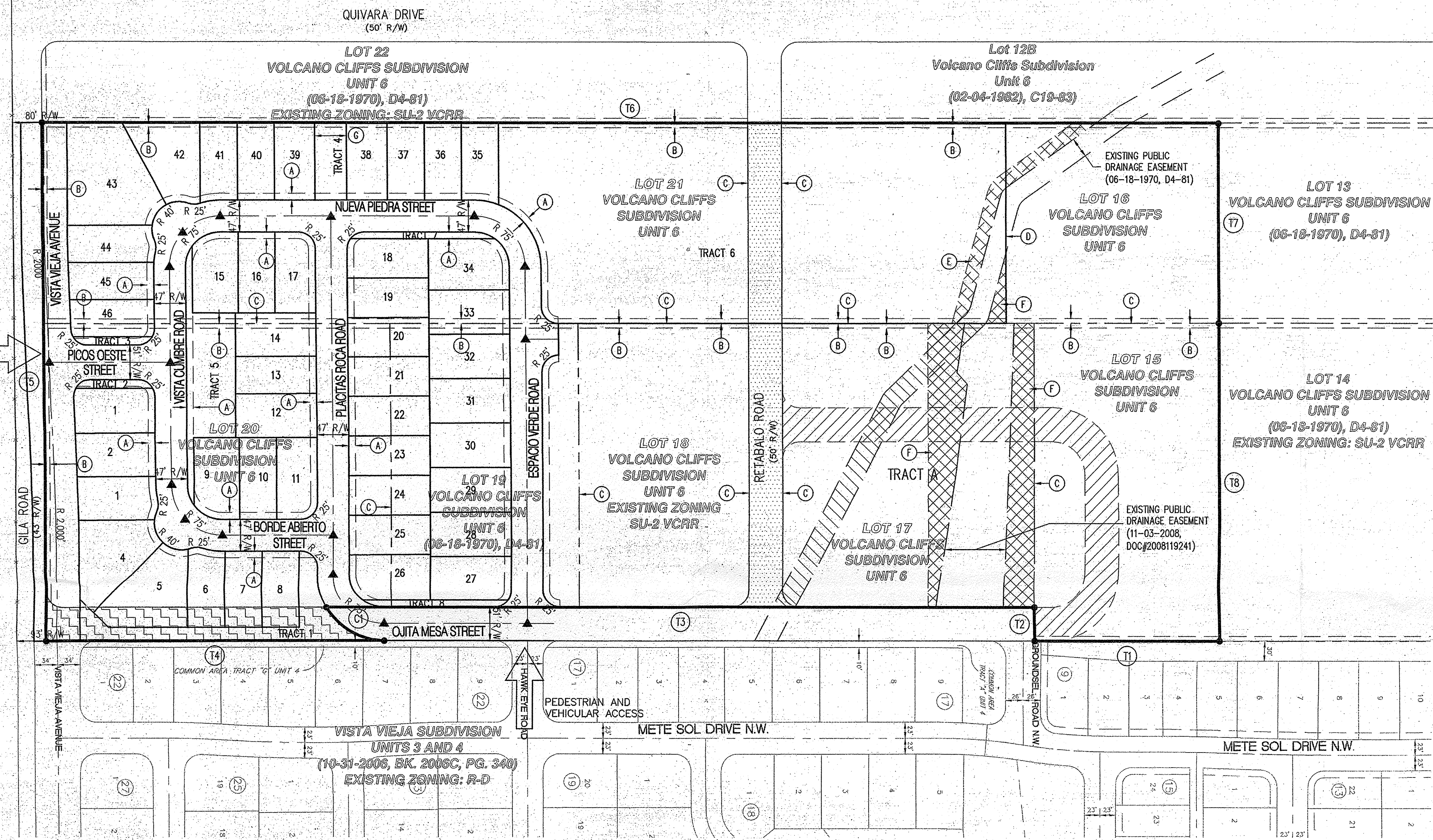
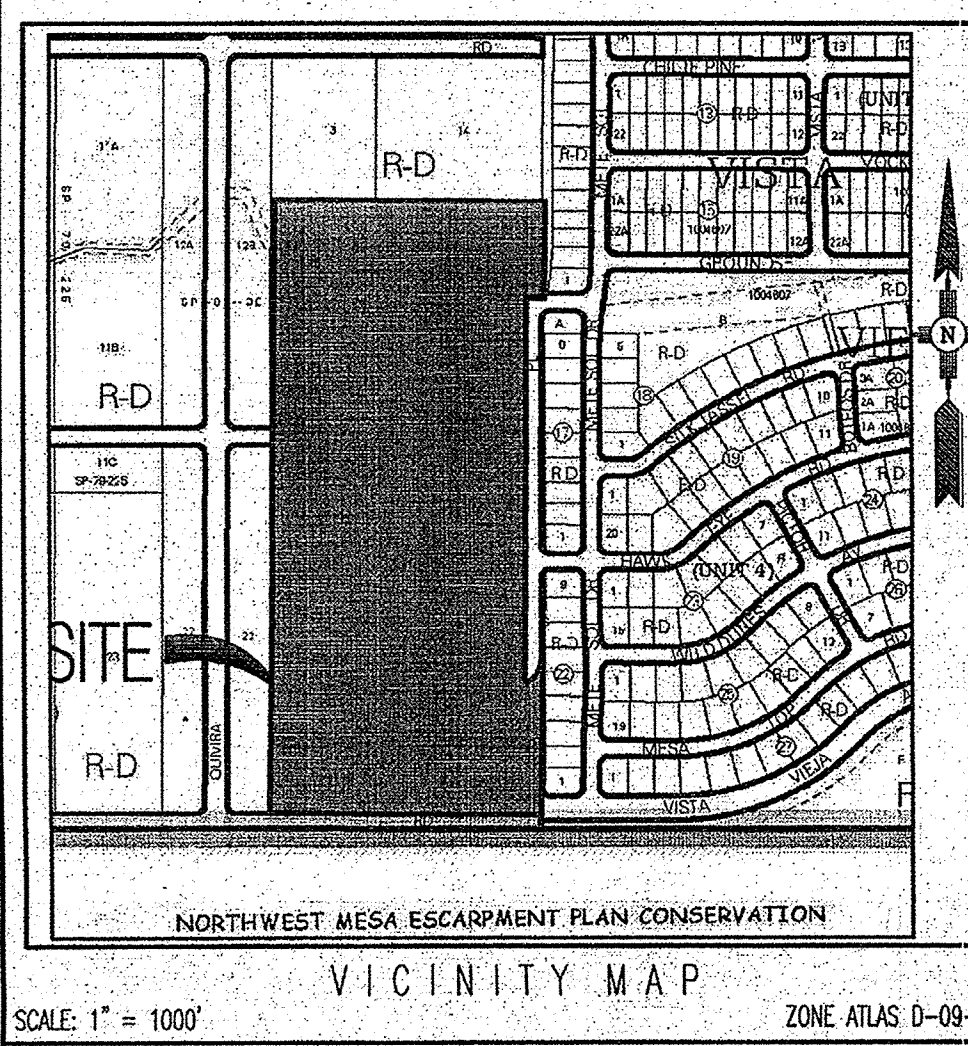


