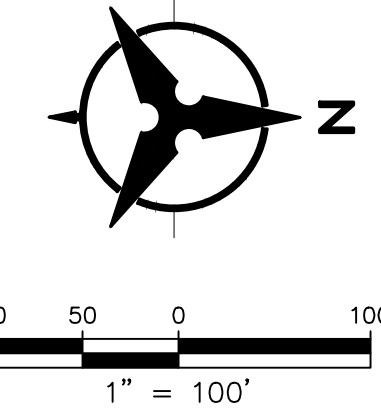


SITE DEVELOPMENT PLAN FOR SUBDIVISION
MONTECITO VISTAS UNITS 1 - 4
5/20/16



VICINITY MAP
NOT TO SCALE ZONE ATLAS C-09Z



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

SITE DEVELOPMENT PLAN FOR SUBDIVISION
MONTECITO VISTAS UNIT 1

5/20/16

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

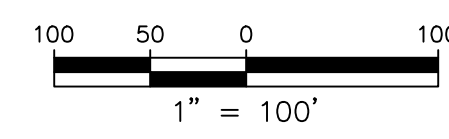
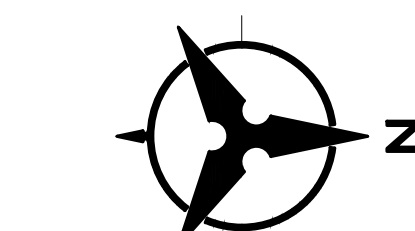
- EXISTING ZONING: SU-2, VORR RURAL RESIDENTIAL
PROPOSED ZONING: SU-2, VORR RURAL RESIDENTIAL
PROPOSED DEVELOPMENT DENSITY: PRIVATE COMMONS DEVELOPMENT
- PROPOSED ACREAGE: 12.00 AC
NUMBER OF LOTS: 42
PROPOSED DENSITY: 3.5 DU/AC
- MIN. LOT DIMENSIONS: 55' X 110'
MINIMUM LOT AREA: 6,050 SQFT
- STREETS 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.
- 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 PCO BOUNDARY)
- DWELLINGS MUST COMPLY WITH BUILDING ARTICULATION RULES FOR VORR ZONING PER THE VOLCANO CLIFFS SECTOR DEVELOPMENT PLAN.

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	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



Bohannon & Huston

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

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'

PORTION OF RETABLO ROAD TO BE VACATED WITH THIS PLAT

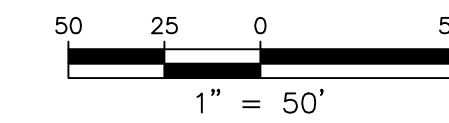
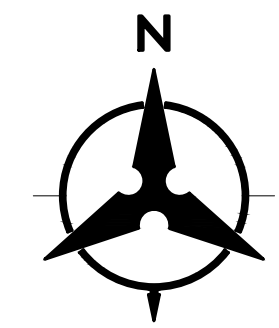
PRIVATE COMMONS DEVELOPMENT

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% PCO 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

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"

SITE DEVELOPMENT PLAN FOR SUBDIVISION
MONTECITO VISTAS UNIT 2

5/20/16



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

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

MONTECITO
VISTAS
UNIT 1
TRACT 6

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

MONTECITO VISTAS
UNIT 1

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

MONTECITO
VISTAS
UNIT 1
TRACT 5

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-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: 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.
- 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 PCB BOUNDARY)
- DWELLINGS MUST COMPLY WITH BUILDING ARTICULATION RULES FOR VORR ZONING PER THE VOLCANO CLIFFS SECTOR DEVELOPMENT PLAN.

PRIVATE COMMONS DEVELOPMENT D-09-7

EXCESS PARCELED COMMONS AREA FROM UNIT 3 PLAT	SU-2, VORR	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
NO. OF LOTS CREATED
NO. OF HOA TRACTS CREATED
NO. OF PRIVATE COMMONS AREA TRACTS CREATED

