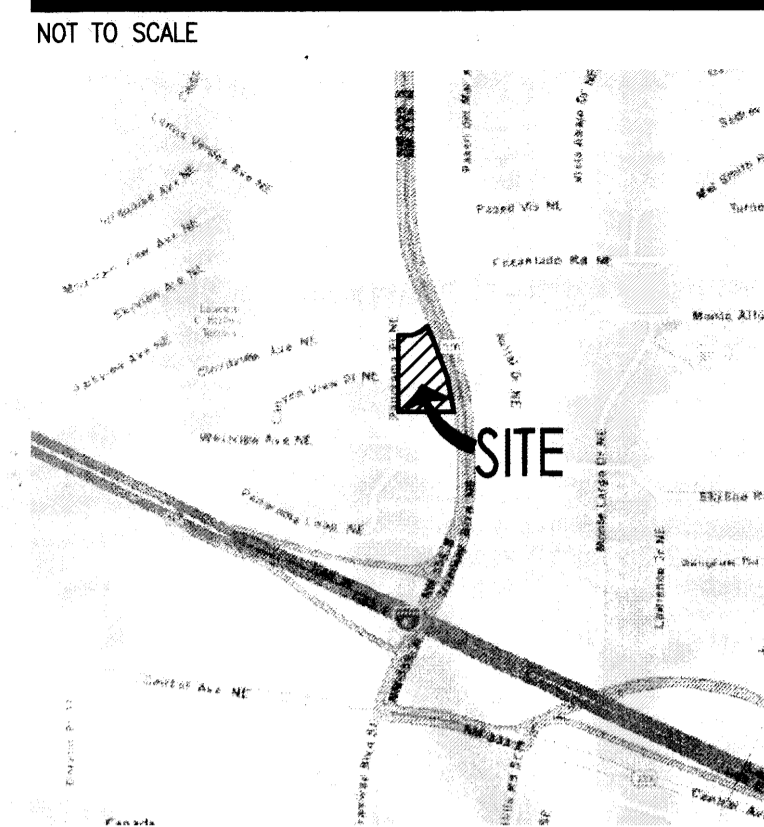


VICINITY MAP



SITE LOCATION MAP



SITE DEVELOPMENT DATA: CONT

PARKING CALCULATIONS:
 PER ALBUQUERQUE COMPREHENSIVE ZONING CODE:
 SECTION: 14-18-3-1
 (20) RESTAURANT, BAR, ONE SPACE FOR EACH FOUR SEATS FOR ESTABLISHMENTS WITHOUT A FULL SERVICE LIQUOR LICENSE.
 (27) RETAIL: ONE SPACE PER 200 SQ. FT. FOR THE FIRST 15,000 SQ. FEET OF NET LEASABLE AREA; THEN, ONE SPACE PER 250 SQ. FT. FOR THE NEXT 45,000 SQ. FEET OF NET LEASABLE AREA.

EXISTING OVERALL RETAIL:
 15,000 SF. / 200 = 75 SPACES
 3,313 SF. / 250 = 13 SPACES

TAP ROOM:
 (1687 SF. FT. INSIDE & 810 SF. OUTSIDE)
 22 SEATS INSIDE + 15 SEATS OUTSIDE
 37 SEATS TOTAL / 4 = 9 SPACES

EXISTING DEVELOPMENT PARKING:
 NOTE: CALCULATIONS BASED ON EXISTING BUILDING PERMIT DATA DATED: 11-21-1986

EXISTING OVERALL RETAIL:
 20,000 SF. / 200 = 100 SPACES
 NEW OUTDOOR PATIO CONSTRUCTION -3 SPACES

97 TOTAL EXISTING SPACES PROVIDED
TOTAL PARKING SPACES REQUIRED: = 97 SPACES
TOTAL PARKING SPACES PROVIDED: = 97 SPACES

PARKING PROVIDED:
 92 REGULAR SPACES
 5 HANDICAP PARKING SPACES

DISABLED PARKING REQUIREMENTS:
 TOTAL DISABLED SPACES REQUIRED = 4 SPACES
 TOTAL DISABLED SPACES PROVIDED = 5 SPACES

MOTORCYCLE REQUIREMENTS:
 TOTAL MOTORCYCLE SPACES REQUIRED = 3 SPACE
 TOTAL MOTORCYCLE SPACES PROVIDED = 3 SPACE

COMMERCIAL BICYCLE REQUIREMENTS:
 1 BICYCLE SPACE FOR EACH 20 PARKING SPACES=
 97 PARKING SPACES/20= 5 TOTAL SPACE REQUIRED
TOTAL BICYCLE SPACES REQUIRED: = 5 SPACE
TOTAL BICYCLE SPACES PROVIDED: = 9 SPACES
EXISTING BIKE RACK WITH 6 SPACES TO REMAIN

SITE DEVELOPMENT DATA:

LEGAL DESCRIPTION:
 TRACT A-1, BLOCK "L"
 CENARCA SUBDIVISION
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO

EXISTING BUILDING ADDRESS:
 417 TRAMWAY BOULEVARD, NE,
 ALBUQUERQUE, NEW MEXICO 87123

LAND AREA:
 2.0484 ACRES (89,228 SQ. FT.) OVERALL PROPERTY

CURRENT ZONING:
 C-1
 PROPOSED ZONING:
 SU-1 FOR C-1 USES TO INCLUDE SALE OF BEER AND WINE FOR ON/OFF PREMISES CONSUMPTION.

ZONE ATLAS PAGE:
 K-23-Z
 BUILDING AREAS:
 EXISTING BUILDING FOOTPRINT 20,000 SF.

- SITE DEVELOPMENT GENERAL NOTES:
- [A] LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
 - [B] ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
 - [C] ALL FENCES SHALL BE UNDER SEPARATE PERMIT.
 - [D] ALL SIGNAGE IS EXISTING. ANY NEW SIGNAGE IS UNDER SEPARATE PERMIT AS DICTATED BY ZONING REGULATIONS.
 - [E] ALL UTILITIES SHOWN ARE EXISTING TO REMAIN ALONG WITH ASSOCIATED EASEMENTS WITHIN THE EXISTING RECORDED PLAT.

PROJECT SUMMARY:
 THIS SCOPE OF THIS PROJECT INCLUDES A ZONE MAP AMENDMENT AND SITE DEVELOPMENT PLAN APPROVAL FOR AN EXISTING SHOPPING CENTER LOCATED AT 417 TRAMWAY NE ON THE SOUTHEAST CORNER OF TRAMWAY AND CLOUDVIEW NE. THE PROPERTY IS CURRENTLY ZONED C-1. THE PROPOSED ZONING IS SU-1 FOR C-1 USES TO INCLUDE THE RETAIL SALE OF BEER AND WINE FOR ON AND OFF PREMISES CONSUMPTION.

