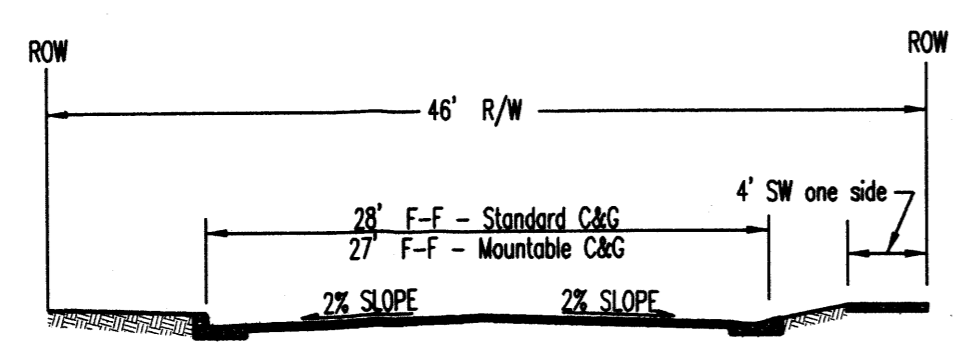
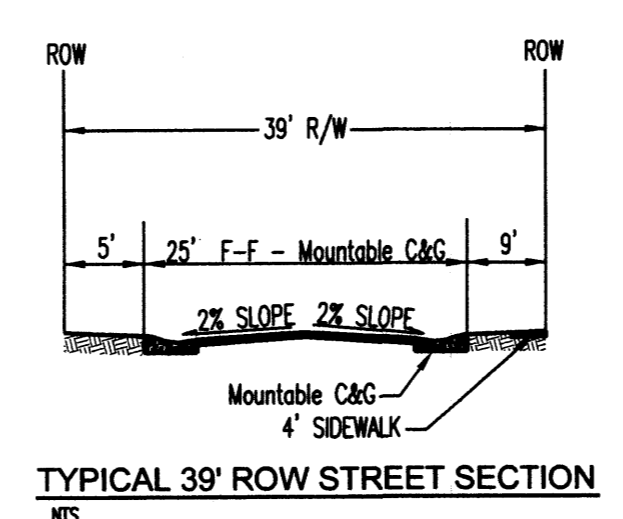
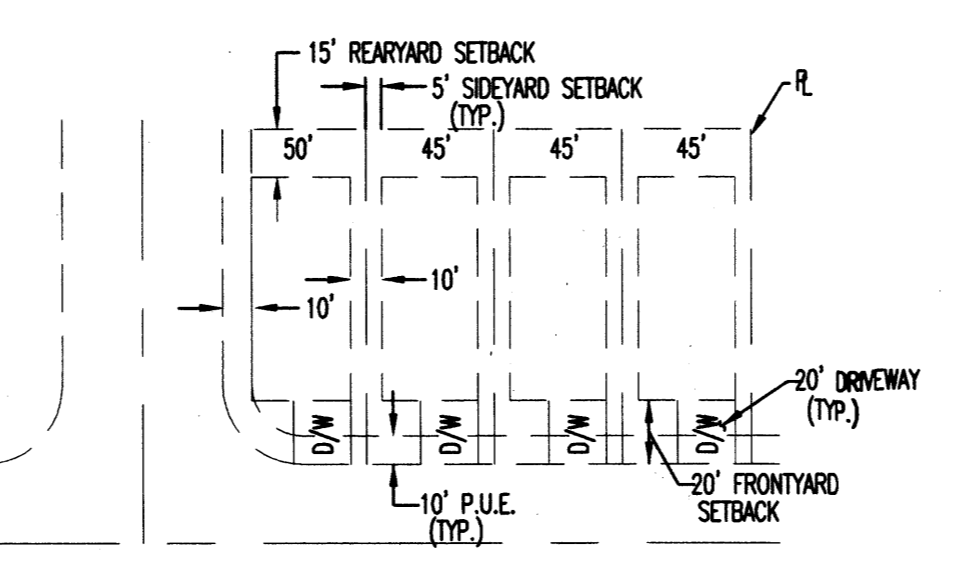
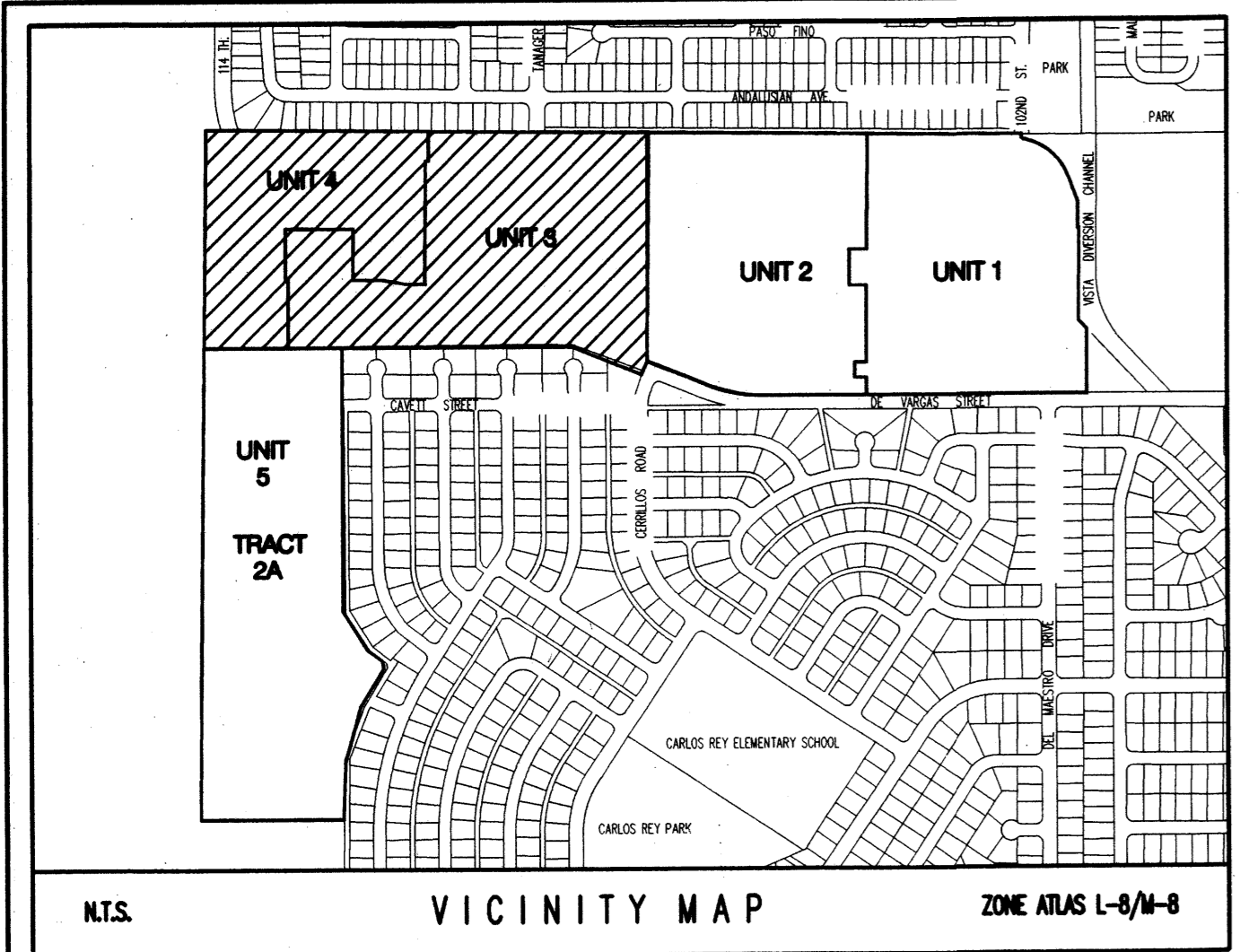


# TIMARRON WEST UNITS 3 & 4

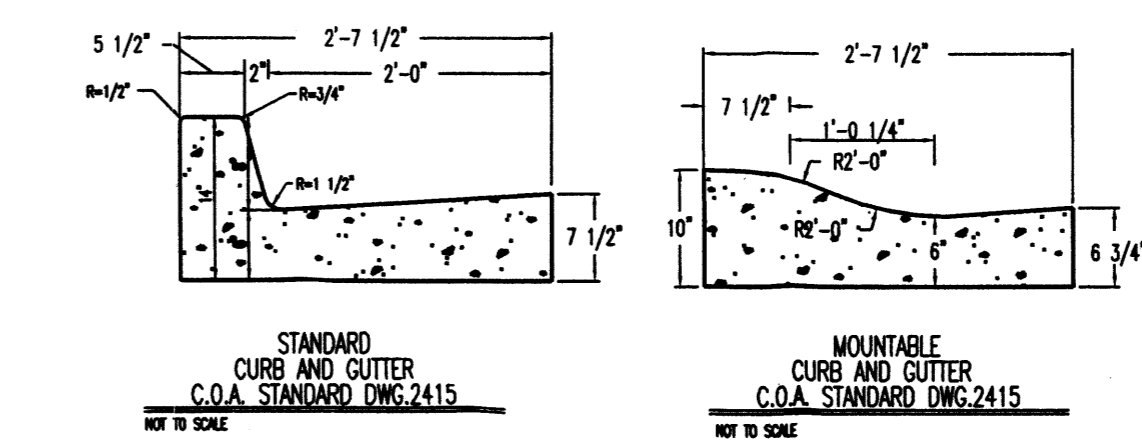
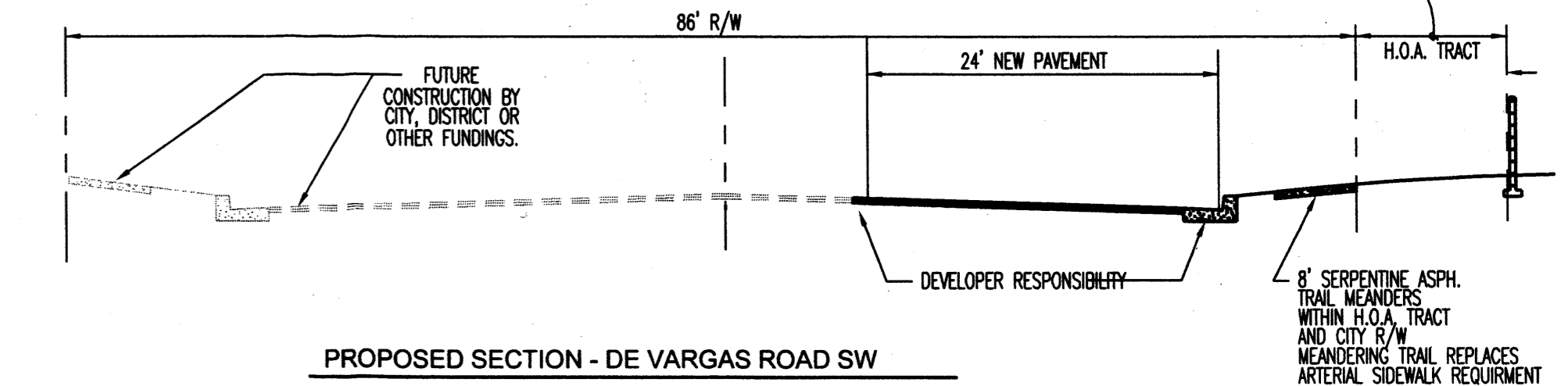
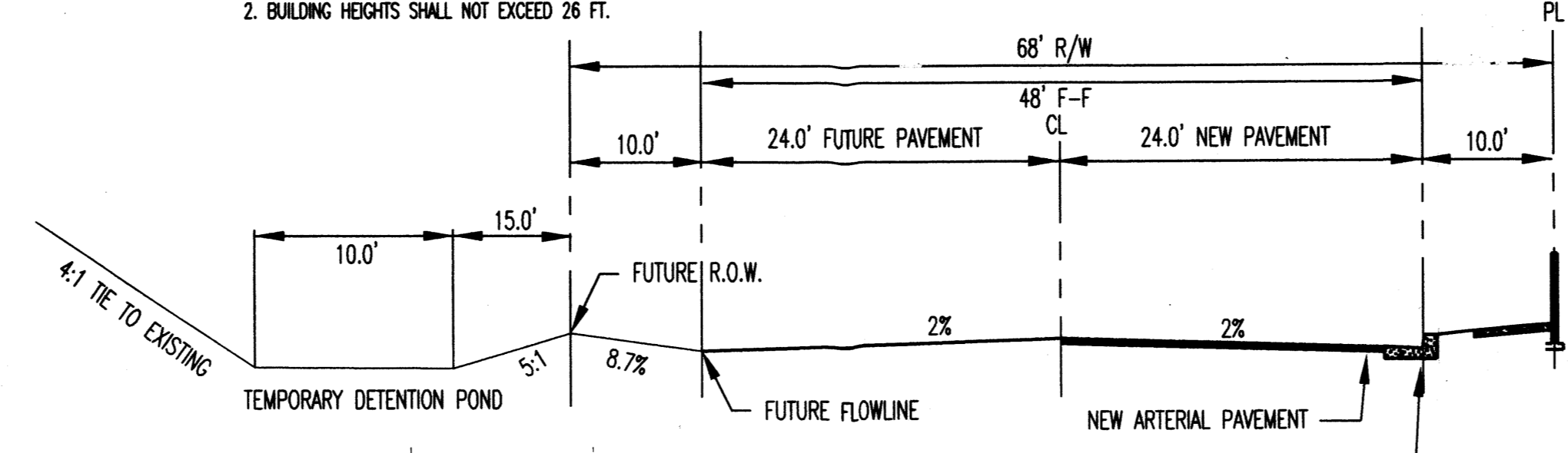
## SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT

COMPRISED OF  
 PARCEL 1, TIMARRON WEST UNIT 2  
 TRACT 2, LANDS OF GREY/LIBERMAN  
 SITUATE WITHIN  
 THE TOWN OF ATRISCO GRANT  
 "PROJECTED" SECTION 32, T10N, R2E, N.M.P.M.  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 1998

10' H.O.A. TRACT MAINTAINED WITH LANDSCAPING AND WALL BUFFER WITH PUBLIC RIGHTS. PERMANENT DEVELOPER INSTALLED LANDSCAPING AND WALL



NOTE: Standard Vs. Mountable C&G location to be determined by Drainage Requirements



SITE DATA	
CASE NUMBERS	Z-98-90 AX-98-11 SD-87-1-17 DRB-99-165
ZONE ATLAS NO.	L-8-Z/N-8-Z
FEMA MAP NO.	3500100336 D
ZONING	SU-1 PRD 9 DU/AC
MILES OF FULL WIDTH STREETS CREATED	1.8 MILES
NO. OF EXISTING PARCELS	2
NO. OF LOTS CREATED	169
NUMBER OF PARCELS CREATED (TRACT 2A)	1
DENSITY	4.62 DU/AC
NO. OF H.O.A. TRACTS CREATED	10
TOTAL AREA UNITS 3 & 4	36.6 AC

**PROJECT # 100475**  
**DRB 00450-00000-00547**  
**EPC 2-98-90/ AX 98-11**

APPROVALS:  
 AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON NOVEMBER 19, 1999 AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH.

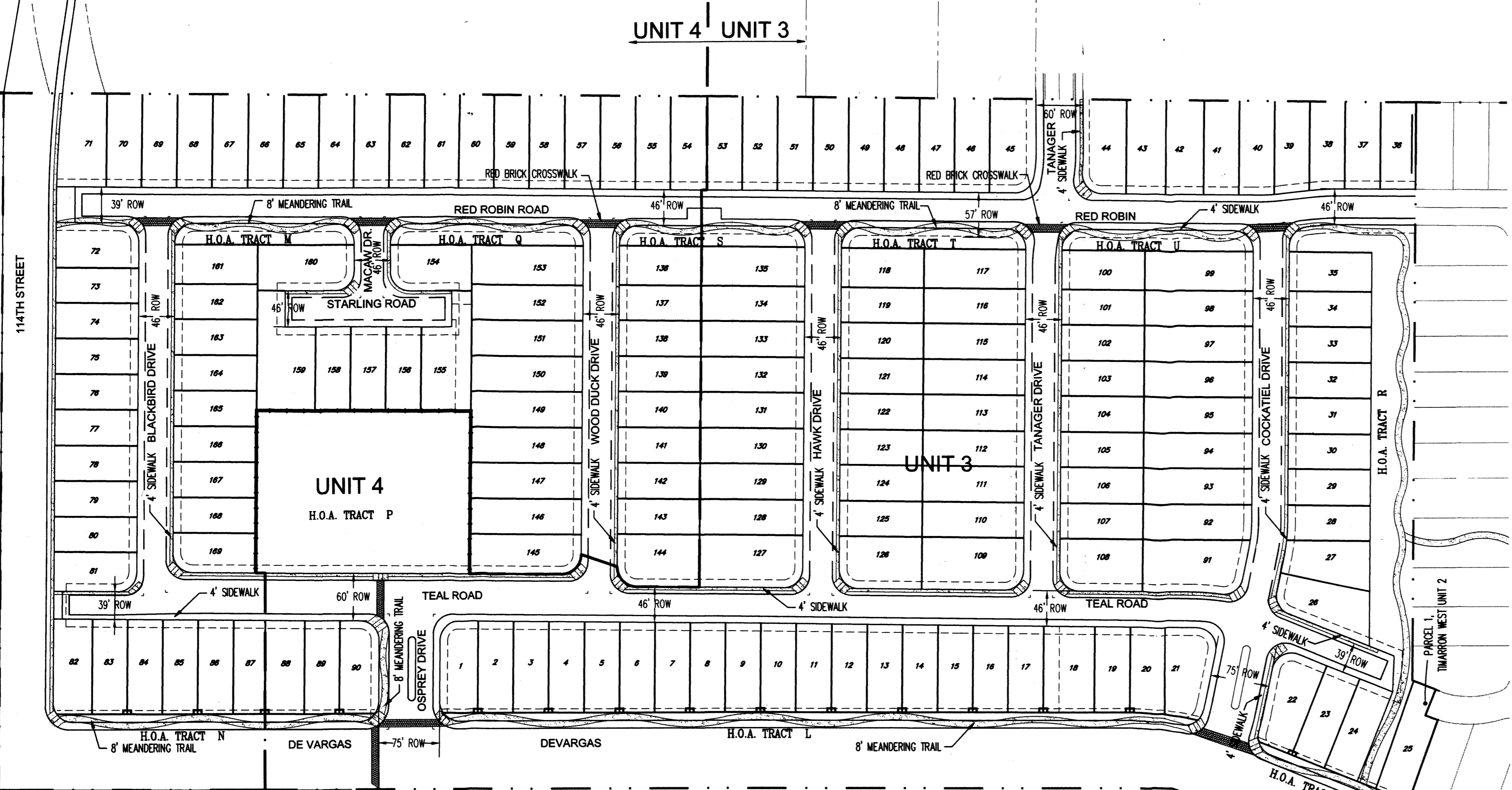
- NOTES:
- 1.) SITE SPECIFIC GRADING AND DRAINAGE PLANS HAVE BEEN SUBMITTED AND APPROVED IN CONJUNCTION WITH PREVIOUS SUBDIVISION ACTIONS. THE EXISTING PONDING AREA HAS BEEN DESCRIBED ON SHEET 3 OF THE SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PURPOSES. OFFSITE FLOWS ENTERING THE DESILTATION POND HAVE BEEN CALCULATED. VOLUMES, STORAGE DEPTHS, AND DISCHARGE TIMES HAVE BEEN LISTED FOR THE MAIN DETENTION POND. THE PONDING AREA HAS BEEN DESCRIBED IN DETAIL ON PREVIOUS APPROVED DRAINAGE PLANS.
  - 2.) DE VARGAS ROAD IS A MINOR ARTERIAL EXTENSION OF SAGE ROAD TO THE EAST. AN 8' SERPENTINE TRAIL WILL BE BUILT IN LIEU OF THE 6' ARTERIAL CONCRETE SIDEWALK.
  - 3.) ALL STREETS WITHIN TIMARRON WEST, UNITS 3 & 4 ARE PUBLIC. NO GATED COMMUNITY.
  - 4.) EXISTING BLANKET DRAINAGE EASEMENT OVER AND ACROSS PARCEL 1 TO BE REDEFINED WITHIN H.O.A. TRACTS P AND R.
  - 5.) NO LOTS SHALL HAVE VEHICULAR ACCESS TO SAGE/DE VARGAS ROAD OR 114TH STREET.
  - 6.) LOT AREAS SHOWN = GROSS = NET ACERAGE
  - 7.) TYPICAL STREET WIDTHS 46' ROW WITH 28' F-F MAY BE SUBSTITUTED WITH 27' F-F ROLL CURB

