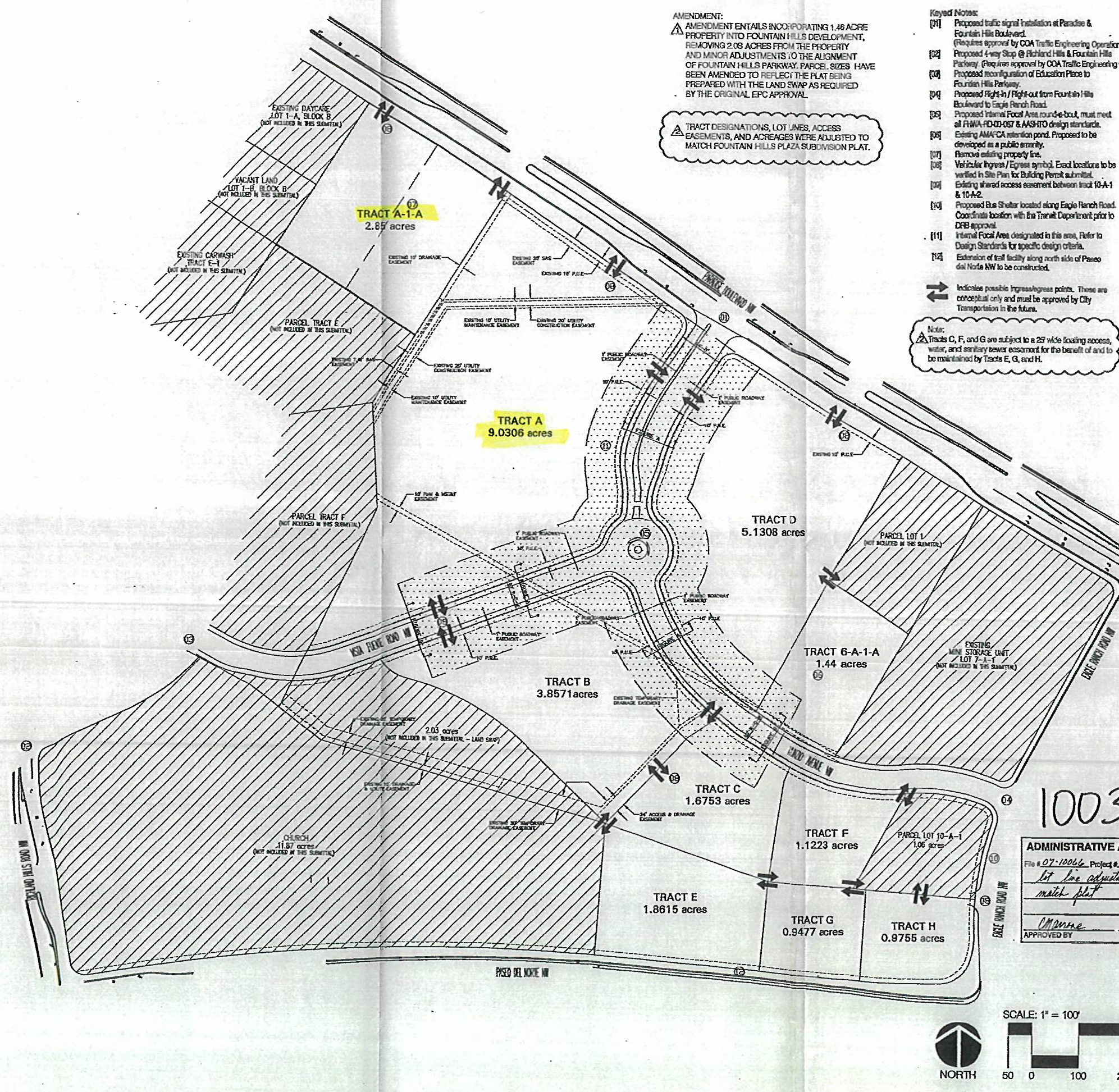




AMENDMENT:
 AMENDMENT ENTAILS INCORPORATING 1.46 ACRE PROPERTY INTO FOUNTAIN HILLS DEVELOPMENT, REMOVING 2.08 ACRES FROM THE PROPERTY AND MINOR ADJUSTMENTS TO THE ALIGNMENT OF FOUNTAIN HILLS PARKWAY. PARCEL SIZES HAVE BEEN AMENDED TO REFLECT THE PLAT BEING PREPARED WITH THE LAND SWAP AS REQUIRED BY THE ORIGINAL EPC APPROVAL.

