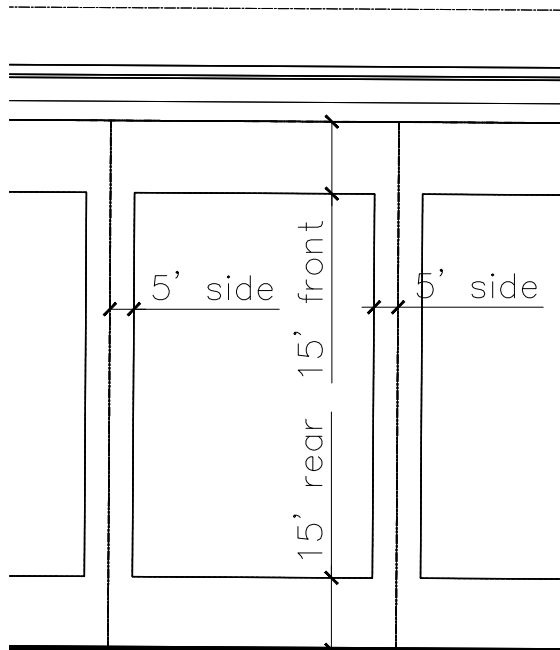
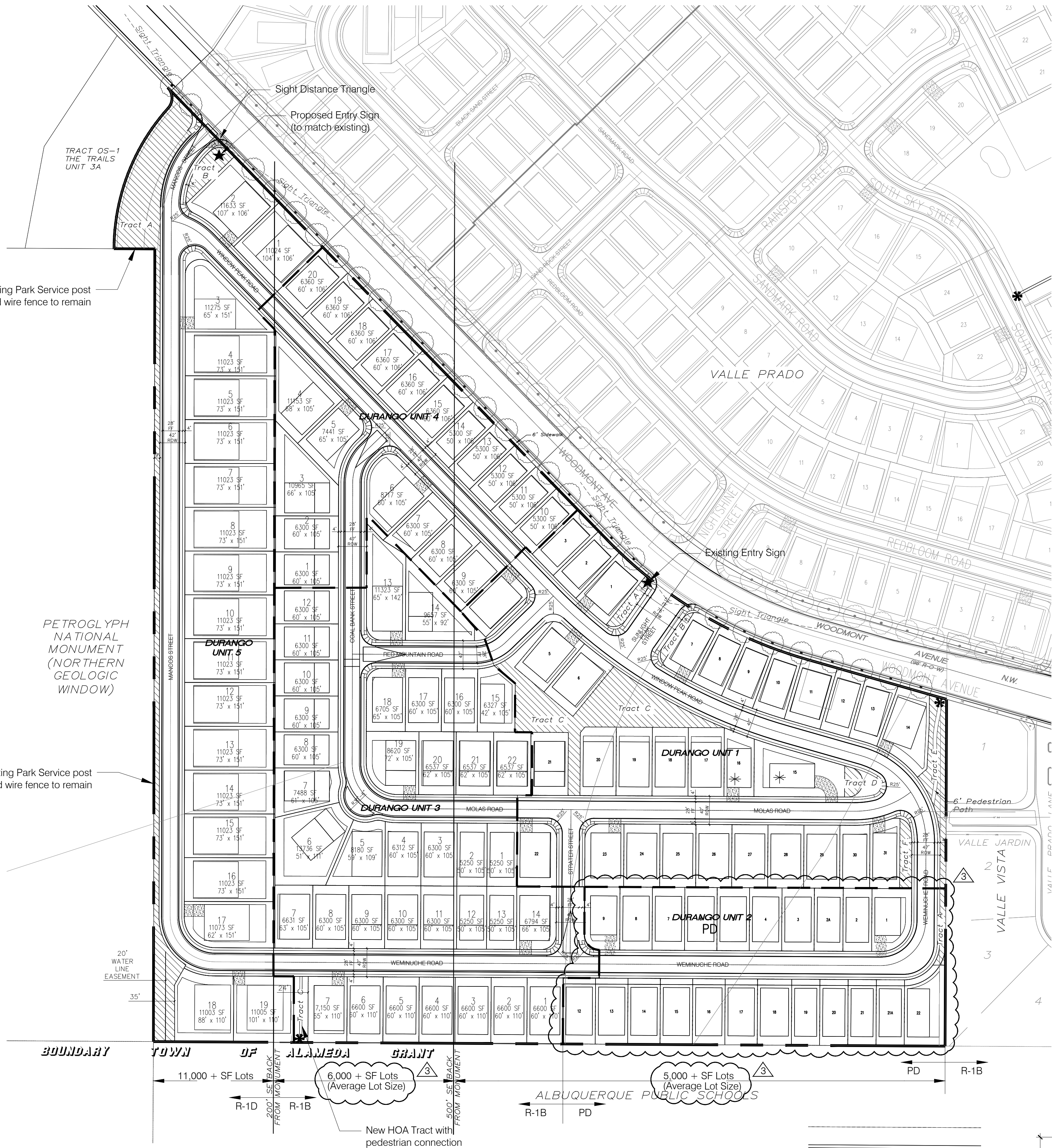


