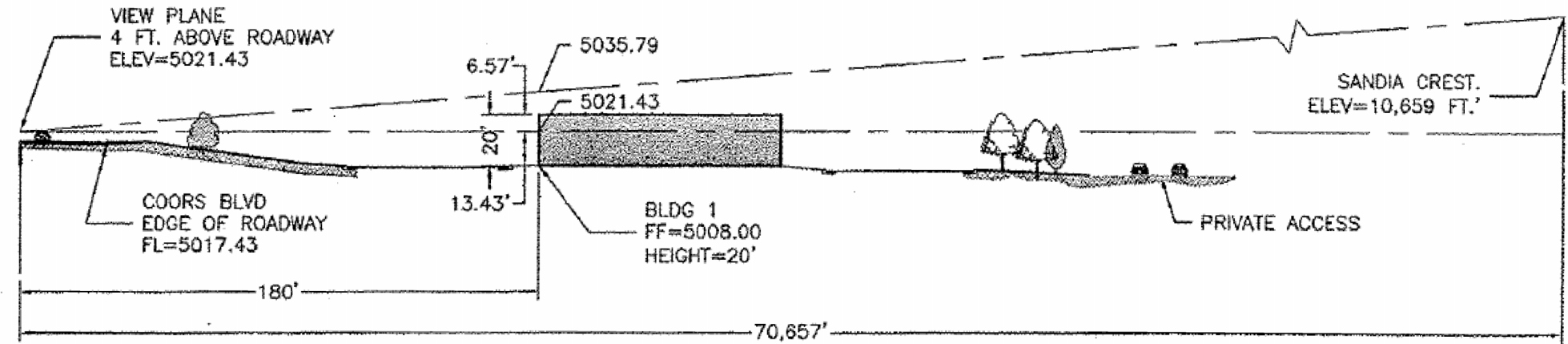
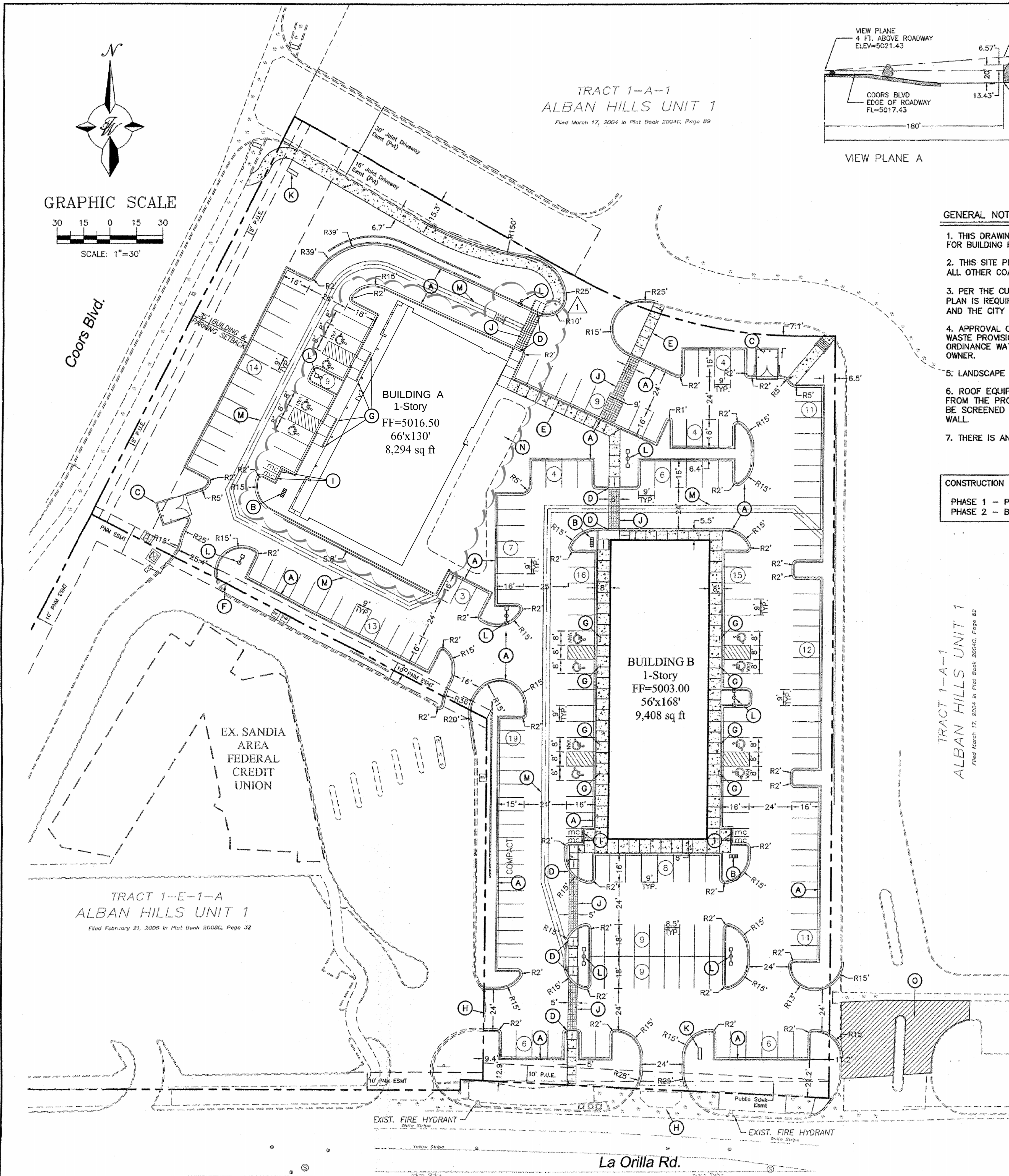


ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE



VIEW PLANE A

GENERAL NOTES:

1. THIS DRAWING CONSTITUTES THE REQUIRED SUBMISSION FOR APPROVAL OF A SITE PLAN FOR BUILDING PERMIT.
2. THIS SITE PLAN IS SUBJECT TO THE REGULATIONS OF THE COORS CORRIDOR PLAN AND ALL OTHER COA ORDINANCES/REGULATIONS.
3. PER THE CURRENT APPROVED SITE PLAN FOR SUBDIVISION (GENERAL NOTE E), THIS PLAN IS REQUIRED TO BE APPROVED BY THE PLANNING DIRECTOR OR HIS/HER DESIGNEE AND THE CITY ENGINEER AND DOES NOT REQUIRE EPC/DRB APPROVAL.
4. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
5. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
6. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
7. THERE IS AN EXISTING TRANSIT LINE LOCATED ALONG COORS BLVD.

