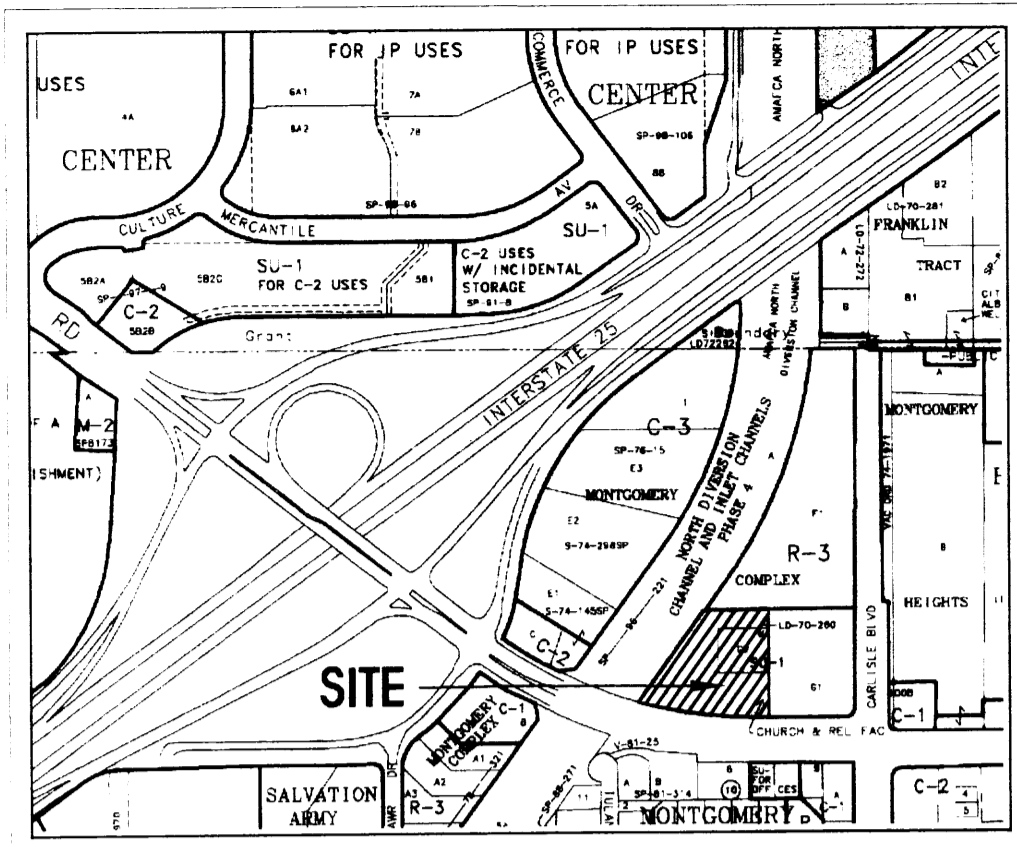


SITE VICINITY



ZONE ATLAS NO. F-16

APPROVALS
 PROJECT# 1002330
 EPC# 02 EP-01687
 02 EP-01688

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and that the findings and conditions is the Official Notice, Notification of Decision have been complied with.

Approval	Date
Traffic Engineering/Transportation Division <i>Robert D. [Signature]</i>	3-19-03
Transportation Development <i>Robert Khan</i>	3/19/03
Utilities Development <i>Christina Sandoval</i>	3/19/03
Parks and Recreation Department <i>Buddy L. [Signature]</i>	3/19/03
City Engineer	Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

<i>Ashlan Matson</i>	3/19/03
City Planner, Planning Department	Date

PROJECT 1002330

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

Site:
 This site is Tract G2A Montgomery Complex (formally a portion of lots G-1 and G-2, Montgomery Complex), consisting of 2.4 acres.

Proposed Use:
 The existing zoning is SU-1 for Permissive C-2 Uses. Existing house and wall will be demolished and removed from the property.

Vehicular Ingress and Egress:
 Access to the property will occur at the existing driveways off of Montgomery Boulevard. The access shall utilize two existing curb cuts along Montgomery Boulevard. The eastern access is right-in, right-out only and the western access has an existing median opening, however access shall be determined in conjunction with the future Site Plan for Building Permit. The site is located west of the intersection of Carlisle and Montgomery Boulevard. Cross access will be provided between Tracts G-2-A and G-2-B providing access to Carlisle Boulevard, per the plat.

A Traffic Impact Study is required prior to Site Development Plan for Building Permit.

Pedestrian, Bicycle, and Trail Access:
 A trail is planned for the North Diversion Channel and if the trail is located on the east side of the channel, direct access shall be provided. The primary pedestrian access shall be along Montgomery Boulevard.

