

October 18, 2016

Mr. Jack Cloud, DRB Chair  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Montecito Vistas Units 1-4 (DRB 1009506) – Amended Site Development Plan for Subdivision, Grading Plan and Infrastructure List

Dear Mr. Cloud:

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

- Six (6) copies of the Proposed Amended Site Development Plan for Subdivision
- Six (6) copies of the Original DRB approved Site Development Plan for Subdivision
- Six (6) copies of the Proposed Amended Grading Plan and Infrastructure List
- Six (6) copies of the Original DRB approved Grading Plan and Infrastructure List
- Amended sidewalk deferral exhibit
- Zone Atlas map with the entire property clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Agent authorization letter

This amended site development plan for subdivision, grading plan and infrastructure list are being presented to the Development Review Board for the purpose of obtaining City review and approval. The original site plan, grading plan and infrastructure list were approved on August 24, 2016.

The amended site plan and grading plan are the result of a revision to the drainage design of Lots 11-19, Unit 1, and 8-11, Unit 2. The original grading plan was designed with the lots draining to the rear of the lot. The lot runoff was to be conveyed in a swale between the upper two rear yard walls to Tract F, Unit 2, where the flow was collected by a private storm drain. The private storm drain discharged to the public storm drain in Vista Luces Street. The revised grading design has these lots draining to the front, directly to Vista Luces Street. As a result, Tract F, Unit 2, is no longer required to direct flow from the lots to the Vista Luces storm drain, and has been replaced by one additional lot in Unit 2.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Mr. Jack Cloud, DRB Chair  
City of Albuquerque  
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Page 2

Changes to the Site Plan include updates to the Private Commons Development acreage table for all four Units, updates to the General Notes for Units 1 and 2, the removal of the rear yard drainage easement for Units 1 (lots 11-19) and 2 (lots 8-11), the removal of Tract F, Unit 2, and the addition of 1 lot in Unit 2 in place of Tract F.

Changes to the Grading Plan include the lot grading and rear yard retaining walls for Lots 11-19, Unit 1 and Lots 8-12, Unit 2.

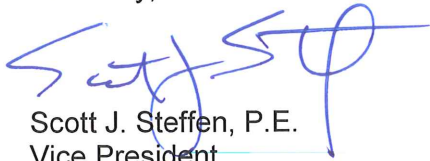
We are also requesting the approval of the revised temporary deferral of sidewalk construction to reflect the new lot in Unit 2.

Per our previous discussion we will request an amendment to the preliminary plat at the time of the Unit 1 and 2 final plats.

Finally, the Unit 1 infrastructure list is being amended to change the drainage outfall to the Middle Branch of the Boca Negra Arroyo from an open channel to a pipe. The reason for the change is to minimize the permanent disturbance to City Open Space property on Tract 11-B, Volcano Cliffs Subdivision Unit 6. Also, the maximum size storm drain in Vista Luces Street (Unit 1) has been decreased from 54" to 48" due to revised storm drain system hydraulics related changing from an open channel to a pipe.

We request that this item be scheduled for the October 26, 2016 DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



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

Enclosures

cc: Kevin Patton, Pulte Group w/enclosures



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)
- 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 2nd 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 Homes (Kevin Patton) PHONE: (505) 828-9900  
 ADDRESS: 8300 Carmel Avenue, NE Suite 401 FAX: (505) 828-9901  
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: fred@scottpatrickhomes.com  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Amended Site Development Plan for Subdivision, grading plan, infrastructure list and sidewalk deferral for Montecito Vistas Units 1-4

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 7, 8, 9A-C, 10B-C, 24-25, 26-A, 26-B and 27/ Tract 14 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Volcano Cliffs Unit 6/Volcano Cliffs Unit 9  
 Existing Zoning: SU-2 Volcano Cliffs Rural Residential (VCRR) Proposed zoning: SU-2 VCRR PCD MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): D9 UPC Code: 100906311205030104

**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-70181, 16DRB-70182, 16DRB-70180

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 13 No. of proposed lots: 140 Total area of site (acres): 65.4

LOCATION OF PROPERTY BY STREETS: On or Near: Quivara Drive  
 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 10/18/16  
 FOR OFFICIAL USE ONLY (Print) SCOTT J STEFFEN Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	Applicant: <input type="checkbox"/> S.F.	Agent: <input checked="" type="checkbox"/> 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	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	Total \$ _____
	Hearing date _____			\$ _____

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

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

**FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)**

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
  - Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
  - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Scaled site plan and related drawings (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
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Completed Site Plan for Subdivision Checklist
  - Infrastructure List, if relevant to the site plan
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
  - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
  - Solid Waste Management Department signature on Site Plan
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - Copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

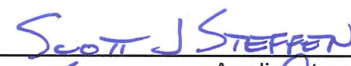

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
  - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - DRB signed Site Plan being amended (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
  - Letter of authorization from the property owner if application is submitted by an agent
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
  - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Solid Waste Management Department signature on Site Plan for Building Permit
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
  - Infrastructure List, if relevant to the site plan
  - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

  
 \_\_\_\_\_  
 Applicant name (print)  
  
 \_\_\_\_\_  
 Applicant signature / date



Form revised October 2007

- Checklists complete      Application case numbers
- Fees collected              \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_
- Case #s assigned            \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_
- Related #s listed            \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

\_\_\_\_\_

Planner signature / date

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

**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.

SLOTT, J STEFFEN  
 Applicant name (print)  
Satt Satt 10/12/16  
 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   | _____ - _____            |

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

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
  - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
  - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
  - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
  - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
  - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - List any original and/or related file numbers on the cover application

**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
  - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

**DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
  - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - List any original and/or related file numbers on the cover application

**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
  - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
  - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
  - Letter of authorization from the grantors and the beneficiaries (private easement only)
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

SCOTT J STEFFAN  
Applicant name (print)  
Scott J Steffan 10/18/16  
Applicant signature / date

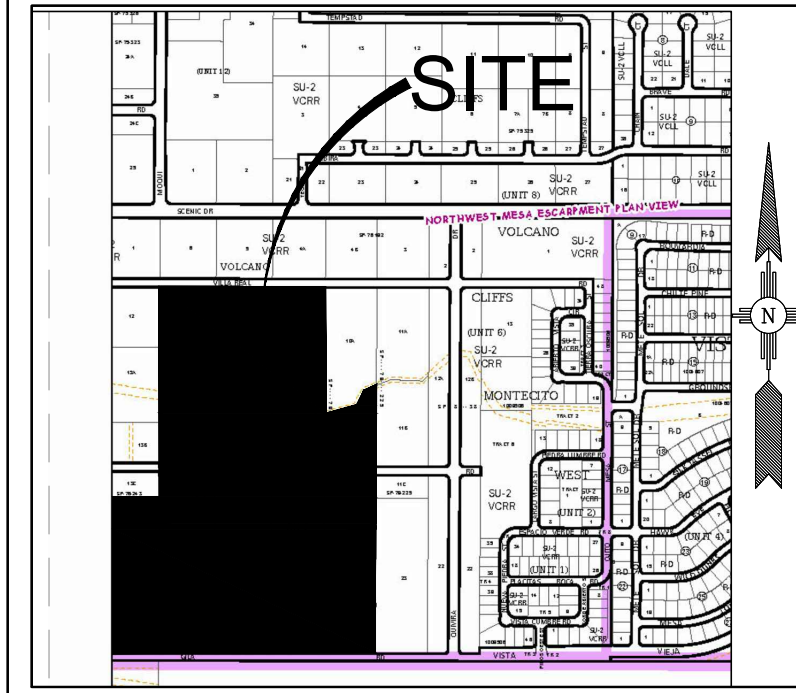
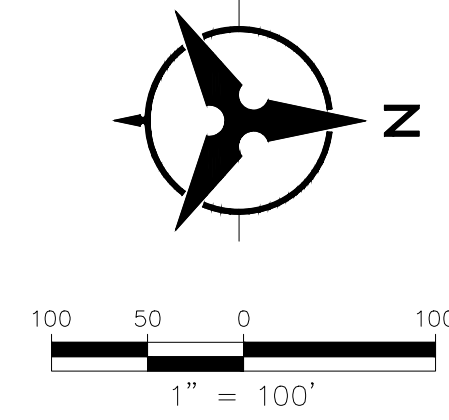


Form revised 4/07

- Checklists complete      Application case numbers
- Fees collected              \_\_\_\_\_ - \_\_\_\_\_
- Case #s assigned            \_\_\_\_\_ - \_\_\_\_\_
- Related #s listed            \_\_\_\_\_ - \_\_\_\_\_

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

AMENDED  
 SITE DEVELOPMENT PLAN FOR SUBDIVISION  
 MONTECITO VISTAS UNITS 1 - 4  
 10/26/16



VICINITY MAP  
 NOT TO SCALE  
 ZONE ATLAS C-28-Z



**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

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 DRG 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

AMENDED  
SITE DEVELOPMENT PLAN FOR SUBDIVISION  
MONTECITO VISTAS UNIT 1  
10/26/16

LEGAL DESCRIPTION

Tracts 24-25 and 27, together with a portion of vacated Retabalo 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 January 23, 1979, Book D9, Page 60, and Tract 14, Volcano Cliffs Subdivision Unit 9, 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

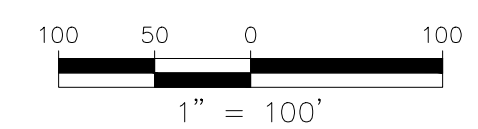
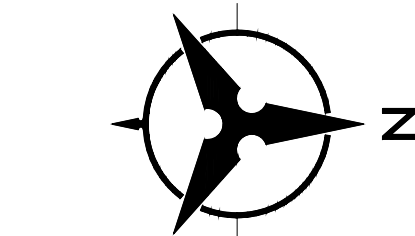
- EXISTING ZONING: SU-2, VCCR RURAL RESIDENTIAL  
PROPOSED ZONING: SU-2, VCCR RURAL RESIDENTIAL  
PROPOSED DEVELOPMENT DENSITY: PRIVATE COMMONS DEVELOPMENT
- PROPOSED ACREAGE: 11.98 AC  
NUMBER OF LOTS: 42  
PROPOSED DENSITY: 3.5 DU/AC
- MIN. LOT DIMENSIONS: 55' X 110'  
MINIMUM LOT AREA: 6,050 SQFT
- 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 ENDOACH 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.
- 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)
- DWELLINGS MUST COMPLY WITH BUILDING ARTICULATION RULES FOR VCCR ZONING PER THE VOLCANO CLIFFS SECTOR DEVELOPMENT PLAN.
- HOA TRACT USE:  
TRACT A: LE  
TRACT B: LE  
TRACT C: LE  
TRACT D: LE  
TRACT E: LE, PED  
TRACT F: LE, PED  
TRACT G: LE  
TRACT H: LE  
LE: PROPOSED BLANKET LANDSCAPE EASEMENT, TO BE OWNED & MAINTAINED BY THE MONTECITO VISTAS HOA  
PED: PROPOSED BLANKET PUBLIC PEDESTRIAN ACCESS EASEMENT

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



**Bohannon & Huston**

SHEET 2 OF 5

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
- (I) 20' STORM DRAIN EASEMENT GRANTED WITH THIS PLAT
- (J) 20' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED WITH THIS PLAT
- (L) BLANKET DRAINAGE EASEMENT ON TRACT 5 GRANTED WITH THIS PLAT

EXISTING  
CITY OWNED  
MAJOR PUBLIC  
OPEN SPACE

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	S78°06'49"W	184.13'
T12	N00°17'39"E	380.44'

PORTION OF RETABALO ROAD TO BE VACATED WITH THIS PLAT

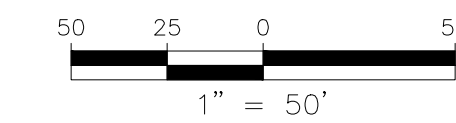
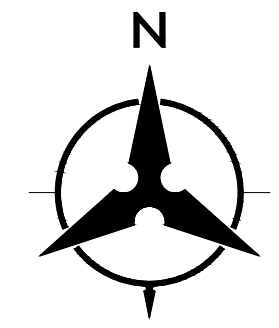
PRIVATE COMMONS DEVELOPMENT

