

PLAT OF TRACT F-7-A ATRISCO BUSINESS PARK, UNIT 3

WITHIN SECTION 15, T. 10 N., R. 2 E., N.M.P.M.,
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 2004

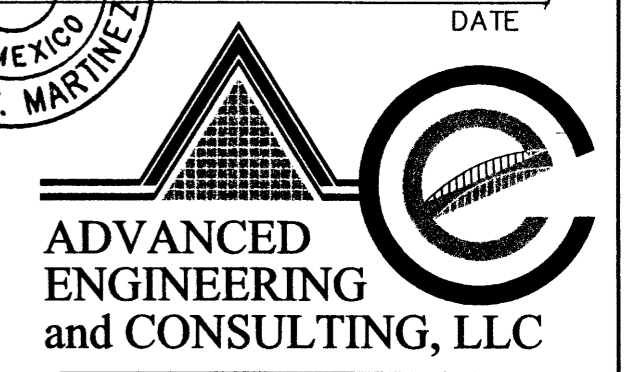
PROJECT NO. _____
APPLICATION NO. _____

UTILITY APPROVALS:

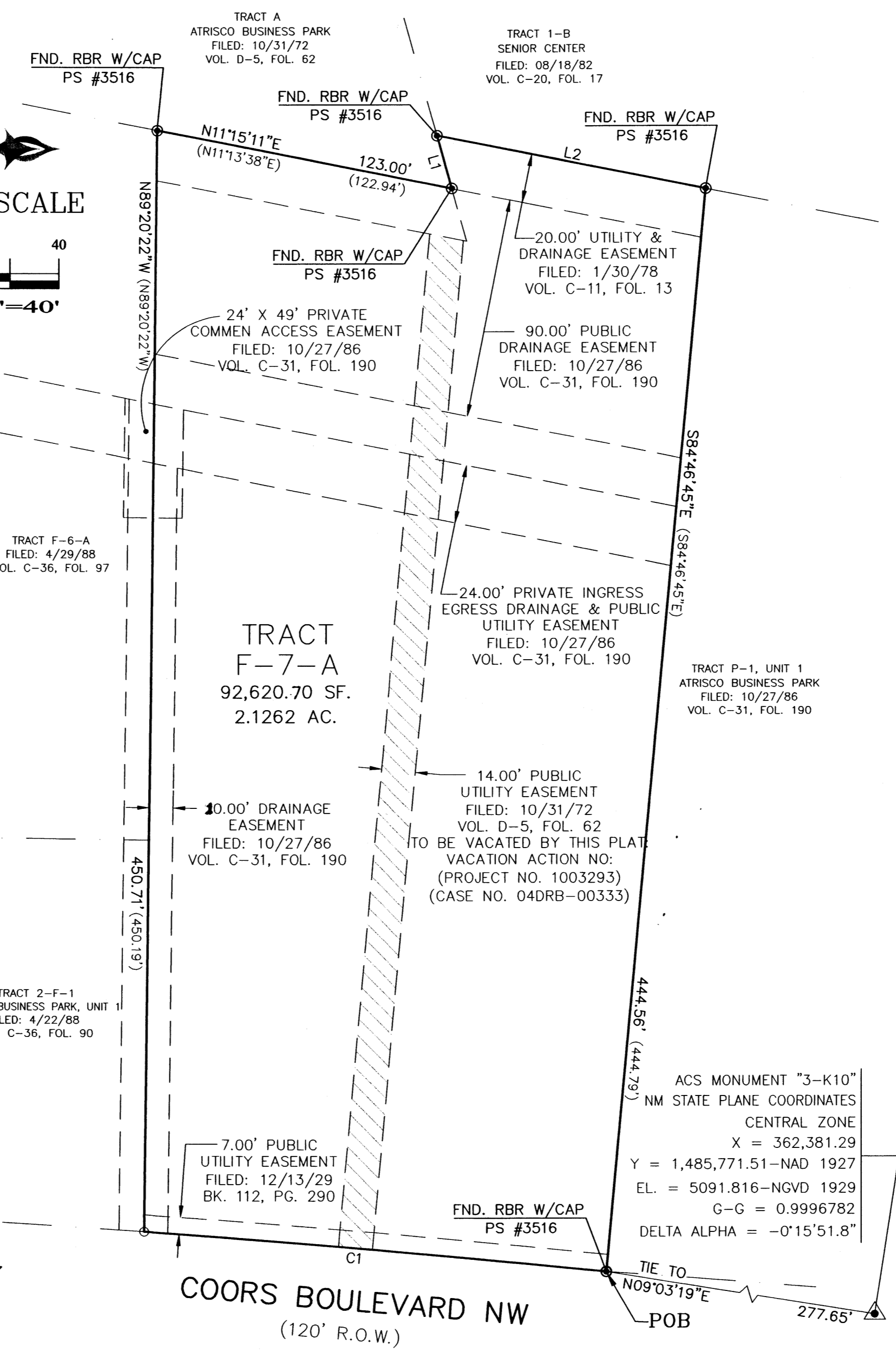
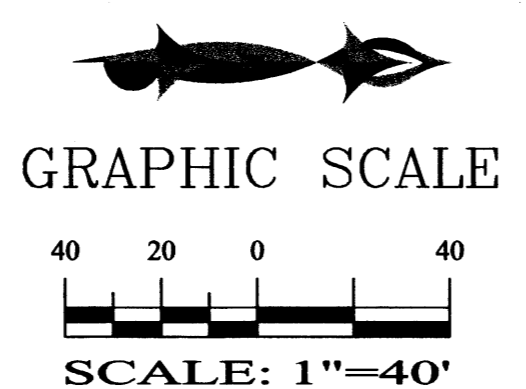
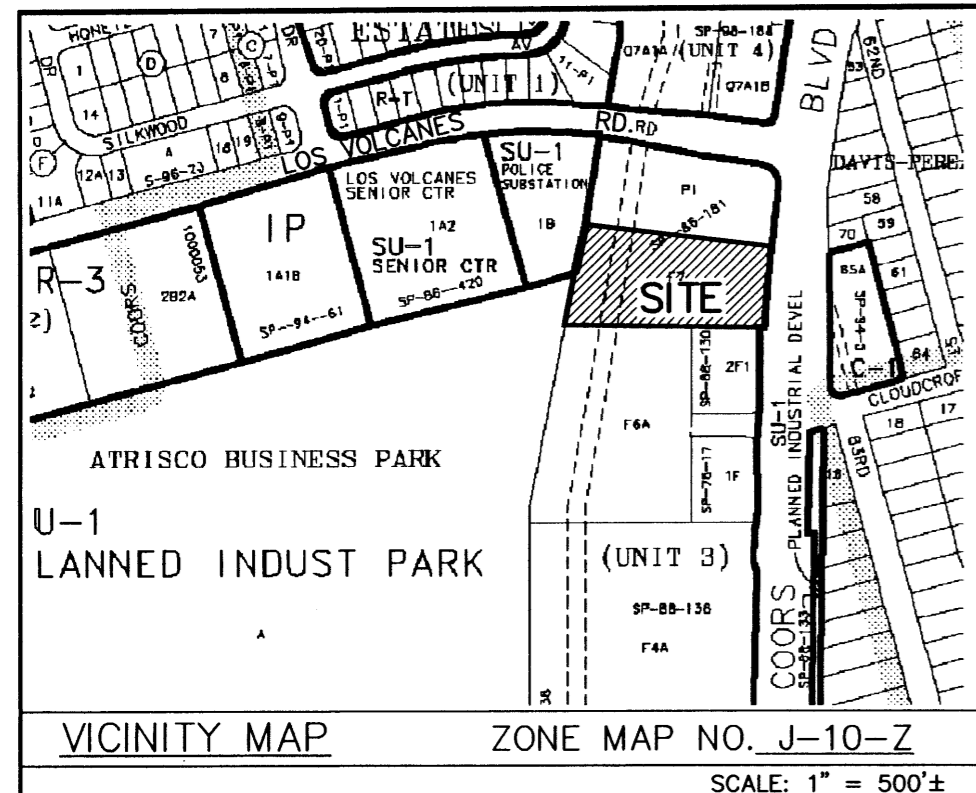
PNM ELECTRIC SERVICES _____ DATE _____
PNM GAS SERVICES _____ DATE _____
QWEST TELECOMMUNICATIONS _____ DATE _____
COMCAST APPROVALS: _____ DATE _____
REAL PROPERTY DIVISION _____ DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
UTILITIES DEVELOPMENT _____ DATE _____
PARKS AND RECREATION DEPARTMENT _____ DATE _____
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____ DATE _____
CITY ENGINEER _____ DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

SURVEYORS CERTIFICATE:
I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Leonard Martinez
LEONARD MARTINEZ P.S.
5-25-04
DATE



ADVANCED ENGINEERING and CONSULTING, LLC
4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505) 899-5570



DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO VACATE 14' PUBLIC UTILITY EASEMENT.

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF ALBUQUERQUE, NEW MEXICO COMPRISING TRACT F-7, ATRISCO BUSINESS PARK, UNIT 3, AS THE SAME IS SHOWN AND DESIGNATED ON THE "CORRECTED PLAT" OF ATRISCO BUSINESS PARK FILED FOR THE RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 27, 1986 IN VOLUME C-31, FOLIO 190, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF COORS BLVD. NW, FROM WHENCE THE ALBUQUERQUE CONTROL SURVEY MONUMENT "3-K10" BEARS, N. 09°03'19" E., 277.65 FEET; THENCE, FROM SAID POINT OF BEGINNING 189.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 5789.58' AND A CHORD WHICH BEARS S. 04°54'36" W., 189.84') TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE,

N. 89°20'22" W., 450.71 FEET TO AN ANGLE POINT; THENCE,
N. 11°15'11" E., 123.00 FEET TO AN ANGLE POINT; THENCE,
S. 74°29'58" W., 22.51 FEET TO AN ANGLE POINT; THENCE,
N. 11°16'51" E., 111.95 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE,
S. 84°46'45" E., 444.56 FEET TO AN ANGLE POINT AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; CONTAINING 2.1262 ACRE (92,620.70 SQUARE FEET), MORE OR LESS.

GENERAL NOTES:

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 2.1262 ACRES.
- TALOS LOG NO. 2004221742
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD,1927.
- BEARINGS ARE GRID, DISTANCES ARE GROUND.
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: *Mayme Brunacini* DATE: 5-25-04
OWNER(S) PRINT NAME: MAYME BRUNACINI

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF May

20 04, BY Mayme Brunacini, owner

Shahram Biazar
OFFICIAL SEAL
SHAHRAM BIAZAR
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 1-30-07
MY COMMISSION EXPIRES:

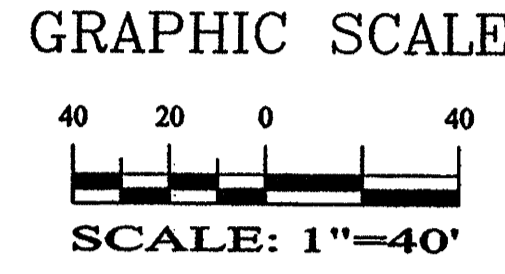
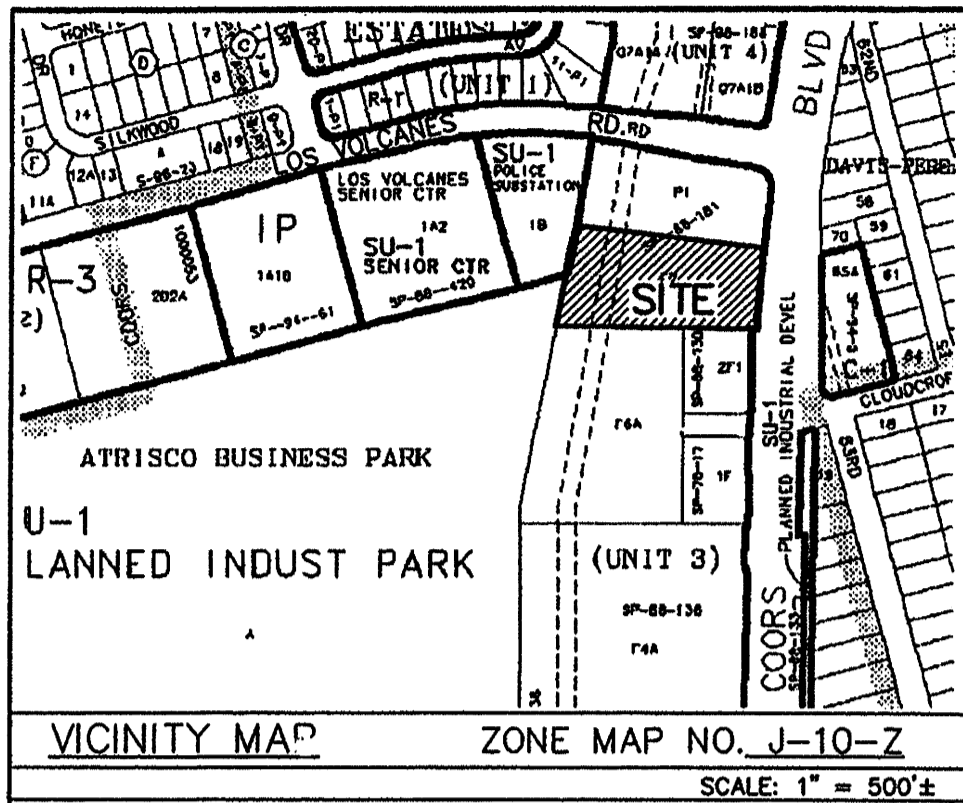
LINE TABLE

LINE	LENGTH	BEARING
L1	22.51 (22.30)	S74°29'58"W (S74°59'22"W)
L2	111.95	N11°16'51"E (N11°13'38"E)

CURVE TABLE

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AGIS



PLAT OF
TRACT F-7-A
ATRISCO BUSINESS PARK, UNIT
WITHIN SECTION 15, T. 10 N., R. 2 E., N.M.P.M.,
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 2004

PROJECT NO. 1003293
APPLICATION NO. 04-00838
UTILITY APPROVALS:
PNM ELECTRIC SERVICES DATE
PNM GAS SERVICES DATE
QWEST TELECOMMUNICATIONS DATE
COMCAST DATE

