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**SITE PLAN FOR SUBDIVISION:  
CITY COUNCIL BILL #0-19, APRIL 4, 1988**

Revised February 8, 1996

Exhibit 2  
0-19 of the Eighth Council

**SITE DEVELOPMENT PLAN POLICIES**

("Parcels" refer to those shown in Exhibit 1)

**Parcel C:**

- Development shall consist of not more than 124 houses and their incidental improvements.
- All internal streets shall be private.
- A boulevard (the "Boulevard") with a landscaped median shall be constructed from Eagle Ranch Road to the south end of the Property, with the existing 22 foot private access easement serving as the north-bound segment of the Boulevard; the Boulevard shall provide access to and only to the Mann-Rocco-Zuris Property (Parcel C), the Matsubara Property (Parcel D), the Stan Zuris Property, and the properties fronting on Coors Trail.
- A local street shall intersect the Boulevard near its north end, so that all of the subdivision traffic does not travel a substantive distance on the Boulevard before accessing local residential streets.
- Water and sanitary sewer lines shall be constructed in the Boulevard which include sufficient capacity to serve the Coors Trail residences.
- All utilities shall be underground.

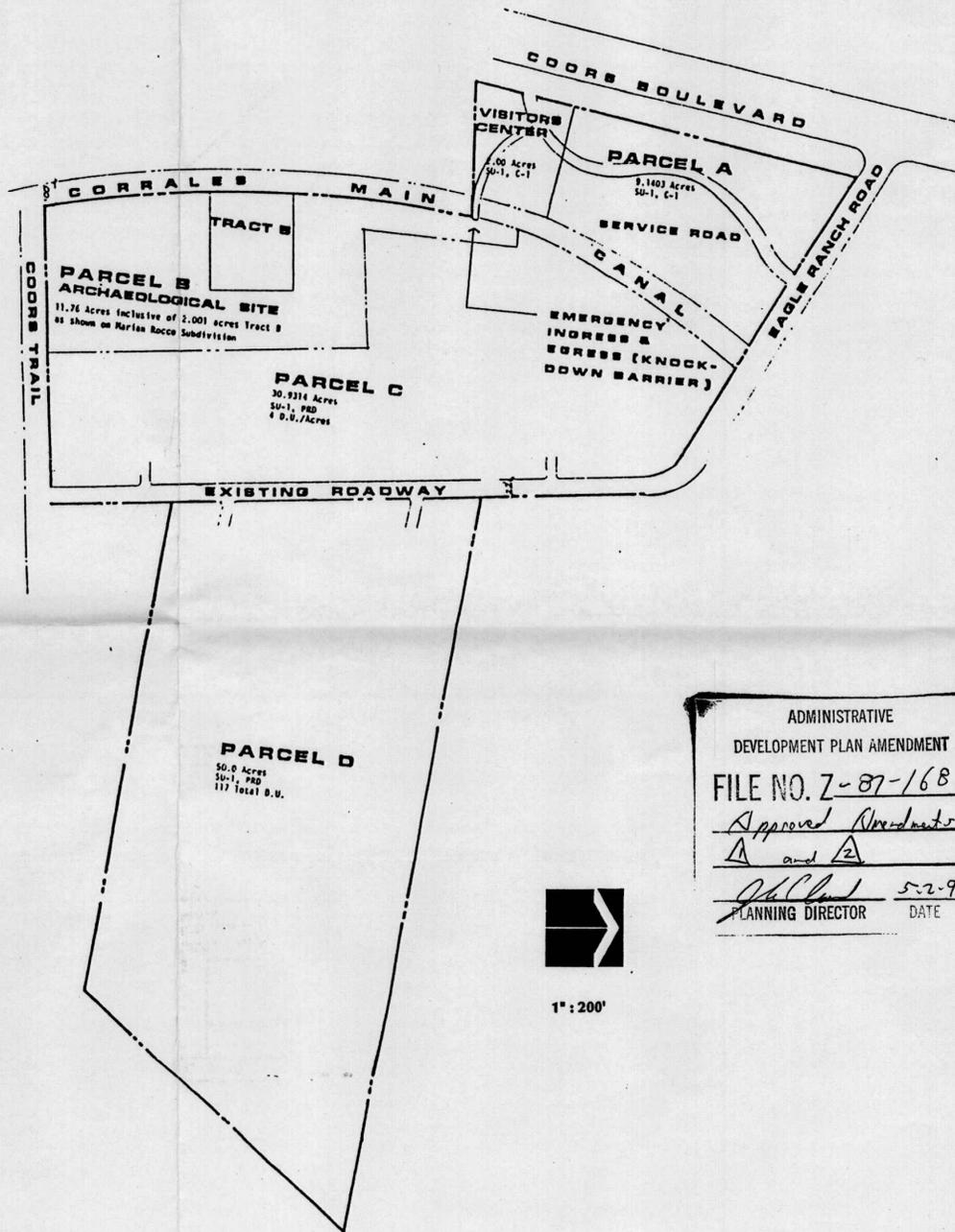
**Parcel D (Matsubara Property):**

- Development shall consist of not more than 117 houses and their incidental improvements.
- All internal streets shall be private.
- The lots adjacent to the southern and eastern boundaries (the "Boundary Lots") shall be at least one acre in size, inclusive of easements.
- Upon subdivision, the rear 12 feet of the Boundary Lots shall be encumbered with a private pedestrian and equestrian easement which shall run to the benefit of owners of the Property and of the Neighbor's Property.
- If at least 60 percent of the area in the rear yards of the Boundary Lots is not planted in vegetation which is maintained, the rear yards shall be enclosed with a solid fence or wall at least six feet high.
- For the south-side Boundary Lots the rear-yard setback shall be at least 100 feet.
- All utilities shall be underground.

**Amendments:**

Per the settlement agreement dated January 12, 1996 between the Garrett Group, Inc., the City of Albuquerque, and the Coors Trail Neighborhood Association, the private trail easement and roadway plans are amended to read:

- An easement shall be placed over and across one or more of the interior streets within the Bosque del Rio subdivision for pedestrian and equestrian use and access to and from the Coors Trail neighborhood to and from the Rio Grande Bosque east of the Bosque del Rio subdivision. The Bosque del Rio subdivision shall grant a 12 foot wide access easement between lots 26 and 114 and along the northern boundary of lot 114 for the exclusive use of the Bosque del Rio residents and the Coors Trail Neighborhood. The access to the Rio Grande Bosque shall be controlled with a gate.
- Construction of a paved road, including utilities, in accordance with City standards, and as defined and illustrated on sheets 4-13 of the Bosque del Rio Site Development Plan for Building Permit.



**NOTES**

**PARCEL A**

The design guidelines for the commercial lots of Parcel A and Visitors Center Parcel will be as follows:

