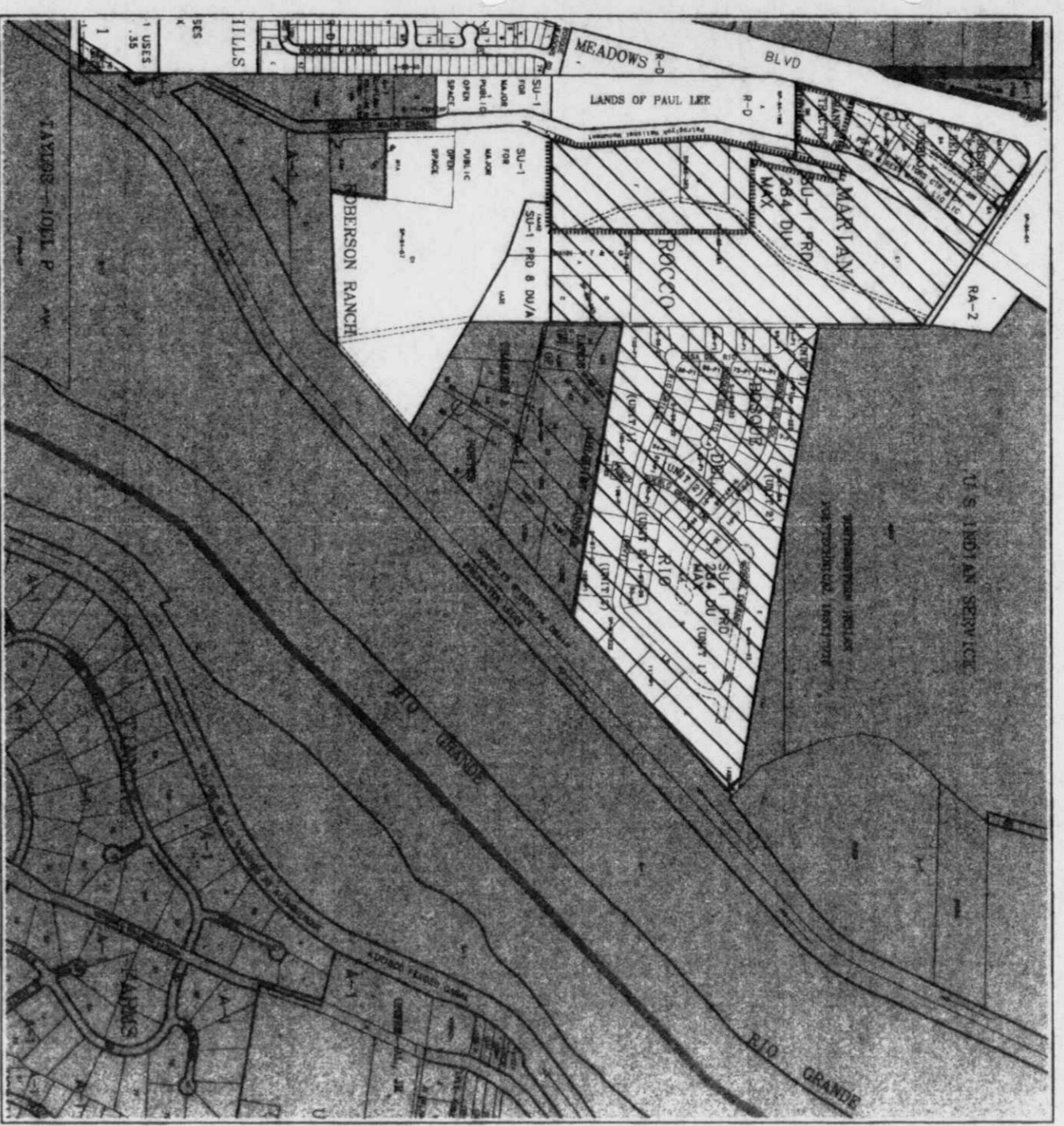


1000493  
9-21-02  
0-13



**APPROVED SITE PLAN FOR SUBDIVISION:**  
**City Council Bill O-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 C1:**

- 1. The site shall be Major Public Open Space owned and maintained by the City of Albuquerque.

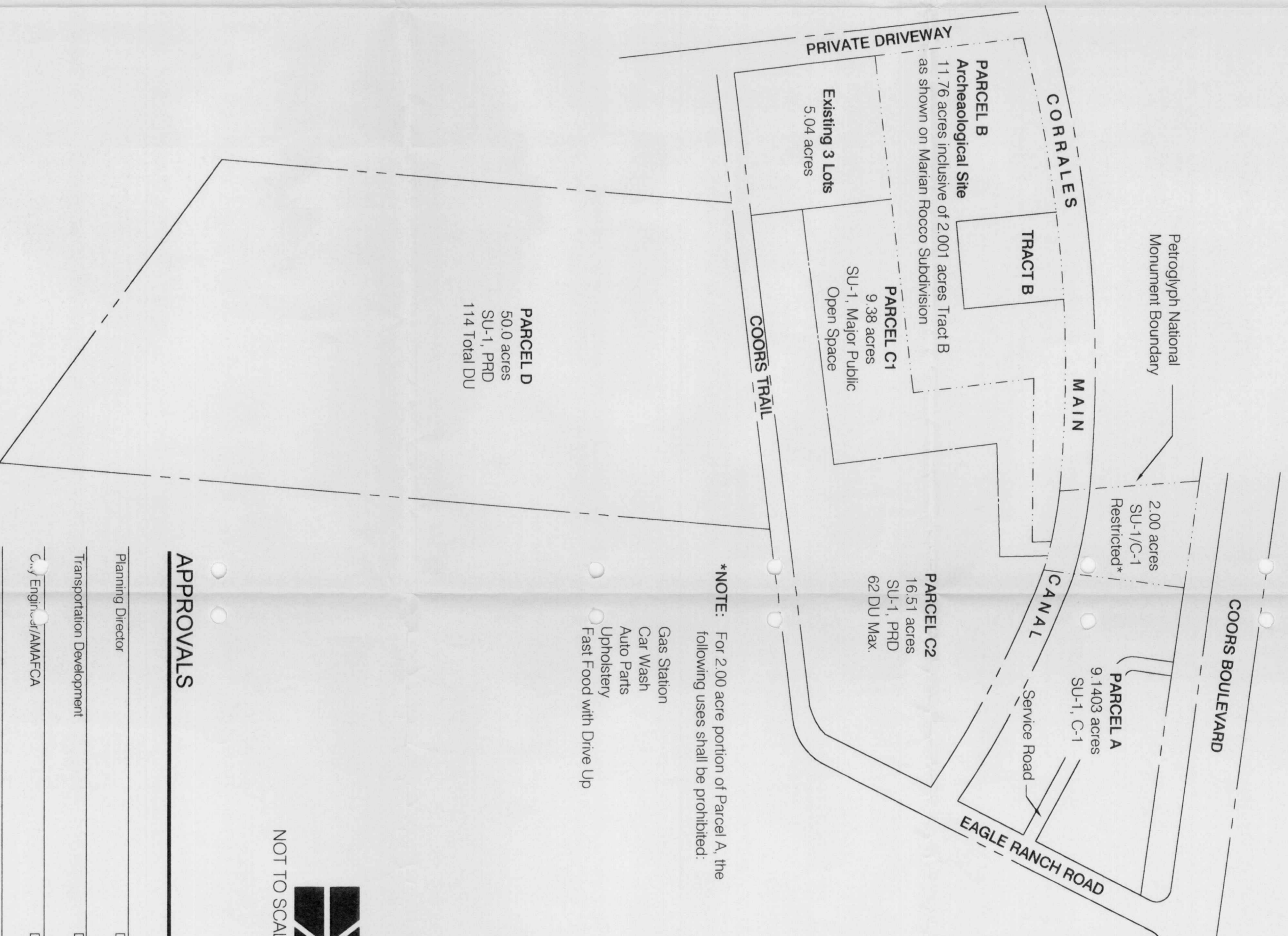
**PARCEL C2:**

- 1. Development shall consist of not more than 424 62 houses and their incidental improvements.
- 2. All internal streets shall be private and the community shall be gated.
- 3. 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.
- 4. A local street shall intersect the Boulevard Eagle Ranch Road near its north end (just east of the Corrales Main Canal), so that all of the subdivision traffic does not travel a substantial distance on the Boulevard Coors Trail before accessing local residential streets.
- 5. Water and sanitary sewer lines shall be constructed adjacent to the Boulevard Coors Trail which includes sufficient capacity to serve the Coors Trail residences.
- 6. All utilities shall be underground.