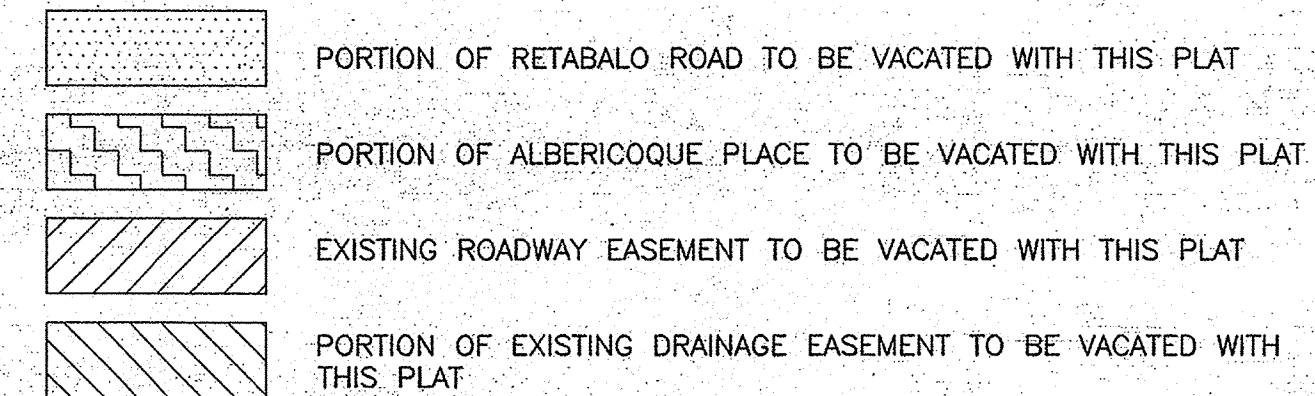
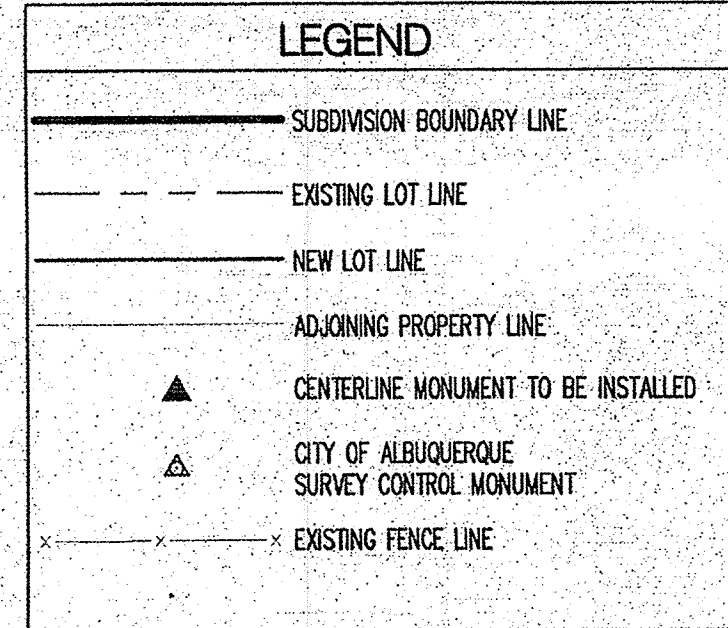
SITE DEVELOPMENT PLAN FOR SUBDIVISION MONTECITO WEST UNIT 1



