

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

ACS Monument "NM_367_1"
NAD 1983 CENTRAL ZONE
X=1538849.309
Y=1508250.871
Z=5213.212 (NAVD 1988)
G=0.999666098
Mapping Angle = -0°11'37.16"

NO SCALE
S 89°45'20" E (S 89°56'00" E) ((S 89°46'20" E))
(Basis of Bearings)

TRACT C-1
2.36 ACRES
2.6442

TRACT A
2.54 ACRES

TRACT B-1
1.30 ACRES
1.0455

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)

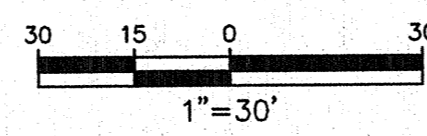
EXISTING 24'x44' PRIVATE
ACCESS EASEMENT GRANTED
TO GOL-GAM PARTNERS
FILED: FEBRUARY 4, 1988
(MISC BK 585A, PGS 333-331)

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

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

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

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



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/F.A.R. SHALL BE UP TO 05 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 THE APPROVAL
- EXISTING STRUCTURES, RETAINING WALLS, CURB AND GUTTER, ETC. TO BE REMOVED AS NECESSARY TO ACCOMMODATE NEW PROJECTS

APPLICATION NUMBER: 09EPC-40042	PROJECT NUMBER: 1001861
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
DRB Chairperson, Planning Department	6-07-10

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 T11NR3E 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
8/31/09 REVISIONS
12/09 EPC CONDITIONS
4/10 EPC & TRANS COMMENTS

2115 ADMIN. AMENDMENT - LOT LINE
Bohannon **Huston** SHIFT
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES