

Project Site

Vicinity Map

Design Data

LEGAL DESCRIPTION: TRACT 13-B  
BLACK RANCH  
ALBUQUERQUE, NM

CURRENT ZONING:  
SU-1 FOR C-1 USES & RESTAURANT WITH  
LIQUOR FOR ON-PREMISE CONSUMPTION  
AND SU-1 FOR O-1 USES

ZONE ATLAS PAGE: B-14

ADDRESS: 10100 COORS BLVD. NW

SITE AREA: 2.7646 ACRES

BUILDING AREA: 12,474 SQ. FT.

TYPE OF CONSTRUCTION: II-B

FIRE SPRINKLERED: YES

PROPOSED USE: SIT DOWN RESTAURANT

INDOOR SEATING: 330 SEATS

OUTDOOR SEATING: NONE

OFF-STREET PARKING REQUIRED:  
330/4 = 83 SPACES

OFF-STREET PARKING PROVIDED:  
136 SPACES (INCLUDES 8 HC DESIGNATED SPACES)

BICYCLE PARKING REQUIRED:  
83/20 = 4 SPACES

BICYCLE PARKING PROVIDED: 4 SPACES

PUBLIC TRANSPORTATION:  
THERE ARE NO SUNTRAN BUS STOPS  
WITHIN 300 FEET OF THE SITE

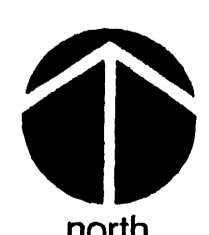
SEVEN BAR  
LOOP ROAD

COORS BLVD. N.W.  
(NEW MEXICO STATE HIGHWAY NO. 448)

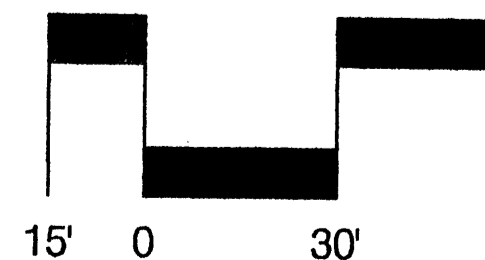
S36°59'56" W  
4460.75

EXISTING PAVING

EXISTING PAVING NEW PAVING



Scale 1" = 30'



Tract 13-B  
Black Ranch

60' SITE PLAN for BUILDING PERMIT

AFD PLANS CHECKING OFFICE  
924-3611  
APPROVED/DISAPPROVED  
HYDRANT(S) ONLY  
FAC 9/1/06  
SIGNATURE & DATE

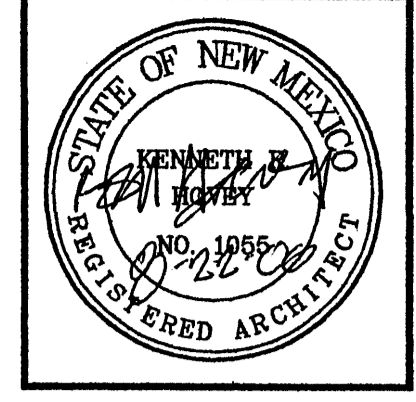
PROJECT NUMBER: 1001445  
Application Number: 05EPC-00755 05EPC-00756 06DRB-00318

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_ 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 DRB 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>	8-24-06
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	3-22-06
Utilities Development	Date
<i>[Signature]</i>	3/22/06
Parks and Recreation Department	Date
<i>[Signature]</i>	3/22/06
City Engineer	Date
<i>[Signature]</i>	8/24/06
Solid Waste Management	Date
<i>[Signature]</i>	9-1-06
DRB Chairperson, Planning Department	Date



**Hong Kong Chinese Buffet**  
10100 COORS BOULEVARD NW, ALBUQUERQUE, NEW MEXICO

**KEN HOVEY, ARCHITECT**  
(505) 259-8458 • 3808 Simms Avenue SE • Albuquerque, NM • 87108

JOB NO:	0518
DATE:	18 MAY 2005
REVISIONS	
	16 AUGUST 2006

SHEET NO.  
**C.1**

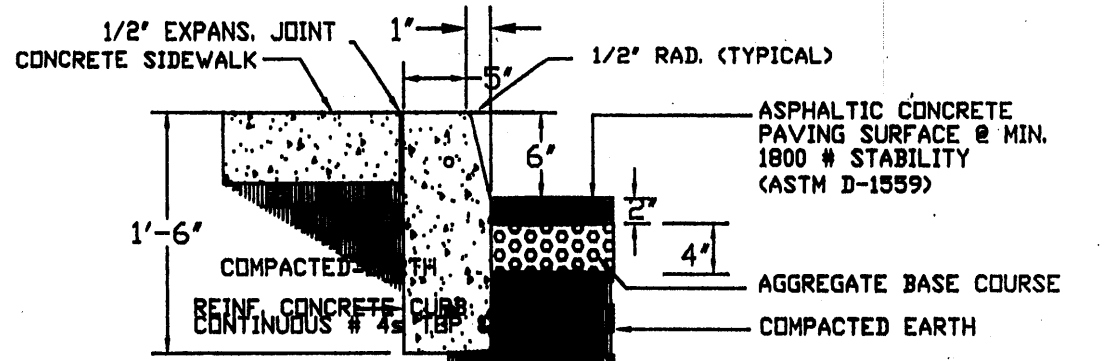
1001445  
5771015



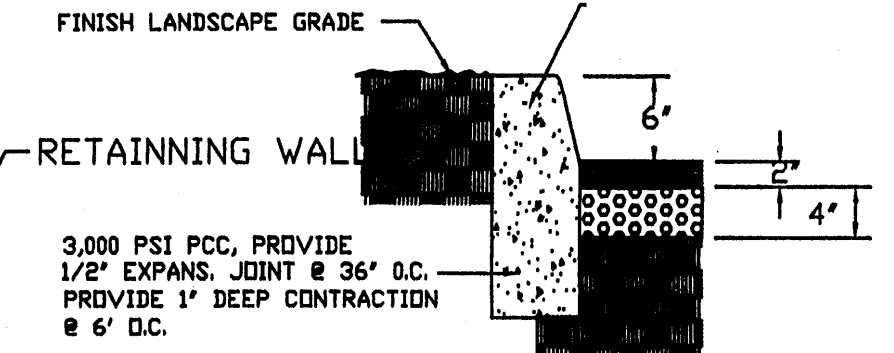
**EROSION CONTROL MEASURES**

1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION. HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE:
  - A) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
2. THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.

