

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 1, 2013
DRB Comments**

ITEM # 8

PROJECT # 1009506

APPLICATION # 13-70⁷⁰⁵²²~~486~~

RE: Tracts 14-18, 20 & 21, Volcano Cliffs Unit 6

Refer to Section 14-16-3-16 of the Zoning Code for requirements of a Private Commons Development. Proposed subdivision would require the participation of Tract 1 on the north side; rather than vacating the whole frontage, it appears the proposed 25 feet of vacated ROW could be made up by narrowing the adjoining blocks without reducing the number of proposed lots. Villa Real could then connect to proposed interior north/ south street.

Rather than having a stub street to Tract 22 in the southwest corner of the site (which appears will have adequate access on Quivira), connectivity could be by flipping that street further north and to the east as an extension to Tract 19, and provide an eyebrow in lieu of the cul de sac.

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