



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
☐ Archaeological Certificate (Form P3)	☐ Site Plan – EPC including any Variances – EPC (Form P1)	☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
☐ Historic Certificate of Appropriateness – Minor (Form L)	☐ Master Development Plan (Form P1)	☐ Adoption or Amendment of Historic Designation (Form L)
☐ Alternative Signage Plan (Form P3)	☐ Historic Certificate of Appropriateness – Major (Form L)	☐ Amendment of IDO Text (Form Z)
☒ Minor Amendment to Site Plan (Form P3)	☐ Demolition Outside of HPO (Form L)	☐ Annexation of Land (Form Z)
☐ WTF Approval (Form W1)	☐ Historic Design Standards and Guidelines (Form L)	☐ Amendment to Zoning Map – EPC (Form Z)
	☐ Wireless Telecommunications Facility Waiver (Form W2)	☐ Amendment to Zoning Map – Council (Form Z)
		Appeals
		☐ Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Richard Chess for LEAZ LC		Phone: 505-220-9447
Address: 1907 Buena Vista Dr SE #100		Email: richline@comcast.net
City: Albuquerque, NM	State: NM	Zip: 87106
Professional/Agent (if any): Mark Weaver		Phone: 505-255-8046
Address: 1245 Princeton Dr. NE		Email: mw@toast.net
City: Albuquerque	State: NM	Zip: 87106
Proprietary Interest in Site:	List all owners: Richard Chess, Joyce Chess, Joseph Miller, Lia Armstrong	

BRIEF DESCRIPTION OF REQUEST

Changes to the rear truck loading area including loading docks, overhead doors, refuse bin enclosures, curbs and pavement

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: C	Block:	Unit:
Subdivision/Addition: American Square	MRGCD Map No.:	UPC Code: 101605934030210110
Zone Atlas Page(s): H-16-Z	Existing Zoning: NR-C	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots:	Total Area of Site (acres): 5.97

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 3101 Menaul Blvd NE	Between: Richmond Dr.	and: Bryn Mawr Dr.
---	------------------------------	---------------------------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Z-96-129

Signature: [Signature]	Date: 06-16-21
Printed Name: Mark Weaver	☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

☐ ARCHEOLOGICAL CERTIFICATE

- ___ Archaeological Compliance Documentation Form with property information section completed
- ___ Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Zone Atlas map with the entire site clearly outlined and labeled

☐ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ___ Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
- ___ Copy of the Official Notice of Decision associated with the prior approval
- ___ Three (3) copies of the proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Zone Atlas map with the entire site clearly outlined and labeled

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☒ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ☒ Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- ☒ Copy of the Official Notice of Decision associated with the prior approval
- ☒ Three (3) copies of the proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Zone Atlas map with the entire site clearly outlined and labeled

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☐ ACCELERATED EXPIRATION SITE PLAN

- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- ___ Site Plan to be Expired
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Zone Atlas map with the entire site clearly outlined and labeled

☐ ALTERNATIVE SIGNAGE PLAN

- ___ Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ Required notices with content per IDO Section 14-16-6-4(K)
 - ___ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - ___ Sign Posting Agreement
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Zone Atlas map with the entire site clearly outlined and labeled

☐ ALTERNATIVE LANDSCAPE PLAN

- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ___ Landscape Plan
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Zone Atlas map with the entire site clearly outlined and labeled

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: Mark Weaver
Printed Name: Mark Weaver

Date: 06-16-21
☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



June 15, 2021

City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

**RE: AGENT AUTHORIZATION NOTICE 3101 Menaul Blvd. NE, Albuquerque, NM 87107 –
ADMINISTRATIVE AMENDMENT**

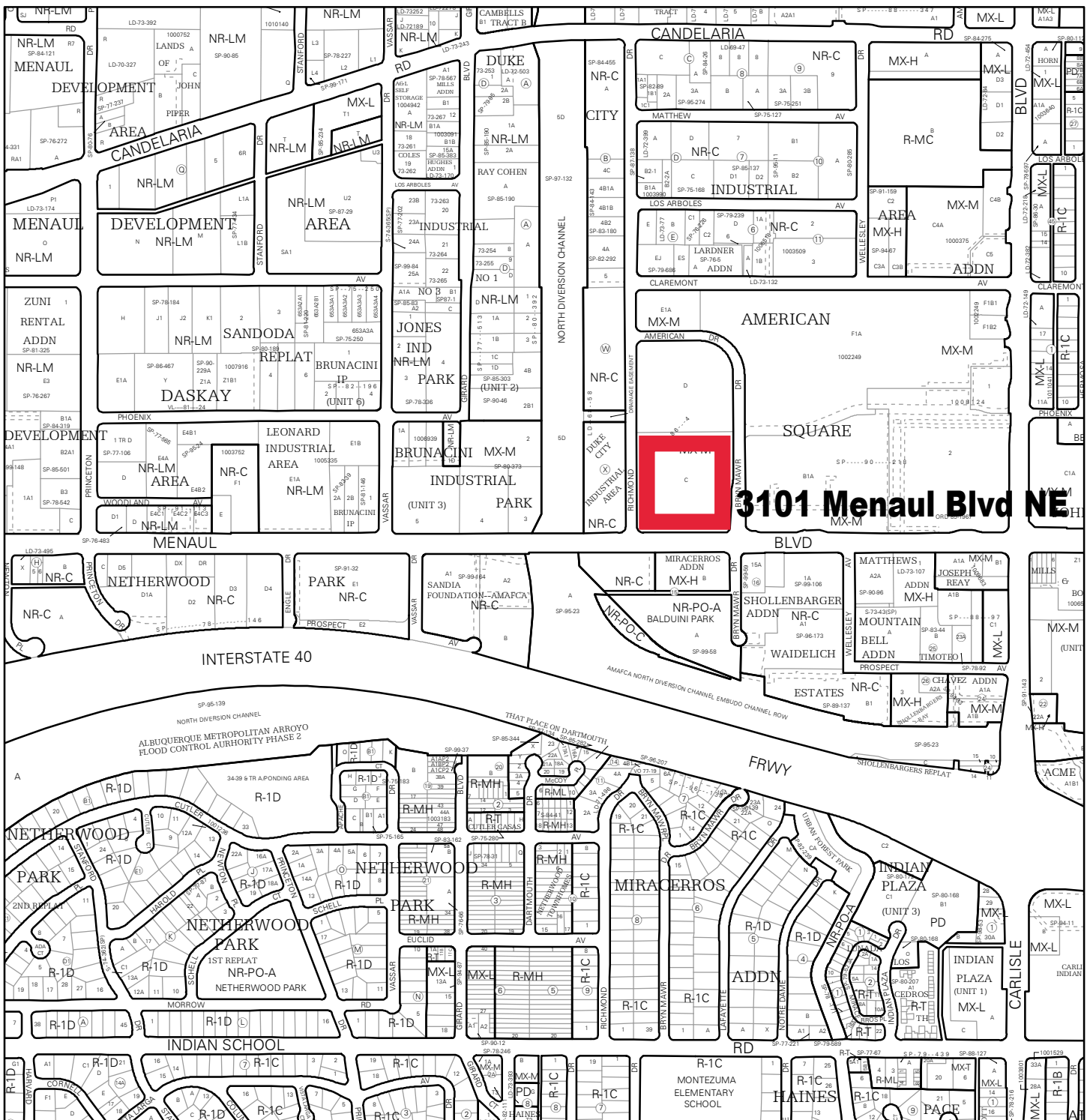
To Whom It May Concern,

LEAZ, LC, a New Mexico limited liability company, and Richard Allison Chess and Joyce Chess, Trustees of the Richard Allison Chess and Joyce Ann Chess Revocable Trust, and Joseph Michael Miller, Trustee of the Joseph Michael Miller Revocable Trust, and Lia P. Armstrong, Trustee of the Lia P. Armstrong Trust Dated July 6, 2007 (“Owner”), together as the hereby authorizes Mark Weaver of Mark Weaver Architecture + Design (“Agent of the Owner”) to act as Agent of the Owner regarding Planning Department issues. This Agent Authorization is for the property located at: 3101 Menaul Blvd. NE, Albuquerque, NM 87107 and legally described as: Block C, American Square, Albuquerque, New Mexico, as the same is shown and designated on said plat filed for record in the Office of the County Clerk of, Bernalillo County, New Mexico, on March 25, 1988, in Plat Book C36, Page 33. This authorization is valid until further written notice. Please direct all correspondence and communication to our Agent of the Owner for the purpose of this Administrative Amendment request.

Sincerely,

A handwritten signature in cursive script that reads "Lia Armstrong".

LEAZ, LC, a New Mexico limited liability company, and Richard Allison Chess and Joyce Chess, Trustees of the Richard Allison Chess and Joyce Ann Chess Revocable Trust, and Joseph Michael Miller, Trustee of the Joseph Michael Miller Revocable Trust, and Lia P. Armstrong, Trustee of the Lia P. Armstrong Trust Dated July 6, 2007



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

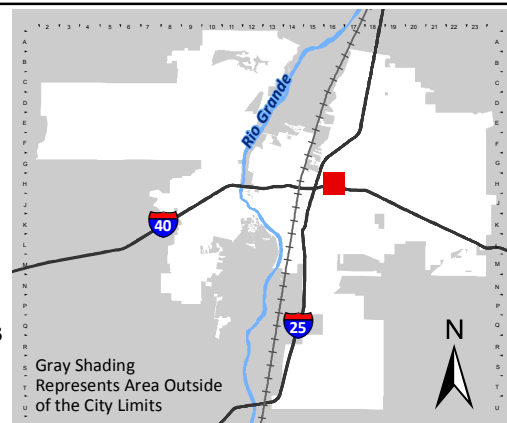
IDO Zone Atlas

May 2018



IDO Zoning information as of May 17, 2018

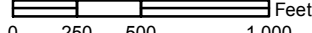
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-16-Z

-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone



0 250 500 1,000 Feet

16 June, 2021

Justification for Proposed Site Plan Changes

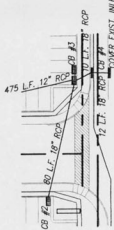
Site: 3101 Menaul Blvd NE, Albuquerque NM 87107

Approved Site Development Plan: Z-96-129

The Owners of the property have changed the zoning classification from MX-M to NR-C with the intention of leasing building space to warehousing tenant(s). The proposed construction work entails changes to loading docks and truck loading areas on the north (rear) side of the property, to make the property useable for warehouse tenant(s). The proposed changes are not visible from Menaul Blvd, and are barely visible at the back of the building from the side streets. Even though the proposed changes eliminate some parking spaces in the rear of the building, the change from Retail use to Warehouse use results in reduced vehicle parking requirements, so there are still plenty of parking spaces on the site. The proposed amendments do not conflict with the original Site Development Plan requirements. The proposed amendments are within thresholds for minor amendments established in the IDO. The proposed amendments do not require infrastructure changes. The proposed amendments do not significantly alter the vehicle circulation patterns on the site.

[illegible]

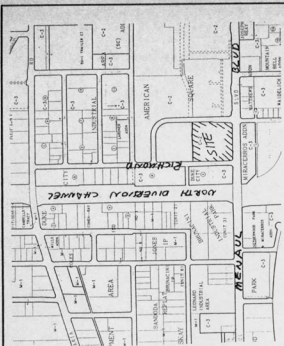
STORMWATER STRUCTURES			
STRUCTURE	INVERT	FINISH	TYPE
MANHOLE	493.00	507.00	5' DIA.
MANHOLE	493.00	507.00	5' DIA.
MANHOLE	493.00	507.00	5' DIA.
MANHOLE	493.00	507.00	5' DIA.
MANHOLE	493.00	507.00	5' DIA.
MANHOLE	493.00	507.00	5' DIA.
MANHOLE	493.00	507.00	5' DIA.
MANHOLE	493.00	507.00	5' DIA.
MANHOLE	493.00	507.00	5' DIA.
MANHOLE	493.00	507.00	5' DIA.



TYPICAL INLET DETAIL
SCALE: NONE

NOTES

1. SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE.
2. FREE DISCHARGE IS ALLOWED PER MASTER DRAINAGE REPORT H-16/01.
3. ALL LANDSCAPE AREAS ADJACENT TO BUILDING TO BE GRADED SUCH THAT ROOF RUNOFF DOES NOT FLOOD.
4. CONTRACTOR MUST MAINTAIN A TOPSOIL DISTANCE FROM THE EXISTING SIDEWALK AND DRIVEWAY.
5. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
6. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DISTRICT CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS.
7. THE CONTRACTOR SHALL ENSURE THAT NO SOIL EROSION CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BEAMS AS PER DETAIL THIS SHEET AND SETTING THE SOIL TO KEEP IT FROM THE LOT AND PUBLIC RIGHT-OF-WAY.
8. THE CONTRACTOR SHALL STAKE OUT THE EXISTING MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
9. ALL CONCRETE CURBING TO BE 4000 PSI @ 28 DAYS.
10. NO OFFSITE EROSION ENTER THIS SITE.



