

ADMINISTRATIVE AMENDMENT

FILE # ^{SI-2020}₋₀₀₇₅₅ **PROJECT #** ^{PR-2019}₋₀₀₁₉₉₆

Lot line and easement adjustments per
change 2 Administrative Amendment note.

04 Sept 2020

APPROVED BY

DATE

SITE DATA:
TOTAL DEVELOPED AREA: 26.83 AC.
ZONING: SU-2A(10), VOLCANO TRAILS RESIDENTIAL DEVELOPING AREA ZONE AND
SU-2A(10), VOLCANO TRAILS MEDIUM LOT RESIDENTIAL

UNIT 1	31
UNIT 2	20
UNIT 3	37
UNIT 4	30
UNIT 5	19
TOTAL	127

TRACT PURPOSE
EACH TRACT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

TRACT 77 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 COUNTY, NEW MEXICO," 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 2007, PAGE 332, 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:

6/3/13
DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

06/08/15
RWIA
Priest Ladner

06-03-15
Carol S. Dumont

DATE 6.3.75

CITY ENGINEER *M/A*

ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
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SOLID WASTE MANAGEMENT DATE

6-3-45

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DURANGO

Site Plan for Subdivision

Prepared for:
Woodmont Paseo, LLC
4077 E. Warm Springs Road
Las Vegas, NV 89120

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

Scale: 1" = 100'



AUGUST 6, 2020

SHEET 1 of 1

GENERAL NOTES:

- EXISTING ZONING, USE, D.O.D. AND R.B.
EXISTING EASEMENTS AND WHETHER FOR INDIVIDUAL SUBDIVISION PARCELS
EXISTING UTILITIES
PEDESTRIAN ACCESS, SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC
SERVICES TO WOODMONT AVENUE
INTERNAL SUBDIVISION RESIDENTIAL ROADS ARE PROPOSED TO BE 41' WIDE
STREET, 23' WIDE FOR WAY AND 29' WIDE FOR DRIVE, EXCEPT SUNDAY PEAK
STREET, WILL BE 7.3' AND 5.1' SHALTED SEQUENTIALLY
THE EXISTING SERVABILITY STATUS, IN ADDITION TO THE
DEVELOPER FUNDED WASH PRESSURE ZONE INFRASTRUCTURE, ADDITIONAL
INFRASTRUCTURE WOULD BE REQUIRED TO SERVE ANY LOTS OUTSIDE
SERVICE TO LOTS GREATER THAN 5485 67/292 DRAINAGE THAT WILL NOT BE SERVED
WITHOUT DEVELOPER FUNDED INFRASTRUCTURE THAT INCLUDES BUT IS
NOT LIMITED TO: PUMP STATIONS AND THE DISINFECTION FACILITIES NECESSARY TO
OPERATE THE WATER SYSTEM
DEVELOPER FUNDED DEVELOPMENT AGREEMENT MUST
BE EXECUTED PRIOR TO PLAT APPROVAL FOR THE PROPOSED
DEVELOPMENT
THE SUBDIVISION PERMITTED CURBSIDE WALLS WILL BE
COMPATIBLE WITH THE EXISTING TRAILS FENCIBLE WALLS AND SHALL
COMPLY WITH DD 1416-5-7
PLANS FROM THE PREVIOUS PLAT AND ANY

- [illegible]

SEE GENERAL NOTE 18

PEDESTRIAN CONNECTION

STREET TREES PER STREET TREE ORDINANCE

ENTRY SIGNAGE

DRIVEWAY LOCATION FOR SPECIFIC LOTS AS SHOWN.

