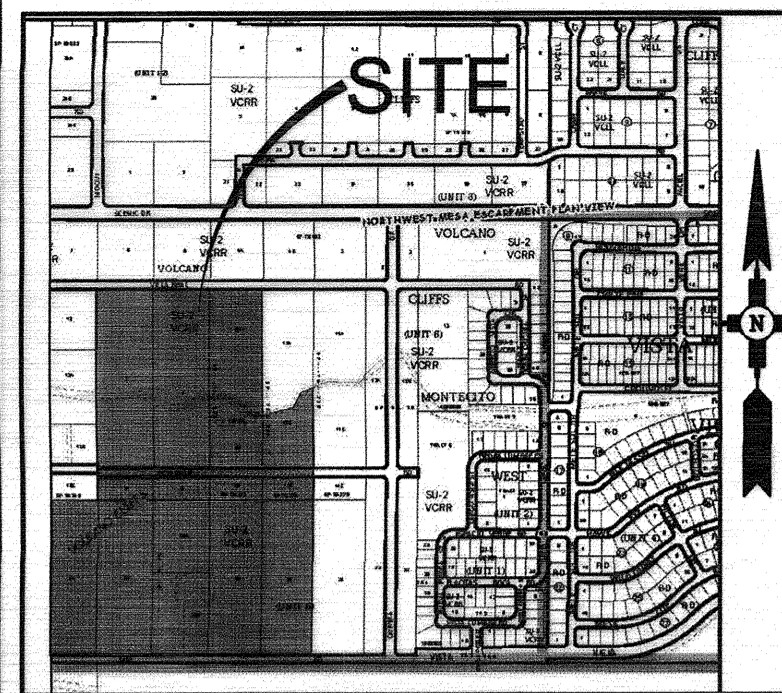
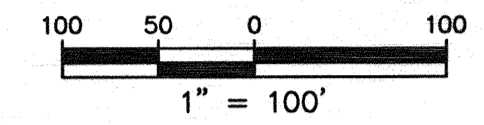
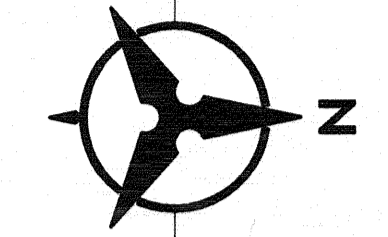
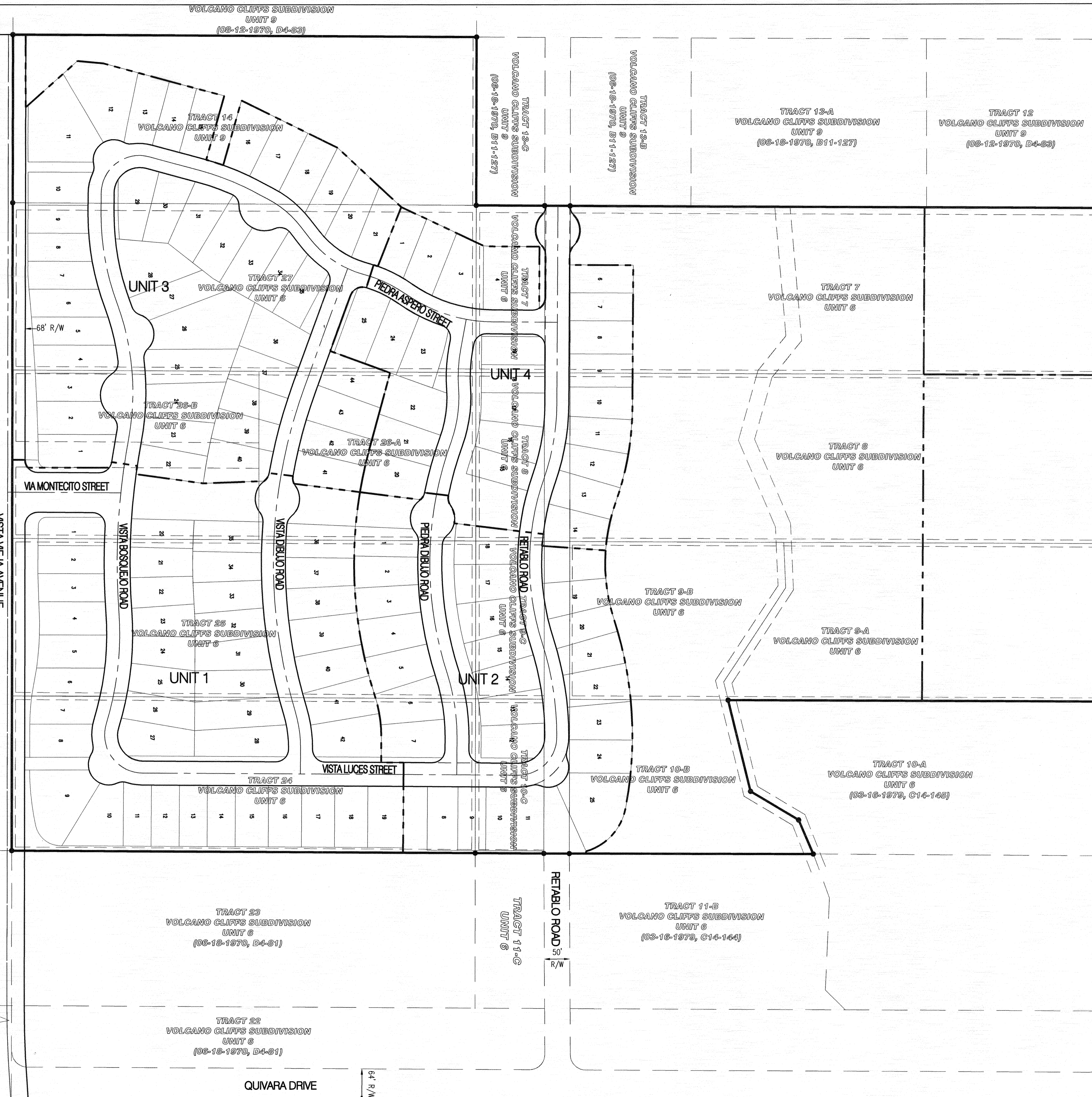