TRACT DESIGNATIONS, LOT LINES, ACCESS EASEMENTS, AND ACREAGES WERE ADJUSTED TO MATCH FOUNTAIN HILLS PLAZA SUBDIVISION PLAT.

- Keyed Notes:**
- [01] Proposed traffic signal installation at Paradise & Fountain Hills Boulevard. (Requires approval by COA Traffic Engineering Operations)
 - [02] Proposed 4-way stop @ Richland Hills & Fountain Hills Parkway. (Requires approval by COA Traffic Engineering Operations)
 - [03] Proposed reconfiguration of Education Place to Fountain Hills Parkway.
 - [04] Proposed Right in / Right out from Fountain Hills Boulevard to Eagle Ranch Road.
 - [05] Proposed Internal Focal Area round-a-bout, must meet all FHWA RD-03-057 & AASHTO design standards.
 - [06] Existing AMAFCA retention pond. Proposed to be developed as a public amenity.
 - [07] Remove existing property line.
 - [08] Vehicular Ingress / Egress symbol. Easal locations to be verified in Site Plan for Building Permit submitted.
 - [09] Existing shared access easement between tract 10-A-1 & 10-A-2.
 - [10] Proposed Bus Shelter located along Eagle Ranch Road. Coordinate location with the Transit Department prior to DRB approval.
 - [11] Internal Focal Area designated in this area. Refer to Design Standards for specific design criteria.
 - [12] Extension of trail facility along north side of Paseo del Norte NW to be constructed.
- Indicates possible ingress/egress points. These are conceptual only and must be approved by City Transportation in the future.
- Note:
 Tracts C, F, and G are subject to a 25' wide flooding access, water, and sanitary sewer easement for the benefit of and to be maintained by Tracts E, G, and H.

Site Plan for Subdivision Prepared for: Fountain Hills Plaza, LLC

Land Use Summary

Tract	Acres	Max. Bldg. Height	Max. Buildable	Allowable Uses
A-1-A	2.85	32'-0"	30 DU/Acre	Residential
A	9.0306	32'-0"	35 F.A.R.	Retail / Restaurant / Office
B	3.8571	32'-0"	35 F.A.R.	Retail / Restaurant / Office
C	1.6753	32'-0"	35 F.A.R.	Hotel / Retail
D	5.1308	32'-0"	35 F.A.R.	Retail / Restaurant / Office
E	1.8615	32'-0"	35 F.A.R.	Hotel / Retail
F	1.1223	32'-0"	35 F.A.R.	Restaurant / Retail
G	0.9477	32'-0"	35 F.A.R.	Restaurant / Retail
H	0.9755	32'-0"	35 F.A.R.	Restaurant / Retail
6-A-1-A	1.44	N/A	N/A	N/A

Notes:
 All buildings are limited to 3.5 stories as per Council Bill # FFS O-185, Enactment No. 33-1985, Exhibit A, City of Albuquerque Zoning and Special Use Parameters approved by City Council May 20th, 1985.

Existing Site Data:
 Legal Description:
 Lots 28 & 29, Lot 10-A-2 of Block D Albuquerque West, a portion of Lot B-1-A, Lot C-1-A, Lot D-1-A, Lot 6-A-1-A, Albuquerque West, Unit 1 and a portion of Tract B Richland Hills, Unit 1
 Acreage: ± 30.3
 Existing Land Use: Undeveloped.

Current Zoning:
 SUH PDA to include C-3 Uses (Permissive & Conditional)
 Council Bill # FFS O-185, Enactment No. 33-1985, Exhibit A sets forth additional parameters.

Future Site Development Plans for Building Permit are delegated to the Development Review Board as specified in City Council Bill no. FFSO - 186, Enactment No. 33-1985. All future Site Development Plans for Building Permit shall indicate the Internal Focal Area, where applicable.

1003445

ADMINISTRATIVE AMENDMENT
 File # 07-10066 Project # 1003445
 Lot line adjustment to match plat
 Approved by: [Signature] DATE: 9/14/07

CANNADY PALACIOS ARCHITECTURE
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THIS DRAWING IS THE PROPERTY OF CP ARCHITECTURE AND SHALL NOT BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESSED WRITTEN CONSENT.

