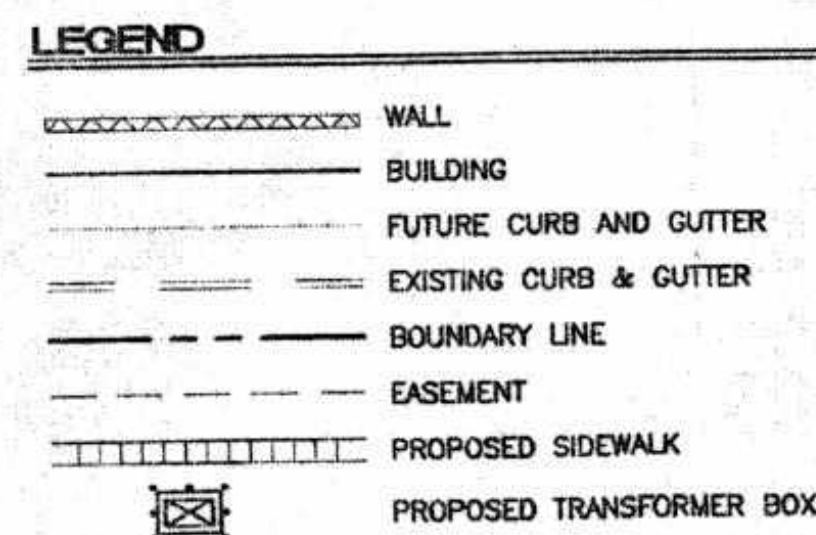
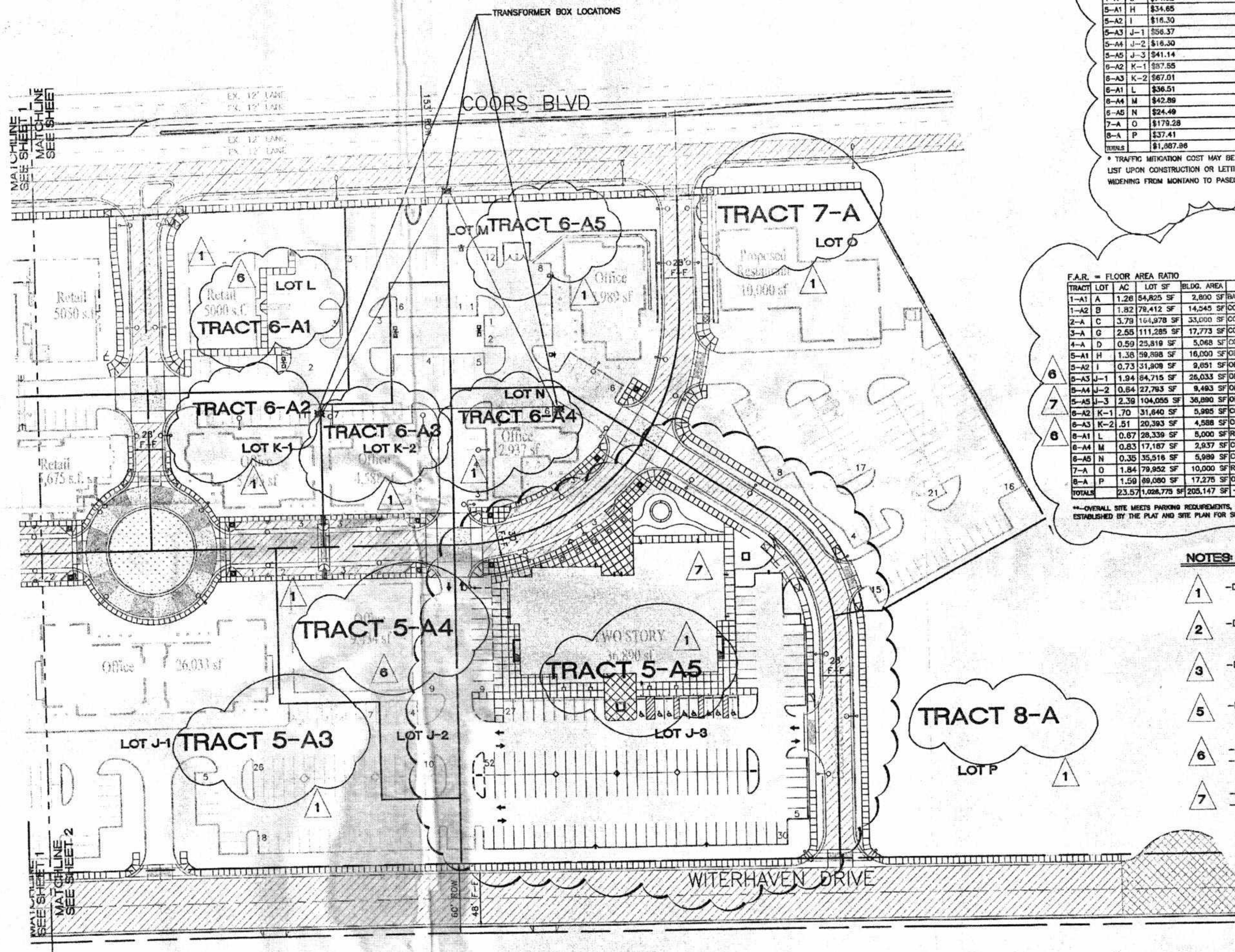




