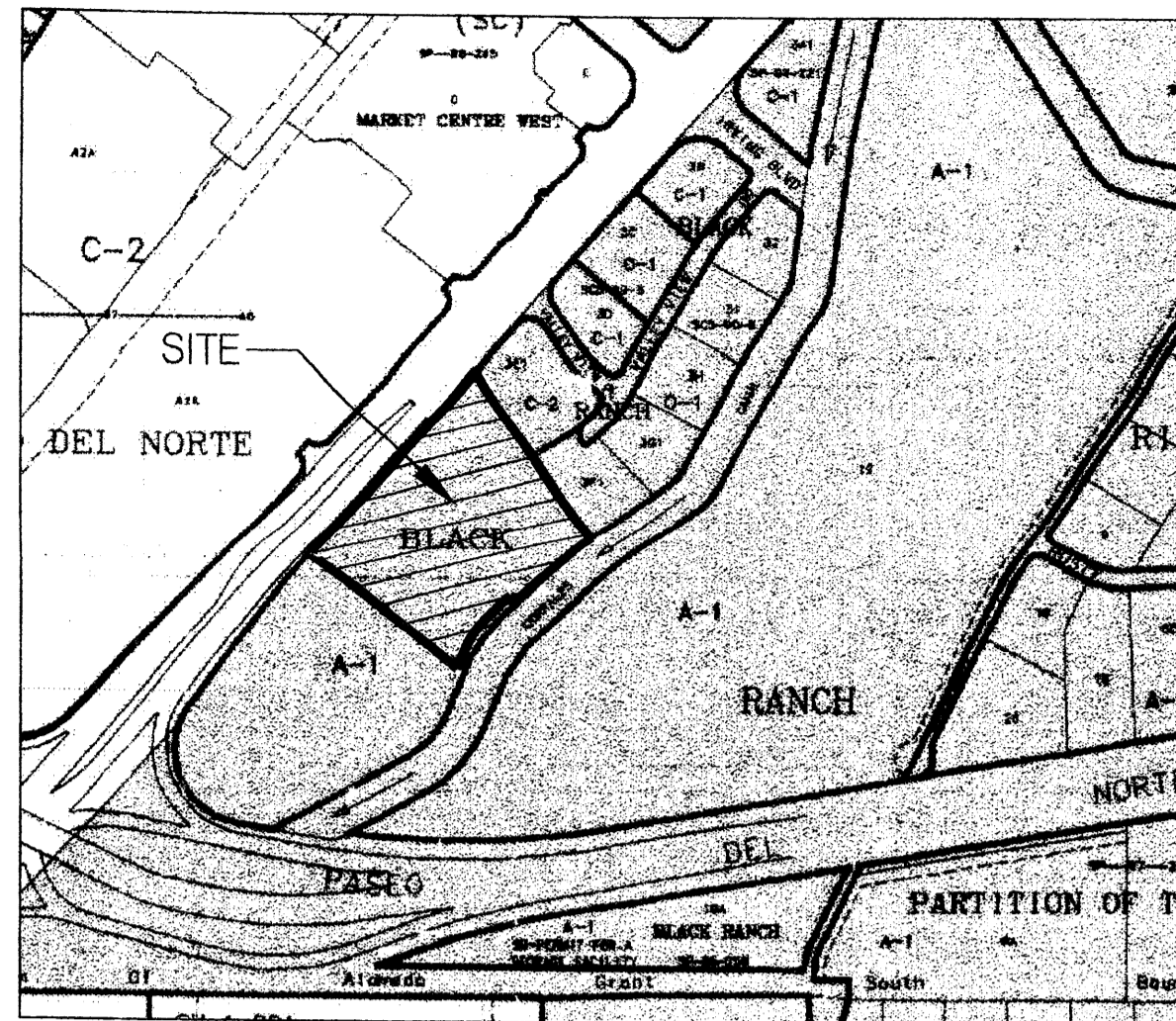


SITE VICINITY

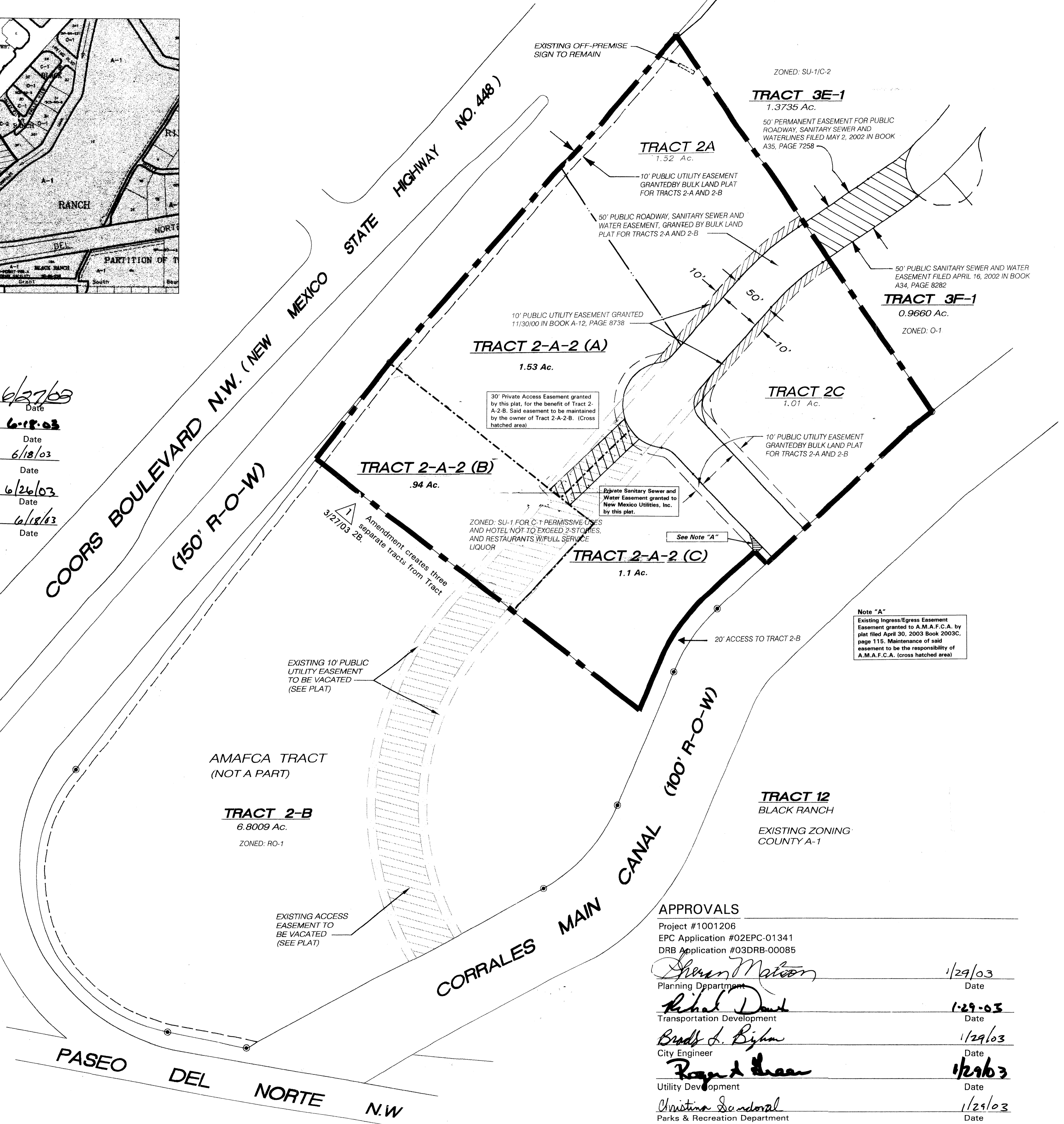


ZONE ALTAS C-13-Z

1 Site Plan for Subdivision Amendment

Project #	1001206
EPC #	
DRB #	
Planning Department	<i>Sheran Matson</i> 6/27/03
Transportation Development	<i>Richard D. Davis</i> 6/18/03
City Engineer	<i>Bradley S. Bigham</i> 6/18/03
Utility Development	<i>Roger A. Green</i> 6/26/03
Parks and Recreation Department	<i>Christina Sandoval</i> 6/18/03

COORS BOULEVARD N.W. (NEW MEXICO STATE HIGHWAY NO. 448)
 (150' R-O-W)



AMAFCA TRACT (NOT A PART)

TRACT 2-B
6.8009 Ac.
ZONED: R0-1

TRACT 12
BLACK RANCH
EXISTING ZONING: COUNTY A-1

APPROVALS

Project #	1001206
EPC Application #	02EPC-01341
DRB Application #	03DRB-00085
Planning Department	<i>Sheran Matson</i> 1/29/03
Transportation Development	<i>Richard D. Davis</i> 1-29-03
City Engineer	<i>Bradley S. Bigham</i> 1/29/03
Utility Development	<i>Roger A. Green</i> 1/29/03
Parks & Recreation Department	<i>Christina Sandoval</i> 1/29/03

SITE DEVELOPMENT PLAN FOR SUBDIVISION:
REQUIRED INFORMATION

THE SITE: The site now consists of 1 existing lot containing approximately 6.3519 acres.

