

PROJ 1001760
 02/2001

**SITE DEVELOPMENT PLAN FOR SITE
 REQUIRED INFORMATION**

THE SITE: The site consists of 1 existing lot, Tract A, Loyal Order of Moose Lodge 1517. The site contains approximately 1.41 acres. There is an existing building on the site that is approximately 12,000 S.F.

PROPOSED USE: The zoning for all tracts shall be SU-2/ SU-1 for NRC to the Martineztown-Santa Barbara Sector Development Plan. (See map for details.)

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS: Pedestrian ingress and egress shall be from existing sidewalks and curb cuts at Edith Blvd. N.E.

INTERNAL CIRCULATION REQUIREMENTS: Internal circulation shall be in accordance with the existing platted rights-of-way and as modified by the Building Permit.

BUILDING HEIGHTS AND SETBACKS: Pursuant to the SU-2, NRC Zoning Ordinance, building heights shall be in accordance with the Building Code.

MAXIMUM F.A.R.: Maximum F.A.R. shall be .35.

LANDSCAPE PLAN: Landscaping Plans shall be developed in accordance with the individual Site Plan for Building Permit.

This Site Plan for Subdivision reflects the existing condition on the property and new construction will require a Site Development Plan for Building Permit and the EPC.

APPROVALS

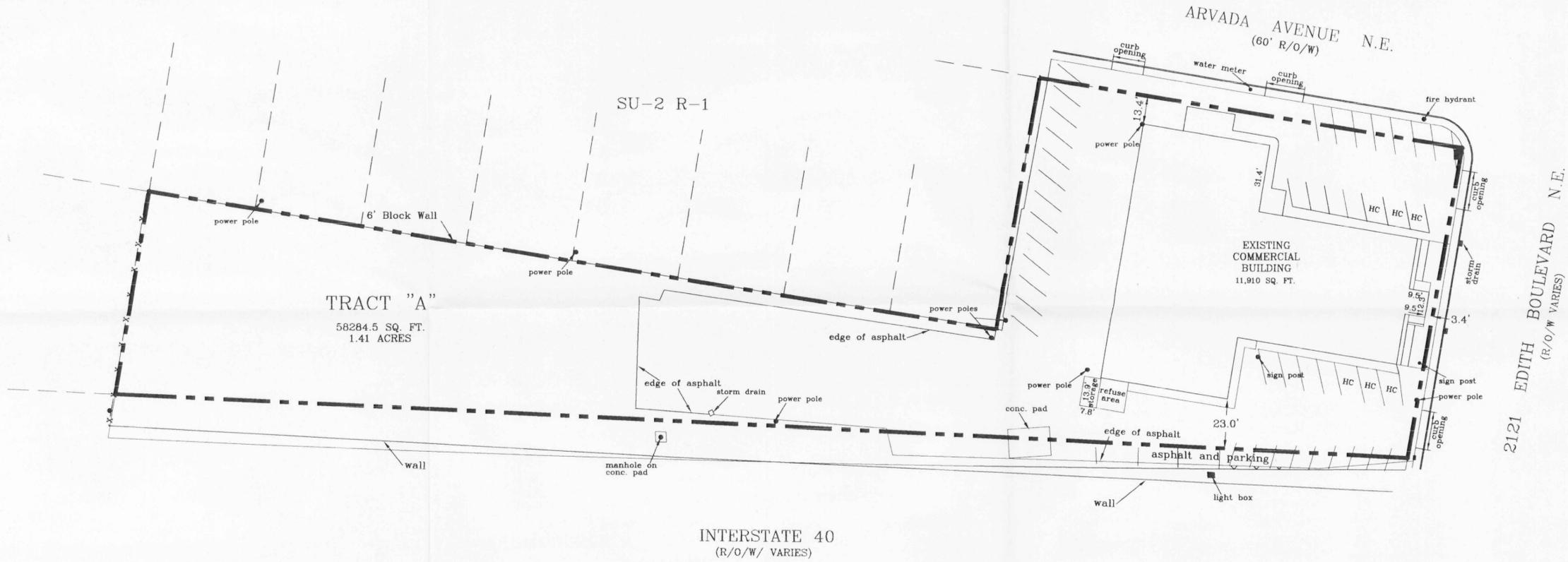
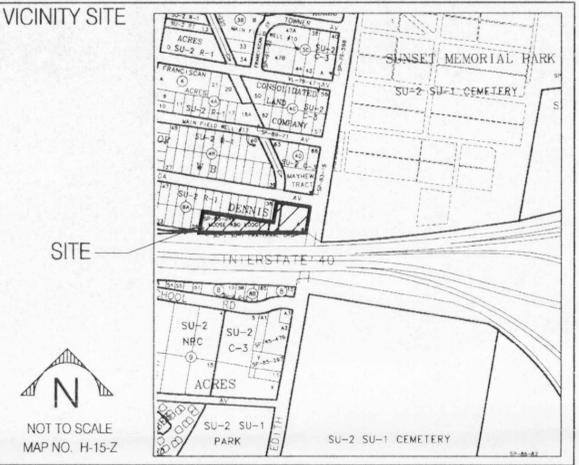
Project # 1001760
 EPC # 02 EPC-01477
 DRB #

- ____ Planning Director
- ____ Transportation Development
- ____ City Engineer/AMAFCA
- ____ Utility Development
- ____ Parks and Recreation Department

Site Plan for Subdivision
**MOOSE LODGE
 PROPERTY**

Prepared for:
 Moose Lodge #1517
 2121 Edith Blvd. N.E.
 Albuquerque, N. M. 87102

Prepared by:
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NOTES:

1. Prior to development of the property adjacent to the existing single-family homes, a 6-foot block wall shall be constructed adjacent to the adjoining residential lots.
2. Outdoor storage shall be permitted, as provided in the NRC Zoning.
3. Outdoor lighting shall be limited to 16 feet in height and shall be fully screened to prevent light spillage onto adjoining properties. Additional shielding shall be provided adjacent to the existing residential lots.
4. Specific Uses shall be restricted to the following:
 - a. Permissive and Conditional Uses as provided in the NRC Zoning.
 - b. The existing off-premise sign is a permitted use and can be modified according to Section 14-16-3-4 (A)(1)(C)(4), Non-conformanc Regulations of the Comprehensive City Zoning Code. A concealed wireless telecommunications facility can be added to the existing off premise sign pursuant to the provisions of the Comprehensive Zoning Code.
 - c. Public Community Center is a permitted use.
 - d. Clubs for fraternal organizations including alcohol sales for on-premise consumption is a permitted use.

Scale: 1" = 30'

