



John C Woods

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"This 6.15 acre parcel is perfect for a developer to build a subdivision on. It has Bernalillo County approval to be subdivided into 35 residential lots. The approved engineering drawings are all available. This "Amalia-Sage Subdivision" is comprised of 5 lots which are being sold as a unit. Located just south of another new 10 acre subdivision, this area along Coors Boulevard is prime for building new homes.

**FOR SALE: 2901 AMALIA
AMALIA-SAGE SUBDIVISION**

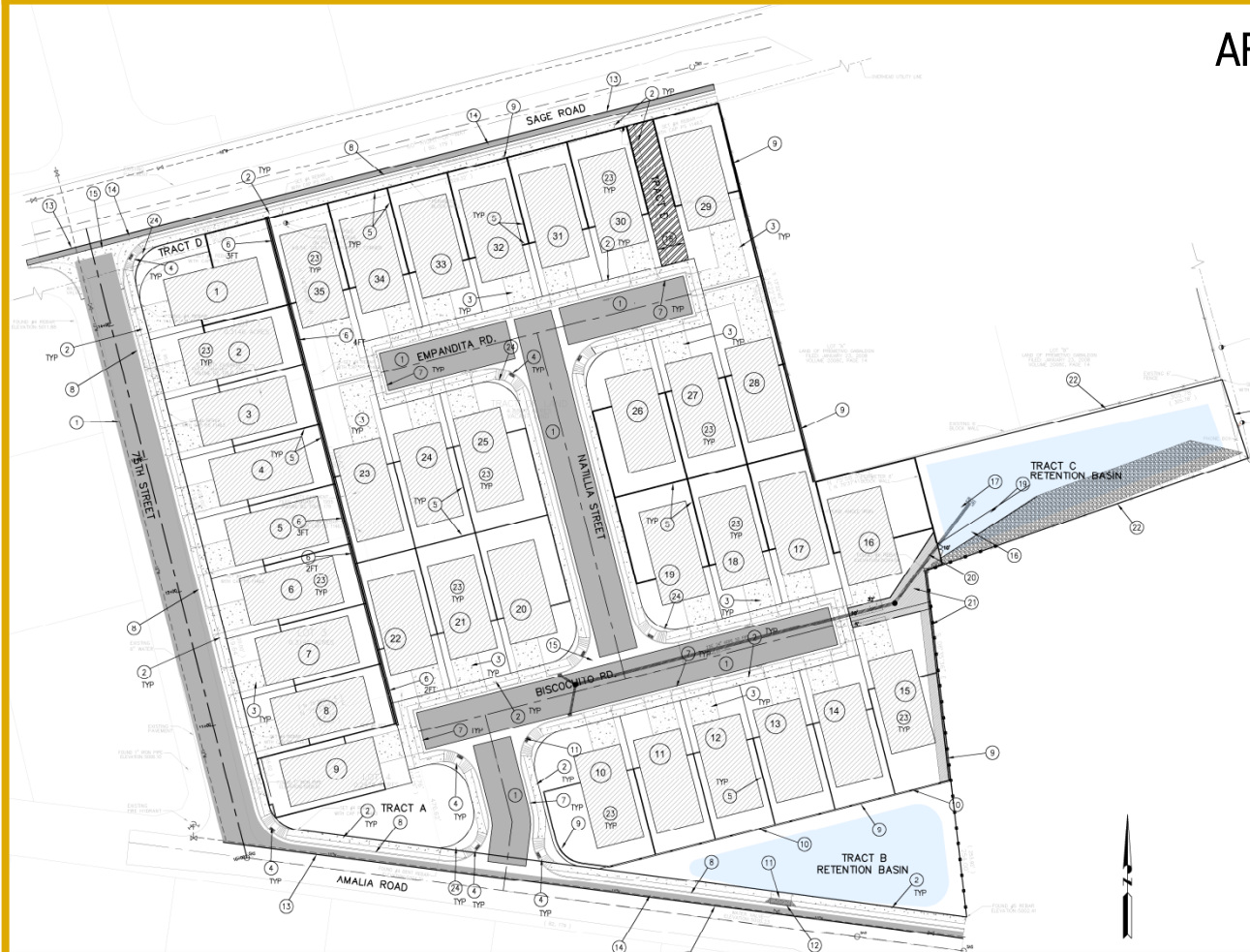
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505-554-3873

