

November 21, 2017

Kym Dicome, Chair  
Development Review Board  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

Re: Montecito Vistas Units 3 and 4 – Preliminary Plat Extension (DRB 1009506)

Dear Ms. Dicome:

Enclosed for Development Review Board (DRB) preliminary plat review and comment are copies of the following information:

- Application for Development Review
- One copy of the DRB approved Preliminary Plat
- One copy of the DRB approved Infrastructure List
- Zone Atlas Map
- Submittal Fees

Bohannon Huston, agent for Pulte Homes is requesting a one-year extension of the approved preliminary plat for Montecito Vistas Units 3 and 4. The Montecito Vistas preliminary plat was originally approved by DRB on August 24, 2016. The preliminary plat and infrastructure list were phased with four units. The Units 1 and 2 final plats were approved at DRB on February 1, 2017 and recorded on February 10, 2017. The Unit 1 final plat created the bulk tracts that will be subdivided into Units 3 and 4.

An extension of the preliminary plat is being requested due to the length of the construction schedule for the entire Montecito Vistas Subdivision and the pace of sales in Units 1 and 2. The construction schedule has been impacted by the presence of basalt rock, which has delayed sales in Units 1 and 2.

Please place this item on the DRB Agenda to be heard on December 6, 2017. Don't hesitate to contact me at 823-1000 with questions or comments.

Sincerely,



Scott J. Steffen, P.E.  
Vice President  
Community Development & Planning

Enclosures

cc: Kevin Patton, Pulte Homes  
Paul Wymer, Pulte Homes



Supplemental form

**SUBDIVISION**

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

**D L A APPEAL / PROTEST of...**

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Bohannan Huston, Inc (Scott Steffen) PHONE: (505) 823-1000

ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Pulte Group PHONE: (505) 761-9606

ADDRESS: 7601 Jefferson Street NE, Suite 180 FAX: (505) 761-9850

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: : kevin.patton@pultegroup.com

Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Preliminary Plat extension, Montecito Vistas, Units 3 and 4

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. Tracts 3 and 4 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: Montecito Vistas Unit 1

Existing Zoning: SU-2 Volcano Cliffs Rural Residential (VCRR) PCD Proposed zoning: SU-2 VCRR PCD MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): D9 UPC Code: 100906304907430102

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1009506 16DRB-70177, 16DRB-70178, 16DRB-70181, 17DRB-70010, 17DRB-70011

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No

No. of existing lots: 2 No. of proposed lots: 69 Total area of site (acres): 18.5

LOCATION OF PROPERTY BY STREETS: On or Near: Via Montecito Street

Between: Vista Vieja Avenue and Retablo Road

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE Scott J. Steffen DATE 11/21/17

(Print) Scott J. Steffen Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date _____			

Project # \_\_\_\_\_

Planner signature / date \_\_\_\_\_

**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

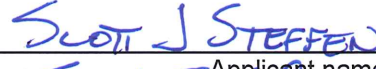

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

  
 Applicant name (print)  
 11/21/17  
 Applicant signature / date

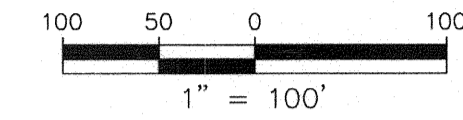
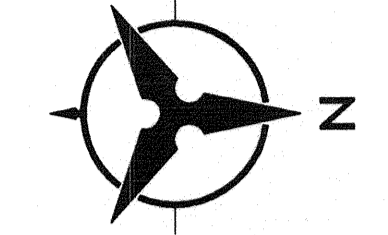


Form revised **October 2007**

- |  |                          |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected      | _____ - _____ - _____    |
| <input type="checkbox"/> Case #s assigned    | _____ - _____ - _____    |
| <input type="checkbox"/> Related #s listed   | _____ - _____ - _____    |

Project # \_\_\_\_\_ Planner signature / date \_\_\_\_\_

PRELIMINARY PLAT FOR  
 MONTECITO VISTAS UNITS 1-4  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SECTION 20 & 21  
 T. 11 N., R. 2 E., N.M.P.M.  
 AUGUST 2016



THE CITY IS EXECUTING THIS PLAT BECAUSE THE CITY IS AN OWNER OF A PORTION OF THE PROPERTY BEING PLATTED (THE "CITY PROPERTY"). THE CITY IS NEGOTIATING AN EXCHANGE PURSUANT TO WHICH THE CITY PROPERTY WILL BE CONVEYED TO VICTORY LAND, LLC (THE "EXCHANGE"). FINAL PLAT APPROVAL SHALL BE CONDITIONED UPON THE CITY PROPERTY BEING DECLARED SURPLUS AND THE EXCHANGE BEING APPROVED BY THE CITY COUNCIL AND THE EXCHANGE BEING COMPLETED.



ROBERT J. PERRY  
 CHIEF ADMINISTRATIVE OFFICER  
 CITY OF ALBUQUERQUE

DATE

LEGEND	
	SUBDIVISION BOUNDARY LINE
	EXISTING LOT LINE
	NEW LOT LINE
	NEW TRACT BOUNDARY
	ADJOINING PROPERTY LINE
	CENTERLINE MONUMENT TO BE INSTALLED
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

SURVEY NOTES:

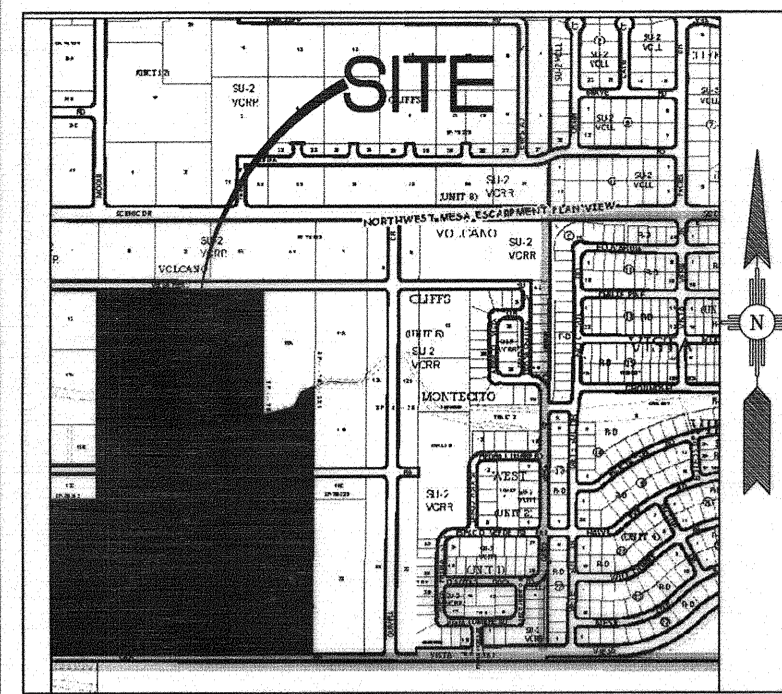
- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 14271".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

