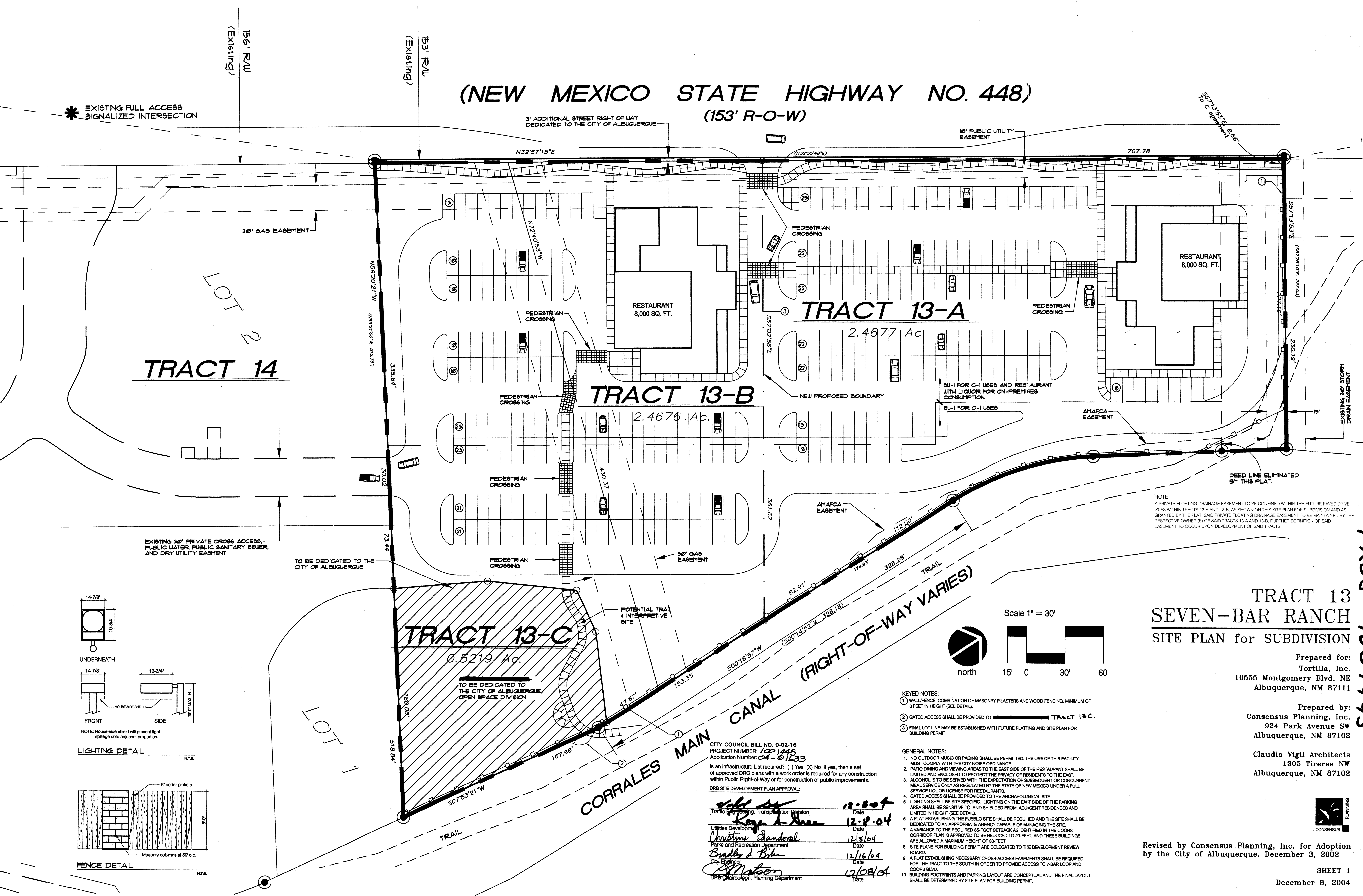


**(NEW MEXICO STATE HIGHWAY NO. 448)
(153' R-O-W)**

EXISTING FULL ACCESS
SIGNALIZED INTERSECTION



TRACT 14

TRACT 13-A
2.4677 Ac

TRACT 13-B
2.4676 Ac

TRACT 13-C
0.5219 Ac

**TRACT 13
SEVEN-BAR RANCH
SITE PLAN for SUBDIVISION**

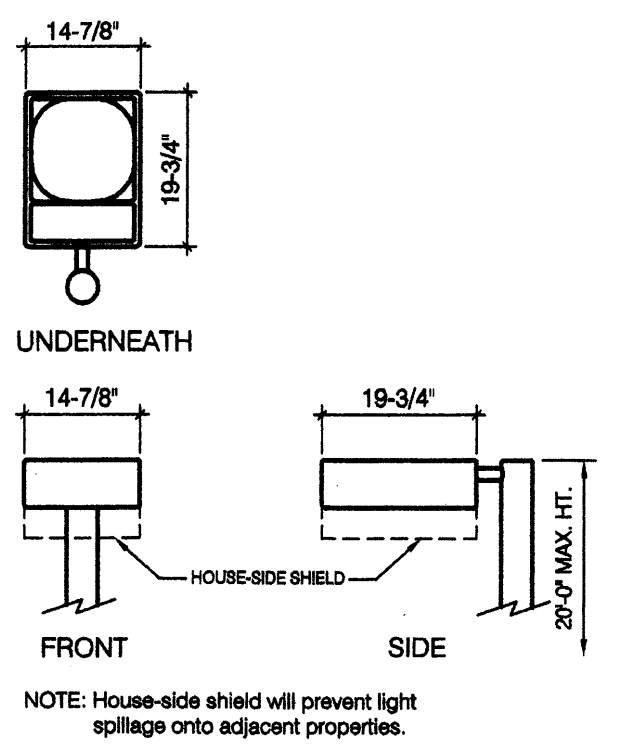
Prepared for:
Tortilla, Inc.
10555 Montgomery Blvd. NE
Albuquerque, NM 87111

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

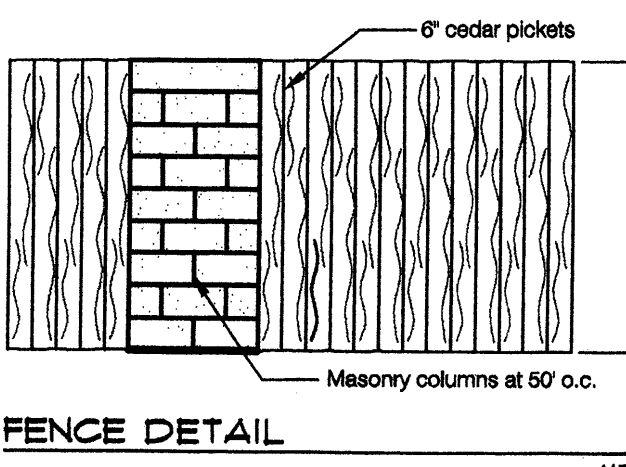
Claudio Vigil Architects
1305 Tirasas NW
Albuquerque, NM 87102

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

PROJECT 1001445



LIGHTING DETAIL N.T.S.



FENCE DETAIL N.T.S.

- KEYED NOTES:**
- WALL/FENCE: COMBINATION OF MASONRY PILLARS AND WOOD FENCING, MINIMUM OF 6 FEET IN HEIGHT (SEE DETAIL).
 - GATED ACCESS SHALL BE PROVIDED TO TRACT 13-C.
 - 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 36-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.