**OWNER/DEVELOPER**  
 CENTEX HOMES  
 6700 JEFFERSON NE, BUILDING B  
 ALBUQUERQUE, NEW MEXICO 87109  
 PHONE: (505) 761-8806

**LEGEND**  
 RED BRICK CROSSWALK

**ENGINEER**  
 BOHANNAN-HUSTON  
 ATTN: RICK BELTRAMO  
 COURTYARD I, 7500 JEFFERSON ST.  
 ALBUQUERQUE, NEW MEXICO 87109  
 PHONE: (505) 823-1000

*B.T. 12/29/00*  
 12/29/00  
 CITY PLANNER, ALBUQUERQUE PLANNING DEPARTMENT DATE  
*Phil Dan* 6-14-00  
 TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE  
*Janez Saiers* 6-14-00  
 PUBLIC WORKS, UTILITY DEVELOPMENT DIVISION DATE  
*Roger L. Stuenkel* 6-14-00  
 PUBLIC WORKS, UTILITY DEVELOPMENT DIVISION DATE  
*Steve Calogian* 6-14-00  
 CITY ENGINEER, ENGINEERING DIVISION DATE  
*Paul J. Aguirre* 7-19-00  
 A.M.A.F.C.A. DATE



FUTURE UNIT 5

SHEET 1 OF 12  
**Bohannon & Huston**  
 Courtyard One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109  
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

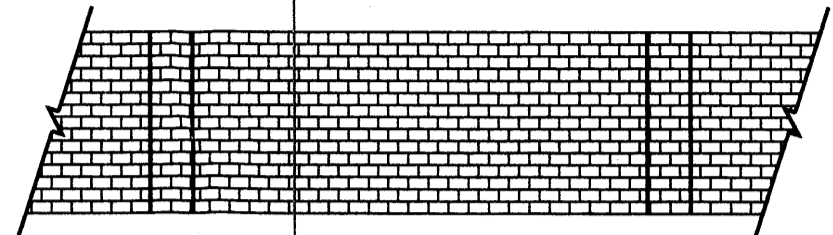
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 SPS-00450-00000-00547  
 PP-00410-00000-00543  
 SW-00440-00000-00545

PROJ 1000475

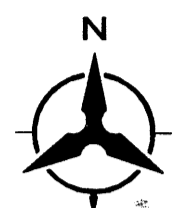
# TIMARRON WEST UNITS 3 & 4

## SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT

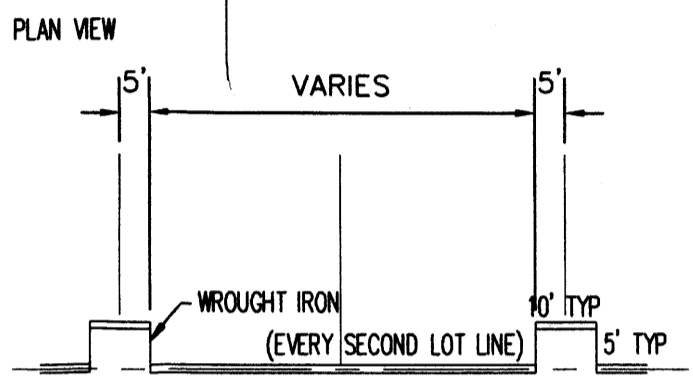
### LANDSCAPING PLAN



5 - 6 FT COLORED SPLIT-FACED CMU WALL WITH WROUGHT IRON RECESSES



0 50 100 200  
SCALE: 1"=100'



DE VARGAS ROAD WALL DETAIL

#### LANDSCAPE CALCULATIONS

TOTAL SITE AREA	36.73 AC (1,599,777.21 SQ. FT.)
PARK	1.34 AC (58,466.12 SQ. FT.)
PEDESTRIAN CONNECTIONS	1.55 AC (67,318.71 SQ. FT.)
DE VARGAS RD STREETSCAPE	0.72 AC (31,207.70 SQ. FT.)
TOTAL LANDSCAPE AREA	3.61 AC (156,992.53 SQ. FT.)

TYPICAL GROSS LOT AREA	4,950.00 SQ. FT.
BUILDING AREA	2,450.00 SQ. FT.
DRIVEWAY	400.00 SQ. FT.
WALKWAYS	500.00 SQ. FT.
NONPOROUS AREA	150.00 SQ. FT.
NET LANDSCAPE AREA	1,450.00 SQ. FT.

LANDSCAPE NOTES:  
LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THIS CITY OF ALBUQUERQUE'S WATER CONSERVATION LANDSCAPING AND WASTE WATER ORDINANCE, PLANTING RESTRICTIONS AND DESIGN REGULATIONS APPROACH.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WASTE WATER ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER AND THE HOMEOWNERS ASSOCIATION.

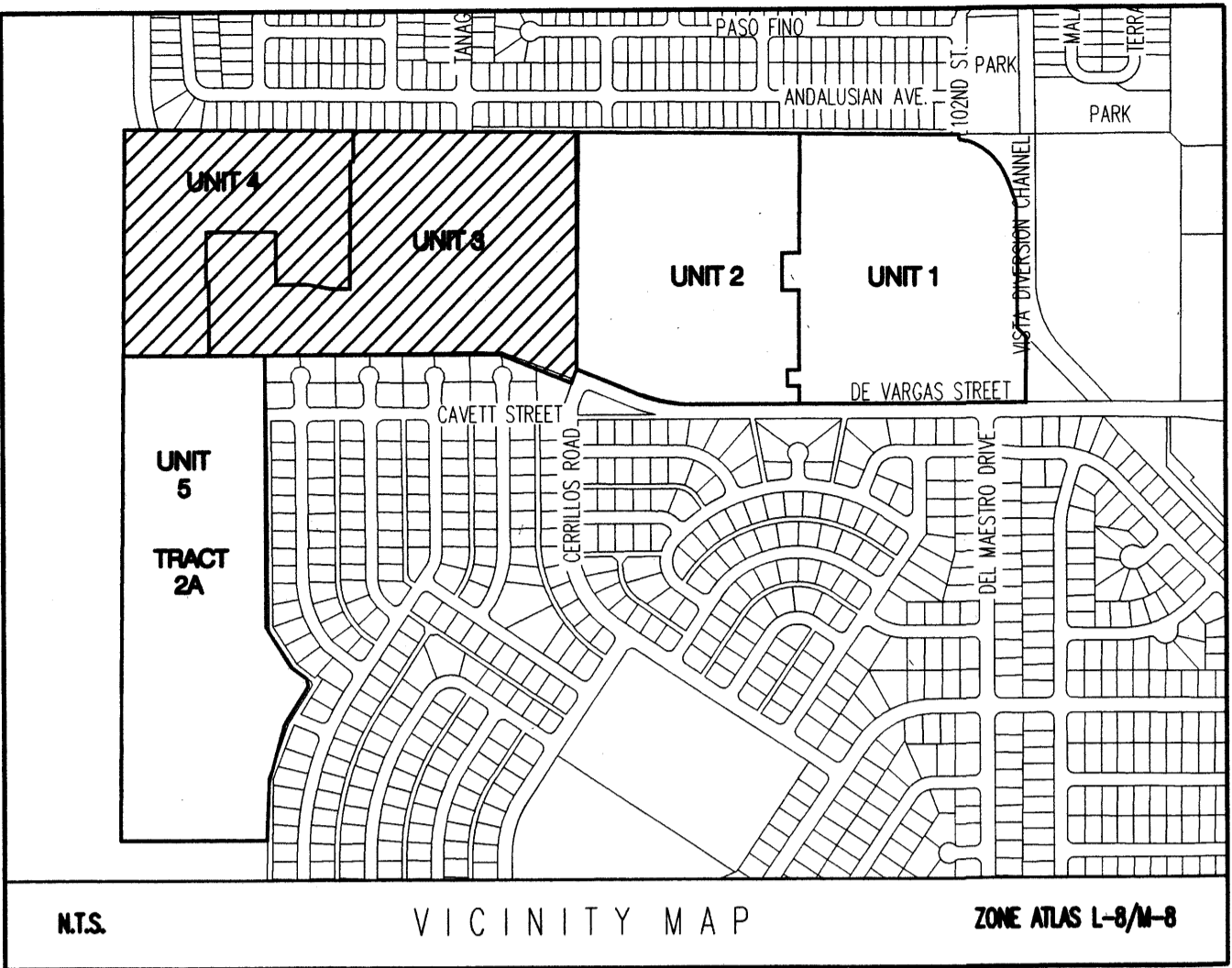
THE BUILDER AGREES TO ADVISE THE HOMEBUYER OF THE RESTRICTIONS OF ARTICLE 6-1-1, WATER CONSERVATION LANDSCAPING AND WASTE WATER ORDINANCE, AND TO PROVIDE A COPY OF SAID DOCUMENT TO THE HOMEBUYER.

SCIENTIFIC NAME	COMMON NAME
FRAXINUS	ASH
QUERCUS TRIACANTHUS	HONEY LOCUST
PLATANUS WRIGHTII	SYCAMORE
POPULUS FREMORTII	COTTONWOOD
CHLOPIA LINEANS	DESERT WILLOW
CORUS CANADENSIS	REDBUD
PYRUS CALIFORNICA	BRADFORA PEAR
CRATAEGUS	WASHINGTON HAWTHORNE
FAULGIA PARADOXA	APACHE PLUMS
JUNIPERA FRASERI	PHOTINIA
JUNIPERA SAPINA	TAM JUNIPER
COTONEASTER CALUCAPRYIA	COTONEASTER
CARYOPTERIS CADONENSIS	BLUE MIST
POTENTILLA FRUTICOSA	SHRUBBY POTENTILLA
PEROVSKIA ATRIPLOLOFOLIA	RUSSIAN SAGE
JUNIPERUS SABINA	BUFFALO JUNIPER
COREOPSIS VERCOILLATA	COREOPSIS MOONBEAM
OENOTHERA SERMIANENSIS	MEXICAN PRIMROSE
COREOPSIS LANCEOLATA	COREOPSIS
ERYSIMUM HIERACIFOLIUM	SIBERIAN WALLFLOWER
SCABIOSA CAUCASICA	PINCUSHION
ARTEMESIA 'POWS CASTLE'	WORMWOOD
PARTHENOCCISSUS QUINQUEFOLIA	VRGINIA CREEPER
PARTHENOCCISSUS TRICUSPIDATA	BOSTON IVY

