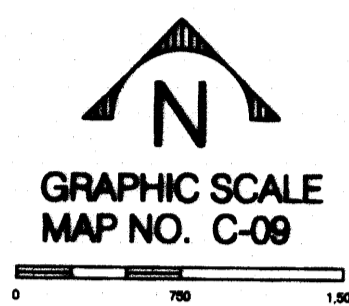
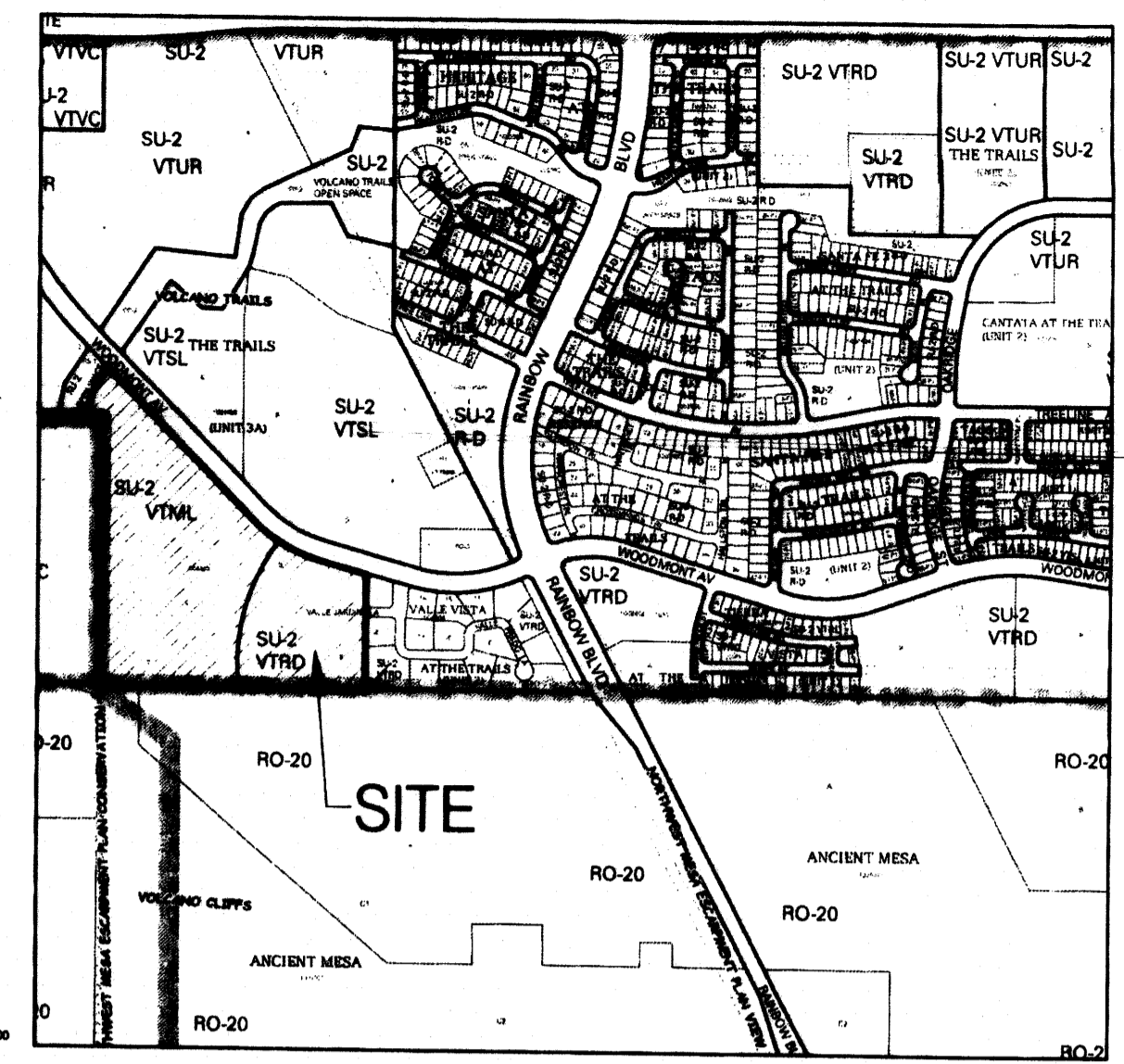