THIS PLAN IS AN AMENDMENT TO THE EPC APPROVED REPORT ORIGINALLY PREPARED BY CANNADY PALACIOS ARCHITECTURE.

Project Number: 1003445
 Application Number: 07DRB-70063

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated May 18, 2007, and the Findings and Conclusions in the Official Map/Ordinance of Decision as amended.

Is this site consistent with the conditions from EPC's decision dated August 18, 2006, 06EPC-00022?

Is an Infrastructure List required? (Y) Yes (N) No. If yes, then a set of approved DRD plans with a work order is required for any construction within PLU50 Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGN-OFF APPROVAL:

Signature	Date
[Signature]	1-26-07
[Signature]	6-20-07
[Signature]	6/20/07
[Signature]	6/20/07
[Signature]	6-27-07

City Engineer: N/A
 Planning Department: N/A
 DRB Chairperson, Planning Department: [Signature]

Consensus Planning
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 Albuquerque, NM 87108
 TELEPHONE • 505.266.1711
 FAX • 505.266.4567
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DRB SUBMITTAL

Site Vicinity
 Zone Atlas C-12
 (UNIT 1)
 1003445

SEPTEMBER 4, 2007

DATE PREPARED • 9/14/07
 PROJECT ID • 1003445

Site Plan For Subdivision
A1

Design Guidelines & Standards

The purpose of these Design Guidelines is to provide a framework to assist developers and designers in understanding the development goals and objectives for the Fountain Hills mixed-use development. These guidelines address the issues of streetscape, road design, pedestrian circulation, setbacks, parking, lighting, signage, site layout, architecture, landscape and transit opportunities. Each category is organized in terms of Standards (items that are required), and Guidelines (items that are encouraged). Where there is a conflict between City Codes or Ordinances and the Design Guidelines & Standards, the more restrictive requirement shall be applicable.

The Design Standards shall be used to facilitate the design of buildings which respect the natural conditions of the site, maintain and highlight the spectacular views of the Sandia and Manzano Mountains and to provide a clustered building design that breaks up large parking areas into an integrated pedestrian center.

Site Plan Submittals

Site Development Plans for Building Permit for all Tracts shall be reviewed and approved by the Development Review Board (DRB) in accordance with the provisions set forth in Council Bill # FS 0-195, Enactment No. 33-1995, Exhibit A, City of Albuquerque Zoning and Special Use Parameters approved by City Council May 20th, 1995.

Sites

The proposed site consists of approximately 31 acres of undeveloped land bounded by Paradise Blvd to the North, Eagle Ranch Rd to the East, Paseo Del Norte to the South, & Education Pl to the West.

Land Use Concept

The land use concept is an integrated, mixed-use Office / Commercial / Retail / Service Center, adjacent to a Designated Community Activity Center per the City of Albuquerque Comprehensive Plan. The character developed within the center is a pedestrian friendly environment consisting of areas for displays & seating. The design criteria encourages the use of small and large scale plazas and patios to create outdoor public / private spaces. The street layout encourages this type of activity by providing an Internal Focal Area around which buildings are oriented, providing slower moving pedestrian friendly traffic conditions in high congestion areas. On-street parking, pedestrian nodes and an integrated internal street system will work toward creating a community identity.

Proposed Uses:

C-3 Permissive & Conditional use including package liquor for off-site consumption, unless otherwise restricted below.

Prohibited Uses:

- | | |
|---|---------------------------------|
| • Adult Amusement Establishment or Adult Store | • Automotive Engine Mfg. |
| • Bottling | • Cold Storage Plant |
| • Mfg., assembling, testing, repairing, or rebuilding of products | • Welding |
| • Printing, publishing, lithography, or blueprinting | • Ice Plant |
| • Sheet metal working | • Tire recapping or re-treading |
| • Upholstering | • Warehousing |
| • Contractor's yard | • Bulk Fuel Storage & Sales |
| • Equipment rental, sales, display and repair | • Kennel |
| • Antennae (with height limitation) | • Auto Dismantling |
| • Offensive contractor's equipment and heavy farm equipment sales | • On-Site Dry Cleaning Plant |
| • Reduced right-of-way and incidental facilities | |
| • Outdoor building material storage or sales unless unless incidental to retail sales and adequately screened | |
| • Specific uses restricted by Council Bill # FS 0-195, Enactment No. 33-1995, annexation agreement | |

