

VICINITY MAP
SCALE: 1" = 2000'

LEGEND

---	BOUNDARY OF SUBJECT PROPERTY		PROPOSED CONDOMINIUM UNITS, LOWER FLOOR & UPPER FLOOR UNIT NUMBERS
---	EXISTING ELEVATION CONTOUR		
---	EXISTING BUILDING LINE		
---	SD STORM DRAIN		
---	SS SEWER LINE		
---	W WATER LINE		
---	G GAS LINE		
---	OH OVERHEAD LINE		
---	E.U.C.A. EXCLUSIVE USE COMMON AREA		
①	NUMBERED PARKING SPACE		

- GENERAL NOTES**
- APN 001-881-020, 050, 063
 - THE SIZE, LOCATION, AND TYPE OF ALL UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY.
 - PROJECT PHASING: ONE FINAL MAP SHALL BE RECORDED. CONDOMINIUM PLANS WILL BE RECORDED FOR UP TO SIX PHASES, AS FOLLOWS:
 PHASE 1: UNITS 101-110
 PHASE 2: UNITS 201-208
 PHASE 3: UNITS 301-307
 PHASE 4: UNITS 401-407
 PHASE 5: UNITS 501-507
 PHASE 6: UNITS 601-607
 PHASES MAY BE COMBINED AND/OR REORDERED AT THE DISCRETION OF THE SUBDIVIDER.
 - SEE ARCHITECTURAL PLANS FOR UNIT DETAILS, FLOOR PLANS BUILDING ELEVATIONS, AND ADDITIONAL STORAGE.
 - FINAL UNIT DIMENSIONS AND CONFIGURATION WILL BE SHOWN ON THE CONDOMINIUM PLAN(S).
 - NEW EASEMENTS SHALL BE GRANTED AS REQUIRED BY THE CITY OF MONTEREY AND UTILITY COMPANIES.
 - THIS PROPERTY IS NOT SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.

- SUBDIVIDER'S STATEMENT**
- EXISTING ZONING: R-3
 - WATER SUPPLY: CALIFORNIA-AMERICAN WATER COMPANY
SEWER: CITY OF MONTEREY / M.R.W.P.C.A.
 - PUBLIC AREAS TO BE DEDICATED: NONE
COMMON AREAS PROPOSED: PARCEL A AND PARCEL B
 - PROPOSED TYPE OF DEVELOPMENT: RESIDENTIAL CONDOMINIUM SUBDIVISION OF AN EXISTING APARTMENT PROJECT.
 - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES AND SUPPORT THROUGH THE COMMON AREA IS APPURTENANT TO EACH UNIT, AND THE COMMON AREA IS SUBJECT TO SUCH EASEMENT.
 - CONDITIONS, COVENANTS AND RESTRICTIONS APPLICABLE TO THIS PROPERTY SHALL BE EXECUTED AND RECORDED IN CONJUNCTION WITH THIS SUBDIVISION.

PROJECT DATA

PROJECT SUMMARY:	
TOTAL GROSS LAND AREA IN SUBDIVISION:	2.4 ACRES ±
NUMBER OF CONDOMINIUM UNITS:	46 UNITS
PARKING SUMMARY:	
EXISTING COVERED SPACES:	75
EXISTING UNCOVERED SPACES:	13
PROPOSED UNCOVERED SPACES:	4
TOTAL:	92



ONE OR MORE COVERED PARKING SPACES WILL BE ASSIGNED TO EACH UNIT. ALL UNCOVERED NUMBERED PARKING SPACES SHALL BE AVAILABLE TO OWNERS AND GUESTS ON AN UNASSIGNED BASIS.

PROPERTY DESCRIPTION
THE LAND SHOWN ON THE PARCEL MAP RECORDED JANUARY 9, 1990 IN VOLUME 18, PARCEL MAPS, AT PAGE 17, MONTEREY COUNTY RECORDS.

