

HERITAGE HILLS EAST  
SECTOR DEVELOPMENT PLAN

(250) A.C.T.  
UNITS OF HERITAGE HILLS EAST SECTOR DEVELOPMENT PLAN

PRINCIPLES OF THE ENVIRONMENTAL PLANNING COMMISSION:

FOR CASE FILE NO. 52-181-5

APPROVALS (2-82 AMENDMENTS) 80-81-5-1

Randy Tucker 3-18-85  
PLANNING DIRECTOR DATE

ENVIRONMENTAL PLANNING COMMISSION AMENDMENT  
ON 2-16-85 THE ENVIRONMENTAL PLANNING COMMISSION APPROVED AN AMENDMENT INCREASING THE TOTAL NUMBER OF ALLOWABLE DENSITY UNITS TO 1493.

APPROVALS (4-87 AMENDMENTS)

Jack Cloud 4-24-87  
PLANNING DIRECTOR DATE

ENVIRONMENTAL PLANNING COMMISSION AMENDMENT

ON 3-16-87 THE ENVIRONMENTAL PLANNING COMMISSION APPROVED AN AMENDMENT CHANGING THE LAND USE IN SUB AREA 1 FROM SU1 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 TO PASS FOR 10-4-82 COUNCIL AGENDA (9-M-82 LU RZ).  
SUBJECT TO ADDING ZONING DESIGNATIONS TO CERTAIN LANDS (AS SUBSEQUENTLY SHOWN HEREON AS SYMBOL [triangle])

AMENDMENT 80-81-5-1 (REVISED OPEN SPACE REQUIREMENTS)

ON 10-3-84 THE CITY COUNCIL (10-37) PASSED A REVISION TO THE REVISION ON 6-5 OPEN SPACE FOR THE R-10 ZONE. THIS AMENDMENT REVISIONS THE REQUIREMENT PREVIOUSLY SHOWN ON SHEET 5 OF THIS PLAN (DENSITY MANAGEMENT).

ACCORDINGLY 80-81-5-1 REASSIGNS ALLOWABLE MAXIMUMS TO THOSE SUBAREAS NOT PLANNED AS OF THE TIME OF THE CITY COUNCIL ACTION. THESE REVISIONS ARE SHOWN HEREON AS [triangle]

AMENDMENT 80-81-5-2 (LAND USE REVISIONS)

80-81-5-2 CHANGES THE ALLOWABLE LAND USE IN SUB AREAS 1 AND 2. THESE REVISIONS ARE SHOWN HEREON AS [triangle]

THE HERITAGE HILLS EAST SECTOR DEVELOPMENT PLAN IS THE SUCCESSOR, THROUGH THE PLAN REVISIONS, TO A CITY OF DENVER PLAN OF 1974. THIS PLAN IS A COMPREHENSIVE PLAN. THE CITY OF DENVER HAS APPROVED THIS PLAN AS A REVISION TO THE HERITAGE HILLS EAST SECTOR DEVELOPMENT PLAN. THE CITY OF DENVER HAS APPROVED THIS PLAN AS A REVISION TO THE HERITAGE HILLS EAST SECTOR DEVELOPMENT PLAN. THE CITY OF DENVER HAS APPROVED THIS PLAN AS A REVISION TO THE HERITAGE HILLS EAST SECTOR DEVELOPMENT PLAN.

ACCORDINGLY THIS AMENDMENT WILL CONSIDER CERTAIN REVISIONS OF THE SECTOR PLAN REVISIONS - HEREIN SHOWN. AND TO THE PREVIOUSLY RECORDED SECTOR PLAN. OTHER ELEMENTS NOT REVISIONED AND CONSIDERED.

ACCORDINGLY, THIS AMENDMENT WILL CONSIDER CERTAIN REVISIONS OF THE SECTOR PLAN REVISIONS - HEREIN SHOWN. AND TO THE PREVIOUSLY RECORDED SECTOR PLAN. OTHER ELEMENTS NOT REVISIONED AND CONSIDERED.

ACCORDINGLY, THIS AMENDMENT WILL CONSIDER CERTAIN REVISIONS OF THE SECTOR PLAN REVISIONS - HEREIN SHOWN. AND TO THE PREVIOUSLY RECORDED SECTOR PLAN. OTHER ELEMENTS NOT REVISIONED AND CONSIDERED.

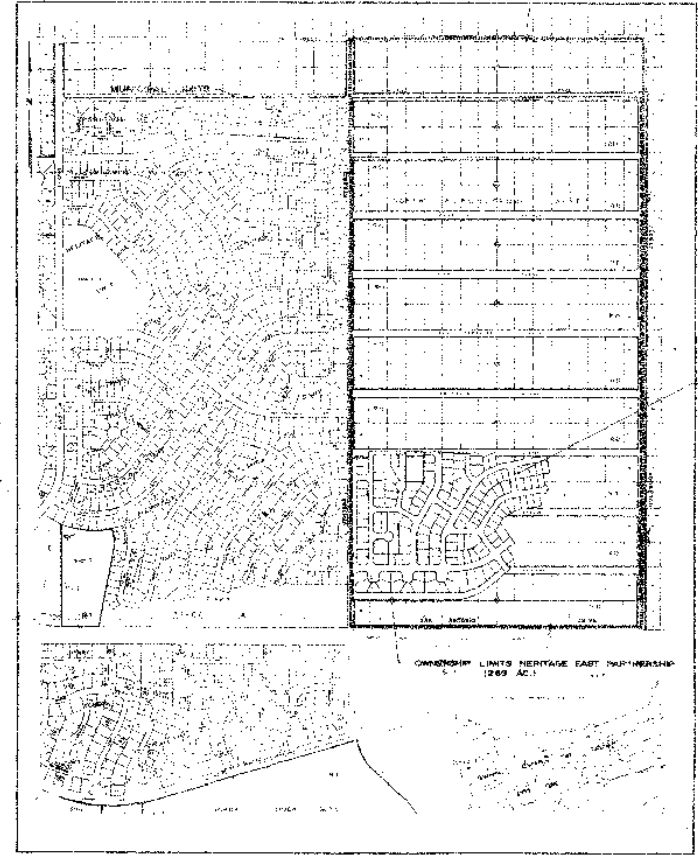
ACCORDINGLY, THIS AMENDMENT WILL CONSIDER CERTAIN REVISIONS OF THE SECTOR PLAN REVISIONS - HEREIN SHOWN. AND TO THE PREVIOUSLY RECORDED SECTOR PLAN. OTHER ELEMENTS NOT REVISIONED AND CONSIDERED.

ACCORDINGLY, THIS AMENDMENT WILL CONSIDER CERTAIN REVISIONS OF THE SECTOR PLAN REVISIONS - HEREIN SHOWN. AND TO THE PREVIOUSLY RECORDED SECTOR PLAN. OTHER ELEMENTS NOT REVISIONED AND CONSIDERED.

ON JANUARY 7, 1982, THE ENVIRONMENTAL PLANNING COMMISSION MADE THE FIRST SHEET PLAN AMENDMENT (10-4-82) TO THE SECTOR PLAN. THIS SHEET PLAN AMENDMENT IS A REVISION TO THE SECTOR PLAN. THIS SHEET PLAN AMENDMENT IS A REVISION TO THE SECTOR PLAN. THIS SHEET PLAN AMENDMENT IS A REVISION TO THE SECTOR PLAN.

ON JULY 17, 1982, THE CITY COUNCIL (10-37) PASSED A REVISION TO THE REVISION ON 6-5 OPEN SPACE FOR THE R-10 ZONE. THIS AMENDMENT REVISIONS THE REQUIREMENT PREVIOUSLY SHOWN ON SHEET 5 OF THIS PLAN (DENSITY MANAGEMENT).

ON APRIL 18, 1987, THE ENVIRONMENTAL PLANNING COMMISSION CHANGED THE LAND USE DESIGNATIONS FOR SUB AREAS 1 AND 2 TO LOW DENSITY RESIDENTIAL.