KEYED NOTES:

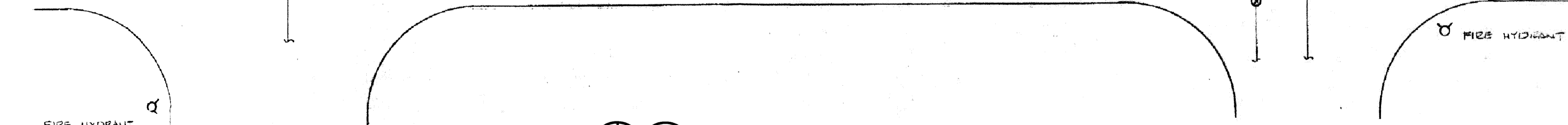
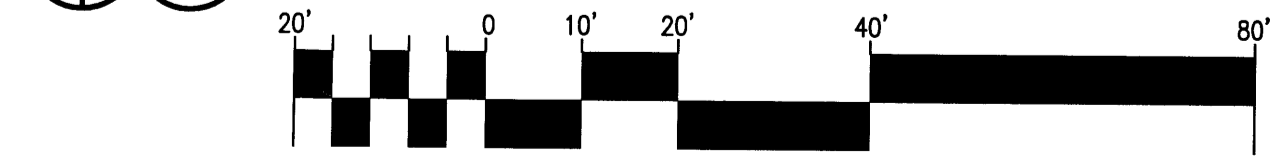
- [1] EXISTING DUMPSTER AND PAD TO REMAIN AS PREVIOUS APPROVED.
- [2] EXISTING LANDSCAPING AREA TO REMAIN.
- [3] EXISTING HANDICAP PARKING STALL WITH PAVEMENT SIGN, POSTED SIGN, RAMP AND AISLE STRIPPING TO REMAIN.
- [4] EXISTING PAVEMENT TO REMAIN.
- [5] EXISTING ENTRY DRIVEWAY TO REMAIN.
- [6] EXISTING CITY CURB AND GUTTER TO REMAIN.
- [7] EXISTING CITY SIDEWALK TO REMAIN.
- [8] EXISTING COVERED CONCRETE SIDEWALK.
- [9] EXISTING CONCRETE CURB TO REMAIN.
- [10] EXISTING PROPERTY LINE.
- [11] EXISTING LIGHT POLE TO REMAIN.
- [12] EXISTING RAMP TO REMAIN.
- [13] EXISTING TELEPHONE PEDESTAL TO REMAIN.
- [14] EXISTING PAINTED PARKING STRIPPING TO REMAIN.
- [15] EXISTING CONCRETE SIDEWALK TO REMAIN.
- [16] PROPOSED CANOPY STRUCTURE. REFER TO 6/Pg.4
- [17] EXISTING BIKE RACK LOCATION-6 SPACES.
- [18] EXISTING Pylon SIGN TO REMAIN.
- [19] EXISTING MONUMENT SIGN TO REMAIN.
- [20] AREA OF PROPOSED OUTDOOR GATHERING SPACE TO TAKE OVER 3 EXISTING PARKING SPACES.
- [21] NEW LANDSCAPING, IRRIGATION TO TIE INTO EXISTING SYSTEM.
- [22] NEW CONCRETE CURB TO TIE INTO EXISTING SIDEWALK.
- [23] PROPOSED BIKE RACK LOCATION WITH 3 SPACES ON CONCRETE SLAB.
- [24] PROPOSED 4'-0" WIDE X 8'-0" LONG MOTORCYCLE SPACES WITH SIGNAGE AT EACH SPACE.

PROJECT NUMBER: 1010581		APPLICATION NUMBER: 15EPC-40045 & 40046	
THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED: November 12, 2015 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.			
IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) 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:			
TRAFFIC ENGINEER, TRANSPORTATION DIVISION		Date	
UTILITIES DEVELOPMENT		Date	
PARKS AND RECREATION DEPARTMENT		Date	
CITY ENGINEER		Date	
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)		Date	
SOLID WASTE MANAGEMENT APPROVAL IS ATTACHED AS SEPARATE SHEET		Date	
SOLID WASTE MANAGEMENT		Date	
DRB CHAIRPERSON, PLANNING DEPARTMENT		Date	

PROJECT: 1010581
 DATE: 1-27-16
 APP: 16-70023
 REQUEST: (CSBP)

Existing Site
 Conditions at
 Canyon Plaza
 417 Tramway Boulevard, NE.

Existing Site Conditions-Site Development Plan for Building Permit



SITE DEVELOPMENT DATA:

