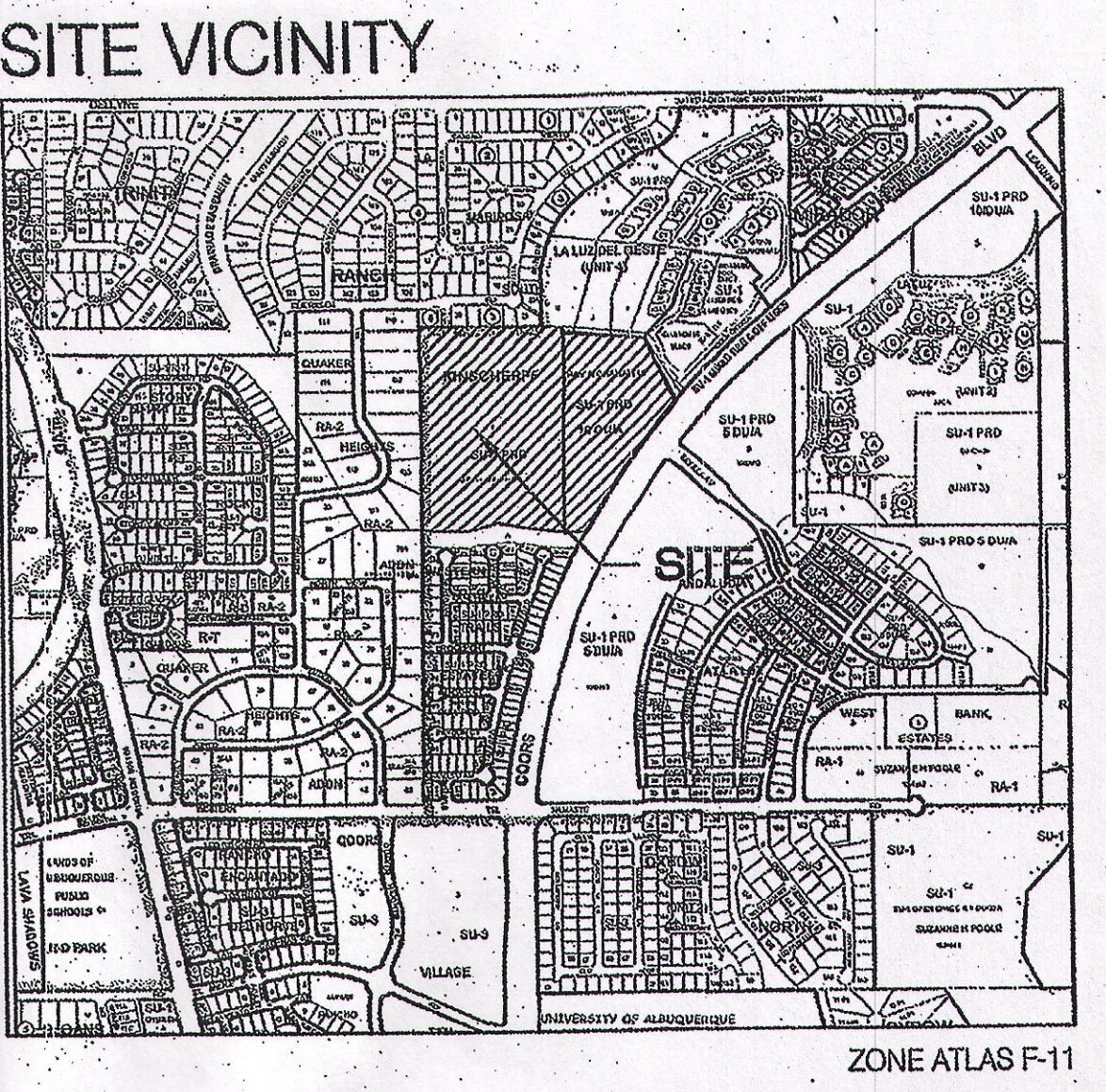
