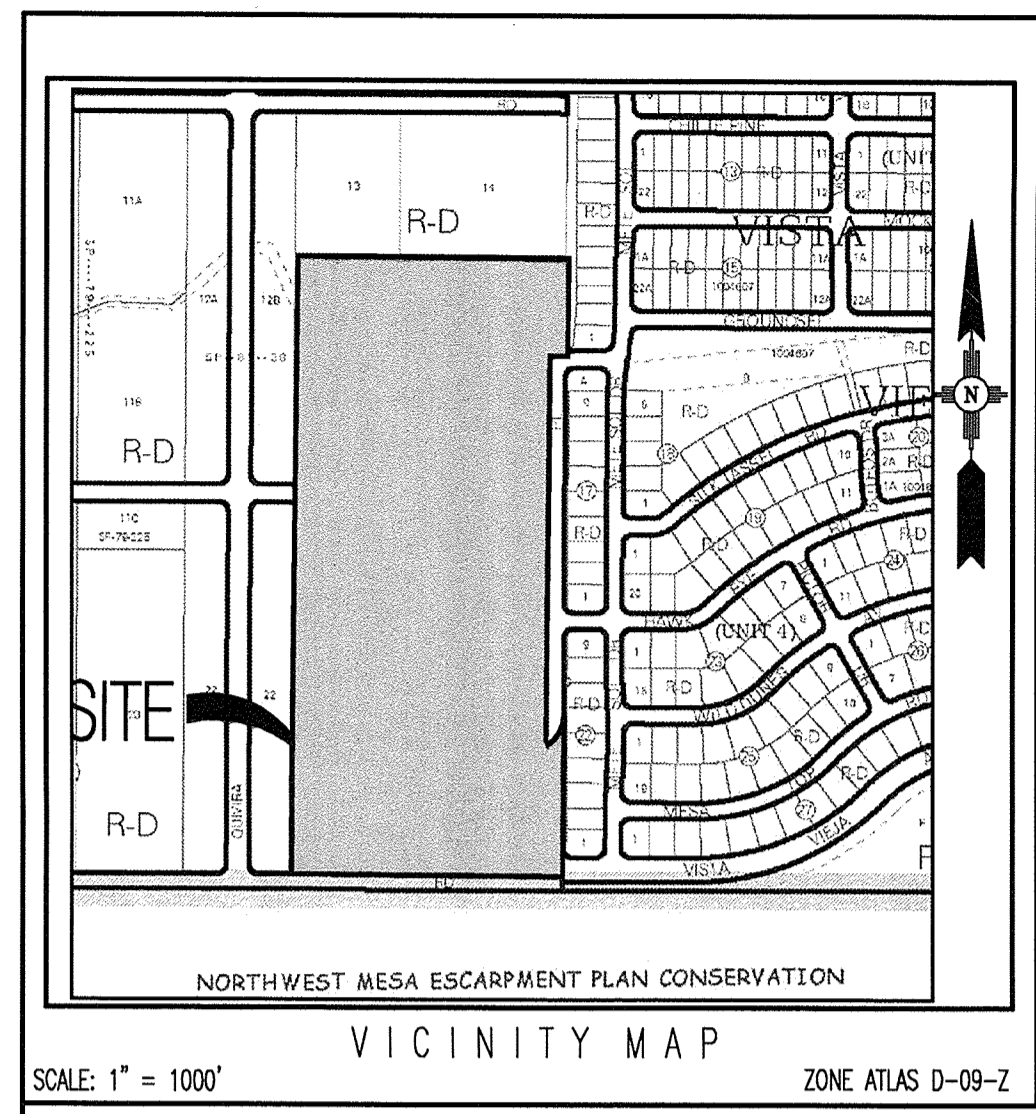