LEGAL DESCRIPTION:
 TRACT A-1, BLOCK "L"
 CENARCA SUBDIVISION
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO

EXISTING BUILDING ADDRESS:
 417 TRAMWAY BOULEVARD, NE,
 ALBUQUERQUE, NEW MEXICO 87123

LAND AREA:
 2.0484 ACRES (89,228 SQ. FT.) OVERALL PROPERTY

ZONE ATLAS PAGE:
 K-23-Z

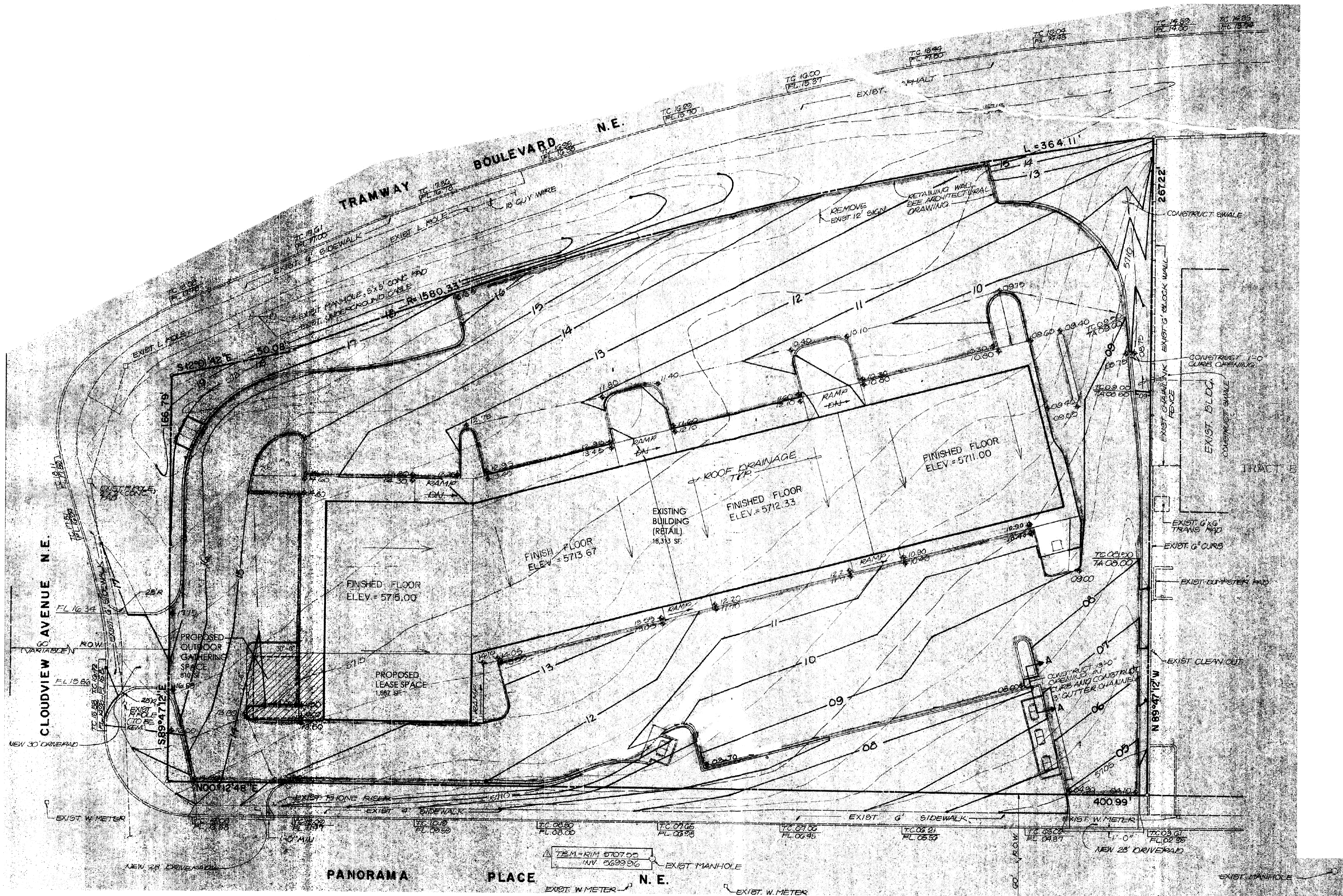
BUILDING AREAS:
 EXISTING BUILDING FOOTPRINT 20,000 SF.

GRADING AND DRAINAGE GENERAL NOTES:

[A] PER ALBUQUERQUE COMPREHENSIVE ZONING CODE SECTION 14-5-2-12 (B), (1), STRUCTURES CONSTITUTING LESS THAN 1,000 SQUARE FEET ARE EXCLUDED.

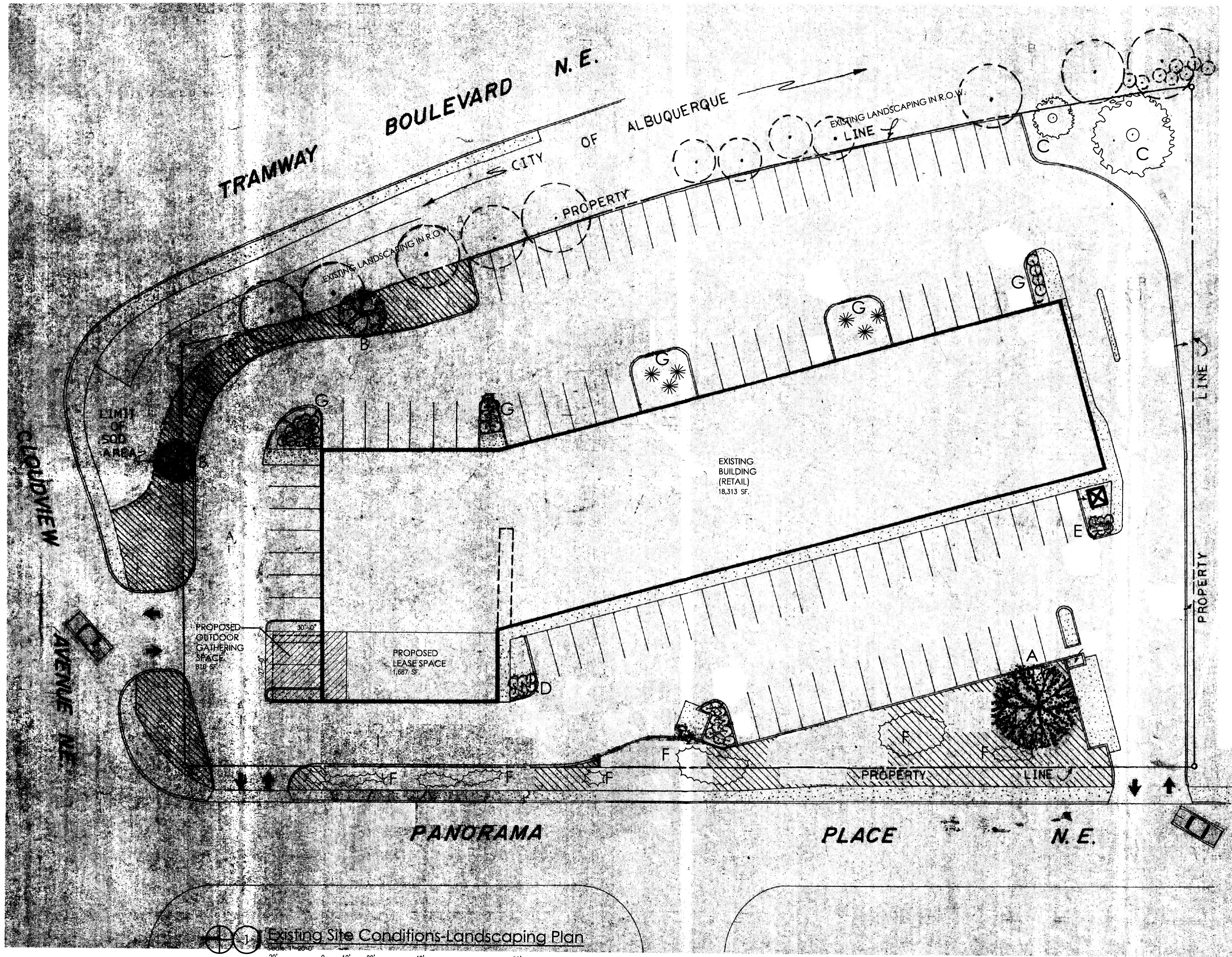
PROPOSED OUTDOOR GATHERING SPACE IS 810 SF. THEREFORE A GRADING AND DRAINAGE PLAN IS NOT REQUIRED FOR THIS PROJECT.

[B] ALL EXISTING GRADES (PAVEMENT, LANDSCAPING, ETC.), CURB, GUTTER SYSTEMS WILL REMAIN AS CONSTRUCTED.