PRELIMINARY PLAT FOR
 MONTECITO VISTAS UNITS 1-4
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SECTION 20 & 21
 T. 11 N., R. 2 E., N.M.P.M.
 MAY 2016



VICINITY MAP
 NOT TO SCALE ZONE ATLAS C-09-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

SURVEY NOTES:

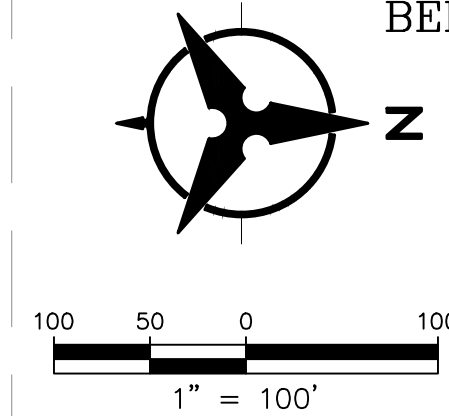
- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 14221".
- 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

Scott M. Reinhardt P.S. 5/19/16
 CITY SURVEYOR DATE

Tom Schiabor
 FOR SCOTT SCHIABOR VICTORY LAND, LLC DATE

PRELIMINARY PLAT FOR
MONTECITO VISTAS UNIT 1
 LOTS 1 - 42 & TRACTS 1 - 7, A-G
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SECTION 20 & 21
 T. 11 N., R. 2 E., N.M.P.M.
 MAY 2016



- 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' SEWER AND WATER EASEMENT GRANTED 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) 25' STORM DRAIN AND WATER EASEMENT GRANTED WITH THIS PLAT

- LEGAL DESCRIPTION**
- Tracts 7-8, 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 9A-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.
- GENERAL NOTES**
- EXISTING ZONING: SU-2, VORR RURAL RESIDENTIAL
 PROPOSED ZONING: SU-2, VORR 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 7, 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 ENCRoACH ON CITY-OWNED MAJOR PUBLIC OPEN SPACE.
 - TRACTS 1, 5 AND 6 ARE REMAINDER PARCELS TO BE SUBDIVIDED AS PART OF MONTECITO VISTAS UNITS 2-4, RESPECTIVELY.
 - TRACTS 3 AND 4 ARE REMAINDER PARCELS TO BE DEVELOPED IN THE FUTURE.

