

PRELIMINARY PLAT FOR  
**MONTECITO WEST UNIT 1**  
 LOTS 1 - 46 & TRACTS 1 - 8, A  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2014

**LEGAL DESCRIPTION**

Lots 15-21, together with a portion of vacated Retabalo Road and Albericoque 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 DENSITY: 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 4 AND 5 SHALL BE DESIGNATED AS PRIVATE PARCELED COMMONS AREA. THE TRACTS WILL BE OWNED AND MAINTAINED BY THE MONTECITO WEST HOA AND HAVE A BLANKET LAND USE EASEMENT & RESTRICTIVE COVENANTS.
- TRACT 6 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 1-3 AND 7-8 SHALL BE OWNED AND MAINTAINED BY THE MONTECITO WEST HOA
- CONSTRUCTION OF VISTA VIEJA AVENUE WILL NOT ENCRONCH ON CITY-OWNED MAJOR PUBLIC OPEN SPACE.
- TRACT A IS A REMAINDER PARCEL TO BE SUBDIVIDED AS PART OF MONTECITO WEST UNIT 2.

**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	7
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

**SURVEY NOTES:**

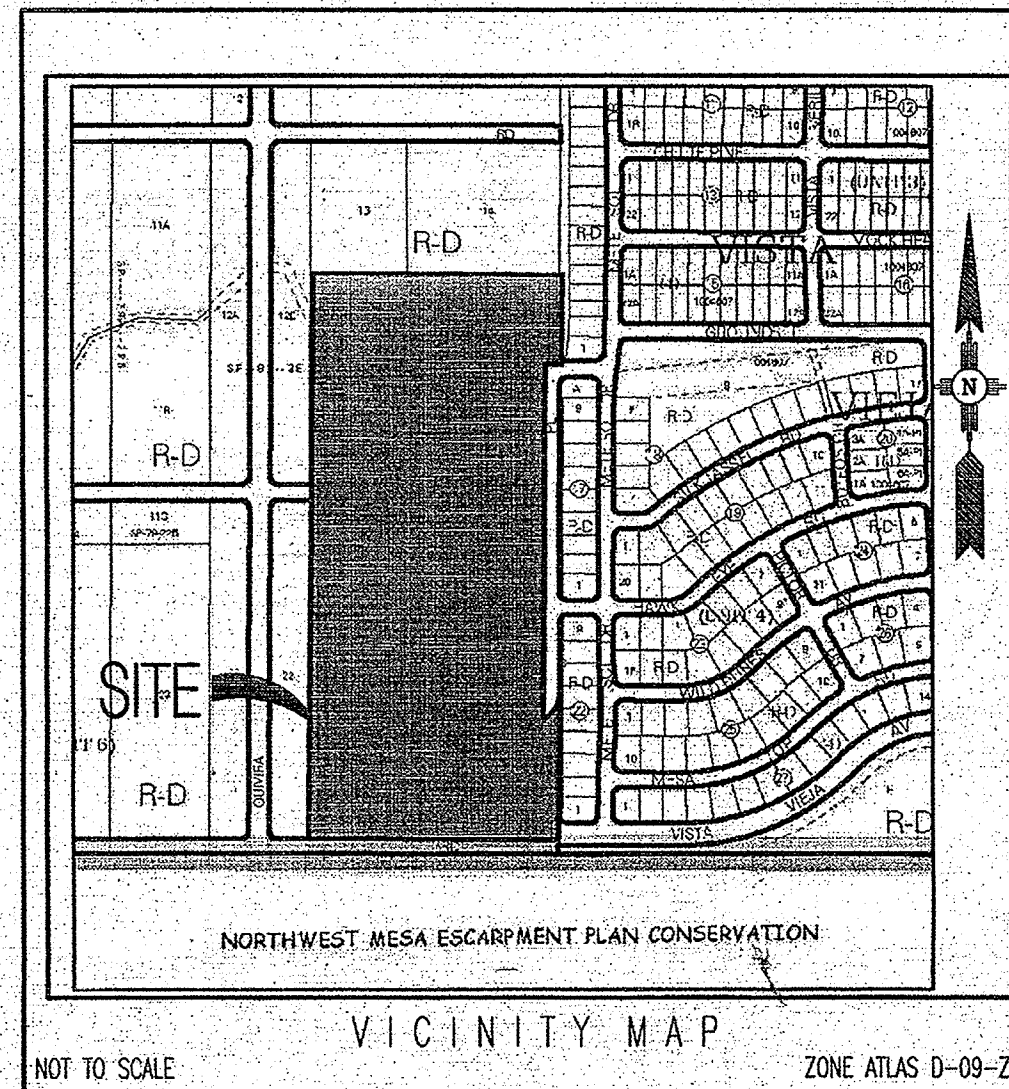
- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR (CAP).
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, 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