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

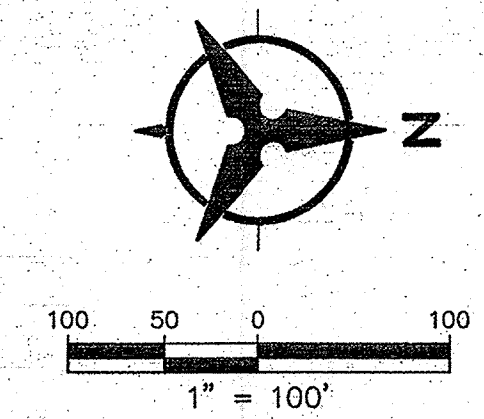
ID	BEARING	LENGTH
T1	S00°17'06"W	274.13'
T2	N89°52'58"W	50.00'
T3	S00°17'06"W	1051.95'
T4	S00°17'06"W	502.12'
T5	N89°55'12"W	768.42'
T6	N00°20'19"E	1743.69'
T7	S89°53'11"E	296.41'
T8	S89°53'11"E	470.38'

TOTAL ACRES	29.5439 ACRES
TRACT A, SUBDIVIDED AS PART OF MONTECITO WEST UNIT 2	12.1241 ACRES
MONTECITO WEST UNIT 1	17.4198 ACRES
LOTS, STREETS, HOA TRACTS	12.0795 ACRES
TRACTS 4-6, PARCELED COMMONS AREA	5.3403 ACRES
% PARCELED COMMONS AREA OPEN SPACE	30.66%
NUMBER OF LOTS	46
DENSITY	2.6 DU/AC



KEYED NOTES

- (A) 10' PUBLIC UTILITY EASEMENT
- (B) 7' PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT
- (C) LOT LINE TO BE ELIMINATED BY THIS PLAT
- (D) NEW LOT LINE
- (E) FLOATING PUBLIC DRAINAGE EASEMENT TO BE DEFINED AT FINAL PLAT
- (F) PUBLIC DRAINAGE EASEMENT GRANTED WITH THIS PLAT
- (G) 47' PUBLIC ROADWAY EASEMENT GRANTED WITH THIS PLAT



LEGAL DESCRIPTION

Lots 15-21, together with a portion of vacated Retabalo Road and Albericocque Place of Volcano Cliffs Subdivision Unit 6, City of Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 18, 1970, Book D4, Page 84.