ADMINISTRATIVE AMENDMENT

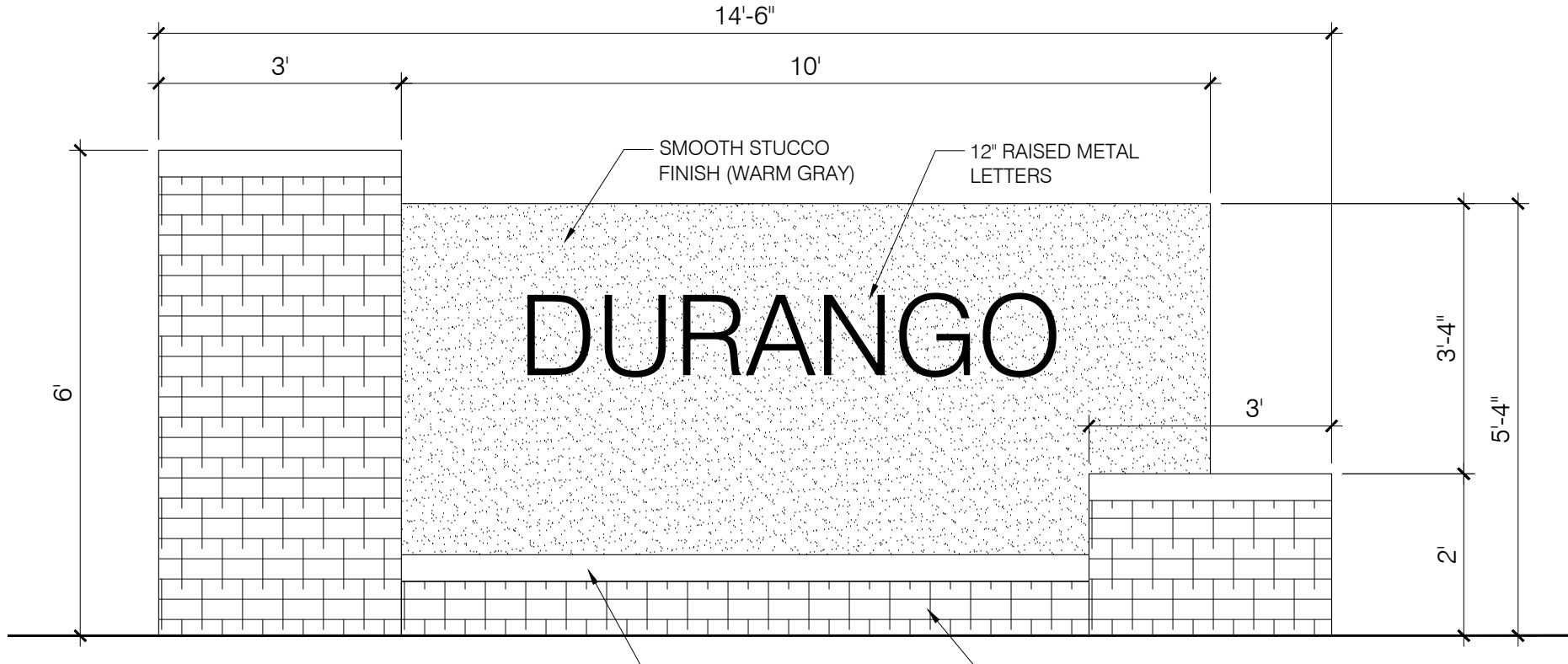
FILE #: _____ PROJECT #: _____

APPROVED BY

DATE



TYP. LOT SETBACKS



MONUMENT SIGN ELEVATION
SCALE: 1/2" = 1'-0"

