

Vicinity Map - No. K-10

PROJECT NUMBER: _____

Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	_____	Date	_____
ABCWUA	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
City Engineer	_____	Date	_____
* Environmental Health Department (continued)	_____	Date	_____
Solid Waste Management	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____

PRELIMINARY PLAN
APPROVED BY DRB
 ON 11/14/07

**SITE DEVELOPMENT PLAN FOR SUBDIVISION:
 REQUIRED INFORMATION**

THE SITE: The site now consists of 1 undeveloped lot containing approximately 3.1793 acres zoned SU-1 PRD 20 Dwelling Units per Acre.

SUMMARY OF REQUEST: Approval of request for subdivision to create 2 tracts/lots. Tract III-C containing approximately 2.4262 acres and Tract III-B containing approximately 0.7531 acres.

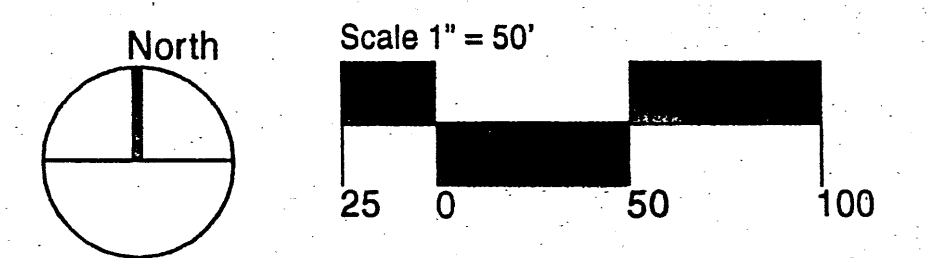
PROPOSED USE: The zoning for Tract III-B is SU-1 PRD 20 du/a. A Site Plan for Building Permit has been approved with conditions by the EPC Project Number: 1002421 Case Number: 03EPC 00692. A copy of the Site Plan and Building Elevations are attached. The proposed development for Tract III-B is to build 15 single bedroom apartments. A condition of approval, by EPC, requires a Site Development Plan for Subdivision.

TRACT III-C
 MAXIMUM BUILDING HEIGHT: 26'-0"
 MINIMUM BUILDING SETBACKS: Front Yard 5'-0"
 Side Yard 5'-0"
 Rear Yard 5'-0"
 Distance Between Buildings 10'-0"
 MAXIMUM TOTAL DWELLING UNITS: 20 Dwelling Units per Acre
 MAXIMUM FLOOR AREA RATIO: .33

TRACT III-B
 MAXIMUM BUILDING HEIGHT: 16'-0"
 MINIMUM BUILDING SETBACKS: Front Yard 5'-0"
 Side Yard 5'-0"
 Street Side Yard 25'-0"
 Rear Yard 5'-0"
 Distance Between Buildings 15'-0"
 MAXIMUM TOTAL DWELLING UNITS: 20 Dwelling Units per Acre
 MAXIMUM FLOOR AREA RATIO: .25

**Site Plan for Subdivision
 Tracts III-B & III-C
 NEWLIFE HOMES, INC.**

Prepared by:
 NewLife Homes, Inc.
 P.O. Box 90486
 Albuquerque, NM 87199



Prepared by:
 Garrett Smith Ltd.
 514 Central SW
 Albuquerque, NM 87102

18 November 2003

REVISED FOR AMENDMENT APPROVAL: 7 SEPTEMBER 2007