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.

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Repealing Resolutions And Plans Whose Regulatory Purpose And Content Has Been Replaced By The Integrated Development Ordinance (IDO)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

HERITAGE HILLS EAST - SECTOR DEVELOPMENT PLAN

APRIL, 1987  SHEET 4 OF 5
REPEALED (R-17-213)

DENSITY MANAGEMENT

HERITAGE HILLS EAST - SECTOR DEVELOPMENT PLAN

APRIL, 1987

SHEET 5 OF 5
LEGAL DESCRIPTION:

That certain parcels of land situate within the Elinor Gallegos Grant ("PROJECTED" Section 20, T. H11N, R. 4E, N.M.P.M.), City of Albuquerque, Bernalillo County, New Mexico, and being comprised of all of those part of Heritage East Unit Seven, Res. No. T-17-213, which are more particularly described as follows:

Beginning at NESE corner of said parcel and forming one of the northwest corner of said heritage East Unit Seven and the northeast corner of said parcel and thence W 250° to a point the distance of 350.00 feet from the southwest corner of the said parcel and thence S 40° E 200.0 feet to the southeast corner of the said parcel and thence S 25° W 200.0 feet to the southwest corner of the said parcel and thence N 25° W 350.0 feet to the northeast corner of the said parcel and thence S 40° E 100.0 feet to the point of beginning and containing 10.00 acres more or less.

FREE CONSENT AND DEDICATION:

The subdivision owner hereby grants and dedicates all streets and public right-of-ways shown herein to the public, giving all necessary easements and rights of way as herein described, executed and recorded, to construct, maintain, use and operate all streets, sewers, sidewalks, driveways, public utilities and electrical power lines, and to do all and every other act necessary for the public use and enjoyment of the same, and hereby waives and releases all and every other right, title and interest in and to the same, and grants the same to the public, and hereby consents to all of the foregoing and do hereby certify that this subdivision is for the public use.

BELLMAR DEVELOPMENT CORP.

C. ROBERTS

President and President and General Manager

STATE OF NEW MEXICO

CITY OF ALBUQUERQUE

FRIDAY, OCTOBER 11, 1974

City Surveyor, Acting Mayor

RECEIVED: 1-1-78

BY: NOTARY PUBLIC

My Commission Expires:

MINIMUM SETBACK:

Minimum side yard setbacks and minimum front setbacks shall apply to the following lot sizes and any other lot sizes that shall have a minimum front yard setback of 25 feet, lots 26 and 27 shall have a minimum front yard setback of 20 feet.

.ylabel="Free Consent and Dedication"
HERITAGE EAST UNIT SEVEN

SITUATE WITHIN THE ELENA GALLEGOS GRANT
("PROJECTED" SECTION 20, T36N, R4E, N.M.P.M.)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 1987

REPEALED (R-17-213)

A.C.S. LEAGUE MAP "S-D21,1985"
A.C.S. LEAGUE GRANT MUNICIPAL ZONE GRANT
ELEV. 4,680.5 F.T.
GROUND TO ORG FACTOR 1.000000000

SOLAR ACCESS LIST (SEE SHEET 1, NOTE 7)

CURVE TABLE

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SHEETS 2 OF 2

JUNE, 1987
COMMUNITY SCREENS CORPORATION
C.S.E.
M.C.S.
13-5-029
COUNCIL AGENDA (9-14-82 L.U.P.Z.)

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

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

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 "△△△".

PROFESSIONAL AND DATA COMPREHENDIUM

SPONSOR:
HERITAGE ASSOCIATES, A PARTNERSHIP.
THE BELLAMY GROUP INC., MANAGING PARTNER.
301 INDIAN SCHOOL ROAD, MEXICO,
ALBUQUERQUE, NEW MEXICO:
505-798-3600

SPONSOR'S INTEREST:

500-798-3600

SECTOR PLAN AREA:
APPROXIMATELY 300 ACRES, "DEVELOPING URBAN" AREA.

ZONE ATLAS:
300 ACRES, APPROX. 3/72/81

CURRENT ZONING:
R-8 (X-1590, F-290, Y-1000 ADJACENT, APPROX. 300 AC.