VICINITY MAP
ZONE MAP: H-16-Z

TRIM (TEMPORARY BENCHMARK)

NORTH EDGE OF EXISTING MANHOLE R/W IN BRYN MAWR DR. NEAR THE NORTHEAST PROPERTY CORNER
ELEV. = 13.43

AKS BENCHMARK
MAGIC BRASS TABLE "SIA 1-40-12"
X = 591.7733
Y = 591.7733
Z = 5714.549

LEGAL DESCRIPTION

AMERICAN SQUARE, TRACT C

LEGEND

PROPERTY LINE

NEW CONTOUR

NEW SPOT ELEVATION

ROOF LEADER

EXTENDED STEM WALL

RETAINING WALL

BASIN BOUNDARY

EXIST. CONTOUR

EXIST. SPOT ELEVATION

EXIST. CONCRETE CURB

EXIST. TREE

EXIST. WATER VALVE

EXIST. STREET LIGHT

EXIST. SANITARY SEWER MANHOLE

EXIST. DROP INLET

EXIST. SON

EXIST. FIRE HYDRANT

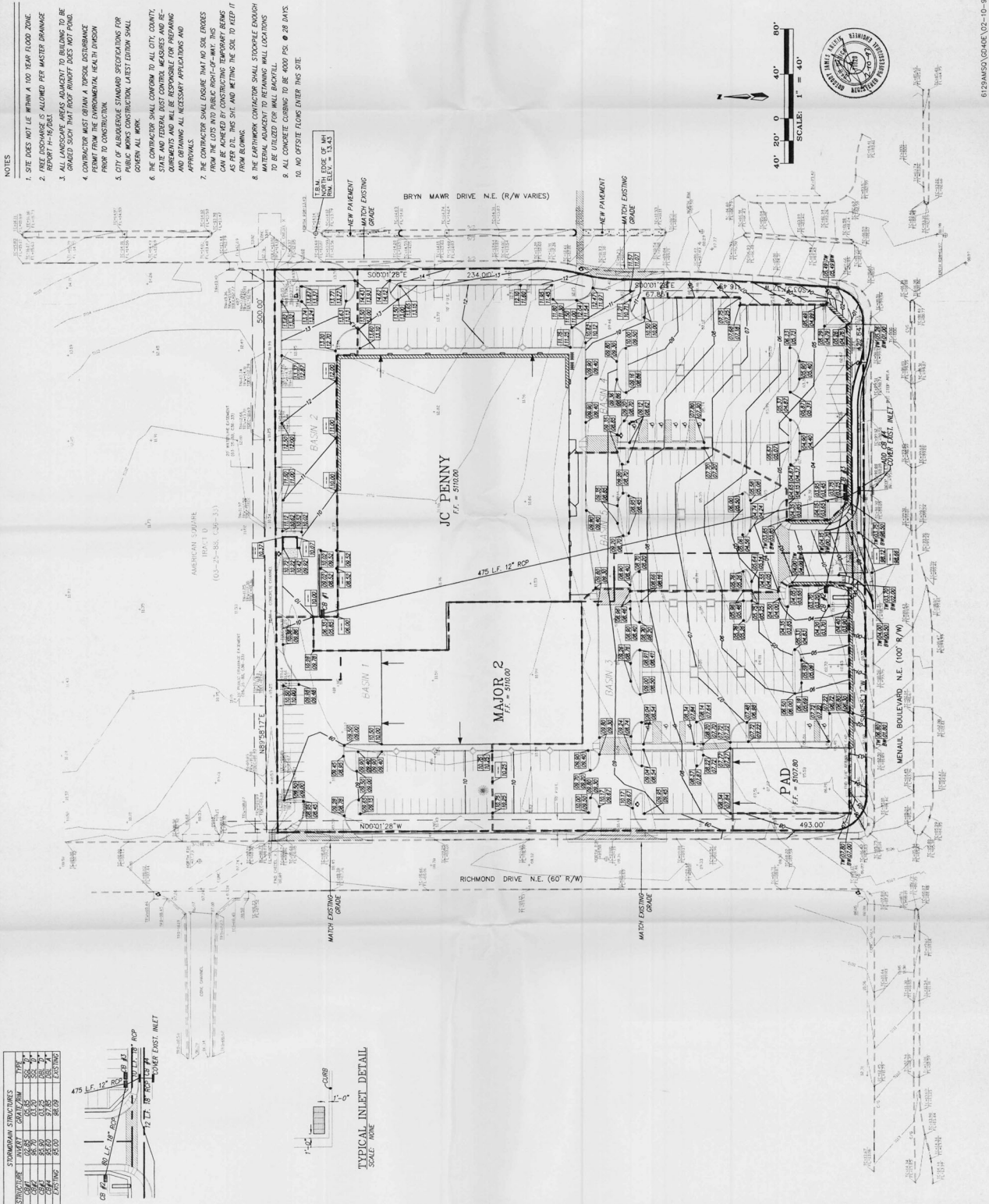
EXIST. BOLLARD COLLAR

EXIST. WATER METER

AMERICAN SQUARE - JC PENNY
GRADING & DRAINAGE PLAN

dmg
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90806
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010

Designed: CJK
Drawn: STAFF
Checked: DMG
Scale: 1" = 40'
Date: 09/96
Job: 98129
Sheet: 7 of 4



6129ANSO (02-04) (02-10-97)

TRACT C OF AMERICAN SQUARE WITHIN SECTION 10 TOWNSHIP 10 NORTH, RANGE 5 EAST, NPMH CITY OF ALBUQUERQUE, BERNALILLO COUNTY PENAL SOLIEMET AND DR. RICHMOND DRIVE NE, ALBUQUERQUE, N.M. MEXICO	TRACT C (TOTAL) - C2
CURRENT ZONING:	
TOTAL ACREAGE:	5.9320 AC.
TOTAL ATLAS:	H-16-Z
E.P.C CASE NUMBER	

[illegible]

NOTE:
APPROX OF 15% TAX DOES NOT CONSTITUTE
OF MOST EXEMPTION FROM WATER WASTE TREATMENTS
OF THE WATER CONSERVATION, INDEPENDENT AND
WATER WASTE ORIGINATE. WATER MANAGEMENT
IS THE SOLE RESPONSIBILITY OF THE PROPERTY
OWNER.

[illegible]

MENAU BOULEVARD N.E. (100' R/W)

LANDSCAPE PLAN

--- NEXT PLANTING
 (C) FROM JULY, BOLLARDS.
 OVERSIDE COBBLE

THE HILLTOP expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of

THE MILLTOP.

தேவதாஸ்

AMERICAN SQUARE		JOB NO.		96046	
MENUL BOULEVARD NE. AND RICHMOND		PROJECT MANAGER		GEORGE RAINWART, AIA	
ALBUQUERQUE, NM		MEET TITLE		LANDSCAPE PLAN	

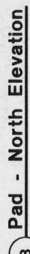
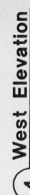
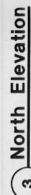
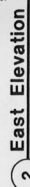
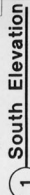
ARY DATE	sheet-3
ALE, = 40'-0"	L of 4

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877



GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9170 FAX (505) 837-9877

START DATE 8/18/96	SCALE: 1/8" = 1'-0"	sheet-4 A2 of-4
-----------------------	------------------------	-----------------------



SIGNAGE NOTES
BUILDING MOUNTED SIGNAGE SHALL BE INDIVIDUALLY
ILLUMINATED CHANNEL LETTERS AND COMPERABLE
IN SIZE WITH BUILDING MOUNTED SIGNS ON THE
ADJACENT RETAIL CENTER TO THE EAST.

TRACT C OF AMERICAN SQUARE WITHIN SECTION 10 TOWNSHIP 10 NORTH
RANGE 3 EAST, NPM CITY OF ALBUQUERQUE, BERNALILLO COUNTY
NEWALL BOULEVARD NE AND RICHMOND DRIVE NE, ALBUQUERQUE, NEW MEXICO

AMERICAN SQUARE
TRACT D
(03-25-88, C38-33)

CURRENT ZONING:	TRACT C (TOTAL) - C2
TOTAL ACREAGE:	5.9220 AC.
ZONE ATLAS:	H-16-Z

PARKING REQUIREMENTS	
<i>Chevy</i>	\$9,000 SF / 200 •
<i>Ford</i>	1,000 SF / 200 •
<i>Dodge</i>	800 SF / 200 •
<i>Mini-Bus/Shops</i>	6,500 SF / 200 •
<i>Maintenance</i>	9,250 SF / 1,000 •
TOTAL REQUIRED SPACES	346 SPACES
LESS 5% BUS PROXIMITY AND SHELTER AND LESS 5% CASH •	32
TOTAL PROVIDED SPACES INCLUDING 50% CAR PARKING AND 50% VAN SPACES	320 SPACES

KEYED NOTES: ○

- [illegible]

RADII IS: ϕ

- ① RADIUS = 2-0°
 ② RADIUS = 3-0°
 ③ RADIUS = 5-0°
 ④ RADIUS = 10-0°
 ⑤ RADIUS = 15-0°
 ⑥ RADIUS = 00-0°
 ⑦ RADIUS = 20-0°
 ⑧ RADIUS = 25-0°
 ⑨ RADIUS = 30-0°
 ⑩ RADIUS = 50-0°
 ⑪ RADIUS = 65-0°
 ⑫ RADIUS = 145-0°
 ⑬ RADIUS = 157-0°
 ⑭ RADIUS = 30-0°
 ⑮ RADIUS = 30-0°
 ⑯ RADIUS = 30-0°
 ⑰ RADIUS = 30-0°
 ⑱ RADIUS = 30-0°
 ⑲ RADIUS = 30-0°
 ⑳ RADIUS = 30-0°
 ㉑ RADIUS = 30-0°
 ㉒ RADIUS = 30-0°
 ㉓ RADIUS = 30-0°
 ㉔ RADIUS = 30-0°
 ㉕ RADIUS = 30-0°
 ㉖ RADIUS = 30-0°
 ㉗ RADIUS = 30-0°
 ㉘ RADIUS = 30-0°
 ㉙ RADIUS = 30-0°
 ㉚ RADIUS = 30-0°
 ㉛ RADIUS = 30-0°
 ㉜ RADIUS = 30-0°
 ㉝ RADIUS = 30-0°
 ㉞ RADIUS = 30-0°
 ㉟ RADIUS = 30-0°
 ㊱ RADIUS = 30-0°
 ㊲ RADIUS = 30-0°
 ㊳ RADIUS = 30-0°
 ㊴ RADIUS = 30-0°
 ㊵ RADIUS = 30-0°
 ㊶ RADIUS = 30-0°
 ㊷ RADIUS = 30-0°
 ㊸ RADIUS = 30-0°
 ㊹ RADIUS = 30-0°
 ㊺ RADIUS = 30-0°
 ㊻ RADIUS = 30-0°
 ㊼ RADIUS = 30-0°
 ㊽ RADIUS = 30-0°
 ㊾ RADIUS = 30-0°
 ㊿ RADIUS = 30-0°

ADMINISTRATIVE
DEVELOPMENT PLAN AMENDMENT

FILE NO. ZAA 98-139 / 2-96-129
Investigation to slaps
at Stuen
Revised on 10/21/98
 PLANNING ASSISTANT

⚠ AMENDED PER EPC STUDY SESSION
ON JANUARY 2, 1997:

THIS PLAN IS CONSISTANT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON NOV 21, 1996

MENAU BOULEVARD N.E. (100' R/W)

SITE DEVELOPMENT PLAN

SCALE: 1" = 40'-0"

20 40 80 160

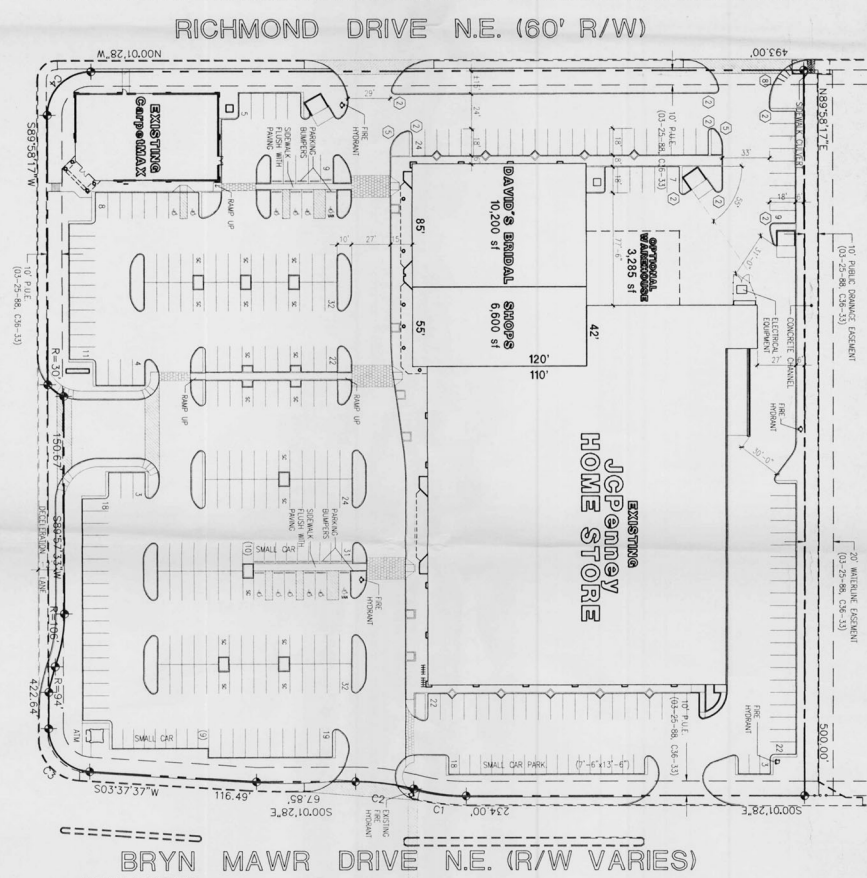
REFUSE ENCLOSURE

WTS.