CONSTRUCTION PHASES:

- PHASE 1 - PARKING/LANDSCAPE/LIGHTING
PHASE 2 - BUILDINGS/LANDSCAPE/AMENITIES, SIGNAGE

SITE DATA

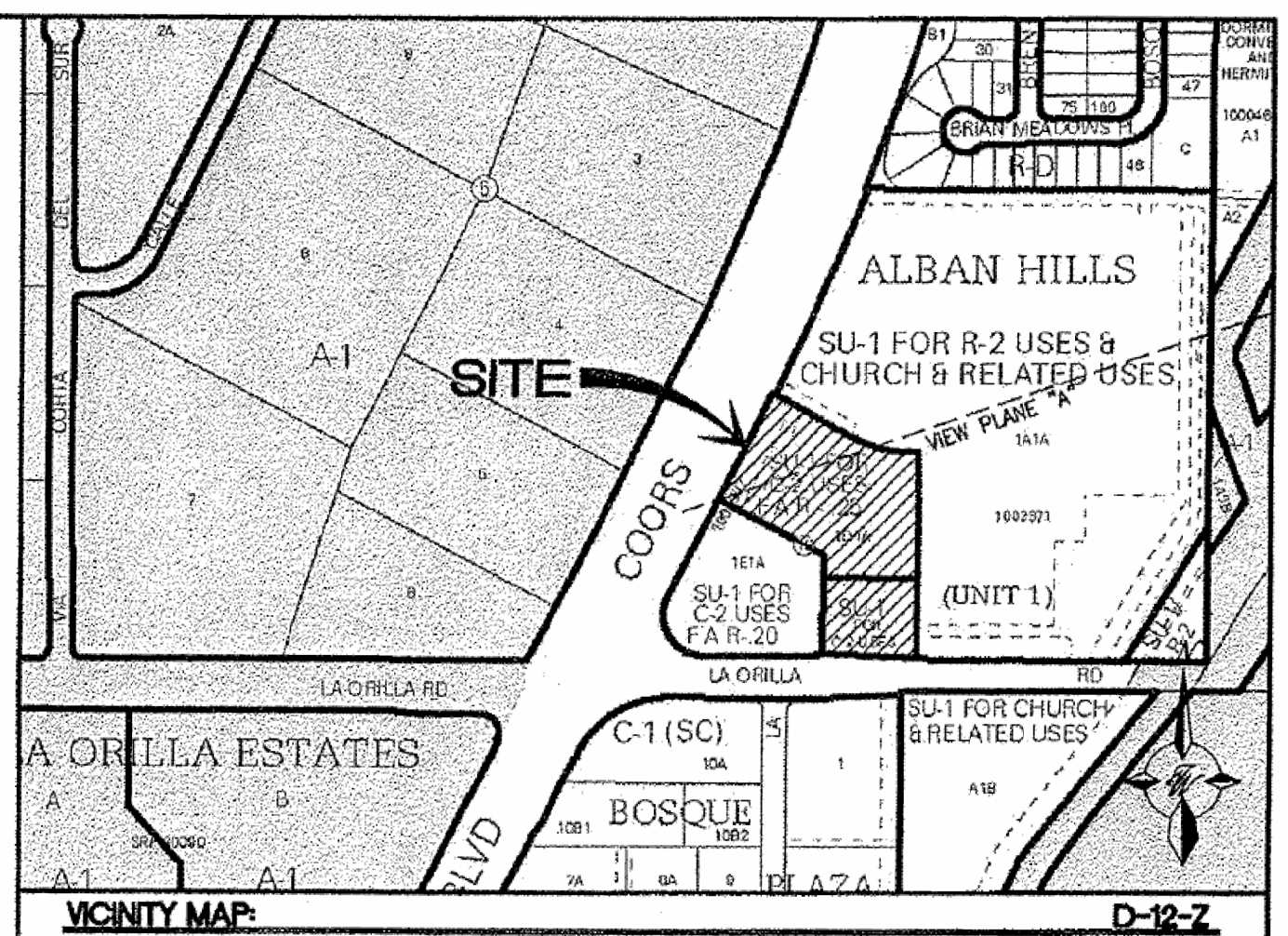
PROPOSED USAGE:	RETAIL
LOT AREA:	133,624 SF (3.06 ACRES)
BUILDING AREA:	17,988 SF
PARKING REQUIRED:	92 SPACES (18,408 SF/1 SPACE PER 200 SF)
PARKING PROVIDED:	203 SPACES (19 COMPACT - 8.3%)
HC PARKING REQUIRED:	4 SPACES
HC PARKING PROVIDED:	6 STANDARD H/C SPACES 6 SPACES VAN ACCESSIBLE H/C SPACES 12 TOTAL
MC PARKING REQUIRED:	3 SPACES
MC PARKING PROVIDED:	6 SPACES
BICYCLE PARKING REQUIRED:	5 SPACES
BICYCLE PARKING PROVIDED:	15 SPACES

KEYED NOTE:

- (A) STANDARD CURB PER COA STD DWG #2415A
- (B) NEW BIKE RACK (5 SPACES PER LOCATION)
- (C) TRASH ENCLOSURE PER DETAIL SHEET C5
- (D) ADA RAMP PER COA STD DWG #2426
- (E) 6" CONCRETE SIDEWALK
- (F) EXISTING "EXIT ONLY" SIGN
- (G) HANDICAP PARKING SIGN PER DETAIL SHEET C5
- (H) EXISTING INGRESS/EGRESS TO REMAIN
- (I) MOTORCYCLE PARKING SIGN PER DETAIL SHEET C5
- (J) PEDESTRIAN PATHWAY, WIDTH VARIES (STAMPED CONCRETE)
- (K) MONUMENT SIGN PER DETAIL SHEET ELEV-1
- (L) SITE LIGHTING TO MATCH SAGEBRUSH CHURCH (TRACT 1-A-1)
- (M) 4' WIDE VALLEY GUTTER PER COA STD DWG #2420
- (N) FUTURE OUTDOOR DINING/CUSTOMER WAITING AREA
- (O) REF. GRADING PLAN FOR ASPHALT OVERLAY THIS AREA