Adjacent Land Uses (Zoning):

- | | |
|-------|---|
| North | Single Family Residential (R-1, SU-1 & RT) |
| | Multi-Family Residential Apartments (SU-1, C-2 & R-2) |
| South | Undeveloped Land (SU-1 P w/ Exceptions per the RiverView Sector Development Plan) |
| | Single Family Residential (R-1) |
| East | Commercial (SU-1 PDA to include C-3 Uses) |
| | Multi-Family Residential Apartments (SU-1) |
| West | Petroglyph Elementary School (SU-1 PDA to include C-3 Uses) |
| | Commercial (SU-1) |

Site/Edge Design

Standards

- Parking provided adjacent to Paradise Boulevard, Eagle Ranch, and Paseo Del Norte shall be screened by short walls and/or landscaping to a height of 3 feet.
- A 6 foot sidewalk shall be provided within these right-of-ways to provide pedestrian access.
- Landscape buffer shall include trees spaced a minimum of 30 feet on center and include a minimum of 25% coniferous trees.
- The Internal Focal Area (Figure G) shall be defined by a vehicular round-about and parallel parking within the public right-of-way. The area immediately adjacent to the round-about shall be constructed of materials that distinguish it from typical roadway materials, such as integrally colored and/or stamped concrete, brick forms or pavers of various sizes (to be approved through DRC and Street Maintenance).
- A centrally located round-about shall be designed to create an urban space where interaction can occur. (Figure G) Provide amenities to cater to pedestrians, bicyclists, transit users and motorists. (i.e. seating, bicycle parking, outdoor display, newspaper kiosks, etc.
- The Project edge along Paradise Boulevard shall include at least a 10 foot landscape setback from property line to provide a buffer to the adjacent residential neighborhoods.
- Street edges adjacent to Tract A-1-A shall utilize a combination of walls, decorative fencing, and landscaping to provide for a secure residential environment. The material treatments shall be compatible with adjacent buildings and consist of materials specified in the Perimeter Walls & Screening section provided in this document.

Public Right-of-Way

All Access Points provided on the site plan are for illustrative purposes only and are subject to change.

Standards

- The Site Plan shall comply and be designed per DFM Standards.
- The Internal Focal Area is proposed as a 60 foot public right-of-way as shown in Figure A & Figure D.
- The streets outside of the Internal Focal Area are proposed as a 60 foot public right-of-way as shown in Figure B.

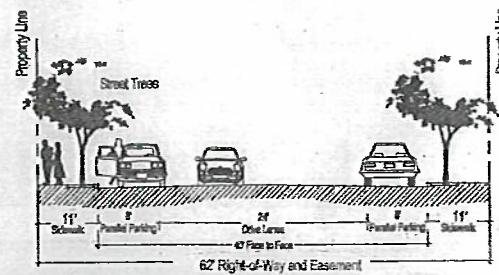


Figure A: Internal Focal Area Minimum Street Section

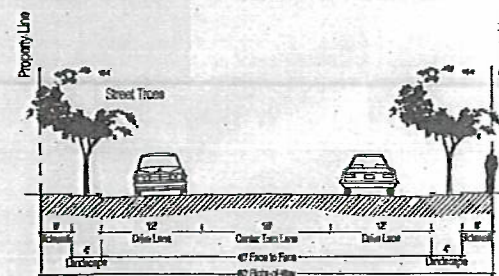


Figure B: Right-of-Way Minimum Street Section

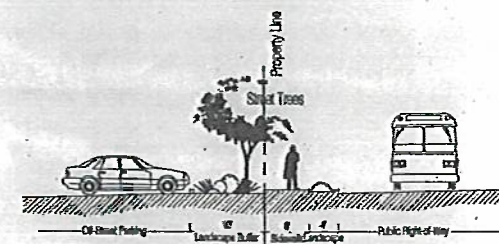


Figure C: Off-Street Parking Minimum Section

- All intersections shall have pedestrian crosswalks that are a minimum of 6 feet wide. These crosswalks shall be constructed of materials that distinguish it from the roadway materials, such materials shall consist of integrally colored and/or stamped concrete, brick forms or pavers of various sizes.
- Provide cross access to all properties adjacent to the proposed development.
- Fountain Hills Drive shall provide access from Fountain Hills Boulevard (Nunzio Avenue) to Parcel H-4.
- The round-about shall be designed per FHWA & AASHTO Standards, including on-street parking in and around this area.
- Fountain Hills Boulevard (Nunzio Avenue) & Eagle Ranch shall be restricted to a Right-in Right-out Intersection.