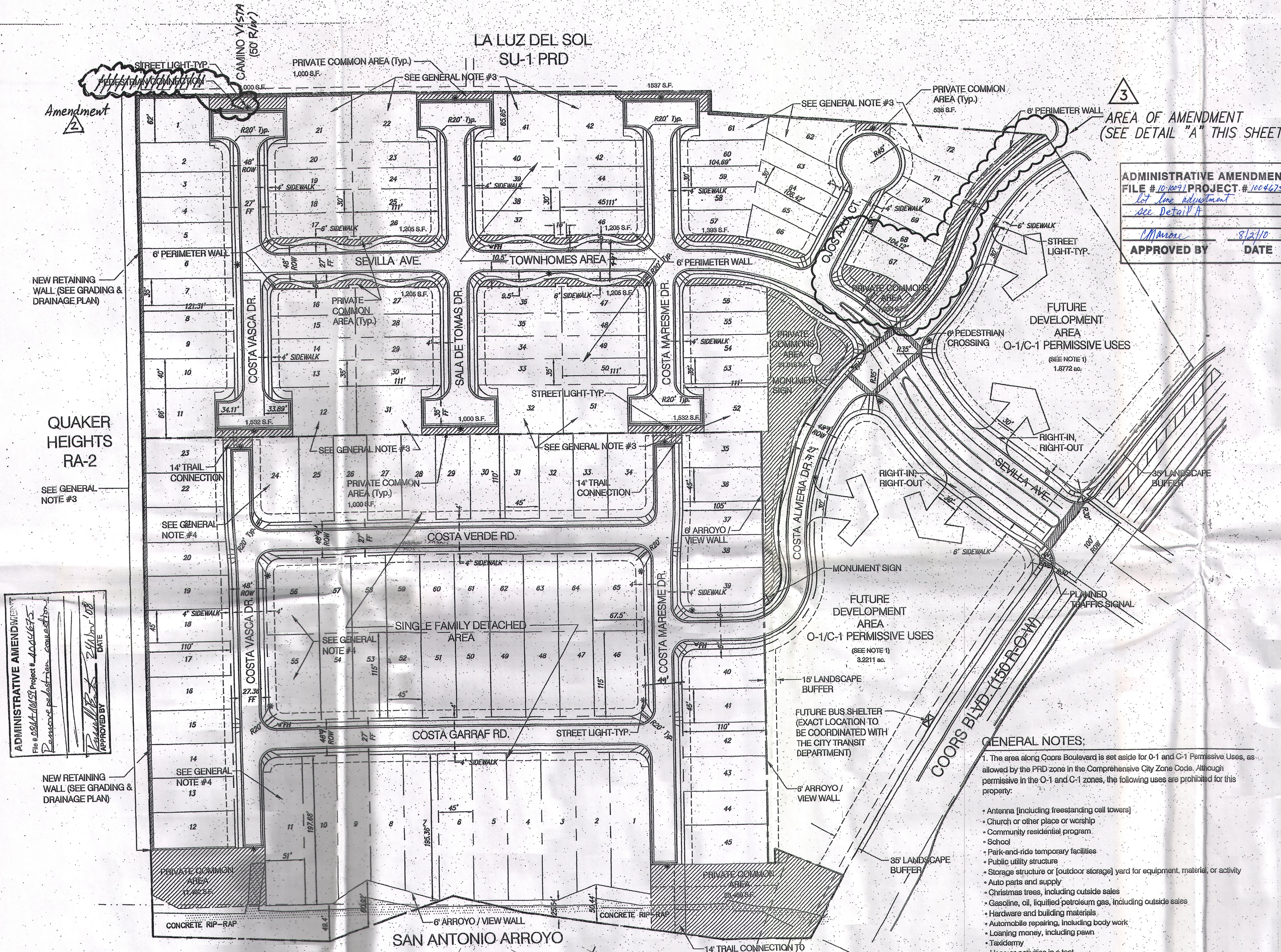