**SITE VICINITY**



**SITE DATA:**  
 TOTAL DEVELOPED AREA: 26.83 AC.  
 ZONING: SU-2/VTRD, VOLCANO TRAILS/RESIDENTIAL DEVELOPING AREA ZONE AND SU-2/VTML, VOLCANO TRAILS/MEDIUM LOT RESIDENTIAL

**PROPOSED DWELLING UNITS:**

|              |            |
|--------------|------------|
| UNIT 1       | 31         |
| UNIT 2       | 22         |
| UNIT 3       | 35         |
| UNIT 4       | 20         |
| UNIT 5       | 19         |
| <b>TOTAL</b> | <b>127</b> |

**TRACT PURPOSE**  
 EACH TRACT SHALL BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION:

|                |                    |
|----------------|--------------------|
| UNIT 1 TRACT A | PRIVATE OPEN SPACE |
| UNIT 1 TRACT B | PRIVATE OPEN SPACE |
| UNIT 1 TRACT C | PRIVATE OPEN SPACE |
| UNIT 1 TRACT D | PRIVATE OPEN SPACE |
| UNIT 1 TRACT E | PRIVATE OPEN SPACE |
| UNIT 1 TRACT F | PRIVATE OPEN SPACE |
| UNIT 2 TRACT A | PRIVATE OPEN SPACE |
| UNIT 2 TRACT B | PRIVATE OPEN SPACE |
| UNIT 5 TRACT A | PRIVATE OPEN SPACE |
| UNIT 5 TRACT B | PRIVATE OPEN SPACE |

**LEGAL DESCRIPTION:**  
 TRACT 7 AND 8 AT THE TRAILS UNIT 3A SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "BULK LAND PLAT OF THE TRAILS UNIT 3A WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 21, 2007, IN PLAT BOOK 2007C, PAGE 352, AS DOCUMENT NO. 2007171107.