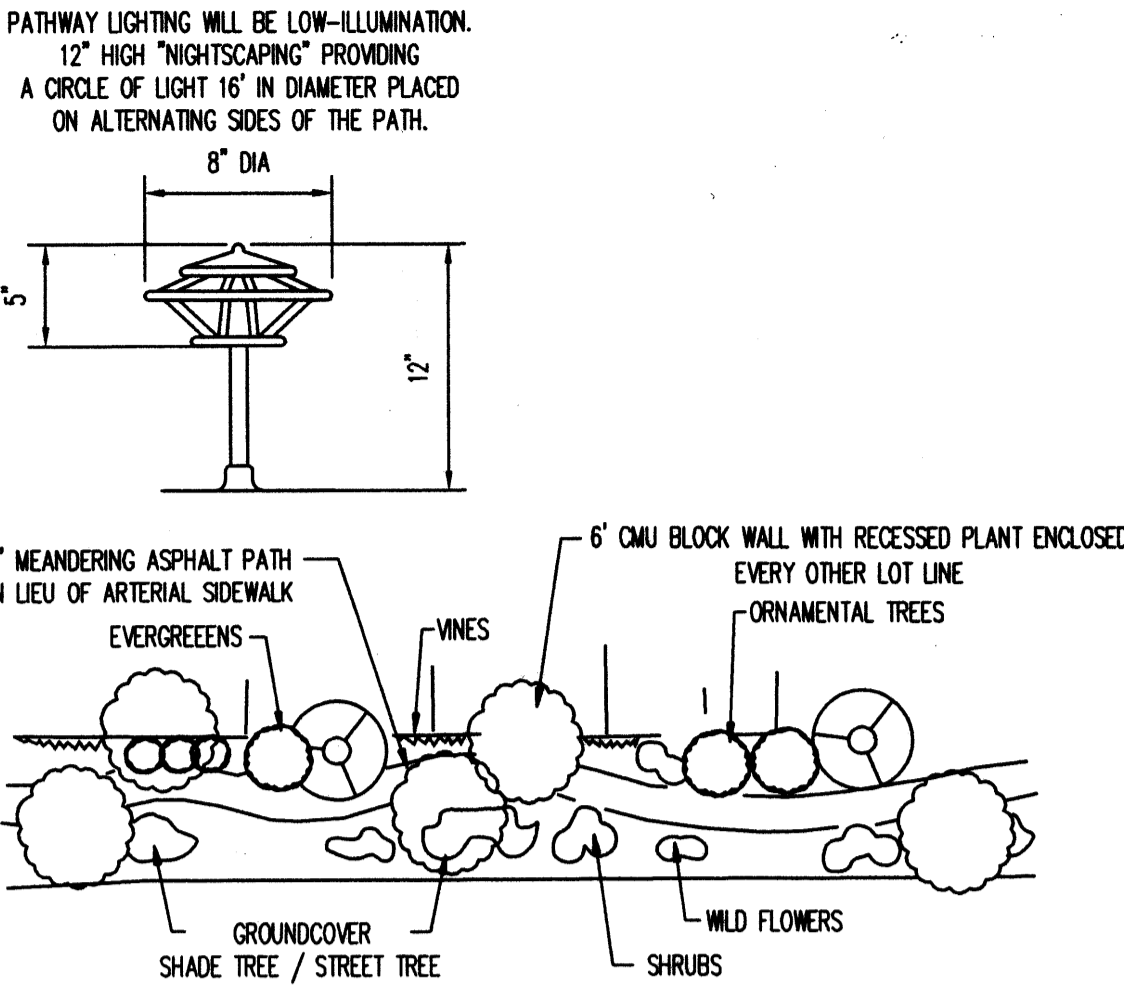
#### LOT LANDSCAPING REQUIREMENTS

1-2" CALIPER SHADE TREE WILL BE PROVIDED PER LOT PREFERABLY LOCATED IN THE FRONT YARD

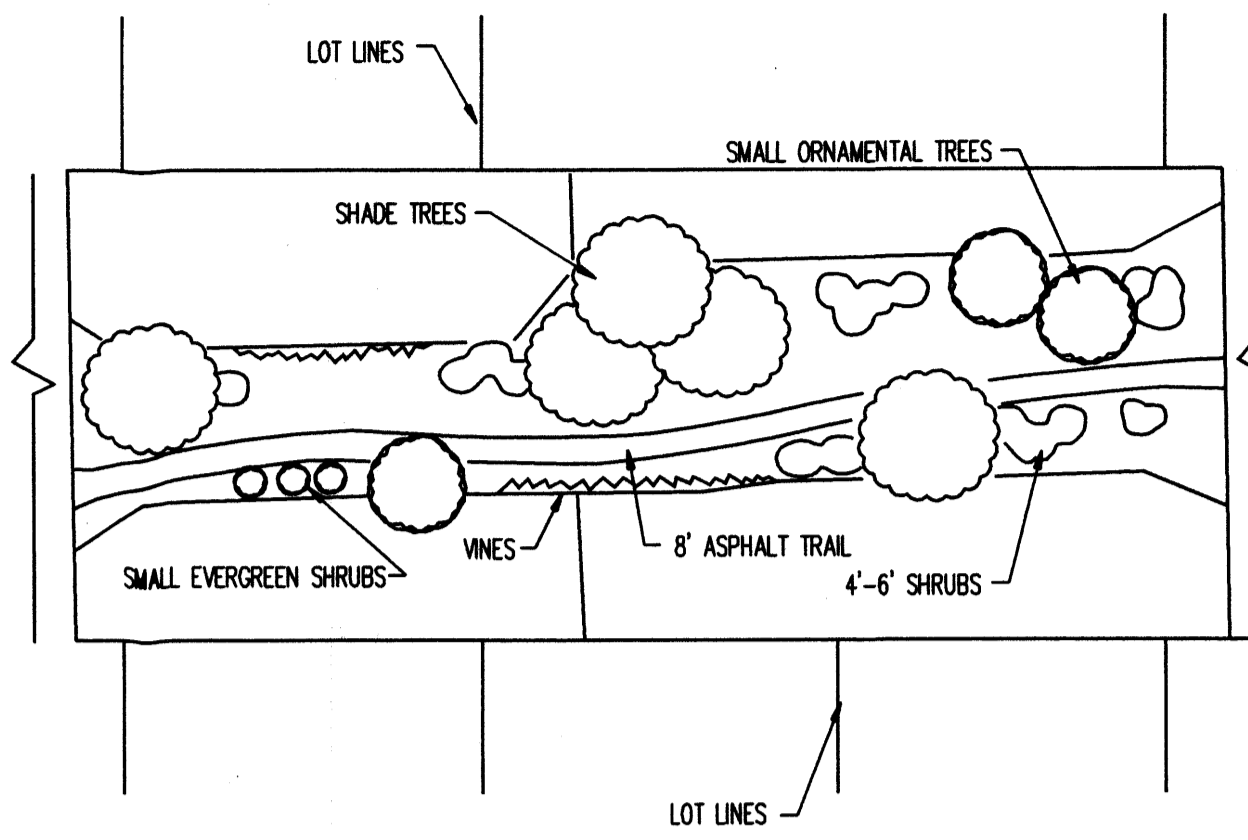
RED BRICK PATTERNED CROSSWALK



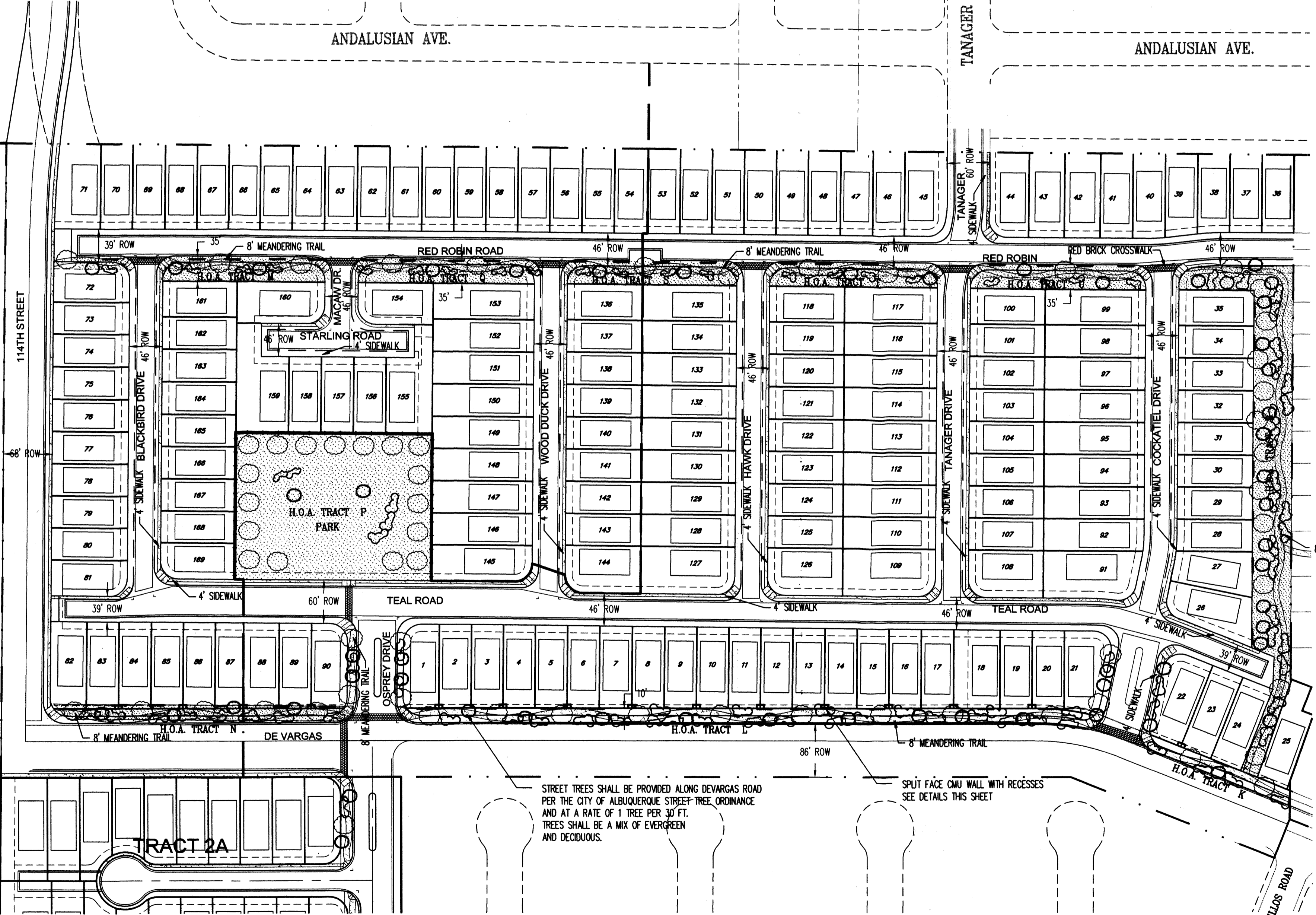
N.T.S. VICINITY MAP ZONE ATLAS L-8/M-8



DE VARGAS STREET LANDSCAPING



H.O.A. TRACT 'R' LANDSCAPING



TRACT 3  
GREVEY / LIBERMAN

STREET TREES SHALL BE PROVIDED ALONG DE VARGAS ROAD PER THE CITY OF ALBUQUERQUE STREET-TREE ORDINANCE AND AT A RATE OF 1 TREE PER 30 FT. TREES SHALL BE A MIX OF EVERGREEN AND DECIDUOUS.

SPLIT FACE CMU WALL WITH RECESSES SEE DETAILS THIS SHEET

SHEET 2 OF 12

Bohannon Huston

Courtyard One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109

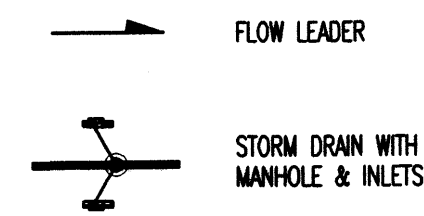
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

# TIMARRON WEST UNITS 3 & 4

## SITE DEVELOPEMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT

### CONCEPTUAL GRADING, DRAINAGE AND EROSION CONTROL PLAN

#### LEGEND



#### NOTES:

1. DETENTION BASINS RESTRICTS PEAK DISCHARGE FROM THIS PROJECT TO THE 1.3cfs PER ACRE ALLOWED PER A.M.A.F.C.A.'S MANAGEMENT PLAN FOR THE SNOW VISTA CHANNEL. THIS MANAGEMENT PLAN IS BASED ON ALL OFFSITE WATERSHEDS MEETING THE SAME CRITERIA FOR RELEASE OF DEVELOPED RUNOFF.

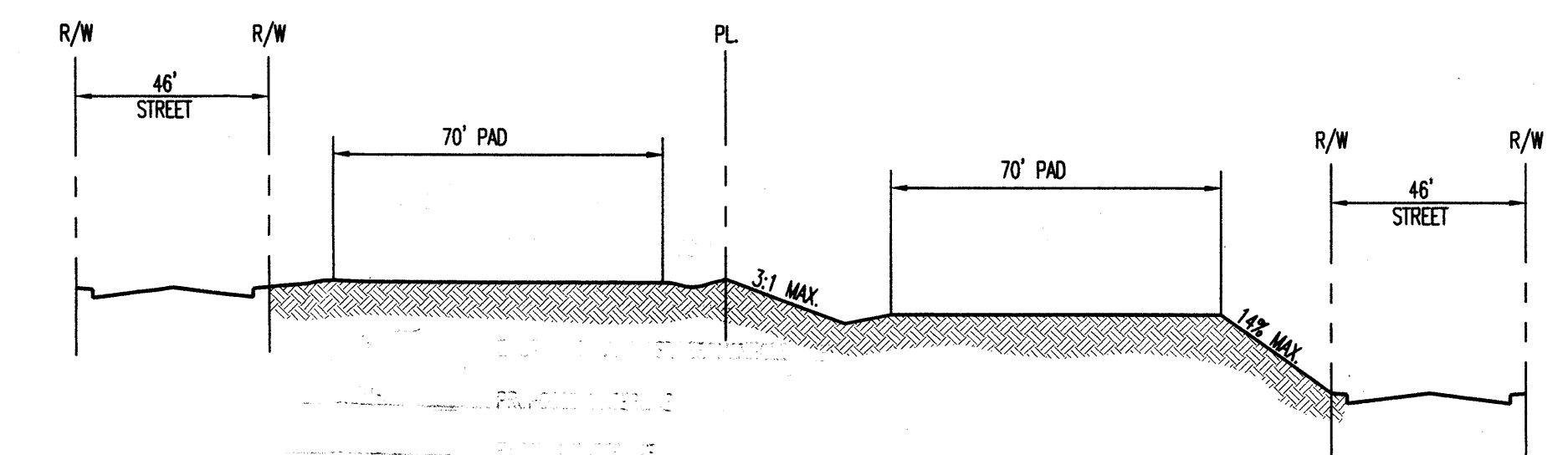
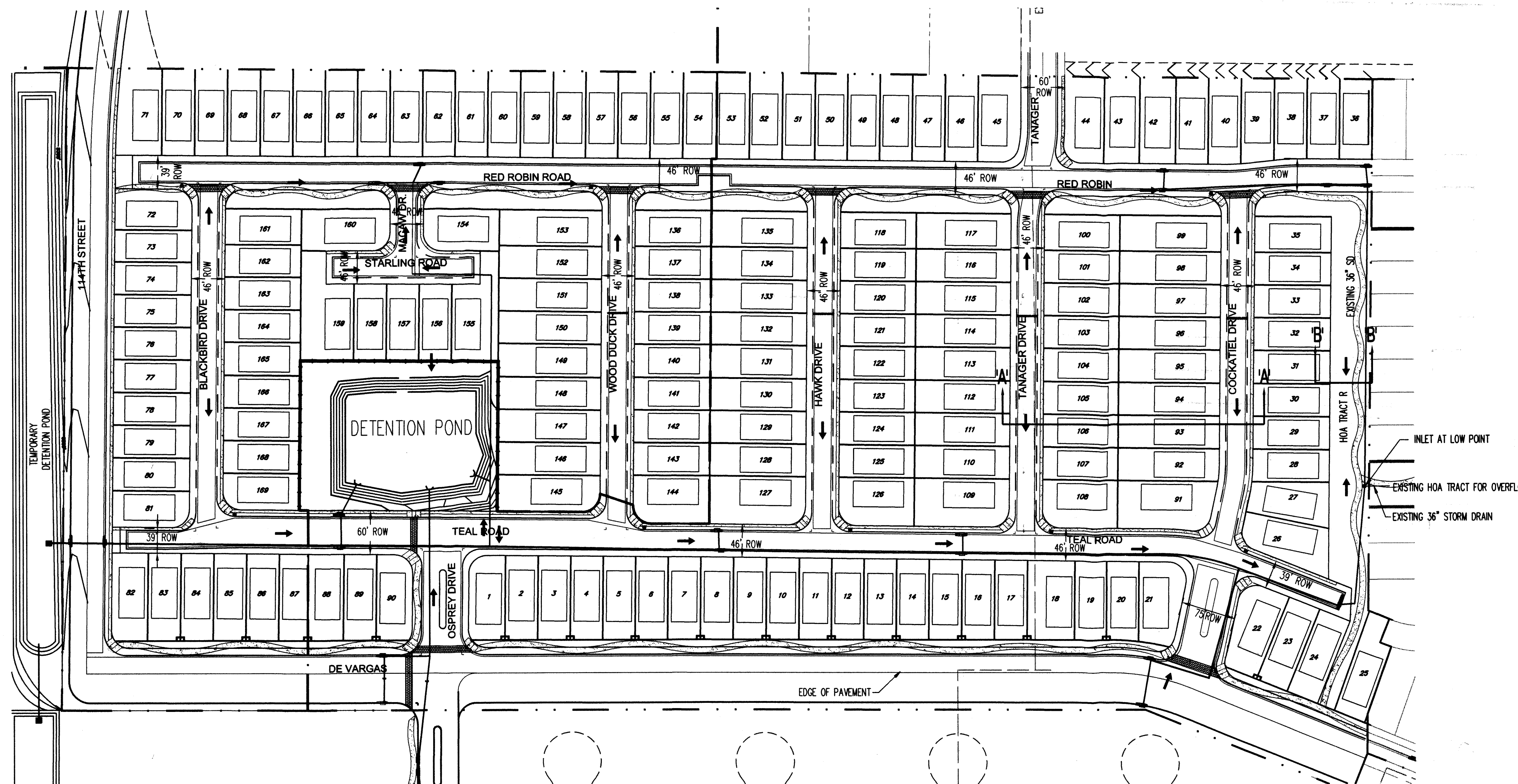
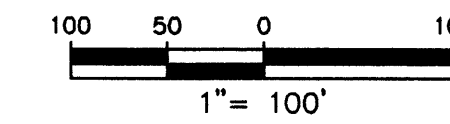
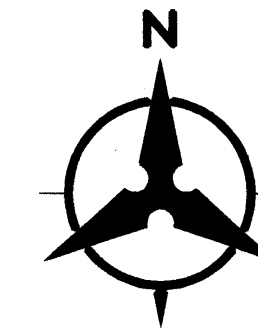
2. MAIN DETENTION BASIN LOCATED IN UNIT 1, OPERATES BASED UPON CONSTRAINED HYDRAULIC OUTLET CAPACITY. FLOWS SIGNIFICANTLY BELOW ALLOWABLE DISCHARGE CAPACITY WILL PASS INTO THE SNOW VISTA CHANNEL WITHOUT PASSING THROUGH THE STORAGE FACILITY. HIGHER FLOWS WILL SPLIT WITH SOME PASSING DIRECTLY TO THE CHANNEL AND THE BALANCE BACKING UP INTO THE STORAGE FACILITY TILL THE PEAK FLOWS SUBSIDE.

3. EROSION WILL BE MANAGED FOR THIS PROJECT AS FOLLOWS:

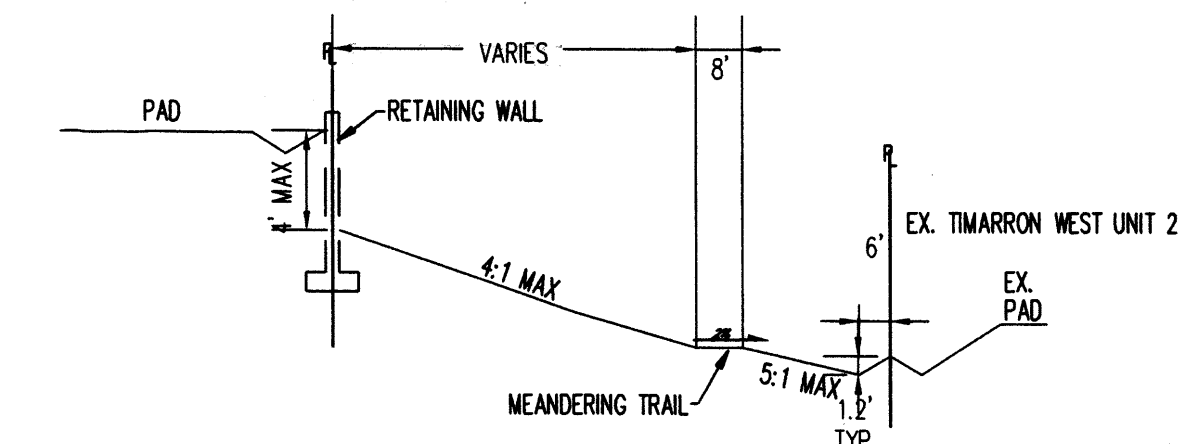
A) THE TEMPORARY OFFSITE DESILTING BASIN WILL REMAIN IN PLACE UNTIL UPSTREAM DEVELOPMENT ELIMINATES WATER-BORNE SILT SOURCES. TEMPORARY DESILTING BASIN, OUTLET CONSTRUCTED AT ALL PHASE BOUNDARIES.

B) OPEN SPACE CORRIDORS WHICH ALSO SERVE AS DRAINAGE CONVEYANCES WILL BE SURFACED WITH LANDSCAPING TREATMENTS RESISTANT TO EROSION SUCH AS STONE AND PLASTIC. SMALL DESILTING DEPRESSIONS WILL ALSO BE PROVIDED AT THE INTERFACE OF LANDSCAPING AND ROADWAYS.

C) TEMPORARY EROSION CONTROL, WATER TRAP BERMS WILL BE SPECIFIED AT THE BOUNDARY OF EACH LOT AND ITS ADJACENT STREET(S) DURING THE PERIOD WHEN LOTS HAVE BEEN ROUGH GRADED AND ARE AWAITING HOUSE CONSTRUCTION.



SECTION "A-A"  
N.T.S.



SECTION "B-B"  
TYPICAL CROSS SECTION  
EASTERN BOUNDARY  
H.O.A. TRACT 'R'  
N.T.S.