Existing Site Conditions-Grading & Drainage Plan
 Scale: 1"=20'-0"
 20' 0 10' 20' 40' 80'

Existing Site Conditions at Canyon Plaza
 417 Tramway Boulevard, NE.



SITE DEVELOPMENT DATA:
LEGAL DESCRIPTION:
 TRACT A-1, BLOCK "L"
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 CITY OF ALBUQUERQUE,
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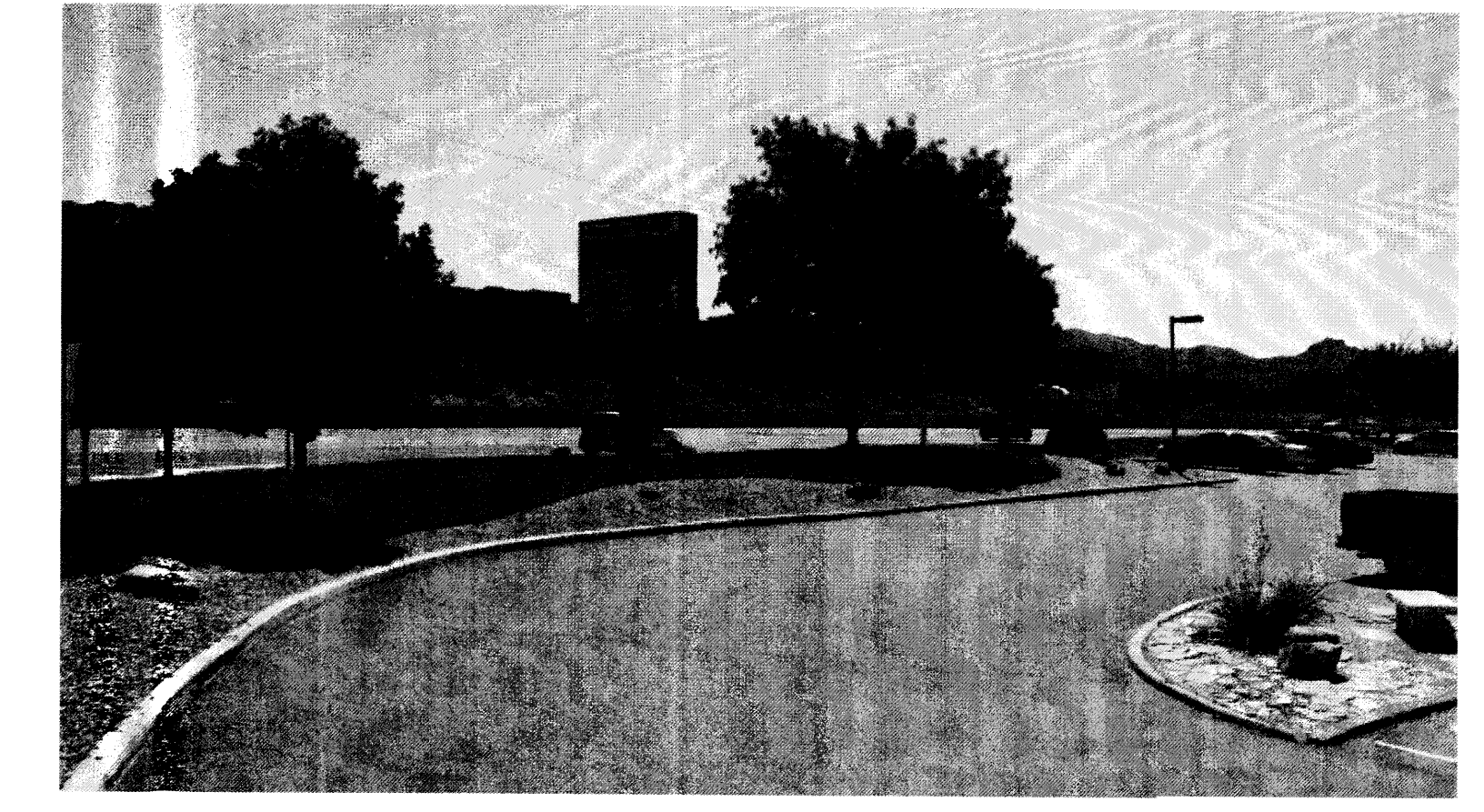
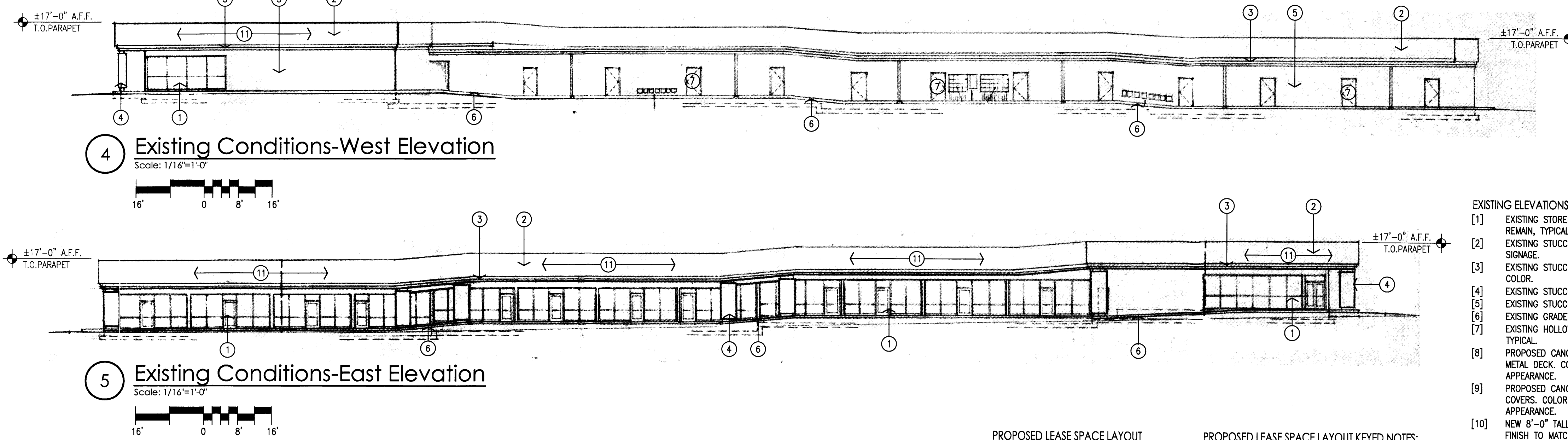
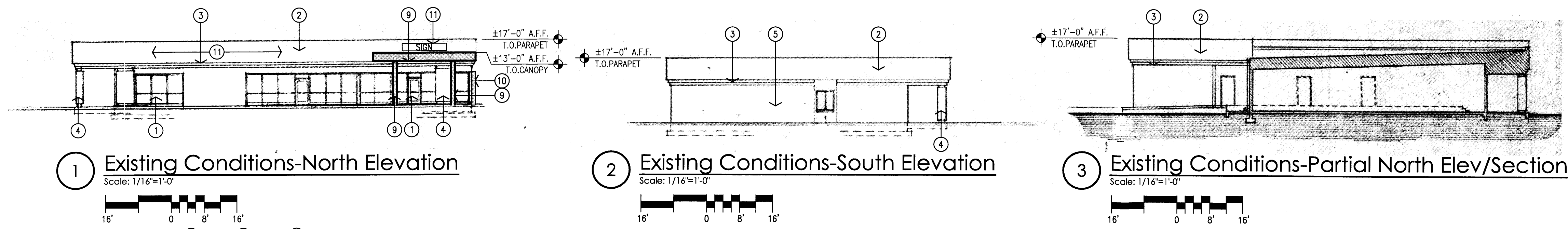
LANDSCAPE CALCULATIONS:
NOTE: ALL LANDSCAPING IS EXISTING TO REMAIN.
LOT AREA: 89,228 SF.
EXISTING BUILDING AREA: 20,000 SF.
NET LOT AREA: 69,228 SF. x 15% = 10,384
LANDSCAPING REQUIREMENT: 10,384 SF.
EXISTING LANDSCAPING PROVIDED: 12,668 SF.