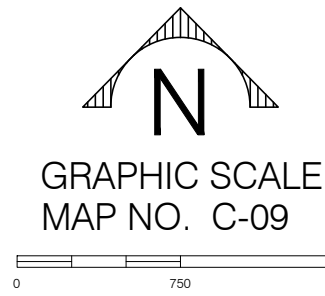
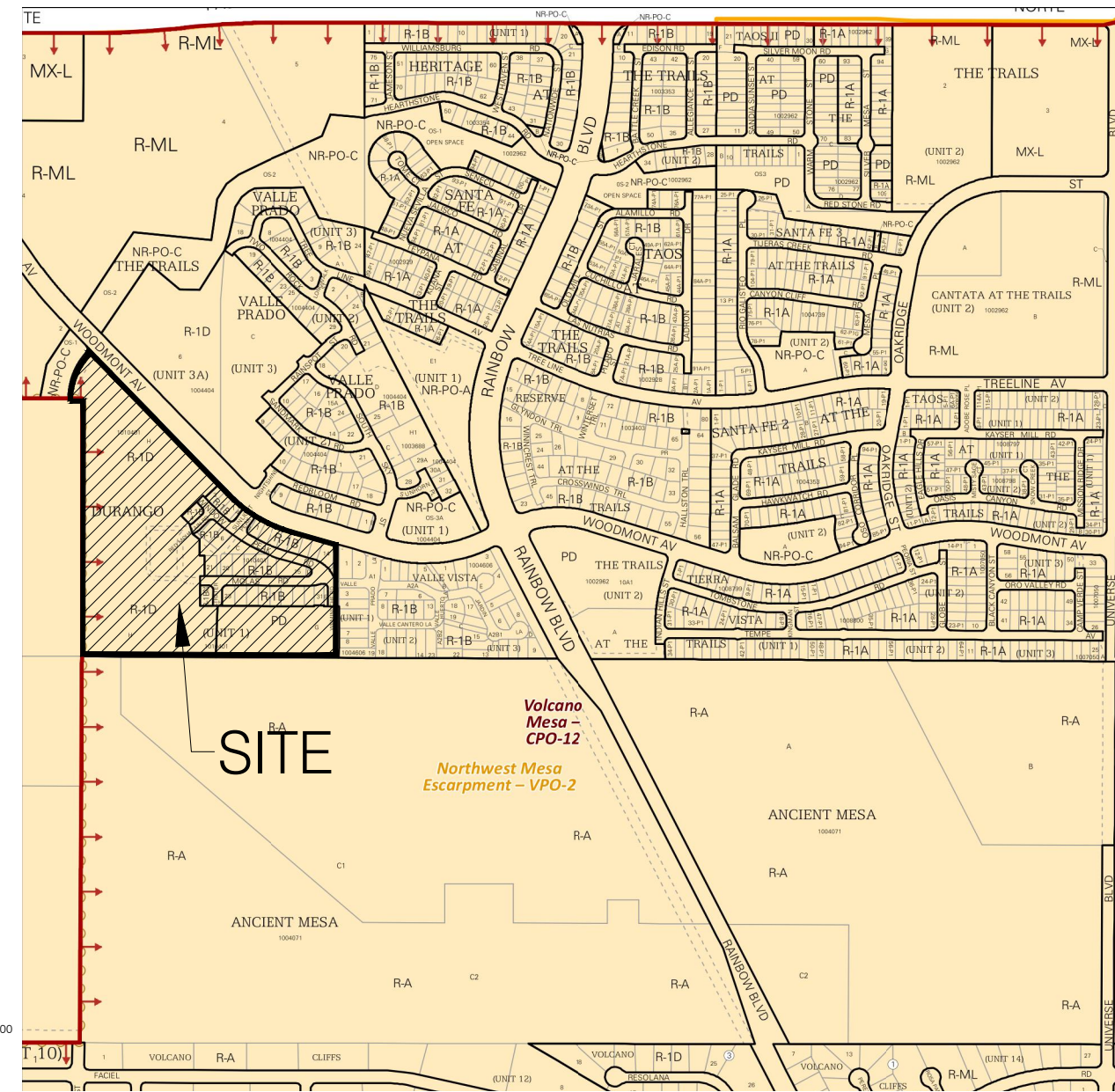
GENERAL NOTES:

- EXISTING ZONING: IDO R-1D AND R-1B.
- LOT SIZE, SETBACKS AND WIDTHS FOR INDIVIDUAL SUBDIVISION PARCELS SHALL CONFORM TO THE SU-2/VTRD ZONING REGULATION.
- PEDESTRIAN ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC SIDEWALKS TO WOODMONT AVENUE.
- VEHICULAR ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY SUNLIGHT PEAK STREET TO WOODMONT.
- ALL INTERNAL SUBDIVISION RESIDENTIAL ROADS ARE PROPOSED TO BE 47' RIGHT-OF-WAY WITH 28' F-F PAVEMENT SECTION EXCEPT SUNLIGHT PEAK STREET WILL BE 76' RIGHT-OF-WAY AND 52' F-F.
- UNITS 1, 2, 3, 4 AND 5 SHALL BE PLATTED SEQUENTIALLY.
- STREET TREES ARE PROVIDED ALONG WOODMONT AVENUE.
- THE EXECUTED SERVICIBILITY STATEMENT STATES THAT IN ADDITION TO THE DEVELOPER FUNDED 4W PRESSURE ZONE INFRASTRUCTURE, ADDITIONAL 5W INFRASTRUCTURE WOULD BE REQUIRED TO SERVE ANY LOTS OUTSIDE OF PRESSURE ZONE 4W (ELEVATION GREATER THAN 5485', 27/29 DATUM). SERVICE TO LOTS GREATER THAN 5485' (27/29 DATUM) WILL NOT BE SERVED WITHOUT DEVELOPER FUNDED INFRASTRUCTURE THAT INCLUDES BUT IS NOT LIMITED TO AN APPROPRIATELY SIZED NEW RESERVOIR, TRANSMISSION LINES, PUMP STATIONS AND THE DISINFECTION FACILITIES NECESSARY TO OPERATE THE WATER SYSTEM.
- A WATER AUTHORITY BOARD APPROVED DEVELOPMENT AGREEMENT MUST BE EXECUTED PRIOR TO PLAT APPROVAL FOR THE PROPOSED DEVELOPMENT.
- PERIMETER WALLS: THE SUBDIVISION PERIMETER GARDEN WALL WILL BE COMPATIBLE WITH THE EXISTING TRAILS PERIMETER WALLS AND SHALL COMPLY WITH IDO 14-16-5-7.
- LOTS WITHIN 200' OF THE PETROGLYPH NATIONAL MONUMENT SHALL USE PLANTS FROM THE VTSPP PLANT LIST A ONLY.
- LOT SIZES AND BUILDING HEIGHTS SHALL BE LIMITED AS FOLLOWS:
 - LOTS WITHIN 200' OF THE PETROGLYPH NATIONAL MONUMENT SHALL BE A MINIMUM OF 11,000 SQUARE FEET WITH A MAXIMUM BUILDING HEIGHT OF 18'.
 - LOTS MORE THAN 200' UP TO 500' FROM THE MONUMENT SHALL BE A MINIMUM OF 6,000 SQUARE FEET.
 - LOTS MORE THAN 500' FROM THE MONUMENT SHALL BE A MINIMUM OF 5,000 SQUARE FEET.
- MAXIMUM BUILDING HEIGHT WILL BE 26 FEET IN COMPLIANCE WITH THE IDO EXCEPT WITHIN 200' OF THE MONUMENT BOUNDARY, WHERE THE HEIGHT IS LIMITED TO 18 FEET.
- TRANSIT OPERATIONS IN THE VICINITY ARE CURRENTLY LIMITED TO RAINBOW BOULEVARD TO THE EAST. ADDITIONAL TRANSIT SERVICE MAY OCCUR AT A LATER DATE.
- BICYCLE LANES ARE EXISTING WITHIN WOODMONT AVENUE.
- ON-LOT TREES: WHERE BUILDINGS ARE PLACED MORE THAN 10 FEET FROM A STREET-SIDE PROPERTY LINE, AT LEAST ONE TREE SHALL BE PLANTED PER PROPERTY WITHIN THE STREET-SIDE SETBACK. PROPERTIES WITH A STREET FRONTAGE OVER 100 FEET SHALL HAVE A MINIMUM OF ONE TREE FOR EVERY 40 FEET. STREET TREES SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER, INCLUDING TREES WITHIN THE R.O.W.
- ALL BUILDINGS SHALL CONFORM TO THE VOLCANO MESA - CPO-12 AND THE NORTHWEST MESA VPO-2 (EXCEPT FOR THE UNIT 5 HEIGHT LIMITATION OF 18 FEET).
- UNIT 1, LOTS 15 AND 16 SHALL ONLY FRONT ON MOLAS ROAD.
- LANDSCAPING, FENCING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