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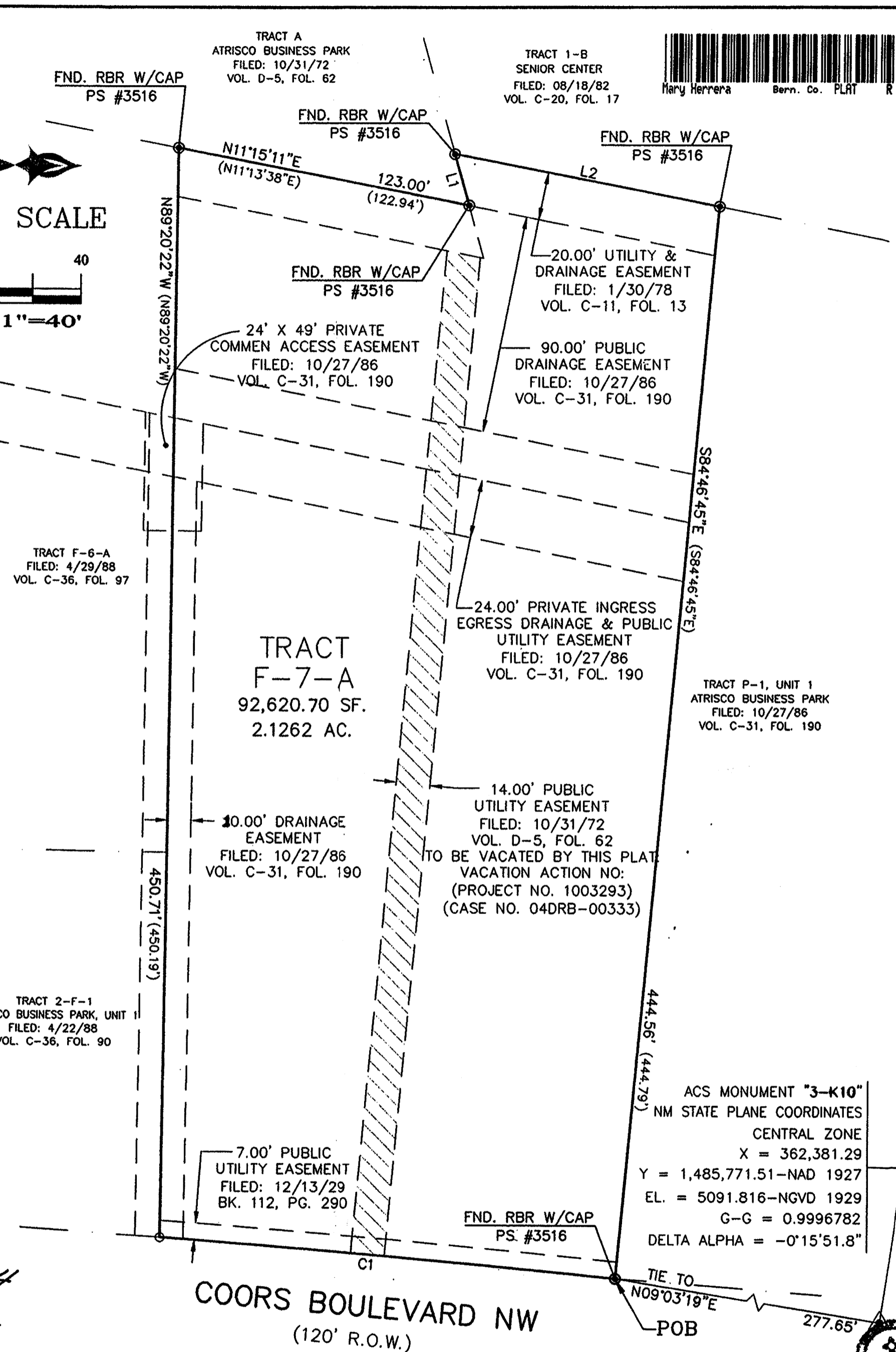
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APPROVALS:
[Signature] 5-27-04
CITY SURVEYOR DATE
[Signature] 6-1-04
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
[Signature] 6/2/04
UTILITIES DEVELOPMENT DATE
[Signature] 6/11/04
PARKS AND RECREATION DEPARTMENT DATE
[Signature] 6/1/04
ALBUQUERQUE METROPOLITAN ARROSO FLOOD CONTROL AUTHORITY DATE
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CITY ENGINEER DATE
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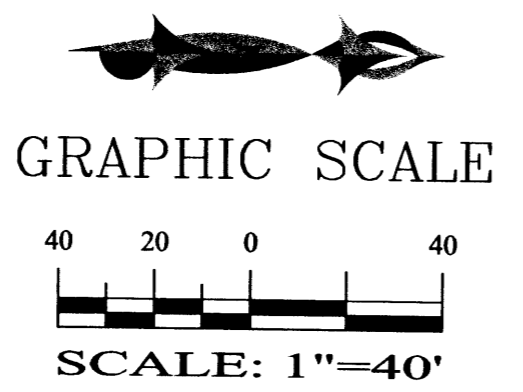
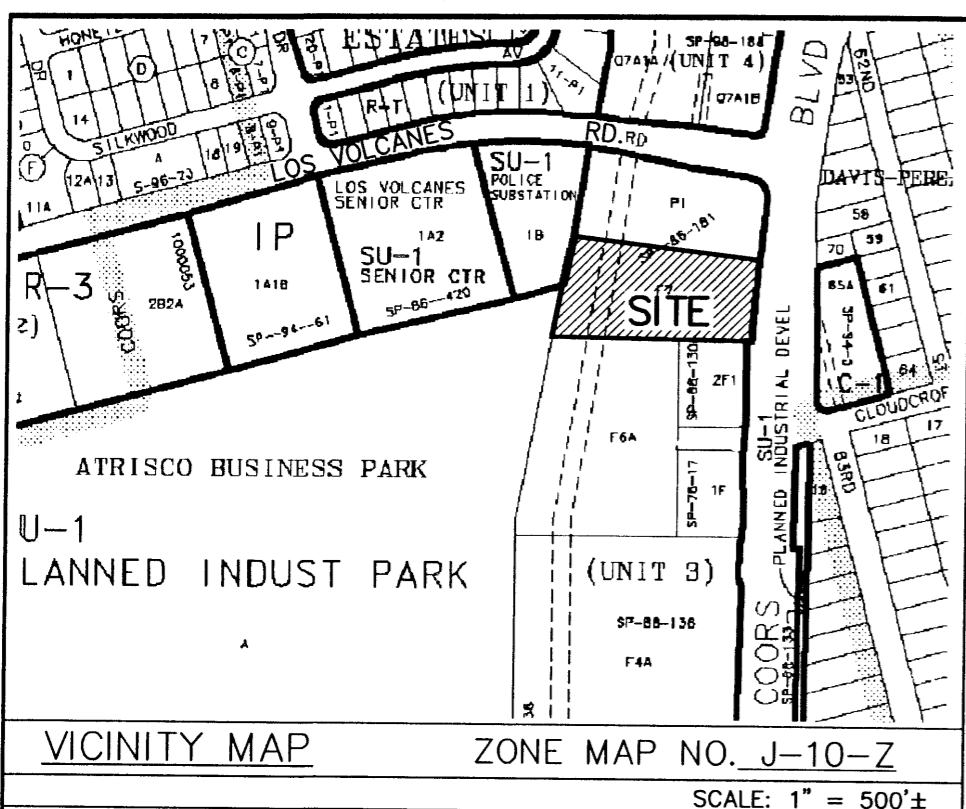
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC # 1 010 058 475 106 40607

PROPERTY OWNER OF RECORD: Mayme Brunacini
BERNALILLO CO. TREASURER'S OFFICE: [Signature] 6/6/04



4416 ANAHEIM AVE., NE
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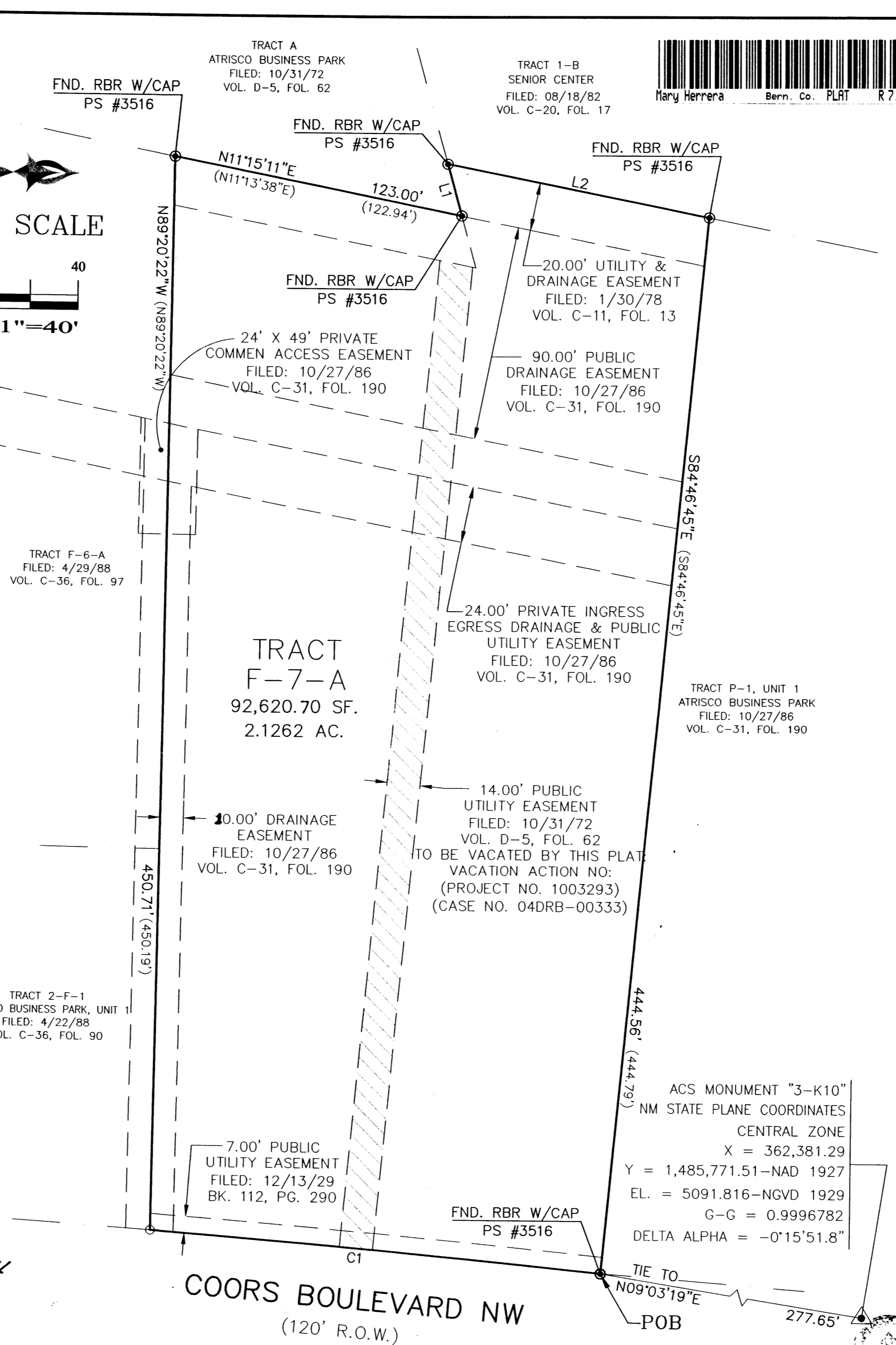
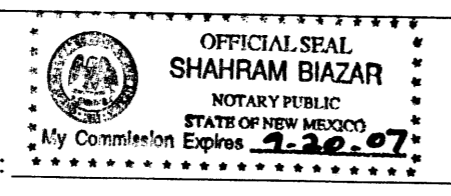
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STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

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20 04, BY Mayme Brunacini, owner

Shahram Biazar
NOTARY
MY COMMISSION EXPIRES: 2-22-07



LINE TABLE

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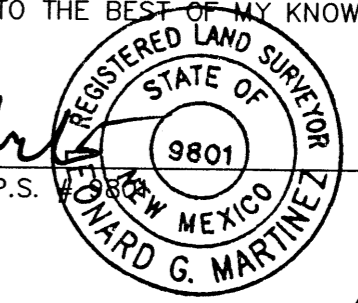
APPROVALS:

<u>[Signature]</u>	CITY SURVEYOR	<u>5-27-04</u>	DATE
<u>N/A</u>	REAL PROPERTY DIVISION		DATE
<u>[Signature]</u>	TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>6-1-04</u>	DATE
<u>[Signature]</u>	UTILITIES DEVELOPMENT	<u>6/2/04</u>	DATE
<u>[Signature]</u>	PARKS AND RECREATION DEPARTMENT	<u>6/1/04</u>	DATE
<u>[Signature]</u>	ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	<u>6/1/04</u>	DATE
<u>[Signature]</u>	CITY ENGINEER	<u>6/1/04</u>	DATE
<u>[Signature]</u>	DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>6/2/04</u>	DATE

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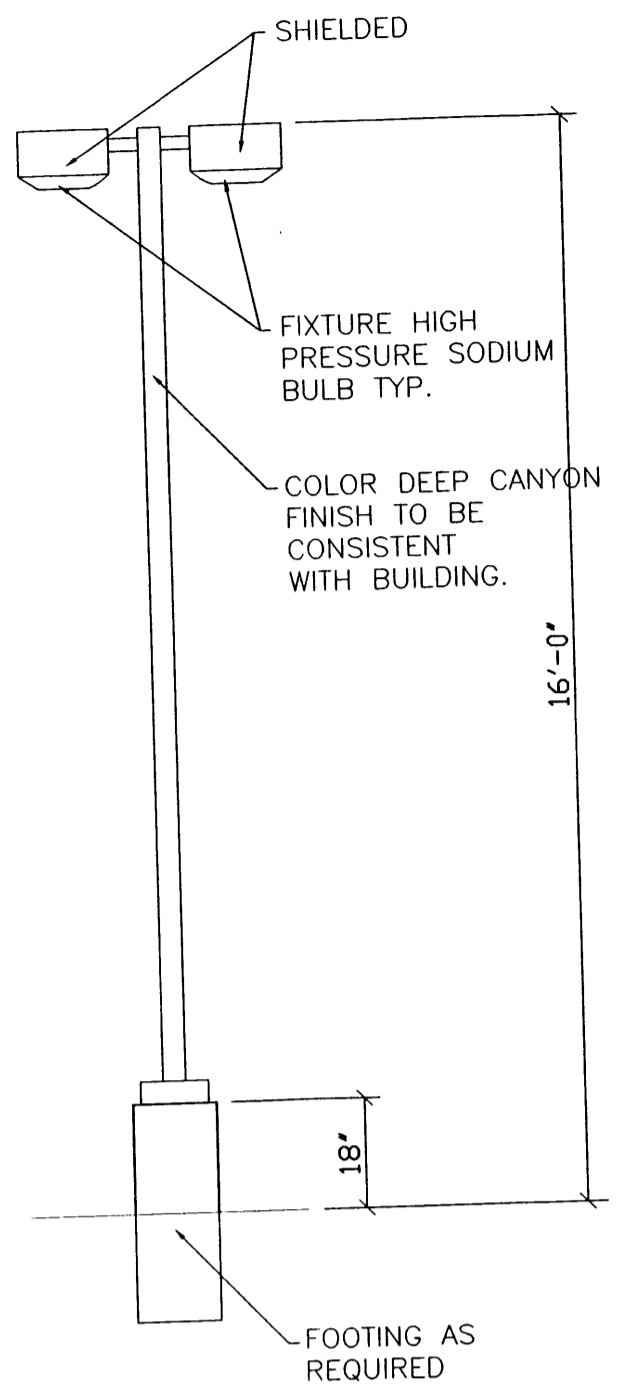


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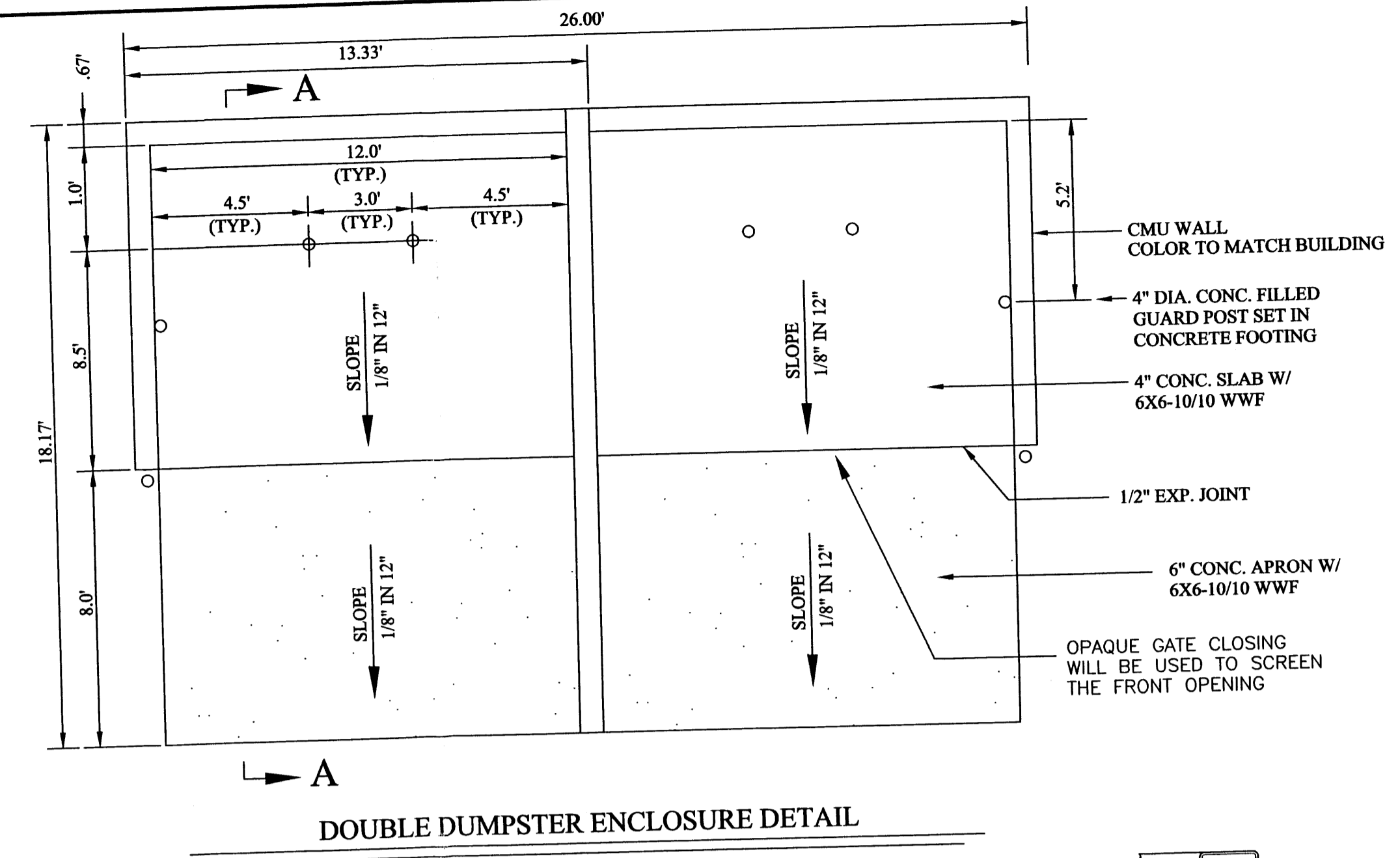
PROPERTY OWNER OF RECORD: Mayme Brunacini
BERNALILLO CO. TREASURER'S OFFICE: Conchita Rueda 6/1/04