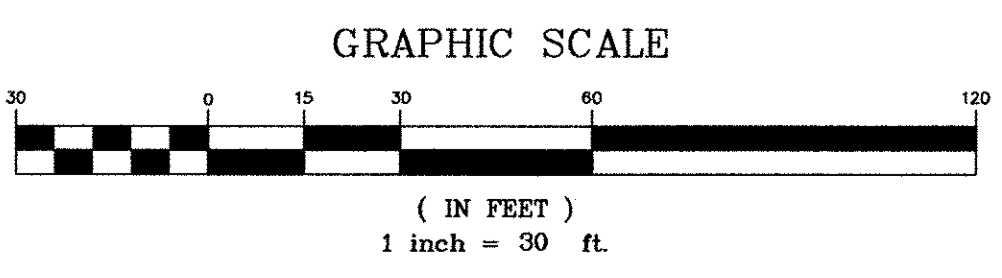
VESTING TENTATIVE MAP
PACIFIC VISTA CONDOMINIUMS
PROPOSED RESIDENTIAL CONDOMINIUM
SUBDIVISION IN MONTEREY CITY LANDS,
CITY OF MONTEREY, COUNTY OF MONTEREY, CALIFORNIA

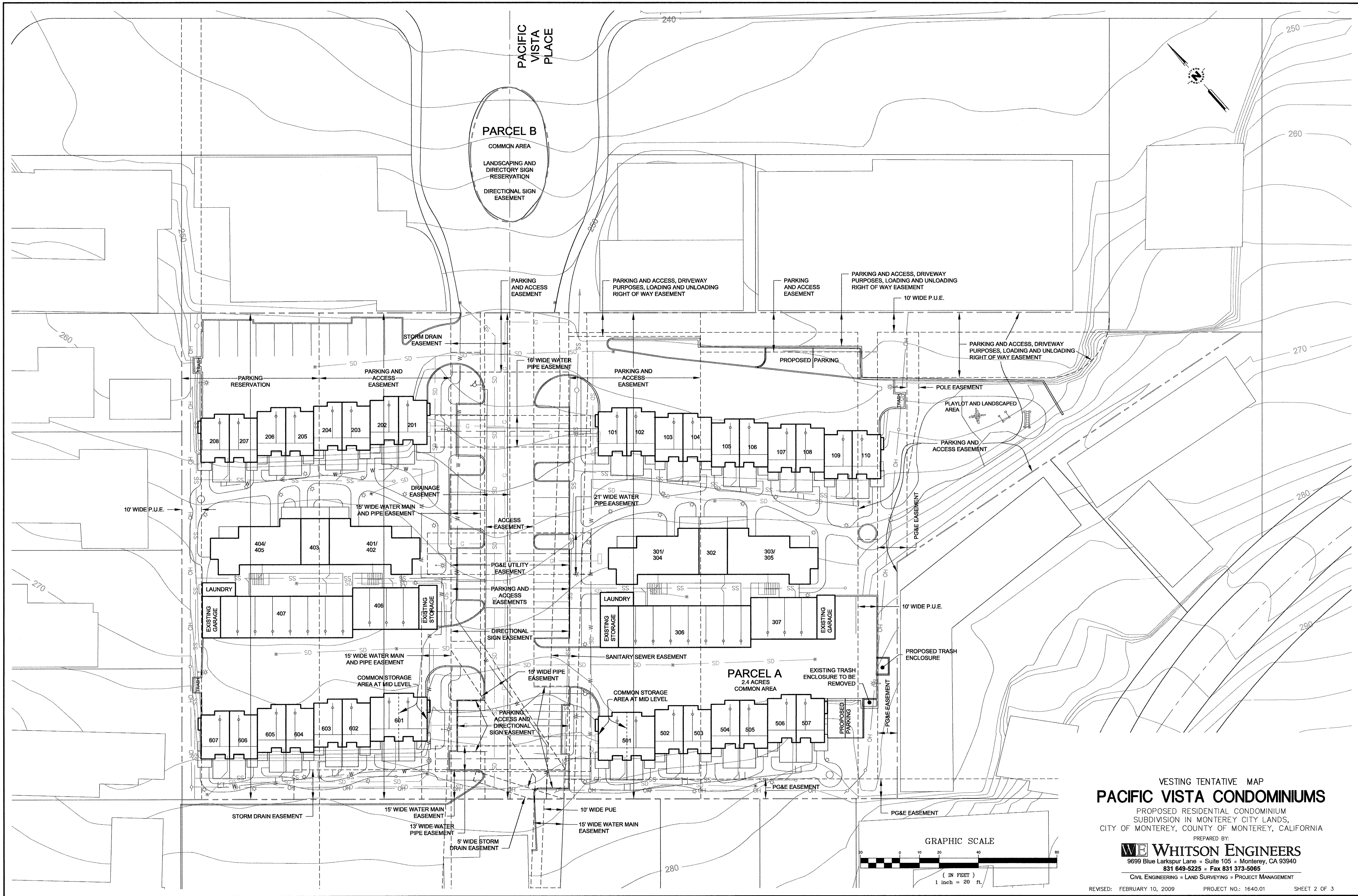
PREPARED BY:
WHITSON ENGINEERS
9699 Blue Larkspur Lane • Suite 105 • Monterey, CA 93940
831 649-5225 • Fax 831 373-5065
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

