

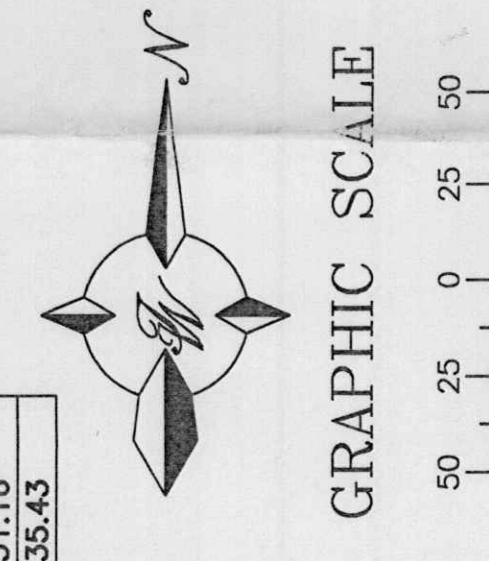
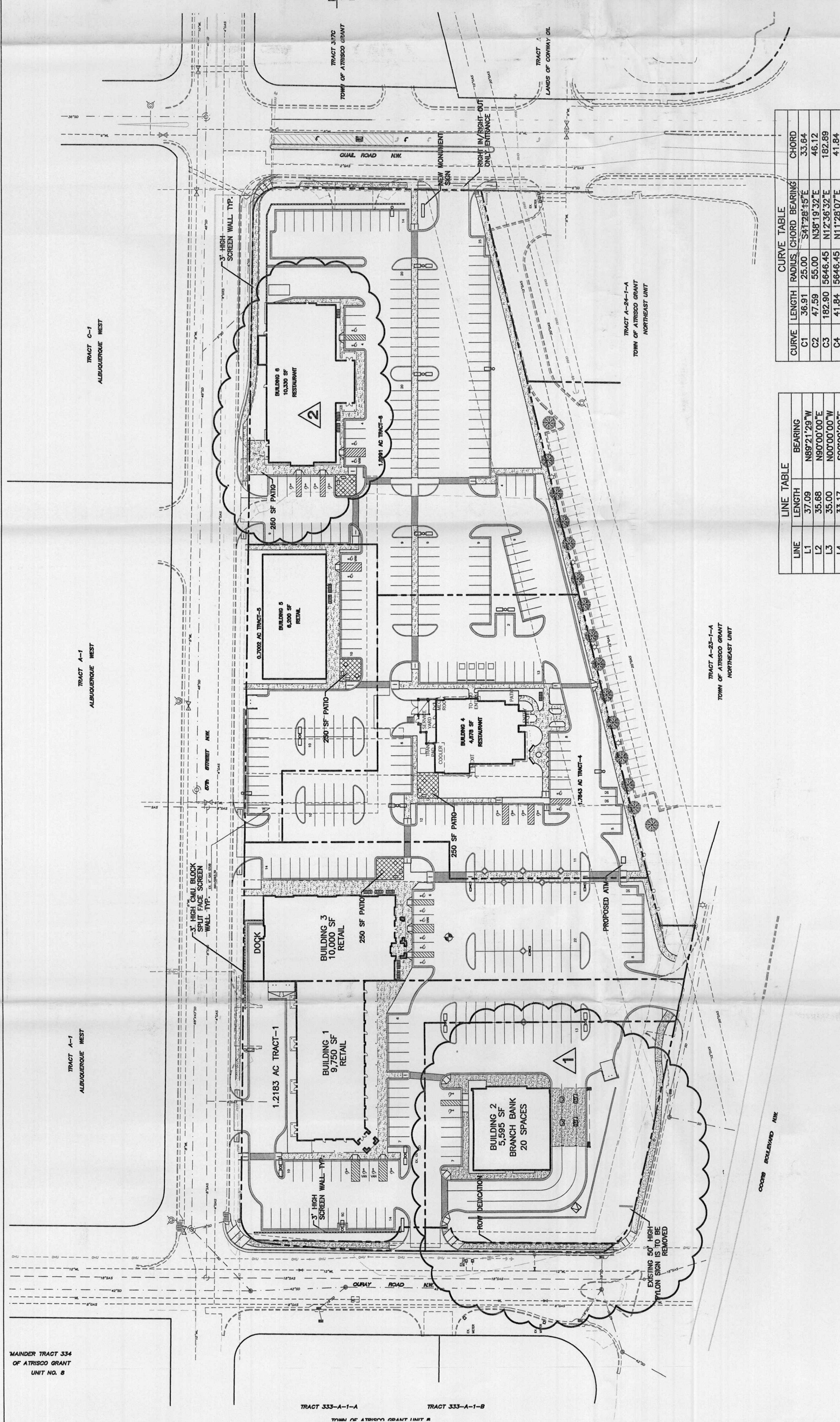
VICINITY MAP
LEGAL DESCRIPTION
 W H BRINELL ADDITION REPLAT TRACTS 358 & 359 UNIT 8 ATRISCO GRANT & PORTION OF TR A21

