

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

The Site:
The property consists of 4.53 acres and is located at the southeast corner of Louisiana Boulevard and Summer Avenue. The legal description is Tracts B-1-A and B-1-B, Mesa Del Norte Addition. Tract B-1-B is fully developed.

Proposed Use:
Existing zoning is SU-3 MU-UPT BUFFER as established by the Uptown Sector Development Plan. The proposed use shall be consistent with the SU-3 MU-UPT BUFFER ZONE in the Uptown Sector Development Plan.

Applicable Plans:
The Uptown Sector Development Plan (Rank III) and the Comprehensive Plan (Rank I) applies to this site.

Pedestrian and Vehicular Ingress and Egress:
Vehicular Access and Circulation
Vehicular access and circulation to both Tracts is from Louisiana Boulevard via a 30 foot common access easement that provides internal access to Tract A, Tract B-1-A, and Tract B-1-B. Vehicular access is also provided from Constitution Avenue to Tract B-1-A.

Pedestrian Access and Circulation
Pedestrian access exists along Louisiana Boulevard, Summer Avenue, and Constitution Avenue. Internal circulation will be provided by sidewalks that are designed to meet the City's Zoning and Development Process Manual requirements.

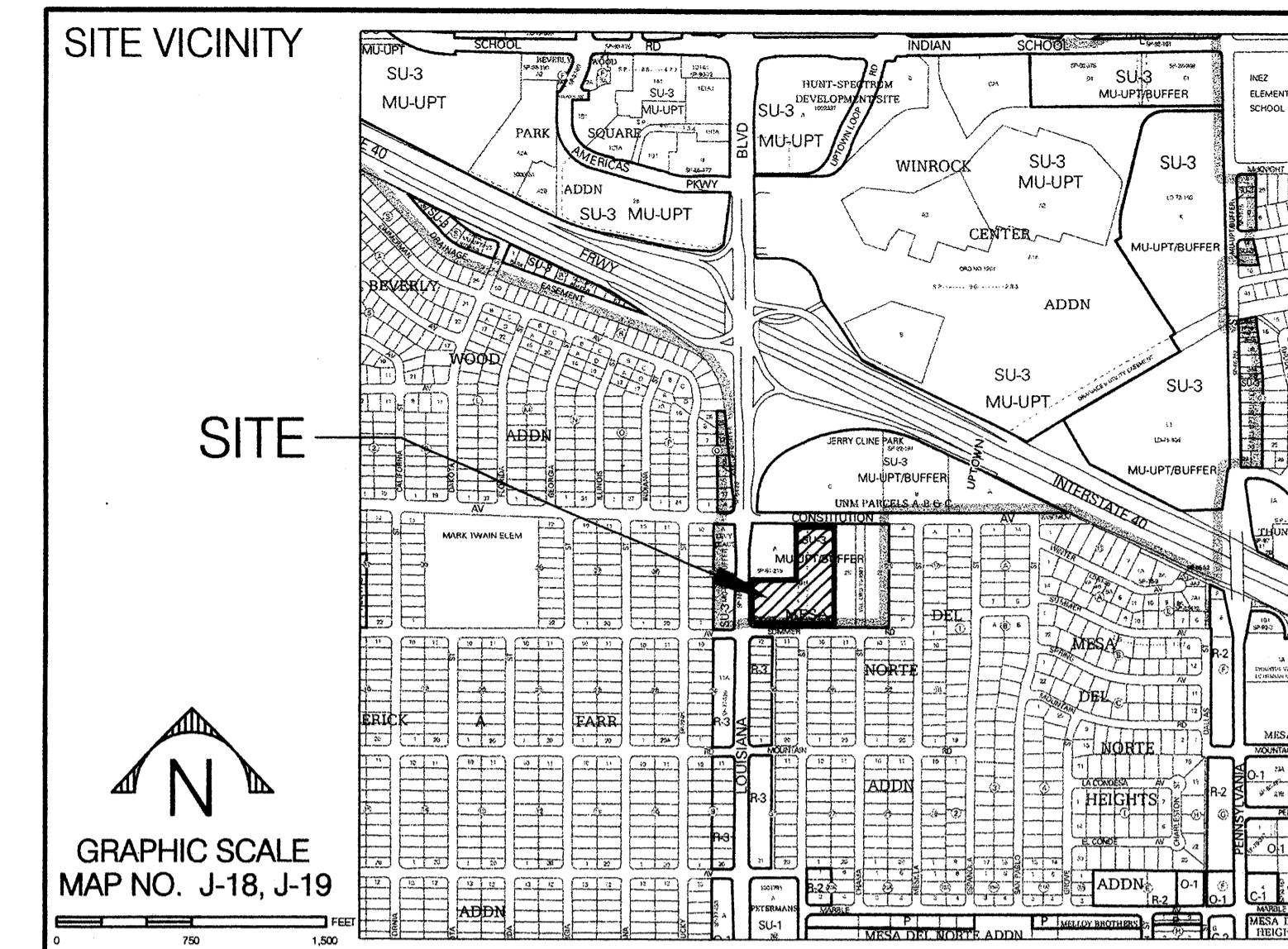
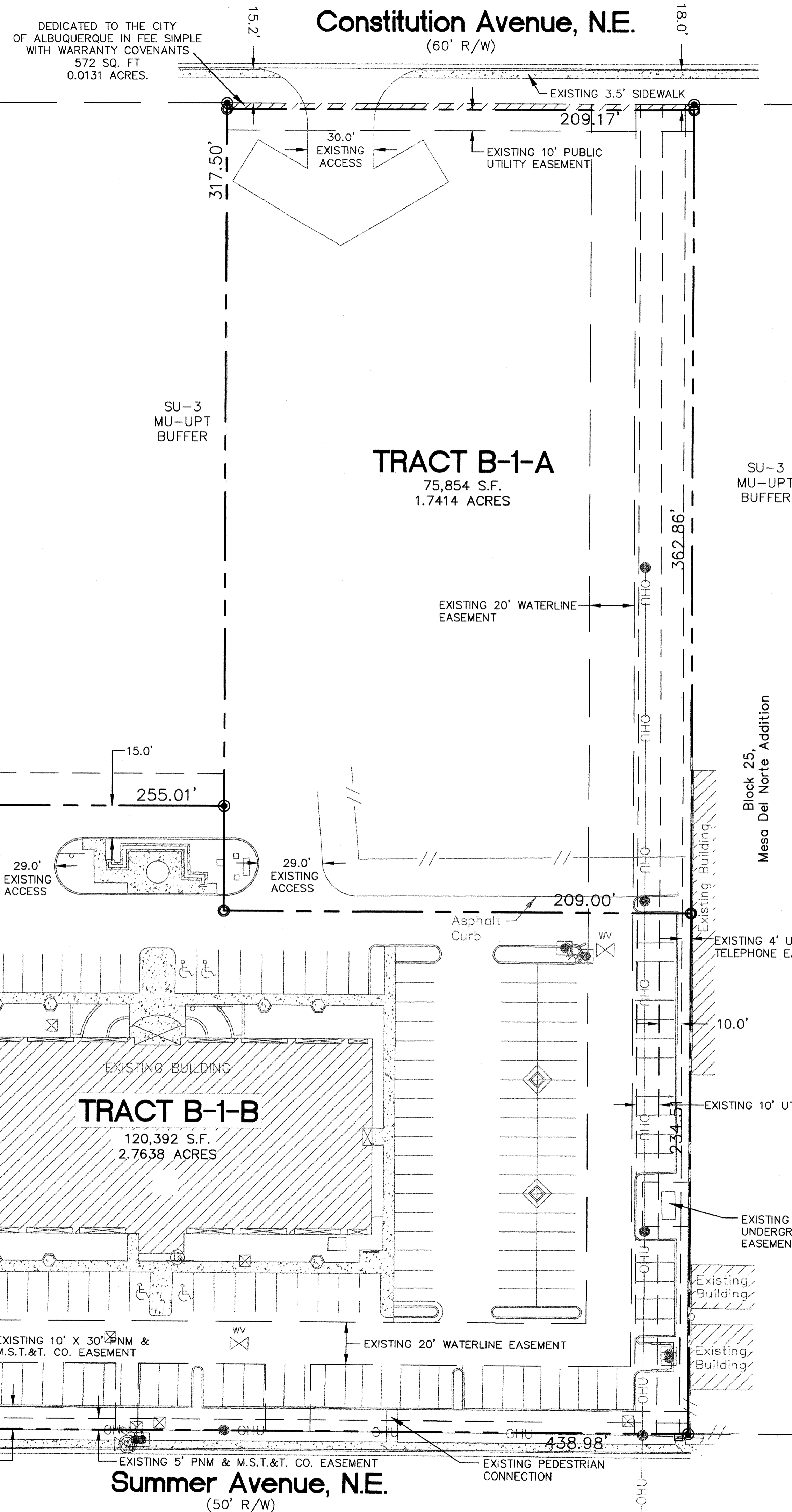
Transit
Transit routes 3 and 157 run along Louisiana Boulevard adjacent to this site. Bus stops are located at the southeast corner of Constitution Avenue / Louisiana Boulevard and southeast corner of Summer Avenue / Louisiana Boulevard for northbound travel and the southwest corner of Constitution Avenue / Louisiana Boulevard and south of the southwest corner of Summer Avenue / Louisiana Boulevard for southbound travel.