PROJECT TITLE AMERICAN NEWELL BOULEVARD N ALBUQUERQUE, NM	PROJECT MANAGER GEORGE RAINWALT, AIA	SHEET TITLE SITE PLAN
START DATE 8/15/08	SCALE 1" = 40'-0"	SHEET 1

2.96.129

**AMERICAN SQUARE
TRACT D
CROSS SECTION
(03-25-88, C36-33)**



MENAU BOULEVARD N.E. (100' R/W)

RICHMOND DRIVE N.E. (60' R/W)

BYRN MAWR DRIVE N.E. (R/W VARIES)

1 Site Plan
Scale 1"=40'-0"



LEGAL DESCRIPTION:

TRACT C OF AMERICAN SQUARE WITH SECTION 10 TOWNSHIP 10 NORTH, RANGE 18 NORTH, AND SECTION 10 TOWNSHIP 10 NORTH, RANGE 18 NORTH, ALBUQUERQUE, NEW MEXICO

CURRENT ZONING	TRACT C TOTAL - C2
TOTAL ACRES	5.9220 AC
EPIC CASE NUMBER	11-0-2

BUILDING AREA & PARKING CALCULATIONS:

PARKING REQUIREMENTS	50,000 SF / 1,200 = 41.67 REQUIRED SPACES
DAVID'S BRIDAL	10,200 SF / 1,200 = 8.50 REQUIRED SPACES
JAPENNEY HOME STORE	6,600 SF / 1,200 = 5.50 REQUIRED SPACES
EXISTING GEORGETOWN	3,285 SF / 1,200 = 2.74 REQUIRED SPACES
TOTAL REQUIRED SPACES	34.87 REQUIRED SPACES
EXISTING SPACES	30 SPACES
NEW SPACES	4.87 SPACES
TOTAL SPACES	34.87 SPACES

KEYED NOTES:

1. UNDESIGNED DRIVE
2. REDESIGN DRIVE TO CITY OF ALBUQUERQUE STANDARDS. SEE DETAIL.
3. REDESIGN DRIVE TO CITY OF ALBUQUERQUE STANDARDS.
4. LANDSCAPING PLANTING
5. EXISTING CONCRETE DRIVEWAY
6. NEW CONCRETE DRIVEWAY
7. EXISTING CONCRETE DRIVEWAY
8. EXISTING CONCRETE DRIVEWAY
9. EXISTING CONCRETE DRIVEWAY
10. EXISTING CONCRETE DRIVEWAY
11. EXISTING CONCRETE DRIVEWAY
12. EXISTING CONCRETE DRIVEWAY
13. EXISTING CONCRETE DRIVEWAY
14. EXISTING CONCRETE DRIVEWAY
15. EXISTING CONCRETE DRIVEWAY
16. EXISTING CONCRETE DRIVEWAY
17. EXISTING CONCRETE DRIVEWAY
18. EXISTING CONCRETE DRIVEWAY
19. EXISTING CONCRETE DRIVEWAY
20. EXISTING CONCRETE DRIVEWAY
21. EXISTING CONCRETE DRIVEWAY
22. EXISTING CONCRETE DRIVEWAY
23. EXISTING CONCRETE DRIVEWAY
24. EXISTING CONCRETE DRIVEWAY
25. EXISTING CONCRETE DRIVEWAY
26. EXISTING CONCRETE DRIVEWAY
27. EXISTING CONCRETE DRIVEWAY
28. EXISTING CONCRETE DRIVEWAY
29. EXISTING CONCRETE DRIVEWAY
30. EXISTING CONCRETE DRIVEWAY
31. EXISTING CONCRETE DRIVEWAY
32. EXISTING CONCRETE DRIVEWAY
33. EXISTING CONCRETE DRIVEWAY
34. EXISTING CONCRETE DRIVEWAY
35. EXISTING CONCRETE DRIVEWAY
36. EXISTING CONCRETE DRIVEWAY
37. EXISTING CONCRETE DRIVEWAY
38. EXISTING CONCRETE DRIVEWAY
39. EXISTING CONCRETE DRIVEWAY
40. EXISTING CONCRETE DRIVEWAY
41. EXISTING CONCRETE DRIVEWAY
42. EXISTING CONCRETE DRIVEWAY
43. EXISTING CONCRETE DRIVEWAY
44. EXISTING CONCRETE DRIVEWAY
45. EXISTING CONCRETE DRIVEWAY
46. EXISTING CONCRETE DRIVEWAY
47. EXISTING CONCRETE DRIVEWAY
48. EXISTING CONCRETE DRIVEWAY
49. EXISTING CONCRETE DRIVEWAY
50. EXISTING CONCRETE DRIVEWAY
51. EXISTING CONCRETE DRIVEWAY
52. EXISTING CONCRETE DRIVEWAY
53. EXISTING CONCRETE DRIVEWAY
54. EXISTING CONCRETE DRIVEWAY
55. EXISTING CONCRETE DRIVEWAY
56. EXISTING CONCRETE DRIVEWAY
57. EXISTING CONCRETE DRIVEWAY
58. EXISTING CONCRETE DRIVEWAY
59. EXISTING CONCRETE DRIVEWAY
60. EXISTING CONCRETE DRIVEWAY
61. EXISTING CONCRETE DRIVEWAY
62. EXISTING CONCRETE DRIVEWAY
63. EXISTING CONCRETE DRIVEWAY
64. EXISTING CONCRETE DRIVEWAY
65. EXISTING CONCRETE DRIVEWAY
66. EXISTING CONCRETE DRIVEWAY
67. EXISTING CONCRETE DRIVEWAY
68. EXISTING CONCRETE DRIVEWAY
69. EXISTING CONCRETE DRIVEWAY
70. EXISTING CONCRETE DRIVEWAY
71. EXISTING CONCRETE DRIVEWAY
72. EXISTING CONCRETE DRIVEWAY
73. EXISTING CONCRETE DRIVEWAY
74. EXISTING CONCRETE DRIVEWAY
75. EXISTING CONCRETE DRIVEWAY
76. EXISTING CONCRETE DRIVEWAY
77. EXISTING CONCRETE DRIVEWAY
78. EXISTING CONCRETE DRIVEWAY
79. EXISTING CONCRETE DRIVEWAY
80. EXISTING CONCRETE DRIVEWAY
81. EXISTING CONCRETE DRIVEWAY
82. EXISTING CONCRETE DRIVEWAY
83. EXISTING CONCRETE DRIVEWAY
84. EXISTING CONCRETE DRIVEWAY
85. EXISTING CONCRETE DRIVEWAY
86. EXISTING CONCRETE DRIVEWAY
87. EXISTING CONCRETE DRIVEWAY
88. EXISTING CONCRETE DRIVEWAY
89. EXISTING CONCRETE DRIVEWAY
90. EXISTING CONCRETE DRIVEWAY
91. EXISTING CONCRETE DRIVEWAY
92. EXISTING CONCRETE DRIVEWAY
93. EXISTING CONCRETE DRIVEWAY
94. EXISTING CONCRETE DRIVEWAY
95. EXISTING CONCRETE DRIVEWAY
96. EXISTING CONCRETE DRIVEWAY
97. EXISTING CONCRETE DRIVEWAY
98. EXISTING CONCRETE DRIVEWAY
99. EXISTING CONCRETE DRIVEWAY
100. EXISTING CONCRETE DRIVEWAY

GENERAL NOTES:

RADIUS:

1. RADIUS = 2'-0"
2. RADIUS = 3'-0"
3. RADIUS = 3'-0"
4. RADIUS = 3'-0"
5. RADIUS = 3'-0"
6. RADIUS = 3'-0"
7. RADIUS = 3'-0"
8. RADIUS = 3'-0"
9. RADIUS = 3'-0"
10. RADIUS = 3'-0"
11. RADIUS = 3'-0"
12. RADIUS = 3'-0"
13. RADIUS = 3'-0"
14. RADIUS = 3'-0"
15. RADIUS = 3'-0"
16. RADIUS = 3'-0"
17. RADIUS = 3'-0"
18. RADIUS = 3'-0"
19. RADIUS = 3'-0"
20. RADIUS = 3'-0"
21. RADIUS = 3'-0"
22. RADIUS = 3'-0"
23. RADIUS = 3'-0"
24. RADIUS = 3'-0"
25. RADIUS = 3'-0"
26. RADIUS = 3'-0"
27. RADIUS = 3'-0"
28. RADIUS = 3'-0"
29. RADIUS = 3'-0"
30. RADIUS = 3'-0"
31. RADIUS = 3'-0"
32. RADIUS = 3'-0"
33. RADIUS = 3'-0"
34. RADIUS = 3'-0"
35. RADIUS = 3'-0"
36. RADIUS = 3'-0"
37. RADIUS = 3'-0"
38. RADIUS = 3'-0"
39. RADIUS = 3'-0"
40. RADIUS = 3'-0"
41. RADIUS = 3'-0"
42. RADIUS = 3'-0"
43. RADIUS = 3'-0"
44. RADIUS = 3'-0"
45. RADIUS = 3'-0"
46. RADIUS = 3'-0"
47. RADIUS = 3'-0"
48. RADIUS = 3'-0"
49. RADIUS = 3'-0"
50. RADIUS = 3'-0"
51. RADIUS = 3'-0"
52. RADIUS = 3'-0"
53. RADIUS = 3'-0"
54. RADIUS = 3'-0"
55. RADIUS = 3'-0"
56. RADIUS = 3'-0"
57. RADIUS = 3'-0"
58. RADIUS = 3'-0"
59. RADIUS = 3'-0"
60. RADIUS = 3'-0"
61. RADIUS = 3'-0"
62. RADIUS = 3'-0"
63. RADIUS = 3'-0"
64. RADIUS = 3'-0"
65. RADIUS = 3'-0"
66. RADIUS = 3'-0"
67. RADIUS = 3'-0"
68. RADIUS = 3'-0"
69. RADIUS = 3'-0"
70. RADIUS = 3'-0"
71. RADIUS = 3'-0"
72. RADIUS = 3'-0"
73. RADIUS = 3'-0"
74. RADIUS = 3'-0"
75. RADIUS = 3'-0"
76. RADIUS = 3'-0"
77. RADIUS = 3'-0"
78. RADIUS = 3'-0"
79. RADIUS = 3'-0"
80. RADIUS = 3'-0"
81. RADIUS = 3'-0"
82. RADIUS = 3'-0"
83. RADIUS = 3'-0"
84. RADIUS = 3'-0"
85. RADIUS = 3'-0"
86. RADIUS = 3'-0"
87. RADIUS = 3'-0"
88. RADIUS = 3'-0"
89. RADIUS = 3'-0"
90. RADIUS = 3'-0"
91. RADIUS = 3'-0"
92. RADIUS = 3'-0"
93. RADIUS = 3'-0"
94. RADIUS = 3'-0"
95. RADIUS = 3'-0"
96. RADIUS = 3'-0"
97. RADIUS = 3'-0"
98. RADIUS = 3'-0"
99. RADIUS = 3'-0"
100. RADIUS = 3'-0"

PROJECT TITLE DAVID'S BRIDAL AMERICAN CROSSING SHOPPING CENTER Albuquerque, NM		JOB NO. 96046C	DRAWN BY: JDH
SHEET TITLE SITE PLAN			

DATE 8 OCT 98		SCALE 1"=40'-0"	
SHEET A1			

REV	DATE	BY	REVISION

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

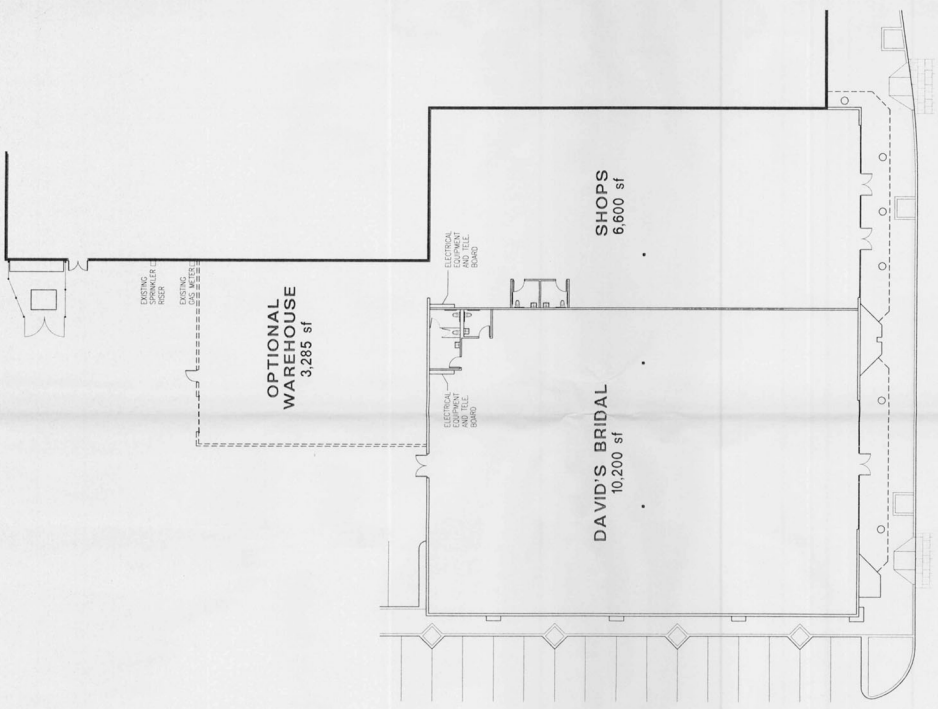
REV	DATE	BY	REVISION



GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE, SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

