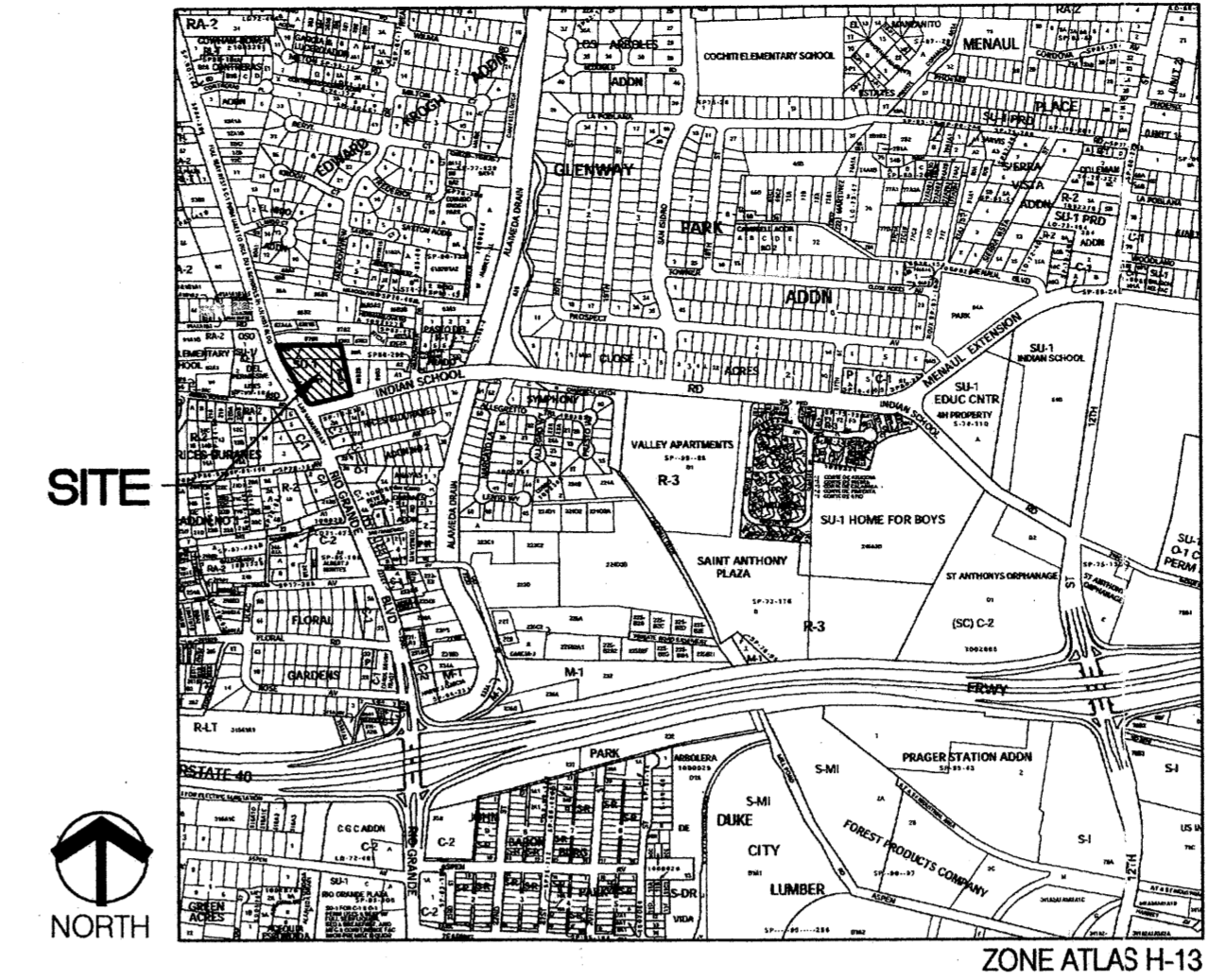


SITE VICINITY



REQUIRED INFORMATION - SITE PLAN FOR SUBDIVISION:
Site: The legal description is Tract A, Villas Las Mañanitas Subdivision and the total site area is 1.99 acres.

