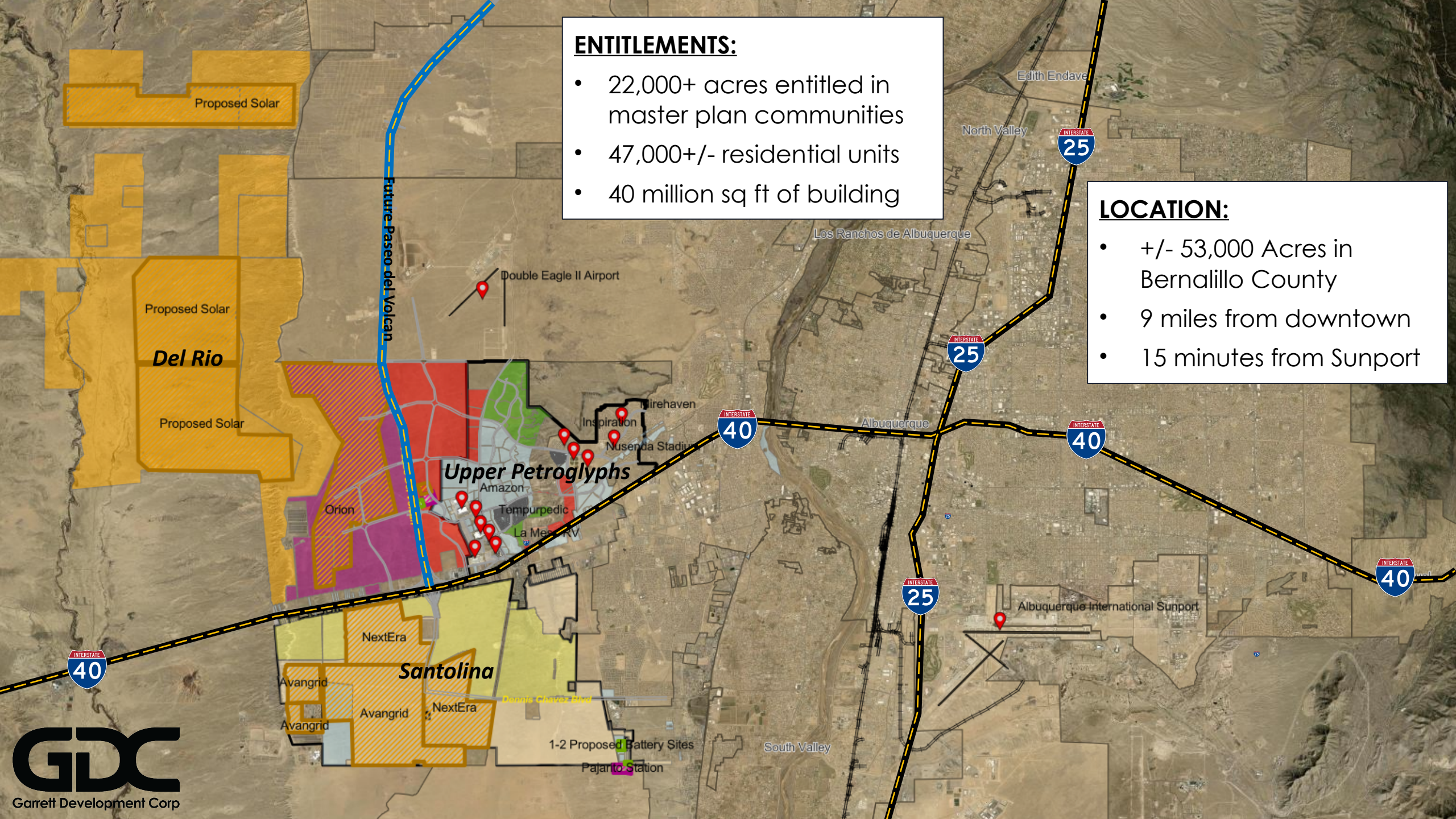


ENTITLEMENTS:

- 22,000+ acres entitled in master plan communities
- 47,000+/- residential units
- 40 million sq ft of building

LOCATION:

- +/- 53,000 Acres in Bernalillo County
- 9 miles from downtown
- 15 minutes from Sunport




Upper Petroglyphs Sector Plan

LAND USE (EXHIBIT 3)

AMENDED JANUARY, 2020

	Acreage
RAA/5.5 Residential 5.5 du/ac average (Active Adult)	431 ac.
R/5.5 Residential 5.5 du/ac average	1407 ac.
R/20 Residential 20 du/ac average	32 ac.
NC Neighborhood Commercial	98 ac.
HC Highway Commercial	52 ac.
CO Corporate Office	157 ac.
LI Light Industrial	361 ac.
IP Industrial Park	793 ac.
F/S Fire/Sherriff	6 ac.
R/AC Recreation / Amenity Center	48 ac.
OS Open Space	376 ac.
ATOS Atrisco Terrace Open Space	715 ac.
P/D Park / Drainage	173 ac.

 This corridor is restricted to utilities, drainage, and trails.

Notes:

1. The "Active Adult" component of the community refers to that portion of the single-family residentially zoned land that will be age restricted pursuant to the Housing for Older Persons Act of 1995 (HOPA). The land use plan anticipates that 35 percent of the single-family zoned land will be developed for senior housing. If the actual percentage developed is significantly less than that, an updated traffic analysis will be required.
2. Roadway alignments are conceptual, final rights-of-way and alignments shall be determined with future platting actions. Land use acreage does not include roadway alignments.

Prepared For:

WESTERN ALBUQUERQUE LAND HOLDINGS LLC.

Prepared By:



Consensus Planning, Inc.

Bohannon  **Huston**
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Land Use	Acreage	% Of Site
Village	6,618 acres	48%
Industrial & Business Park	2,052 acres	15%
Major Public Open Space	940 acres	7%
Regional Parks	466 acres	3%
Open Space	1,797 acres	13%
Urban Center	746 acres	5%
Business Park	697 acres	5%
Town Center	536 acres	4%
Total:	13,851 acres	

 Village Center (Proposed location)

1. Acreage numbers include right-of-way and Village Centers.
2. Roads are preliminary. Interstate 40 interchanges at 118th Street, Atrisco Vista, Paseo Del Volcan, Shell Road and frontage roads shall be by others.
3. Boundaries between uses are approximate. Final parcel boundaries and acreage amounts will be determined by plat and Level B and C plans.
4. Village, land use and open space boundaries are approximate and will be adjusted at Level B and C plans to reflect actual locations of roadways, utilities, easements, drainage and other infrastructure.