- SEE GENERAL NOTE 18
- PEDESTRIAN CONNECTION
- STREET TREES PER STREET TREE ORDINANCE
- ENTRY SIGNAGE
- DRIVEWAY LOCATION FOR SPECIFIC LOTS AS SHOWN.

- ADMINISTRATIVE AMENDMENT JANUARY 20, 2022:
- MODIFIED LOT SIZES WITHIN UNIT 2. THE MINIMUM LOT SIZE IS CONSISTENT WITH R1-B STANDARDS.
 - ELIMINATED PEDESTRIAN CONNECTION AT SOUTHEAST CORNER. NEW PEDESTRIAN CONNECTION ADDED TO THE WEST, TRACT C, WITH PREVIOUS AMENDMENT.
 - AVERAGE LOT SIZE = 5,796 SF
 - REMOVED HOA TRACTS A & B (NO HOA)
 - INCREASED NUMBER OF LOTS WITHIN UNIT 2 FROM 20 TO 22

SITE VICINITY



SITE DATA:
TOTAL DEVELOPED AREA: 26.83 AC.
ZONING: SU-2/VTRD-VOLCANO TRAILS/RESIDENTIAL-DEVELOPING AREA-ZONE AND SU-2/VTML-VOLCANO TRAILS/MEDIUM LOT-RESIDENTIAL

PROPOSED DWELLING UNITS:

UNIT 1	31
UNIT 2	26
UNIT 3	37
UNIT 4	20
UNIT 5	19
TOTAL	427

TRACT PURPOSE
EACH TRACT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (TRAILS COMMUNITY ASSOCIATION):

UNIT 1 TRACT A	PRIVATE OPEN SPACE
UNIT 1 TRACT B	PRIVATE OPEN SPACE
UNIT 1 TRACT C	PRIVATE OPEN SPACE
UNIT 1 TRACT D	PRIVATE OPEN SPACE
UNIT 1 TRACT E	PRIVATE OPEN SPACE
UNIT 1 TRACT F	PRIVATE OPEN SPACE
UNIT 2 TRACT A	PRIVATE OPEN SPACE
UNIT 2 TRACT B	PRIVATE OPEN SPACE
UNIT 5 TRACT A	PRIVATE OPEN SPACE
UNIT 5 TRACT B	PRIVATE OPEN SPACE

LEGAL DESCRIPTION:
TRACT 7 AND 8 AT THE TRAILS UNIT 3A SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "BULK LAND PLAT OF THE TRAILS UNIT 3A WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 21, 2007, IN PLAT BOOK 2007C, PAGE 352, AS DOCUMENT NO. 2007171107.

PROJECT NUMBER: 1004606
APPLICATION NUMBER: 14DRB-70202

IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) 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 APPROVAL:	DATE
<i>Paul M. Muel</i>	4/3/15
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Michael Cadena</i>	06/03/15
ABCWUA	DATE
<i>Carol S. Dumont</i>	06-03-15
PARKS AND RECREATION DEPARTMENT	DATE
<i>Rob Spill</i>	6-3-15
CITY ENGINEER	DATE
<i>N/A</i>	6-3-15
*ENVIRONMENTAL HEALTH DEPARTMENT-(CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
<i>Paul Muel</i>	6-3-15
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

DURANGO

Site Plan for Subdivision

Prepared for:
Woodmont Paseo, LLC
3077 E. Warm Springs Road
Las Vegas, NV 89120

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