Zoning & Use: The zoning is SU-1 for C-1 Permissive Uses with Exclusions: car wash; church including the usual incidental uses; club, lodge, or fraternal organization; dry cleaning; gun shop; drive-in and drive-thru restaurants; garage for automotive repair; parking lot or structure; pawn shop; public utility structure or use; school k-12; service station; storage structure or yard for equipment and materials (except as a temporary, incidental use for a specific construction project); and taxidermy. The existing Las Mañanitas Restaurant is a historic structure and shall remain as the cornerstone of the future development. The entire site will be developed with neighborhood-scale plaza-retail uses consistent with the C-1 regulations, the North Valley Area Plan, and the Rio Grande Corridor Plan.

Pedestrian and Vehicular Ingress and Egress:
Vehicular Access: Vehicular access to Las Mañanitas Plaza shopping center is from Indian School Road and Rio Grande Boulevard. The Rio Grande access shall be shared with the residential development to the north.

Roadways: Las Mañanitas Plaza is located at the northeast corner of Indian School Road, a 80-foot right-of-way, and Rio Grande Boulevard, an 84-foot right-of-way.

Pedestrian access: Access shall be accommodated through the existing sidewalks on Indian School Road and Rio Grande Boulevard.

Maximum Building Height: Maximum building height shall be 28 feet.

Minimum Building Setback: Building setbacks shall be pursuant to the City C-1 Zone and Section 14.16.3.18 regarding commercial development and residential adjacency. Building prominence along the public street right-of-way, particularly Rio Grande Boulevard, shall be required.

Maximum Floor Area Ratio (FAR): .30

Landscape Plan: Landscaping shall be consistent with the City Comprehensive Zoning Code, Water Conservation Landscaping and Water Waste Ordinance, and Pollen Ordinance. A 10 foot landscape buffer is required adjacent to the residential area to the north and east of the subject site. Street trees are required on Rio Grande Boulevard and Indian School Road in accordance with the Street Tree Ordinance. Maintenance of the landscaping and irrigation system shall be the responsibility of the property owner. Gravel is allowed to be used, but will not be used as a primary ground cover, only to bridge gaps between plants and as an accent in the landscaping beds. Landscape areas over 36 square feet in size shall be shown with 75% coverage by living groundcover. All planting areas will be maintained in a living, attractive, and weed free condition. Underground irrigation systems are required and shall consist of a fully automated sprinkler/drip irrigation system to irrigate trees, shrubs, and groundcover planting areas.

Lighting: Lighting shall be fully shielded and consistent with the Rio Grande Boulevard Corridor Plan lighting restrictions. Lighting fixtures shall be mounted at 12 feet in height for walkways and entry plazas, and at 16 feet in height in parking areas.

PROJECT NUMBER: ~~1000010~~ 1004240
 Application Number: ~~06EPC-01110~~ 06 DRB-01042

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated October 20, 2006 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes 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.