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

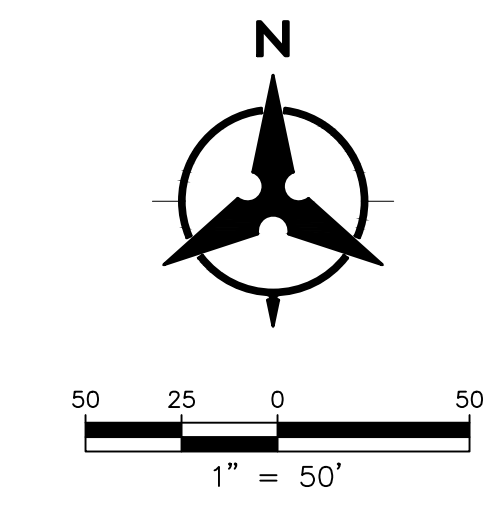
KEYED NOTES

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

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'

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'

SITE DEVELOPMENT PLAN FOR SUBDIVISION
MONTECITO VISTA UNIT 3
5/20/16

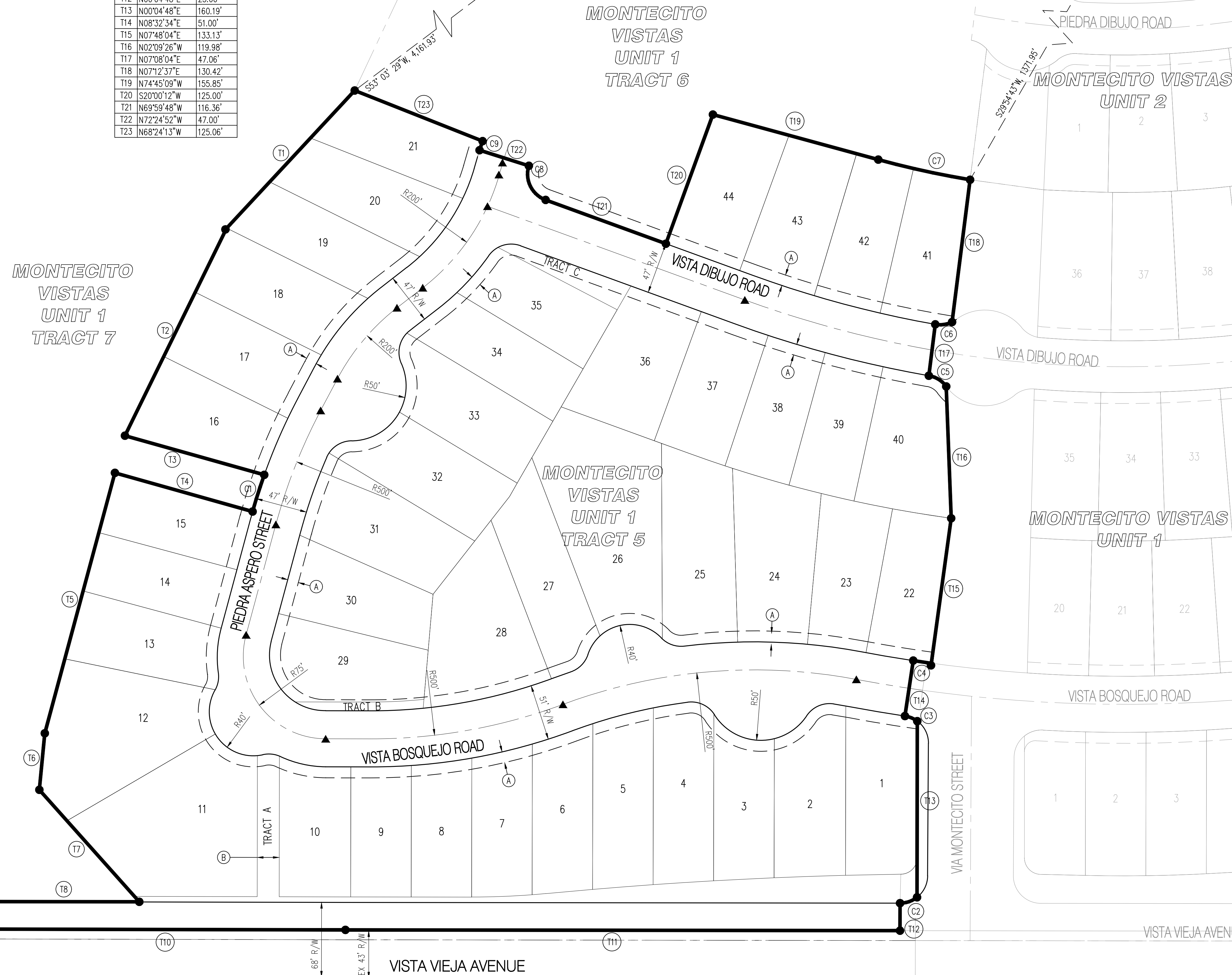


ID	ARC	RADIUS	DELTA	TANGENT
C1	35.03'	523.50'	03°50'01"	17.52'
C2	16.64'	25.00'	38°08'10"	8.64'
C3	12.29'	25.00'	28°09'55"	6.27'
C4	16.60'	897.09'	01°03'36"	8.30'
C5	19.08'	23.88'	45°46'20"	10.08'
C6	15.71'	25.00'	35°59'47"	8.12'
C7	85.51'	848.50'	05°46'27"	42.79'
C8	38.22'	25.00'	87°34'56"	23.97'
