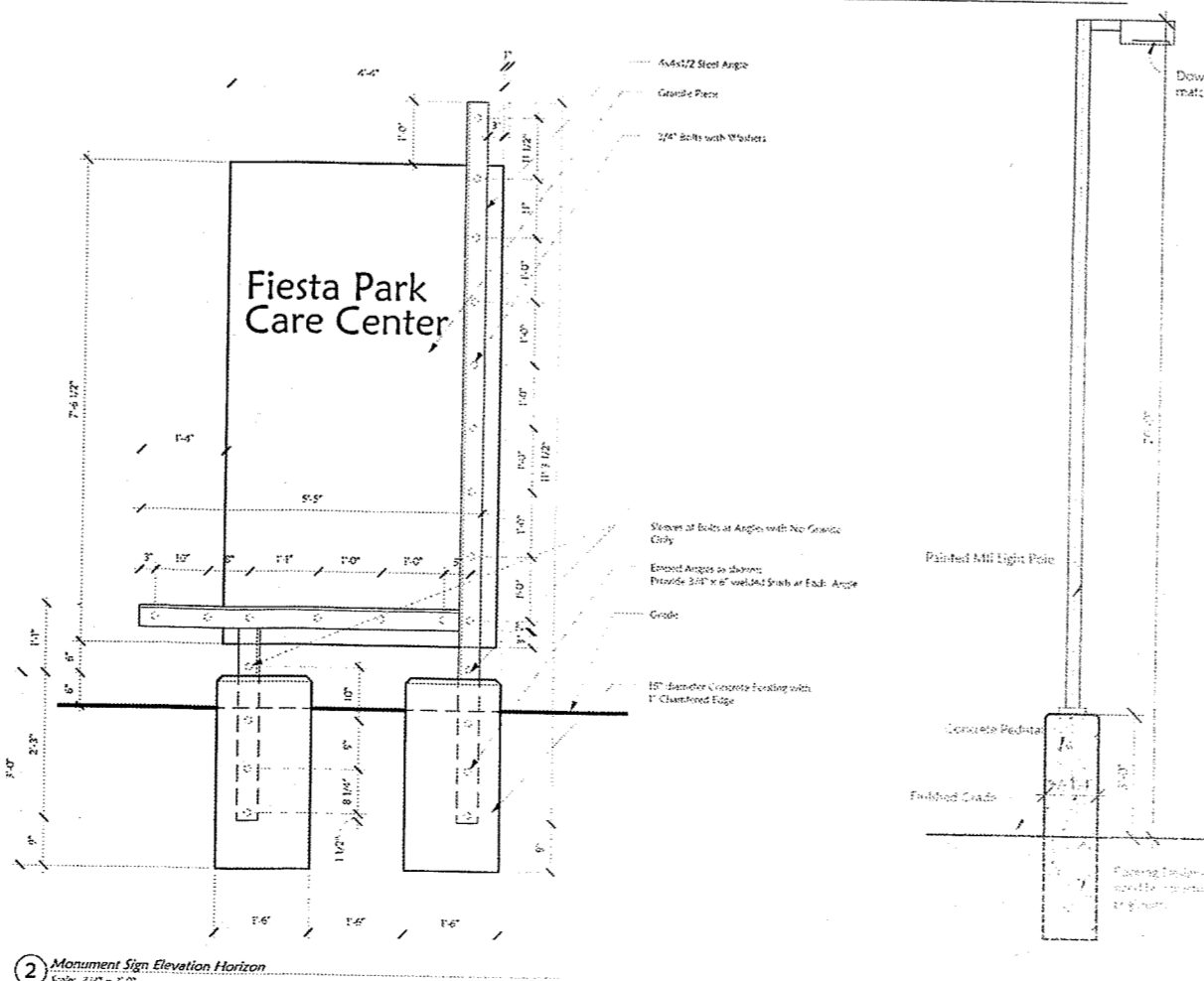