PROPOSED USE: The zoning for the tract is SU-1 for C-1 Permissive Uses and Hotel not to exceed 2-Stories, and Restaurants w/Full Service Liquor. C-1 zones provide suitable sites for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas. SU-1 zones provide suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS: Pedestrian and vehicular ingress and egress shall be on Valley View drive and the future connection to Tract 12 to the east. No direct vehicular access shall be permitted from Coors Boulevard pursuant to the Coors Corridor Plan. Pedestrian connection to Coors Boulevard and the new sidewalk on Valley View Drive shall be determined in accordance with these Design Guidelines (Sheet 2) and with the individual Site Plans for Building Permit. A pedestrian/bicycle access to the Corrales Main Canal shall be provided from Tract 2C.

INTERNAL CIRCULATION REQUIREMENTS: Internal circulation shall be developed in accordance with the existing and proposed rights-of-way or access easements. Internal parking, drive aisle, and pedestrian facilities shall be in accordance with these Design Guidelines (Sheet 2) and pursuant to an approved Site Development Plan for Building Permit. A cross access agreement shall be provided.

BUILDING HEIGHTS AND SETBACKS: Pursuant to the Design Guidelines (Sheet 2).

MAXIMUM F.A.R.: Maximum F.A.R. shall be .35.

LANDSCAPE PLAN: A Conceptual Landscape Plan shall be developed in accordance with the Site Plan for Building Permit and consistent with the landscaping and screening requirements included in the Design Guidelines (Sheet 2).

PROJECT # 1001206 DRB 02500-00425
 EPC 01128-00558

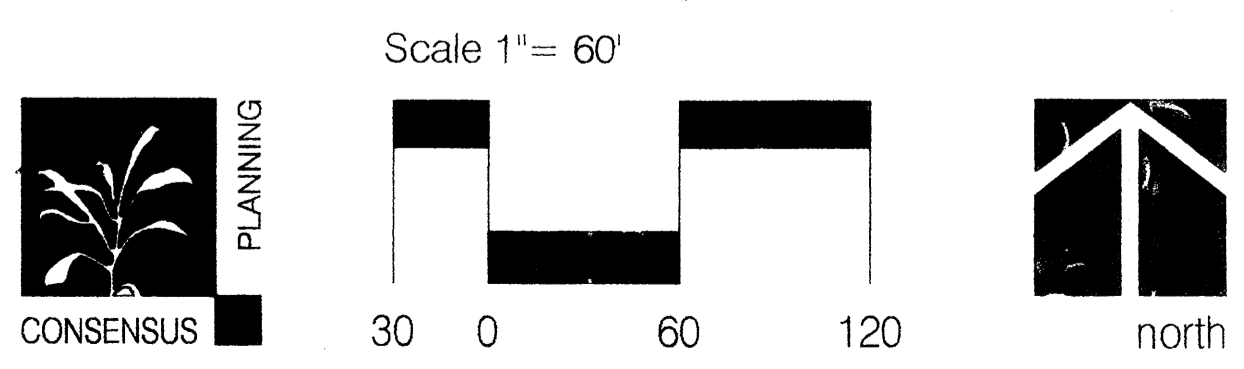
APPROVALS

Planning Director	<i>Janet</i> 6/11/02
Transportation Development	<i>Bradley S. Bigham</i> 6/7/02
City Engineer/AMAFCA	<i>Roger A. Green</i> 4/3/02
Utility Development	<i>Roger A. Green</i> 6/11/02
Parks and Recreation Department	<i>Christina Sandoval</i> 4/2/02

Amended
 Site Plan for Subdivision
 Tract 2A
BLACK RANCH

Prepared for:
 Black Development Two, LLC
 3813 NM State Road 528 NW
 Albuquerque, NM 87114

Prepared by:
 Consensus Planning, Inc.
 924 Park Avenue SW
 Albuquerque, NM 87102



PROJECT # 1001206