TOTAL ACREAGE	56.88 ACRES
LAND EXCHANGE WITH CITY OF ALBUQUERQUE	5.26 ACRES
DEVELOPMENT ACREAGE	51.62 ACRES
30% PCD 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	11.98 ACRES
UNIT 1 30% OPEN SPACE REQUIREMENT	3.59 ACRES
EXCESS PARCELED COMMONS AREA APPLIED TO UNITS 2-4	6.82 ACRES



AMENDED  
SITE DEVELOPMENT PLAN FOR SUBDIVISION  
MONTECITO VISTAS UNIT 2

10/26/16



**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 Plot 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: 7.18 AC  
NUMBER OF LOTS: 26  
PROPOSED DENSITY: 3.62 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 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-E SHALL BE OWNED AND MAINTAINED BY THE MONTECITO VISTAS HOA.
- 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 POD BOUNDARY)
- DWELLINGS MUST COMPLY WITH BUILDING ARTICULATION RULES FOR VRRR ZONING PER THE VOLCANO CLIFFS SECTOR DEVELOPMENT PLAN.
- HOA TRACT USE:  
TRACT A: PED LE, PROPOSED BLANKET LANDSCAPE EASEMENT, TO BE OWNED & MAINTAINED BY THE MONTECITO VISTAS HOA  
TRACT B: LE, PED  
TRACT C: LE  
TRACT D: LE, PED  
TRACT E: LE, PED, PROPOSED BLANKET PUBLIC PEDESTRIAN ACCESS EASEMENT

**PRIVATE COMMONS DEVELOPMENT**

EXCESS PARCELED COMMONS AREA FROM UNIT 1 PLAT	6.82 ACRES
UNIT 2 TRACTS A-D, PRIVATE PARCELED COMMONS AREA	0.71 ACRES
AVAILABLE OPEN SPACE ACREAGE	7.53 ACRES
UNIT 2 LOTS, STREETS, HOA TRACTS	7.18 ACRES
UNIT 2 30% OPEN SPACE REQUIREMENT	2.16 ACRES
EXCESS PARCELED COMMONS AREA APPLIED TO UNITS 3-4	5.37 ACRES

**SITE DATA**

ZONE ATLAS NO.	D-09-Z
ZONING	SU-2, VRRR
MILES OF FULL WIDTH STREETS CREATED	0.25 MILES
NO. OF EXISTING LOTS	1
NO. OF LOTS CREATED	26
NO. OF HOA TRACTS CREATED	5
NO. OF PRIVATE COMMONS AREA TRACTS CREATED	4

**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

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

ID	ARC	RADIUS	DELTA	TANGENT
C1	80.20'	251.50'	18'16"1.3"	40.44'
C2	296.40'	848.50'	20'00"5.3"	149.73'
C3	16.39'	25.00'	37'33"0.6"	8.50'
C4	20.47'	25.00'	46'55"1.5"	10.85'
C5	36.54'	43.50'	48'07"4.2"	19.43'
C6	23.51'	480.50'	02'48"1.4"	11.76'
C7	136.28'	355.50'	21'57"5.3"	68.99'
C8	375.31'	749.53'	28'41"2.2"	191.68'
C9	121.17'	109.87'	63'11"3.0"	67.58'

ID	BEARING	LENGTH
T1	N89°40'11"W	177.05'
T2	S00°19'49"W	39.22'
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°17'06"W	364.11'

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"

MONTECITO  
VISTAS  
UNIT 1  
TRACT 2

MONTECITO  
VISTAS  
UNIT 1  
TRACT 4

MONTECITO  
VISTAS  
UNIT 1  
TRACT 1

MONTECITO VISTAS  
UNIT 1

MONTECITO  
VISTAS  
UNIT 1  
TRACT 3

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

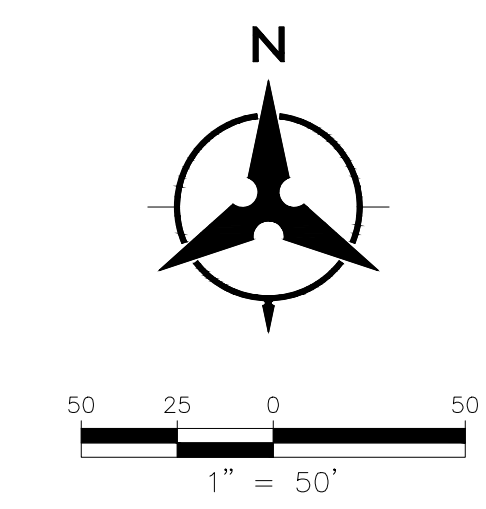
AMENDED  
SITE DEVELOPMENT PLAN FOR SUBDIVISION  
MONTECITO VISTA UNIT 3  
10/26/16

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 Plot 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: 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.
- 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)
- DWELLINGS MUST COMPLY WITH BUILDING ARTICULATION RULES FOR VCCR ZONING PER THE VOLCANO CLIFFS SECTOR DEVELOPMENT PLAN.
- HOA TRACT USE:  
TRACT A: LE  
TRACT B: LE  
LE: PROPOSED BLANKET LANDSCAPE EASEMENT, TO BE OWNED & MAINTAINED BY THE MONTECITO VISTAS HOA

**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	1
NO. OF LOTS CREATED	44
NO. OF HOA TRACTS CREATED	2
NO. OF PRIVATE COMMONS AREA TRACTS CREATED	0

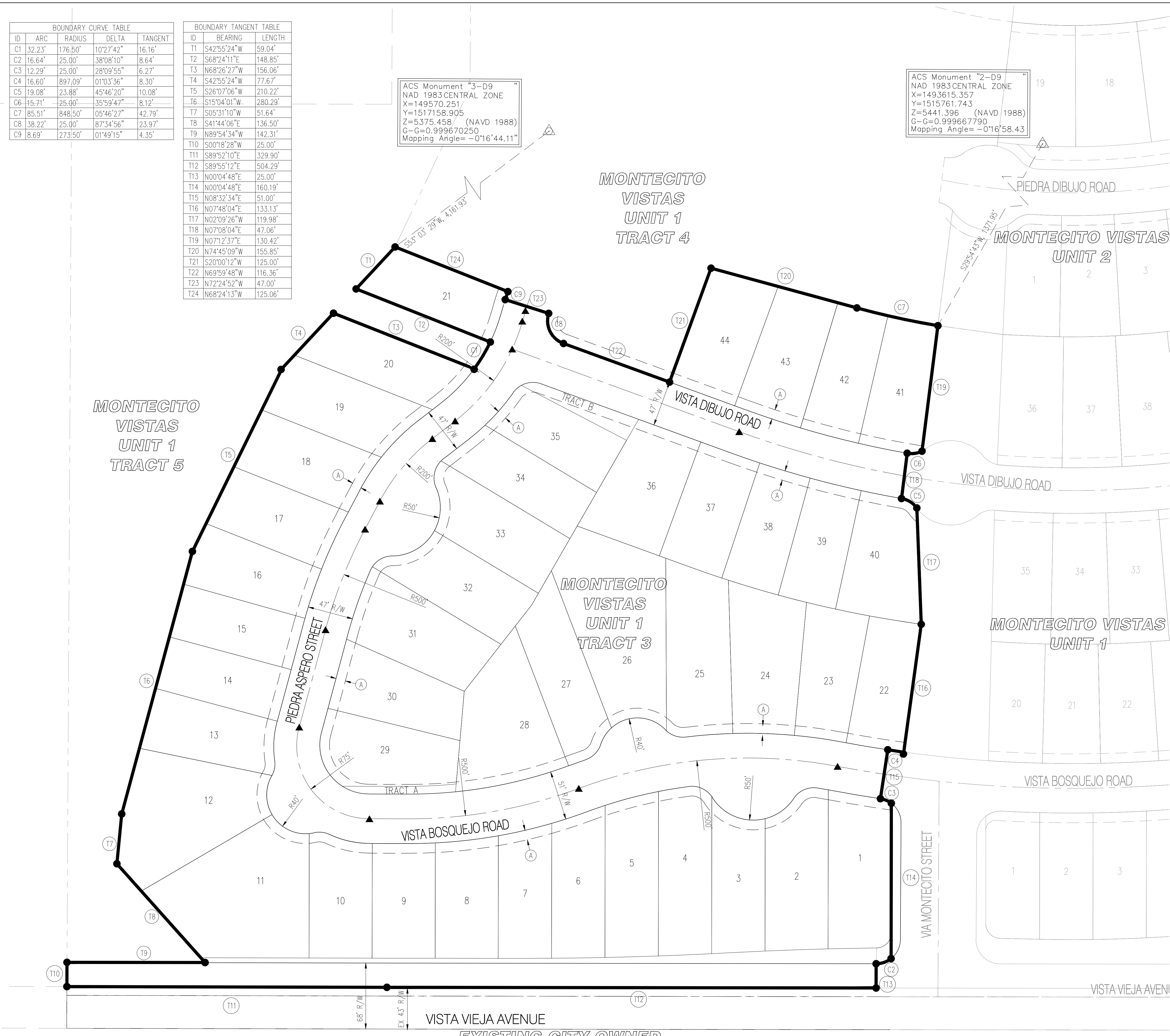
**PRIVATE COMMONS DEVELOPMENT**

EXCESS PARCELED COMMONS AREA FROM UNIT 2 PLAT	5.37 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	1.81 ACRES

**KEYED NOTES**

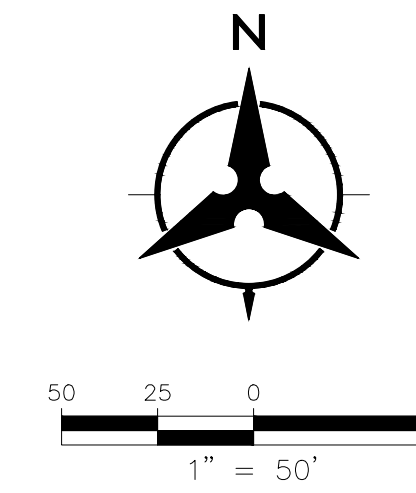
- (A) 10' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT

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



VISTA VIEJA AVENUE  
EXISTING CITY OWNED  
MAJOR OPEN SPACE

AMENDED  
SITE DEVELOPMENT PLAN FOR SUBDIVISION  
MONTECITO VISTAS UNIT 4  
10/26/16



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 "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=149570.251  
Y=1517158.905  
Z=5375.458 (NAVD 1988)  
G-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)

MONTECITO VISTAS  
UNIT 1  
TRACT 5

MONTECITO VISTAS  
UNIT 3

MONTECITO VISTAS  
UNIT 1  
TRACT 2

MONTECITO VISTAS  
TRACT 4  
UNIT 1

MONTECITO VISTAS  
UNIT 2

MONTECITO VISTAS  
UNIT 1

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, BERNAILLO 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, VCRP RURAL RESIDENTIAL  
PROPOSED ZONING: SU-2, VCRP 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:  
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 BERNAILLO 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.
- 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)
- DWELLINGS MUST COMPLY WITH BUILDING ARTICULATION RULES FOR VCRP ZONING PER THE VOLCANO CLIFFS SECTOR DEVELOPMENT PLAN.
- HOA TRACT USE:  
TRACT A: LE LE: PROPOSED BLANKET LANDSCAPE EASEMENT, TO BE OWNED & MAINTAINED BY THE MONTECITO VISTAS HOA  
TRACT B: PED  
TRACT C: LE PED: PROPOSED BLANKET PUBLIC PEDESTRIAN ACCESS EASEMENT  
TRACT D: LE

SITE DATA

ZONE ATLAS NO.	D-09-Z
ZONING	SU-2, VCRP
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