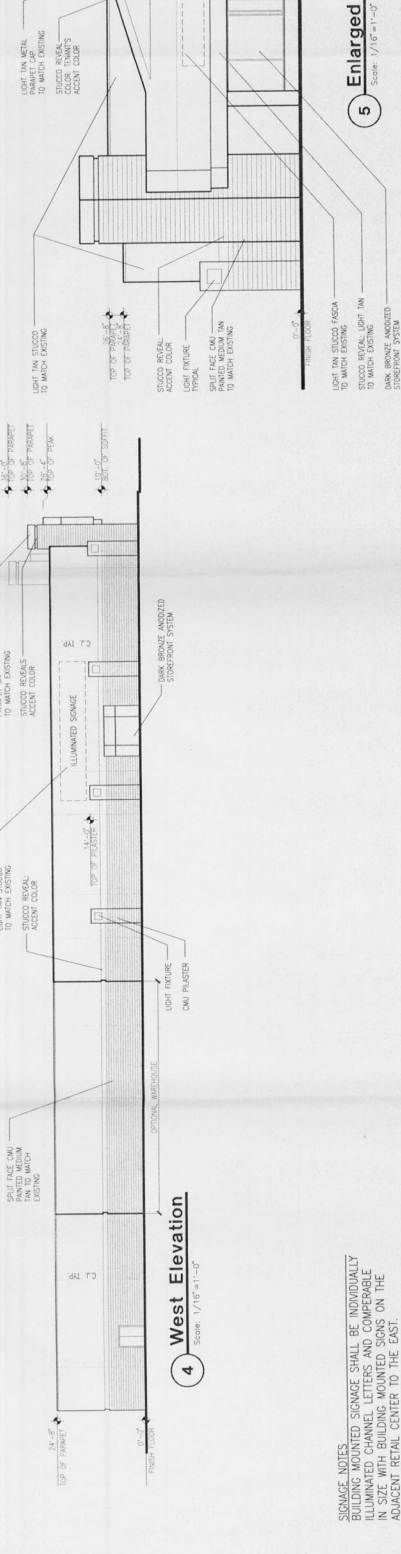
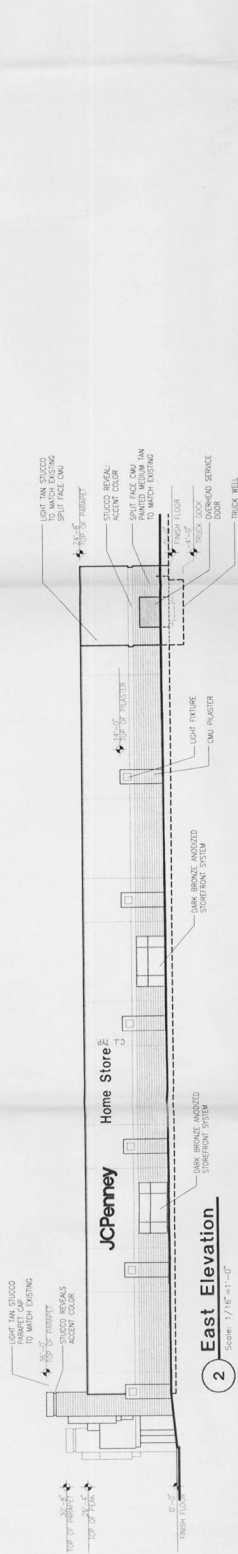


PROJECT TITLE DAVID'S BRIDAL AMERICAN CROSSING SHOPPING CENTER Albuquerque, NM		JOB NO. 9604C		DRAWN BY JRH	
SHEET TITLE Floor Plan		DATE 11/28/95			
SCALE 1" = 10'-0"		SHEET NO. A2			

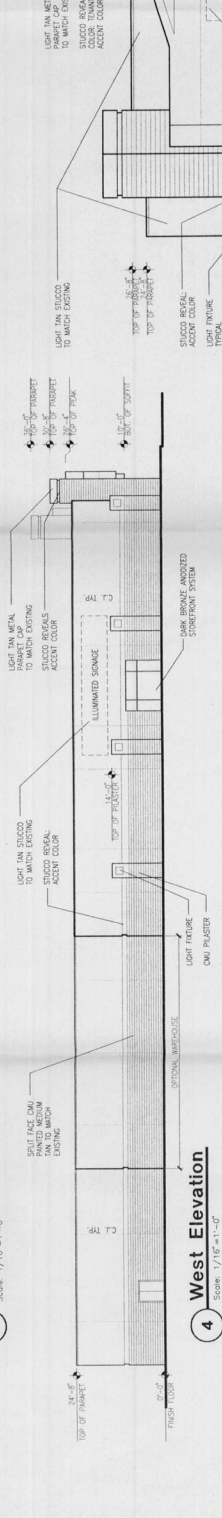


 GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

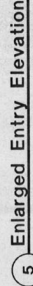
DATE: 11 Sept 98	sheet- A3 of-
SCALE: 1/16" = 1' - 0"	



SIGNAGE NOTES:
BUILDING MOUNTED SIGNAGE SHALL BE INDIVIDUALLY
ILLUMINATED CHANNEL LETTERS AND COMPERABLE
IN SIZE WITH BUILDING MOUNTED SIGNS ON THE
ADJACENT RETAIL CENTER TO THE EAST.



West Elevation



SIGNAGE NOTES
BUILDING MOUNTED SIGNAGE SHALL BE INDIVIDUALLY
ILLUMINATED CHANNEL LETTERS AND COMPERABLE
IN SIZE WITH BUILDING MOUNTED SIGNS ON THE
ADJACENT RETAIL CENTER TO THE EAST.

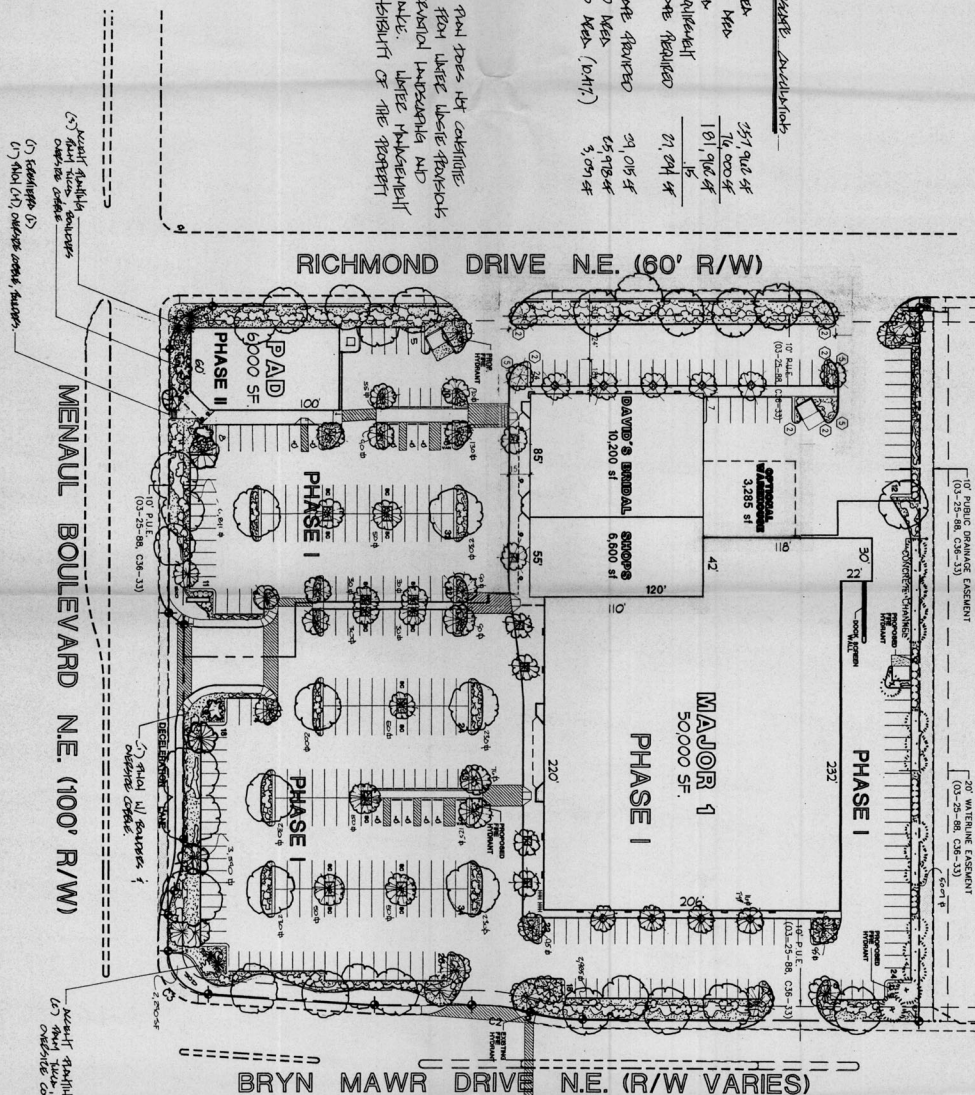
**AMERICAN SQUARE
TRACT D
(03-26-88, C38-33)**

LEGAL DESCRIPTION:
TRACT C OF AMERICAN SQUARE WITH SECTION 10 TOWNSHIP 10 NORTH, RANGE 10 NORTH, AND SECTION 11 NORTH, RANGE 10 NORTH, TOWNSHIP 10 NORTH, RANGE 10 NORTH, ALBUQUERQUE, NEW MEXICO
CURRENT ZONING: TRACT C (TOWNSHIP) - C2
TOTAL ACRES: 5.000 AC
EPC CASE NUMBER: 110-82

LANDSCAPE ANALYSIS

TOTAL SITE AREA	291,000 SF
TOTAL IMPAVED AREA	74,000 SF
LANDSCAPE AVAILABLE	101,900 SF
TOTAL LANDSCAPE REQUIRED	21,041 SF
TOTAL LANDSCAPE PROVIDED	21,041 SF
TOTAL TREE AREA	55,978 SF
TOTAL SHrub AREA	3,063 SF

NOTE:
APPROVAL OF THE PLAN DOES NOT CONSTITUTE
OR IMPLY ENDORSEMENT FROM LANDSCAPE ARCHITECTS
OF THE LANDSCAPE ARCHITECTS AND
LANDSCAPE ARCHITECTS. LANDSCAPE ARCHITECTS
TO THE SCALE REPRESENTED BY THE PROJECT
PLAN.



LANDSCAPE PLAN

SCALE: 1" = 40'-0"



LANDSCAPE NOTES

- ALL LANDSCAPE SHALL BE LIMITED BY A
CONCRETE RETAINING WALL OR OTHER
STRUCTURE. THE LANDSCAPE SHALL BE
THE RESPONSIBILITY OF THE OWNER.
MAINTENANCE OF THE LANDSCAPE SHALL BE THE
RESPONSIBILITY OF THE OWNER.
75% OF ALL LANDSCAPE PLANTS ARE
HOPKINS TO LAND WATER USE PLANT.
LANDSCAPE IS DESIGNED TO PROVIDE
75% LANDSCAPE AT MAXIMUM.
IT IS THE INTENT OF THIS PLAN TO GROW
THAT ALL PLANTS OF THE CITY OF ALBUQUERQUE
LANDSCAPE ARCHITECTS. THE LANDSCAPE
AND THE STREET TREE CROWN.
THE LANDSCAPE ARCHITECTS SHALL BE THE
RESPONSIBILITY OF THE OWNER.
THE LANDSCAPE ARCHITECTS SHALL BE THE
RESPONSIBILITY OF THE OWNER.
THE LANDSCAPE ARCHITECTS SHALL BE THE
RESPONSIBILITY OF THE OWNER.