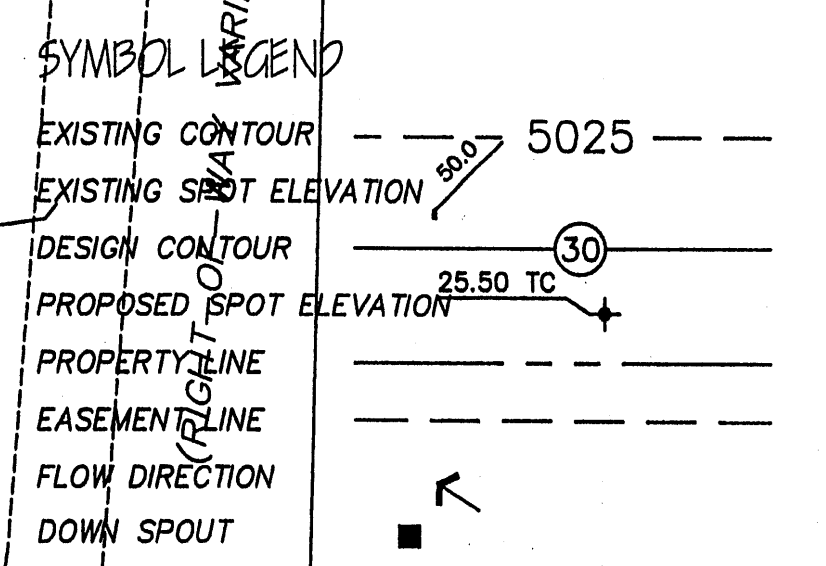


**CURB AT CONCRETE WALK**

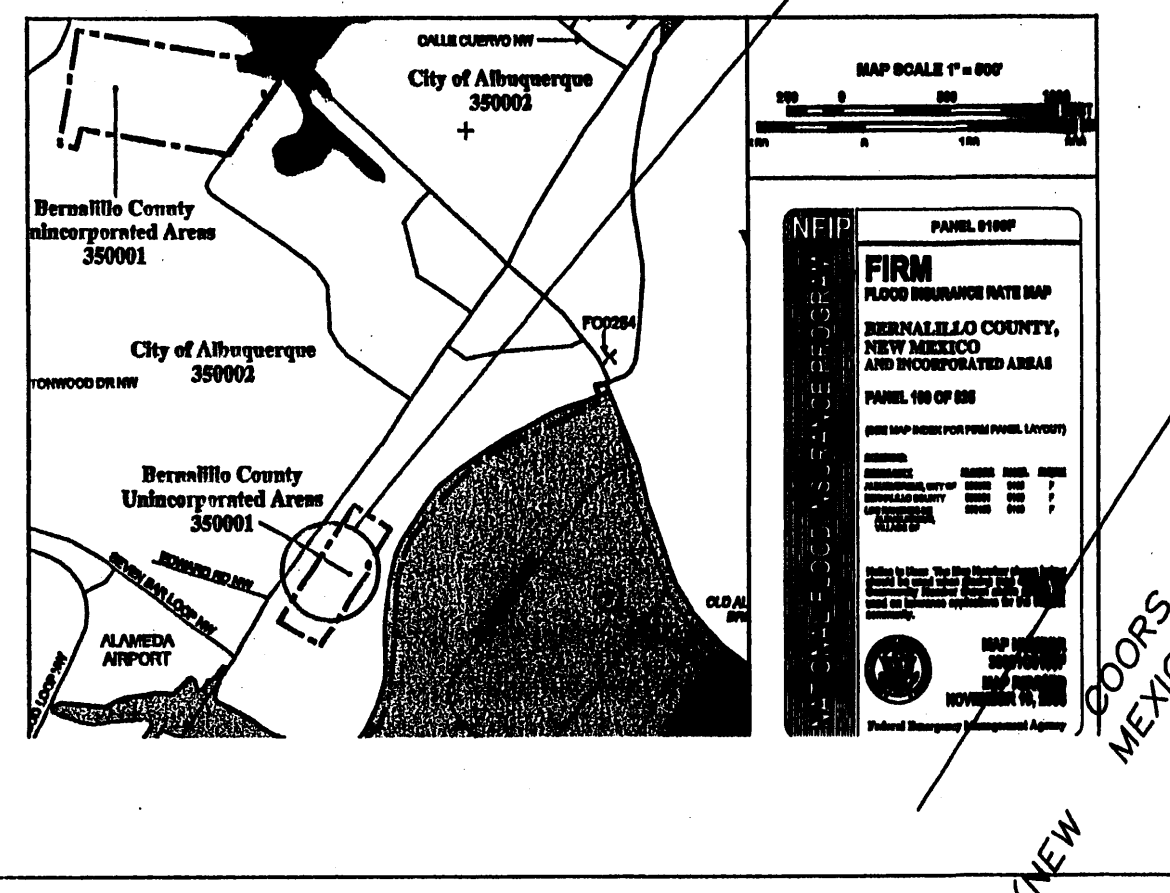
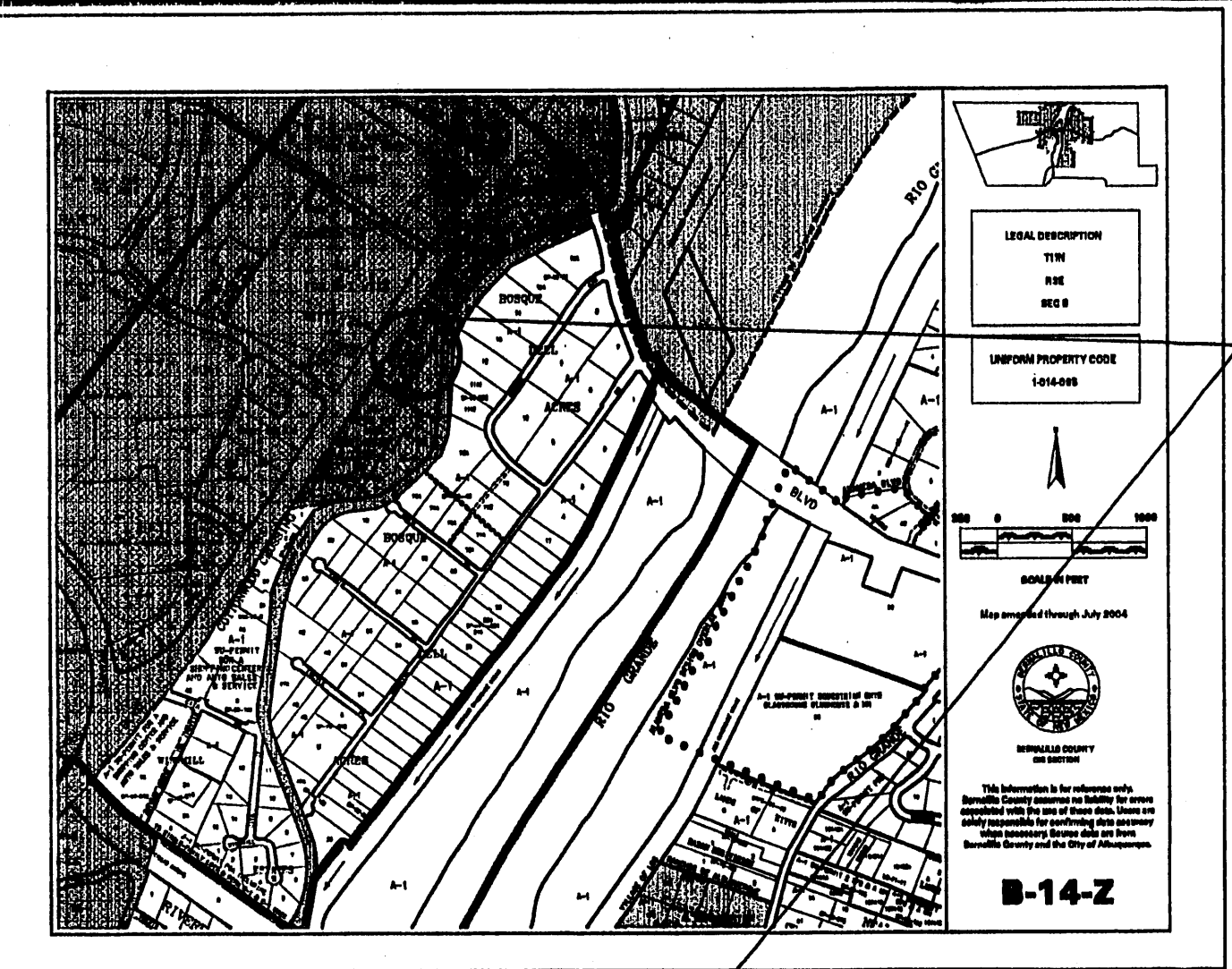
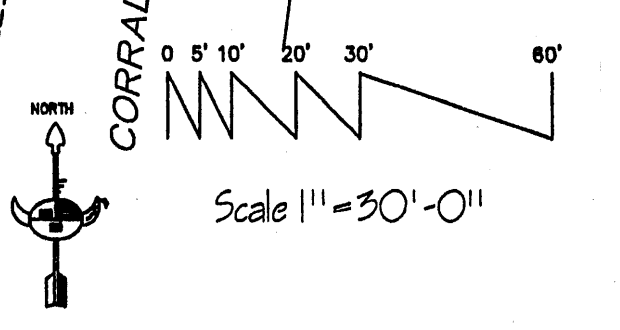
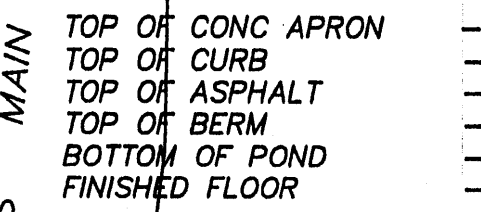


**TYPICAL CURB**

**STANDARD CURB & GUTTER**



**ABBREVIATION LEGEND**



**GRADING DRAINAGE PLAN**

THE FOLLOWING ITEMS CONCERNING TRACT 13-A, BLACK RANCH REPLAT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO ARE CONTAINED HEREON:

**EXISTING CONDITIONS**

AS SHOWN BY VICINITY MAP, THE SITE CONTAINS 2.4676 ACRES MORE OR LESS. THE SITE IS LOCATED JUST NORTH OF THE INTERSECTION OF SEVEN BAR LOOP ROAD N.W. AND NEW MEXICO STATE HIGHWAY NO. 448 (COORS BOULEVARD N.W.) ON THE EAST SIDE OF COORS. THE SITE SLOPES FROM WEST TO EAST IN ITS NATURAL STATE. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL 109F, REVISED NOVEMBER 19, 2003, THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

**PROPOSED CONDITIONS**

AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF A 12,474 SQ. FT. BUILDING (RESTAURANT) ALONG WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. TERRA WEST, LLC, ENGINEERING FOR COTTONWOOD CROSSING PHASE II, PREPARED A MASTER DRAINAGE PLAN. THE MASTER DRAINAGE PLAN (814-D10) PROVIDES FOR FLOWS FROM TRACT 13-A AND 13-B TO BE CONVEYED THROUGH THEIR DRIVE AISLES ONTO THE POND LOCATED WITHIN LOT 3 OF COTTONWOOD CROSSING PHASE 2 AS PROVIDED BY THE MASTER DRAINAGE PLAN. THE CALCULATIONS CONTAINED HEREIN, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRES AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME II, DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME GENERATED.

PROJECT AREA = 2.4676 ac.  
 JENNIFER LIN'S RESTAURANT  
 ZONE 1  
 PRECIPITATION: 360 = 2.20 in.  
 1440 = 2.66 in.  
 10day = 3.67 in.

EXCESS PRECIPITATION:	PEAK DISCHARGE:
TREATMENT A 0.44 in.	1.29 cfs/ac.
TREATMENT B 0.67 in.	2.03 cfs/ac.
TREATMENT C 0.99 in.	2.87 cfs/ac.
TREATMENT D 1.97 in.	4.37 cfs/ac.

EXISTING CONDITIONS:	PROPOSED CONDITIONS:
AREA	AREA
TREATMENT A 0 ac.	0 ac.
TREATMENT B 0 ac.	0.3202 ac.
TREATMENT C 2.4676 ac.	0 ac.
TREATMENT D 0 ac.	2.1474 ac.

**EXISTING EXCESS PRECIPITATION:**

Weighted E = (0.44)(0.00) + (0.67)(0.00) + (0.99)(2.47) + (1.97)(0.00) / 2.47 ac. = 0.99 in.  
 V100-360 = (0.99)(2.47) / 12 = 0.203577 ac-ft = 8868 cf

**EXISTING PEAK DISCHARGE:**

Q100 = (1.29)(0.00) + (2.03)(0.00) + (2.87)(2.47) + (4.37)(0.00) = 7.08 cfs

**PROPOSED EXCESS PRECIPITATION:**

Weighted E = (0.44)(0.00) + (0.67)(0.32) + (0.99)(0.00) + (1.97)(2.15) / 2.47 ac. = 1.80 in.  
 V100-360 = (1.80)(2.47) / 12.0 = 0.370409 ac-ft = 16135 cf

V100-1440 = (0.37)(2.15)(2.66 - 2.20) / 12 = 0.452728 ac-ft = 19721 cf

V100-10day = (0.37)(2.15)(3.67 - 2.20) / 12 = 0.833466 ac-ft = 27594 cf

**PROPOSED PEAK DISCHARGE:**

Q100 = (1.29)(0.00) + (2.03)(0.32) + (2.87)(0.00) + (4.37)(2.15) = 10.03 cfs

INCREASE 10.03 CFS - 7.08 CFS = 2.95 CFS

**NOTE TO CONTRACTOR:**

1. An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
2. All work detailed in this plan to be performed, except as otherwise stated or provided herein, shall be constructed in accordance with City of Albuquerque Standard Specification for Public Works Construction.
3. Two working days prior to any excavation, contractor must contact line locating Services (780-1990) for locating existing sub-surface utilities.