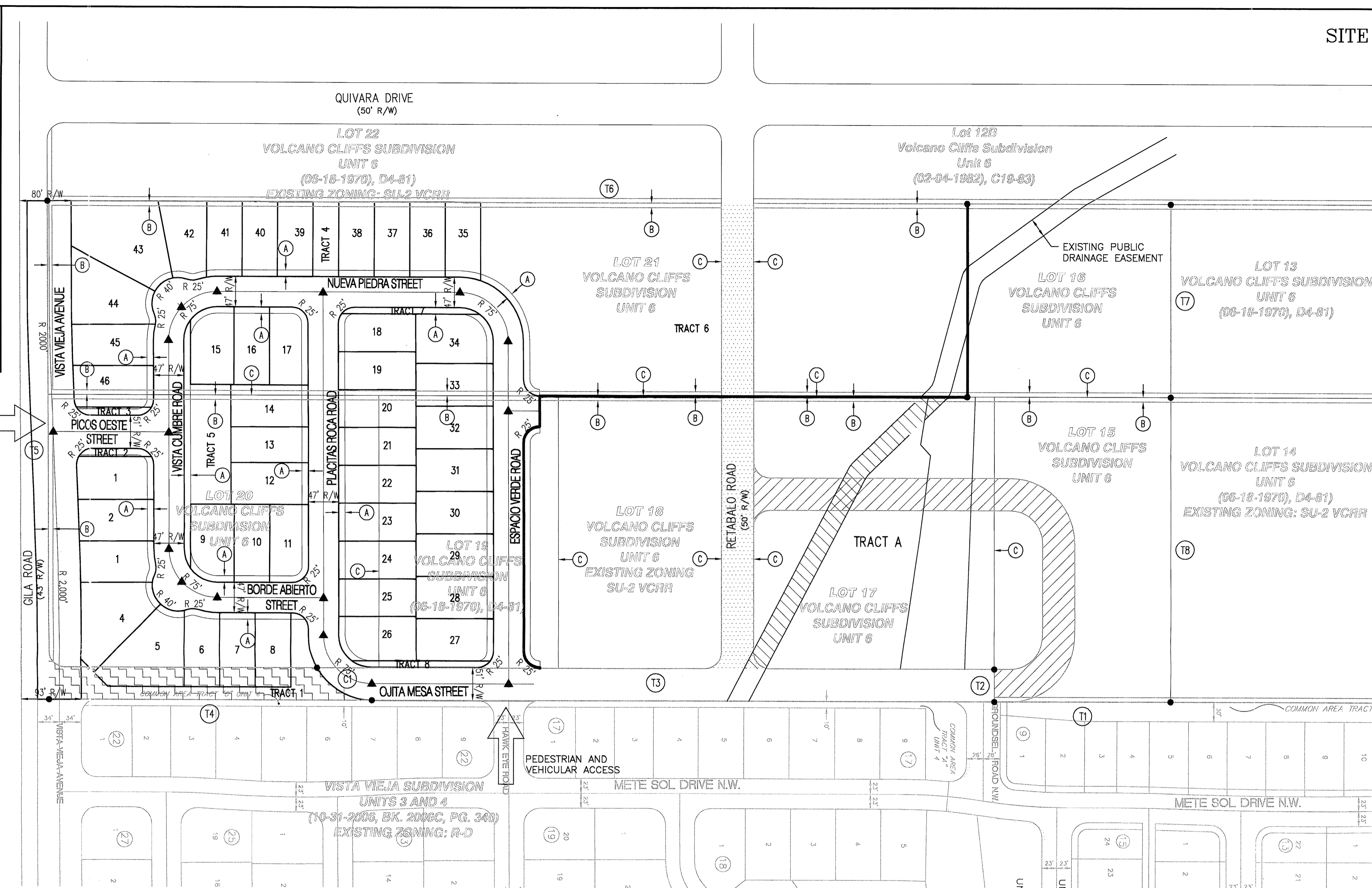