The Hilltop

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

REV	DATE	BY	REVISION
1	10-6-73	JCH	PER REVISED CITY PLAN
2	6-28-74	JCH	PER CITY COMMENTS

PROJECT TITLE: AMERICAN SQUARE (TRACT C)
MENAU BOULEVARD NE. AND RICHMOND DRIVE NE.
ALBUQUERQUE, NM
PROJECT MANAGER: GEORGE RAINHART, P.C.
JOB NO.: 19046
DRAWN BY: MMS
SHEET TITLE: LANDSCAPE PLAN

START DATE: 10-6-73
SCALE: 1" = 40'-0"
SHEET: 3 OF 4

LEGAL DESCRIPTION:

TRACT 2 OF AMERICAN SQUARE WITHIN SECTION 10, TOWNSHIP 10 NORTH,
RANGE 10 NORTH, COUNTY OF ALBUQUERQUE, NEW MEXICO
MENARD BOULEVARD NE AND RICHMOND DRIVE NE, ALBUQUERQUE, NEW MEXICO

CURRENT ZONING TRACT C (TOTAL) - C3
TOTAL ACRES 5.9720 AC
EPC CASE NUMBER 14-167

BUILDING AREA & PARKING CALCULATIONS

PARKING REQUIREMENTS
MAJOR 1: 50000 SF / 2000 SF = 25 REQUIRED SPACES
MAJOR 2: 20000 SF / 2000 SF = 10 REQUIRED SPACES
PAD: 16000 SF / 2000 SF = 8 REQUIRED SPACES
TOTAL REQUIRED SPACES 43
LESS ON BUS PROXIMITY AND SHELTER 333 REQUIRED SPACES
TOTAL REQUIRED SPACES 390 SPACES
LESS ON BUS PROXIMITY AND SHELTER 333 REQUIRED SPACES
TOTAL REQUIRED SPACES 54 SPACES
TOTAL REQUIRED SPACES 54 SPACES
TOTAL REQUIRED SPACES 54 SPACES

KEYED NOTES:

1. PROPOSED FIRE HYDRANT LOCATIONS
2. FIRE HYDRANT LOCATIONS
3. FIRE HYDRANT LOCATIONS
4. FIRE HYDRANT LOCATIONS
5. FIRE HYDRANT LOCATIONS
6. FIRE HYDRANT LOCATIONS
7. FIRE HYDRANT LOCATIONS
8. FIRE HYDRANT LOCATIONS
9. FIRE HYDRANT LOCATIONS
10. FIRE HYDRANT LOCATIONS
11. FIRE HYDRANT LOCATIONS
12. FIRE HYDRANT LOCATIONS
13. FIRE HYDRANT LOCATIONS
14. FIRE HYDRANT LOCATIONS
15. FIRE HYDRANT LOCATIONS
16. FIRE HYDRANT LOCATIONS
17. FIRE HYDRANT LOCATIONS
18. FIRE HYDRANT LOCATIONS

GENERAL NOTES:

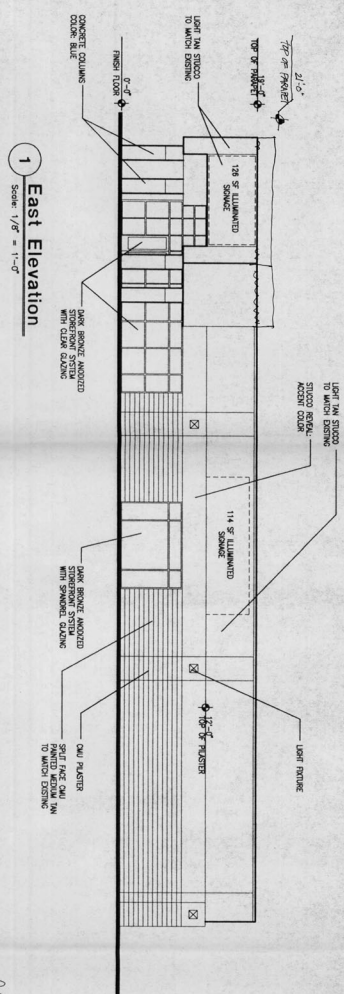
1. SEE SHEET AS FOR OPTIONAL SITE DETAILS

RADIUS:

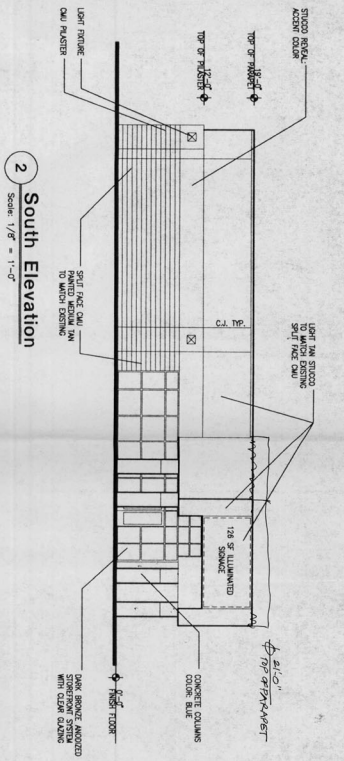
1. RADIUS = 2'-0"
2. RADIUS = 3'-0"
3. RADIUS = 4'-0"
4. RADIUS = 5'-0"
5. RADIUS = 6'-0"
6. RADIUS = 7'-0"
7. RADIUS = 8'-0"
8. RADIUS = 9'-0"
9. RADIUS = 10'-0"
10. RADIUS = 11'-0"
11. RADIUS = 12'-0"
12. RADIUS = 13'-0"
13. RADIUS = 14'-0"
14. RADIUS = 15'-0"
15. RADIUS = 16'-0"
16. RADIUS = 17'-0"
17. RADIUS = 18'-0"
18. RADIUS = 19'-0"
19. RADIUS = 20'-0"
20. RADIUS = 21'-0"
21. RADIUS = 22'-0"
22. RADIUS = 23'-0"
23. RADIUS = 24'-0"
24. RADIUS = 25'-0"
25. RADIUS = 26'-0"
26. RADIUS = 27'-0"
27. RADIUS = 28'-0"
28. RADIUS = 29'-0"
29. RADIUS = 30'-0"
30. RADIUS = 31'-0"
31. RADIUS = 32'-0"
32. RADIUS = 33'-0"
33. RADIUS = 34'-0"
34. RADIUS = 35'-0"
35. RADIUS = 36'-0"
36. RADIUS = 37'-0"
37. RADIUS = 38'-0"
38. RADIUS = 39'-0"
39. RADIUS = 40'-0"
40. RADIUS = 41'-0"
41. RADIUS = 42'-0"
42. RADIUS = 43'-0"
43. RADIUS = 44'-0"
44. RADIUS = 45'-0"
45. RADIUS = 46'-0"
46. RADIUS = 47'-0"
47. RADIUS = 48'-0"
48. RADIUS = 49'-0"
49. RADIUS = 50'-0"
50. RADIUS = 51'-0"
51. RADIUS = 52'-0"
52. RADIUS = 53'-0"
53. RADIUS = 54'-0"
54. RADIUS = 55'-0"
55. RADIUS = 56'-0"
56. RADIUS = 57'-0"
57. RADIUS = 58'-0"
58. RADIUS = 59'-0"
59. RADIUS = 60'-0"
60. RADIUS = 61'-0"
61. RADIUS = 62'-0"
62. RADIUS = 63'-0"
63. RADIUS = 64'-0"
64. RADIUS = 65'-0"
65. RADIUS = 66'-0"
66. RADIUS = 67'-0"
67. RADIUS = 68'-0"
68. RADIUS = 69'-0"
69. RADIUS = 70'-0"
70. RADIUS = 71'-0"
71. RADIUS = 72'-0"
72. RADIUS = 73'-0"
73. RADIUS = 74'-0"
74. RADIUS = 75'-0"
75. RADIUS = 76'-0"
76. RADIUS = 77'-0"
77. RADIUS = 78'-0"
78. RADIUS = 79'-0"
79. RADIUS = 80'-0"
80. RADIUS = 81'-0"
81. RADIUS = 82'-0"
82. RADIUS = 83'-0"
83. RADIUS = 84'-0"
84. RADIUS = 85'-0"
85. RADIUS = 86'-0"
86. RADIUS = 87'-0"
87. RADIUS = 88'-0"
88. RADIUS = 89'-0"
89. RADIUS = 90'-0"
90. RADIUS = 91'-0"
91. RADIUS = 92'-0"
92. RADIUS = 93'-0"
93. RADIUS = 94'-0"
94. RADIUS = 95'-0"
95. RADIUS = 96'-0"
96. RADIUS = 97'-0"
97. RADIUS = 98'-0"
98. RADIUS = 99'-0"
99. RADIUS = 100'-0"

1. RADIUS = 143', L=37.05', CH=36.92', T=8.62', D=475006'
2. RADIUS = 157', L=40.65', CH=40.54', T=9.00', D=475006'
3. RADIUS = 171', L=44.25', CH=44.13', T=9.38', D=475006'
4. RADIUS = 185', L=47.85', CH=47.73', T=9.76', D=475006'
5. RADIUS = 199', L=51.45', CH=51.33', T=10.14', D=475006'
6. RADIUS = 213', L=55.05', CH=54.93', T=10.52', D=475006'
7. RADIUS = 227', L=58.65', CH=58.53', T=10.90', D=475006'
8. RADIUS = 241', L=62.25', CH=62.13', T=11.28', D=475006'
9. RADIUS = 255', L=65.85', CH=65.73', T=11.66', D=475006'
10. RADIUS = 269', L=69.45', CH=69.33', T=12.04', D=475006'
11. RADIUS = 283', L=73.05', CH=72.93', T=12.42', D=475006'
12. RADIUS = 297', L=76.65', CH=76.53', T=12.80', D=475006'
13. RADIUS = 311', L=80.25', CH=80.13', T=13.18', D=475006'
14. RADIUS = 325', L=83.85', CH=83.73', T=13.56', D=475006'
15. RADIUS = 339', L=87.45', CH=87.33', T=13.94', D=475006'
16. RADIUS = 353', L=91.05', CH=90.93', T=14.32', D=475006'
17. RADIUS = 367', L=94.65', CH=94.53', T=14.70', D=475006'
18. RADIUS = 381', L=98.25', CH=98.13', T=15.08', D=475006'
19. RADIUS = 395', L=101.85', CH=101.73', T=15.46', D=475006'
20. RADIUS = 409', L=105.45', CH=105.33', T=15.84', D=475006'
21. RADIUS = 423', L=109.05', CH=108.93', T=16.22', D=475006'
22. RADIUS = 437', L=112.65', CH=112.53', T=16.60', D=475006'
23. RADIUS = 451', L=116.25', CH=116.13', T=16.98', D=475006'
24. RADIUS = 465', L=119.85', CH=119.73', T=17.36', D=475006'
25. RADIUS = 479', L=123.45', CH=123.33', T=17.74', D=475006'
26. RADIUS = 493', L=127.05', CH=126.93', T=18.12', D=475006'
27. RADIUS = 507', L=130.65', CH=130.53', T=18.50', D=475006'
28. RADIUS = 521', L=134.25', CH=134.13', T=18.88', D=475006'
29. RADIUS = 535', L=137.85', CH=137.73', T=19.26', D=475006'
30. RADIUS = 549', L=141.45', CH=141.33', T=19.64', D=475006'
31. RADIUS = 563', L=145.05', CH=144.93', T=20.02', D=475006'
32. RADIUS = 577', L=148.65', CH=148.53', T=20.40', D=475006'
33. RADIUS = 591', L=152.25', CH=152.13', T=20.78', D=475006'
34. RADIUS = 605', L=155.85', CH=155.73', T=21.16', D=475006'
35. RADIUS = 619', L=159.45', CH=159.33', T=21.54', D=475006'
36. RADIUS = 633', L=163.05', CH=162.93', T=21.92', D=475006'
37. RADIUS = 647', L=166.65', CH=166.53', T=22.30', D=475006'
38. RADIUS = 661', L=170.25', CH=170.13', T=22.68', D=475006'
39. RADIUS = 675', L=173.85', CH=173.73', T=23.06', D=475006'
40. RADIUS = 689', L=177.45', CH=177.33', T=23.44', D=475006'
41. RADIUS = 703', L=181.05', CH=180.93', T=23.82', D=475006'
42. RADIUS = 717', L=184.65', CH=184.53', T=24.20', D=475006'
43. RADIUS = 731', L=188.25', CH=188.13', T=24.58', D=475006'
44. RADIUS = 745', L=191.85', CH=191.73', T=24.96', D=475006'
45. RADIUS = 759', L=195.45', CH=195.33', T=25.34', D=475006'
46. RADIUS = 773', L=199.05', CH=198.93', T=25.72', D=475006'
47. RADIUS = 787', L=202.65', CH=202.53', T=26.10', D=475006'
48. RADIUS = 801', L=206.25', CH=206.13', T=26.48', D=475006'
49. RADIUS = 815', L=209.85', CH=209.73', T=26.86', D=475006'
50. RADIUS = 829', L=213.45', CH=213.33', T=27.24', D=475006'
51. RADIUS = 843', L=217.05', CH=216.93', T=27.62', D=475006'
52. RADIUS = 857', L=220.65', CH=220.53', T=28.00', D=475006'
53. RADIUS = 871', L=224.25', CH=224.13', T=28.38', D=475006'
54. RADIUS = 885', L=227.85', CH=227.73', T=28.76', D=475006'
55. RADIUS = 899', L=231.45', CH=231.33', T=29.14', D=475006'
56. RADIUS = 913', L=235.05', CH=234.93', T=29.52', D=475006'
57. RADIUS = 927', L=238.65', CH=238.53', T=29.90', D=475006'
58. RADIUS = 941', L=242.25', CH=242.13', T=30.28', D=475006'
59. RADIUS = 955', L=245.85', CH=245.73', T=30.66', D=475006'
60. RADIUS = 969', L=249.45', CH=249.33', T=31.04', D=475006'
61. RADIUS = 983', L=253.05', CH=252.93', T=31.42', D=475006'
62. RADIUS = 997', L=256.65', CH=256.53', T=31.80', D=475006'
63. RADIUS = 1011', L=260.25', CH=260.13', T=32.18', D=475006'
64. RADIUS = 1025', L=263.85', CH=263.73', T=32.56', D=475006'
65. RADIUS = 1039', L=267.45', CH=267.33', T=32.94', D=475006'
66. RADIUS = 1053', L=271.05', CH=270.93', T=33.32', D=475006'
67. RADIUS = 1067', L=274.65', CH=274.53', T=33.70', D=475006'
68. RADIUS = 1081', L=278.25', CH=278.13', T=34.08', D=475006'
69. RADIUS = 1095', L=281.85', CH=281.73', T=34.46', D=475006'
70. RADIUS = 1109', L=285.45', CH=285.33', T=34.84', D=475006'
71. RADIUS = 1123', L=289.05', CH=288.93', T=35.22', D=475006'
72. RADIUS = 1137', L=292.65', CH=292.53', T=35.60', D=475006'
73. RADIUS = 1151', L=296.25', CH=296.13', T=35.98', D=475006'
74. RADIUS = 1165', L=299.85', CH=299.73', T=36.36', D=475006'
75. RADIUS = 1179', L=303.45', CH=303.33', T=36.74', D=475006'
76. RADIUS = 1193', L=307.05', CH=306.93', T=37.12', D=475006'
77. RADIUS = 1207', L=310.65', CH=310.53', T=37.50', D=475006'
78. RADIUS = 1221', L=314.25', CH=314.13', T=37.88', D=475006'
79. RADIUS = 1235', L=317.85', CH=317.73', T=38.26', D=475006'
80. RADIUS = 1249', L=321.45', CH=321.33', T=38.64', D=475006'
81. RADIUS = 1263', L=325.05', CH=324.93', T=39.02', D=475006'
82. RADIUS = 1277', L=328.65', CH=328.53', T=39.40', D=475006'
83. RADIUS = 1291', L=332.25', CH=332.13', T=39.78', D=475006'
84. RADIUS = 1305', L=335.85', CH=335.73', T=40.16', D=475006'
85. RADIUS = 1319', L=339.45', CH=339.33', T=40.54', D=475006'
86. RADIUS = 1333', L=343.05', CH=342.93', T=40.92', D=475006'
87. RADIUS = 1347', L=346.65', CH=346.53', T=41.30', D=475006'
88. RADIUS = 1361', L=350.25', CH=350.13', T=41.68', D=475006'
89. RADIUS = 1375', L=353.85', CH=353.73', T=42.06', D=475006'
90. RADIUS = 1389', L=357.45', CH=357.33', T=42.44', D=475006'
91. RADIUS = 1403', L=361.05', CH=360.93', T=42.82', D=475006'
92. RADIUS = 1417', L=364.65', CH=364.53', T=43.20', D=475006'
93. RADIUS = 1431', L=368.25', CH=368.13', T=43.58', D=475006'
94. RADIUS = 1445', L=371.85', CH=371.73', T=43.96', D=475006'
95. RADIUS = 1459', L=375.45', CH=375.33', T=44.34', D=475006'
96. RADIUS = 1473', L=379.05', CH=378.93', T=44.72', D=475006'
97. RADIUS = 1487', L=382.65', CH=382.53', T=45.10', D=475006'
98. RADIUS = 1501', L=386.25', CH=386.13', T=45.48', D=475006'
99. RADIUS = 1515', L=389.85', CH=389.73', T=45.86', D=475006'
100. RADIUS = 1529', L=393.45', CH=393.33', T=46.24', D=475006'