4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all potential constructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay to the subject project.
5. Backfill compaction shall be according to commercial use or soils report(s) recommendations.
6. All work on this project shall be performed in accordance with applicable Federal, State and local laws, rules and regulations concerning construction safety and health.
7. Maintenance of this facilities shall be the responsibility of the owner of the property it serves

**GRADING & DRAINAGE PLAN**

Scale 1" = 30'-0"

**LEGAL DESCRIPTION**

TRACT 13-A BLACK RANCH SUBDIVISION 58.84  
 JOURNAL CENTER PHASE 2, UNIT 1  
 BERNALILLO COUNTY, ALBUQUERQUE  
 NEW MEXICO.  
**BENCHMARK:**

A.C.S. BENCHMARK 9-D17 ELEVATION 5124.40



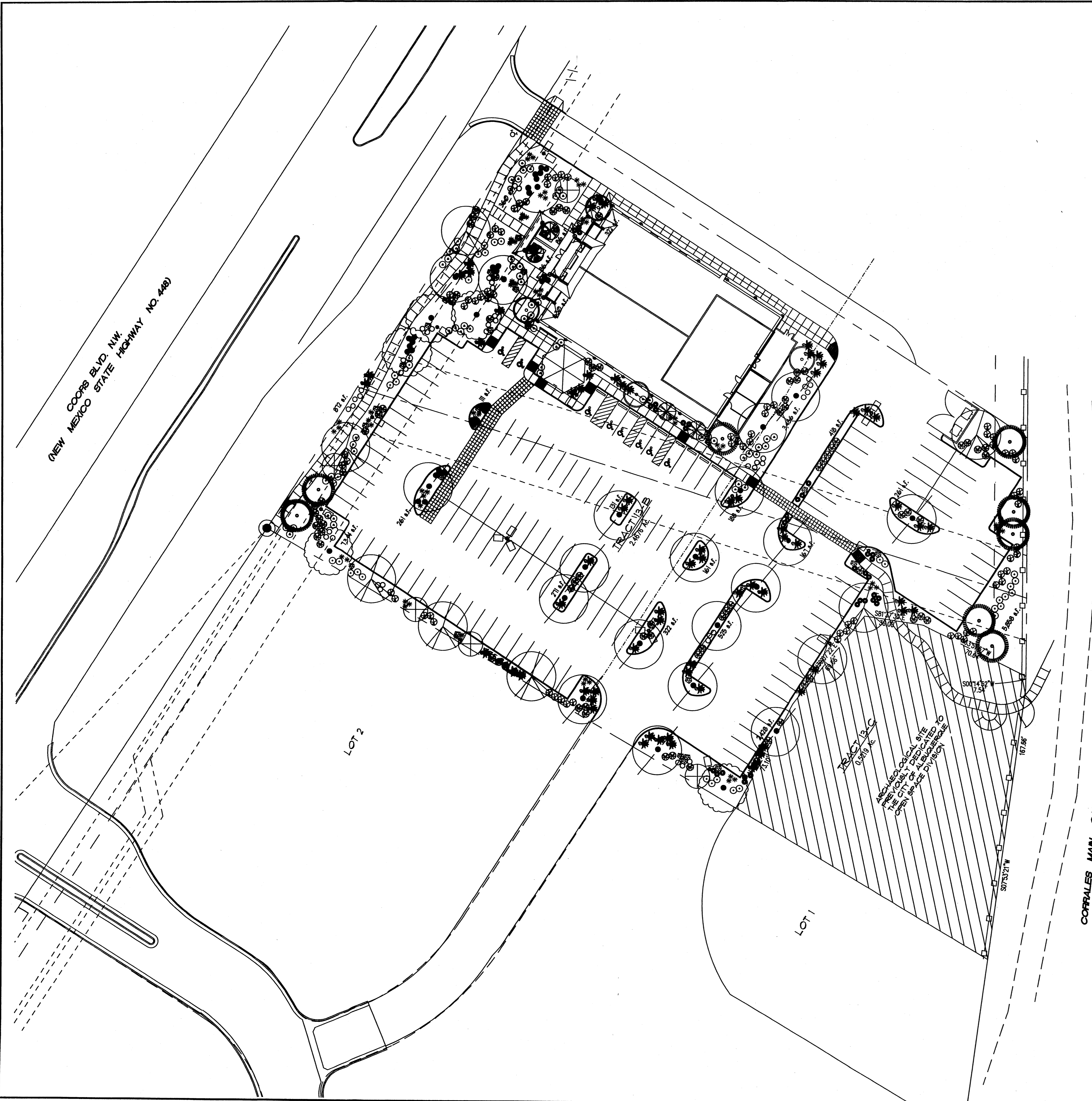
Job Number  
 Date  
 Revised 8/25/2006

Sheet Title  
**GRADING & DRAINAGE PLAN**  
 Checked by ES  
 Drawn by HTH/RJM

Job Title  
**HONG KONG RESTAURANT**  
**COORS BLVD NW**  
**ALBUQUERQUE, NEW MEXICO**

Sheet Number  
**GD**  
 of





**PLANT LEGEND**

Symbol	Scientific Name Common Name	Size	Remarks	Water Use
<b>TREES</b>				
⊕	<i>Chilopsis linearis</i> Desert Willow	15-Gal	8' ht. x 4' spr.	Medium
⊗	<i>Gleditsia triacanthos inermis</i> 'Skyline' Skyline Honeylocust	2" B&B	14' ht. x 4' spr.	Medium
⊙	<i>Populus fremontii</i> 'Wislizenii' Rio Grande Cottonwood	2" B&B	14' ht. x 4' spr.	High
⊗	<i>Vitex agnus-castus</i> Chaste Tree	2" B&B	8' ht. x 4' spr.	High
⊙	<i>Prunus</i> 'Afterglow' Flowering Cherry	2" B&B	8' ht. x 4' spr.	Medium
⊙	<i>Fraxinus velutina</i> 'Modesto' Modesto Ash	2" B&B	8' ht. x 4' spr.	Medium
⊙	<i>Pinus nigra</i> Austrian Pine	B&B	8' min. ht.	Medium
<b>SHRUBS</b>				
⊙	<i>Artemesia</i> 'Powis Castle' Powis Castle Sage	1-Gal	3' o.c. 3' ht. x 3' spr.	Medium
⊗	<i>Caryopteris clandonensis</i> Blue Mist	5-Gal	3' o.c. 3' ht. x 3' spr.	Medium
⊙	<i>Chrysothamnus nauseosus</i> Chamisa	1-Gal	5' o.c. 4' ht. x 4' spr.	Low
⊗	<i>Fallugia paradoxa</i> Apache Plume	1-Gal	5' o.c. 4' ht. x 4' spr.	Low
⊗	<i>Hesperaloe parviflora</i> Red Yucca	1-Gal	3' o.c. 3' ht. x 3' spr.	Medium
⊗	<i>Baccharis</i> 'Starns' Thompson Baccharis	5-Gal	4' o.c. 2' ht. x 4' spr.	Low +
⊙	<i>Rosmarinus o. tinialis</i> 'Tuscan Blue' Tuscan Blue Rosemary	5-Gal	3' o.c. 3' ht. x 3' spr.	Medium
<b>GRASSES</b>				
⊙	<i>Muhlenbergia cap.</i> 'Regal Mist' Regal Mist	1-Gal	3' o.c. 3' ht. x 3' spr.	Medium
⊗	Moss Rock Boulders, 3' X 3' (min)			

**GENERAL LANDSCAPE NOTES**

- Prior to beginning work on the project, the Landscape Contractor shall review the project in the field with the Owner's Representative.
- If discrepancies occur between the drawings and the site, the Landscape Contractor shall notify the Owner's Representative for clarification prior to proceeding on that portion of work.
- All planting areas are to have weeds and competitive vegetation removed prior to preparation for planting.
- All existing plant materials shall be protected during construction. Damaged materials shall be replaced in kind at the Contractor's expense.
- Plant quantities are provided for Contractor's convenience only, plans shall take precedence.
- The Owner's Representative shall approve all plant material prior to planting. In addition, the Owner's Representative reserves the right to refuse any plant material deemed unacceptable. The Owner's Representative is to approve any and all substitutions.
- It is the Landscape Contractor's responsibility to locate all underground utilities prior to commencement of planting operations.
- Planting areas shall be top dressed with 3" layer of Santa Fe Brown Crusher Fines over Mirafi weed control fabric, unless noted otherwise.

**IRRIGATION SYSTEM**

Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system will be used to irrigate turf, and all plant materials.

**LANDSCAPE REQUIREMENT**

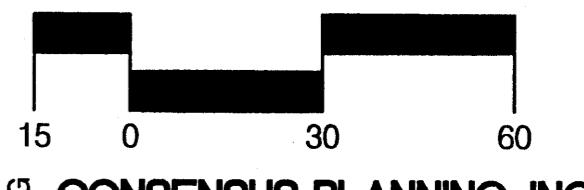
The plant material illustrated on this plan, when mature, will cover 15% of the landscape area as required by the Zoning Code.

**MAINTENANCE**

Maintenance for all landscape areas, including those within the public ROW, shall be the responsibility of the Owner.

**LANDSCAPE REQUIREMENTS**

Site Area:	182 acres	130,668 SF
Building Footprint:		12,500 SF
Total Area:		118,168 SF
Required Landscape %:		15
Landscape Area Required:		17,725 SF
Landscape Area Provided:		(21%) 24,238 SF



**CONSENSUS PLANNING, INC.**  
 Planning / Landscape Architecture  
 302 Eighth Street NW  
 Albuquerque, NM 87102  
 (505) 764-9801 Fax 842-5495  
 e-mail: cp@consensusplanning.com

COORS BLVD. NW.  
 NEW MEXICO STATE HIGHWAY NO. 449

CORRALES MAIN CANAL (RIGHT-OF-WAY VARIES)

