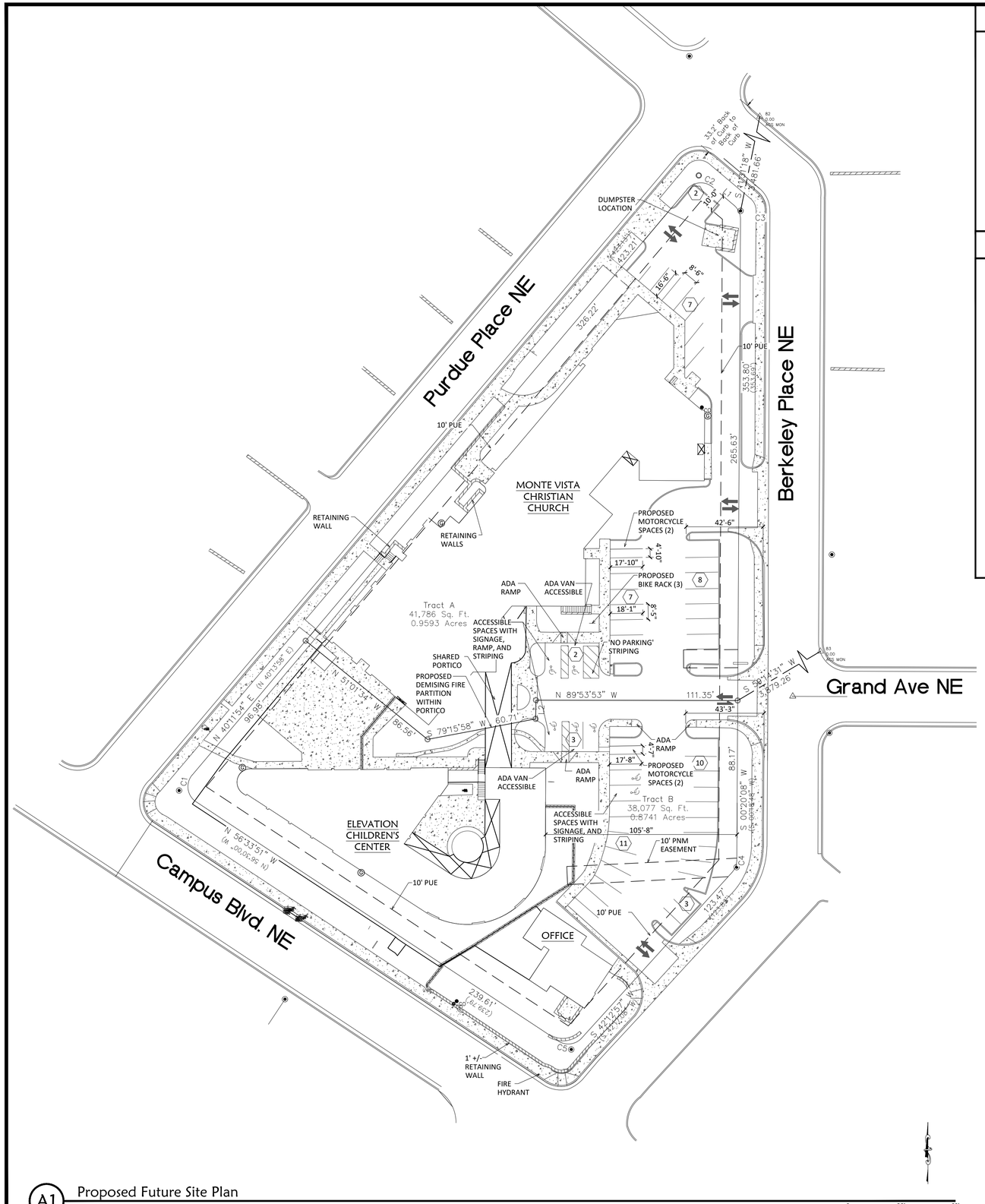


A1 Proposed Future Site Plan
1" = 30'-0"

General Notes

A. ALL DRAWING ELEMENTS ARE EXISTING CONDITIONS UNLESS NOTED OTHERWISE.

B. ALL PUBLIC SIDEWALK CORNERS CONTAIN ADA RAMPS INSTALLED BY THE CITY

Project Information

CODE

ALBUQUERQUE & BERNALILLO COUNTY COMPREHENSIVE PLAN, AS AMENDED BY CITY COUNCIL IN MAY 2024
DEVELOPMENT PROCESS MANUAL, EFFECTIVE AS OF JUNE 8, 2020
INTEGRATED DEVELOPMENT ORDINANCE, AMENDED AUGUST 2024

LEGAL DESCRIPTION

TRACT A, BLOCK 24-A, MONTE VISTA, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PROJECT DESCRIPTION

RE-ZONING AMENDMENT APPLICATION FROM R1-B WITH A SPECIAL USE PERMIT FOR RELIGIOUS INSTITUTION AND ACCESSORY PRESCHOOL / DAYCARE WITH A DETACHED OFFICE IN ORDER TO FACILITATE THE SUBDIVISION OF THE PROPERTY INTO TWO TRACTS AS SHOWN ON THE PROPOSED SITE PLAN.