STREET VACATIONS:

VACATED BY CONSECRATION. NOT EFFECTIVE UNTIL FURTHER PLANTING IN SAME AREA TO ALL PARCELS.

LAND PLANNING:

MR. CLIFF A. HINCHCLIFFE, R.I.P.

ENGINEERING AND SUBMITTAL:

COMMUNITY SCIENCES CORPORATION
M.O. BOX 1301
CULVER CITY, CALIFORNIA 90230

(310) 271-0000

REPEATED REQUEST.
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:

PLANNING DIRECTOR

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)

PLANNING DIRECTOR

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 LPZ).

SUBJECT TO ADDING ZONING DESIGNATIONS TO CERTAIN LANDS AS SUBSEQUENTLY SHOWN HEREIN 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 (LAND TRACTS) OF MAJOR TRANSPORTATION CORRIDORS, DRIBING AND OPEN SPACE CONCEPTS AND ARCS. OTHER THAN THE ABOVE MENTIONED COMMERCIAL USE LOCATION, PROPOSED USES ENVISONED BY THE SPONSOR INCLUDE A VARIETY OF RESIDENTIAL USES ALLOWABLE UNDER THE ZONING.

A REQUEST MADE DURING THE PRELIMINARY STUDIES ON THIS AREA ResultED IN AN INCREASE OF THE SECTOR PLAN LIMITS TO INCLUDE THE LANDS ADJACENT TO LOS ANGELES ROAD, TO THE NORTH, AND TO THE TERRAIN PROPERTIES, TO THE SOUTH. SINCE THE SPONSOR'S OWNERSHIP INTEREST DOES NOT EXTEND TO THESE LIMITS, THIS PLAN PROPOSAL WILL NOT ADDRESS LAND USES FOR THESE SITES HANDLING 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 CHARGE ZONING AND TO RESOLVE CERTAIN ISSUES IN TRANSPORTATION, STORAGE AND THE APPROVED NORTH AND SOUTH TRAFFIC AND SUBAREA MASTER PLAN. THESE DISCUSSIONS LED TO THE REQUIREMENT FOR THIS SECTOR DEVELOPMENT PLAN.

CONCURRENT WITH THE OVERALL PLANNING; THE SPONSOR DESIRES TO EFFECT A SUBDIVISION OF P-1 TYPE USES AS QUICKLY AS PRACTICABLE. SINCE P-1 IS A PERMISSIVE USE UNDER R-5 ZONING, THIS SUBDIVISION (PHASE I, HERITAGE HILLS EAST) WAS PROCESSED INDEPENDENTLY FROM THE SECTOR PLAN. THIS PLAN IS NOW RECOMMENDED.

THIS SECTOR PLAN SUBMITTAL IS ALSO REQUIRED BY A RESOLUTION ENFORCED BY THE ENVIRONMENTAL 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 OPEN SPACE THAT HAS PREVIOUSLY BEEN REQUIRED AND THAT SPECIFICITY OF PREVIOUS PLANS PERHAPS IS PREEMPTED IN EXISTING LOCATIONS OF CITY FACILITIES, PARKS, WELLS, SITES, LIBRARIES, ETC. AND THAT MORE 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 RECOMMENDED SUBDIVISION (PHASE II), OTHER ELEMENTS HAVE BEEN TIGHT AND COMPLETED.

SHEET 2 OF THIS PLAN PERSPECTIVE "EXISTING CONDITIONS" SOME OF THESE CONDITIONS ARE THE DIRECT RESULT OF THE FIRST SUBDIVISION PLAN AND CONCERN EASEMENTS GRANTED FOR THE BENEFIT OF THAT PLAN. PARS-DIVISION AGREEMENTS FOR COMPLIANCE WITH EASEMENTS AND AGREEMENTS TO DEED UP-SPACE NEEDED FOR THAT FIRST PLAN, UNDER THE CONSTRUCTION OF THIS SECTOR PLAN IS ADOPTED AND SUBSEQUENT PLANS ENCOMPASS THE DESIGNED LOCATIONS.