ADVANCED
ENGINEERING
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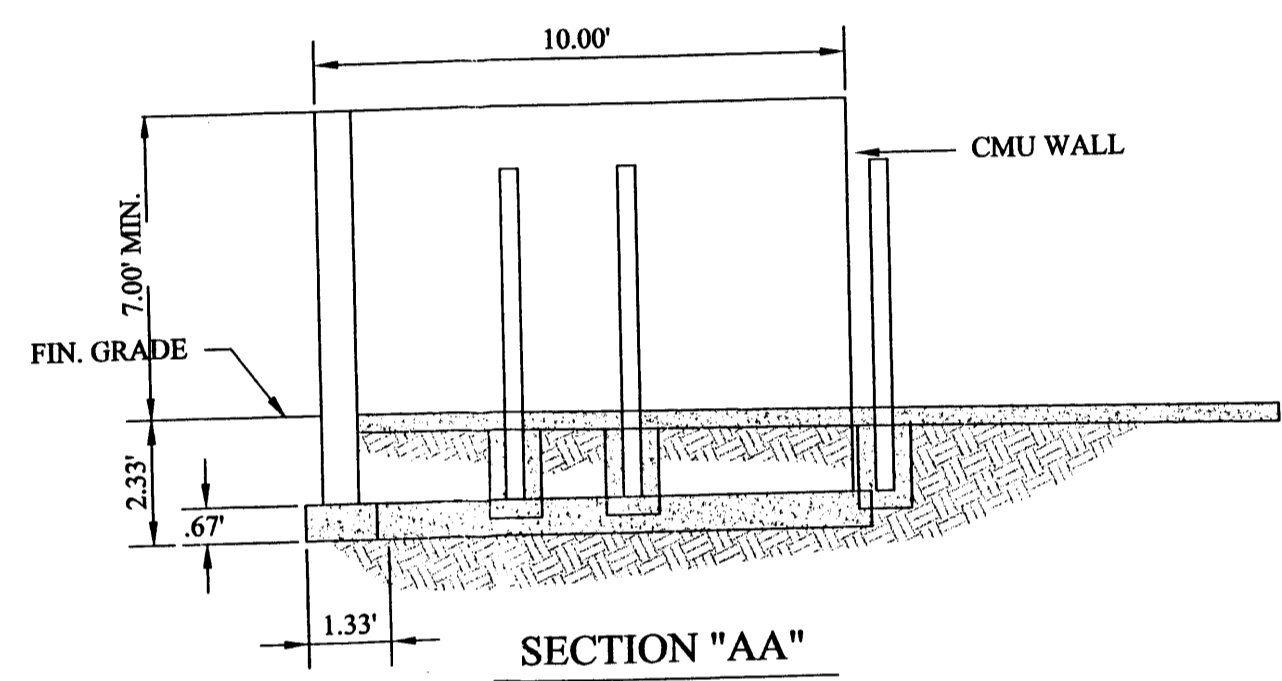
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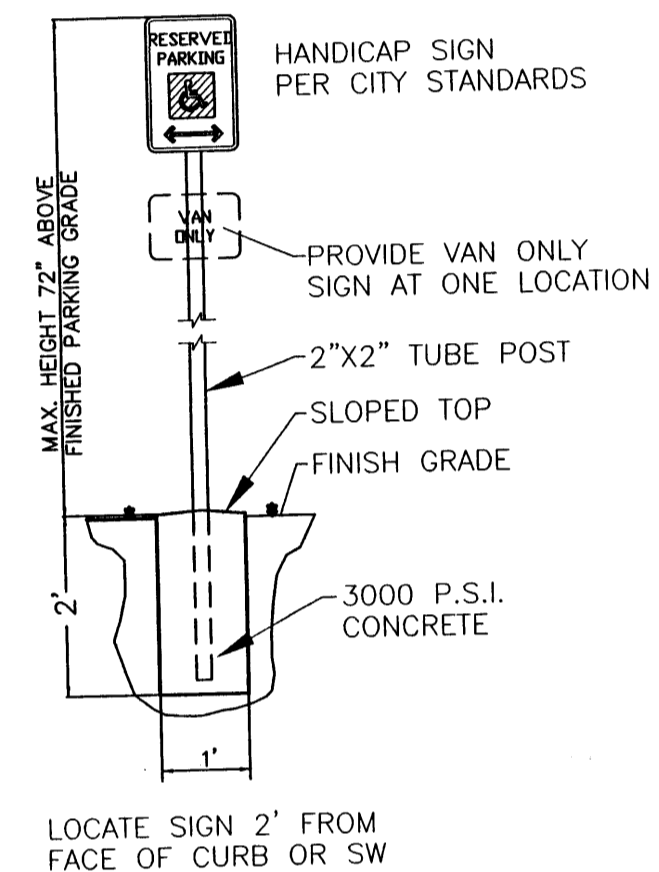
POLE LIGHT DETAIL - TYP.
NTS



DOUBLE DUMPSTER ENCLOSURE DETAIL
NTS



SECTION "AA"
NTS



HANDICAP SIGN DETAIL
NTS

LEGEND

- BOUNDARY LINE
- - - EASEMENT
- ▨ PROPOSED SIDEWALK
- ▩ EXISTING SIDEWALK
- ▭ BUILDING
- ▭ PROPOSED POND
- ▭ PROPOSED MOUNTABLE CURB
- ▭ PROPOSED TURNDOWN SIDEWALK
- ▭ PROPOSED RETAINING WALL
- ▭ EXISTING CURB & GUTTER
- ⊙ EXISTING STREET LIGHT
- ⊙ EXISTING POWER POLE
- ▭ PROPOSED BIKE RACK
- ▭ PROPOSED MONUMENT SIGN
- CLEAN OUT
- NEW WATER SERVICE
- NEW SAS SERVICE
- ⊙ SINGLE SERVICE METER
- ⊙ EXISTING SAS MANHOLE
- ⊙ NEW FIRE HYDRANT
- ⊙ INSTALL TEE
- ⊙ COMPACT PARKING
- ⊙ LIGHT

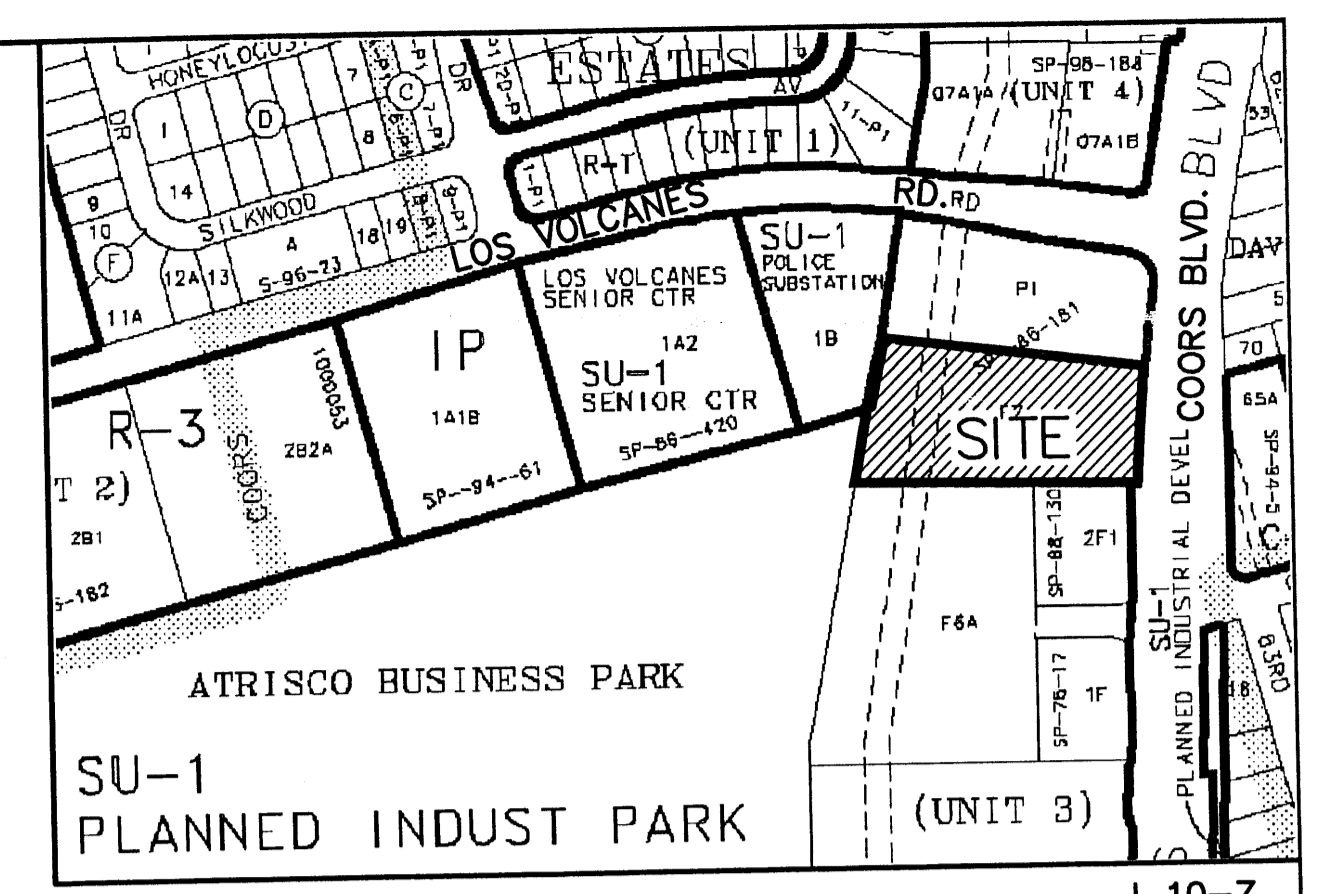
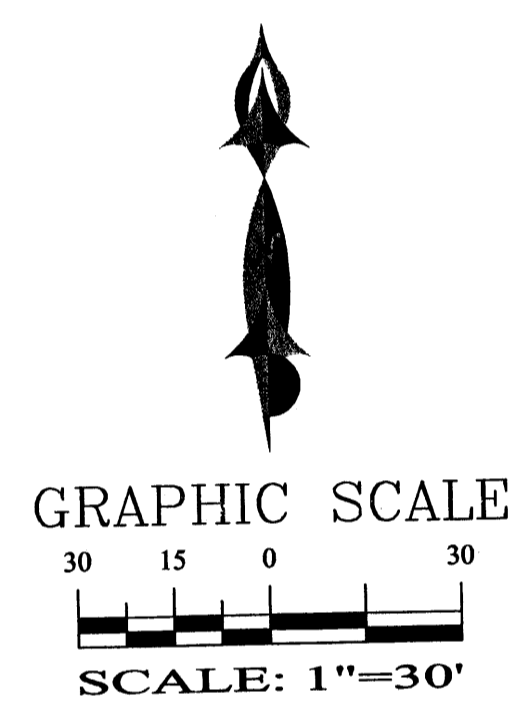
SITE DATA

PROPOSED USAGE: RETAIL
 EXISTING LOT AREA: 92,642.11 SQ. FT. (2.1267 AC.)
 GROSS BUILDING AREA: 22,616.50 SQ. FT.
 ZONING: SU-1 FOR O-1 AND C-2
 CONSTRUCTION TYPE: II N

LANDSCAPE CALCULATIONS:
 NET LOT AREA: 70,025.61 SQ. FT. ±
 LANDSCAPING REQUIRED: 14,005.00 SQ. FT. ±
 LANDSCAPE PROVIDED: 17,334.00 SQ. FT. ±

PARKING CALCULATIONS:
 PARKING REQUIRED: COMMERCIAL AREA: 22,616.50 GSF / 200 GSF 113 SPACES
 PARKING CREDIT: 11 SPACES
 10% WITHIN 300' OF TRANSIT SYSTEM (ROUTE COORS 90) BUS STOP ±100' FROM PROPERTY: 102 SPACES
 TOTAL PARKING REQUIRED: 102 SPACES
 TOTAL PARKING PROVIDED: 102 SPACES
 HC PARKING REQUIRED: 8 SPACES
 HC PARKING PROVIDED: 8 SPACES
 BICYCLE SPACES REQUIRED: 4 SPACES
 BICYCLE SPACES PROVIDED: 4 SPACES

- NOTES:**
- EXISTING CURB AND GUTTER.
 - NEW UNIDIRECTIONAL WHEELCHAIR RAMP PER COA STD. DWG. #2426.
 - NEW ENTRANCE PER COA STANDARD DRAWING #2426.
 - NEW ASPHALT PAVING AREA.
 - NEW TURNDOWN SIDEWALK.
 - NEW MOUNTABLE CURB PER COA STANDARD DRAWING #2415.
 - NEW SIDEWALKS PER COA STANDARD DRAWING #2430.
 - INSTALL HANDICAP SIGN, SEE DETAIL THIS SHEET.
 - EXISTING SIDEWALK.
 - INSTALL DOUBLE TRASH ENCLOSURE.
 - EXISTING FH AND STREET LIGHT TO BE RELOCATED.
 - MONUMENT SIGN, SEE THIS SHEET FOR DETAIL.
 - INSTALL SINGLE 1" WATER LINE SERVICE.
 - INSTALL 6" SAS SERVICE.
 - NEW 400W METAL HALIDE SITE LIGHTING, SEE DETAIL THIS SHEET.



LEGAL DESCRIPTION:
 TRACT F-7-A, ATRISCO BUSINESS PARK, UNIT 3
 CONTAINING 2.1267 ACRE (92,642.11 SQ. FT.)
 MORE OR LESS.

SHEET INDEX

- SITE PLAN
- LANDSCAPING PLAN
- GRADING AND DRAINAGE PLAN
- ELEVATION PLAN

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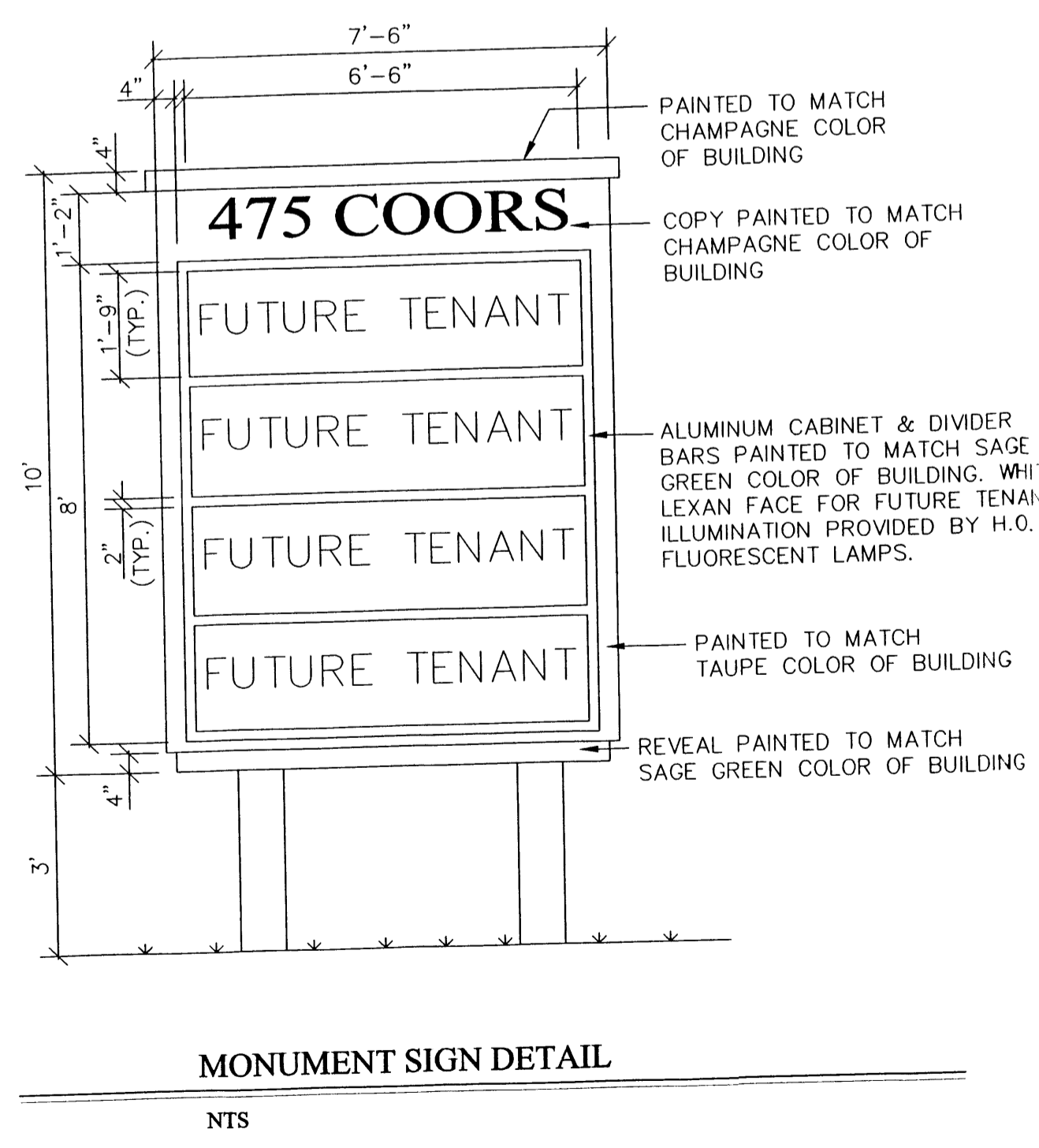
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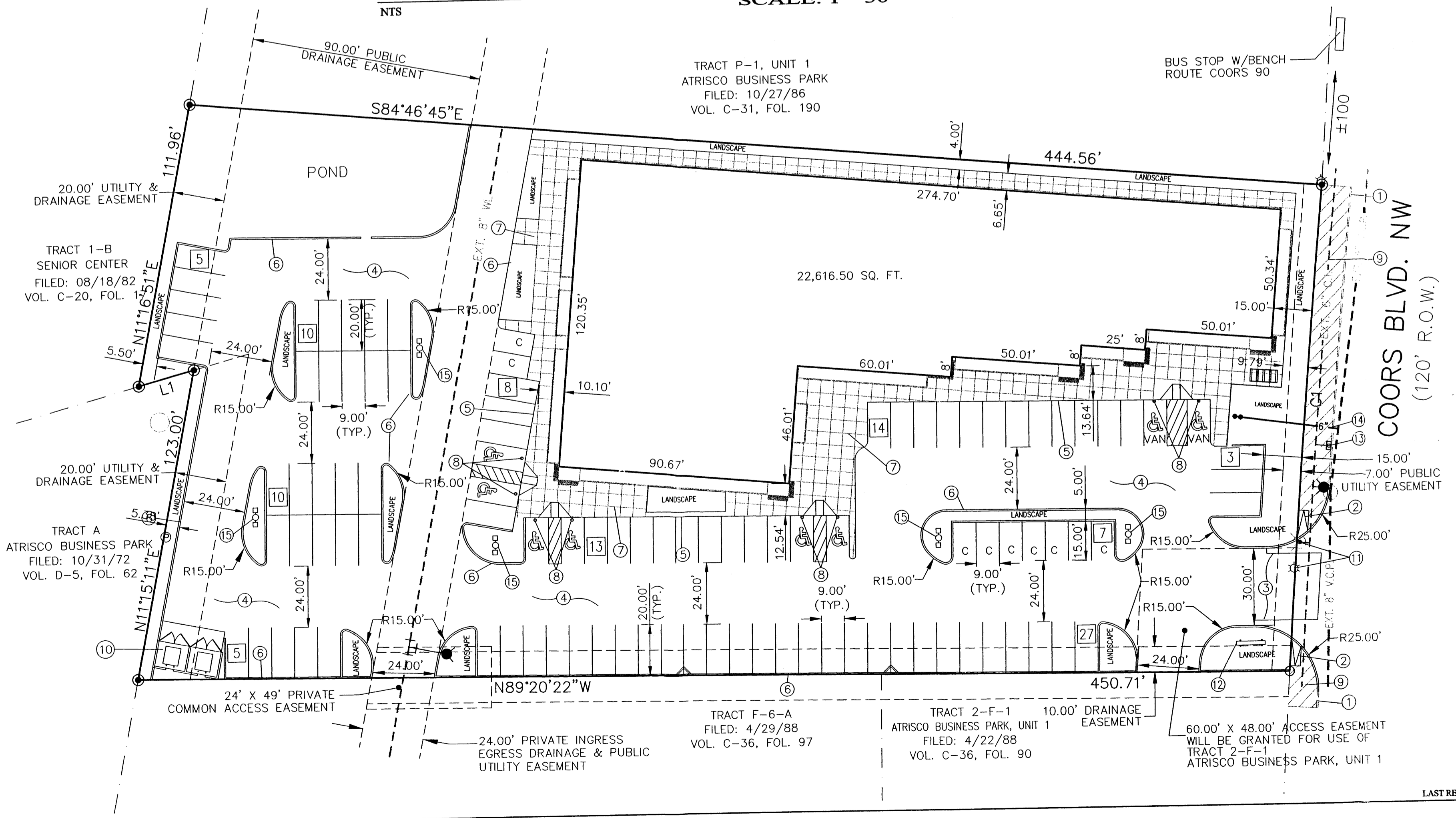
THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED _____, AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED. IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) NO IF YES, THEN A SET OF APPROVED 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:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