INDEX TO DRAWINGS

- C1. SITE PLAN FOR BUILDING PERMIT
- C2. GRADING AND DRAINAGE PLAN
- C3. MASTER UTILITY PLAN
- C4. DETAIL SHEET
- L1. LANDSCAPING PLAN
- ELEV1. BUILDING ELEVATIONS



LEGAL DESCRIPTION:

TRACT 1-D-1-A, BLOCK 15, ALBAN HILLS UNIT 1

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- STREET LIGHTS
- LANE
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING LANE
- EXISTING STRIPING
- SITE LIGHTS

PROJECT NUMBER: 1003597

APPLICATION NUMBER: 10123

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () 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:

Planning Director or His/Her Designee: [Signature] Date: 11/14/12

City Engineer: [Signature] Date: 11/14/12

1 REVISED BUILDING / CROSSWALK 11-14-2023

ENGINEER'S SEAL

RONALD R. BOHANNAN
P.E. #7868

SAGEBRUSH PLAZA
COORS BLVD & LA ORILLA RD

SITE PLAN FOR
BUILDING PERMIT

TERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY
JW

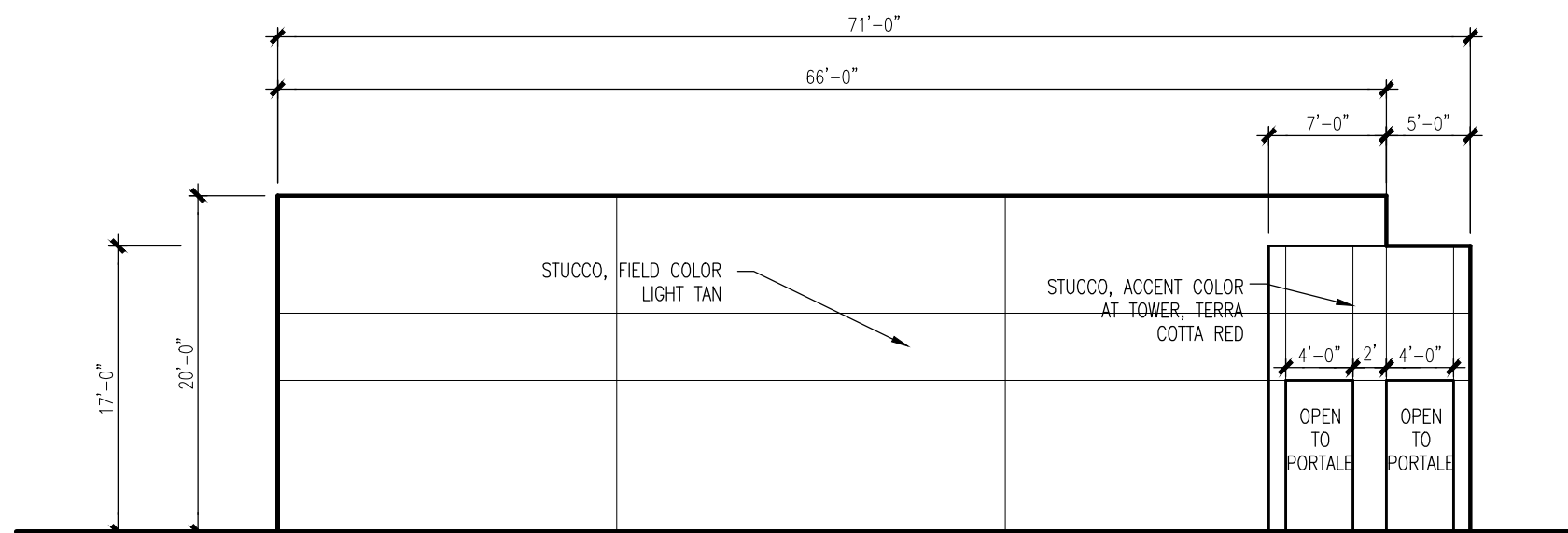
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10/31/12

