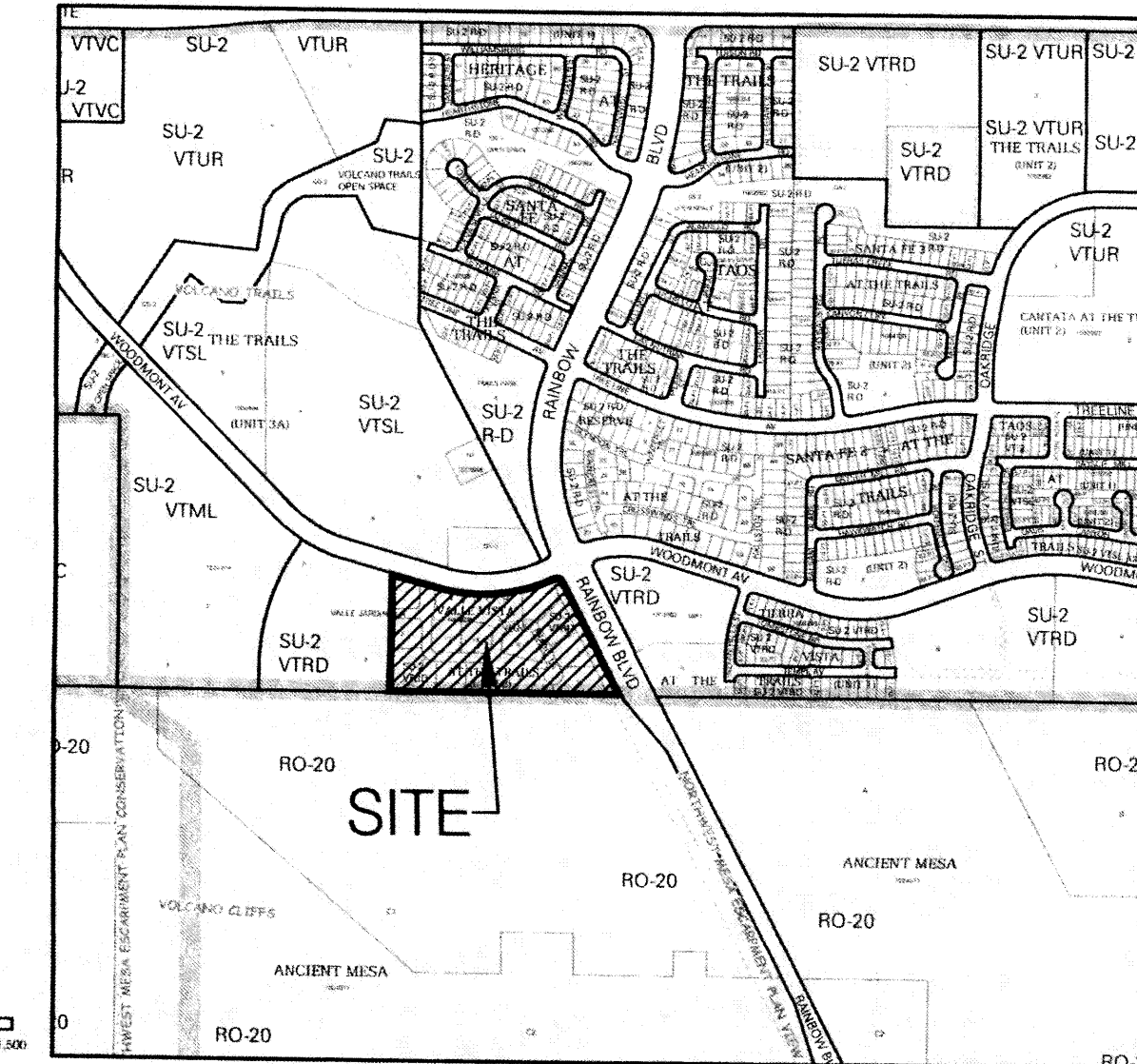


SITE VICINITY



N
GRAPHIC SCALE
MAP NO. C-09

SITE DATA:

TOTAL DEVELOPED AREA: 11.00 AC.
ZONING: SU-2/VTRD, VOLCANO TRAILS/RESIDENTIAL DEVELOPING AREA ZONE

PROPOSED DWELLING UNITS:	UNIT 1	8
	UNIT 2	19
	UNIT 3	23
	TOTAL	50

TRACT PURPOSE

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

TRACT A	PRIVATE ROADWAY
TRACT B	PUBLIC STORM DRAIN
TRACT C	PUBLIC STORM DRAIN AND PUBLIC SANITARY SEWER AND PEDESTRIAN TRAIL
TRACT D	PUBLIC STORM DRAIN, PUBLIC SANITARY SEWER AND WATERLINE, AND PRIVATE PEDESTRIAN WAY
TRACT E	PRIVATE OPEN SPACE FOR ROCK OUTCROP

LEGAL DESCRIPTION:

VALLE VISTA AT THE TRAILS UNIT 2, LOTS 1-18 AND TRACT A, 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:

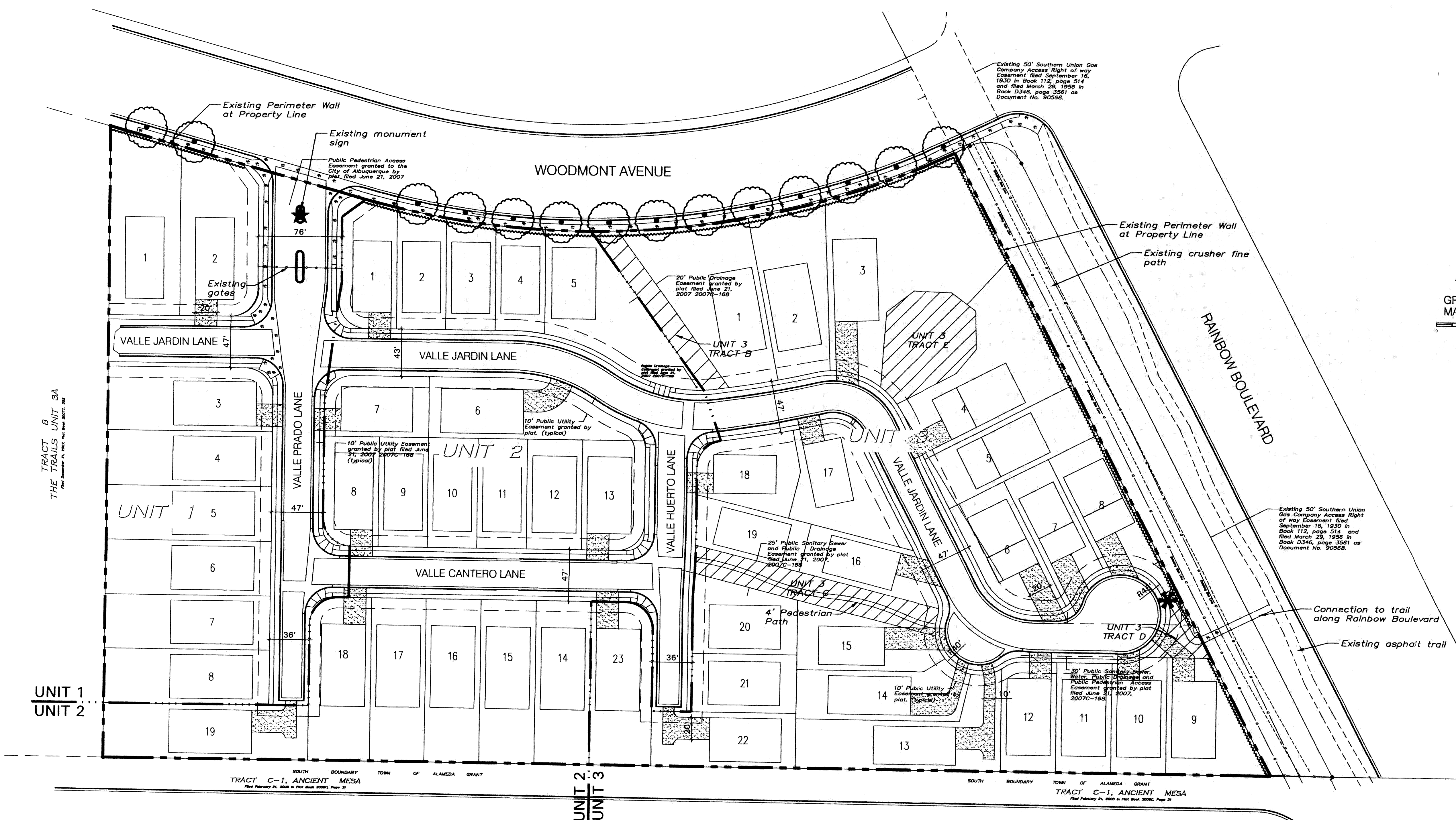
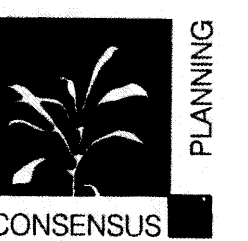
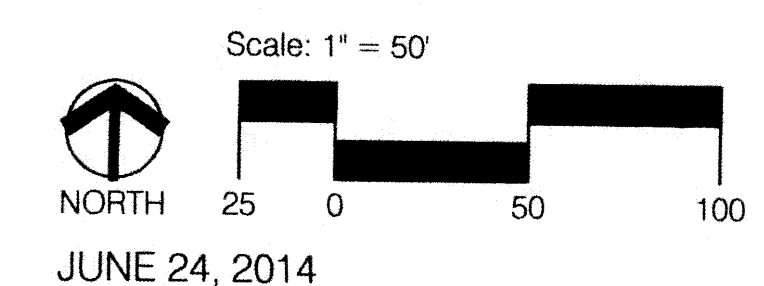
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE	6/25/14
ABCWUA	DATE	06/25/14
PARKS AND RECREATION DEPARTMENT	DATE	6-25-14
CITY ENGINEER	DATE	6-25-14
*ENVIRONMENTAL HEALTH DEPARTMENT-(CONDITIONAL)	DATE	6-25-14
SOLID WASTE MANAGEMENT	DATE	6-25-14
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE	6-25-14