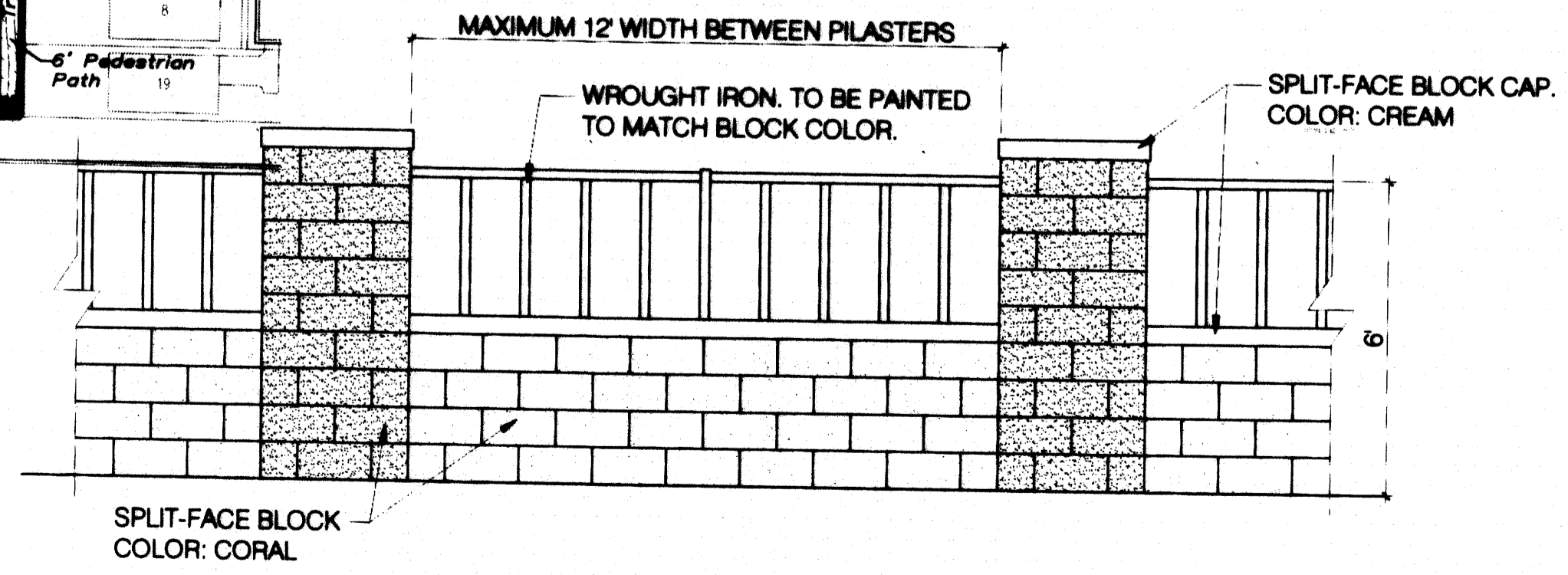
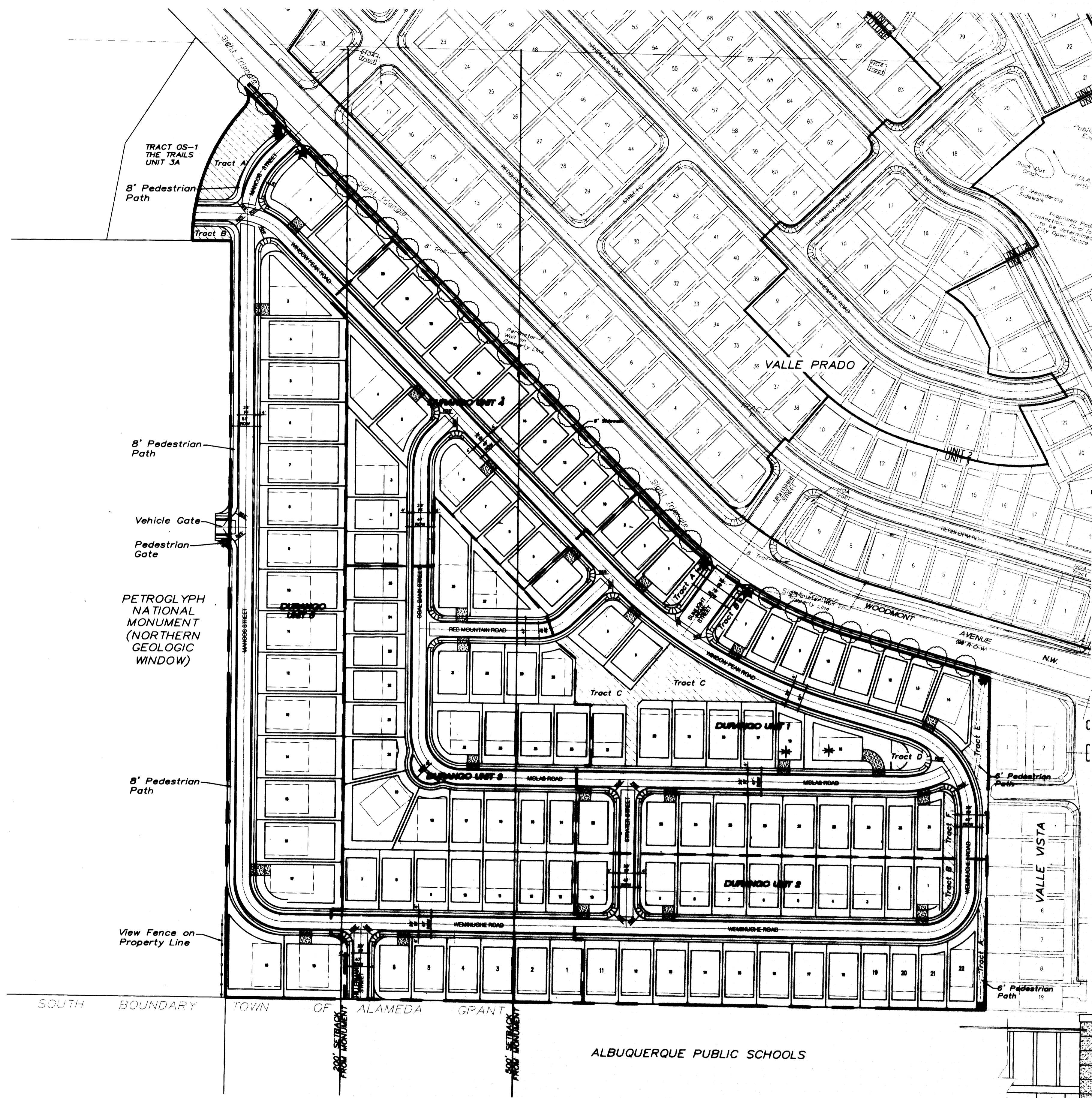
PROJECT NUMBER: 1004606  
 APPLICATION NUMBER: 14DRB-70202

