

Heritage Hills East Sector Development Plan

Adopted by the City Council on 04/10/1982 and signed by the Mayor on 20/10/1982
City Resolution No. R-179 and City Enactment No. 174-1982

Amendments:

This Plan incorporates the City of Albuquerque amendments in the following referenced Resolutions, which are inserted in this Plan and are on file with the City Clerk's Office. Resolutions adopted from December 1999 to the present date are also available (search for No.) on City Council's Legistar webpage at <https://cabq.legistar.com/Legislation.aspx>.

| <i>Date</i> | <i>Council Bill No.</i> | <i>City Enactment No.</i> | <i>Plan References</i> | <i>Note #1</i> | <i>Description</i> |
|-------------|-------------------------|---------------------------|------------------------|----------------|--|
| 1985 | (see SD-85-5-1) | | | Yes | Increased the total number of allowable dwelling units to 1483 |
| 1987 | (see SD-85-5-2) | | | Yes | Changed the allowable uses in Subareas 1 and 8 to low-density residential |
| 11/16/17 | R-17-213 | R-2017-102 | | N/A | Repealing Resolutions And Plans Whose Regulatory Purpose And Content Has Been Replaced By The Integrated Development Ordinance (IDO) |

Notes:

1. The amendments in the Resolutions **may or may not be reflected** in the Plan text: "Yes" in this column indicates they are; "No" indicates they are not.
2. This Plan may include maps showing property zoning and/or platting, which may be dated as of the Plan's adoption. Refer to the Albuquerque Geographic Information System (AGIS) for up-to-date zoning and platting information at <http://www.cabq.gov/gis>.

HERITAGE HILLS EAST SECTOR DEVELOPMENT PLAN

FINDINGS OF THE ENVIRONMENTAL PLANNING COMMISSION:
(SEE CASE FILE SD-81-5)

APPROVALS (2-85 AMENDMENTS) SD-81-5-1

R. H. H. H.
PLANNING DIRECTOR

3-18-85
DATE

ENVIRONMENTAL PLANNING COMMISSION AMENDMENT
ON 2-28-85 THE ENVIRONMENTAL PLANNING COMMISSION APPROVED
AN AMENDMENT INCREASING THE TOTAL NUMBER OF ALLOWABLE
DWELLING UNITS TO 1483.

APPROVALS (4-87 AMENDMENTS)

Jack Cloud
PLANNING DIRECTOR


4-24-87
DATE

ENVIRONMENTAL PLANNING COMMISSION AMENDMENT

ON 4-16-87 THE ENVIRONMENTAL PLANNING COMMISSION APPROVED AN
AMENDMENT CHANGING THE LAND USE IN SUB AREA 1 FROM SU FOR
OFFICE OR HIGHER DENSITY RESIDENTIAL TO LOW DENSITY
RESIDENTIAL AND IN AREA 8 FROM COMMERCIAL TO LOW DENSITY
RESIDENTIAL.


CITY COUNCIL ACTION:

LAND USE, PLANNING AND ZONING RECOMMENDS DO-PASS FOR 10-4-82
COUNCIL AGENDA (9-14-82 LUP.2)


SUBJECT TO ADDING ZONING DESIGNATIONS TO CERTAIN LANDS (AS
SUBSEQUENTLY SHOWN HEREON AS SYMBOL ).

AMENDMENT SD-81-5-1 (REVISED OPEN SPACE REQUIREMENTS)

ON 12-10-84, THE CITY COUNCIL (10-57) PASSED A REVISION TO THE
REQUIRED ON SITE OPEN SPACE FOR THE R-D ZONE. THIS AMENDMENT
REDUCED THE REQUIREMENT PREVIOUSLY SHOWN ON SHEET 5 OF THIS
PLAN (DENSITY MANAGEMENT).

ACCORDINGLY, SD-81-5-1 REASSIGNS ALLOWABLE MAXIMUMS TO THOSE
SUBAREAS NOT PLATTED AS OF THE TIME OF THE CITY COUNCIL
ACTION. THESE REVISIONS ARE SHOWN HEREON AS .

AMENDMENT SD-81-5-2 (LAND USE REVISIONS)

SD-81-5-2 CHANGES THE ALLOWABLE LAND USES IN SUB AREAS 1 AND
8. THESE REVISIONS ARE SHOWN HEREON AS .

THE HERITAGE HILLS EAST SECTOR DEVELOPMENT PLAN IS THE PRODUCT, REQUESTED BY THE
CITY PLANNING DEPARTMENT, TO ALLOW FOR FUTURE ZONING OF CERTAIN COMMERCIAL USE SITES,
AND TO DESIGNATE MORE SPECIFIC LOCATIONS AND TREATMENT OF MAJOR TRANSPORTATION COR-
RIDORS, DRAINAGE AND OPEN SPACE CONCEPTS AND MAPS. OTHER THAN THE ABOVE MENTIONED
COMMERCIAL USE LOCATIONS, PROPOSED USES ENVISIONED BY THE SPONSOR INCLUDE A VARIETY OF
RESIDENTIAL USES ALLOWABLE UNDER R-D ZONING.

A REQUEST MADE DURING THE PRELIMINARY STUDIES ON THIS AREA RESULTED IN AN IN-
CREASE OF THE SECTOR PLAN LIMITS TO INCLUDE THE LANDS ADJACENT TO LOS ANGELES ROAD, TO
THE NORTH, AND TO THE TOWNHOMES, TO THE SOUTH. SINCE THE SPONSOR'S OWNERSHIP
INTEREST DOES NOT EXTEND TO THESE LIMITS, THIS PLANNER PURPOSEFULLY WILL NOT ADDRESS
LAND USAGE FOR THESE SITES - LEAVING DISCRETIONARY JUDGMENTS TO THE OFFICIAL HEARINGS
ON THIS PLAN.

THE INITIAL ATTEMPTS AT LAND UTILIZATION BEGAN IN JULY, 1981. AT THAT TIME, THE
SPONSOR RETAINED COMMUNITY SCIENCES CORPORATION TO PREPARE APPLICATIONS TO CHANGE
ZONING AND TO RESOLVE CERTAIN ISSUES IN TRANSPORTATION, DRAINAGE AND THE APPROVED
NORTH ALBUQUERQUE ACRES SUBAREA MASTER PLAN. THESE DISCUSSIONS LED TO THE REQUIREMENT
FOR THIS SECTOR DEVELOPMENT PLAN.

CONCURRENT WITH THE OVERALL PLANNING, THE SPONSOR WAS DESIROUS TO EFFECT A SUB-
DIVISION OF R-D TYPE USES AS MUCH AS PRACTICABLE. SINCE R-D IS A PERMISSIBLE USE
UNDER R-D ZONING, THIS SUBDIVISION (PHASE 1), HERITAGE HILLS EAST WAS PROCESSED IN-
DEPENDENTLY FROM THE SECTOR PLAN. THIS PLAN IS NOW RECORDED.

THIS SECTOR PLAN SUBMITTAL IS ALSO GUIDED BY A RESOLUTION ENDORSED BY THE ENVIR-
ONMENTAL PLANNING COMMISSION.

"THE E.P.C. WISH TO EXPRESS OUR CONCERN WITH THE SECTOR PLAN
PROCESS AS IT IS NOW STARTED IN CITY POLICIES, SPECIFICALLY REGARDING:
THE OPEN SPACE REQUIREMENT, SPECIFICALLY REGARDING THE AMOUNT OF
DETAIL THAT HAS PREVIOUSLY BEEN REQUIRED BY THESE SECTOR PLANS AND
THAT THE SPECIFICITY OF PREVIOUS PLANS REMAINS IS PROHIBITIVE IN EXACT
LOCATIONS OF CITY FACILITIES, PARKS, WELL SITES, LIBRARIES, ETC. AND
THAT THERE IS JUST A GENERAL INDICATION WITH THE UNDERSTANDING THAT THESE
CAN BE SOMEWHAT FLEXIBLE....." (MEETING OF OCTOBER 20, 1981)

ACCORDINGLY, THIS SUBMITTAL WILL GENERALIZE CERTAIN ELEMENTS OF THE SECTOR PLAN
UNLESS - WHERE POSSIBLE - DUE TO THE PREVIOUSLY RECORDED SUBDIVISION (PHASE 1),
OTHER ELEMENTS HAVE BEEN FIXED AND CORRECTED.

SHEET 2 OF THIS PLAN AMENDS THE "EXISTING CONDITIONS". SOME OF THESE CONDI-
TIONS ARE THE SUBJECT MATTER OF THE FIRST SUBDIVISION PLAN AND CERTAIN ELEMENTS
GRANTED FOR THE BENEFIT OF THAT PLAN, PARK DESIGNATION ALIGNMENTS FOR COMPLIANCE WITH
DEMOGRAPHIC AND HUMANITIES TO RESOLVE OPEN SPACE NECESSARY FOR THAT FIRST PLAN.
ALTHOUGH THIS SECTOR PLAN IS ADAPTED AND SUBSEQUENT PLATS ENCOMPASS THE DESIRED
LOCATIONS.

SHEET 5 OF THIS PLAN OUTLINES CERTAIN TRANSPORTATION OPTIONS EXPRESSED AT EARLY
PLANNING AND LAND USES ENVISIONED BY THE SPONSOR.

SHEET 4 OF THIS SUBMITTAL REJECTS CERTAIN "ELEMENTS" THAT REQUIRE PRESENTATION
AND APPROVAL BY THE CITY. WE'RE SELECTED TO "CALL-OUT" THESE ELEMENTS AND ADDRESS THE
CONDITIONS CONCERNING THEM. SINCE THIS AREA HAS A HISTORY OF "NEED-DRIVEN" CITY DE-
PARTMENT REVIEW, INCORPORATION OF THESE SPECIFICS IN THIS PLAN SHALL ACCURATELY REFLECT THEIR FUTURE
CASE REVIEW.

ON DECEMBER 5, 1981, THE ENVIRONMENTAL PLANNING COMMISSION HELD THE PUBLIC MEETING
ON THE PLAN AS FIRST APPLIED FOR (LUP.2). THAT SUBMITTAL WAS DEFERRED UNTIL
MARCH, 1982 WITH INSTRUCTIONS THAT THE CITY HYDROLOGIST AND DEVELOPER WORK TOGETHER
AND ADDRESS CERTAIN CONCERNS PRIOR TO 3/25/82. ALSO, THE COMMISSION TOOK ISSUE WITH
THE NEARNESS OF THE PLAN AS FIRST PRESENTED.

ON DEC. 22, 1981, JAN. 28, 1982 AND FEB. 17, 1982, THE CITY STAFF AND THE SPONSOR
MET AND REVIEWED A LARGE NUMBER OF THE COMMISSION'S CONCERNS. IMMEDIATELY THEREAFTER, THE
COMMISSION MADE ALSO INCLUSION DIRECTION AND SPECIFICITY REGARDING THE DRAINAGE STUDIES.
A MEETING WITH THE NORTH ALBUQUERQUE ACRES HOMEOWNERS' ASSOCIATION WAS HELD ON FEB. 10,
1982 WITH ADDITIONAL DRAINAGE REGARDING NEIGHBORHOOD CONCERNS PRESENTED.

ON MARCH 24, 1982 THE ENVIRONMENTAL PLANNING COMMISSION READ THE SUBMITTAL AND
DEFERRED ACTION, ALLOWING THE HOMEOWNERS' ASSOCIATION (H.A.) TO REVISIT THE REVISED PLAN.

ON JUNE 10, 1982 THE E.P.C. APPROVED A RECOMMENDATION TO THE CITY COUNCIL. THE
ELEMENTS OF THEIR FINDINGS AND A RE-PLATTED PLAN TO PRESENTED HEREON (DATED
JULY, 1982).

ON DECEMBER 10, 1984 THE PROVISIONS OF THE R-D ZONE REQUIRING
2400 SQ. FT. OF OPEN SPACE PER DWELLING UNIT WAS ENACTED. THE
REVISIONS TO THE OVERALL DENSITY MANAGEMENT LIMITATIONS ARE
PRESENTED AS A SECTOR PLAN AMENDMENT (SD-81-5-1, FEBRUARY, 1985).

ON APRIL 18, 1987, THE ENVIRONMENTAL PLANNING COMMISSION CHANGED THE
LAND USE DESIGNATIONS FOR SUB AREAS 1 AND 8 TO LOW DENSITY RESIDENTIAL.

PROFESSIONAL AND DATA COMPENDIUM

SPONSOR:

HERITAGE HILLS EAST, A PARTNERSHIP
THE WILLIAMS GROUP INC., MANAGING PARTNER
4215 LINCOLN AVENUE, SUITE 100
ALBUQUERQUE, NEW MEXICO 87110
ATTN: MR. DON WILSON (405) 841-0000

SPONSOR'S INTEREST:

OWNER OF THE LAND AND PARTIAL OF SECTOR PLAN
AS PRESENTED (CONVEYANCE PLAN FILED 1/14/82)
SD-81-5-1, 1/17/1985

SECTOR PLAN AREA:

APPROXIMATELY 1,000 ACRES, "DEVELOPING URBAN" AREA.

ZONE ATLAS:

0-10 (CONVEYANCE, APPROX 750 AC, 1/17/1985)

CURRENT ZONING:

R-D (44-80-12, 2-80-133) APPROX. 750.30 AC.

STREET VARIATIONS:

INITIATED BY COUNCIL ACTION - BUT NOT EFFECTED UNTIL
FURTHER PLATTING AGREES ALIGNED TO ALL PARCELS.

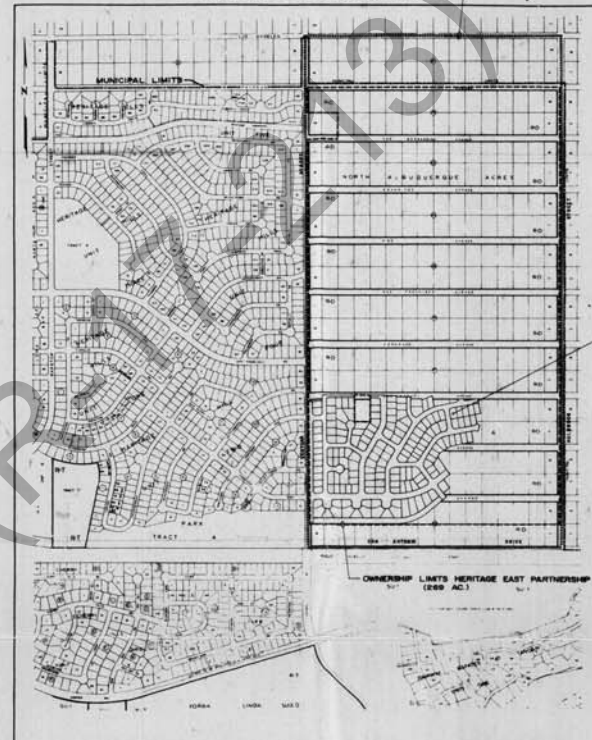
LAND PLANNING:

MR. CLIFF A. SPIROCK, R.I.C.P.

ENGINEERING AND SUBMITTAL:

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1714
CORRAL, NEW MEXICO 87004
(505) 841-0000

(880 AC)
LIMITS OF HERITAGE HILLS EAST SECTOR DEVELOPMENT PLAN

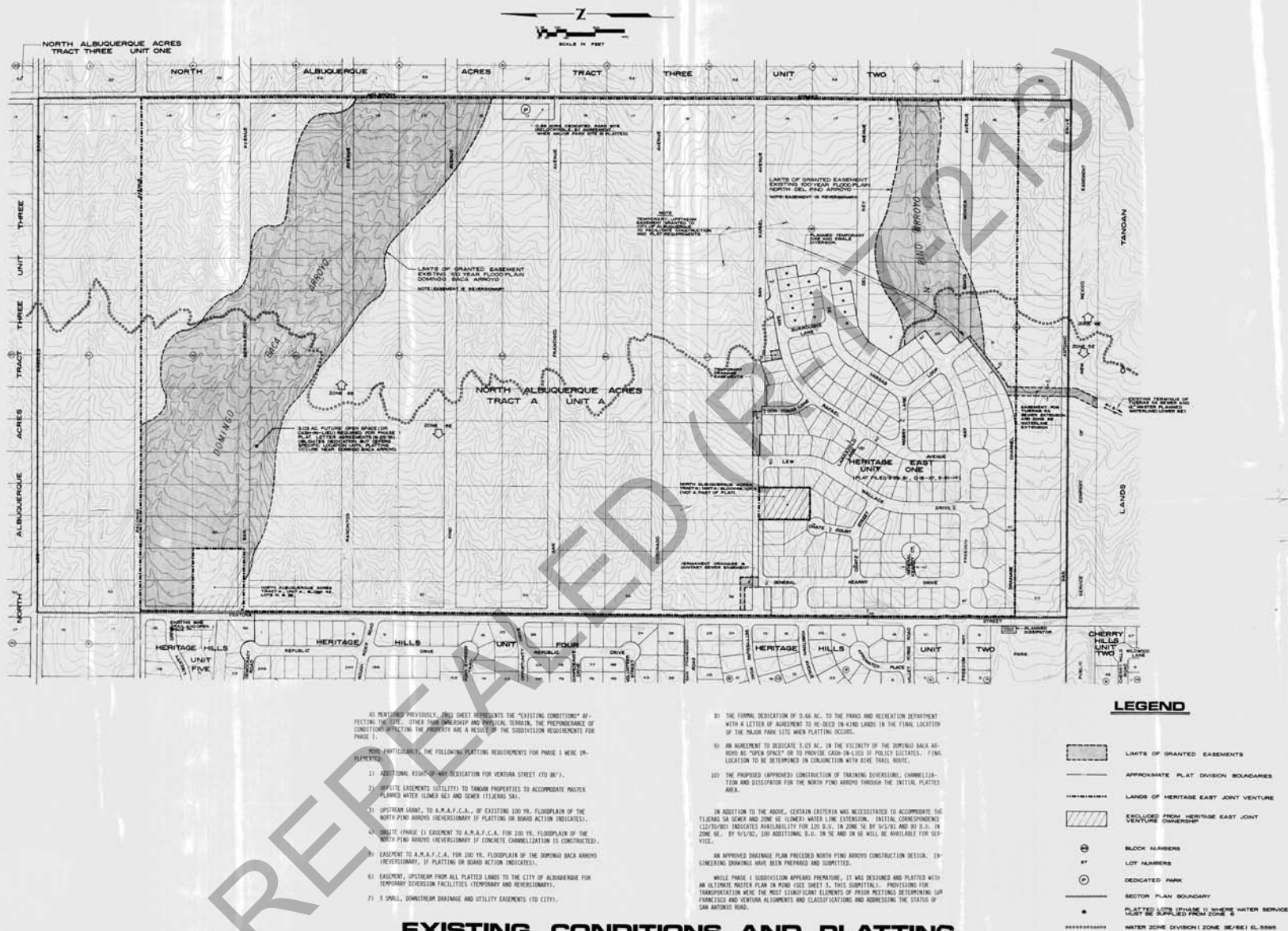


VICINITY MAP
P. 800

INDEX TO DRAWINGS

| SHEET NO. | DESCRIPTION |
|-----------|---|
| 1 | VICINITY MAP AND NARRATIVE |
| 2 | EXISTING CONDITIONS AND PLATTING |
| 3 | PROPOSED LAND USE AND TRANSPORTATION ELEMENTS |
| 4 | DRAINAGE AND SPECIFIC SITE DEVELOPMENT CONDITIONS |
| 5 | DENSITY MANAGEMENT PROPOSAL |

CITY CASE SD-81-5





LEGEND - LAND USE

- LOW DENSITY RESIDENTIAL
SINGLE FAMILY OCCUPANCY PERMITTED,
OR ATTACHED ALLOWED
- HIGHER RES. INTENSITIES
SINGLE FAMILY OCCUPANCY PERMITTED,
OR ATTACHED ALLOWED
- RECREATIONAL PARK
- COMBINED USE DEDICATION
SINGLE FAMILY OCCUPANCY PERMITTED,
OR ATTACHED ALLOWED

TRANSPORTATION

- A. LOCAL STREET
SINGLE FAMILY OCCUPANCY PERMITTED,
OR ATTACHED ALLOWED
- B. MAJOR LOCAL STREET
SINGLE FAMILY OCCUPANCY PERMITTED,
OR ATTACHED ALLOWED
- C. COLLECTOR STREET
SINGLE FAMILY OCCUPANCY PERMITTED,
OR ATTACHED ALLOWED
- D. MINOR ARTERIAL STREET
SINGLE FAMILY OCCUPANCY PERMITTED,
OR ATTACHED ALLOWED
- E. TRAIL
SINGLE FAMILY OCCUPANCY PERMITTED,
OR ATTACHED ALLOWED

* NOTE: NEW AND EXISTING STREETS ARE SHOWN
PERMANENTLY ON THE PLAN.

LAND USE AND TRANSPORTATION ELEMENTS

HERITAGE HILLS EAST - SECTOR DEVELOPMENT PLAN

APRIL, 1987

SHEET 3 OF 5

THIS MAP AND ACCOMPANYING NOTES PORTAY CERTAIN ELEMENTS OF THE LAND USE AND TRANSPORTATION PORTION OF THIS PLAN. THE LAND USE IS FURTHER EXPLAINED IN SHEET 2, INTENSITIES AND OPEN SPACE.

THE FOLLOWING NOTES ARE IDENTIFIED BY A REFERENCE TO THE CITY OF ALBUQUERQUE OPERATING DEPARTMENT WHICH HAS SPECIFIED CERTAIN CONDITIONS OR CONCERNS RELATIVE TO THE PROJECT. (E) - EPC - ENGINEERING "TRP" - TRANSPORTATION PLANNING "TE" - CITY ENGINEER, "P" - PLANNING DIVISION, "P" - PARKS AND RECREATION DEPARTMENT, AND "W" - WATER RESOURCES DEPARTMENT.

- TE-1 LOS ANGELES IS A PRINCIPAL ARTERIAL STREET AND SHALL HAVE A RIGHT-OF-WAY OF 120'.
- TE-2 DIRECT ACCESS TO LOS ANGELES WILL BE PERMITTED EXCEPT AT VENTURA AND HOLBROOK STREETS. PARKING ON A NEW EAST-WEST STREET BETWEEN LOS ANGELES AND HOLBROOK SHOULD BE USED TO ACCESS THE LAND BETWEEN THESE TWO STREETS.
- TE-3 SAN FRANCISCO COLLECTOR ROADWAY AND FREEDOM WAY MAJOR LOCAL ROADWAY ADEQUATELY SERVE TRAFFIC NEEDS. ANOTHER COLLECTOR IN THE VICINITY OF SAN FRANCISCO CALLED FOR DURING PREVIOUS ACTIONS FOR HANOVER/VENTURA IS NOT REQUIRED AND AN AMENDMENT TO THE LONG RANGE MAJOR STREET PLAN IS INDICATED.
- TE-4 HOLBROOK SHOULD BE DEVELOPED AS A MAJOR LOCAL STREET WITH A RIGHT-OF-WAY IN A 120' RIGHT-OF-WAY. DIRECT FRONTAGE LOTS WILL NOT BE PERMITTED.
- TE-5 CROSSING STRUCTURES FOR HOLBROOK OVER THE N. F. RD. AND DOWNING ROAD, AND/OR CITY RESPONSIBILITY - DEVELOPER IS RESPONSIBLE FOR VENTURA ROAD STRUCTURE (FULL WIDTH OVER THE N. F. RD. ARTERIAL), AND PERMANENT PAVING ON THE EAST SIDE OF THE STRUCTURE.

