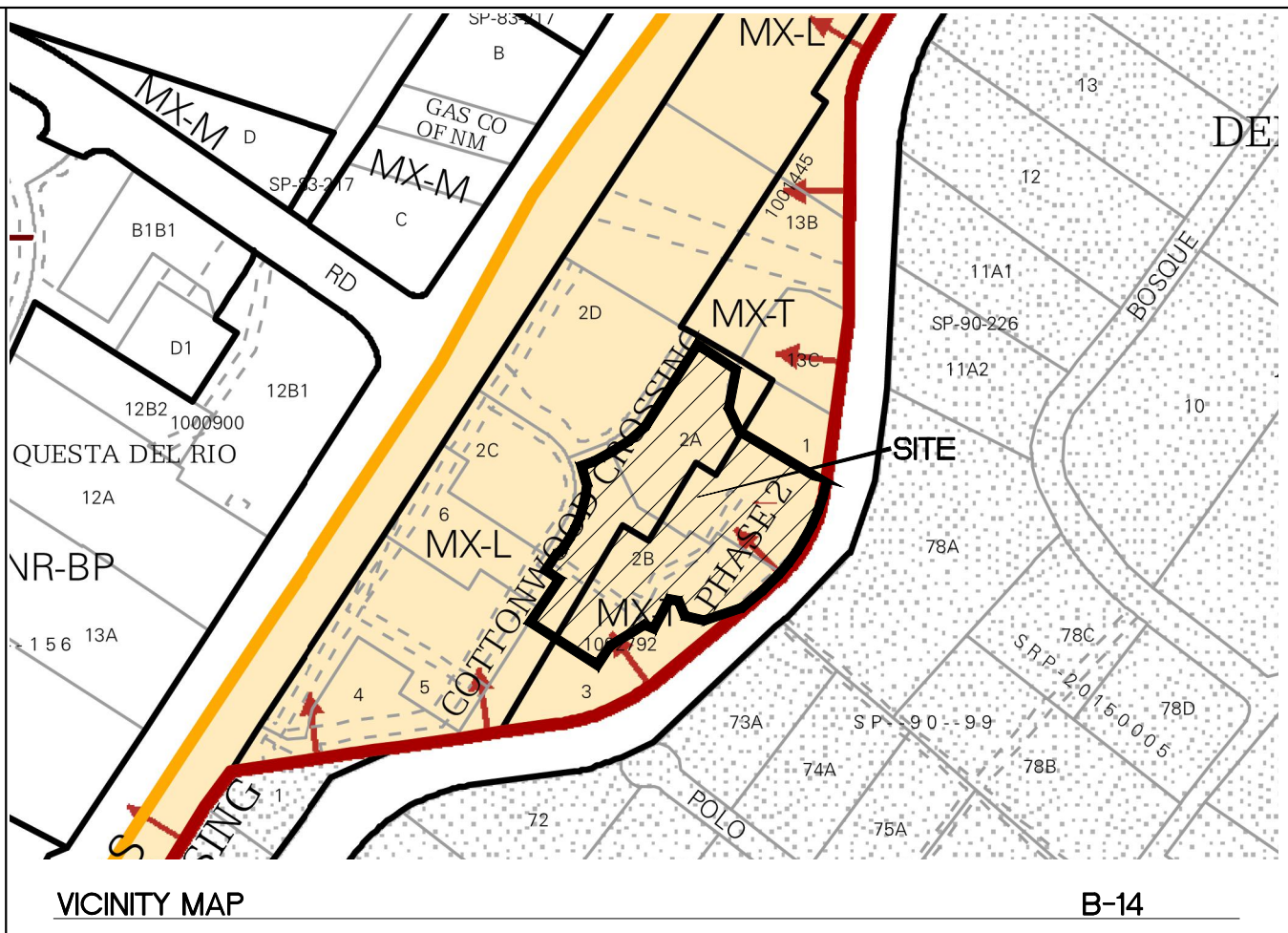
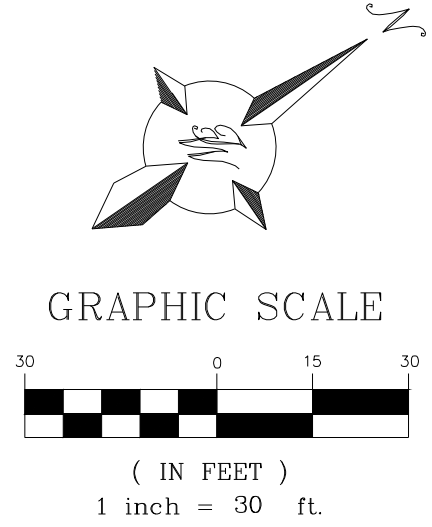


Y:\2023\2023004 Retail @ 7 Bar\dwg\Construction\2023004-ZONE.dwg Nov 01, 2023 - 2:25pm



LEGAL DESCRIPTION:
LT 2-A LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSINGPHASE II) CONT 1.5908 AC
LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSINGPHASE II) CONT 1.5483 AC
3.20 ACRES OF THE CONTROLLING SITE DEVELOPMENT PLAN

EFFECT OF ZONE LINE MOVEMENT ON MX-L & MX-T DISTRIBUTION ON SITE									
	Existing (SF)	Existing (Acres)	New MX-L	New MX-T	Net Effect of Zone Line Movement (SF)	Net Effect of Zone Line Movement (Acres)	Total SF	Total Acre	%increase/decrease of total site area
Existing MX-L	60,610	1.39	20,366	(6,856)	13,510	0.31	74,120	1.70	9.88%
Existing MX T	76,134	1.75	(20,366)	6,856	(13,510)	-0.31	62,624	1.44	-9.88%
	136,744	3.14					136,744	3.14	



	ENGINEER'S SEAL	RETAIL AT 7 BAR ALBUQUERQUE, NM	DRAWN BY pm
		NEW MX ZONING (NOT BUILDING PERMIT SET)	DATE 11-2-23
		 TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	DRAWING 2023004-SP
			SHEET # EX-2
VINCENT P. CARRICA P.E. #16212			JOB # 2023004