

- 1. ADMINISTRATIVE AMENDMENT TO REPLACE EXISTING PARKING LOT AND ALLOW FOR A NEW FREE STANDING RESTAURANT PAD AND ASSOCIATED NEW TRACT. SEE THIS SHEET FOR UPDATED PARKING CALCULATIONS.
- 2. ADMINISTRATIVE AMENDMENT TO:
  - REMOVE PRIOR LOCATION FOR A 10' WIDE PRIVATE SANITARY SEWER EASEMENT TO THE SOUTH.
  - REFLECT LOCATION OF PRIVATE WATER AND SANITARY SEWER EASEMENT AS RECORDED ON 4/25/13.
  - UPDATE PARKING CALCULATIONS BASED ON CORRECTED RETAIL BUILDING AREA.
  - CORRECT ACCESS EASEMENTS TO REFLECT FUTURE PLAT SUBMITTAL.

3. ADMINISTRATIVE AMENDMENT TO REPLACE EXISTING PARKING AREA WITHIN PARCEL 1-A AND ALLOW FOR A FREE STANDING RESTAURANT PAD SITE. SEE THIS SHEET FOR UPDATED PARKING CALCULATIONS.

**PARKING CALCULATIONS**

**OVERALL CENTER PER ORIGINAL SITE PLAN**  
 BUILDING AREA: 81,416 SF  
 PARKING REQUIRED: 1/200 SF - 429 SPACES  
 PARKING PROVIDED: 450 SPACES

**OVERALL CENTER PER THIS SITE PLAN**  
 BUILDING AREAS:  
 EXISTING RETAIL BUILDING 81,416 SF  
 PROPOSED SIT DOWN RESTAURANT 4,500 SF (156 SEATS)  
 PROPOSED RESTAURANT 2,220 SF (37 SEATS)

**PARKING REQUIRED:**  
 RETAIL: 1/200 SF FOR FIRST 15000 SF: 75  
 1/250 SF FOR 15000 SF TO 60000 SF: 180  
 1/300 FOR GREATER THAN 60000 SF: 72  
 TOTAL RETAIL: 327  
 TRANSIT REDUCTION (10%): -32  
 TOTAL REQUIRED: 295 SPACES

PROP. RESTAURANT (TRACT 1-B): 1 SPACE PER 4 SEATS: 39  
 TRANSIT REDUCTION (10%): -3  
 TOTAL REQUIRED: 36 SPACES

PROP. RESTAURANT (PORTION OF TRACT 1-A): 1 SPACE PER 4 SEATS: 10  
 TRANSIT REDUCTION (10%): -1  
 TOTAL REQUIRED: 9 SPACES

**TOTAL PARKING REQUIRED: 340 SPACES**

**PARKING PROVIDED:**  
 RETAIL: STANDARD - 276  
 PROPOSED RESTAURANT (TRACT 1-B): 1 SPACE PER 4 SEATS - 40  
 PROPOSED RESTAURANT (PORTION OF 1-A): 1 SPACE PER 4 SEATS - 29  
 TOTAL PARKING PROVIDED: 345 SPACES

**HANDICAP PARKING REQUIRED:**  
 RETAIL: 10 SPACES (AT TIME OF DEVELOPMENT)  
 PROPOSED RESTAURANT (TRACT 1-B): 3 SPACES  
 PROPOSED RESTAURANT (PORTION OF 1-A): 2 SPACES PER 26-35 SPACES PROVIDED - 2  
 TOTAL REQUIRED: 15 SPACES