PROFESSIONAL AND DATA COMPENDIUM

**SPONSOR:**  
CITY OF DENVER, 150 WEST WASHINGTON  
STREET, DENVER, COLORADO 80202  
CITY OF DENVER, 150 WEST WASHINGTON  
STREET, DENVER, COLORADO 80202

**SPONSOR'S INTEREST:**  
CITY OF DENVER, 150 WEST WASHINGTON  
STREET, DENVER, COLORADO 80202

**SECTOR PLAN AREA:**  
CITY OF DENVER, 150 WEST WASHINGTON  
STREET, DENVER, COLORADO 80202

**ZONING AUTHORITY:**  
CITY OF DENVER, 150 WEST WASHINGTON  
STREET, DENVER, COLORADO 80202

**CURRENT ZONING:**  
CITY OF DENVER, 150 WEST WASHINGTON  
STREET, DENVER, COLORADO 80202

**STREET REGULATIONS:**  
CITY OF DENVER, 150 WEST WASHINGTON  
STREET, DENVER, COLORADO 80202

**LAND PLANNING:**  
CITY OF DENVER, 150 WEST WASHINGTON  
STREET, DENVER, COLORADO 80202

**ENGINEERING AND SURVEILLING:**  
CITY OF DENVER, 150 WEST WASHINGTON  
STREET, DENVER, COLORADO 80202

VICINITY MAP  
INDEX TO DRAWINGS

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 87116

ATTN: MR. DON ROBERTSON (505) 885-1000

**SPONSOR'S INTEREST:**

OWNER OF 269.185 ACRE PORTION OF SECTOR PLAN AS PRESENTED (ANNEXATION PLAT FILED 7/4/81, SP-1-86-181, C17-299)

**SECTOR PLAN AREA:**

APPROXIMATELY 320 ACRES, "DEVELOPING URBAN" AREA.

**ZONE ATLAS:**

D-10 (ANNEXATION, APPROX. 290 AC., 5/12/81)

**CURRENT ZONING:**

R-D (LAX-80-27, Z-80-117) APPROX. 283.20 AC.

**STREET VACATIONS:**

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

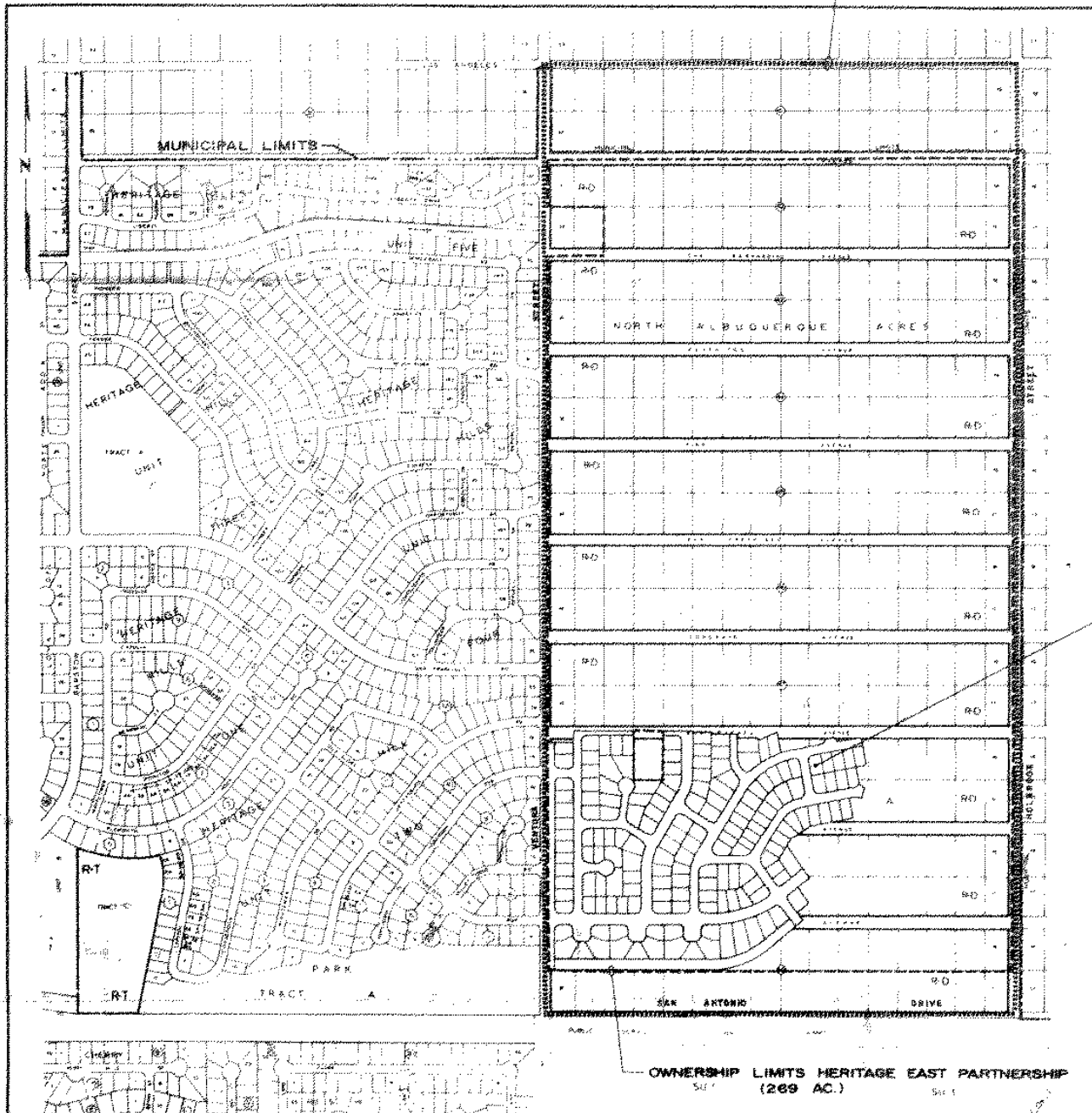
**LAND PLANNING:**

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



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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 CORRIDORS, 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 INCREASE OF THE SECTOR PLAN LIMITS TO INCLUDE THE LANDS ADJACENT TO LOS ANGELES ROAD, TO THE NORTH, AND TO THE TANGAN 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 SUBDIVISION 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 INDEPENDENTLY FROM THE SECTOR PLAN. THIS PLAT IS NOW RECORDED.

THIS SECTOR PLAN SUBMITTAL IS ALSO GUIDED BY A RESOLUTION ENDORSED 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 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 CONDITIONS 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 EARLIER 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 DEPARTMENT 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

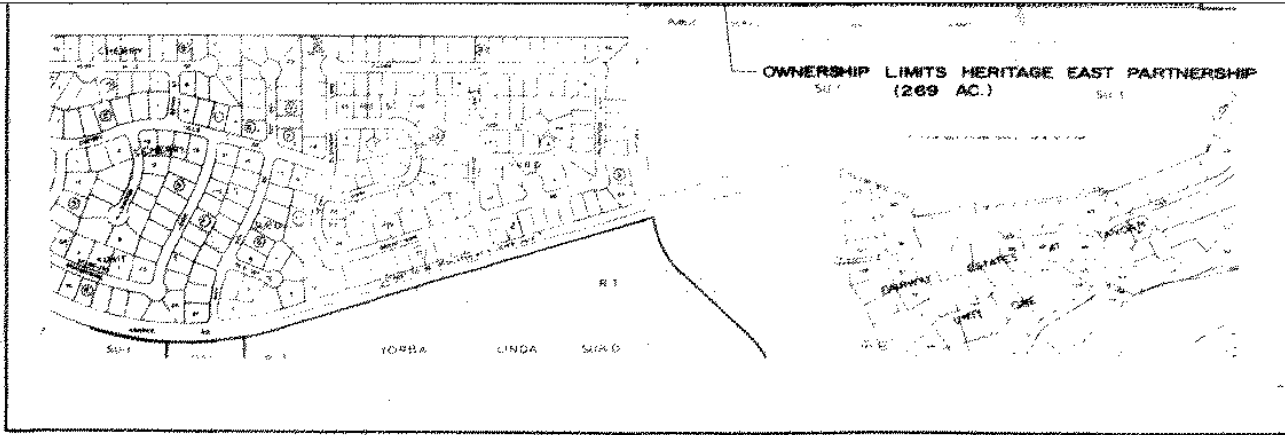
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NOTE: THE  
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**VICINITY MAP**