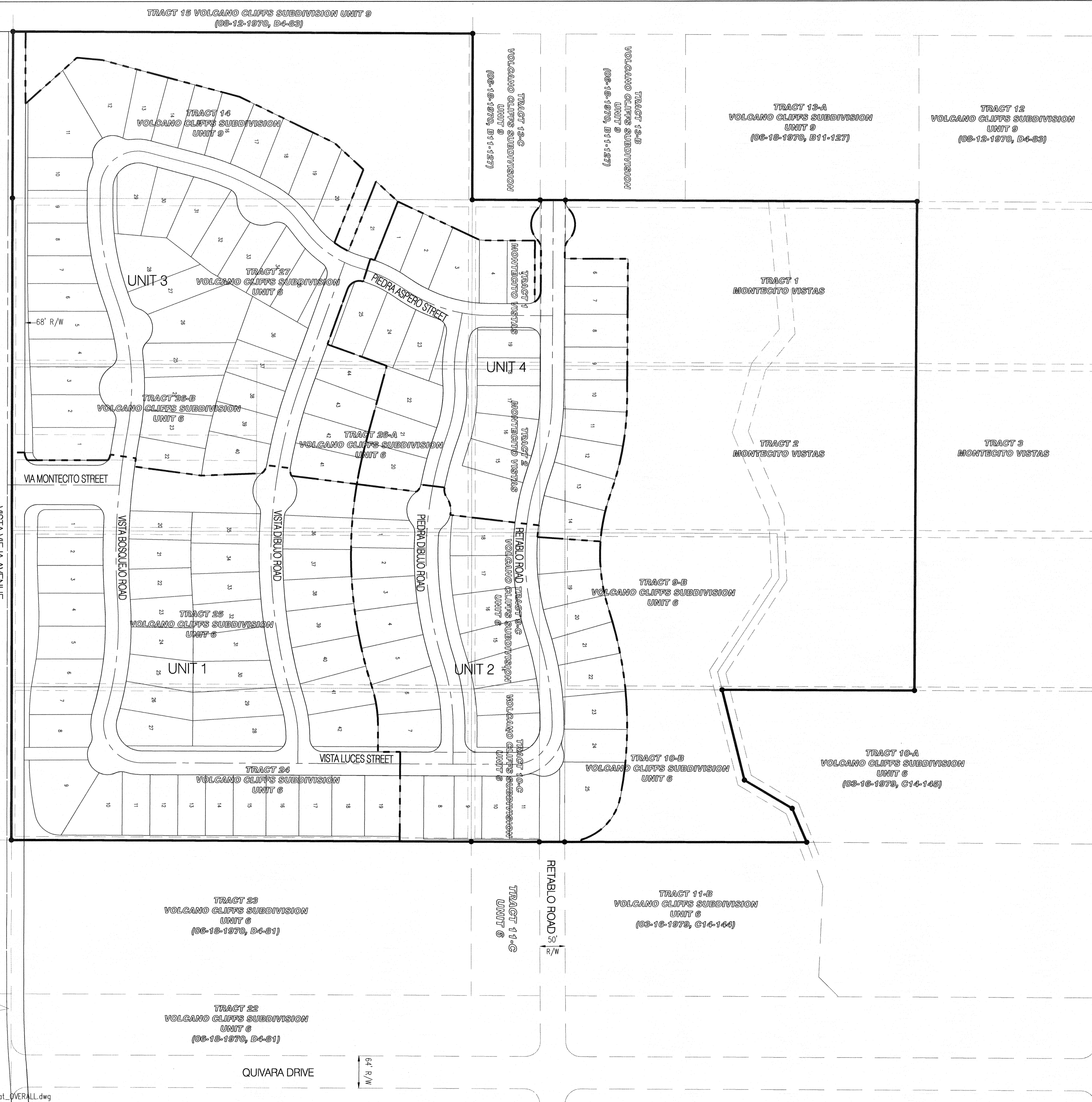
*Foran P. Rischhoover* P.S. 8/18/16  
 CITY SURVEYOR DATE

*Scott Schiabor*  
 SCOTT SCHIABOR  
 VICTORY LAND, LLC

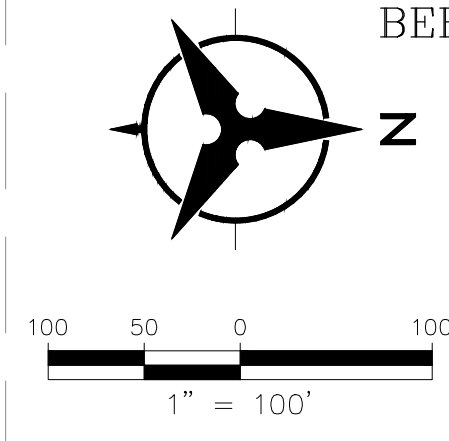
8/18/16  
 DATE



VICINITY MAP  
 NOT TO SCALE ZONE ATLAS C-09-7



PRELIMINARY PLAT FOR  
**MONTECITO VISTAS UNIT 1**  
 LOTS 1 - 42 & TRACTS 1 - 5, A-H  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SECTION 20 & 21  
 T. 11 N., R. 2 E., N.M.P.M.  
 AUGUST 2016



**LEGAL DESCRIPTION**  
 Tracts 24-25 and 27, together with a portion of vacated Retablo Road of Volcano Cliffs Subdivision Unit 6, City of Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 18, 1970, Book D4, Page 81, and Tracts 9B-C of Volcano Cliffs Subdivision Unit 6, City of Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 16, 1979, Book C14, Page 146, and Tracts 10B-C of Volcano Cliffs Subdivision Unit 6, City of Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 12, 1970, Book D4, Page 83, and Tracts 1 and 2, Montecito Vistas, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF MONTECITO VISTAS, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on \_\_\_\_\_ in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, as Document No. \_\_\_\_\_.

- GENERAL NOTES**
- EXISTING ZONING: SU-2, VCCR RURAL RESIDENTIAL  
 PROPOSED ZONING: SU-2, VCCR RURAL RESIDENTIAL  
 PROPOSED DEVELOPMENT DENSITY: PRIVATE COMMONS DEVELOPMENT
  - PROPOSED ACREAGE: 12.00 AC  
 NUMBER OF LOTS: 42  
 PROPOSED DENSITY: 3.5 DU/AC
  - MIN. LOT DIMENSIONS: 55' X 110'  
 MINIMUM LOT AREA: 6,050 SQFT
  - STREETS AND STORM DRAIN IMPROVEMENTS ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE CITY OF ALBUQUERQUE. SEWER AND WATER ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
  - LOT SETBACKS SHALL CONFORM TO PRIVATE COMMONS DEVELOPMENT ZONING REQUIREMENTS
  - NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO VISTA VEJA AVENUE.
  - TRACTS 5, E & F SHALL BE DESIGNATED AS PRIVATE PARCELED COMMONS AREA. THE TRACTS WILL BE OWNED AND MAINTAINED BY THE MONTECITO VISTAS HOA AND HAVE A BLANKET LAND USE EASEMENT & RESTRICTIVE COVENANTS.
  - TRACT 2 SHALL BE DESIGNATED AS A PUBLIC PARCELED COMMONS AREA. THE TRACT WILL BE DEDICATED TO THE CITY OF ALBUQUERQUE TO BE MANAGED AS PUBLIC OPEN SPACE BY THE CITY OPEN SPACE DIVISION.
  - TRACTS A-D AND G-H SHALL BE OWNED AND MAINTAINED BY THE MONTECITO VISTAS HOA.
  - CONSTRUCTION OF VISTA VEJA AVENUE WILL NOT ENCRUCH ON CITY-OWNED MAJOR PUBLIC OPEN SPACE.
  - TRACTS 1, 3 AND 4 ARE REMAINDER PARCELS TO BE SUBDIVIDED AS PART OF MONTECITO VISTAS UNITS 2-4, RESPECTIVELY.

**SITE DATA**

ZONE ATLAS NO.	D-09-2
ZONING	SU-2, VCCR
MILES OF FULL WIDTH STREETS CREATED	0.69 MILES
NO. OF EXISTING LOTS	12
NO. OF LOTS CREATED	42
NO. OF HOA TRACTS CREATED	8
NO. OF PRIVATE COMMONS AREA TRACTS CREATED	3
NO. OF PUBLIC COMMONS AREA TRACTS CREATED	1
NO. OF REMAINDER TRACTS CREATED	5

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- NEW LOT LINE
- NEW TRACT LINE
- ADJOINING PROPERTY LINE
- CENTERLINE MONUMENT TO BE INSTALLED
- CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

- KEYED NOTES**
- (A) TRACT LINE TO BE ELIMINATED BY THIS PLAT
  - (B) 7' PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT
  - (C) 14' PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT
  - (D) EXISTING 30' DRAINAGE EASEMENT
  - (E) 25' PUBLIC SANITARY SEWER EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY WITH THIS PLAT
  - (F) 47' TEMPORARY ACCESS EASEMENT GRANTED WITH THIS PLAT
  - (G) 10' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT
  - (H) 50' ACCESS EASEMENT TO BE VACATED WITH THIS PLAT
  - (J) 20' STORM DRAIN EASEMENT GRANTED WITH THIS PLAT
  - (K) 20' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED WITH THIS PLAT
  - (L) BLANKET DRAINAGE EASEMENT ON TRACT 5 GRANTED WITH THIS PLAT
  - (M) 15' PRIVATE DRAINAGE EASEMENT ON LOTS 9-19, FOR THE USE AND BENEFIT OF EACH LOT AND TO BE MAINTAINED BY EACH LOT.

