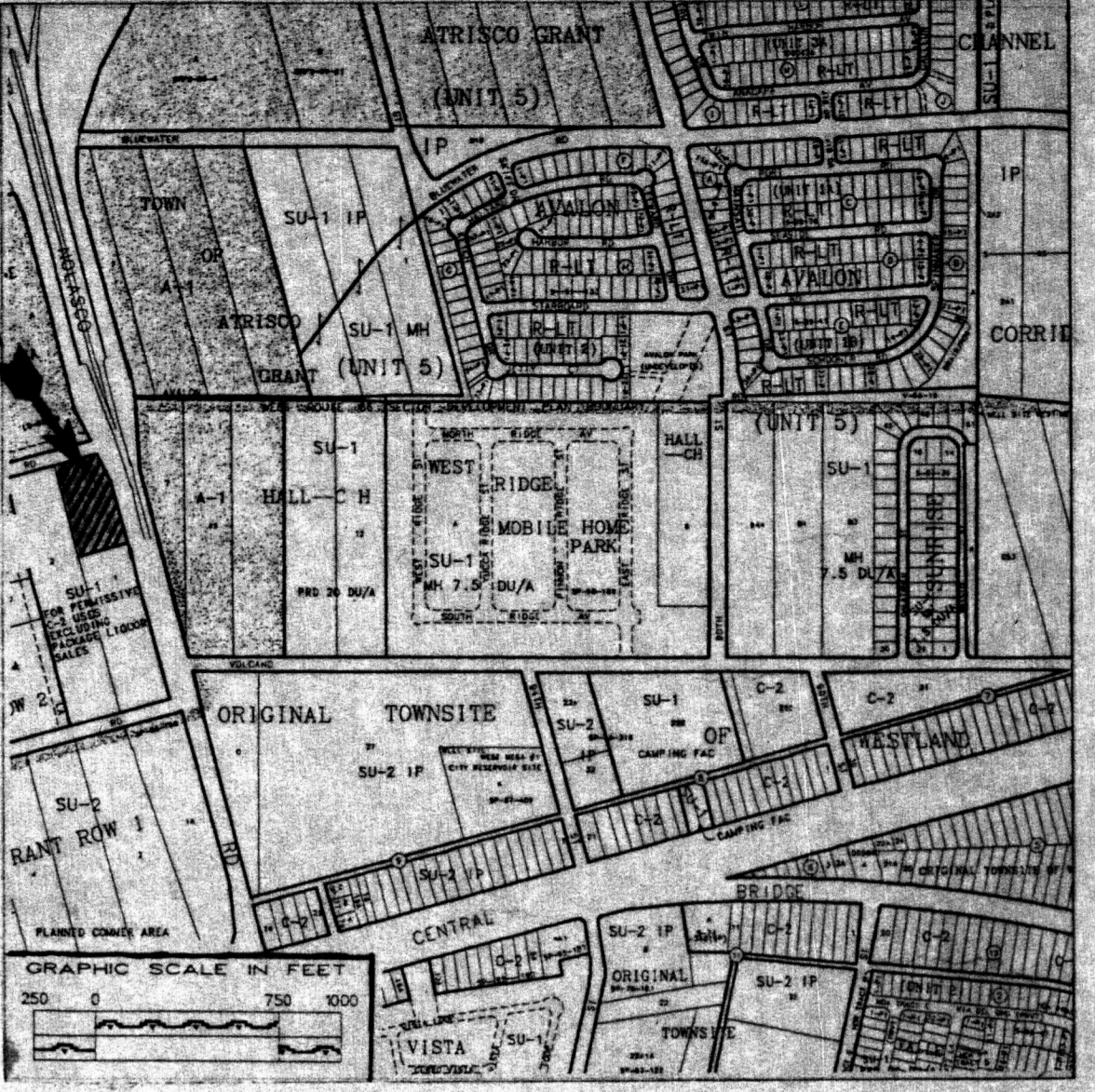
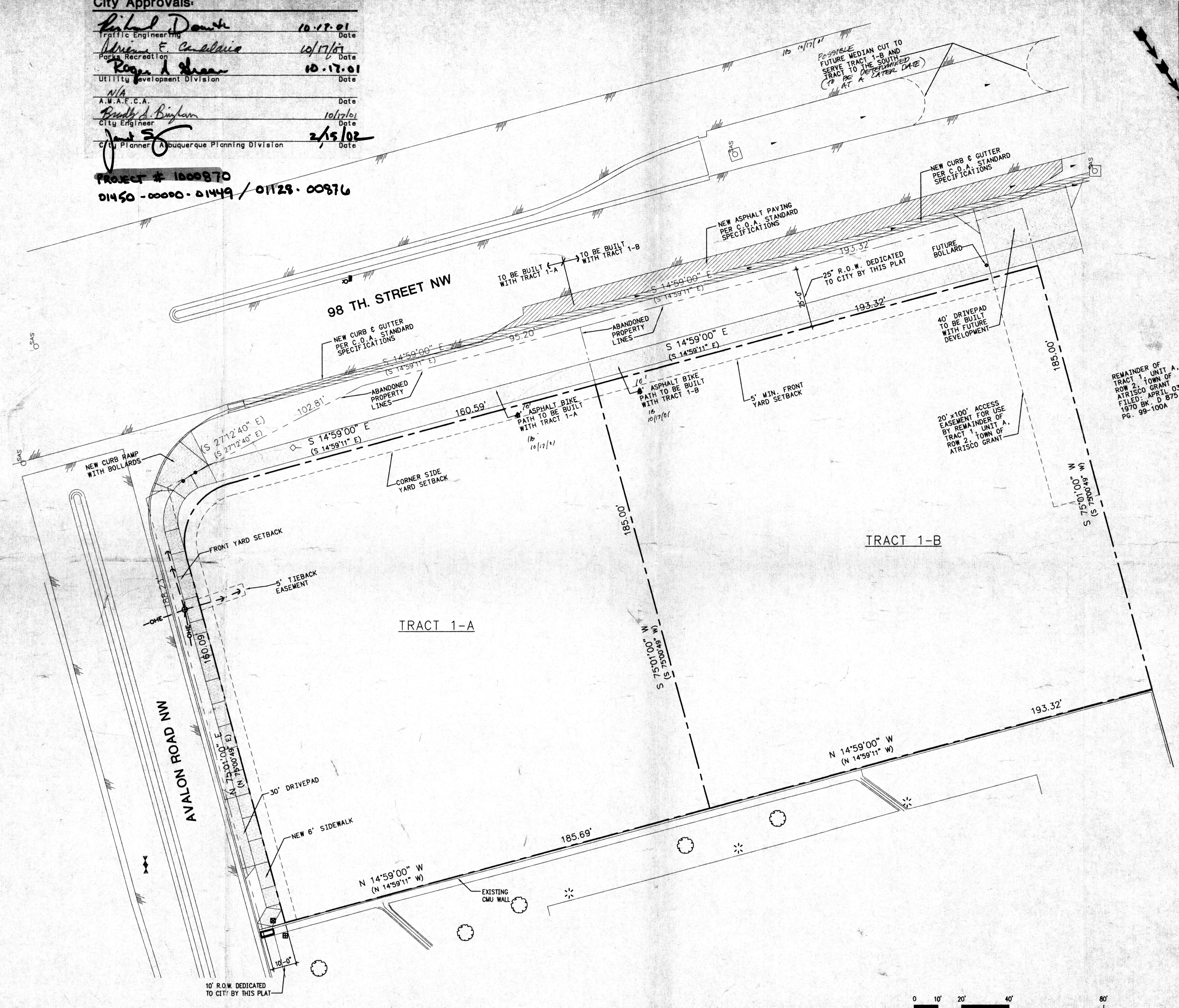