2011058-SPE

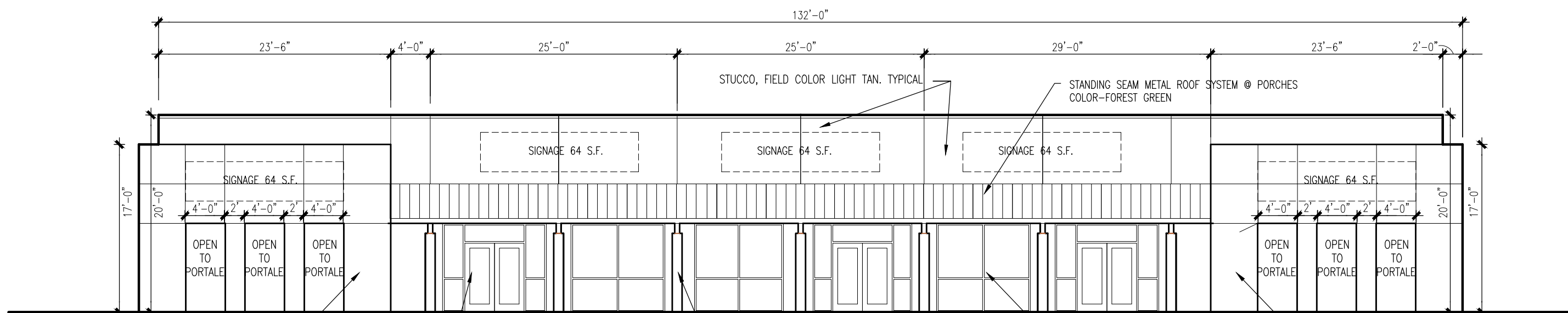
SHEET #

C1

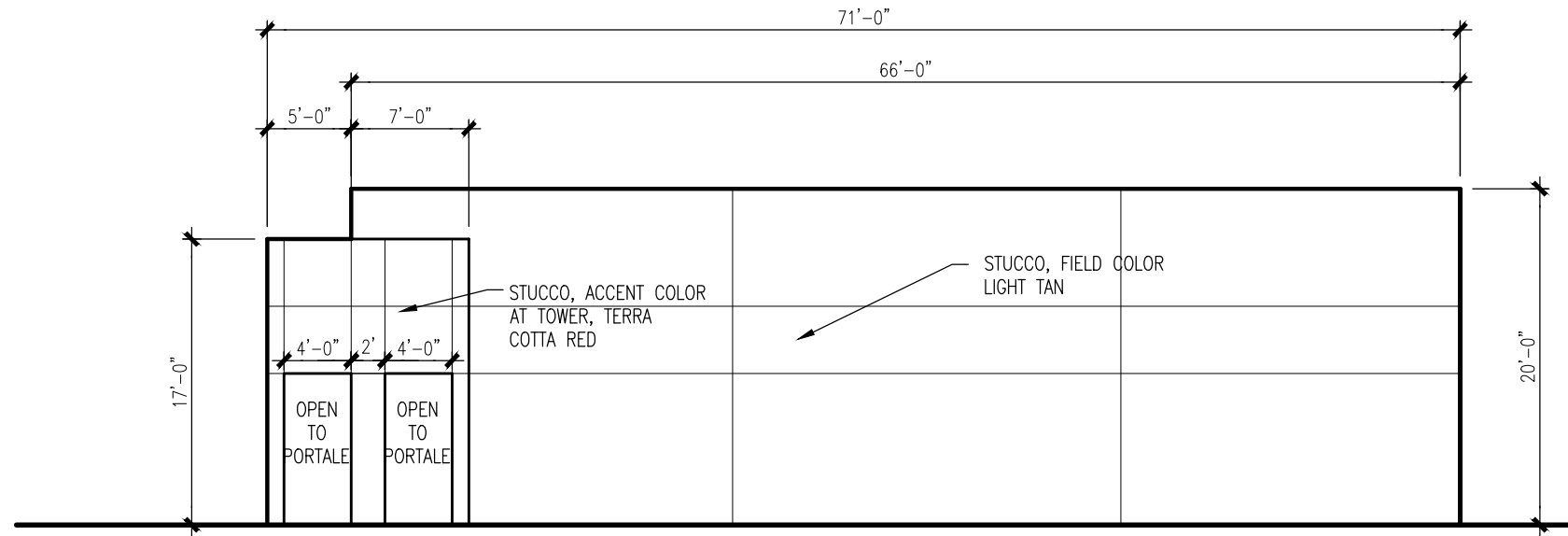
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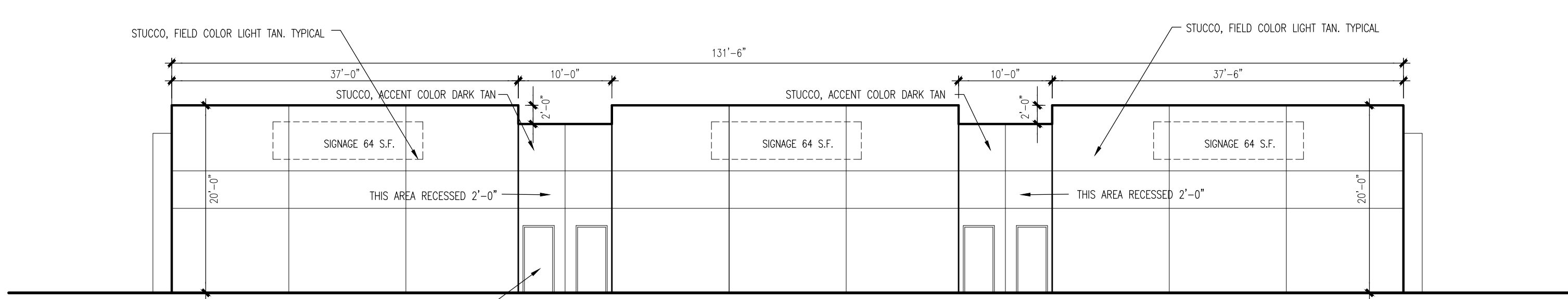
BLDG. A NORTH ELEVATION
1/8"=1'-0"



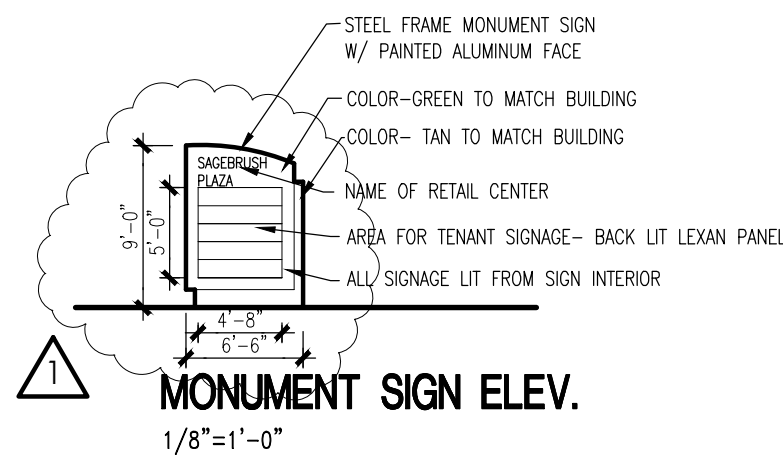
BLDG. A WEST ELEVATION
1/8"=1'-0"



