

CITY VARIANCES OR DEVELOPMENT CONDITIONS REQUESTED:

- THIS EXISTING SUBDIVISION IS SERVED BY A PRIVATE STREET SYSTEM WITHIN EASEMENTS CREATED BY PREDECESSOR PLATS. THE STREET "SANTA BARBARA ROAD NE" IS LOCATED ON A 30 FOOT ACCESS EASEMENT INCLUDING A 10 'GAS AND WATER EASEMENT AND AN ADJACENT 7' EASEMENT FOR UTILITIES. THE REQUEST IS FOR NO EXPANSION IN WIDTH OR TYPE OF ACCESS (PRIVATE STREET REMAINS).

 UTILITY SERVICE IS BY PRIVATE PROVIDERS (CATV, POWER AND COMMUNICATIONS). WATER SERVICE IS BY THE ABCWUA WITH MASTER METER(S). THE REQUEST IS FOR NO CHANGE IN
- PROVIDED SERVICES.
- THE SIDEWALK ABUTTING THE SUBDIVISION LOT IS AN EXISTING 4 FOOT CONCRETE WALK. IT IS REQUESTED THE NEW WALK CONTINUE WITH A 4' WIDTH (TO BE INSTALLED BY THE DEVELOPER). NOTE: RECORDED COVENANTS REQUIRE A 20' SETBACK FROM THE PHYSICAL SIDEWALK. ACCORDINGLY, AN ADDITIONAL GARAGE SETBACK LINE IS SUGGESTED AT 26' FROM

SUBMITTED AS

A SKETCH PLAT FOR REVIEW AND COMMENT

REVISIONS

DESCRIPTION

DOMINGO BACA RROY0 (70' R/W)

4. THE REQUIRED CLEAR SIGHT TRIANGLE WILL BE PROVIDED AT ALL NEW DRIVEWAYS. NO STREET INTERSECTIONS ARE CREATED.

PRELIMINARY PLAT

LOTS 2-A, 2-B, 2-C AND 2-D, BLOCK 16 Santa Barbara Subdivision, Albuquerque, NM nt\N0679-01-860 P PLAT 11_2021 CAS.dv

11/24/2021 Community Sciences Corporation Laπα surveying(505) 897.0000 2

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