APPROVED PLANS THROUGH BERNALILLO COUNTY

KEYED NOTES

1. NEW PAVED ROAD PER COA STD. DET. 2405A.
2. NEW 5' SIDEWALK PER STD. DET. 2430.
3. NEW 20' WIDE CONCRETE DRIVEWAY PER STD. DET. 2425.
4. NEW WHEELCHAIR ACCESS RAMP PER STD. DET. 2441.
5. NEW BLOCK GARDEN WALL.
6. NEW RETAINING WALL, SEE DETAIL ON SHEET C200.
7. NEW 2'-6" CONCRETE CURB & GUTTER.
8. NEW 2'-7 1/2" CONCRETE CURB & GUTTER, SEE STD. DET. 2415A.
9. NEW 6' HIGH PERIMETER BLOCK WALL, SEE DETAIL ON SHEET C200.
10. TURN BLOCKS @ 20' SPACING TO ALLOW FOR DRAINAGE.
11. EMERGENCY OVERFLOW.
12. NEW 10' CONCRETE MAINTENANCE ACCESS DRIVEWAY.
13. SAW CUT EXISTING ASPHALT TO A SMOOTH STRAIGHT LINE.
14. NEW 4' WIDE (MIN) ASPHALT PATCH TO MATCH EXISTING PAVEMENT SECTION.
15. NEW CONCRETE VALLEY GUTTER PER STD. DET. 2420.
16. 6" BASE COURSE MAINTENANCE ROAD.
17. RIPRAP SPLASH PAD, 4'x6'x9" DEEP, U 50-60
18. 20' ABCWUA TRACT D FOR WATER EXTENSION TO SAGE.
19. 10' MAINTENANCE ROAD TO ACCESS RETENTION AREA.
20. 10' MAINTENANCE GATE ACCESS TO RETENTION AREA.
21. DRAINAGE ACCESS EASEMENT TO TRACT C.
22. NEW 6' CHAIN LINK FENCE.
23. NEW BUILDING PAD.
24. NEW STREET LIGHTING.



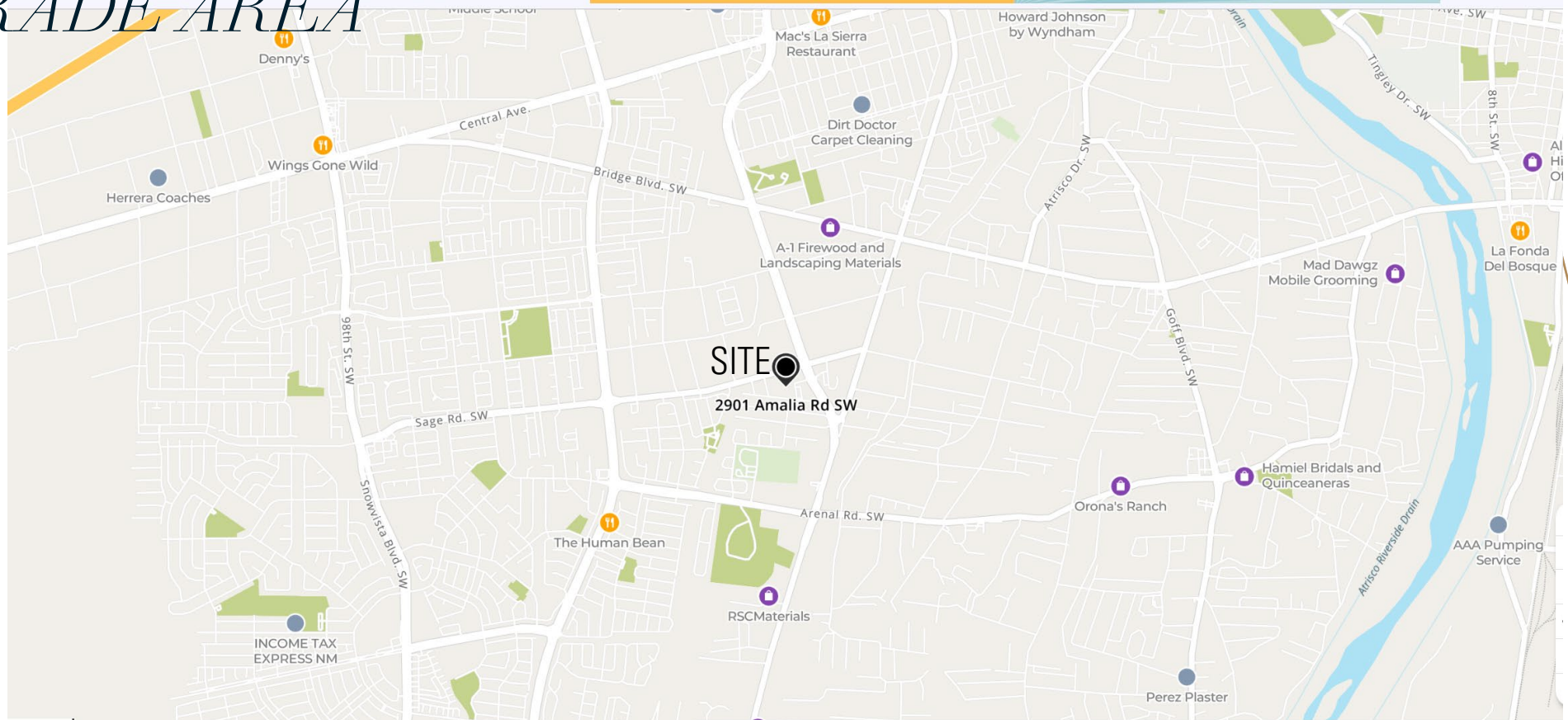
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TRADE AREA



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ADDITIONAL PHOTOS



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