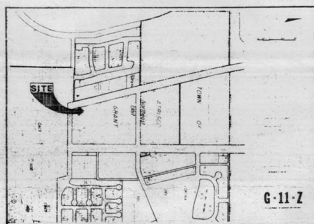
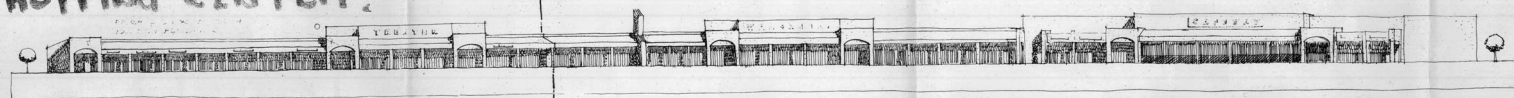


Zoning

FILE NO. 7-74-78-1
Signage Amendment on ATM
Bank

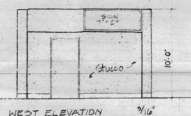
PLANNING DIRECTOR DATE 1/1/88

Age Amendment on AFM
Book
PLANNING DIRECTOR DATE 11-6-68
LADERA
SHOPPING CENTER

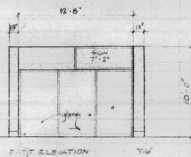


LOCATION MAP ALBUQUERQUE ZONING ATLAS

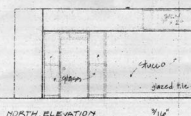
BANK - ATM



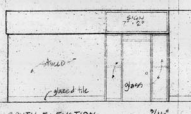
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



DATE

THE APPROVAL OF THIS SITE PLAN AND CONDITIONS THEREOF HAVE NOT INCLUDED CONSIDERATION OF THE INTERSECTION AT CORNS ROAD AND REDLANDS ROAD AND IN NO WAY REFLECTS ANY FINAL DETERMINATION OF SUCH INTERSECTION.

5 Amendment: 3,588 square foot building for Taco Cabana Restaurant.

Site Data
Lot Size: .87 acre
Zoning: C-1

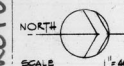
Parking
Required: 31
Provided: 44
Handicapped Required: 1
Handicapped Provided: 1
Bicycle Required: 0
Bicycle Provided: 0

Landscaping
Area Required: 5,144 square feet
(15% of lot minus building footprint)
Area Provided: 8,806 square feet
(25.7% of lot minus building footprint)

Notes

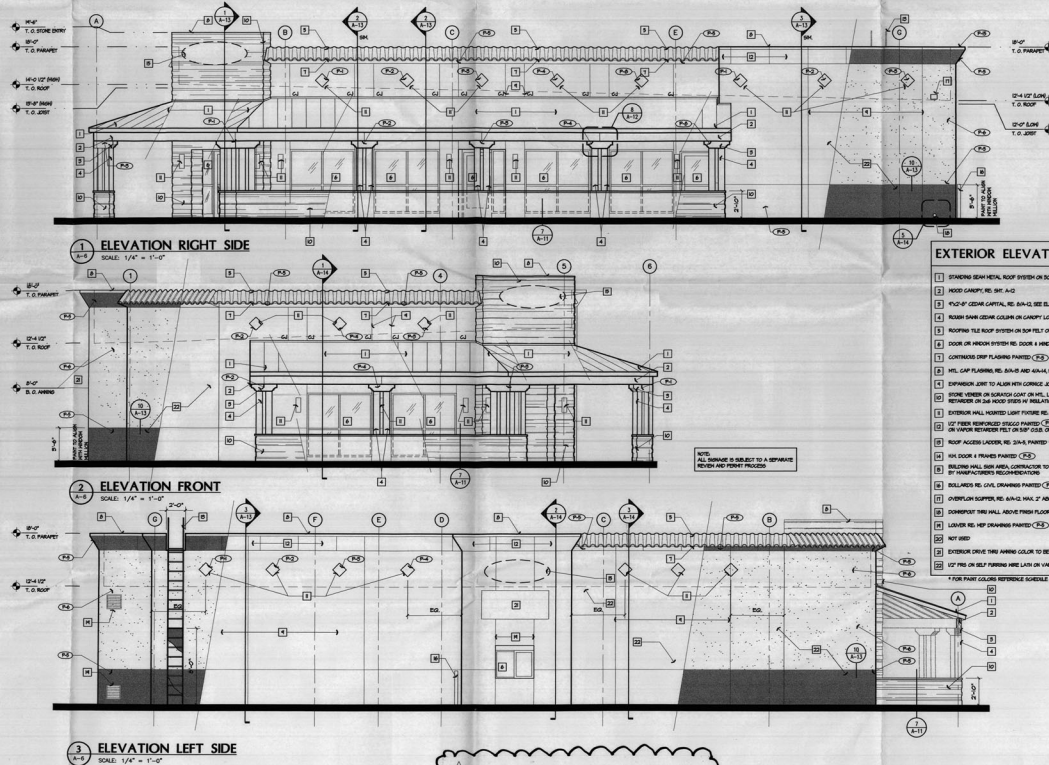
1. Landscaping will comply with City Water Conservation Landscaping and Water Waste Ordinance.