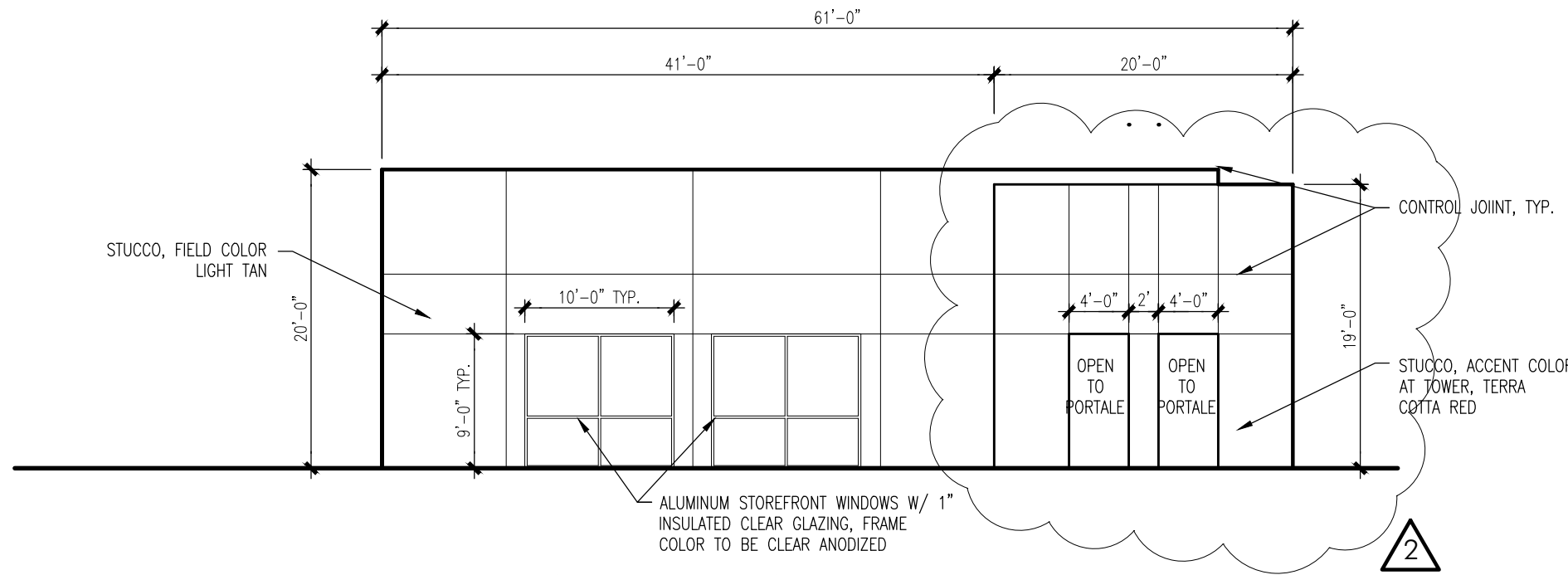
BLDG. A SOUTH ELEVATION
1/8"=1'-0"



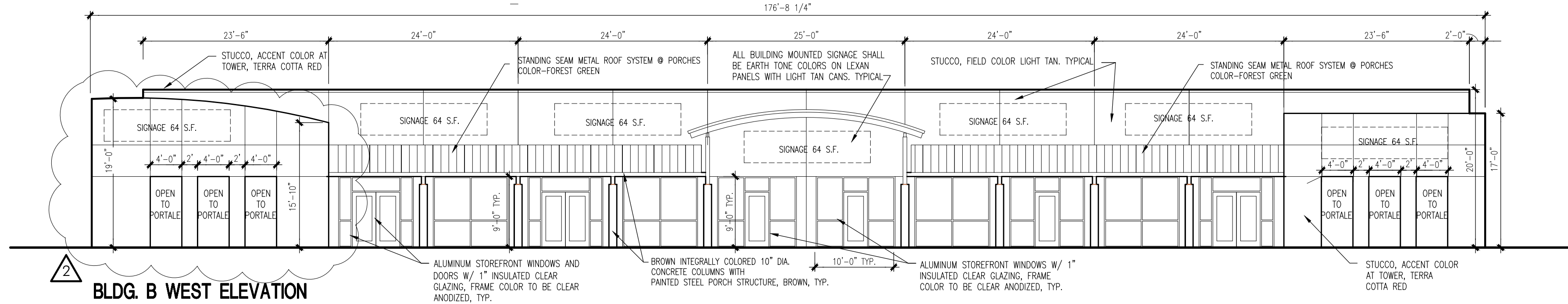
BLDG. A EAST ELEVATION
1/8"=1'-0"



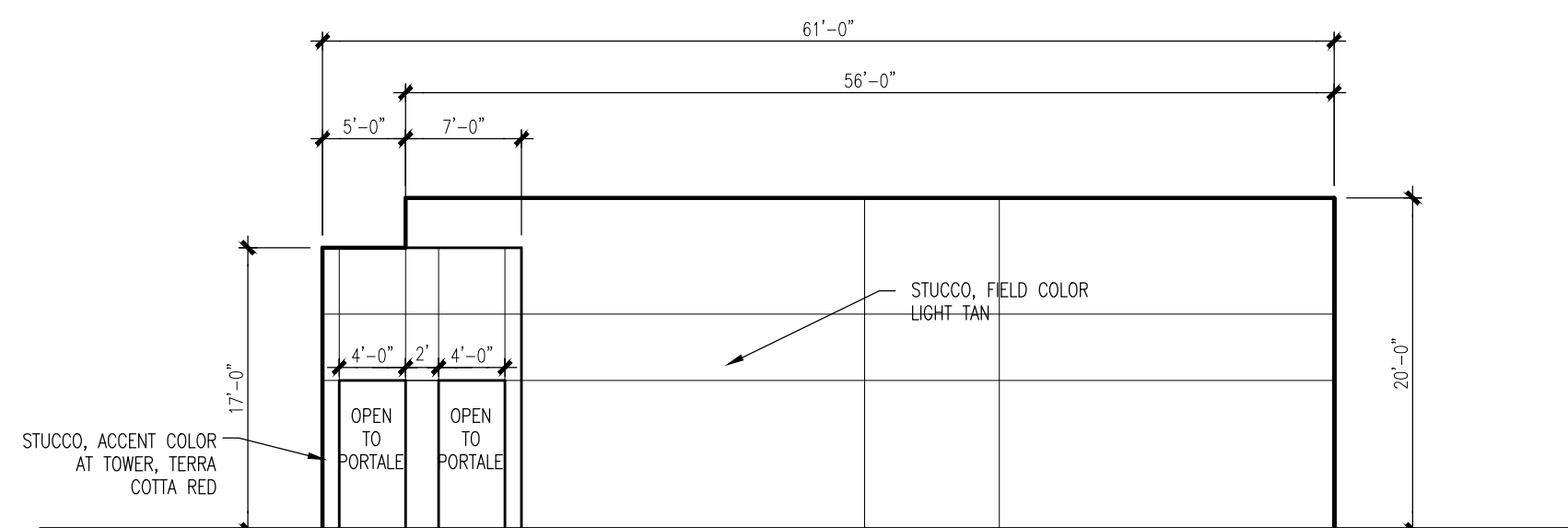
MONUMENT SIGN ELEV.
1/8"=1'-0"



