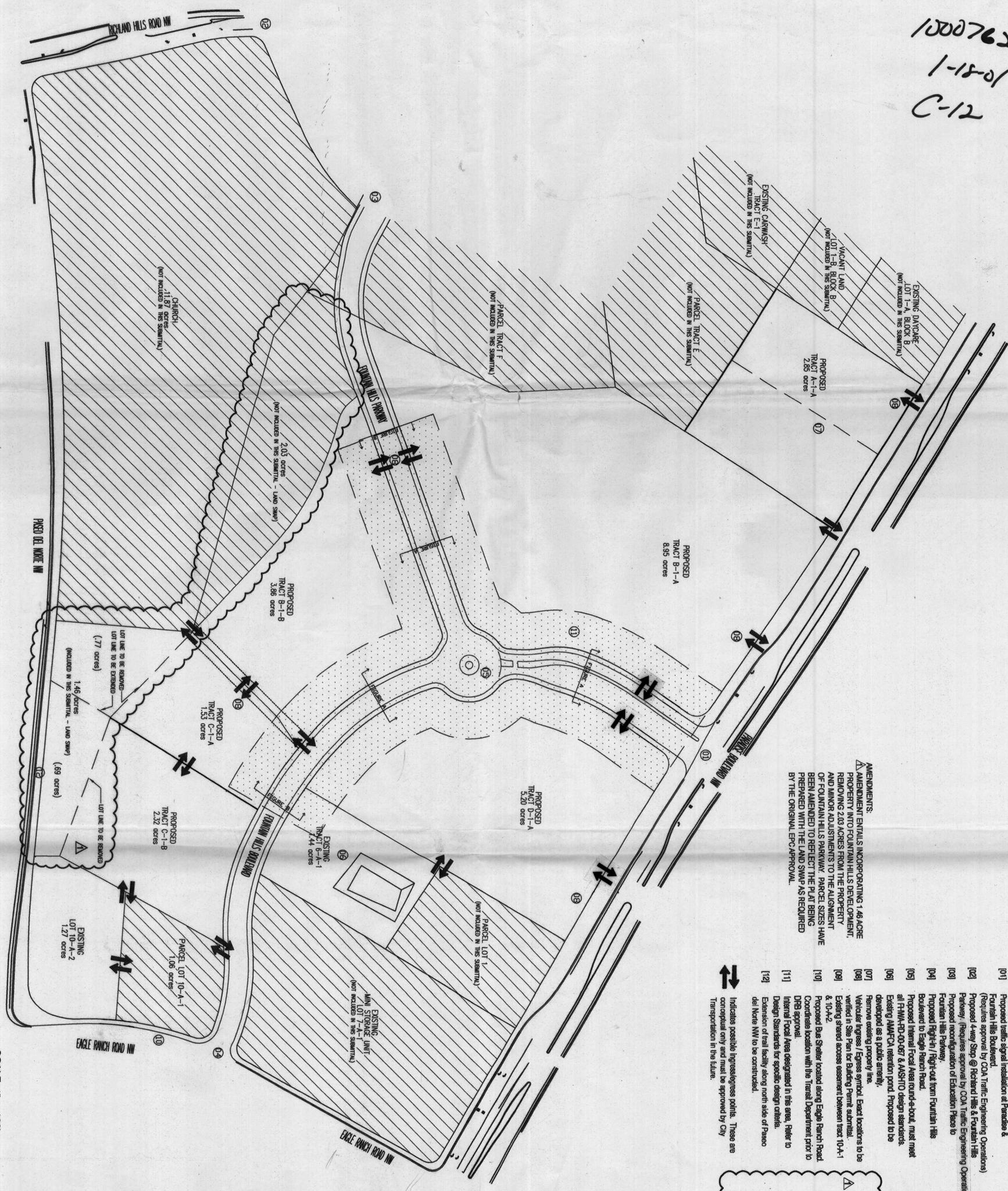


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**AMENDMENTS:**  
 ▲ AMENDMENT ENTAILS INCORPORATING 1.48 ACRE PROPERTY INTO FOUNTAIN HILLS DEVELOPMENT, REMOVING 2.85 ACRES FROM THE FRONTYARD AND MINOR ADJUSTMENTS TO THE ALIGNMENT OF FOUNTAIN HILLS PARKWAY. PARCEL SIZES HAVE BEEN AMENDED TO REFLECT THE PLAN BEING PREPARED WITH THE LAND SWAP AS REQUIRED BY THE ORIGINAL EPC APPROVAL.