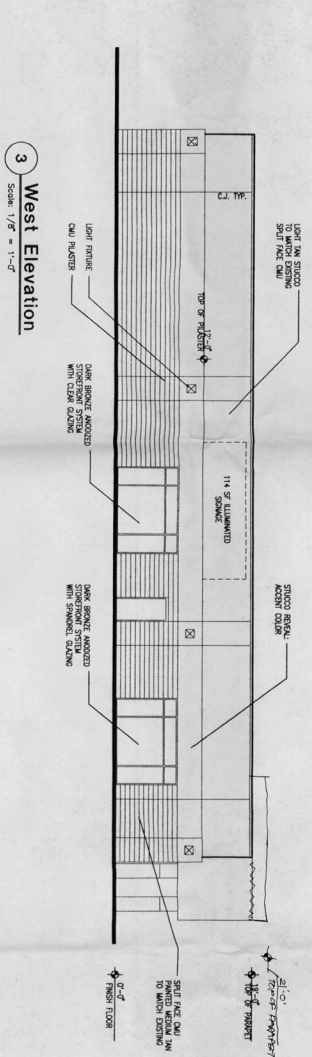
1. RADIUS = 143', L=37.05', CH=36.92', T=8.62', D=475006'
2. RADIUS = 157', L=40.65', CH=40.54', T=9.00', D=475006'
3. RADIUS = 171', L=44.25', CH=44.13', T=9.38', D=475006'
4. RADIUS = 185', L=47.85', CH=47.73', T=9.76', D=475006'
5. RADIUS = 199', L=51.45', CH=51.33', T=10.14', D=475006'
6. RADIUS = 213', L=55.05', CH=54.93', T=10.52', D=475006'
7. RADIUS = 227', L=58.65', CH=58.53', T=10.90', D=475006'
8. RADIUS = 241', L=62.25', CH=62.13', T=11.28', D=475006'
9. RADIUS = 255', L=65.85', CH=65.73', T=11.66', D=475006'
10. RADIUS = 269', L=69.45', CH=69.33', T=12.04', D=475006'
11. RADIUS = 283', L=73.05', CH=72.93', T=12.42', D=475006'
12. RADIUS = 297', L=76.65', CH=76.53', T=12.80', D=475006'
13. RADIUS = 311', L=80.25', CH=80.13', T=13.18', D=475006'
14. RADIUS = 325', L=83.85', CH=83.73', T=13.56', D=475006'
15. RADIUS = 339', L=87.45', CH=87.33', T=13.94', D=475006'
16. RADIUS = 353', L=91.05', CH=90.93', T=14.32', D=475006'
17. RADIUS = 367', L=94.65', CH=94.53', T=14.70', D=475006'
18. RADIUS = 381', L=98.25', CH=98.13', T=15.08', D=475006'
19. RADIUS = 395', L=101.85', CH=101.73', T=15.46', D=475006'
20. RADIUS = 409', L=105.45', CH=105.33', T=15.84', D=475006'
21. RADIUS = 423', L=109.05', CH=108.93', T=16.22', D=475006'
22. RADIUS = 437', L=112.65', CH=112.53', T=16.60', D=475006'
23. RADIUS = 451', L=116.25', CH=116.13', T=16.98', D=475006'
24. RADIUS = 465', L=119.85', CH=119.73', T=17.36', D=475006'
25. RADIUS = 479', L=123.45', CH=123.33', T=17.74', D=475006'
26. RADIUS = 493', L=127.05', CH=126.93', T=18.12', D=475006'
27. RADIUS = 507', L=130.65', CH=130.53', T=18.50', D=475006'
28. RADIUS = 521', L=134.25', CH=134.13', T=18.88', D=475006'
29. RADIUS = 535', L=137.85', CH=137.73', T=19.26', D=475006'
30. RADIUS = 549', L=141.45', CH=141.33', T=19.64', D=475006'
31. RADIUS = 563', L=145.05', CH=144.93', T=20.02', D=475006'
32. RADIUS = 577', L=148.65', CH=148.53', T=20.40', D=475006'
33. RADIUS = 591', L=152.25', CH=152.13', T=20.78', D=475006'
34. RADIUS = 605', L=155.85', CH=155.73', T=21.16', D=475006'
35. RADIUS = 619', L=159.45', CH=159.33', T=21.54', D=475006'
36. RADIUS = 633', L=163.05', CH=162.93', T=21.92', D=475006'
37. RADIUS = 647', L=166.65', CH=166.53', T=22.30', D=475006'
38. RADIUS = 661', L=170.25', CH=170.13', T=22.68', D=475006'
39. RADIUS = 675', L=173.85', CH=173.73', T=23.06', D=475006'
40. RADIUS = 689', L=177.45', CH=177.33', T=23.44', D=475006'
41. RADIUS = 703', L=181.05', CH=180.93', T=23.82', D=475006'
42. RADIUS = 717', L=184.65', CH=184.53', T=24.20', D=475006'
43. RADIUS = 731', L=188.25', CH=188.13', T=24.58', D=475006'
44. RADIUS = 745', L=191.85', CH=191.73', T=24.96', D=475006'
45. RADIUS = 759', L=195.45', CH=195.33', T=25.34', D=475006'
46. RADIUS = 773', L=199.05', CH=198.93', T=25.72', D=475006'
47. RADIUS = 787', L=202.65', CH=202.53', T=26.10', D=475006'
48. RADIUS = 801', L=206.25', CH=206.13', T=26.48', D=475006'
49. RADIUS = 815', L=209.85', CH=209.73', T=26.86', D=475006'
50. RADIUS = 829', L=213.45', CH=213.33', T=27.24', D=475006'
51. RADIUS = 843', L=217.05', CH=216.93', T=27.62', D=475006'
52. RADIUS = 857', L=220.65', CH=220.53', T=28.00', D=475006'
53. RADIUS = 871', L=224.25', CH=224.13', T=28.38', D=475006'
54. RADIUS = 885', L=227.85', CH=227.73', T=28.76', D=475006'
55. RADIUS = 899', L=231.45', CH=231.33', T=29.14', D=475006'
56. RADIUS = 913', L=235.05', CH=234.93', T=29.52', D=475006'
57. RADIUS = 927', L=238.65', CH=238.53', T=29.90', D=475006'
58. RADIUS = 941', L=242.25', CH=242.13', T=30.28', D=475006'
59. RADIUS = 955', L=245.85', CH=245.73', T=30.66', D=475006'
60. RADIUS = 969', L=249.45', CH=249.33', T=31.04', D=475006'
61. RADIUS = 983', L=253.05', CH=252.93', T=31.42', D=475006'
62. RADIUS = 997', L=256.65', CH=256.53', T=31.80', D=475006'
63. RADIUS = 1011', L=260.25', CH=260.13', T=32.18', D=475006'
64. RADIUS = 1025', L=263.85', CH=263.73', T=32.56', D=475006'
65. RADIUS = 1039', L=267.45', CH=267.33', T=32.94', D=475006'
66. RADIUS = 1053', L=271.05', CH=270.93', T=33.32', D=475006'
67. RADIUS = 1067', L=274.65', CH=274.53', T=33.70', D=475006'
68. RADIUS = 1081', L=278.25', CH=278.13', T=34.08', D=475006'
69. RADIUS = 1095', L=281.85', CH=281.73', T=34.46', D=475006'
70. RADIUS = 1109', L=285.45', CH=285.33', T=34.84', D=475006'
71. RADIUS = 1123', L=289.05', CH=288.93', T=35.22', D=475006'
72. RADIUS = 1137', L=292.65', CH=292.53', T=35.60', D=475006'
73. RADIUS = 1151', L=296.25', CH=296.13', T=35.98', D=475006'
74. RADIUS = 1165', L=299.85', CH=299.73', T=36.36', D=475006'
75. RADIUS = 1179', L=303.45', CH=303.33', T=36.74', D=475006'
76. RADIUS = 1193', L=307.05', CH=306.93', T=37.12', D=475006'
77. RADIUS = 1207', L=310.65', CH=310.53', T=37.50', D=475006'
78. RADIUS = 1221', L=314.25', CH=314.13', T=37.88', D=475006'
79. RADIUS = 1235', L=317.85', CH=317.73', T=38.26', D=475006'
80. RADIUS = 1249', L=321.45', CH=321.33', T=38.64', D=475006'
81. RADIUS = 1263', L=325.05', CH=324.93', T=39.02', D=475006'
82. RADIUS = 1277', L=328.65', CH=328.53', T=39.40', D=475006'
83. RADIUS = 1291', L=332.25', CH=332.13', T=39.78', D=475006'
84. RADIUS = 1305', L=335.85', CH=335.73', T=40.16', D=475006'
85. RADIUS = 1319', L=339.45', CH=339.33', T=40.54', D=475006'
86. RADIUS = 1333', L=343.05', CH=342.93', T=40.92', D=475006'
87. RADIUS = 1347', L=346.65', CH=346.53', T=41.30', D=475006'
88. RADIUS = 1361', L=350.25', CH=350.13', T=41.68', D=475006'
89. RADIUS = 1375', L=353.85', CH=353.73', T=42.06', D=475006'
90. RADIUS = 1389', L=357.45', CH=357.33', T=42.44', D=475006'
91. RADIUS = 1403', L=361.05', CH=360.93', T=42.82', D=475006'
92. RADIUS = 1417', L=364.65', CH=364.53', T=43.20', D=475006'
93. RADIUS = 1431', L=368.25', CH=368.13', T=43.58', D=475006'
94. RADIUS = 1445', L=371.85', CH=371.73', T=43.96', D=475006'
95. RADIUS = 1459', L=375.45', CH=375.33', T=44.34', D=475006'
96. RADIUS = 1473', L=379.05', CH=378.93', T=44.72', D=475006'
97. RADIUS = 1487', L=382.65', CH=382.53', T=