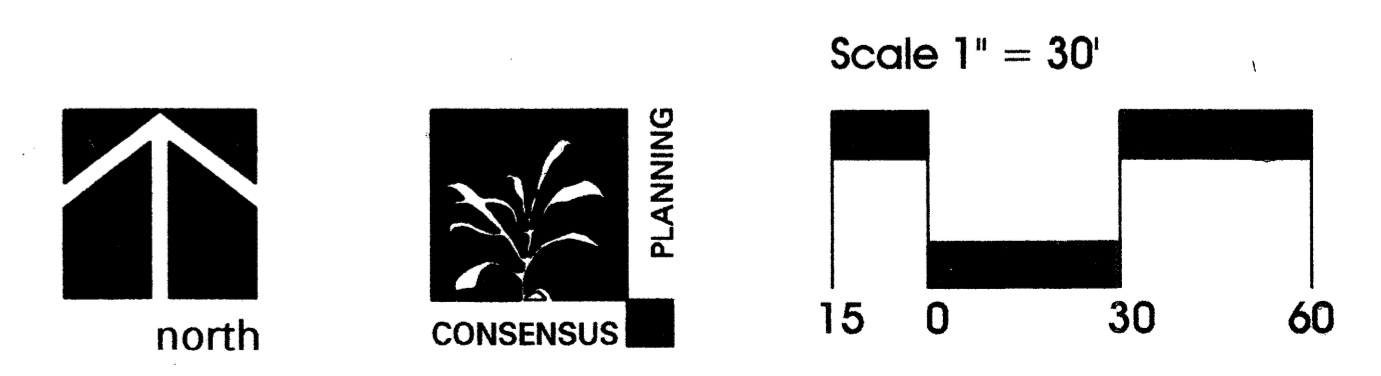
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i> Traffic Engineering, Transportation Division	7/26/06 Date
<i>[Signature]</i> Water Utility Department	7/26/06 Date
<i>[Signature]</i> Parks and Recreation Department	7/26/06 Date
<i>[Signature]</i> City Engineer	7/26/06 Date
N/A Solid Waste Management	Date
<i>[Signature]</i> DRB Chairperson, Planning Department	9/29/06 Date

SITE PLAN FOR SUBDIVISION
Las Mañanitas Plaza

Prepared for:
 Las Mañanitas Properties, LLC
 8301 Lomas Blvd NE
 Albuquerque, NM 87110

Prepared by:
 Consensus Planning, Inc.
 302 Eighth Street NW
 Albuquerque, NM 87102



July 18, 2006

1004240

DESIGN PARAMETERS - Village Center

The purpose of these Design Parameters is to provide a framework to assist developers and designers in understanding the development goals and objectives for the Las Mañanitas Plaza. These standards address the issues of rural character, landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for this property.

The standards contained in this Site Plan for Subdivision represent base standards for acceptable development. Subsequent development within this subdivision shall abide by these standards. Any additional standards deemed necessary and appropriate, however, may be imposed upon any associative Site Plans for Building Permit.

Each category is organized in terms of Standards (items which are required) and Guidelines (items which are encouraged). Where there is a conflict between City Codes or Ordinances, and/or the North Valley Area Plan and/or the Rio Grande Boulevard Corridor Plan, the more restrictive requirements shall apply.

SITE DESIGN

The creation of a pedestrian-friendly, plaza-oriented retail environment is dependent upon close attention to the relationship between buildings and adjacent residential development. Pedestrian activity is discouraged where the buildings are placed in the center or rear of the site, surrounded by parking, and without pedestrian connections between the structure and the street. The following standards and guidelines apply to Las Mañanitas Plaza, and were created to encourage a plaza-oriented retail environment in character with the North Valley and consistent with the North Valley Area Plan and Rio Grande Boulevard Corridor Plan.

General

Standards:

Pedestrian plazas around which buildings can be clustered and linked to one another, shall be created. Plazas should be attractive, lively, and a useful asset to the Village Center. Plaza areas are appropriate for outdoor dining (existing area at Las Mañanitas Restaurant), gathering, and activity. Plaza areas shall have structures, walls and/or landscaping placed along the perimeter helping to create a sense of enclosure while maintaining visual access to adjoining businesses.

Building access and entries must be easily accessible from the surrounding buildings and should be visible from the street through open passages (such as garden courts).

Building entryways shall be clearly defined, by either a canopy or inset (minimum 4 feet), and linked to the pedestrian pathways.

Parking shall be screened from adjacent public streets by buildings or a combination of landscaping, low walls, and/or earthen berms. It is preferable that parking is located behind buildings adjacent to Rio Grande Boulevard. Screening shall be compatible with edge treatments of adjacent properties.

Adjacent on-street parking (if permitted) shall count towards the required parking.