**BOUNDARY TANGENT TABLE**

ID	BEARING	LENGTH
T1	N89°41'16"W	968.54'
T2	S00°18'44"W	880.15'
T3	N89°52'25"W	329.97'
T4	S00°18'28"W	910.49'
T5	S89°54'34"E	1600.94'
T6	N00°18'50"E	1045.07'
T7	N00°12'02"E	50.00'
T8	N00°09'53"E	478.92'
T9	S66°52'25"W	72.95'
T10	S30°43'53"W	109.86'
T11	S76°06'49"W	184.13'
T12	N00°17'39"E	380.44'

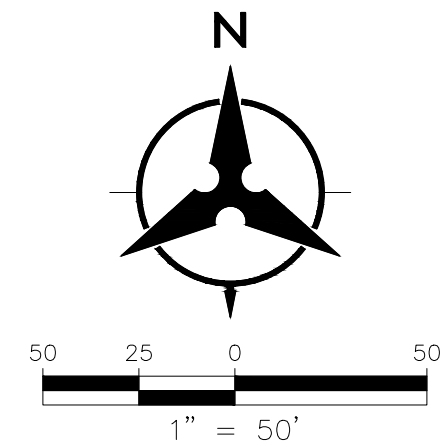
PORTION OF RETABLO ROAD TO BE VACATED WITH THIS PLAT

**PRIVATE COMMONS DEVELOPMENT**

TOTAL ACREAGE	56.88 ACRES
LAND EXCHANGE WITH CITY OF ALBUQUERQUE	5.26 ACRES
DEVELOPMENT ACREAGE	51.62 ACRES
30% POD OPEN SPACE REQUIREMENT	15.49 ACRES
TRACT 2 LESS LAND EXCHANGE = PUBLIC PARCELED COMMONS AREA	9.93 ACRES
TRACT 5, PRIVATE PARCELED COMMONS AREA	4.02 ACRES
UNIT 1 TRACTS E & F, PRIVATE PARCELED COMMONS AREA	0.64 ACRES
AVAILABLE OPEN SPACE ACREAGE	14.59 ACRES
PUBLIC/PRIVATE PARCELED COMMONS AREAS 30% OPEN SPACE	4.18 ACRES
UNIT 1 LOTS, STREETS, HOA TRACTS	12.00 ACRES
UNIT 1 30% OPEN SPACE REQUIREMENT	3.60 ACRES
EXCESS PARCELED COMMONS AREA APPLIED TO UNITS 2-4	6.81 ACRES

ACS Monument "3-D9  
 NAD 1983 CENTRAL ZONE  
 X=149570.251  
 Y=1517158.905  
 Z=5375.458 (NAVD 1988)  
 G-G=0.999670250  
 Mapping Angle = -0°16'44.11"

PRELIMINARY PLAT FOR  
**MONTECITO VISTAS UNIT 2**  
 LOTS 1 - 25 & TRACTS A-F  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SECTION 20 & 21  
 T. 11 N., R. 2 E., N.M.P.M.  
 AUGUST 2016



**LEGAL DESCRIPTION**

Tract 1, Montecito Vistas Unit 1 City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF MONTECITO VISTAS UNIT 1 (LOTS 1 -42 & TRACTS 1-5, A-H), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on \_\_\_\_\_, in Plat Book \_\_\_\_\_ Page \_\_\_\_\_ as Document No. \_\_\_\_\_

**GENERAL NOTES**

- EXISTING ZONING: SU-2, VCCR RURAL RESIDENTIAL  
 PROPOSED ZONING: SU-2, VCCR RURAL RESIDENTIAL  
 PROPOSED DEVELOPMENT DENSITY: PRIVATE COMMONS DEVELOPMENT
- PROPOSED ACREAGE: 7.16 AC  
 NUMBER OF LOTS: 25  
 PROPOSED DENSITY: 3.49 DU/AC
- MIN. LOT DIMENSIONS: 55' X 110'  
 MINIMUM LOT AREA: 6,050 SQFT
- STREETS AND STORM DRAIN IMPROVEMENTS ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE CITY OF ALBUQUERQUE. SEWER AND WATER ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
- LOT SETBACKS SHALL CONFORM TO PRIVATE COMMONS DEVELOPMENT ZONING REQUIREMENTS
- TRACTS A-D AND F SHALL BE DESIGNATED AS PRIVATE PARCELED COMMONS AREA. THE TRACTS WILL BE OWNED AND MAINTAINED BY THE MONTECITO VISTAS HOA AND HAVE A BLANKET LAND USE EASEMENT & RESTRICTIVE COVENANTS.
- TRACTS A-F SHALL BE OWNED AND MAINTAINED BY THE MONTECITO VISTAS HOA.

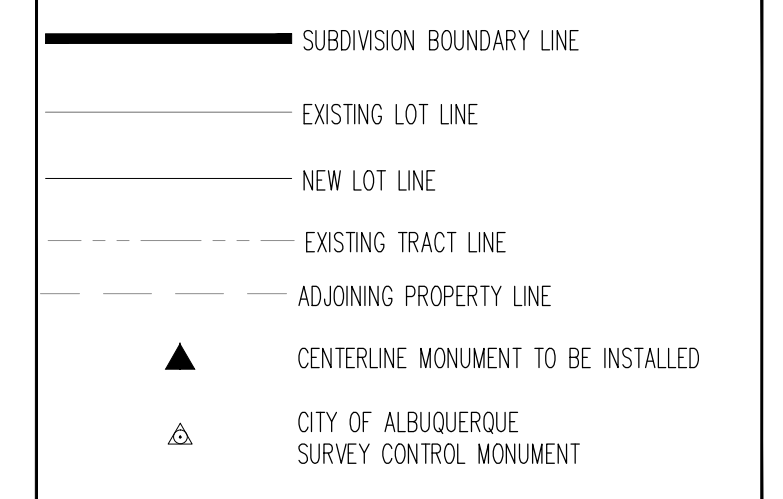
**PRIVATE COMMONS DEVELOPMENT**

EXCESS PARCELED COMMONS AREA FROM UNIT 1 PLAT	6.81 ACRES
UNIT 2 TRACTS A-D & F, PRIVATE PARCELED COMMONS AREA	0.85 ACRES
AVAILABLE OPEN SPACE ACREAGE	7.66 ACRES
UNIT 2 LOTS, STREETS, HOA TRACTS	7.16 ACRES
UNIT 2 30% OPEN SPACE REQUIREMENT	2.15 ACRES
EXCESS PARCELED COMMONS AREA APPLIED TO UNITS 3-4	5.51 ACRES

**SITE DATA**

ZONE ATLAS NO.	D-09-2
ZONING	SU-2, VCCR
MILES OF FULL WIDTH STREETS CREATED	0.25 MILES
NO. OF EXISTING LOTS	1
NO. OF LOTS CREATED	25
NO. OF HOA TRACTS CREATED	6
NO. OF PRIVATE COMMONS AREA TRACTS CREATED	5

**LEGEND**



**TRACT 11-B**  
**VOLCANO CLIFFS SUBDIVISION**  
**UNIT 6**  
 (03-16-1979, C14-146)

**TRACT 11-C**  
**VOLCANO CLIFFS SUBDIVISION**  
**UNIT 6**  
 (03-16-1979, C14-146)

**KEYED NOTES**

- (A) 10' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT
- (B) EXISTING 47' TEMPORARY ACCESS EASEMENT
- (C) 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY WITH THIS PLAT
- (D) 20' STORM DRAIN EASEMENT
- (E) PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 25
- (F) 15' PRIVATE DRAINAGE EASEMENT ON LOTS 8-11, FOR THE USE AND BENEFIT OF EACH LOT AND TO BE MAINTAINED BY EACH LOT.