- TE-6 THE CROSSING STRUCTURE FOR VENTURA OVER THE N. F. RD. IS A DEVELOPER RESPONSIBILITY.
- TE-7 A MUTUALLY AGREEABLE PROPOSAL TO EXCHANGE RESPONSIBILITIES FOR A. F. RD. ABOVE CROSSING - LAND HOLBROOK AT THE DOWNING ROAD WAS CONCLUDED (JUNE 12, 1987). DURING THE EXCHANGE, THE CITY WILL BE COMPLETED EARLIER BY THE DEVELOPER AND THE HOLBROOK IMPROVEMENTS SCHEDULED INTO THE CITY PLAN. THE DEVELOPER WILL BE RESPONSIBLE FOR THE PERMANENT PAVING ON THE WEST SIDE OF HOLBROOK - NOT INCLUDED WITH THE CROSSING STRUCTURE.
- TE-8 A STREET WILL BE STUDIED OUT FROM THE AREA SOUTH OF THE N. F. RD. AND TO SERVE THE LAND ON THE NORTH SIDE OF SAN FRANCISCO DRIVE.
- TE-9 OFFSETS ON LOS ANGELES DRIVE AT SAN FRANCISCO SHOULD BE AT LEAST 120' OR ELIMINATED.
- TE-10 DIRECT FRONTAGE RESIDENTIAL LOTS ON SAN FRANCISCO WILL NOT BE PERMITTED.
- TE-11 A STREET CONNECTION OR PEDESTRIAN BRIDGE ACROSS THE DOWNING ROAD NEAR THE PARK SITE IS REQUIRED AT DEVELOPER EXPENSE.
- TE-12 TEMPORARY DRAINAGE DIVERSION WILL BE PERMITTED WITHIN THE HOLBROOK WEST ONLY STREET RIGHT-OF-WAY SHOULD THE DEVELOPER BE UNABLE TO OBTAIN OFFSITE EXEMPTIONS FOR DRAINAGE DIVERSION.
- TE-13 STREET RIGHTS-OF-WAY, PAVING REDUCTIONS AND SIDEWALK IMPROVEMENTS MUST BE JUSTIFIED PRIOR TO APPROVAL OF SUBMITTAL PLANNING.
- TE-14 FOR COLLEGE-AGE STREETS, A 47' RIGHT-OF-WAY IS ACCEPTABLE AS A GENERAL RULE.

- TE-15 LOCAL STREETS INTERSECTING VENTURA AND SAN FRANCISCO SHOULD HAVE A 60' RIGHT-OF-WAY FOR THE FIRST BLOCK.
- TE-16 MAJOR LOCAL STREETS SHOULD HAVE A MINIMUM 120' CENTERLINE WIDTH (FROM VENTURA).
- TE-17 FRONTAGES ON SAN FRANCISCO, VENTURA AND HOLBROOK SHOULD BE 400-500' (SEE NOTES TE-4 AND TE-9).
- TE-18 A NEIGHBORHOOD CONCERN HAS BEEN EXPRESSED ABOUT THE ALIGNMENT OF SAN FRANCISCO AT VENTURA. THE REQUESTED OFFSET (SHOWN) REQUIRES ACTION BY THE CITY. IF DENIED BY THE CITY, THE ORIGINAL ALIGNMENT SHOULD THEN BE APPROVED.
- TE-19 TWO SITES WILL BE REQUIRED FOR FUTURE CITY WELLS. ONE ON VENTURA APPROXIMATELY 2500' SOUTH OF LOS ANGELES, ANOTHER IN HOLBROOK APPROXIMATELY 2500' SOUTH OF LOS ANGELES. EACH SITE WILL BE APPROXIMATELY 12,000 SQ. FT. (120' X 120') WITH AN ADDITIONAL 12,000 SQ. FT. AS A TEMPORARY CONSTRUCTION FACILITY.
- TE-20 SERVICE HAS BEEN COMMITTED TO 200 D.G. AFTER 8/1/87, 120' OF THESE BELOW LEVEL, 1995'. SERVICE WILL REQUIRE IN AND OFF SITE MASTER PLANNED EXTENDING FOR WATER AND SEWER.
- TE-21 FOLLOWING PUBLIC HEARINGS, THIS MAP HAS BEEN CHANGED TO REFLECT:
 - A. FREEDOM WAY CONNECTION TO HOLBROOK.
 - B. PARKING KENNEL TO BE DISCONTINUED, IF POSSIBLE, THROUGH SUBSEQUENT SUBMITTAL PLANNING. ALIGNMENTS SHOWN ON THIS MAP ARE SUBMITTAL ONLY.
 - C. LAND USE DECISION.
 - D. APPLICABLE AMENDMENT CHANGED LAND USE FROM OFFICE OR HIGH DENSITY DEVELOPMENT TO LOW DENSITY RESIDENTIAL.
 - E. APPLICABLE AMENDMENT CHANGED LAND USE FROM COMMERCIAL TO LOW DENSITY RESIDENTIAL.



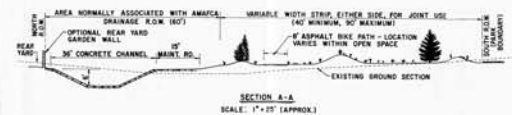
LEGEND

- SCHEMATIC OF DRAINAGE DIVIDES (POST CONVEY)
- GRAPHIC SYMBOL FOR POSSIBLE WATERSHED ROUTING
- PEDESTRIAN BRIDGE DEVELOPMENT (PENDING)
- WR-1 NOTES (SEE TEXT)
- ARROW SYSTEMS



- ENG-1 IN A RESPONSE TO COMMUNITY NEEDS AND TO IMPROVE DRAINAGE, FLOOD CONTROL, AND BRIDGE RESPONSIBILITY, THE CITY AND THE DEVELOPER HAVE AGREED TO CAPTURE AND CONTROL FLOODING INDICATED ON THIS SHEET (SEE APPENDIX).
- ENG-2 DESIGN DETAILS FOR PHASE II, CURRENTLY BEING REVIEWED, WEST WATERSHED.
- A) STRUCTURE TO PREVENT TRAILER FLOOD FROM CROSSING OVERPASS
 - B) DRAINAGE FACILITIES
 - C) CHANNEL DESIGNATION WITH VARYING FLOW RATES AND DRAINAGE
 - D) FLOOD PREVENTION FOR HOLBROOK
- PD-1 AND PD-2 CAN SUPPORT AN ALTERNATE PROPOSAL FOR THE NORTH PINO ARROYO WEST OF VENTURA AND THE DOWNSIDE BACK ARROYO. THIS HOLDS CHANNEL LAYOUT TO RECLAIM A PORTION OF THE EASEMENT WITHIN THE HERITAGE HILLS PARK DEVELOPMENT AS PRACTICAL.

- PD-2 THE DEVELOPER WILL PROVIDE A PEDESTRIAN PREPARED BRIDGE OVER THE DOWNSIDE BACK CHANNEL IF A VEHICULAR CROSSING IS NOT INSTALLED, INCLUDING EASEMENTS PROVIDING FOR CONNECTION TO PUBLIC STREETS. WHETHER THE FLOODPLAIN IS ALIGNED OR NOT SHOULD NOT BE THE USE OF THE ARROYO FOR BICYCLE TRAILS.
- PD-3 A SYSTEM OF OPEN SPACE CALCULATION AND MONITORING IS REQUIRED IN MORE SPECIFICITY THAN ORIGINALLY PRESENTED (SEE SHEET 5, THIS PLAN).
- PD-4 A TYPICAL CROSS-SECTION OF PROPOSED BICYCLEWAY/OPEN SPACE/DOWNSIDE BACK SHOULD BE SUPPLIED.
- PD-5 A CROSSING STRUCTURE WILL BE PROVIDED AT THE DOWNSIDE BACK PARK SITE.
- PD-6 C-2 ZONING IS NOT APPROPRIATE FOR THE COMMERCIAL LOCATION. C-2 (NEIGHBORHOOD COMMERCIAL) IS MORE APPROPRIATE.
- PD-7 SPECIFIC ZONING OR CALCULATION OF PLANNED INTENSITY OF DEVELOPMENT WILL BE NECESSARY TO CALCULATE OPEN SPACE REQUIREMENTS (SEE SHEET 5).
- PD-8 THE ISSUE OF LAND USES ALONG LOS ANGELES IS A UNIQUE COMMUNITY ISSUE. TRANSPORTATION AND TRAFFIC IMPROVEMENTS ARE IN THE EARLY STAGES OF A CORRIDOR STUDY AND NO LAND USE ADJACENT TO THAT AREA CAN BE SUGGESTED AT THIS TIME.



NOTE: THE DEVELOPER, BY THIS PLAN, INTENDS TO DEDICATE AN ARROYO OF LAND AREA WITHIN THE DOWNSIDE BACK ALONGMENT TO SERVE AS DRAINAGEWAY, BICYCLE TRAIL, AND SPECIFIC OPEN SPACE. THIS DEDICATION INCLUDES REVIEW OF SHEET 5 OF THIS PLAN AND THE CROSS SECTION PROVIDED IS ONLY A SUGGESTED PORTION OF THE ARROYO OF THE MINIMUM WIDTH AND LOCATION OF THE COMBINED-USE CORRIDOR. SPECIFIC ENGINEERING DESIGN NOT REVIEWED. THIS SCHEMATIC.

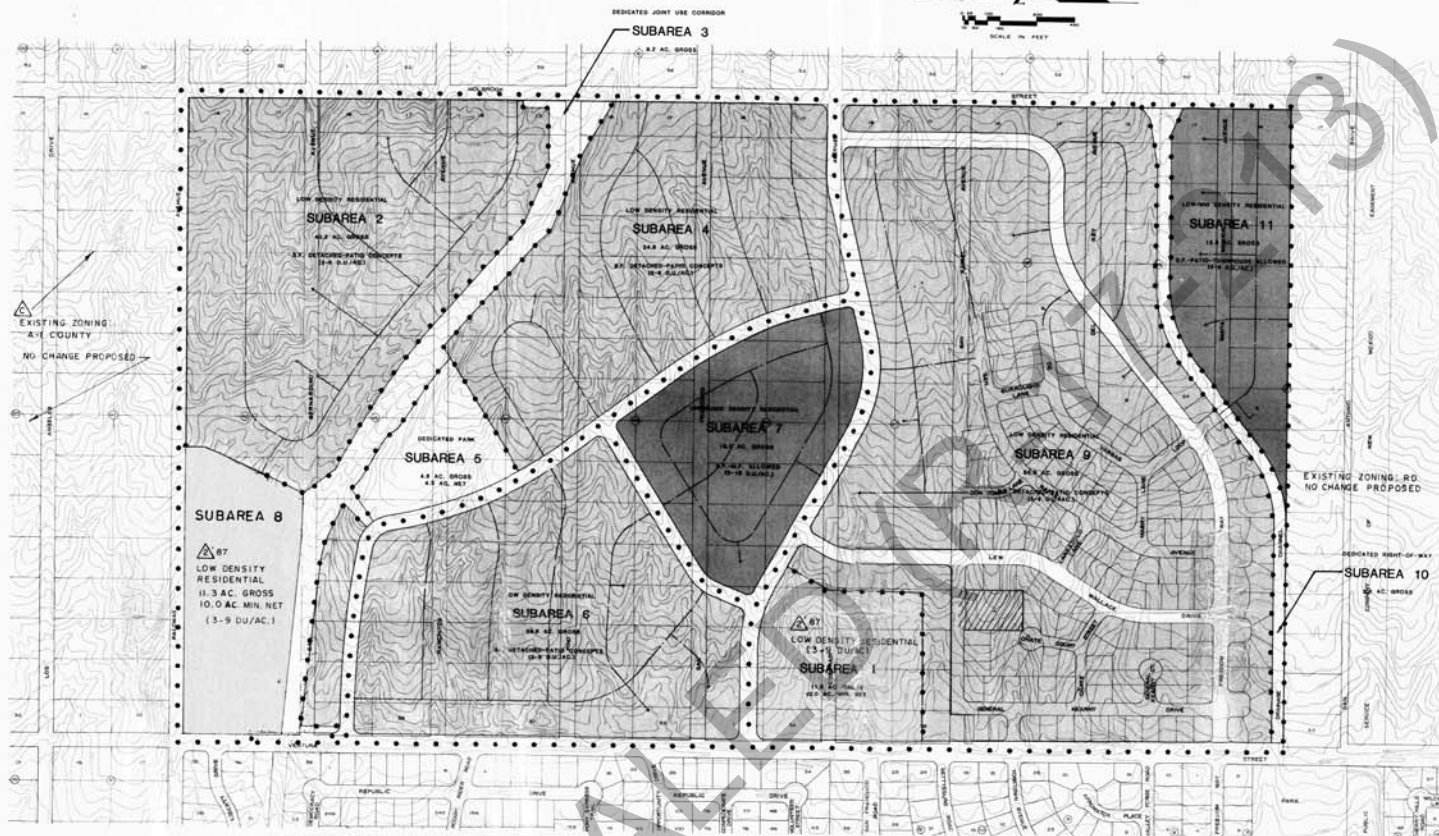
ENG-1 CONTINUED

CITY OF HERITAGE LETTER AGREEMENT OF 6/18/84

- 1) BELLAMUNA COMMUNITY DEVELOPMENT (BCD) WILL CONSTRUCT A 1/2-MILE PERMANENT CROSSING STRUCTURE OVER THE NORTH PINO ARROYO ON VENTURA BLVD. ALONG WITH A PERMANENT (SHED) DRAINAGE IMMEDIATELY WEST OF VENTURA. BCD WILL PLACE PERMANENT PAVEMENT ON THE EAST HALF OF THE STRUCTURE.
- 2) IN EXCHANGE FOR THE COMMITMENT OUTLINED IN #1, THE CITY WILL CONSTRUCT PERMANENT HALF-SECTION CROSSING STRUCTURES OVER THE NORTH PINO AND DOWNSIDE BACK ARROYOS ON HOLBROOK AVE. BOTH STRUCTURES WILL BE CONSTRUCTED IN THE WEST ONE-HALF OF HOLBROOK. HOWEVER, THIS WILL NOT BE THE SIDE OF THE DRAINAGE TO PERMANENTLY PAVE THE WEST HALF OF HOLBROOK ALONG THE IF EAST PROPERTY LINE.
- 3) HOLBROOK AVE. WILL BE BARRICADED NORTH AND SOUTH OF THE NORTH PINO AND DOWNSIDE BACK ARROYOS SUCH THAT THE "PERMANENT" HALF-SECTION CROSSING STRUCTURES CAN BE CONSTRUCTED BY THE CITY WHEN CIP FUNDS BECOME AVAILABLE.
- 4) BCD WILL ACTIVELY PURSUE THE ACQUISITION OF EASEMENTS ON SIX LOTS EAST OF THE HOLBROOK RIGHT-OF-WAY TO SERVE AS OFF-ROUTE DRAINAGE OR BICYCLE IMPACTING THE ROADWAY. IF ANY OR ALL OF THESE EASEMENTS CANNOT BE ACQUIRED, THE DRAINAGE WILL BE CONSTRUCTED IN THE EAST HALF OF THE HOLBROOK RIGHT-OF-WAY BY BCD. TURNING FROM NATURAL TO CONCRETE LINED CHANNEL SECTION, ON BOTH THE NORTH PINO AND DOWNSIDE BACK ARROYOS, SHALL BE CONSTRUCTED WEST OF HOLBROOK.
- 5) THE EAST PERMANENT HALF-SECTION CROSSING STRUCTURE OVER THE DOWNSIDE BACK ARROYO ON VENTURA BLVD. IS CITY RESPONSIBILITY.

LOCAL JURISDICTION
LOCAL MAINTENANCE

DRAINAGE AND SPECIFIC SITE DEVELOPMENT CONDITIONS



THE FEBRUARY, 1987 PLAN MEASUREMENT PROVIDED FOR A MAXIMUM OF 1483 UNITS. AS OF APRIL, 1987, ALL DEVELOPABLE SUBAREAS EXCEPT 1 AND 8 HAVE BEEN PLATTED.

| SUB AREA | MAX. D.U./AC | PLATTED D.U. |
|-----------------|--------------|--------------|
| 1 | 140 | 0 |
| 2 | 190 | 175 |
| 3 (APPROX) | N/A | N/A |
| 4 | 154 | 143 |
| 5 (APPROX) | N/A | N/A |
| 6 | 190 | 156 |
| 7 | 375 | 43 |
| 8 (COMMERCIAL) | N/A | N/A |
| 9 | 302 | 152 |
| 10 (INDUSTRIAL) | N/A | N/A |
| 11 | 82 | 82 |
| TOTALS | 1483 | |

TO CREATE A FLEXIBLE, YET ADMINISTRATIVELY EFFICIENT PROCESS TO MONITOR OPEN SPACE, SUB-PARCEL DENSITIES AND CONFORMANCE TO THE COMPREHENSIVE PLAN (3-4 DU/AC ALLEYS, DEVELOPING UNDER AREAS) THE FOLLOWING ASSUMPTIONS AND CALCULATIONS WERE USED:

- 2) WHAT IS THE TOTAL NUMBER OF DWELLING UNITS THAT CAN BE ACCOMMODATED IN 272 AC. OPEN SPACE, OF TOTAL OPEN SPACE PER UNIT 18-0 ZONE?

PROBABLE HOUSE SIZE: 1500 SQ. FT.
PROBABLE GARAGE SIZE: 500 SQ. FT.
PROBABLE DRIVEWAY AREA: 400 SQ. FT.
MARGINAL OPEN SPACE: 2400 SQ. FT.
TOTAL PER D.U.: 3800 SQ. FT.

△ 65

REMAINING DEVELOPMENT AREAS (AS OF 4/87): 20.1 AC. LESS:

3.0 AC. (STREET R/W @ 100' LINES)

17.1 AC. REMAINING (NON-D.S. CLASSIFICATIONS)

17.1 AC. = 4850 SQ. FT. = 154 D.U. FOR PARCELS 1 & 8

- 2) WHAT IS THE UPPER LIMIT OF ALL RESIDENTIAL UNITS ACCORDING TO THE COMPREHENSIVE PLAN?

272 AC. @ 3.6 DU/AC = 982 D.U.

- 3) WHAT IS THE LOWER LIMIT OF ALL RESIDENTIAL UNITS ACCORDING TO THE COMPREHENSIVE PLAN?

272 AC. @ 3.0 DU/AC = 816 D.U.

THE FOLLOWING TABLE REPRESENTS THE LAND USE PORTION OF THE PLAN IN CONVENTIONAL, IN PERMITS (I.E., S.F., DETACHED, TOWNHOUSE, ETC.) AND SHOWS AN APPROXIMATE GROSS ACRES FOR EACH SUB-AREA.

PLEASE NOTE THAT THE ALLOWABLE "RANGE" OF DENSITIES HAVE BEEN PROJECTED. ALSO, THE "MOST PROBABLE" NUMBER OF DWELLING UNITS PER SUB-AREA.

THIS "MOST PROBABLE" COLUMN IS PROVIDED FOR THE PLANNING DIVISION'S INTERNAL USE AND IS NOT MEANT TO BE A LIMIT ON THE SITE DENSITIES.

| PARCEL NO. | USE | MINIMUM PROJECTED | MAXIMUM PROJECTED | MOST PROBABLE |
|---------------------------------|-------------------------|-------------------|-------------------|---------------|
| 1 | RESIDENTIAL | 35 | 104 | 77 |
| 2 | RESIDENTIAL | N/A | N/A | N/A |
| 3 | JOINT USE DESIGNATION | N/A | N/A | N/A |
| 4 | RESIDENTIAL | N/A | N/A | N/A |
| 5 | DEDICATED PARK | N/A | N/A | N/A |
| 6 | RESIDENTIAL | N/A | N/A | N/A |
| 7 | RESIDENTIAL (W/ ALLEYS) | N/A | N/A | N/A |
| 8 | RESIDENTIAL | 34 | 103 | 77 |
| 9 | RESIDENTIAL | N/A | N/A | N/A |
| 10 | DEDICATED R.W. | N/A | N/A | N/A |
| 11 | RESIDENTIAL (W/ ALLEYS) | N/A | N/A | N/A |
| TOTALS (FOR D.S. AC. REMAINING) | | 69 | 207 | 154 |

△ 67 DENSITY MANAGEMENT TECHNIQUE

| GROSS ACRES | 272 AC. | 272 AC. | 272 AC. |
|-----------------------|-------------|-------------|-------------|
| TARGET DENSITY | 3.6 D.U./AC | 3.6 D.U./AC | 3.6 D.U./AC |
| COMBINED TOTAL UNITS: | 982 D.U. | 982 D.U. | 982 D.U. |

1. TO INCREASE TOTAL DWELLING UNITS REQUIRES:

- ADDITIONAL OPEN SPACE IN THE AMOUNT OF 2400 SQUARE FEET PER ADDITIONAL DWELLING UNIT IN EXCESS OF 18-0 TO BE PRESERVED OUTSIDE THE 272-ACRE GROSS SECTOR PLAN AREA, BUT IN A LOCATION ACCEPTABLE TO THE CITY PLANNER, OR
 - SUBMISSION OF EVIDENCE THAT MORE THAN 4000 SQUARE FEET OF OPEN SPACE PER DWELLING UNIT SHALL BE RECEIVED WITHIN THE SECTOR PLAN BOUNDARY, AND
 - SECTOR PLAN MEASUREMENT BY THE ENVIRONMENTAL PLANNING COMMISSION OF TOTAL DWELLING UNITS EXCEED 1483 UNITS WITHIN THE ORIGINAL 272 AC. SECTOR PLAN AREA.
2. THE SECTOR PLAN SHALL ESTABLISH THE MAXIMUM NUMBER OF DWELLING UNITS FOR EACH SUB-AREA WITHIN ITS BOUNDARIES. THE MAXIMUM NUMBER OF DWELLING UNITS SHALL BE FIXED AND ASSOCIATED WITH EACH SUB-AREA UNITS CARRIED THROUGH A SECTOR PLAN MEASUREMENT APPROVED BY THE DEVELOPMENT REVIEW BOARD. IN NO CASE SHOULD THE MINIMUM BE LESS THAN THREE DWELLING UNITS PER GROSS AC. (421 TOTAL).
3. THE SECTOR PLAN SHALL ESTABLISH THE MAXIMUM NUMBER OF DWELLING UNITS FOR EACH SUB-AREA WITHIN ITS BOUNDARIES. DEVELOPMENT OF UP TO THE MAXIMUM NUMBER OF DWELLING UNITS ESTABLISHED FOR ANY SUB-AREA CAN BE ALLOWED SO LONG AS AN ADEQUATE NUMBER OF UNDEVELOPED DWELLING UNITS IS MAINTAINED TO ASSURE A PROPER BOUNDARY - AT LEAST THE MINIMUM REQUIRED DWELLING UNITS ON ALL UNDEVELOPED OR PARTIALLY DEVELOPED SUB-AREAS WITHOUT THE NEED TO INCREASE TOTAL AUTHORIZED DWELLING UNITS FOR THE SECTOR PLAN.