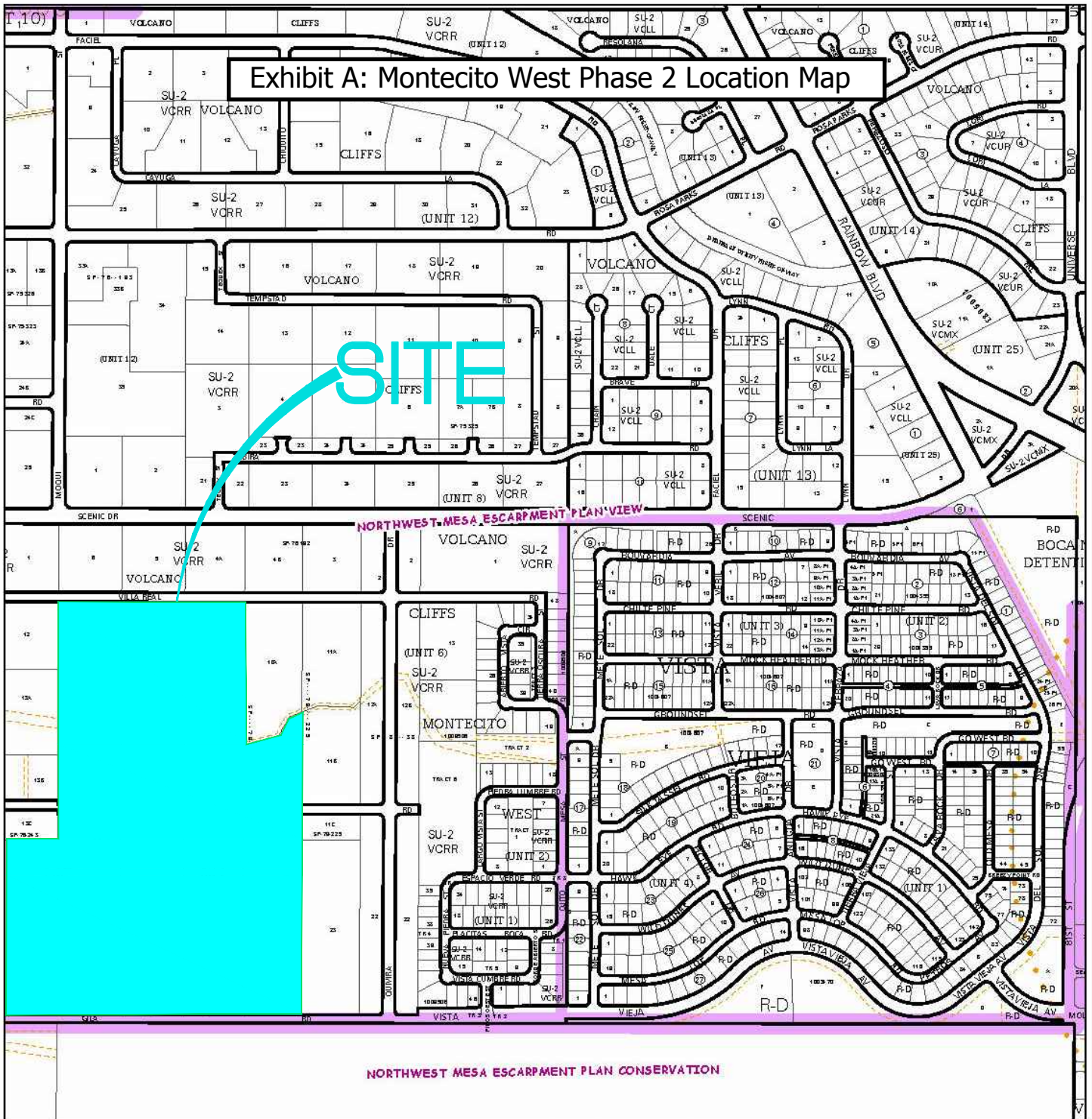
EXCESS PARCELED COMMONS AREA FROM UNIT 3 PLAT	1.81 ACRES
UNIT 4 TRACT B, PRIVATE PARCELED COMMONS AREA	0.44 ACRES
AVAILABLE OPEN SPACE ACREAGE	2.25 ACRES
UNIT 4 LOTS, STREETS, HOA TRACTS	6.62 ACRES
UNIT 4 30% OPEN SPACE REQUIREMENT	1.99 ACRES
EXCESS PARCELED COMMONS AREA	0.27 ACRES

KEYED NOTES

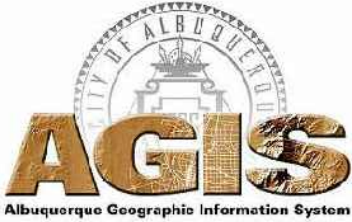
- (A) 10' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT
- (B) EXISTING 47' TEMPORARY ACCESS EASEMENT

LEGEND

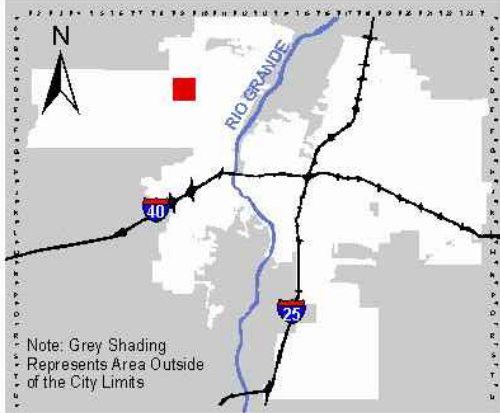
	SUBDIVISION BOUNDARY LINE
	EXISTING LOT LINE
	NEW LOT LINE
	EXISTING TRACT LINE
	ADJOINING PROPERTY LINE
	CENTERLINE MONUMENT TO BE INSTALLED
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT



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





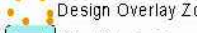
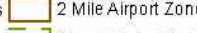
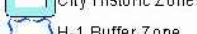
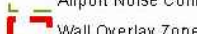
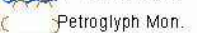


Map amended through: 1/28/2016



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.	

0 750 1,500 Feet



October 17, 2016

Re: Montecito Vistas Subdivision, Units 1-4

To whom it may concern,

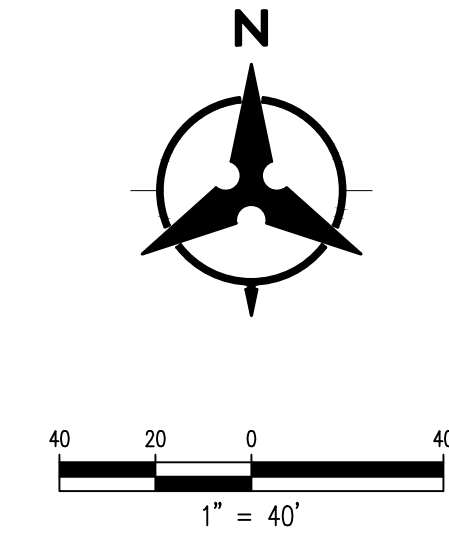
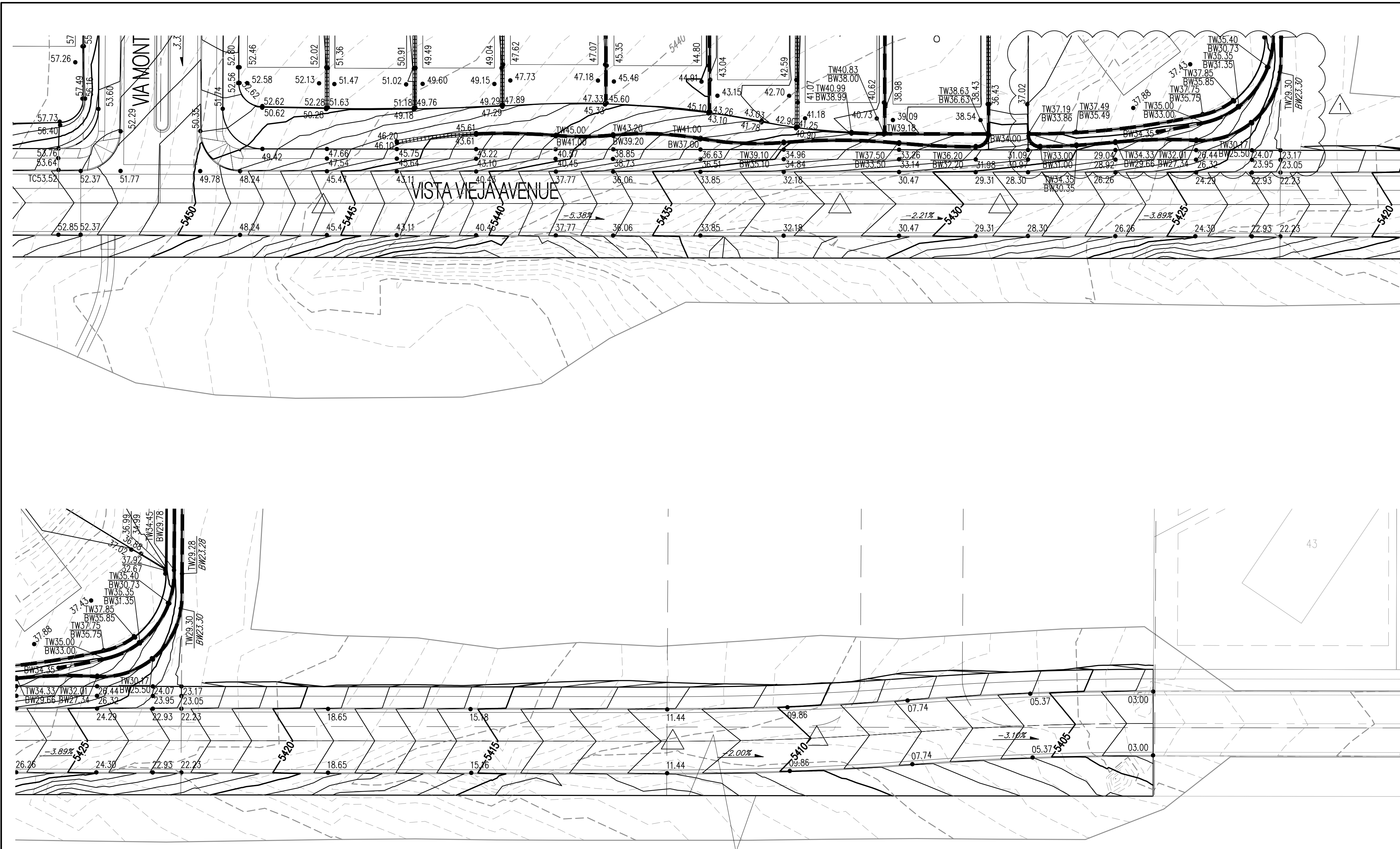
I hereby authorize Bohannon Huston, Inc. staff to act as our agent in all matters associated with the Site Plan for Subdivision application for the above referenced subject project.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Patton".

Kevin Patton  
Director of Land Planning & Entitlements  
Pulte Homes





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  - × 92.46 EXISTING SPOT ELEVATION (GRND & TC)
  - EXISTING CURB & GUTTER
  - ===== PROPOSED MOUNTABLE CURB & GUTTER
  - ===== PROPOSED STANDARD CURB & GUTTER
  - 5470--- EXISTING CONTOUR W/ INDEX ELEVATION
  - FLOW ARROW
  - PROPOSED RETAINING WALL
  - PROPOSED SLOPE
  - PROPOSED STORM DRAIN
  - PROPOSED STORM DRAIN MANHOLE
  - PROPOSED STORM DRAIN INLET
  - ~ HIGH POINT
- SPOT ELEVATIONS BW=FINISHED GRADE ON LOW SIDE OF WALL, TW=FINISHED GRADE ON HIGH SIDE OF WALL.

AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK BY	DATE
INSPECTORS	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
MICROFILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS	
ACS MONUMENT "2.09"	
GEOGRAPHIC POSITION (NAD 83)	
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	
X = 1,483,615.357 Y = 1,515,761.743	
GROUND-TO-GRID FACTOR = 0.99967790	
Δα = -00°16'58.43"	
NAVD 1988 ELEVATION = 5441.398	

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	BY

ENGINEER'S SEAL	
DESIGNED BY	SJS
DATE	05/2016
DRAWN BY	B/C
DATE	05/2016
CHECKED BY	SJS
DATE	05/2016

REVISIONS	
No.	Date
1	07/15/15
2	05/13/16
3	05/20/16
4	05/20/16
5	05/20/16
6	05/20/16
7	05/20/16
8	05/20/16
9	05/20/16
10	05/20/16

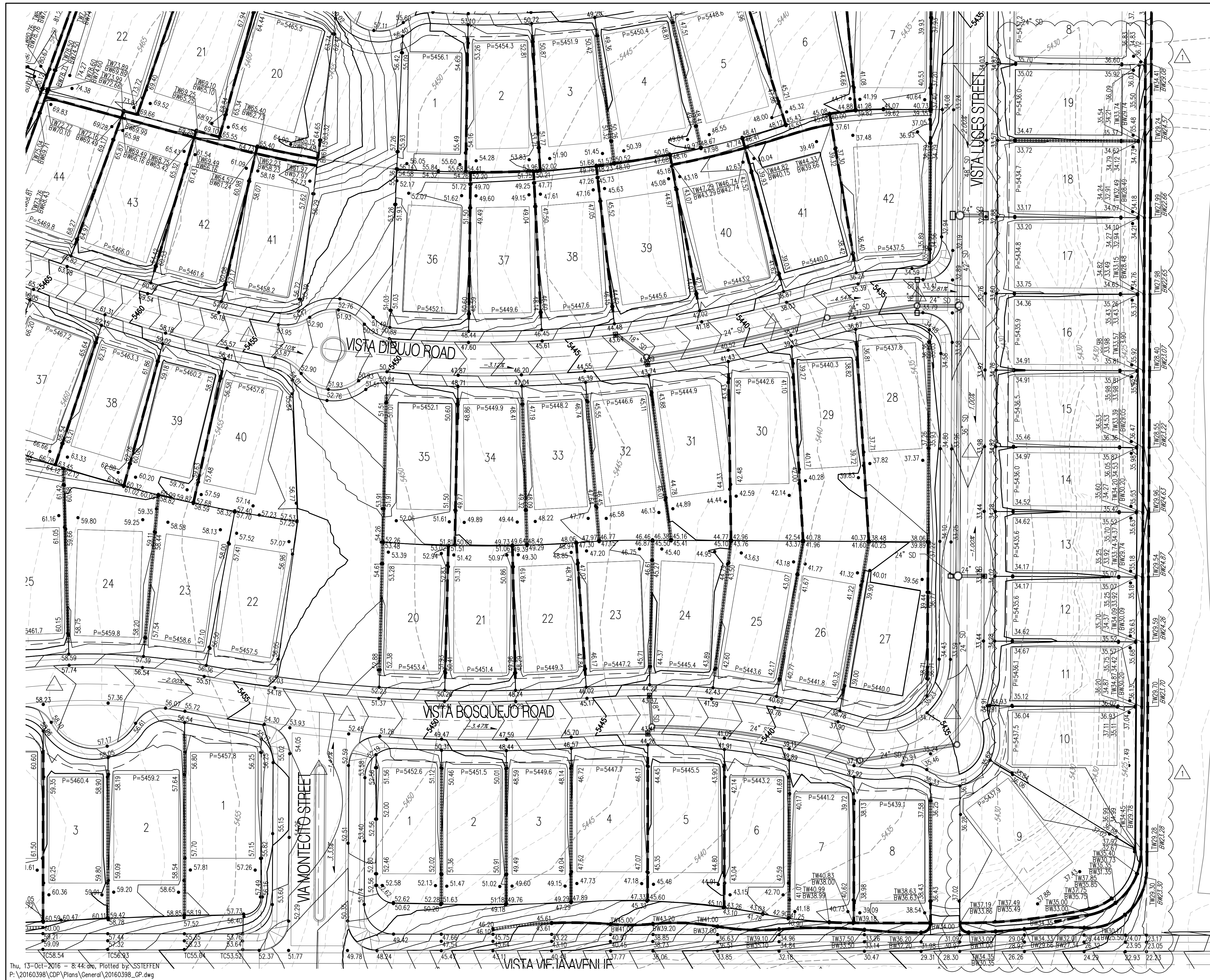
**Bohannan & Huston**  
www.bhinc.com 800.877.5332

**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**

**MONTECITO VISTAS**  
**GRADING PLAN**  
**VISTA VIEJA AVENUE**

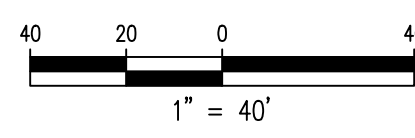
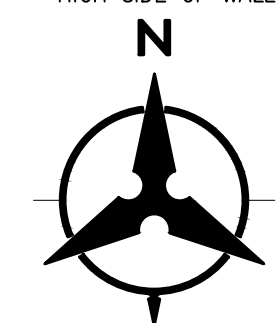
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. **Coa #** Zone Map No. **D-09** Sheet **1** Of **6**



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**CITY OF ALBUQUERQUE**  
PUBLIC WORKS DEPARTMENT

**MONTECITO VISTAS**  
GRADING PLAN  
UNIT 1

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. **Coa #** Zone Map No. **D-09** Sheet **2** of **6**

**AS-BUILT INFORMATION**

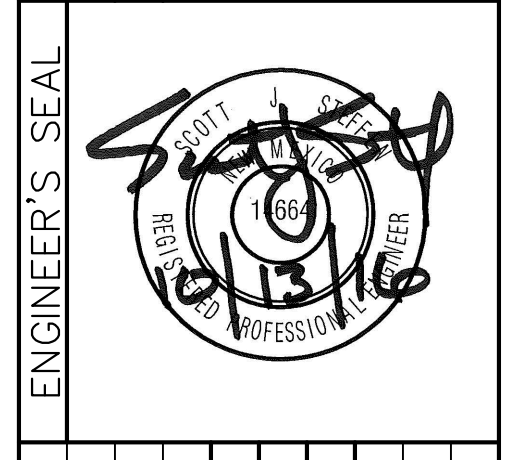
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WORK BY	DATE
SUPERVISOR	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
<b>MICROFILM INFORMATION</b>	
RECORDED BY	DATE
NO.	

**BENCH MARKS**

ACS MONUMENT "2.09"	
GEOGRAPHIC POSITION (NAD 83)	
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	
X = 1,493,615.957 Y = 1,515,761.743	
GROUND-TO-GRID FACTOR = 0.999667790	
Δir = 00°16'58.43"	
NAVD 1988 ELEVATION = 5441.398	

**SURVEY INFORMATION**

FIELD NOTES	DATE
NO.	



**REVISIONS**

No.	Date	By	Remarks
1	07/15/16	SJS	REVISE LOT 9-19 GRADING
2			
3			

Designed By: SJS DATE: 05/2016  
 Drawn By: BJC DATE: 05/2016  
 Checked By: SJS DATE: 05/2016

Thu, 13-Oct-2016 - 8:44:00, Plotted by: SSTEFFEN  
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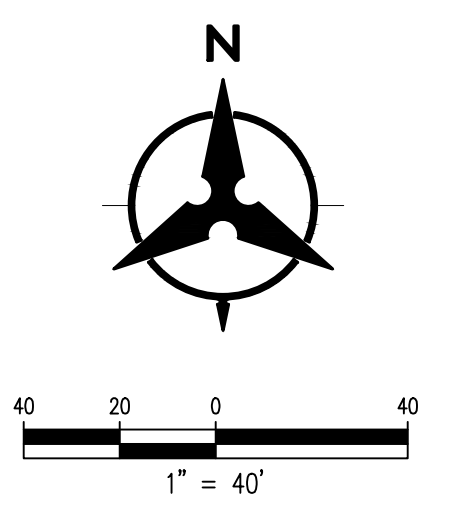


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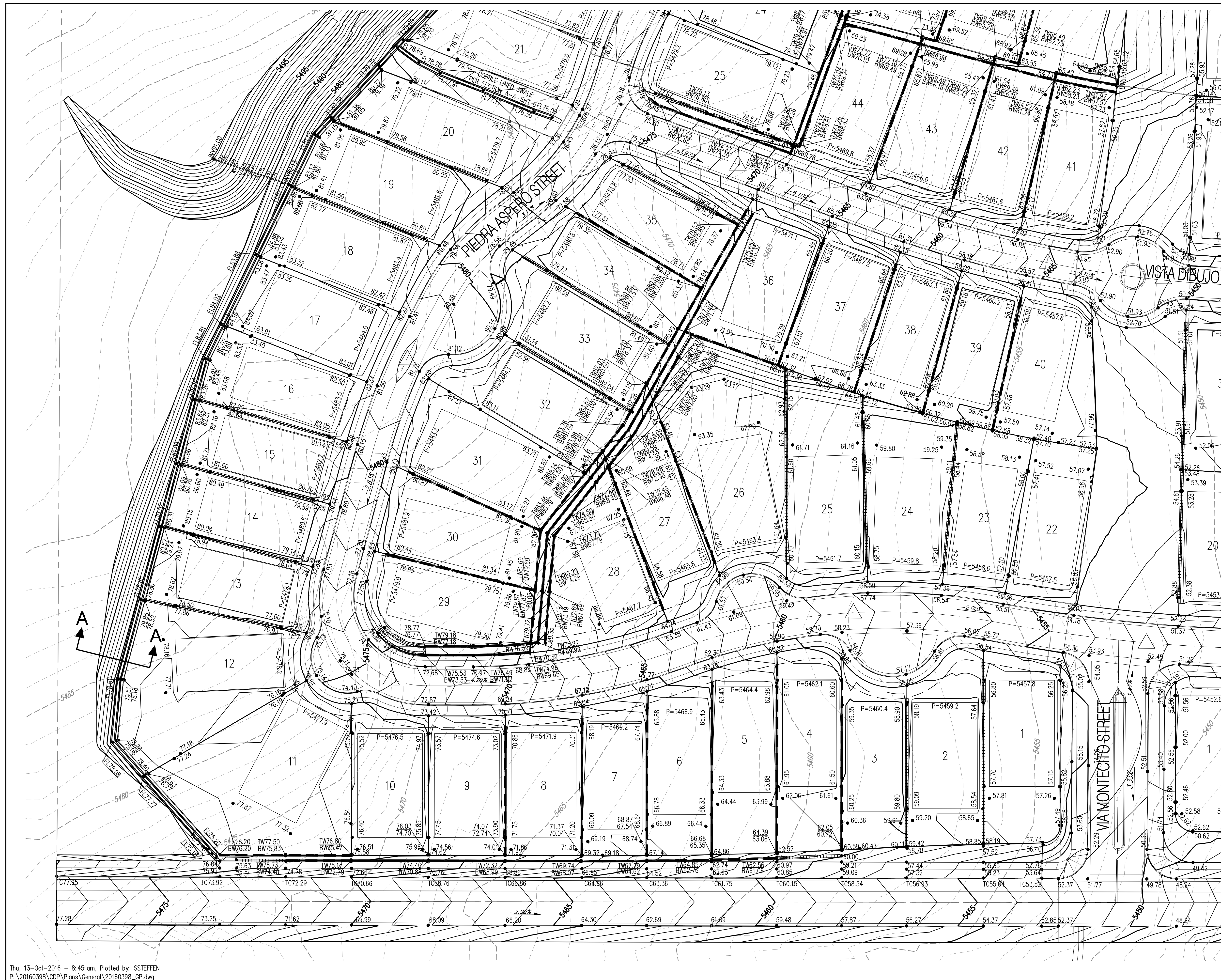
**CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT**