A ADMINISTRATIVE AMENDMENT:

- ELIMINATION OF HILLERMAN STREET CONNECTION TO TIERRA ANTIGUA E.S.
- CREATION OF HOA TRACT WITH PEDESTRIAN CONNECTION TO TIERRA ANTIGUA E.S.
- SHIFT UNIT 51 LOTS 18 AND 19 TO ACCOMMODATE EXC1 USMF 20 WATER LINE EASEMENT

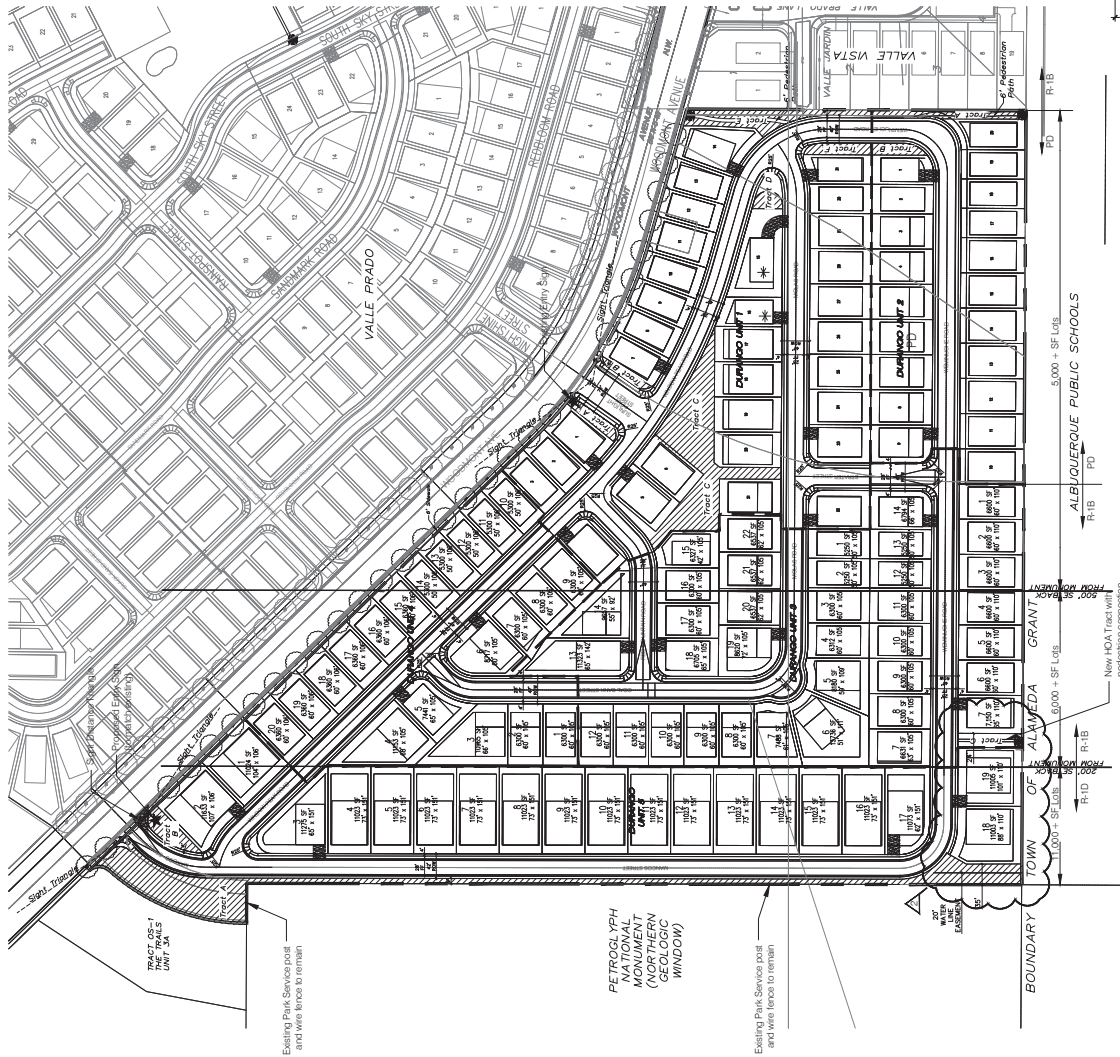
Technical drawing of a wall section labeled "DURANGO". The drawing shows a cross-section of a wall with various materials and dimensions. The wall is composed of several layers: a 3" thick layer of "SANDWICH PANELS, FIBERGLASS CORE" on the left, followed by a 10" thick layer of "FIBERGLASS METAL LATHING". To the right of the lathing is a 6" thick layer of "DURANGO" (a textured material). Further right is a 3'-4" thick layer of "INSULATION". The total width of the wall is 14'-6". The drawing also shows a 2" thick layer of "FINISH" on the right side. The drawing is labeled with dimensions and material names.

