

AMENDMENT:
 AMENDMENT ENTAILS INCORPORATING 1.46 ACRE PROPERTY INTO FOUNTAIN HILLS DEVELOPMENT, REMOVING 2.03 ACRES FROM THE PROPERTY AND MINOR ADJUSTMENTS TO THE ALIGNMENT OF FOUNTAIN HILLS PARKWAY. PARCEL SIZES HAVE BEEN AMENDED TO REFLECT THE PLAT BEING PREPARED WITH THE LAND SWAP AS REQUIRED BY THE ORIGINAL EPC APPROVAL.

TRACT DESIGNATIONS, LOT LINES, ACCESS EASEMENTS, AND ACREAGES WERE ADJUSTED TO MATCH FOUNTAIN HILLS PLAZA SUBDIVISION PLAT.

- Keyed Notes:**
- [01] Proposed traffic signal installation at Paradise & Fountain Hills Boulevard. (Requires approval by COA Traffic Engineering Operations)
 - [02] Proposed 4-way Stop @ Richland Hills & Fountain Hills Parkway. (Requires approval by COA Traffic Engineering Operations)
 - [03] Proposed reconfiguration of Education Place to Fountain Hills Parkway.
 - [04] Proposed Right-in / Right-out from Fountain Hills Boulevard to Eagle Ranch Road.
 - [05] Proposed Internal Focal Area round-a-bout, must meet all FHWA-RD-03-067 & AASHTO design standards.
 - [06] Existing AMAFCA retention pond. Proposed to be developed as a public amenity. Remove existing property line.
 - [07] Vehicular Ingress / Egress symbol. Exact locations to be verified in Site Plan for Building Permit submittal.
 - [08] Existing shared access easement between tract 10-A-1 & 10-A-2.
 - [10] Proposed Bus Shelter located along Eagle Ranch Road. Coordinate location with the Transit Department prior to DRB approval.
 - [11] Internal Focal Area designated in this area. Refer to Design Standards for specific design criteria.
 - [12] Extension of trail facility along north side of Paseo del Norte NW to be constructed.

Indicates possible ingress/egress points. These are conceptual only and must be approved by City Transportation in the future.

Note: Tracts C, F, and G are subject to a 25' wide floating access, water, and sanitary sewer easement for the benefit of and to be maintained by Tracts E, G, and H.

SPLIT TRACT A INTO TWO TRACTS, TRACT A-1 AND A-2. ALLOWABLE USES FOR TRACT A REMAIN IN EFFECT FOR A-1 AND A-2

Site Plan for Subdivision
 Prepared for: Fountain Hills Plaza, LLC

Land Use Summary

Tract	Acres	Max. Bldg. Height	Max. DUs/Acre	Allowable Uses
A-1-A	2.85	52'-0"	30 DUs/Acre	Residential
A	0.0008	32'-0"	35 F.A.R.	Retail / Restaurant / Office
B	3.8571	32'-0"	35 F.A.R.	Retail / Restaurant / Office
C	1.6753	52'-0"	35 F.A.R.	Hotel / Retail
D	5.1308	32'-0"	35 F.A.R.	Retail / Restaurant / Office
E	1.8615	52'-0"	35 F.A.R.	Hotel / Retail
F	1.1223	32'-0"	35 F.A.R.	Restaurant / Retail
G	0.9477	32'-0"	35 F.A.R.	Restaurant / Retail
H	0.9755	32'-0"	25 F.A.R.	Restaurant / Retail
6-A-1-A	1.44	N/A	N/A	N/A

Note:
 All buildings are limited to 3.5 stories as per Council Bill # F/S O-186, Enactment No. 33-1985, Exhibit 'A', City of Albuquerque Zoning and Special Use Parameters approved by City Council May 20th, 1985.

Existing Site Data
 Legal Description: Lots 25 & 35, Lot 10-A-2 of Block D Albuquerque West, a portion of Lot B-1-A, Lot C-1-A, Lot D-1-A, Lot 6-A-1-A, Albuquerque West, Unit 1 and a portion of Tract B Richland Hills, Unit 1
 Acreage: ± 30.3
 Existing Land Use: Undeveloped.

Current Zoning:
 SU-1 PDA to include C-3 Uses (Permissive & Conditional)
 Council Bill # F/S O-180, Enactment No. 33-1985, Exhibit 'A' sets forth additional parameters.

Future Site Development Plans for Building Permit are delegated to the Development Review Board as specified in City Council Bill no. F/S O - 186, Enactment No. 33-1985. All future Site Development Plans for Building Permit shall indicate the Internal Focal Area, where applicable.

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THIS DRAWING IS THE PROPERTY OF CP ARCHITECTURE AND SHALL NOT BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT.
 THIS PLAN IS AN AMENDMENT TO THE EPC APPROVED DRB'S ORIGINALLY PREPARED BY CANNADY PALACIOS ARCHITECTURE.