- NOTES:**
- COMMON STORM DRAINAGE, PEDESTRIAN AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
 - APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION, LANDSPRING AND WATER POLLUTION CONTROL ACT. THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 - LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' FEET FROM PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH.
 - THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
 - NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
 - THIS SITE PLAN FOR SUBDIVISION IS FOR RESTAURANTS WITH A BEER AND WINE LICENSE ONLY. FURTHER APPROVAL FOR A RESTAURANT WITH A LIQUOR LICENSE BEYOND THIS LICENSE SHALL BE OBTAINED FROM THE CITY OF ALBUQUERQUE. THERE IS SUFFICIENT OFF-STREET PARKING.
 - SETBACKS: THERE SHALL BE A FRONT AND A CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 11 FEET FROM JUNCTION OF A DRIVEWAY OR DRIVEWAY ALLEY. THE SETBACKS SHALL BE MEASURED FROM THE EXISTING OR PROPOSED RIGHT-OF-WAY. THE SETBACKS SHALL NOT BE INFRINGED UPON ALONG COORS BLVD. THE FRONT LANDSCAPED STREET YARD SHALL BE 15 FEET WIDE.
 - BUILDINGS CANNOT EXCEED THE HEIGHTS AS SPECIFIED IN THE C2 ZONE OF THE CITY ZONING CODE AND WITHIN THE COORS CORRIDOR PLAN, WHICHEVER IS MORE RESTRICTIVE.
 - SEE SHEET 6 FOR DETAILS.
 - ACCESS AT COORS BOULEVARD AND CURAY ROAD SHALL BE LIMITED TO RIGHT-TURN IN AND RIGHT-TURN OUT ACCESS ONLY CONSISTENT WITH THE COORS CORRIDOR PLAN.
 - ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 - WHEN ADDITIONAL RIGHT OF WAY IS SECURED FROM THE SITE FOR THE RECONSTRUCTION OF THE I-40/COORS INTERCHANGE, THE EXISTING 45' HIGH PYLON SIGN SHALL BE REMOVED AT THE EXPENSE OF THE PROPERTY OWNER.

ADMINISTRATIVE AMENDMENT
 File # C24A-C083 Project # 1002149
 To allow a shift of 3 feet to the west of the additional 26 ft to Bldg. 6
 Approved by: [Signature] DATE: 6-15-04

NO.	DATE	REVISIONS
2	05/20/04	MOVED BUILDING EAST
1	12/24/03	CHANGED BUILDING 2 LAYOUT

ENGINEER'S SEAL: [Signature]
 DRAWN BY: BGC
 DATE: 04/20/04
 PROJECT: ADMINISTRATIVE AMENDMENT SITE PLAN FOR SUBDIVISION
 SHEET # 2
 TITRA WEST LLC
 8500 JEFFERSON NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505)858-3100
 FORWALD B. BOHANNAN
 P.E. #7468