C9	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.
- 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 VORR ZONING PER THE VOLCANO CLIFFS SECTOR DEVELOPMENT PLAN.

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	7
NO. OF LOTS CREATED	44
NO. OF HOA TRACTS CREATED	3
NO. OF PRIVATE COMMONS AREA TRACTS CREATED	0

PRIVATE COMMONS DEVELOPMENT

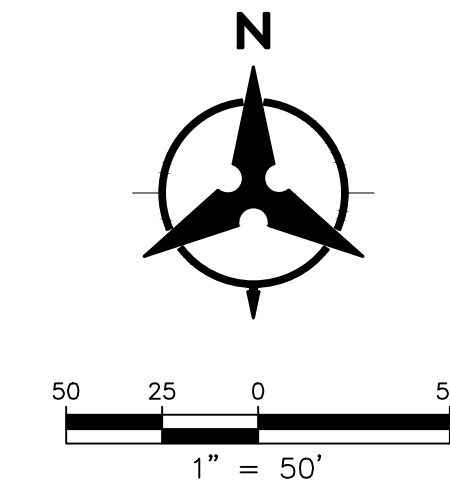
EXCESS PARCELED COMMONS AREA FROM UNIT 2 PLAT	5.54 ACRES
UNIT 3 LOTS, STREETS, HOA TRACTS	11.89 ACRES
UNIT 3 30% OPEN SPACE REQUIREMENT	3.57 ACRES
EXCESS PARCELED COMMONS AREA APPLIED TO UNIT 4	1.97 ACRES

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION
MONTECITO VISTAS UNIT 4
5/20/16