- Keyed Notes:**
- [01] Proposed traffic signal installation at Paradise & Fountain Hills Boulevard
  - [02] Requires approval by COA Traffic Engineering Operations)
  - [03] Proposed 4-way Stop @ Richard Hills & Fountain Hills Parkway. (Requires approval by COA Traffic Engineering Operations)
  - [04] Proposed Fountain Hills Parkway, Right-of-Way from Fountain Hills Boulevard to Eagle Ranch Road.
  - [05] Proposed Internal Focal Area round-a-bout, must meet all FHWA-RD-90-087 & AASHTO design standards.
  - [06] Existing AMARCA retention pond. Proposed to be developed as a public amenity.
  - [07] Remove existing property line.
  - [08] Vertical ingress/Egress symbol. Exact locations to be verified in Site Plan for Building Permit submittal.
  - [09] Existing street 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.

**Land Use Summary**

Tract	Acreage	Max Bldg Height	Max Building	Allowable Uses
A-1-A	2.85	32'-0"	30 DUs/Acre	Residential
B-1-A	8.95	32'-0"	35 FAR	Retail / Restaurant / Office
B-1-B	3.86	32'-0"	35 FAR	Retail / Restaurant / Office
C-1-A	2.30	32'-0"	35 FAR	Hotel / Retail
C-1-B	3.01	32'-0"	35 FAR	Restaurant / Retail
D-1-A	5.20	32'-0"	35 FAR	Retail / Restaurant / Office
10-A-2	1.27	32'-0"	25 FAR	Restaurant / Retail
6-A-1	1.44	N/A	N/A	N/A

**Note:**  
 All buildings are limited to 35 stories as per Council Bill # F50-0-188, Enactment No. 93-1985, Exhibit A, City of Albuquerque Zoning and Special Use Parameters approved by City Council May 20th, 1985.

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



**Existing Site Data**  
 Legal Description:  
 Lots 2 & 3 of Block B, Lot 10-A-2 of Block D, Lot B-1, Lot C-1, Lot D-1, Lot 6-A-1, Albuquerque West, Unit 1  
 Acreage: 31.02  
 Existing Land Use: Undeveloped

**Current Zoning:**  
 SL-1 PDA to include C-3 Uses (Preparative & Conditional)  
 Council Bill # F50-0-188, Enactment No. 93-1985, Exhibit A, sets forth additional parameters.

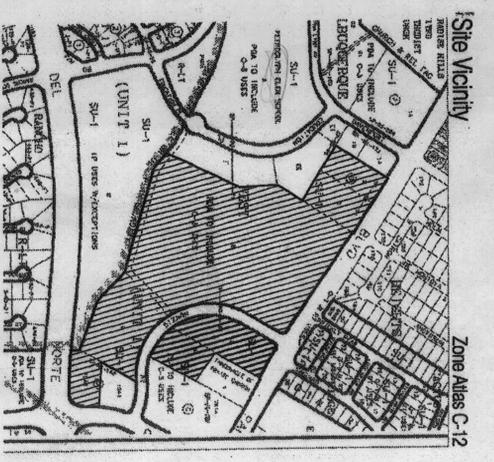
Future Site Development Plans for Building Permit are delegated to the Development Review Board as specified in City Council Bill no. F50-0-186, Enactment No. 93-1985. All future Site Development Plans for Building Permit shall indicate the Internal Focal Area, where applicable.

Project Number: 1003445  
 Application Number: 07065-70053

This Plan is consistent with the specific Sub Development Plan approved by the City Council on 12/15/99 and the Final Plat for the subdivision of the property described in the Official Notice of Decision and the Findings and Conditions in the Official Notice of Decision are satisfied.  
 This also incorporates the conditions from EPC's decision dated August 19, 2005, OSEPC-000022, which is an Intermunicipal Land Transfer. (N) Yes ( ) No If yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DRP SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

City Engineer	<i>[Signature]</i>	Date	6-26-07
Water Utility Department	<i>[Signature]</i>	Date	6-20-07
Public and Recreation Department	<i>[Signature]</i>	Date	6/20/07
City Engineer	<i>[Signature]</i>	Date	6/20/07
Soil/Water Management	<i>[Signature]</i>	Date	6-27-07
DRB Chairperson, Planning Department	<i>[Signature]</i>	Date	6-27-07



**CANNADY PALACIOS ARCHITECTURE**  
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 Albuquerque, NM 87105  
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 Website: www.cannady.com  
 Email: info@cannady.com

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 307 8th Street NW  
 Albuquerque, NM 87102  
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 Fax: 505.242.2485  
 Email: info@consensusplanning.com

**DRB SUBMITTAL**  
 Prepared by: Fountain Hills Plaza LLC

APPROVED: 6/14/07  
 PROJECT: Fountain Hills Plaza  
 For Subdivision  
**A1**

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