3

OFFSITE TRAFFIC REQUIREMENT		
TRACT	LOT	TAYLOR RANCH / MONTANO COST
1-A1	A	\$206.98
1-A2	B	\$212.42
2-A	C	\$461.95
3-A	G	\$72.68
4-A	D	\$74.02
5-A1	H	\$34.65
5-A2	I	\$16.30
5-A3	J-1	\$56.37
5-A4	J-2	\$16.30
5-A5	J-3	\$41.14
6-A2	K-1	\$57.55
6-A3	K-2	\$67.01
6-A1	L	\$36.51
6-A4	M	\$42.89
6-A5	N	\$24.49
7-A	O	\$179.28
8-A	P	\$37.41
TOTALS		\$1,887.98

LA ORILLA / COORS COST *

\$3,845.43
\$3,946.53
\$8,953.96
\$1,350.27
\$1,375.11
\$643.71
\$302.75
\$1,047.39
\$302.75
\$784.41
\$1,628.64
\$1,244.87
\$678.33
\$798.00
\$455.00
\$3,330.84
\$665.01
\$31,350.87

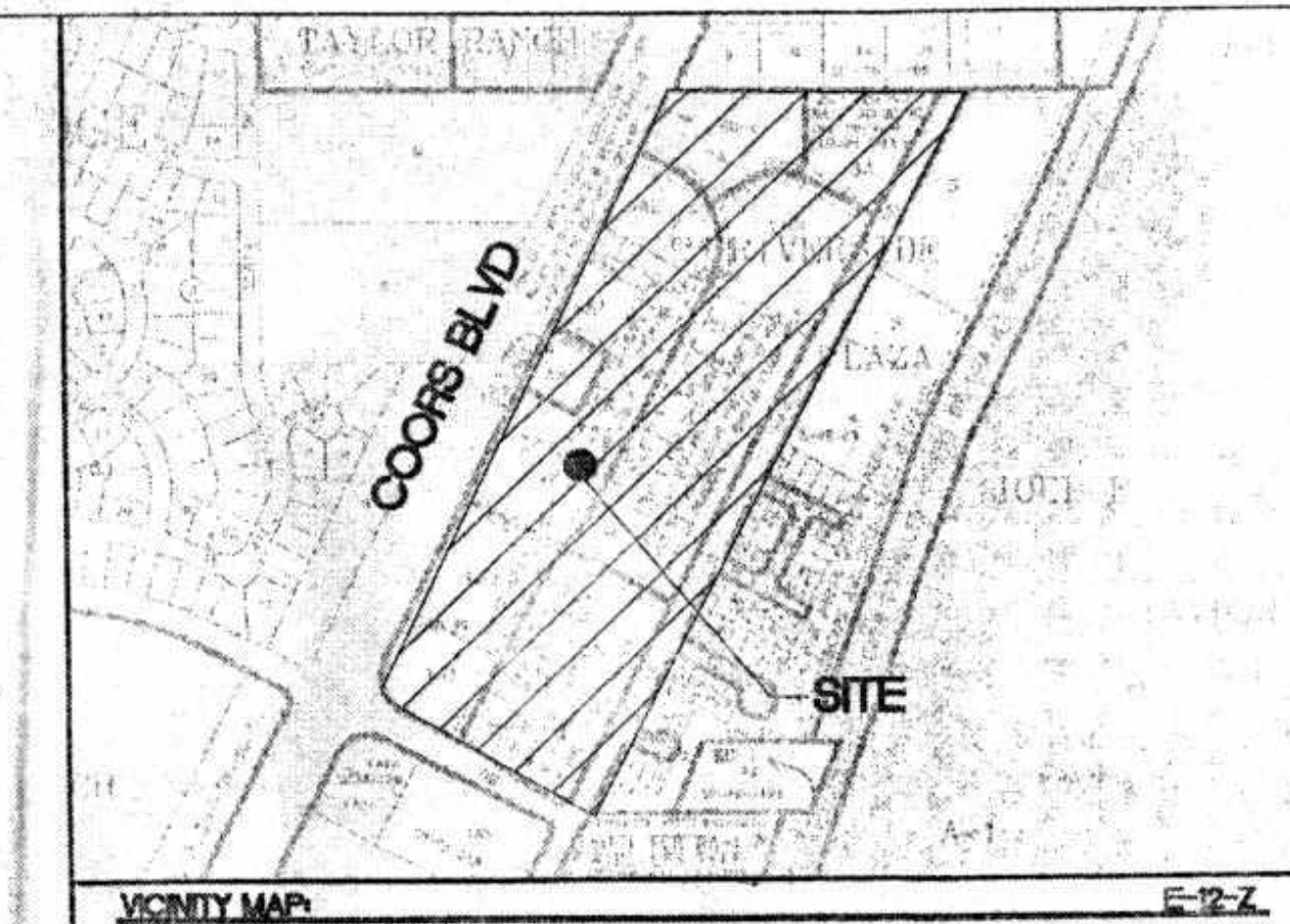
* TRAFFIC MITIGATION COST MAY BE WAIVED WITH AN AMENDED INFRASTRUCTURE LIST UPON CONSTRUCTION OR LETTING OF CONSTRUCTION CONTRACT FOR - COORS WIDENING FROM MONTANO TO PASEO DEL NORTE