GENERAL NOTES

- EXISTING ZONING: SU-2, VCRR RURAL RESIDENTIAL
PROPOSED ZONING: SU-2, VCRR RURAL RESIDENTIAL
PROPOSED DEVELOPMENT USE: PRIVATE COMMONS DEVELOPMENT
- PROPOSED ACREAGE: 17.42 AC
NUMBER OF LOTS: 46
PROPOSED DENSITY: 2.6 DU/AC
- MIN. LOT DIMENSIONS: 55' X 110'
MINIMUM LOT AREA: 6,050 SQFT
- ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
- LOT SETBACKS SHALL CONFORM TO PRIVATE COMMONS DEVELOPMENT ZONING REQUIREMENTS
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO VISTA VIEJA AVENUE.
- TRACTS 4 AND 5 SHALL BE DESIGNATED AS PRIVATE PARCELED COMMONS AREA. THE TRACTS WILL BE OWNED AND MAINTAINED BY THE MONTECITO WEST HOA AND HAVE A BLANKET LAND USE EASEMENT & RESTRICTIVE COVENANTS.
- TRACT 6 SHALL BE DESIGNATED AS A PUBLIC PARCELED COMMONS AREA. THE TRACT WILL BE DEDICATED TO THE CITY OF ALBUQUERQUE TO BE MANAGED AS PUBLIC OPEN SPACE BY THE CITY OPEN SPACE DIVISION.
- TRACTS 1-3 AND 7-9 SHALL BE OWNED AND MAINTAINED BY THE MONTECITO WEST HOA.
- TRACT A IS A REMAINDER PARCEL TO BE SUBDIVIDED AS PART OF MONTECITO WEST UNIT 2.
- 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 VCRR ZONING PER THE VOLCANO CLIFFS SECTOR DEVELOPMENT PLAN.