THE MAXIMUM NUMBER OF DWELLING UNITS SHALL BE FIXED AND ASSOCIATED WITH EACH SUB-AREA UNITS CARRIED THROUGH A SECTOR PLAN MEASUREMENT APPROVED BY THE DEVELOPMENT REVIEW BOARD.

4. THE CITY SHALL MONITOR DENSITY OF DEVELOPMENT AND THE PRIVATE SECTOR SHALL MAKE APPROPRIATE DISCLOSURES AS FOLLOWS:

- A. EACH SUB-AREA OF THE SECTOR PLAN SHALL SHOW "PROPOSED DWELLING UNITS" IN AN AMOUNT LESS THAN OR EQUAL TO THE PLANNED MAXIMUM FOR THE SUB-AREA, AND GREATER THAN OR EQUAL TO THE PLANNED MINIMUM FOR THE SUB-AREA.

- B. ALL PLATTING FOR THE AREA SHALL CARRY THE FOLLOWING NOTICE PROMINENTLY ON THE PLAT AS NOTICE TO THE PRIVATE SECTOR THAT DENSITY IS SUBJECT TO SECTOR PLAN MEASUREMENT.

"NOTICE: THE TOTAL NUMBER OF DWELLING UNITS WHICH MAY BE PERMITTED IS REGULATED THROUGH SPECIAL SECTOR PLAN REQUIREMENTS. TO DETERMINE THE NUMBER OF DWELLING UNITS ASSIGNED TO ANY LOT, CONTACT THE CITY PLANNING DIVISION."

- C. THE TOTAL "PROPOSED DWELLING UNITS" FOR ALL LOTS WITHIN THE SECTOR PLAN AREA SHALL EQUAL THE TOTAL DWELLING UNITS ESTABLISHED AS A LIMIT FOR THE SECTOR PLAN. TO EXCEED THE NUMBER OF DWELLING UNITS PROPOSED ON ANY LOT SHALL REQUIRE SPECIAL-PLANNING OFF-SETTING REDUCTION IN THE NUMBER OF DWELLING UNITS PROPOSED FOR OTHER LOTS WITHIN THE SECTOR PLAN AREA. ALL SUCH CHANGES SHALL BE PERMISSIVE SO LONG AS THE TOTAL DWELLING UNITS PROPOSED FOR ALL LOTS:

- REMAIN WITHIN THE APPROVED MAXIMUM AND MINIMUM RANGES FOR THE AFFECTED AREAS, AND
- THE NUMBER OF DWELLING UNITS PROPOSED IN ANOTHER PART OF THE SECTOR PLAN AREA IS COMPARABLE IN A CORRESPONDING WAY AS EVIDENCED BY A COPY OF A RECORDED WRITTEN AGREEMENT AMONG PRINCIPAL OWNERS OF BULK LAND UPON WHICH THE NUMBER OF PROPOSED DWELLING UNITS HAS BEEN CHANGED.

DENSITY MANAGEMENT

HERITAGE HILLS EAST - SECTOR DEVELOPMENT PLAN

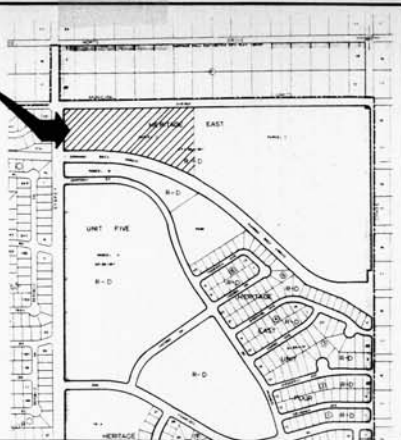
INCREASE ABOVE 154 D.U. REQUIRES SECTOR PLAN AMENDMENT, EPC REVIEW.

APRIL, 1987

SHEET 5 OF 5

PROJECT LOCATION

VICINITY MAP
NOT TO SCALE



NOTES:

1. HEARING BASE FOR THIS PLAT IS THE RESULT OF SURVEY FOR HERITAGE HILLS EAST FILED FOR RECORD ON FEBRUARY 4, 1981 IN VOLUME C17, FOLIO 200. BEARINGS ARE REFERENCED TO GRID NORTH NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES ARE GROUND.
2. ALL DIMENSIONS PUBLISHED ALONG CURVED LINES ARE ARC DISTANCES. LOT LINES MARKED N/R ARE NON-RADIAL.
3. BENCHMARK FOR THIS PLAT IS THE A.C.S. BRASS TABLE "1-C21A" SET IN TOP OF CONCRETE POST FLUSH WITH GROUND AND LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF LOS ANGELES DRIVE, N.E. AND HOLBROOK STREET, N.E. ELEV. = 3634.65'
4. CENTERLINE (IN LIEU OF R/W) MONUMENTATION TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION SURVEY MARKER DO NOT DISTURB L.S. 7270"
5. UNLESS OTHERWISE NOTED ALL BOUNDARY CORNERS ARE MARKED WITH A #5 REBAR W/ CAP STAMPED "L.S. NO. 7270."
6. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE TEN (10) FEET WIDE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 - A. THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - B. THE GAS COMPANY OF NEW MEXICO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 - C. MOUNTAIN BELL FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 - D. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT OF INGRESS AND EGRESS FOR THE CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. ALSO INCLUDED IS THE RIGHT TO INSTALL AND MAINTAIN SERVICE LINES.
7. MINIMUM TEN FEET (10') SOUTH SIDEYARD SETBACKS AND MINIMUM FIVE FEET (5') NORTH SIDEYARD SETBACKS SHALL APPLY TO THE DEVELOPMENT OF THE FOLLOWING LOTS: 1, 2, 3, 5, 9, 21 AND 28. ALL OTHER LOTS SHALL HAVE MINIMUM SIDEYARD SETBACKS AS REQUIRED BY SECTION 10.E.3 OF THE CITY ZONING CODE. ALL STRUCTURES SHALL BE SUBJECT TO THE BUILDING HEIGHT LIMITATIONS OF SECTION 40.C.1-g OF THE CITY ZONING CODE UNLESS ENERGY EFFICIENT CONSTRUCTION STANDARDS SPECIFIED IN SECTION 40.C.1.(g)(4) ARE USED AND A HEIGHT LIMIT WAIVER IS OBTAINED FROM THE ZONING ENFORCEMENT OFFICER.
8. THERE SHALL BE NO DRIVEWAY ACCESS FROM VENTURA STREET TO LOTS 20, 21, AND 22 OR FROM PALOMAS TO LOTS 1, 22, 23, 24, 25, AND 28.
9. SPECIAL FRONT YARD SETBACKS: LOTS 6, 7, 8 AND 21 SHALL HAVE A MINIMUM FRONT YARD SETBACK OF 25 FEET; LOTS 20 AND 22 SHALL HAVE A MINIMUM FRONT YARD SETBACK OF 30 FEET.

LEGAL DESCRIPTION:

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT ("PROJECTED" SECTION 20, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING COMPRISED OF ALL OF PARCEL "C", HERITAGE EAST UNIT FIVE AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "REDIVISION OF PORTIONS OF BLOCKS 42, 43, 44, 44S, NORTH ALBUQUERQUE ACRES (NOW COMPRISED PARCELS A, B, AND C) HERITAGE EAST UNIT 5" FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 30, 1985 IN VOLUME C28, FOLIO 43 AS DOCUMENT NO. 85 72737, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A.C.S. "1-C21A" (BRASSCAP IN PLACE AND HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE OF X=415,503.35 AND Y=1,518,787.29 FEET); THENCE, S69°09'41"W, 1638.67 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PALOMAS AVENUE N.E. (60' R/W) SAID POINT BEING THE NORTHEAST CORNER OF PARCEL "C" OF THE AFFOREMENTIONED HERITAGE EAST UNIT 5 AND THE NORTHEAST CORNER AND TRUE PLACE OF BEGINNING, OF THE PARCEL HEREIN DESCRIBED; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S00°20'39"W, 565.83 FEET TO THE SOUTHWEST CORNER AND POINT-ON-CURVE (P.O.C.) ON THE NORTHERLY BOUNDARY LINE OF THE DOMINGO BACA ARROYO (100' R/W); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTHWESTERLY 914.51 FEET ALONG THE ARC OF A CURVE (SAID ARC HAVING A RADIUS OF 1778.45 FEET, A CENTRAL ANGLE OF 29°27'46" AND A CHORD THAT BEARS N75°08'03"W, 904.47' TO A POINT-OF-TANGENCY (P.T.); THENCE, N89°51'56"W, 220.43 FEET TO THE SOUTHWEST CORNER AND POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VENTURA STREET, N.E. (87' R/W); THENCE ALONG SAID RIGHT-OF-WAY LINE, N00°08'04"E 309.73 FEET TO A POINT-OF-CURVATURE (P.C.); THENCE NORTHEASTERLY, 47.23 FEET ALONG THE ARC OF A CURVE (SAID ARC HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°12'35" AND A CHORD THAT BEARS N45°14'22"E, 42.50 FEET) TO A POINT-OF-TANGENCY (P.T.) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PALOMAS BOULEVARD N.E.; THENCE ALONG SAID RIGHT-OF-WAY LINE, S89°39'21"E 1067.35 FEET TO THE NORTHEAST CORNER AND TRUE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

THE ABOVE DESCRIBED ENCLOSURE CONTAINS 10.0002 ACRES MORE OR LESS.

FREE CONSENT AND DEDICATION:

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHT-OF-WAYS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS (SEE NOTES 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). I, THE UNDERSIGNED, DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

BELLAMAH COMMUNITY DEVELOPMENT
A NEW MEXICO GENERAL PARTNERSHIP

D. T. ROBERTSON
SENIOR VICE-PRESIDENT AND REGIONAL MANAGER

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1987 BY D. T. ROBERTSON, SENIOR VICE-PRESIDENT AND REGIONAL MANAGER, BELLAMAH COMMUNITY DEVELOPMENT, A NEW MEXICO GENERAL PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SUBDIVISION CASE DATA

SUBDIVISION CASE NO.DRB-87-365, SV-87-54
GROSS SUBDIVISION ACREAGE10.0002 AC
ZONE ATLAS INDEX0-20
NO. OF EXISTING TRACTS/LOTS1
NO. OF TRACTS/LOTS CREATED40
MILES OF FULL-WIDTH STREETS CREATED0.26
MILES OF HALF-WIDTH STREETS CREATED0
DATE OF SURVEYAPRIL, 87

SUBDIVISION PLAT FOR

HERITAGE EAST UNIT SEVEN

SITUATE WITHIN THE ELENA GALLEGOS GRANT
("PROJECTED" SECTION 20, T11N, R4E, N.M.P.M.)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 1987

RESERVED FOR COUNTY CLERK

APPROVALS:

SUBDIVISION CASE NUMBER _____

CITY PLANNER/ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT _____ DATE _____

CITY ENGINEER, ENGINEERING DIVISION _____ DATE _____

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____ DATE _____

WATER UTILITIES DEPARTMENT _____ DATE _____

CHIEF CITY SURVEYOR, ENGINEERING DIVISION _____ DATE _____

PROPERTY MANAGEMENT _____ DATE _____

GAS COMPANY OF NEW MEXICO _____ DATE _____

MOUNTAIN BELL _____ DATE _____

PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____

SURVEYOR'S CERTIFICATION:

I, L.A. CARLETON, JR., HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE REQUIREMENTS SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

L.A. CARLETON, JR., N.M.L.S. #7270

STATE OF NEW MEXICO)
COUNTY OF SANDOVAL) SS

THE FOREGOING SURVEYOR'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1987 BY L.A. CARLETON, JR.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SHEET 1 OF 2

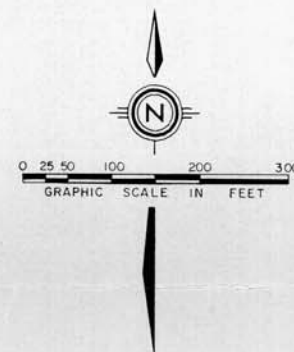
DATE: JUNE, 1987
SCALE: 1"=100'
DESIGNED: C.S.C.
DRAWN: M.C.G.
JOB NO: 73-51-025

community
sciences
corporation

LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

SUBDIVISION PLAT FOR
HERITAGE EAST UNIT SEVEN

RESERVED FOR COUNTY CLERK



* SOLAR ACCESS LOT (SEE SHEET 1, NOTE 7)

| C U R V E T A B L E | | | |
|-----------------------|----------|---------|------------|
| CURVE | RADIUS | ARC | DELTA |
| C1 | 25.00" | 39.27° | 90°00'00" |
| C2 | 30.00" | 47.23° | 90°12'35" |
| C3 | 25.00" | 42.48° | 97°21'59" |
| C4 | 25.00" | 37.79° | 86°36'12" |
| C5 | 25.00" | 34.49° | 124°52'44" |
| C6 | 25.00" | 13.06° | 29°55'35" |
| C7 | 15.00" | 13.66° | 13°46'23" |
| C8 | 25.00" | 16.91° | 38°45'21" |
| C9 | 1500.00" | 356.17° | 13°36'18" |
| C10 | 1500.00" | 220.08° | 08°24'23" |
| C11 | 1500.00" | 136.09° | 05°11'55" |
| C12 | 50.00" | 43.74° | 50°07'08" |
| C13 | 50.00" | 40.89° | 46°51'27" |
| C14 | 50.00" | 36.96° | 42°20'52" |
| C15 | 50.00" | 20.14° | 23°04'26" |
| C16 | 50.00" | 31.02° | 35°33'00" |
| C17 | 50.00" | 62.60° | 71°43'55" |
| C18 | 50.00" | 33.22° | 38°03'58" |
| C19 | 50.00" | 42.28° | 48°27'17" |
| C20 | 50.00" | 26.88° | 30°35'30" |
| C21 | 50.00" | 28.10° | 32°12'08" |
| C22 | 50.00" | 26.05° | 29°50'56" |
| C23 | 1778.43" | 20.11° | 00°38'53" |

| T A N G E N T T A B L E | | |
|---------------------------|---------------|-----------------|
| TANGENT | B E A R I N G | D I S T A N C E |
| T1 | N13°56'15"7"E | 25.00' |
| T2 | N89°39'12"1"W | 15.00' |
| T3 | N24°15'10"5"E | 64.21' |
| T4 | N78°08'11"0"E | 96.59' |
| T5 | N78°08'11"0"E | 106.76' |
| T6 | S24°15'10"5"W | 76.52' |
| T7 | S79°41'15"2"E | 107.71' |
| T8 | S79°41'15"2"E | 119.59' |
| T9 | N00°08'10"4"E | 25.40' |

| A C R E A G E T A B L E | | | |
|------------------------------|------------|-----|------------|
| LOT | ACREAGE | LOT | ACREAGE |
| 1 | 0.1875 AC. | 21 | 0.2360 AC. |
| 2 | 0.1641 AC. | 22 | 0.3926 AC. |
| 3 | 0.1641 AC. | 23 | 0.2741 AC. |
| 4 | 0.1515 AC. | 24 | 0.2207 AC. |
| 5 | 0.1746 AC. | 25 | 0.2532 AC. |
| 6 | 0.4061 AC. | 26 | 0.1807 AC. |
| 7 | 0.2508 AC. | 27 | 0.2098 AC. |
| 8 | 0.2413 AC. | 28 | 0.2546 AC. |
| 9 | 0.2015 AC. | 29 | 0.1657 AC. |
| 10 | 0.2113 AC. | 30 | 0.1567 AC. |
| 11 | 0.2113 AC. | 31 | 0.1677 AC. |
| 12 | 0.1872 AC. | 32 | 0.1567 AC. |
| 13 | 0.1698 AC. | 33 | 0.1567 AC. |
| 14 | 0.1602 AC. | 34 | 0.1657 AC. |
| 15 | 0.1586 AC. | 35 | 0.1657 AC. |
| 16 | 0.1648 AC. | 36 | 0.1567 AC. |
| 17 | 0.1790 AC. | 37 | 0.1567 AC. |
| 18 | 0.1982 AC. | 38 | 0.1567 AC. |
| 19 | 0.1693 AC. | 39 | 0.1565 AC. |
| 20 | 0.2846 AC. | 40 | 0.1927 AC. |

SHEET 2 OF 2

| | |
|-----------|------------|
| DATE: | JUNE, 1983 |
| SCALE: | 1" = 100' |
| DESIGNED: | C.S.C. |
| DRAWN: | M.C.G. |
| JOB NO.: | 73-51-025 |

community
sciences
corporation

LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1326 Corrales, N.M. 87048

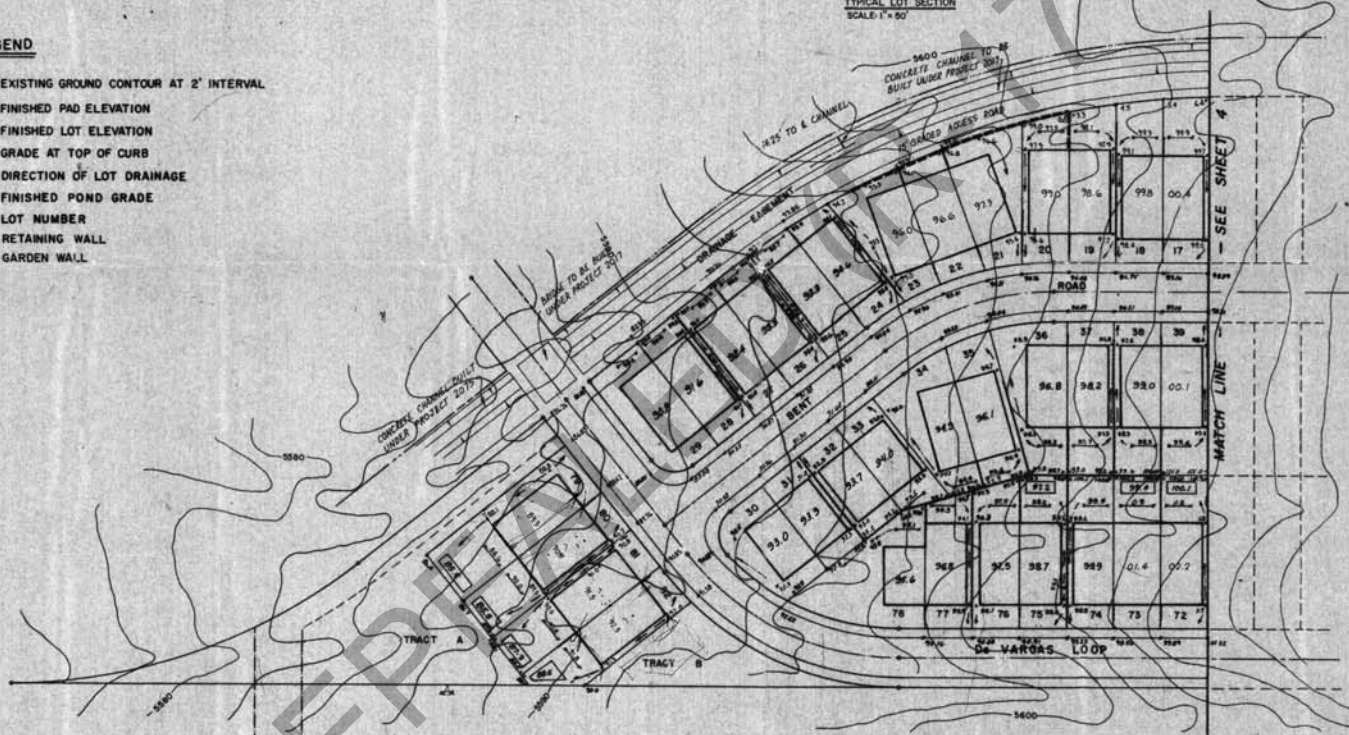
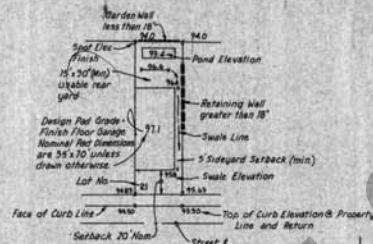
HERITAGE EAST SUBDIVISION UNIT 3



SCALE: 1" = 60'

LEGEND

| | |
|-------|--|
| 5580 | EXISTING GROUND CONTOUR AT 2' INTERVAL |
| 56.6 | FINISHED PAD ELEVATION |
| 54.5 | FINISHED LOT ELEVATION |
| 54.88 | GRADE AT TOP OF CURB |
| SEE | DIRECTION OF LOT DRAINAGE |
| SEE | FINISHED POND GRADE |
| 15 | LOT NUMBER |
| --- | RETAINING WALL |
| --- | GARDEN WALL |



NOTE
HOUSE PAD CONFIGURATION CAN
BE CHANGED ON BACK DRAINAGE
LOTS

JOB NO. 04113

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: HERITAGE EAST - UNIT THREE
GRADING PLAN

| APPROVALS | ENGINEER | DATE | APPROVALS | ENGINEER | DATE |
|--------------------|-------------|---------|--------------------|-------------|---------|
| City Engineer | [Signature] | 7/28/04 | City Engineer | [Signature] | 7/28/04 |
| A.C.E. - Design | [Signature] | 7/28/04 | A.C.E. - Design | [Signature] | 7/28/04 |
| A.C.E. - Hydrology | [Signature] | 7/28/04 | A.C.E. - Hydrology | [Signature] | 7/28/04 |

| | | | | | | | |
|-------------|------|---------|------|-------|---|----|----|
| DRAWING NO. | 2227 | MAP NO. | D-20 | SHEET | 3 | OF | 14 |
|-------------|------|---------|------|-------|---|----|----|

| AS BUILT INFORMATION | | BENCH MARKS | | SURVEY INFORMATION | | ENGINEER'S SEAL | |
|----------------------|------|-------------|------|--------------------|----|-----------------|---|
| DATE | DATE | DATE | DATE | NO. | BY | | NO. DATE REMARKS REVISIONS DESIGNED BY DRAWN BY CHECKED BY |
| DATE | DATE | DATE | DATE | NO. | BY | | |
| DATE | DATE | DATE | DATE | NO. | BY | | |
| DATE | DATE | DATE | DATE | NO. | BY | | |

85 75917

REPLAT
OFPORTIONS OF BLOCKS 43, 44, 45, 46 & 47
NORTH ALBUQUERQUE ACRES(NOW COMPRISING LOTS 1 THRU 12, BLOCK 1,
LOTS 1 THRU 25, BLOCK 2, LOTS 1 THRU 29,
BLOCK 3, LOTS 1 THRU 19, BLOCK 4, LOTS 1
THRU 45, BLOCK 5, AND LOTS 1 THRU 15, BLOCK 6)
HERITAGE EAST UNIT 4

ALBUQUERQUE, BERNALILLO COUNTY N.M.