**MONTECITO VISTAS GRADING PLAN UNIT 2**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
Coa #	D-09	3	6

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACS MONUMENT "2.09"	DATE	NO.	BY		REMARKS REVISIONS DESIGN
WORK BY	DATE	GEOGRAPHIC POSITION (NAD 83)	DATE		SJS		
INSPECTORS	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE		By		
ACCEPTANCE BY	DATE	X = 1,483,615.957 Y = 1,515,761.743	DATE				
VERIFICATION BY	DATE	GROUND-TO-GRID FACTOR = 0.999667790	DATE				
DRAWN BY	DATE	Δir = -00°16'58.43"	DATE				
CHECKED BY	DATE	NAVD 1988 ELEVATION = 6441.398	DATE				
RECORDED BY	DATE						



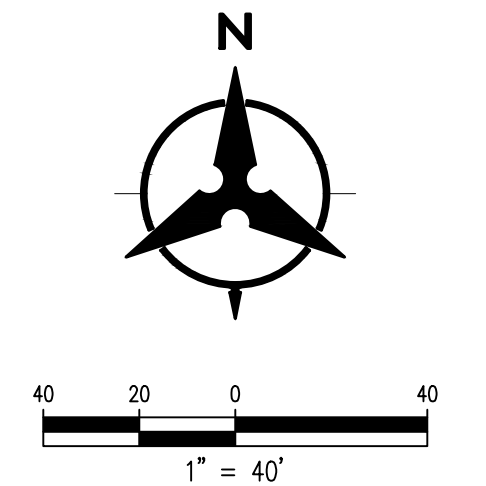


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**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**

**MONTECITO VISTAS**  
**GRADING PLAN**  
**UNIT 3**

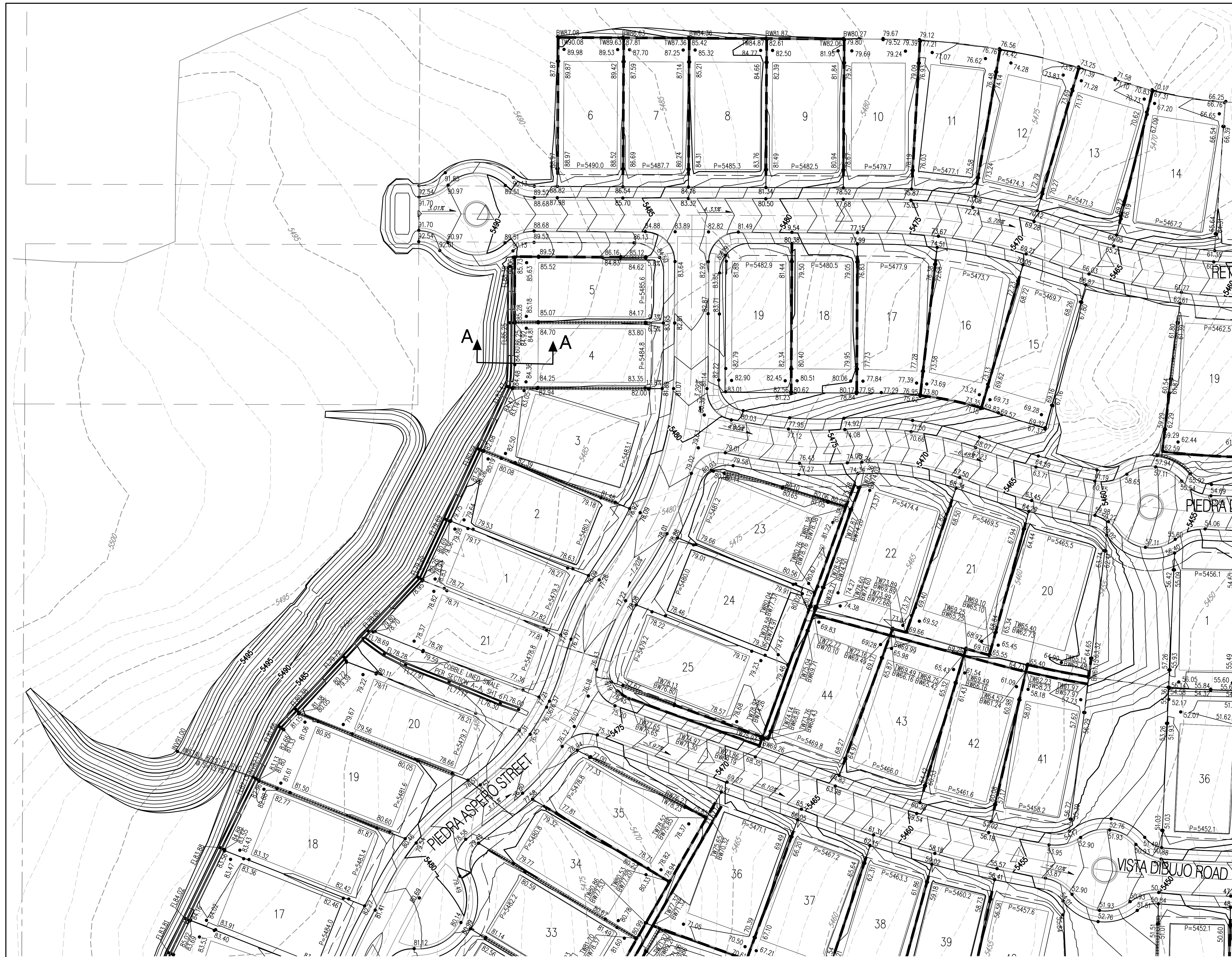
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Coa #	Zone Map No.	Sheet
		D-09	4 of 6

AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORKS BY	DATE
INSPECTORS	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
MICROFILM INFORMATION	
RECORDED BY	DATE
NO.	

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	



REVISIONS	By	DATE
DESIGN	SJS	05/2016
	B/C	05/2016
	SJS	05/2016



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**Bohannon Huston**  
www.bhinc.com 800.877.5332

**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**

**MONTECITO VISTAS**  
**GRADING PLAN**  
**UNIT 4**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Coa #	Zone Map No.	Sheet	Of
		D-09	5	6

**AS-BUILT INFORMATION**

CONTRACTOR	DATE
WORK BY	DATE
INSPECTORS	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
MICROFILM INFORMATION	DATE
RECORDED BY	DATE
NO.	

**BENCH MARKS**

ACS MONUMENT "209"	DATE
GEOGRAPHIC POSITION (NAD 83)	
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	
X = 1,483,615.957 Y = 1,515,761.743	
GROUND-TO-GRID FACTOR = 0.99967790	
Δir = -00°16'58.43"	
NAVD 1988 ELEVATION = 5441.398	

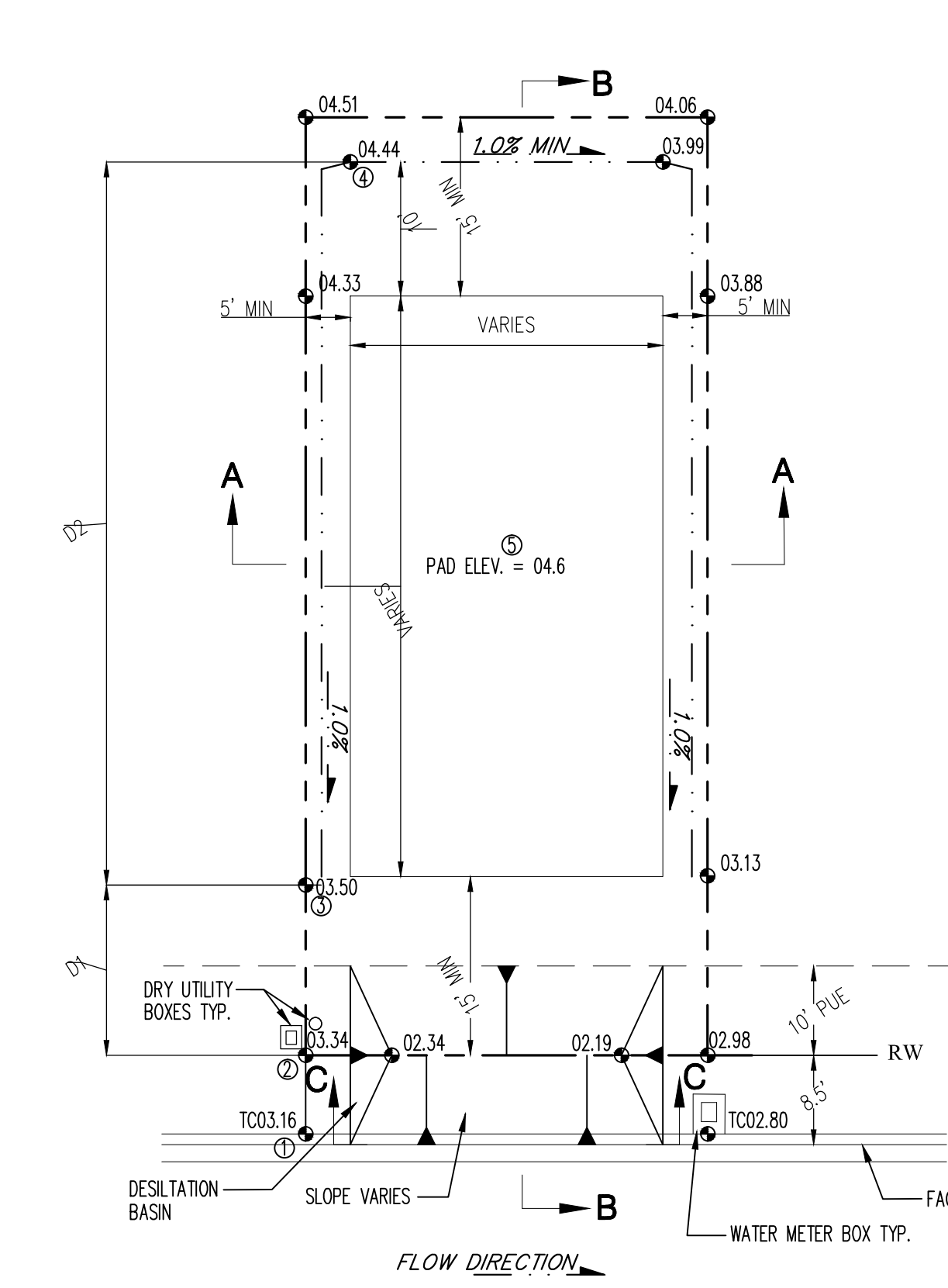
**SURVEY INFORMATION**

NO.	DATE



No.	Date	By	REMARKS
			DESIGN

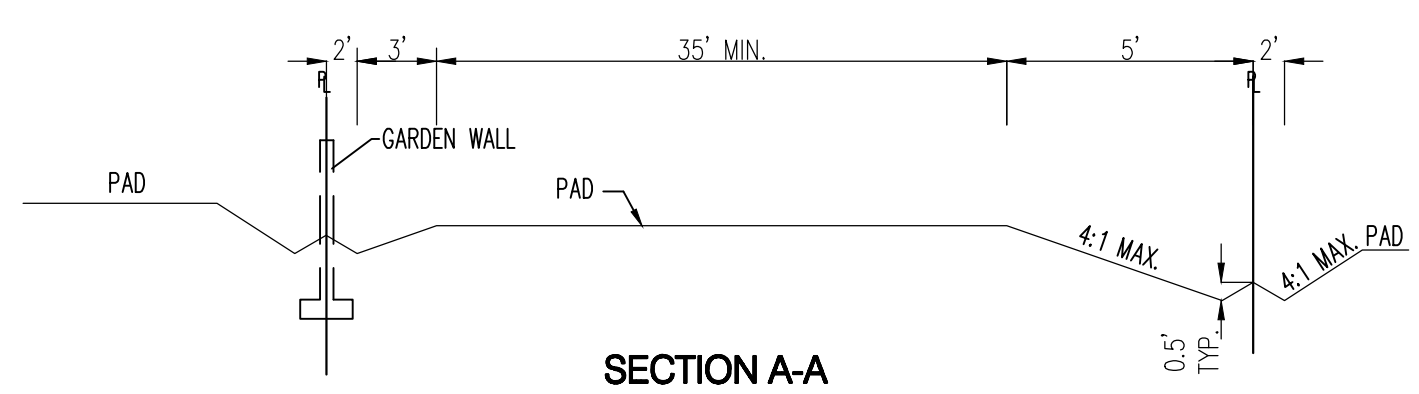
Designed By: SJS DATE: 05/2016  
Drawn By: BJC DATE: 05/2016  
Checked By: SJS DATE: 05/2016