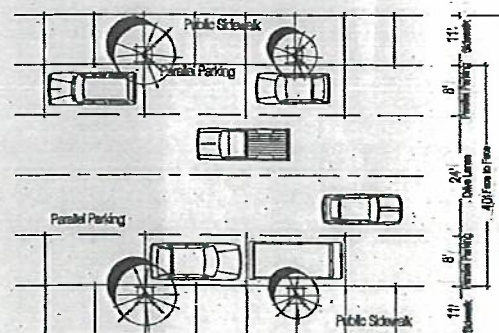


Figure D: Internal Focal Area Street Plan

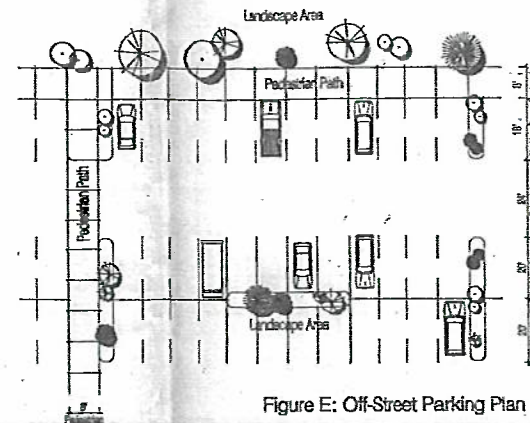


Figure E: Off-Street Parking Plan

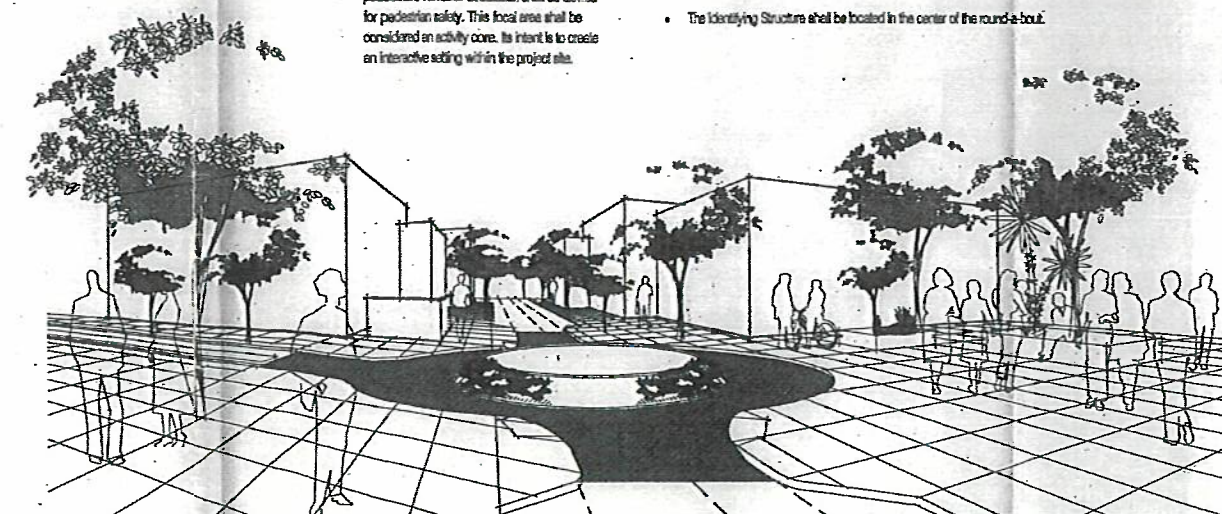
Off-Street Parking

In order to support the goals for the property regarding pedestrian accessibility, careful attention shall be paid to the parking design. An effort shall be made to lessen the impact of parking facilities on the land through landscaping, site location and arrangement. In order to lessen the visual impact of parking areas, parking facilities shall be broken up into a series of smaller areas.