MONUMENT SIGN DETAIL
NTS



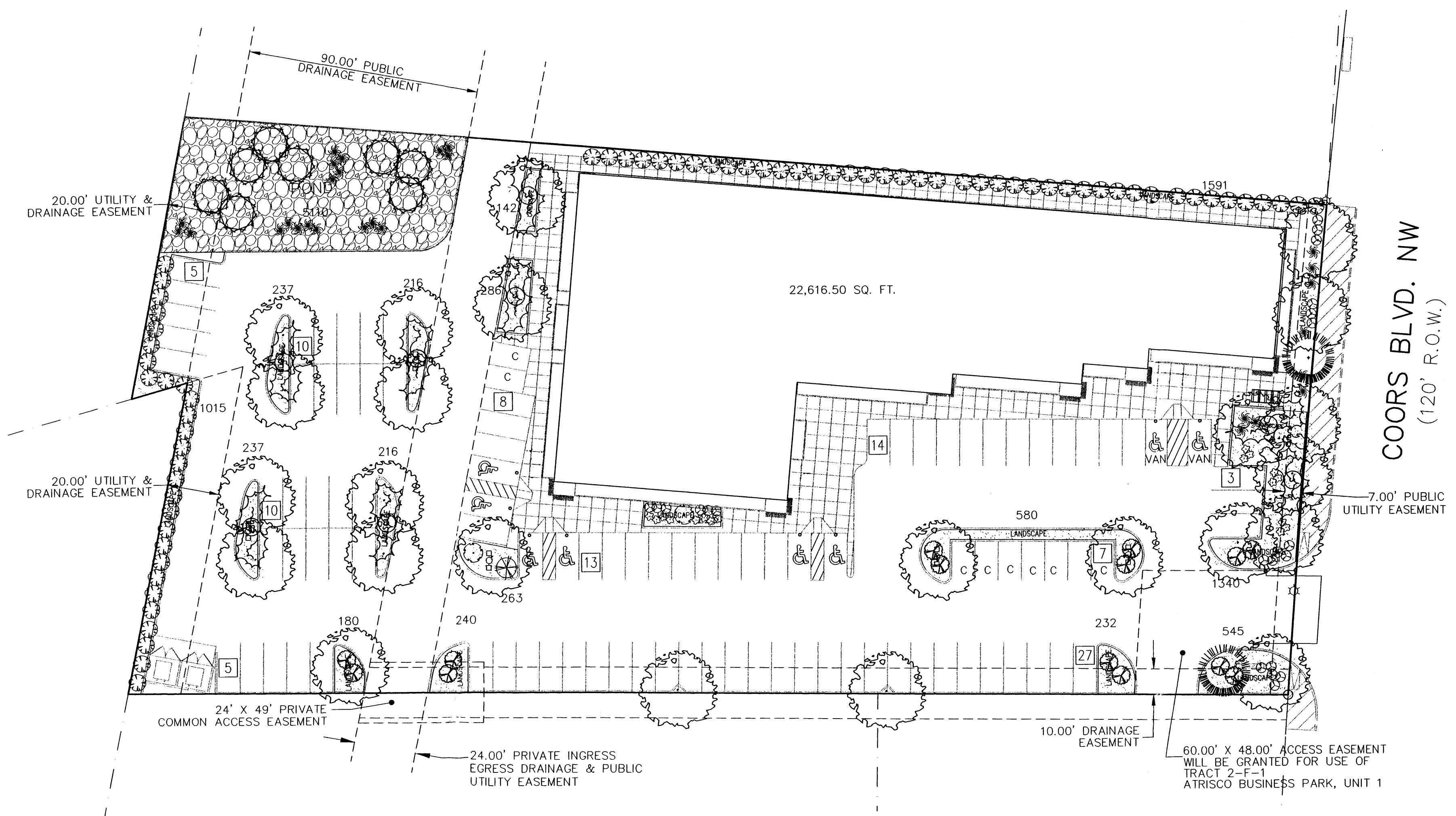
SHAHAB BIAZAR
 REGISTERED PROFESSIONAL ENGINEER
 NEW MEXICO 13479

ADVANCED ENGINEERING and CONSULTING, LLC
 4416 ANAHEIM AVE., NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505)899-5570

TRACT F-7-A, ATRISCO BUSINESS PARK
 3DRBP SITE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
200406-SITE.DWG	SHH	07-22-2004	1 OF 4

LAST REVISION: 09-28-04



LANDSCAPE CALCULATIONS

TOTAL LOT AREA	92,642.11	square feet
TOTAL BUILDINGS AREA	22,616.50	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	70,025.61	square feet
TOTAL PARKING/PAVING	44,476	square feet
LANDSCAPE REQUIREMENT	20% OF PARKING AREA	
TOTAL LANDSCAPE REQUIREMENT	8,895	square feet

TOTAL BED PROVIDED	7603	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	5702	square feet
TOTAL GROUNDCOVER PROVIDED	5750	square feet

TOTAL PONDING AREA	5110	square feet
TOTAL NON-PUBLIC SIDEWALK	33127	square feet
TOTAL NON-PUBLIC SIDEWALK, TO COUNT AS LANDSCAPING (max. 33% of landscape required)	4621	square feet
TOTAL SOD AREA	0	square feet
TOTAL NATIVE SEED AREA	0	square feet
TOTAL LANDSCAPE PROVIDED	17334	square feet

STREET TREE REQUIREMENTS
 Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

COORS BLVD.	Required 6	Provided 6
-------------	------------	------------

PLANT LEGEND

	CHINESE PISTACHE OR LOCUST 24 Pistachia Chinesis Robinia 2" Gal.		AUSTRIAN PINE (H) 2 Pinus nigra 6'-8'
	DESERT WILLOW (L) 8 Chilopsis linearis 15 Gal.		CREeping ROSEMARY 17 Rosmarinus officinalis 2 Gal. 9sf
	SILVERBERRY (M) 1 Elaeagnus pungens 5 Gal. 100sf		HONEYSUCKLE (M) 14 Lonicera sempervirens 1 Gal. 120sf Unstaked-Groundcover
	DWARF BUTTERFLY BUSH 2 Buddleia davidii 5 Gal. 25sf		CHAMISA (L) 70 Chrysothamnus nauseosus 1 Gal. 25sf
	MAIDENCRASS (M) 29 Miscanthus sinensis 5 Gal. 16sf		WILDFLOWER 22 1 Gal. 4sf
	3/4" GRAY GRAVEL WITH FILTER FABRIC		GRAYLEAF COTONEASTER 24 Cotoneaster buxifolius 5 Gal. 81sf Symbol indicates 3 plants
	RIP RAP		

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

3/4" Gray Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

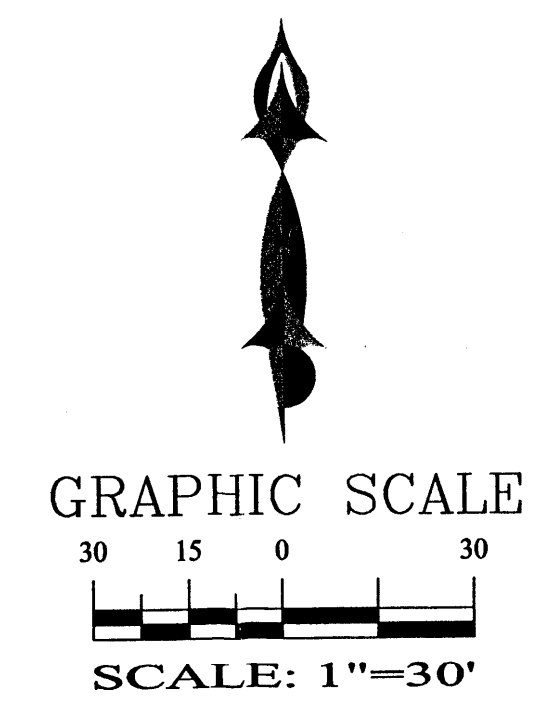
Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

The Hilltop

LANDSCAPE ARCHITECTS & CONTRACTORS
 Cont. Lic. #26458
 7909 Edith N.E.
 Albuquerque, NM 87184
 Ph. (505) 898-9690
 Fax (505) 898-7737
 cmd@hilltoplandscaping.com