PROJECT TEAM
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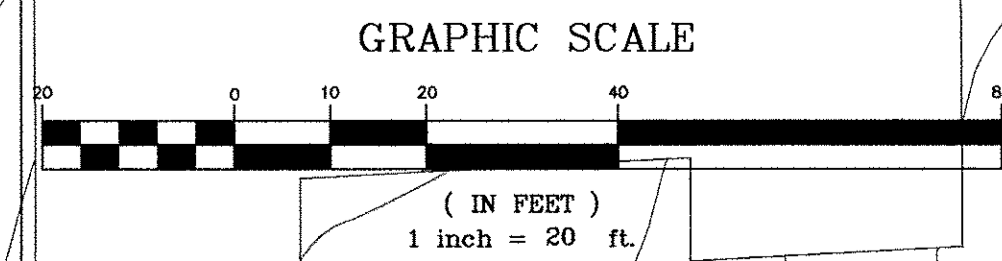
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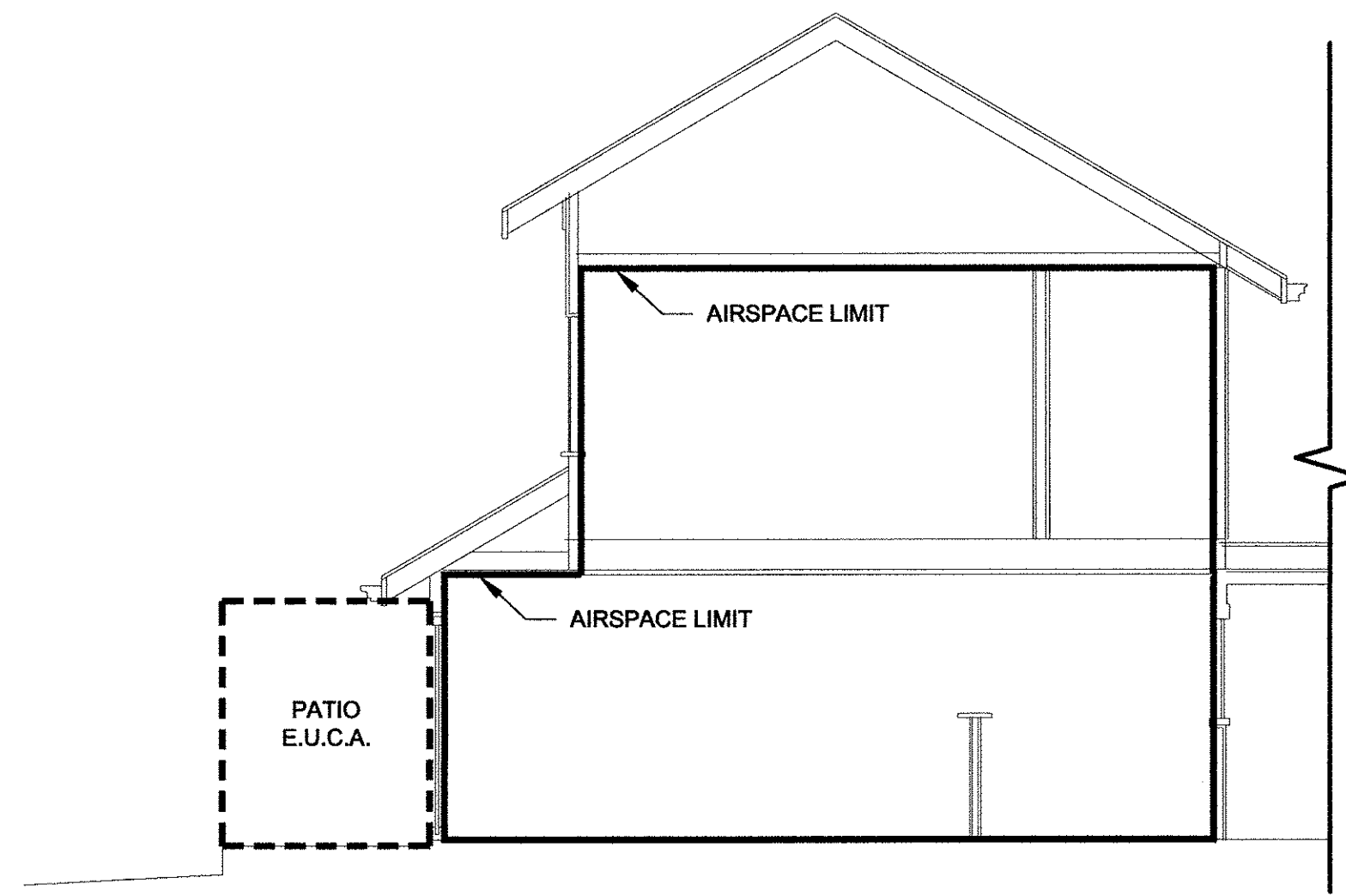