SHEET 5 OF THIS PLAN OUTLINES CERTAIN TRANSPORTATION ORGANIZATIONS EXPRESSED AT EARLIER MEETINGS AND LAND USES ENVISIONED BY THE SPONSOR.

SHEET 8 OF THIS SUBMITTAL RECENTS 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 DEPARTMENT REVIEW, INCORPORATION OF THESE SPECIFICS IN THIS PLAN SHALL DOCUMENT THEIR FUTURE PLAN REVIEW.

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<tr>
<td>2</td>
<td>EXISTING CONDITIONS AND PLATTING</td>
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<td>3</td>
<td>PROPOSED LAND USE AND TRANSPORTATION ELEMENTS</td>
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<td>4</td>
<td>DRAINAGE AND SPECIFIC SITE DEVELOPMENT CONDITIONS</td>
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<td>DENSITY MANAGEMENT PROPOSAL</td>
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CITY CASE: SD-81-5
As mentioned previously, this sheet represents the "existing conditions" affecting the site. Other than ownership and physical terrain, the predominance 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 include properties to accommodate master planned water (Cuenca 6E) and sewer (Tijeras SA).

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) Small, downstream drainage and utility easements (to City).

EXISTING CONDICITIC
8) The formal dedication of 0.66 ac. to the Parks and Recreation Department with a deed of gift to the City of San Antonio in the final location of the major X site when plating occurs.

9) An agreement to dedicate 5.03 ac. in the vicinity of the domino pool area for use as an open space or to provide cash in lieu of dedication. Final location to be determined in conjunction with bike trail route.

10) The proposed approved construction of training diversions, channelization, and dissipation for the north Pine Arroyo through the existing platted area.

In addition to the above, certain criteria was necessitated to accommodate the Tijeras SA sewer and SE SE (lower) water line extension. Initial correspondence (12/30/80) indicates suitability for 120 D.U. in Zone SE1 by 5/31/81 and 80 D.U. in Zone SE2 by 9/1/82. Additional D.U. in SE1 and SE2 will be available for service.

An approved drainage plan preceded North Pine Arroyo construction design. Engineering drawings have been prepared and submitted.

While Phase 1 supervision appears premature, it was designed and platted with an ultimate master plan mind (see Sheet 3, this submittal). Provisions for transportation were amongst significant elements of prior meetings determining San Francisco and Ventura segments and classifications and addressing the status of San Antonio Road.

CONDITIONS AND PLATTING
WP AND ACCOMPANYING NOTES PORTRAY CERTAIN ELEMENTS OF E AND TRANSPORTATION PORTION OF THIS PLAN. THE LAND USE EXPLAINED ON SHEET 3, INTENSITIES AND OPEN SPACE.

ALLOWING NOTES ARE IDENTIFIED BY A PREFIX DEFINING THE FIGURATIVE OPERATING DEPARTMENT WHICH HAS SPECIFIED DEDICATIONS OR CONCERNS RELATIVE TO THE PROPOSAL, I.E., "TE" ENGINEERING, "TP" - TRANSPORTATION PLANNING, "END" - CITY 90° - PLANNING DIVISION, "PARKS" - PARKS AND RECREATION AND "WATER" - WATER RESOURCES DEPARTMENT.

LOS ANGELES IS A PRINCIPAL ARTICULAR STREET AND SHALL HAVE A RIGHT-OF-WAY OF 130'.

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) ADDITIVELY 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 60' ROADWAY IN A 90° RIGHT-OF-WAY. DIRECT FRONTAGE LOTS WILL NOT BE PERMITTED.

ROSSING STRUCTURES FOR HOLBROOK OVER THE N. PINO AND CINCO BACA ARE GROVES. CITY RESPONSIBILITY AND DEVELOPER IS RESPONSIBLE FOR VENTURA ROAD STRUCTURE FULL WIDTH OVER THE N. PINO ROADWAY, AND PERMANENT XING ON THE EAST SIDE OF THE STRUCTURE.

THE CROSSING STRUCTURE FOR VENTURA OVER THE N. PINO IS A DEVELOPER RESPONSIBILITY.