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES (X) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

|  |          |
|--|----------|
| DRB SITE DEVELOPMENT PLAN APPROVAL:            | 6/3/15   |
| <i>Troyal M. Muhl</i>                          | DATE     |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION   |          |
| <i>Michael Lader</i>                           | 06/23/15 |
| ABCWUA   | DATE     |
| <i>Carl S. Dumont</i>                          | 06-03-15 |
| PARKS AND RECREATION DEPARTMENT                | DATE     |
| <i>Rick Spivey</i>                             | 6-3-15   |
| CITY ENGINEER                                  | DATE     |
| <i>NM</i>                                      | 6-3-15   |
| *ENVIRONMENTAL HEALTH DEPARTMENT-(CONDITIONAL) | DATE     |
| SOLID WASTE MANAGEMENT                         | DATE     |
| <i>José Ochoa</i>                              | 6-3-15   |
| DRB CHAIRPERSON, PLANNING DEPARTMENT           | DATE     |

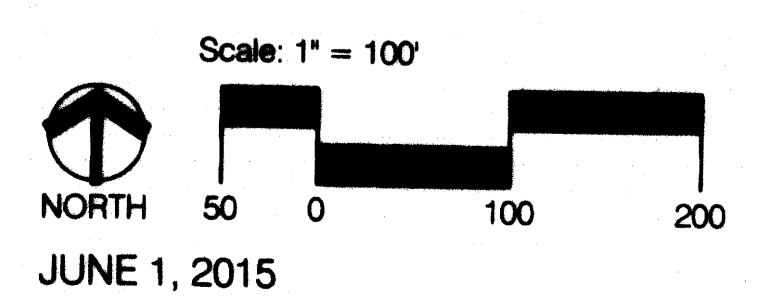
- GENERAL NOTES:**
- EXISTING ZONING: SU-2/VTRD AND SU-2/VTML, VOLCANO TRAILS/RESIDENTIAL DEVELOPING AREA ZONE.
  - LOT SIZE, SETBACKS AND WIDTHS FOR INDIVIDUAL SUBDIVISION PARCELS SHALL CONFORM TO THE SU-2/VTRD ZONING REGULATION.
  - PEDESTRIAN ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC SIDEWALKS TO WOODMONT AVENUE.
  - VEHICULAR ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY SUNLIGHT PEAK STREET TO WOODMONT.
  - ALL INTERNAL SUBDIVISION RESIDENTIAL ROADS ARE PROPOSED TO BE 47' RIGHT-OF-WAY WITH 28' F-F PAVEMENT SECTION EXCEPT SUNLIGHT PEAK STREET WILL BE 76' RIGHT-OF-WAY AND 52' F-F.
  - UNITS 1, 2, 3, 4 AND 5 SHALL BE PLATTED SEQUENTIALLY.
  - STREET TREES ARE PROVIDED ALONG WOODMONT AVENUE.
  - THE EXECUTED SERVICIBILITY STATEMENT STATES THAT IN ADDITION TO THE DEVELOPER FUNDED 4W PRESSURE ZONE INFRASTRUCTURE, ADDITIONAL 5W INFRASTRUCTURE WOULD BE REQUIRED TO SERVE ANY LOTS OUTSIDE OF PRESSURE ZONE 4W (ELEVATION GREATER THAN 5485', 27/29 DATUM). SERVICE TO LOTS GREATER THAN 5485' (27/29 DATUM) WILL NOT BE SERVED WITHOUT DEVELOPER FUNDED INFRASTRUCTURE THAT INCLUDES BUT IS NOT LIMITED TO AN APPROPRIATELY SIZED NEW RESERVOIR, TRANSMISSION LINES, PUMP STATIONS AND THE DISINFECTION FACILITIES NECESSARY TO OPERATE THE WATER SYSTEM.