- Proposed uses would be those found in the C-1 zone, plus restaurant with full liquor license excluding package liquor sales.
- Permitted architectural styles will include pueblo, southwestern territorial, spanish mission or mediterranean. Structures will be limited to single story, earth tones, and roof mounted mechanical systems will be required to be screened. The sight-planes of the Coors Corridor plan will be maintained. The maximum building height will be 20 feet.
- Maximum floor area ratio (FAR) for any lot will be limited to 28%.
- Landscaping will include the requirement to landscape and maintain a 35 foot buffer strip along Coors Boulevard.
- Each lot shall have a minimum width of 100 feet, with set-backs of a minimum of 30 feet from the frontage road, 10 feet on all side lot lines and 15 feet for the rear lots for all commercial lots backing onto the Corrales Main Canal.
- Signage will be limited to one free-standing sign per commercial lot, not to exceed 20 feet in height, and not to exceed 75 square feet of sign area.
- Perimeter walls will only be permitted on the rear portions of those lots backing onto the Corrales Main Canal, and shall not exceed 5 ft. in height.
- No individual commercial building shall exceed 30,000 square feet of floor area.

**PARCEL C**

Zoning proposed for the 30.9314 acre site is SU-1 for PRD for 124 dwelling units.

- There will be architectural covenants to restrict design to pueblo, southwestern territorial, spanish mission or mediterranean style. Lots adjacent to the Archaeological Site shall be restricted to single story and there will be a building set-back line from the Archaeological Site boundary of 35 feet.
- A wall to match the wall along the Archaeological Site shall be extended north along the entire length of the Corrales Main Canal adjacent to this parcel.
- Internal residential streets will be private, 24 ft. curving section with gravel shoulder, not sidewalks, to maintain the "country flavor" of the area. The streets and lots will be custom-designed to preserve as many of the existing cottonwood trees as possible.

**PARCEL D**

This property, consisting of approximately 50.0 acres is zoned for PRD, maximum 117 DUs, all single family detached homes.

- There will be architectural covenants to restrict design to pueblo, southwestern territorial, spanish mission or mediterranean style. Internal residential streets will be private, 24 ft. paving section with gravel shoulder, no sidewalks, to maintain the "country flavor" of the area.

**GENERAL NOTES**

- Maximum building height on residential parcels will be 26 feet.
- Building set-backs will conform to R-1 zoning requirements on residential parcels and C-1 zoning requirements on the commercial parcel.
- A license will be obtained from MRGCD for a bridge crossing to link the Visitors Center Site with the Archaeological Site.
- The specific location of the bridge crossing the Corrales Main Canal will be determined with the license application.
- Remaining design characteristics will be subject to final site plan approval and existing neighborhood agreements.

**LAND USE ALLOCATIONS**

PARCEL	ZONING	LAND AREA
A	SU-1, C-1	9.1403 Acres
B	-	11.76 Acres
C	SU-1, PRD	30.53 Acres
D	SU-1, PRD	50.0 Acres

ADMINISTRATIVE  
DEVELOPMENT PLAN AMENDMENT  
FILE NO. Z-87-168  
Approved Amendments  
A and B  
J. H. [Signature]  
PLANNING DIRECTOR DATE 5-2-96



1" = 200'