

PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
 HYDRANT(S) ONLY
 SIGNATURE & DATE

- 1 4/25/2017; SUBDIVIDE PARCEL A INTO PARCEL A-1 AND A-2. REVISE SITE PLAN TO REMOVE 7,480 SF SHOPS 'A' BUILDING AND REPLACE WITH NEW +/-4,896 SF GENERAL AUTOMOTIVE REPAIR W/ 9 BAYS. REF. SHEET AS5 FOR THE REVISED SITE PLAN FOR BUILDING PERMIT.
- 2 8/31/2017; SUBDIVIDE PARCEL A-2 INTO PARCEL A-2-A AND A-2-B. REVISE SITE PLAN TO REMOVE 7,200 SF OFFICE/RETAIL BUILDING AND REPLACE WITH NEW +/-7,300 SF AUTO PARTS STORE. REF. SHEET AS6 FOR THE REVISED SITE PLAN FOR BUILDING PERMIT.

THE SITE IS LOCATED ON THE SOUTHWEST CORNER OF PASEO DEL NORTE AND VENTURA. THE SITE IS 5.44 ACRES AND WILL BE SUBDIVIDED FROM ITS CURRENT THREE LOT CONFIGURATION TO A NEW THREE LOT CONFIGURATION. THE USES INCLUDE RETAIL IN COMPLIANCE WITH THE SU-2/C-1 ZONING, OFFICE, A BANK AND A PHARMACY. THE BANK AND THE PHARMACY EACH HAVE DRIVE-THRU SERVICE WINDOWS.

VEHICULAR INGRESS AND EGRESS IS OFF OF VENTURA WHERE THERE ARE TWO DRIVEWAYS. THE NORTHERN DRIVE IS A RIGHT-IN ONLY, THAT HAS BEEN DESIGNED TO INHIBIT RIGHT-OUT MOVEMENT AND THE SOUTHERN ONE IS FULL ACCESS. THERE IS A SERVICE ACCESS THAT RUNS TO THE SOUTH OF THE SITE. CROSS PARKING SHALL BE PERMITTED IN THIS SHOPPING CENTER.

PEDESTRIAN INGRESS AND EGRESS IS PROVIDED FROM VENTURA AT SEVERAL LOCATIONS. ACCESS FROM THE NEIGHBORHOOD TO THE WEST WILL BE PROVIDED. WITHIN THE SITE, ALL BUILDINGS CAN BE ACCESSED VIA A NETWORK OF SIDEWALKS AND CROSSWALKS.

THE MAXIMUM BUILDING HEIGHT IS 28'-0" MAX. TALLER ARCHITECTURAL ELEMENTS ARE PERMITTED. ARCHITECTURAL ELEMENTS OVER 28 FEET TALL ARE PERMITTED PURSUANT TO THE LA CUEVA SECTOR DEVELOPMENT PLAN AND THE ZONING CODE.

THE MINIMUM BUILDING SET BACKS ARE 5'-0" FOR THE FRONT AND CORNER SIDE YARD, AND NOT LESS THEN 5'-0" WERE THE SITE ABUTS THE SIDE OF A RESIDENTIAL ZONE AND 16'-0" WHERE THE SITE ABUTS THE REAR OF A RESIDENTIAL ZONE. ALL BUILDING SETBACKS SHALL COMPLY WITH THE LA CUEVA SECTOR DEVELOPMENT PLAN AND THE CITY OF ALBUQUERQUE ZONING CODE.

PARCEL A-1 0.86 AC 0.13 FAR	PARCEL B 1.00 AC .12 FAR	PARCEL C 1.61 AC .21 FAR
PARCEL A-2-A 1.693 AC 0.19 FAR	PARCEL A-2-B 0.728 AC 0.24 FAR	

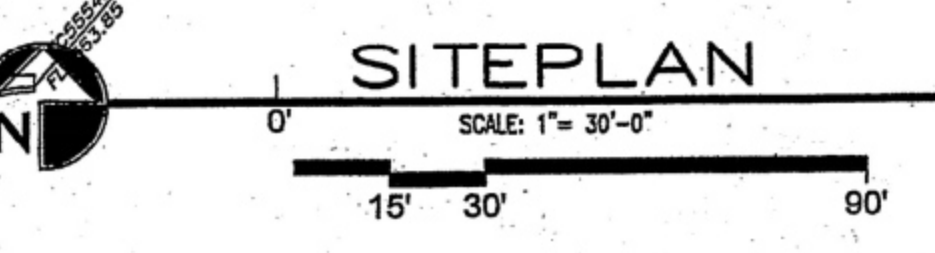
PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on _____ 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

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Code Enforcement	Date
Environmental Health Department*	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary DRB SUBMITTAL



REV	DATE	BY	REVISION
1	3/20/08	JS	DRB COMMENTS
2	2/14/08	JS	DRB COMMENTS
3	12/20/07	JS	EPC CONDITIONS
4	11/1/07	JS	PLANNER COMMENTS
5	9/26/07	JS	PLANNER COMMENTS
6	7/20/07	JS	PLANNER COMMENTS

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
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 ALBUQUERQUE, NEW MEXICO 87110
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PROJECT TITLE: PASEO DEL NORTE & VENTURA
 PASEO DEL NORTE AND VENTURA
 ALBUQUERQUE, NM

PROJECT MANAGER: _____
 DRAWN BY: JCS
 JOB NO. _____
 SHEET TITLE: SITE PLAN FOR SUBDIVISION

DATE: 6.22.07 sheet-
 SCALE: AS NOTED AS1
 APPROVED DRB