City Approvals:	
<i>Richard Douth</i>	10.17.01
Traffic Engineering	Date
<i>Adrienne E. Canabara</i>	10/17/01
Parks & Recreation	Date
<i>Roger A. Shuman</i>	10.17.01
Utility Development Division	Date
N/A	Date
A.M.A.F.C.A.	Date
<i>Buddy A. Bigham</i>	10/17/01
City Engineer	Date
<i>Just S.</i>	2/15/02
City Planner	Abuquerque Planning Division
Date	Date

PROJECT # 1000870  
 01450-00000-01449 / 01129-00876

PROJ 1000870



**VICINITY MAP**

**ZONING DATA FOR LOTS #1 & #2**

LEGAL DESCRIPTION: A CERTAIN TRACT OF LAND BEING CREATED BY WARRANTY DEED FILED APRIL 3, 1970 IN VOLUME 0875, PAGES 99-100 BEING THE NORTHERLY 389.00 FEET OF TRACT 1, UNIT "A", ROW 2 OF THE ATRISCO GRANT LOCATED IN PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., BERNILLO COUNTY, NEW MEXICO, LESS AND EXCEPTING THEREFROM THAT PORTION IN THE NORTHEAST CORNER TAKEN FOR RIGHT-OF-WAY BY THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT BY CONDEMNATION SUIT FILED IN DISTRICT COURT AS NO. A-38244 ON JANUARY 20, 1968.

(NOTE: PRIOR TO 1973 SUBDIVISION ORDINANCE.)

ZONING: SU-1 FOR PERMISSIVE C-2 USES EXCLUDING PACKAGE LIQUOR SALES

MAXIMUM BUILDING HEIGHT: 26 FT. PER ZONING CODE 14-16-2-17-(C).

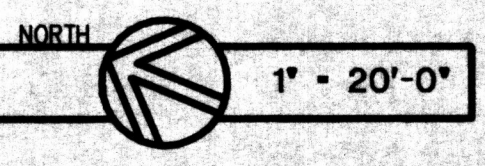
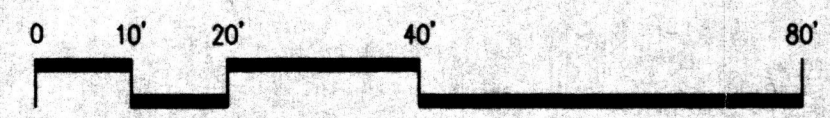
MINIMUM BUILDING SETBACK: FRONT AND CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET (5') AND A SETBACK OF ELEVEN FEET (11') FROM THE JUNCTION OF A DRIVE PAD OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION, PER ZONING CODE 14-16-2-17-(E).

FOR TRACT 1-A ONLY:  
 FLOOR AREA RATIO: 4212/36066 = .12

**PROPOSED USE - FOR TRACT 1-A**

RETAIL (DISCOUNT BOOT STORE).

**SITE PLAN - FOR SUBDIVISION**



**ISAAC BENTON & ASSOCIATES AIA**

624 Tijeras Avenue NW  
 Albuquerque, NM 87102  
 TEL: 505-243-3499  
 FAX: 505-243-3983  
 E-MAIL: IBA@SWCP.COM

98th Street & Avalon Road NW

Albuquerque, New Mexico	Project #:	77-77P	
PROJECT ARCHITECT:	ISAAC BENTON, AIA	Date:	JUNE 13, 2001

**SITE PLAN FOR SUBDIVISION**

By:	JAM	Sheet of
File:	SiteDevPlan.dwg	AS-1