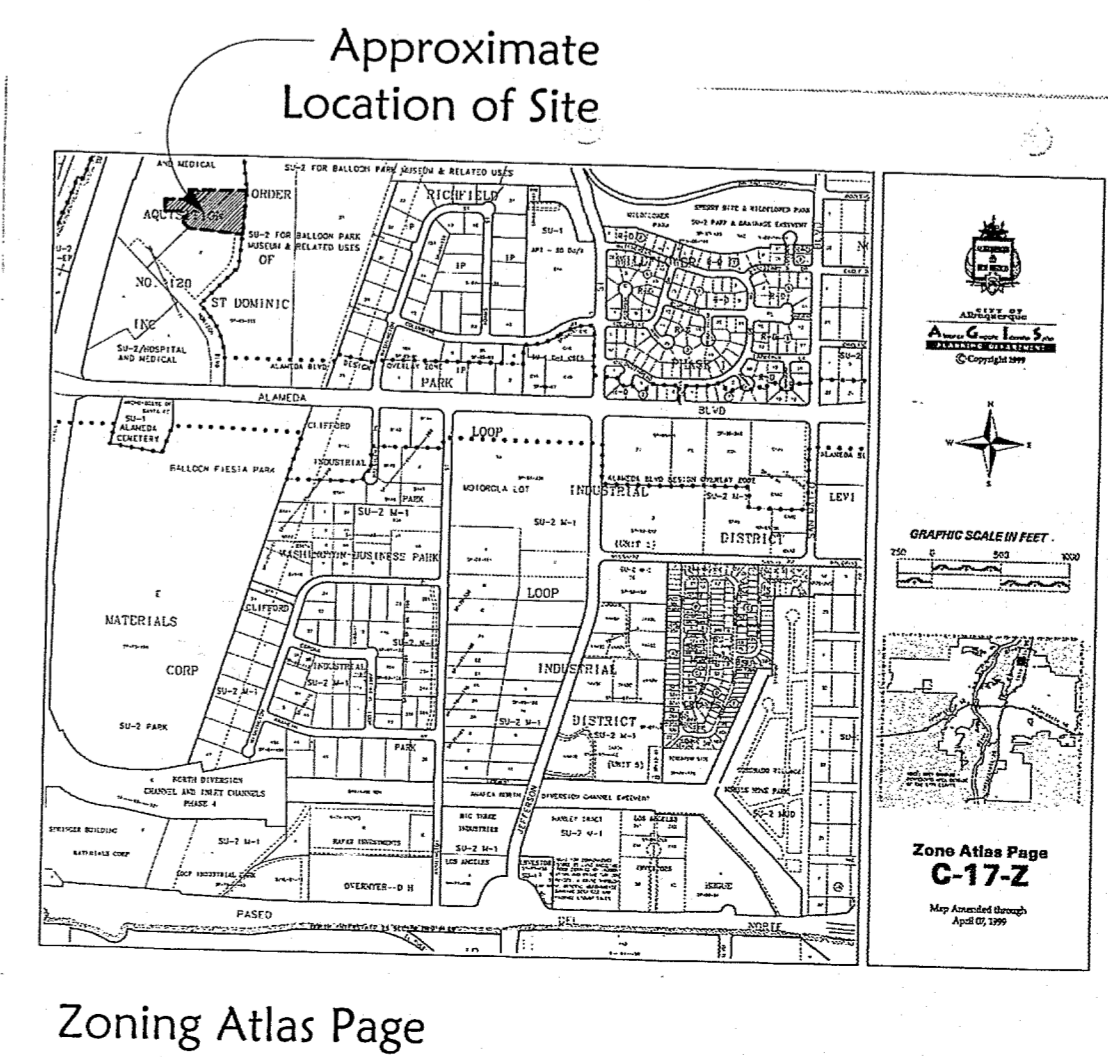