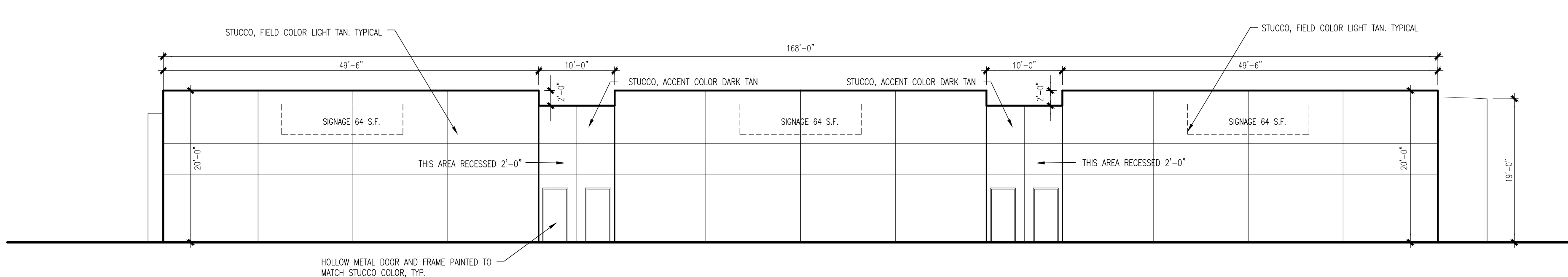
BLDG. B NORTH ELEVATION
1/8"=1'-0"



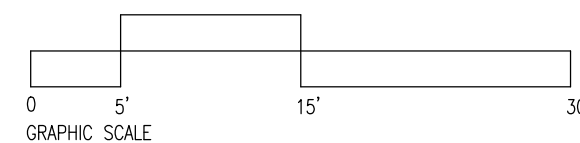
BLDG. B WEST ELEVATION
1/8"=1'-0"