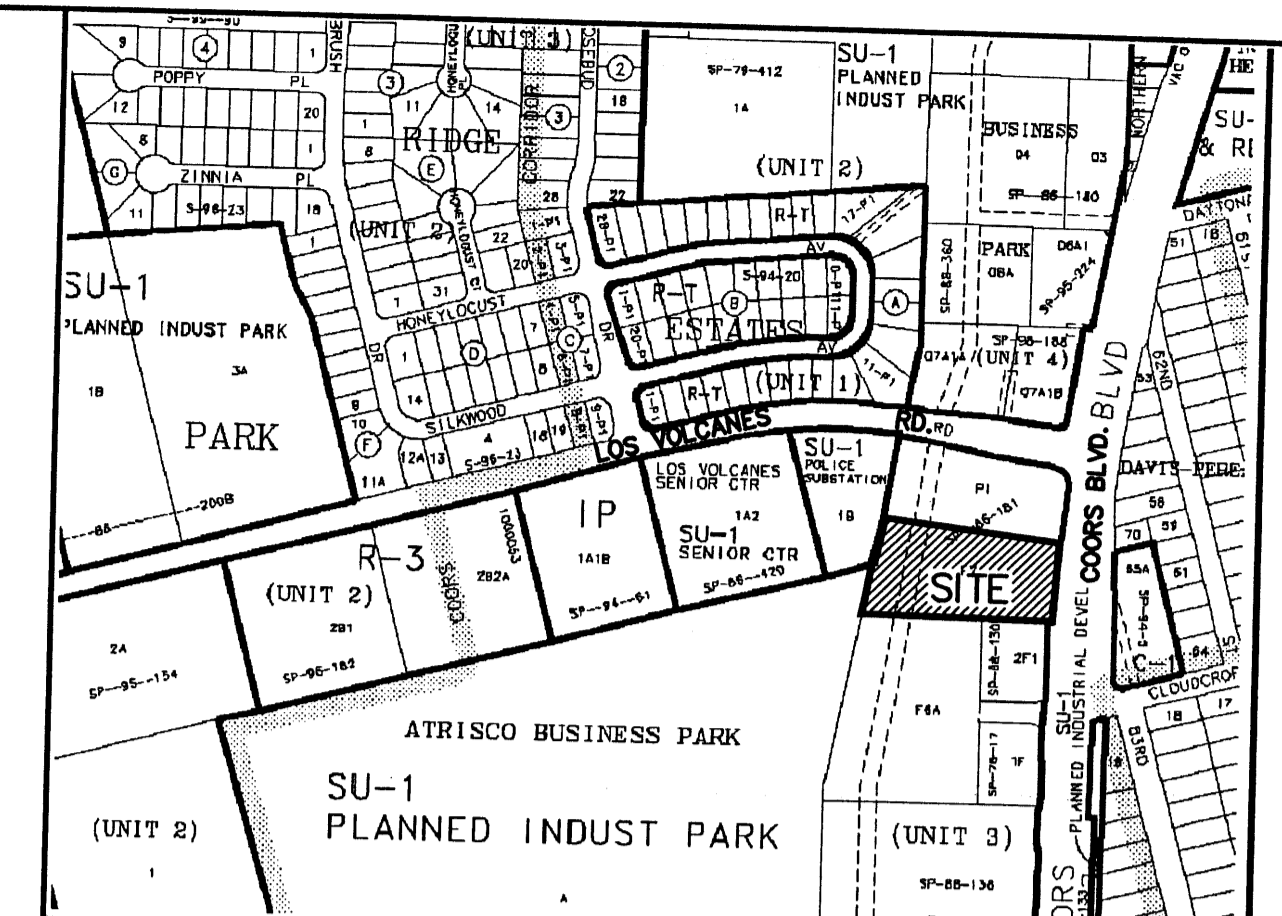


4416 ANAHEIM AVE. NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505)899-5570

**TRACT F-7-A, ATRISCO BUSINESS PARK
 LANDSCAPING PLAN**

DRAWING:	DRAWN BY:	DATE:	SHEET #
200406-LS.DWG	SHH	07-22-2004	2 OF 4

LAST REVISION: 09-28-04

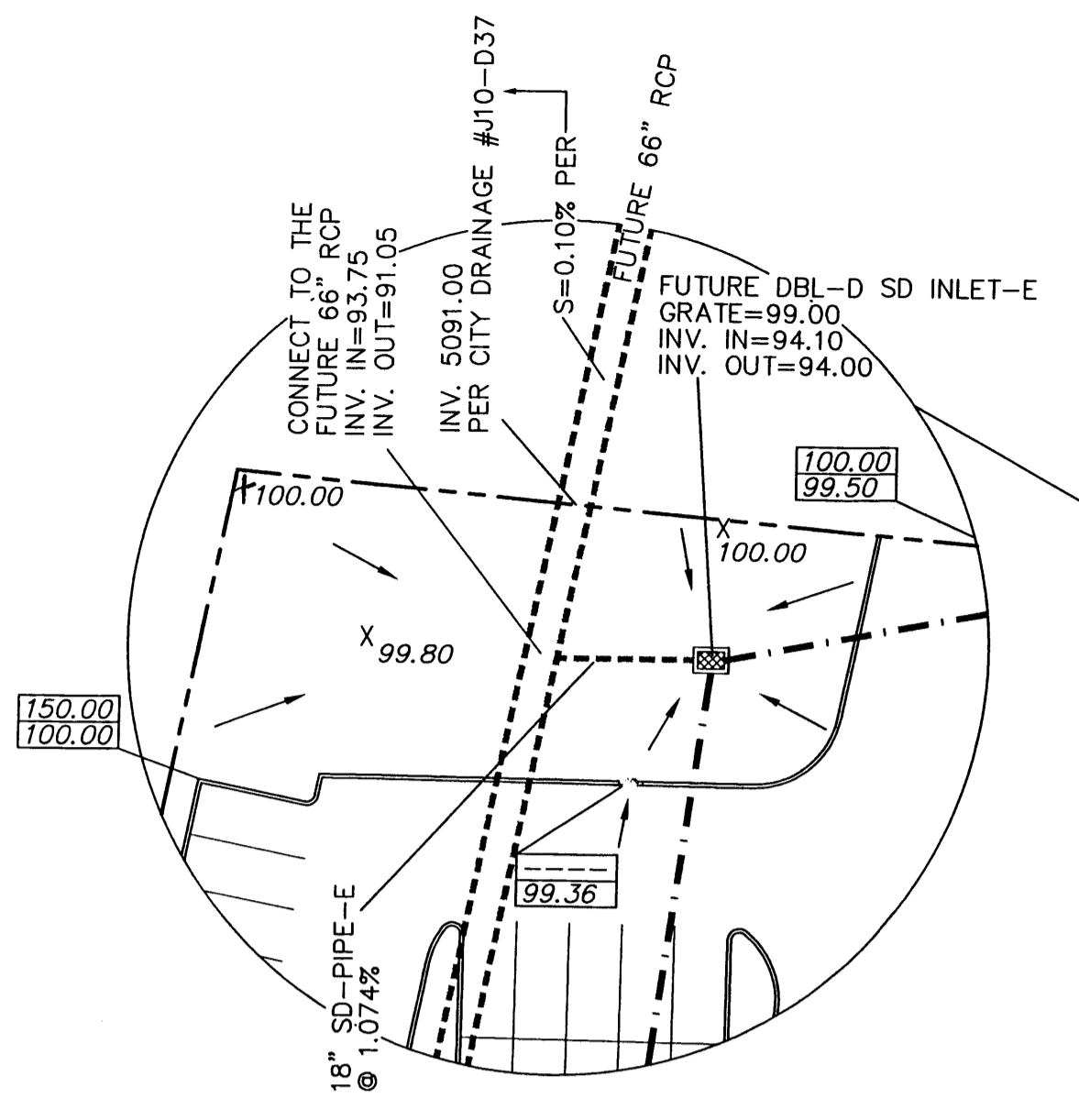
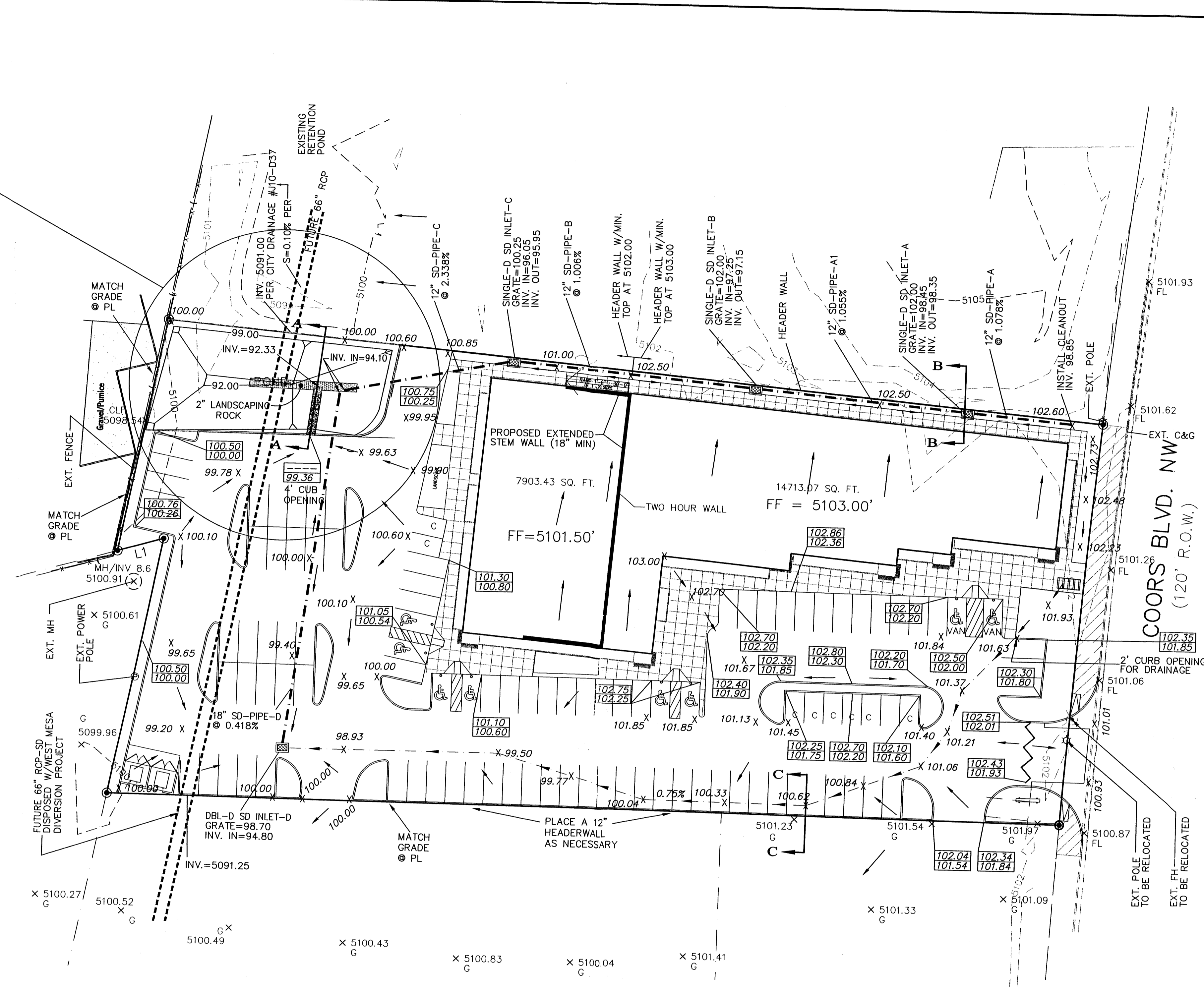


VICINITY MAP: J-10-Z

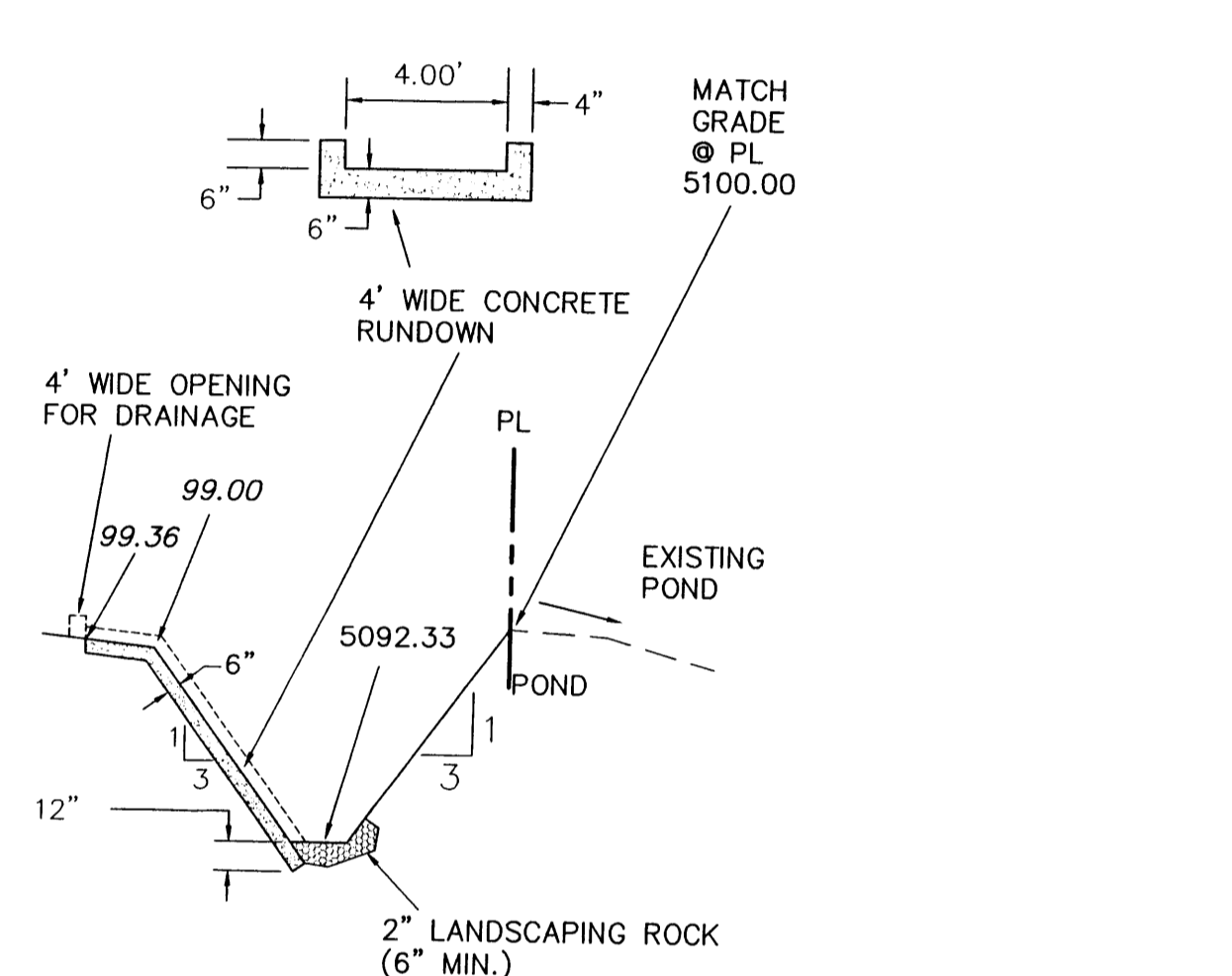
LEGAL DESCRIPTION:
 TRACT F-7-A, ATRISCO BUSINESS PARK, UNIT 3
 CONTAINING 2.1267 ACRE (92,642.11 SQUARE FEET)
 MORE OR LESS.

LEGEND

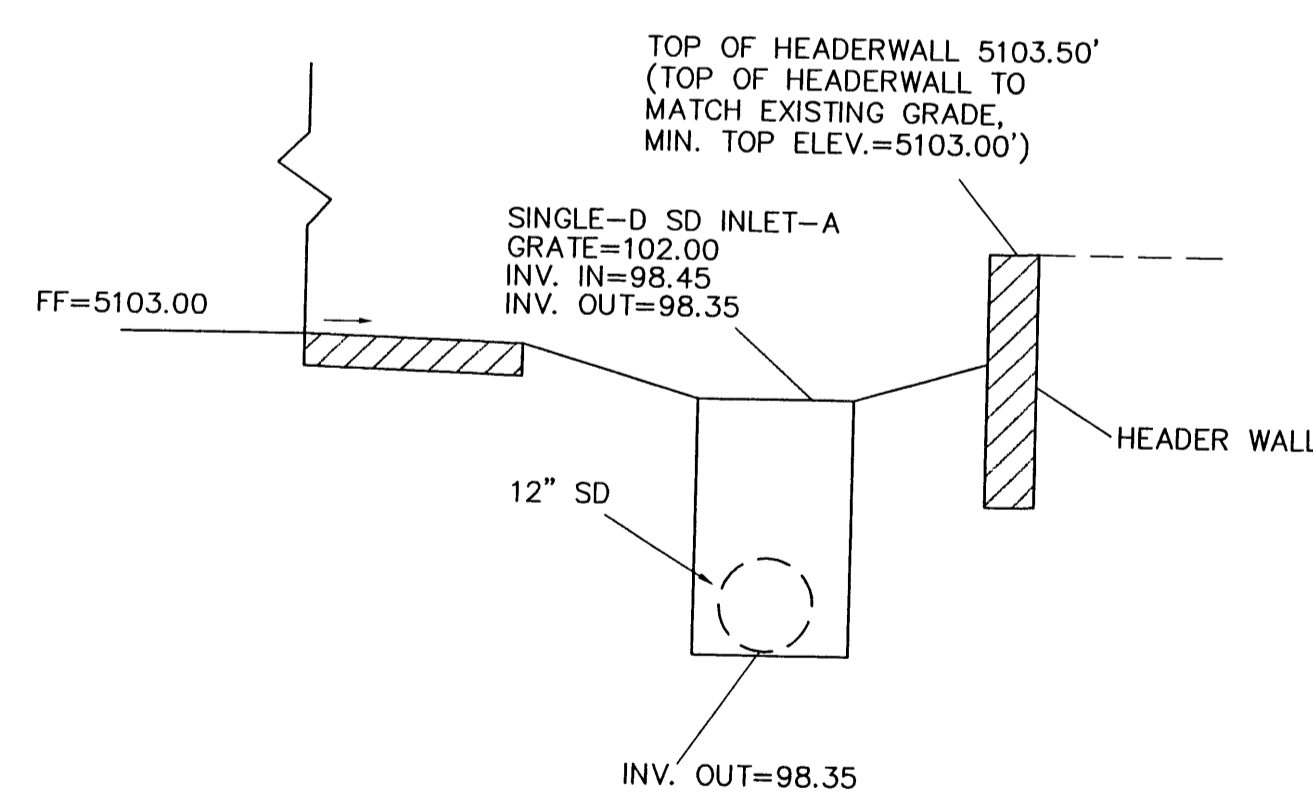
	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	LIMITS OF TOP OF EXISTING SLOPE
	PROPOSED GRADE
	PROPOSED SPOT ELEVATION
	EXISTING POWER LINES
	EXISTING FENCE
	EXISTING GARDEN WALL
	PROPOSED RETAINING WALL
	PROPOSED EXTENDED STEM WALL
	EXISTING GRADE
	FLOW PATH



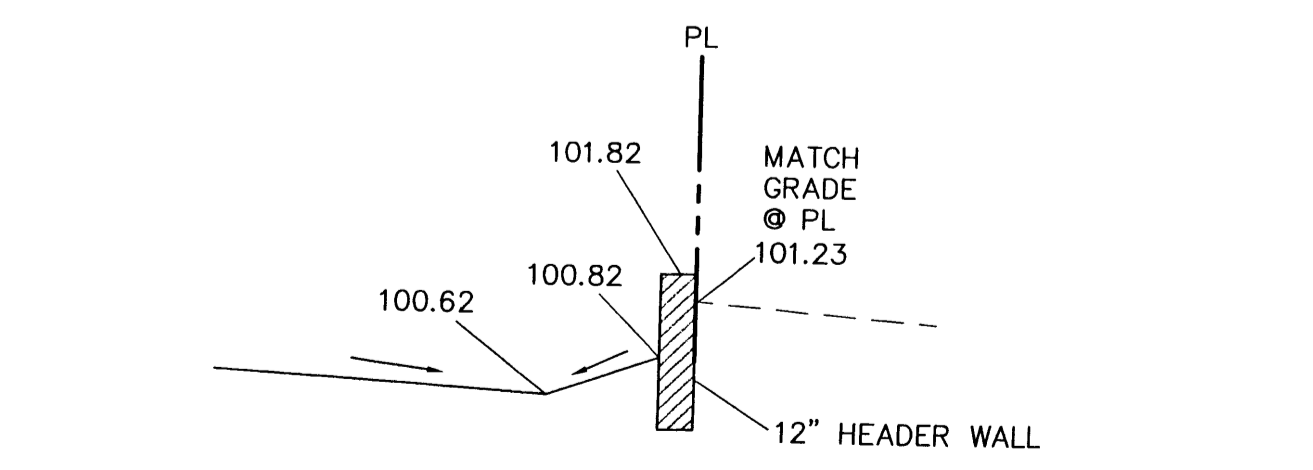
FUTURE LAYOUT



SECTION A-A



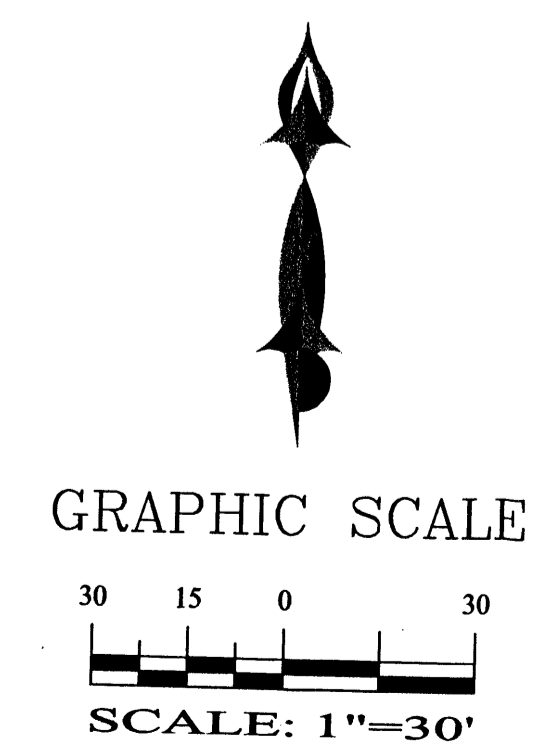
SECTION B-B



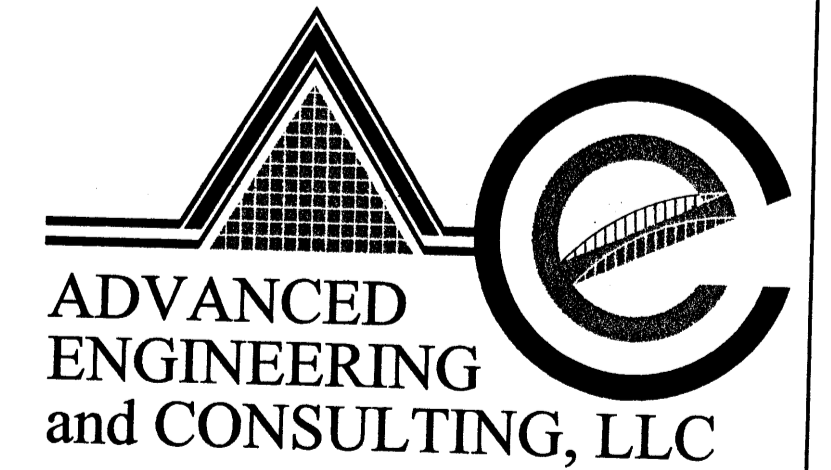
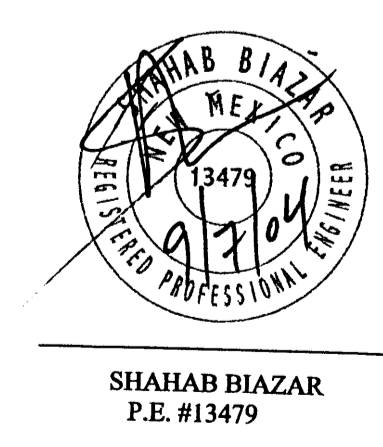
SECTION C-C

- GENERAL NOTES:**
- 1: ADD 5000 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
 - 2: CONTOUR INTERVAL IS ONE (1) FOOT.
 - 3: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION MON-7-J10 HAVING AN ELEVATION OF 5103.225 FEET ABOVE SEA LEVEL.
 - 4: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
 - 5: THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
 - 6: SLOPES ARE AT 3:1 MAXIMUM.

- EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
 3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
 4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
 6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.



ROUGH GRADING APPROVAL _____ DATE _____



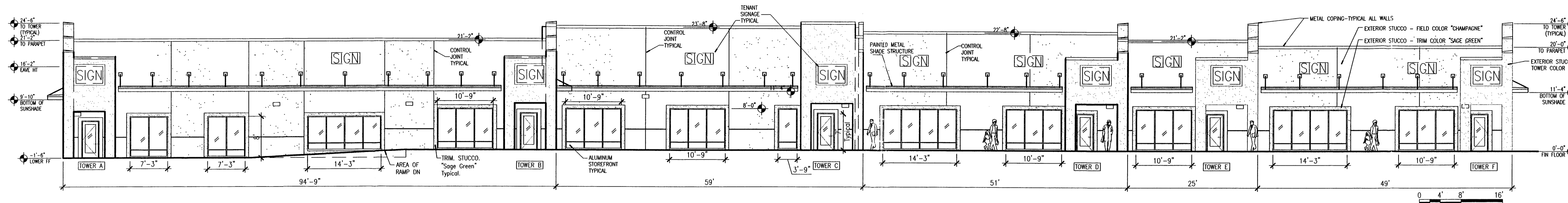
SHAHAB BIAZAR
 P.E. #13479

4416 ANAHEIM AVE. NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505)899-5570

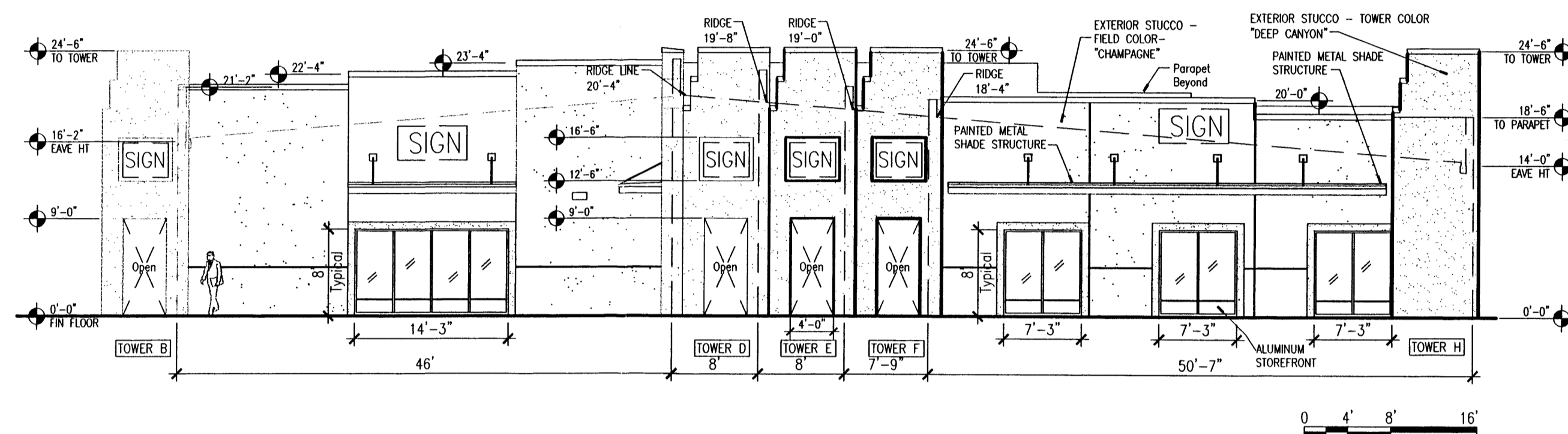
**TRACT F-7-A, ATRISCO BUSINESS PARK
 GRADING AND DRAINAGE PLAN**

DRAWING:	DRAWN BY:	DATE:	SHEET #
200406-GR.DWG	SBB	07-22-2004	3 OF 4

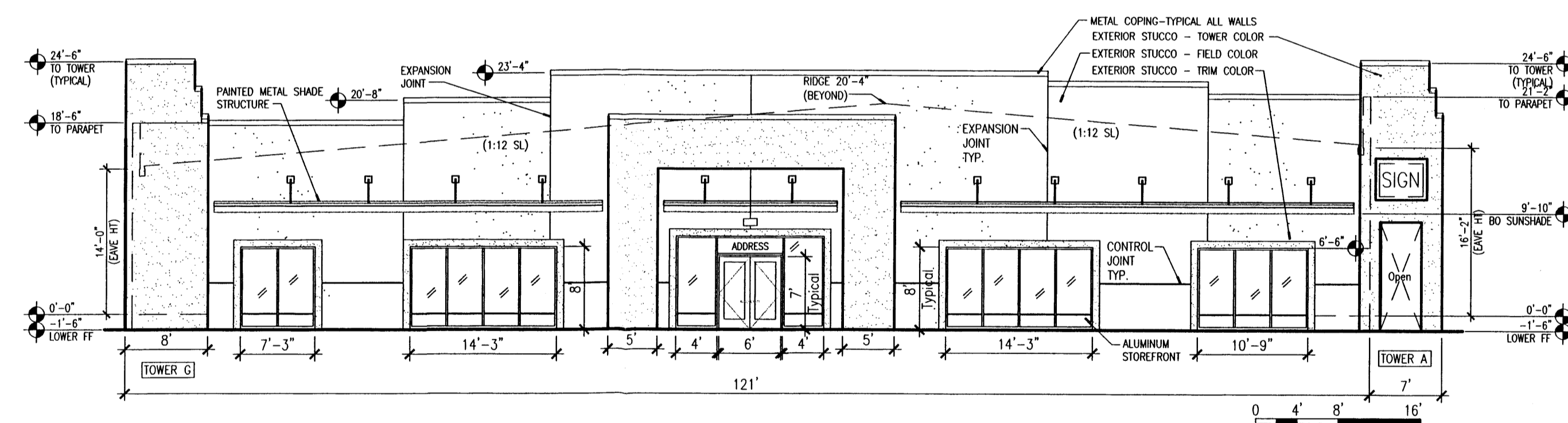
CONSULTANTS



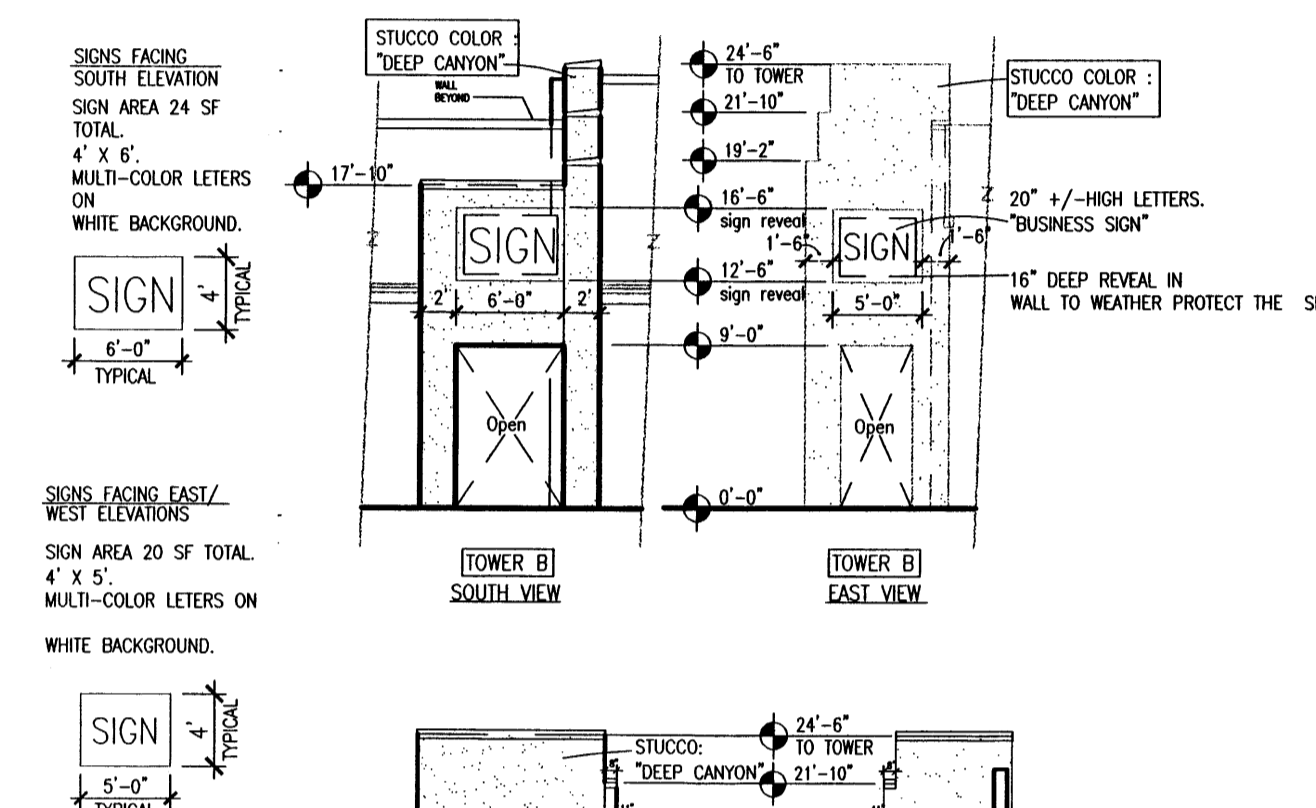
D1 SOUTH ELEVATION
 SCALE: 3/32"=1'-0"



C1 EAST ELEVATION
 SCALE: 3/32"=1'-0"



B1 WEST ELEVATION
 SCALE: 3/32"=1'-0"



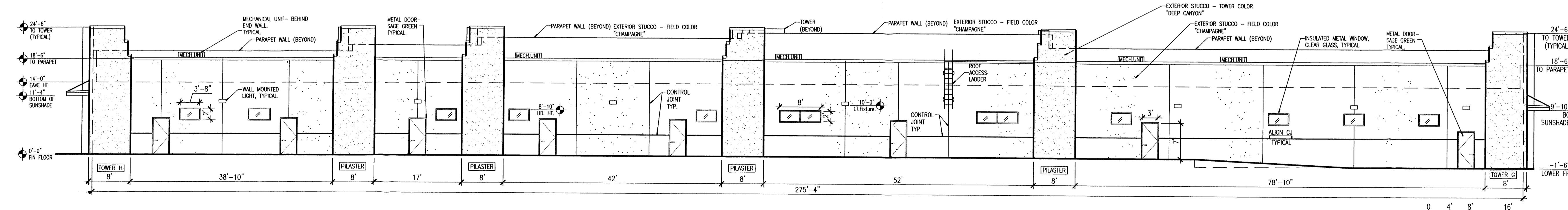
B4 SIGNAGE TOWER/PILASTER DETAIL
 SCALE: 3/32"=1'-0"

GENERAL NOTES

A) REFER TO GENERAL RETAIL SIGN CRITERIA FOR SIGNAGE SIZES AND STANDARDS.

MATERIAL & COLOR LEGEND

MATERIAL	COLOR
GLASS	CLEAR
STOREFRONT	LIGHT GREY ALUMINUM
STOREFRONT DOORS	LIGHT GREY ALUMINUM
METAL DOORS	SAGE GREEN
METAL ROOFING	LIGHT GREY
METAL RAILING	LIGHT GREY POLYURETHANE PAINT
METAL WALL CAP	MATCHES WALL COLOR
SHADE CANOPIES	LIGHT GREY POLYURETHANE PAINT
STUCCO FIELD COLOR	CHAMPAGNE
STUCCO TRIM COLOR	SAGE GREEN
STUCCO TOWER COLOR	DEEP CANYON
REFUSE SCREEN WALLS	CHAMPAGNE
BICYCLE RACKS	BROWN



A1 NORTH ELEVATION
 SCALE: 3/32"=1'-0"

TRACT F-7-A
ATRISCO BUSINESS PARK
 COORS BOULEVARD, NW
 ALBUQUERQUE, NM 87121

JEFFERSON ONE, LLC
 8915 ADAMS STREET, NE
 ALBUQUERQUE, NM 87113

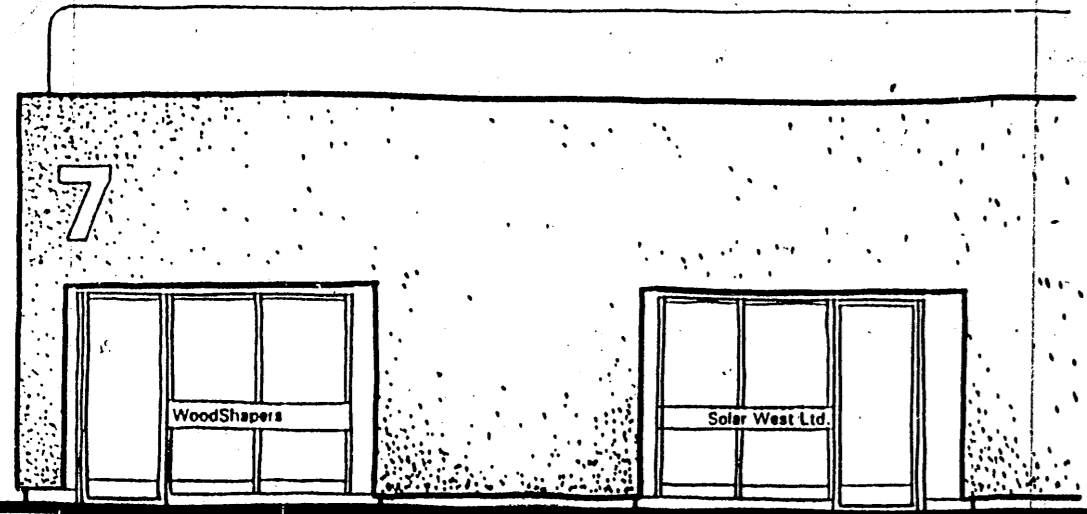
MARK	DATE	DESCRIPTION
ISSUE:		DRB
PROJECT NO:		0412
CAD DWG FILE:		RECORD\2436_ELEV
DRAWN BY:		DCSW
CHECKED BY:		J.DD
DATE:		9/20/04

SHEET TITLE
EXTERIOR ELEVATIONS

Signage for multi-tenant buildings shall identify the building number, complex name and/or address. The individual businesses will be identified at the tenant's store front and at a centrally located directory sign. For a single-user building, the sign shall identify the user and/or address. The user may also have a wall-mounted sign on the building.

Tenant Signs

Within multi-tenant buildings or complexes, the individual tenant signs shall consist of wall-mounted signs which are uniform in terms of color, shape, and dimensions to all such signs within the complex. Wall-mounted signage shall be made of panels. No signage may be printed directly on the wall surface and no individual letters may be attached to the building.



MULTIPLE USER TENANT SIGN

Directional Signs

Directional signs are used to direct visitors to individual businesses located within the complex or building. These signs may be either free-standing or wall-mounted but shall be compatible with the design, size, and materials of other signs within the complex.

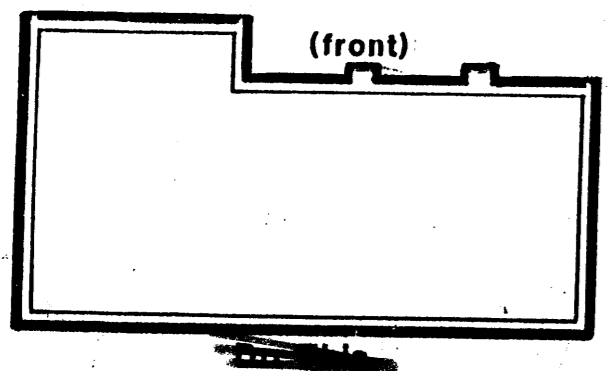
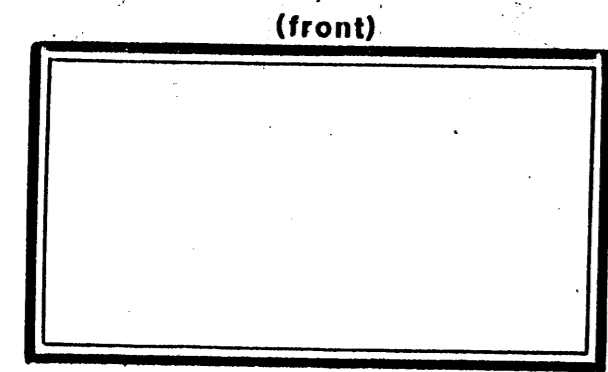
ARCHITECTURAL OBJECTIVES

Specific architectural style shall not be dictated. The design shall, however, demonstrate a high degree of quality ensuring pleasing aesthetics throughout the project.

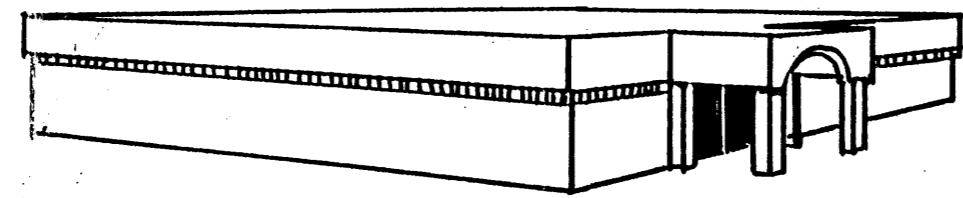
Architectural design should respond to climate, views, solar access, and aesthetic considerations, with development design being in harmony with adjoining projects.