SHEET 3 OF 12

**Bohannon Huston**

Courtyard One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109

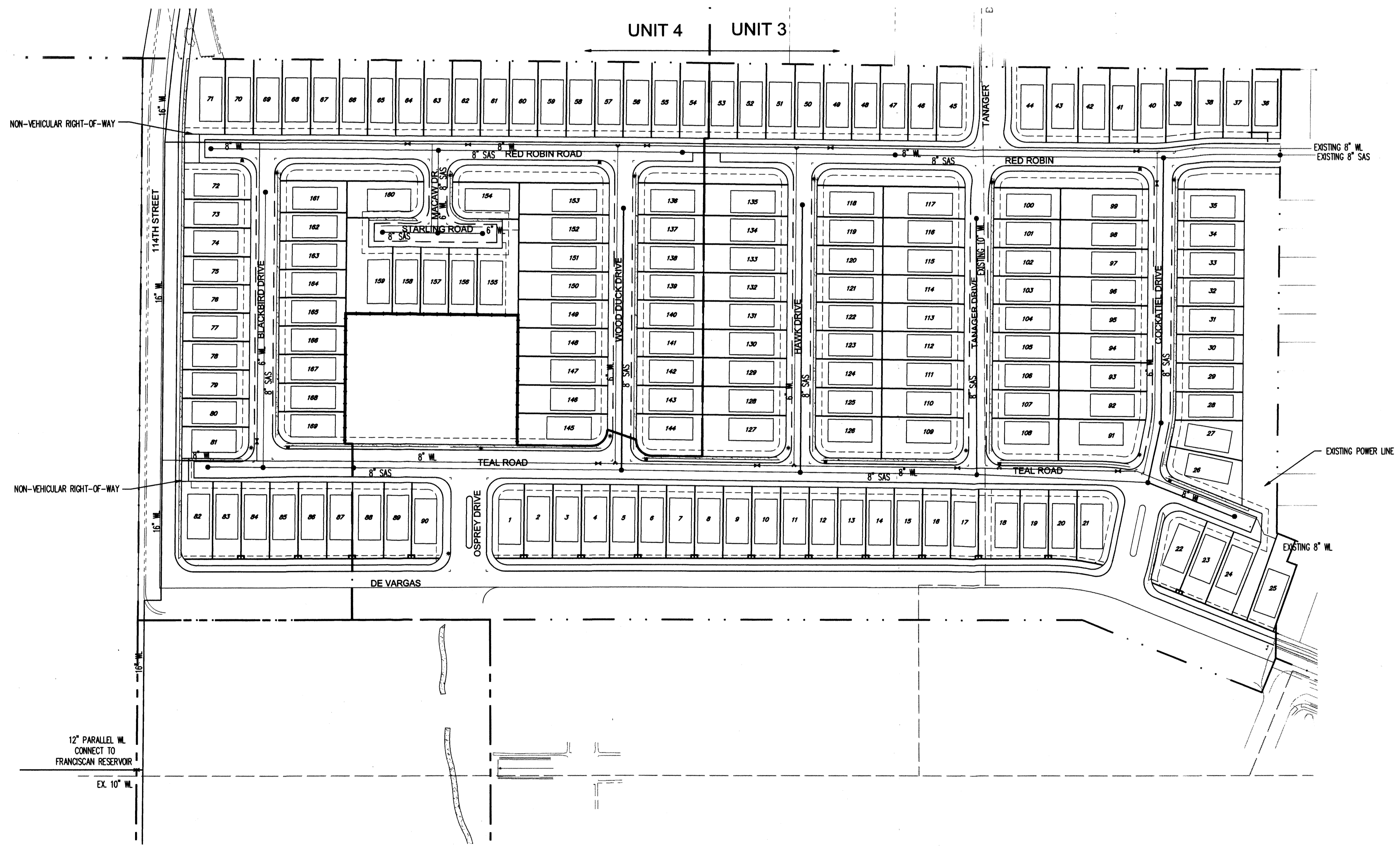
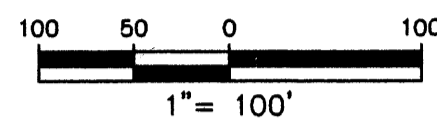
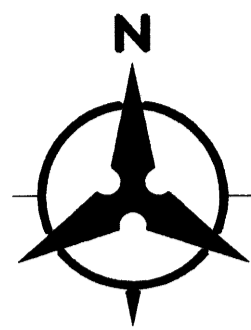
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

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2/4/99

# TIMARRON WEST UNITS 3 & 4

## SITE DEVELOPEMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT

### CONCEPTUAL UTILITY PLAN

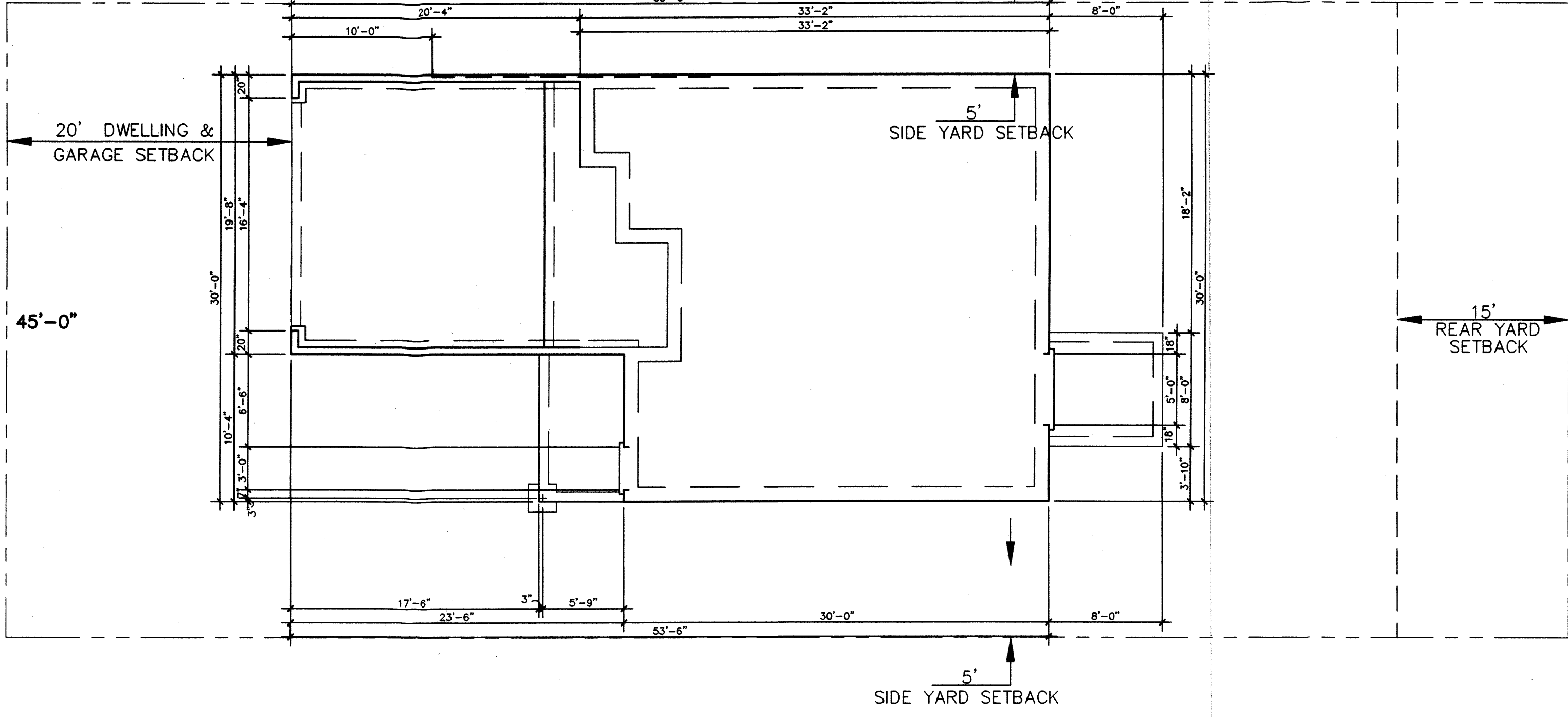
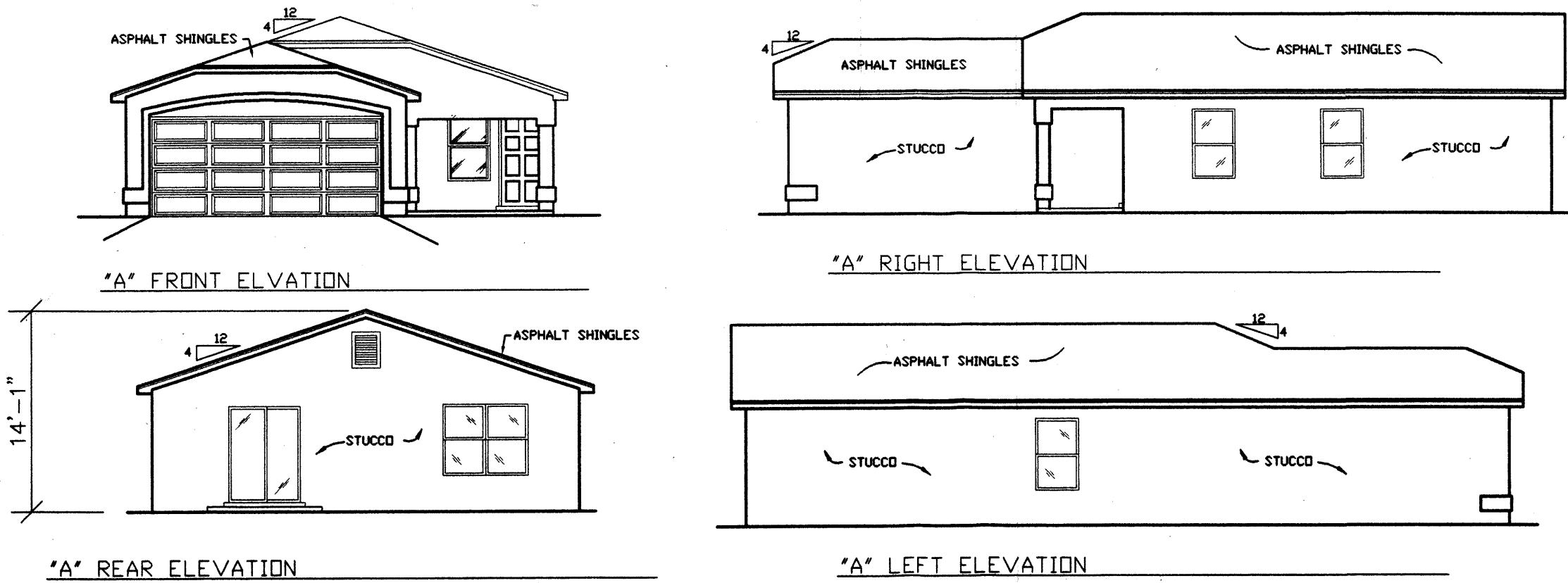


**LEGEND**

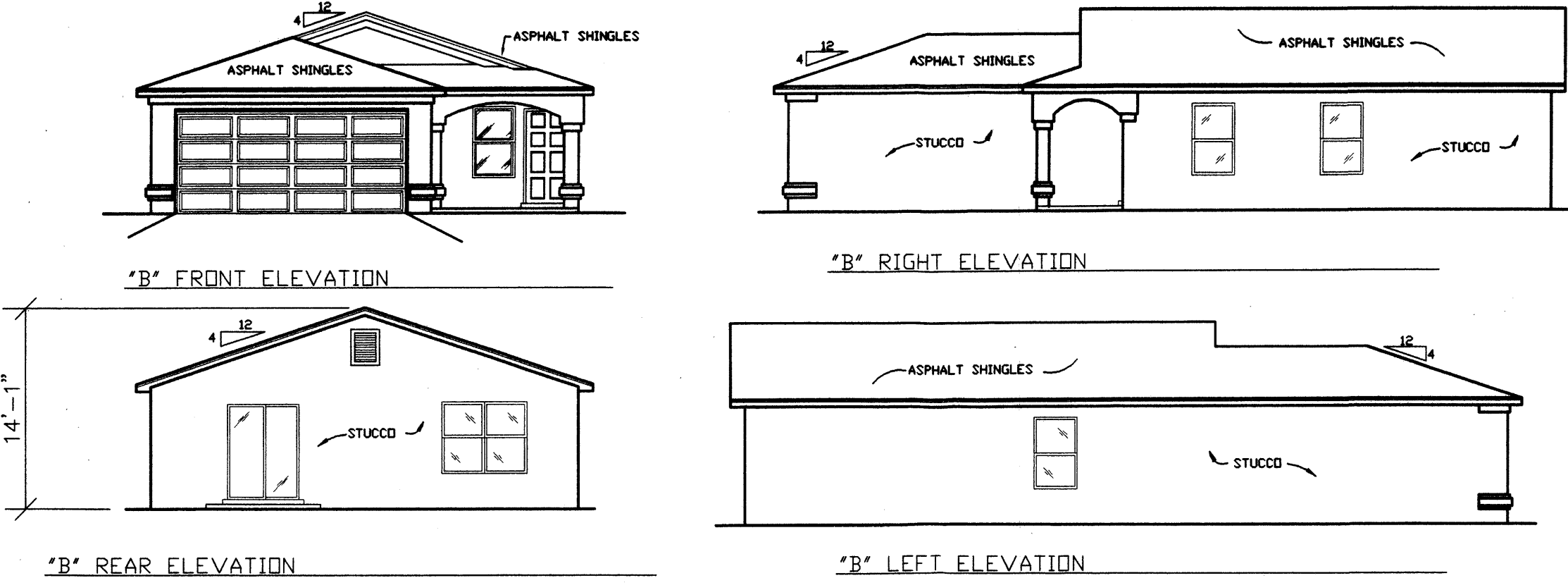
- 8" SAS — PROPOSED SANITARY SEWER LINE
- - - 8" SAS - - - EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- 8" WL — PROPOSED WATERLINE
- - - 8" WL - - - EXISTING WATERLINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- [ ] — OVERHEAD ELECTRICAL LINE
- PROPOSED STREET LIGHT
- - - G - - - EXISTING GAS LINE
- - - P - - - EXISTING POWER POLE

# TIMARRON WEST - UNITS 3 & 4

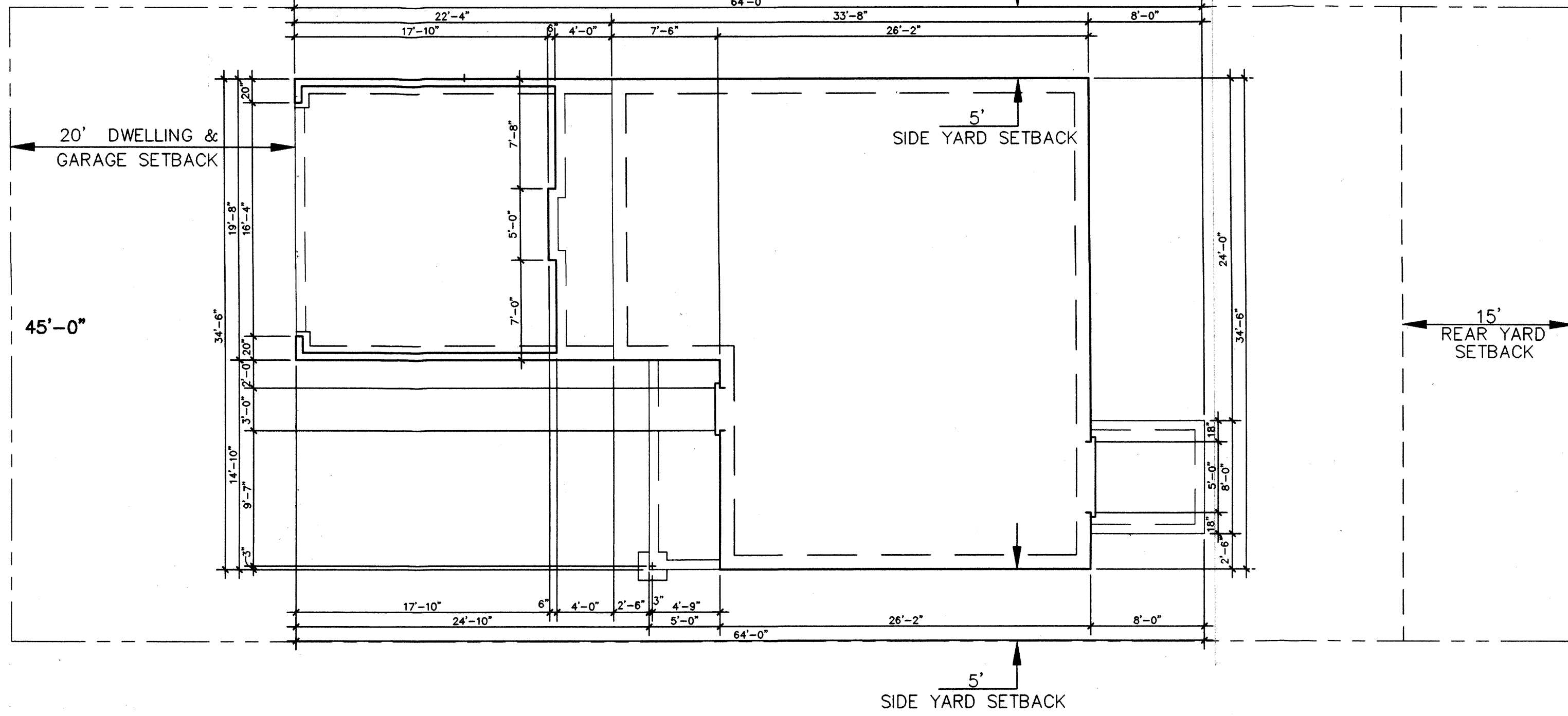
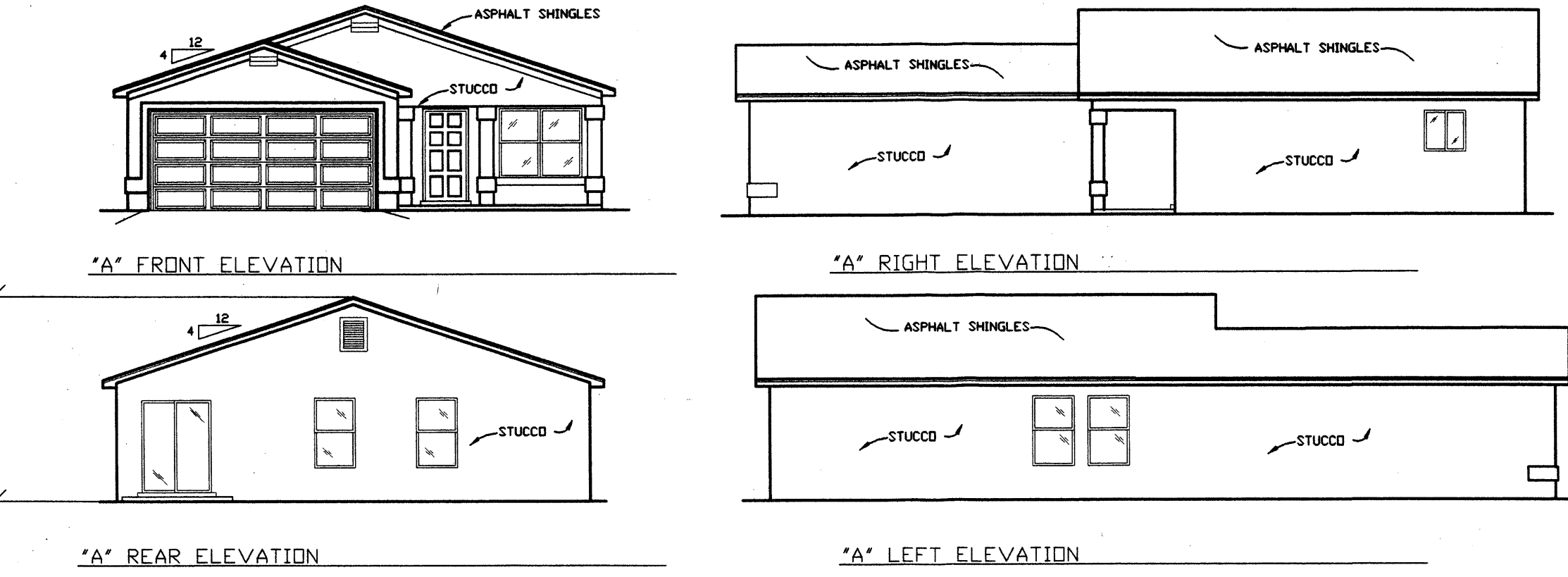
MODEL #900  
MINIMUM LOT SIZE: 45' X 105'