JULY 1985

LEGAL DESCRIPTION

Being that certain parcel of land situate within the Elena Gallegos Grant being a portion of the East-half of Projected Section 20, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being a Replat of Lot 25 and portions of Lots 7 thru 9, 22 thru 24, 26 and 27, Block 43, Lots 8 thru 10, 21 thru 24, and portions of Lots 6, 7, 11 thru 13, 17 thru 20, 25 and 26, Block 44, Lots 10 thru 16, 17 thru 22 and portions of 8, 9, 23 and 24, Block 45, Lots 12 thru 16, 17 thru 20, and portions of 10, 11, 21 and 22, Block 46, and portions of Lots 12, 13 and 14, Block 47, together with vacated portions of San Bernardino Avenue N.E., Ranchito Avenue N.E., Pine Avenue N.E., and San Francisco Avenue N.E. (Streets vacated August 21, 1956, by Vacation Ordinance No. Y-85-276) as said Lots and vacated streets are shown and designated on "Tract A, Unit A, NORTH ALBUQUERQUE ACRES", plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on March 17, 1937, in Volume D, Folio 129, (Now Comprising Lots 1 thru 12, Block 1, Lots 1 thru 25, Block 2, Lots 1 thru 29, Block 3, Lots 1 thru 19, Block 4, Lots 1 thru 45, Block 5, Lots 1 thru 15, Block 6, Together with a Public Park, and additional right-of-way for Thornton Avenue N.E., Giddings Avenue N.E., Cargo Avenue N.E., Meservy Avenue N.E., Selligman Avenue N.E., and portions of Jacobo Drive N.E., Holbrook Street N.E., a portion of Quintana Drive N.E. and a contiguous portion of Domingo Baca Arroyo) HERITAGE EAST, UNIT 4; the exterior boundaries of which Replat being there particularly described by metes and bounds survey as follows:

BEGINNING, at a Northeast corner of the parcel of land herein described, a point on the centerline of Holbrook Street N.E., whence, the Brass Cap Monument ACS "J-C21A" having New Mexico State Plane Co-ordinates (Central Zone) of X=15,503.33 and Y=1,513,787.29 bears N. 00° 29' 40" E., 1,935.60 feet distance; thence,

S. 05° 07' 34" W., 1232.00 feet distance along the proposed centerline of Holbrook Street N.E. to its point of intersection with the projected Northerly right-of-way line of San Francisco Road N.E. and Southeast corner of the parcel of land herein described (common with the Northeast corner of HERITAGE EAST, UNIT TWO (sheet 3 of 4), plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, September 7, 1984, in Volume C24, Folio 250); thence,

N. 89° 52' 26" W., 289.30 feet distance along said projected Northerly right-of-way line and then along the Northerly right-of-way line of said San Francisco Road N.E. (as established by said HERITAGE EAST, UNIT TWO) to a Point of Curvature; thence,

Southwesterly, 178.89 feet distance continuing along said Northerly right-of-way line of San Francisco Road N.E. along the arc of a curve bearing to the left (said arc having a radius of 636.20 feet, a central angle of 169° 10' 01", and a long chord which bears S. 82° 02' 31" W., 178.30 feet distance) to a Point of Tangency; thence,

S. 73° 57' 33" W., 263.69 feet distance continuing along said Northerly right-of-way line of San Francisco Road N.E. to a Point of Curvature (common with the East end of the Northeast property corner return on above-mentioned HERITAGE EAST, UNIT TWO (sheet 2 of 4); thence,

Northwesterly, 39.27 feet distance continuing along said Northerly right-of-way line of San Francisco Road N.E. along the arc of a curve bearing to the right (said arc having a radius of 23.60 feet, a central angle of 90° 00' 00", and a long chord which bears N. 61° 02' 27" W., 33.36 feet distance) to a Point of Tangency on the Easterly right-of-way line of Quintana Drive N.E. (shown on said HERITAGE EAST, UNIT TWO); thence,

N. 16° 02' 27" W., 77.35 feet distance along the Easterly right-of-way line of said Quintana Drive N.E. to a Point of Curvature; thence,

Northwesterly, 670.06 feet distance continuing along the Easterly right-of-way line of said Quintana Drive N.E. along the arc of a curve bearing to the left (said arc having a radius of 1480.00 feet, a central angle of 138° 11' 51", and a long chord which bears N. 23° 08' 23" W., 664.08 feet distance) to a Point of Tangency; thence,

N. 34° 14' 18" W., 664.02 feet distance continuing along the Easterly right-of-way line of said Quintana Drive N.E. to a Point common with the point of intersection of the Easterly right-of-way line of Quintana Drive N.E. and the projected Northerly right-of-way line of Jacobo Drive N.E. of above-mentioned HERITAGE EAST, UNIT TWO (sheet 2 of 4); thence,

S. 55° 43' 42" W., 1020.00 feet distance along the projected Northerly right-of-way line of said Jacobo Drive N.E. to a point on the centerline of the proposed extension of Quintana Drive N.E.; thence,

N. 34° 14' 18" W., 150.00 feet distance along the centerline of the proposed extension of Quintana Drive N.E. to a Point of Curvature; thence,

Northwesterly, 379.21 feet distance continuing along the centerline of the proposed extension of Quintana Drive N.E. along the arc of a curve bearing to the right (said arc having a radius of 1648.66 feet, a central angle of 209° 07' 44", and a long chord which bears N. 20° 10' 23" W., 376.24 feet distance) to a Point of Reverse Curvature; thence,

Northwesterly, 116.35 feet distance continuing along the centerline of the proposed extension of Quintana Drive N.E. along the arc of a curve bearing to the left (said arc having a radius of 328.27 feet, a central angle of 129° 37' 25", and a chord which bears N. 20° 29' 19" W., 116.16 feet distance) to a Point on Curve; thence,

N. 63° 10' 03" E., 30.00 feet distance to a point on the Easterly right-of-way line of proposed extension of Quintana Drive N.E.; thence,

N. 34° 14' 18" E., 266.98 feet distance to a Point on Curve on the Southerly right-of-way line of the Domingo Baca Arroyo; thence,

N. 32° 51' 54" E., 100.00 feet distance across the Domingo Baca Arroyo to a Point on Curve; thence,

Southwesterly, 506.88 feet distance along the Northerly right-of-way line of the Domingo Baca Arroyo along the arc of a curve bearing to the right (said arc having a radius of 3,000.00 feet, a central angle of 09° 40' 30", and a chord which bears S. 52° 11' 41" E., 506.28 feet distance) to a Point of Tangency; thence,

S. 47° 21' 16" E., 393.88 feet distance continuing along the Northerly right-of-way line of the Domingo Baca Arroyo to a Point of Curvature; thence,

Southwesterly, 333.95 feet distance continuing along the Northerly right-of-way line of the Domingo Baca Arroyo along the arc of a curve bearing to the left (said arc having a radius of 450.00 feet, a central angle of 42° 31' 10", and a long chord which bears S. 68° 30' 31" E., 326.34 feet distance) to a Point of Tangency; thence,

S. 89° 52' 26" E., 211.53 feet distance continuing along the Northerly right-of-way line of the Domingo Baca Arroyo to a Point; thence,

N. 00° 07' 34" E., 100.00 feet distance to a Point; thence,

S. 89° 52' 26" E., 29.50 feet distance to a point on the proposed Westerly right-of-way line of Holbrook Street N.E. continuing thence,

S. 89° 52' 26" E., 30.00 feet distance to a point on the proposed centerline of Holbrook Street N.E. and PLACE OF BEGINNING of the parcel of land herein described, and containing 1,843,599 square feet (42.3232 acres), more or less.

85-75917

REPLAT
OF
PORTIONS OF BLOCKS 43, 44, 45, 46 & 47
NORTH ALBUQUERQUE ACRES
(NOW COMPRISING LOTS 1 THRU 12, BLOCK 1,
LOTS 1 THRU 25, BLOCK 2, LOTS 1 THRU 29,
BLOCK 3, LOTS 1 THRU 19, BLOCK 4, LOTS 1
THRU 45, BLOCK 5, AND LOTS 1 THRU 15, BLOCK 6)
HERITAGE EAST UNIT 4
ALBUQUERQUE, BERNALILLO COUNTY N.M.
JULY 1985

State of New Mexico
County of Bernalillo
This document is the original
of the plat of the above described
land.

BLOCK AREAS

| BLOCK 5 LOT NO. | SQUARE FEET | ACREAGE |
|--------------------|-------------|---------|
| 1 | 8,435 | 0.1941 |
| 2 | 7,113 | 0.1633 |
| 3 | 6,411 | 0.1472 |
| 4 | 6,332 | 0.1454 |
| 5 | 6,556 | 0.1503 |
| 6 | 6,400 | 0.1515 |
| 7 | 6,600 | 0.1515 |
| 8 | 6,600 | 0.1515 |
| 9 | 6,600 | 0.1515 |
| 10 | 6,600 | 0.1515 |
| 11 | 12,028 | 0.2761 |
| 12 | 11,404 | 0.2618 |
| 13 | 9,025 | 0.2072 |
| 14 | 6,722 | 0.1543 |
| 15 | 6,720 | 0.1543 |
| 16 | 6,720 | 0.1543 |
| 17 | 6,720 | 0.1543 |
| 18 | 6,720 | 0.1543 |
| 19 | 6,720 | 0.1543 |
| 20 | 6,720 | 0.1543 |
| 21 | 6,899 | 0.1584 |
| 22 | 6,831 | 0.1568 |
| 23 | 6,720 | 0.1543 |
| 24 | 6,720 | 0.1543 |
| 25 | 6,720 | 0.1543 |
| 26 | 6,720 | 0.1543 |
| 27 | 6,720 | 0.1543 |
| 28 | 6,720 | 0.1543 |
| 29 | 6,695 | 0.1537 |
| 30 | 6,544 | 0.1507 |
| 31 | 13,133 | 0.3013 |
| 32 | 5,566 | 0.1281 |
| 33 | 6,099 | 0.1391 |
| 34 | 6,300 | 0.1444 |
| 35 | 6,300 | 0.1444 |
| 36 | 6,300 | 0.1444 |
| 37 | 6,300 | 0.1444 |
| 38 | 6,300 | 0.1444 |
| 39 | 6,300 | 0.1444 |
| 40 | 6,300 | 0.1444 |
| 41 | 6,300 | 0.1444 |
| 42 | 6,300 | 0.1444 |
| 43 | 6,300 | 0.1444 |
| 44 | 6,300 | 0.1444 |
| 45 | 6,307 | 0.1448 |

| BLOCK 6 LOT NO. | SQUARE FEET | ACREAGE |
|--------------------|-------------|---------|
| 1 | 5,718 | 0.1313 |
| 2 | 6,300 | 0.1444 |
| 3 | 6,300 | 0.1444 |
| 4 | 6,300 | 0.1444 |
| 5 | 6,300 | 0.1444 |
| 6 | 6,300 | 0.1444 |
| 7 | 6,300 | 0.1444 |
| 8 | 6,195 | 0.1422 |
| 9 | 6,371 | 0.1463 |
| 10 | 6,825 | 0.1567 |
| 11 | 6,825 | 0.1567 |
| 12 | 6,825 | 0.1567 |
| 13 | 6,825 | 0.1567 |
| 14 | 6,825 | 0.1567 |
| 15 | 7,249 | 0.1664 |

STREET AREAS

| STREET NAME | SQUARE FEET | ACREAGE |
|---------------------------|-------------|---------|
| Thornton Avenue N.E., and | | |
| Jacobs Drive N.E. | 64,708 | 1.4855 |
| Giddings Avenue N.E. | 72,092 | 1.6550 |
| Cargo Avenue N.E. | 35,566 | 0.8163 |
| Messery Avenue N.E. | 35,440 | 1.2228 |
| Seligman Avenue N.E. | 35,892 | 0.8193 |
| Quintana Drive N.E. | 25,309 | 0.5810 |
| Holbrook Street N.E. | 37,094 | 0.8516 |

BLOCK AREAS

| BLOCK 1 LOT NO. | SQUARE FEET | ACREAGE |
|--------------------|-------------|---------|
| 1 | 7,207 | 0.1654 |
| 2 | 7,475 | 0.1716 |
| 3 | 7,475 | 0.1716 |
| 4 | 7,452 | 0.1711 |
| 5 | 6,901 | 0.1584 |
| 6 | 6,901 | 0.1584 |
| 7 | 6,901 | 0.1584 |
| 8 | 6,760 | 0.1552 |
| 9 | 6,900 | 0.1584 |
| 10 | 6,900 | 0.1584 |
| 11 | 6,900 | 0.1584 |
| 12 | 7,207 | 0.1654 |

| BLOCK 2 LOT NO. | SQUARE FEET | ACREAGE |
|--------------------|-------------|---------|
| 1 | 7,341 | 0.1683 |
| 2 | 7,475 | 0.1716 |
| 3 | 7,475 | 0.1716 |
| 4 | 7,452 | 0.1711 |
| 5 | 7,738 | 0.1777 |
| 6 | 7,521 | 0.1727 |
| 7 | 7,264 | 0.1668 |
| 8 | 4,945 | 0.1194 |
| 9 | 6,720 | 0.1543 |
| 10 | 6,720 | 0.1543 |
| 11 | 6,720 | 0.1543 |
| 12 | 7,325 | 0.1682 |
| 13 | 7,094 | 0.1620 |
| 14 | 6,825 | 0.1567 |
| 15 | 6,825 | 0.1567 |
| 16 | 6,825 | 0.1567 |
| 17 | 6,831 | 0.1568 |
| 18 | 6,907 | 0.1586 |
| 19 | 6,647 | 0.1526 |
| 20 | 6,743 | 0.1533 |
| 21 | 6,879 | 0.1579 |
| 22 | 7,099 | 0.1621 |
| 23 | 7,475 | 0.1716 |
| 24 | 7,475 | 0.1716 |
| 25 | 7,795 | 0.1790 |

| BLOCK 3 LOT NO. | SQUARE FEET | ACREAGE |
|--------------------|-------------|---------|
| 1 | 9,991 | 0.2294 |
| 2 | 8,775 | 0.2015 |
| 3 | 8,775 | 0.2015 |
| 4 | 9,436 | 0.2181 |
| 5 | 13,058 | 0.2998 |
| 6 | 14,035 | 0.3241 |
| 7 | 9,947 | 0.2289 |
| 8 | 14,622 | 0.3371 |
| 9 | 13,058 | 0.2998 |
| 10 | 11,617 | 0.2667 |
| 11 | 10,227 | 0.2348 |
| 12 | 8,480 | 0.1929 |
| 13 | 8,428 | 0.1935 |
| 14 | 7,438 | 0.1707 |
| 15 | 7,264 | 0.1668 |
| 16 | 7,264 | 0.1668 |
| 17 | 7,264 | 0.1668 |
| 18 | 7,264 | 0.1668 |
| 19 | 7,264 | 0.1668 |
| 20 | 7,264 | 0.1668 |
| 21 | 7,264 | 0.1668 |
| 22 | 8,782 | 0.2016 |
| 23 | 11,483 | 0.2644 |
| 24 | 10,348 | 0.2367 |
| 25 | 8,299 | 0.2019 |
| 26 | 13,730 | 0.3157 |
| 27 | 12,013 | 0.2758 |
| 28 | 10,250 | 0.2353 |
| 29 | 10,433 | 0.2393 |

| BLOCK 4 LOT NO. | SQUARE FEET | ACREAGE |
|--------------------|-------------|---------|
| 1 | 6,531 | 0.1499 |
| 2 | 6,422 | 0.1474 |
| 3 | 7,094 | 0.1629 |
| 4 | 7,280 | 0.1671 |
| 5 | 7,280 | 0.1671 |
| 6 | 7,280 | 0.1671 |
| 7 | 7,280 | 0.1671 |
| 8 | 7,280 | 0.1671 |
| 9 | 7,280 | 0.1671 |
| 10 | 7,418 | 0.1703 |
| 11 | 7,434 | 0.1707 |
| 12 | 7,280 | 0.1671 |
| 13 | 7,280 | 0.1671 |
| 14 | 7,280 | 0.1671 |
| 15 | 7,280 | 0.1671 |
| 16 | 7,280 | 0.1671 |
| 17 | 7,280 | 0.1671 |
| 18 | 6,483 | 0.1535 |
| 19 | 7,413 | 0.1701 |

REPLAT

OF

PORTIONS OF BLOCKS 43,44,45,46 & 47
NORTH ALBUQUERQUE ACRES(NOW COMPRISING LOTS 1 THRU 12, BLOCK 1,
LOTS 1 THRU 25, BLOCK 2, LOTS 1 THRU 29,
BLOCK 3, LOTS 1 THRU 19, BLOCK 4, LOTS 1
THRU 45, BLOCK 5, AND LOTS 1 THRU 15, BLOCK 6)

HERITAGE EAST UNIT 4

ALBUQUERQUE, BERNALILLO COUNTY N.M.

JULY 1985

State of New Mexico
County of Bernalillo
File No. 85-75917-1-1-1

1985 2 15 85

Surveyed by P. A. B.

Albuquerque and County Public...

CURVE DATA

| CURVE | RADIUS | DELTA | ARC | CHORD BEARING | CHORD | TANGENT |
|-------|---------|--------------|---------|-------------------|---------|---------|
| 12 | 78.88' | 74° 31' 11" | 102.59' | S. 84° 36' 51" E. | 95.51' | 60.00' |
| 13 | 200.74' | 52° 57' 37" | 185.55' | N. 84° 36' 23" E. | 179.02' | 100.00' |
| 14 | 199.90' | 37° 02' 23" | 129.23' | N. 59° 36' 23" E. | 126.99' | 66.90' |
| 15 | 302.74' | 23° 00' 00" | 121.53' | S. 37° 26' 48" E. | 120.71' | 61.59' |
| 16 | 302.74' | 01° 19' 38" | 6.66' | S. 45° 17' 12" E. | 6.66' | 3.32' |
| 17 | 144.07' | 45° 13' 13" | 113.71' | S. 67° 19' 48" E. | 110.78' | 60.00' |
| 18 | 880.12' | 04° 07' 43" | 63.42' | N. 76° 01' 24" E. | 63.41' | 31.73' |
| 19 | 880.12' | 12° 02' 18" | 184.92' | N. 84° 06' 23" E. | 184.92' | 92.80' |
| 20 | 774.00' | 16° 10' 01" | 218.40' | N. 84° 02' 33" E. | 218.40' | 109.93' |
| 21 | 25.00' | 90° 00' 00" | 39.27' | N. 45° 07' 34" E. | 35.36' | 25.00' |
| 22 | 25.00' | 90° 00' 00" | 39.27' | S. 44° 52' 26" E. | 35.36' | 25.00' |
| 23 | 25.00' | 90° 00' 00" | 39.27' | N. 28° 57' 33" E. | 35.36' | 25.00' |
| 24 | 25.00' | 90° 00' 00" | 39.27' | N. 61° 02' 27" W. | 35.36' | 25.00' |
| 25 | 25.00' | 90° 00' 00" | 39.27' | N. 45° 07' 34" E. | 35.36' | 25.00' |
| 26 | 25.00' | 90° 00' 00" | 39.27' | N. 44° 52' 26" W. | 35.36' | 25.00' |
| 27 | 25.00' | 99° 26' 53" | 43.39' | S. 24° 14' 07" W. | 38.19' | 29.50' |
| 28 | 25.00' | 84° 41' 03" | 37.82' | S. 62° 41' 56" E. | 36.32' | 23.59' |
| 29 | 25.00' | 90° 00' 00" | 39.27' | S. 45° 07' 34" E. | 35.36' | 25.00' |
| 30 | 25.00' | 112° 38' 01" | 49.13' | N. 41° 28' 00" W. | 41.41' | 37.31' |
| 31 | 25.00' | 112° 38' 02" | 49.13' | S. 17° 38' 32" W. | 41.41' | 37.31' |
| 32 | 25.00' | 76° 40' 04" | 33.45' | N. 67° 42' 25" W. | 31.01' | 19.77' |
| 33 | 25.00' | 92° 21' 52" | 40.30' | N. 11° 56' 38" E. | 36.08' | 26.03' |
| 34 | 25.00' | 90° 00' 00" | 39.27' | N. 66° 03' 11" E. | 35.36' | 25.00' |
| 35 | 25.00' | 106° 17' 12" | 46.34' | S. 10° 04' 14" E. | 39.99' | 33.30' |
| 36 | 25.00' | 84° 52' 02" | 37.90' | N. 71° 53' 49" E. | 34.38' | 23.67' |
| 37 | 25.00' | 89° 59' 21" | 39.27' | S. 44° 02' 07" E. | 35.36' | 25.00' |
| 38 | 25.00' | 87° 38' 08" | 38.24' | N. 78° 03' 22" W. | 34.62' | 23.99' |
| 39 | 25.00' | 92° 21' 52" | 40.30' | N. 11° 56' 38" E. | 36.08' | 26.03' |
| 40 | 25.00' | 90° 00' 00" | 39.27' | S. 23° 54' 49" E. | 35.36' | 25.00' |
| 41 | 25.00' | 87° 38' 08" | 38.24' | N. 78° 03' 22" W. | 34.62' | 23.99' |
| 42 | 25.00' | 92° 21' 52" | 40.30' | N. 11° 56' 38" E. | 36.08' | 26.03' |
| 43 | 25.00' | 32° 22' 13" | 14.12' | N. 74° 18' 40" E. | 13.94' | 7.26' |
| 44 | 25.00' | 32° 22' 13" | 14.12' | N. 63° 32' 22" W. | 13.94' | 7.26' |
| 45 | 25.00' | 92° 14' 04" | 40.04' | N. 73° 43' 24" W. | 36.04' | 26.00' |
| 46 | 25.00' | 90° 00' 00" | 39.27' | S. 45° 07' 34" E. | 35.36' | 25.00' |
| 47 | 25.00' | 87° 38' 08" | 38.24' | N. 78° 03' 22" E. | 34.62' | 23.99' |
| 48 | 25.00' | 91° 21' 41" | 39.86' | N. 12° 26' 43" E. | 35.77' | 25.40' |
| 49 | 53.88' | 74° 31' 11" | 70.07' | S. 44° 36' 51" E. | 65.24' | 40.98' |
| 50 | 30.00' | 105° 28' 49" | 92.03' | S. 02° 23' 09" W. | 79.59' | 45.73' |
| 51 | 50.00' | 50° 20' 56" | 26.48' | S. 64° 39' 00" E. | 26.18' | 13.50' |
| 52 | 103.88' | 08° 56' 36" | 19.22' | N. 63° 30' 02" E. | 16.21' | 8.13' |
| 53 | 327.74' | 04° 29' 59" | 25.71' | S. 44° 54' 03" E. | 25.70' | 12.84' |
| 54 | 119.07' | 18° 00' 49" | 37.84' | S. 53° 42' 37" E. | 37.49' | 18.98' |
| 55 | 103.88' | 17° 56' 11" | 32.32' | S. 38° 19' 21" E. | 32.39' | 16.39' |
| 56 | 149.07' | 10° 05' 59" | 29.80' | S. 84° 49' 23" E. | 29.70' | 14.94' |
| 57 | 225.74' | 03° 47' 59" | 14.52' | N. 60° 01' 34" W. | 14.97' | 7.49' |
| 58 | 173.74' | 18° 48' 29" | 37.49' | N. 67° 31' 49" E. | 37.43' | 29.11' |
| 59 | 125.74' | 36° 09' 08" | 104.74' | S. 83° 39' 22" E. | 103.22' | 53.99' |
| 60 | 174.80' | 24° 43' 01" | 75.42' | N. 33° 26' 41" E. | 74.86' | 38.32' |
| 61 | 174.80' | 12° 19' 22" | 37.62' | N. 51° 57' 53" E. | 37.54' | 18.87' |
| 62 | 226.90' | 118° 33' 07" | 44.69' | N. 32° 26' 00" E. | 44.62' | 22.42' |
| 63 | 226.90' | 23° 39' 16" | 100.70' | N. 33° 54' 49" E. | 99.86' | 51.21' |
| 64 | 277.74' | 03° 44' 27" | 27.83' | S. 64° 02' 32" E. | 27.82' | 13.93' |
| 65 | 50.00' | 53° 47' 41" | 48.69' | S. 13° 08' 08" W. | 46.79' | 26.47' |
| 66 | 30.00' | 48° 58' 35" | 42.74' | S. 37° 19' 03" W. | 41.46' | 22.77' |
| 67 | 30.00' | 89° 47' 50" | 78.36' | N. 73° 21' 43" E. | 70.58' | 49.82' |