  - A WATER AUTHORITY BOARD APPROVED DEVELOPMENT AGREEMENT MUST BE EXECUTED PRIOR TO PLAT APPROVAL FOR THE PROPOSED DEVELOPMENT.
  - PERIMETER WALLS: THE SUBDIVISION PERIMETER GARDEN WALL WILL BE CONSISTENT WITH THE VOLCANO TRAILS SECTOR PLAN, GENERAL DESIGN STANDARDS; AND SECTION 14-16-3-19 OF THE ZONING CODE; AND IS COMPATIBLE WITH THE EXISTING TRAILS PERIMETER WALL.
  - LOTS WITHIN 200' OF THE PETROGLYPH NATIONAL MONUMENT SHALL USE PLANTS FROM THE VTSDP PLANT LIST A ONLY.
  - LOT SIZES AND BUILDING HEIGHTS SHALL BE LIMITED PER THE VTSDP.
    - LOTS WITHIN 200' OF THE PETROGLYPH NATIONAL MONUMENT SHALL BE A MINIMUM OF 11,000 SQUARE FEET WITH A MAXIMUM BUILDING HEIGHT OF 18'.
    - LOTS MORE THAN 200' UP TO 500' FROM THE MONUMENT SHALL BE A MINIMUM OF 6,000 SQUARE FEET.
    - LOTS MORE THAN 500' FROM THE MONUMENT SHALL BE A MINIMUM OF 5,000 SQUARE FEET.
  - MAXIMUM BUILDING HEIGHT WILL BE 26 FEET IN COMPLIANCE WITH THE COMPREHENSIVE CITY ZONING CODE EXCEPT WITH IN 200' OF THE MONUMENT BOUNDARY.
  - TRANSIT OPERATIONS IN THE VICINITY ARE CURRENTLY LIMITED TO RAINBOW BOULEVARD TO THE EAST. ADDITIONAL TRANSIT SERVICE MAY OCCUR AT A LATER DATE.
  - BICYCLE LANES ARE EXISTING WITHIN WOODMONT AVENUE.
  - ON-LOT TREES: WHERE BUILDINGS ARE PLACED MORE THAN 10 FEET FROM A STREET-SIDE PROPERTY LINE, AT LEAST ONE TREE SHALL BE PLANTED PER PROPERTY WITHIN THE STREET-SIDE SETBACK. PROPERTIES WITH A STREET FRONTAGE OVER 100 FEET SHALL HAVE A MINIMUM OF ONE TREE FOR EVERY 40 FEET. STREET TREES SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER, INCLUDING TREES WITHIN THE R.O.W.
  - ALL BUILDINGS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR PLAN, GENERAL DESIGN STANDARDS/GENERAL REGULATIONS, E.G. TRANSPARENCY, PORCHES, COURTYARDS, GARAGES, LANDSCAPING, ETC.
  - UNIT 1, LOTS 15 AND 16 SHALL ONLY FRONT ON MOLAS ROAD.
  - LANDSCAPING, FENCING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

- \* SEE GENERAL NOTE 17
- \* PEDESTRIAN CONNECTION
- STREET TREES PER STREET TREE ORDINANCE
- ★ ENTRY SIGNAGE
- TYPICAL DRIVEWAY



**VIEW FENCE ELEVATION**

Scale 3/8" = 1'-0"



JUNE 1, 2015

**DURANGO**  
 Site Plan for Subdivision

Prepared for:  
 Woodmont Paseo, LLC  
 3077 E. Warm Springs Road  
 Las Vegas, NV 89120

Prepared by:  
 Consensus Planning, Inc.  
 302 Eighth Street NW  
 Albuquerque, NM 87102