PRODUCED



5 Amendment: 9/24/2003

[illegible]



Amendment: 3,588 square foot building for Taco Cabana Restaurant.

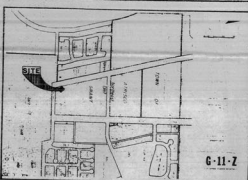
Amendment: 9/24/2003

A-7

Zoning

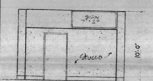
LADERA

SHOPPING CENTER

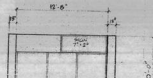


LOCATION MAP ALBUQUERQUE ZONING ATLAS

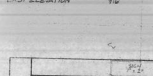
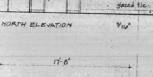
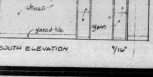
BANK - ATM



WEST ELEVATION 710'

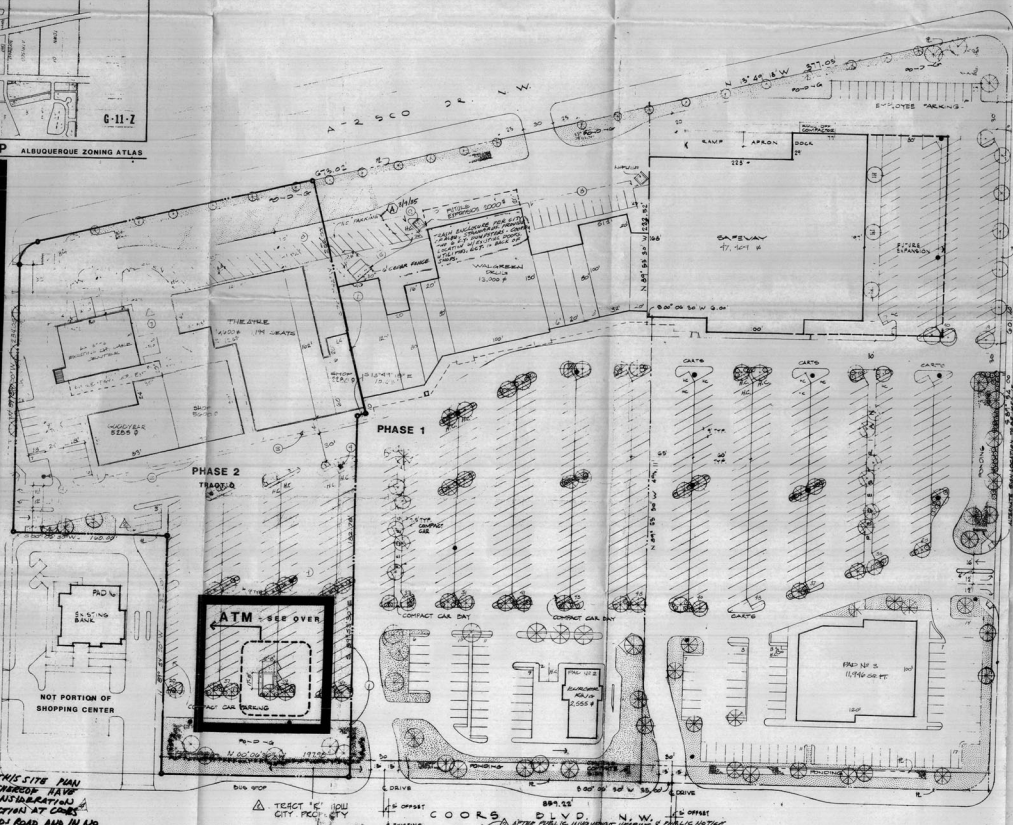


10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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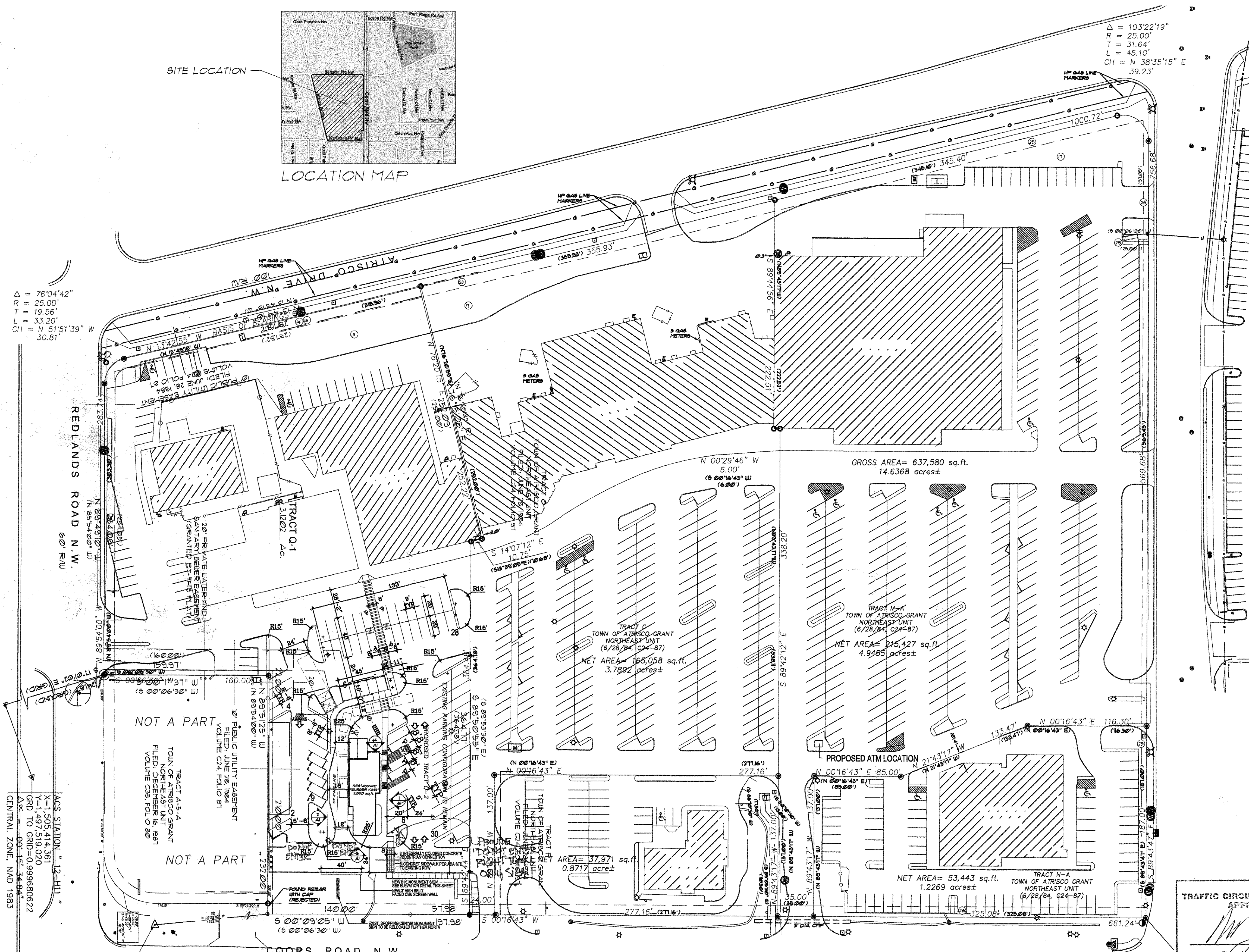
THE AFFAIR
AND CAUDIT.