CURVE DATA

| CURVE | RADIUS | DELTA | ARC | CHORD BEARING | CHORD | TANGENT |
|-------|----------|-------------|---------|-------------------|---------|---------|
| 71 | 149.07' | 13° 19' 23" | 39.12' | S. 71° 17' 52" E. | 39.03' | 19.63' |
| 72 | 149.07' | 11° 56' 52" | 35.29' | S. 83° 53' 59" E. | 35.19' | 17.69' |
| 73 | 965.12' | 04° 06' 53" | 65.00' | N. 88° 04' 08" E. | 64.99' | 32.51' |
| 74 | 965.12' | 03° 47' 42" | 99.99' | N. 84° 06' 51" E. | 99.98' | 29.99' |
| 75 | 30.00' | 64° 19' 38" | 56.14' | S. 17° 18' 48" E. | 56.22' | 31.44' |
| 76 | 30.00' | 52° 07' 56" | 45.89' | S. 35° 32' 35" E. | 45.94' | 24.44' |
| 77 | 30.00' | 57° 17' 43" | 50.00' | N. 89° 44' 34" E. | 47.94' | 27.32' |
| 78 | 30.00' | 59° 46' 11" | 52.16' | N. 08° 47' 24" W. | 49.83' | 28.73' |
| 79 | 225.74' | 05° 45' 42" | 22.70' | S. 71° 47' 43" E. | 22.49' | 11.36' |
| 80 | 300.00' | 42° 31' 10" | 171.03' | S. 48° 36' 51" E. | 362.60' | 194.54' |
| 81 | 634.00' | 16° 10' 01" | 178.89' | S. 82° 02' 33" W. | 178.30' | 90.00' |
| 82 | 1480.00' | 18° 11' 51" | 470.60' | N. 25° 08' 23" W. | 468.08' | 237.02' |
| 83 | 634.00' | 04° 58' 20" | 55.02' | S. 87° 38' 24" W. | 55.00' | 27.53' |
| 84 | 634.00' | 04° 58' 20" | 55.02' | S. 82° 40' 04" W. | 55.00' | 27.53' |
| 85 | 634.00' | 04° 58' 20" | 55.02' | S. 77° 41' 44" W. | 55.00' | 27.53' |
| 86 | 634.00' | 01° 19' 01" | 13.84' | S. 74° 35' 03" W. | 13.84' | 6.92' |
| 87 | 745.00' | 04° 58' 20" | 65.00' | S. 87° 38' 24" E. | 64.98' | 32.52' |
| 88 | 745.00' | 04° 58' 20" | 65.00' | N. 82° 40' 04" E. | 64.98' | 32.52' |
| 89 | 745.00' | 04° 58' 20" | 65.00' | N. 77° 41' 44" E. | 64.98' | 32.52' |
| 90 | 745.00' | 01° 19' 01" | 13.84' | N. 74° 35' 03" E. | 13.84' | 6.92' |
| 91 | 799.00' | 04° 59' 22" | 64.00' | S. 87° 49' 53" W. | 63.98' | 32.02' |
| 92 | 799.00' | 04° 59' 22" | 64.00' | S. 83° 14' 31" W. | 63.98' | 32.02' |
| 93 | 799.00' | 04° 59' 22" | 64.00' | S. 78° 34' 40" W. | 63.98' | 32.02' |
| 94 | 799.00' | 02° 23' 53" | 33.43' | S. 73° 09' 30" W. | 33.43' | 16.73' |
| 95 | 855.12' | 03° 24' 10" | 51.28' | N. 88° 24' 30" E. | 51.28' | 25.63' |
| 96 | 855.12' | 04° 21' 19" | 65.00' | N. 84° 30' 45" E. | 64.99' | 32.52' |
| 97 | 855.12' | 04° 21' 19" | 65.00' | N. 80° 09' 26" E. | 64.99' | 32.52' |
| 98 | 855.12' | 04° 01' 13" | 60.00' | N. 75° 38' 09" E. | 59.99' | 30.01' |
| 99 | 1648.63' | 20° 07' 44" | 579.21' | N. 24° 10' 25" W. | 576.24' | 292.62' |
| 100 | 528.27' | 12° 37' 25" | 116.39' | N. 20° 23' 15" W. | 116.16' | 56.43' |
| 101 | 2900.00' | 09° 40' 50" | 489.98' | S. 52° 11' 41" E. | 489.40' | 245.58' |
| 102 | 2950.00' | 09° 40' 50" | 498.43' | S. 52° 11' 41" E. | 497.84' | 249.81' |
| 103 | 3000.00' | 09° 40' 50" | 506.88' | S. 52° 11' 41" E. | 506.28' | 254.04' |
| 104 | 450.00' | 42° 31' 10" | 333.99' | S. 48° 36' 51" E. | 326.34' | 175.08' |
| 105 | 103.88' | 22° 09' 45" | 40.18' | S. 79° 48' 40" W. | 39.93' | 20.34' |
| 106 | 103.88' | 23° 49' 02" | 43.18' | N. 77° 11' 56" W. | 42.87' | 21.91' |
| 107 | 50.00' | 45° 50' 12" | 40.00' | N. 26° 27' 23" W. | 38.94' | 21.14' |
| 108 | 50.00' | 45° 50' 12" | 40.00' | N. 19° 22' 44" E. | 38.94' | 21.14' |
| 109 | 50.00' | 45° 50' 12" | 40.00' | N. 63° 12' 53" E. | 38.94' | 21.14' |
| 110 | 225.74' | 14° 28' 02" | 57.00' | S. 69° 09' 34" W. | 56.85' | 28.63' |
| 111 | 225.74' | 14° 28' 02" | 57.00' | S. 83° 37' 36" W. | 56.85' | 28.63' |
| 112 | 225.74' | 14° 27' 52" | 56.99' | N. 81° 34' 26" W. | 56.84' | 28.63' |
| 113 | 327.74' | 08° 55' 25" | 51.03' | N. 64° 27' 04" W. | 50.99' | 25.57' |
| 114 | 327.74' | 10° 50' 33" | 62.02' | N. 34° 34' 04" W. | 61.93' | 31.11' |
| 115 | 119.07' | 27° 04' 27" | 36.33' | N. 74° 19' 10" W. | 35.81' | 28.70' |
| 116 | 1618.46' | 02° 48' 11" | 78.19' | N. 28° 14' 15" W. | 79.19' | 39.60' |
| 117 | 1618.46' | 01° 00' 11" | 28.34' | N. 33° 44' 10" W. | 28.34' | 14.17' |
| 118 | 1618.46' | 12° 43' 38" | 339.53' | N. 20° 23' 15" W. | 338.82' | 180.52' |
| 119 | 558.27' | 12° 37' 25" | 123.00' | N. 20° 23' 15" W. | 122.73' | 61.70' |
| 120 | 1480.00' | 02° 58' 02" | 76.64' | N. 24° 00' 18" W. | 76.64' | 38.33' |
| 121 | 1480.00' | 03° 09' 54" | 81.76' | N. 20° 56' 20" W. | 81.75' | 40.89' |
| 122 | 1480.00' | 02° 02' 00" | 52.53' | N. 13° 13' 17" W. | 52.52' | 26.27' |
| 123 | 1480.00' | 02° 49' 53" | 73.13' | N. 30° 47' 14" W. | 73.14' | 36.59' |

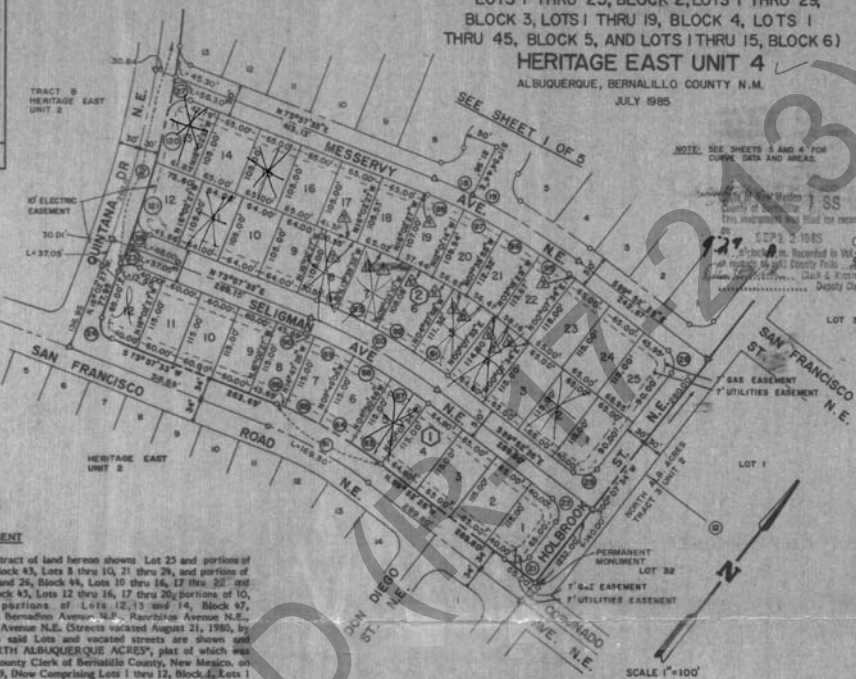
C28-56(C2)



NOTE: BEARINGS AND DISTANCES NOT SHOWN ARE INDICATED THEREIN AND ARE LISTED BELOW

| | |
|---|---------------------|
| △ | N78°14'30"E, 21.74' |
| △ | N78°14'00"E, 27.84' |
| △ | N80°12'00"E, 13.72' |
| △ | N78°14'30"E, 5.00' |
| △ | N78°14'00"E, 23.88' |
| △ | N80°12'00"E, 2.70' |
| △ | S89°12'00"E, 36.40' |
| △ | S89°12'00"E, 3.95' |
| △ | N80°12'00"E, 19.43' |
| △ | N78°14'30"E, 30.70' |
| △ | N80°12'00"E, 37.20' |
| △ | N78°14'30"E, 30.87' |
| △ | N80°12'00"E, 32.71' |

NOTE: A INDICATES CENTERLINE (IN LIEU OF R/W) MONUMENTATION TO BE INSTALLED AT ALL CENTERLINE, P.C., P.T., ANGLE, POINTS AND STREET INTERSECTIONS APPROVED BY SURVEYOR PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE," "CENTERLINE MONUMENTATION," "SURVEY MARKER," "DO NOT DISTURB," "LS 425"



85 75917

REPLAT
OF
PORTIONS OF BLOCKS 43, 44, 45, 46 & 47
NORTH ALBUQUERQUE ACRES
(NOW COMPRISING LOTS 1 THRU 12, BLOCK 1,
LOTS 1 THRU 25, BLOCK 2, LOTS 1 THRU 29,
BLOCK 3, LOTS 1 THRU 19, BLOCK 4, LOTS 1
THRU 45, BLOCK 5, AND LOTS 1 THRU 15, BLOCK 6)
HERITAGE EAST UNIT 4
ALBUQUERQUE, BERNALILLO COUNTY N.M.
JULY 1985

NOTE: SEE SHEETS 3 AND 4 FOR
CURVE DATA AND AREAS.

NOTARIAL PUBLIC
COUNTY OF BERNALILLO
This instrument was filed for record
JULY 2 1985
Albuquerque, New Mexico
Notary Public
Shack & Sonnet
Deputy Clerk

DEDICATION AND CONSENT STATEMENT

The undersigned owner(s) of the tract of land herein shown, Lot 25 and portions of Lots 7 thru 9, 22 thru 24, 26 and 27, Block 43, Lots 8 thru 10, 21 thru 24, and portions of Lots 1 thru 13, 17 thru 20, 23 and 24, Block 45, Lots 12 thru 16, 17 thru 20, portions of 10, 11, 21 and 22, Block 46, and portions of Lots 12, 13 and 14, Block 47, together with vacant portions of San Bernardino Avenue N.E., Ranchito Avenue N.E., Pino Avenue N.E., and San Francisco Avenue N.E. (streets vacated August 21, 1980, by Vacation Ordinance No. V-80-27), as said Lots and vacated streets are shown and designated on "Tract A, Unit A, NORTH ALBUQUERQUE ACRES", plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on March 17, 1937, in Volume D, Folio 125, (Now Comprising Lots 1 thru 12, Block 4, Lots 1 thru 25, Block 2, Lots 1 thru 29, Block 3, Lots 1 thru 19, Block 4, Lots 1 thru 45, Block 5, Lots 1 thru 15, Block 6, Together with a Public Park, and additional right-of-way for Thornton Avenue N.E., Giddings Avenue N.E., Cargo Avenue N.E., Mesquero Avenue N.E., Seligman Avenue N.E., and portions of Jacobo Drive N.E., Hollbrook Street N.E., a portion of Quintana Drive N.E. and a contiguous portion of Domingo Baca Arroyo) HERITAGE EAST, UNIT 4, do hereby consent to the redaction shown in the planer hereon shown grant any easement shown (for the purpose shown) including power and communication easements (if any) reserved for overhead distribution lines, pole type utilities, buried distribution lines, conduits, pipes for underground utilities where shown as indicated, and including rights of ingress and egress for construction and maintenance, and the right to trim interfering trees dedicate to the City of Albuquerque additional rights-of-way as shown and hereby certify that this redaction is their free act and deed.

BY: BELLAMAH COMMUNITY DEVELOPMENT
A New Mexico General Partnership

D.T. ROBERTSON,
Senior Vice President and Regional Manager

ACKNOWLEDGEMENT:

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

The foregoing instrument was acknowledged before me this 37th day of AUGUST, 1985 by D.T. ROBERTSON, Senior Vice-President and Regional Manager of BELLAMAH COMMUNITY DEVELOPMENT, a New Mexico General Partnership, on behalf of said Partnership.

My Commission Expires 8-13-87



I, FRED SANCHEZ, a duly qualified land surveyor, registered under the laws of the State of New Mexico, hereby certify that this plat was prepared by me or under my direct supervision, shows accurate dimensions, land areas, shows all easements shown on recorded plat or made known to me by the owner, utility companies, or other parties expressing an interest, and that this survey meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and that the survey is true and correct to the best of my knowledge and belief.

FRED SANCHEZ, No. 4078

Plat & Survey By:
ALBUQUERQUE SURVEYING CO., INC., 2115 Mount Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036

for Richard Dine
S-85-14
SUBDIVISION NO.
Albuquerque, N. Mex.
CITY
Fred J. Liguori
CITY ENGINEER
Fred J. Liguori
A.M.A.P.C.A.
James Skiers
WORKS AND RECREATION
Thomas W. Hammon
TRAFFIC ENGINEER
Dante J. Fought
PAPER RESOURCES
Dante J. Fought
PROJECT MANAGEMENT
Dante J. Fought
CITY SURVEYOR
Dante J. Fought
PUBLIC SERVICE CO. OF N.M.
Dante J. Fought
THE MOUNTAIN STATES TELEPHONE
AND TELEGRAPH COMPANY
Dante J. Fought
GAS COMPANY OF NEW MEXICO

NOTARY:

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person(s) noted in the Affidavit appearing hereon on the 14th day of August, 1985.

My Commission Expires 8-24-87
Notary Public

9-5-85
DATE
D-20 city
MAP NO.
COUNTY
9-5-85
DATE
9-5-85
DATE
8/20/85
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8-20-85
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7/1/85
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DATE

C28-56(C2)

C28-56(C2)

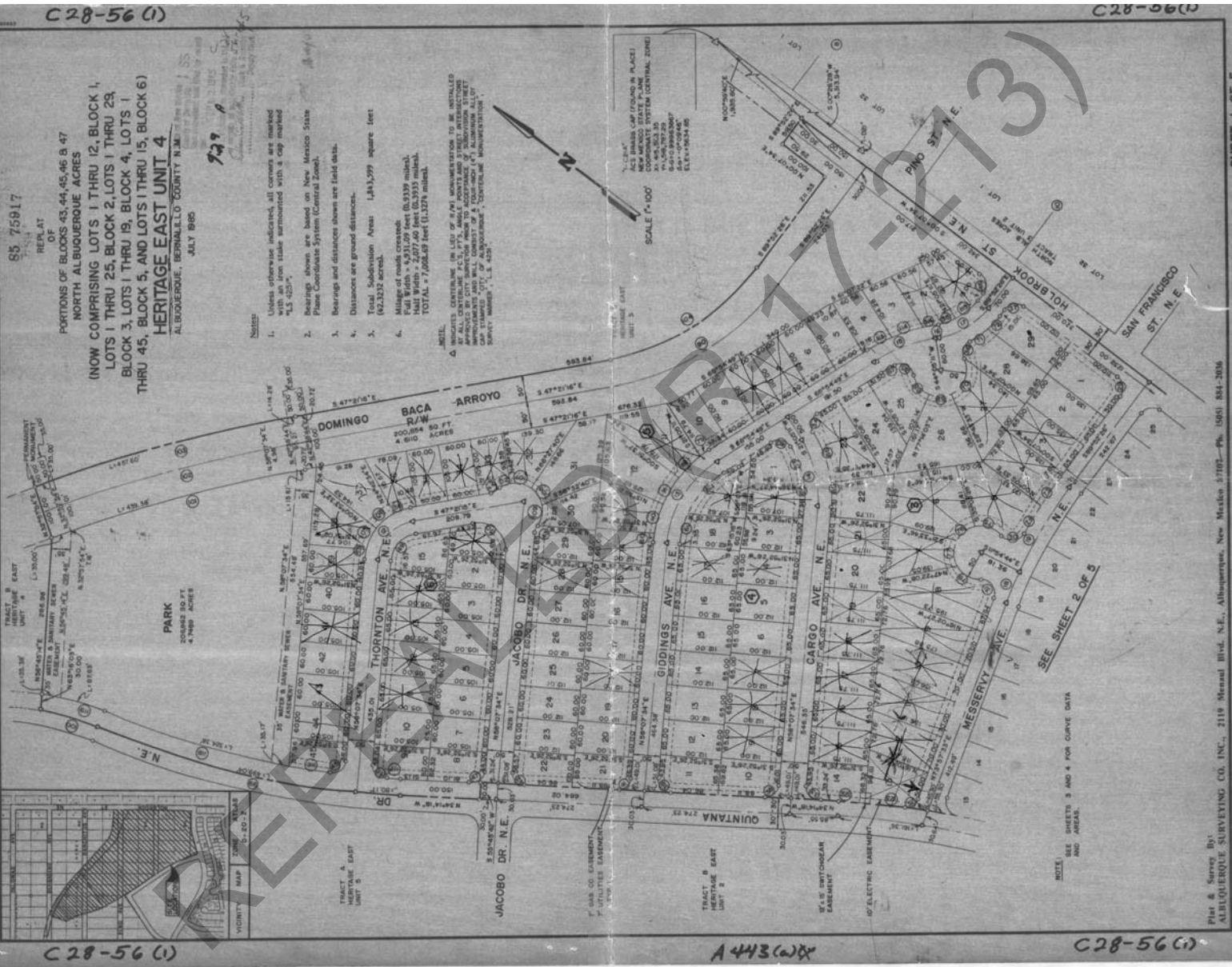
C28-56(1)

85 75917
REPLAT
OF
PORTIONS OF BLOCKS 43, 44, 45, 46 & 47
NORTH ALBUQUERQUE ACRES
(NOW COMPRISING LOTS 1 THRU 12, BLOCK 1,
LOTS 1 THRU 25, BLOCK 2, LOTS 1 THRU 23,
BLOCK 3, LOTS 1 THRU 19, BLOCK 4, LOTS 1
THRU 45, BLOCK 5, AND LOTS 1 THRU 15, BLOCK 6)
HERITAGE EAST UNIT 4
ALBUQUERQUE, BERNALILLO COUNTY N.M.
JULY 1965

- Notes:
1. Unless otherwise indicated, all corners are marked with an iron stake surmounted with a cap marked "L.S. 435".
 2. Bearings shown are based on New Mexico State Plane Coordinate System (Central Zone).
 3. Bearings and distances shown are field data.
 4. Distances are ground distances.
 5. Total Subdivision Area: 1,843,599 square feet (42.332 acres).
 6. Mileage of roads created:
Full Width = 4,931.09 feet (0.9339 mile).
Half Width = 2,465.54 feet (0.4669 mile).
TOTAL = 7,396.63 feet (1.3729 miles).

NOTE:
THE CENTERLINE OF LOT 1 OF 6 (P) MONUMENTED TO BE METALLED AT ALL CENTRALINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS. THE CENTERLINE OF LOT 1 OF 6 (P) MONUMENTED TO BE METALLED AT ALL CENTRALINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS. THE CENTERLINE OF LOT 1 OF 6 (P) MONUMENTED TO BE METALLED AT ALL CENTRALINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS. THE CENTERLINE OF LOT 1 OF 6 (P) MONUMENTED TO BE METALLED AT ALL CENTRALINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS.

SCALE 1"=100'
N
HERITAGE EAST UNIT 4



MEHTADE HILLS EAST SECTOR DEVELOPMENT PLAN

MEMBERS OF THE ENVIRONMENTAL PLANNING COMMISSION
FOR CASE FILE 82-21-5)

ATTORNEYS (2-85 AMENDMENTS) 89-81-0-1

3-18-85

ENVIRONMENTAL PLANNING COMMISSION AMENDMENT
ON 7-28-85 THE ENVIRONMENTAL PLANNING COMMISSION APPROVED
AN AMENDMENT INCREASING THE TOTAL NUMBER OF ALLOWABLE
DOWLING UNITS TO 1483.

APPROVAL: 14-087 AMENDMENTS)

Paul Clark 4-24-87
FLEETING DIRECTOR: DATE

ENVIRONMENTAL PLANTING COMMISSION AMENDMENT

ON 4-16-87 THE ENVIRONMENTAL PLANNING COMMISSION APPROVED AN AMENDMENT CHANGING THE LAND USE IN SUB AREA 1 FROM SU FOR OFFICES OR HIGHER DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL AND IN AREA 2 FROM COMMERCIAL TO LOW DENSITY RESIDENTIAL.

CITY COUNCIL ACTION:

LAND USE, PLANNING AND ZONING RECOMMENDS NO-PASS FOR 10-4-B2
COUNCIL AGENDA (5-14-82 LU PZ)

SUBJECT TO ADDING ZONING DESIGNATIONS TO CERTAIN LANDS AS
SUBSEQUENTLY SHOWN HEREON AS SYMBOL "A"

AMERICAN SD-31-5.1 (REVISED: OPEN SPACE REQUIREMENTS)

ON 12-10-24, THE CITY COUNCIL (10-57) PASSED A REVISION TO THE
ATTACHED ON SITE OPEN SPACE FOR THE R-D ZONE. THIS AMENDMENT
RESOLVES THE REQUIREMENT PREVIOUSLY SHOWN ON SHEET 5 OF THIS
PLAN DENSITY MANAGEMENT.