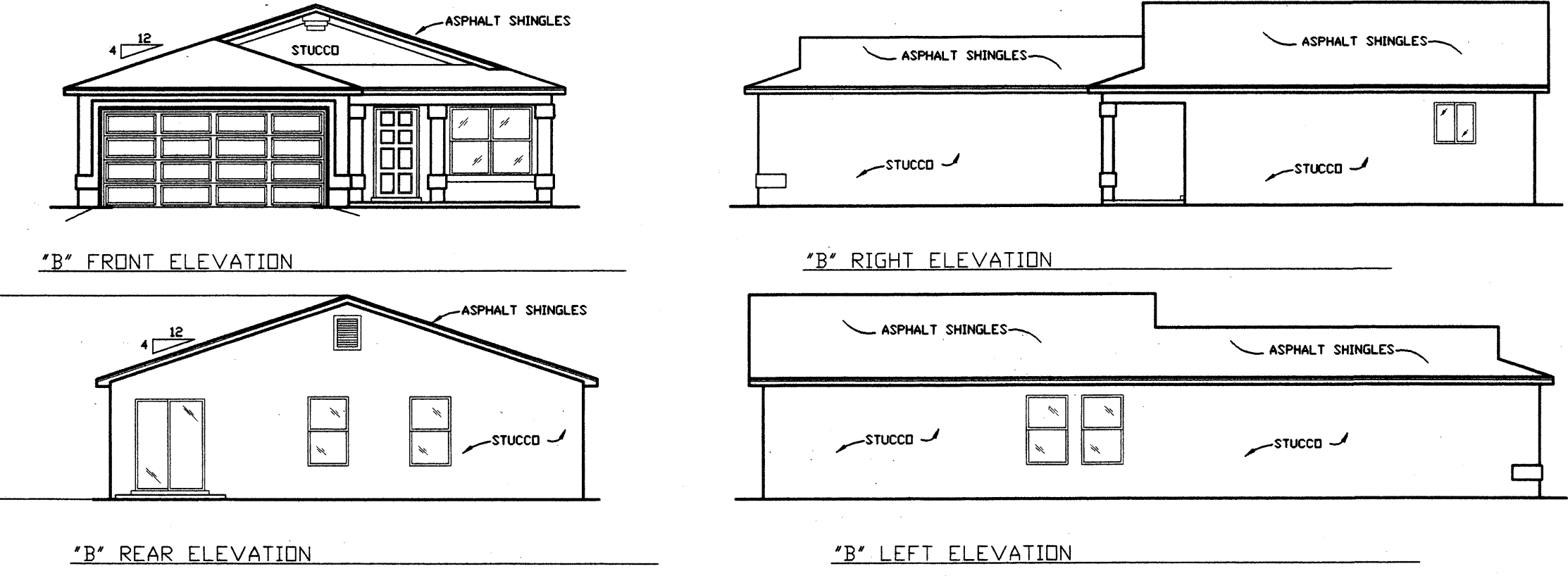
- NOTE:**
1. ALL BUILDING HEIGHTS LIMITED TO 26'. THIS MEANS THE VERTICAL DISTANCE ABOVE THE GRADE AT EACH FACADE OF THE BUILDING, CONSIDERED SEPARATELY, TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF; TO THE DECK LINE OF A MANSARD ROOF; OR TO THE AVERAGE HEIGHT BETWEEN THE PLANT AND THE RIDGE OF A GABLE, HIP, OR GAMBREL ROOF. THE HEIGHT OF A STEPPED OR SLOPED BUILDING MEANS THE MAXIMUM HEIGHT ABOVE GRADE OF ANY DISTINCT SEGMENT OF THE BUILDING, WHICH SEGMENT CONSTITUTES AT LEAST 10% OF THE GROSS FLOOR AREA OF THE BUILDING. (PER CITY OF ALBUQUERQUE COMPREHENSIVE CITY ZONING CODE) Z
  2. MINIMUM SETBACKS ARE:  
FRONT YARD - 20'  
SIDE YARD - 5'  
REAR YARD - 15'  
GARAGE - 20'  
SIDE STREET - 10'
  3. ALL HOMES ARE FRAME STUCCO CONSTRUCTION. NO SAME EXTERIOR ELEVATIONS TO BE CONSTRUCTED SIDE-BY-SIDE. BUYER HAS AN OPTION OF CONCRETE TILE OR ASPHALT SHINGLE ROOF.
  4. NO DARK COLORED ROOFING. BLACK AND DARK BROWN ROOFING MATERIAL IS PROHIBITED.
  5. STUCCO COLOR SELECTION IS AN OPTION OF BUYER. STUCCO COLORS ARE THE FOLLOWING "EL REY" STUCCO COLORS:



MODEL #1050  
MINIMUM LOT SIZE: 45' X 105'



- \* HACIENDA #127
  - \* FAWN #117
  - \* SANDLEWOOD #121
  - \* NAVAJO WHITE #101
  - \* ASH #110
  - \* PALAMINO #119
  - \* DRIFTWOOD #111
- ELASTOMERIC STUCCO COLORS:**
- \* YELLOW HORSE #801
  - \* DRY RIVER #817
  - \* ALAMO #819
  - \* LARIAT #821
  - \* CASA #827
6. SOLAR ORIENTATION DOES NOT APPLY. ALL UNITS TO BE INSULATED PER ZONING CODE FOR MINIMUM VALUES.
  7. EACH FLOOR PLAN IS TO HAVE A 2', 4' OR 6' OPTIONAL GARAGE EXTENSION.

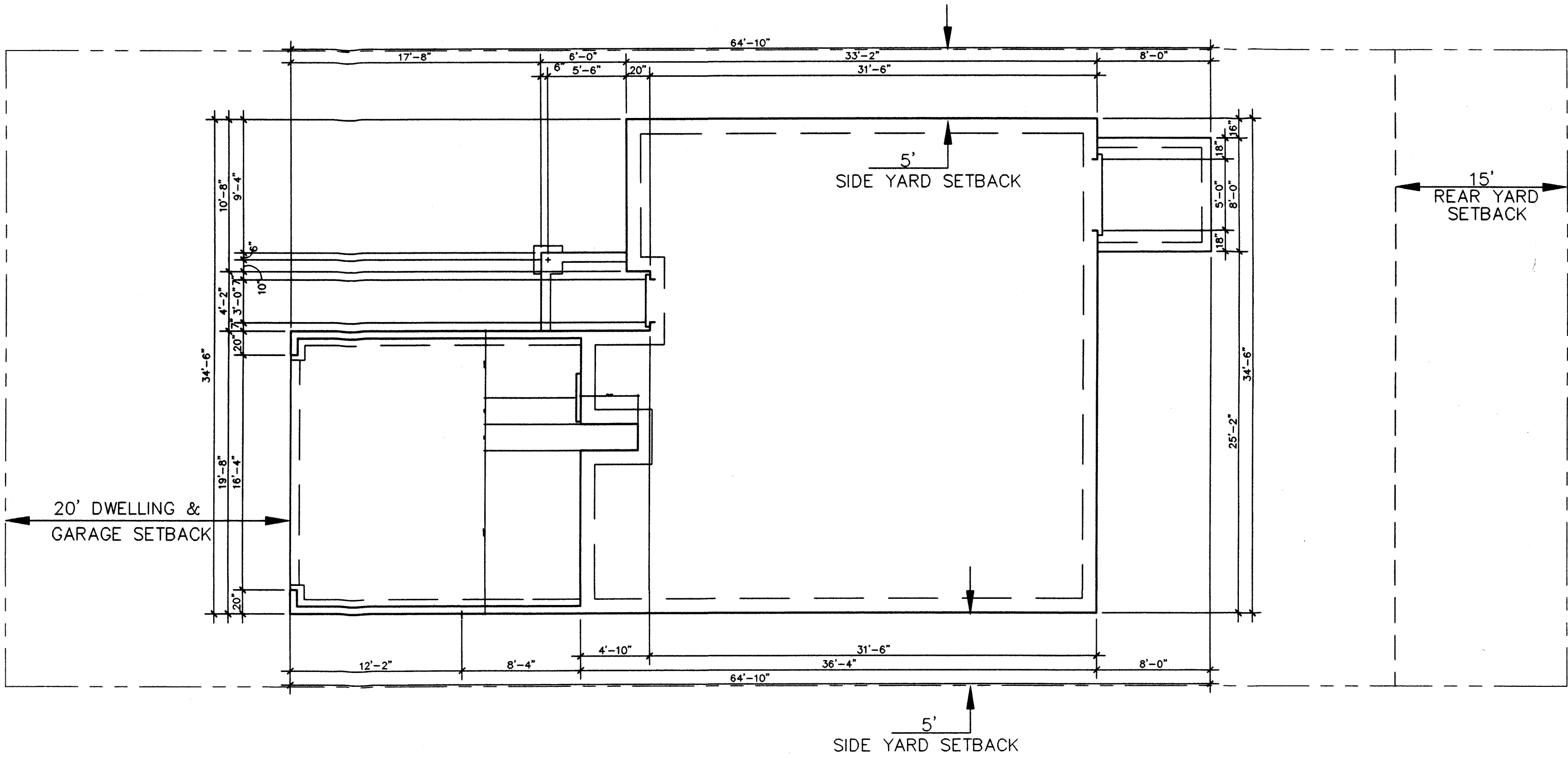


DATE:	JUNE 22, 2000
SCALE:	1/4" = 1'-0" (NOT SCALE)
DRAWING:	WITH DIMENSIONS AND NOTES SHALL CONTROL
DRAWN:	DBC
JOB NO.:	TIMARRON

# TIMARRON WEST - UNITS 3 & 4

## MODEL #1192

MINIMUM LOT SIZE: 45' X 105'

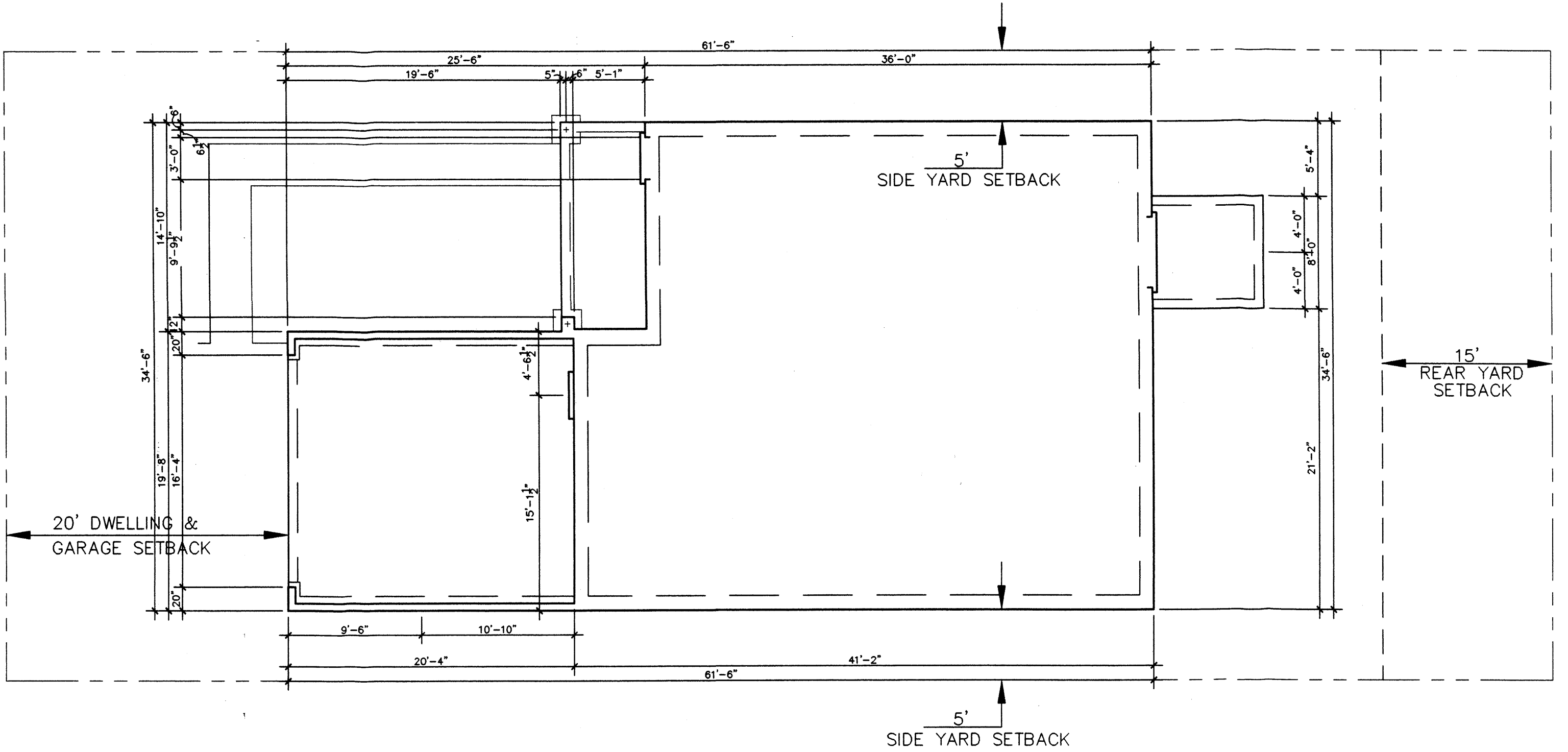


**NOTE:**

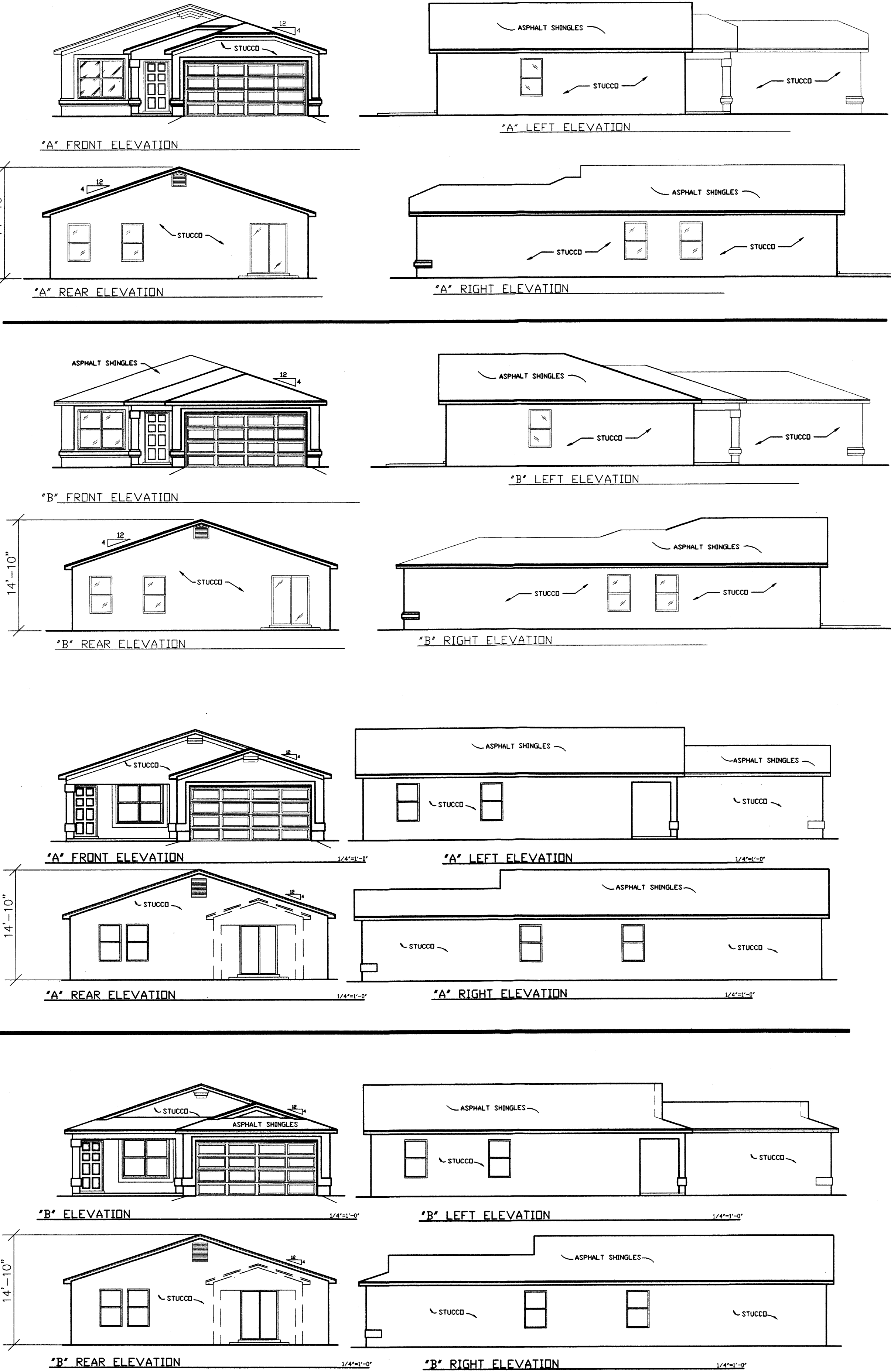
1. ALL BUILDING HEIGHTS LIMITED TO 26'. THIS MEANS THE VERTICAL DISTANCE ABOVE THE GRADE AT EACH FACADE OF THE BUILDING, CONSIDERED SEPARATELY, TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF; TO THE DECK LINE OF A MANSARD ROOF; OR TO THE AVERAGE HEIGHT BETWEEN THE PLANT AND THE RIDGE OF A GABLE, HIP, OR GAMBREL ROOF. THE HEIGHT OF A STEPPED OR SLOPED BUILDING MEANS THE MAXIMUM HEIGHT ABOVE GRADE OF ANY DISTINCT SEGMENT OF THE BUILDING, WHICH SEGMENT CONSTITUTES AT LEAST 10% OF THE GROSS FLOOR AREA OF THE BUILDING. (PER CITY OF ALBUQUERQUE COMPREHENSIVE CITY ZONING CODE), Z
2. MINIMUM SETBACKS ARE:  
FRONT YARD - 20'  
SIDE YARD - 5'  
REAR YARD - 15'  
GARAGE - 20'  
SIDE STREET - 10'
3. ALL HOMES ARE FRAME STUCCO CONSTRUCTION. NO SAME EXTERIOR ELEVATIONS TO BE CONSTRUCTED SIDE-BY-SIDE. BUYER HAS AN OPTION OF CONCRETE TILE OR ASPHALT SHINGLE ROOF.
4. NO DARK COLORED ROOFING. BLACK AND DARK BROWN ROOFING MATERIAL IS PROHIBITED.
5. STUCCO COLOR SELECTION IS AN OPTION OF BUYER. STUCCO COLORS ARE THE FOLLOWING "EL REY" STUCCO COLORS:

## MODEL #1332

MINIMUM LOT SIZE: 45' X 105'



