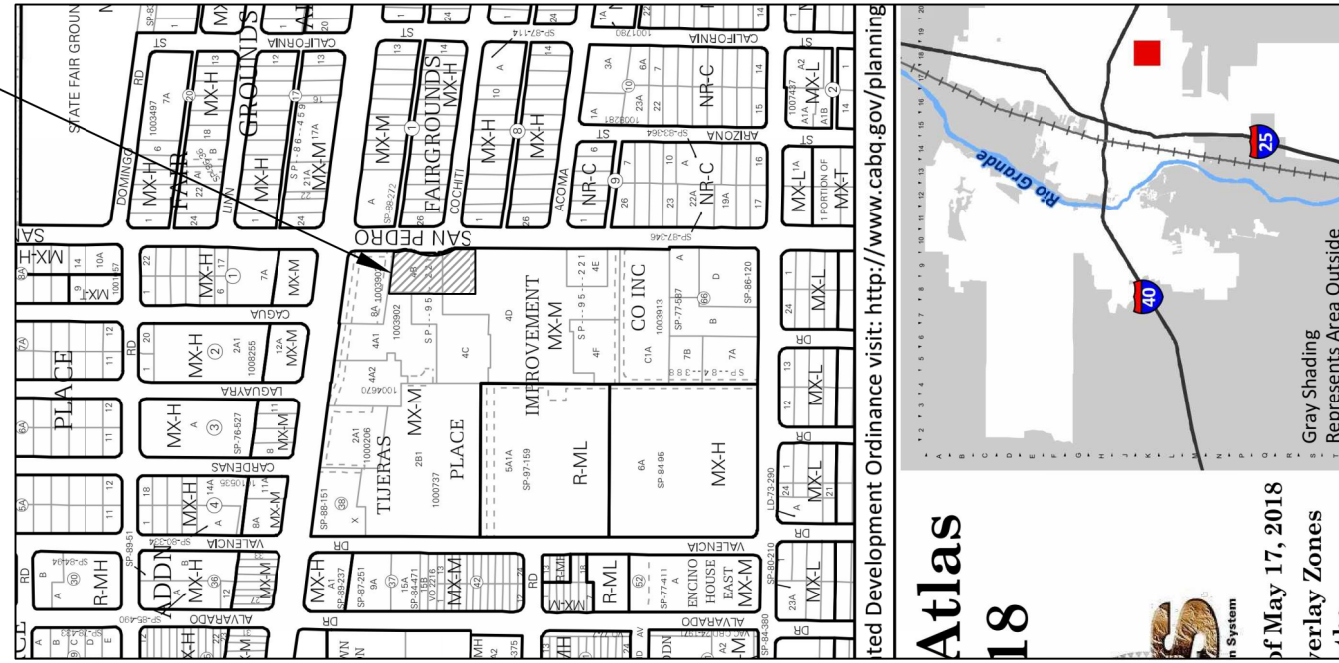


SITE



LOCATION MAP

N.T.S.

ADDRESS	
6016, 6100, 6200 CENTRAL AVE. SE 201, 301 san pedro dr. se ALBUQUERQUE, NEW MEXICO 87108	
LEGAL DESCRIPTION	
LOTs 4a2, 4a1, 8A, 4b, 4c, 4d,4e, 4f, c1a BLOCK 0000 TJERAS PLACE IMPROVEMENT CO INC ALBUQUERQUE, NM	
ZONING	
MX-M	
BUILDING AREAS	
EXISTING BUILDINGS	*103,221 SF
NEW BUILDINGS	120 SF
TOTAL BUILDING	103,341 SF

*PREVIOUS ADMINISTRATIVE AMENDMENT #1 (APPROVED 06/02/22) ADDED 2.63% TO THE TOTAL BUILDING AREA. THIS AMENDMENT WILL ADD AN ADDITIONAL 0.12% TO THE TOTAL BUILDING AREA.

