

EXISTING EASEMENTS TO REMAIN

- ① REMAINING PORTION PNM AND MST&T EASEMENT GRANTED BY DOCUMENT FILED 04-09-1984, BOOK MISC. 105A, PAGE 728, DOC. #8425506; AMENDED BY WAIVER AND PARTIAL RELEASE OF EASEMENT (PNM ONLY) FILED 09-08-1997, BOOK 97-24, PAGE 7570, DOC. #97092922
- ② REMAINING PORTION PNM AND MST&T EASEMENT GRANTED BY DOCUMENT FILED 05-15-1986, BOOK MISC. 352A, PAGE 111, DOC. #8643214; AMENDED BY WAIVER AND PARTIAL RELEASE OF EASEMENT (PNM ONLY) FILED 09-08-1997, BOOK 97-24, PAGE 7572, DOC. #97092923
- ③ PNM AND MST&T EASEMENT GRANTED BY DOCUMENT FILED 09-23-1986, BOOK MISC. 397A, PAGE 877, DOC. #8691137
- ④ PNM AND MST&T UNDERGROUND EASEMENT GRANTED BY DOCUMENT FILED 09-17-1991, BOOK BCR 91-16, PAGE 5061, DOC. #91077850
- ⑤ PNM AND US WEST COMMUNICATIONS UNDERGROUND EASEMENT GRANTED BY DOCUMENT FILED 09-08-1997, BOOK 97-24, PAGE 7560, DOC. #97092917
- ⑥ 45' VEHICULAR ACCESS TO CORRALES ROAD PERMITTED ONLY AT THIS LOCATION PER PLAT C21-185. LOCATION TO BE MODIFIED BY THE SITE DEVELOPMENT PLAN TO BE APPROVED IN CONJUNCTION WITH THIS PROJECT (EPC CASE #1000676).
- ⑧ 10' GAS COMPANY OF NEW MEXICO EASEMENT GRANTED BY PLAT C21-185
- ⑫ RECIPROCAL ACCESS EASEMENT OVER TRACTS F-1, F-2 AND F-3, LAS TIENDAS DE CORRALES CENTER AS NOTED ON PLAT C21-185

NEW EASEMENTS

- ⑨ RECIPROCAL PRIVATE CROSS-ACCESS, PRIVATE UTILITY AND PRIVATE DRAINAGE EASEMENTS TO BE GRANTED BY FORTHCOMING PLATTING ACTION
- ⑩ CITY OF ALBUQUERQUE PUBLIC SIDEWALK EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION
- ⑪ NEW MEXICO UTILITIES, INC. PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION

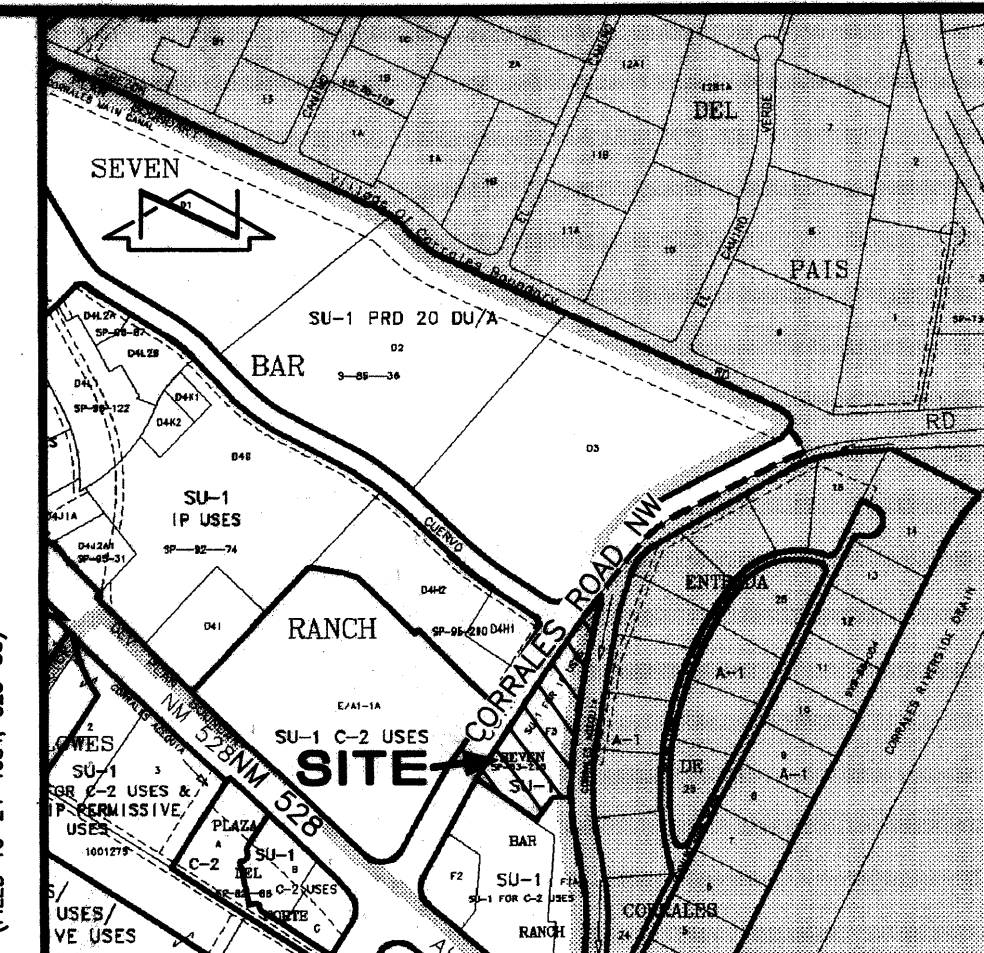
EXISTING EASEMENTS TO BE VACATED BY SUBSEQUENT REQUEST

- ①A PORTION PNM AND MST&T EASEMENT GRANTED BY DOCUMENT FILED 04-09-1984, BOOK MISC. 105A, PAGE 728, DOC. #8425506; AMENDED BY WAIVER AND PARTIAL RELEASE OF EASEMENT (PNM ONLY) FILED 09-08-1997, BOOK 97-24, PAGE 7570, DOC. #97092922; QWEST EASEMENT TO BE VACATED BY SUBSEQUENT REQUEST
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- ⑦ 12' MOUNTAIN BELL UNDERGROUND EASEMENT GRANTED BY PLAT C21-185 TO BE VACATED BY SUBSEQUENT REQUEST. EXISTING FACILITY TO BE RELOCATED