LEGEND

BOUNDARY LINE	EASEMENT	EXISTING CURB AND GUTTER	PROPOSED CURB	PROPOSED SCREEN WALL	PROPOSED SIDEWALK	EXISTING SIDEWALK	PROPOSED CROSSWALK	PROPOSED BIKE RACK	PROPOSED PARKING LOT LIGHTING
---	---	---	---	---	---	---	---	---	---

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approval by the Engineering Department and the Findings and Conditions in the Official Notification of Decision are satisfied.
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Signature	Date
Traffic Engineer, Transportation Division	
Utilities Development	
Parks & Recreation Department	
City Engineer	
Environmental Health Department (conditional)	
Solid Waste Management	
DRB Chairperson, Planning Department	

LINE TABLE

LINE	LENGTH	BEARING
L1	37.09	N89°21'29"W
L2	35.66	N90°00'00"E
L3	35.00	N00°00'00"W
L4	35.17	S00°00'00"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	36.91	25.00	S41°28'45"E	33.64
C2	47.59	55.00	N38°19'32"E	46.12
C3	182.90	5646.45	N12°36'32"E	182.89
C4	41.84	5646.45	N11°28'07"E	41.84
C5	51.16	5646.45	N10°59'49"E	51.16
C6	39.37	25.00	S45°56'25"W	35.43