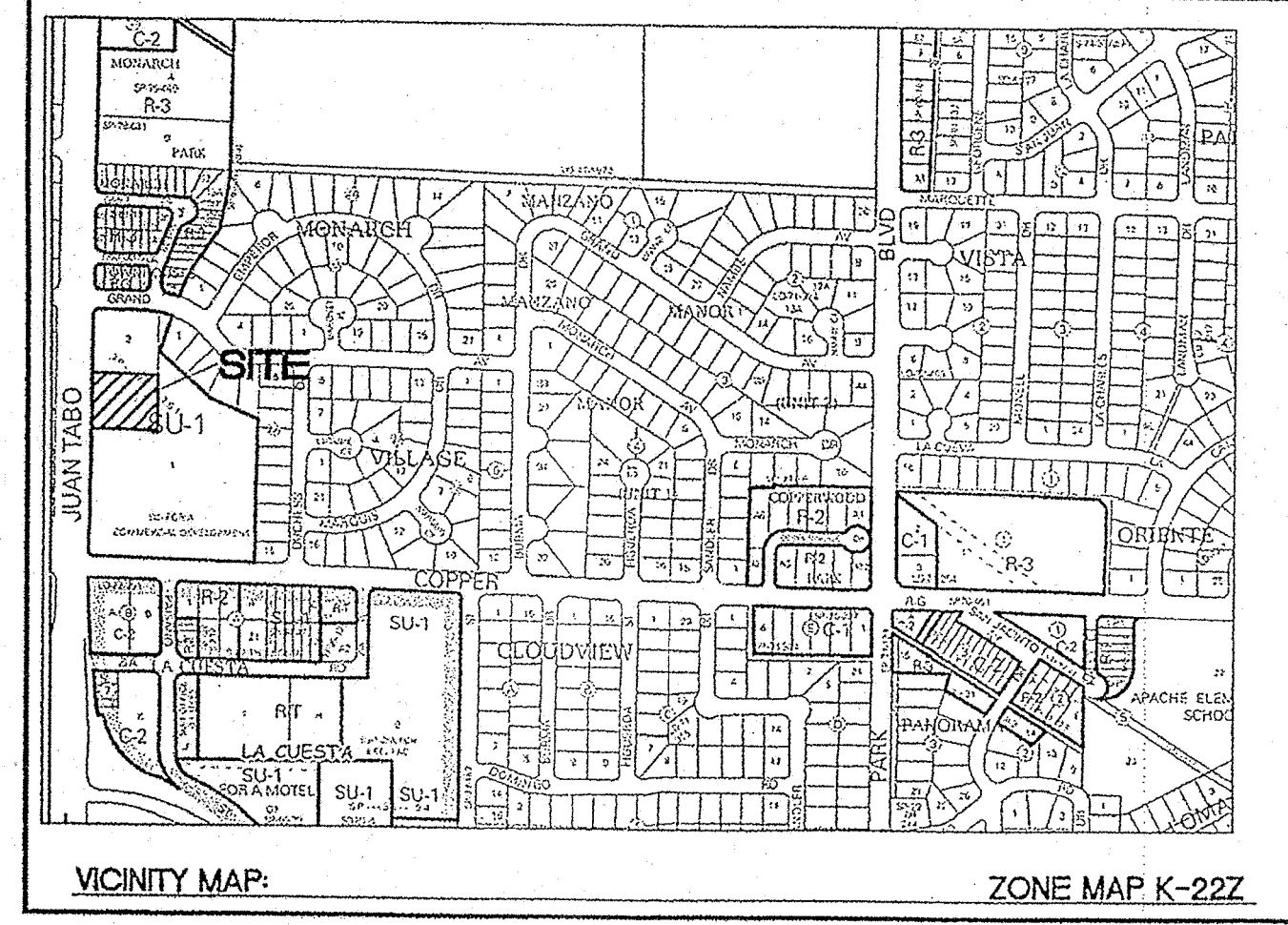
**HANDICAP PARKING PROVIDED:**  
 RETAIL: 10 SPACES  
 PROPOSED RESTAURANT (TRACT 1-B): 4 SPACES  
 PROPOSED RESTAURANT (PORTION OF 1-A): 2 SPACES  
 TOTAL PROVIDED: 16 SPACES