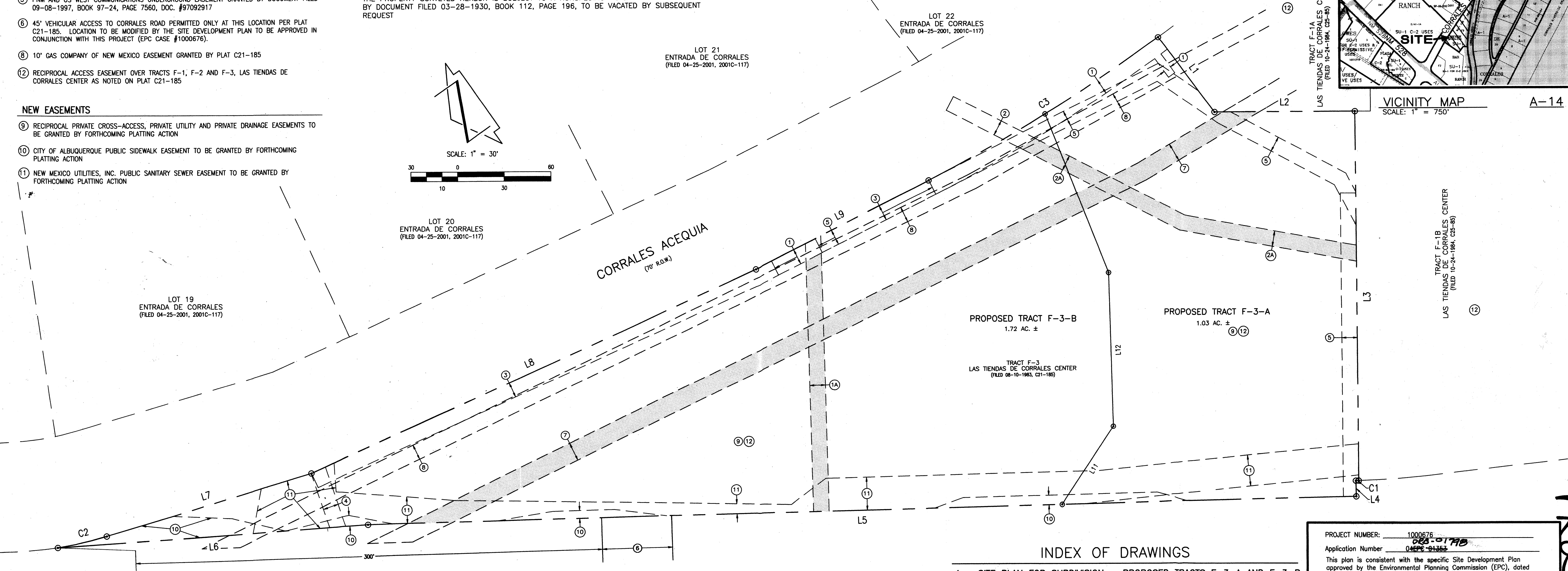
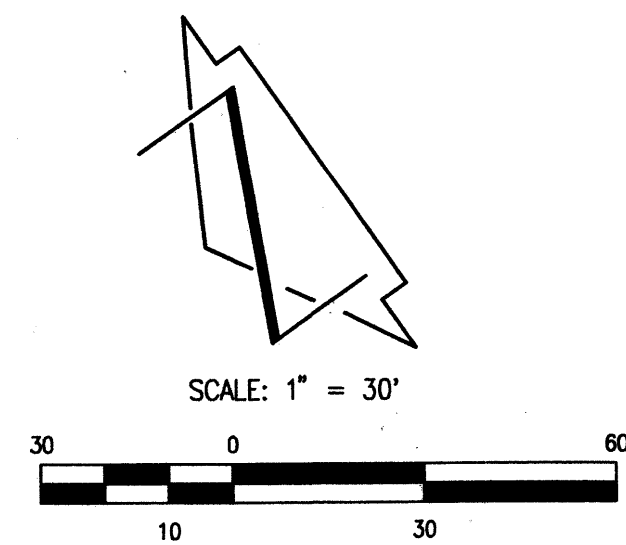
THE PROPERTY SURVEYED HEREON IS SUBJECT TO A NONSPECIFIC MST&T EASEMENT GRANTED BY DOCUMENT FILED 03-28-1930, BOOK 112, PAGE 196, TO BE VACATED BY SUBSEQUENT REQUEST

GENERAL NOTES

- A. THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY, AND ARE BASED UPON THE SURVEYS OF RECORD PREPARED BY SURV-TEK, INC.
- B. REFER TO SITE PLAN FOR BUILDING PERMIT FOR PEDESTRIAN AND VEHICULAR ACCESS AND CIRCULATION.
- C. MAXIMUM FLOOR AREA RATIO SHALL BE 0.15 FOR EACH TRACT.
- D. MAXIMUM BUILDING HEIGHT SHALL BE 25 FT FOR EACH TRACT.
- E. BUILDING SETBACKS SHALL BE MEASURED 25 FT FROM THE EXTERIOR LOT LINES, 5 FT NORTH OF THE INTERIOR LOT LINE BETWEEN TRACTS F-3-A AND F-3-B, AND 15 FT SOUTH OF THE SAME INTERIOR LOT LINE.