SITE DATA

ZONE ATLAS NO.	D-09-2
ZONING	SU-2, VORR
MILES OF FULL WIDTH STREETS CREATED	0.69 MILES
NO. OF EXISTING LOTS	15
NO. OF LOTS CREATED	42
NO. OF HOA TRACTS CREATED	6
NO. OF PRIVATE COMMONS AREA TRACTS CREATED	2
NO. OF REMAINDER TRACTS CREATED	5

LEGEND

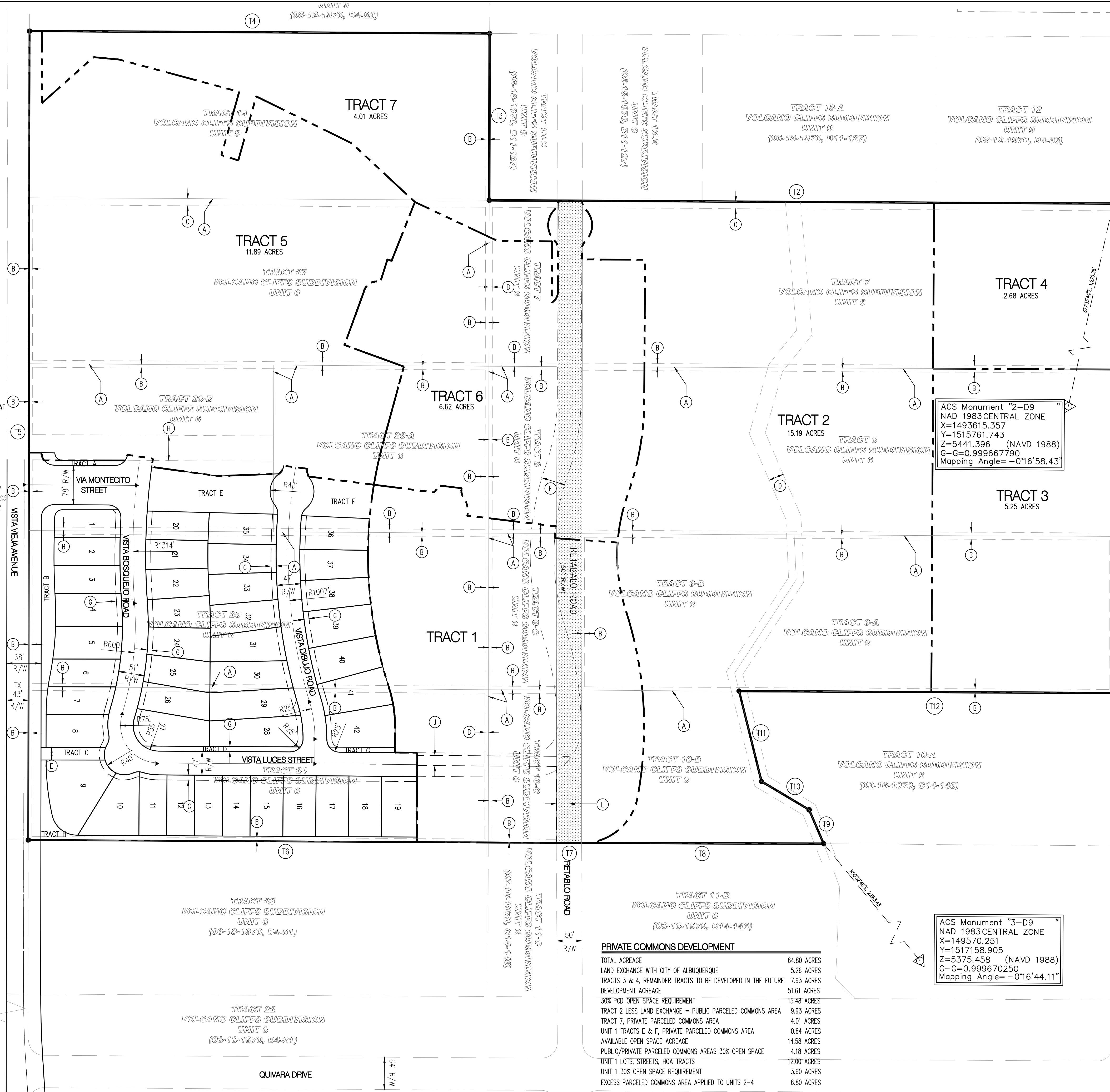
	SUBDIVISION BOUNDARY LINE
	EXISTING LOT LINE
	NEW LOT LINE
	NEW TRACT LINE
	ADJOINING PROPERTY LINE
	CENTERLINE MONUMENT TO BE INSTALLED
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