Hong Kong Chinese Buffet  
 10100 COORS BOULEVARD NW, ALBUQUERQUE, NEW MEXICO

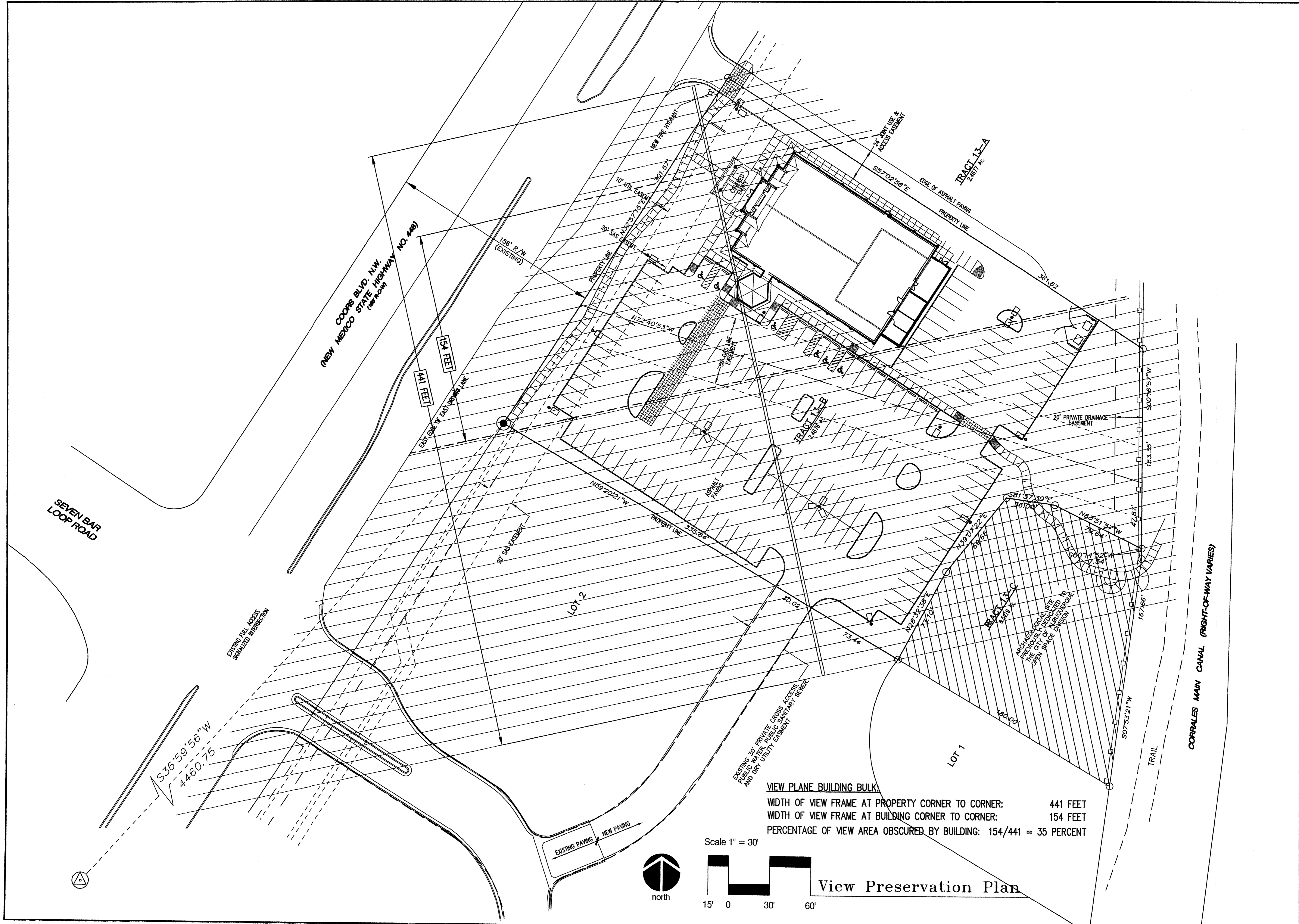
**KEN HOVEY, ARCHITECT**  
 (505) 259-8458 • 3808 Simms Avenue SE • Albuquerque, NM • 87108

JOB NO:	0518
DATE:	18 MAY 2005
REVISIONS	
	16 AUGUST 2006

SHEET NO.  
 L.1

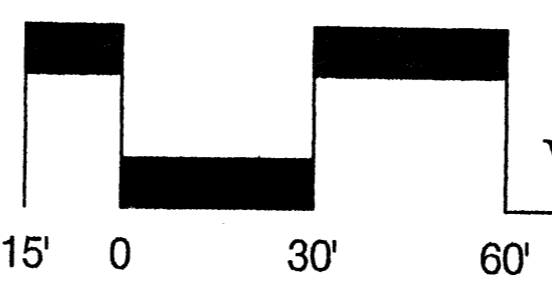




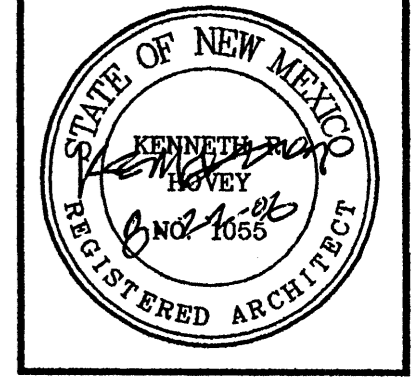


VIEW PLANE BUILDING BULK  
 WIDTH OF VIEW FRAME AT PROPERTY CORNER TO CORNER: 441 FEET  
 WIDTH OF VIEW FRAME AT BUILDING CORNER TO CORNER: 154 FEET  
 PERCENTAGE OF VIEW AREA OBSCURED BY BUILDING:  $154/441 = 35$  PERCENT

Scale 1" = 30'



View Preservation Plan

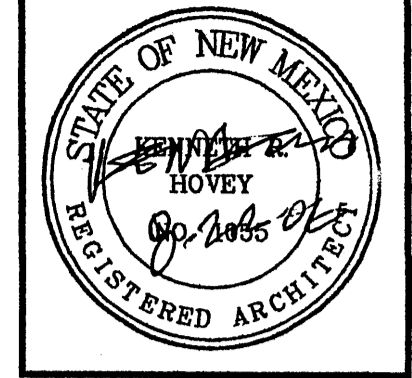


**Hong Kong Chinese Buffet**  
 10100 COORS BOULEVARD NW, ALBUQUERQUE, NEW MEXICO

**KEN HOVEY, ARCHITECT**  
 (505) 259-8458 • 3808 Simms Avenue SE • Albuquerque, NM • 87108

JOB NO:	0518
DATE:	18 MAY 2005
REVISIONS	
	6 DECEMBER 2005

SHEET NO.  
**C.4**

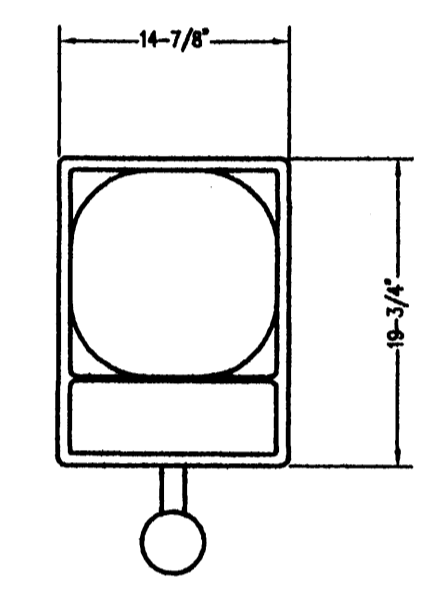


**Hong Kong Chinese Buffet**  
 10100 COORS BOULEVARD NW, ALBUQUERQUE, NEW MEXICO

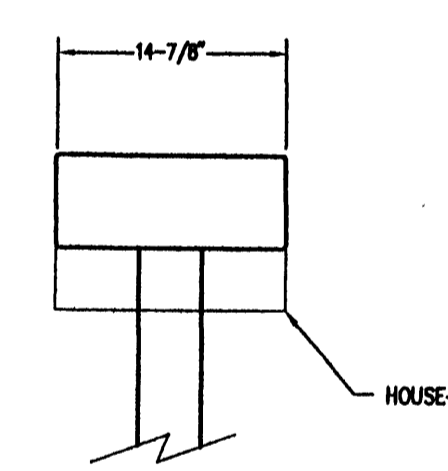
**KEN HOVEY, ARCHITECT**  
 (505) 259-8458 • 3808 Simms Avenue SE • Albuquerque, NM • 87108