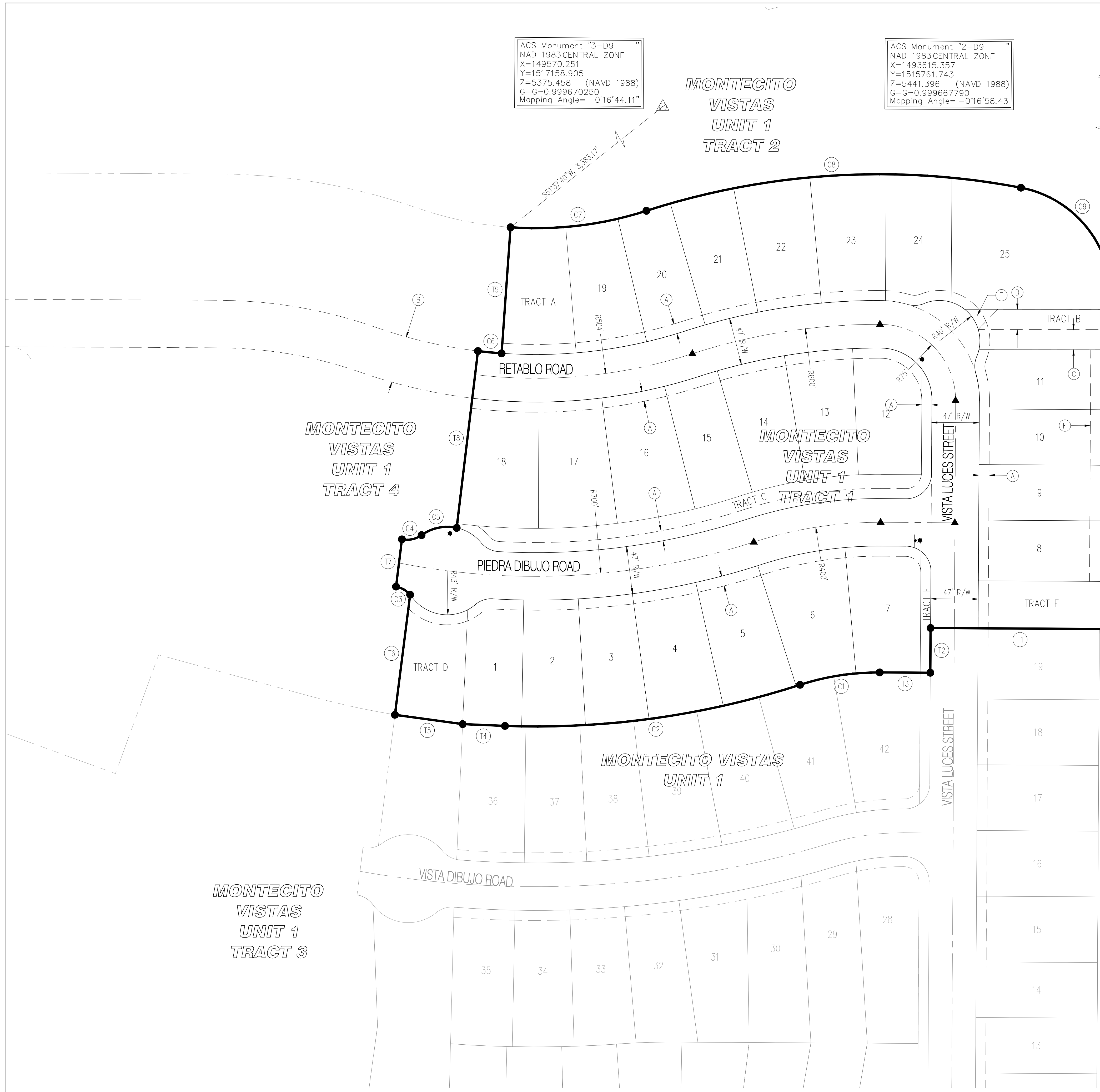
ID	ARC	RADIUS	DELTA	TANGENT
C1	80.20'	251.50'	18'16'13"	40.44'
C2	296.40'	848.50'	20'00'53"	149.73'
C3	16.39'	25.00'	37'33'06"	8.50'
C4	20.47'	25.00'	46'55'15"	10.85'
C5	36.54'	43.50'	48'07'42"	19.43'
C6	23.51'	480.50'	02'48'14"	11.76'
C7	136.28'	355.50'	21'57'53"	68.99'
C8	375.31'	749.53'	28'41'22"	191.68'
C9	121.17'	109.87'	63'11'30"	67.58'

ID	BEARING	LENGTH
T1	N89°40'11"W	177.05'
T2	S00°19'49"W	44.22'
T3	N89°40'11"W	50.04'
T4	N87°30'44"W	41.93'
T5	N82°11'19"W	67.65'
T6	N07°13'35"E	119.77'
T7	N07°05'01"E	47.13'
T8	N06°52'07"E	176.19'
T9	N04°03'53"E	124.99'
T10	S89°50'07"E	4.38'
T11	S00°11'11"W	82.84'

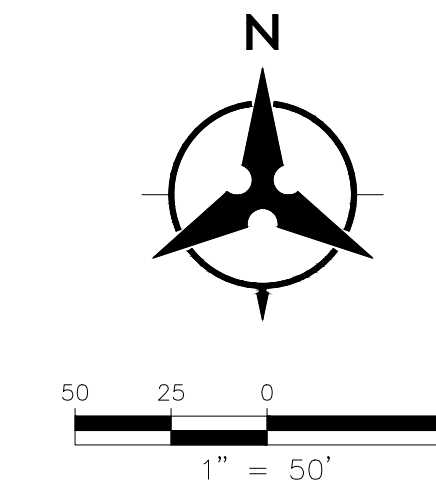
**TRACT 23**  
**VOLCANO CLIFFS SUBDIVISION**  
**UNIT 6**  
 (06-18-1970, D4-81)

ACS Monument "3-D9"  
 NAD 1983 CENTRAL ZONE  
 X=149570.251  
 Y=1517158.905  
 Z=5375.458 (NAVD 1988)  
 G-G=0.999670250  
 Mapping Angle=-0°16'44.11"

ACS Monument "2-D9"  
 NAD 1983 CENTRAL ZONE  
 X=1493615.357  
 Y=1515761.743  
 Z=5441.396 (NAVD 1988)  
 G-G=0.999667790  
 Mapping Angle=-0°16'58.43"



PRELIMINARY PLAT FOR  
**MONTECITO VISTAS UNIT 3**  
 LOTS 1 - 44 & TRACTS A-B  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SECTION 20 & 21  
 T. 11 N., R. 2 E., N.M.P.M.  
 AUGUST 2016