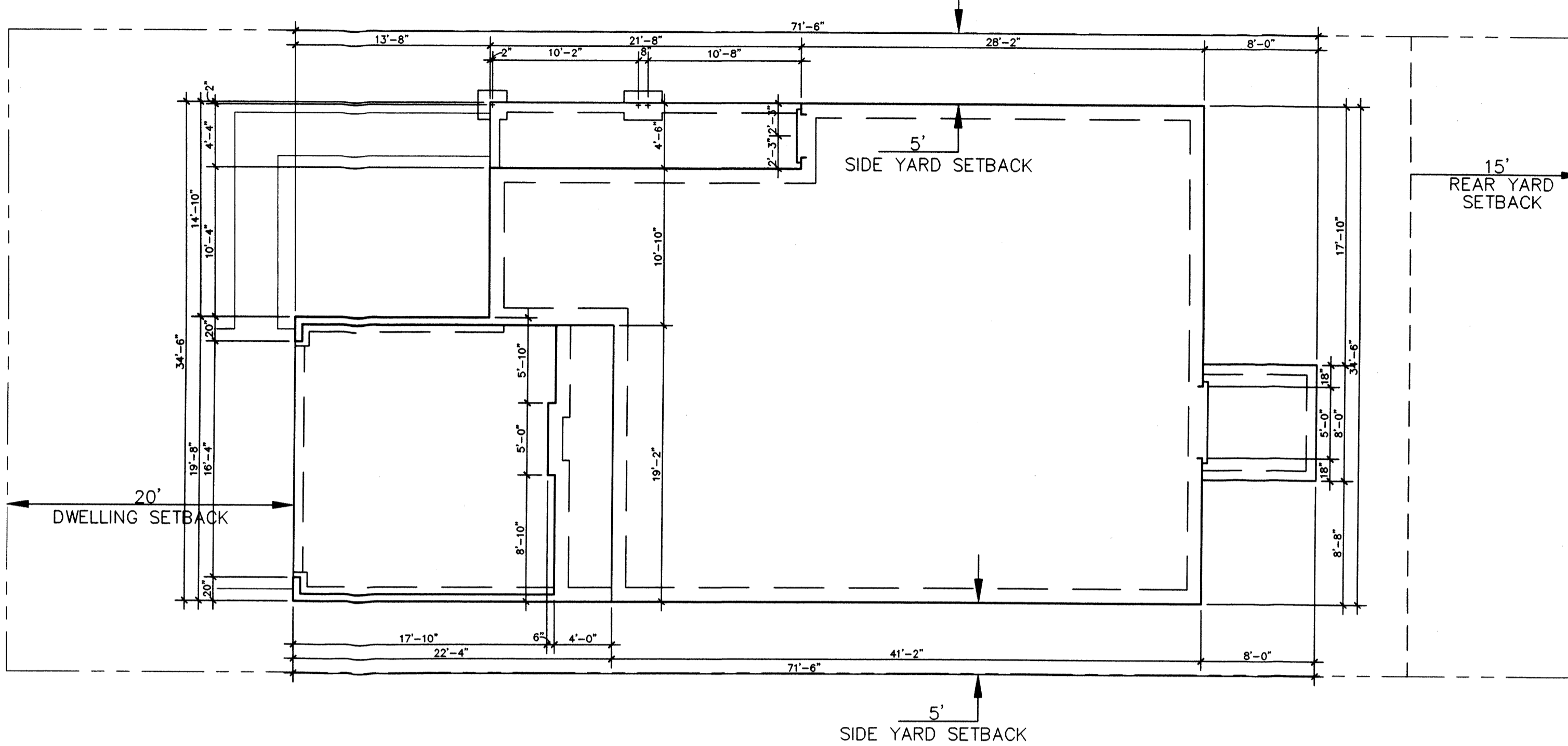
- \* HACIENDA #127
  - \* FAWN #117
  - \* SANDLEWOOD #121
  - \* NAVAJO WHITE #101
  - \* ASH #110
  - \* PALAMINO #119
  - \* DRIFTWOOD #111
- ELASTOMERIC STUCCO COLORS:
- \* YELLOW HORSE #801
  - \* DRY RIVER #817
  - \* ALAMO #819
  - \* LARIAT #821
  - \* CASA #827
6. SOLAR ORIENTATION DOES NOT APPLY. ALL UNITS TO BE INSULATED PER ZONING CODE FOR MINIMUM VALUES.
  7. EACH FLOOR PLAN IS TO HAVE A 2', 4' OR 6' OPTIONAL GARAGE EXTENSION.



DATE:	JUNE 22, 2000
SCALE:	1/4" = 1'-0" (NOT SCALE)
DRAWN:	DBC
JOB NO.:	TIMARRON

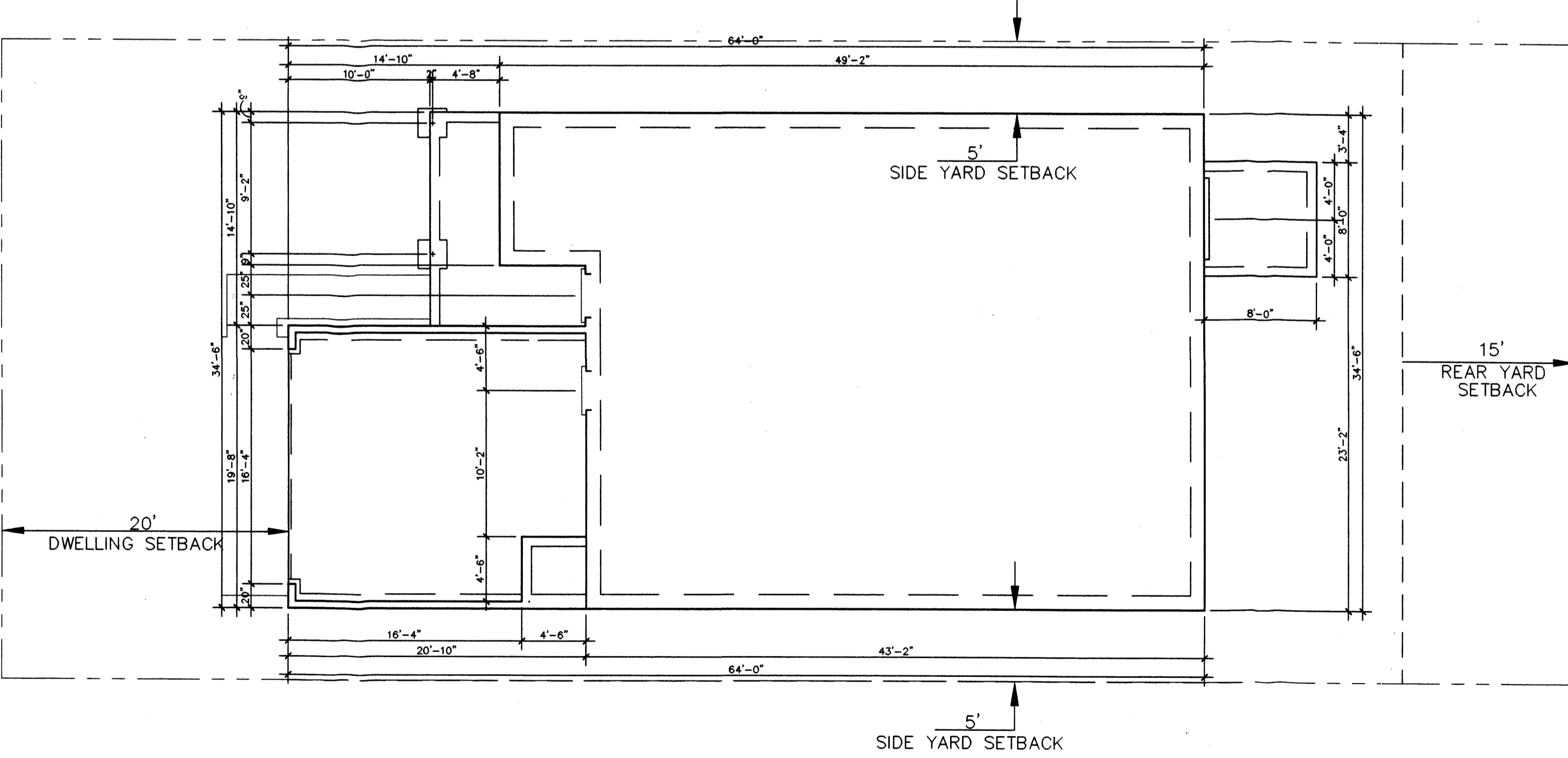
# TIMARRON WEST - UNITS 3 & 4

MODEL #1454  
MINIMUM LOT SIZE: 45' X 105'

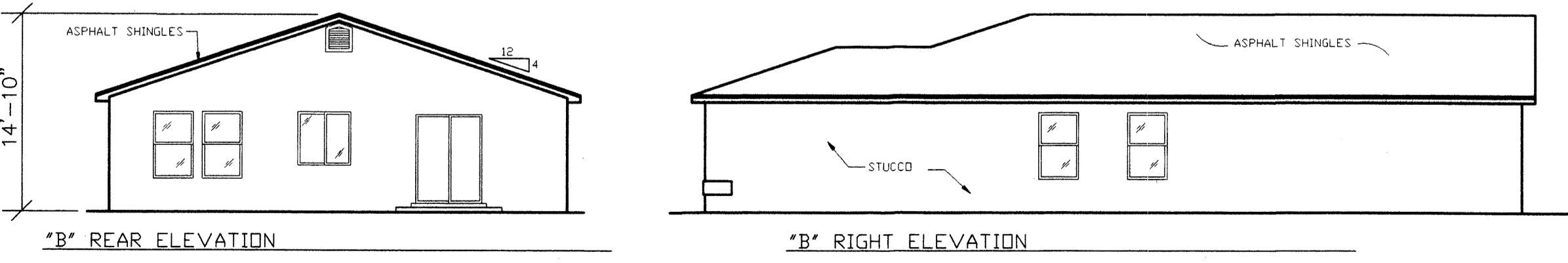
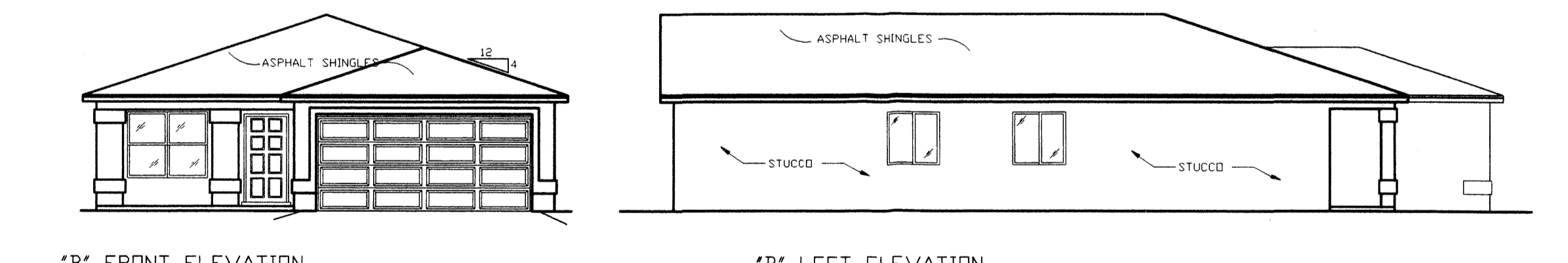
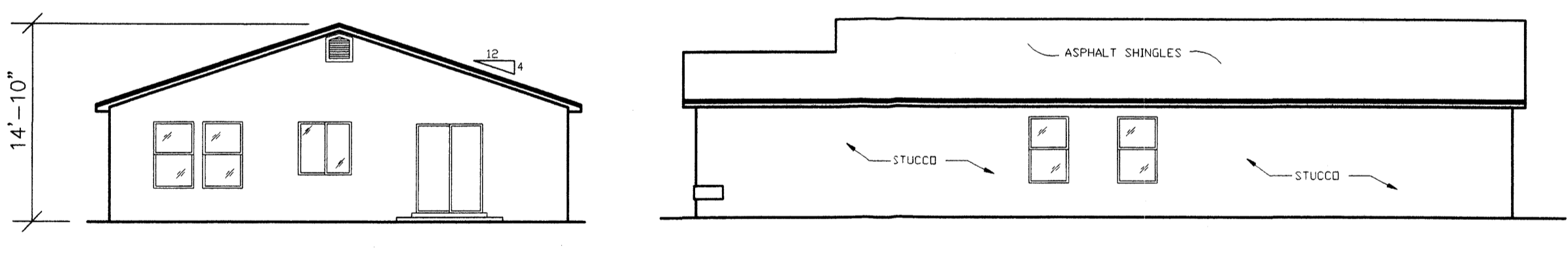
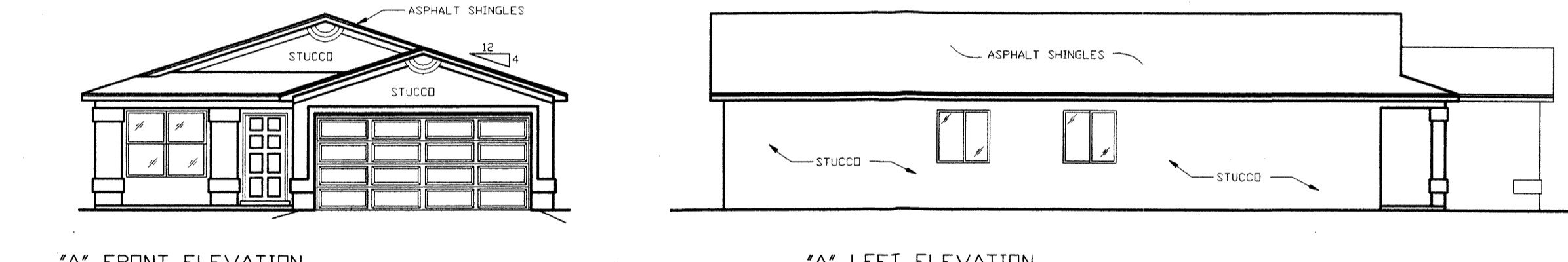
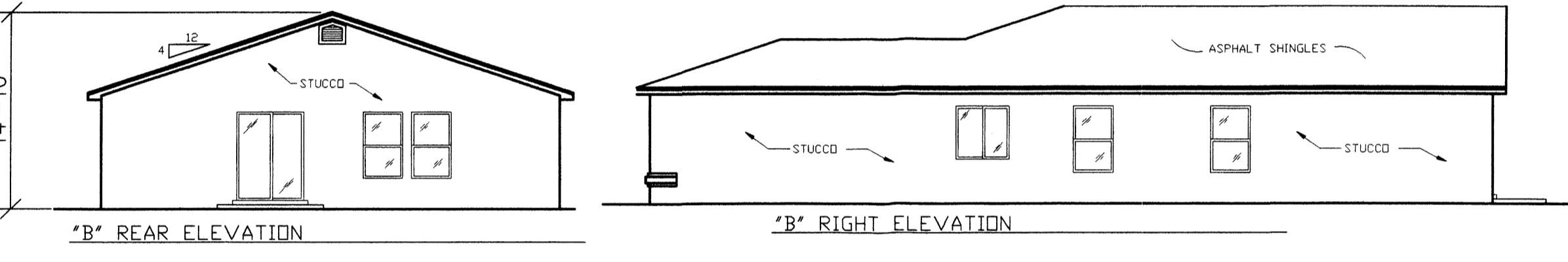
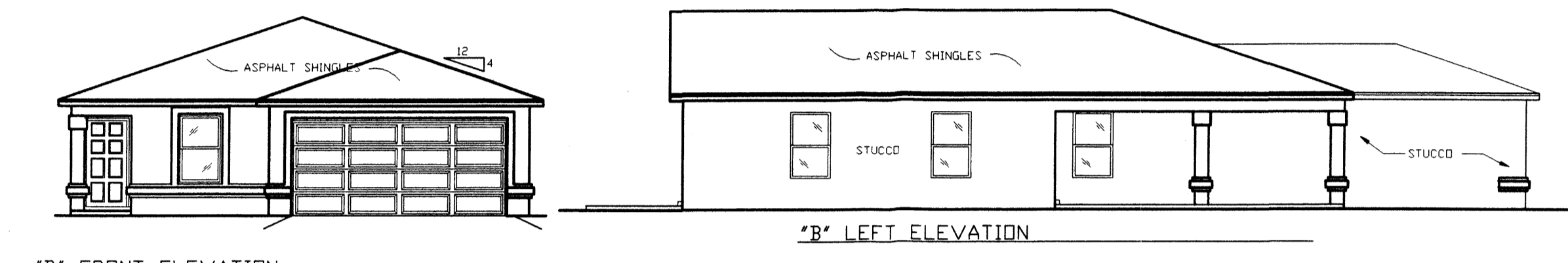
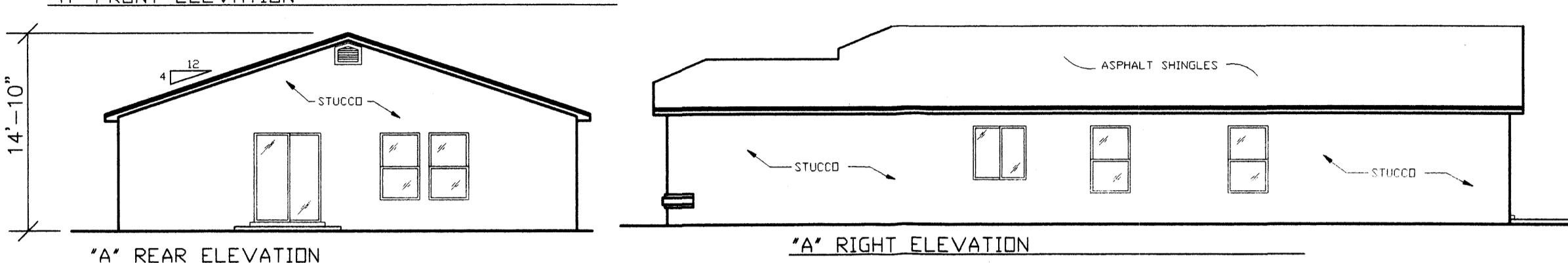
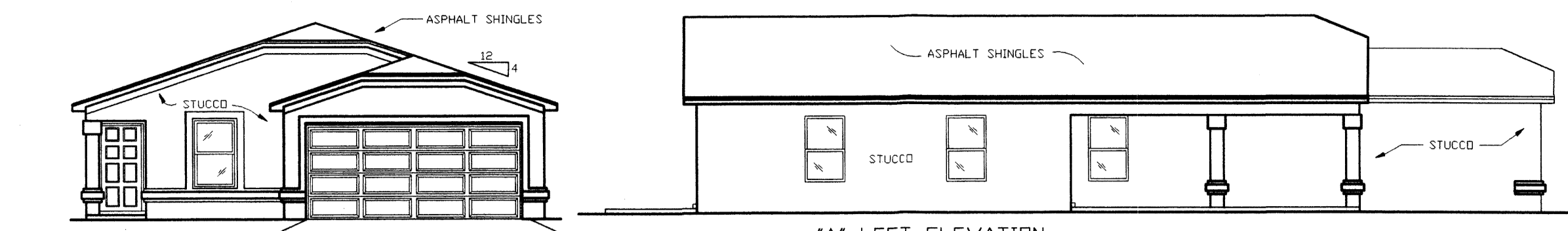


- NOTE:**
- ALL BUILDING HEIGHTS LIMITED TO 26'. THIS MEANS THE VERTICAL DISTANCE ABOVE THE GRADE AT EACH FACADE OF THE BUILDING, CONSIDERED SEPARATELY, TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF; TO THE DECK LINE OF A MANSARD ROOF; OR TO THE AVERAGE HEIGHT BETWEEN THE PLANT AND THE RIDGE OF A GABLE, HIP, OR GAMBREL ROOF. THE HEIGHT OF A STEPPED OF SLOPED BUILDING MEANS THE MAXIMUM HEIGHT ABOVE GRADE OF ANY DISTINCT SEGMENT OF THE BUILDING, WHICH SEGMENT CONSTITUTES AT LEAST 10% OF THE GROSS FLOOR AREA OF THE BUILDING. (PER CITY OF ALBUQUERQUE COMPREHENSIVE CITY ZONING CODE)Z
  - MINIMUM SETBACKS ARE:  
FRONT YARD - 20'  
SIDE YARD - 5'  
REAR YARD - 15'  
GARAGE - 20'  
SIDE STREET - 10'
  - ALL HOMES ARE FRAME STUCCO CONSTRUCTION. NO SAME EXTERIOR ELEVATIONS TO BE CONSTRUCTED SIDE-BY-SIDE. BUYER HAS AN OPTION OF CONCRETE TILE OR ASPHALT SHINGLE ROOF.