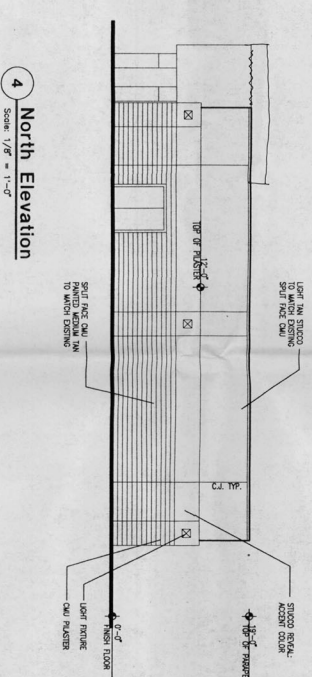
1 East Elevation
Scale: 1/8" = 1'-0"



2 South Elevation
Scale: 1/8" = 1'-0"



3 West Elevation
Scale: 1/8" = 1'-0"



4 North Elevation
Scale: 1/8" = 1'-0"

GENERAL NOTES:
1. EXISTING FINISH SHALL BE MAINTAINED
2. EXISTING CHANNEL LETTERS AND COMPONENTS
3. EXISTING SIGN SHALL BE MAINTAINED
4. EXISTING SIGN SHALL BE MAINTAINED
5. EXISTING SIGN SHALL BE MAINTAINED
6. EXISTING SIGN SHALL BE MAINTAINED
7. EXISTING SIGN SHALL BE MAINTAINED
8. EXISTING SIGN SHALL BE MAINTAINED
9. EXISTING SIGN SHALL BE MAINTAINED
10. EXISTING SIGN SHALL BE MAINTAINED

PROJECT TITLE	CarpetMAX		
PROJECT MANAGER	JOB NO.	DRAWN BY:	
AMERICAN CROSSING SHOPPING CENTER	960-884	JH	
ALBUQUERQUE, NM			
SHEET TITLE	EXTERIOR ELEVATIONS		
START DATE	SCALE: 1/8" = 1'-0"		
3-97	A3		

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

REV	DATE	BY	REVISION
1	3 MAY 1997		

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: November 22, 1996

OFFICIAL NOTIFICATION OF DECISION

Goodman Investment Co.
2823 north Sheffield Ave.
Chicago, Il. 60657

FILE: Z-96-129

LEGAL DESCRIPTION: For Tract C, American Square Subdivision, zoned C-2 and located on the north side of Menaul Boulevard NE between Richmond Drive NE and Bryn Mawr Drive NE, containing approximately 5.9 acres. (H-16) BOB PAULSEN, STAFF PLANNER

On November 21, 1996, the Environmental Planning Commission voted to approve Z-96-129, a request for approval of a site development plan for building permit, is recommended based on the preceding three Findings and subject to the following conditions

FINDINGS:

1. This is a request for approval of a site development plan amendment for a 5.9-acre site zoned C-2 which is part of the American Square complex located on Menaul Boulevard between Carlisle, Claremont and Richmond NE.
2. The submitted site plan generally conforms to applicable city plans and policies, including design-related policies contained in the Comprehensive Plan.
3. Modifications to the plan are required to bring this site plan into complete conformance with applicable city policies and to ensure consistency with the character of the existing American Square complex.

CONDITIONS:

1. One of the proposed buildings shall be repositioned closer to Menaul Boulevard.
2. Placement of windows along each elevation is required to improve on-site security and disrupt long, featureless facades.
3. Techniques to further articulate the buildings and disrupt the featureless facades, such as recessing and/or projecting wall sections, use of more pronounced pilasters, varying parapet heights, or integration of landscaping along building facades, shall be employed along each frontage except the north side.
4. The following pedestrian enhancements are required:
 - pedestrian crosswalks and pathways shall be slightly raised or scored
 - the front sidewalk at building entrances shall be widened by 3 feet
 - install a crosswalk connecting the front sidewalk with Bryn Mawr and extend across the street
 - install a third crosswalk to the parking lot in front of Major 2

OFFICIAL NOTIFICATION OF DECISION

Z-96-129

PAGE 2

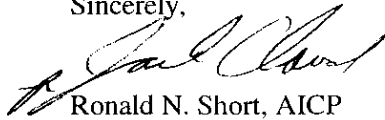
5. Enhance parking lot landscaping so it is comparable with landscaping located at the adjacent retail center; at minimum, add six planters and use the same tree species, and provide additional landscaping adjacent to the building.
6. Site lighting should be compatible with lighting on the adjacent retail center site; freestanding lights should be the same height and type as those at the adjacent site.
7. Relocate handicapped parking spaces so they are convenient to both entrances.
8. Building mounted signage shall be individually illuminated channel letters and comparable in size with building-mounted signs on the adjacent retail center to the east.
9. Requirements of the Transportation Division, Utility Development and the Environmental Health Department must be met.
10. Plant shade trees along the south facade of the building at an interval of approximately 25 feet.
11. Add shade trees along the east elevation at intervals of 30 feet.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY DECEMBER 6, 1996 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMENDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

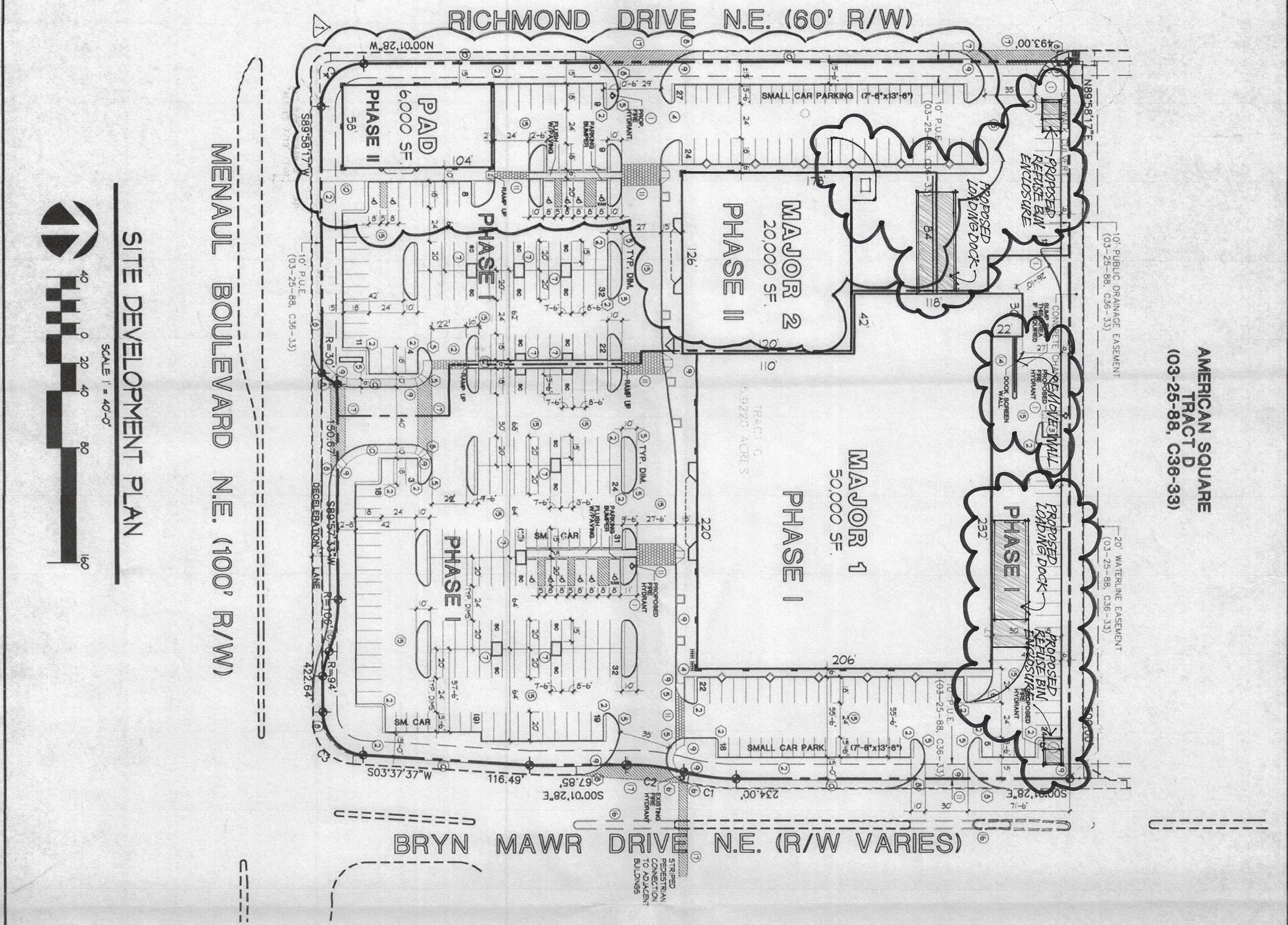
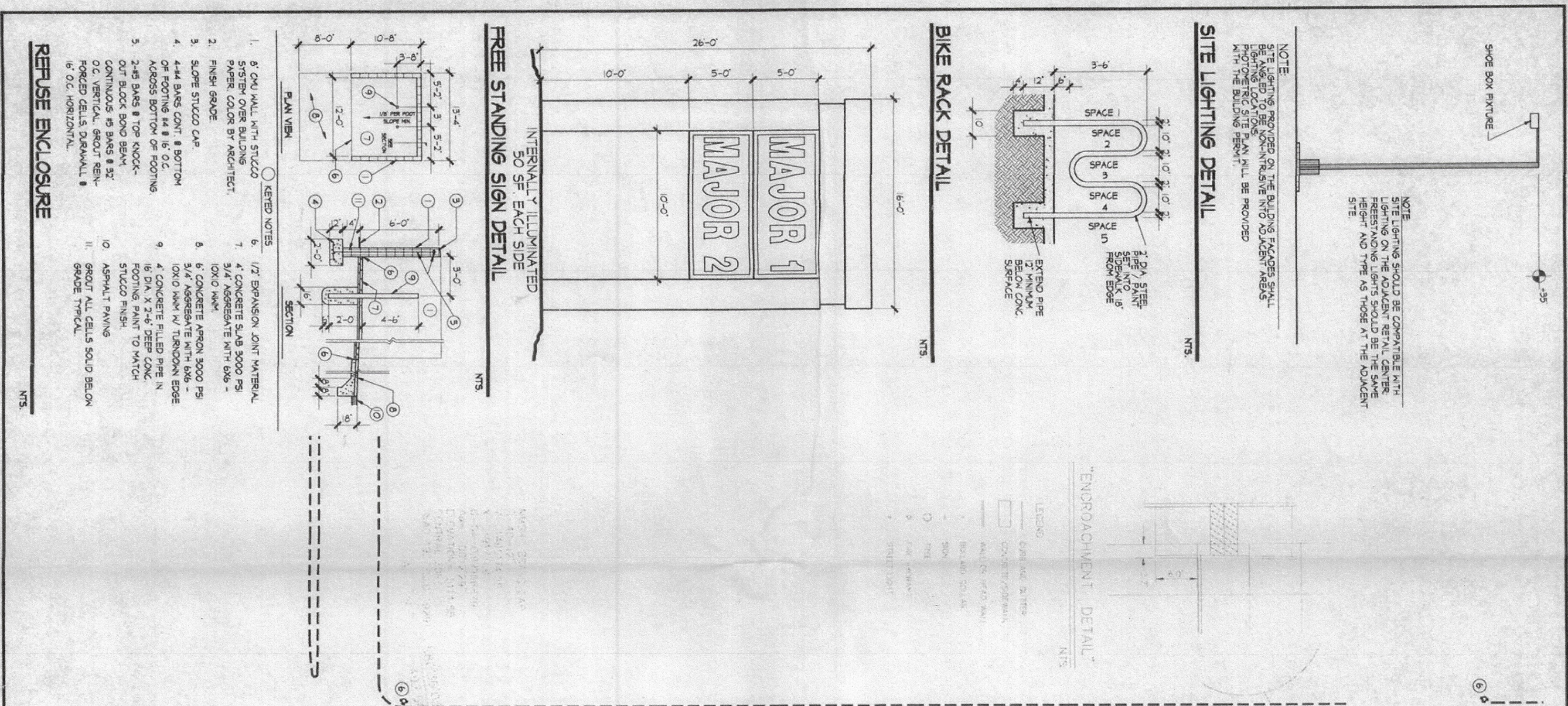
Sincerely,