THE APPROVAL OF THIS SITE PLAN AND CONDITIONS THEREOF HAVE NOT INCLUDED CONSIDERATION OF THE INTERSECTION AT COME ROAD AND REDLAND ROAD AND IN NO WAY AFFORDS ANY FINAL DETERMINATION OF SUCH INTERSECTION.



APPROVED

[illegible]



LEGAL DESCRIPTION:
REPLAT TRACTS M, N & L OF CORRECTED SUMMARY PLAT OF
TRACTS L, M & N NORTH-EAST UNIT TOWN OF ATRISCO GRANT TO
TRACTS M, N, O, Q & R FILED WITH COUNTY CLERK OF BERNILLO
COUNTY JUNE 2, 1984, VOL. C-24 FOLIO P-87

CURRENT ZONING: SU-1 FOR C-1 USES AND MOVIE THEATER

TOTAL SITE ACREAGE: 14.6 AC.
ZONE ATLAS: G-11-Z

SITE DATA:
PROPOSED USAGE: SU-1 FOR C-1 USES AND MOVIE THEATER
PROPOSED LOT AREA: 29,400 SF (.675 ACRES)
LANDSCAPE REQUIRED: 6.5%

BUILDING AREA FROM ORIGINAL APPROVED
SITE DEVELOPMENT & LANDSCAPE PLAN:
PHASE 1 SHOPPING CENTER RETAIL 95,249 S.F.
DAY CARE 4,800 S.F.
TOTAL = 100,049 S.F.
PHASE 2 SHOPPING CENTER RETAIL 13,165 S.F.
THEATER 16,800 S.F.
DAY CARE EXPANSION 2,000 S.F.
WALGREENS EXPANSION 2,000 S.F.
TOTAL = 33,765 S.F.
TOTAL PHASES 1 & 2 = 133,814 S.F.

PARKING CALCULATIONS FROM ORIGINAL APPROVED
SITE DEVELOPMENT & LANDSCAPE PLAN:
PHASE 1 RETAIL 88,734 S.F./200 = 444 SPACES
RESTAURANTS 72 OCCUPANTS/4 = 18 SPACES
BURGER KING 35 OCCUPANTS/4 = 10 SPACES (MIN. REQD.)
ICE CREAM SHOP 92 OCCUPANTS/4 = 23 SPACES
PIZZA INN 4,800 S.F./500 = 10 SPACES
DAY CARE
TOTAL = 505 SPACES
PHASE 2 RETAIL 13,165 S.F./200 = 66 SPACES
THEATER 1,194/4 = 299 SPACES
DAY CARE EXPANSION 2,000/500 = 4 SPACES
WALGREENS EXPANSION 2,000/200 = 10 SPACES
TOTAL = 379 SPACES
884 TOTAL SPACES X .10 (COORS BUS ROUTE REDUCTION) 88 SPACES

TOTAL PARKING REQD. 796 SPACES
TOTAL PARKING PROVIDED 800 SPACES
H.C. SPACES REQD. 16 SPACES
H.C. SPACES PROVIDED 18 SPACES
BICYCLE SPACES REQD. 40 SPACES
BICYCLE SPACES PROVIDED 40 SPACES

BUILDING AREA:
BURGER KING - 2,030 SF
OCCUPANT LOAD:
BURGER KING - 2,030 SF/15 = 135 PERSONS
ALLOWABLE AREA: 9,500 SF
ACTUAL AREA: 2,030 SF