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F.A.R. = FLOOR AREA RATIO										ZONING									
TRACT	LOT	AC	LOT SF	BLDG. AREA	USES	REQUIRED PARKING	PROPOSED PARKING	HC PARKING	F.A.R.	TRACT	LOT	AC	LOT SF	BLDG. AREA	USES	REQUIRED PARKING	PROPOSED PARKING	HC PARKING	F.A.R.
1-A1	A	1.26	54,825 SF	2,800 SF	OFFICE	14 SPACES	14 SPACES	1 SPACE	.05	SU-1	FOR C-1 W/ ADDITIONAL USES								
1-A2	B	1.82	78,412 SF	14,545 SF	COMMERCIAL	80 SPACES	83 SPACES	3 SPACES	.18	SU-1	FOR C-1 W/ ADDITIONAL USES								
2-A	C	3.79	164,978 SF	33,000 SF	COMMERCIAL	166 SPACES	136 SPACES	3 SPACES	.20	SU-1	FOR C-1 W/ ADDITIONAL USES								
3-A	G	2.55	111,285 SF	17,773 SF	COMMERCIAL	80 SPACES	102 SPACES	4 SPACES	.16	SU-1	FOR C-1 W/ ADDITIONAL USES								
4-A	D	0.59	25,819 SF	5,068 SF	COMMERCIAL	23 SPACES	9 SPACES	1 SPACE	.20	SU-1	FOR C-1 W/ ADDITIONAL USES								
5-A1	H	1.36	58,888 SF	16,000 SF	OFFICE	80 SPACES	81 SPACES	4 SPACES	.28	SU-1	FOR C-1 AND C-1 W/ ADDITIONAL USES								
5-A2	I	0.73	31,809 SF	9,851 SF	OFFICE	48 SPACES	38 SPACES	2 SPACES	.27	SU-1	FOR C-1 AND C-1 W/ ADDITIONAL USES								
5-A3	J-1	1.94	84,715 SF	26,033 SF	OFFICE	130 SPACES	89 SPACES	8 SPACES	.31	SU-1	FOR C-1 AND C-1 W/ ADDITIONAL USES								
5-A4	J-2	0.84	27,783 SF	9,483 SF	OFFICE	47 SPACES	25 SPACES	2 SPACES	.31	SU-1	FOR C-1 AND C-1 W/ ADDITIONAL USES								
5-A5	J-3	2.39	104,055 SF	36,890 SF	OFFICE	184 SPACES	136 SPACES	8 SPACES	.35	SU-1	FOR C-1 AND C-1 W/ ADDITIONAL USES								
6-A2	K-1	.70	31,640 SF	5,985 SF	COMMERCIAL	27 SPACES	28 SPACES	2 SPACES	.20	SU-1	FOR C-1 W/ ADDITIONAL USES								
6-A3	K-2	.51	20,383 SF	4,586 SF	COMMERCIAL	21 SPACES	22 SPACES	1 SPACE	.21	SU-1	FOR C-1 W/ ADDITIONAL USES								
6-A1	L	0.67	28,339 SF	5,000 SF	RETAIL	25 SPACES	24 SPACES	1 SPACE	.09	SU-1	FOR C-1 W/ ADDITIONAL USES								
6-A4	M	0.83	17,187 SF	2,837 SF	COMMERCIAL	14 SPACES	16 SPACES	1 SPACE	.17	SU-1	FOR C-1 W/ ADDITIONAL USES								
6-A5	N	0.35	35,516 SF	5,989 SF	COMMERCIAL	27 SPACES	28 SPACES	1 SPACE	.20	SU-1	FOR C-1 W/ ADDITIONAL USES								
7-A	O	1.84	79,952 SF	10,000 SF	RESTAURANT	50 SPACES	81 SPACES	4 SPACES	.13	SU-1	FOR C-1 W/ ADDITIONAL USES								
8-A	P	1.50	69,090 SF	17,276 SF	OFFICE	86 SPACES	86 SPACES	4 SPACES	.25	SU-1	FOR C-1 W/ ADDITIONAL USES								
TOTALS		23.57	1,028,775 SF	205,147 SF		1,028 SPACES	1,087 SPACES	56 SPACES	.29										