Buildings and structures erected within the site shall comply with all applicable City of Albuquerque Zoning and Building Codes, as well as other local codes and ordinances.

Any exterior storage and sales areas shall be architecturally integrated to the main building by use of walls, roofs, and/or fencing.

No chainlink, razor-wire, or vinyl plastic fencing shall be permitted.

Guidelines:

Plazas, courtyards, and other outdoor activity or seating areas shall be significantly shaded from summer sunlight by tree canopies or architectural devices.

Public areas should be defined by building edges, and a differentiation in intersection paving and landscaping at a variety of scales. The design and location of appropriate amenities (such as seating and landscape areas) should also be used to enhance public areas.

Accessibility & Safety

Design for accessibility at all facilities and outdoor public areas. For the safety and ease of use by all modes of travel, it is important to separate cars, pedestrians and bicycles to the extent possible. The planning and design phases of the project need to include sufficient design consideration to separate circulation and provide visitor convenience.

Standards:

The Americans with Disabilities Act, the American National Standards for Accessible and Usable Buildings and Facilities, and the New Mexico Building Codes for accessibility criteria for places of public use shall be consulted.

Close attention shall be paid to ramps and to how the entire site may be traversed. Private pedestrian linkages shall align with public paths to connect and integrate all building sites. The maximum gradient of any ramp shall not exceed 8.33 percent.

Entrances and exits to buildings shall be flush with the handicapped spaces where ever possible.

Elevations shall be maintained at all curb cuts and junctions between driveways and pedestrian sidewalks for compliance with ADA standards.

All exterior landscape, streetscape, and building elements shall be designed to have minimal visual obstruction to their surrounding areas in order to maintain a safe degree of visual surveillance.

Circulation and Parking

Standards:

New sidewalks shall curve around existing utilities and landscaping. New sidewalks shall connect to existing sidewalks.

Pedestrian walkways along facades containing primary entrances shall have a minimum depth of 8 feet, with a 6 foot minimum clear path.

Parking areas shall be designed to include a pedestrian link to connect structures to the public sidewalk.

On-street parking on Rio Grande Boulevard and Indian School Road is prohibited.

Pedestrian connections shall be provided to any adjacent major transit locations.

All pedestrian walkways shall have a minimum width of 6 feet unobstructed pathway, either artificially or naturally shaded. Shade trees, if provided, shall be planted at 25 feet on center and placed within defined planting areas that have a minimum interior dimension of 36 feet and a minimum width of 6 feet.

Per the City Zoning Code, 1 parking space per 200 square feet of leasable space is required for the first 15,000 square feet of commercial development and 1 parking space per 250 square feet for that portion above 15,000 square feet. Shared parking with Las Mañanitas Restaurant is encouraged, and reduction in the required parking shall be considered.

The minimum parking requirements shall be the maximum.

Landscape islands shall be employed properly throughout parking areas.

There shall be barrier curbs around landscape islands in parking areas in order to protect landscaping from vehicles. Estate curbs may be appropriate to help enhance the rural character.