VICINITY MAP
SCALE: 1" = 750'
A-14



BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	S 88°06'33" W	60.52'
L2	S 34°40'25" W	90.00'
L3	N 55°19'35" W	236.96'
L4	N 56°26'36" W	10.00'
L5	N 33°33'23" E	635.63'
L6	N 30°58'57" E	199.91'
L7	S 18°15'37" W	137.42'
L8	S 10°35'54" W	314.48'
L9	S 08°11'52" W	125.00'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	500.85'	1.83'	S 33°26'59" W	1.83'	00°12'34"
C2	249.88'	32.32'	S 21°57'41" W	32.30'	07°24'41"
C3	989.00'	174.12'	S 03°09'11" W	173.90'	10°05'15"

- INDEX OF DRAWINGS**
- 1 SITE PLAN FOR SUBDIVISION - PROPOSED TRACTS F-3-A AND F-3-B
 - 2 AMENDED SITE PLAN - OVERALL SHOPPING CENTER
 - 3 APPROVED SITE PLAN - OVERALL SHOPPING CENTER

PROJECT NUMBER: 1000676
 Application Number: **DRB-0178**
 04EPC-01362

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 10/21/2004 and the Findings and Conditions in the Official Notifications of Decision are satisfied.

Is an Infrastructure List required? (X) 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:

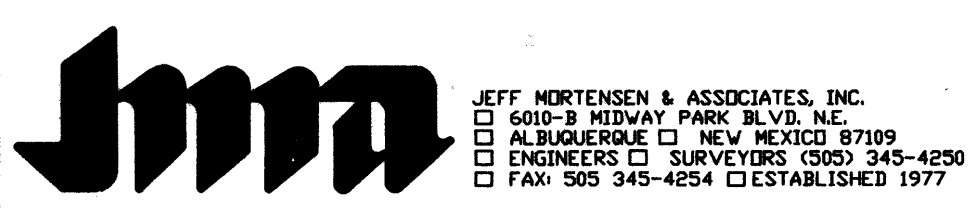
<i>[Signature]</i>	12/15/04
City Engineer	Date
<i>[Signature]</i>	12/15/04
City Engineer	Date
<i>[Signature]</i>	12/15/04
City Engineer	Date
<i>[Signature]</i>	12/15/04
DRB Chairperson, Planning Department	Date

Environmental Health Department (conditional) Date
 N/A - SEE SITE PLAN FOR BUILDING PERMIT

Solid Waste Management Date
 12/15/04

THE PURPOSE OF THIS SITE PLAN IS TO DEMONSTRATE: THE CREATION OF TWO LOTS FROM TRACT F-3;
 THE VACATION OF VARIOUS EASEMENTS AS SHOWN OR NOTED