NOTES: A MUTUALLY AGREABLE PROPOSAL TO EXCHANGE RESPONSIBILITIES FOR N. PINO ARROYO GROVE, AND HOLBROOK AT THE DORADO BACA WAS CONSIDERED EARLY ON BY THE DEVELOPER AND THE HOLBROOK IMPROVEMENTS SCHEDULED INTO THE CITY UPC, FOR COMPLETION AHEAD OF THE EMERGENCY. THE DEVELOPER REMAINS RESPONSIBLE FOR THE PERMANENT FAKING ON THE WEST SIDE OF HOLBROOK, NOT INCLUDED WITH THE CROSSING STRUCTURES.

A STREET WILL BE SUPERIMPOSED ON THE AREA SOUTH OF THE N. PINO ARROYO TO SERVE THE LAND ON THE NORTH SIDE OF SAN ANTONIO DRIVE.

OFFSETS ON LONAVALEE DRIVE AT SAN FRANCISCO SHOULD BE AT LEAST 1350' ON 90° EMENIMES.

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

A STREET CONNECTION OR PEDESTRIAN BRIDGE ACROSS THE DOMINO BACA ARROYO NEAR THE PARK SITE IS REQUIRED AT DEVELOPERS EXPENSE.

TEMPORARY DRAINAGE DIVERSIONS WILL BE PERMITTED WITHIN THE HOLBROOK MID-SCALE STREET RIGHTS-OF-WAY SHOULD THE DEVELOPER BE UNABLE TO OBTAIN OFFSITE EASEMENTS FOR DRAINAGE DIVERSIONS.

STREET RIGHTS-OF-WAY, PARKING REDUCTIONS AND SIDEWALK REQUIREMENTS WILL BE JUSTIFIED PRIOR TO APPROVAL OF SUBDIVISION PLANNING.

FOR GIS-SCA STREET, A 42° RIGHT-OF-WAY IS ACCEPTABLE AS A GENERAL RULE.

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

MINOR LOCAL STREETS SHOULD HAVE A MINIMUM OF 350 CENTERLINE RADIUS PAVEMENT WEEDS.

FRONTAGES ON SAN FRANCISCO, VENTURA AND HOLBROOK SHOULD BE AVOIDED (SEE NOTE TE-4 AND TE-91).

A NEIGHBORHOOD CONCERN HAS BEEN EXPRESSED ABOUT THE ALIGNMENT OF SAN FRANCISCO AT VENTURA. THE REQUESTED OFFSET (SHOWN) REQUIRES ACTION BY THE UTP, IF SENT TO THE UTP, THE ORIGINAL ALIGNMENT SHOULD THEN BE APPROVED.

TWO SITES WILL BE REQUIRED FOR FUTURE CITY WELLS, ONE OF VENTURA APPROXIMATELY 2500 SOUTH OF LOS ANGELES, OTHER ON HOLBROOK, APPROXIMATELY 2650 SOUTH OF LOS ANGELES. EACH SITE WILL BE APPROXIMATELY 12,000 SQ. FT. (150' X 120') WITH AN ADDITIONAL 12,000 SQ. FT. AS A TEMPORARY CONSTRUCTION EASEMENT.

SERVICE HAS BEEN COMMITTED TO 200 D.A., AFTER 9/30/91, 12C OF THESE BELOW ELEV., 5595. SERVICE WILL REQUIRE ON SITE MASTER PLANTED EXTENSIONS FOR WATER AND SEWER.

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

A. FREEDOM WAY CONNECTION TO HOLBROOK.
B. PALOMAS AVENUE TO BE DISCONTINUAL, IF POSSIBLE, THROUGH SUBJECT SUBDIVISION PLANNING. ALIGNMENTS SHOWN ON THIS MAP ARE SUGGESTIVE ONLY.
C. LAND USE DECISION.
D. APRIL, 1987 AMENDMENT CHANGED LAND USE FROM SF FOR OFFICE OR HIGHER DENSITY DEVELOPMENT TO LOW DENSITY RESIDENTIAL.
E. APRIL, 1987 AMENDMENT CHANGED LAND USE FROM COMMERCIAL TO LOW DENSITY RESIDENTIAL.