



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

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.

THE SITE IS LOCATED ON THE SOUTHWEST CORNER OF PASO 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" WHERE THE SITE ABUTS THE SIDE OF A RESIDENTIAL ZONE AND 15'-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<br>0.86 AC<br>0.13 FAR | PARCEL B<br>1.00 AC<br>.12 FAR | PARCEL C<br>1.61 AC<br>.21 FAR |
| PARCEL A-2<br>2.42 AC<br>0.20 FAR |                                |                                |

PROJECT NUMBER: 1006602  
APPLICATION NUMBER: 17 DRB-70218

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on 6/19/2017 and the findings and conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) YES (X) NO If yes, then a set of approved DRB 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>Raymond M. [Signature]</i>                | 8/23/17  |
| Traffic Engineering, Transportation Division | Date     |
| <i>Mark [Signature]</i>                      | 08-23-17 |
| Water Utility Department                     | Date     |
| <i>Chandora [Signature]</i>                  | 8/23/17  |
| Parks and Recreation Department              | Date     |
| <i>James D. [Signature]</i>                  | 8/23/17  |
| City Engineer                                | Date     |
| N/A  | Date     |
| Environmental Health Department              | Date     |
| <i>[Signature]</i>                           | 8/23/17  |
| Solid Waste Management                       | Date     |
| <i>[Signature]</i>                           | 8/23/17  |
| DRB Chairperson, Planning Department         | Date     |

\* Environmental Health, if necessary

| 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  
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE  
PASO DEL NORTE & VENTURA  
PROJECT MANAGER  
JOB NO.  
DRAWN BY  
SHEET TITLE  
SITE PLAN FOR SUBDIVISION

DRB SUBMITTAL  
SITE PLAN  
DATE: 8.22.07  
SCALE: 1" = 30'-0"  
AS NOTED

sheet-  
AS1  
of  
Approved DRB