**PARCEL D (Matsubara Property):**

- 1. Development shall consist of not more than 114 houses and their incidental improvements.
- 2. All internal streets shall be private.
- 3. The lots adjacent to the southern and eastern boundaries (the "Boundary Lots") shall be at least one acre in size, inclusive of easements.
- 4. 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 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.
- 5. 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.
- 6. For the south-side Boundary Lots the rear-yard setback shall be at least 100 feet.
- 7. All utilities shall be underground.

**EXHIBIT 1**



\*NOTE: For 2.00 acre portion of Parcel A, the following uses shall be prohibited:

- Gas Station
- Car Wash
- Auto Parts
- Upholstery
- Fast Food with Drive Up



**APPROVALS**

Planning Director	Date
Transportation Development	Date
Civil Engineering/AMAFCA	Date
Utility Development	Date
Parks and Recreation Department	Date

**NOTES**

- 1. The design guidelines for the commercial lots of Parcel A and Visitors Center Parcel will be as follows:
- 1. Proposed uses would be those found in the C-1 zone, plus restaurant with full liquor license excluding package liquor sales.
- 2. 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.
- 3. Maximum floor area ratio (FAR) for any lot will be limited to 28%.
- 4. Landscaping will include the requirement to landscape and maintain a 35 foot buffer strip along Coors Boulevard.
- 5. Each lot shall have a minimum width of 100 feet, with setbacks 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.
- 6. 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.
- 7. Perimeter walls will only be permitted on the rear portions of those lots backing onto the Corrales Main Canal, and shall not exceed 5 feet in height.
- 8. No individual commercial building shall exceed 30,000 square feet of floor area.

**PARCEL C1:**  
Zoning for the 9.38 acre site is SU-1 for Major Public Open Space.

**PARCEL C2:**

- 1. Zoning proposed for the 16.51 acre site is SU-1 for PRD for 424 62 dwelling units.
- 2. There will be architectural covenants to restrict design to pueblo, southwestern territorial, mission, northern new mexican, or mediterranean style. Covenants to the Archeological Site shall be restricted to single story and there will be a building setback line from the Archeological Site boundary of 25 feet.
- 3. A wall to match the wall along the Archeological Site shall be extended north along the entire length of the Corrales Main Canal adjacent to the parcel, built along the southern boundary of Parcel C1, continuing along the shared boundary between Parcels C1 and C2, and along the western boundary of Parcel C2 adjacent to the Corrales Main Canal as approved by City Open Space Division.
- 4. Internal residential streets will be private, 24 ft. paving 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:**

- 1. This property, consisting of approximately 50.0 acres is zoned for PRD, maximum 117 DU's, all single family detached homes.
- 2. There will be architectural covenants to restrict design to pueblo, southwestern territorial, spanish mission, or mediterranean style.
- 3. Internal residential streets will be private, 24 foot paving section with gravel shoulder, no sidewalks, to maintain the "country flavor" of the area.

**GENERAL NOTES**

- 1. Maximum building height on residential parcels will be 26 feet.
- 2. Building setback will conform to R-1 zoning requirements on residential parcels and C-1 zoning requirements on the commercial parcel.
- 3. All covenants will be obtained from MHCDD for the Visitors Center Site with the Archeological Site.
- 4. The specific location of the bridge crossing the Corrales Main Canal will be determined with the licensee.
- 5. Remaining design characteristics will be subject to final site plan approval and existing neighborhood agreements.

LAND USE ALLOCATIONS	ZONING	LAND AREA
A	SU-1/C1	9.1403 acres
B	MPOS	11.76 acres
C1	SU-1/PRD	9.38 acres
C2	SU-1/PRD	16.51 acres
D	SU-1/PRD	50.0 acres

