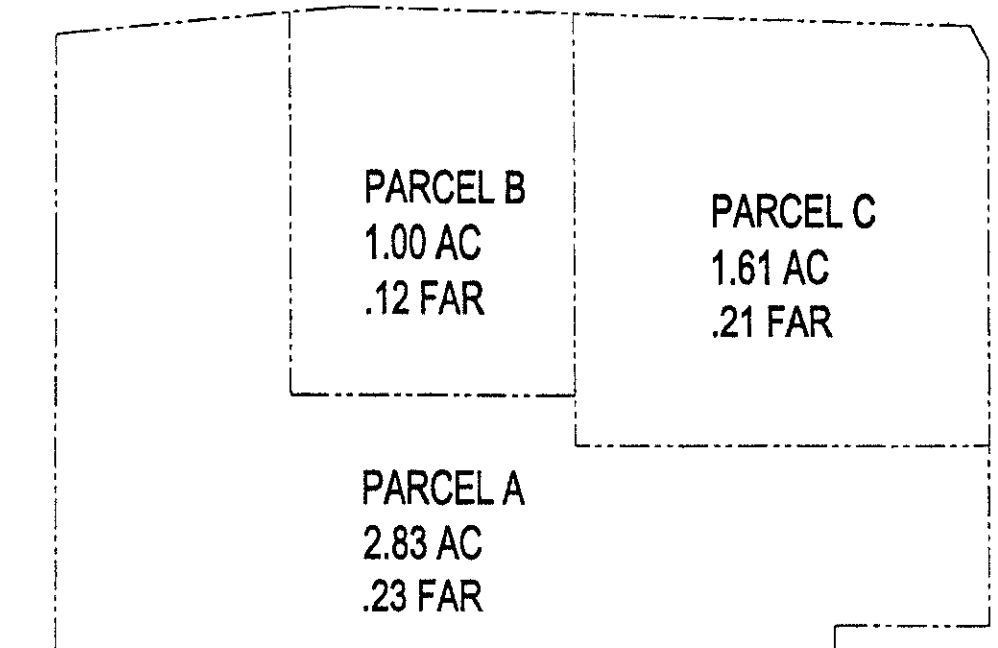
THE SITE IS LOCATED ON THE SOUTHWEST CORNER OF PASEO DEL NORTE AND VENTURA. THE SITE IS 5.44 ACRES AND WILL BE SUBDIVIDED FROM ITS CURRENT THREE LOT CONFIGURATION TO A NEW THREE LOT CONFIGURATION. THE USES INCLUDE RETAIL IN COMPLIANCE WITH THE SU-2/C-1 ZONING, OFFICE, A BANK AND A PHARMACY. THE BANK AND THE PHARMACY EACH HAVE DRIVE-THRU SERVICE WINDOWS.

VEHICULAR INGRESS AND EGRESS IS OFF OF VENTURA WHERE THERE ARE TWO DRIVEWAYS. THE NORTHERN DRIVE IS A RIGHT-IN ONLY, THAT HAS BEEN DESIGNED TO INHIBIT RIGHT-OUT MOVEMENT AND THE SOUTHERN ONE IS FULL ACCESS. THERE IS A SERVICE ACCESS THAT RUNS TO THE SOUTH OF THE SITE. CROSS PARKING SHALL BE PERMITTED IN THIS SHOPPING CENTER.

PEDESTRIAN INGRESS AND EGRESS IS PROVIDED FROM VENTURA AT SEVERAL LOCATIONS. ACCESS FROM THE NEIGHBORHOOD TO THE WEST WILL BE PROVIDED. WITHIN THE SITE, ALL BUILDINGS CAN BE ACCESSED VIA A NETWORK OF SIDEWALKS AND CROSSWALKS.

THE MAXIMUM BUILDING HEIGHT IS 26'-0" MAX. TALLER ARCHITECTURAL ELEMENTS ARE PERMITTED. ARCHITECTURAL ELEMENTS OVER 26 FEET TALL ARE PERMITTED PURSUANT TO THE LA CUEVA SECTOR DEVELOPMENT PLAN AND THE ZONING CODE.

THE MINIMUM BUILDING SET BACKS ARE 5'-0" FOR THE FRONT AND CORNER SIDE YARD, AND NOT LESS THEN 5'-0" WHERE THE SITE ABUTS THE SIDE OF A RESIDENTIAL ZONE AND 15'-0" WHERE THE SITE ABUTS THE REAR OF A RESIDENTIAL ZONE. ALL BUILDING SETBACKS SHALL COMPLY WITH THE LA CUEVA SECTOR DEVELOPMENT PLAN AND THE CITY OF ALBUQUERQUE ZONING CODE.



PROJECT NUMBER: 1006602
APPLICATION NUMBER: 080RB-70036

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) and the findings and conditions in the Official Notification of Decision are satisfied.

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

<i>[Signature]</i>	4/25/08	Date
Traffic Engineering, Transportation Division	2-27-08	Date
<i>[Signature]</i>	2/27/08	Date
Water Utility Department	4-20-08	Date
<i>[Signature]</i>	4/20/08	Date
Parks and Recreation Department		
<i>[Signature]</i>	4/20/08	Date
City Engineer		
Environmental Health Department		
<i>[Signature]</i>	4/20/08	Date
Solid Waste Management	2/27/08	Date
<i>[Signature]</i>		
DRB Chairperson, Planning Department		

* Environmental Health, if necessary

DRB SUBMITTAL
SITE PLAN
DATE: 6.22.07
SCALE: 1" = 30'-0"
AS NOTED

REV	DATE	BY	REVISION
1	3.20.08	JIS	DRB COMMENTS
2	2.14.08	JIS	DRB COMMENTS
3	12.20.07	JIS	EPC CONDITIONS
4	11.1.07	JIS	PLANNER COMMENTS
5	9.28.07	JIS	PLANNER COMMENTS
6	7.20.07	JIS	PLANNER COMMENTS

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

PROJECT TITLE PASEO DEL NORTE & VENTURA ALBUQUERQUE, NM	PROJECT MANAGER JOB NO.	DRAWN BY JCS	SHEET TITLE SITE PLAN FOR SUBDIVISION
DATE: 6.22.07	SHEET: AS1	of.	

2097001