PRIVATE COMMONS DEVELOPMENT

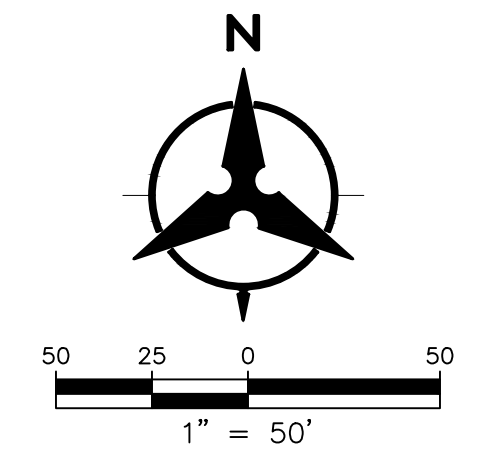
TOTAL ACREAGE	64.80 ACRES
LAND EXCHANGE WITH CITY OF ALBUQUERQUE	5.26 ACRES
TRACTS 3 & 4, REMAINDER TRACTS TO BE DEVELOPED IN THE FUTURE	7.93 ACRES
DEVELOPMENT ACREAGE	51.61 ACRES
30% POB OPEN SPACE REQUIREMENT	15.48 ACRES
TRACT 2 LESS LAND EXCHANGE = PUBLIC PARCELED COMMONS AREA	9.93 ACRES
TRACT 7, PRIVATE PARCELED COMMONS AREA	4.01 ACRES
UNIT 1 TRACTS E & F, PRIVATE PARCELED COMMONS AREA	0.64 ACRES
AVAILABLE OPEN SPACE ACREAGE	14.58 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	6.80 ACRES

BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
T1	N89°57'47"W	970.94'
T2	S00°18'44"W	1234.50'
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	739.45'



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.
 MAY 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 1-7, A-G), 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: 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 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 D-09-Z

EXCESS PARCELED COMMONS AREA FROM UNIT 3 PLAT SU-2, VRRR 6.80 ACRES
 UNIT 2 TRACTS A-D & F, PRIVATE PARCELED COMMONS AREA 0.89 ACRES
 AVAILABLE OPEN SPACE ACREAGE 7.69 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 5.54 ACRES

SITE DATA

ZONE ATLAS NO.
 ZONING
 MILES OF FULL WIDTH STREETS CREATED
 NO. OF EXISTING LOTS 1
 NO. OF LOTS CREATED 25
 NO. OF HOA TRACTS CREATED 2
 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)