1" = 400'

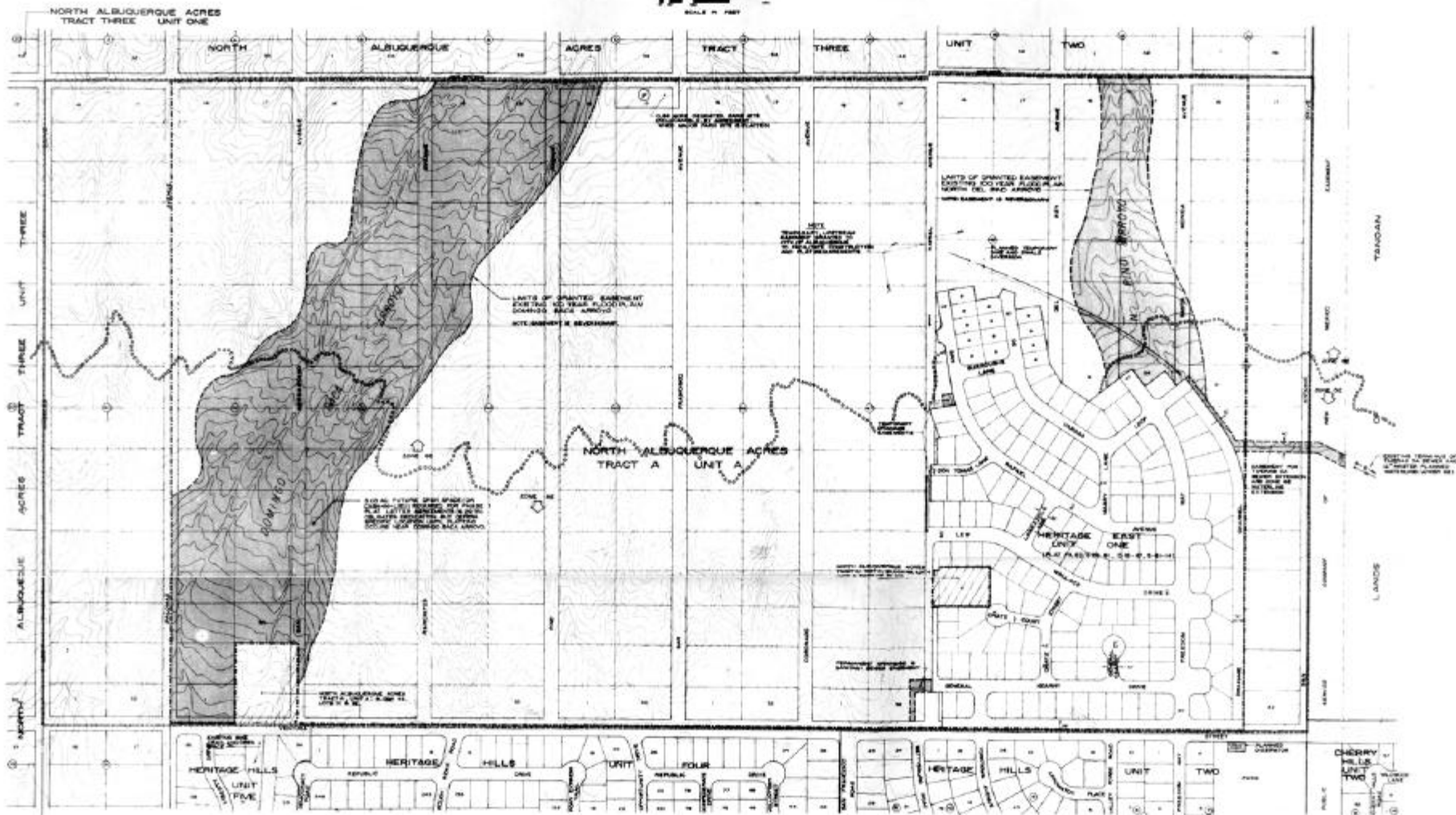
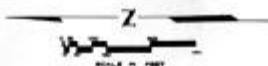
REQUIRING  
THE  
ARE  
(1985).

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



MORE PARTICULARLY, THE FOLLOWING PLATTING REQUIREMENTS FOR ZONE 1 WERE IMPLEMENTED:

- 1) ADDITIONAL RIGHT-OF-WAY DEDICATION FOR HERITAGE STREET (TO BE).
- 2) OFFSITE EASEMENTS OBTAINED TO FURNISH PERMITS TO RECONSTRUCT MASTER PLANNED WATER MAINS AND SEWER COLLECTIONS.
- 3) OFFSHORE GRANT, TO A.M.P.C.A., OF EXISTING 100 YD. FLOODPLAIN OF THE NORTH PINO MOUNTAIN RECREATION AREA (PLATTING OR BOARD ACTION INDICATES).
- 4) OFFSITE EASEMENT TO A.M.P.C.A. FOR 100 YD. FLOODPLAIN OF THE NORTH PINO MOUNTAIN RECREATION AREA (CONSTRUCTION).
- 5) EASEMENT TO A.M.P.C.A. FOR 100 YD. FLOODPLAIN OF THE BARRAGE DAM AREA RECREATION AREA (PLATTING OR BOARD ACTION INDICATES).
- 6) EASEMENT OFFSHORE FROM ALL PLATTED LANDS TO THE CITY OF ALBUQUERQUE FOR TEMPORARY DIVERSION FACILITIES (TEMPORARY AND RECREATION).
- 7) 3 SMALL, DOWNSTREAM DRAINAGE AND UTILITY EASEMENTS (TO CITY).

8) THE FORMAL LOCATION OF 3.66 AC. TO THE PARKS AND RECREATION DEPARTMENT WITH A LETTER AGREEMENT TO BE USED IN A FUTURE DATE ON THE FINAL LOCATION OF THE PARK ON LOTS WHEN PLATTING OCCURS.

9) AN AGREEMENT, DEDICATE 1.05 AC. IN THE VICINITY OF THE BARRAGE DAM AREA TO BE USED AS A PARK OR TO PROVIDE OPEN SPACE IN LOTS 11 AND 12 (TO BE DETERMINED). FINAL LOCATION TO BE DETERMINED IN CONSTRUCTION WITH CITY, TRAIL, TRAIL.

10) THE PROPOSED IMPROVED CONSTRUCTION OF TRAILING EASEMENTS, CHANNELS, TRENCHES AND DITCHES FOR THE NORTH PINO MOUNTAIN TRAIL (TO BE PLATTED).

IN ADDITION TO TRAILING, SEVERAL OTHERS WILL BE IMPLEMENTED TO ACCOMMODATE THE TRAILING ON LOTS AND TO BE FINISHED WITH LOW EXTENSION. TRAILING (CONSTRUCTION) (100 YD) INDICATES FEASIBILITY FOR 100 YD. IN ZONE 1B BY 1970 AND 80 YD. IN ZONE 1C BY 1970; IF ADDITIONAL D.S. IN 70 AND 80 WILL BE AVAILABLE FOR SERVICE.

AN APPROVED DRAINAGE PLAN PROVIDED NORTH PINO MOUNTAIN CONSTRUCTION DESIGN OR CONSTRUCTION DRAWINGS WERE PREPARED AND SUBMITTED.