SITE DATA

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

PROJECT NUMBER: 1009506
Application Number: 12-70752

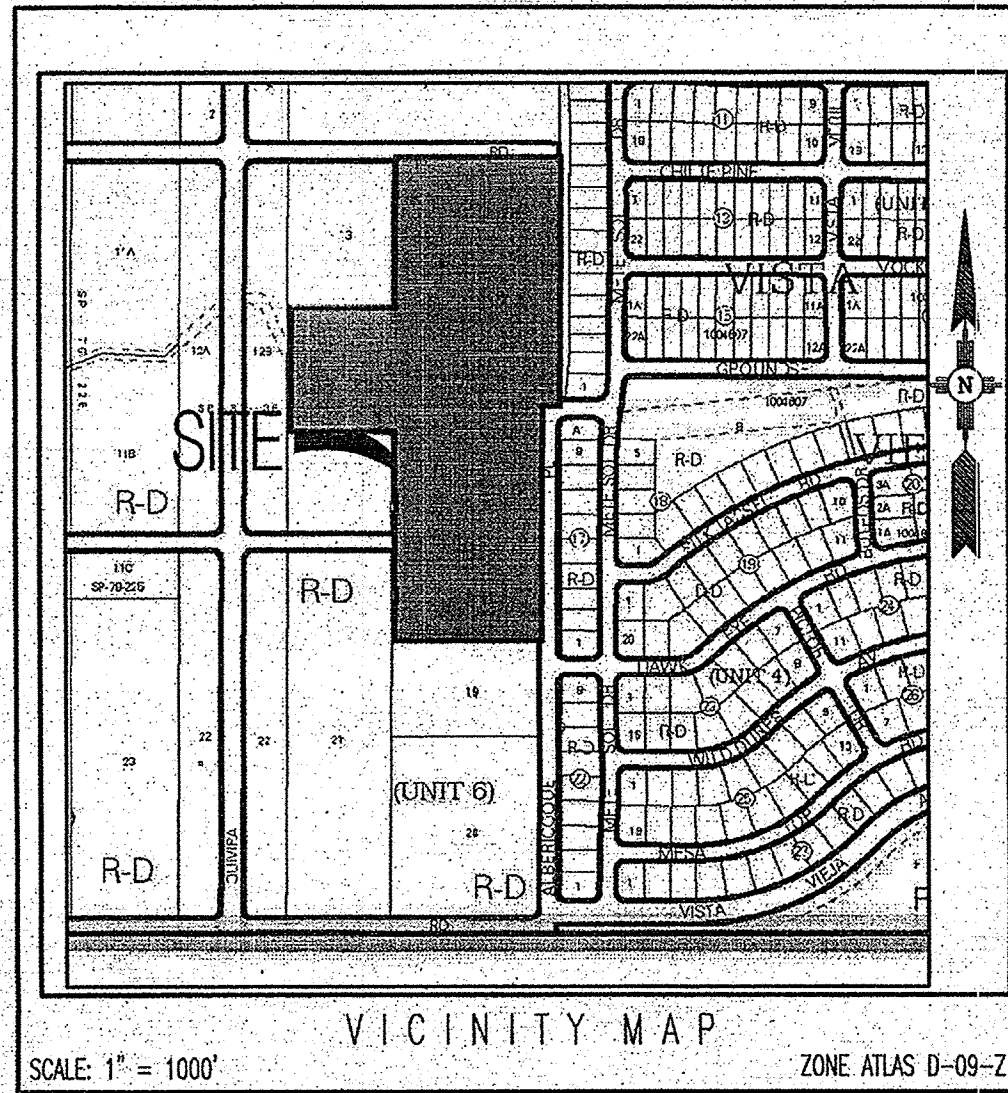
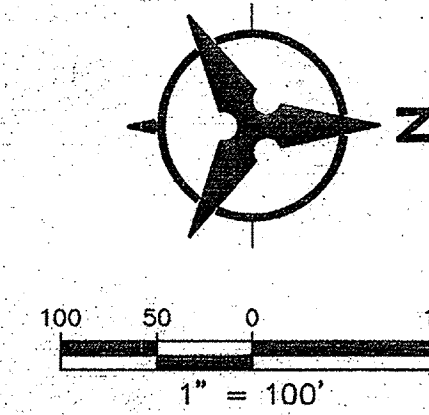
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

	01-15-14
Traffic Engineering, Transportation Division	Date
	01-15-14
Water Authority	Date
	1-15-14
Parks and Recreation Department	Date
	1-15-14
City Engineer	Date
	Date
	1-15-14
DRB Chairperson, Planning Department	Date

SITE DEVELOPMENT PLAN FOR SUBDIVISION MONTECITO WEST UNIT 2



LEGAL DESCRIPTION

Lot 14, together with a portion of vacated Villa Real 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 84 & Tract A, Montecito West Unit 1 City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF MONTECITO WEST UNIT 1 (BEING A REPLAY OF LOTS 15-18 & 20-21, TOGETHER WITH A PORTION OF VACATED RETABALO ROAD AND ALBUQUERQUE PLACE OF VOLCANO CLIFFS SUBDIVISION UNIT 6), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on _____, in Flat Book _____, Page _____ as Document No. _____

KEYED NOTES

- (A) 10' PUBLIC UTILITY EASEMENT
- (B) 7' PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT
- (C) LOT LINE TO BE ELIMINATED BY THIS PLAT
- (D) NEW LOT LINE
- (E) DRAINAGE EASEMENT GRANTED WITH MONTECITO WEST UNIT 1
- (F) FLOATING DRAINAGE EASEMENT GRANTED WITH MONTECITO WEST UNIT 1