Parking Calculations ~ Proposed MX-T

TRACT A

OFF STREET PARKING
RELIGIOUS INSTITUTION — 1 SPACE PER 1500 sf OR 1 SPACE PER 6 SEATS IN MAIN ASSEMBLY AREA WHICHEVER IS GREATER
PARKING REDUCTION — 20% IN CORRIDOR AREA
CHURCH SF — 24,799 SF OR SEATS?

SQ FT	SEATS	REQUIRED	PROVIDED
	REGULAR	14	24
	ADA	1	2
	MOTORCYCLE	1	2
	BICYCLE	3	3

TRACT B

OFF -STREET PARKING
CHILD PRESCHOOL FACILITY — 1 SPACE PER 600sf GFA WITHIN MAIN STREET CORRIDOR
PARKING REDUCTION — 30% WITHIN ¼ MILE OF TRANSIT STOP
OFFICE — 2.5 SPACES PER 1000sf GFA
PARKING REDUCTION — 20% IN CORRIDOR AREA

		REQUIRED	PROVIDED
SCHOOL SF	15,454 SF	21	
OFFICE SF	1,335 SF	3	
	REGULAR	24	27
	ADA	2	5
	MOTORCYCLE	2	2
	BICYCLE	3	3

ON STREET PARKING — PUBLIC PARKING APPROVED THROUGHOUT THE VICINITY ("NO PARKING" SIGNAGE NOT PRESENT)

Use Specific Standards - Proposed MX-T

DIMENSIONAL STANDARDS FOR UC-MS-PT

NEIGHBORHOOD EDGES

5-9(C)(2) URBAN CENTERS AND MAIN STREET AND PREMIUM TRANSIT CORRIDORS

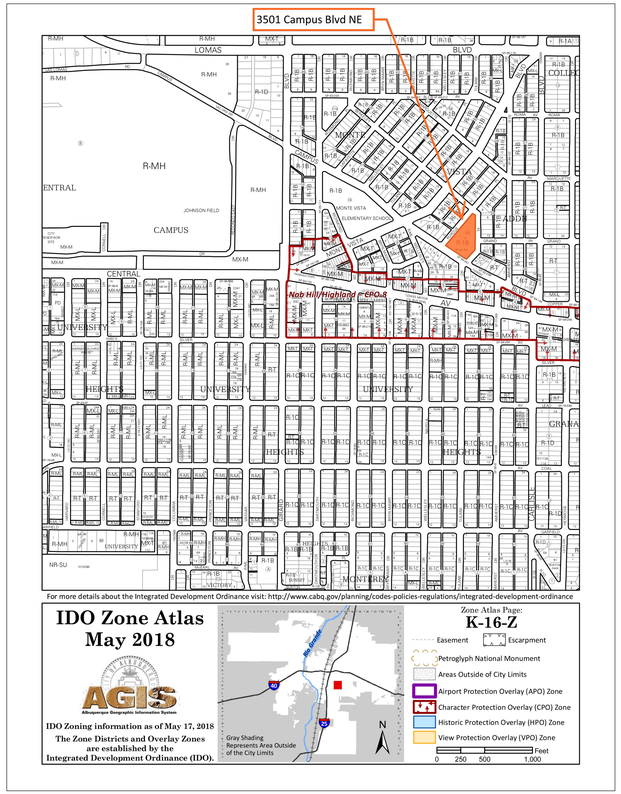
BUILDING HEIGHT STEPDOWN
On Regulated Lots in UC-MS-PT areas, any portion of a primary or accessory building within 50 feet in any direction of any lot line of a Protected Lot shall step down to a maximum height of 30 feet.

ALL PROPERTY LINES ON PROTECTED LOTS ARE GREATER THAN 50' FROM BUILDINGS.

TABLE 2-4-1

SETBACK STANDARDS	MINIMUM	MAXIMUM	ACTUAL EXISTING TRACT A	ACTUAL EXISTING TRACT B
FRONT	0 FT	15 FT	19'-2"	19'-2" (OFFICE)
SIDE	0 FT	15 FT	6'-2"	18'-1"
REAR STREET	0 FT	-	8'-1"	20'-4"

BUILDING HEIGHT — 30 FT MAXIMUM



ARIA
STUDIO CONSULTANTS, INC
1801 Lomas Blvd. NW
Albuquerque, NM 87104
Daniel@ariascinc.com (505) 506-2314

not for construction

Site Plan for
Zoning Amendment
EPC

for

Monte Vista
Christian Church
3501 Campus Blvd NE
Albuquerque, NM 87106

Architect/Engineer Seal

mark	date	description
revisions		

issue	Site Plan EPC
project no	2412
drawn by	DGW
checked by	DGP
date	November 4, 2024

Site Plan for
Zoning Amendment EPC

AS101