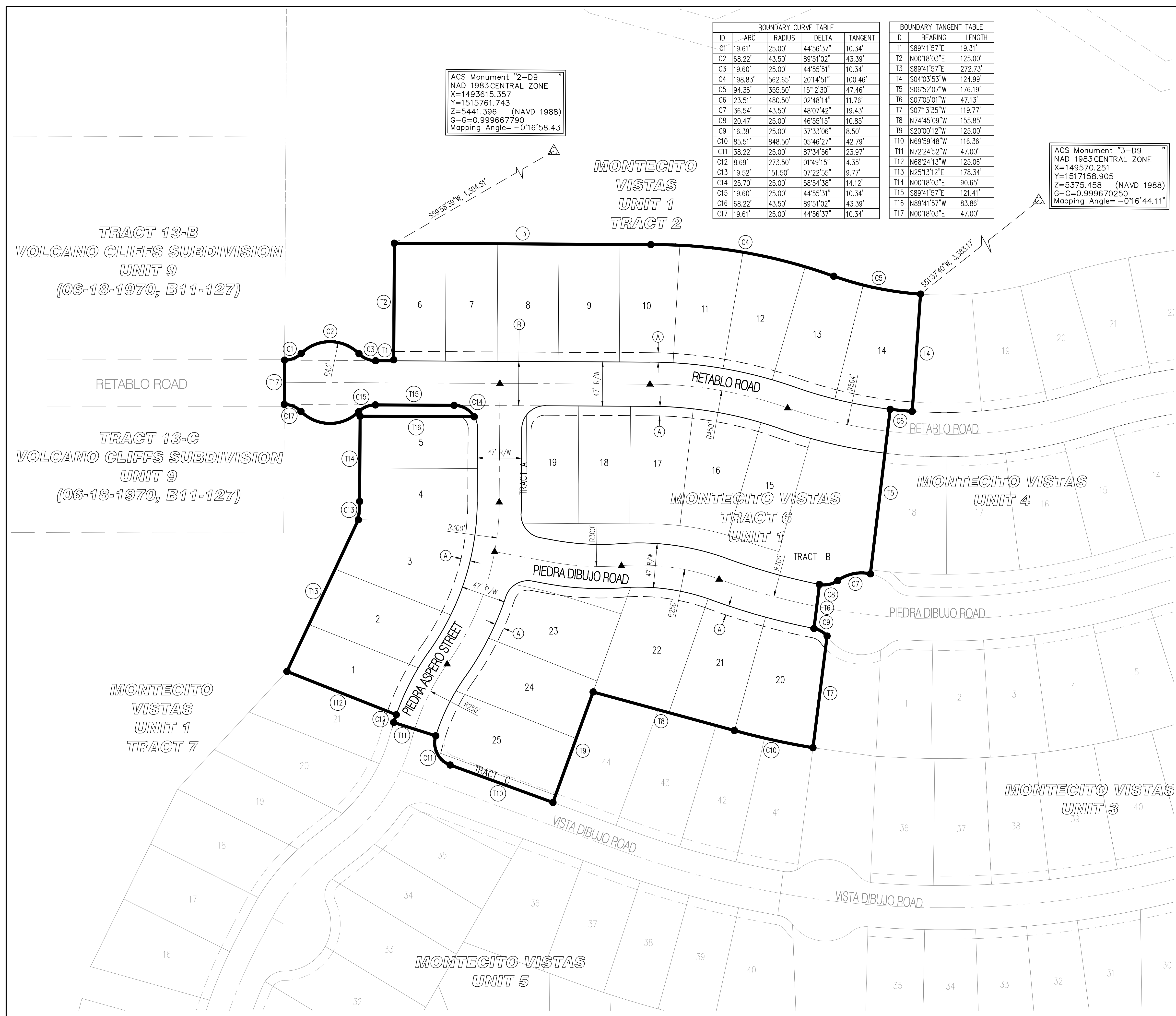


BOUNDARY CURVE TABLE				
ID	ARC	RADIUS	DELTA	TANGENT
C1	19.61'	25.00'	44°56'37"	10.34'
C2	68.22'	43.50'	89°51'02"	43.39'
C3	19.60'	25.00'	44°55'51"	10.34'
C4	198.83'	562.65'	20°14'51"	100.46'
C5	94.36'	355.50'	15°12'30"	47.46'
C6	23.51'	480.50'	02°48'14"	11.76'
C7	36.54'	43.50'	48°07'42"	19.43'
C8	20.47'	25.00'	46°55'15"	10.85'
C9	16.39'	25.00'	37°33'06"	8.50'
C10	85.51'	848.50'	05°46'27"	42.79'
C11	38.22'	25.00'	87°34'56"	23.97'
C12	8.69'	273.50'	01°49'15"	4.35'
C13	19.52'	151.50'	07°22'55"	9.77'
C14	25.70'	25.00'	58°54'38"	14.12'
C15	19.60'	25.00'	44°55'31"	10.34'
C16	68.22'	43.50'	89°51'02"	43.39'
C17	19.61'	25.00'	44°56'37"	10.34'

BOUNDARY TANGENT TABLE		
ID	BEARING	LENGTH
T1	S89°41'57"E	19.31'
T2	N00°18'03"E	125.00'
T3	S89°41'57"E	272.73'
T4	S04°03'53"W	124.99'
T5	S06°52'07"W	176.19'
T6	S07°05'01"W	47.13'
T7	S07°13'35"W	119.77'
T8	N74°45'09"W	155.85'
T9	S20°00'12"W	125.00'
T10	N69°59'48"W	116.36'
T11	N72°24'52"W	47.00'
T12	N68°24'13"W	125.06'
T13	N25°13'12"E	178.34'
T14	N00°18'03"E	90.65'
T15	S89°41'57"E	121.41'
T16	N89°41'57"W	83.86'
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-C=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-C=0.999670250
Mapping Angle=-0°16'44.11"



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.
- 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 VORR ZONING PER THE VOLCANO CLIFFS SECTOR DEVELOPMENT PLAN.

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