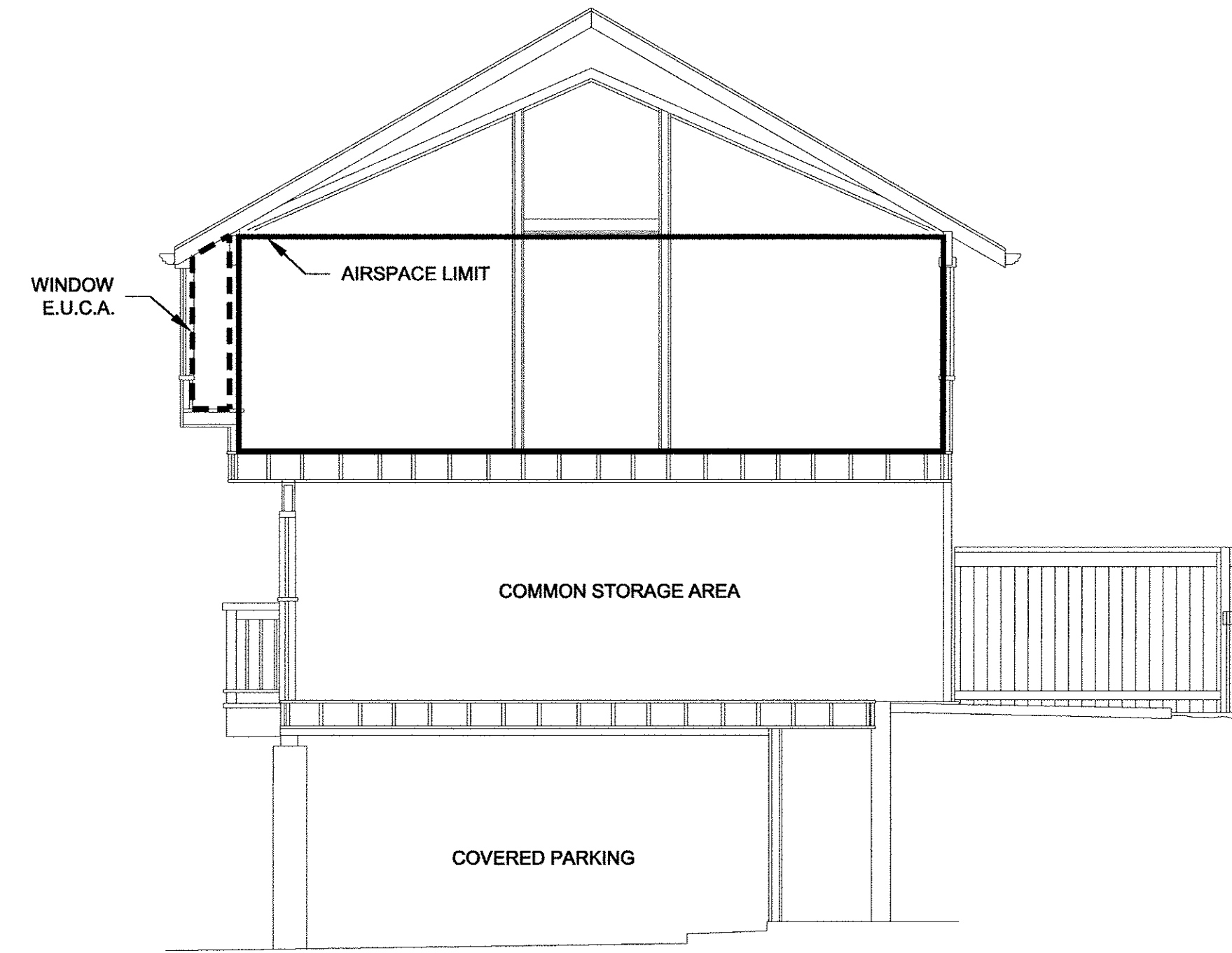
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