**MOTORCYCLE PARKING REQUIRED:**  
 RETAIL: 0 SPACES (AT TIME OF DEVELOPMENT)  
 PROPOSED RESTAURANT (TRACT 1-B): 2 SPACES  
 PROPOSED RESTAURANT (PORTION OF 1-A): 2 SPACES PER 26-50 PARKING SPACES PROVIDED - 2  
 TOTAL REQUIRED: 4 SPACES

**MOTORCYCLE PARKING PROVIDED:**  
 RETAIL: 0 SPACES  
 PROPOSED RESTAURANT (TRACT 1-B): 2 SPACES  
 PROPOSED RESTAURANT (PORTION OF 1-A): 2 SPACES  
 TOTAL PROVIDED: 4 SPACES

**BICYCLE PARKING REQUIRED:**  
 RETAIL: 0 SPACES (AT TIME OF DEVELOPMENT)  
 PROPOSED RESTAURANT (TRACT 1-B): 2 SPACES  
 PROPOSED RESTAURANT (PORTION OF 1-A): 1 SPACE PER 20 PARKING SPACES, 2 MINIMUM - 2  
 TOTAL REQUIRED: 4 SPACES

**BICYCLE PARKING PROVIDED:**  
 RETAIL: 0 SPACES  
 PROPOSED RESTAURANT (TRACT 1-B): 4 SPACES  
 PROPOSED RESTAURANT (PORTION OF 1-A): 4 SPACES  
 TOTAL PROVIDED: 8 SPACES



**LEGAL DESCRIPTION**  
 LOT 1 MONARCH VILLAGE

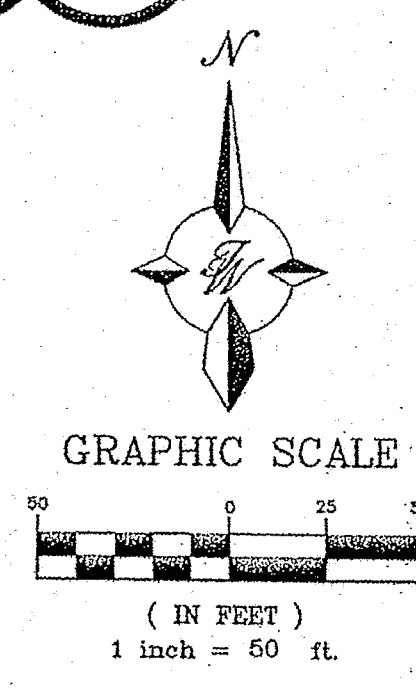
**SITE DATA**

ZONING: SU-1 FOR COMMERCIAL DEVELOPMENT  
 PROPOSED USAGE: GENERAL RETAIL / RESTAURANT  
 OVERALL CENTER LOT AREA: EXISTING TRACT 1-A = 332812 SF (7.64 AC)  
 PROPOSED TRACT 1-B = 26850 SF (0.62 AC)  
 PROPOSED PORTION OF TRACT 1-A = 25070 SF (0.58 AC)  
 BUILDING AREA: EXISTING GENERAL RETAIL = 85875 SF  
 PROPOSED RESTAURANT = 4500 SF  
 PROPOSED RESTAURANT = 2200 SF

NOTE: ALL DEVELOPMENT SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE CITY OF ALBUQUERQUE ZONING CODE.

3. ADMINISTRATIVE AMENDMENT  
 FILE # 10100 PROJECT # 1008717  
 REVISED PARKING CALCS TO ADD  
 STARBUCK'S. REQUEST OF RETAIL  
 BLDG OWNER. ADD TO AA  
 APPROVED BY DATE  
 1-26-2015

ADMINISTRATIVE AMENDMENT  
 FILE # 13-10225 PROJECT # 1003777  
 APPROVED BY DATE  
 4/27/13



ENGINEER'S SEAL 	MONARCH VILLAGE JUAN TABO AND COPPER	DRAWN BY jw
	REVISED SITE PLAN FOR SUBDIVISION ADMINISTRATIVE AMENDMENT	DATE 11-27-12
TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2012070-SPB.DWG	SHEET # 1
JEFFREY T. WOOTEN P.E. #16892	JOB # 2012070	