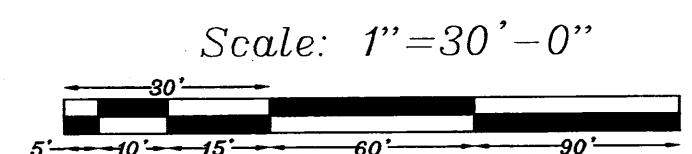


BLACK ARROYO DAM

CLOVESMETAL BUILDINGS INC.
 2220 N ROSS
 CLOVES, NM 88101
 505-763-1150
 FAX 763-1155

VJW Inc. Storage
Albuquerque
 OCT. 20, 2006
 REV. 11-08-06



SITE DEVELOPMENT PLAN FOR SELF STORAGE FACILITY

- TOTAL STORAGE AREA - 62,204 SQ. FT.
- TOTAL INCLUDES MANAGER'S AREA - 63,884 SQ. FT.
- TOTAL LANDSCAPED AREA - 5815 SQ. FT.
- TOTAL LAND AREA OF PHASE I - 11,224 SQ. FT.
- TOTAL ASPHALT PAVED AREA - 39,889 SQ. FT.
- REQUIRED PARKING - 32 SPACES
- PARKING PROVIDED - 62 SPACES

PARKING CALCULATIONS

PARKING ON ONE SIDE OF ALL INTERIOR STREETS:
 STREET LENGTHS: 525 + 260 + 380 - 30 = 1153 LINEAR FEET / 20 FEET PER PARKING SPACE 56 SPACES ON STREETS + 5 SPACES AT CARETAKER'S AREA = TOTAL PARKING SPACES PROVIDED = 62.

NOTE TO BE ADDED:
 LIGHTING DETAIL: SEE ELEVATION OF GARAGE DOOR FACADES.
 PEDESTRIAN AND BICYCLES SEE NOTE NO. 7.

RESPONSE FOR COMPLIANCE TO "CONDITIONS" OF E.P.C. APPROVAL OF SITE PLAN FOR BUILDING PERMIT.

CONDITIONS:

1. THE FOLLOWING SHALL BECOME AN INTEGRAL PART OF "SITE PLAN FOR BUILDING PERMIT."
2. WALLS AND FENCES:
 - A) THE CMU WALL AROUND THE REFUSE ENCLOSED SHALL BE SIX FEET FROM FINISH GRADE TO TOP OF THAT WALL.
 - B) PILASTERS, EVERY 20 FT. SHALL BE ADDED TO THE WALL TO IMPROVE ITS QUALITY AND LESSEN THE FORTRESS FEELING.
 - C) PATIO FENCED AROUND THE CARETAKERS YARD SHALL BE LIGHT TAN CMU BLOCK.
 - D) THE CHAIN LINK FENCE SURROUNDING THE PHASE II FUTURE DEVELOPMENT SHALL BE REMOVED 3 YEARS FROM SEPTEMBER 21, 2006
 - E) THE CHAIN LINK FENCE SHALL EXTEND TO THE BUILDING AND STOP, AND THE BUILDING CAN BE USED AS A BOUNDARY - LEAVING THE 6 FT. DRAINAGE CHANNEL FREE AND USING LESS FENCING.
3. THE LIGHTING HAS BEEN ADDRESSED ON THE ELEVATIONS SHEET, ELEVATION AT TYPICAL GARAGE DOORS OF THE PREFAB STORAGE UNITS.
4. PEDESTRIAN AND BICYCLE ACCESS AND CIRCULATION: PEDESTRIAN AND BICYCLE ACCESS AND CIRCULATION IS NOT A REQUIREMENT OF THIS SPECIFIC PROJECT BECAUSE SELF-STORAGE IMPLIES TRANSPORTING ITEMS IN AND OUT OF THE UNITS USING A CAR OR A TRUCK.
5. MOTORCYCLE AND BICYCLE PARKING IS NOT REQUIRED FOR THE REASON STATED IN THE ABOVE NOTE.
6. THE ADDITIONAL LANDSCAPING HAS BEEN ADDED. SEE REVISED SITE PLAN.