MONUMENT SIGN EVALUATION

SCALE: 1/2" = 1'-0"

TYP I OT SETBACKS

0111: 107: 111



GRAPHIC SCALE
MAP NO. C-09

SITE DATA:

TOTAL DEVELOPED AREA: 26.83 AC.

ZONING: SUB-CENTER, VOLCANO TRAIL (SINGLE RESIDENTIAL DEVELOPING AREA ZONE AND SUB-CENTER VOLCANO TRAIL (MEDIUM LOT RESIDENTIAL

PROPOSED DWELLING UNITS: 31

TRACT PURPOSE	TOTAL	127
TRACT 1 PURPOSE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS 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 2 TRACT C	PRIVATE OPEN SPACE	
UNIT 3 TRACT A	PRIVATE OPEN SPACE	
UNIT 3 TRACT B	PRIVATE OPEN SPACE	
UNIT 3 TRACT C	PRIVATE OPEN SPACE	

LEGAL DESCRIPTION:
TRACT 7 AND 8 AT THE
COUNTY, NEW MEXICO
"BULK LAND PLAT OFF
PROJECTED SECTION
MERIDIAN, CITY OF AL
OFFICE OF THE COUNTY
2007, IN PLAT BOOK 20

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: *[Signature]*

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Michael Cohen</i>	<i>6/13/15</i>
ADMIN	DATE
<i>Carol S. Dunnett</i>	<i>6-23-15</i>
PLANNING, TRANSPORTATION DEPARTMENT	DATE
<i>Carol S. Dunnett</i>	<i>6-3-15</i>
CITY ENGINEER	DATE
<i>NA</i>	<i>6-3-15</i>
"ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)"	DATE
SOLID WASTE MANAGEMENT	DATE
<i>Paul Chast</i>	<i>6-3-15</i>
DEVELOPMENT, PLANNING DEPARTMENT	DATE

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

Site Plan for Subdivision

Scale: 1" = 100'

AUGUST 12, 2019

SHEET 1 of 1

1. EXISTING ZONING, DOB L-60 AND L-61-B
2. OFF-SECTOR DEVELOPMENT AND WILDLIFE REHABILITATION PARCELS SHALL CONFORM TO THE SHADTOWN ZONING REGULATION.
3. THE ZONING MAP SHALL BE AMENDED TO REFLECT THE PROPOSED CHANGES TO THE SHADTOWN ZONING REGULATION.
4. THE ZONING MAP SHALL BE AMENDED TO REFLECT THE PROPOSED CHANGES TO THE SHADTOWN ZONING REGULATION.
5. THE ZONING MAP SHALL BE AMENDED TO REFLECT THE PROPOSED CHANGES TO THE SHADTOWN ZONING REGULATION.
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8. THE ZONING MAP SHALL BE AMENDED TO REFLECT THE PROPOSED CHANGES TO THE SHADTOWN ZONING REGULATION.
9. THE ZONING MAP SHALL BE AMENDED TO REFLECT THE PROPOSED CHANGES TO THE SHADTOWN ZONING REGULATION.

10. PERIMETER WALLS: THE SUBDIVISION PERIMETER GARDEN WALL WILL BE COMPATIBLE WITH THE EXISTING TRAILS PERIMETER WALLS AND SHALL COMPLY WITH DD 14-16-5-7.