Ronald N. Short, AICP
Planning Director

RNS/BP/ac

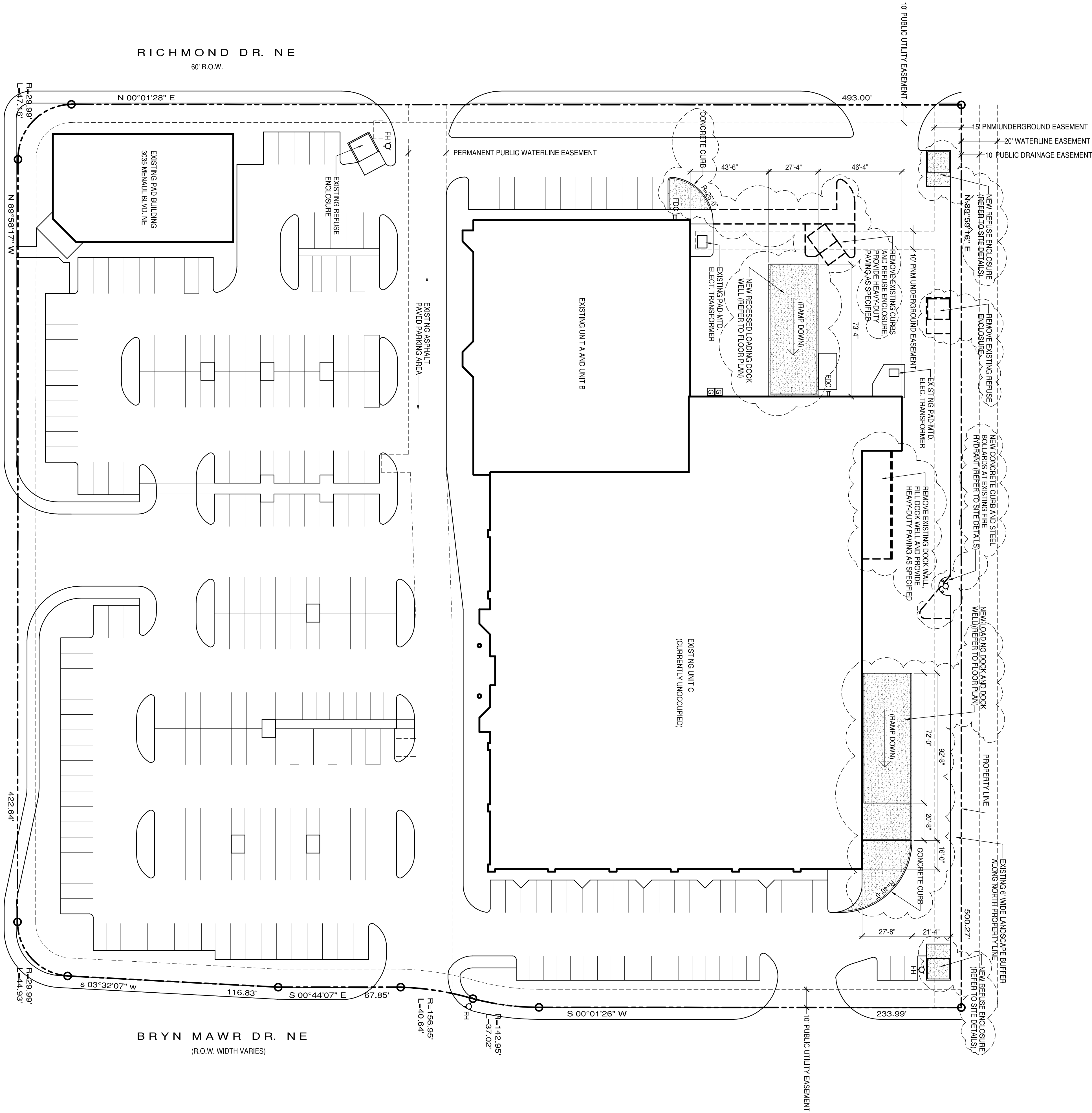
cc: George Rainhart, 2325 San Pedro NE, Suite 2-B, Albuquerque, NM 87110



LEGAL DESCRIPTION: TRACT D OF AMERICAN SQUARE WITHIN SECTION 10 TOWNSHIP 10 NORTH RANGE 3 EAST, NEW CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO. MENAUL BOULEVARD NE AND RICHMOND DRIVE NE, ALBUQUERQUE, NEW MEXICO.	
CURRENT ZONING: TRACT C (TOTAL) - C2	TOTAL ACRES: 5.9220 AC.
BUILDING AREA: 75,000 SF	ZONE ATLAS: H-1B-2
PARKING AREA & BUILDING CALCULATIONS: MAJOR 1: 50,000 SF / 200 = 250 REQUIRED SPACES MAJOR 2: 20,000 SF / 200 = 100 REQUIRED SPACES PAD: 6,000 SF / 200 = 30 REQUIRED SPACES TOTAL REQUIRED SPACES: 380 SPACES TOTAL PROVIDED SPACES: 380 SPACES 10' IC SPACES 12' IC VAN SPACES	
KEYED NOTES: 1. PROPOSED FIRE HYDRANT LOCATIONS 2. LANDSCAPING BUFFER 3. REFUSE LOCATION TO CITY OF ALBUQUERQUE STANDARDS - SEE DETAIL 4. BIKE RACK LOCATION - TO CITY OF ALBUQUERQUE STANDARDS 5. FREE STANDING SIGN - SEE DETAIL THIS SHEET 6. EXISTING FIRE HYDRANT LOCATION 7. LANDSCAPING PLANTER 8. EXISTING CONCRETE SIDEWALK 9. CONCRETE H.C. RAMP 10. NEW 6" CONCRETE SIDEWALK TO CONNECT TO EXISTING SIDEWALK 11. TEXTURED CONCRETE PEDESTRIAN ACCESS FROM STREET TO BLOBS 12. ALL PARKS AT THE PARKING PLUSH WITH THE ACCESS AND PEDESTRIAN SIGN TO VAN SPACES TO BE IDENTIFIED 13. 12' MAX SLOPE ON RAMP 14. LOADING DOCK AREA - WITH SCREEN WALLS 15. ASPHALT PAVING 16. CUT EXISTING PEDESTRIAN BACK FOR ACCESS INTO SITE 17. STREPPED PEDESTRIAN CROSSWALK RADIUS: ① RADIUS = 2'-0" ⑥ RADIUS = 20'-0" ② RADIUS = 3'-0" ⑦ RADIUS = 25'-0" ③ RADIUS = 5'-0" ⑧ RADIUS = 30'-0" ④ RADIUS = 10'-0" ⑨ RADIUS = 50'-0" ⑤ RADIUS = 15'-0" ⑩ RADIUS = 65'-0" ⑪ RADIUS = 100'-0"	

SIGNATURE BLOCK THIS PLAN IS CONSTANT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE CITY OF ALBUQUERQUE PLANNING COMMISSION ON JAN 21, 1996. PROJECT MANAGER: GEORGE RAINHART, AIA DATE: 3-14-97 CITY ENGINEER: [Signature] DATE: 3-14-97 PLANNING DIRECTOR: [Signature] DATE: 3-14-97 TRAFFIC ENGINEER: [Signature] DATE: 3-14-97 CIVIL ENGINEER: [Signature] DATE: 3-14-97 ARCHITECT: [Signature] DATE: 3-14-97		PROJECT TITLE: AMERICAN SQUARE (TRACT C) MENAUL BOULEVARD NE AND RICHMOND DRIVE NE, ALBUQUERQUE, NM	PROJECT MANAGER: GEORGE RAINHART, AIA	JOB NO.: 96046	DRAWN BY: MMS	SHEET TITLE: SITE PLAN
START DATE: 8/18/96		SCALE: 1" = 40'-0"		Sheet: 1 of 4		

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C. 2325 SAN PEDRO NE, SUITE 2-B ALBUQUERQUE, NEW MEXICO 87110 PHONE (505) 884-9110 FAX (505) 837-9877		REV 10 FEB 1997 27 JAN 1997 21 JAN 1997 8 JAN 1997	DATE 10 FEB 1997 27 JAN 1997 21 JAN 1997 8 JAN 1997	BY JKH JKH JKH JKH	REVISION PER CITY PLANNING REVIEW PER GRA/MSA REVIEW PER 66 REVIEW PER GRA/MSA REVIEW
PLOT DATE: 9/27/96		FILE NAME: C:\DATA\			



MENAU BLVD. NE
100' R.O.W.



SITE PLAN

PROJECT DATA

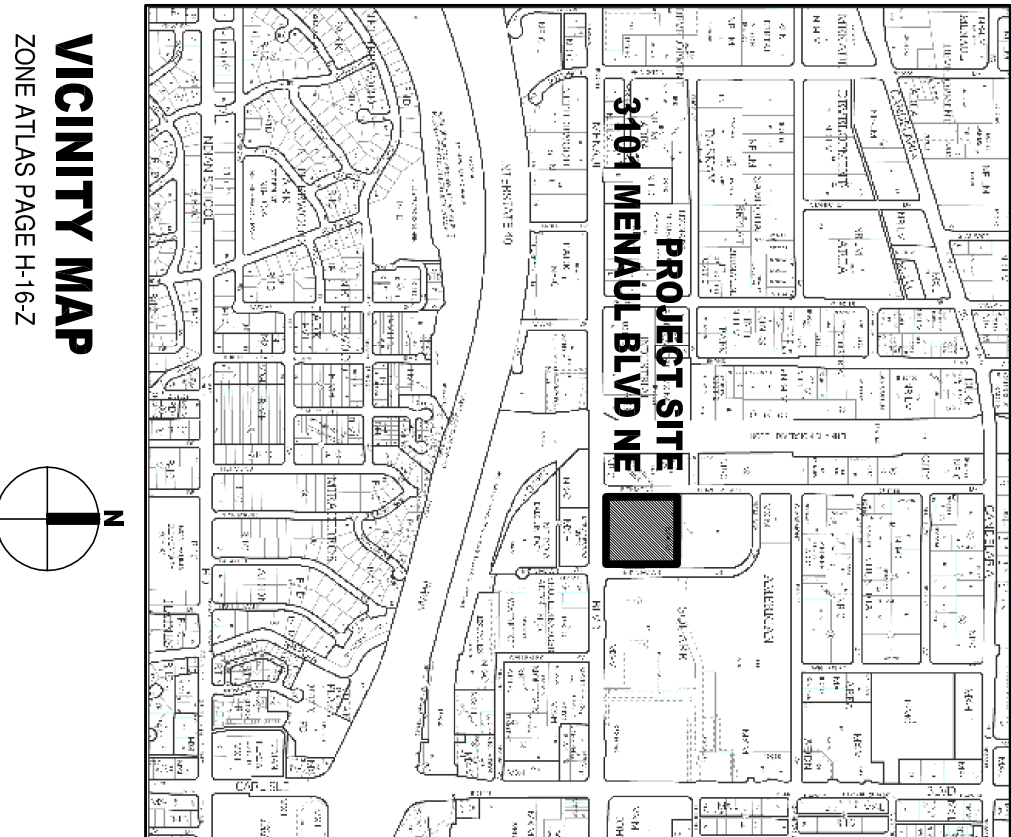
STREET ADDRESS: 3101 MENAU BLVD NE, ALBUQUERQUE, NM 87107
PROJECT DESCRIPTION: CHANGES TO THE REAR TRUCK LOADING AREA INCLUDING CONCRETE AND MASONRY STRUCTURES, ASPHALT PAVING, EXTERIOR OVERHEAD DOORS.
LEGAL DESCRIPTION: TRACT C, AMERICAN SQUARE
UPC: 10165954820210110
LOT SIZE: 3.9217 AC
IDO ZONE DISTRICT: NF-C
FEMA FLOOD ZONE: X
APPROVED SITE DEVELOPMENT PLAN: 2.96.129

PARKING ANALYSIS

EXISTING RETAIL: 10,200 SF @ 4 SPACES PER 1000 SF = 41 SPACES
EXISTING MEDICAL CLINIC: 6,620 SF @ 5 SPACES PER 1000 SF = 34 SPACES
EXISTING COFFEEHOUSE: 2,886 SF @ 8 SPACES PER 1000 SF = 22 SPACES
EXISTING OFFICE: 2,975 SF @ 3.5 SPACES PER 1000 SF = 11 SPACES
UNIT C (PROTECTED FOR OFFICE/WAREHOUSE USE): 18 SPACES
TOTAL BASIC PARKING REQUIREMENT: 128 SPACES
LESS 10% REDUCTION FOR TRANSIT SYSTEM PROXIMITY < 12 SPACES >
TOTAL VEHICLE PARKING REQUIREMENT: 114 SPACES
TOTAL EXISTING PARKING SPACES PROVIDED: 272 SPACES
(INCLUDES 14 ACCESSIBLE SPACES AND 57 SMALL CAR SPACES)

GENERAL NOTES

1. ALL EASEMENTS SHOWN ARE EXISTING.
2. STRUCTURES AND SITE IMPROVEMENTS ARE EXISTING, PROPOSED NEW WORK IS SHOWN IN CLOUDED AREAS.



VICINITY MAP

ZONE ATLAS PAGE H-16-Z

AMERICAN CROSSING UNIT C
3101 MENAU BLVD NE
ALBUQUERQUE, NEW MEXICO 87107

THE ARCHITECT AND HIS CONSULTANTS RETAIN OWNERSHIP OF THESE DRAWINGS AND THE DESIGNS DEPICTED HEREIN. THE CLIENT IS GRANTED A NON-EXCLUSIVE LICENSE TO USE THESE DOCUMENTS FOR THE PURPOSE OF CONSTRUCTING, USING, AND MAINTAINING THE PROJECT. COPYING OR USING THESE DRAWINGS WITHOUT THE PERMISSION OF THE ARCHITECT IS AN INFRINGEMENT OF COPYRIGHT.

DATE: 06-16-2021
REVISIONS:

mark weaver
architecture + design
mwarchitecture.net
(505) 255-8046