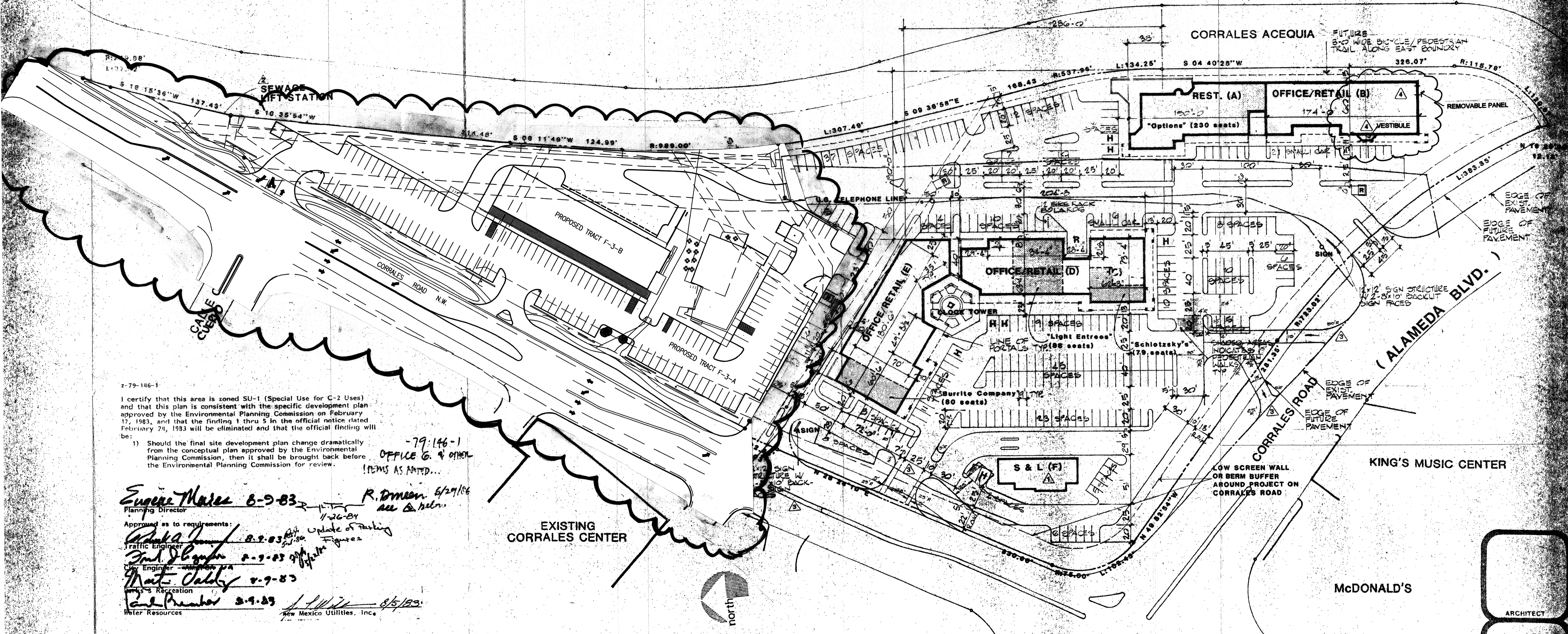
**SITE PLAN FOR SUBDIVISION
 TRACTS F-3-A AND F-3-B,
 LAS TIENDAS DE CORRALES CENTER**



DESIGNED BY	DATE	BY	REVISIONS	JOB NO.
G.M.				2004.055.3
DRAWN BY				DATE
T.N.T. / G.M.				12-2004
APPROVED BY				SHEET
G.M.				1 of 3

Plot Date: 12-09-2004
 Plot Time: 14:22 pm
 File Path: E:\WORK\1000676\A
 File Name: 405535P.DWG

PROJECT 1000676



z-79-146-1
 I certify that this area is zoned SU-1 (Special Use for C-2 Uses) and that this plan is consistent with the specific development plan approved by the Environmental Planning Commission on February 17, 1983, and that the findings 1 thru 5 in the official notice dated February 28, 1983 will be eliminated and that the official finding will be:

- Should the final site development plan change dramatically from the conceptual plan approved by the Environmental Planning Commission, then it shall be brought back before the Environmental Planning Commission for review.

Eugene Mares 6-9-83
 Planning Director
R. D. Mason 6/29/84
 11-26-84
John D. ... 8-9-83
 Traffic Engineer
Mark ... 8-9-83
 City Engineer
Mark ... 8-9-83
 Parks & Recreation
...
 Water Resources
 New Mexico Utilities, Inc.

-79-146-1
 OFFICE G. & OTHER
 ITEMS AS AMTD...