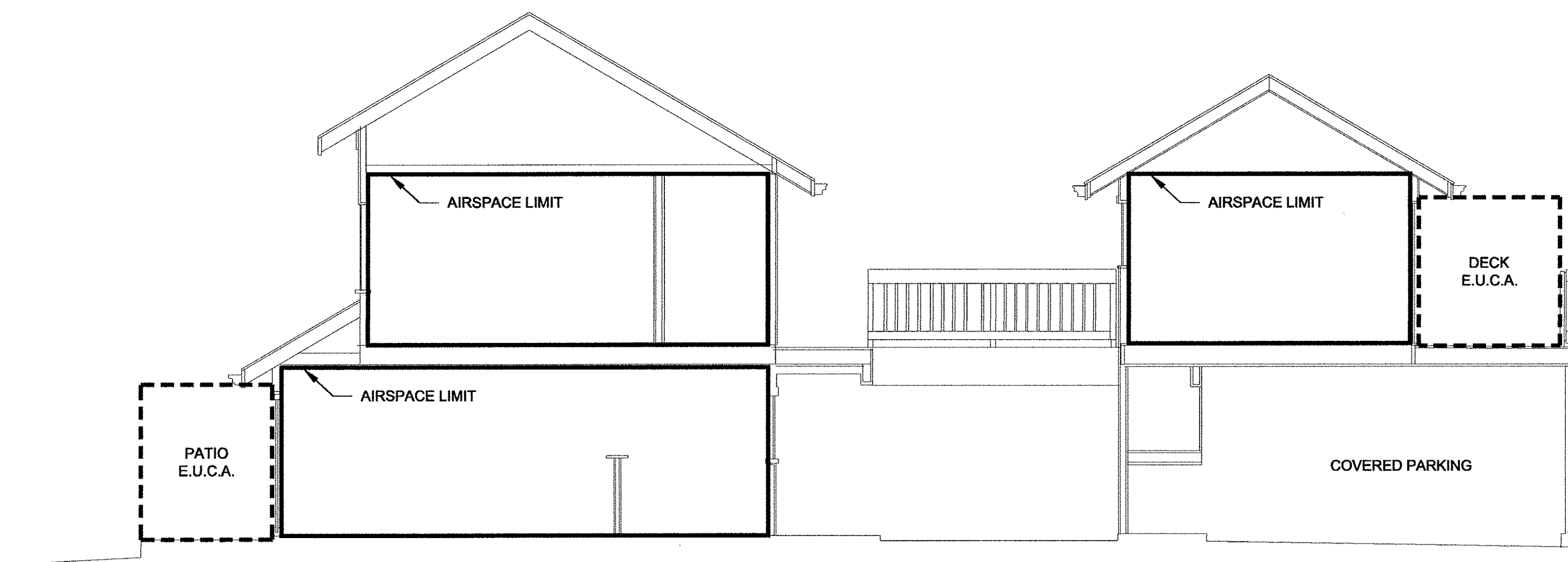