WHILE ZONE 1 DIVISION APPEARS PROMINENT, IT WAS DESIGNED AND PLATTED WITH AN ULTIMATE WATER PLANNING USE SHEET 3, THIS SUBMITTAL. PROVISIONS FOR TRANSPORTATION AND TRAILING SUBJECT TO ELEMENTS OF PLANNING WILL BE DETERMINED BY THE CITY AND NEIGHBORHOODS 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 OWNERSHIP
- BLOCK NUMBERS
- LOT NUMBERS
- DEDICATED PARK
- SECTOR PLAN BOUNDARY
- PLATTED LOTS (ZONE 1) WHERE WATER MAIN CANNOT BE LOCATED FROM ZONE 1B
- WATER ZONE DIVISION (ZONE 1B/1C) 6L 0500

## EXISTING CONDITIONS AND PLATTING

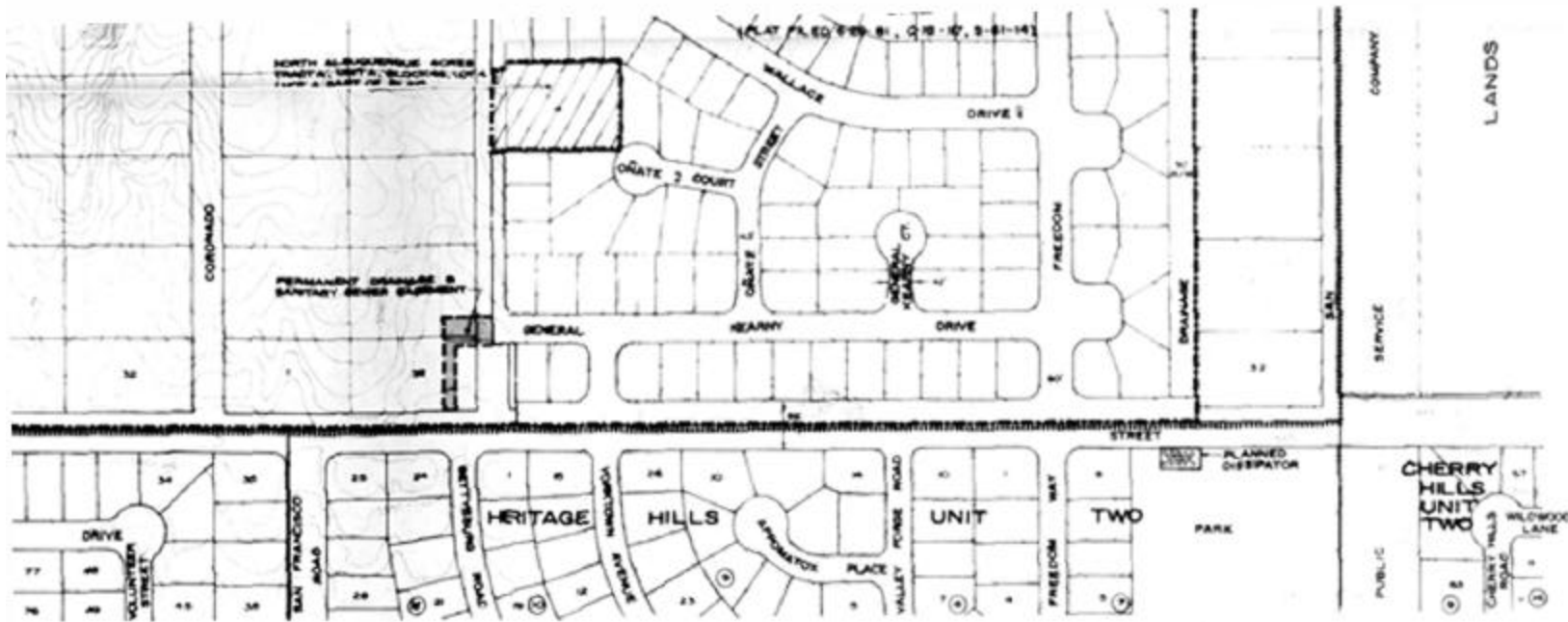


AS MENTIONED PREVIOUSLY, THIS SHEET REPRESENTS THE "EXISTING CONDITIONS" AFFECTING THE SITE. OTHER THAN OWNERSHIP AND PHYSICAL TERRAIN, THE PREPONDERANCE OF CONDITIONS AFFECTING THE PROPERTY ARE A RESULT OF THE SUBDIVISION REQUIREMENTS FOR PHASE I.

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 WITH A VESTERF AGREEMENT TO RE-DEED IN-KIND LANDS IN THE FINAL LOCATION OF THE MAJOR PK SITE WHEN PLATTING OCCURS.
- 9) AN AGREEMENT DEDICATE 5.03 AC. IN THE VICINITY OF THE DOMINGO BACA ARROYO AS "OPENPACE" OR TO PROVIDE CASH-IN-LIED IF POLICY DICTATES. 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 ZE 6E (LOWER) WATER LINE EXTENSION. INITIAL CORRESPONDENCE (12/30/80) INDICATES RELIABILITY 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.

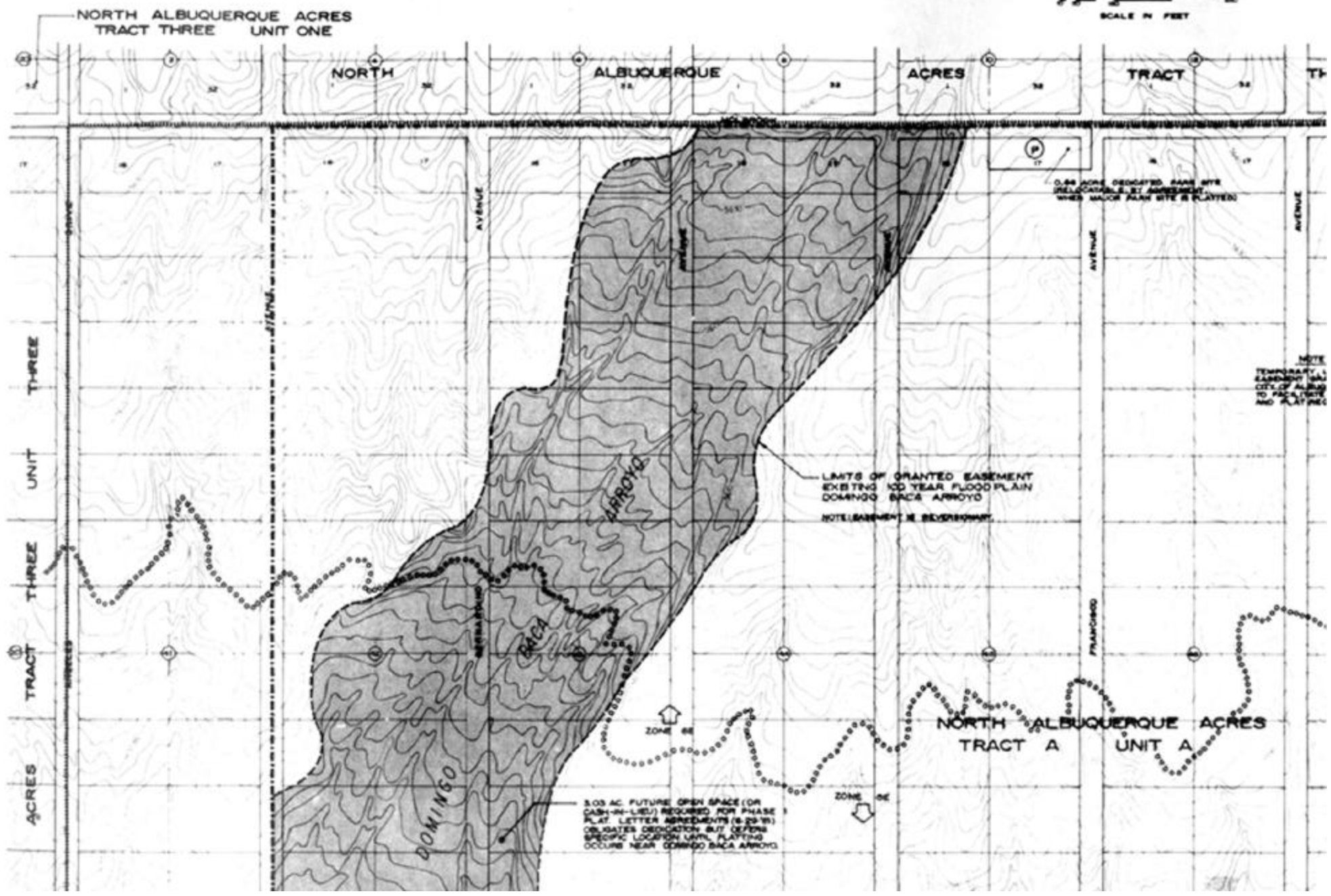
AN APPROVED DRAINE PLAN PRECEDED NORTH PINO ARROYO CONSTRUCTION DESIGN. ENGINEERING DRAWINGS HAVBEEN PREPARED AND SUBMITTED.