PROJECT 1004976

Project Number ~~06 EPC 00725~~ 1004976
 Application Number 06 DRB-01549

This plan is Consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and that the findings and conditions in the Official Notice: Notification of Decision have been compiled with.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

N/A	Date
Fire Marshall	
<i>John Bacon</i>	3/28/07
Solid Waste Department / Refuse	Date
<i>APL</i>	3-28-07
Traffic Engineering, Transportation Div.	Date
<i>Ronald Meen</i>	3/28/07
Utilities Development	Date
<i>Christina Dambrosal</i>	3/28/07
Parks and Recreation Department	Date
N/A	Date
AMAFA	
<i>Bradley S. Bingham</i>	3/28/07
City Engineer	Date
APPROVAL AND CONDITIONAL ACCEPTANCE: as applied by the Development Process Manual.	
<i>Richard D. Dault</i>	3-28-07
City Planner, Planning Department	Date

Project Number: 066-0158
1004976

This Plan is Compliant with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated 3/28/07 and that the findings and conditions in the Official Code.

Notation of Decision have been complied with.

Site Development Plan

City Engineer: [Signature]
Date: 3/28/07

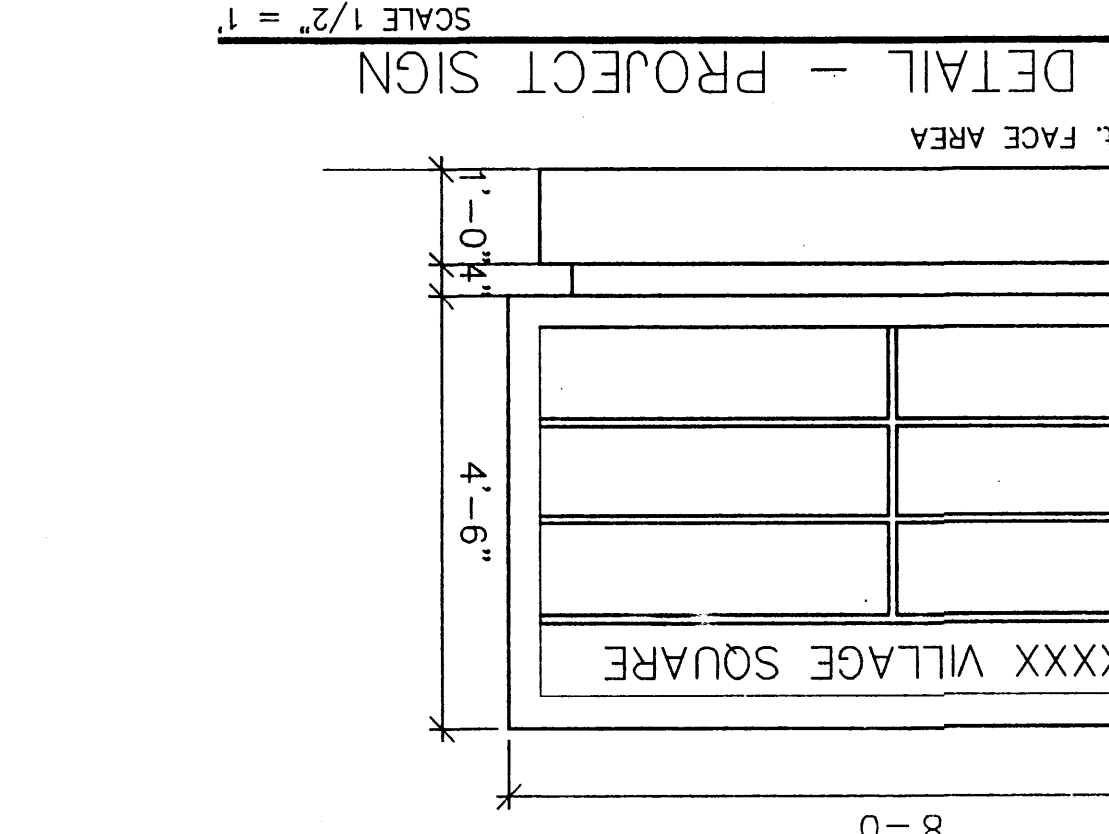
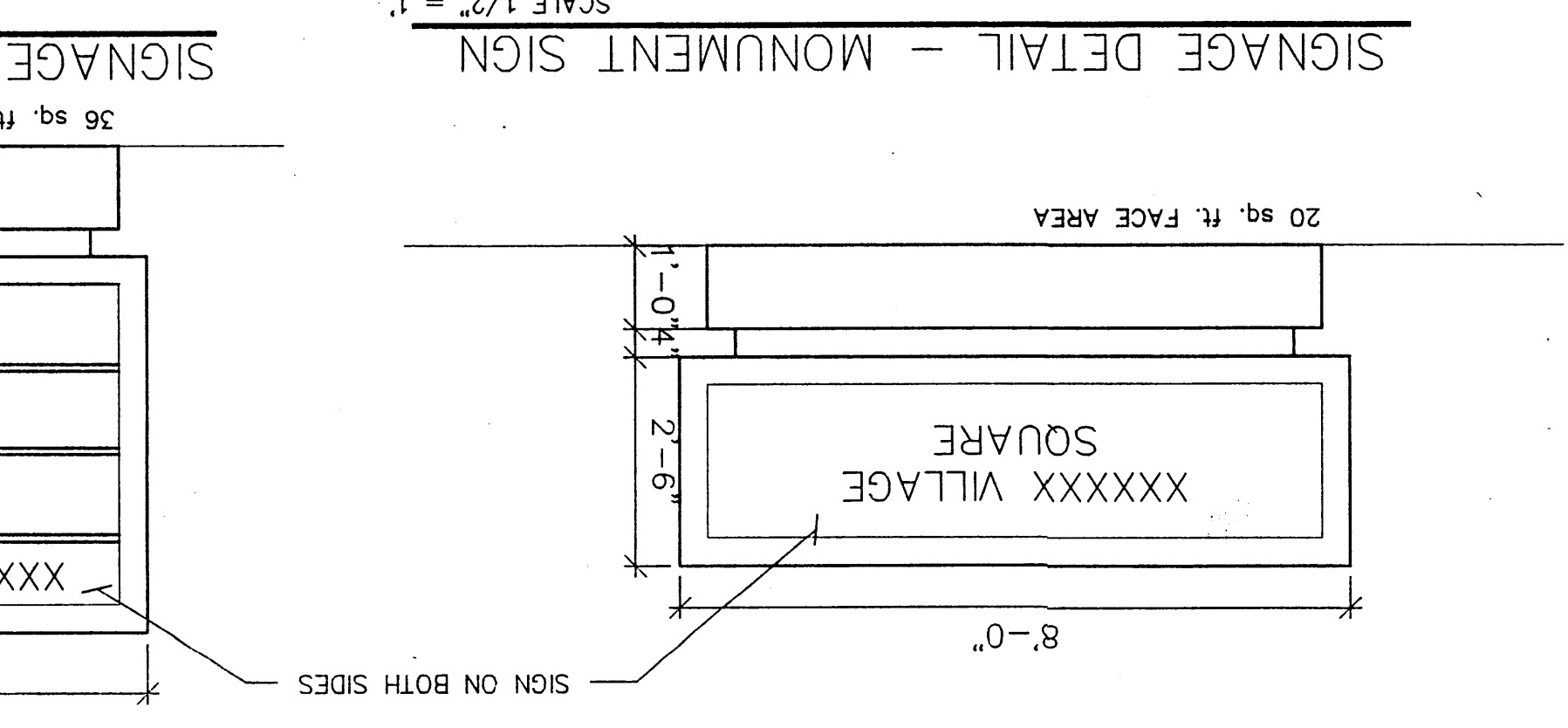
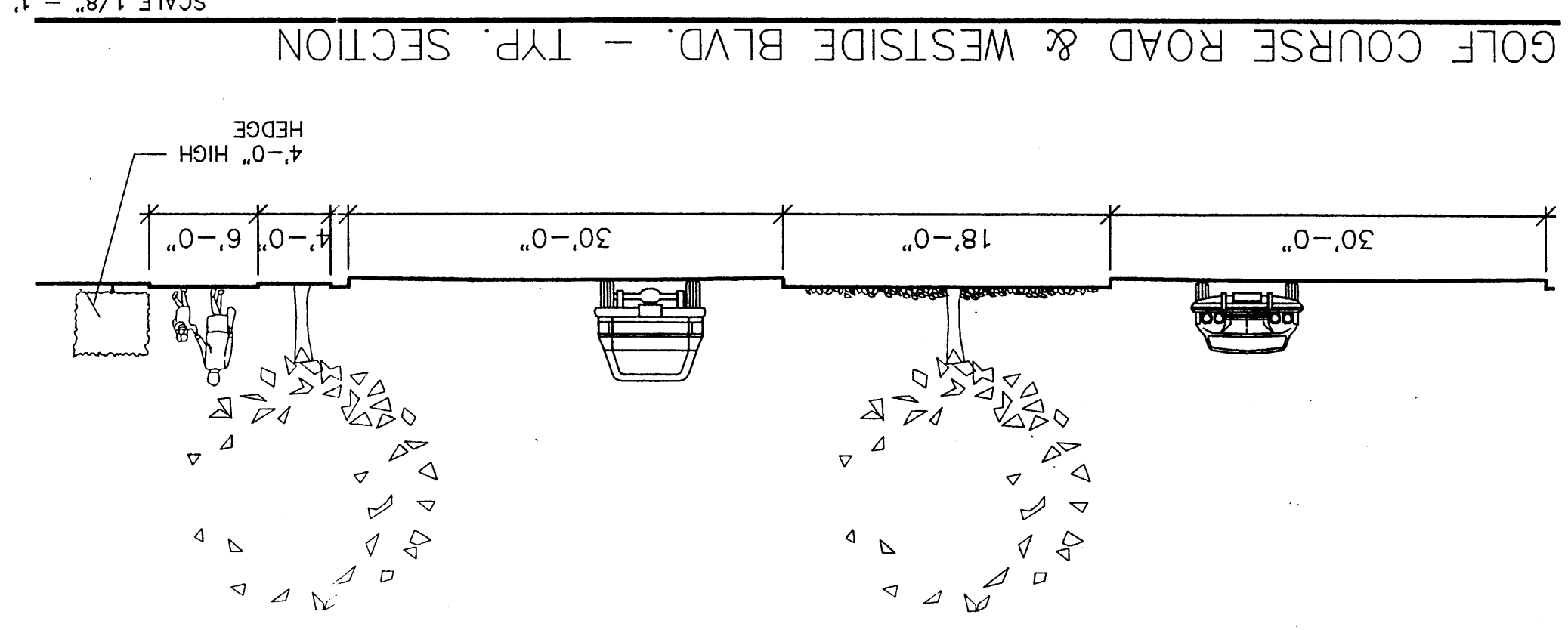
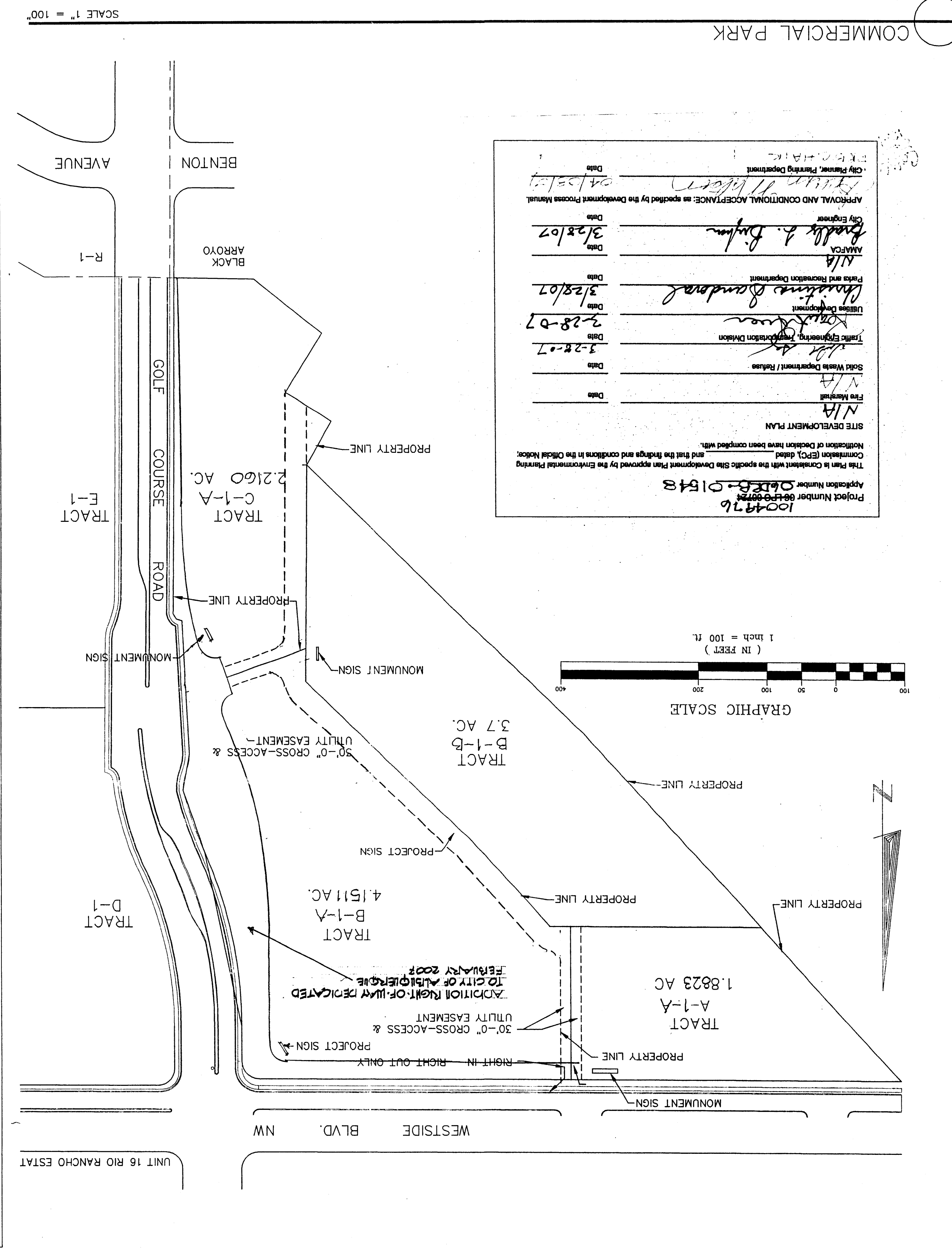
Public Works Department: [Signature]
Date: 3/28/07