ACCORDINGLY, SD-2-5-1 REASSIGNS ALLOWABLE MAXIMUMS TO THOSE
SUBURBS NOT PLATTED AS OF THE TIME OF THE CITY COUNCIL
ACTION. THESE REVISIONS ARE SHOWN HEREON AS 23

AMENDMENT 50-B1-2-2 LAND USE REVISIONS

SL-B-1-2 CHANGES THE ALLOWABLE LAND USES IN SUB AREAS 1 AND 2. THESE REVISIONS ARE SHOWN HEREON AS "A."

PROFESSIONAL AND DATA COMPENDIUM

[illegible]

CURRENT ZONING:
 R-100
 100' MINIMUM LOT AREA
 100' MINIMUM FRONT YARD SETBACK
 100' MINIMUM SIDE YARD SETBACK
 100' MINIMUM REAR YARD SETBACK

UTHER VIOLATIONS:
 1. 100' MINIMUM LOT AREA
 2. 100' MINIMUM FRONT YARD SETBACK
 3. 100' MINIMUM SIDE YARD SETBACK
 4. 100' MINIMUM REAR YARD SETBACK

LAND PLANNING:
 1. 100' MINIMUM LOT AREA
 2. 100' MINIMUM FRONT YARD SETBACK
 3. 100' MINIMUM SIDE YARD SETBACK
 4. 100' MINIMUM REAR YARD SETBACK

ENGINEERING AND SURVEYAL:
 1. 100' MINIMUM LOT AREA
 2. 100' MINIMUM FRONT YARD SETBACK
 3. 100' MINIMUM SIDE YARD SETBACK
 4. 100' MINIMUM REAR YARD SETBACK

[illegible][illegible][illegible]

CONCURRENT WITH THE ABOVE PLANNING, THE SPONGER WAS DESIROUS TO OBTAIN A NEW DEFINITION OF THE TYPE AREA AS EARLY AND PRACTICABLE. SINCE HE HAD PERMISSION FROM THE BUREAU OF MINING, THIS SUBMITTING OFFICE HAD TO REEVALUATE THE AREA. THIS REEVALUATION OF THE REGIONAL PLANS (THIS PLAN IS NOW ACQUIRED).

THIS SECTION TEAM SUPPORTING IS ALSO OFFERED BY A RESOLUTION ENDORSED BY THE
SUPPORTING MEMBERS OF THE SECTION.

"THE CITY'S WORK IN ADDRESSING AIR CONCERNS WITH THE SECOND PLANNING PROCESS AS IT IS NOW STAGED IN CITY POLICIES, SPECIFICALLY REGARDING THE OPEN SPACE REQUIREMENT, SPECIFICALLY REGARDING THE AMOUNT OF TRAFFIC THAT HAS PREVIOUSLY BEEN REQUIRED BY THESE SECOND PLANS AND THAT THE SPECIFICITY OF INDICATING PLANS PRESENT IS PRESENT IN THE QUANTITIES OF CITY-RELATED PARKS, WELL SITES, LIBRARIES, ETC. AND HAVE NOT A GENERAL CORRELATION WITH THE AMOUNTS THAT THE CITY IS CURRENTLY ADDRESSING." **OPERATION OF OCTOBER 20, 2000:**

NECESSARY, THIS DIVISION WILL DEMONSTRATE CERTAIN ELEMENTS OF THE SUSPECT PLAN
NEEDINESS - NAME POSSIBLE. SEE TO THE PREVIOUSLY RECEIVED INFORMATION CONCERNING
OTHER ELEMENTS HAVE BEEN FILED AND COMMENTED UPON.

CHIEF 2 OF THE PLANT EMPHASIZES THE "EXCITING CONDUCT". SOME OF THESE COMMENTS ARE THE DIRECT RESULT OF THE FIRST SUPERVISOR PART AND CONCERN INCIDENTS OCCASIONED BY THE RESULTS OF THAT PART. PLANT SUPERVISOR COMMENTS ARE COMPLIANT WITH ORDINANCES AND COMMENTS TO INDICATE OTHER GRASS INCISORS FOR THAT FIRST PLANT. LATER, WHEN THIS SUPERVISOR IS ADDED, THE SUBSEQUENT PARTS EMPHASIS THE DESIRED LOCATION.

SHEET 3 OF HIS PLAN OUTLINES CERTAIN TRANSPORTATION OPTIONS EXPRESSED AT EARL
ER MEETINGS AND, ADDS, TRANSLATION BY THE SPOKESMAN.

...SOME OF THE DOMESTIC INDUSTRIES CERTAIN "ELEMENTS" THAT REQUIRE "PRESENTATION AND APPROVAL BY THE LIAISON ELEMENTS TO THE UNIT. THESE ELEMENTS AND DISCUSS TO DOMESTIC INDUSTRY, THE ~~UNIT~~ THESE ARE THE ELEMENTS OF PRESENTATION OF THE UNIT. ELEMENTS OF THE INDUSTRY OF THESE SPECIES IN A SMALL SCALE SOCIETY "INDUSTRY" IN THE FIRST PLACE.

ON JANUARY 7, 1967, THE LONGHORN RAIL PLANNING COMMISSION HELD THE FIRST PUBLIC MEETING IN THE PLANS AREA (HOUSE #299,171-05, 3609782). THAT MEETING WAS DEFERRED UNTIL MARCH, 1967, DUE TO INSTRUCTIONS FROM THE CITY ENGINEER AND CENTURION HOME ASSOCIATION REGARDING CERTAIN CONCERNING OTHER JO 3254262. ALSO, THE COMMISSION HEAR "SOME VERY INTERESTING" OF THE PLANS AS FIRST PRESENTED.

[illegible]

ON APRIL 29, 1982 THE ENVIRONMENTAL PLANNING COMMISSION HEARD THE EVIDENTIAL AND DEFENSIVE ACTION, ALLEGING THE "WORLDWIDE ASSOCIATION CAN DO SUCH AN ACTIVE PLAN."

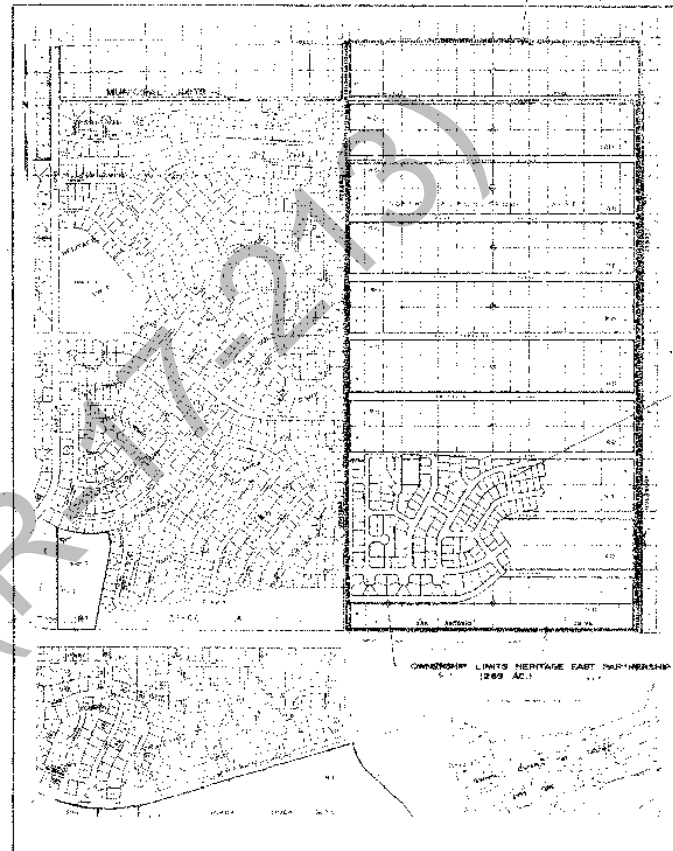
ON APRIL 30, 1982 THE E.P.C. APPROVED A RECOMMENDATION TO THE CITY COUNCIL. THE EVIDENCE OF THEIR FINDINGS AND A RECOMMENDED PLAN TO PROSECUTE. (ENCLOSURE 1001-1002).

ON JANUARY 10, 1964 THE PROVISIONS OF THE R-6 ZONE REQUIREMENT OF 54 M² OF OPEN SPACE PER DWELLING UNIT WAS EXCEEDED THE RELATIONS TO THE OFFICIAL DENSITY MANAGEMENT LIMITATIONS ARE PRESENTED AS A SET-UP PLAN ANNEXMENT (ST. 813, PROPOSAL, 1965)

ON APRIL 13, 1987, THE ENVIRONMENTAL PLANNING COMMISSION CHANGED THE LAND USE DESIGNATIONS FOR SUB AREAS 1 AND 8 TO LOW DENSITY RESIDENTIAL.

INDEX TO DRAWINGS

| <u>SHEET NO.</u> | <u>DESCRIPTION</u> |
|------------------|---|
| 1 | VELOCITY MAP AND NARRATIVE |
| 2 | EXISTING ZONING AND PLATTING |
| 3 | PROPOSED LAND USE AND TRANSPORTATION ELEMENTS |
| 4 | DRAINAGE AND BROOKSIDE DEVELOPMENT CONSIDERATIONS |
| 5 | VELOCITY MANAGEMENT PROPOSAL |



VICINITY MAP

SUBJECT TO ADDING ZONING DESIGNATIONS TO CERTAIN LANDS (AS SUBSEQUENTLY SHOWN HEREON AS SYMBOL "△").

AMENDMENT SD-81-5-1 (REVISED OPEN SPACE REQUIREMENT):

ON 12-10-84, THE CITY COUNCIL (0-57) PASSED A REVISION TO THE REQUIRED ON SITE OPEN SPACE FOR THE R-D ZONE. THIS AMENDMENT REDUCES THE REQUIREMENT PREVIOUSLY SHOWN ON SHEET 5 OF THIS PLAN (DENSITY MANAGEMENT).

ACCORDINGLY, SD-81-5-1 REASSIGNS ALLOWABLE MAXIMUMS TO THOSE SUBAREAS NOT PLATTED AS OF THE TIME OF THE CITY COUNCIL ACTION. THESE REVISIONS ARE SHOWN HEREON AS "△"
185

AMENDMENT SD-81-5-2 (LAND USE REVISIONS)

SD-81-5-2 CHANGES THE ALLOWABLE LAND USES IN SUB AREAS 1 AND 8. THESE REVISIONS ARE SHOWN HEREON AS "△"
187

PARTMENT REVIEW, INCORPORATION OF THOSE SPECIFICS IN THIS PLAN SHALL DOCUMENT THEM FOR FUTURE PLAN REVIEWS.

ON DECEMBER 3, 1981, THE ENVIRONMENTAL PLANNING COMMISSION HELD THE FIRST PUBLIC MEETING ON THE PLAN AS FIRST APPLIED FOR (10/27/81). THAT SUBMITTAL WAS DEFERRED UNTIL MARCH, 1982 WITH INSTRUCTIONS THAT THE CITY HYDROLOGIST AND DEVELOPER WORK TOGETHER AND ADDRESS CERTAIN CONCERNS PRIOR TO 3/25/82. ALSO, THE COMMISSION TOOK ISSUE WITH THE VAGUENESS OF THE PLAN AS FIRST PRESENTED.

ON DEC. 21, 1981, JAN. 28, 1982 AND FEB. 17, 1982, THE CITY STAFF AND THE SPONSOR MET AND RESOLVED A LARGE NUMBER OF THE COMMISSION'S CONCERNS. SUBSEQUENT STAFF DISCUSSIONS HAVE ALSO INDICATED DIRECTION AND SPECIFICITY REGARDING THE ORIGINAL ISSUES. A MEETING WITH THE NORTH ALBUQUERQUE ACRES HOMEOWNERS' ASSOCIATION WAS HELD ON FEB. 10, 1982 WITH ADDITIONAL DIALOGUE REGARDING NEIGHBORHOOD CONCERNS PRESENTED.

ON MARCH 25, 1982 THE ENVIRONMENTAL PLANNING COMMISSION HEARD THE SUBMITTAL AND DEFERRED ACTION, ALLOWING THE HOMEOWNERS ASSOCIATION (S) TO REVIEW THE REVISED PLAN.

ON JUNE 10, 1982 THE E.P.C. APPROVED A RECOMMENDATION TO THE CITY COUNCIL. THE ELEMENTS OF THEIR FINDINGS AND A RE-PUBLISHED PLAN IS PRESENTED HERewith (DATED JULY, 1982).

ON DECEMBER 10, 1984 THE PROVISIONS OF THE R-D ZONE REQUIRING 2400 SQ. FT. OF OPEN SPACE PER DWELLING UNIT WAS ENACTED. THE REVISIONS TO THE ORIGINAL DENSITY MANAGEMENT LIMITATIONS ARE PRESENTED AS A SECTOR PLAN AMENDMENT (SD-81-5-1, FEBRUARY, 1985).

ON APRIL 18, 1987, THE ENVIRONMENTAL PLANNING COMMISSION CHA LAND USE DESIGNATIONS FOR SUB AREAS 1 AND 8 TO LOW DENSITY RESIDENTI

PROFESSIONAL AND DATA COMPENDIUM

SPONSOR:

HERITAGE EAST, A PARTNERSHIP
THE BELLAMAY GROUP INC., MANAGING PARTNER
6121 INDIAN SCHOOL ROAD N.E.
ALBUQUERQUE, NEW MEXICO 87110

ATTN: MR. DON ROBERTSON (505) 865-1000

SPONSOR'S INTEREST:

OWNER OF 269.185 ACRE PORTION OF SECTOR PLAN
AS PRESENTED (ANNEXATION PLAT FILED 7/4/81,
SP-1-80-181, C17-200)

SECTOR PLAN AREA:

APPROXIMATELY 320 ACRES, "DEVELOPING URBAN" AREA.

ZONE ATLAS:

0-30 (ANNEXATION, APPROX. 290 AC., 5/12/81)

CURRENT ZONING:

R-D (AX-80-87, Z-80-117) APPROX. 287.20 AC.

STREET VACATIONS:

VACATED BY COUNCIL ACTION - BUT NOT EFFECTED UNTIL
FURTHER PLATTING ASSURES ACCESS TO ALL PARCELS.

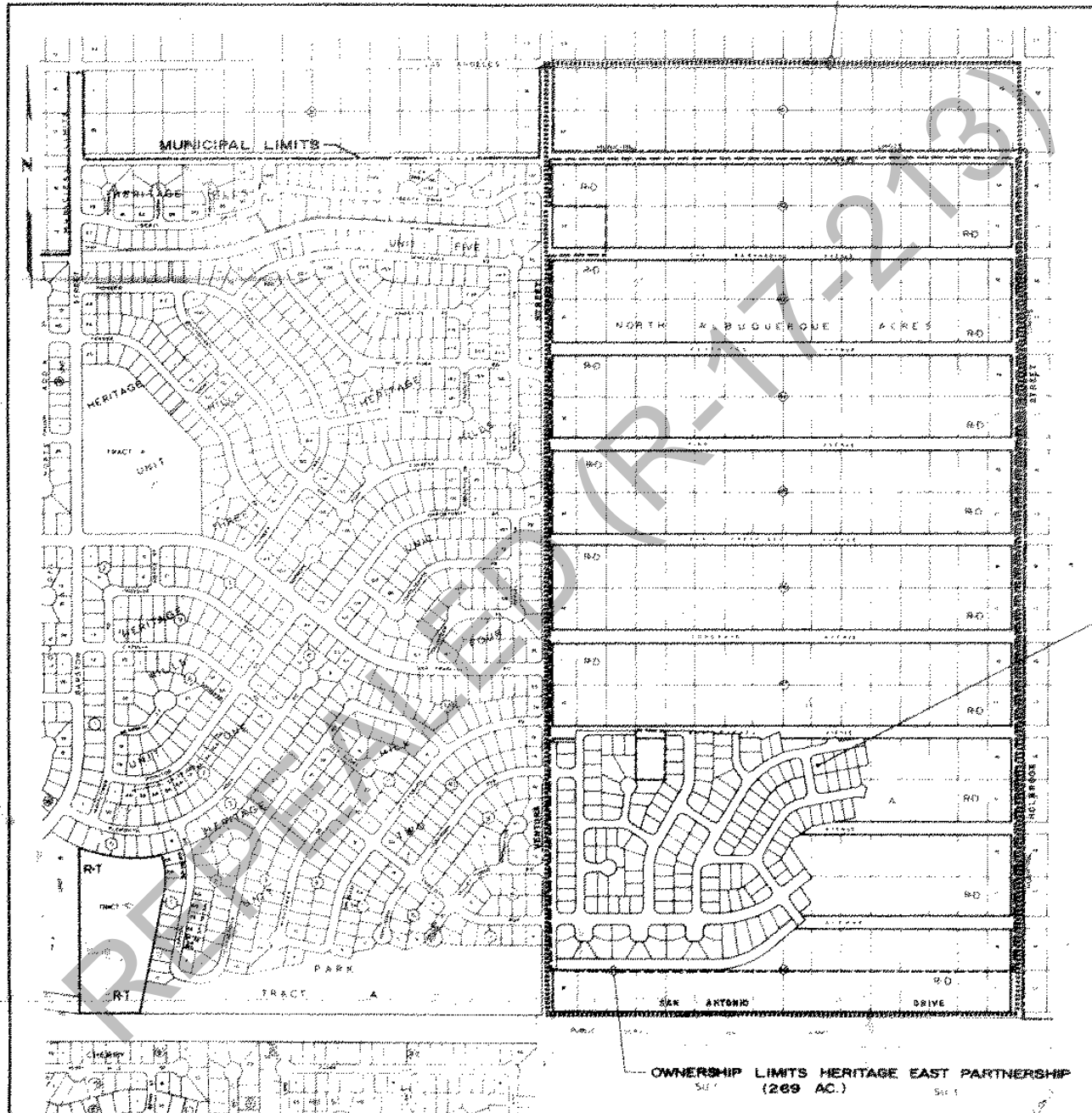
LAND PLANNING:

MR. CLIFF A. SPIROCK, A.I.C.P.

ENGINEERING AND SUBMITTAL:

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1528
CORRALES, NEW MEXICO 87048
(505) 897-0000

(320 AC)
LIMITS OF HERITAGE HILLS EAST SECTOR DEVELOPMENT PLAN



ATED BY THE
USE SITES;
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ENTIONED
VARIETY OF

AN IN-
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OWNERSHIP
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DISCUSS THE
CITY DE
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IRST PUBLIC
FERRED UNTIL

LOCATION OF EXISTING
PORTION (R-1 USES)
(S-81-14)

OWNERSHIP LIMITS HERITAGE EAST PARTNERSHIP
(269 AC.)

HERITAGE HILLS EAST SECTOR DEVELOPMENT PLAN

FINDINGS OF THE ENVIRONMENTAL PLANNING COMMISSION:

(SEE CASE FILE SD-81-5)

APPROVALS (2-85 AMENDMENTS) SD-81-5-1:

R. L. T. J.
PLANNING DIRECTOR

3-18-85
DATE

ENVIRONMENTAL PLANNING COMMISSION AMENDMENT
ON 2-28-85 THE ENVIRONMENTAL PLANNING COMMISSION APPROVED
AN AMENDMENT INCREASING THE TOTAL NUMBER OF ALLOWABLE
DWELLING UNITS TO 1483.

APPROVALS (4-87 AMENDMENTS)

Jack Cloud
PLANNING DIRECTOR

4-24-87
DATE

ENVIRONMENTAL PLANNING COMMISSION AMENDMENT

ON 4-16-87 THE ENVIRONMENTAL PLANNING COMMISSION APPROVED AN
AMENDMENT CHANGING THE LAND USE IN SUB AREA 1 FROM SU FOR
OFFICE OR HIGHER DENSITY RESIDENTIAL TO LOW DENSITY
RESIDENTIAL AND IN AREA 8 FROM COMMERCIAL TO LOW DENSITY
RESIDENTIAL.

CITY COUNCIL ACTION:

LAND USE, PLANNING AND ZONING RECOMMENDS DO-PASS FOR 10-4-82
COUNCIL AGENDA (9-14-82 L.U.P.Z).

SUBJECT TO ADDING ZONING DESIGNATIONS TO CERTAIN LANDS (AS
SUBSEQUENTLY SHOWN HEREON AS SYMBOL "△").

THE HERITAGE HILLS EAST SECTOR DEVELOPMENT PLAN IS THE PROCESS, REQUESTED BY THE
CITY PLANNING DEPARTMENT, TO ALLOW FOR FUTURE ZONING OF CERTAIN COMMERCIAL USE SITES;
AND TO DESIGNATE MORE SPECIFIC LOCATIONS (AND TREATMENT) OF MAJOR TRANSPORTATION COR-
RIDORS, DRAINAGE AND OPEN SPACE CONCEPTS AND PARKS. OTHER THAN THE ABOVE MENTIONED
COMMERCIAL USE LOCATION, PROPOSED USES ENVISIONED BY THE SPONSOR INCLUDE A VARIETY OF
RESIDENTIAL USES ALLOWABLE UNDER R-D ZONING.

A REQUEST MADE DURING THE PRELIMINARY STUDIES ON THIS AREA RESULTED IN AN IN-
CREASE OF THE SECTOR PLAN LIMITS TO INCLUDE THE LANDS ADJACENT TO LOS ANGELES ROAD, TO
THE NORTH, AND TO THE TANDAN PROPERTIES, TO THE SOUTH. SINCE THE SPONSOR'S OWNERSHIP
INTEREST DOES NOT EXTEND TO THESE LIMITS, THIS PLANNER PURPOSEFULLY WILL NOT ADDRESS
LAND USAGE FOR THOSE SITES - LEAVING DISCRETIONARY JUDGMENTS TO THE OFFICIAL HEARINGS
ON THIS PLAN.

THE INITIAL ATTEMPTS AT LAND UTILIZATION BEGAN IN JULY, 1980. AT THAT TIME, THE
SPONSOR RETAINED COMMUNITY SCIENCES CORPORATION TO PREPARE APPLICATIONS TO CHANGE
ZONING AND TO RESOLVE CERTAIN ISSUES IN TRANSPORTATION, DRAINAGE AND THE APPROVED
NORTH ALBUQUERQUE ACRES SUBAREA MASTER PLAN. THESE DISCUSSIONS LED TO THE REQUIREMENT
FOR THIS SECTOR DEVELOPMENT PLAN.

CONCURRENT WITH THE OVERALL PLANNING, THE SPONSOR WAS DESIROUS TO EFFECT A SUB-
DIVISION OF R-1 TYPE USES AS QUICKLY AS PRACTICABLE. SINCE R-1 IS A PERMISSIVE USE
UNDER R-D ZONING, THIS SUBDIVISION (PHASE I, HERITAGE HILLS EAST) WAS PROCESSED IN-
DEPENDENTLY FROM THE SECTOR PLAN. THIS PLAT IS NOW RECORDED.