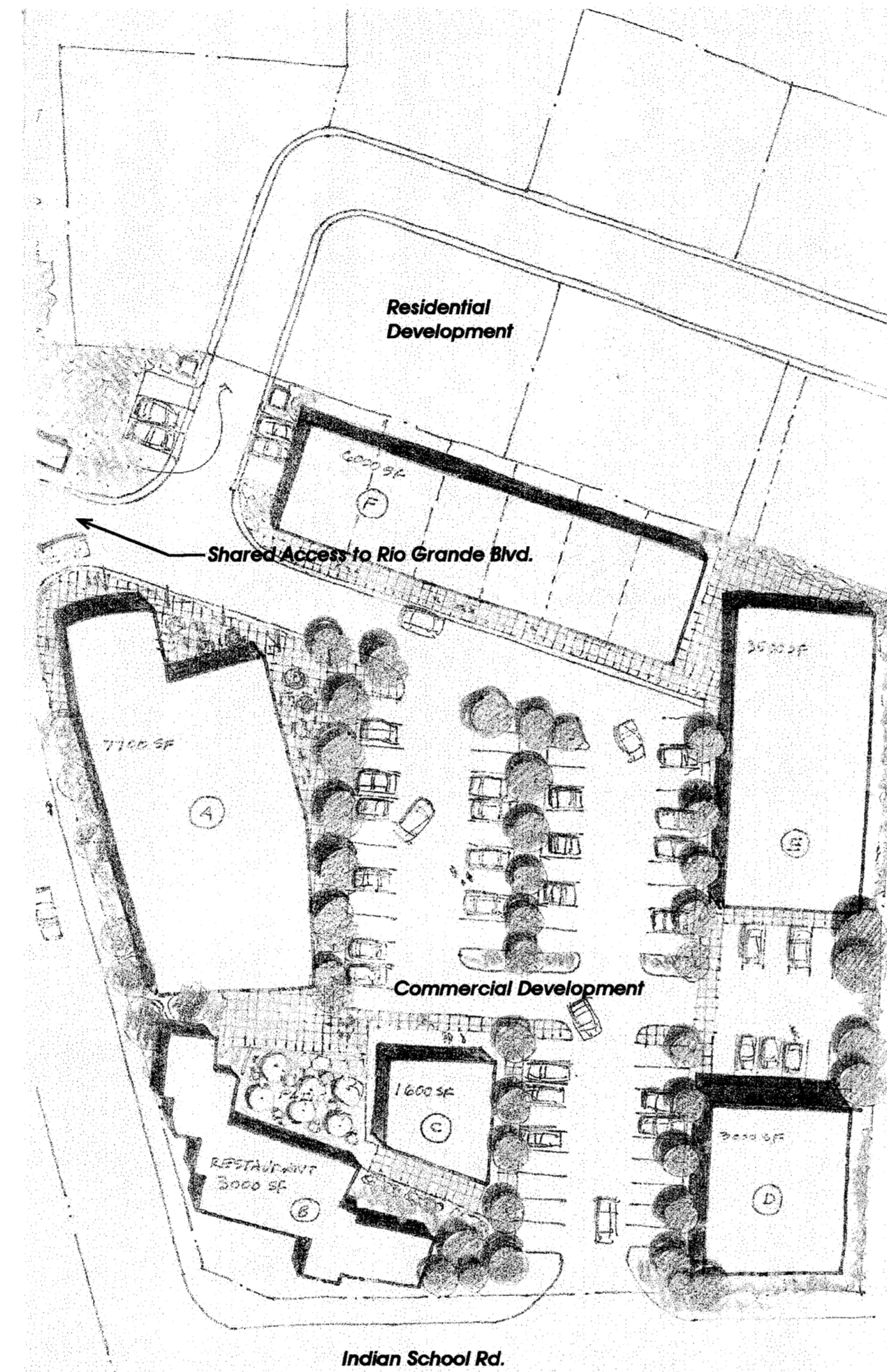
Access, Circulation, and Parking Diagram

The diagram below illustrates the following guiding concepts for development:

Access to Rio Grande Boulevard shall be shared between the commercial development and the residential property to the north.

Buildings shall be located adjacent to Rio Grande Boulevard and Indian School Road in order to define the street edge (pedestrian space) and to screen parking areas. On-site parking between any building and a public or private street shall be prohibited.

Parking shall be primarily located in the center of the property and in smaller areas along the site perimeter.



Guidelines:

Sidewalks may be supplemented with stabilized crusher-fine paths.

Parking shall be broken into smaller areas rather than one large parking lot where practicable. Long stretches of parking facilities adjacent to the streets should be avoided.

Setbacks

Non-Residential Standards:

Setbacks for non-residential uses shall be per the City of Albuquerque Zoning Code, Section 14-16-2-15 (E), and Section 14-16-3-18 in regard to commercial and residential adjacency.