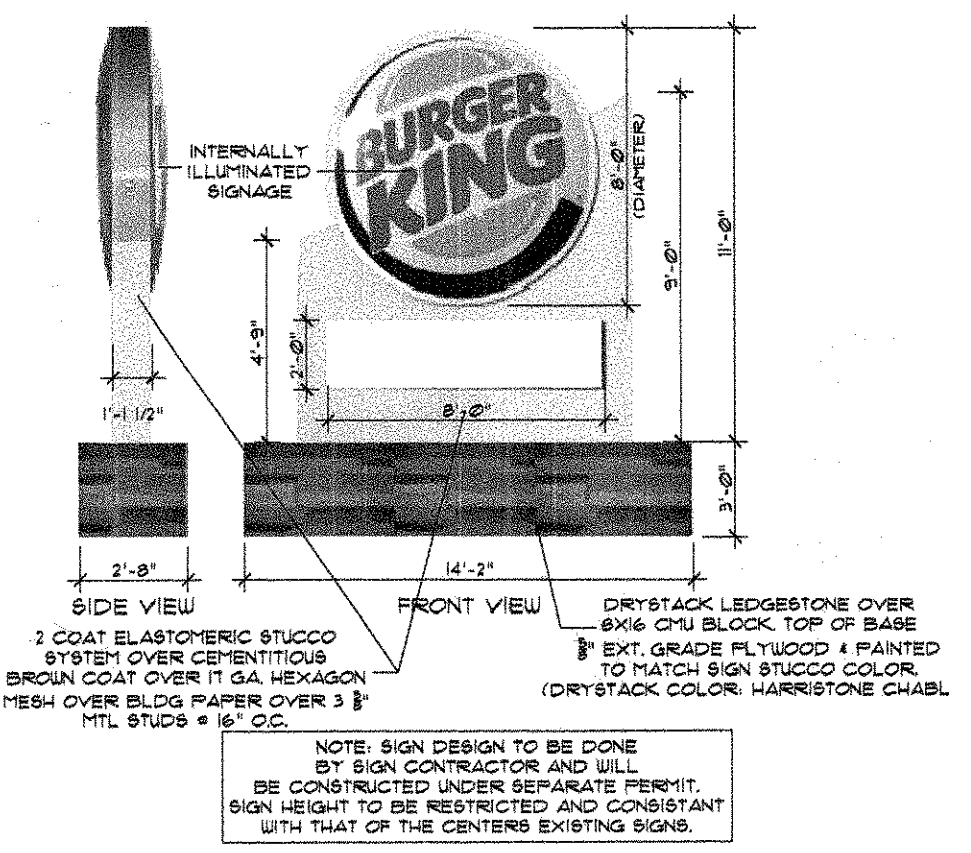
PARKING CALCULATIONS:
(135 OCCUPANTS/4) = 34 SPACES REQD.
TOTAL STANDARD PARKING PROVIDED = 28 SPACES
(DRIVE-THRU QUEUE) STANDARD PARKING = 8 SPACES
TOTAL H.C. PARKING REQUIRED = 3 SPACES
TOTAL H.C. PARKING PROVIDED = 3 SPACES
TOTAL COMPACT PARKING PROVIDED = 4 SPACES
TOTAL PARKING PROVIDED = 44 SPACES
TOTAL PARKING REQUIRED = 34 SPACES

1 BICYCLE RACK PER 20 PARKING SPACES:
(1 BICYCLE RACK - 5 SPACES)
BIKE SPACES REQUIRED = 3 SPACES
BIKE SPACES PROVIDED = 5 SPACES

GENERAL PARKING NOTES:
TYPICAL STANDARD SPACES ARE 9'-0" x 20'-0"
TYPICAL COMPACT CAR SPACES ARE 8'-0" x 15'-0"
TYPICAL HANDICAP SPACES ARE 8'-0" x 18'-0"
WITH A 8' WIDE ACCESS AISLE
* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED *

ADMINISTRATIVE AMENDMENT
File # 06624712 Project # 1000003
Revision to site dev plan for
restaurant with drive-up
service window.
Approved by: [Signature] DATE: 30 Oct 08