All buildings shall conform to the following requirements:

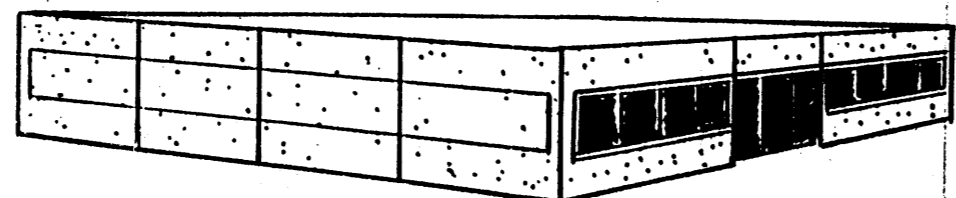
- A. All buildings and structures erected within the site shall comply with all applicable City of Albuquerque zoning and building code requirements as well as other local applicable codes.
- B. Building design and construction shall be used to create a structure with attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
- C. Finished building materials must be applied to all exterior sides of buildings and structures. Each material must be compatible with the natural surroundings and other buildings and structures in the general vicinity. Pre-engineered metal buildings with masonry or equivalent skin applied to all facades are allowed. Metal skin is not considered a finished building material.
- D. Design techniques which can be utilized to help overcome typical unattractive and monotonous facades generally associated with industrial structures are as follows:
 - 1) Employ variety in structural forms that create visual character and interest.
 - 2) Avoid long, unarticulated facades. Facades should have varied front setbacks with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 3' minimum offset, fenestration, material change, etc.).



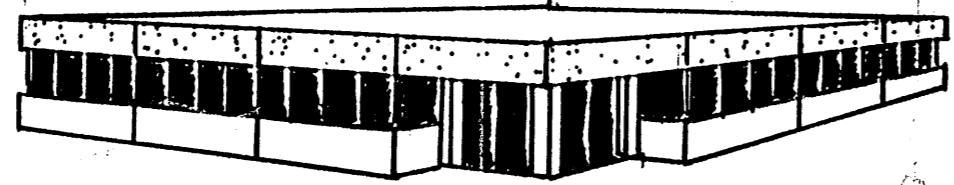
- 3) Entries to industrial structures should portray a quality office appearance while being architecturally tied into the overall mass and building composition.
- 4) Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.
- 5) Sensitive alteration of colors and materials can produce diversity and enhance architectural forms.
- 6) The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from



Indented or colored banding and entry projection



Textured walls, window glazing, and vertical/horizontal seams



Indented entry, colored banding, and window glazing

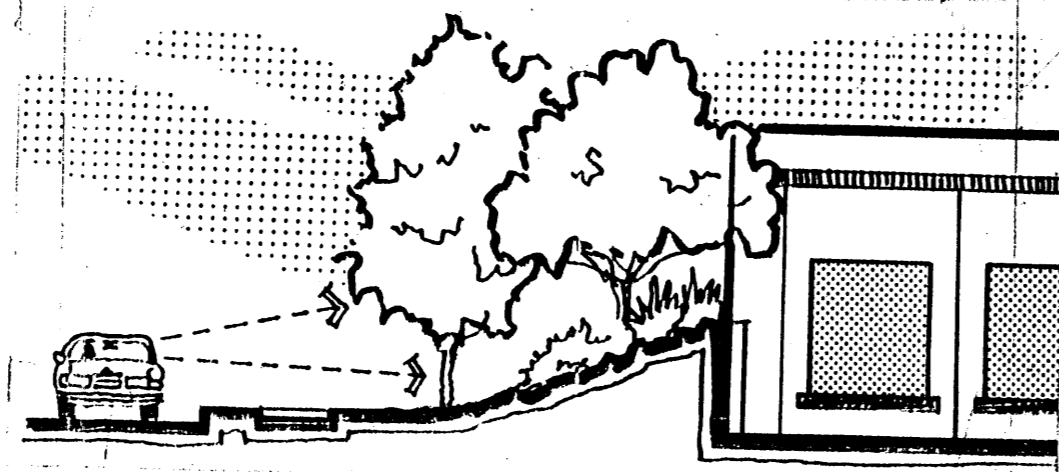
- 7) monotonous expanses of facade.

E. ~~Designs~~ which are ~~monotonous~~ and should be avoided include:

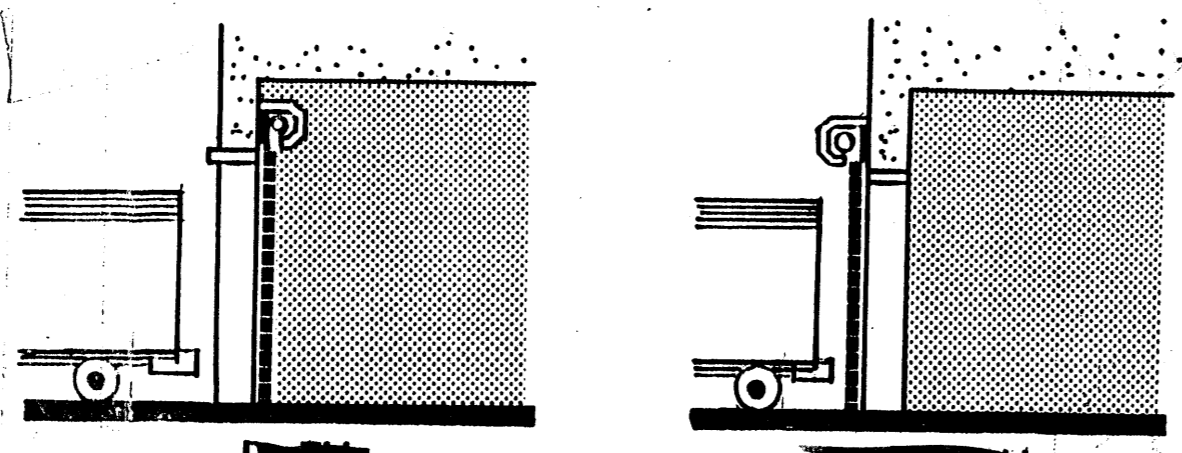
- 1) Highly reflective surfaces at the ground story.
- 2) Exposed, untreated precision block walls.
- 3) Chain link fence or barbed wire.
- 4) Metal used as the main architectural feature.
- 5) Attached mansard roofs on small portions of the roofline.
- 6) Materials with high maintenance requirements. Wood facings are expressly prohibited.

F. Wall materials should be chosen that will withstand abuse by vandals, easily repaired, or accidental damage by machinery.

G. ~~Landscaping~~ in conjunction with landscaping can be used at the building edge to reduce structure mass and height along facades.



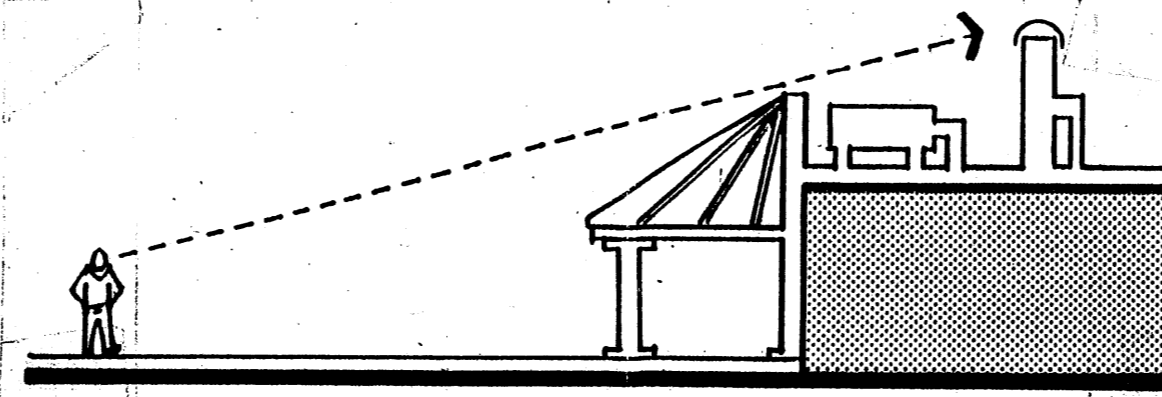
H. ~~Doors~~ for loading docks shall be ~~located~~ inside of ~~buildings~~ to keep a clean, uncluttered appearance from the exterior.



J. ~~Doors~~ shall be as follows:

- 1) If mansard roofs are to be used, they shall wrap around the entire perimeter of the structure.
- 2) The roofline at the top of the structure shall incorporate offsets to prevent a continuous plane from occurring.

- 3) All rooftop equipment shall be screened from the public view by materials of the same nature as the building's basic materials.

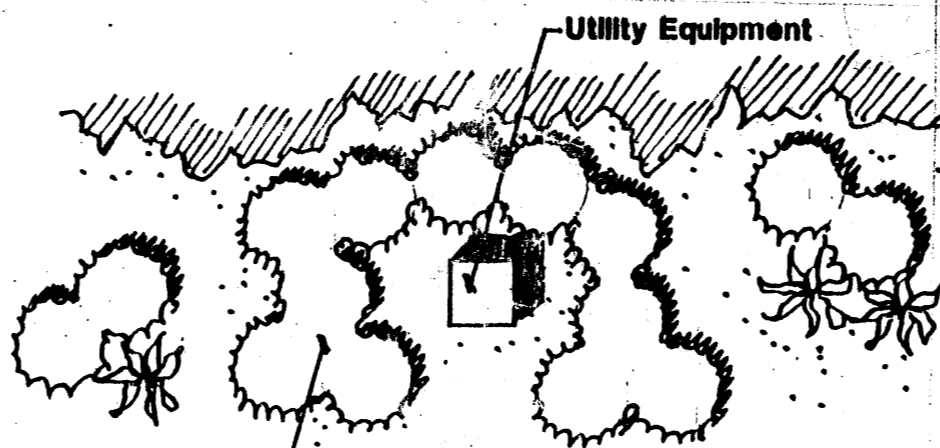


- 4) Corrugated metal, highly reflective surfaces, and illuminated roofing are not permitted.
- 5) The roof design should be considered an integral part of the overall architectural design theme.
- 6) Concertina and/or barbed wire are not permitted on the roof.

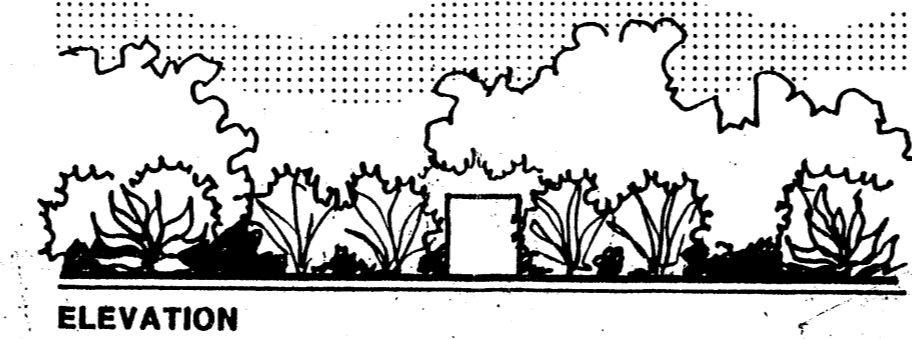
UTILITIES

To ensure the overall aesthetic quality of the Atrisco Business Park:

- A. All electric distribution lines within the Park shall be placed underground.
- B. When an above-ground backflow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. The use of pre-fabricated fiberglass enclosures is prohibited.
- C. ~~Transformers, utility poles, and other equipment~~ shall be appropriately ~~screened~~ with walls and/or vegetation when viewed from the public right-of-way.



Plant Material Screen
PLAN



ELEVATION

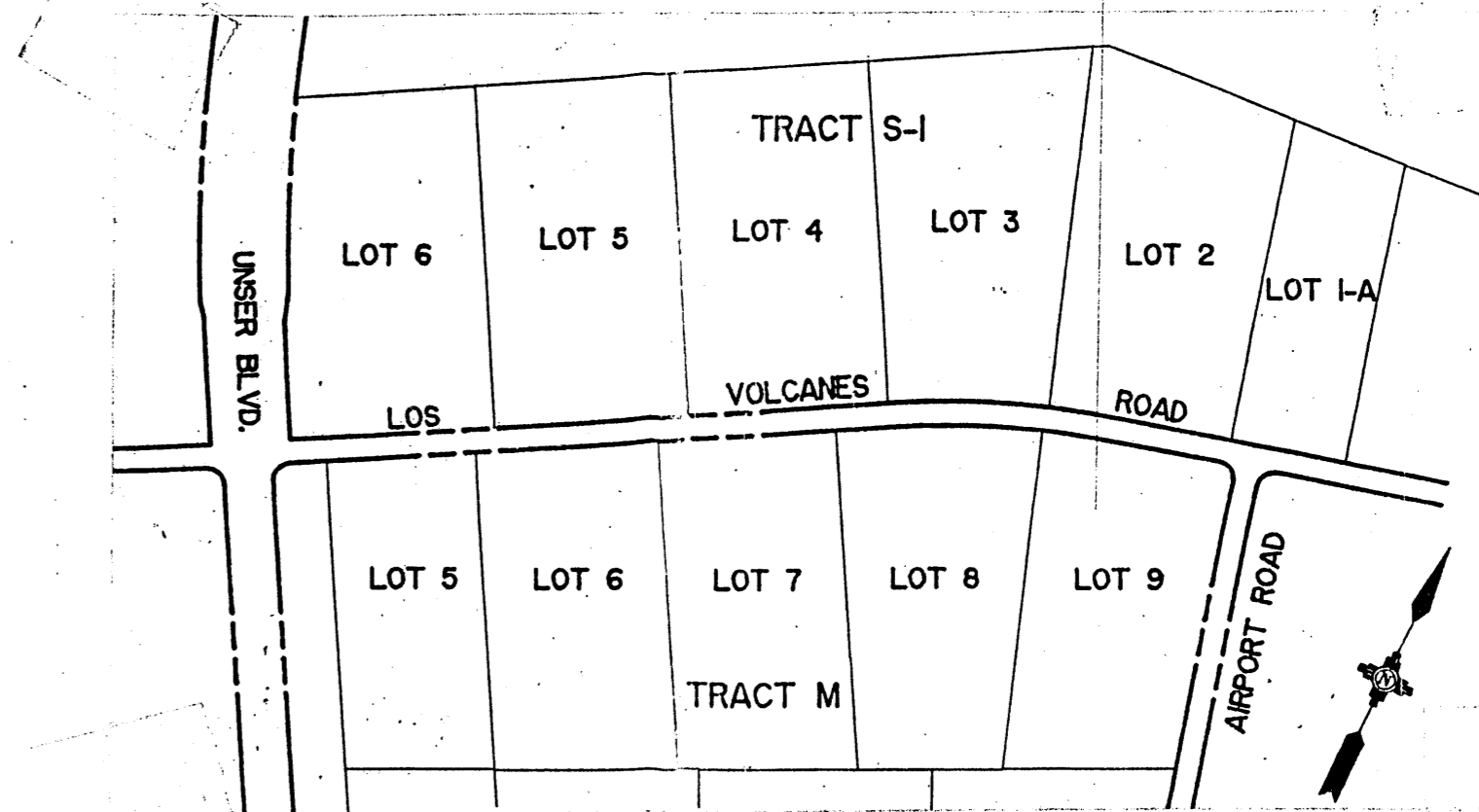
MASTER DEVELOPMENT PLAN CHECKLIST

The City of Albuquerque Environmental Planning Commission shall delegate individual site plan and development review to the Development Review Board (DRB) based upon this checklist. The following conditions must be complied with prior to site plan approval by DRB:

A.	Compliance with the Master Development Plan	Reference Sheet No.
1)	Intensity/Floor Area Ratio	
	Maximum: Average .3	3, 4 of 10
2)	Setbacks	3 of 10
3)	Architecture	5 of 10
4)	Landscaping	3 of 10
5)	Parking	3, 4 of 10
6)	Lighting	4 of 10
7)	Signage	4, 5 of 10
8)	Screening/Refuse/Storage	4 of 10
9)	Grading and Drainage	6, 8, 9 of 10

If site plan proposals are not in substantial compliance with the Master Development Plan (i.e. FAR/intensity, Land Use Mix, and Design Criteria), amendment of the Master Development Plan by the Environmental Planning Commission may be required.

- B. ~~Signage~~
 - 1) The DRB shall review and approve an infrastructure list as outlined in the Master Development Plan (sheet 5 of 10).



Existing Lots Adjacent to Los Volcanes Road

C. Traffic and Air Quality Analyses

- 1) Conformance with Master Development Plan and Traffic/Air Quality Analysis (dated August 1992 - JHK & Associates, notes on sheet 1 of 10, and subsequent traffic/air quality analysis revisions).

Note: The following assumptions were used in preparation of the above traffic and air quality analyses:

1) The timing for development was assumed to be:

Year	Floor Area Ratio
2000	.1
2010	.2
Buildout	.3

2) The Traffic Study assumed the Long Range Major Street Plan network for the year 2000 and 2010.

INFRASTRUCTURE REQUIREMENTS

In order to obtain site plan approval within the 1992 Atrisco Business Park Development Master Plan Area, applicants must meet with the Development Review Board (DRB) to develop an Infrastructure List which identifies the type, extent, and standards for construction of improvements. The Chairman of the DRB shall produce the Infrastructure List or a letter stating that no infrastructure is required. Approved financial guarantees for required infrastructure shall be provided to the City of Albuquerque before issuance of a building permit. The work order process will provide for inspection and acceptance of the infrastructure by the City of Albuquerque.

The Infrastructure List will be developed in accordance with the following:

Water and Sanitary Sewer: Water and sanitary sewer facilities required for the proposed development of a lot shall conform to the City of Albuquerque Water and Sewer Extension Policy in effect at the time of development.

