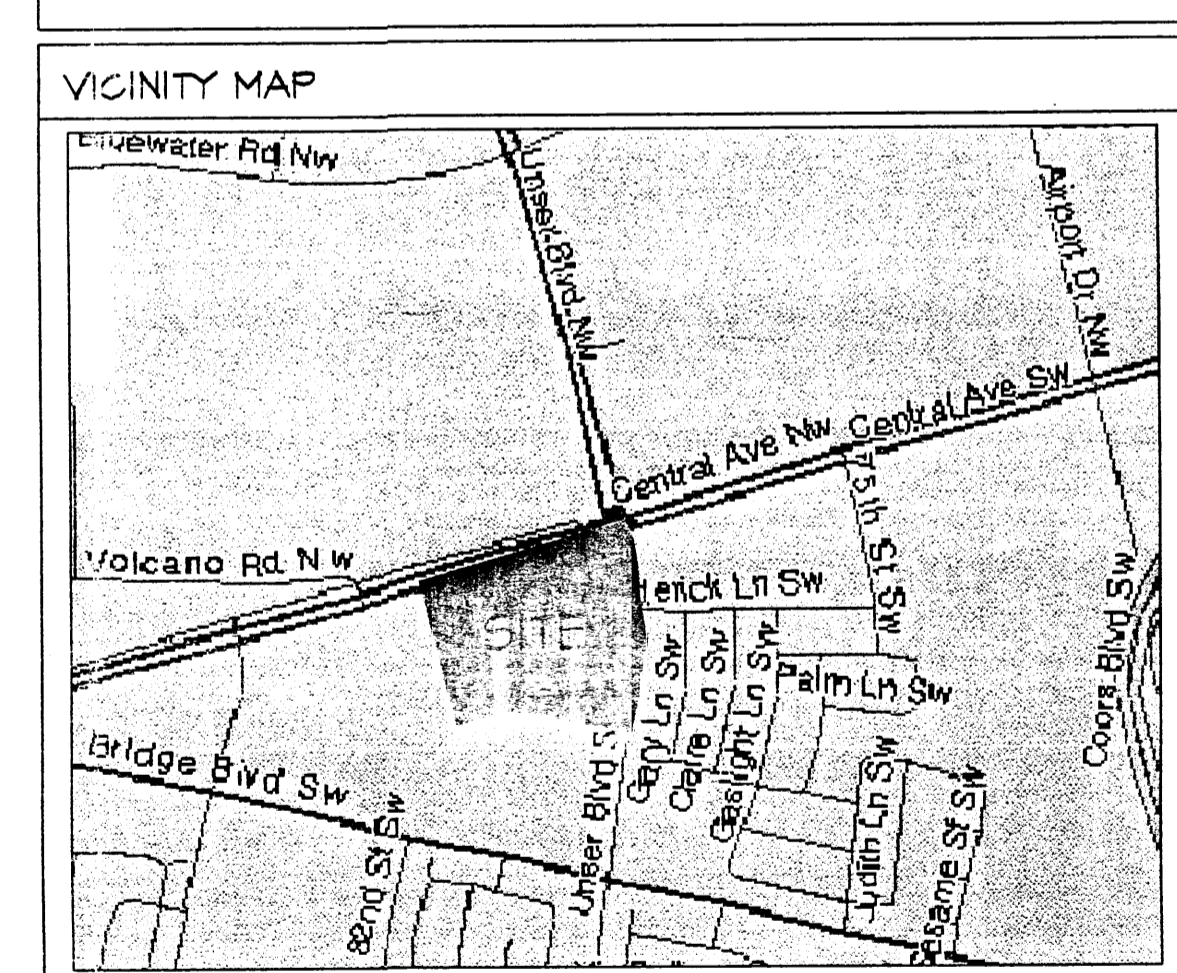


LEGAL DESCRIPTION
 TRACTS 4-A-1, 5-B-1 AND 5-B-2, LANDS OF MERCO PARTNERS AND TRACT 4-B, V.E. BARRETT SUBDIVISION, SECTION 22, T. 10N, R. 3E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEM MEXICO