**Cottonwood Trails**  
**SITE PLAN FOR SUBDIVISION AMENDMENT**



CONSENSUS  
May 23, 2000

Prepared for:  
Garrett Group, Inc.  
PO Box 10285  
Albuquerque, NM 87184-0285

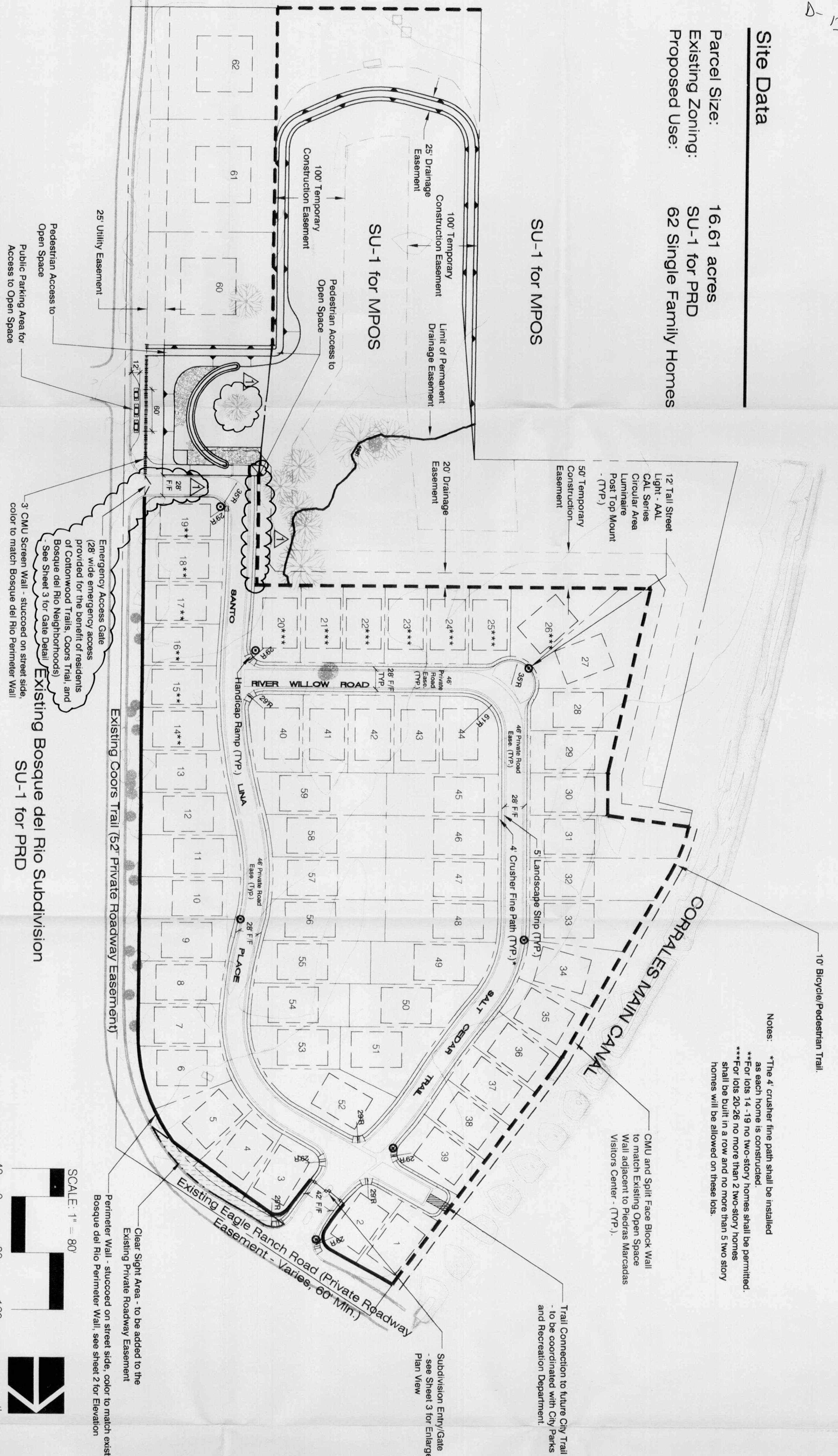
Prepared by:  
Consensus Planning, Inc.  
924 Park Avenue SW  
Albuquerque, NM 87102