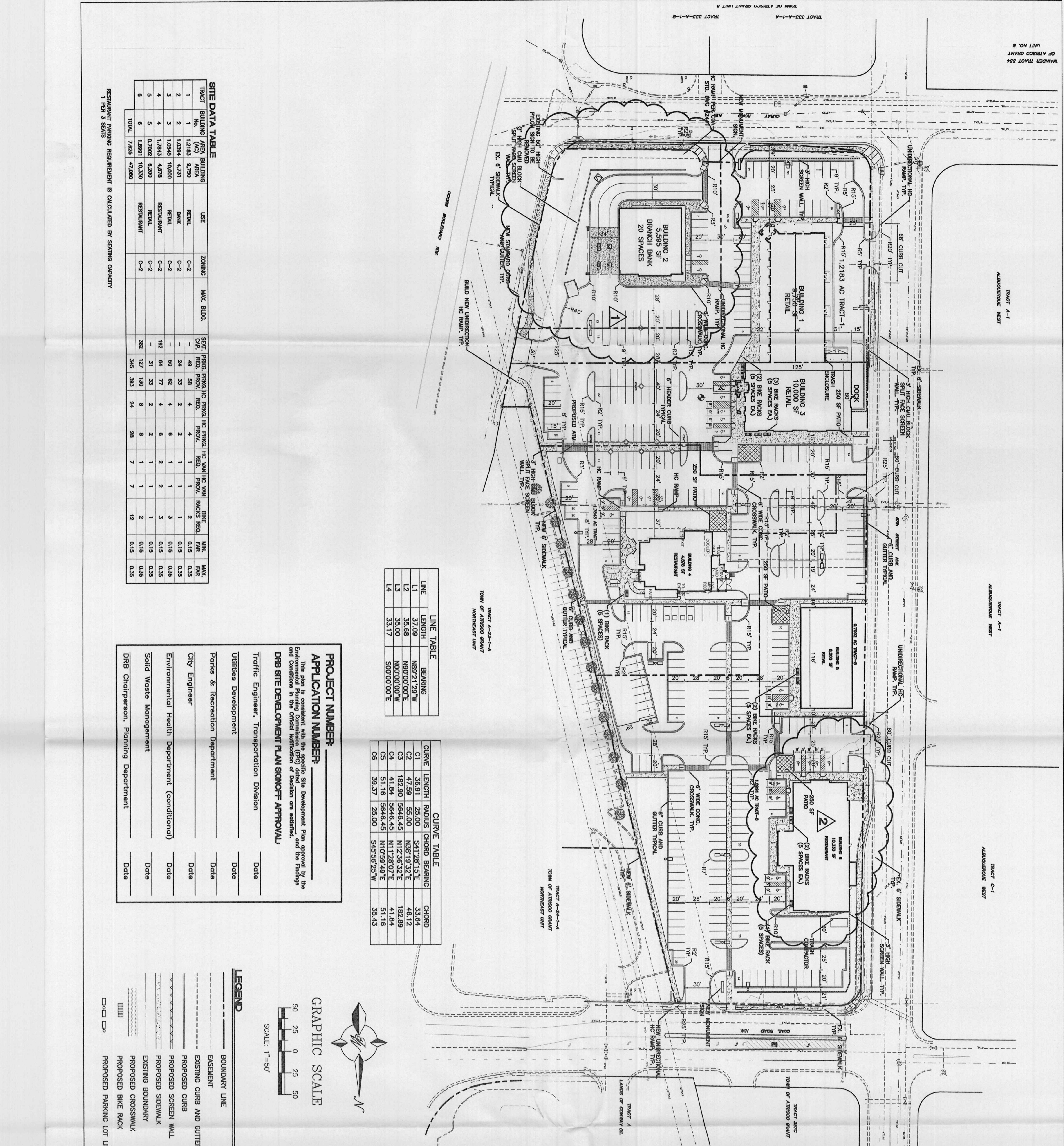
DRB DATA TABLE

TRACT	BUILDING No.	AREA	BUILDING	SEAT. CAP.	PRG. REQ. GPT.	PRG. REQ. BLDG.	MAX. BLDG.	ZONING	USE	SEATING CAPACITY	MIN. SEATING CAPACITY	MAX. SEATING CAPACITY
1	1	12,613	9,750	192	64	77	192	C-2	RETAIL	192	192	192
2	2	1,038	10,000	382	127	130	382	C-2	RESTAURANT	382	382	382
3	3	1,401	4,978	346	393	24	346	C-2	RESTAURANT	346	346	346
4	4	0,854	6,200	127	130	8	127	C-2	RESTAURANT	127	127	127
5	5	2,170	10,330	382	127	130	382	C-2	RESTAURANT	382	382	382
6	6	2,170	10,330	382	127	130	382	C-2	RESTAURANT	382	382	382
TOTAL		7,561	47,080	1,278	441	276	1,278			1,278	1,278	1,278

RESTAURANT PARKING REQUIREMENT IS CALCULATED BY SEATING CAPACITY 1 PER 3 SEATS

MAINDER TRACT 334 OF ATRISCO GRANT UNIT NO. 8

TRACT 333-A-1-A TRACT 333-A-1-B



SITE DATA TABLE

TRACT	BUILDING NO.	AREA (SQ. FT.)	USE	ZONING	MAX. BLDG. HGT.	STAT. OFF. REQ.	PRVG. REQ.	HC REQ.	HC PROV.	HC VLN. REQ.	HC VLN. PROV.	BK. REQ.	BK. PROV.	MIN. FTR. REQ.	MAX. FTR. REQ.
1	1	1,210	RETAIL	C-2	-	49	58	4	4	1	1	1	1	0.15	0.35
2	2	10,094	BANK	C-2	-	50	62	4	4	1	1	1	1	0.15	0.35
3	3	10,040	RETAIL	C-2	-	50	62	4	4	1	1	1	1	0.15	0.35
4	4	1,784	RETAIL	C-2	-	182	64	77	4	6	2	1	2	0.15	0.35
5	5	0,702	RETAIL	C-2	-	31	33	2	2	1	1	1	1	0.15	0.35
6	6	1,891	RETAIL	C-2	-	127	130	8	8	1	1	1	1	0.15	0.35
TOTAL		7,625				345	383	24	28	7	7	7	7	0.15	0.35