LANDSCAPE LEGEND:
NOTE: ALL LANDSCAPING IS EXISTING TO REMAIN.
KEY: COMMON NAME:
 A MARSHEL ASH
 B LONDON PLAN
 C FRUITLESS MULBERRY
 D KOREAN BOXWOOD
 E SEA GREEN JUNIPER
 F BUFFALO JUNIPER
 G RED YUCCA

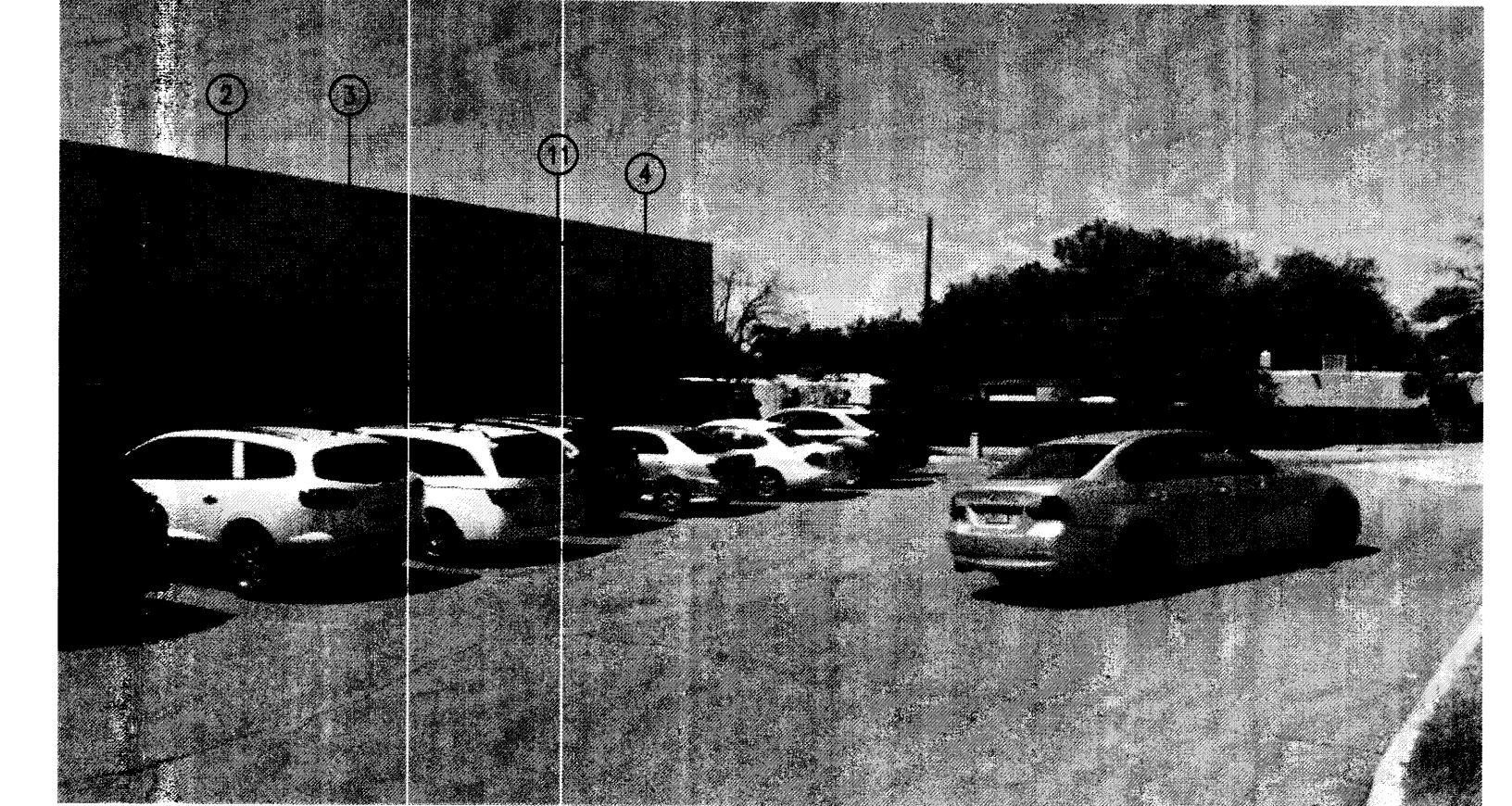
Existing Site Conditions-Landscaping Plan



