

LOT 1
(39,577.95 SF)
±0.91 AC.

LOT 2
(101,311.86 SF)
±2.32 AC.

TOTAL PARCEL
3.2344 Acres
VACANT LAND - NO BUILDINGS

PROJECT NUMBER: 1008952
Application Number: 140RB-70160

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated April 10, 2014 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 DRG 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:

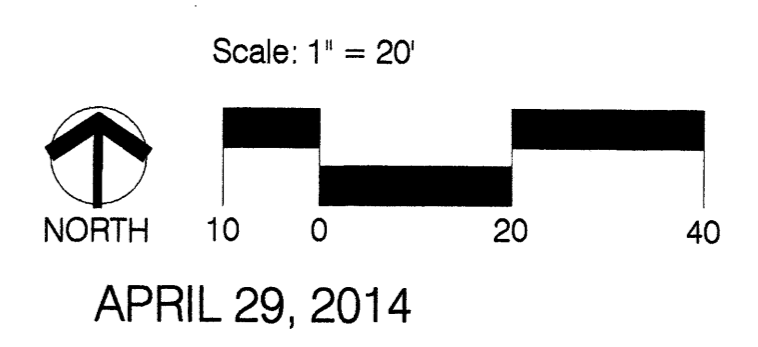
<i>[Signature]</i> Traffic Engineering, Transportation Division	05-21-14 Date
<i>[Signature]</i> ABCWUA	05/21/14 Date
<i>[Signature]</i> Parks and Recreation Department	5-21-14 Date
<i>[Signature]</i> City Engineer	8-20-14 Date
<i>[Signature]</i> Solid Waste Management	8-20-14 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	8-20-14 Date

MORNINGSTAR of ALBUQUERQUE

SITE PLAN FOR SUBDIVISION

Prepared For:
MVG | Development
1509 York Street, 3rd Floor
Denver, CO 80206

Prepared By:
Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102



APRIL 29, 2014



SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THE SITE:
The site is legally described as Lots 25, 26 and 27; and the southerly portion of Lots 6, 7, and 8 Block 21, Tract A, Unit A North Albuquerque Acres. The Site consists of approximately 3.2 acres. The property is bounded on the north by Paseo del Norte and to the south by Palomas Avenue.

ZONING AND PROPOSED USE:
The Site is zoned SU-2/O-1 as regulated by the La Cueva Sector Development Plan. The proposed use is an Assisted Living and Memory Care Facility.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
Vehicular Access and Circulation - Paseo del Norte is a limited access arterial, so there is no vehicular access permitted. The primary access to the project is from Palomas Avenue and there is one access proposed to Lot 1 and there are two access points proposed to Lot 2. The existing raised traffic diverter to the west on Palomas is proposed to be removed.

Transit - The property is currently served by two existing bus routes on Wyoming: 31 and 98.

Bicycle Facilities - There are several bike trails that are proximate to the site, on the north side of Paseo del Norte and along the North Domingo Baca Arroyo to the south of the property. There are also bike lanes on Wyoming and Barstow.

Pedestrian Facilities - The primary pedestrian access to the site will be from Palomas Avenue.

BUILDING HEIGHTS AND SETBACKS:
Buildings shall not exceed two stories and shall not exceed 30 feet in height. Setbacks shall be as provided in the O-1 zone as provided in the Comprehensive City Zoning Code.

MAXIMUM FAR/DENSITY:
Buildings shall not exceed a maximum FAR of .65.

LANDSCAPE PLAN:
Landscape plans shall be submitted with future Site Plans for Building Permit and shall be consistent with the Water Conservation Landscaping and Water Waste Ordinance, Pollen Control Ordinance, and the Design Requirements in the La Cueva Sector Development Plan.

CROSS ACCESS EASEMENT:
27' Private Access and Drainage Easement for the benefit of Tract B to be maintained equally by both owners of Tracts A and B.

DRAINAGE EASEMENT:
Common Private Drainage Easement for the benefit of Tracts A and B to be maintained equally by both owners of Tracts A and B.

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