 - 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.

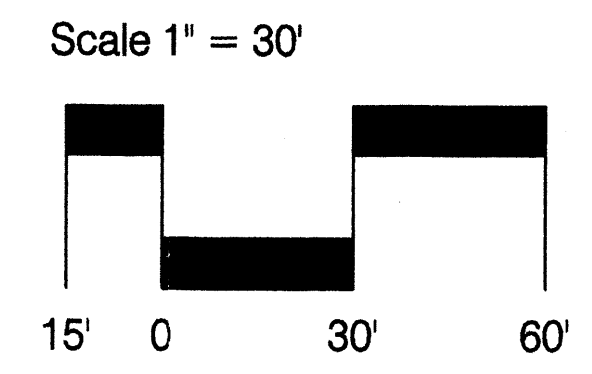
CITY COUNCIL BILL NO. 0-02-16
PROJECT NUMBER: 1001445
Application Number: 04-01233

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 APPROVAL:

Transportation Division	Date
<i>Roy & Shea</i>	12-8-04
Utilities Department	Date
<i>Christine Dandora</i>	12-8-04
Parks and Recreation Department	Date
<i>Bradley & Bohn</i>	12-16-04
City Engineer	Date
<i>M. Nelson</i>	12/08/04

DRB Chairperson, Planning Department



NOTE:
A PRIVATE FLOATING DRAINAGE EASEMENT TO BE CONFINED WITHIN THE FUTURE PAVED DRIVE ISLES WITHIN TRACTS 13-A AND 13-B, AS SHOWN ON THIS SITE PLAN FOR SUBDIVISION AND AS GRANTED BY THE PLAT. SAID PRIVATE FLOATING DRAINAGE EASEMENT TO BE MAINTAINED BY THE RESPECTIVE OWNER (S) OF SAID TRACTS 13-A AND 13-B. FURTHER DEFINITION OF SAID EASEMENT TO OCCUR UPON DEVELOPMENT OF SAID TRACTS.