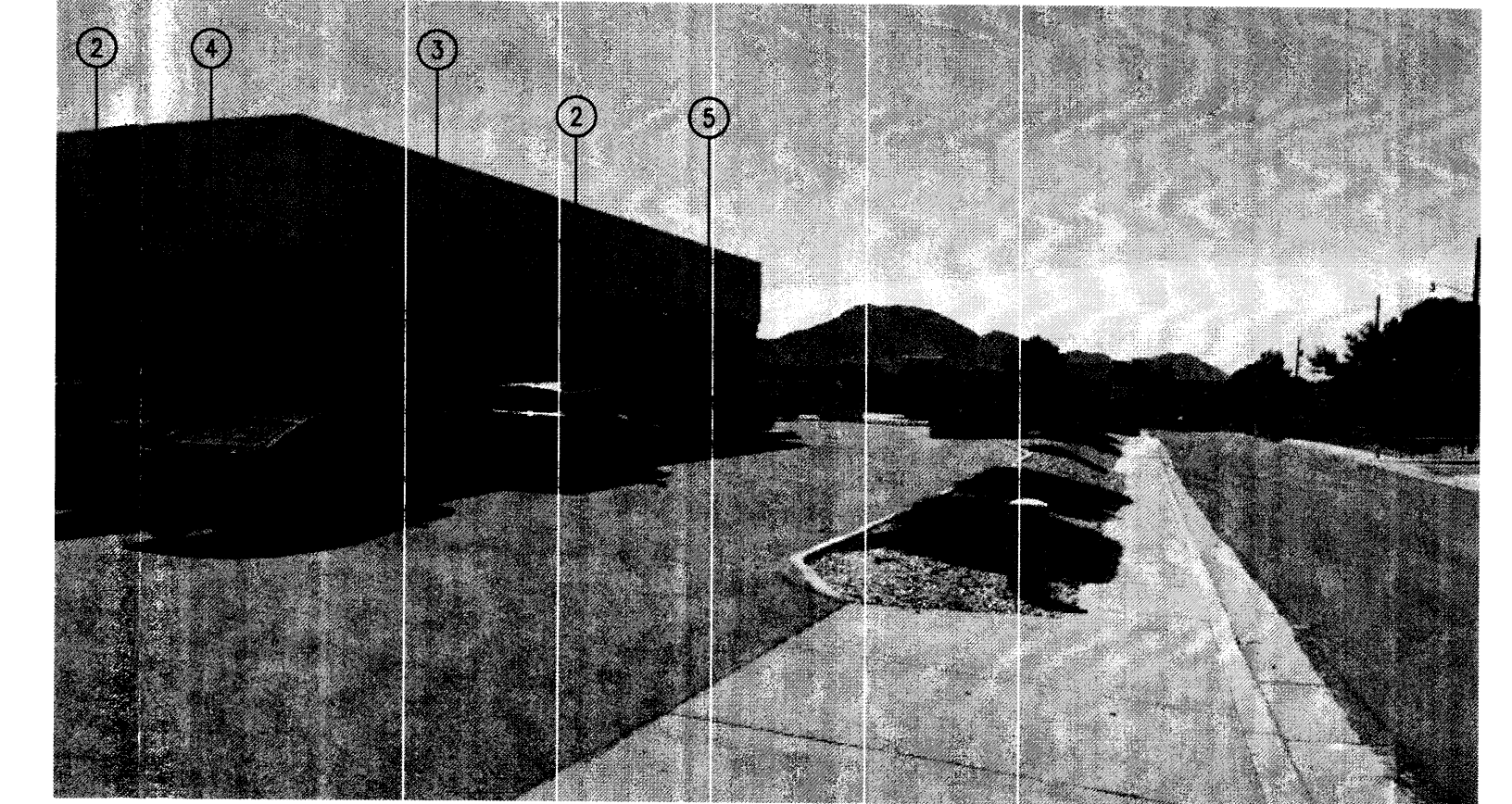
Existing Site Conditions at Canyon Plaza
 417 Tramway Boulevard, NE.



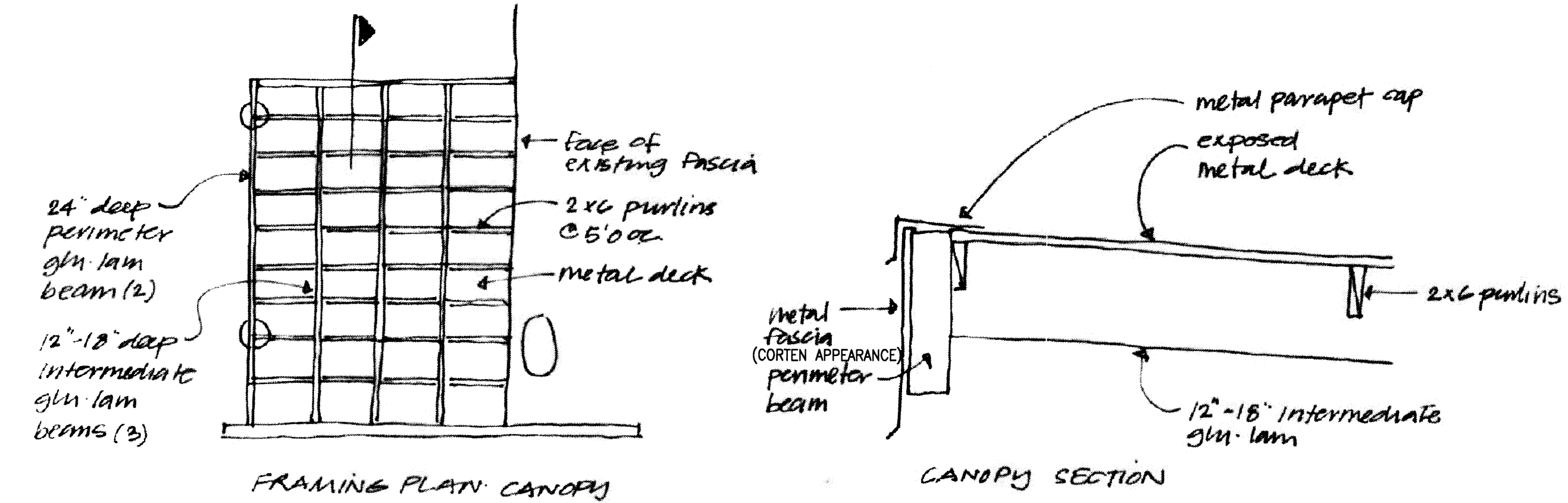
7 Existing Pylon and Monument Sign Along Tramway Blvd.
Scale: Not to Scale



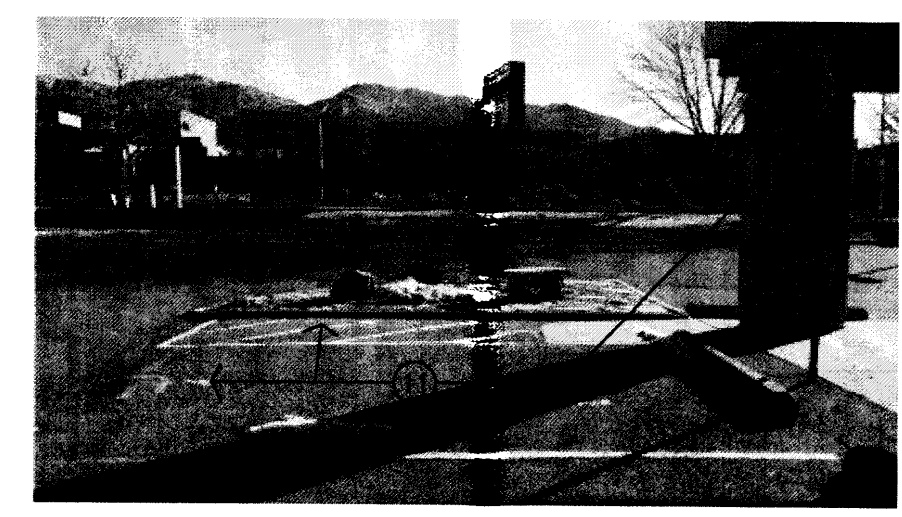
8 North Elev.-Proposed Outdoor Gathering Space Location
Scale: Not to Scale