lot 4A2	6,740 SF
lot 4a1	3,813 SF
lot 8A	5,270 SF
lot 4c	537 SF
lot 4d	7,700 SF
lot 4e	3,023 SF
lot 4f	00 SF
lot c1a	7,515 SF
TOTAL	34,598 SF

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	524,672 SF
TOTAL BUILDING FOOTPRINT	103,341 SF
NET LOT AREA	421,331 SF
LANDSCAPE REQUIREMENT (MAIN STREET)	10 %
TOTAL LANDSCAPE REQUIREMENT	42,133 SF
TOTAL LANDSCAPE PROVIDED	34,598 SF
GROUND COVER REQUIRED	75%
TOTAL GROUND COVER REQUIREMENT	31,608 SF
TOTAL GROUND COVER PROVIDED	EXISTING TO REMAIN

PARKING

TENANT	SQ FT	PARKING	REQUIRED
CARWASH	5,623 SF(1,633)	2/1000	3.266
C-ULTRA HEALTH	1,800 SF	4/1000	7.2
B-DON DINERO	1,200 SF	4/1000	4.8
A-LIBERTY TAX	1,200 SF	4/1000	4.8
B-2 RT66 DENTISTRY	8,290 SF	3.5/1000	29.015
B-1 GEN X	5,000 SF	4/1000	20
EL MEZQUITE	47,677 SF	4/1000	190.708
A-1	5,100 SF	3/1000	15.3
A-2	2,470 SF	4/1000	9.88
L-DENISSE FURN	9,014 SF	4/1000	36.056
A-TJERA MAGICA	1,415 SF	4/1000	5.66
BCDE-EARLY VOTING	4,585 SF	4/1000	18.34
F-REIGNING CATS&	1,200 SF	4/1000	4.8
G-HEALTHY LIFE	1,200 SF	4/1000	4.8
H-FRED LOYA INS	1,200 SF	3.5/1000	4.2
I-PALATERIA	1,200 SF	8/1000	9.6
J-YERBERIA JUAREZ	1,350 SF	4/1000	6.6
K-METRO PCS	1,050 SF	4/1000	4.2
DRIVE-THRU CC	1,401 sf rest.	8/1000	11.26
	1,246 SF RETAIL	4/1000	4.98
TOTALS	103,221 SF		395.469
			396 REQ
TOTAL PROVIDED			640 SPACES

ADMINISTRATIVE AMENDMENT

FILE #: SI-2021-00918 PROJECT #: PR-2021-006634

Addition of 2,647sf building with drive thru lane (2.63% increase); Removal of 1,403sf existing landscaping to accommodate new building; Addition of 3,017sf of new landscaping.

6/2/2022

APPROVED BY

DATE

Richard H Sweets

Digitally signed by Richard H Sweets
DN: cn=Richard H Sweets,
o=Qualifiers-A01410C00000179FB5CB5710000373A,
ou=Kansas, c=US
Date: 2022.06.29 10:17:55-0500

CENTRAL
MERCADO
DRIVE-UP ATM

201 SAN PEDRO DR SE
ALBUQUERQUE, NM 87108

SITE DATA TABLE

CITY:	ALBUQUERQUE
COUNTY:	BERNALILLO
STATE:	NEW MEXICO
PROPOSED LAND USE:	REDEVELOPMENT OF PROPERTY FOR PROPOSED DRIVE-UP ATM
TOTAL ACREAGE OF SITE:	12.46 ± ACRES (524,672 SF)
NET PERVIOUS AREA:	EXISTING TO REMAIN
EXISTING BUILDING AREA:	103,221 ± SF
PROPOSED BUILDING AREA:	103,336 ± SF (ADDITIONAL ±115 SF = 0.11% INCREASE)
MAXIMUM BUILDING HEIGHT:	EXISTING TO REMAIN
REQUIRED PARKING COUNT (SITE):	396 TOTAL SPACES (REQUIRED)
EXISTING PARKING COUNT:	640 SPACES (EXISTING)
PARKING LOST TO CONSTRUCTION:	11 SPACES LOST
POST CONSTRUCTION PARKING COUNT:	629 SPACES (PROVIDED)