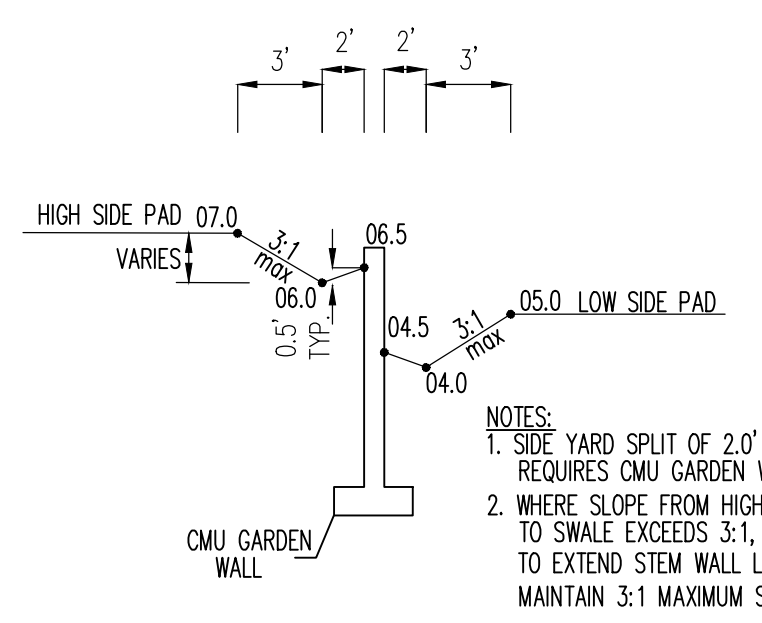
**TYPICAL LOT GRADE DETAIL WITH DESILINATION BASIN FOR SEDIMENTATION CONTROL**  
NOT TO SCALE

TO SET SPOT ② - ADD 0.17' TO SPOT ①  
TO SET SPOT ③ - MULTIPLY DT BY 1.0% AND ADD TO SPOT ②  
TO SET SPOT ④ - MULTIPLY DT BY 1.0% AND ADD TO SPOT ②  
TO SET SPOT ⑤ - ADD 0.2' TO SPOT ④

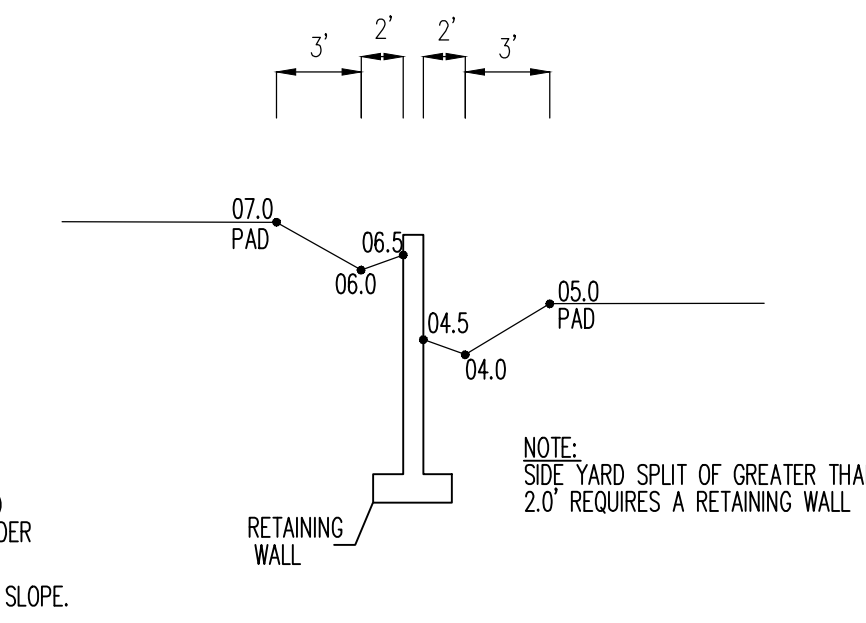
BOTTOM OF BASIN IS 1' BELOW PROPERTY LINE ELEVATION. SEE GRADING PLANS FOR EXACT ELEVATIONS. CONTRACTOR SHALL CONSTRUCT TEMPORARY DESILINATION BASIN AT EACH LOT.



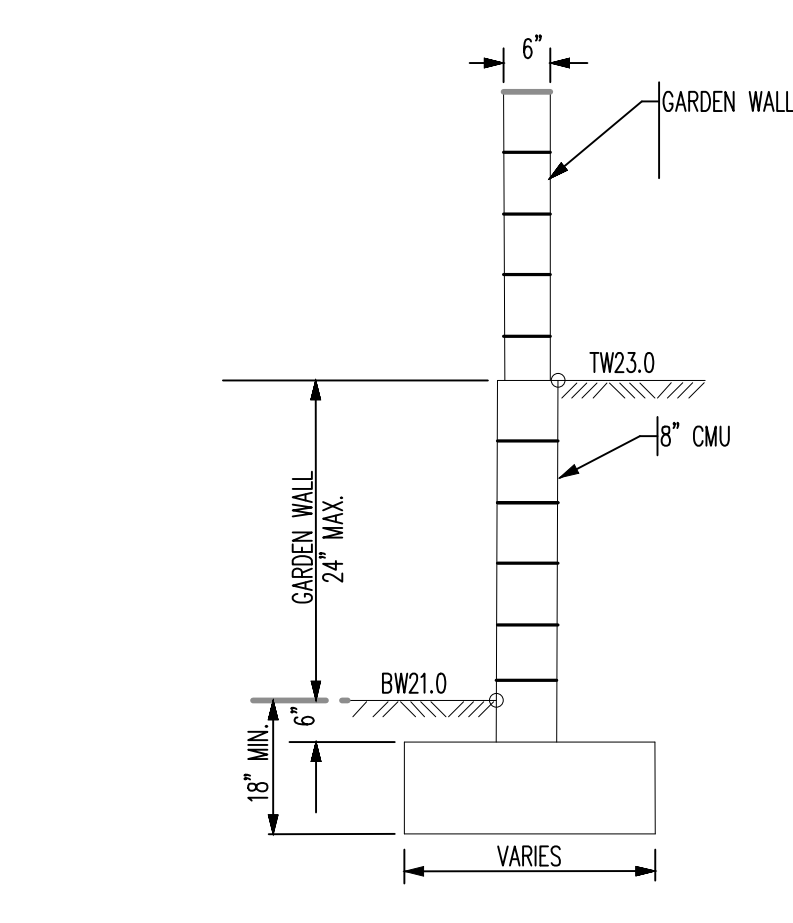
**SECTION A-A TYPICAL SIDE YARD SWALE**  
NOT TO SCALE



**SIDE YARD GARDEN WALL DETAIL**  
NOT TO SCALE

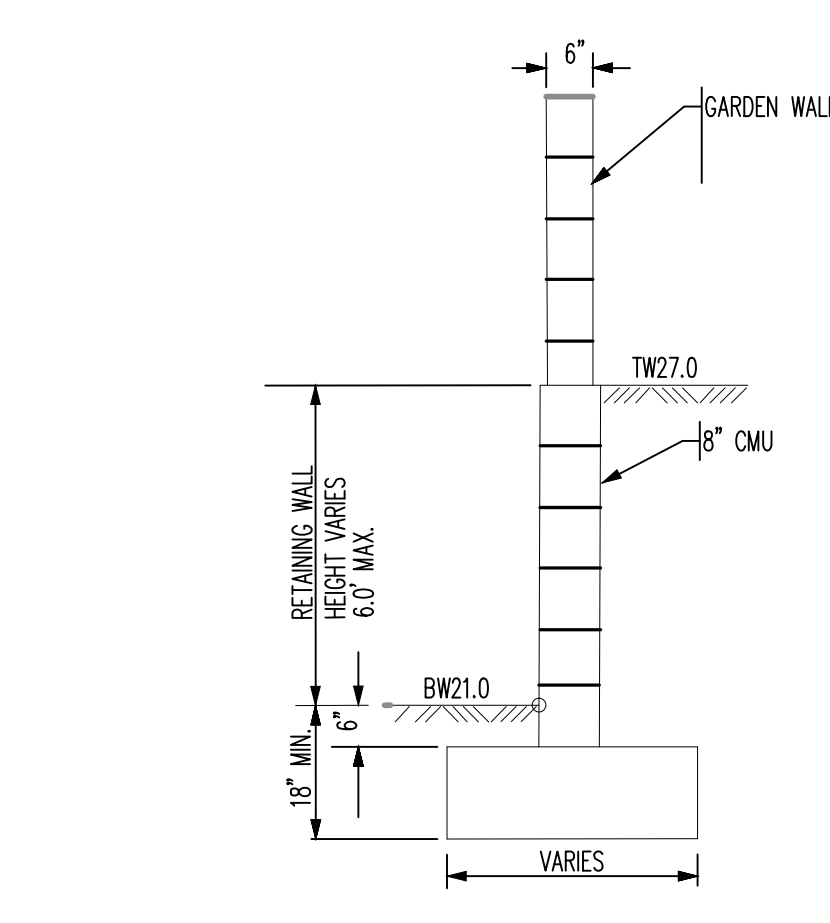


**SIDE YARD RETAINING WALL DETAIL**  
NOT TO SCALE



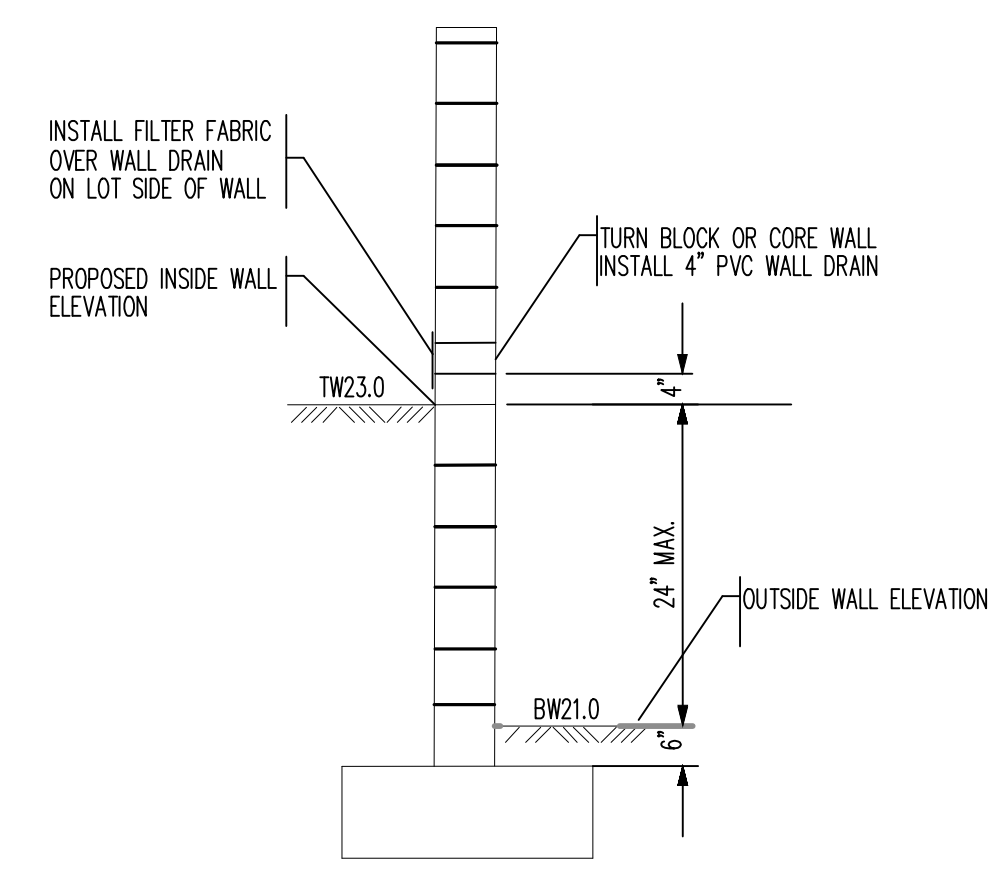
**TYPICAL GARDEN WALL NOMENCLATURE**  
NOT TO SCALE