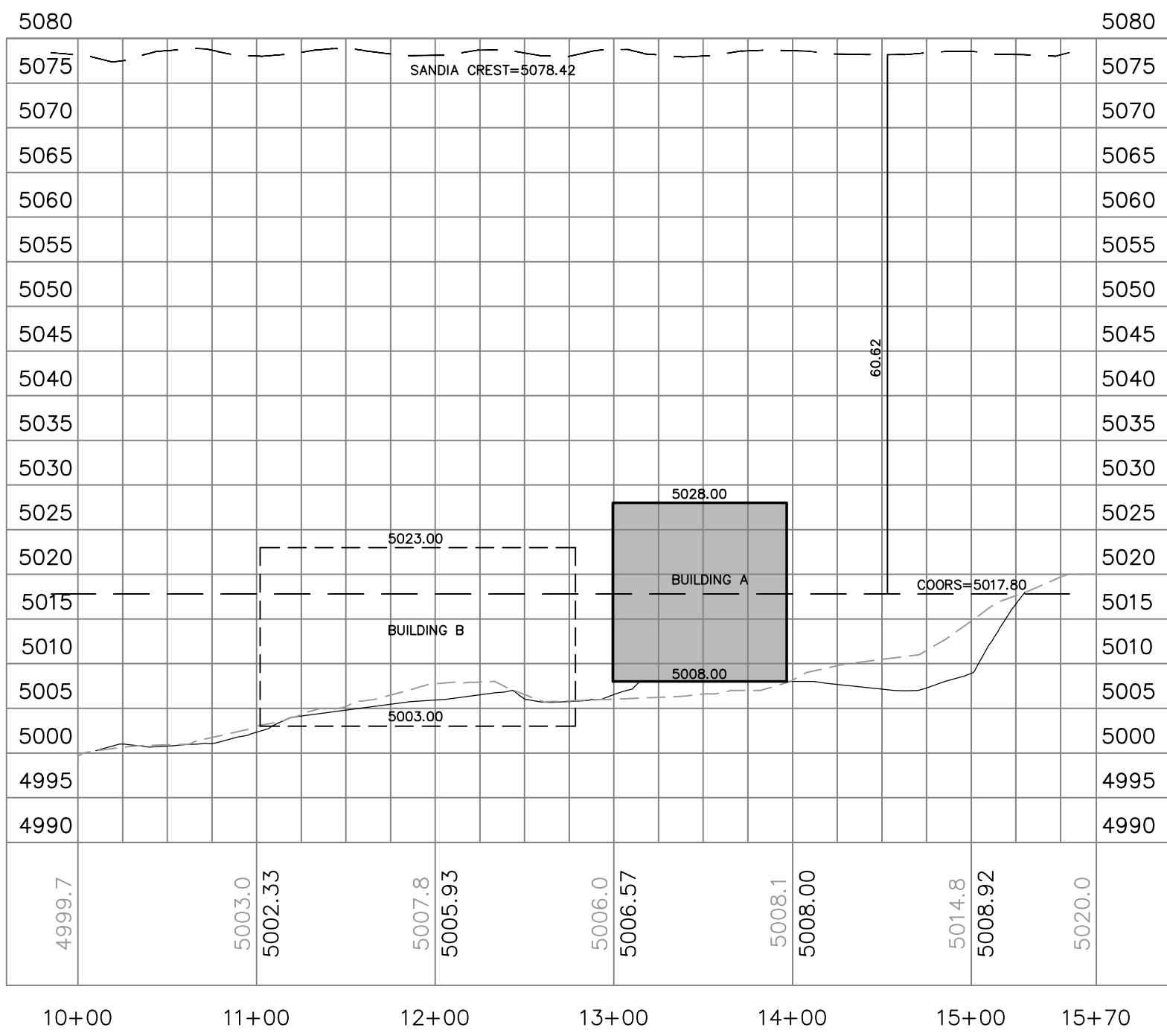
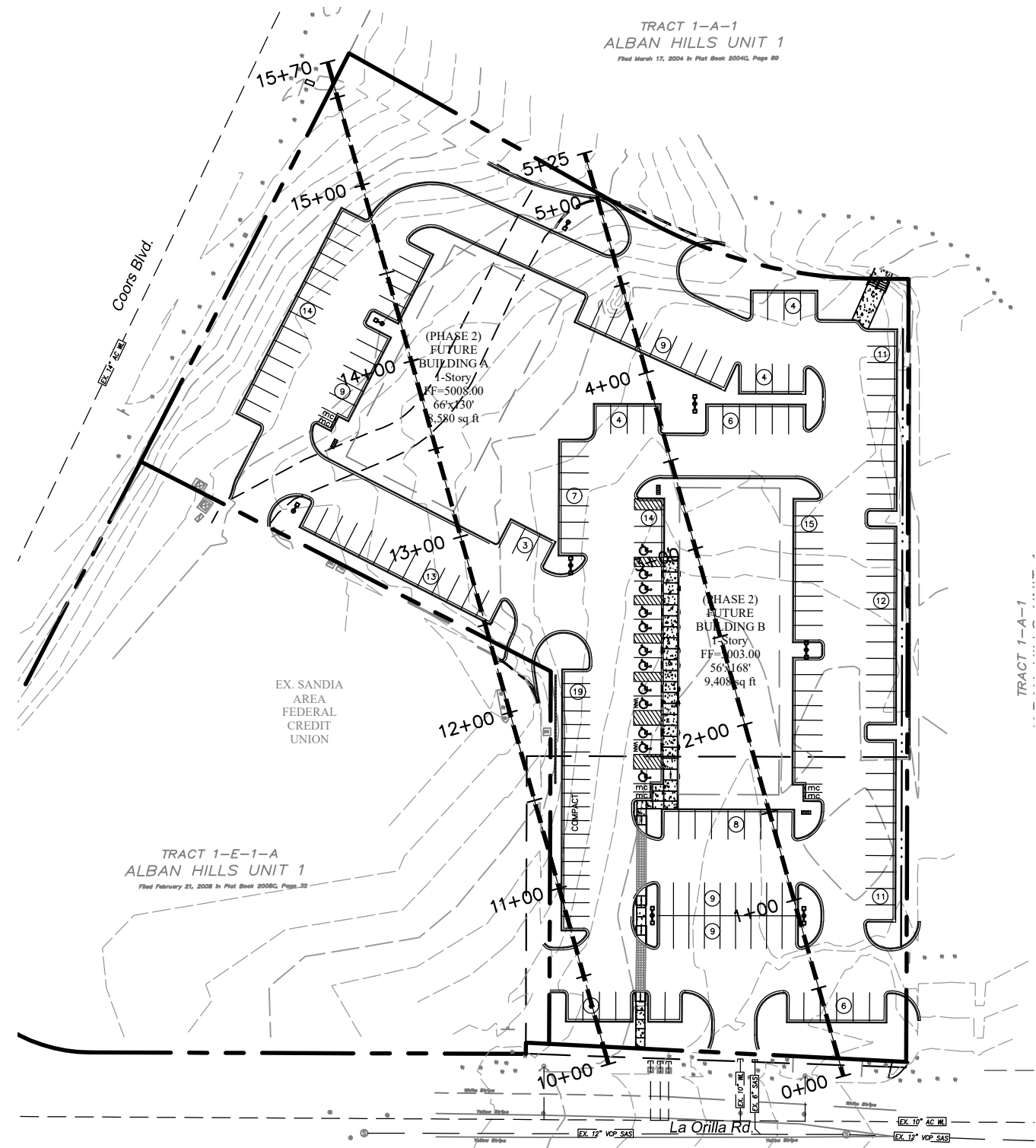


BLDG. B SOUTH ELEVATION
1/8"=1'-0"

