

**SITE PLAN FOR SUBDIVISION-REQUIRED INFORMATION**  
**The Site:** Lot B of the Presidio Subdivision located south of I-40 and west of Morris Street. The site consists of approximately 19 acres, zoned SU-1 for IP.

**Land Use:**  
 The site contains an existing 214,442 S.F. Warehouse/Office building that is currently undergoing redevelopment. The northwest and northeast areas are currently vacant and are anticipated to be developed as commercial uses.

**Pedestrian and Vehicular Ingress and Egress:**  
**Vehicular Access**  
 Vehicular access to the site will be from the west side of the property from Copper Avenue and a private roadway to the north. There are two access points from this roadway. Another roadway along the west boundary provides two access points.

**Transit Access:**  
 Suntran Bus Route 2 provides service along Eubank Boulevard.

**Internal Circulation:**  
 Locations, widths, and configurations for the access points on the north and west site boundaries have been established by previously approved site plans. Internal sidewalks are provided throughout the site and between all buildings and parking areas as shown on the site plan.

**Building Heights and Setbacks:**  
 Maximum building height for Tract B-1 is 1-story, 22 feet in height. Tracts B-2 and B-3 building height shall be per the IP zone.

**Setbacks:**  
 Setbacks shall be per the IP zone.

**Maximum FAR:**  
 The maximum FAR shall be .60 for Tract B-3 and .30 for Tracts B-1, B-2, B-4, and B-5 overall combined.

**Landscape Plan:**  
 Design Standards (See sheet 2) provide the parameters for landscape within the three commercial tracts.

- GENERAL NOTES:**
- 1) No drive through restaurants or facilities are allowed on any lot.
  - 2) No driveways allowed onto Morris Street.
  - 3) Site Development Plans for Building Permit for Tracts B-1, B-2, and B-3 shall be delegated to the DRB and shall comply with the attached Design Standards.

**LEGAL DESCRIPTION**  
 BOUNDARY SURVEY OF  
 TRACTS 2 AND 3  
 COPPER POINTE SUBDIVISION  
 SITUATE WITHIN  
 SECTION 21, TOWNSHIP 10 NORTH RANGE 4 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

**SITE PLAN FOR SUBDIVISION**  
**COPPER POINTE**

Prepared for:  
 MW Development, LLC.  
 P.O. Box 27560  
 Albuquerque, NM 87125  
 December 12, 2007

Prepared by:  
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 302 Eighth Street NW  
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**SU-1 FOR IP SITE PLAN**  
 SCALE: 1" = 60'-0"  
 PROJECT NUMBER: 1000572  
 Application Number: 07EPC-40064

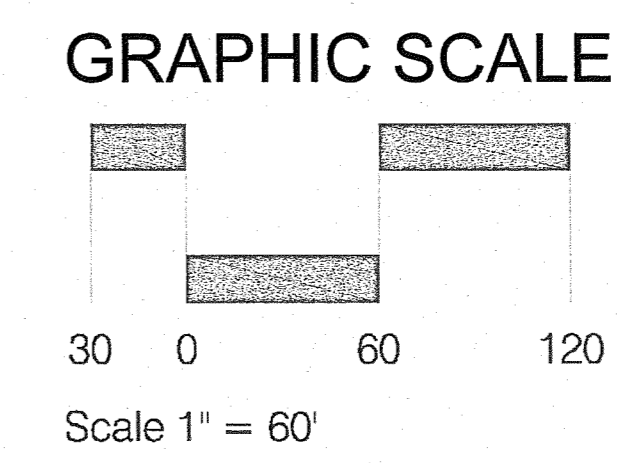
This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated November 15, 2007 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No. If yes, then a set of approved DRC 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:

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

**AMENDMENT TO SITE PLAN FOR SUBDIVISION**



**CITY OF ALBUQUERQUE ZONING CODE**  
 PART 3: GENERAL REGULATIONS  
 14-16-3-1 OFF STREET (PARKING REGULATIONS)

(A)(20) HOTEL SPACES REQUIRED	= 85
HOTEL SPACES PROVIDED	= 89
(B)(6) NO BUS ROUTE	
(C)(1) MOTORCYCLE PARKING REQUIRED	= 3
MOTORCYCLE PARKING PROVIDED	= 3
(E)(6)(a) ACCESSIBLE PARKING REQUIRED	= 4
ACCESSIBLE PARKING PROVIDED	= 4
VAN ACCESSIBLE PROVIDED	= 1
TOTAL ACCESSIBLE PARKING PROVIDED	= 4
(F)(3) BICYCLE PARKING SPACES	
BICYCLE SPACE PER 20 PARKING SPACES	
81 PARKING SPACES/20 = 4.05, USE = 5	

**14-16-3-10 LANDSCAPING REGULATIONS ADDITIONAL**  
 (E)(1) LANDSCAPE AREA REQUIREMENTS

15% OF NET LOT AREA	= 14,349 SF
- HOTEL AREA (SF)	= 13,016 SF
- PARKING & ASPHALT AREA	= 3,853 SF
- SIDE WALK AREA	= 760 SF
- PATIO	
TOTAL HARD SURFACE	31,978 SF
1.6 ACRES = 43,560 SF + 6 (43,560) =	
43,560 SF + 26,136 SF = 69,696 SF	
69,696 SF - 31,978 SF = 37,718 SF NET AREA	
NET AREA 37,718 SF x .15 = 5,658 SF REQUIRED	
5,658 SF < 37,718 SF	

(3) STANDARD LANDSCAPE BUFFERS  
 LANDSCAPE PLAN COMPLES, AS FOLLOWS:  
 (a) BUILDING FRONT - AVERAGE 13'-4" WIDE  
 (b) BUILDING SOUTH SIDE - EXISTING 8'-0" HIGH SOLID CMU WALL  
 (c) BUILDING REAR - AVERAGE 10'-3" WIDE  
 (4) SPECIAL BUFFER LANDSCAPING / SCREENING REQUIREMENTS:  
 (a) SEE DIVISION (3) ABOVE

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REV	DATE	DESCRIPTION	APVD

1 OF 2  
 10/21/2015