MODEL #1553  
MINIMUM LOT SIZE: 45' X 105'



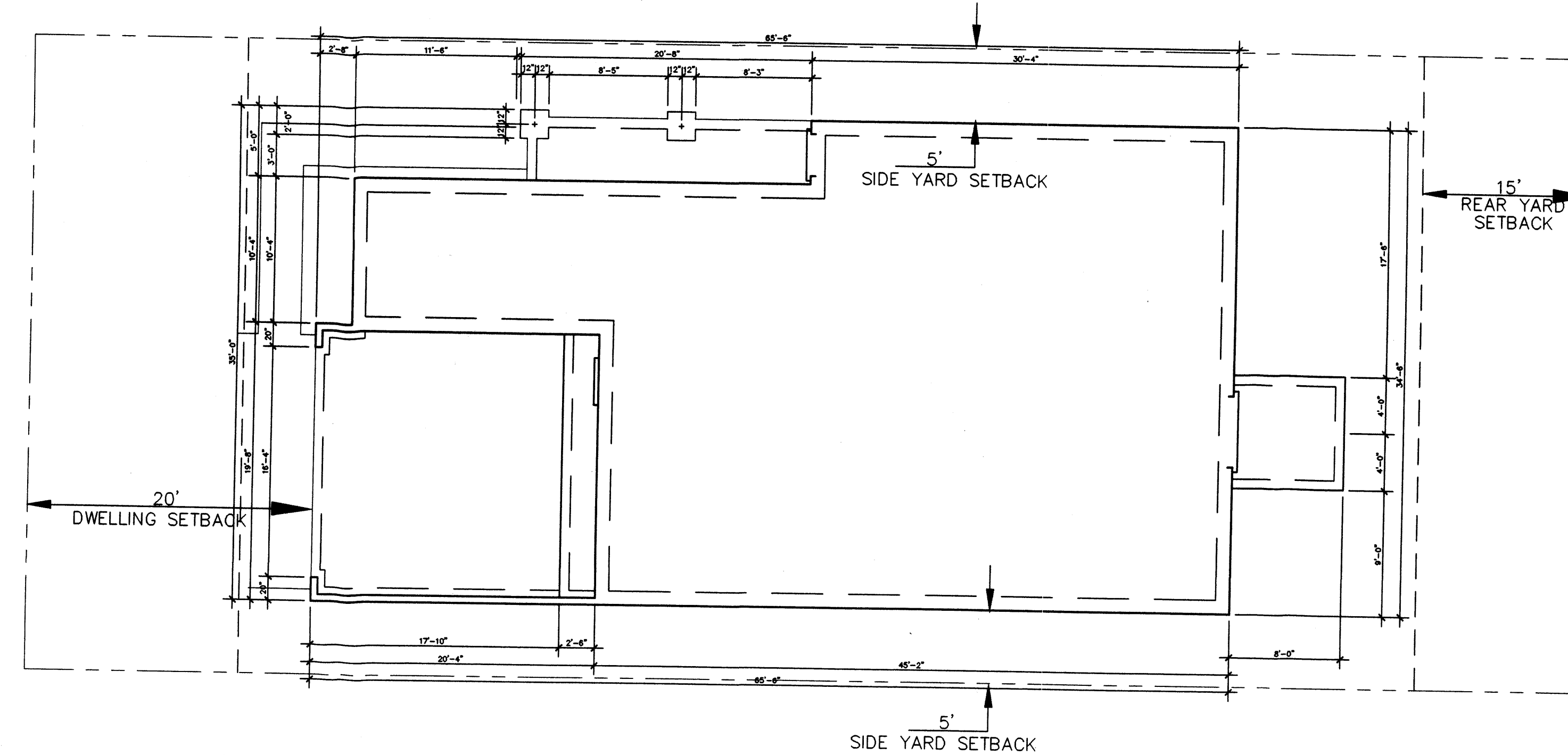
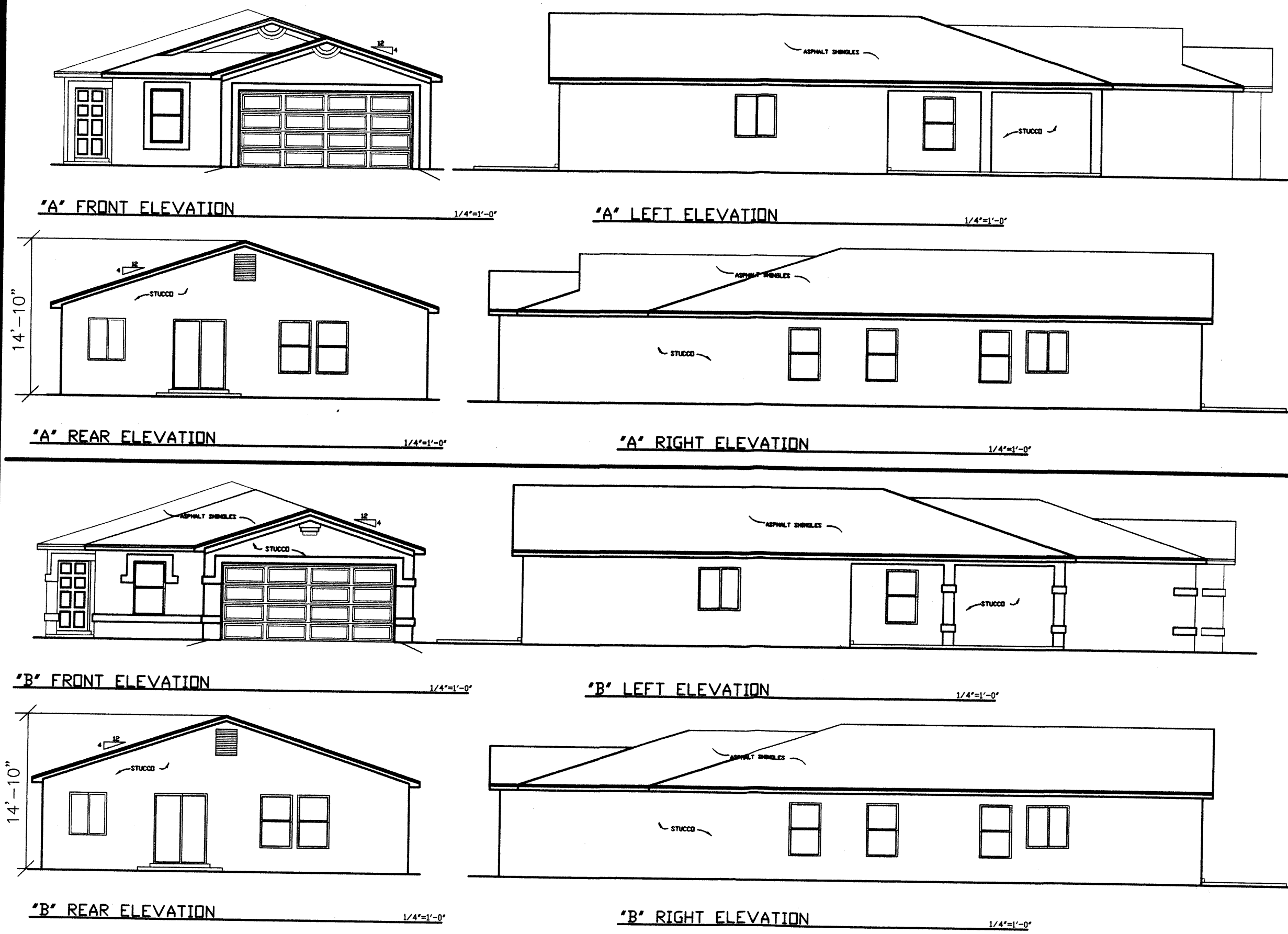
- NO DARK COLORED ROOFING. BLACK AND DARK BROWN ROOFING MATERIAL IS PROHIBITED.
- STUCCO COLOR SELECTION IS AN OPTION OF BUYER. STUCCO COLORS ARE THE FOLLOWING "EL REY" STUCCO COLORS:  
  - \* HACIENDA #127
  - \* FAWN #117
  - \* SANDLEWOOD #121
  - \* NAVAJO WHITE #101
  - \* ASH #110
  - \* PALAMINO #119
  - \* DRIFTWOOD #111
- ELASTOMERIC STUCCO COLORS:  
  - \* YELLOW HORSE #801
  - \* DRY RIVER #817
  - \* ALAMO #819
  - \* LARIAT #821
  - \* CASA #827
- SOLAR ORIENTATION DOES NOT APPLY. ALL UNITS TO BE INSULATED PER ZONING CODE FOR MINIMUM VALUES.
- EACH FLOOR PLAN IS TO HAVE A 2', 4' OR 6' OPTIONAL GARAGE EXTENSION.



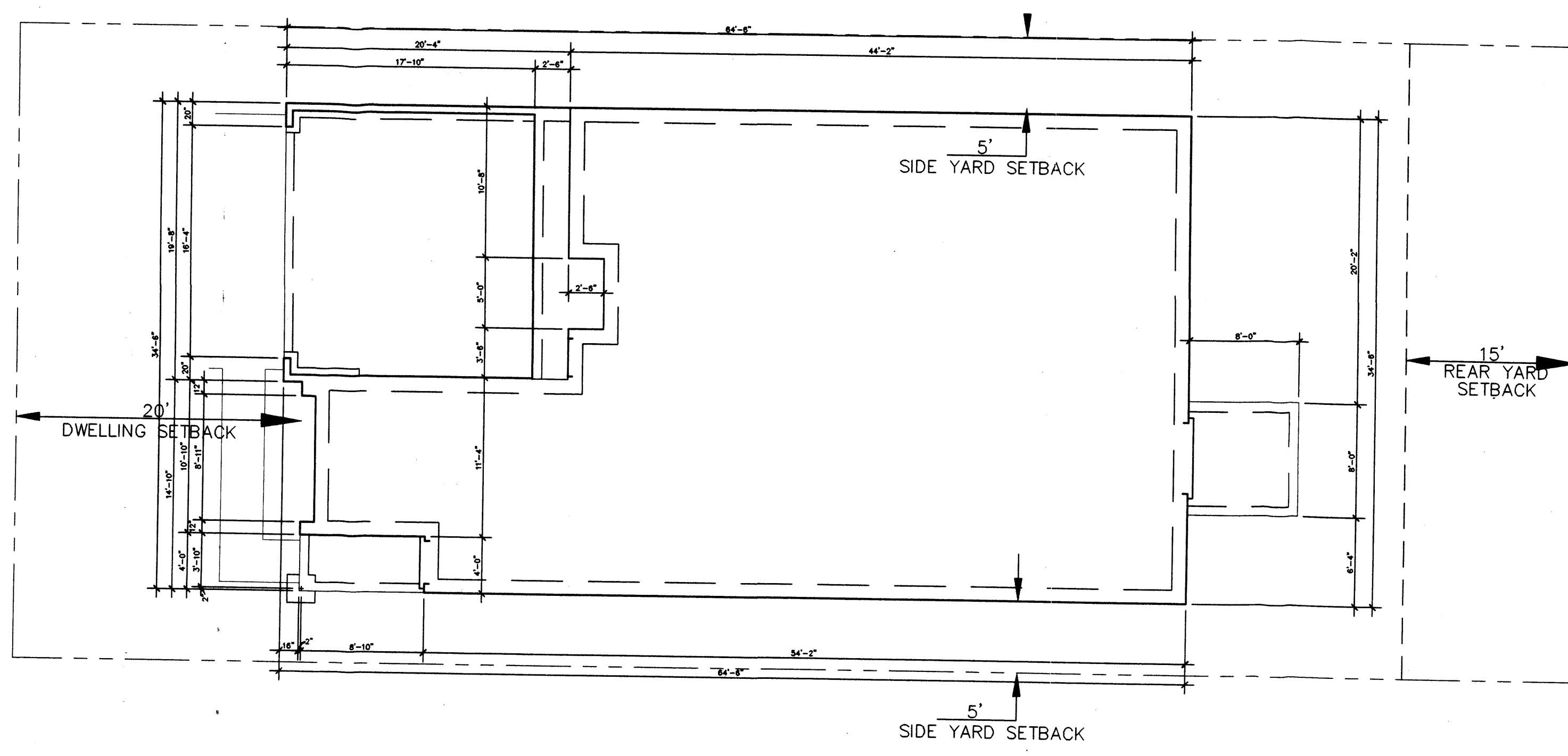
DATE:	JUNE 22, 2000
SCALE:	N.T.S. - DO NOT SCALE
DRAWING:	WRITTEN DIMENSIONS AND NOTES SHALL CONTROL
DRAWN:	DBC
JOB NO.:	TIMARRON

# TIMARRON WEST - UNITS 3 & 4

MODEL #1680  
MINIMUM LOT SIZE: 45' X 105'



MODEL #1752  
MINIMUM LOT SIZE: 45' X 105'



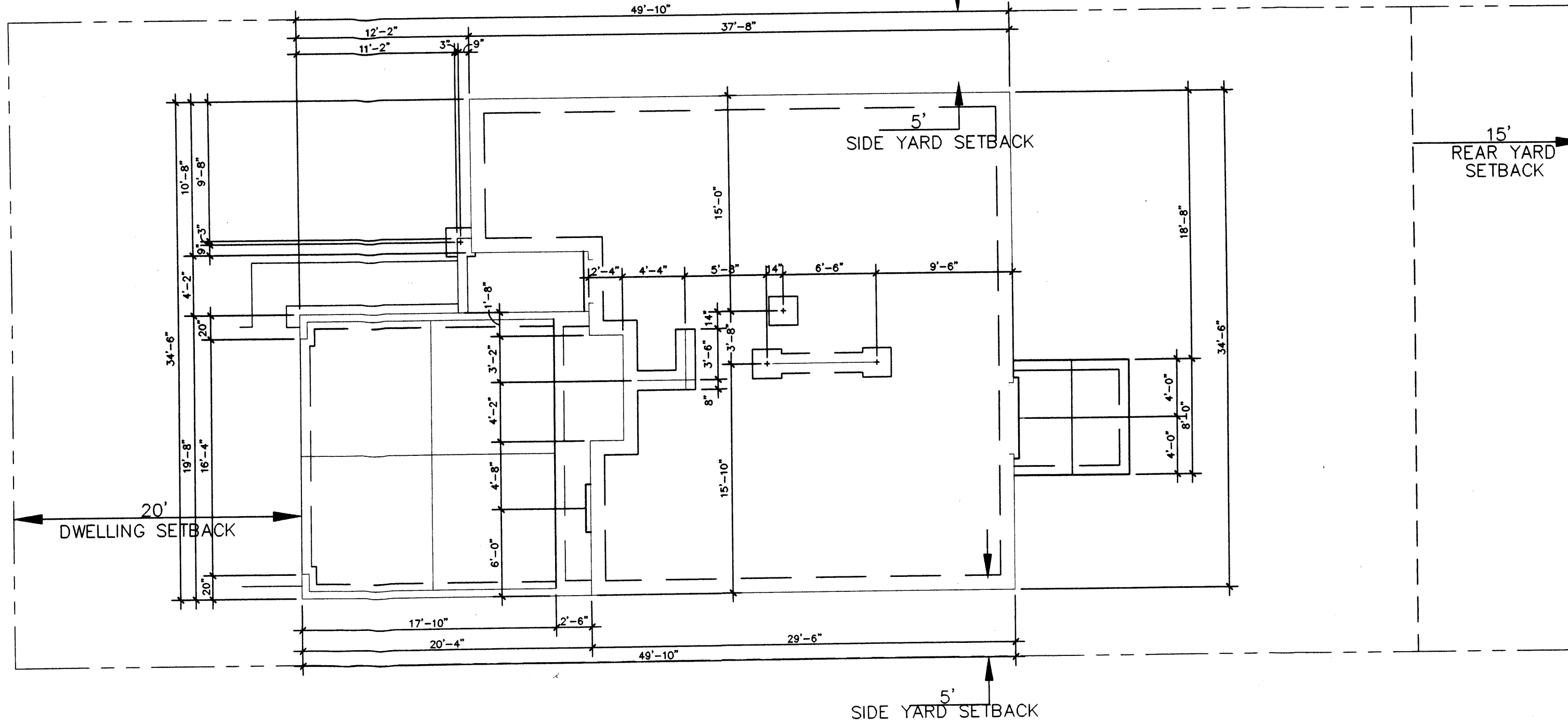
- NOTE:
- ALL BUILDING HEIGHTS LIMITED TO 26'. THIS MEANS THE VERTICAL DISTANCE ABOVE THE GRADE AT EACH FAÇADE OF THE BUILDING, CONSIDERED SEPARATELY, TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF; TO THE HIGHEST POINT OF THE RIDGE OF A GABLE, HIP, OR GAMBREL ROOF; OR TO THE AVERAGE HEIGHT BETWEEN THE PLANT AND THE RIDGE OF A STEPPED OF SLOPED BUILDING MEANS THE MAXIMUM HEIGHT ABOVE GRADE OF ANY DISTINCT SEGMENT OF THE BUILDING, WHICH SEGMENT CONSTITUTES AT LEAST 10% OF THE GROSS FLOOR AREA OF THE BUILDING. (PER CITY OF ALBUQUERQUE COMPREHENSIVE CITY ZONING CODE)Z
  - MINIMUM SETBACKS ARE:  
FRONT YARD - 20'  
SIDE YARD - 5'  
REAR YARD - 15'  
GARAGE - 20'  
SIDE STREET - 10'
  - ALL HOMES ARE FRAME STUCCO CONSTRUCTION. NO SAME EXTERIOR ELEVATIONS TO BE CONSTRUCTED SIDE-BY-SIDE. BUYER HAS AN OPTION OF CONCRETE TILE OR ASPHALT SHINGLE ROOF.
  - NO DARK COLORED ROOFING. BLACK AND DARK BROWN ROOFING MATERIAL IS PROHIBITED.
  - STUCCO COLOR SELECTION IS AN OPTION OF BUYER. STUCCO COLORS ARE THE FOLLOWING "EL REY" STUCCO COLORS:  
    - \* HACIENDA #127
    - \* FAWN #117
    - \* SANDLEWOOD #121
    - \* NAVAJO WHITE #101
    - \* ASH #110
    - \* PALAMINO #119
    - \* DRIFTWOOD #111
  - ELASTOMERIC STUCCO COLORS:  
    - \* YELLOW HORSE #801
    - \* DRY RIVER #817
    - \* ALAMO #819
    - \* LARIAT #821
    - \* CASA #827
  - SOLAR ORIENTATION DOES NOT APPLY. ALL UNITS TO BE INSULATED PER ZONING CODE FOR MINIMUM VALUES.
  - EACH FLOOR PLAN IS TO HAVE A 2', 4' OR 6' OPTIONAL GARAGE EXTENSION.