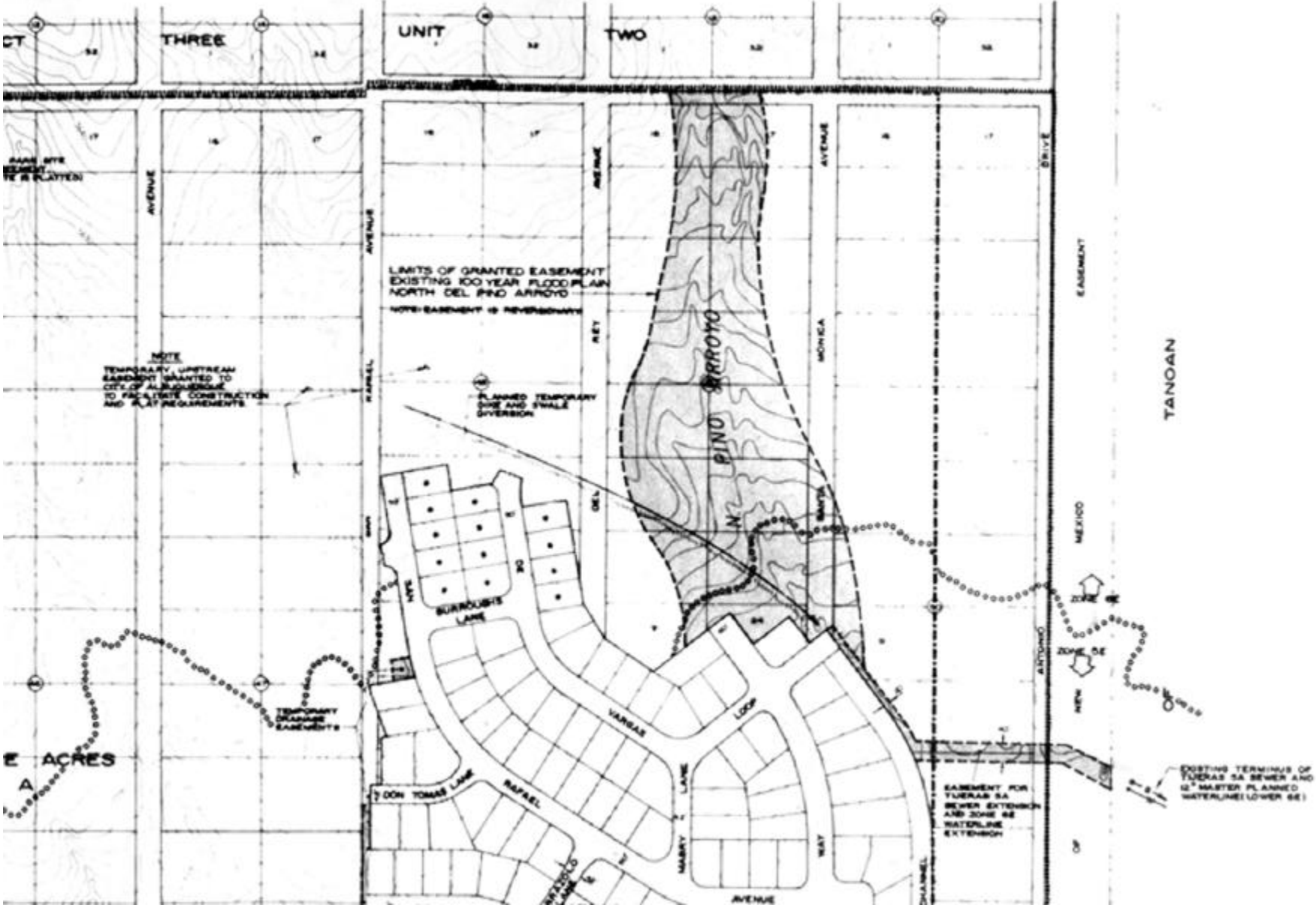
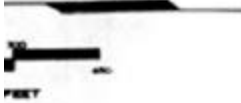
WHILE PHASE 1 SUBVISION APPEARS PREMATURE, IT WAS DESIGNED AND PLATTED WITH AN ULTIMATE MASTER PLAIN MIND (SEE SHEET 3, THIS SUBMITTAL). PROVISIONS FOR TRANSPORTATION WERE THMOST SIGNIFICANT ELEMENTS OF PRIOR MEETINGS DETERMINING SAN FRANCISCO AND VENTURA IGNMENTS AND CLASSIFICATIONS AND ADDRESSING THE STATUS OF SAN ANTONIO ROAD.

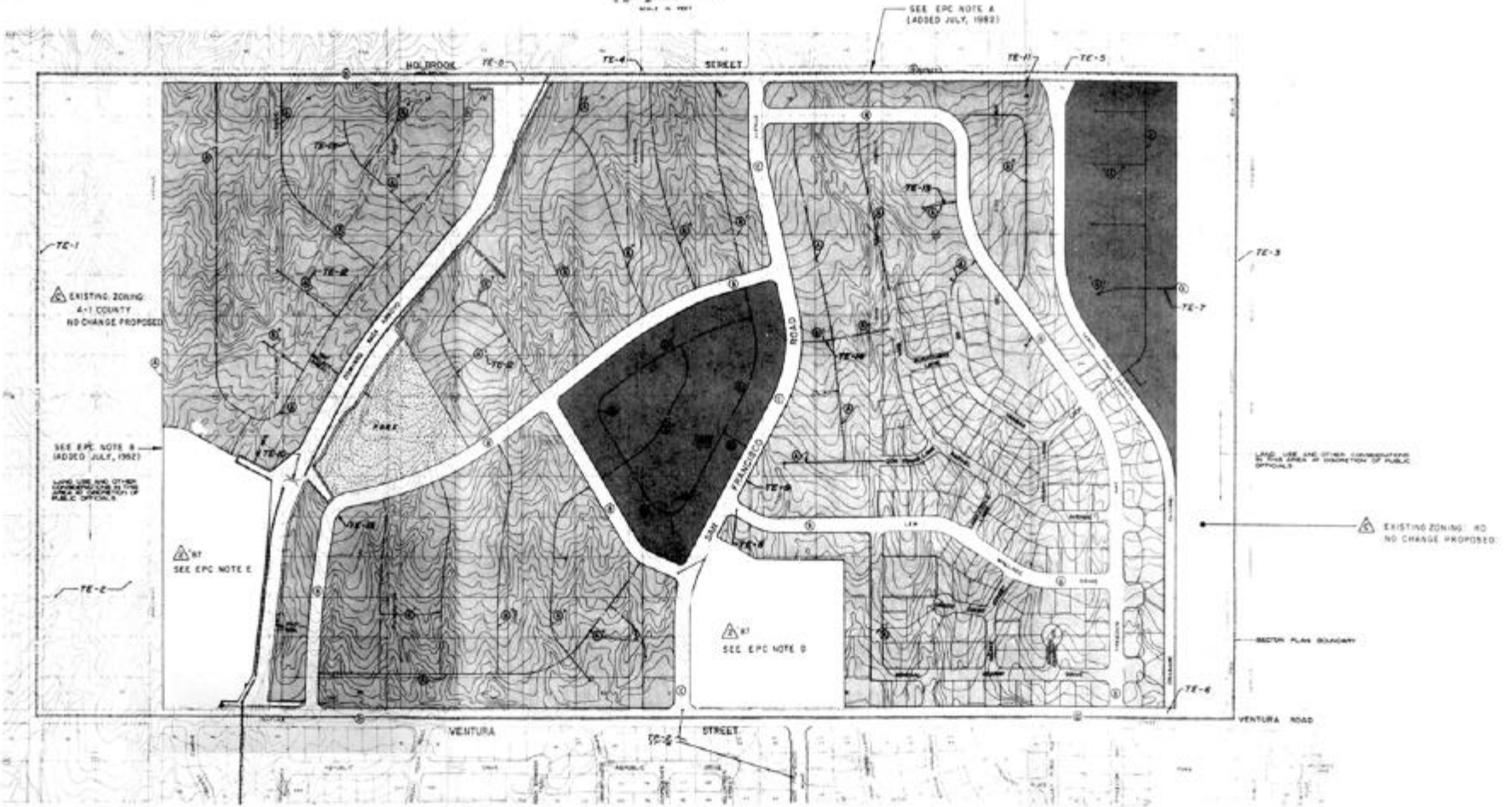
-  LIMITS OF GRANTED EASEMENTS
-  APPROXIMATE PLAT DIVISION BOUNDARIES
-  LANDS OF HERITAGE EAST JOINT VENTURE
-  EXCLUDED FROM HERITAGE EAST JOINT VENTURE OWNERSHIP
-  BLOCK NUMBERS
-  LOT NUMBERS
-  DEDICATED PARK
-  SECTOR PLAN BOUNDARY
-  PLATTED LOTS (PHASE 1) WHERE WATER SERV MUST BE SUPPLIED FROM ZONE 6
-  WATER ZONE DIVISION (ZONE SE/6E) EL. 5595

