

SITE DEVELOPMENT PLAN FOR SUBDIVISION: REQUIRED INFORMATION

THE SITE: The site consists of 1 existing lot, Tract A, Loyal Order of Moose, Albuquerque Lodge 1517. The site contains approximately 1.41 acres. There is an existing building on the site that is approximately 12,000 S.F.

PROPOSED USE: The zoning for all tracts shall be SU-2/ SU-1 for NRC Uses pursuant to the Martineztown-Santa Barbara Sector Development Plan. (See note 4).

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS: Pedestrian and vehicular ingress and egress shall be from existing sidewalks and curb cuts along Arvada Avenue and Edith Blvd. N.E.

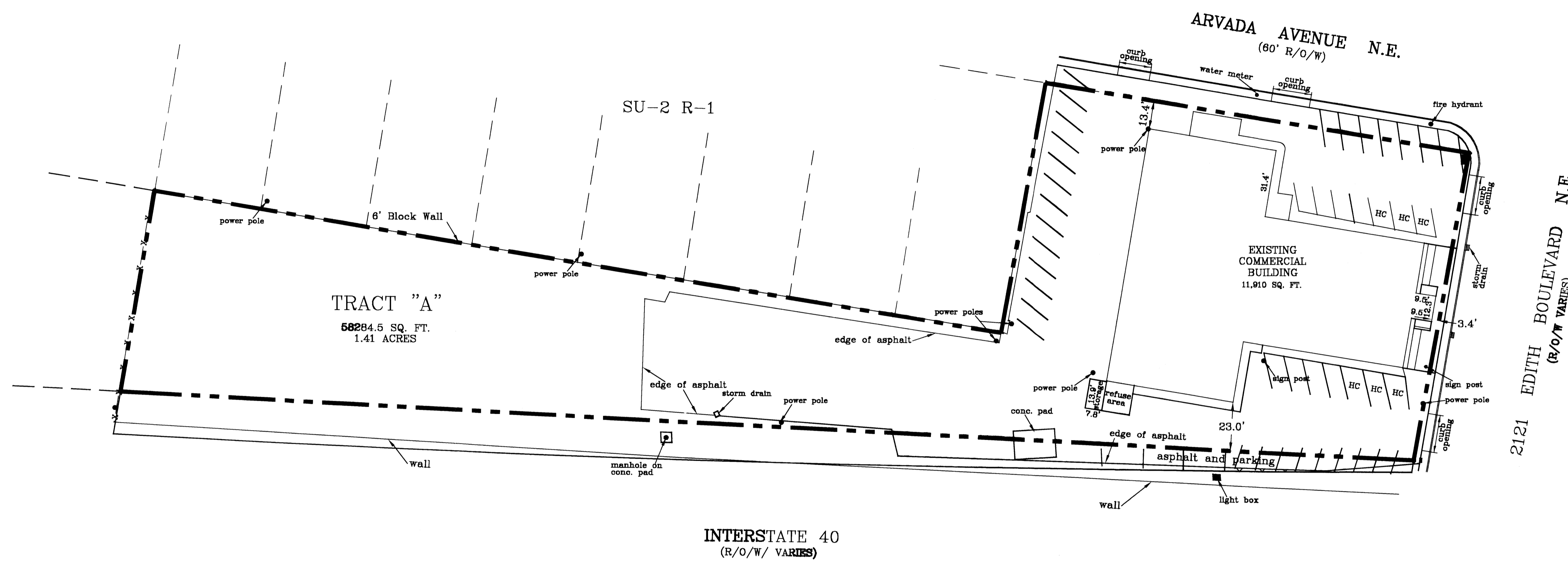
INTERNAL CIRCULATION REQUIREMENTS: Internal circulation shall be developed in accordance with the existing platted rights-of-way and as modified by individual Site Plans for Building Permit.

BUILDING HEIGHTS AND SETBACKS: Pursuant to the SU-2, NRC Zone regulations.

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

LANDSCAPE PLAN: Landscaping Plans shall be developed in accordance with the individual Site Plan for Building Permit.

A Site Development Plan for Building Permit that provides detailed information regarding the existing condition of the site that shall comply with at minimum the Landscaping Regulations and Off-street parking Regulations of the Comprehensive City Zoning Code and the Development Process Manual (DPM) shall be provided. The approval of the Site Development Plan for Building Permit showing existing conditions shall be delegated to the DRB for approval. This site development plan shall be submitted for DRB approval when the use of the property is to be change from the current use of a Club as defined in the Comprehensive City Zoning Code.



APPROVALS

Project # 1001760
EPC # 02 EPC-01477
DRB # 03DRB-00018

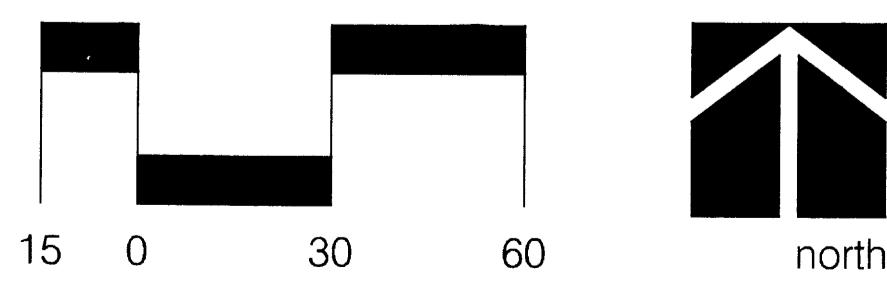
<i>[Signature]</i>	Date
Planning Director	
<i>[Signature]</i>	1-15-03
Transportation Development	Date
<i>[Signature]</i>	Date
City Engineer/AMAFCA	
<i>[Signature]</i>	1/15/03
Utility Development	Date
<i>[Signature]</i>	1/15/03
Parks and Recreation Department	Date

NOTES:

- Prior to development of the property adjacent to the existing single-family homes, a 6-foot block wall shall be constructed adjacent to the adjoining residential lots.
- Outdoor storage shall be permitted, as provided in the NRC Zoning.
- Outdoor lighting shall be limited to 16 feet in height and shall be fully screened to prevent light spillage onto adjoining properties. Additional shielding shall be provided adjacent to the existing residential lots.
- Specific Uses shall be restricted to the following:
 - Permissive and Conditional Uses as provided in the NRC Zoning.
 - The existing off-premise sign is a permitted use and can be modified according to Section 14-16-3-4 (A)(1)(C)(4), Non-conformance Regulations of the Comprehensive City Zoning Code. A concealed wireless telecommunications facility can be added to the existing off premise sign pursuant to the provisions of the Comprehensive Zoning Code.
 - Public Community Center is a permitted use.
 - Clubs for fraternal organizations including alcohol sales for on-premise consumption is a permitted use.

ANY PARKING FUTURE DEVELOPMENTS REQUIRING PARKING WITHIN R.O.W. WILL NEED TO OBTAIN LICENSE AGREEMENT FROM CDOT.

Scale: 1" = 30'



Site Plan for Subdivision MOOSE LODGE PROPERTY

Prepared for:

Moose Lodge #1517
2121 Edith Blvd. N.E.
Albuquerque, N. M. 87102

Prepared by:

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