RESTAURANT PARKING REQUIREMENT IS CALCULATED BY SEATING CAPACITY PER 3 SEATS

LINE TABLE

LINE	LENGTH	BEARING
L1	37.09	N89°21'29"W
L2	35.68	N90°00'00"E
L3	35.00	N00°00'00"W
L4	33.17	S00°00'00"E

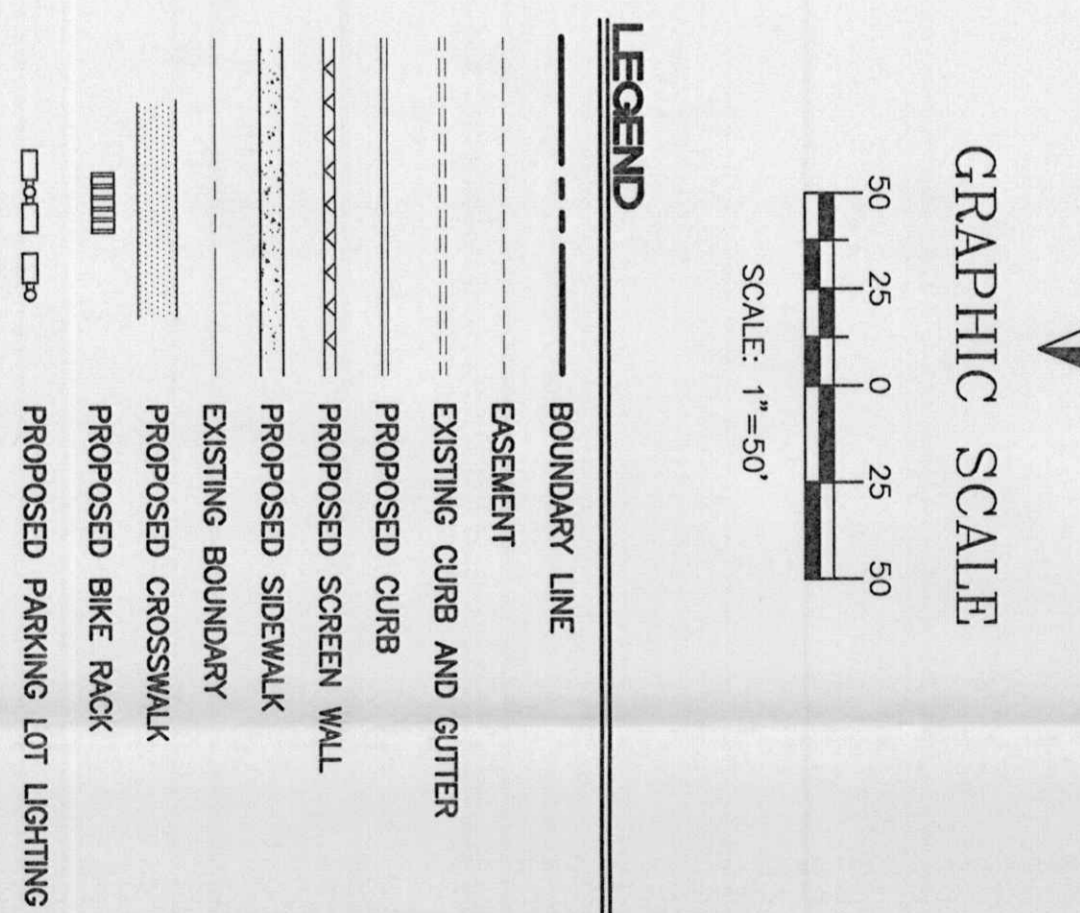
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	36.91	25.00	S41°28'15"E	33.64
C2	47.59	55.00	N38°19'32"E	46.12
C3	182.90	5646.45	N17°36'32"E	182.89
C4	41.84	5646.45	N11°28'07"E	41.84
C5	51.16	5646.45	N10°59'49"E	51.16
C6	39.37	25.00	S45°56'25"W	36.43