1000493  
6-20-02  
D-13

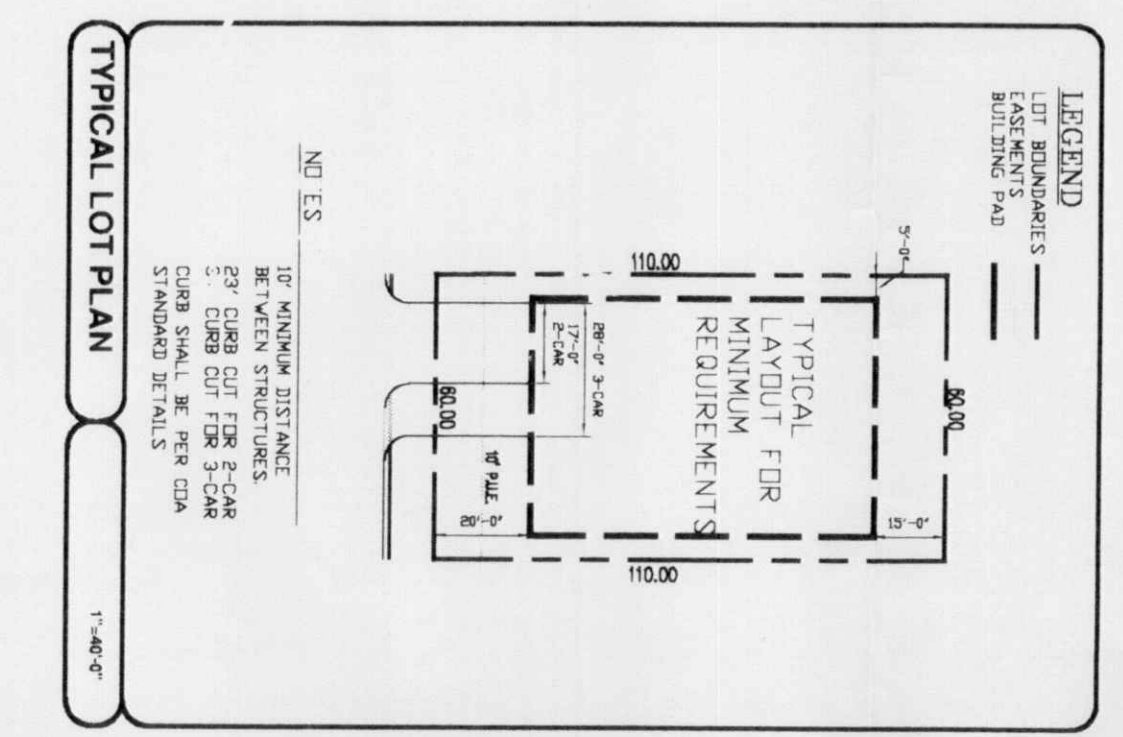
**Site Data**

Parcel Size: 16.61 acres  
Existing Zoning: SU-1 for PRD  
Proposed Use: 62 Single Family Homes

**PARCEL "C"**

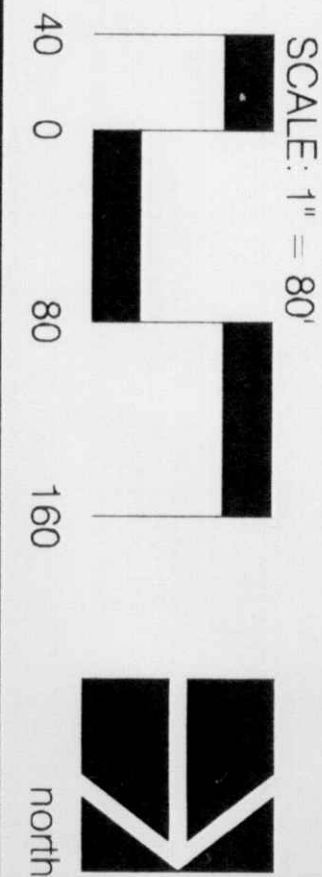
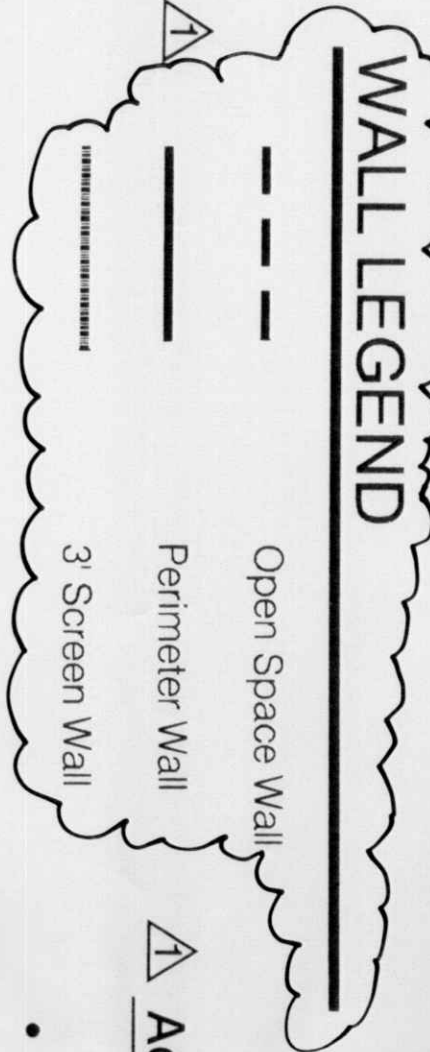


Notes:  
 \*The 4' crusher fine path shall be installed as each home is constructed.  
 \*\*For lots 14, 19 no two-story homes shall be permitted.  
 \*\*\*For lots 20-26 no more than 2 two-story homes shall be built in a row and no more than 5 two story homes will be allowed on these lots.