THIS SECTOR PLAN SUBMITTAL IS ALSO GUIDED BY A RESOLUTION ENDORSED BY THE ENVI-
RONMENTAL PLANNING COMMISSION:

"(THE E.P.C.) WISH TO EXPRESS OUR CONCERN WITH THE SECTOR PLANNING
PROCESS AS IT IS NOW STATED IN CITY POLICIES, SPECIFICALLY REGARDING
THE OPEN SPACE REQUIREMENT, SPECIFICALLY REGARDING THE AMOUNT OF
DETAIL THAT HAS PREVIOUSLY BEEN REQUIRED BY THESE SECTOR PLANS AND
THAT THE SPECIFICITY OF PREVIOUS PLANS PERHAPS IS PREMATURE IN EXACT
LOCATIONS OF CITY FACILITIES, PARKS, WELL SITES, LIBRARIES, ETC. AND
THAT MAYBE JUST A GENERAL DEDICATION WITH THE UNDERSTANDING THAT THOSE
CAN BE SOMEWHAT FLEXIBLE...." (MEETING OF OCTOBER 20, 1980)

ACCORDINGLY, THIS SUBMITTAL WILL GENERALIZE CERTAIN ELEMENTS OF THE SECTOR PLAN
GUIDELINES - WHERE POSSIBLE. DUE TO THE PREVIOUSLY RECORDED SUBDIVISION (PHASE I),
OTHER ELEMENTS HAVE BEEN FIXED AND COMMITTED.

SHEET 2 OF THIS PLAN PORTRAYS THE "EXISTING CONDITIONS". SOME OF THESE CONDI-
TIONS ARE THE DIRECT RESULT OF THE FIRST SUBDIVISION PLAT AND CONCERN EASEMENTS
GRANTED FOR THE BENEFIT OF THAT PLAT, PARK DEDICATION AGREEMENTS FOR COMPLIANCE WITH
ORDINANCE(S) AND AGREEMENTS TO DEDICATE OPEN SPACE NECESSARY FOR THAT FIRST PLAT -
LATER, WHEN THIS SECTOR PLAN IS ADOPTED AND SUBSEQUENT PLATS ENCOMPASS THE DESIRED
LOCATIONS.

SHEET 3 OF THIS PLAN OUTLINES CERTAIN TRANSPORTATION OPINIONS EXPRESSED AT EARLY
MEETINGS AND LAND USES ENVISIONED BY THE SPONSOR.

SHEET 4 OF THIS SUBMITTAL RECITES CERTAIN "ELEMENTS" THAT REQUIRE PRESENTATION
AND APPROVAL BY THE CITY. WE'VE ELECTED TO "CALL-OUT" THESE ELEMENTS AND DISCUSS THE
CONDITIONS CONCERNING THEM. SINCE THIS AREA HAS A HISTORY OF MEETINGS AND CITY DE-
PARTMENT REVIEW, INCORPORATION OF THOSE SPECIFICS IN THIS PLAN SHALL DOCUMENT THEM FOR
FUTURE PLAT REVIEWS.

ON DECEMBER 3, 1981, THE ENVIRONMENTAL PLANNING COMMISSION HELD THE FIRST PUBLIC
MEETING ON THE PLAN AS FIRST APPLIED FOR (10/2781). THAT SUBMITTAL WAS DEFERRED UNTIL
MARCH 1982 WITH INSTRUCTIONS THAT THE CITY AND SPONSOR MEET AND REVISOR WORK TOGETHER

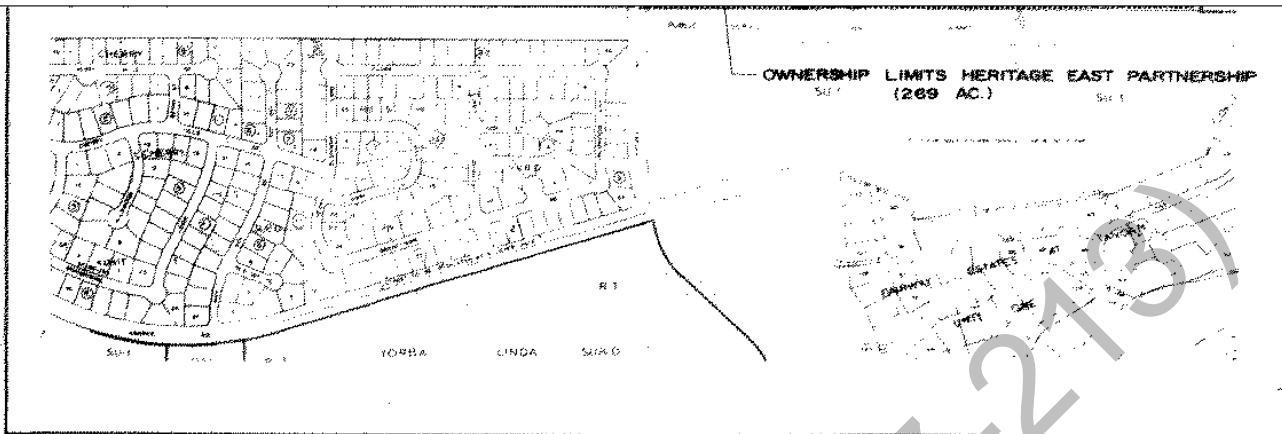
ENT THEM FOR

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NOTE THE
DATED



VICINITY MAP

1" = 400'

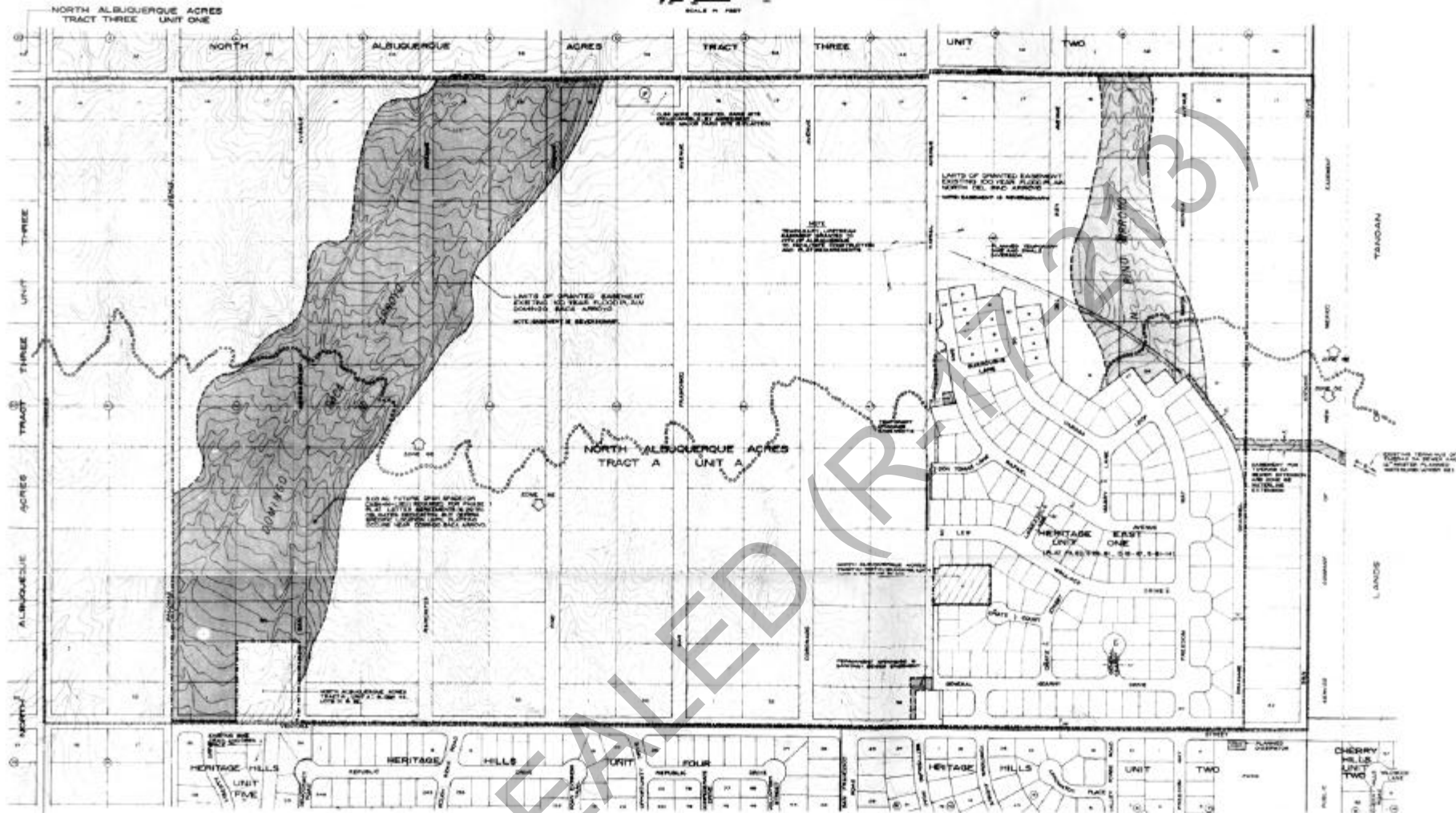
REQUIRING
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, 1985).

MISSION CHANGED THE
ITY RESIDENTIAL.

INDEX TO DRAWINGS

| <u>SHEET NO.</u> | <u>DESCRIPTION</u> |
|------------------|---|
| 1 | VICINITY MAP AND NARRATIVE |
| 2 | EXISTING CONDITIONS AND PLATTING |
| 3 | PROPOSED LAND USE AND TRANSPORTATION ELEMENTS |
| 4 | DRAINAGE AND SPECIFIC SITE DEVELOPMENT CONDITIONS |
| 5 | DENSITY MANAGEMENT PROPOSAL |

CITY CASE: SD-81-5



AS MENTIONED PREVIOUSLY, THIS SHEET REPRESENTS THE "EXISTING CONDITIONS" APPLICABLE TO THE SITE. OTHER THAN DIMENSIONS AND PHYSICAL TERRAIN, THE PRESENCE OR ABSENCE OF ANYTHING AFFECTING THE PROPERTY IS A RESULT OF THE SUBDIVISION REQUIREMENTS FOR PHASE I.

NOTE: ADDITIONALLY, THE FOLLOWING PLATTING REQUIREMENTS FOR PHASE I WERE REPORTED:

- (1) ADDITIONAL RIGHT-OF-WAY INDICATION FOR HERITAGE STREET (TO BE).
- (2) OFFSITE EASEMENTS OUTLETTED TO FACING PROPERTIES TO ACCOMMODATE MASTER PLANNED WATER CLOSER BOX AND SEWER COLLECTOR SIZES.
- (3) UPSTREAM GRANT, TO A.M.A.P.C.A., OF EXISTING 100 YR. FLOODPLAIN OF THE NORTH POND WARDEN (OVERLAP/BOUNDARY OF PLATTING OR BOARD ACTION INDICATES).
- (4) OFFSITE GRANT, TO A.M.A.P.C.A., FOR 100 YR. FLOODPLAIN OF THE NORTH POND WARDEN (OVERLAP/BOUNDARY OF CONCRETE CHANNELIZATION IS CONSTRUCTED).
- (5) EASEMENT TO A.M.A.P.C.A. FOR 100 YR. FLOODPLAIN OF THE BORMING SACA WARDEN (OVERLAP/BOUNDARY, IF PLATTING OR BOARD ACTION INDICATES).
- (6) EASEMENT UPSTREAM FROM ALL PLATTED LANDS TO THE CITY OF ALBUQUERQUE FOR TEMPORARY OVERFLOW FACILITIES (TEMPORARY AND REVERSIBLE).
- (7) 3 SMALL, DOMESTIC DRAINAGE AND UTILITY EASEMENTS (TO CITY).

- (8) THE FORMAL DECISION OF 100 YR. TO THE PLANNING AND RECREATION DEPARTMENT WITHIN A LETTER OF AGREEMENT TO BE DECIDED IN A LATER DATE ON THE FINAL LOCATION OF THE NORTH POND WARDEN WHEN PLATTING OCCURS.
- (9) AN AGREEMENT, DEDICATE 1.05 AC. IN THE VICINITY OF THE BORMING SACA WARDEN TO "TEMPORARILY" OR TO PROVIDE SACA IN LIES II POLICY INDICATES. FINAL LOCATION TO BE DETERMINED IN CONSULTATION WITH CITY ENGINEER.
- (10) THE PROPOSED IMPROVED CONSTRUCTION OF TRAILING EASEMENTS, CHANNELIZATION AND DRAINAGE FOR THE NORTH POND WARDEN THROUGH THE PLATTED PLATTED AREAS.

IN ADDITION TO THE ABOVE, CERTAIN CRITERIA WERE DEVELOPED TO ACCOMMODATE THE FLOODING OF SACA AND TO BE FOLLOWED WHEN LOW EXTENSION. DURING CONSTRUCTION (100/50/100) INDICATES FEASIBILITY FOR 100 YR. IN ZONE II, BY 10/100 AND 50 YR. IN ZONE III, BY 10/100, IF ADDITIONAL DRAINAGE AND/OR IN BE WILL BE AVAILABLE FOR SERVICE.

AN APPROVED DRAINAGE PLAN PRECEDES NORTH POND WARDEN CONSTRUCTION DESIGN. ON EXISTING DRAINAGE WARDEN PREPARED AND SUBMITTED.

WHILE PHASE I SUBDIVISION APPEARS PROMISING, IT WAS DESIGNED AND PLATTED WITH AN ULTIMATE WATER PLANNING PHASE (SEE SHEET 3). THIS SUBMITTAL, PROVISIONS FOR TEMPORARY AND FINAL DRAINAGE ELEMENTS OF PHASE II PLANNING, DETERMINING SACA FLOODING AND WARDEN EASEMENTS AND CLASSIFICATIONS AND ADDRESSING THE STATUS OF SAN ANTONIO ROAD.

LEGEND

- LIMITS OF GRANTED EASEMENTS
- APPROXIMATE PLAT DIVISION BOUNDARIES
- LANDS OF HERITAGE EAST JOINT VENTURE
- EXCLUDED FROM HERITAGE EAST JOINT VENTURE (OVERLAP)
- BLOCK NUMBERS
- LOT NUMBERS
- DEDICATED PARK
- SECTOR PLAN BOUNDARY
- PLATTED LOTS (PHASE I) WHERE WATER SEW DRAINAGE ARE SHOWN FROM ZONE II
- WATER ZONE DIVISION (ZONE II/III) SL 0350

EXISTING CONDITIONS AND PLATTING



AS MENTIONED PREVIOUSLY, THIS SHEET REPRESENTS THE "EXISTING CONDITIONS" AFFECTING THE SITE. OTHER THAN OWNERSHIP AND PHYSICAL TERRAIN, THE PREPONDERANCE OF CONDITIONS AFFECTING THE PROPERTY ARE A RESULT OF THE SUBDIVISION REQUIREMENTS FOR PHASE I.

MORE PARTICULARLY, THE FOLLOWING PLATTING REQUIREMENTS FOR PHASE I WERE IMPLEMENTED:

- 1) ADDITIONAL RIGHT-OF-WAY DEDICATION FOR VENTURA STREET (TO 86').
- 2) OFFSITE EASEMENTS (UTILITY) TO TANDAN PROPERTIES TO ACCOMMODATE MASTER PLANNED WATER (LOWER 6E) AND SEWER (TIJERAS 5A).
- 3) UPSTREAM GRANT, TO A.M.A.F.C.A., OF EXISTING 100 YR. FLOODPLAIN OF THE NORTH PINO ARROYO (REVERSIONARY IF PLATTING OR BOARD ACTION INDICATES).
- 4) ONSITE (PHASE I) EASEMENT TO A.M.A.F.C.A. FOR 100 YR. FLOODPLAIN OF THE NORTH PINO ARROYO (REVERSIONARY IF CONCRETE CHANNELIZATION IS CONSTRUCTED).
- 5) EASEMENT TO A.M.A.F.C.A. FOR 100 YR. FLOODPLAIN OF THE DOMINGO BACA ARROYO (REVERSIONARY, IF PLATTING OR BOARD ACTION INDICATES).
- 6) EASEMENT, UPSTREAM FROM ALL PLATTED LANDS TO THE CITY OF ALBUQUERQUE FOR TEMPORARY DIVERSION FACILITIES (TEMPORARY AND REVERSIONARY).
- 7) 3 SMALL, DOWNSTREAM DRAINAGE AND UTILITY EASEMENTS (TO CITY).

EXISTING CONDITIC



LEGEND

- 8) THE FORMAL DEICATION OF 0.66 AC. TO THE PARKS AND RECREATION DEPARTMENT WITHIN A LETTERF AGREEMENT TO RE-DEED IN-KIND LANDS IN THE FINAL LOCATION OF THE MAJOR PK SITE WHEN PLATTING OCCURS.
- 9) AN AGREEMENT DEDICATE 3.03 AC. IN THE VICINITY OF THE DOMINGO RACK ARROYO AS "OPENPACE" OR TO PROVIDE CASH-IM-LED 19 POLICY LOCATES. FINAL LOCATION TO BE DETERMINED IN CONJUNCTION WITH BIKE TRAIL ROUTE.
- 10) THE PROPOSED (PROVED) CONSTRUCTION OF TRAINING DIVERSIONS, CHANNELIZATION AND DISSATOR FOR THE NORTH PINO ARROYO THROUGH THE INITIAL PLATTED AREA.

IN ADDITION TO THABOVE, CERTAIN CRITERIA WAS NECESSITATED TO ACCOMMODATE THE TIJERAS SA SEWER AND 2E 6E (LOWER) WATER LINE EXTENSION. INITIAL CORRESPONDENCE (12/30/80) INDICATES AVAILABILITY FOR 120 D.U. IN ZONE SE BY 9/1/81 AND 80 D.U. IN ZONE 6E. BY 9/1/82, 31 ADDITIONAL D.U. IN SE AND IN 6E WILL BE AVAILABLE FOR SERVICE.

AN APPROVED DRAINAGE PLAN PRECEDED NORTH PINO ARROYO CONSTRUCTION DESIGN. ENGINEERING DRAWINGS HAVE BEEN PREPARED AND SUBMITTED.

WHILE PHASE SUBDIVISION APPEARS PREMATURE, IT WAS DESIGNED AND PLATTED WITH AN ULTIMATE MASTER PLAIN MIND (SEE SHEET 3, THIS SUBMITTAL). PROVISIONS FOR TRANSPORTATION WERE THMOST SIGNIFICANT ELEMENTS OF PRIOR MEETINGS DETERMINING SAN FRANCISCO AND VENTURA AGREEMENTS AND CLASSIFICATIONS AND ADDRESSING THE STATUS OF SAN ANTONIO ROAD.



LIMITS OF GRANTED EASEMENTS



APPROXIMATE PLAT DIVISION BOUNDARIES



LANDS OF HERITAGE EAST JOINT VENTURE



EXCLUDED FROM HERITAGE EAST JOINT VENTURE OWNERSHIP



BLOCK NUMBERS



LOT NUMBERS



DEDICATED PARK



SECTOR PLAN BOUNDARY

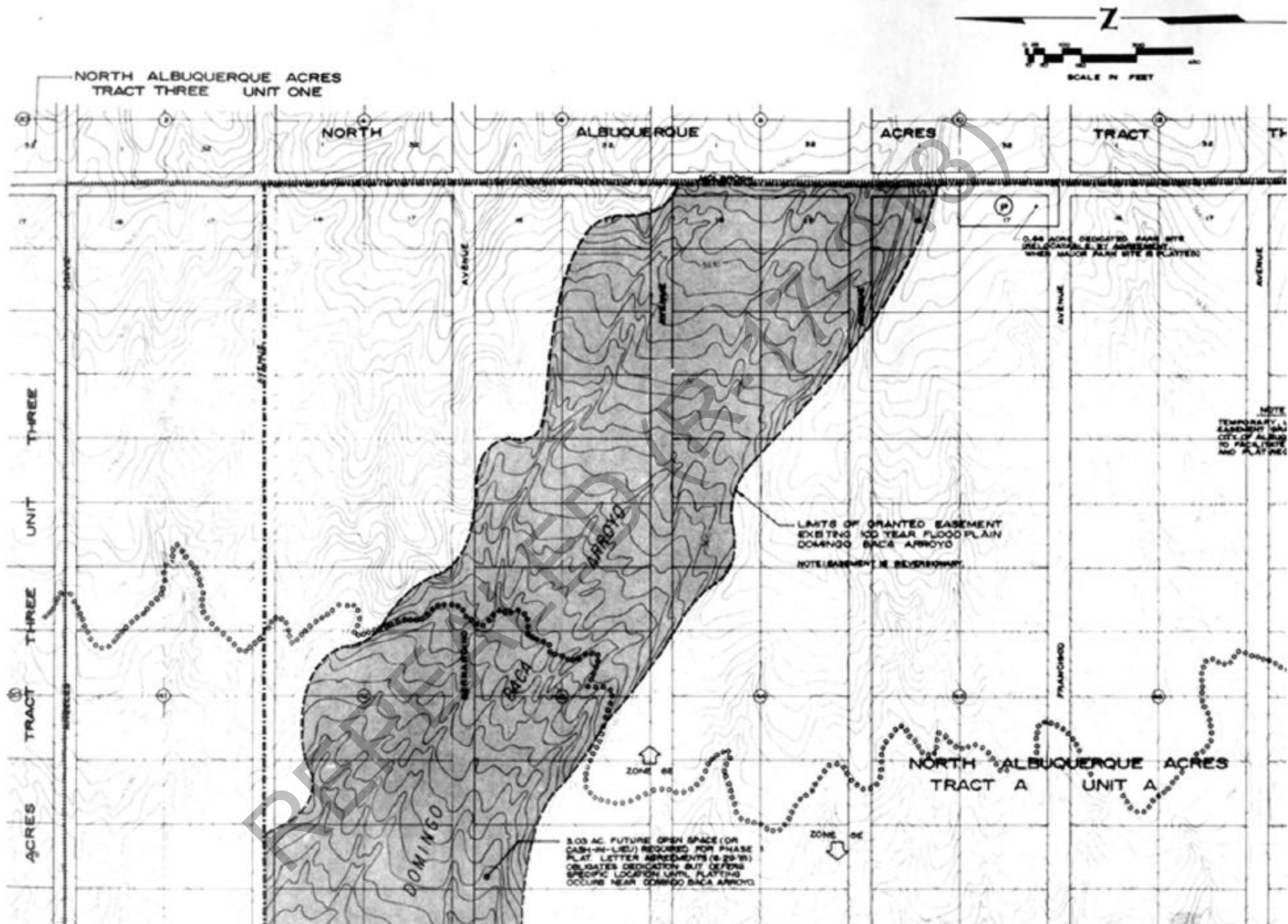


PLATTED LOTS (PHASE 1) WHERE WATER SEWER MUST BE SUPPLIED FROM ZONE 6



WATER ZONE DIVISION (ZONE SE/6E) EL. 5595

INDITIONS AND PLATTING





LEGEND - LAND USE

- LOW DENSITY RESIDENTIAL
SINGLE FAMILY RESIDENCES, DETACHED OR ATTACHED HOUSES
- HIGHER RES. INTENSITIES
MULTI-FAMILY RESIDENCES, TOWNHOMES, APARTMENTS, CONDOS, ETC.
- RECREATIONAL PARK
- COMBINED USE DEDICATION
OFFICE, RETAIL, RESIDENTIAL, CULTURAL, EDUCATIONAL, RECREATION, ETC.