# INDITIONS AND PLATTING









**LEGEND - LAND USE**

- LOW DENSITY RESIDENTIAL  
SINGLE FAMILY RESIDENTIAL DEVELOPMENT OR OTHER USES
- HIGHER RES. INTENSITIES  
MULTI-FAMILY RESIDENTIAL DEVELOPMENT OR OTHER USES
- RECREATIONAL PARK
- COMMERCIAL USE DESIGNATION  
OFFICE, BUSINESS, SERVICE, OR OTHER USES

**TRANSPORTATION**

- LOCAL STREET  
LOCAL STREET DEVELOPMENT WITH 20' TO 30' WIDE MEDIAN
- MAJOR LOCAL STREET  
MAJOR LOCAL STREET DEVELOPMENT WITH 20' TO 30' WIDE MEDIAN
- COLLECTOR STREET  
COLLECTOR STREET DEVELOPMENT WITH 20' TO 30' WIDE MEDIAN
- MAJOR ARTERIAL STREET  
MAJOR ARTERIAL STREET DEVELOPMENT WITH 20' TO 30' WIDE MEDIAN
- BIKE TRAIL  
BIKE TRAIL DEVELOPMENT WITH 10' TO 15' WIDE MEDIAN

THIS MAP AND ACCOMPANYING NOTES PRESENT CERTAIN ELEMENTS OF THE LAND USE AND TRANSPORTATION PORTION OF THIS PLAN. THE LAND USE IS FURTHER EXPLAINED ON SHEETS 4, 5, 6, 7, 8, 9, 10, 11, AND 12.

THE FOLLOWING NOTES ARE IDENTIFIED BY A TRIANGLE WITHIN THE CITY OF ALBUQUERQUE PLANNING DEPARTMENT WHICH HAS SPECIFIED CERTAIN CONDITIONS OF CONCERN RELATIVE TO THIS PROJECT, I.E. TRAFFIC ENGINEERING, TRAFFIC TRANSPORTATION PLANNING, TRAFFIC ENGINEERING, TRAFFIC PLANNING DIVISION, TRAFFIC PLANNING AND RECREATION DEPARTMENT, AND TRAFFIC ENGINEERING DEPARTMENT.

TE-1 (SEE MAP) IS A PROPOSED MAJOR LOCAL STREET AND SHALL HAVE A RIGHT-OF-WAY OF 120'.

TE-2 (SEE MAP) IS A PROPOSED MAJOR LOCAL STREET AND SHALL HAVE A RIGHT-OF-WAY OF 120'.

TE-3 (SEE MAP) IS A PROPOSED MAJOR LOCAL STREET AND SHALL HAVE A RIGHT-OF-WAY OF 120'.

TE-4 (SEE MAP) IS A PROPOSED MAJOR LOCAL STREET AND SHALL HAVE A RIGHT-OF-WAY OF 120'.

TE-5 (SEE MAP) IS A PROPOSED MAJOR LOCAL STREET AND SHALL HAVE A RIGHT-OF-WAY OF 120'.

TE-6 (SEE MAP) IS A PROPOSED MAJOR LOCAL STREET AND SHALL HAVE A RIGHT-OF-WAY OF 120'.

TE-7 (SEE MAP) IS A PROPOSED MAJOR LOCAL STREET AND SHALL HAVE A RIGHT-OF-WAY OF 120'.

TE-8 (SEE MAP) IS A PROPOSED MAJOR LOCAL STREET AND SHALL HAVE A RIGHT-OF-WAY OF 120'.

TE-9 (SEE MAP) IS A PROPOSED MAJOR LOCAL STREET AND SHALL HAVE A RIGHT-OF-WAY OF 120'.

TE-10 (SEE MAP) IS A PROPOSED MAJOR LOCAL STREET AND SHALL HAVE A RIGHT-OF-WAY OF 120'.

TE-11 (SEE MAP) IS A PROPOSED MAJOR LOCAL STREET AND SHALL HAVE A RIGHT-OF-WAY OF 120'.

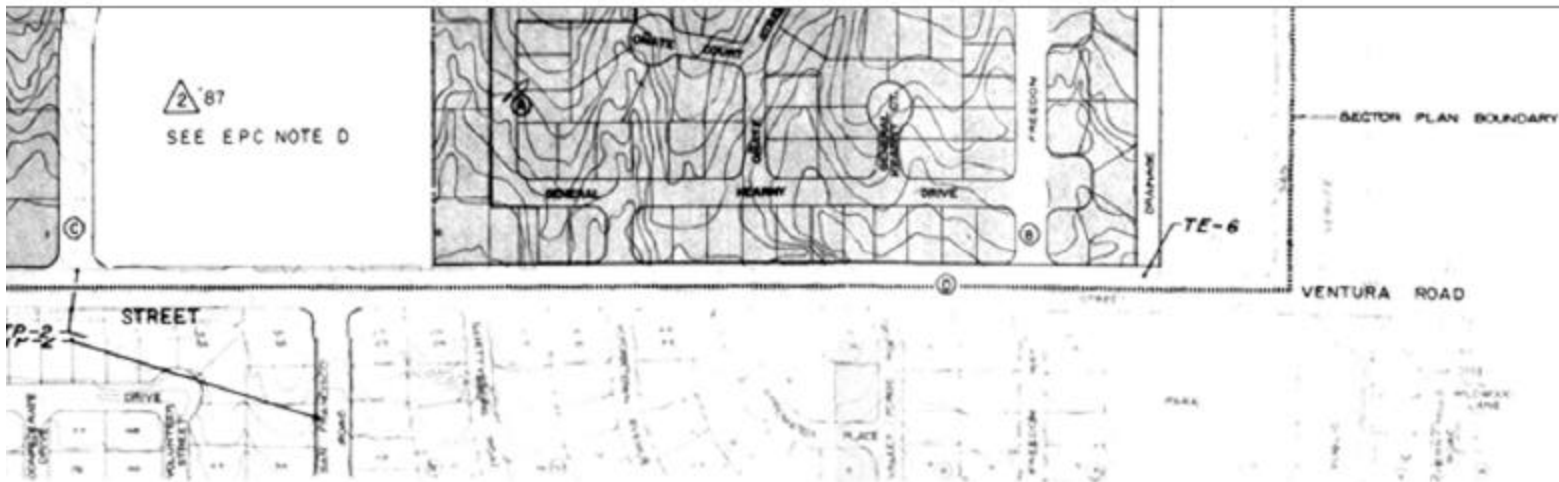
TE-12 (SEE MAP) IS A PROPOSED MAJOR LOCAL STREET AND SHALL HAVE A RIGHT-OF-WAY OF 120'.