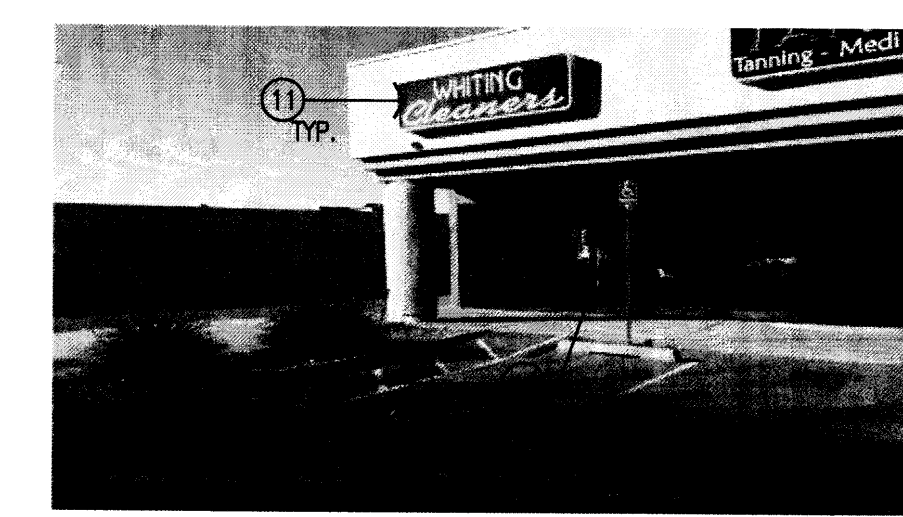
9 Northwest Corner Elevation Along Panorama Place
Scale: Not to Scale



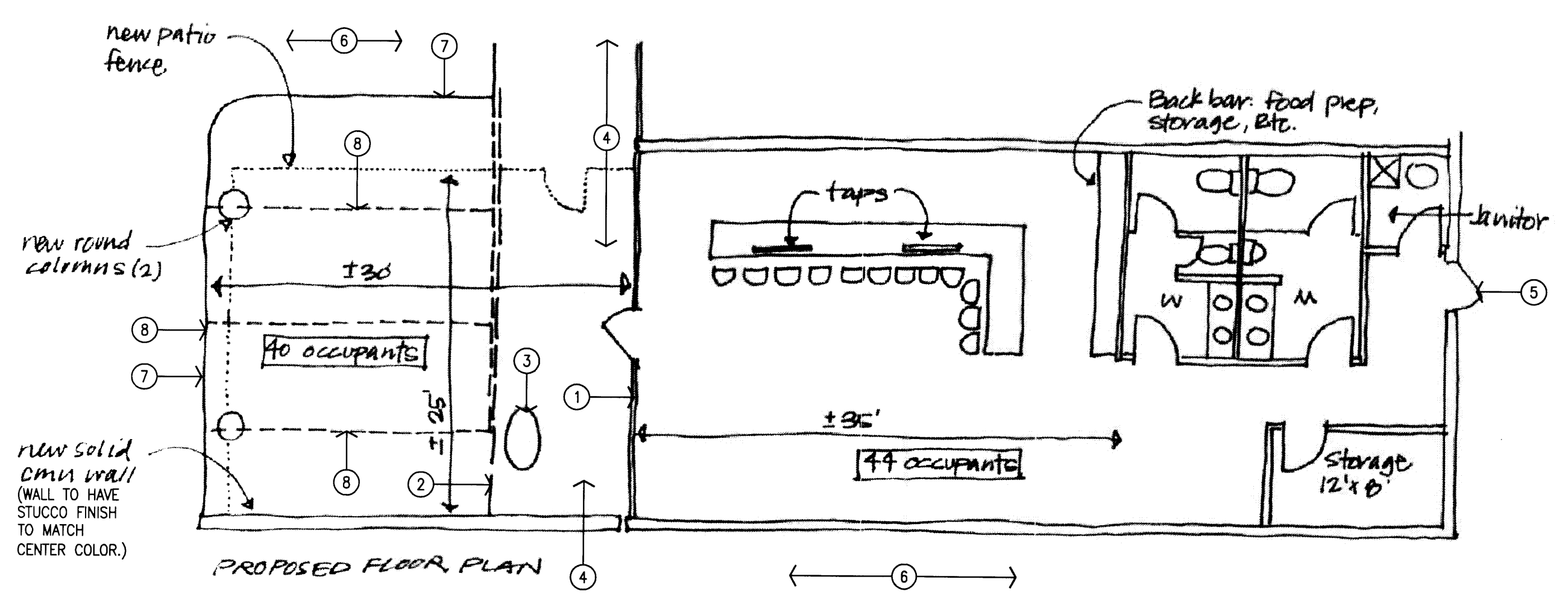
- PROPOSED LEASE SPACE LAYOUT GENERAL NOTES:**
- [A] ALL FENCES SHALL BE UNDER SEPARATE PERMIT. PER COA ZONING REQUIREMENTS.
 - [B] ALL SIGNAGE IS UNDER SEPARATE PERMIT AS DICTATED BY THE SECTOR DEVELOPMENT PLAN AND BY ZONING REGULATIONS.
 - [C] ALL PROPOSED PAINT/STUCCO/MATERIAL COLORS WILL MATCH COLOR PALLET OF EXISTING CENTER.
- PROPOSED LEASE SPACE LAYOUT KEYED NOTES:**
- [1] EXISTING STOREFRONT TO REMAIN, TYPICAL.
 - [2] FACE OF EXISTING STUCCO SOFFIT-LIGHT TAN COLOR.
 - [3] EXISTING STUCCO COLUMNS-MEDIUM TAN COLOR.
 - [4] EXISTING CONCRETE SIDEWALK TO REMAIN, TYPICAL.
 - [5] EXISTING HOLLOW METAL EXIT DOORS TO REMAIN, TYPICAL.
 - [6] EXISTING ASPHALT PAVING.
 - [7] NEW CONCRETE CURB AND SLAB FOR NEW OUTDOOR GATHERING SPACE.
 - [8] LINE OF PROPOSED CANOPY STRUCTURE ABOVE.
- EXISTING ELEVATIONS KEYED NOTES:**
- [1] EXISTING STOREFRONT WINDOW/DOOR SYSTEM TO REMAIN, TYPICAL.
 - [2] EXISTING STUCCO SOFFIT-LIGHT TAN COLOR WITH SIGNAGE.
 - [3] EXISTING STUCCO SOFFIT BANDING-LIGHT ORANGE COLOR.
 - [4] EXISTING STUCCO COLUMNS-MEDIUM TAN COLOR.
 - [5] EXISTING STUCCO ACCENT COLOR-GREEN.
 - [6] EXISTING GRADE RAMP TO REMAIN, TYPICAL.
 - [7] EXISTING HOLLOW METAL EXIT DOORS TO REMAIN, TYPICAL.
 - [8] PROPOSED CANOPY STRUCTURE WITH EXPOSED METAL DECK. COLOR TO MATCH A CORTEN APPEARANCE.
 - [9] PROPOSED CANOPY COLUMNS WITH COLUMN COVERS. COLOR TO MATCH A CORTEN APPEARANCE.
 - [10] NEW 8'-0" TALL SOLID CMU WALL WITH STUCCO FINISH TO MATCH CENTER COLOR.
 - [11] EXISTING INTERNALLY ILLUMINATED BUILDING MOUNTED SIGNAGE TO REMAIN. ANY NEW SIGNAGE IS UNDER SEPARATE PERMIT AS DICTATED BY ZONING REGULATIONS.
 - [12] EXISTING MONUMENT SIGN TO REMAIN WITH STUCCO FINISH MATCHING CENTER COLORS. SEE SITE PLAN FOR LOCATION.
 - [13] EXISTING INTERNALLY ILLUMINATED PYLON SIGN WITH DARK BRONZE FINISH MATCHING EXISTING STOREFRONT SYSTEM TO REMAIN. SEE SITE PLAN FOR LOCATION.
 - [14] EXISTING HANDICAP PARKING STALL WITH PAVEMENT SIGN, POSTED SIGN, RAMP AND AISLE STRIPPING TO REMAIN.