Planning Department: [Signature]
Date: 3/28/07

City Manager: [Signature]
Date: 3/28/07

Approval and Conditional Acceptance as specified by the Development Process Manual

City Engineer: [Signature]
Date: 3/28/07



RESPONSE FOR COMPLIANCE TO "CONDITIONS" OF E.P.C. APPROVAL OF SITE PLAN FOR SUBDIVISION

- THE FOLLOWING SHALL BECOME PART OF THE SITE PLAN FOR SUBDIVISION.
- ALL SUBSEQUENT SITE PLANS ON THE REMAINING TRACTS SHALL REQUIRE E.P.C. APPROVAL.
- THE USE OF TRACT F-1 IS CONDITIONAL.
- SEC. HAS BEEN ADDED TO THE ZONING DESIGNATION OF ALL TRACTS OF THIS SITE PLAN.
- EACH INDIVIDUAL SITE PLAN TO BE REVIEWED BY THE E.P.C. WILL ADDRESS THE FOLLOWING AND WILL COMPLY WITH ZONING CODE 14-16-1.5.
 - VEHICULAR INGRESS AND EGRESS
 - INTERNAL CIRCULATION
 - MAXIMUM BUILDING HEIGHT
 - MINIMUM BUILDING SETBACKS
- STANDARDS FOR SCREENING, WALLS & FENCES:
 - EACH INDIVIDUAL SITE PLAN TO BE REVIEWED BY THE E.P.C. WILL LIST AND SPECIFY WALL FINISHES, ROOMING MATERIALS, COLOR IF APPLICABLE, TYPES OF WALLS, BARBED WIRE, CONCRETE WIRE, CHAIN-LINK FENCING AND UNFINISHED CMU BLOCK SHALL BE PROHIBITED. COLOR CMU BLOCK WILL BE PERMITTED ONLY IF BROKEN BY HORIZONTAL BANDS OF CMU BLOCK OF A DIFFERENT TEXTURE AND COLOR.
 - BARBED WIRE, CONCRETE WIRE, CHAIN-LINK FENCING AND UNFINISHED CMU BLOCK SHALL BE PROHIBITED. COLOR CMU BLOCK WILL BE PERMITTED ONLY IF BROKEN BY HORIZONTAL BANDS OF CMU BLOCK OF A DIFFERENT TEXTURE AND COLOR.
 - LIGHT FIXTURES SHALL BE FULLY SHIELDED.
 - HIGH-PRESSURE SODIUM LIGHTING AND LIGHTING ARE PROHIBITED.
 - THE HEIGHT OF LIGHT POLES SHALL BE MEASURED FROM FINISH GRADE TO TOP OF FIXTURE.
 - NOT USED.
 - STANDARD FOR PEDESTRIAN & BICYCLE ACCESS AND CIRCULATION:
 - SEE NOTE NO. 5
 - PEDESTRIAN CONNECTIONS SHALL BE PROVIDED BETWEEN ALL EXISTING AND OR FUTURE TRACTS.
 - PEDESTRIAN CONNECTIONS OF TEXTURED, COLORED CONCRETE SHALL BE PROVIDED BETWEEN BUILDINGS AND PARKING AREAS.
 - RESTAURANTS SHALL PROVIDE OUTDOOR SEATING.
 - PARKING SHALL NOT EXCEED THE REQUIRED PARKING PLUS 10 %.
 - LANDSCAPE STANDARDS:
 - THE LANDSCAPE STANDARDS SHALL LIST WATER USAGE AND ALLERGENIC POTENTIAL FOR ALL PLANT MATERIAL.
 - VARIETIES OF JUNIPER, A HIGH POLLEN PRODUCER, SHALL NOT BE INCLUDED.
 - CRABAPPLE, SYCAMORE (LONDON PLANE TREE) AND BRADFORD PEAR, HIGH WATER USE TREES, SHALL NOT BE INCLUDED.
 - BOXWOOD AND PRIVATE, HIGH WATER USERS INAPPROPRIATE FOR ALBUQUERQUE CLIMATE SHALL NOT BE USED AS HEDGES. HEDGES SHALL BE OF XERIC PLANTS SUCH AS RUSSIAN SAGE OR BIG SAGE (ARTEMISIA).