(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)

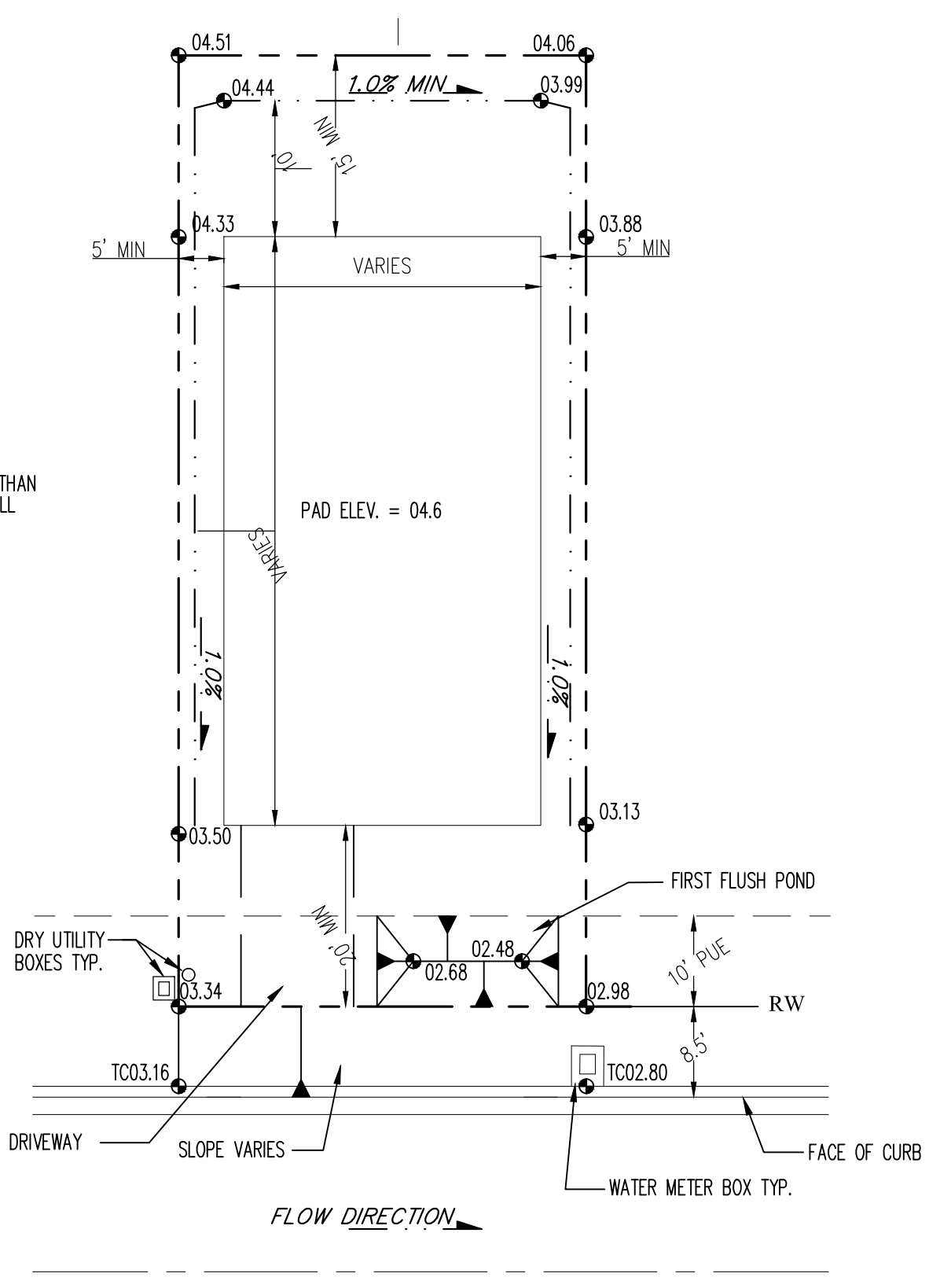


**TYPICAL RETAINING WALL NOMENCLATURE**  
NOT TO SCALE

(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)

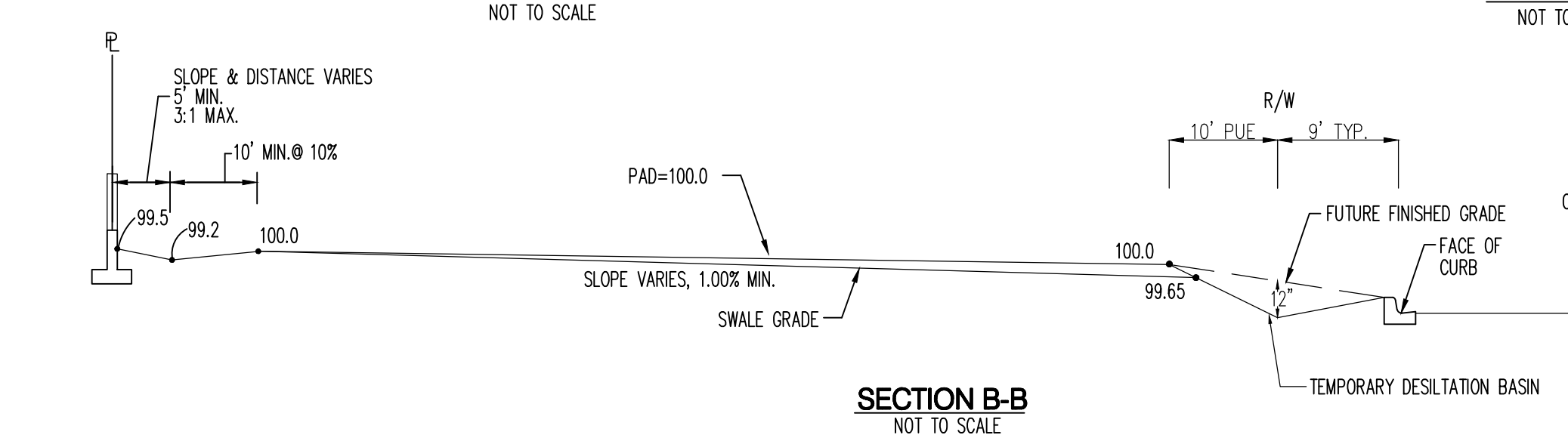


**WALL DRAIN DETAIL**  
NOT TO SCALE

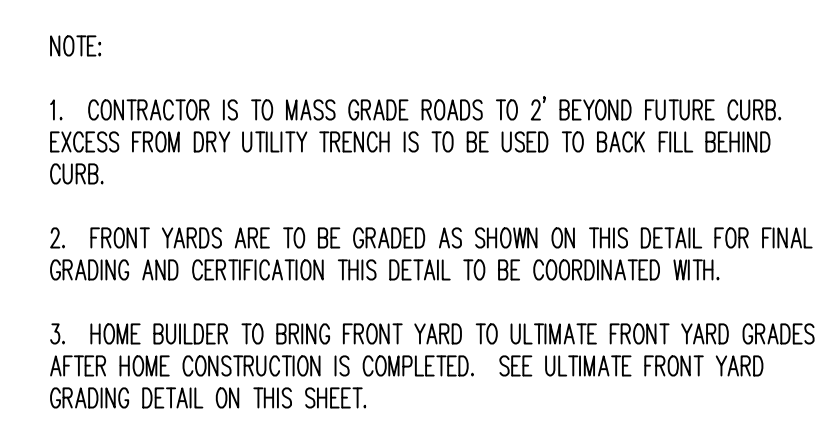


**TYPICAL LOT GRADE DETAIL WITH FIRST FLUSH POND**  
NOT TO SCALE

FIRST FLUSH VOLUME REQUIRED:  
45'x75' PAD - 47 CUBIC FEET  
50'x75' PAD - 53 CUBIC FEET  
HOMEBUILDER SHALL CONSTRUCT FIRST FLUSH POND PRIOR TO LANDSCAPING FRONT YARD

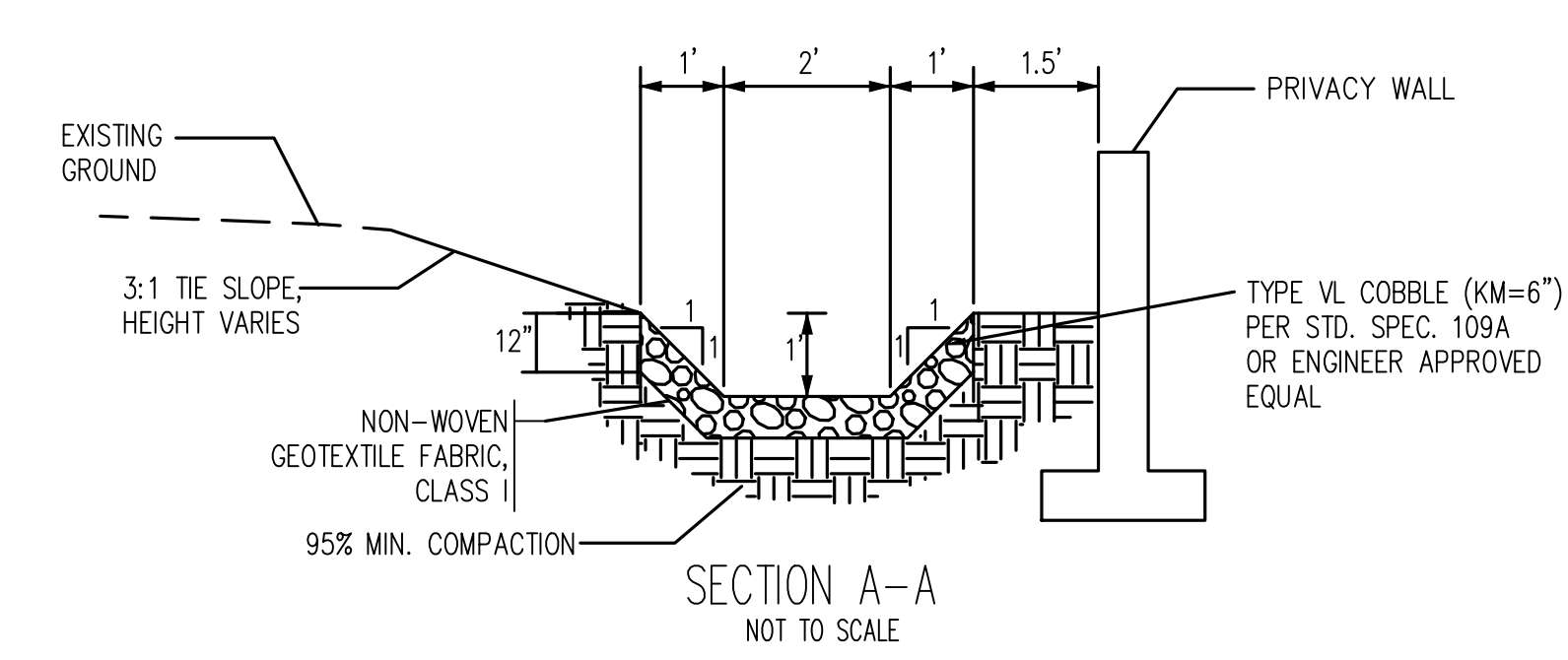


**SECTION B-B TYPICAL SIDE YARD SWALE**  
NOT TO SCALE



**SECTION C-C TYPICAL SIDE YARD SWALE**  
NOT TO SCALE

NOTE:  
1. CONTRACTOR IS TO MASS GRADE ROADS TO 2' BEYOND FUTURE CURB. EXCESS FROM DRY UTILITY TRENCH IS TO BE USED TO BACK FILL BEHIND CURB.  
2. FRONT YARDS ARE TO BE GRADED AS SHOWN ON THIS DETAIL FOR FINAL GRADING AND CERTIFICATION THIS DETAIL TO BE COORDINATED WITH.  
3. HOME BUILDER TO BRING FRONT YARD TO ULTIMATE FRONT YARD GRADES AFTER HOME CONSTRUCTION IS COMPLETED. SEE ULTIMATE FRONT YARD GRADING DETAIL ON THIS SHEET.