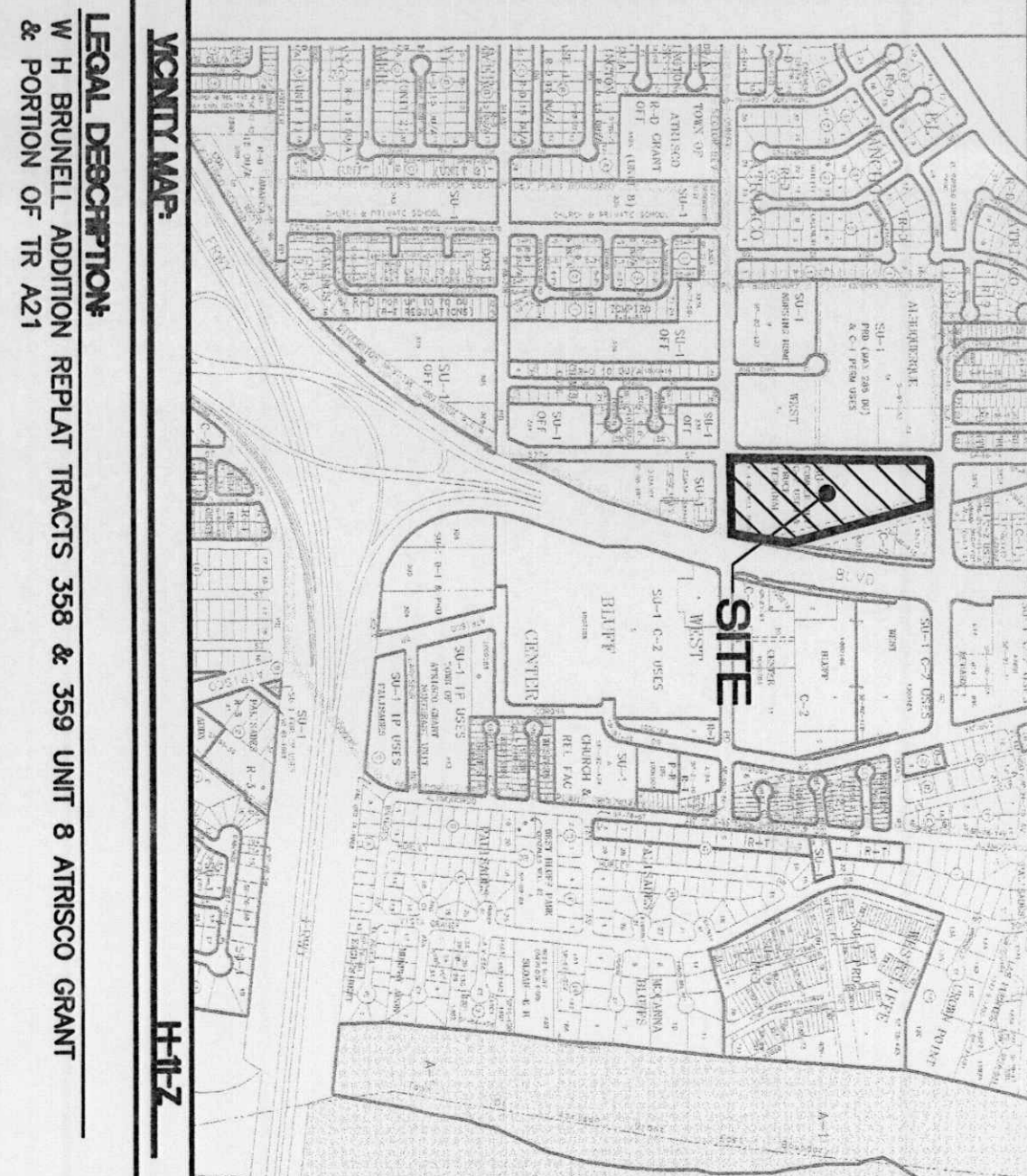
PROJECT NUMBER: _____
APPLICATION NUMBER: _____
 This plan is consistent with the specific Site Development Plan approved by the City of Tempe, Arizona. The applicant warrants that the information provided herein is true and correct and that the applicant is the owner of the property shown on this plan. The applicant warrants that the information provided herein is true and correct and that the applicant is the owner of the property shown on this plan. The applicant warrants that the information provided herein is true and correct and that the applicant is the owner of the property shown on this plan.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division _____ Date _____
 Utilities Development _____ Date _____
 Parks & Recreation Department _____ Date _____
 City Engineer _____ Date _____
 Environmental Health Department (conditional) _____ Date _____
 Solid Waste Management _____ Date _____
 DRB Chairperson, Planning Department _____ Date _____