 - BLUEGRASS AND PESQUERA, HIGH WATER USE GRASSES, SHALL NOT BE USED IN THE SHOPPING CENTER EXCEPT FOR A SMALL TUFF AREA AT A CARETAKERS RESIDENCE.
 - NOT LESS THAN 15 % OF THE FUTURE LOT AREAS OF ANY TRACT SHALL BE LANDSCAPED. LANDSCAPE CALCULATIONS SHALL BE INDICATED ON EACH FUTURE SITE PLAN.
 - THE FOLLOWING PLANTS SHALL BE ADDED TO BROADEN THE LANDSCAPE PALETTE:
 - ARIZONA SYCAMORE, CANADIAN CHERRY, ENGLISH IVY, CHITAPPA, APACHE PLUME, HONEY LOCUST, PURPLE ROBE LOCUST, (SKYLINE OR SHADER MASTER VARIETIES).
 - ADDITIONAL XERIC GRASSES (SUCH AS THREADGRASS, BLUE GAMMA GRASS, BLUE FESCUE) AND DESERT ACCENT PLANTS (SUCH AS THREASPERALOE, SOTOL AND OCCOTILLO).
 - ADDITIONAL PLANTS BUT NOT LIMITED TO THESE VARIETIES SUCH AS LAVENDER, THREE-LEAF SUMAC, CURLEAF MOUNTAIN MAHOGANY, AUTUMN SAGE, FERNUSH AND VITEX.

INTENTION OF DEVELOPMENT

The primary objective of the development plan is to establish a cohesive, harmonious development in which there is a visual relationship of buildings to one another. The intention is to create a framework of buildings that will be aesthetically pleasing and enhance the value of all properties. A mixture of "signature" buildings creates a habitable environment in which no one benefits. Although development will occur at different times by different developers, a respect for the architectural and landscape language, high desert context of the site will ensure a common architectural and landscape language.

ARCHITECTURAL DESIGN STANDARDS

The site architect dramatic views to the Sandia and Manzano Mountains. Site design will take advantage of this asset. Fences and gates shall be designed to have views of the Manzano and Sandia Mountains to the greatest extent possible.

The architectural style of all buildings will be broadly defined as southwestern, neo-rustic, Rio Grande valley adobe style, New Mexico colonial, territorial style, etc. A southwestern contemporary style as it relates to the previously mentioned historical architectural styles.

Building Design shall be architecturally integrated within the site and context of the commercial development with southwestern architecture per the West Side Strategic Plan.

Building Configuration, the extent possible, should be in plaza-like development or other arrangements to avoid strip-type development. All restaurants are encouraged to provide outdoor dining.