Building Name	Building Square Footage	Parking Required
Restaurant (A)	7,984 (230 seats)	58
Office/Retail (B)	10,000	50
Office/Retail (C)	3,246	17
Schlotzsky's	1,350 (79 seats)	20
Office/Retail (D)	4,259	22
Light Entries	3,574 (88 seats)	22
Office/Retail (E)	11,348	57
Burrto Co.	2,400 (80 seats)	20
Savings & Loan (F)	3,000	15
Office (G)	33,000	55
Upper floor (16,500 sq. ft.)		-82
Ground floor (16,500 sq. ft.)		419
10% Bus Route Deduction:		-40
Total Parking Required:		379

- Zoning Parking Requirements**
- Retail Shops 1 space per 200 square feet
 - Office (ground floor) 1 space per 200 square feet
 - Office (upper floor) 1 space per 300 square feet
 - Restaurant 1 space per 4 seats
- 400 parking spaces provided; 21 spaces over required parking. (typical space is 9' wide and 20' long).
 - 27 small car spaces provided - 6.75% total.
 - 9 handicapped spaces provided - 2.25% total.
 - 24 bicycle spaces provided - 4 spaces over required.
 - Free standing signage shall be limited to two 12-foot signs.
 - All other signage shall be mounted on buildings to conform to Albuquerque Zoning Code.
 - Interior turning radii at 30-foot wide drives equal to 15 feet /

- REVISED MAY 16, 1986**
- 8000 SQ. FT. WAS ADDED TO THE APPROVED OFFICE BUILDING (G).
 - NET INCREASE IN REQUIRED PARKING - 13
 REQUIRED PARKING - 579
 PROVIDED PARKING - 400
 PARKING OVER - 21
 REQUIRED
 - NORTH SHOPPING CENTER DRIVEWAY HAS BEEN REALIGNED WITH CALLE CHERVO.
 - SEWERAGE LIFT STATION HAS BEEN RELOCATED.
 - PARKING AT THE NORTH PORTION OF THE SITE HAS BEEN REARRANGED DUE TO THE FACT THAT THE SEWERAGE LIFT STATION HAS BEEN RELOCATED.

AMENDED SITE DEVELOPMENT PLAN

REVISED JULY 5, 1983
 REVISED NOVEMBER 21, 1984
 Note: Owner shall participate in future curb and gutter along Corrales Road in keeping with City of Albuquerque Standard Policy.

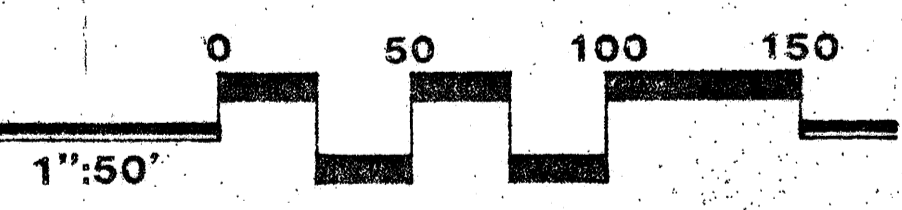
- REVISED OCT. 25, 1989**
- ADDED RIGHT IN RIGHT OUT ON CORRALES RD. (ALAMEDA BLVD).
 - ADDED DRIVEWAY ON CORRALES RD AND RELOCATED EXISTING PARKING.
 - EXTEND EXISTING MEDIAN 60' NORTH ON CORRALES RD.

- REVISED JULY 16, 2002**
- Add an Exterior Entry Vestibule at the West Side of Building "B", under the existing roof overhang, for air-lock purposes.
 - Install a 9'-0" x 9'-0" removable panel of the South Exterior Wall of Building "B" for equipment storage and removal.
- REVISED OCTOBER 2004: ADDED/REVISED IMPROVEMENTS TO TRACT F-3-B (FLYING STAR & OFFICE/RETAIL). SEE SITE PLAN FOR BUILDING DETAIL FOR DETAILS.**

LAS TIENDAS DE CORRALES CENTER Albuquerque, New Mexico

VOGT & BYRNES P.A. 1617 University Blvd. N.E., Albuquerque, New Mexico 87102 (505) 242-1526

REVISED SET FOR D.R.B. FINAL APPROVAL - JUNE 1, 1983



HIGHWAY 528

WENDY'S

McDONALD'S

KING'S MUSIC CENTER

ARCHITECT

ENGINEER

JOB NO: 8203
 DRN BY: G.R.
 APP'D BY:
 DATE:

PAGE NO
 3

Sheet 2 of 3