TRANSPORTATION

- LOCAL STREET
LOCAL STREET WITH SIDEWALKS AND CURBS
- MAJOR LOCAL STREET
MAJOR LOCAL STREET WITH SIDEWALKS AND CURBS
- EDGE SECTION STREET
EDGE SECTION STREET WITH SIDEWALKS AND CURBS
- MAJOR ARTERIAL STREET
MAJOR ARTERIAL STREET WITH SIDEWALKS AND CURBS
- WHITE TRAIL
WHITE TRAIL

* NOTE: SIDE AND FRONT YARD SETBACKS ARE POSSIBLE
FOR ALL DEVELOPMENTS AT DISCRETION

THIS MAP AND ACCOMPANYING NOTES PRESENT CERTAIN ELEMENTS OF THE LAND USE AND TRANSPORTATION PORTION OF THE PLAN. THE LAND USE IS FURTHER DETAILED ON SHEET 5, UTILITIES AND OPEN SPACE.

THE FOLLOWING NOTES ARE IDENTIFIED BY A PREFIX IDENTIFYING THE CITY OF ALBUQUERQUE PLANNING DEPARTMENT WHICH HAS SPECIFIED CERTAIN CONDITIONS OF CONCERN RELATIVE TO THE PROJECT, I.E. THE CITY ENGINEERING, TRAFFIC, TRANSPORTATION PLANNING, CITY ENGINEERING, PLANNING DIVISION, TRAFFIC, PARKS AND RECREATION DEPARTMENT, AND TRAFFIC - WATER RESOURCES DEPARTMENT.

- TE-1 USE ANGLES IS A PROHIBITED MATERIAL STREET AND SHALL HAVE A RIGHT-OF-WAY OF 100'.
- TE-2 STREET MODELS TO USE ANGLES WILL BE PROHIBITED EXCEPT AT VENTURA AND HOLBROOK STREETS, PROVIDED ON A NEW EAST-WEST STREET BETWEEN USE ANGLES AND PALMAS SHOULD BE USED TO ACCESS THE LAND BETWEEN THESE TWO STREETS.
- TE-3 SAN FRANCISCO COLLECTION ROADWAY AND FREEDOM WAY MAJOR LOCAL ROADWAYS SEPARATELY SERVING TRAFFIC NEEDS. ANOTHER COLLECTION IN THE VICINITY OF SAN FRANCISCO SHOULD BE PROVIDED, INCLUDING A COLLECTION FOR VENTURA ROAD. IT IS NOT REQUIRED AND AN AMENDMENT TO THE LOW DENSITY MAJOR STREET PLAN IS INDICATED.
- TE-4 HOLBROOK SHOULD BE DEVELOPED AS A MAJOR LOCAL STREET WITH A 60' RIGHT-OF-WAY. A 60' RIGHT-OF-WAY STREET FRONTAGE LOTS WILL NOT BE PERMITTED.
- TE-5 STRUCTURE STRUCTURE FOR HOLBROOK OVER THE N. PINE IS A DEVELOPER RESPONSIBILITY.



TE-6 THE STRUCTURE STRUCTURE FOR VENTURA OVER THE N. PINE IS A DEVELOPER RESPONSIBILITY.



NOTE: A NATURALLY OCCURRING PROPOSED TO EXCHANGE RESPONSIBILITIES FOR N. PINE AND ANGLES CROSSING OVER HOLBROOK AT THE CORNER SACRAMENTO AND CORNER JUNE 10TH. CAUSING THE VENTURA AND ANGLES TO BE COMPLETED LATER BY THE DEVELOPER AND THE HOLBROOK IMPROVEMENTS SCHEDULED WITH THE CITY ENGINEERING PROJECT FOR LATER-DATE COMPLETION (ONLY WITH RESPONSIBILITY). THE DEVELOPER REMAINS RESPONSIBLE FOR THE PERMANENT IMPROVEMENTS IN THE WEST SIDE OF HOLBROOK, NOT INCLUDED WITH THE CHANGING STRUCTURE.



TE-7 A STREET WILL BE TURNED OUT FROM THE AREA SOUTH OF THE N. PINE AND ANGLES TO CROSS THE LAND ON THE NORTH SIDE OF SAN FRANCISCO DRIVE.



TE-8 EFFECTS ON LOW DENSITY DRIVE AT SAN FRANCISCO SHOULD BE AT LEAST 100' OR MORE.



TE-9 DIRECT FRONTAGE RESIDENTIAL LOTS ON SAN FRANCISCO WILL NOT BE PERMITTED.



TE-10 A STREET CONNECTION ON PROPOSED ARTERIAL ROADWAY ACROSS THE CORNER SACRAMENTO AND CORNER JUNE 10TH IS REQUIRED AT DEVELOPER DISCRETION.



TE-11 TOWNHOMES DRIVeways IMPROVEMENTS WILL BE PERMITTED WITHIN THE HOLBROOK AND WEST STREET DEVELOPMENT. HOWEVER, THE DEVELOPER IS RESPONSIBLE TO OBTAIN OFFICIALS' COMMENTS FOR (SACRAMENTO DRIVE).



TE-12 STREET RIGHT-OF-WAY, PARKING REDUCTIONS AND SIDEWALK IMPROVEMENTS MUST BE JUSTIFIED PRIOR TO APPROVAL OF SUBDIVISION PLANNING.



TE-13 FOR TOWNHOMES DEVELOPMENT, A 40' RIGHT-OF-WAY IS ACCEPTABLE AS A GENERAL RULE.

TE-14 LOCAL STREET IMPROVEMENTS VENTURA AND SAN FRANCISCO SHOULD HAVE A 60' RIGHT-OF-WAY FOR THE 100' BLOCK.

TE-15 MAJOR LOCAL STREET SHOULD HAVE A MINIMUM 100' CENTERLINE RADIUS TURN RADIUS.

TE-16 PROPOSED IN SAN FRANCISCO, VENTURA AND HOLBROOK SHOULD BE EXISTING (SEE NOTES TE-4 AND TE-5).

TE-17 A NEIGHBORHOOD CONCERN HAS BEEN EXPRESSED ABOUT THE ALIGNMENT OF SAN FRANCISCO AT VENTURA. THE REQUESTED STREET FRONTAGE REQUIRED ACTION BY THE OFFICE. IF COVERED BY THE OFFICE, THE ORIGINAL ALIGNMENT SHOULD THEN BE APPROVED.

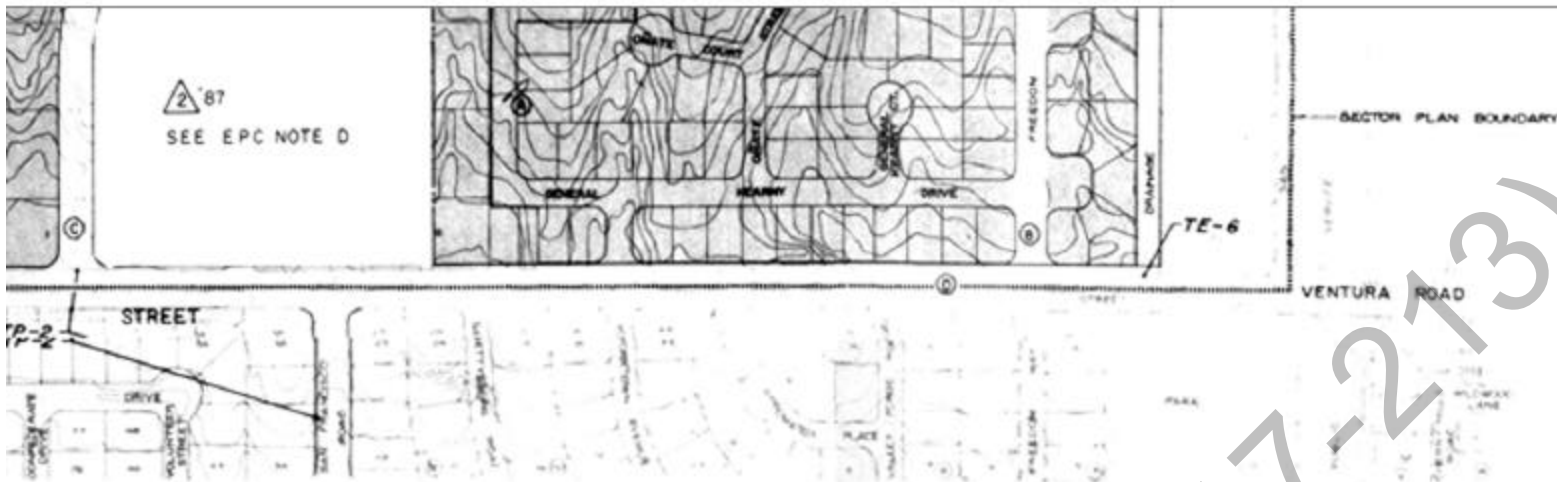
TE-18 THE SITES WILL BE REQUIRED FOR FUTURE CITY WIDE, ONE IN VENTURA APPROXIMATELY 100' SOUTH OF USE ANGLES, ANOTHER ON HOLBROOK APPROXIMATELY 100' SOUTH OF USE ANGLES. EACH SITE WILL BE APPROXIMATELY 12,000 SQ. FT. (100' x 120') WITH AN ADDITIONAL 12,000 SQ. FT. AS A TEMPORARY CONSTRUCTION YARD.

TE-19 SERVICE HAS BEEN COMMITTED TO THE CITY AFTER REVIEW, USE OF THESE SITES WILL BE REQUIRED FOR WATER AND SEWER, AND OFF SITE WATER PLANNING EXTENDING FOR WATER AND SEWER.

TE-20 FOLLOWING PUBLIC HEARINGS, THIS MAP HAS BEEN CHANGED TO REFLECT:

- A. FREEDOM WAY CONNECTION TO HOLBROOK
- B. HOLBROOK AVENUE TO BE DISCONTINUED, IF POSSIBLE, THROUGH SUBSEQUENT SUBDIVISION PLANNING. ALLOWANCE LOTS ON THIS MAP AND DISCONTINUED ONLY.
- C. LAND USE DECISION
- D. APPROXIMATELY CHANGED USE FROM FIVE (5) FIVE OFFICE OR BUSINESS (OFFICE) DEVELOPMENT TO LOW DENSITY RESIDENTIAL.
- E. APPROXIMATELY CHANGED LAND USE FROM COMMERCIAL TO LOW DENSITY RESIDENTIAL.

LAND USE AND TRANSPORTATION ELEMENTS



MAP AND ACCOMPANYING NOTES PORTRAY CERTAIN ELEMENTS OF THE LAND USE AND TRANSPORTATION PORTION OF THIS PLAN. THE LAND USE IS EXPLAINED ON SHEET 5, INTENSITIES AND OPEN SPACE.

Following notes are identified by a prefix defining the responsible operating department which has specified conditions or concerns relative to this proposal, i.e. "TE" - ENGINEERING; "TP" - TRANSPORTATION PLANNING; "ENG" - CITY ENGINEERING; "PP" - PLANNING DIVISION; "PR" - PARKS AND RECREATION; and "WR" - WATER RESOURCES DEPARTMENT.

LOS ANGELES IS A PRINCIPAL ARTERIAL STREET AND SHALL HAVE A RIGHT-OF-WAY OF 156'.

DIRECT ACCESS TO LOS ANGELES WILL BE PROHIBITED EXCEPT AT VENTURA AND HOLBROOK STREETS. PALOMAS OR A NEW EAST-WEST STREET BETWEEN LOS ANGELES AND PALOMAS SHOULD BE USED TO ACCESS THE LAND BETWEEN THESE TWO STREETS.

SAN FRANCISCO (COLLECTOR ROADWAY) AND FREEDOM WAY (MAJOR LOCAL ROADWAY) ADEQUATELY SERVE TRAFFIC NEEDS. ANOTHER COLLECTOR IN THE VICINITY OF SAN ANTONIO (CALLED FOR DURING PREVIOUS ACTIONS FOR HARPER/VENTURA) IS NOT REQUIRED AND AN AMENDMENT TO THE LONG RANGE MAJOR STREET PLAN IS INDICATED.

HOLBROOK SHOULD BE DEVELOPED AS A MAJOR LOCAL STREET WITH A 40' ROADWAY IN A 60' RIGHT-OF-WAY. DIRECT FRONTAGE LOTS WILL NOT BE PERMITTED.

CROSSING STRUCTURES FOR HOLBROOK OVER THE N. PINDO AND DOMINGO BACA ARROYOS ARE CITY RESPONSIBILITY AND DEVELOPER IS RESPONSIBLE FOR VENTURA ROAD STRUCTURE (FULL WIDTH) OVER THE N. PINDO ARROYO, AND PERMANENT PAVING ON THE EAST SIDE OF THE STRUCTURE.



TE-6 THE CROSSING STRUCTURE FOR VENTURA OVER THE N. PINDO IS A DEVELOPER RESPONSIBILITY.

NOTE: A MUTUALLY AGREEABLE PROPOSAL TO EXCHANGE RESPONSIBILITIES FOR N. PINDO ARROYO CROSSINGS (AND HOLBROOK AT THE DOMINGO BACA) WAS CONCLUDED JUNE 9, 1983, CAUSING THE VENTURA CROSSING TO BE COMPLETED EARLY-ON BY THE DEVELOPER AND THE HOLBROOK IMPROVEMENTS SCHEDULED INTO THE CITY C.I.P. PROCESS FOR LONGER-RANGE COMPLETION (HALF-WIDTH RESPONSIBILITY). THE DEVELOPER REMAINS RESPONSIBLE FOR THE PERMANENT PAVING ON THE WEST SIDE OF HOLBROOK. NOT INCLUDED WITH THE CROSSING STRUCTURES.

TE-7 A STREET WILL BE STUBBED OUT FROM THE AREA SOUTH OF THE N. PINDO ARROYO TO SERVE THE LAND ON THE NORTH SIDE OF SAN ANTONIO DRIVE.

TE-8 OFFSETS ON LEX WALLACE DRIVE AT SAN FRANCISCO SHOULD BE AT LEAST 150' OR ELIMINATED.

TE-9 DIRECT FRONTAGE RESIDENTIAL LOTS ON SAN FRANCISCO WILL NOT BE PERMITTED.

TE-10 A STREET CONNECTION OR PEDESTRIAN BRIDGE ACROSS THE DOMINGO BACA ARROYO NEAR THE PARK SITE IS REQUIRED AT DEVELOPER EXPENSE.



TE-11 TEMPORARY DRAINAGE DIVERSIONS WILL BE PERMITTED WITHIN THE HOLBROOK WEST HALF STREET RIGHTS-OF-WAY SHOULD THE DEVELOPER BE UNABLE TO OBTAIN OFFSITE EASEMENTS FOR DRAINAGE DIVERSIONS.

TE-12 STREET RIGHTS-OF-WAY, PAVING REDUCTIONS AND SIDEWALK VARIANCES MUST BE JUSTIFIED PRIOR TO APPROVAL OF SUBDIVISION PLATTING.

TE-13 FOR OUL-DE-SAC STREETS, A 42' RIGHT-OF-WAY IS ACCEPTABLE AS A GENERAL RULE.

TE-14 LOCAL STREETS INTERSECTING VENTURA AND SAN FRANCISCO SHOULD HAVE A 60' RIGHT-OF-WAY FOR THE FIRST BLOCK.

TE-15 MAJOR LOCAL STREETS SHOULD HAVE A MINIMUM 350' CENTERLINE RADIUS (PARK VICINITY).

TP-1 FRONTAGES ON SAN FRANCISCO, VENTURA AND HOLBROOK SHOULD BE AVOIDED (SEE NOTES TE-4 AND TE-9).

TP-2 A NEIGHBORHOOD CONCERN HAS BEEN EXPRESSED ABOUT THE ALIGNMENT OF SAN FRANCISCO AT VENTURA. THE REQUESTED OFFSET (SHOWN) REQUIRES ACTION BY THE UTPBB. IF DENIED BY THE UTPBB, THE ORIGINAL ALIGNMENT SHOULD THEN BE APPROVED.

WR-1 TWO SITES WILL BE REQUIRED FOR FUTURE CITY WELLS. ONE ON VENTURA APPROXIMATELY 2650' SOUTH OF LOS ANGELES, ANOTHER ON HOLBROOK, APPROXIMATELY 2650' SOUTH OF LOS ANGELES. EACH SITE WILL BE APPROXIMATELY 12,000 SQ. FT. (100' X 120') WITH AN ADDITIONAL 12,000 SQ. FT. AS A TEMPORARY CONSTRUCTION EASEMENT.

WR-2 SERVICE HAS BEEN COMMITTED TO 200 D.U. AFTER 9/1/81, 120 OF THESE BELOW ELEV. 5595'. SERVICE WILL REQUIRE ON AND OFF SITE MASTER PLANNED EXTENSIONS FOR WATER AND SEWER.

EPC FOLLOWING PUBLIC HEARINGS, THIS MAP HAS BEEN CHANGED TO REFLECT:

- FREEDOM WAY CONNECTION TO HOLBROOK
- PALOMAS AVENUE TO BE DISCONTINUOUS, IF POSSIBLE, THROUGH SUBSEQUENT SUBDIVISION PLATTING. ALIGNMENTS SHOWN ON THIS MAP ARE SUGGESTIVE ONLY.
- LAND USE DECISION
- APRIL, 1987 AMENDMENT CHANGED LAND USE FROM SU FOR OFFICE OR HIGHER DENSITY DEVELOPMENT TO LOW DENSITY RESIDENTIAL
- APRIL, 1987 AMENDMENT CHANGED LAND USE FROM COMMERCIAL TO LOW DENSITY RESIDENTIAL.

TRANSPORTATION ELEMENTS





SEE EPC NOTE A
(ADDED JULY, 1982)



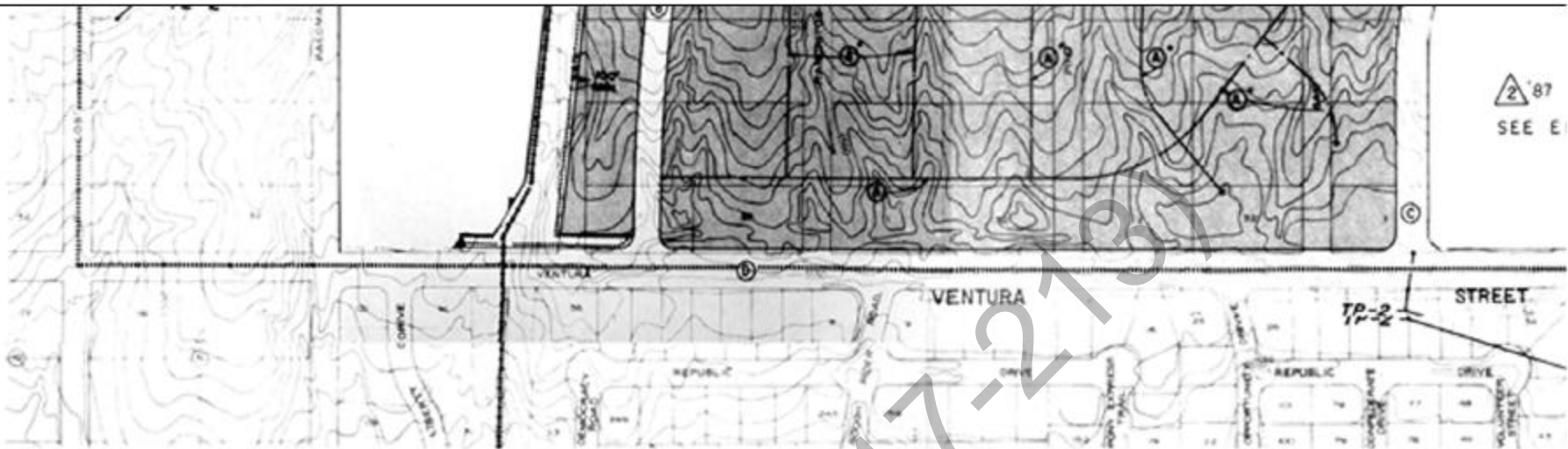
TE-3

TE-7

LAND USE AND OTHER CONSIDERATIONS
IN THIS AREA AT DISCRETION OF PUBLIC
OFFICIALS



EXISTING ZONING: RD
NO CHANGE PROPOSED.



2' 87
SEE E

LEGEND - LAND USE



LOW DENSITY RESIDENTIAL
SINGLE FAMILY OCCUPANCY DETACHED,
OR ATTACHED ALLOWED



HIGHER RES. INTENSITIES
SITES APPROPRIATE FOR MULTI-FAMILY
OCCUPANCY (SEE SHEET 5)



RECREATIONAL PARK



COMBINED USE DEDICATION
DOMINGO SACA DRAINAGEWAY, FLOODWAY
EASEMENT, BIKEWAY AND OPEN SPACE

TRANSPORTATION

(A)

LOCAL STREET
30' R.O.W., 12' PAVING, SIDEWALKS BOTH SIDES
(NOMINATE LOCATION)
*SEE NOTE BELOW

(B)

MAJOR LOCAL STREET
60' R.O.W., 40' PAVING, SIDEWALKS BOTH SIDES

(C)

COLLECTOR STREET
80' R.O.W., 40' PAVING, SIDEWALKS BOTH SIDES
DRIVEWAY ACCESS PROHIBITED

(D)

MINOR ARTERIAL STREET
80' R.O.W., PAVING PER DEPT. OF
TRANSPORTATION. DRIVEWAYS PROHIBITED.



BIKE TRAIL
EXTENSION OF PREVIOUSLY PLANNED
NETWORK

* NOTE: R.O.W. AND PAVING REDUCTIONS ARE POSSIBLE
PENDING JUSTIFICATION (PLAT SUBMITTALS)

THIS MAP AND ACCOMPANYING NOTES P
THE LAND USE AND TRANSPORTATION PORTION
IS FURTHER EXPLAINED ON SHEET 5, INTENS

THE FOLLOWING NOTES ARE IDENTIFIED
CITY OF ALBUQUERQUE OPERATING DEPART
CERTAIN CONDITIONS OR CONCERNS RELATIVE
= TRAFFIC ENGINEERING; *TP* = TRANSPORTA
ENGINEER; *PD* = PLANNING DIVISION; *F
DEPARTMENT; AND *WR* = WATER RESOURCES D

TE-1 LOS ANGELES IS A PRINCIPAL
HAVE A RIGHT-OF-WAY OF 156'.

TE-2 DIRECT ACCESS TO LOS ANGELES
AT VENTURA AND HOLBROOK STREET
WEST STREET BETWEEN LOS ANGE
USED TO ACCESS THE LAND BETWE

TE-3 SAN FRANCISCO (COLLECTOR ROAD
LOCAL ROADWAY) ADEQUATELY SER
COLLECTOR IN THE VICINITY OF
DURING PREVIOUS ACTIONS FOR
REQUIRED AND AN AMENDMENT TO
PLAN IS INDICATED.

TE-4 HOLBROOK SHOULD BE DEVELOPED
WITH A 40' ROADWAY IN A 6
FRONTAGE LOTS WILL NOT BE PER



TE-5 CROSSING STRUCTURES FOR HOLB
DOMINGO SACA ARROYOS ARE
DEVELOPER IS RESPONSIBLE FOR
(FULL WIDTH) OVER THE N. P.
PAVING ON THE EAST SIDE OF THE

LAND USE AND TRANSPORTATION

HERITAGE HILLS EAST - SECTOR DEVELOPMENT PLAN