DRB-91-34

AMENDMENT NO. 6 TO THE

APPROVED SITE MASTER PLAN

CASE NO. DRB 83-533

THE PURPOSE OF THIS AMENDMENT IS TO:

1. REVISE THE TABULATION OF PARKING REQUIRED AND PARKING PROVIDED (SHOWN ON SHEET 2 of 2.) FOR EACH TRACT AND TO COORDINATE THE ALLOWABLE PARKING BETWEEN TRACTS PER THE "DECLARATION OF RECIPROCAL EASEMENTS, RESTRICTIONS, AND COVENANTS ("DECLARATION") RECORDED DECEMBER 2, 1983 RECORDED IN DOCUMENT NUMBER BOOK MISC. BOOK PAGES 825-845 BERNALILLO COUNTY, NEW MEXICO RECORDS. ALL UPTOWN SECTOR PER MINIMUM PARKING REQUIREMENTS HAVE BEEN MET OR EXCEEDED.
2. DELETE PROPOSED RETAIL BUILDING E AND ADD A SURFACE PARKING LOT. THE ADDITIONAL PARKING COUNT HAS BEEN INCLUDED IN THE TABULATION OF THE PARKING PROVIDED FOR TRACT 1-A-1.
3. UPDATE THE MASTER PLAN TO CONSTRUCTED CONDITIONS AND TO COORDINATE WITH THE CURRENT PLATTING OF TRACT 1.
4. REDUCE THE FOOTPRINT OF THE PHASE TWO PARKING STRUCTURE TO KEEP MARRIOTT DRIVE OPENED.

SIGN REGULATIONS FOR PARK SQUARE

PROJECT SIGNS

1) Free Standing Project Signs. The number of large freestanding signs announcing the Park Square project shall be limited to only (one) in number and shall be located on Louisiana Boulevard directly south of Indian School. In actual outside sign area shall in no larger area greater than 75 square feet for each side of the sign and the design shall be consistent with that shown in Elevation A on the site plan.

2) Monument Project Signs. The number of Monument signs announcing the Park Square project shall be limited to (two) signs. The outside sign area shall be restricted to approximately 40 square feet per side with their location as shown on the site plan. The sign located on Louisiana Boulevard will be removed once the freestanding sign described above is constructed. The sign on Indian School shall remain after construction of the freestanding sign.

In the area between the new office towers, there are two monument signs announcing the tenants of the main buildings. The surface area of each side of the sign is approximately 40 square feet with lettering attached to approximately 40 square feet of each surface. The two signs are of different construction and shall be assigned an currently constructed sign area. When the widening of the Uptown Loop Road occurs, the Phase I sign shall need to be moved to accommodate the construction but will be allowed to remain as a currently built. The Phase II sign shall remain in its existing location without any modifications.

3) Building Mounted Project Signs. The main building mounted signs announcing the Park Square project shall be consistent with the size and design of the sign shown on the site plan. Their location shall be at the top of the parapet wall. The sign shall be restricted to the name of the project and shall be limited to one (1) sign per building. A proposed sign for the Phase I portion shall be allowed to remain in its current configuration. There shall be no modification of this sign.

The standards for the letters used in building mounted project signage shall be as follows: The style of lettering shall be Futura or Times New Roman. The sign shall be constructed of a metallic substrate, with a bronze anodized finish.

TENANT SIGNS

1) Building Mounted Tenant Signs. These signs advertise the specific businesses present in the Park Square and consequently have proximity of the sign to the business in question. The standards that apply to all tenant signs shall be as follows: The area of the tenant sign shall be no larger than 2 square feet per linear foot of the tenant's frontage. The sign shall be mounted to the Construction Drawings for review and approval by the Uptown Sector Development Review Board. The sign shall be allowed to contain a logo or trademark of the business. A logo shall be allowed to be larger than the area requirement set forth by the Zoning Code. The style of the lettering shall be determined by property management and shall be consistent with the style of the signs already in use. The sign letters shall be constructed of a metallic substrate and shall have a dark bronze finish.

2) Monument Tenant Signs. These signs advertise the specific businesses present in the Park Square and consequently have proximity of the sign to the business in question. The standards that apply to all tenant signs shall be as follows: The area of the tenant sign shall be no larger than 2 square feet per linear foot of the tenant's frontage. The sign shall be mounted to the Construction Drawings for review and approval by the Uptown Sector Development Review Board. The sign shall be allowed to contain a logo or trademark of the business. A logo shall be allowed to be larger than the area requirement set forth by the Zoning Code. The style of the lettering shall be determined by property management and shall be consistent with the style of the signs already in use. The sign letters shall be constructed of a metallic substrate and shall have a dark bronze finish.

3) Directional Monument Signs. There are approximately 4 signs within the project area that are used to direct pedestrian and vehicles to other parking garages or establishments located within the inner court north of the office buildings. These signs are monument signs no are 12 square feet on each surface and the other are no a square feet of area. The signs are of a different construction than the project signs. The sign shall be consistent with the information present on the site plan. The sign shall be no larger than 12 square feet and