Streets: Where the lot is adjacent to platted streets which have not been constructed at the time the lot is to develop: One-half (1/2) or a maximum of 24' width of the permanent street section including curb, gutter and sidewalk along the full frontage of the lot and one-half (1/2) or a maximum of 24' width of the permanent street section including curb and gutter extending to the nearest paved street (except in the case of Lots 1-A and 2 through 6 of Tract S-1 and Lots 5 through 9 of Tract M, of Unit 2, Atrisco Business Park).

In the case of Lots 1-A and 2 through 6 of Tract S-1 and Lots 5 through 9 of Tract M, of Unit 2, Atrisco Business Park adjacent to Los Volcanes Road (see map above), the first lot to develop shall require construction of one-half (1/2) or a maximum of 24' width of the permanent street section including curb and gutter from Unser Boulevard east to Airport Road. At such time that fifty-percent (50%) of these lots are developed, construction of the full permanent street section including curb and gutter from Unser east to Airport Road shall be required with the subsequent development.

Where the lot may include or is adjacent to future streets proposed in the current "Long Range Major Street Plan for the Albuquerque Urban Area": Dedication of the right-of-way for the planned street and one-half (1/2) or a maximum of 24' width of the street section including curb, gutter and sidewalk along the full frontage of the lot. If the street passes through a lot, then construction of both sides of the street to a maximum of 48' wide is required.

Drainage: Completion of that portion of the downstream public storm drain system defined in the 1992 Master Drainage Plan for the Atrisco Business Park and any subsequent amendments which is required to convey developed drainage from the developing lot. Where the planned storm drain system is intended to serve property upstream of the developing lot, the storm drain shall be extended to the furthest upstream boundary of the developing lot.

In cases where the developing lot receives off-site flows, off-site improvements (as illustrated in the Master Drainage Plan or approved alternate) shall be constructed to protect the developing lot.

LAND USE MIX

The following land use mix will control development within the Atrisco Business Park:

	%	Acres
Light Industrial	35.0	123
Distribution Warehouse	20.0	70
Office/Admin.	22.5	78
Office/Warehouse	12.5	44
R & D/Pilot Mfg.	5.0	17
Other (Commercial)	5.0	17
	100.0%	349

Note: Variation from the above mix (greater than 15% of the acreage per land use) may require a re-assessment of the traffic and air quality analyses and possible re-analysis.

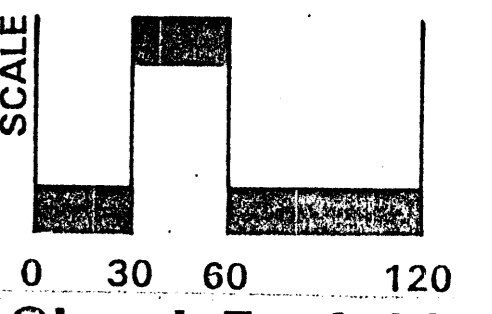
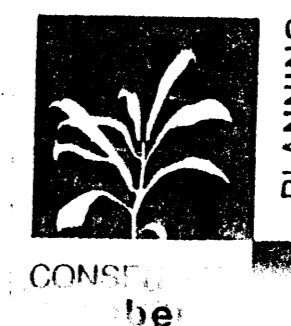
DEVELOPMENT SKETCHES ATRISCO BUSINESS PARK

Prepared For: Sunwest Bank
Special Assets Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102

Prepared By: Garrett Group, Inc.
9309 Avenida de la Luna NE
Albuquerque, New Mexico 87111

Consensus Planning, Inc.
610 Gold SW, Suite 216
Albuquerque, New Mexico 87102

Easterling & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114



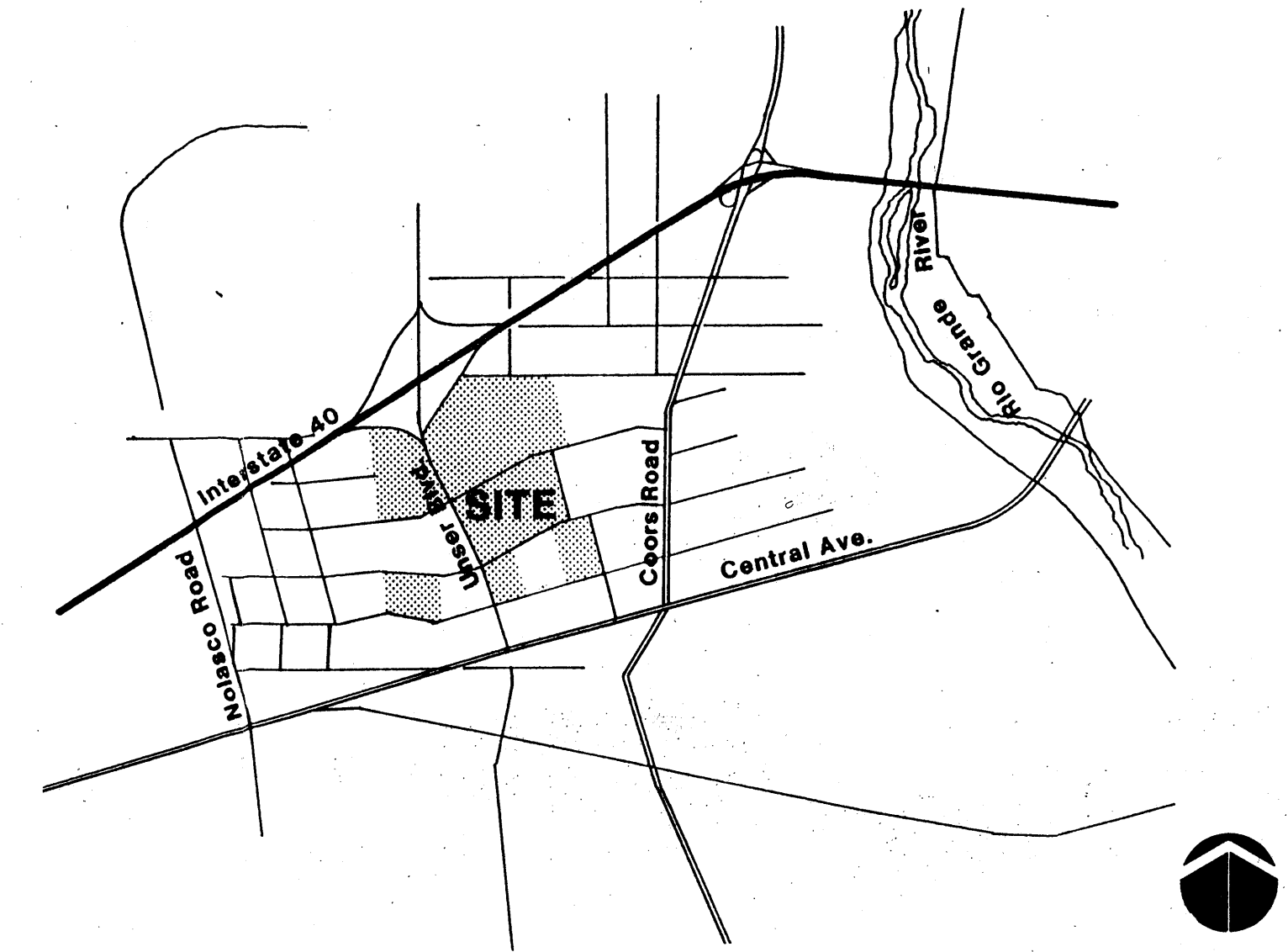
ATRISCO BUSINESS PARK

MASTER DEVELOPMENT PLAN FOR IP USES

EPC Case No. Z-92-57

Approved by the City of Albuquerque Environmental Planning Commission on October 15, 1992 subject to the following conditions:

1. All revised documents shall include all of the area in the boundaries of the Atrisco Business Park Master Plan.
2. It shall be clearly stated that all future development in the plan boundaries shall comply with the revised standards.
3. A minimum 20 foot landscaped buffer shall be provided between all property zoned for industrial use and residential zoning to create a reasonable visual separation. No exterior loading, service, trash or storage areas may be located adjacent to the residential zoning. Employee parking or building surfaces are the only appropriate uses adjacent to residential development and zoning.



Vicinity Map

Sheet Index

- 1 Illustrative Site Plan
- 2 Landscape Development Plan
- 3 Development Sketches
- 4 Development Sketches
- 5 Development Sketches
- 6 Conceptual Overall Drainage Plan (fully developed)
- 7 Conceptual Overall Drainage Plan (partially developed)
- 8 Conceptual Grading & Drainage Plan (2.5 & 10 acre sites)
- 9 Conceptual Grading & Drainage Plan (20 acre site)
- 10 Conceptual Grading & Drainage Plan (interim condition)

Project Team Directory

Prepared For:

Sunwest Bank
Special Assets Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102
(505) 765-2036

Prepared By:

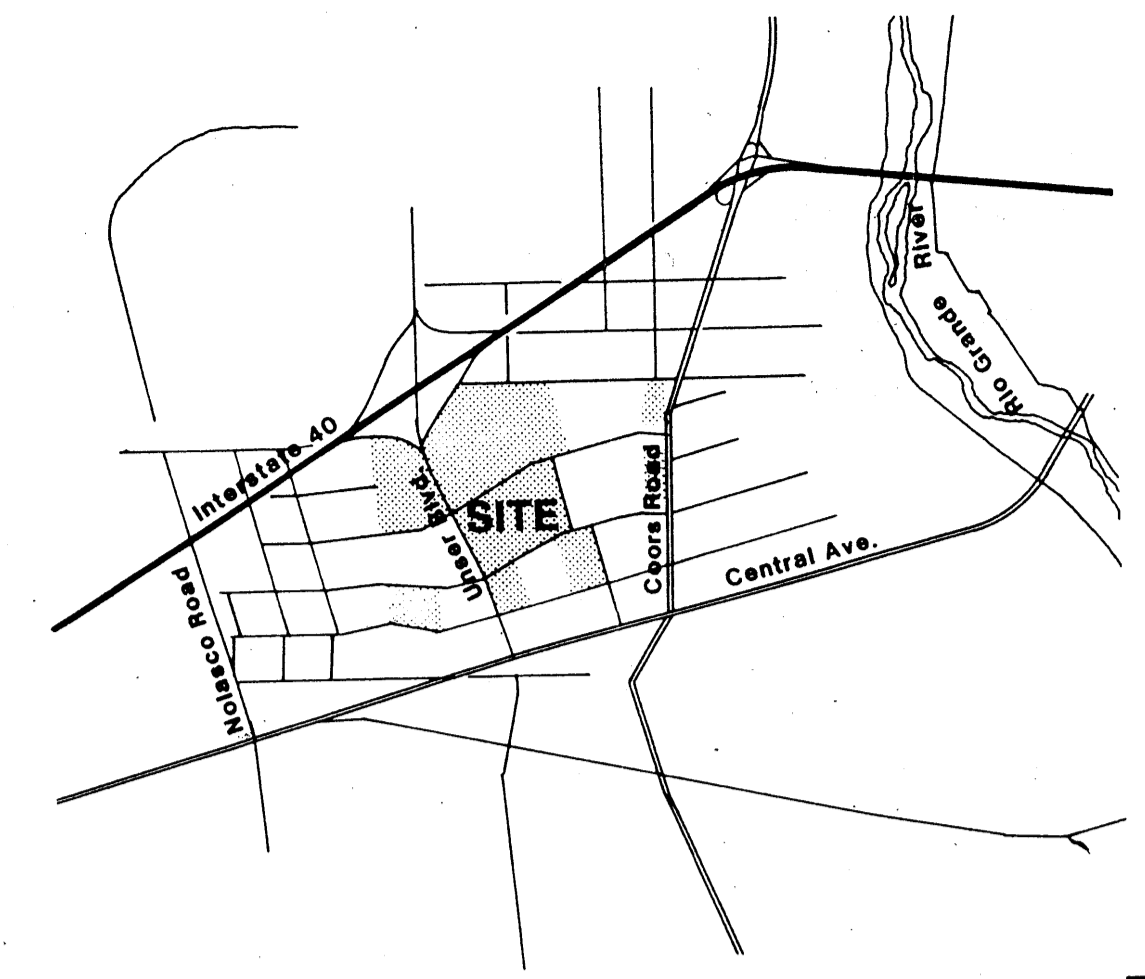
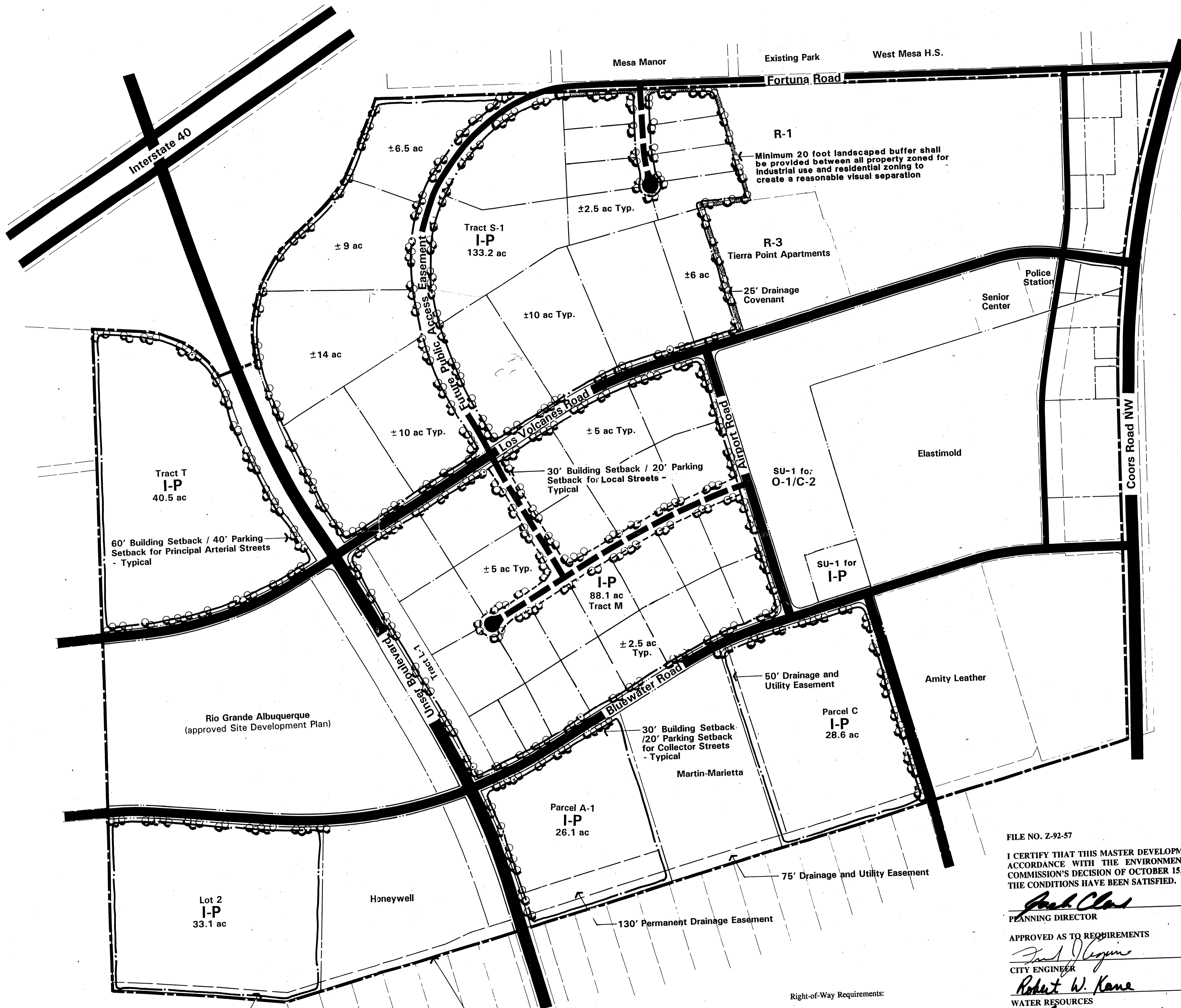
Development/Real Estate Consultant
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Civil Engineer
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10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114
(505) 898-8021

October 28, 1992

200406



SITE VICINITY

LAND USE	NET ACRES
I-P	349.6

Note: Traffic and air quality analyses (August 1992) are approved subject to the following requirements:

- Reanalysis of TIS and air quality impacts after five years
- Evaluation of individual projects that exceed the maximum FAR of .3, or if the lot size and/or land use are significantly different than that analyzed.

Review of the Master Development Plan may be required in conjunction with the re-analysis. Additional conditions or infrastructure requirements may be a result of this analysis.

Note: Lot lines and interior roadways are for illustrative purposes only. Parcel boundaries and interior roadway alignments will be established in conjunction with future platting actions.

Note: All parcels and tracts indicated on this plan are within Unit 2 of the Atrisco Business Park Subdivision.

ILLUSTRATIVE MASTER DEVELOPMENT PLAN
ATRISCO BUSINESS PARK

Prepared For: Sunwest Bank
Special Assets Department
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Albuquerque, New Mexico 87102

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FILE NO. Z-92-57

I CERTIFY THAT THIS MASTER DEVELOPMENT PLAN IS IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING COMMISSION'S DECISION OF OCTOBER 15, 1992 AND THAT THE CONDITIONS HAVE BEEN SATISFIED.

Paul Claus 4-16-93
PLANNING DIRECTOR DATE

Paul J. Leguina 3-8-93
CITY ENGINEER DATE

Robert W. Kane 11-10-92
WATER RESOURCES DATE

James M. Stone n/a/n/a
PARKS & RECREATION DATE

Michael H. Brown 11-23-92
TRAFFIC DATE

Right-of-Way Requirements:

Classification	Width
Collector	68 feet
Local	60 feet
Local/Cul-de-Sac	55 foot radius

CONSENSUS PLANNING
October 28, 1992

SCALE
0 100 300 600
NORTH

Sheet 1 of 10 200406