Building Heights and Setbacks:
Buildings shall not exceed 36 feet, subject to Buffer Setback regulations as provided in the Uptown Sector Development Plan.

Maximum F.A.R.:
Consistent with the Uptown Sector Development Plan, there is no maximum F.A.R. for this property.

Landscape Plan:
The Landscape Plan shall be submitted with the individual Site Plans for Building Permit. Landscape plans shall be consistent with the City's Water Conservation Landscaping and Water Waste Ordinance and the Pollen Control Ordinance.

General Note:
A private reciprocal cross lot access, parking, and drainage easement is granted by plat for the benefit and use by and for the owners of Tracts B-1-A and B-1-B, and is to be maintained by said owners and consists of the entire parcel exclusive of the building areas.



PROJECT NUMBER: 1004532

Application Number: 10DRB-10324

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:

<i>[Signature]</i>	12-15-10
Traffic Engineering-Transportation Division	Date
<i>Allen Pette</i>	12/15/10
ABCWUA	Date
<i>Christina Sandoval</i>	12/15/10
Parks and Recreation Department	Date
<i>Bradley D. Bringham</i>	12/15/10
City Engineer	Date
N/A	Date
* Environmental Health Department-(conditional)	Date
N/A	Date
Solid Waste Management	Date
<i>Jack Chas</i>	1-13-11
DRB Chairperson, Planning Department	Date

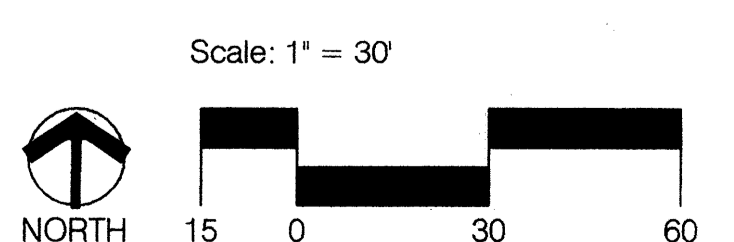
Note: The Existing Development on Tract B-1-B is subject to a Site Development Plan for Building Permit (Z-88-9); that site plan has expired for Tract B-1-A except for the portion covered by the phase line; development of Tract B-1-A will be subject to this Site Development Plan for Subdivision.

TRACT B-1-A & TRACT B-1-B, MESA DEL NORTE SUBDIVISION

SITE PLAN FOR SUBDIVISION

Prepared For:
Ashcraft Real Estate
8200 Mountain Road NE
Albuquerque, NM 87110

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com



1004532