JOB NO:	0518
DATE:	18 MAY 2005
REVISIONS:	
	5 DECEMBER 2005

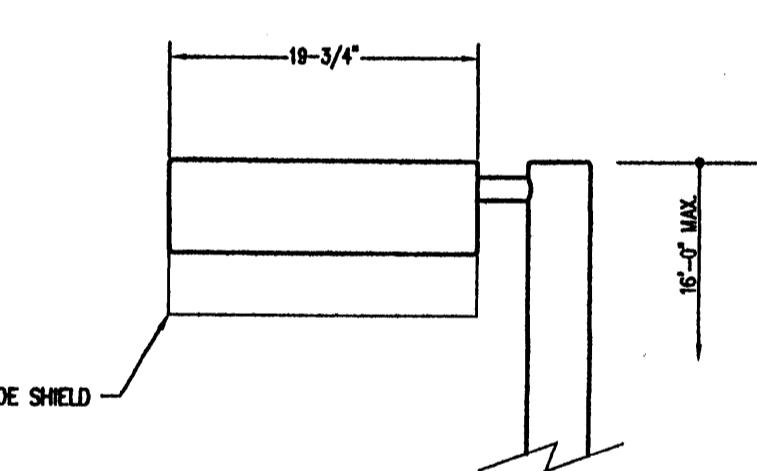
SHEET NO.  
**C.5**



**UNDERNEATH**



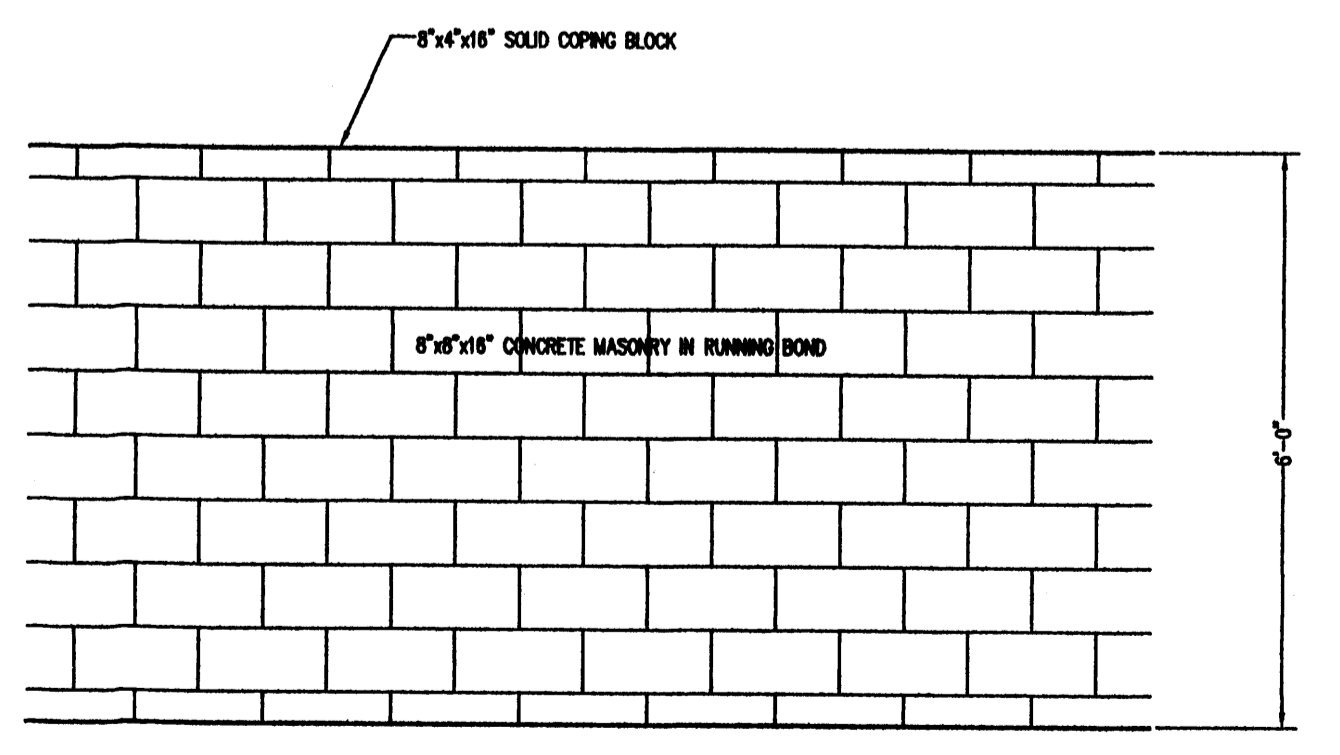
**FRONT**



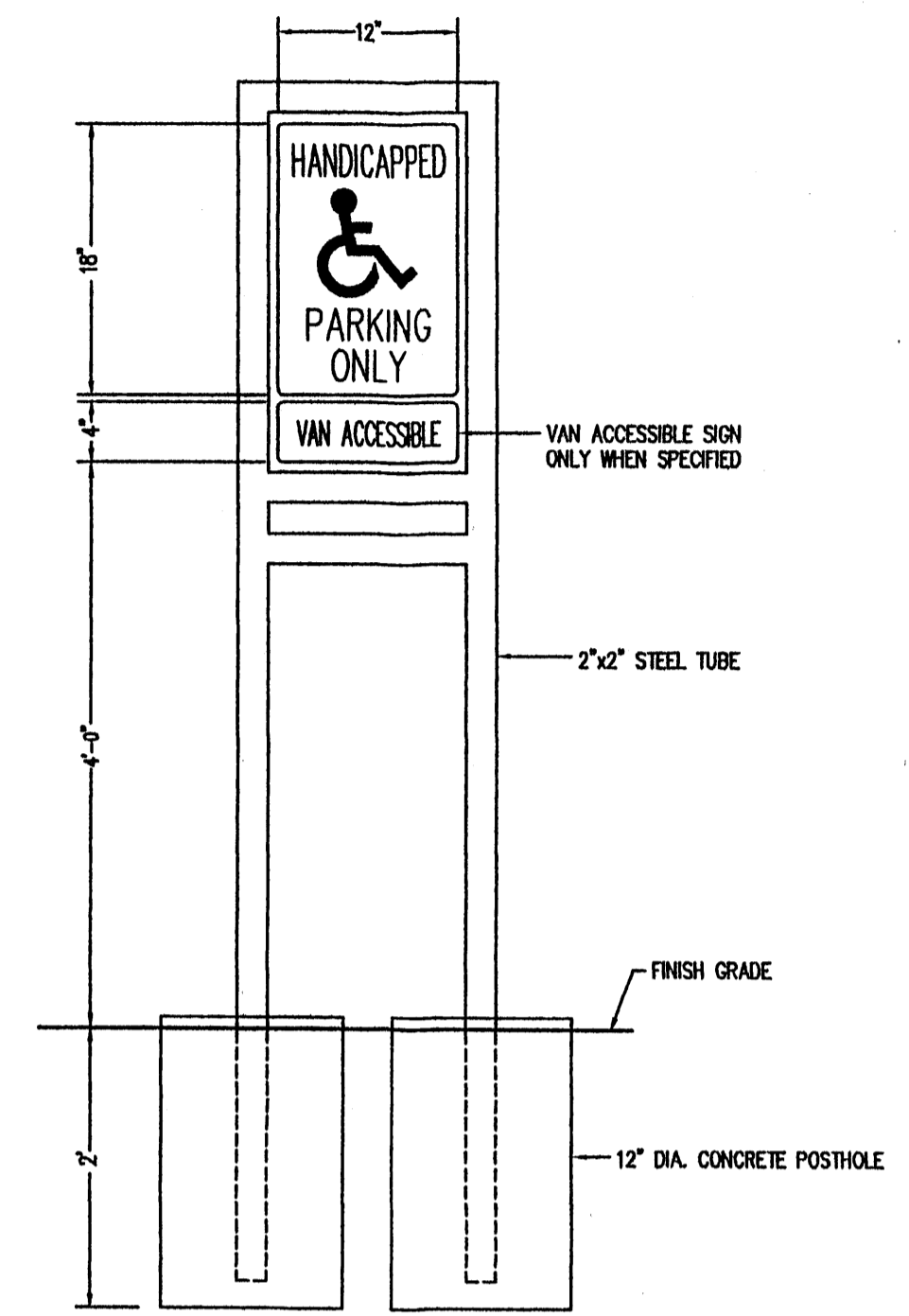
**SIDE**

NOTE: House-side shield will prevent light spillage onto adjacent residential properties.  
 Light fixture shall match the color and type of lighting used at Cottonwood Crossing I.

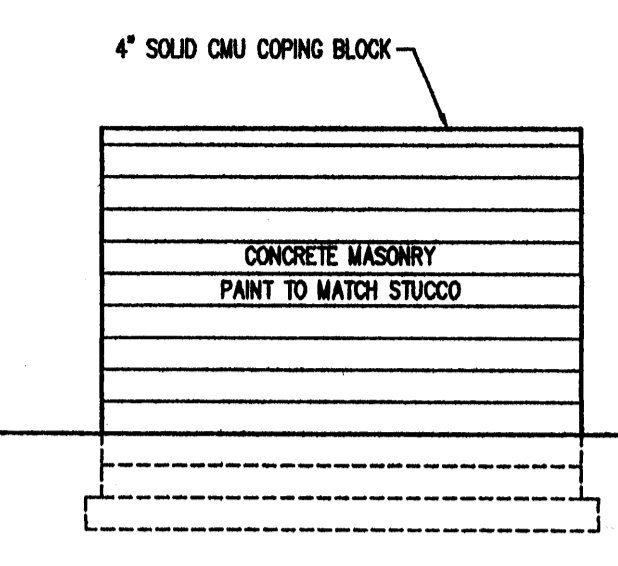
**Area Light Detail**  
 Not to Scale



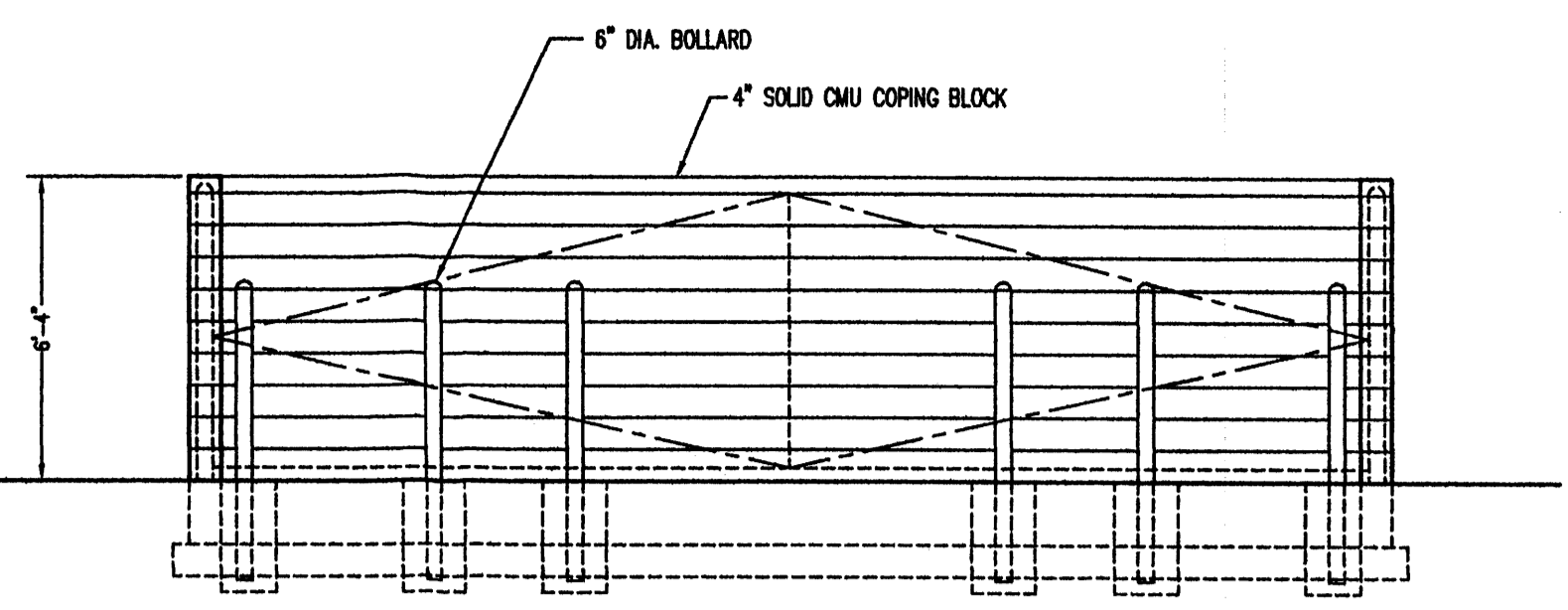
NOTE: Wall shall match the color and materials of wall used at Cottonwood Crossing I.  
**Fence Detail**  
 Scale 1/2"=1'-0"