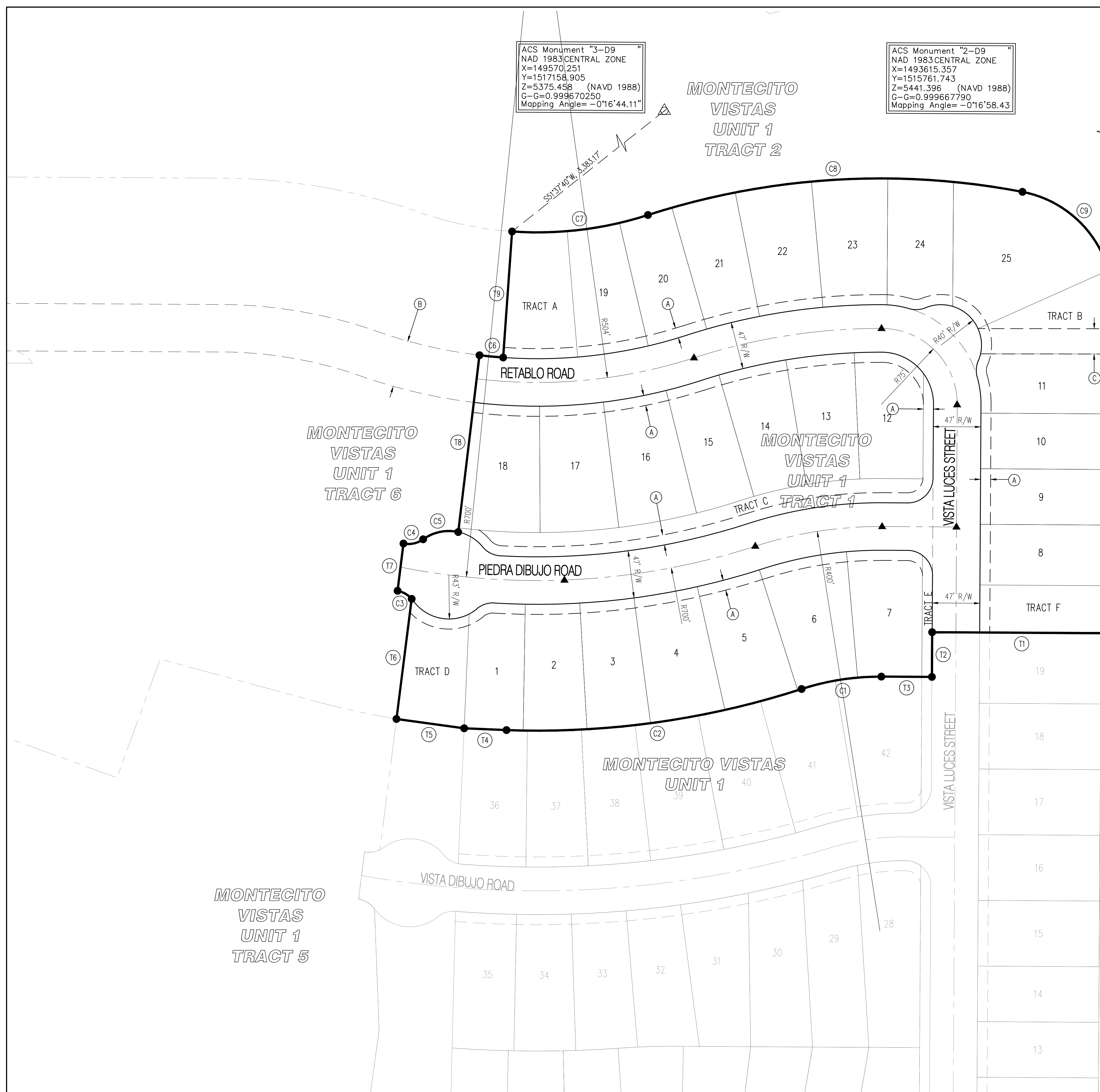
KEYED NOTES

- (A) 10' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT
- (B) EXISTING 47' TEMPORARY ACCESS EASEMENT
- (C) 25' DRAINAGE AND WATER EASEMENT

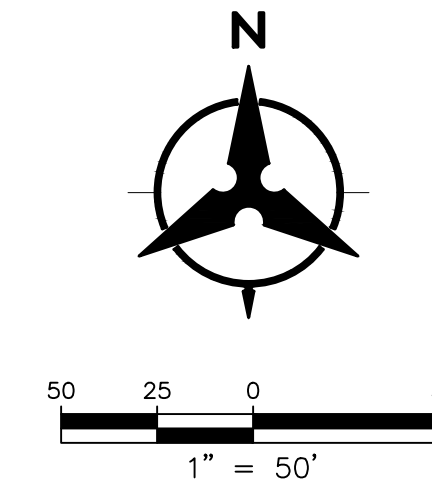
BOUNDARY CURVE TABLE				
ID	ARC	RADIUS	DELTA	TANGENT
C1	80.20'	251.50'	18°16'13"	40.44'
C2	296.40'	848.50'	20°00'53"	149.73'
C3	16.39'	25.00'	37°33'06"	8.50'
C4	20.47'	25.00'	46°55'16"	10.85'
C5	36.54'	43.50'	48°07'42"	19.43'
C6	23.51'	480.50'	02°48'14"	11.76'
C7	136.28'	355.50'	21°57'53"	68.99'
C8	375.31'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

BOUNDARY TANGENT TABLE		
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)