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways and screening materials, including landscaping, earthen berms, and/or walls.

Perimeter awnings, arcades/portals, garden court walls and overhangs shall be allowed within setbacks.

Building Height

Standards:

Structures shall not exceed 28 feet (including parapets). All new construction is limited to single story structures with a maximum segment length of 125 feet, except for live-work or residential mixed use, which shall be limited to 2 stories.

PERIMETER WALLS, SCREENING WALLS, & FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of service functions shall be away from any street or pedestrian area. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities. Walls and fences can also serve a major screening function. The intent is to keep walls and fences as low as possible while performing their screening and security functions.

Standards:

Perimeter walls and fences shall be designed to be consistent with the City's General Height and Design Regulations for Walls, Fences, and Retaining Walls, Section 14-16-3-19.

Perimeter walls shall contain materials or exteriors consistent with, or complementary to, the principal building, including pilasters, offsets, or architecturally treated segments.

Screening and courtyard walls shall have a maximum height of 6 feet and are encouraged to meander within the landscape setback.

Pedestrian openings shall be provided for access at key locations to the adjacent sidewalks along Rio Grande, Indian School, and through the new roadway connection at Rio Grande to the adjacent residential development to the north.

All outdoor refuse containers shall be screened within an appropriate enclosure and large enough to contain all refuse generated between collections. Refuse enclosures are prohibited from being placed between any public or private street and any building facade. Design and materials of enclosures shall be compatible with the architectural theme of the site or adjacent buildings.

Trash compactors are allowed, provided they are screened from public view.

The project will comply with all Solid Waste Management Department ordinances and requirements.

Areas for the storage of high profile delivery/transport vehicles shall be screened from adjacent streets and properties with an appropriate height wall/fence.

Mechanical equipment shall be fully screened from public view. Screening shall be compatible with materials and design of the building. Loading areas shall be screened from public view where practical by walls, trellises, and/or landscaping.

SIGNAGE & GRAPHICS

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within this property. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety, and to complement the visual character of the development.

Standards:

The developer shall provide entry signs for the project to create a sense of arrival and to contribute to the unique identity of the project. These signs shall be on private property and shall be maintained by the property owner.

Freestanding signs shall be limited to monument signs only.

Monument signs are limited to one sign for each street frontage. The sign shall be a maximum of 40 square feet with a maximum height of 4 feet. The sign shall be of a similar style and material as the other entry signs.

Pole mounted signs, pylon signs, or signage requiring external bracing, angle iron support, guy-wires, or similar support are prohibited.

No off-premise signs are permitted.

Building-mounted signs shall not exceed 6 percent of the facade area.

Building-mounted signs shall not face abutting single-family residential to the east.

Building-mounted signs shall not project more than 1 foot from the display wall except along Rio Grande Boulevard where pedestrian oriented signs shall be permitted to project from and be perpendicular to the street. Projecting signs shall be limited to 4 square feet in size and located above 8 feet in height so as not to interfere with pedestrian mobility or site distance. Marquee signs shall be included in the total area count allowed for wall signs. Individual channel and neon letters shall be permitted at a maximum height of 2 feet per letter.

Signage SHALL:

be designed to be consistent with and complement the materials, color, and architectural style of the building or site location; and

be illuminated in accordance with the City of Albuquerque General Sign Regulations as provided in Section 14-16-3-5 of the Zoning Code. Signs which are directly spotlighted may be used provided there is non-glare on the street or upon adjacent property or that the light does not distract motorists. Illuminated signage facing adjacent residential areas shall not be permitted.

Signage SHALL NOT:

use moving parts, makes audible sounds, or have blinking or flashing lights;

overhang into the public right-of-way (except pedestrian oriented signs as defined for Rio Grande Boulevard), property line, or extend above the building roof line; and

intrude upon any architectural features, including windows, columns, moldings, or any decorative features.