- NOTES:**
- COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
 - APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTEWATER, AND WASTE MANAGEMENT AND WASTE MANAGEMENT AND WASTE MANAGEMENT ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - MONUMENT SIGN MATERIALS/COLORS/SIZE SHALL COMPLY WITH THE MONTANA PLAZA MASTER PLAN, MATCH BUILDING COLORS AND MATERIAL.
 - ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL EQUIPMENT MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 - LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH.
 - THERE SHALL BE NO BACKCUT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
 - NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
 - THIS SITE PLAN FOR SUBDIVISION IS FOR RESTAURANTS WITH A BEER AND WINE LICENSE ONLY. FURTHER APPROVAL FOR A RESTAURANT WITH A BEER AND WINE LICENSE AND WINE LICENSE WILL REQUIRE ADMINISTRATIVE APPROVAL TO DETERMINE IF THERE IS SUFFICIENT OFF-STREET PARKING.
 - ALL PATIO AREAS ON THE SOUTHEAST OR WEST SIDES OF BUILDINGS SHALL HAVE A MINIMUM OF 100 SF OF SHADED AREA, EITHER WITH TREES OR SHADE STRUCTURES.
 - ALL PATIO AREAS SHALL HAVE A MINIMUM OF 8 LINEAR FEET OF FIXED SEATING.
 - THE TOTAL SQUARE FOOTAGE FOR THE PORTION OF THE FREESTANDING SIGN THAT IDENTIFIES THE SHOPPING CENTER NAME SHALL BE LIMITED TO 20 SF.
 - FREESTANDING SIGNS WILL MEET THE REQUIREMENTS FOR THE COORS CORRIDOR PLAN BY HAVING A SIGN FACE LENGTH "THAN" 5' IN SIZE. THE NUMBER OF TREATS AS IDENTIFIED IN THE COORS CORRIDOR PLAN WILL BE LIMITED TO 10.
 - SEE SHEET 6 FOR DETAILS.
 - PARKING BARRIERS SHALL BE PROVIDED TO PREVENT VEHICLES FROM EXTENDING OVER A PUBLIC SIDEWALK. BARRIERS SHALL BE A MINIMUM OF TWO FEET FROM ANY PUBLIC SIDEWALK, ADJUTING LOT, PEDESTRIAN WALKWAYS, LANDSCAPE AREA OR ANY WALL OR FENCE IN ACCORDANCE WITH SECTION 16-16-3-(E)(2) OF THE COMPREHENSIVE CITY ZONING CODE.
 - PARKING SHALL BE ASPHALT CONCRETE UNLESS OTHERWISE NOTED.



REVISIONS

NO.	DATE	REVISIONS
1	12/29/03	CHANGED BUILDING 2 LAYOUT
2	03/20/04	MOVED BUILDING EAST

QUAL RIDGE SHOPPING CENTER ADMINISTRATIVE ADJUMENT SITE PLAN FOR BUILDING PERMIT

ENGINEER'S SEAL: _____
 DATE: 04/08/04

DESIGN BY: BGC
 DATE: 04/08/04

3296599-12-01-03M

3 SHEET #

303 JEFFERSON NE 87113
 ALBUQUERQUE (505) 858-3100
 P.E. #72686

JOB # 220086