Standards

- All Off-Street parking shall comply with Section 14-15-9-1 of the Comprehensive Zoning Code.
- The maximum amount of parking provided shall meet parking requirements in the City Zoning Code, plus 10 percent.
- Parking areas shall be designed to include a 6 foot wide pedestrian link to buildings. This linkage shall be constructed of materials that distinguish it from the roadway materials, such materials shall consist of integrally colored and/or stamped concrete, brick forms or pavers of various sizes.
- Parking areas shall be setback a minimum of 10 feet from adjacent property lines and/or private drive easements.
- Barrier curbs shall be provided around all parking areas in order to protect landscaping from vehicles. These barriers shall provide water runoff openings to allow surface drainage into the landscaped areas.
- Parking shall be distributed among several parking areas on each site to limit large expanses of parking lots. Parking shall be placed behind building or be screened from surrounding neighborhoods by means of walls and/or landscaping. Walls shall be architecturally compatible with the surrounding buildings.
- Bicycle parking shall be provided pursuant to City Zoning Code. To encourage non-vehicular travel, provisions for convenient on-site bicycle lockers and/or secure bicycle storage areas shall be provided adjacent to building entrances.
- Off-street parking areas shall not be permitted adjacent to Fountain Hills Boulevard (Nunzio Avenue) or Fountain Hills Parkway within the Internal Focal Area.
- Motorcycle parking shall be provided at 2 spaces per building. The motorcycle parking is not required to be located next to the building.

The Internal Focal Area shall be designed for the pedestrian. Vehicular circulation shall be slowed for pedestrian safety. This focal area shall be considered an activity core. Its intent is to create an interactive setting within the project site.



Note

The Internal Focal Area is intended to provide a pedestrian friendly environment in which vehicular traffic could be reduced to alternative routes.

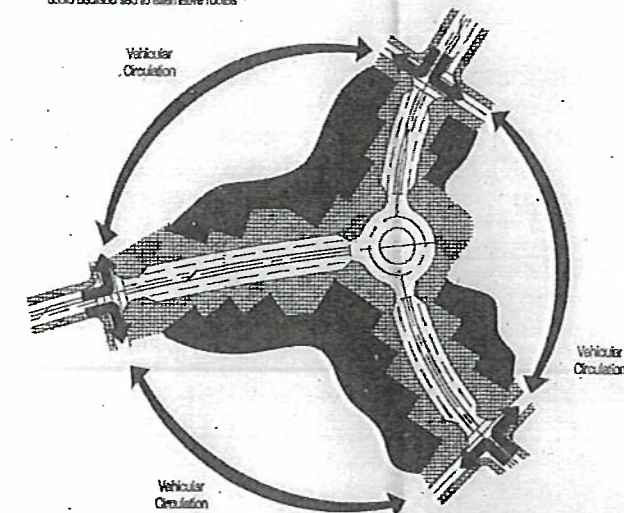


Figure F: Alternative Traffic Circulation

Building Setbacks

The following setback requirements serve to create a variety of pedestrian experiences: an urban formal experience throughout the Commercial / Retail sector; and an informal experience throughout the Office / Multi-Family Residential tracts.

Standards

General

- All building setbacks shall be compliant with the C-3 zoning requirements provided in the City of Albuquerque Comprehensive City Zoning Code and the following:

- Building setbacks adjacent to Fountain Hills Boulevard (Nunzio Avenue) and Fountain Hills Parkway within the Internal Focal Area shall be a minimum of 15 feet and a maximum of 20 feet from the property line to produce an urban streetscape. Building overhangs, patio walls, and patios / plazas and other private amenities intended for use by patrons shall be permitted within this setback to allow for public and/or private nodes for building tenants.

- Building setbacks adjacent to Paradise Boulevard and Fountain Hills Boulevard outside the Internal Focal Area shall be a maximum of 65 feet. The intent is to provide limited off-street parking within this setback, while avoiding large expanses of off-street parking adjacent to the street. Building overhangs, patio walls, and patios/plaza shall be permitted within this setback to allow for private and/or public areas.

Public Art

The center of the Internal Focal Area shall provide an identifying structure that enhances the design of the development. This structure shall be Public Art, or a Fountain Element to provide an amenity within the Internal Focal Area.

Standards

- The Identifying Structure shall comply with the City's Zoning Regulations and any applicable City Ordinances.
- The Identifying Structure shall be maintained by the building Owner's (Commercial Owner's Association).
- The Identifying Structure shall be located in the center of the round-about.

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DRB
SUBMITTAL

DESIGNED • 6-11-07
PROJECT ID • Fountain Hills

Site Plan
For Subdivision

A2