



Site Data

Total Developed Area:	127.52 acres
Open Space:	36.75 acres
Dwelling Units:	617
Zoning:	R-D

Legal Description

4 Tracts numbered 1-A, 1-B, 2-A, and 2-B of the Land Division Plat for KASSUBA-MONTBEL LANDS, within Section 21, T1N, R2E, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, NM, on January 25, 1984, in Plat Book C23, Folio 30; Lot 1, Block 5, Volcano Cliffs, Unit 25, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, NM, on December 15, 1970, in Volume D4, Book 100; and Lot 1, Block 3, Unser Cliffs Subdivision, as the same is shown and designated on the plat thereof, file in the office of the County Clerk of Bernalillo County, NM, on August 12, 2004, in Book 2004C, Page 238.

General Notes

- This Site Plan replaces the Site Plan approved by the Development Review Board on September 29, 2004.
- PARK DEVELOPMENT:** The developer will dedicate land for a public park. The site and location of the park is to be determined with future platting action in coordination with the Department of Municipal Development.
- OPEN SPACE:** Total remaining open space requirements are met via the provision of detached open space per the provisions of Comprehensive City Zoning Code, Section 14-16-3-8(C).
- WATER AND SEWER:** A development agreement between the developer and the Albuquerque/Bernalillo County Water Utility Authority and approval of the Authority to serve the development is required prior to preliminary plat approval. Water and sanitary sewer service to the site will be coordinated with the City Utility Development Division.
- PARKING:** Off-street parking is provided on each lot in accordance with Section 14-16-3-1 of the Zoning Code.
- ACCESS:** Site Ingress/Egress is provided by public and private streets.
- BICYCLE AND PEDESTRIAN SITE INGRESS/EGRESS:** Consists of the internal sidewalks and paths. The landscape areas within the public right-of-way shall be maintained by the Homeowners Association.
- PERIMETER WALL:** The subdivision perimeter garden wall will be designed and submitted in conjunction with a preliminary plat.
- This Site Plan illustrates the general lot layout. Final lot layout shall be submitted with phased preliminary plats.
- Maximum building height will be 26 feet in compliance with the Comprehensive City Zoning Code.
- Each dwelling unit shall comply with RT Zone setback requirements, with the exception that the minimum front yard setback shall be 10 feet (FOR ALLEY LOADED LOTS) and the minimum rear yard setback shall be 5 feet.
- This Site Development Plan has been designed to comply with Section 14-16-2-14(C) of the City Comprehensive Zoning Code and the relevant portions of the Northwest Mesa Escarpment Plan and the West Side Strategic Plan.

PROJECT # 1003470

PROJECT NUMBER: 1003470	Application Number: 05DRB 00339
Is an Infrastructure List required? () Yes (X) No. If yes, then a set of approved DRPC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.	
DBR SITE DEVELOPMENT PLAN APPROVAL:	
<i>[Signature]</i> Engineering, Transportation Division	3-9-05 Date
<i>[Signature]</i> Utilities Department	3-9-05 Date
<i>[Signature]</i> Parks and Recreation Department	3/9/05 Date
<i>[Signature]</i> City Engineer	3/9/05 Date
N/A	Date
* Environmental Health Department (conditional)	Date
N/A	Date
<i>[Signature]</i> Solid Waste Management	3/9/05 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	3/9/05 Date

This Amended SPS replaced SPS 9121147
 1003470

R-D Site Development Plan
Vista Vieja

Prepared for:
 Scott Schiabor, SPS, LLC
 8300 Carmel NE Suite 401
 Albuquerque, NM 87122

Prepared by:
 Consensus Planning, Inc.
 924 Park Avenue SW
 Albuquerque, NM 87102