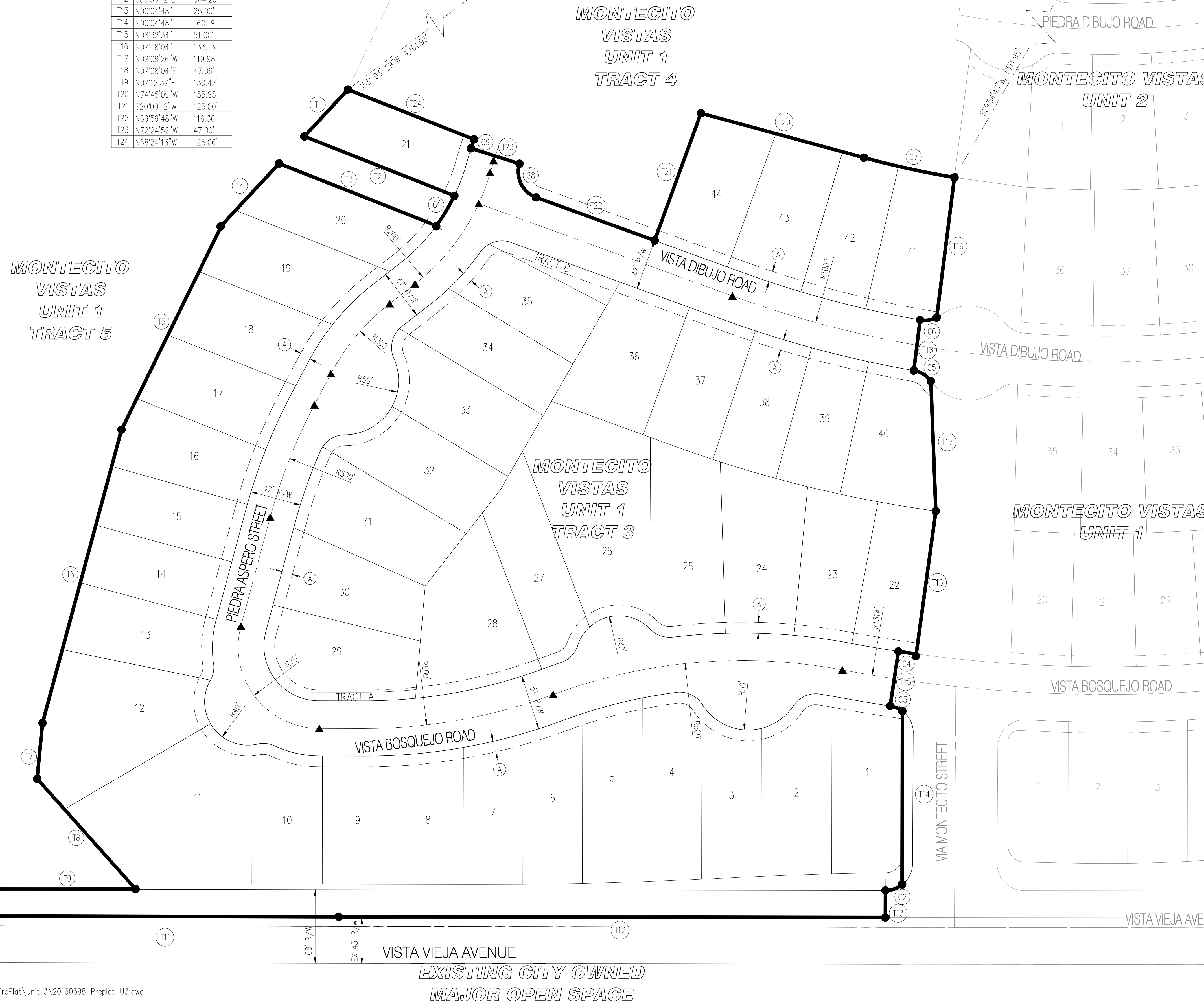


ID	ARC	RADIUS	DELTA	TANGENT
C1	32.23'	176.50'	10°27'42"	16.16'
C2	16.64'	25.00'	38°08'10"	8.64'
C3	12.29'	25.00'	28°09'55"	6.27'
C4	16.60'	897.09'	01°03'36"	8.30'
C5	19.08'	23.88'	45°46'20"	10.08'
C6	15.71'	25.00'	35°59'47"	8.12'
C7	85.51'	848.50'	05°46'27"	42.79'
C8	38.22'	25.00'	87°34'56"	23.97'
C9	8.69'	273.50'	01°49'15"	4.35'

ID	BEARING	LENGTH
T1	S42°55'24"W	59.04'
T2	S68°24'11"E	148.85'
T3	N68°26'27"W	156.06'
T4	S42°55'24"W	77.67'
T5	S26°07'06"W	210.22'
T6	S15°04'01"W	280.29'
T7	S05°31'10"W	51.64'
T8	S41°44'06"E	136.50'
T9	N89°54'34"W	142.31'
T10	S00°18'28"W	25.00'
T11	S89°52'10"E	329.90'
T12	S89°55'12"E	504.29'
T13	N00°04'48"E	25.00'
T14	N00°04'48"E	160.19'
T15	N08°32'34"E	51.00'
T16	N07°48'04"E	133.13'
T17	N02°09'26"W	119.98'
T18	N07°08'04"E	47.06'
T19	N07°12'37"E	130.42'
T20	N74°45'09"W	155.85'
T21	S20°00'12"W	125.00'
T22	N69°59'48"W	116.36'
T23	N72°24'52"W	47.00'
T24	N68°24'13"W	125.06'

ACS Monument "3-D9"  
 NAD 1983 CENTRAL ZONE  
 X=149570.251  
 Y=1517158.905  
 Z=5375.458 (NAVD 1988)  
 G-G=0.999670250  
 Mapping Angle = -0°16'44.11"

ACS Monument "2-D9"  
 NAD 1983 CENTRAL ZONE  
 X=1493615.357  
 Y=1515761.743  
 Z=5441.396 (NAVD 1988)  
 G-G=0.999667790  
 Mapping Angle = -0°16'58.43"



**LEGAL DESCRIPTION**

Tract 3, Montecito Vistas Unit 1 City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF MONTECITO VISTAS UNIT 1 (LOTS 1-42 & TRACTS 1-5, A-H), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on \_\_\_\_\_, in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, as Document No. \_\_\_\_\_.

**GENERAL NOTES**

- EXISTING ZONING: SU-2, VCRR RURAL RESIDENTIAL  
 PROPOSED ZONING: SU-2, VCRR RURAL RESIDENTIAL  
 PROPOSED DEVELOPMENT DENSITY: PRIVATE COMMONS DEVELOPMENT
- PROPOSED ACREAGE: 11.89 AC  
 NUMBER OF LOTS: 44  
 PROPOSED DENSITY: 3.70 DU/AC
- MIN. LOT DIMENSIONS: 55' X 110'  
 MINIMUM LOT AREA: 6,050 SQFT
- STREETS AND STORM DRAIN IMPROVEMENTS ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE CITY OF ALBUQUERQUE. SEWER AND WATER ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
- LOT SETBACKS SHALL CONFORM TO PRIVATE COMMONS DEVELOPMENT ZONING REQUIREMENTS
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO VISTA VIEJA AVENUE.
- TRACTS A-B SHALL BE OWNED AND MAINTAINED BY THE MONTECITO VISTAS HOA.

**SITE DATA**

ZONE ATLAS NO.	D-09-2
ZONING	SU-2, VCRR
MILES OF FULL WIDTH STREETS CREATED	0.69 MILES
NO. OF EXISTING LOTS	1
NO. OF LOTS CREATED	44
NO. OF HOA TRACTS CREATED	2
NO. OF PRIVATE COMMONS AREA TRACTS CREATED	0

**PRIVATE COMMONS DEVELOPMENT**

EXCESS PARCELED COMMONS AREA FROM UNIT 2 PLAT	5.51 ACRES
UNIT 3 LOTS, STREETS, HOA TRACTS	11.88 ACRES
UNIT 3 30% OPEN SPACE REQUIREMENT	3.57 ACRES
EXCESS PARCELED COMMONS AREA APPLIED TO UNIT 4	1.94 ACRES

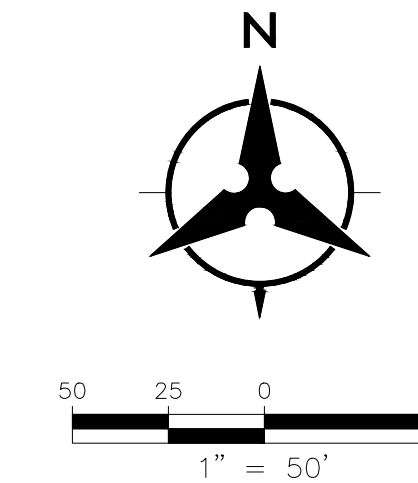
**KEYED NOTES**

- (A) 10' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT

LEGEND	
	SUBDIVISION BOUNDARY LINE
	EXISTING LOT LINE
	NEW LOT LINE
	EXISTING TRACT LINE
	ADJOINING PROPERTY LINE
	CENTERLINE MONUMENT TO BE INSTALLED
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

((06-18-1970, B11-127))

PRELIMINARY PLAT FOR  
**MONTECITO VISTAS UNIT 4**  
 LOTS 1 - 25 & TRACTS A-D  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SECTION 20 & 21  
 T. 11 N., R. 2 E., N.M.P.M.  
 AUGUST 2016



ACS Monument "2-D9"  
 NAD 1983 CENTRAL ZONE  
 X=1493615.357  
 Y=1515761.743  
 Z=5441.396 (NAVD 1988)  
 G=0.999667790  
 Mapping Angle=-0°16'58.43"

BOUNDARY CURVE TABLE					BOUNDARY TANGENT TABLE		
ID	ARC	RADIUS	DELTA	TANGENT	ID	BEARING	LENGTH
C1	19.61'	25.00'	44°56'37"	10.34'	T1	S89°41'57"E	19.31'
C2	68.22'	43.50'	89°51'02"	43.39'	T2	N00°18'03"E	125.00'
C3	19.60'	25.00'	44°55'51"	10.34'	T3	S89°41'57"E	272.73'
C4	198.83'	562.65'	201°4'51"	100.46'	T4	S04°03'53"W	124.99'
C5	94.36'	355.50'	151°2'30"	47.46'	T5	S06°52'07"W	176.19'
C6	23.51'	480.50'	02°48'14"	11.76'	T6	S07°05'01"W	47.13'
C7	36.54'	43.50'	48°07'42"	19.43'	T7	S07°13'35"W	119.77'
C8	20.47'	25.00'	46°55'15"	10.85'	T8	N74°45'09"W	155.85'
C9	16.39'	25.00'	37°33'06"	8.50'	T9	S20°00'12"W	125.00'
C10	85.51'	848.50'	05°46'27"	42.79'	T10	N69°59'48"W	116.36'
C11	38.22'	25.00'	87°34'56"	23.97'	T11	N72°24'52"W	47.00'
C12	8.69'	273.50'	01°49'15"	4.35'	T12	N68°24'13"W	125.06'
C13	19.52'	151.50'	07°22'55"	9.77'	T13	N25°13'12"E	178.34'
C14	25.70'	25.00'	58°54'38"	14.12'	T14	N00°18'03"E	90.65'
C15	19.60'	25.00'	44°55'31"	10.34'	T15	S89°41'57"E	121.41'
C16	68.22'	43.50'	89°51'02"	43.39'	T16	N89°41'57"W	83.86'
C17	19.61'	25.00'	44°56'37"	10.34'	T17	N00°18'03"E	47.00'