**SECTION A-A TYPICAL SIDE YARD SWALE**  
NOT TO SCALE

**GENERAL NOTES**

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT BY X&e VINYARD, DATED 04-18-16
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 3B, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

**LEGEND**

- UNIT BOUNDARY
  - 91.62 PROPOSED SPOT ELEVATION
  - × 92.46 EXISTING SPOT ELEVATION (GRND & TC)
  - ==== EXISTING CURB & GUTTER
  - ==== PROPOSED MOUNTABLE CURB & GUTTER
  - ==== PROPOSED STANDARD CURB & GUTTER
  - 5470--- EXISTING CONTOUR W/ INDEX ELEVATION
  - FLOW ARROW
  - PROPOSED RETAINING WALL
  - PROPOSED SLOPE
  - PROPOSED STORM DRAIN
  - PROPOSED STORM DRAIN MANHOLE
  - PROPOSED STORM DRAIN INLET
  - ~ HIGH POINT
- SPOT ELEVATIONS BW=FINISHED GRADE ON LOW SIDE OF WALL, TW=FINISHED GRADE ON HIGH SIDE OF WALL.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	DATE	NO.	DATE
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	DATE	NO.	DATE
WORK BY	DATE	ACS MONUMENT "2-09"					
SUPERVISOR'S ACCEPTANCE BY	DATE	GEOGRAPHIC POSITION (NAD 83)					
VERIFICATION BY	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)					
DRAWN BY	DATE	X = 1,493,615.357 Y = 1,515,761.743					
CHECKED BY	DATE	GROUND-TO-GRID FACTOR = 0.999667790					
RECORDED BY	DATE	Δir = -00'16"58.43"					
		NAVD 1988 ELEVATION = 5441.396					



**CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT**

**MONTECITO VISTAS GRADING PLAN DETAILS**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
Coa #	D-09	6	6

Current DRC  
Project No. \_\_\_\_\_

Date Submitted: October 18, 2016  
 Date Site Plan for Bldg Permit Approv: \_\_\_\_\_  
 Date Site Plan for Sub. Approved: \_\_\_\_\_  
 Date Preliminary Plat Approved: \_\_\_\_\_  
 Date Preliminary Plat Expires: \_\_\_\_\_  
 DRB Project No. \_\_\_\_\_

Figure 12  
**INFRASTRUCTURE LIST**  
 EXHIBIT 'A'  
 TO SUBDIVISION IMPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

**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 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	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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<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 DISTRUBED LAND PRIOR TO LAND TRANSFER TO CITY	TRACT 2			/	/	/

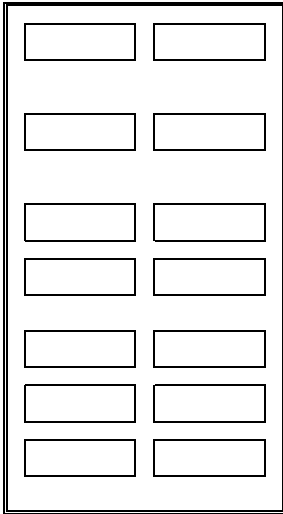
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PUBLIC STORM DRAIN IMPROVEMENTS - UNIT 1</b>									
		18"-24" DIA	RCP W/ MH & INLETS	VISTA BOSQUEJO ROAD	LOTS 4/5 & 23/24	VISTA LUCES STREET	/	/	/
		18" - 24" DIA	RCP W/ 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	/	/	/

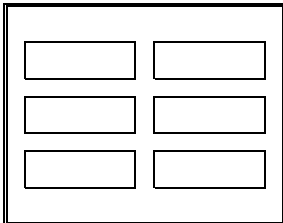
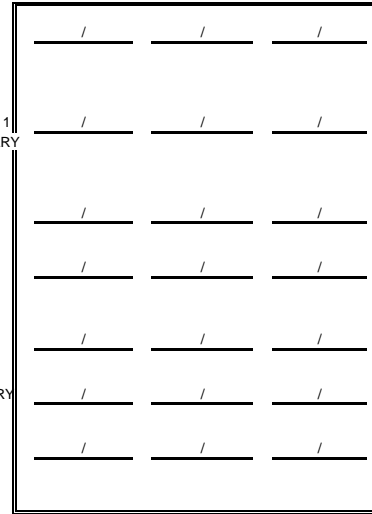
<b>PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 1</b>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VISTA VIEJA AVENUE	TRACT C, UNIT 1 BETWEEN LOTS 8 & 9	MONTECITO WEST UNIT 1 WEST BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRACT C 25' SEWER/WATER EASEMENT	VISTA VIEJA AVENUE	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									



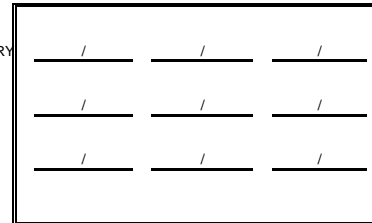
**PUBLIC WATERLINE IMPROVEMENTS - UNIT 2**

8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	20' WATERLINE EASEMENT MONTECITO WEST UNIT 1, TRACT 6	MONTECITO WEST UNIT 1 TRACT 6 WEST BOUNDARY	LARGO VISTA STREET MONTECITO WEST UNIT 1
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	RETABLO ROAD	QUIVARA DRIVE	MONTECITO WEST UNIT 1 TRACT 6 WEST BOUNDARY
12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	RETABLO ROAD	SUBDIVISION EAST BOUNDARY	QUIVARA DRIVE
12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRACT B 20' WATER LINE EASEMENT	VISTA LUCES STREET	SUBDIVISION EAST BOUNDARY
12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	RETABLO ROAD	WEST UNIT 2 BOUNDARY LOT 18	VISTA LUCES STREET
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VISTA LUCES STREET	RETABLO ROAD	SOUTH UNIT 2 BOUNDARY TRACT F
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	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	VISTA LUCES STREET	RETABLO ROAD	SOUTH UNIT 2 BOUNDARY TRACT F
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PIEDRA DIBUJO ROAD	WEST UNIT 2 BOUNDARY 90' WEST OF LOTS 1/18	VISTA LUCES STREET
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	RETABLO ROAD	WEST UNIT 2 BOUNDARY LOT 18	VISTA LUCES STREET



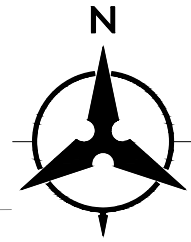
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>MONTECITO VISTAS UNIT 3</b>									
<b>PAVING - UNIT 3</b>									
		30' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VISTA 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	/	/	/



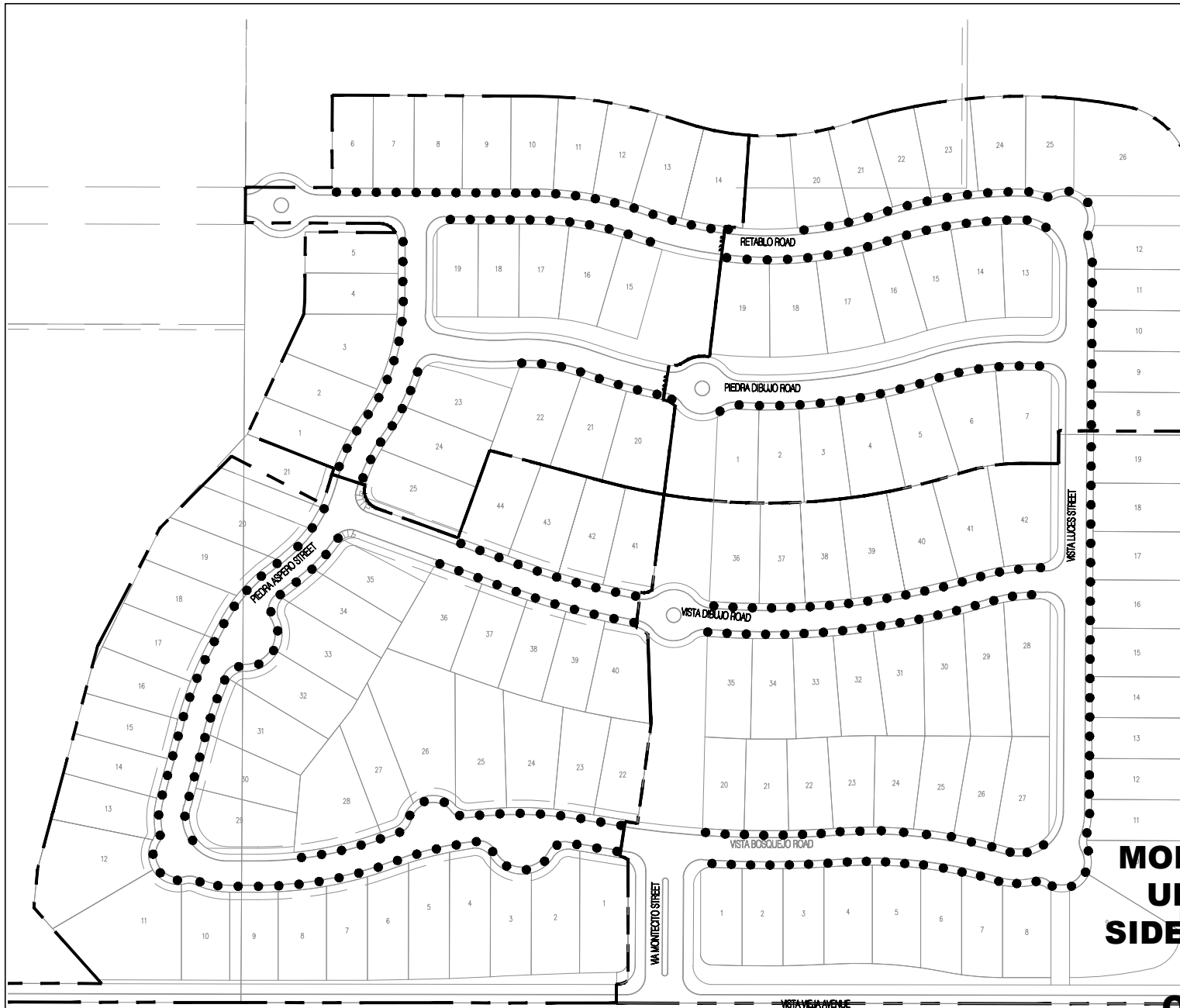
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>MONTECITO VISTAS UNIT 4</b>									
<b>PAVING - UNIT 4</b>									
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PIEDRA ASPERO STREET	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		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
<b>SCOTT STEFFEN, PE</b>					
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
<b>BOHANNAN HUSTON, INC.</b>					
FIRM:		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE		ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE
<input type="text"/>					

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



NOT TO SCALE



**EXHIBIT "B"**  
**MONTECITO VISTAS**  
**UNITS 1, 2, 3 & 4**  
**SIDEWALK DEFERRAL**  
**EXHIBIT**  
**OCTOBER 2016**



DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

**Bohannon**  **Huston**