1 Site Development Plan for Building Permit
Scale: 1" = 40'-0"



2 Monument Sign Elevation Drawing
Scale: 1" = 40'-0"

Project No.: 1007490
 Application No.:
 DRB Approval: *[Signature]* 09-09-11 date
 Traffic Engineering/Transportation Division
 ABCWUA: *[Signature]* 08/17/11 date
 Parks and Recreation Department
 City Engineer: *[Signature]* 8-17-11 date
 Environmental Health Department
 Solid Waste Management Department
 Fire Department: *[Signature]* 8-19-11 date
 Public Works Department: *[Signature]* 7-9-11 date
 DRB Chairperson/Planning Department: *[Signature]* 8-9-11 date



Zoning Atlas Page

Easements of Record

- A - Easements of Recorded Plat, Recorded on 12.22.98 in Book 99C, Folio 358 Records of Bernalillo County, New Mexico
- B - Easements of Recorded Plat, Recorded on 12.06.99 in Book 99C, Folio 326 Records of Bernalillo County, New Mexico
- C - Easements granted to Mountain States Telephone and Telegraph Company, a Colorado Corporation, Recorded on 06.20.83 in Book Misc. 24.A, Pages 237-239, Doc. No. 83.40062 Records of Bernalillo County, New Mexico
- H - Easements of Recorded Plat, Recorded on 04.15.10 in Book 2010C, Folio 0046 M Records of Bernalillo County, New Mexico

Site Development Plan for Building Permit
 Plan Submission Date:
 Tuesday 12 July 2011

Project Summary
 The Proposed Project is a vacant 118 Resident Skilled Nursing Facility which will be remodeled and refurbished to accommodate approximately 106 Skilled Nursing Residents. All Elements of the Site Plan and Building Elevations will comply with the North 1.25 Sector Development Plan.

Project Data
 Legal Description:
 Tract 3B.2.A
 A Subdivision of Tract 3B Land of IHS Acquisition No. 120 Inc. Within Projected Sections 11 and 14, T. 11 N., R. 3, N. M. P. M. City of Albuquerque
 Elena Gallegos Land Grant
 Bernalillo County, New Mexico

Project Address:
 8820 Horizon Boulevard NE
 Albuquerque, New Mexico 87113
 Zoning Atlas Page:
 C.17-Z

Zoning:
 SU.2 Hospital, Medical, & Related Uses
 Approximate Area:
 Site: 4.6876 Acres/204,193 square feet
 Building: Approximately 61,000 square feet
 Added Square Footage: Infilling Courtyards
 Courtyard No. 1 = 1,750 sf
 Courtyard No. 2 = 2,964 sf
 Total Addition = 4,754 sf

Total Building = 65,754 sf
 Building Heights, Setbacks, Maximum Floor Area Ratio:
 Building Heights: Existing Building Complies with the Sector Development Requirements of the agreement of the Privately Owned Properties to the South of the Balloon Park
 Setbacks: All Setbacks exceed the minimum Sector Plan requirements

Floor Area Ratio: 65,754/204,193 = .322
 Bicycle & Trail Access
 Trail Access is served by existing Horizon Boulevard to Alameda Boulevard continuing on to existing Trail along Drainage Easement west of Property

Transit
 Except during Balloon Festival and other City/County/State sponsored events, there is no current Mass Transit service to the Site or related Properties.

Parking
 Parking Layout, Dimensions, Landscaping will comply with the Sector Plan and the City of Albuquerque Transportation Standards
 Parking is Provided at the following Ratio:
 Required: 1 space per 2 Residents
 106 Residents = 53 Total Spaces
 Accessible Spaces Required 2/ Provided = 3
 Van Spaces Required and Provided = 1
 Standard Spaces Required and Provided = 49
 Bicycle Parking Required and Provided @ 1/20 Parking Spaces = 3
 Motorcycle Parking Required and Provided = 2+1 = 3

Issued 7.19.2011 Site Plan for Building Permit

CAUWELS & STUVE
 Construction & Design
 2814 Horizon Boulevard NE Suite 400
 Albuquerque, New Mexico 87113
 Phone: 505.266.5711
 Fax: 505.255.9922
 www.cauwels-stuve.com

PROJECT:
 Valle Norte Tract 3B.2.A
 Fiesta Park Care Center
 Albuquerque, New Mexico