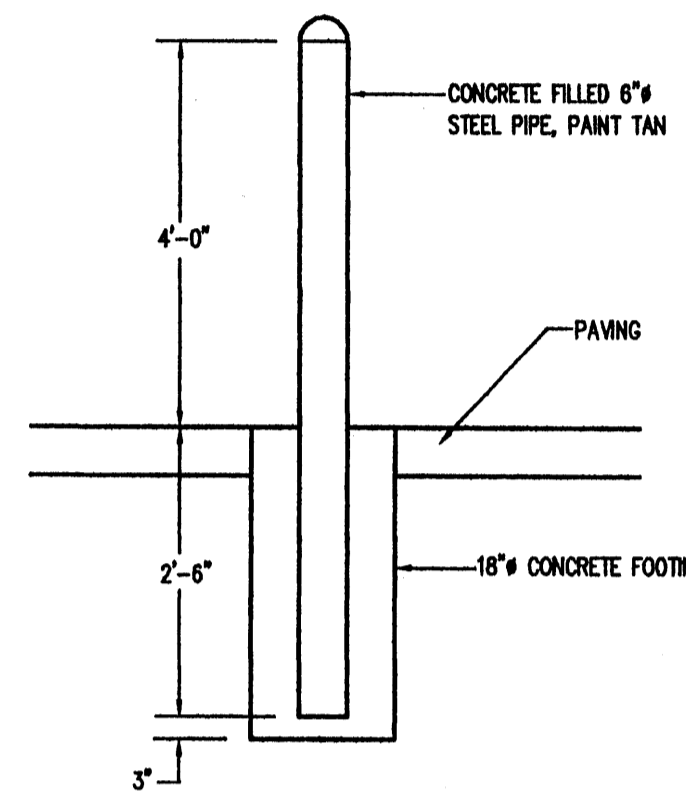
**HC Parking Sign Detail**  
 Not to Scale



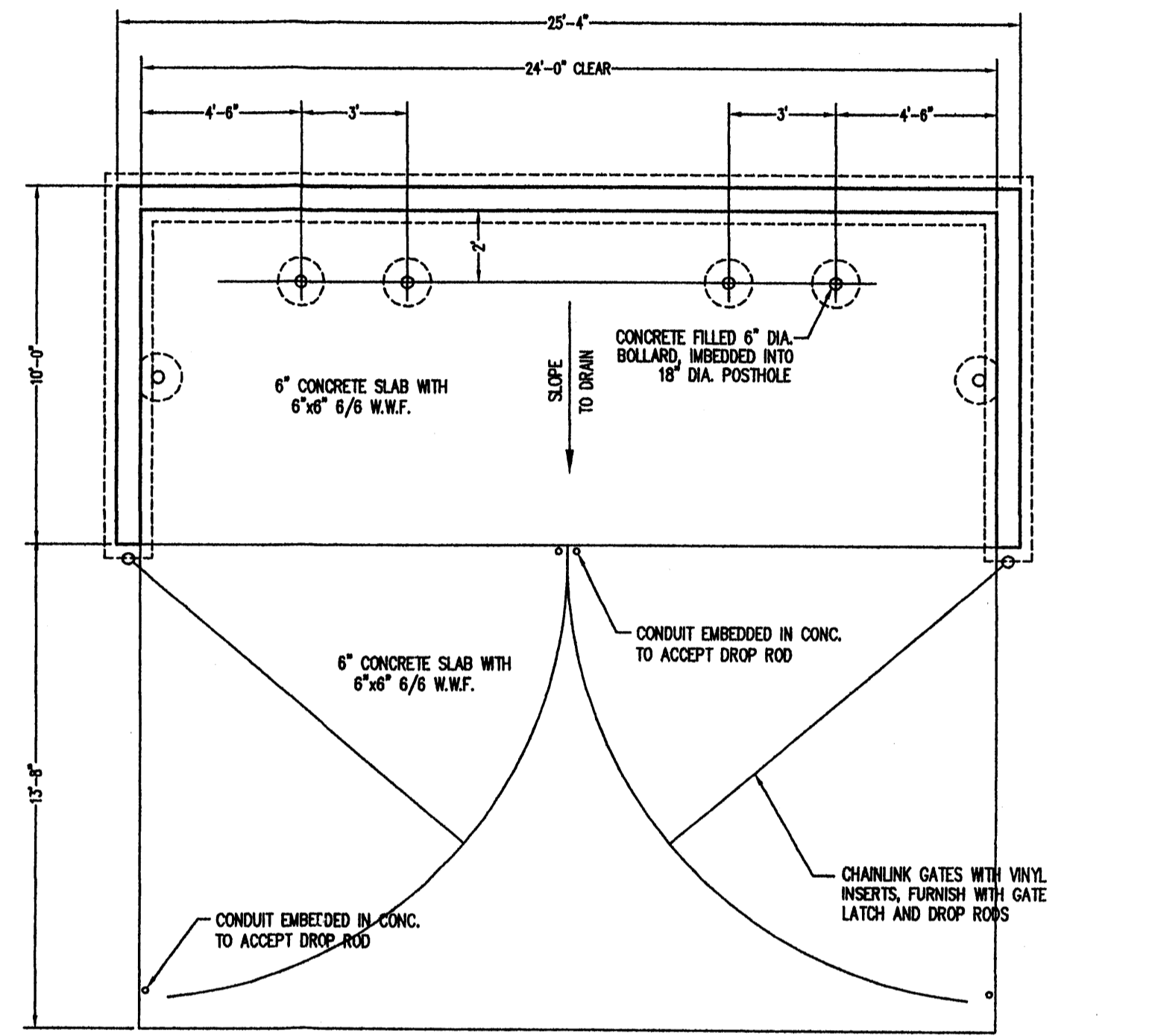
**Side Elevation**  
 Scale 1/4"=1'-0"



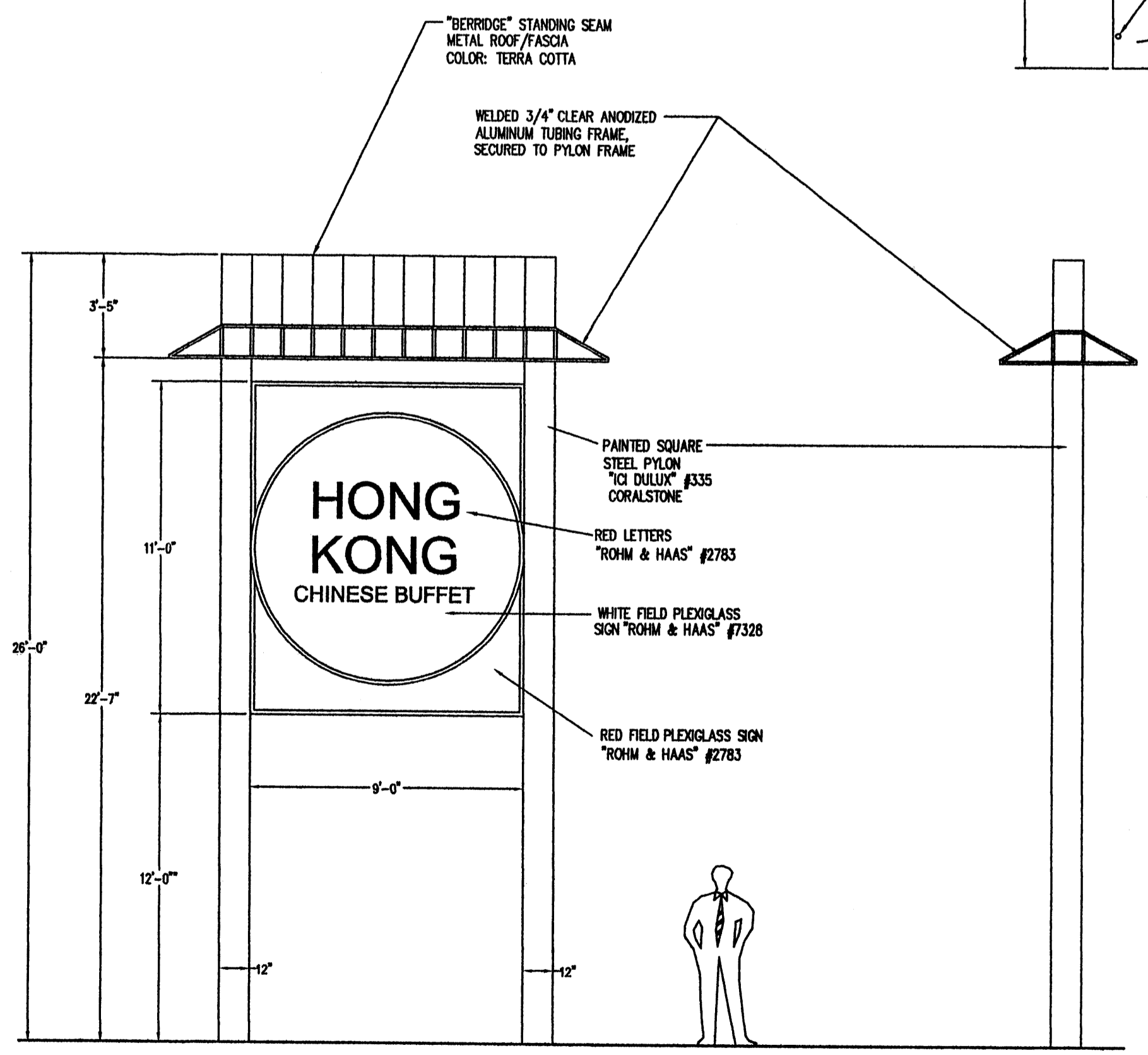
**Front Elevation**  
 Scale 1/4"=1'-0"



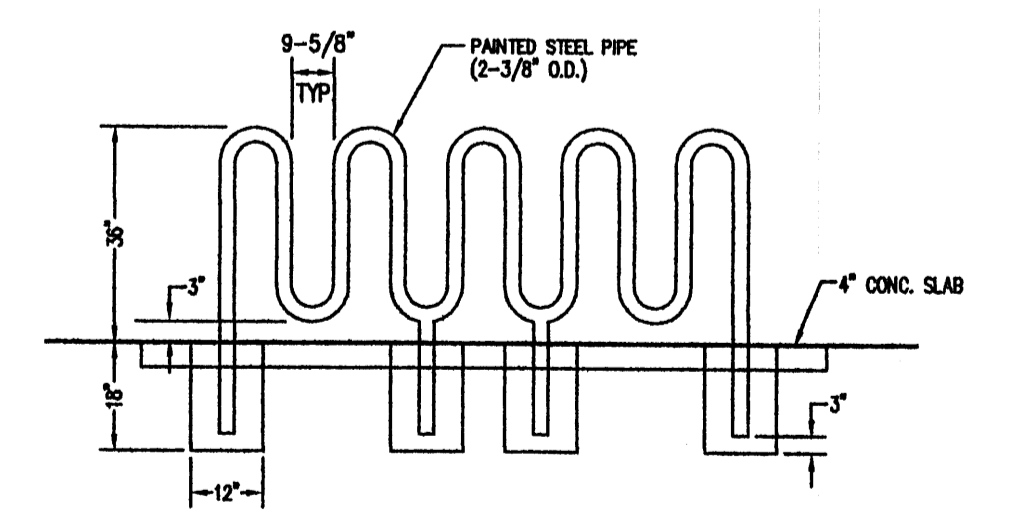
**Bollard Detail**  
 Scale: 1/2"=1'-0"