SITE DATA:

SITE ACREAGE: 29.32 acres

Zoning: SU-1 for PRD (10 du/ac)

Land Use: 65 Single Family Residential Dwelling Units, 72 Townhomes, 5.1 acres O-1/C-1 Permissive (with exceptions), and 1.55 acres Private Commons Area.

Gross Residential Density: 5.66 du/ac

F.A.R. (O-1/C-1): 25 Max.

Maximum Building Height: For Non-Residential - As allowed in the O-1 Zone per the City Comprehensive Zoning Code. For Residential - See General Note #3 and #4.

Setbacks: See Design Standards, Sheet 5.

Landscape: See Landscape Plan, Sheets 2 and 3.

PROJECT NUMBER: 1004675
Application Number: 08EPC-1004675 06DRB-01097

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated April 20, 2008 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 DRG 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:

<i>[Signature]</i> City Engineer, Transportation Division	8-30-06 Date
<i>[Signature]</i> Water Utility Department	8/30/06 Date
<i>[Signature]</i> Parks and Recreation Department	8/30/06 Date
<i>[Signature]</i> City Engineer	8/30/06 Date
<i>[Signature]</i> Solid Waste Management	8/31/06 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	8/31/06 Date

AMENDED SITE PLAN FOR SUBDIVISION VISTAS de LA LUZ SUBDIVISION

Prepared for:
T.S. McNaney & Associates
3 Wind Road NW
Albuquerque, NM 87120

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

CONSENSUS
PLANNING

Scale 1" = 60'

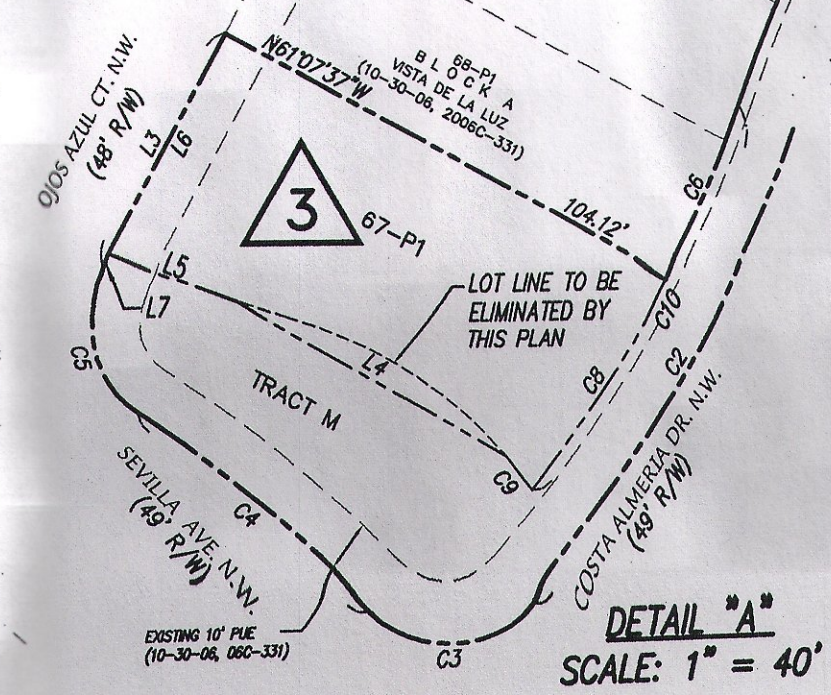
north

August 23, 2008

May 31, 2007

ADMINISTRATIVE AMENDMENT
File # 27-00680 Project # 1004675
Amend finished pad elevation for lots 10, 11, 24, 25, 55 & 56
[Signature]
APPROVED BY DATE 6/22/07

3 210 sq. ft. of Tract M is given to Lot 67-P1 With this Amendment.



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DIST
C1	106.31	225.50	270°42'	54.16
C2	37.70	24.00	86°23'57"	23.48
C3	58.55	324.00	102°11'17"	28.36
C4	32.89	20.00	86°41'17"	18.68
C5	37.62	213.00	101°15'56"	19.01
C6	48.59	213.00	130°41'12"	24.40
C7	8.16	92.39	57°43'32"	4.09
C8	86.50	213.00	276°10'41"	43.86

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 285°22'17" W	53.52
L2	S 81°02'27" E	63.15
L3	S 73°51'18" E	28.15
L4	S 28°32'23" W	51.30
L5	N 28°32'23" E	2.21

- GENERAL NOTES:**
- The area along Coors Boulevard is set aside for O-1 and C-1 Permissive Uses, as allowed by the PRD zone in the Comprehensive City Zone Code. Although permissive in the O-1 and C-1 zones, the following uses are prohibited for this property:
 - Antenna (including freestanding cell towers)
 - Church or other place of worship
 - Community residential program
 - School
 - Park-and-ride temporary facilities
 - Public utility structure
 - Storage structure or [outdoor storage] yard for equipment, material, or activity
 - Auto parts and supply
 - Christmas trees, including outside sales
 - Gasoline, oil, liquefied petroleum gas, including outside sales
 - Hardware and building materials
 - Automobile repairing, including body work
 - Lending money, including pawn
 - Taxidermy
 - Uses or activities in a tent
 - The O-1/C-1 area will require separate Site Plan Approval by the Environmental Planning Commission when a specific development is proposed.
 - All of the lots along the west boundary of the entire site shall be 1-story, flat-roofed, and not to exceed 15 feet in height. In addition, Lots 12, 21, 22, 31, 32, 41, 42, 51, 52, 61, 62, and 72 within the townhome area (North) shall be 1-story, flat-roofed, and not to exceed 15 feet in height.
 - Lots 10, 11, 24, 25, 55, and 56 of the single-family detached area (south) shall have a finished pad elevation a minimum of 18 feet below the top of the westernmost perimeter wall. In addition, Lots 10, 11, 24, 25, 55, and 56 of the single family detached area (south) shall be 1-story.

2 Remove Pedestrian Connection

1