SITE DEVELOPMENT PLAN FOR SUBDIVISION MONTECITO WEST UNIT 1



ID	ARC	RADIUS	DELTA	TANGENT
C1	103.29°	99.49'	59°29'05"	56.84'

ID	BEARING	LENGTH
T1	S00°17'06"W	274.13'
T2	N89°52'58"W	50.00'
T3	S00°17'06"W	1051.95'
T4	S00°17'06"W	502.12'
T5	N89°55'12"W	768.42'
T6	N00°20'19"E	1743.69'
T7	S89°53'11"E	296.41'
T8	S89°53'11"E	470.38'



LEGAL DESCRIPTION
 Lots 15-21, together with a portion of vacated Retabalo Road and Albericque Place 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 84.

- GENERAL NOTES**
- EXISTING ZONING: SU-2, VCCR RURAL RESIDENTIAL
 PROPOSED ZONING: SU-2, VCCR RURAL RESIDENTIAL
 PROPOSED DEVELOPMENT USE: PRIVATE COMMONS DEVELOPMENT
 - PROPOSED ACREAGE: 17.42 AC
 NUMBER OF LOTS: 46
 PROPOSED DENSITY: 2.6 DU/AC
 - MIN. LOT DIMENSIONS: 55' X 110'
 MINIMUM LOT AREA: 6,050 SQFT
 - ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
 - LOT SETBACKS SHALL CONFORM TO PRIVATE COMMONS DEVELOPMENT ZONING REQUIREMENTS
 - NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO VISTA VIEJA AVENUE.
 - TRACTS 5 AND 6 SHALL BE DESIGNATED AS PRIVATE COMMONS AREA. THE TRACTS WILL HAVE A BLANKET LAND USE EASEMENT & RESTRICTIVE COVENANTS
 - APPLICABLE PLANS: VOLCANO CLIFFS SECTOR DEVELOPMENT PLAN, WESTSIDE STRATEGIC PLAN.
 - MAXIMUM BUILDING HEIGHT: 18' (26' FOR 50% OF BUILDING FOOTPRINT)
 - BUILDING SETBACK:
 FRONT: 15' MIN (20' AT DRIVEWAYS)
 REAR: 15' MIN
 SIDE: 0' (5' AT PCD BOUNDARY)

SITE DATA

ZONE ATLAS NO.	D-09-Z
ZONING	SU-2, VCCR
MILES OF FULL WIDTH STREETS CREATED	0.69 MILES
NO. OF EXISTING LOTS	6
NO. OF LOTS CREATED	46
NO. OF HOA TRACTS CREATED	6
NO. OF PRIVATE COMMONS AREA TRACTS CREATED	2
NO. OF REMAINDER TRACTS CREATED	1

PROJECT NUMBER: _____
 Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () 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.