SITE ANALYSIS
 ROAD FRONTAGE: WEST CENTRAL AVENUE UNSER BOULEVARD S.W.
 ACREAGE: 14.51 ACRES
 EXISTING ZONING: C-2
 PROPOSED ZONING: C-2 COMMUNITY COMMERCIAL, C-2 RESIDENTIAL THROUGH CONDITIONAL USE PERMIT
 EXISTING LAND USE: VACANT, UNDEVELOPED LAND
 PROPOSED LAND USE: MIXED USE COMMERCIAL, MIXED USE RESIDENTIAL - MAXIMUM 25 UNITS/AC
 ADJACENT USES: NORTH: W. CENTRAL AVENUE/COMMERCIAL, SOUTH: VACANT, UNDEVELOPED, EAST: UNSER BOULEVARD S.W./RESIDENTIAL, WEST: VACANT, UNDEVELOPED
 ADJACENT ZONING: NORTH: SU-1, IP (ACROSS CENTRAL AVE.), SOUTH: SU-1, O-1, EAST: C-2, RESIDENTIAL (ACROSS UNSER BLVD.), WEST: C-2
 FLOOD ZONE: ZONE X PER SURVEY PERFORMED BY SM SURVEYING, APRIL 2003.
 RIGHT OF WAY WIDTHS: WEST CENTRAL AVENUE: 204' EXISTING, UNSER BOULEVARD S.W.: 156' EXISTING

- GENERAL NOTES**
1. FUTURE BUILDINGS SHALL COMPLY WITH THE WEST ROUTE 66 DESIGN OVERLAY ZONE'S ARCHITECTURAL GUIDELINES.
 2. SITE PLAN SHALL COMPLY WITH THE WEST ROUTE 66 DESIGN OVERLAY ZONE.
 3. SITE SIGNAGE SHALL COMPLY WITH WEST ROUTE 66 SECTOR DEVELOPMENT PLAN.
 4. SITE LIGHTING SHALL COMPLY WITH THE WEST ROUTE 66 SECTOR DEVELOPMENT PLAN.
 5. ALL STREET/PARKING AREA AND CANOPY LIGHTS SHALL BE SHIELDED FROM VIEW OF RESIDENTIAL AREAS TO THE EAST.



PROJECT NUMBER: 1002971
 APPLICATION NUMBER: 03DRB-01692
 DRB SITE DEVELOPMENT PLAN APPROVAL:

[Signature] 12-17-03 DATE
 ENGINEER, TRANSPORTATION DIVISION
[Signature] 12-17-03 DATE
 UTILITIES DEVELOPMENT
[Signature] 12/17/03 DATE
 PARKS AND RECREATION DEPARTMENT
[Signature] 12-17-03 DATE
 CITY ENGINEER
 N/A ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE
 N/A SOLID WASTE MANAGEMENT DATE
[Signature] 12/17/03 DATE
 DRB CHAIRPERSON, PLANNING DEPARTMENT

LAND USE SUMMARY

TRACT *	PROPOSED USE	LOT SQ. FT.	ACREAGE	BUILDING ENVELOPE	F.A.R.	PARKING SP. REQ'D.	MAX. BLDG. HEIGHT	MIN. BLDG. SETBACKS
5-B-1-A	C-2	11,609.0 ±	1.64 ±	7,500	10.5%	PER CODE	PER CODE	PER CODE
B	C-2	50,475.6 ±	1.16 ±	9,000	9.9%	PER CODE	PER CODE	PER CODE
5-B-2-A	C-2	105,913 ±	2.42 ±	10,000	9.5%	PER CODE	PER CODE	PER CODE
A	C-2	66,823.0 ±	1.53 ±	9,000	15%	PER CODE	PER CODE	PER CODE
4-A-1-A	C-2 USE OR CONDITIONAL USE RESIDENTIAL IF APPROVED BY ZHE	331,891 ±	7.16 ±	MAX. 25 DU/AC	25.0%	PER CODE	PER CODE	PER CODE
	LOT 1 ROW TAKE	2,146.2 ±	.05 ±	N/A	N/A	N/A	N/A	N/A
	TOTAL	634,142.2 ±	14.56 ±	N/A	N/A	N/A	N/A	N/A
TRACT *	OPEN SPACE	REQUIRED	PROVIDED					
4-A-1-A	C-2 USE OR CONDITIONAL USE RESIDENTIAL IF APPROVED BY ZHE	31,200 SQ. FT. ±	11,240.5 SQ. FT. ±					

PRELIMINARY NOT FOR CONSTRUCTION

COMMERCIAL DEVELOPMENT ALBUQUERQUE, NM
 PROPOSED FOR SWC CENTRAL AVE. & UNSER BLVD.

CSHOA
 Specializing in architecture, engineering and planning

Highway Retail, Inc.
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 Saratoga, CA 95065
 Phone: (415) 331-3832
 info@highwayretail.com

PROJECT: 03036 DATE: 10/27/03
 DRAWN: SL CHECKED: JM

REVISIONS:
 11.03.03 DRB COMMENTS

RE-SUBMITTED FOR DRB 10/27/03

SHEET TITLE: SITE PLAN FOR SUBDIVISION

SHEET: 1.0