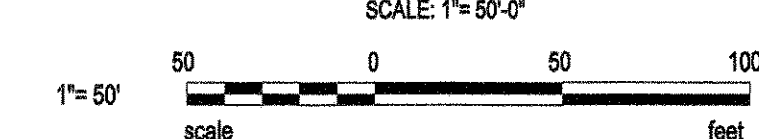
TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed: [Signature] Date: 10/30/08



- SITE LEGEND:
- LS LANDSCAPING
 - BICYCLE RACK
 - DESIGNATED MOTORCYCLE PARKING

SITE PERCENTAGE:
BURGER KING @ 29,400 SF / 837,315 SF (TOTAL SITE AREA) = .05%

SITE PLAN FOR SUBDIVISION



NEW MONUMENT SIGN
SCALE: N.T.S.

REVISION

REV	DATE	BY
1		
2		
3		
4		
5		
6		

PROJECT TITLE

LADERA SHOPPING CENTER

CORNER OF COORS BLVD. NW & REDLANDS RD. NW

ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER

JOHN NO.

0663

DRAWN BY:

WRS

SHEET TITLE

SITE PLAN FOR SUBDIVISION

DATE:

10.25.2006

SCALE:

AS NOTED

sheet

AS1

of

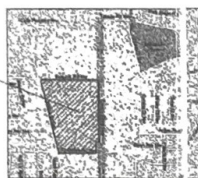
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC

2325 SAN PEDRO N.E. SUITE 2-B

ALBUQUERQUE, NEW MEXICO 87110

PHONE (505) 884-9110 FAX (505) 837-9877

SITE LOCATION



LOCATION MAP

Area Impacted
(See Next Page)

Δ = 75°04'42"
R = 25.00'
L = 53.20'
CH = N 51°51'39" W
30.81'

REDLANDS ROAD N.W.
65' R.O.W.

NOT A PART

NOT A PART

DOORS ROAD N.W.
136' R.O.W.

SITE LEGEND:

- E ELEVATION SYMBOL (REFER TO SHEET A1)
- L L IS EXISTING (EXCEPT FOR HATCHED AREA)
- S S IS NEW PROPOSED PARCEL FOR
- R RIDER KING (210' X 140') - 28,400 SF = 87 AC ± 55
- LS L NOCAPING
- CR C CYCLE RACK
- M M DESIGNATED MOTORCYCLE PARKING

SITE PERCENTAGE:

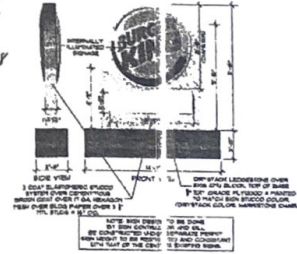
RIDER KING @ 28,400 SF / 637,590 SF (TOTAL SITE AREA) = 4.45%



SITE PLAN FOR SUBDIVISION

SCALE: 1" = 50'

TRAFFIC CIRCULATION LAYOUT
APPROVED



LEGAL DESCRIPTION:
REPLAT TRACTS N. & S. OF CORRECTED SUMMARY LIST OF TRACTS L. M. & N. NORTHWEST UNIT TOWN OF ALBUQUERQUE, GRANT TO TRACTS M. & N. & S. & R. FILED WITH COUNTY CLERK OF BERNALDO COUNTY, ARIZONA, VOLUME 64, PAGE 14-15
CURRENT ZONING: S-1 FOR C-1 USES AND MOVIE THEATER
TOTAL SITE AREA: 14.8 AC.
ZONE ATLAS: 6-11-2

SITE DATA:
PROPOSED USAGE: S-1 FOR C-1 USES AND MOVIE THEATER
PROPOSED LOT AREA: 28,400 SF (875 AC ± 35)
LANDSCAPE REQUIRED: 0.8%

BUILDING AREA FROM ORIGINAL APPROVED SITE DEVELOPMENT & LANDSCAPE PLAN:

PHASE 1	SHOPPING CENTER RETAIL	DAY CARE	95,240 S.F.
			4,800 S.F.
	TOTAL =		100,040 S.F.
PHASE 2	SHOPPING CENTER RETAIL	THEATER	12,180 S.F.
	DAY CARE EXPANSION	WALKING EXPANSION	18,000 S.F.
			2,800 S.F.
	TOTAL =		33,780 S.F.
	TOTAL PHASES 1 & 2 =		133,814 S.F.