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

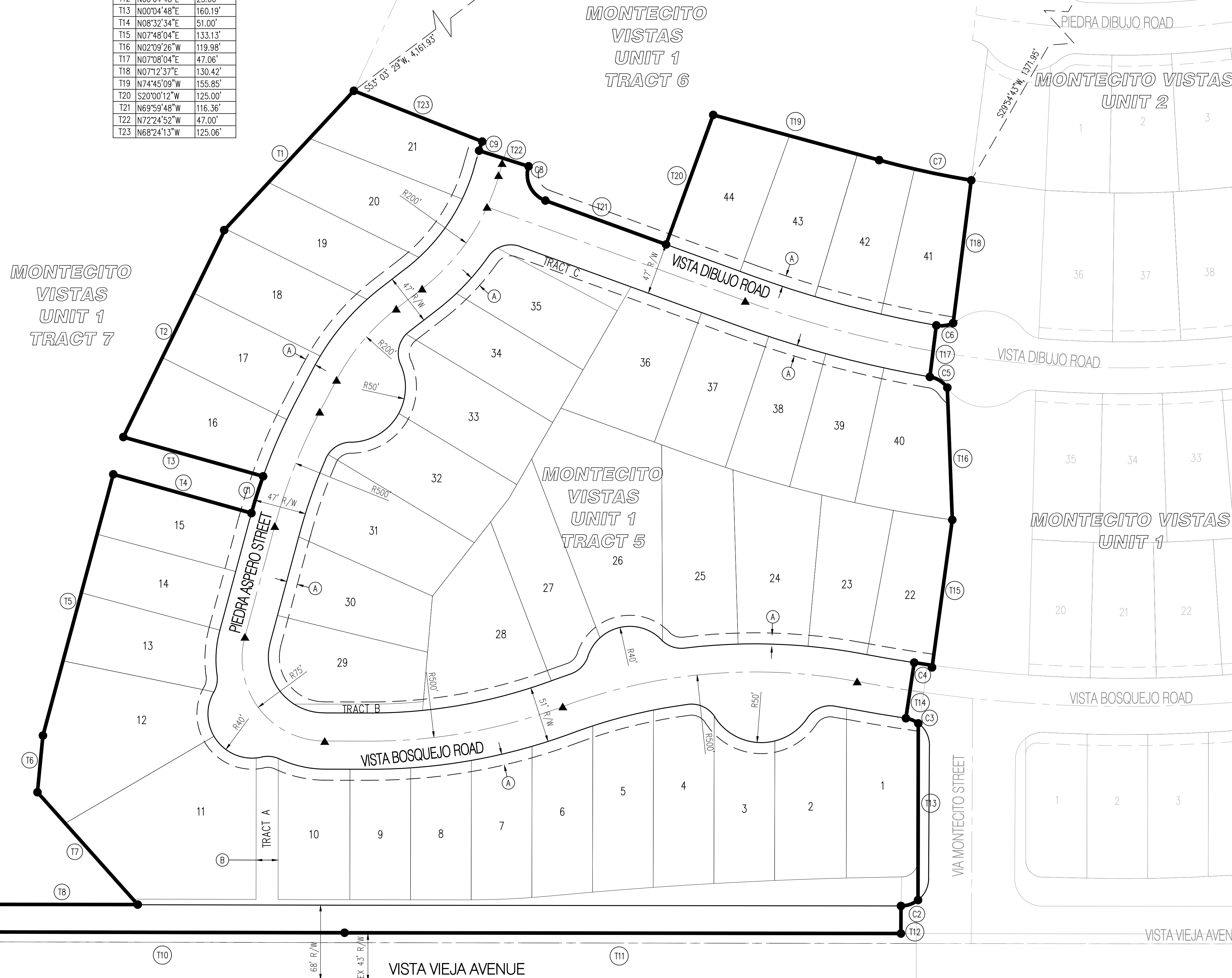


ID	ARC	RADIUS	DELTA	TANGENT
C1	35.03'	523.50'	03°50'01"	17.52'
C2	16.64'	25.00'	38°08'10"	8.64'
C3	12.29'	25.00'	28°09'55"	6.27'
C4	16.60'	897.09'	01°03'36"	8.30'
C5	19.08'	23.88'	45°46'20"	10.08'
C6	15.71'	25.00'	35°59'47"	8.12'
C7	85.51'	848.50'	05°46'27"	42.79'
C8	38.22'	25.00'	87°34'56"	23.97'
C9	8.69'	273.50'	01°49'15"	4.35'