ACS Monument "3-D9"  
 NAD 1983 CENTRAL ZONE  
 X=149570.251  
 Y=1517158.905  
 Z=5375.458 (NAVD 1988)  
 G=0.999670250  
 Mapping Angle=-0°16'44.11"

**TRACT 13-B**  
**VOLCANO CLIFFS SUBDIVISION**  
**UNIT 9**  
 (06-18-1970, B11-127)

**TRACT 13-C**  
**VOLCANO CLIFFS SUBDIVISION**  
**UNIT 9**  
 (06-18-1970, B11-127)

RETABLO ROAD

**MONTECITO VISTAS UNIT 1 TRACT 2**

**MONTECITO VISTAS TRACT 4 UNIT 1**

**MONTECITO VISTAS UNIT 2**

**MONTECITO VISTAS UNIT 1 TRACT 5**

**MONTECITO VISTAS UNIT 1**

**MONTECITO VISTAS UNIT 3**

**LEGAL DESCRIPTION**

Tract 4, Montecito Vistas Unit 1 City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF MONTECITO VISTAS UNIT 1 (LOTS 1-42 & TRACTS 1-5, A-H, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO)", filed in the office of the County Clerk of Bernalillo County, New Mexico, on \_\_\_\_\_, in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, as Document No. \_\_\_\_\_.

**GENERAL NOTES**

- EXISTING ZONING: SU-2, VRRR RURAL RESIDENTIAL  
 PROPOSED ZONING: SU-2, VRRR RURAL RESIDENTIAL  
 PROPOSED DEVELOPMENT DENSITY: PRIVATE COMMONS DEVELOPMENT
- PROPOSED ACREAGE: 6.62 AC  
 NUMBER OF LOTS: 25  
 PROPOSED DENSITY: 3.78 DU/AC
- MIN. LOT DIMENSIONS: 55' x 110'  
 MINIMUM LOT AREA: 6,050 SQFT
- STREETS AND STORM DRAIN IMPROVEMENTS ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE CITY OF ALBUQUERQUE. SEWER AND WATER ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
- LOT SETBACKS SHALL CONFORM TO PRIVATE COMMONS DEVELOPMENT ZONING REQUIREMENTS
- TRACT B SHALL BE DESIGNATED AS PRIVATE PARCELED COMMONS AREA. THE TRACT WILL BE OWNED AND MAINTAINED BY THE MONTECITO VISTAS HOA AND HAVE A BLANKET LAND USE EASEMENT & RESTRICTIVE COVENANTS.
- TRACTS A-D SHALL BE OWNED AND MAINTAINED BY THE MONTECITO VISTAS HOA.

**SITE DATA**

ZONE ATLAS NO.	D-09-2
ZONING	SU-2, VRRR
MILES OF FULL WIDTH STREETS CREATED	0.69 MILES
NO. OF EXISTING LOTS	1
NO. OF LOTS CREATED	25
NO. OF HOA TRACTS CREATED	4
NO. OF PRIVATE COMMONS AREA TRACTS CREATED	1

**PRIVATE COMMONS DEVELOPMENT**

EXCESS PARCELED COMMONS AREA FROM UNIT 3 PLAT	1.94 ACRES
UNIT 4 TRACT B, PRIVATE PARCELED COMMONS AREA	0.44 ACRES
AVAILABLE OPEN SPACE ACREAGE	2.38 ACRES
UNIT 4 LOTS, STREETS, HOA TRACTS	6.62 ACRES
UNIT 4 30% OPEN SPACE REQUIREMENT	1.99 ACRES
EXCESS PARCELED COMMONS AREA	0.39 ACRES

**KEYED NOTES**

- (A) 10' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT
- (B) EXISTING 47' TEMPORARY ACCESS EASEMENT

**LEGEND**

	SUBDIVISION BOUNDARY LINE
	EXISTING LOT LINE
	NEW LOT LINE
	EXISTING TRACT LINE
	ADJOINING PROPERTY LINE
	CENTERLINE MONUMENT TO BE INSTALLED
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT



# ORIGINAL

Figure 12

INFRASTRUCTURE LIST

EXHIBIT 'A'  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: October 18, 2016  
Date Site Plan for Bldg Permit Approv: \_\_\_\_\_  
Date Site Plan for Sub. Approved: \_\_\_\_\_

Date Preliminary Plat Approved: 8-24-16  
Date Preliminary Plat Expires: 8-24-17

DRB Project No. 1009506

**MONTECITO VISTAS**  
(REPLAT OF TRACTS 7-8, 9A-C, 10B-C, 24-25, 26A-B & 27 VOLCANO CLIFFS SUBDIVISION UNIT 6 AND TRACT 14 VOLCANO CLIFFS SUBDIVISION UNIT 9)

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>MONTECITO VISTAS UNIT 1</b>									
<b>PAVING - UNIT 1</b>									
		40' F-F	RESIDENTIAL (MAJOR LOCAL) PAVING W/PCC CURB & GUTTER, PCC 6' WIDE SIDEWALK ON NORTH SIDE	VISTA VIEJA AVENUE	VIA MONTECITO STREET UNIT 1 WEST BOUNDARY	MONTECITO WEST UNIT 1 WEST BOUNDARY 610' EAST	/	/	/
		50' F-F 20' IN, 22' OUT 8' MEDIAN	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VIA MONTECITO STREET	VISTA VIEJA AVENUE	VISTA BOSQUEJO ROAD	/	/	/
		30' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VISTA BOSQUEJO ROAD	VIA MONTECITO STREET	VISTA LUCES STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VISTA LUCES STREET	VISTA BOSQUEJO ROAD	NORTH UNIT 1 BOUNDARY LOT 19	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VISTA DIBUJO ROAD	WEST UNIT 1 BOUNDARY 90' WEST OF LOTS 35/36	VISTA LUCES STREET	/	/	/
		24' WIDE	3" ALL WEATHER TEMPORARY ROADWAY CONNECTION	47' ACCESS EASEMENT	NORTH END VISTA LUCES STREET	TRACT 4 WEST BOUNDARY	/	/	/
		8'	AC TRAIL	MAJOR CITY OPEN SPACE	PASEO DE MESA TRAIL	VISTA VIEJA AVENUE	/	/	/
		45'X45'	ALL WEATHER SURFACE PARKING LOT	TRACT 11B VOLCANO CLIFFS SUBDIVISION UNIT 6	RETABLO ROAD	VISTA VIEJA AVENUE	/	/	/
* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT									
* NO WALLS, TREES, OR SHRUBS OVER 3 FEET TALL (MEASURED FROM GUTTER PAN) NOT ALLOWED IN THE 500' CLEAR SIGHT TRIANGLE AT THE INTERSECTION OF VISTA VIEJA AVENUE (GILA ROAD) AND VIA MONTECITO STREET									
<b>OPEN SPACE - UNIT 1</b>									
		6' HIGH	TEMPORARY CHAIN LINK FENCING TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION	TRACT 2	SOUTH PERIMETER		/	/	/
		6' HIGH	TEMPORARY CHAIN LINK FENCING TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION	TRACT B, UNIT 4	ENTIRE PERIMETER TO PROTECT BASALT OUTCROPPINGS		/	/	/
			REVEGETATION OF ANY DISTURBED LAND PRIOR TO LAND TRANSFER TO CITY	TRACT 2			/	/	/

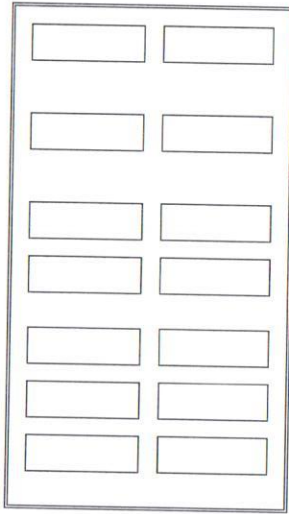
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		<b>PUBLIC STORM DRAIN IMPROVEMENTS - UNIT 1</b>							
		18"-24" DIA	RCP W/ MH & INLETS	VISTA BOSQUEJO ROAD	LOTS 4/5 & 23/24	VISTA LUCES STREET	/	/	/
		18" - 24" DIA	RCP W/ MH & INLETS	VISTA DIBUJO ROAD	LOTS 31/32 & 38/39	VISTA LUCES STREET	/	/	/
		18"-48" DIA	RCP W/ MH & INLETS	VISTA LUCES STREET	VISTA BOSQUEJO ROAD	RETABLO ROAD UNIT 2	/	/	/
		60" DIA	RCP W/MH	STORM DRAIN EASEMENT	VISTA LUCES STREET	RETABLO ROAD	/	/	/
		60" DIA	RCP W/MH	STORM DRAIN EASEMENT TRACT 11B	RETABLO ROAD	MIDDLE BRANCH OF THE BOCA NEGRA ARROYO	/	/	/