11. ELOTS WITHIN 200' OF THE PETROGLYPH NATIONAL MONUMENT SHALL USE PLANTS WITHIN THE VITIS-PE PLANT LIST A ONLY.

12. LOT SIZES AND BUILDING HEIGHTS SHALL BE LIMITED AS FOLLOWS:

- LOTS WITHIN 200' OF THE PETROLYPH 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.

13. 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.

14. TRANSIT OPERATIONS IN THE VICINITY ARE CURRENTLY LIMITED TO RAINBOW BOULEVARD TO THE EAST. ADDITIONAL TRANSIT SERVICE MAY OCCUR AT A LATER DATE.

15. BICYCLE LANES ARE EXISTING WITHIN WOODMONT AVENUE.
16. ON LOT TREES: WHERE BUILDINGS ARE PLACED MORE THAN 10 FEET FROM A STREET-TO 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 ROW.

17. 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).
18. UNIT 1, LOTS 15 AND 16 SHALL ONLY FRONT ON MOLAS ROAD.
19. LANDSCAPING, FENCING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, TREES, WALLS, TREES, AND SHRUBBERY BETWEEN 2 AND 8 FEET TALL. (40-2) MEASUREMENT FROM THE CENTERLINE OF THE ROAD.

*** PEDESTRIAN CONNECTION**

SEE GENERAL NOTE 18

NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

BETWEEN 3 AND 8 FEET TALL, AS MEASURED FROM THE GUTTER PAVI WILL

DATE: 07/20/2016 TIME: 09:00:00 AM

★ ENTRY SIGNAGE

DRIVEWAY LOCATION FOR SPECIFIC LOTS AS SHOWN.

ADMINISTRATIVE AMENDMENT:

1. ELIMINATED THE PEDESTRIAN PATH, PEDESTRIAN PARK AND VEHICLE TRAIL FROM THE WEST SIDE OF MANCOS STREET, 2) ELIMINATED EXTENSION OF WINDOW PEAK ROAD WEST OF MANCOS STREET, 3) REDUCED MANCOS STREET ROW FROM 47' TO 42'-4" (CREATED BUFFER BETWEEN MANCOS STREET AND LOT 10), 4) ELIMINATED 10' BUFFER BETWEEN LOT 10 AND LOT 11 (CREATED BUFFER BETWEEN LOT 10 AND LOT 11), 5) RECONFIGURED HOWA TRACTS AS A RESULT OF SITE PLAN CHANGES NOTED ABOVE, 6) RECONFIGURED BOUNDARY BETWEEN UNITS 2 AND 3, 7) REMOVING 2 LOTS FORMER LOTS 10 AND 11, DURANGO ELIMINATED WEDGELIKE SHAPING BETWEEN UNITS 3 AND 10 (DID NOT CHANGE LOT 10 COUNT), 8) ADJUSTED TYPICAL MONUMENT SIGN ELEVATION TO 10' (WAS 12' PREVIOUSLY), 9) CONFIRM SETBACKS FOR ALL UNITS AS FOLLOWS:

- FRONT: 10 FEET
- REAR: 10 FEET
- LEFT: 10 FEET
- RIGHT: 10 FEET
- REAR: 5 FEET (CORNER LOT: 10 FEET)

3

SMOOTH STUCCO FINISH (WARM)

100

DURA

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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SIGN ELEVATION

Site plan for Durango Units 1-5, showing building footprints, parking lots, and surrounding streets. The plan includes dimensions for setbacks and lot areas. Key features include Valle Prado, Durango Unit 1, Durango Unit 2, Durango Unit 3, Durango Unit 4, and Durango Unit 5. The plan also shows the location of the Petroglyph Monument and the Northern Geologic Window. The site is bounded by Valle Vista to the north, Valle Prado to the east, and the Town of Alameda boundary to the south. The plan includes a north arrow and a scale bar.

Administrative Amendment
 File # PROJECT # 11-11
 MINUTE CHANGES AS
 DECEMBER 11
 APPROVED BY DATE