**Cottonwood Trails Subdivision**  
 Net lot areas (to edge of roadway easement)

Lot Number	Area in Square Feet	Area in Acres	Net Lot
1	6,647.04	0.1526	1
2	6,871.28	0.1577	2
3	7,181.56	0.1649	3
4	7,938.28	0.1827	4
5	8,445.14	0.2045	5
6	8,907.21	0.2059	6
7	6,967.53	0.1577	7
8	7,157.14	0.1643	8
9	7,831.89	0.1798	9
10	8,547.91	0.1962	10
11	8,586.84	0.1972	11
12	7,307.23	0.1675	12
13	7,086.13	0.1627	13
14	6,576.43	0.1510	14
15	6,378.28	0.1464	15
16	6,479.42	0.1487	16
17	6,694.77	0.1537	17
18	6,835.95	0.1569	18
19	6,695.21	0.1528	19
20	7,605.61	0.1746	20
21	6,591.69	0.1513	21
22	6,591.69	0.1513	22
23	6,563.75	0.1507	23
24	6,591.69	0.1513	24
25	6,390.36	0.1465	25
26	10,195.03	0.2340	26
27	14,620.27	0.3365	27
28	7,729.29	0.1774	28
29	7,070.67	0.1623	29
30	6,687.47	0.1538	30
31	12,452.67	0.2859	31
32	11,828.98	0.2716	32
33	10,535.98	0.2419	33
34	8,827.47	0.2027	34
35	7,462.94	0.1713	35
36	6,701.20	0.1538	36
37	6,747.24	0.1549	37
38	6,623.94	0.1521	38
39	7,627.12	0.1751	39
40	8,053.78	0.1849	40
41	7,153.22	0.1642	41
42	7,154.05	0.1642	42
43	7,150.00	0.1641	43
44	8,714.94	0.2001	44
45	9,526.15	0.2187	45
46	9,598.44	0.2203	46
47	9,615.55	0.2207	47
48	9,612.90	0.2207	48
49	10,133.93	0.2326	49
50	9,631.67	0.2211	50
51	9,827.60	0.2256	51
52	10,436.62	0.2396	52
53	7,248.62	0.1667	53
54	8,401.32	0.1929	54
55	9,638.23	0.2210	55
56	10,024.35	0.2301	56
57	9,682.41	0.2218	57
58	9,980.61	0.2284	58
59	10,796.61	0.2476	59
60	28,736.00	0.6611	60
61	28,741.66	0.6611	61
62	28,737.14	0.6611	62



DRB #: 01450 00000 00058 / 01450 00000 00059  
 EPC #: 00128 00000 00586 / 00128 00000 00587  
**APPROVALS**  
 Project #: 1000493  
 4/12/01  
 3-01-01

Utility Director: *[Signature]*  
 Transportation Development: *[Signature]*  
 City Engineer/AIA/FOA: *[Signature]*  
 Utility Development: *[Signature]*  
 Parks and Recreation Department: *[Signature]*  
 Solid Waste Department: *[Signature]*

Date: 2/02/01  
 Date: 2/07/01  
 Date: 2/07/01

**Cottonwood Trails**  
 SITE PLAN FOR SUBDIVISION  
 AND BUILDING PERMIT

**Administrative Amendment**

- Revised wall adjacent to City Open Space (Lots 18-26 & 60-62) to allow wrought iron view fencing (see new Sheet 3B).
- Added section of Open Space wall along the west side of Santo Lina Place (see Sheet 1).
- Revised note regarding existing cottonwood in the detention pond (see Sheets 2 & 3).
- Added Sheet 3B, Open Space Wall/Fence Plan.
- Modified Emergency Access per City DRC requirements (see Sheet 3).

Prepared for: Garrett Group, Inc.  
 PO Box 10285  
 Albuquerque, NM 87184-0285

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

Isaacson & Arman, P.A.  
 128 Montice Street NE  
 Albuquerque, NM 87108

January 10, 2001  
 Revised: February 13, 2002  
 Sheet 1 of 8

