



# Gateway West Business Park

UNSER BLVD. NW AT LOS VOLCANES ROAD, ALBUQUERQUE, NEW MEXICO  
DEVELOPED BY I-40 GATEWAY WEST, LLC \* (480) 505-4048

**KEN HOVEY, ARCHITECT**  
**INDUSTRIAL WEST CONSTRUCTORS, LLC**  
 (505) 341-3302 • Fax: (505) 343-1183 • 2430 Midtown Place NE, Suite A • Albuquerque, NM • 87107

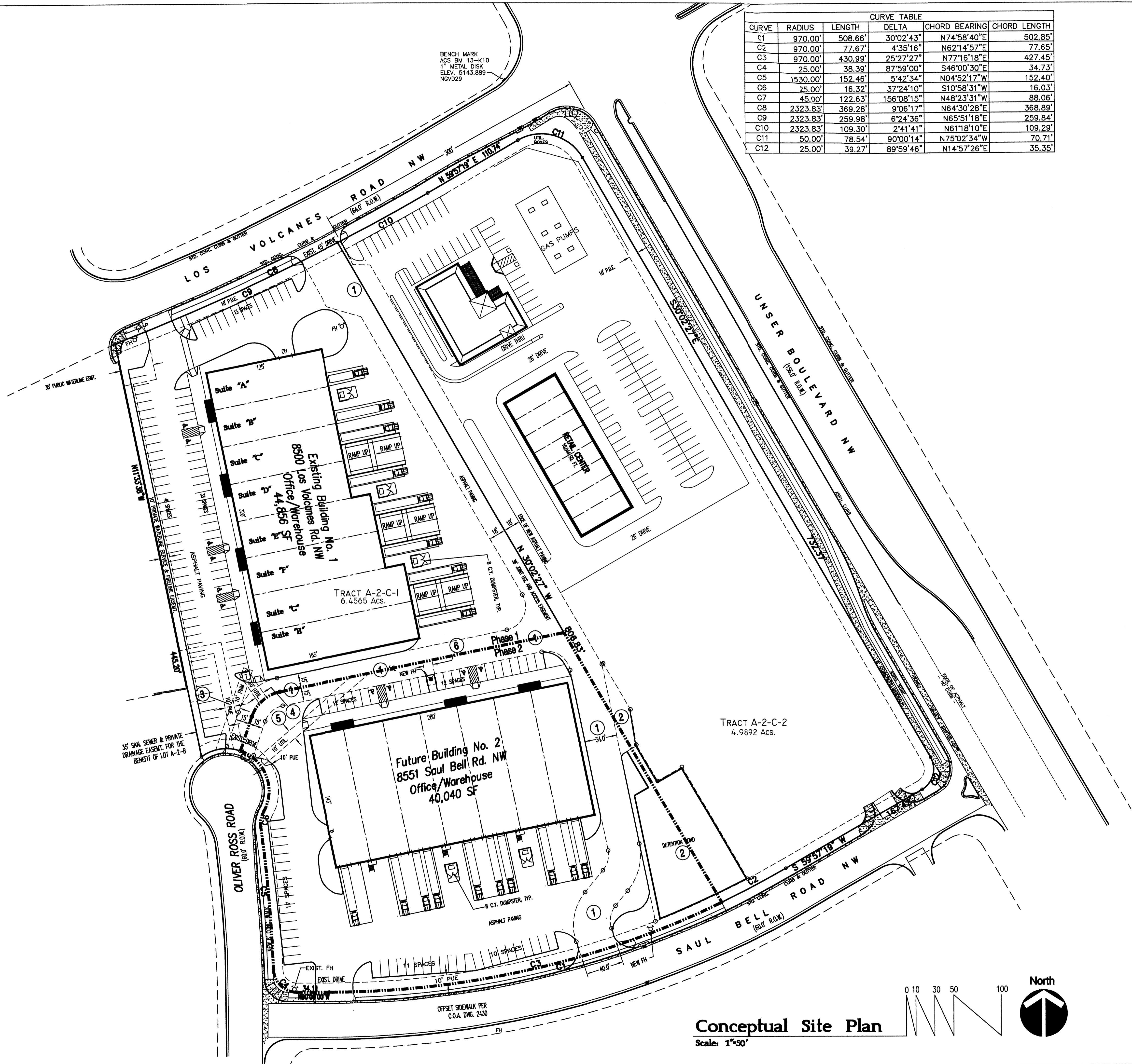
JOB NO: 0714  
 DATE: 26 APRIL 2007

REVISIONS

SHEET NO.  
**C.1**

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	970.00'	508.66'	30°02'43"	N74°58'40"E	502.85'
C2	970.00'	77.67'	4°35'16"	N62°14'57"E	77.65'
C3	970.00'	430.99'	25°27'27"	N77°16'18"E	427.45'
C4	25.00'	38.39'	87°59'00"	S46°00'30"E	34.73'
C5	1530.00'	152.46'	5°42'34"	N04°52'17"W	152.40'
C6	25.00'	16.32'	37°24'10"	S10°58'31"W	16.03'
C7	45.00'	122.63'	156°08'15"	N48°23'31"W	88.06'
C8	2323.83'	369.28'	9°06'17"	N64°30'28"E	368.89'
C9	2323.83'	259.98'	6°24'36"	N65°51'18"E	259.84'
C10	2323.83'	109.30'	2°41'41"	N61°18'10"E	109.29'
C11	50.00'	78.54'	90°00'14"	N75°02'34"W	70.71'
C12	25.00'	39.27'	89°59'46"	N14°57'26"E	35.35'

BENCH MARK  
 ACS BM 13-K10  
 1" METAL DISK  
 ELEV. 5143.889  
 NGVD29



## Design Data

LEGAL DESCRIPTION: TRACT A-2-C-2  
 BLOCK ONE,  
 CLIFFORD WEST BUSINESS PARK UNIT 3,  
 ALBUQUERQUE, NM

CURRENT ZONING: IP

ZONE ATLAS PAGE: K-9

SITE AREA: 4.9892 ACRES

FLOOR AREA: 10,044 SQ. FT.

TYPE OF CONSTRUCTION: II-B

FIRE SPRINKLERED: YES

PROPOSED USE: COMMERCIAL/RETAIL

OFF-STREET PARKING REQUIRED:  
 10,044/200 = 50 SPACES

OFF-STREET PARKING PROVIDED:  
 52 SPACES

## Easement Legend

- ① SHARED ACCESS AND DRAINAGE EASEMENT.
- ② DRAINAGE EASEMENT.
- ③ PNM EASEMENT.
- ④ UTILITY EASEMENT FOR U.G. ELECTRICAL SECONDARIES.
- ⑤ UTILITY EASEMENT FOR GAS YARD LINE.
- ⑥ UTILITY EASEMENT FOR FIRE PROTECTION LINE.

**Conceptual Site Plan**  
 Scale: 1"=50'