TE-13 (SEE MAP) IS A PROPOSED MAJOR LOCAL STREET AND SHALL HAVE A RIGHT-OF-WAY OF 120'.

TE-14 (SEE MAP) IS A PROPOSED MAJOR LOCAL STREET AND SHALL HAVE A RIGHT-OF-WAY OF 120'.

- TE-10 THE EXISTING STRUCTURE FOR RESTORA OVER THE N. FINE IS A DEVELOPER RESPONSIBILITY.
- TE-11 A TRAFFIC ENGINEERING PROPOSAL TO EXCHANGE RESPONSIBILITIES FOR N. FINE AND RESTORA CROSSING OVER RESTORA WITH THE EXISTING ROAD AND CONDUIT UNDER N. FINE, CAUSING THE SYSTEM DECISION TO BE COMPLETED (ACTION BY THE DEVELOPER AND THE NEIGHBORHOOD IMPLEMENTED) SCHEDULED WITH THE CITY C.P.A. PROJECT FOR LOWER-RANGE DEVELOPMENT (MULTI-FAMILY RESIDENTIAL). THE DEVELOPER REMAINS RESPONSIBLE FOR THE PERMITTING PHASE IN THE WEST SIDE OF RESTORA. NOT INCLUDED WITH THE EXISTING STRUCTURE.
- TE-12 A STREET WILL BE STUBBED OUT FROM THE AREA SOUTH OF THE N. FINE ROAD TO CROSS THE LAND ON THE NORTH SIDE OF SAN FRANCISCO DRIVE.
- TE-13 EFFECTS ON LOW DENSITY DRIVE AT SAN FRANCISCO SHOULD BE AT LEAST 120' OR EQUIVALENT.
- TE-14 DIRECT FRONTAGE RESIDENTIAL LOTS ON SAN FRANCISCO WILL NOT BE PERMITTED.
- TE-15 A STREET CONNECTION ON PROPOSED BRIDGE ACROSS THE SAN FRANCISCO RIVER NEAR THE PARK SITE IS REQUIRED BY DEVELOPER CARRIED.
- TE-16 TEMPORARY DRAINAGE DISCHARGES WILL BE PERMITTED WITHIN THE RESTORA WEST AND STREET DEVELOPMENT. HOWEVER, THE DEVELOPER IS RESPONSIBLE TO OBTAIN OFFICIAL AGREEMENT FOR DRAINAGE DISCHARGES.
- TE-17 STREET WIDENING, PARKING REDUCTIONS AND OTHER IMPROVEMENTS MUST BE JUSTIFIED PRIOR TO APPROVAL OF SUBDIVISION PLANNING.
- TE-18 FOR SLOTTED-GRID STREETS, A 40' RIGHT-OF-WAY IS ACCEPTABLE AS A GENERAL RULE.
- TE-19 LOCAL STREET INTERSECTION WITH SAN FRANCISCO SHOULD HAVE A 40' RIGHT-OF-WAY FOR THE STREET BUCK.
- TE-20 MAJOR LOCAL STREET SHOULD HAVE A MINIMUM 120' CENTERLINE RADIUS (MIN. 120').
- TE-21 PROPOSED IN SAN FRANCISCO, RESTORA AND HOLBROOK SHOULD BE FINISHED (SEE MAPS TE-4 AND TE-8).
- TE-22 A NEIGHBORHOOD CONCERN HAS BEEN EXPRESSED ABOUT THE ALIGNMENT OF SAN FRANCISCO AT VENTURA. THE PROPOSED OFFICE BUILDING REQUIRED ACTION BY THE UTILITY. IF COVERED BY THE UTILITY, THE ORIGINAL ALIGNMENT SHOULD THEN BE APPROVED.
- TE-23 THE SITES WILL BE REQUIRED FOR FUTURE CITY WELLS, ONE ON VENTURA APPROXIMATELY 100' SOUTH OF USE 1200, ONE ON RESTORA APPROXIMATELY 100' SOUTH OF USE 1200. EACH SITE WILL BE APPROXIMATELY 12,000 SQ. FT., 120' X 100' WITH AN ADDITIONAL 12,000 SQ. FT. AS A TEMPORARY CONSTRUCTION YARD.
- TE-24 SERVICE HAS BEEN COMMITTED TO THE SITES WITHIN 100' OF THE WEST SIDE OF THE SITES. EXTENDING FOR WATER AND SEWER OFF SITE WATER PLANNED EXTENDING FOR WATER AND SEWER.
- TE-25 FOLLOWING PUBLIC HEARINGS, THIS MAP HAS BEEN CHANGED TO REFLECT:
  - A. FREEDOM WAY CONNECTION TO HOLBROOK.
  - B. FREEDOM AVENUE TO BE 120' WIDE, IF POSSIBLE, THROUGH SUBSEQUENT SUBDIVISION PLANNING. ALLOWANCE DOWN ON THIS MAP AND SUBSEQUENT ONLY.
  - C. LAND USE DECISION.
  - D. APPROXIMATE PROPOSED CHANGED LAND USE FROM 120' TO 100' OFFICE OR BUSINESS (SEE DEVELOPMENT TO LAND USE OF RESIDENTIAL).
  - E. APPROXIMATE PROPOSED CHANGED LAND USE FROM COMMERCIAL TO LOW DENSITY RESIDENTIAL.

**LAND USE AND TRANSPORTATION ELEMENTS**



MAP AND ACCOMPANYING NOTES PORTRAY CERTAIN ELEMENTS OF THE 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 AGENCY OR DEPARTMENT WHICH HAS SPECIFIED CONDITIONS OR CONCERNS RELATIVE TO THIS PROPOSAL, I.E. "TE" - TRANSPORTATION ENGINEERING; "TP" - TRANSPORTATION PLANNING; "ENG" - CITY ENGINEERING; "PL" - PLANNING DIVISION; "PR" - PARKS AND RECREATION; "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. PINO AND DOMINGO BACA ARROYOS ARE CITY RESPONSIBILITY AND DEVELOPER IS RESPONSIBLE FOR VENTURA ROAD STRUCTURE (FULL WIDTH) OVER THE N. PINO ARROYO, AND PERMANENT PAVING ON THE EAST SIDE OF THE STRUCTURE.

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

NOTE: A MUTUALLY AGREEABLE PROPOSAL TO EXCHANGE RESPONSIBILITIES FOR N. PINO 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. PINO ARROYO TO SERVE THE LAND ON THE NORTH SIDE OF SAN ANTONIO DRIVE.

TE-8 OFFSETS ON LEW 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.