PARKING CALCULATIONS FROM ORIGINAL APPROVED SITE DEVELOPMENT & LANDSCAPE PLAN:

PHASE 1	RETAIL	61,734 S.F. @ 200 = 444 SPACES
	RESTAURANTS	72 OCCUPANTS @ 10 SPACES (MIN. REQ.)
	BURGER KING	35 OCCUPANTS @ 10 SPACES
	ICE CREAM SHOP	35 OCCUPANTS @ 10 SPACES
	PIZZA INN	35 OCCUPANTS @ 10 SPACES
	DAY CARE	4,800 S.F. @ 200 = 24 SPACES
	TOTAL =	506 SPACES
PHASE 2	RETAIL	15,185 S.F. @ 200 = 75 SPACES
	THEATER	1,194 @ 200 = 6 SPACES
	DAY CARE EXPANSION	2,800 @ 200 = 14 SPACES
	WALKING EXPANSION	2,800 @ 200 = 14 SPACES
	TOTAL =	107 SPACES

MIN. TOTAL SPACES X 10 (DOORS BUS ROUTE) (SECTION)

	TOTAL PARKING REQ'D.	750 SPACES
	TOTAL PARKING PROVIDED	613 SPACES
	N.C. SPACES REQ'D.	137 SPACES
	N.C. SPACES PROVIDED	137 SPACES
	BICYCLE SPACES REQ'D.	18 SPACES
	BICYCLE SPACES PROVIDED	40 SPACES

BUILDING AREA:
BURGER KING - 2,800 SF
OCCUPANT LOAD: 2,800 SF @ 100 = 28 PERSONS
BURGER KING - 2,800 SF @ 100 = 28 PERSONS
ALLOWABLE AREA: 2,800 SF
ACTUAL AREA: 2,800 SF

PARKING CALCULATIONS:
(135 OCCUPANTS) = 34 SPACES REQ'D.
TOTAL STANDARD PARKING PROVIDED = 281 SPACES
DRIVE-THRU CUELED STANDARD PARKING = 81 SPACES
TOTAL N.C. PARKING REQUIRED = 31 SPACES
TOTAL N.C. PARKING PROVIDED = 31 SPACES
TOTAL COMPACT PARKING PROVIDED = 40 SPACES
TOTAL PARKING PROVIDED = 441 SPACES
TOTAL PARKING REQUIRED = 750 SPACES

1 BICYCLE RACK PER 20 PARKING SPACES:
(1 BICYCLE RACK = 5 SPACES)
BIKE SPACES REQUIRED = 9 SPACES
BIKE SPACES PROVIDED = 9 SPACES

GENERAL PARKING NOTES:
TYPICAL STANDARD SPACES ARE 8'-0" X 12'-0"
TYPICAL COMPACT CAR SPACES ARE 8'-0" X 11'-0"
TYPICAL HANDICAP SPACES ARE 8'-0" X 11'-0"
WITH A 5' WIDE ACCESSIBLE
ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED

ADMINISTRATIVE AMENDMENT
No. 10-25-2003
Revised by: [Signature]
Date: 10/25/2003
Project: LADERA SHOPPING CENTER
Sheet: 1 of 1



GEORGE PANHART ARCHITECT AND ASSOCIATES PC
2235 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 854-9110 FAX (505) 854-9877

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT TITLE: LADERA SHOPPING CENTER
CLIENT: LADERA SHOPPING CENTER
DESIGNED BY: GEORGE PANHART ARCHITECT AND ASSOCIATES PC
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 10-25-2003
SHEET TITLE: SITE PLAN FOR SUBDIVISION

DATE: 10-25-2003
SCALE: AS NOTED
AS NOTED