**Refuse Enclosure Detail**  
 Scale: 1/4"=1'-0"



**Free Standing Sign Detail**  
 Front Elevation Scale 1/4"=1'-0"  
 Side Elevation Scale 1/4"=1'-0"



**Bicycle Rack Detail**  
 Scale 3/8"=1'-0"





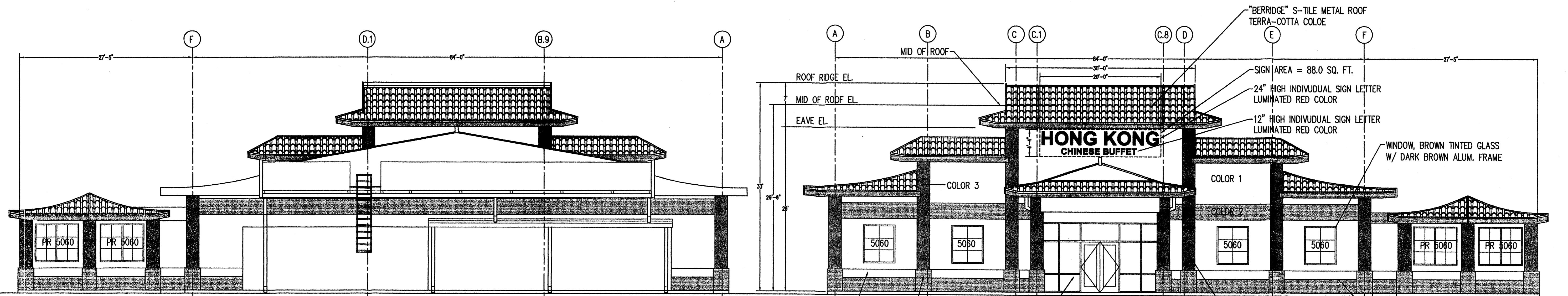
**Hong Kong Chinese Buffet**  
 10100 COORS BOULEVARD NW, ALBUQUERQUE, NEW MEXICO

**KEN HOVEY, ARCHITECT**  
 (505) 259-8458 • 3808 Simms Avenue SE • Albuquerque, NM • 87108

JOB NO: 0518  
 DATE: 18 MAY 2005

REVISIONS

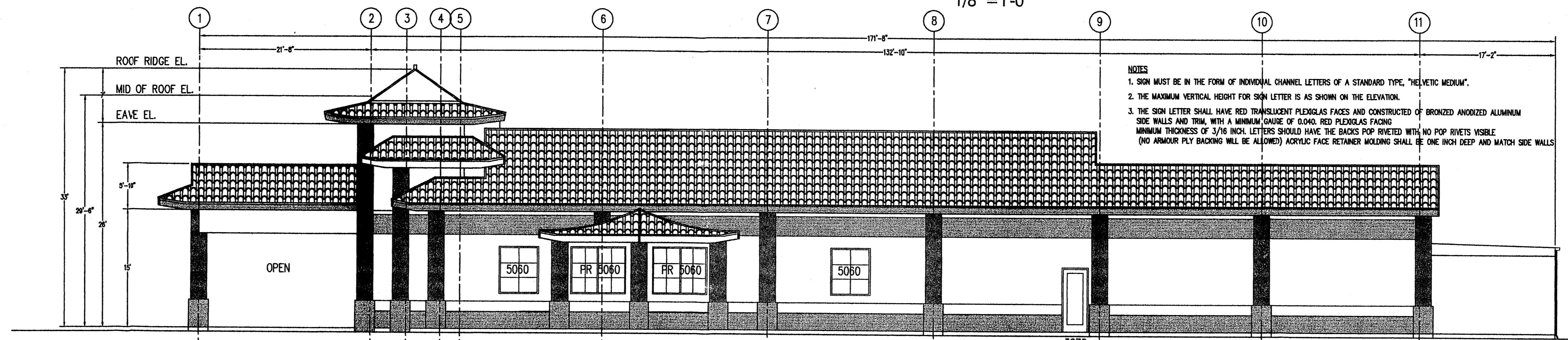
SHEET NO.  
**A.1**



**REAR (EAST) ELEVATION**  
 1/8" = 1'-0"

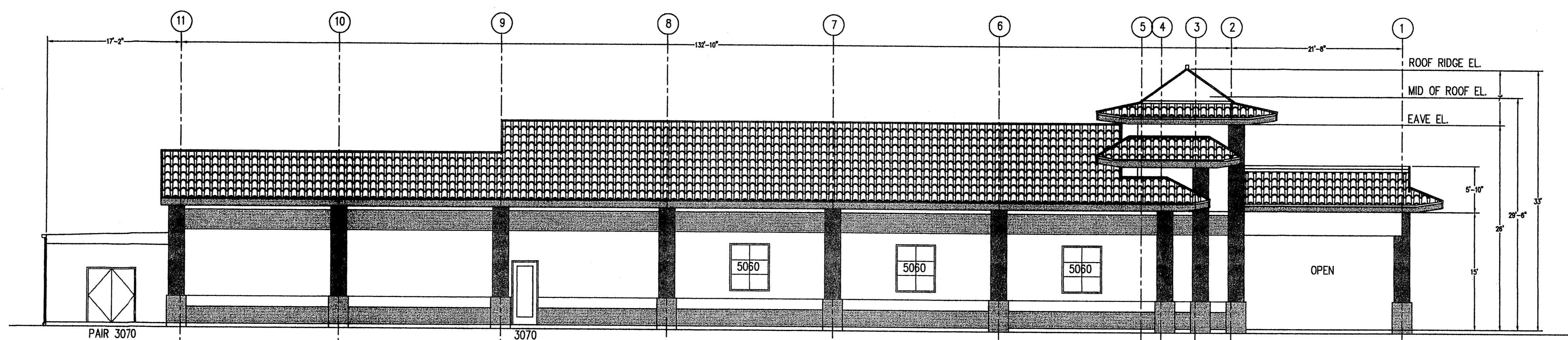
- COLORS:**
- ICI # 491 IVORY BEIGE
  - ICI # 335 CORALSTONE
  - ICI # 192 CRIMSON RED

**FRONT (WEST) ELEVATION**  
 1/8" = 1'-0"



**SIDE (SOUTH) ELEVATION**  
 1/8" = 1'-0"

- NOTES:**
- SIGN MUST BE IN THE FORM OF INDIVIDUAL CHANNEL LETTERS OF A STANDARD TYPE, "HELVETIC MEDIUM".
  - THE MAXIMUM VERTICAL HEIGHT FOR SIGN LETTER IS AS SHOWN ON THE ELEVATION.
  - THE SIGN LETTER SHALL HAVE RED TRANSLUCENT PLEXIGLAS FACES AND CONSTRUCTED OF BRONZED ANODIZED ALUMINUM SIDE WALLS AND TRIM, WITH A MINIMUM GAUGE OF 0.040. RED PLEXIGLAS FACING MINIMUM THICKNESS OF 3/16 INCH. LETTERS SHOULD HAVE THE BACKS POP RIVETED WITH NO POP RIVETS VISIBLE (NO ARMOUR PLY BACKING WILL BE ALLOWED) ACRYLIC FACE RETAINER MOLDING SHALL BE ONE INCH DEEP AND MATCH SIDE WALLS

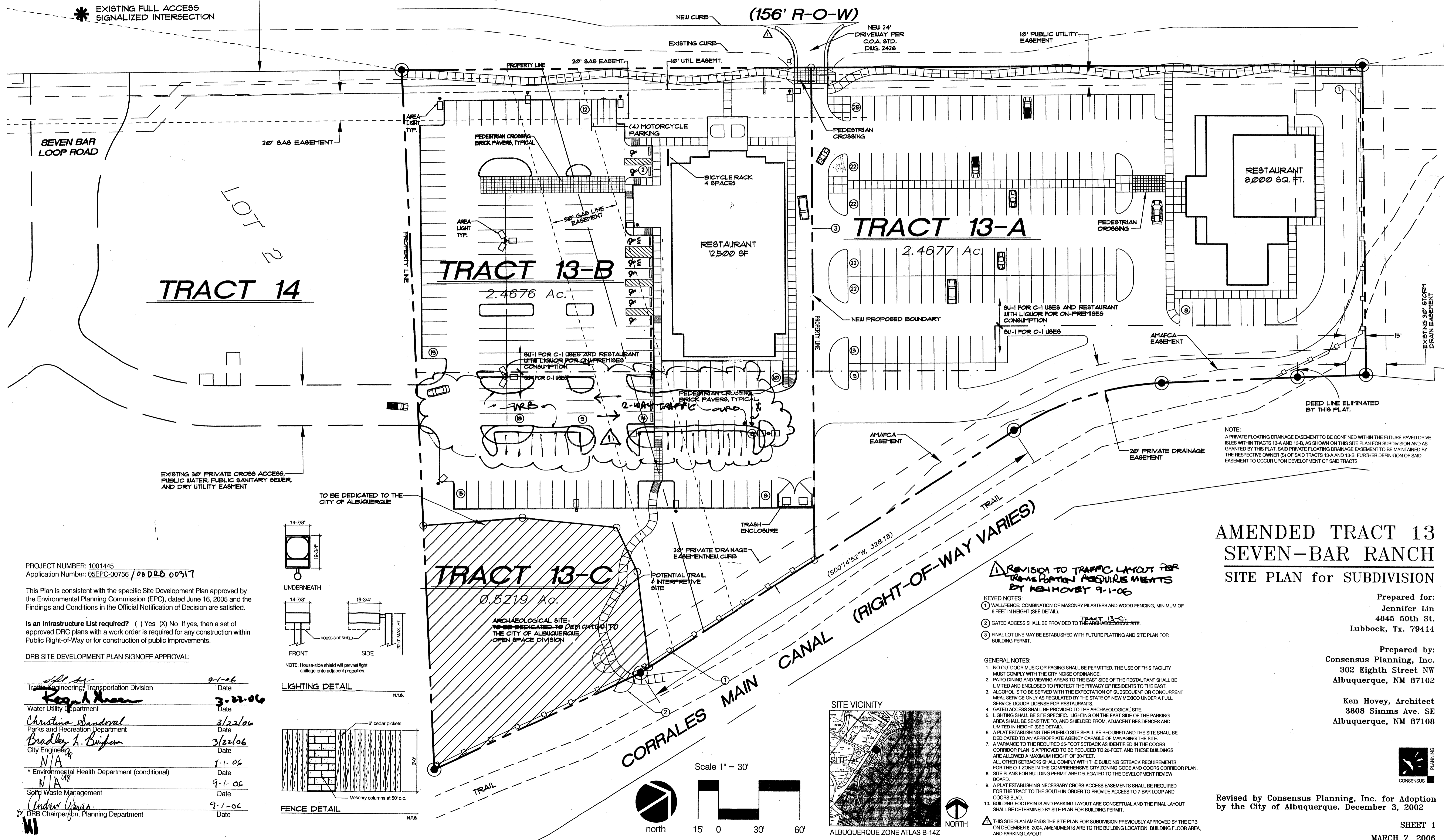


**SIDE (NORTH) ELEVATION**  
 1/8" = 1'-0"



# (NEW MEXICO STATE HIGHWAY NO. 448)

(156' R-O-W)