TYPICAL SECTION
TWO STORY CONDOMINIUM UNITS
(303, 403)

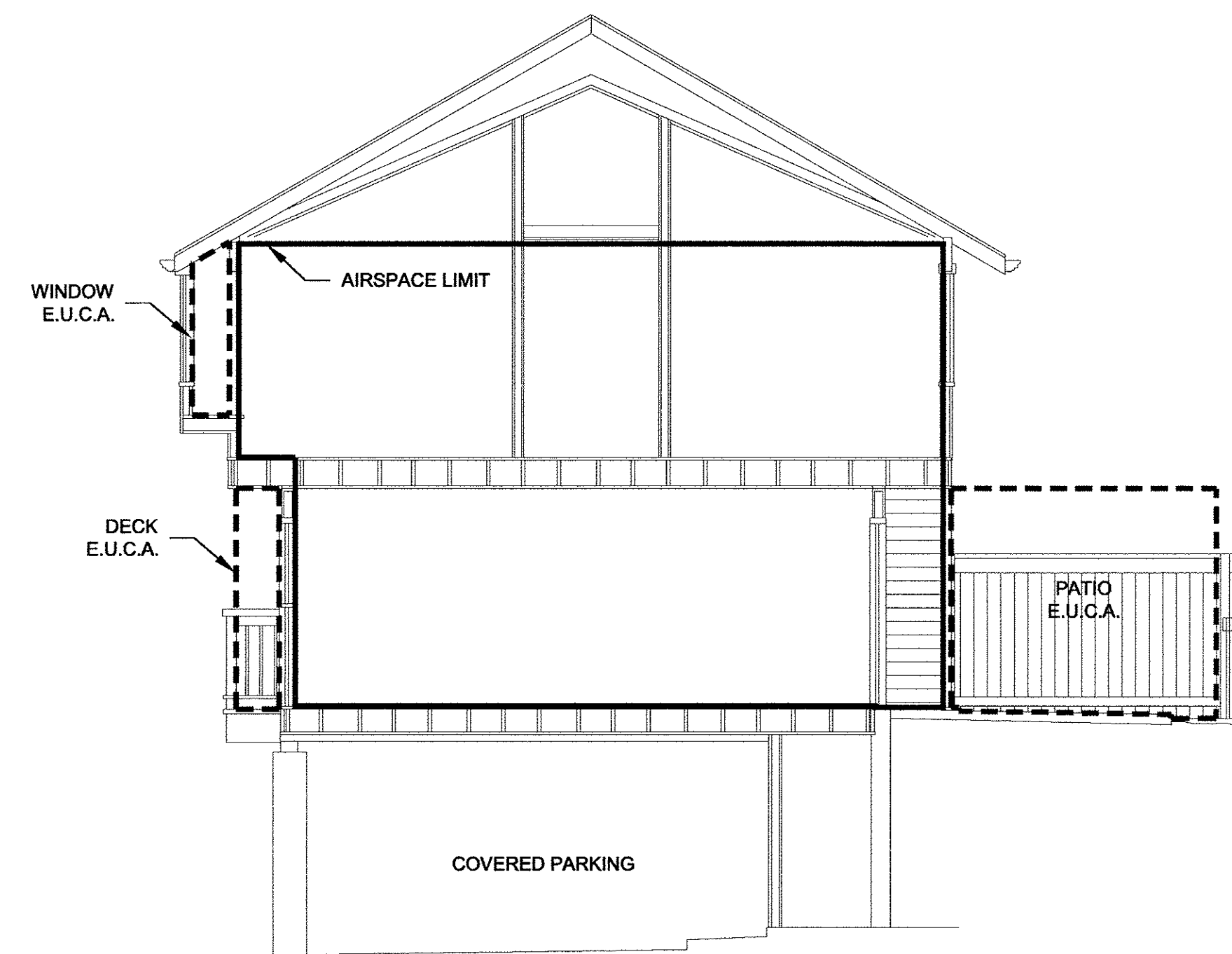


TYPICAL SECTION
CONDOMINIUM UNITS ABOVE
STORAGE ABOVE PARKING
(501, 601)

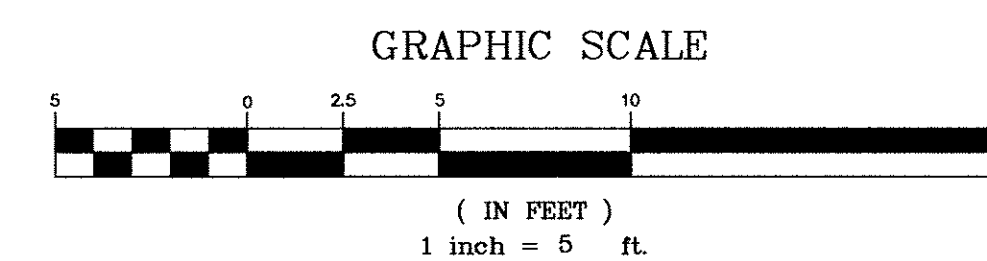


TYPICAL SECTION
STACKED CONDOMINIUM UNITS
(301, 302, 304, 305, 401, 402, 404, 405)

TYPICAL SECTION
SECOND LEVEL CONDOMINIUM
UNITS ABOVE PARKING
(306, 307, 406, 407)



TYPICAL SECTION
TWO STORY CONDOMINIUM
UNITS ABOVE PARKING
(101-110, 201-208,
501-507, 601-607)



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PACIFIC VISTA CONDOMINIUMS
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