The Primary Building Mass shall be an earth-tone color, regardless of materials. Color other than the earth-tone palette, shall be used only for accents and decorative elements and for the emphasis of certain design elements.

Exterior Building Materials should generally be non-reflective, non-toxic in visual quality, no more than three major materials, including frames, trim, canopies, etc., shall be combined on any given building elevation. Glass will have a surface reflection no greater than 20 % of incident light and wood or non-reflective metal finished in conformance with the general color of the structure.

LANDSCAPE STANDARDS

- THE LANDSCAPE STANDARDS SHALL LIST WATER USAGE AND ALLERGENIC POTENTIAL FOR ALL PLANT MATERIAL.
- VARIETIES OF JUNIPER, A HIGH POLLEN PRODUCER, SHALL NOT BE INCLUDED.
- CRABAPPLE, SYCAMORE (LONDON PLANE TREE) AND BRADFORD PEAR, HIGH WATER USE TREES, SHALL NOT BE INCLUDED.
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LAND-USE ALLOCATIONS

Tract	Zoning	Land Area	F.A.R.	Max. Building Area	Parking
A-2	C-2-SC	1,8911	0.30	24,713	
B-2	C-2-SC	4,4311	0.30	57,906	
C-3	C-2-SC	2,2392	0.30	29,262	
C-2	C-2-SC	3,700	0.30	64,469	
TOTALS:		12,2614			

* LAND USE OF PARCEL F-1 TO BE SELF STORAGE FACILITY

Land Use is limited to the permissive uses of the C-2, C-1 and O-1 zones. However, these criteria may be superseded by restrictions imposed by the Planning Commission at Site Plan for Subdivision Hearing.

Land Use Intensity is determined by the floor area ratios (F.A.R.) as shown on the site plan for subdivision.

Access and parking agreements to be shared by all adjacent parcels

Setbacks to the face of the building shall be:
15 feet of interior property lines.
30 feet of perimeter property lines.

Let Size shall be at least one acre with at least "mean dimension" of one hundred and eighty feet.

Building Elevation Materials will consist of natural or man-made stone-like materials (e.g., stucco, brick); glass with a surface reflectance not greater than 20% of incident light; and wood or non-reflective metal trim colored in substantial conformance with the general coloration of the structures. Colors of opaque materials shall be "earth-tone", similar to those indigenous to the local landscape.

Signage:

A freestanding project sign is permitted at each entrance to the project from on Boulevard frontage. In the event no access is permitted, the project signs will be freestanding "monument"-type signs, the top of which shall not be more than six feet above adjacent grade, and the face area of which shall not exceed 36 square feet per face.

Each building site is limited to one freestanding "monument" sign not higher than 4 feet above adjacent grade, and not greater than 20 square feet in area per sign. Business, which shall not exceed 8% of the area of the front facade of elevation of such tenant or business space to which it is applied.

Signs may be illuminated in accordance with the City of Albuquerque's Sign Regulations, except that no illuminated sign shall be placed on the building facade within 150 feet to the boundary of a residential zone.

Cross Access Easements shall provide access and parking for all adjacent tracts and Pedestrian connections shall be provided between parking lots, public sidewalks and buildings.

Planting Landscaping shall consist primarily of deciduous trees. The linear distance between planting islands in paved areas shall not exceed 85 feet.

Residential Buffer and Landscaping Easements shall consist primarily of deciduous trees and in addition coniferous trees shall be used for year-round partial screening.

"Street-scapes" Landscaping shall consist primarily of a combination of shrubs and deciduous trees in a ten foot wide setback area between the right-of-way line of the street and the curb of an adjacent parking area. Tree location shall requirements must be met.

Transit and Pedestrian amenities to be provided by the developers of A-1, B-1, & C-1. A minimum of 20% of the site area must be landscaped, in addition to which 10% of the paved area shall be landscaped.

Internal Street and Parking Lot Lighting shall meet the requirements of Section 14-15-3-9 of the Zoning Code. In addition, fixtures will be standardized in design, and of a size suited to their function. Lighting shall conform to "Night Sky Standards

Service Areas such as loading docks, janitor and machine rooms, and other to the building facades most proximate to the boundaries of residential areas.

VICINITY MAP

SERVER: \\SERVERS\2\da\Projects\Bluerock\A-12-2.tif

NOT TO SCALE