ID	BEARING	LENGTH
T1	S42°55'24"W	170.91'
T2	S26°07'06"W	210.22'
T3	S74°17'43"E	131.60'
T4	N74°17'43"W	130.04'
T5	S15°04'01"W	245.29'
T6	S05°31'10"W	51.64'
T7	S41°44'06"E	136.50'
T8	N89°54'34"W	142.31'
T9	S00°18'28"W	25.00'
T10	S89°52'10"E	329.90'
T11	S89°55'12"E	504.29'
T12	N00°04'48"E	25.00'
T13	N00°04'48"E	160.19'
T14	N08°32'34"E	51.00'
T15	N07°48'04"E	133.13'
T16	N02°09'26"W	119.98'
T17	N07°08'04"E	47.06'
T18	N07°12'37"E	130.42'
T19	N74°45'09"W	155.85'
T20	S20°00'12"W	125.00'
T21	N69°59'48"W	116.36'
T22	N72°24'52"W	47.00'
T23	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 5, 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 1-7, A-C), 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, VORR RURAL RESIDENTIAL
 PROPOSED ZONING: SU-2, VORR 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-C SHALL BE OWNED AND MAINTAINED BY THE MONTECITO VISTAS HOA.

SITE DATA

ZONE ATLAS NO.	D-09-Z
ZONING	SU-2, VORR
MILES OF FULL WIDTH STREETS CREATED	0.69 MILES
NO. OF EXISTING LOTS	7
NO. OF LOTS CREATED	44
NO. OF HOA TRACTS CREATED	3
NO. OF PRIVATE COMMONS AREA TRACTS CREATED	0

PRIVATE COMMONS DEVELOPMENT

EXCESS PARCELED COMMONS AREA FROM UNIT 2 PLAT	5.54 ACRES
UNIT 3 LOTS, STREETS, HOA TRACTS	11.89 ACRES
UNIT 3 30% OPEN SPACE REQUIREMENT	3.57 ACRES
EXCESS PARCELED COMMONS AREA APPLIED TO UNIT 4	1.97 ACRES

KEYED NOTES

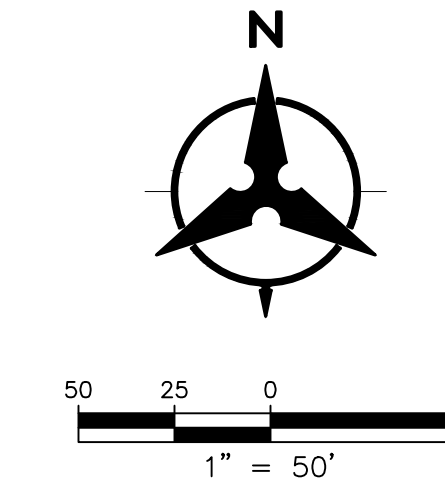
- (A) 10' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT
- (B) 20' SEWER EASEMENT GRANTED WITH THIS PLAT

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-C
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SECTION 20 & 21
 T. 11 N., R. 2 E., N.M.P.M.
 MAY 2016



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"

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'	20°14'51"	100.46'	T4	S04°03'53"W	124.99'
C5	94.36'	355.50'	15°12'30"	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"E	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-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
 TRACT 6
 UNIT 1

MONTECITO VISTAS
 UNIT 4

MONTECITO VISTAS
 UNIT 1
 TRACT 7

MONTECITO VISTAS
 UNIT 3

MONTECITO VISTAS
 UNIT 5

LEGAL DESCRIPTION

Tract 6, 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 1-25 & TRACTS A-C, 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, VORR RURAL RESIDENTIAL
 PROPOSED ZONING: SU-2, VORR 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-Z
ZONING	SU-2, VORR
MILES OF FULL WIDTH STREETS CREATED	0.69 MILES
NO. OF EXISTING LOTS	1
NO. OF LOTS CREATED	25
NO. OF HOA TRACTS CREATED	2
NO. OF PRIVATE COMMONS AREA TRACTS CREATED	1

PRIVATE COMMONS DEVELOPMENT

EXCESS PARCELED COMMONS AREA FROM UNIT 3 PLAT	1.97 ACRES
UNIT 4 TRACT B, PRIVATE PARCELED COMMONS AREA	0.45 ACRES
AVAILABLE OPEN SPACE ACREAGE	2.42 ACRES
UNIT 4 LOTS, STREETS, HOA TRACTS	6.62 ACRES
UNIT 4 30% OPEN SPACE REQUIREMENT	1.99 ACRES
EXCESS PARCELED COMMONS AREA	0.43 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