EXISTING FULL ACCESS SIGNALIZED INTERSECTION

SEVEN BAR LOOP ROAD  
LOT 2  
TRACT 14

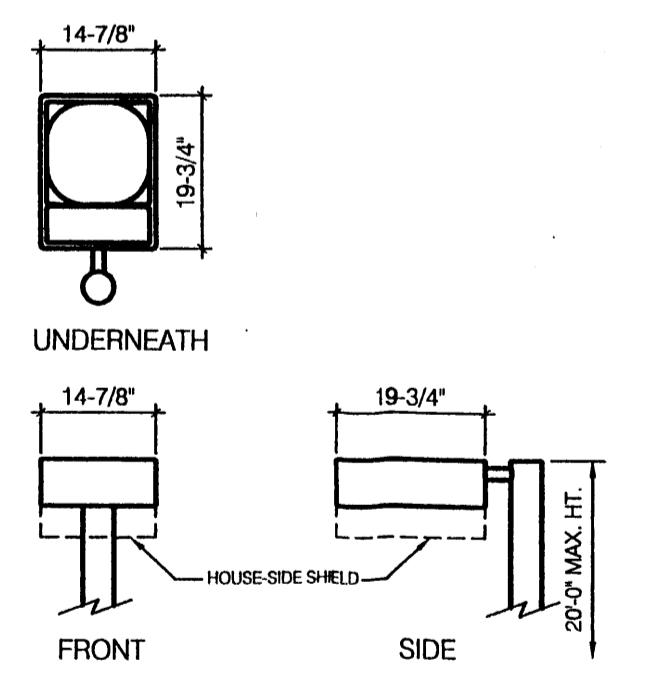
PROJECT NUMBER: 1001445  
Application Number: 05EPC-00756 / 06DRB 00317

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated June 16, 2005 and the Findings and Conditions in the Official Notification of Decision are satisfied.

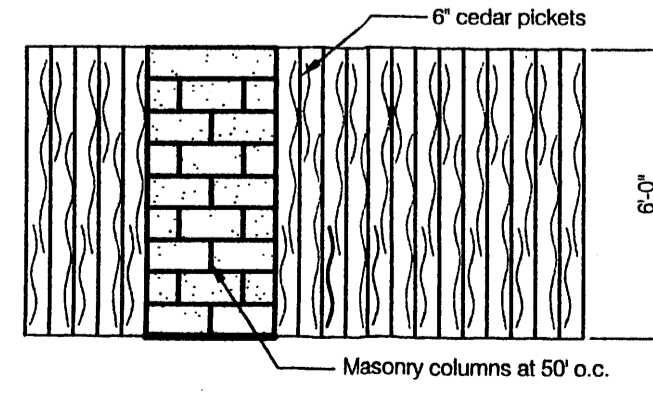
Is an Infrastructure List required? ( ) Yes (X) No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

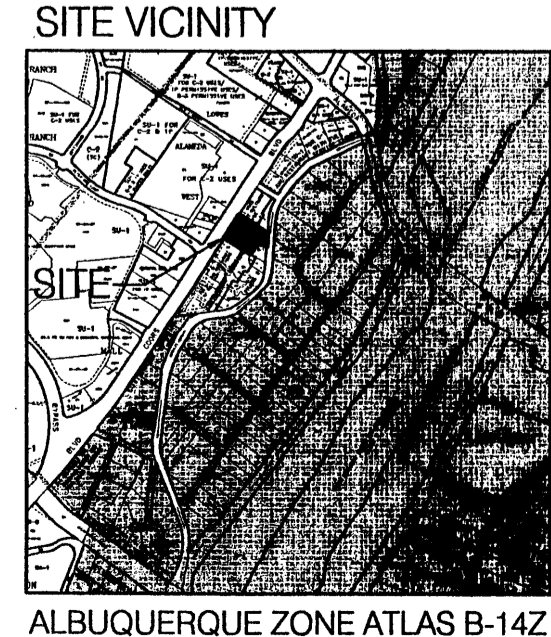
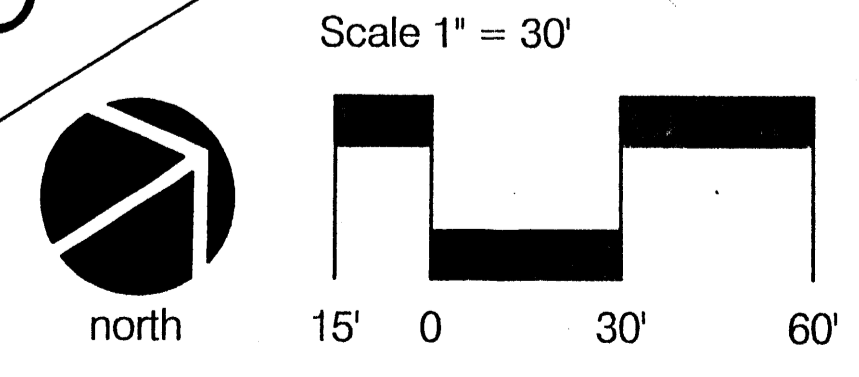
Traffic Engineering, Transportation Division	9-1-06
<i>Reginald Huerfano</i>	3-22-06
Water Utility Department	
<i>Christina Sandoval</i>	3/22/06
Parks and Recreation Department	
<i>Bradley L. Burstein</i>	3/22/06
City Engineer	
N/A	7-1-06
* Environmental Health Department (conditional)	
N/A	9-1-06
Solid Waste Management	
<i>Andrew Gamas</i>	9-1-06
DRB Chairperson, Planning Department	



LIGHTING DETAIL NTA



FENCE DETAIL NTA



## AMENDED TRACT 13 SEVEN-BAR RANCH SITE PLAN for SUBDIVISION

Prepared for:  
**Jennifer Lin**  
4845 50th St.  
Lubbock, Tx. 79414

Prepared by:  
**Consensus Planning, Inc.**  
302 Eighth Street NW  
Albuquerque, NM 87102

**Ken Hovey, Architect**  
3808 Simms Ave. SE  
Albuquerque, NM 87108



Revised by Consensus Planning, Inc. for Adoption by the City of Albuquerque. December 3, 2002

SHEET 1  
MARCH 7, 2006

REVISION TO TRAFFIC LAYOUT FOR TRANSPORTATION REQUIREMENTS BY KEN HOVEY 9-1-06

- KEYED NOTES:
- WALL/FENCE: COMBINATION OF MASONRY PILASTERS AND WOOD FENCING, MINIMUM OF 6 FEET IN HEIGHT (SEE DETAIL).
  - GATED ACCESS SHALL BE PROVIDED TO THE ARCHAEOLOGICAL SITE.
  - FINAL LOT LINE MAY BE ESTABLISHED WITH FUTURE PLATTING AND SITE PLAN FOR BUILDING PERMIT.

- GENERAL NOTES:
- NO OUTDOOR MUSIC OR PAGING SHALL BE PERMITTED. THE USE OF THIS FACILITY MUST COMPLY WITH THE CITY NOISE ORDINANCE.
  - PATIO DINING AND VIEWING AREAS TO THE EAST SIDE OF THE RESTAURANT SHALL BE LIMITED AND ENCLOSED TO PROTECT THE PRIVACY OF RESIDENTS TO THE EAST.
  - ALCOHOL IS TO BE SERVED WITH THE EXPECTATION OF SUBSEQUENT OR CONCURRENT MEAL SERVICE ONLY AS REGULATED BY THE STATE OF NEW MEXICO UNDER A FULL SERVICE LIQUOR LICENSE FOR RESTAURANTS.
  - GATED ACCESS SHALL BE PROVIDED TO THE ARCHAEOLOGICAL SITE.
  - LIGHTING SHALL BE SITE SPECIFIC. LIGHTING ON THE EAST SIDE OF THE PARKING AREA SHALL BE SENSITIVE TO, AND SHIELDED FROM, ADJACENT RESIDENCES AND LIMITED IN HEIGHT (SEE DETAIL).
  - A PLAT ESTABLISHING THE PUEBLO SITE SHALL BE REQUIRED AND THE SITE SHALL BE DEDICATED TO AN APPROPRIATE AGENCY CAPABLE OF MANAGING THE SITE.
  - A VARIANCE TO THE REQUIRED 35-FOOT SETBACK AS IDENTIFIED IN THE COORS CORRIDOR PLAN IS APPROVED TO BE REDUCED TO 20-FEET, AND THESE BUILDINGS ARE ALLOWED A MAXIMUM HEIGHT OF 30-FEET.
  - ALL OTHER SETBACKS SHALL COMPLY WITH THE BUILDING SETBACK REQUIREMENTS FOR THE O-1 ZONE IN THE COMPREHENSIVE CITY ZONING CODE AND COORS CORRIDOR PLAN.
  - SITE PLANS FOR BUILDING PERMIT ARE DELEGATED TO THE DEVELOPMENT REVIEW BOARD.
  - A PLAT ESTABLISHING NECESSARY CROSS-ACCESS EASEMENTS SHALL BE REQUIRED FOR THE TRACT TO THE SOUTH IN ORDER TO PROVIDE ACCESS TO 7-BAR LOOP AND COORS BLVD.
  - BUILDING FOOTPRINTS AND PARKING LAYOUT ARE CONCEPTUAL AND THE FINAL LAYOUT SHALL BE DETERMINED BY SITE PLAN FOR BUILDING PERMIT.

THIS SITE PLAN AMENDS THE SITE PLAN FOR SUBDIVISION PREVIOUSLY APPROVED BY THE DRB ON DECEMBER 8, 2004. AMENDMENTS ARE TO THE BUILDING LOCATION, BUILDING FLOOR AREA, AND PARKING LAYOUT.