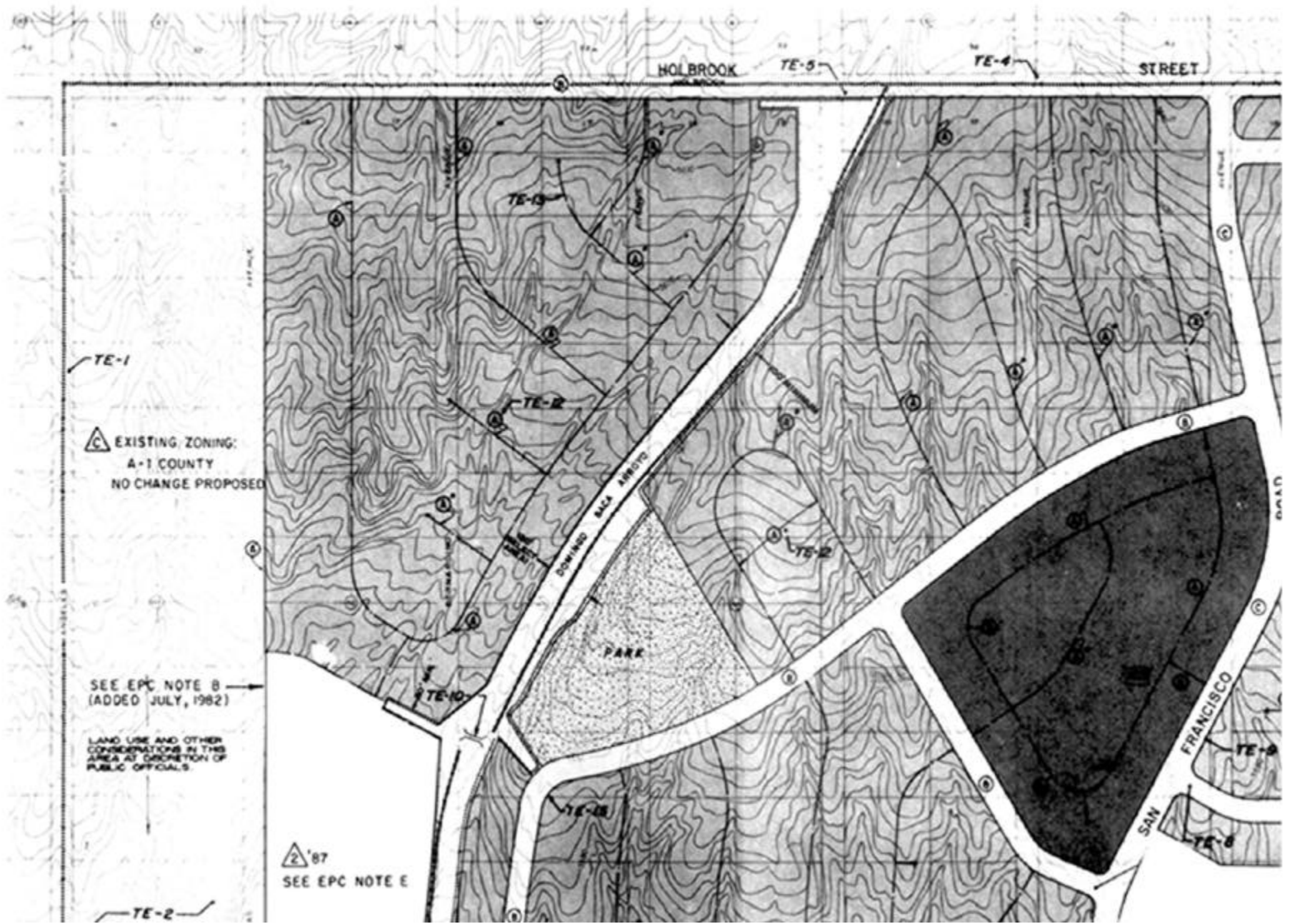
WR-1 TWO SITES WILL BE REQUIRED FOR FUTURE CITY WELLS, ONE ON VENTURA APPROXIMATELY 2650' SOUTH OF LOS ANGELES, ANOTHER ON HOLBROOK, APPROXIMATELY 2650' SOUTH OF LOS ANGELES. EACH SITE WILL BE APPROXIMATELY 12,000 SQ. FT. (100' X 120') WITH AN ADDITIONAL 12,000 SQ. FT. AS A TEMPORARY CONSTRUCTION EASEMENT.

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:

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

# TRANSPORTATION ELEMENTS



△ C EXISTING ZONING:  
A-1 COUNTY  
NO CHANGE PROPOSED

SEE EPC NOTE B  
(ADDED JULY, 1982)

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

△ 87  
SEE EPC NOTE E



IN FEET

SEE EPC NOTE A  
(ADDED JULY, 1982)



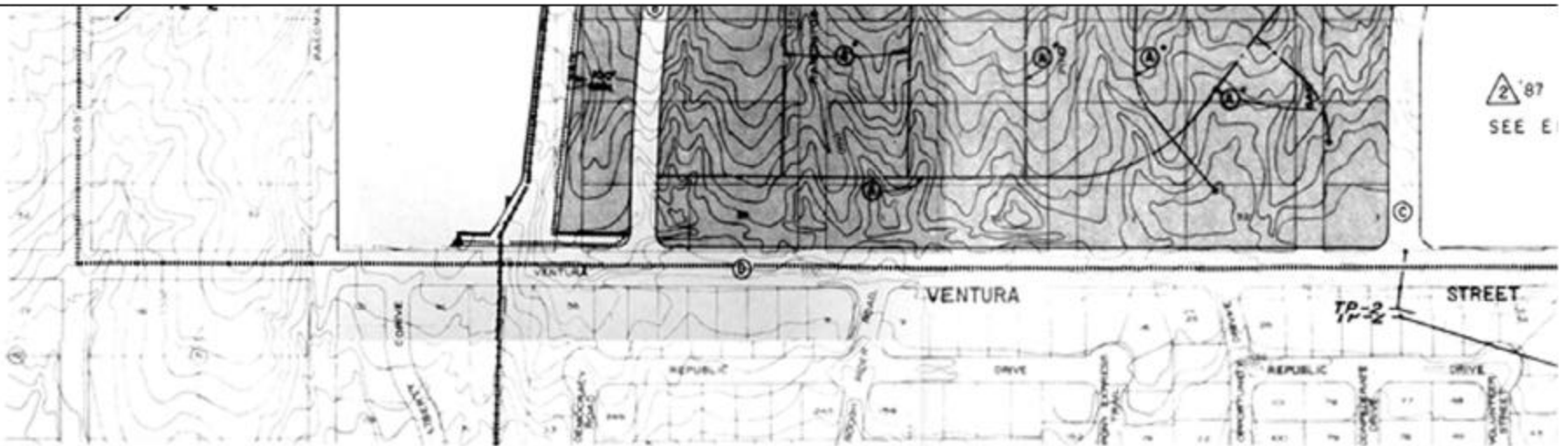
TE-3

TE-7

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



EXISTING ZONING: RD  
NO CHANGE PROPOSED.



## 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  
20' R.O.W., 20' PAVING, SIDEWALKS BOTH SIDES  
(SCHEMATIC LOCATION)  
\*SEE NOTE BELOW
  - (B) MAJOR LOCAL STREET  
30' R.O.W., 40' PAVING, SIDEWALKS BOTH SIDES
  - (C) COLLECTOR STREET  
50' R.O.W., 40' PAVING, SIDEWALKS BOTH SIDES  
DRIVEWAY ACCESS PROHIBITED.
  - (D) MINOR ARTERIAL STREET  
50' 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 IN THE LAND USE AND TRANSPORTATION PORTION IS FURTHER EXPLAINED ON SHEET 5, INTENSITIES

THE FOLLOWING NOTES ARE IDENTIFIED CITY OF ALBUQUERQUE OPERATING DEPARTMENT CERTAIN CONDITIONS OR CONCERNS RELATIVE TO TRAFFIC ENGINEERING; \*TP\* = TRANSPORTATION ENGINEER; \*PD\* = PLANNING DIVISION; \*R\* = RECREATION DEPARTMENT; AND \*WR\* = WATER RESOURCES DEPARTMENT;

- TE-1 LOS ANGELES IS A PRINCIPAL STREET. HAVE A RIGHT-OF-WAY OF 156'.
- TE-2 DIRECT ACCESS TO LOS ANGELES AT VENTURA AND HOLBROOK STREET WEST STREET BETWEEN LOS ANGELES USED TO ACCESS THE LAND BETWEEN
- TE-3 SAN FRANCISCO (COLLECTOR ROADWAY) ADEQUATELY SERVED AS A COLLECTOR IN THE VICINITY OF DURING PREVIOUS ACTIONS FOR WHICH AN AMENDMENT TO THE PLAN IS INDICATED.
- TE-4 HOLBROOK SHOULD BE DEVELOPED WITH A 40' ROADWAY IN A 60' FRONTAGE LOTS WILL NOT BE PERMITTED
- TE-5 CROSSING STRUCTURES FOR HOLBROOK 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