VALLE VISTA

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



GENERAL NOTES:

- EXISTING ZONING: SU-2/VTRD, 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 AND TO RAINBOW BOULEVARD.
- VEHICULAR ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY VALLE PRADO LANE TO WOODMONT.
- ALL INTERNAL SUBDIVISION RESIDENTIAL ROADS ARE PROPOSED TO BE 47' RIGHT-OF-WAY WITH 28' F-F PAVEMENT SECTION EXCEPT VALLE PRADO LANE WILL BE 76' RIGHT-OF-WAY AND 52' F-F.
- INTERNAL STREETS LOCATED ON EXISTING TRACT A ARE PRIVATELY OWNED AND MAINTAINED BY "THE TRAILS COMMUNITY ASSOCIATION" FOR THE USE AND BENEFIT OF EXISTING LOTS 1-18, PROPOSED UNIT 1 LOTS 1-8, UNIT 2 LOTS 1-19, AND UNIT 3 LOTS 1-23.
- UNITS 1, 2 AND 3 SHALL BE PLATTED SEQUENTIALLY.
- STREET TREES ARE PROVIDED ALONG WOODMONT AVENUE.
- WATER AND SEWER PROVIDED BY ABCWUA PURSUANT TO THE WATER AND SEWER AVAILABILITY LETTER.
- PERIMETER WALLS: THE SUBDIVISION PERIMETER GARDEN WALL IS EXISTING AND IS 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.
- MAXIMUM BUILDING HEIGHT WILL BE 26 FEET IN COMPLIANCE WITH THE COMPREHENSIVE CITY ZONING CODE.
- 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 ON LOCAL STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- ALL BUILDINGS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR PLAN, GENERAL DESIGN STANDARDS/GENERAL REGULATIONS, E.G. TRANSPARENCY, PORCHES, COURTYARDS, GARAGES, LANDSCAPING, ETC.
- DRIVE PAD/LOT ACCESS SHALL BE AS SHOWN ON THE SITE PLAN.

- PEDESTRIAN CONNECTION
- STREET TREES PER STREET TREE ORDINANCE
- ENTRY SIGNAGE (EXISTING)
- TYPICAL DRIVEWAY

1004606