NOTE: CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES

		<b>PUBLIC WATERLINE IMPROVEMENTS - UNIT 1</b>							
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VISTA VIEJA AVENUE	VIA MONTECITO STREET	MONTECITO WEST UNIT 1 WEST BOUNDARY	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VIA MONTECITO STREET	VISTA VIEJA AVENUE	VISTA BOSQUEJO ROAD	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VISTA BOSQUEJO ROAD	UNIT 1 WEST BOUNDARY	VIA MONTECITO STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VISTA BOSQUEJO ROAD	VIA MONTECITO STREET	VISTA LUCES STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VISTA LUCES STREET	VISTA BOSQUEJO ROAD	NORTH UNIT 1 BOUNDARY LOT 19	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VISTA DIBUJO ROAD	WEST UNIT 1 BOUNDARY 90' WEST OF LOTS 35/36	VISTA LUCES STREET	/	/	/

		<b>PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 1</b>							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VISTA VIEJA AVENUE	TRACT C, UNIT 1 BETWEEN LOTS 8 & 9	MONTECITO WEST UNIT 1 WEST BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRACT C	VISTA VIEJA AVENUE	VISTA BOSQUEJO ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VISTA VIEJA AVENUE	UNIT 1 WEST BOUNDARY	VIA MONTECITO STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VIA MONTECITO STREET	VISTA VIEJA AVENUE	VISTA BOSQUEJO ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VISTA BOSQUEJO ROAD	VIA MONTECITO STREET UNIT 1 WEST BOUNDARY	VISTA LUCES STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VISTA LUCES STREET	VISTA BOSQUEJO ROAD	NORTH UNIT 1 BOUNDARY LOT 19	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VISTA DIBUJO ROAD	WEST UNIT 1 BOUNDARY 90' WEST OF LOTS 35/36	VISTA LUCES STREET	/	/	/

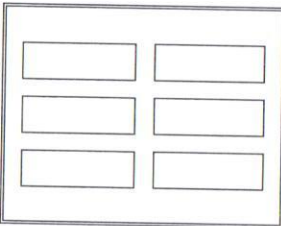
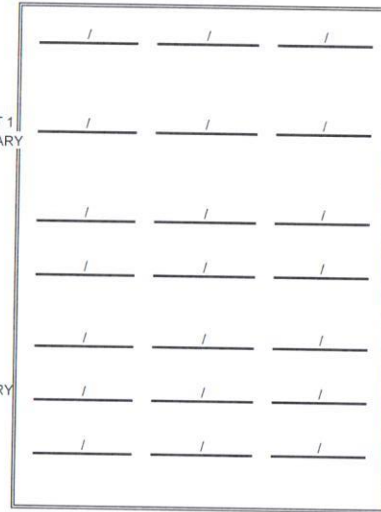
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>MONTECITO VISTAS UNIT 2</b>									
<b>PAVING - UNIT 2</b>									
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VISTA LUCES STREET	RETABLO ROAD	SOUTH UNIT 2 BOUNDARY TRACT F	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PIEDRA DIBUJO ROAD	WEST UNIT 2 BOUNDARY 90' WEST OF LOTS 1/18	VISTA LUCES STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	RETABLO ROAD	WEST UNIT 2 BOUNDARY LOT 18	VISTA LUCES STREET	/	/	/
* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT									
<b>OPEN SPACE - UNIT 2</b>									
		6' HIGH	TEMPORARY CHAIN LINK FENCING TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION	TRACT 2	SOUTH PERIMETER		/	/	/
		6' HIGH	TEMPORARY CHAIN LINK FENCING TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION	TRACT B, UNIT 4	ENTIRE PERIMETER TO PROTECT BASALT OUTCROPPINGS		/	/	/
			REVEGETATION OF ANY DISTRUBED LAND PRIOR TO LAND TRANSFER TO CITY	TRACT 2			/	/	/
<b>PUBLIC STORM DRAIN IMPROVEMENTS - UNIT 2</b>									
		18"-24" DIA	RCP W/ MH & INLETS	RETABLO ROAD	LOTS 12/13 & 22/23	VISTA LUCES STREET	/	/	/
NOTE: CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES									



**PUBLIC WATERLINE IMPROVEMENTS - UNIT 2**

8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S
12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S
12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S
12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S

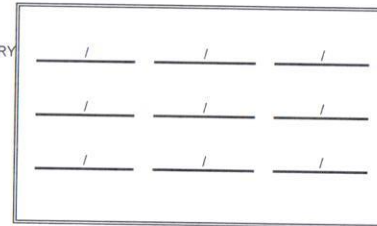
20' WATERLINE EASEMENT MONTECITO WEST UNIT 1, TRACT 6	MONTECITO WEST UNIT 1 TRACT 6 WEST BOUNDARY	LARGO VISTA STREET MONTECITO WEST UNIT 1
RETABLO ROAD	QUIVARA DRIVE	MONTECITO WEST UNIT 1 TRACT 6 WEST BOUNDARY
RETABLO ROAD	SUBDIVISION EAST BOUNDARY	QUIVARA DRIVE
TRACT B 20' WATER LINE EASEMENT	VISTA LUCES STREET	SUBDIVISION EAST BOUNDARY
RETABLO ROAD	WEST UNIT 2 BOUNDARY LOT 18	VISTA LUCES STREET
VISTA LUCES STREET	RETABLO ROAD	SOUTH UNIT 2 BOUNDARY TRACT F
PIEDRA DIBUJO ROAD	WEST UNIT 2 BOUNDARY 90' WEST OF LOTS 1/18	VISTA LUCES STREET



**PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 2**

8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES

VISTA LUCES STREET	RETABLO ROAD	SOUTH UNIT 2 BOUNDARY TRACT F
PIEDRA DIBUJO ROAD	WEST UNIT 2 BOUNDARY 90' WEST OF LOTS 1/18	VISTA LUCES STREET
RETABLO ROAD	WEST UNIT 2 BOUNDARY LOT 18	VISTA LUCES STREET



SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
<b>MONTECITO VISTAS UNIT 3</b>									
<b>PAVING - UNIT 3</b>									
		30' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VISTA BOSQUEJO ROAD	PIEDRA ASPERO STREET	VIA MONTECITO STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PIEDRA ASPERO STREET	VISTA BOSQUEJO ROAD	VISTA DIBUJO ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VISTA DIBUJO ROAD	PIEDRA ASPERO STREET	EAST UNIT 3 BOUNDARY LOTS 40/41	/	/	/
* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT									
<b>OPEN SPACE - UNIT 3</b>									
		6' HIGH	TEMPORARY CHAIN LINK FENCING TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION	TRACT 2	ENTIRE PERIMETER		/	/	/
		6' HIGH	TEMPORARY CHAIN LINK FENCING TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION	TRACT B, UNIT 4	ENTIRE PERIMETER TO PROTECT BASALT OUTCROPPINGS		/	/	/
<b>PUBLIC STORM DRAIN IMPROVEMENTS - UNIT 3</b>									
NOTE: CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES									
<b>PUBLIC WATERLINE IMPROVEMENTS - UNIT 3</b>									
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VISTA BOSQUEJO ROAD	PIEDRA ASPERO STREET	VIA MONTECITO STREET	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PIEDRA ASPERO STREET	VISTA BOSQUEJO ROAD	VISTA DIBUJO ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VISTA DIBUJO ROAD	PIEDRA ASPERO STREET	EAST UNIT 3 BOUNDARY LOTS 40/41	/	/	/
<b>PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 3</b>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VISTA VIEJA AVENUE	UNIT 3 WEST BOUNDARY	UNIT 3 EAST BOUNDARY VIA MONTECITO STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VISTA BOSQUEJO ROAD	PIEDRA ASPERO STREET	UNIT 3 EAST BOUNDARY VIA MONTECITO STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PIEDRA ASPERO STREET	VISTA BOSQUEJO ROAD	VISTA DIBUJO ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VISTA DIBUJO ROAD	PIEDRA ASPERO STREET	EAST UNIT 3 BOUNDARY LOTS 40/41	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
<b>MONTECITO VISTAS UNIT 4</b>									
<b>PAVING - UNIT 4</b>									
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PIEDRA ASPERO STREET	RETABLO ROAD	VISTA DIBUJO ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PIEDRA DIBUJO ROAD	PIEDRA ASPERO STREET	EAST UNIT 4 BOUNDARY LOT 20	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	RETABLO ROAD	UNIT 4 WEST BOUNDARY	EAST UNIT 4 BOUNDARY LOT 14	/	/	/
* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT									
<b>OPEN SPACE - UNIT 4</b>									
		6' HIGH	TEMPORARY CHAIN LINK FENCING TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION	TRACT 2	ENTIRE PERIMETER		/	/	/
		6' HIGH	TEMPORARY CHAIN LINK FENCING TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION	TRACT B, UNIT 4	ENTIRE PERIMETER TO PROTECT BASALT OUTCROPPINGS		/	/	/
<b>PUBLIC STORM DRAIN IMPROVEMENTS - UNIT 4</b>									
							/	/	/
NOTE: CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES									
<b>PUBLIC WATERLINE IMPROVEMENTS - UNIT 4</b>									
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PIEDRA ASPERO STREET	RETABLO ROAD	VISTA DIBUJO ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PIEDRA DIBUJO ROAD	PIEDRA ASPERO STREET	EAST UNIT 4 BOUNDARY LOT 20	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	RETABLO ROAD	PIEDRA ASPERO STREET	EAST UNIT 4 BOUNDARY LOT 14	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	RETABLO ROAD	WEST UNIT 4 BOUNDARY	PIEDRA ASPERO STREET	/	/	/
<b>PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 4</b>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PIEDRA ASPERO STREET	LOT 5	VISTA DIBUJO ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PIEDRA DIBUJO ROAD	LOT 22	EAST UNIT 4 BOUNDARY LOT 20	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	RETABLO ROAD	WEST UNIT 4 BOUNDARY	EAST UNIT 4 BOUNDARY LOT 14	/	/	/



AGENT/OWNER

SCOTT STEFFEN, PE 11/2/2016  
PREPARED BY: PRINT NAME DATE

BOHANNAN HUSTON, INC.  
FIRM

Sutty SEP  
SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT  
IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Paul Chi*  
DRB CHAIR 11-2-16  
DATE

*Reginald M. Smith*  
TRANSPORTATION DEVELOPMENT 11/2/16  
DATE

*Thibault Cadu*  
ABCWUA 11-02-16  
DATE

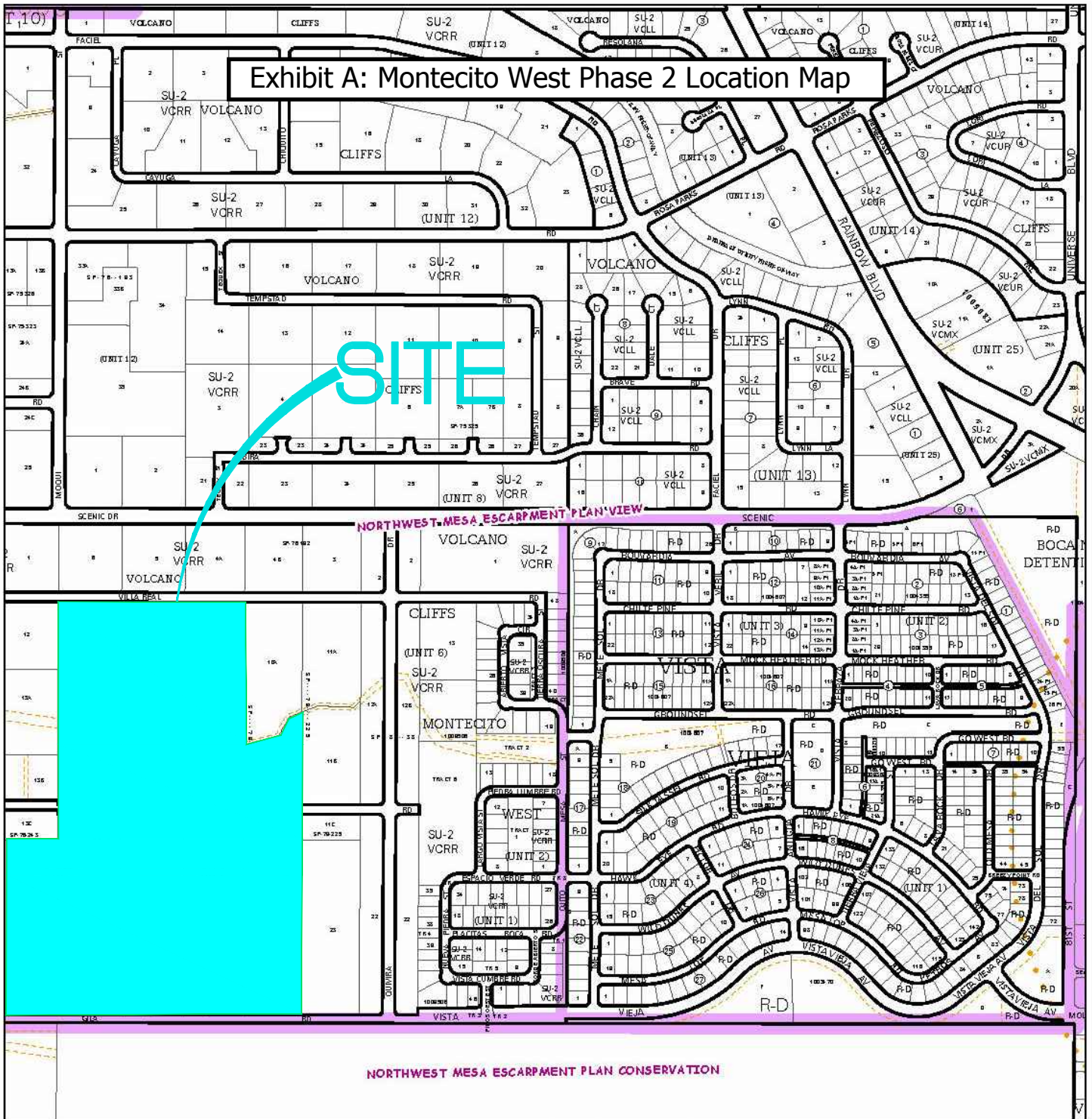
*Carol S. Dumont* 11/2/16  
PARKS & GENERAL SERVICES Recreation DATE

*ARK* AMAFCA 11/2/16  
CITY ENGINEER DATE

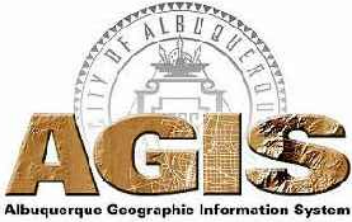


DESIGN REVIEW COMMITTEE REVISIONS

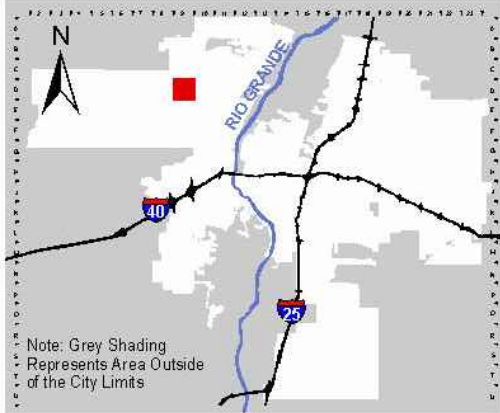
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



For more current information and details visit: <http://www.cabq.gov/gis>





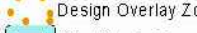
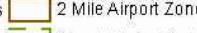
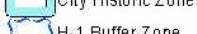
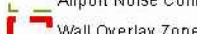
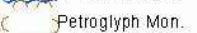


Map amended through: 1/28/2016



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**D-09-Z**

Selected Symbols

 SECTOR PLANS	 Escarpment
 Design Overlay Zones	 2 Mile Airport Zone
 City Historic Zones	 Airport Noise Contours
 H-1 Buffer Zone	 Wall Overlay Zone
 Petroglyph Mon.	

