



TRACT E, LANDS OF NAVAJO TERMINALS
(05/15/15, D6-150)
ZONING= M-1

TRACT D-1, LANDS OF NAVAJO TERMINALS
(07/23/98, 98C-220)
ZONING= M-1

TRACT A
2.54 ACRES

PROPOSED GOLDEN CORRAL RESTAURANT DEVELOPMENT
SEE SEPARATE SITE PLAN FOR BUILDING PERMIT SUBMITTAL

GC10B-Pavilion - LEFT HAND
BUILDING AREA = 14,039 S.F.

TRACT C-1
2.36 ACRES
2.6442

PROPOSED FUTURE 21000
SQUARE FOOT TWO STORY
OFFICE WAREHOUSE
(SEPARATE SITE PLAN
FOR BUILDING PERMIT
REQUEST REQUIRED)

FUTURE BLANKET PEDESTRIAN AND
VEHICULAR ACCESS AND UTILITY
EASEMENT LOCATION REQUIRED TO
BENEFIT TRACTS A, B, AND C PER
CONCURRENT PLATTING ACTION

PROPOSED FUTURE
3500 SQUARE FOOT
RESTAURANT WITH
DRIVE UP WINDOW
(SEPARATE SITE PLAN
FOR BUILDING PERMIT
REQUEST REQUIRED)

TRACT B-1
1.30 ACRES
1.0455

EXISTING 24'x44' PRIVATE
ACCESS EASEMENT GRANTED
TO SOL-GAM PARTNERS
FILED: FEBRUARY 4, 1988
(MISC BK 585A, PGS 333-337)

TRACT A, LANDS OF ROADRUNNER INVESTORS
(06/16/16, B11-114)
ZONING= C-3

TRACT A-1A, \$ANBUSCO ADDITION
(10/02/87, C34-169)
ZONING= C-3

TRACT A-1B,
\$ANBUSCO ADDITION
(10/02/87,
C34-169)
ZONING= C-3

ACS Monument "M_367_1"
NAD 1983 CENTRAL ZONE
X=1539849.309
Y=1508250.871
Z=5213.212 (NAVD 1988)
G-S=0.99966098
Mapping Angle=-011°37.16"

PROJECT NOTES

- TRACT A WILL BE DEVELOPED AS A PART OF THIS REQUEST, IN CONJUNCTION WITH A RELATED SITE PLAN FOR BUILDING PERMIT REQUEST
- TRACTS B AND C WILL BE DEVELOPED AT A FUTURE DATE, IN ACCORDANCE WITH THE DEVELOPMENT DESIGN STANDARDS WHICH ARE A PART OF THIS SUBMITTAL. APPROVAL WILL BE BY THE DEVELOPMENT REVIEW BOARD, IF THE PROPOSED DEVELOPMENT CONFORMS TO THESE GUIDELINES
- EXISTING ZONING OF THE PARCEL IS C-3 (6C). NO CHANGE IS PROPOSED
- PEDESTRIAN AND VEHICULAR ACCESS WILL BE FROM SAN MATEO BLVD. NO OTHER ACCESS WILL BE PERMITTED TO/ FROM ADJOINING PROPERTIES, EXCEPT AS GRANTED BY EXISTING ACCESS AGREEMENTS.
- BUILDING HEIGHTS (AND SETBACKS) SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE FOR C-3 ZONED PROPERTIES. FAR SHALL BE UP TO 0.5 WHICH IS THE MINIMUM TARGET FOR ENHANCED TRANSIT CORRIDORS.
- PERMISSIVE AND CONDITIONAL USES FOR PROPERTIES ZONED C-3 (6C) SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE DEVELOPMENT ON THIS SITE SHALL CONFORM TO THE DEVELOPMENT DESIGN STANDARDS (SHEET 2 OF 4) AND THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE FOR C-3 (6C) ZONED PROPERTIES AND GENERAL ZONING REGULATIONS, WHATEVER IS MORE RESTRICTIVE
- THIS REQUEST DEPICTS POTENTIAL FUTURE USES FOR TRACTS B AND C. OTHER USES WHICH ARE PERMISSIVE IN C-3 (6C) ZONES SHALL BE ALLOWED EXCEPT AS DESCRIBED IN PARAGRAPH 2-D OF THE DEVELOPMENT DESIGN STANDARDS (SHEET 2 OF 4). USES WHICH ARE CONDITIONAL REQUIRE ZHE APPROVAL.
- EXISTING STRUCTURES, RETAINING WALLS, CURBS AND GUTTER, ETC. TO BE REMOVED AS NECESSARY TO ACCOMMODATE NEW PROJECTS.

APPLICATION NUMBER: 09EPC-40042	PROJECT NUMBER: 001061
Traffic Engineering, Transportation Division	04/14/10
Utilities Development	04/14/10
Christina Sandoval Parks and Recreation Department	4/14/10
Bradley J. Bingham City Engineer	4/14/10
DRS Chairperson, Planning Department	06-07-10

PLAN INDEX	
SHEET 1	SITE PLAN FOR SUBDIVISION
SHEET 2	DEVELOPMENT DESIGN STANDARDS
SHEET 3	CONCEPTUAL UTILITY PLAN
SHEET 4	CONCEPTUAL GRADING AND DRAINAGE PLAN

EXISTING LEGAL DESCRIPTION: A TRACT IN THE E1/2 SE1/4 NE1/4 SEC35 T11N3E CONT 6.2AC (5207 SAN MATEO BLVD. NE)
EXISTING TOTAL SITE ACREAGE: 6.20 ±
SAN MATEO FRONTAGE LENGTH: 408.77 FT

SHEET 1 OF 4

SITE PLAN FOR SUBDIVISION
5207 San Mateo
(Former Rowlands Site)

Revisions	DATE
1	8/31/09 REVISIONS
2	12/09 EPC CONDITIONS
3	4/10 EPC & TRANS COMMENTS
4	2/15 ADMIN. AMENDMENT - LOT LINE SHIFT

Bohannon & Huston
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ADMINISTRATIVE AMENDMENT
PROJECT # 001061
APPL OF LOT LINE AMENDMENT
AMENDED SITE DEV. PLAN
APPROVED BY: [Signature]
DATE: 2-3-2015