***OVERALL SITE MEETS PARKING REQUIREMENTS, FOR LOTS WHICH DO NOT SELF-PARK CROSS LOT PARKING ACCESS HAS BEEN ESTABLISHED BY THE PLAT AND SITE PLAN FOR SUBDIVISION

- NOTES:**
- 1 - DENOTES CHANGE IN LEGAL DESCRIPTION
 - 2 - DENOTES CHANGE IN SITE SPECIFIC DATA INFORMATION
 - 3 - DENOTES CHANGE IN TRAFFIC MITIGATION COST
 - 5 - DENOTES CHANGE IN LANDSCAPE CALCULATIONS
 - 6 - DENOTES CHANGE BUILDING FOOTPRINTS/UPDATE - F.A.R. TABLE (CHANGES MADE 01.10.2002)
 - 7 - DENOTES CHANGE BUILDING FOOTPRINTS/UPDATE - F.A.R. TABLE (CHANGES MADE 05.12.2004)



LEGAL DESCRIPTION:
LOT A THRU P, TRACTS 1 THRU 8, OF RIVERSIDE PLAZA

ADMINISTRATIVE AMENDMENT
File # 04-00785 Project # 1000089
By: [Signature] / [Signature]
Date: 7/13/04
APPROVED BY: [Signature] DATE

CASE NUMBER: Z-

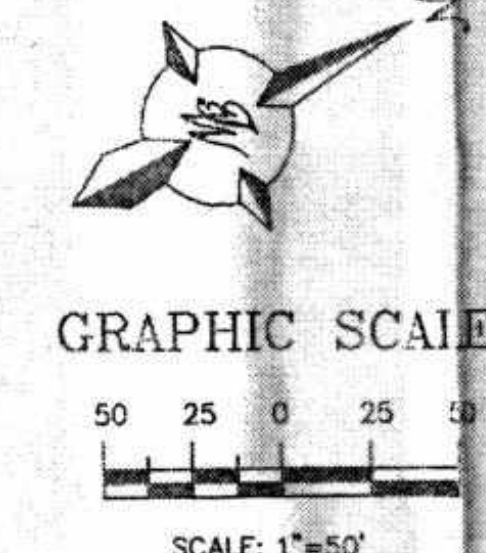
Approval is consistent with the specific site development plan on and that the design and conditions in the Official Notice of Notification Decision have been complied with:

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division	Date
Design and Development	Date
Public Works, Water Utility Division	Date
City Engineer, Engineering Division / AFCA	Date

APPROVAL AND ADDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

City Planner, Albuquerque / Bernalillo
City Planning Division
ENZ (10706) 4/98



ENGINEER'S SEAL	RIVERSIDE PLAZA	DRAWN BY MP
	SITE PLAN FOR SUBDMISION	DATE 01-10-2002
		9758BASE18.DWG
		SHEET # 2 OF 9
		JOB # 970058

RONALD R. BOHANNAN
P.E. #7868

TEHNA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100