GENERAL NOTES

1. EXISTING ZONING: SU-2, VCRR RURAL RESIDENTIAL
PROPOSED ZONING: SU-2, VCRR RURAL RESIDENTIAL (NO CHANGE)
PROPOSED DEVELOPMENT USE: PRIVATE COMMONS DEVELOPMENT
2. PROPOSED ACREAGE: 16.54 AC
NUMBER OF LOTS: 48
PROPOSED DENSITY: 2.9 DU/AC
3. MIN. LOT DIMENSIONS: 55' X 110'
MINIMUM LOT AREA: 6,050 SQFT
4. ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
5. LOT SETBACKS SHALL CONFORM TO PRIVATE COMMONS DEVELOPMENT ZONING REQUIREMENTS
6. TRACT 1 SHALL BE DESIGNATED AS A PRIVATE PARCELED COMMONS AREA. THE TRACT WILL BE OWNED AND MAINTAINED BY THE MONTECITO WEST HOA AND HAVE BLANKET LAND USE AND DRAINAGE EASEMENTS & RESTRICTIVE COVENANTS
7. 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.
8. TRACTS 3 AND 4 SHALL BE OWNED AND MAINTAINED BY THE MONTECITO WEST HOA.
9. APPLICABLE PLANS: VOLCANO CLIFFS SECTOR DEVELOPMENT PLAN, WESTSIDE STRATEGIC PLAN.
10. MAXIMUM BUILDING HEIGHT: 18' (26' FOR 50% OF BUILDING FOOTPRINT)
11. BUILDING SETBACK:
FRONT: 15' MIN (20' AT DRIVEWAYS)
REAR: 15' MIN
SIDE: 0' (5' AT PCO BOUNDARY)
12. DWELLINGS MUST COMPLY WITH BUILDING ARTICULATION RULES FOR VCRR ZONING PER THE VOLCANO CLIFFS SECTOR DEVELOPMENT PLAN.

SITE DATA

ZONE ATLAS NO.	D-09-Z
ZONING	SU-2, VCRR
MILES OF FULL WIDTH STREETS CREATED	0.58 MILES
NO. OF EXISTING LOTS	2
NO. OF LOTS CREATED	50
NO. OF HOA TRACTS CREATED	2
NO. OF PRIVATE COMMONS AREA TRACTS CREATED	2

PROJECT NUMBER: 1009506
Application Number: 13-70761

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 DRP 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:

	01-15-14
Traffic Engineering, Transportation Division	Date
	01/15/14
Water Authority	Date
	1-15-14
Parks and Recreation Department	Date
	1-15-14
City Engineer	Date
	Date
Solid Waste Management	Date
	1-15-14
DRB Chairperson, Planning Department	Date

BOUNDARY CURVE TABLE

ID	ARC	RADIUS	DELTA	TANGENT
C1	39.36'	25.00'	90°11'57"	25.09'
C2	39.18'	25.00'	89°48'07"	24.91'

BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
T1	N89°55'31"W	115.00'
T2	S00°17'06"W	25.17'
T3	N89°42'54"W	47.00'
T4	N89°55'31"W	308.37'
T5	S00°17'10"W	402.74'
T6	N89°53'12"W	296.41'
T7	S00°20'19"W	315.16'
T8	S89°52'36"E	296.69'
T9	S00°17'10"W	664.80'
T10	N89°52'30"E	47.00'
T11	S89°54'47"E	322.40'
T12	S89°42'50"E	1.00'
T13	N00°17'06"E	705.69'
T14	S89°52'58"E	50.00'
T15	N00°17'06"E	702.19'

LEGEND

- SUBDIVISION BOUNDARY LINE
- - - EXISTING LOT LINE
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- △ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
- x-x-x-x EXISTING FENCE LINE

PRIVATE COMMONS DEVELOPMENT

MONTECITO WEST UNIT 2 TOTAL ACREAGE	16.5407 ACRES
LOTS, STREETS, HOA TRACTS	11.5516 ACRES
TRACTS 1-2, PARCELED COMMONS AREA	4.9891 ACRES
% PARCELED COMMONS AREA OPEN SPACE	30.16%
NUMBER OF LOTS	48
DENSITY	2.9 DU/AC

PORTION OF VILLA REAL ROAD TO BE VACATED BY PLAT

PORTION OF VILLA REAL ROAD TO BE VACATED WITH THE LOT 1, VOLCANO CLIFFS SUBDIVISION UNIT 6 BULK PLAT