

ZONING AND PROPOSED USE:

The Site is zoned SU-1 Special Use for IP (Industrial Park) and C-2 (Commercial) Uses. The site does not lie within a Sector Development Plan Area.

Development of the property can only occur through an approved site development plan as regulated by Section 14-16-2-22 of the Comprehensive City Zoning Code. Activities allowed on the site must correspond to those enumerated in the IP or C-2 zones.

APPLICABLE PLANS:

City of Albuquerque/Bernalillo County Comprehensive Plan (Rank I); and the West Side Strategic Plan (Rank II).

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:

Vehicular Access and Circulation — The applicant is only requesting access to Daytona Rd to the north in order to protect the single family development to the south. Tract 5 will have two full access points as well as an additional access point to provide maintenance access to Tract 4 which is to be utilized as a private drainage pond to serve the subject development as well as development to the west as identified in the West Side Transit Facility drainage report prepared by Smith Engineering Company. Final design and location of these access points will be determined by future Site Development Plans for Building Permit.

Transit - The property is not currently served by transit facilities.

Bicycle Facilities - There are no existing or proposed bicycle facilities along Daytona Rd or Los Volcanes Rd.

Pedestrian Facilities — Internal sidewalk and pedestrian facilities will be designed consistent with the design guidelines included in this site plan and future site plans for building permits. Public sidewalks will be provided by the development along both Daytona Rd and Los Volcanes Road as each site is developed.

Commercial or Industrial buildings shall not exceed a maximum FAR of 0.35.

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.

SITE DATA

EXISTING ZONING: SU-1 FOR IP AND C-2 USES

PROPOSED ZONING: SU-1 FOR IP AND C-2 USES

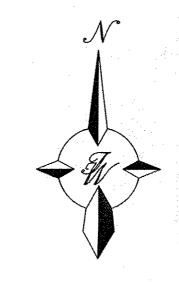
LOT AREA:

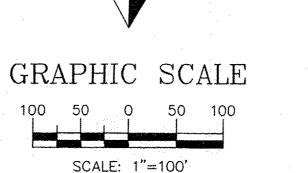
MAXIMUM BLDG HEIGHT: HEIGHT SHALL BE PROVIDED AS IN THE C-2 ZONE MINIMUM BLDG SETBACK: MINIMUM BUILDING SETBACK PER THE C-2 ZONE MAXIMUM F.A.R.:

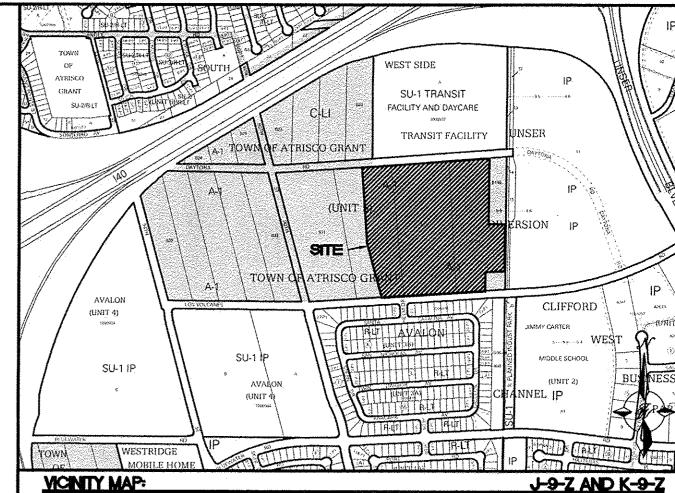
PARKING REQUIRED: PER ZONING CODE SECTION 14-16-3-1

1,007,941 SF (23.139 ACRES)

LANDSCAPE AREA REQUIRED: PER CURRENT ZONING CODE REQUIREMENTS

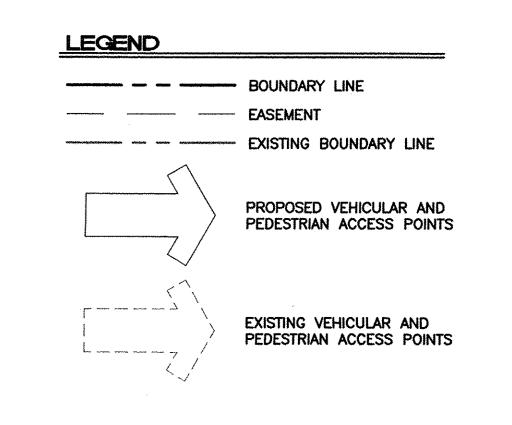


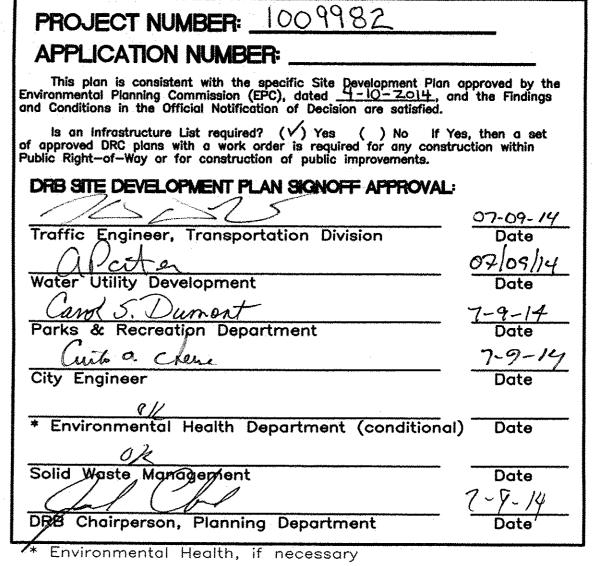




LEGAL DESCRIPTION:

TRACTS 4 AND 5, TOWN OF ATRISCO GRANT UNIT 5





FEDEX GROUND DRAWN BY DY ALBUQUERQUE, NM DATE 5/19/14 SITE PLAN FOR SUBDIVISION 2013075-SPSE SHEET # TIERRA WEST, LLC 1 OF 1 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 JOB # RONALD R. BOHANNAN www.tierrawestllc.com

2013075

ENGINEER'S SEAL

P.E. #7868