*David P. Acosta* 1/2/14  
 CITY SURVEYOR DATE

*Scott Schiabor* 1-2-14  
 VICTORY LAND, LLC DATE

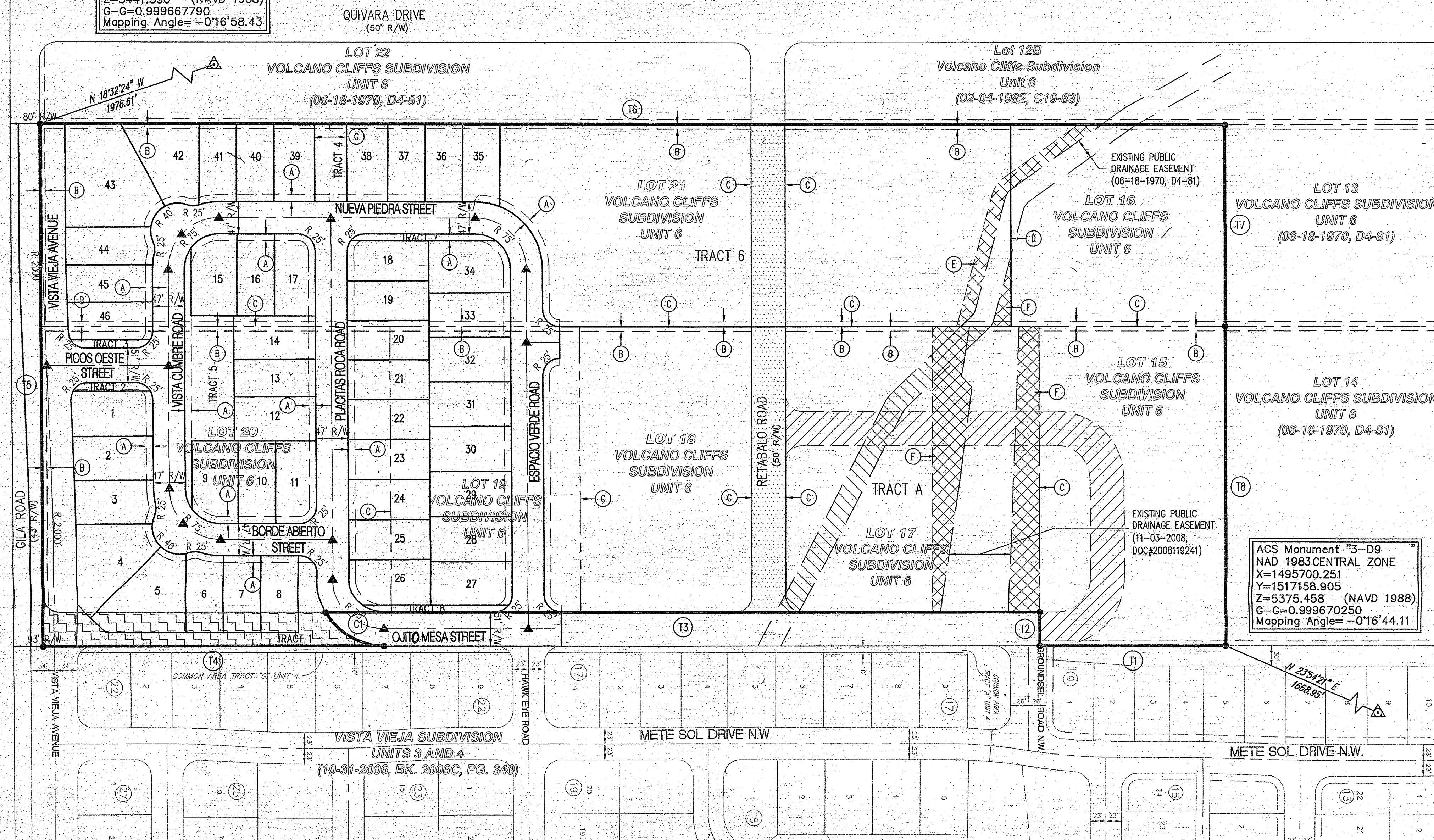
**Bohannon & Huston**



NOT TO SCALE VICINITY MAP ZONE ATLAS D-09-Z

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

ACS Monument "3-D9  
 NAD 1983 CENTRAL ZONE  
 X=1495700.251  
 Y=1517158.905  
 Z=5375.458 (NAVD 1988)  
 G-G=0.999670250  
 Mapping Angle=-0°16'44.11



**BOUNDARY CURVE TABLE**

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

**BOUNDARY TANGENT TABLE**

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'

**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	12.0795 ACRES
TRACTS 4-6, PARCELED COMMONS AREA	5.3403 ACRES
% PARCELED COMMONS AREA OPEN SPACE	30.66%
NUMBER OF LOTS	46
DENSITY	2.6 DU/AC

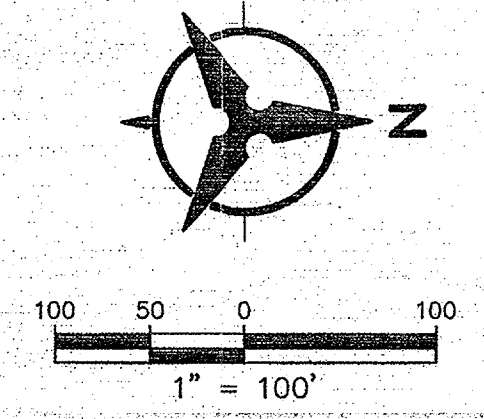
**FLOOD ZONE NOTE**

THERE IS A ZONE AE FLOOD ZONE ON TRACT A AND TRACT 6. SEE PANEL 35001C0111 FOR MORE INFORMATION.

**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
- (D) NEW LOT LINE
- (E) FLOATING PUBLIC DRAINAGE EASEMENT TO BE DEFINED AT FINAL PLAT
- (F) PUBLIC DRAINAGE EASEMENT GRANTED WITH THIS PLAT
- (G) 47' PUBLIC ROADWAY EASEMENT GRANTED WITH THIS PLAT

- PORTION OF RETABALO ROAD TO BE VACATED WITH THIS PLAT
- PORTION OF ALBERICOQUE PLACE TO BE VACATED WITH THIS PLAT
- EXISTING ROADWAY EASEMENT TO BE VACATED WITH THIS PLAT
- PORTION OF EXISTING DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT



PRELIMINARY PLAT  
 APPROVED BY DRB  
 ON 1-15-14  
 Unit 1