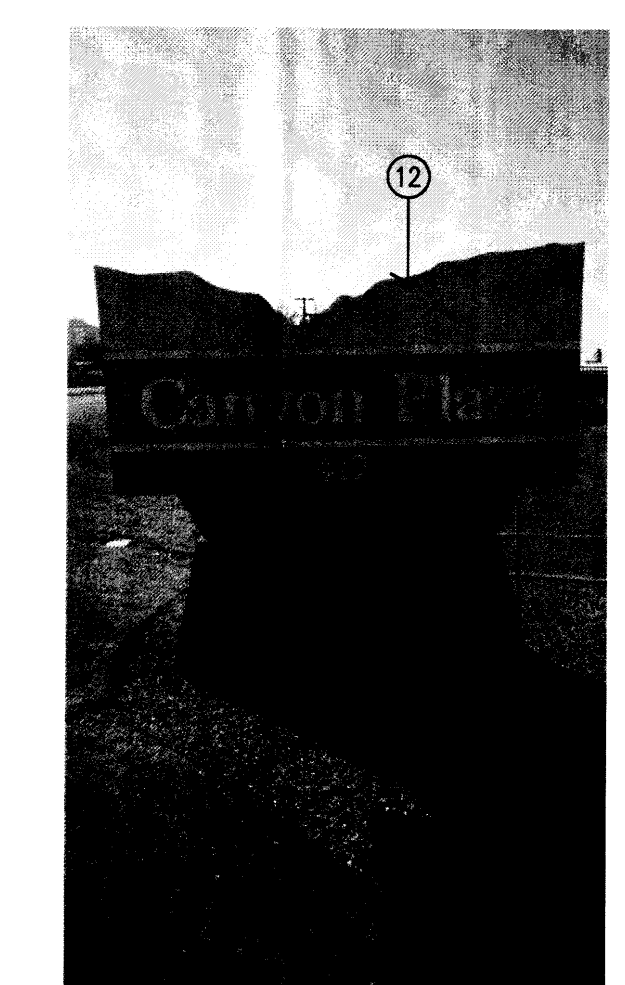
12 Existing Typical Handicap Parking Spaces
Scale: Not to Scale



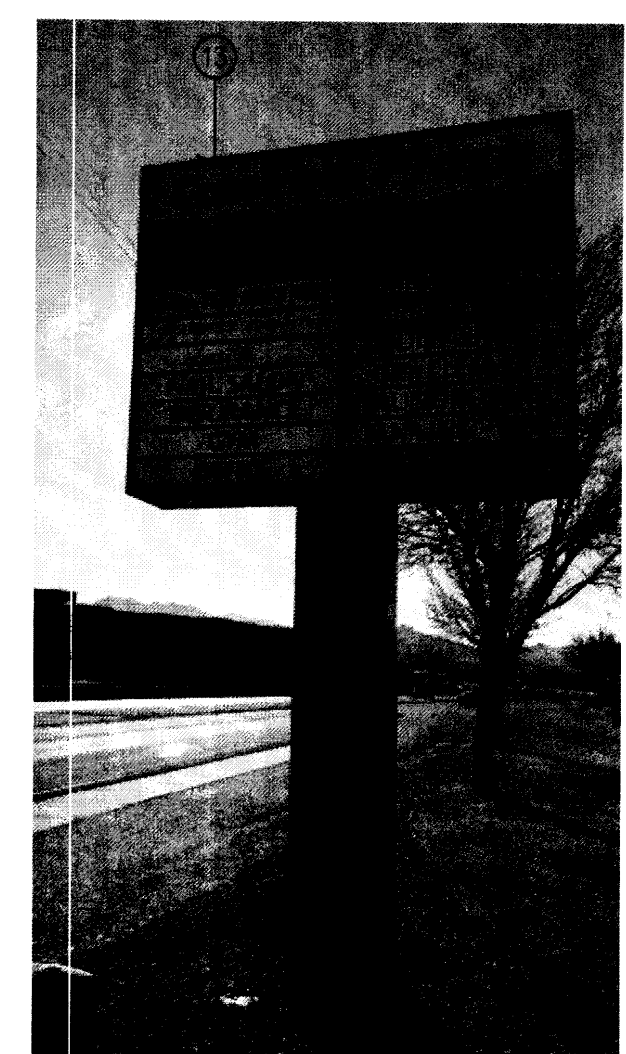
11 Existing Building Mounted Signage
Scale: Not to Scale



6 Proposed Lease Space Layout
Scale: 1/8"=1'-0"



10 Existing Pylon and Monument Sign
Scale: Not to Scale



Existing Site Conditions at Canyon Plaza
417 Tramway Boulevard, NE.