ADMINISTRATIVE AMENDMENT
 FILE # 17-0A PROJECT # 1003445
 10023
 LOT SPLIT OF TRACT A TO TRACT A-1 AND A-2
 5.13.14
 APPROVED BY DATE

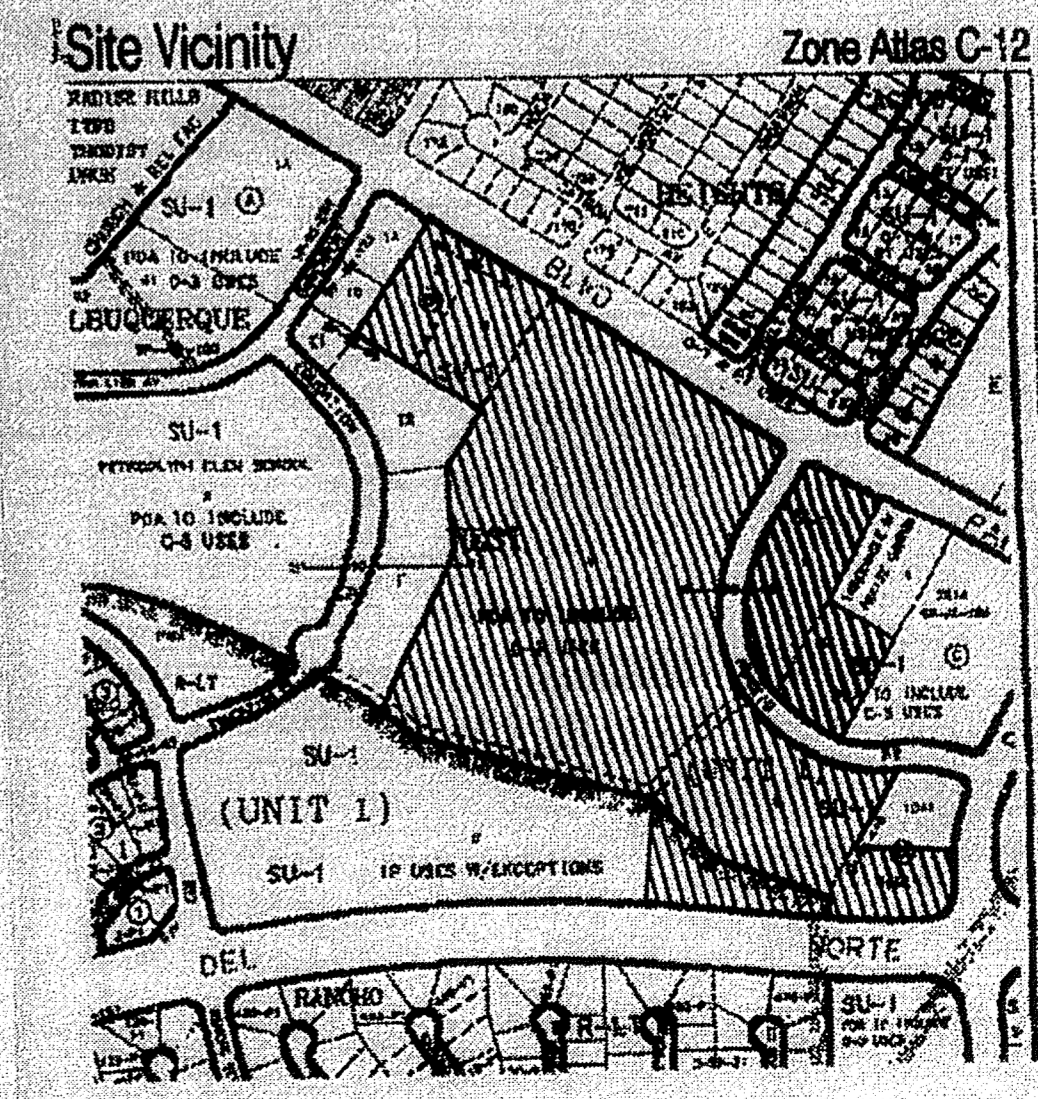
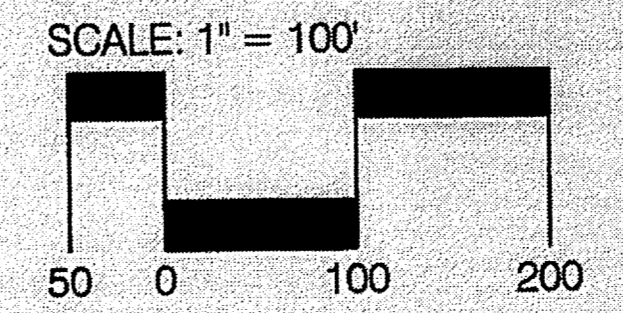
PROJECT #: 1003445
 DATE: 6-18-14
 APP #: 14-1023(R/P)

Project Number: 1003445
 Application Number: 07DRB-70053
 This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated May 18, 2007, and the Findings and Conditions in the Official Notification Decision and Order.
 *This also incorporates the conditions from EPC's decision dated August 19, 2006, 08EPC-00022.
 Is an infrastructure List required? (X) Yes () No. If yes, then a set of approved DRP 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 SIGNOFF APPROVAL:
 [Signatures and dates for various departments: Water Utility, Planning and Regulation, City Engineer, etc.]

Previously Approved Site Development Plan

Consensus Planning
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ADMINISTRATIVE AMENDMENT
 File # 07-10066 Project # 1003445
 Lot line adjustment to match plat
 APPROVED BY [Signature] DATE 9/14/07



DRB SUBMITTAL

5.13.2014
 SEPTEMBER 4, 2007
 DATE RECD • 9-11-07
 PROJECT ID • Fountain Hills
 Site Plan for Subdivision
A1

Previously Approved Site Development Plan