LIGHTING, OUTDOOR FURNITURE, & MATERIALS

In order to enhance the safety, security, and visual aesthetics of the property, careful consideration must be given to selection of outdoor furniture, lighting design, site materials and other features. It is important to consider the daytime appearance of all materials.

Standards:

Placement of fixtures and standards shall conform to State and local safety and illumination requirements.

A design objective of the site lighting system shall be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection. All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky".

The maximum height for lighting fixtures shall be:

- 12 feet high for walkways and entry plazas; and
- 16 feet for site and parking area lights

Guidelines:

Spread lighting fixtures should be used to accent landscape trails and walkways, and uplighting fixtures should be used to highlight trees, walls, and architectural features.

Outdoor materials shall be chosen for their durability and resistance to weathering.

Site amenities, such as street furniture, lighting, bollards, and graphic pylons shall be part of the landscape plan and shall be compatible with the architectural and landscape treatment of the project.

Fixture style and design should be compatible and consistent with the lighting design of other projects within the development. Exterior lighting fixtures should relate stylistically to the architecture of the adjacent buildings.

ARCHITECTURAL DESIGN

Specific architectural style shall be Spanish-Pueblo Revival. The following shall apply to Las Mañanitas Plaza:

Standards:

The 1997 guidelines adopted by the City Landmarks and Urban Conservation Commission shall govern future development on this site to ensure that all new construction is consistent with, or is at least complementary to, the primary building (Las Mañanitas Restaurant).

Pre-engineered metal buildings with masonry or other veneers or the utilization of attached mansard roofing are prohibited.

Design consistency for all facades that can be seen from any point along a public or private street shall be required.

Guidelines:

Buildings should employ a variety of sizes and structural forms to create visual character and interest. Columns, arcades, corner articulation, overhangs, awnings, marquees, gutters and scuppers, breezeways, vertical fins, wall recesses, soffits, and deciduous tree canopies should be carefully dimensioned and detailed to provide a human-scale, visual interest, and a means of shading building facades while lending color and formal articulation to the buildings.

Retail, service and office uses should be horizontally connected in a variety of ways through the use of arcades or portals, controlled plaza elements, outdoor cafes, pathways, or sitting areas.

Facades

Standards:

Facade treatment shall be in compliance with the City's General Building and Site for Non-Residential Regulations, Section 14-16-3-18.

No plastic or vinyl building panels or awnings shall be permitted.

Commercial buildings shall have windows on the street side elevations. The windows may be a combination of shop windows or viewing windows with a maximum separation of 30 feet on center.

Facades SHALL:

vary in height, depth, and articulation to create a pedestrian-scaled environment;

be articulated with a variety of architectural elements, colors and materials so as to lend familiarity, intimacy, and visual complexity to the buildings and to break down facades into perceptually manageable pieces;

have all accessory buildings and enclosures, whether attached or detached, from the main building, treated with similar compatible design and materials as the main structure or structures; and

be treated with a consistent level of detail at all sides of all buildings and structures.

Roofs & Parapets

Standards:

Roofs shall drain water to areas which are landscaped appropriately for such run-off, and shall drain to areas which are not heavily travelled.

The top of the parapet shall be greater than or equal to the top of all HVAC equipment and that should include screen walls.

All portals shall be architecturally integrated to the main building design.

The parapets of flat roofs shall maintain a consistent character, but shall vary in height in accordance with overall facade variations and individual building articulation. Building edge treatments shall step down, reducing the scale of the building towards the street, to relate to the scale of the pedestrian.

Fenestration & Shading

Guidelines:

The scale, proportion, and composition of fenestration of facades should be designed to give visual interest from the exterior, to provide variation in quality of light on the interior, and to coordinate with the lighting requirements for each activity area.

Buildings should be oriented to take advantage of heat gain in the winter while coordinating with shading strategies to inhibit solar gain in the summer.