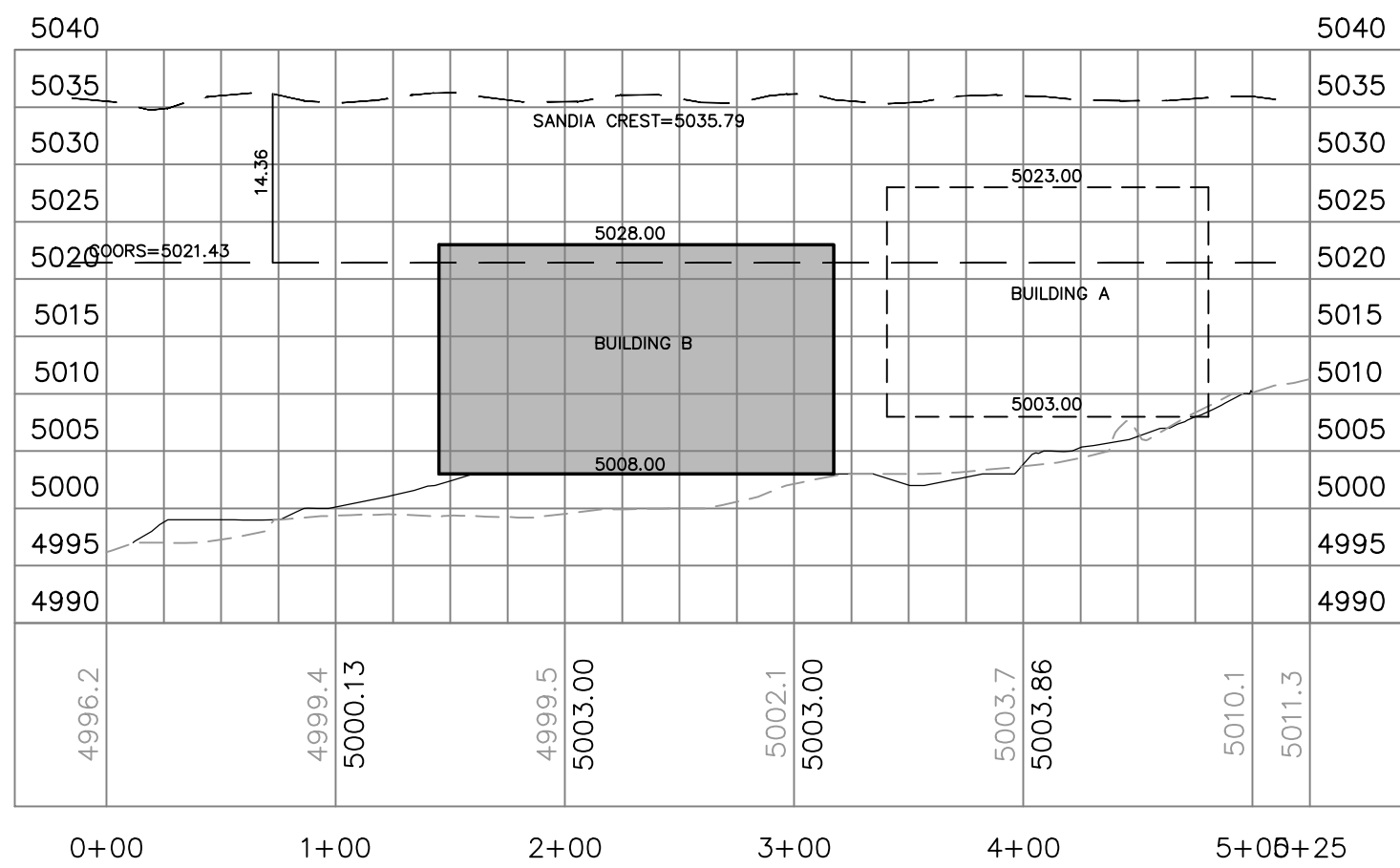


BLDG. B EAST ELEVATION
1/8"=1'-0"

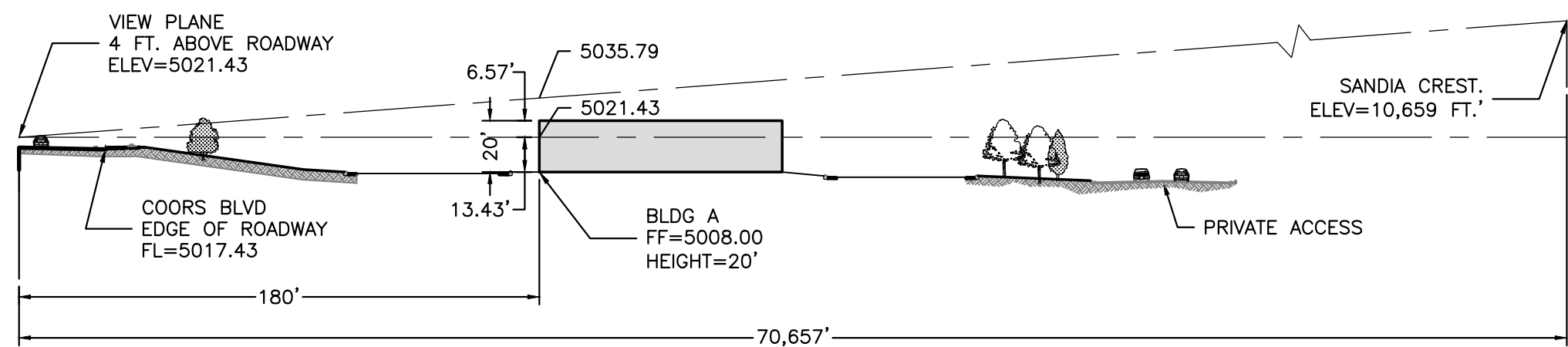




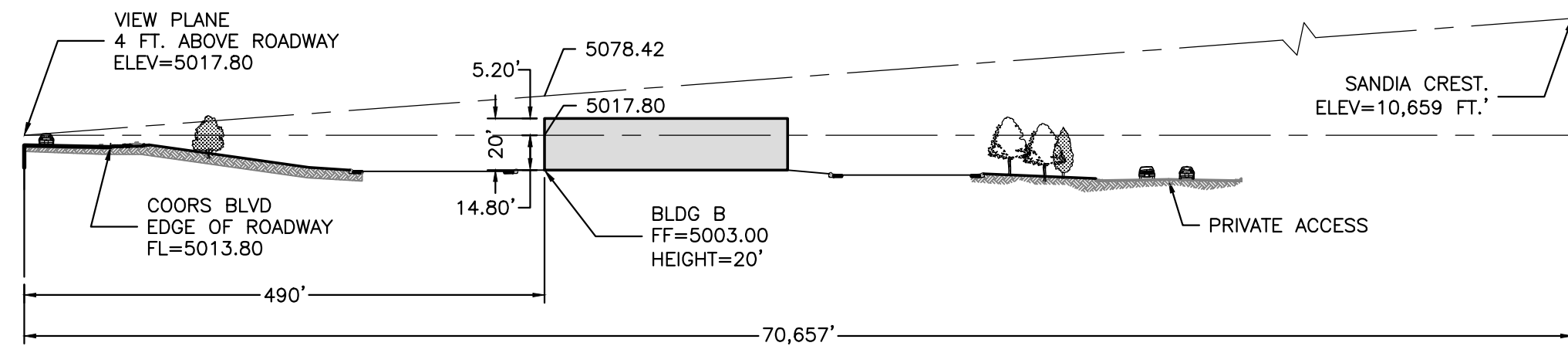
VIEW FRAME= 34553 SF
BLDG SF ABOVE COORS= 992 SF
% MASSING= 2.87%



VIEW FRAME= 7503 SF
BLDG SF ABOVE COORS= 270 SF
% MASSING= 3.60%



VIEW PLANE BUILDING A



VIEW PLANE BUILDING B

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER RONALD R. BOHANNAN P.E. #7868	SAGEBRUSH PLAZA ALBUQUERQUE, NM	DRAWN BY pm
	VIEW PLANE ANALYSIS	DATE 2-23-24
		DRAWING
	TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # 1
		JOB # 2023095