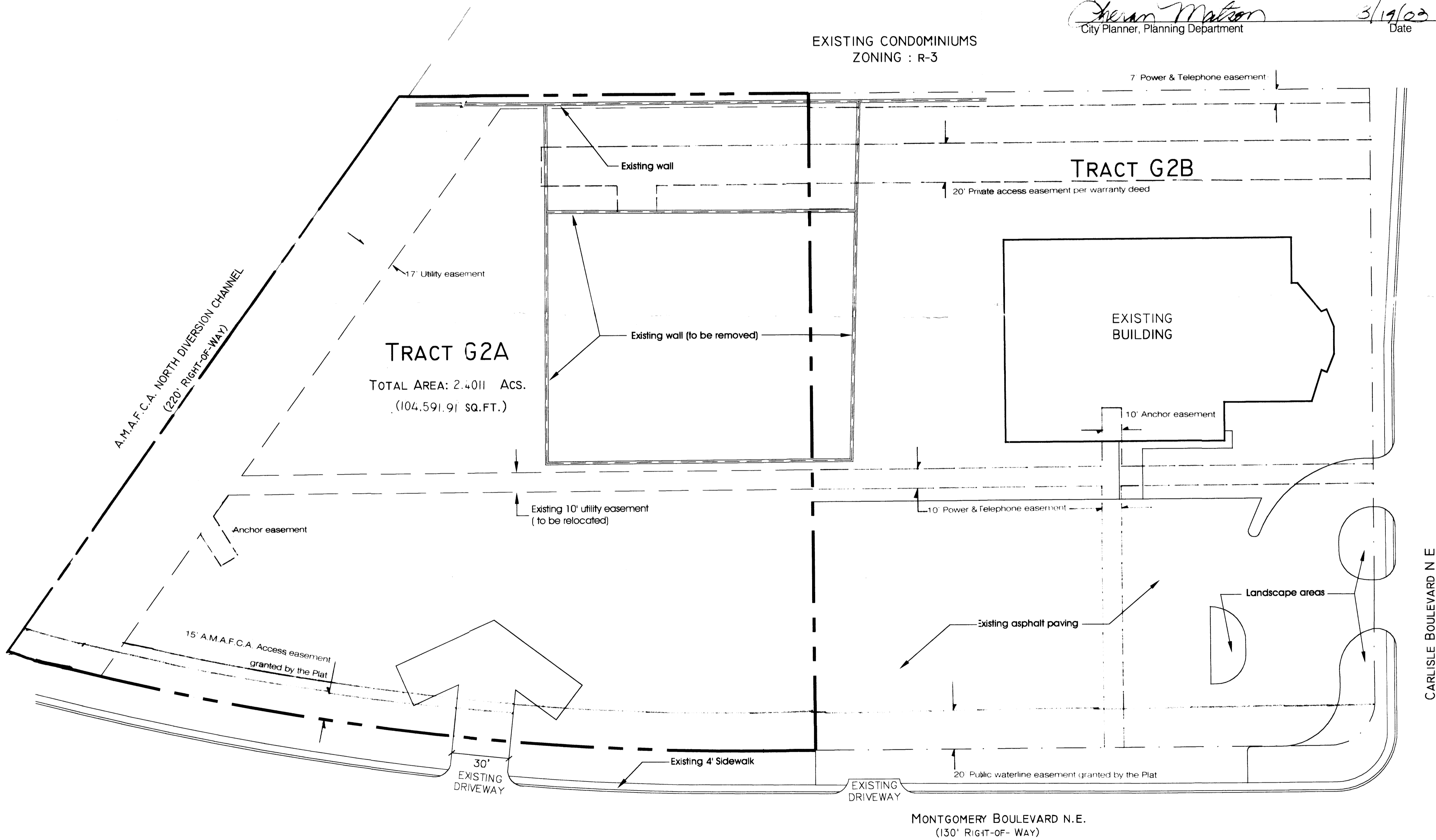
Transit Access:
 Coordination with City Transit Department shall be initiated at the time of Site Plan for Building Permit to provide access to this property. Montgomery Boulevard is a major transit route.

Building Heights and Setbacks:
 Building height shall be consistent with the provisions of the C-2 zone.

Maximum Floor Area Ratio (F.A.R.)
 Maximum F.A.R. shall be .35.

Landscape Plan:
 Conceptual Landscape Plans shall be developed in accordance with the future Site Plan for Building Permit and consistent with the landscaping and screening requirements contained within the Design Guidelines (see sheet 2).

Water and Sewer Availability Statement has been requested and a response provided per letter dated December 13, 2002.



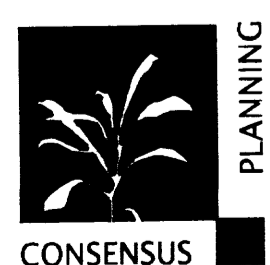
Site Plan for Subdivision
MONTGOMERY COMPLEX

Prepared for: Jim Hakeem
 12415 Walker Way NE
 Albuquerque, NM 87111

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

March 3, 2003

Sheet 1 of 2



Scale 1" = 30'