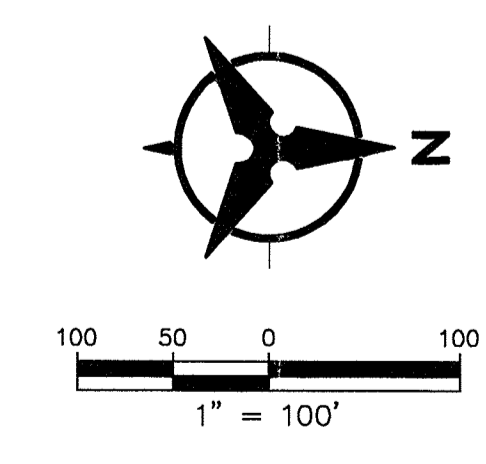
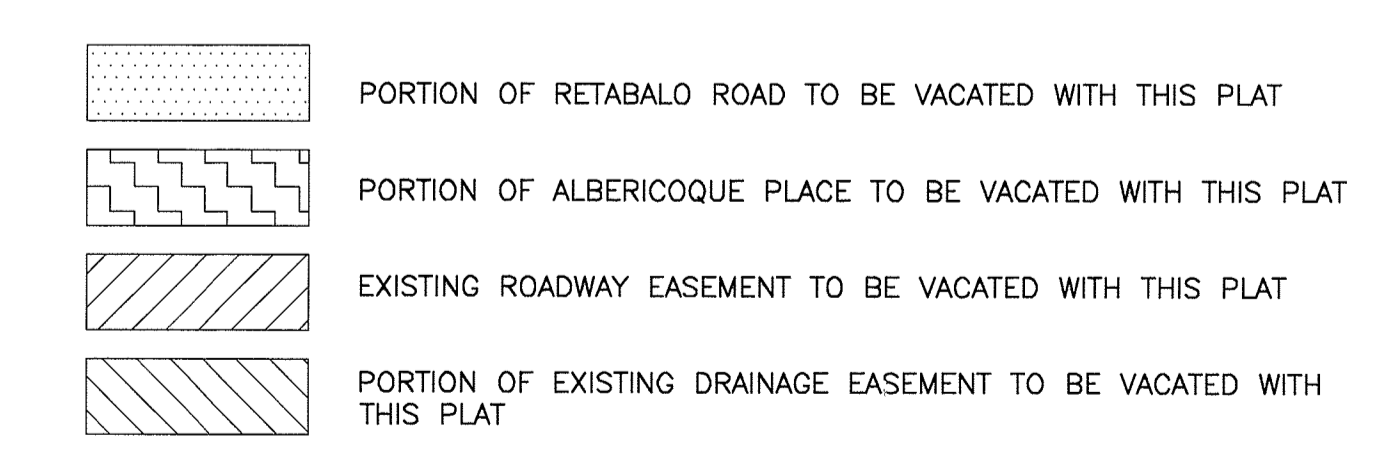
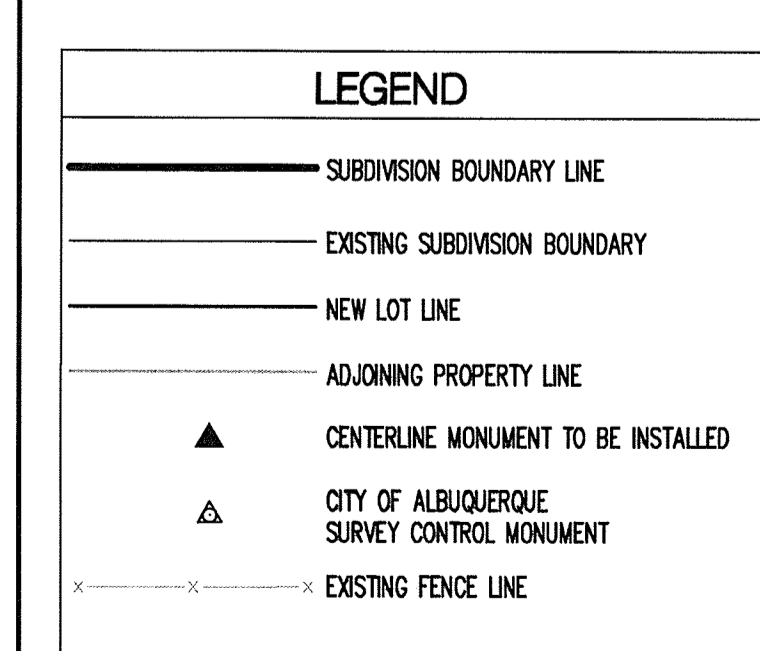
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

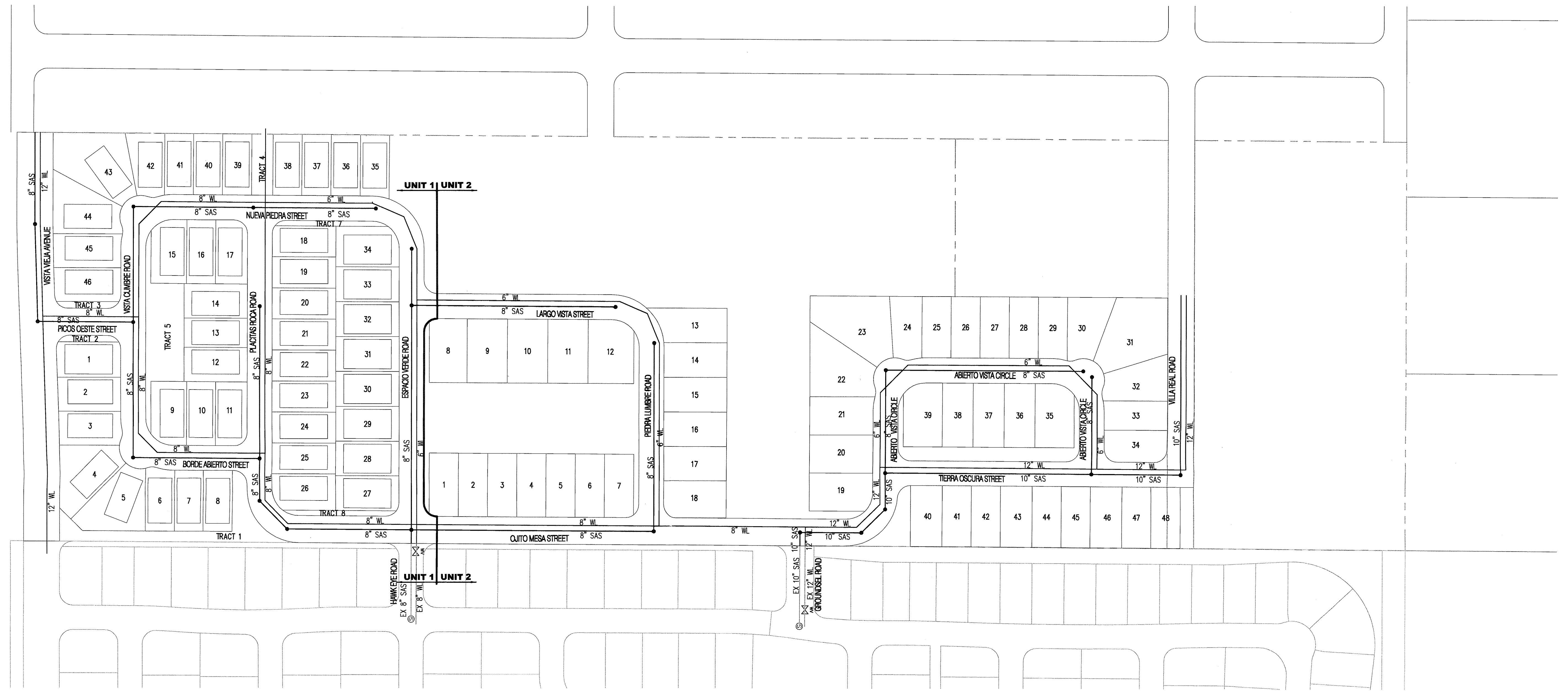
Traffic Engineering, Transportation Division	Date
Water Authority	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

PRIVATE COMMONS DEVELOPMENT

TOTAL ACREAGE	29.5439 ACRES
TRACT A, SUBDIVIDED AS PART OF MONTECITO WEST UNIT 2	12.1241 ACRES
MONTECITO WEST UNIT 1	17.4198 ACRES
LOTS, STREETS, HOA TRACTS	12.1918 ACRES
TRACTS 5-6, PRIVATE COMMONS AREA	5.2279 ACRES
% PRIVATE COMMONS AREA OPEN SPACE	30.01%
NUMBER OF LOTS	46
DENSITY	2.6 DU/AC

- KEYED NOTES**
- (A) 10' PUBLIC UTILITY EASEMENT
 - (B) 7' PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT
 - (C) LOT LINE TO BE ELIMINATED BY THIS PLAT





CONCEPTUAL UTILITY LAYOUT FOR
MONTECITO WEST SUBDIVISION