SITE PLAN FOR SUBDIVISION Las Mañanitas Plaza

Prepared For:
Garcia Investments, LLC
8301 Lomas Boulevard NE
Albuquerque, NM 87110

Prepared By:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Building Materials & Colors

Standards:

Materials prohibited as the main architectural feature include the following:

- exposed, untreated gray precision block (integral color, burnished, or split face shall be considered finished) or untreated wood walls
- highly reflective surfaces
- chain link fence or barbed wire
- metal paneling
- materials with high maintenance requirements

Guidelines:

- Accent colors and materials can be used to bring out detailing which better articulates or give scale to a building including the colors of glazed tile, wood trim, paint, etc.
- Primary building color shall be earthen tones, reinforcing the historic character of the area.

UTILITIES

Standards:

- All new electric distribution lines shall be placed underground.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way where practicable.
- 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. If pre-fabricated fiberglass enclosures are used they shall be appropriately screened from view by walls and/or landscaping.
- Paging and loud speaker systems are prohibited.

LANDSCAPE

These standards are to be used as a supplement to the City requirements codes and ordinances.

Standards:

- Landscape plans shall comply with all regulations contained in the Water Conservation Landscaping and Water Waste Ordinance, the Pollen Ordinance and other landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code. All street tree plantings shall be in accordance with Article Six of the Municipal Code.
- Any cottonwood trees located on the site shall be preserved wherever possible. If an existing cottonwood is removed, it shall be replaced with a minimum of 3 new cottonwoods.
- Street trees shall be provided along Rio Grande Boulevard and Indian School Road. Street trees are defined as being within 20 feet of the back of curb.

The following street trees are preferred:

- Rio Grande Boulevard Rio Grande Cottonwood, Goldenrain Tree, Eastern Redbud (*Flowering Lilac may be appropriate as accent plants*)
- Indian School Road Honey Locust, Chinese Pistache
- A minimum of 20 percent of the site area (minus the building footprint) shall be devoted to landscape materials with an emphasis placed on areas with streetside exposure.
- Landscape design along the right-of-way shall be consistent throughout the development. Landscape elements that reinforce the street edge are encouraged.
- Living, vegetative materials shall cover the required landscape area consistent with the City Comprehensive Zoning Code. The area and percentage is calculated based on the mature canopy size of all plant materials.
- All planting areas not covered with turf shall have a ground topping of crushed rock, river rock, shredded bark, or another similar material which extends completely under the plant material, however, these materials shall not be used as a focal landscape element.
- Landscape headers shall be used to separate the turf and ground cover areas. Headers shall be either 6" x 6" concrete, brick (side by side), or 1/8" x 4" steel construction or equivalent.
- Off-street parking areas shall have one tree for each 8 parking spaces with no space being more than 80 feet from a tree.
- A minimum of 75% of the required parking lot trees shall be deciduous shade trees and shall have a mature height of at least 25 feet.
- A landscape strip of no less than 6 feet shall be maintained between parking areas and the street right-of-way.
- Landscaped areas which include trees shall be a minimum of 36 square feet and a minimum width of 6 feet.
- All interior pedestrian connections shall be lined with shade trees planted a minimum of 30 feet on center where feasible.
- All plant material, including trees, shrubs, ground covers, turf, wildflowers, etc. shall be maintained by the Owner in a living, attractive condition. Approved plant materials are those included in the Rio Grande Boulevard Corridor Plan. All areas shall be maintained free of weeds through the use of pervious filter material. Each individual lot owner will be responsible for the installation and maintenance of the landscape on their property and within the adjacent public right-of-way.

Minimum plant sizes at time of installation shall be as follows:

- Trees 2 inch caliper, or 10 to 12 feet in height
- Shrubs & Ground covers 1 gallon
- Turf Grasses provide complete ground coverage within one growing season after installation

Guidelines:

- The shading of pedestrian ways and the use of pedestrian-scaled lighting along trails and roads are critical.

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