DATE:	JUNE 22, 2000
SCALE:	1/4" = 1'-0" - DO NOT SCALE DRAWINGS; REFER TO DIMENSIONS AND NOTES SHALL CONTROL.
DRAWN:	DBC
JOB NO.:	TIMARRON



# TIMARRON WEST - UNITS 3 & 4

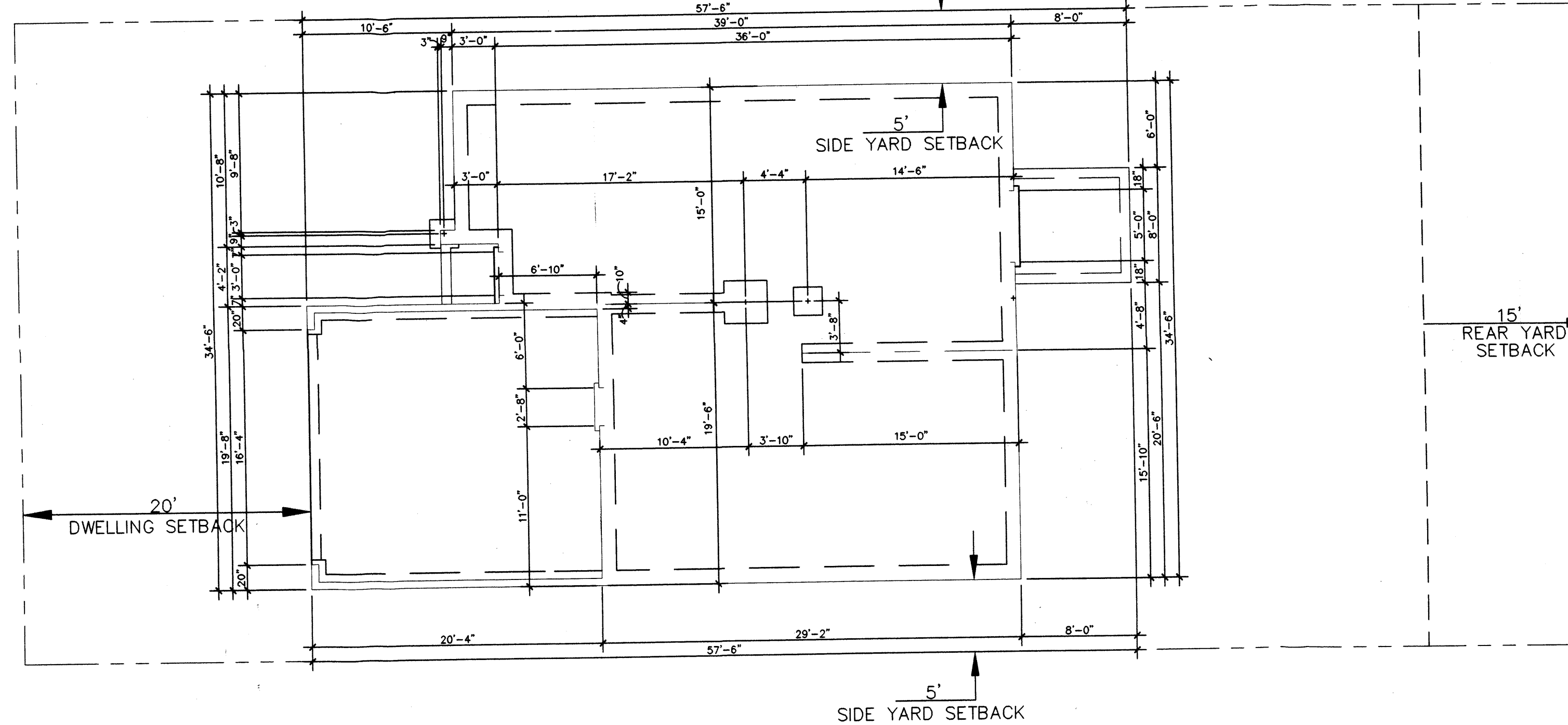
MODEL #2136  
MINIMUM LOT SIZE: 45' X 105'



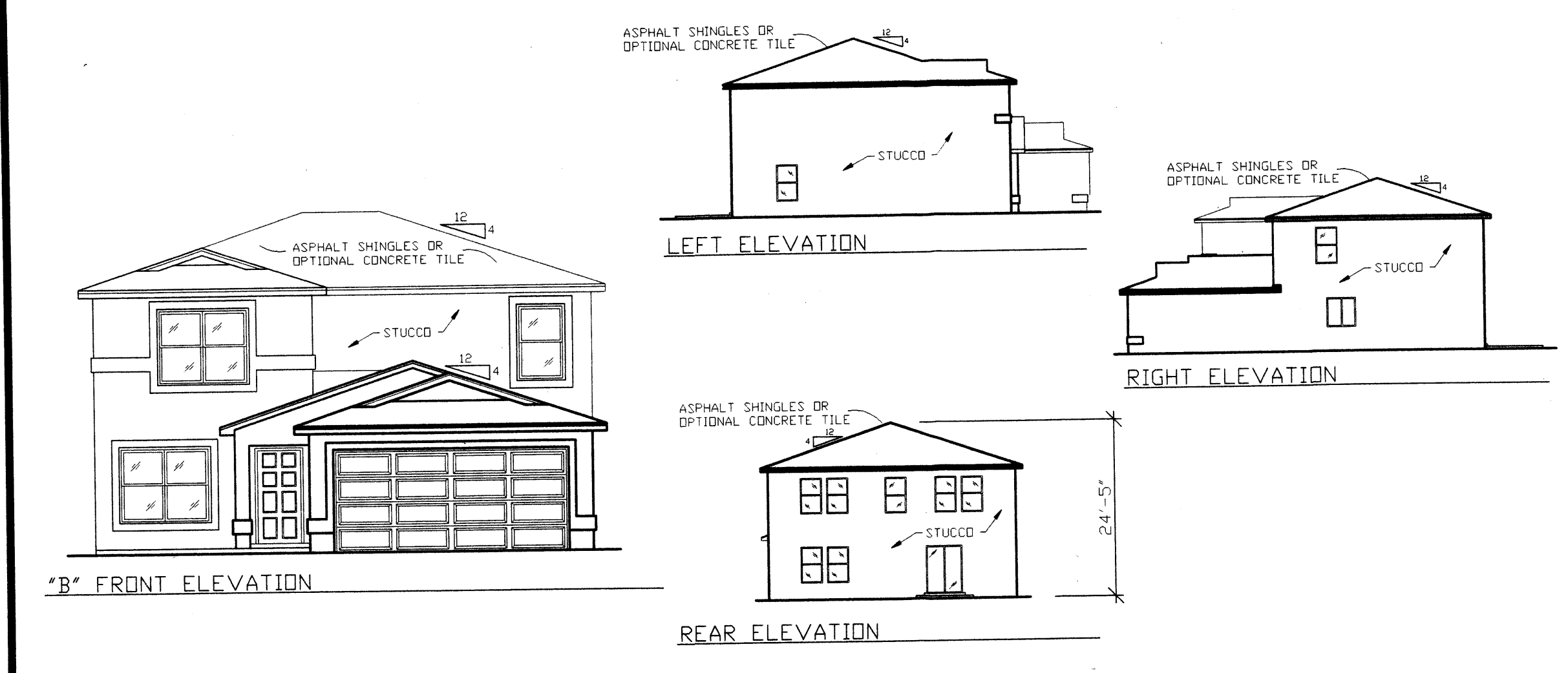
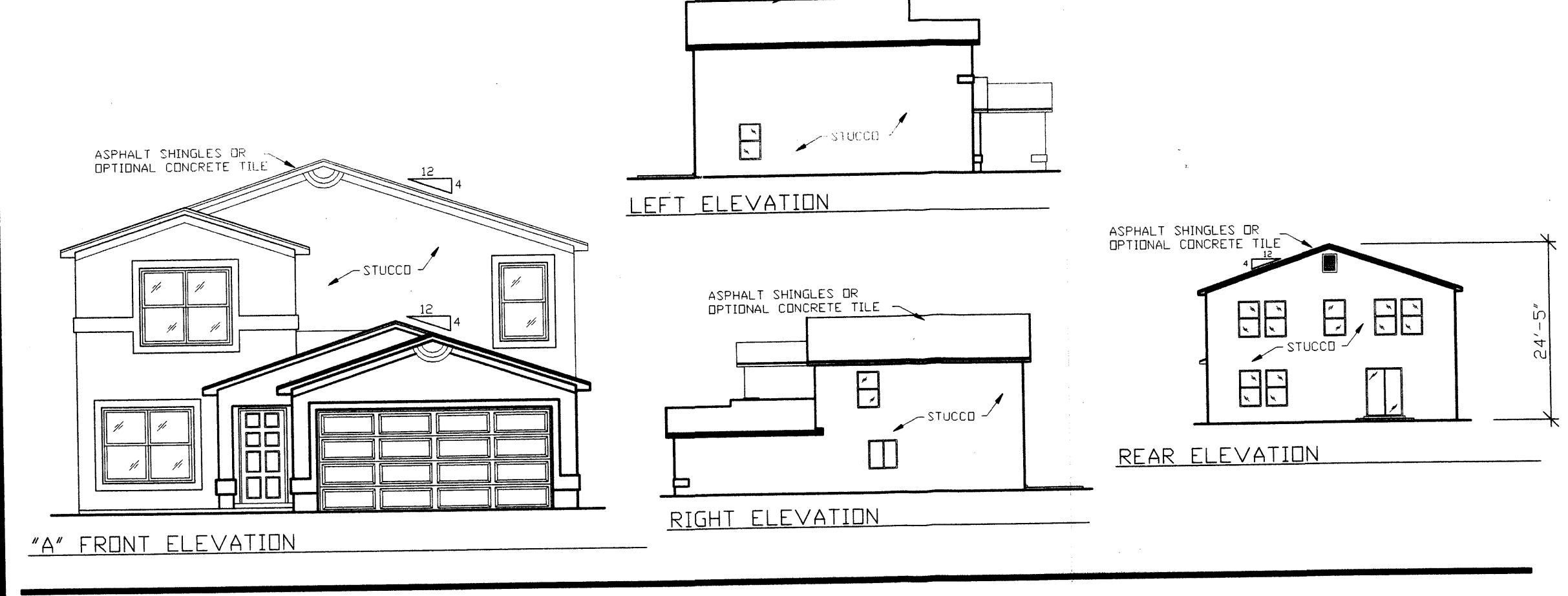
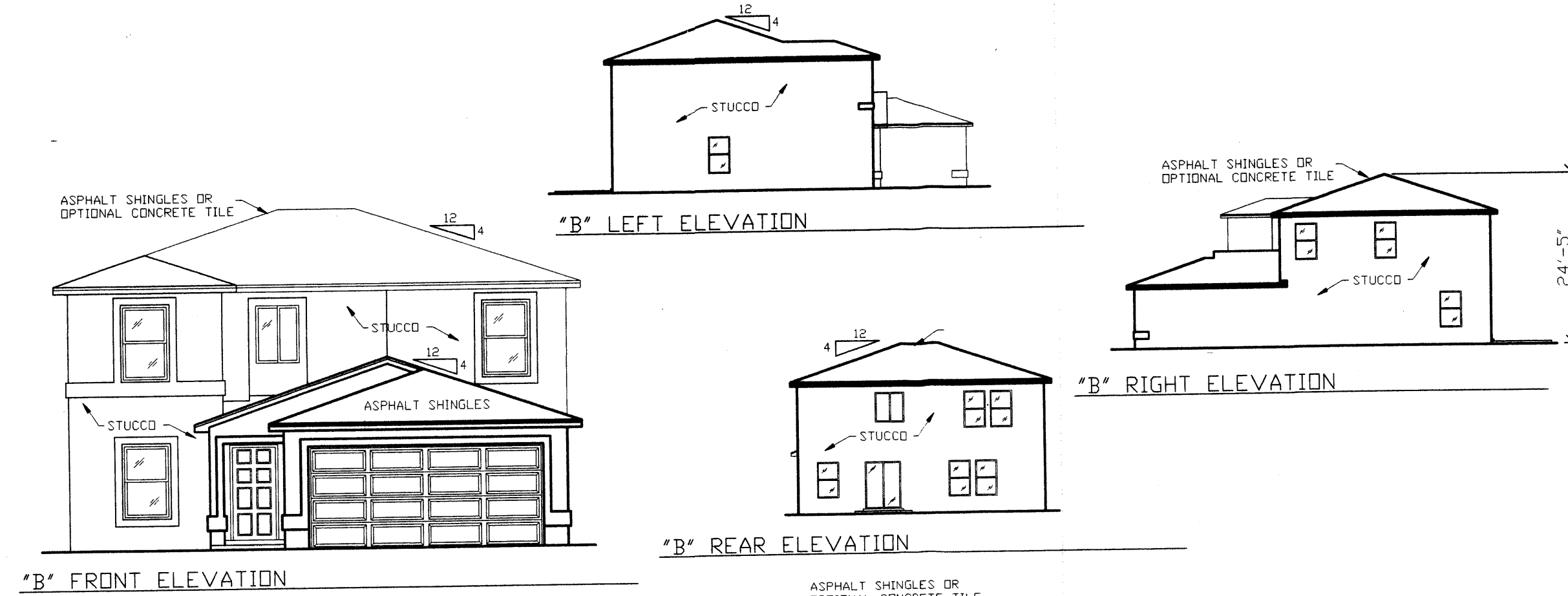
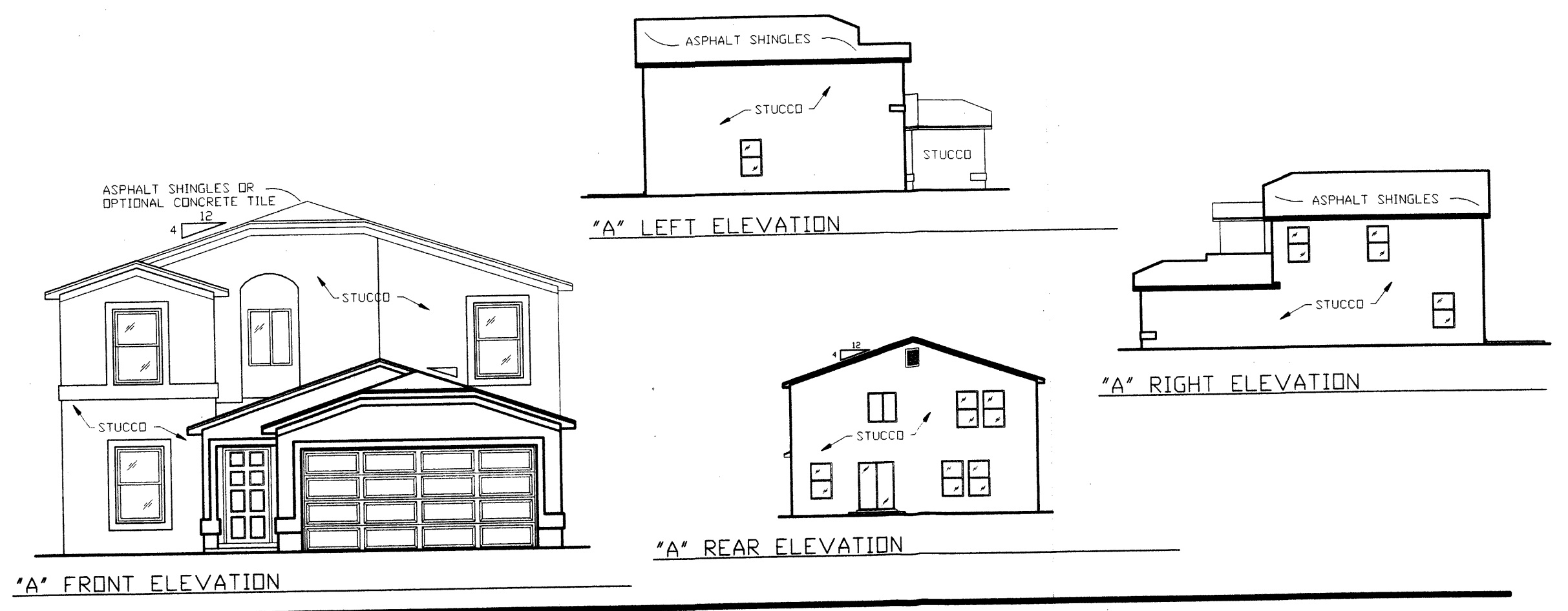
**NOTE:**

1. ALL BUILDING HEIGHTS LIMITED TO 28'. THIS MEANS THE VERTICAL DISTANCE ABOVE THE GRADE AT EACH FACADE OF THE BUILDING, CONSIDERED SEPARATELY, TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF; TO THE DECK LINE OF A MANSARD ROOF; OR TO THE AVERAGE HEIGHT BETWEEN THE PLANT AND THE RIDGE OF A GABLE, HIP, OR GAMBREL ROOF. THE HEIGHT OF A STEPPED OR SLOPED BUILDING MEANS THE MAXIMUM HEIGHT ABOVE GRADE OF ANY DISTINCT SEGMENT OF THE BUILDING, WHICH SEGMENT CONSTITUTES AT LEAST 10% OF THE GROSS FLOOR AREA OF THE BUILDING. (PER CITY OF ALBUQUERQUE COMPREHENSIVE CITY ZONING CODE)Z
2. MINIMUM SETBACKS ARE:  
FRONT YARD - 20'  
SIDE YARD - 5'  
REAR YARD - 15'  
GARAGE - 20'  
SIDE STREET - 10'
3. ALL HOMES ARE FRAME STUCCO CONSTRUCTION. NO SAME EXTERIOR ELEVATIONS TO BE CONSTRUCTED SIDE-BY-SIDE. BUYER HAS AN OPTION OF CONCRETE TILE OR ASPHALT SHINGLE ROOF.
4. NO DARK COLORED ROOFING. BLACK AND DARK BROWN ROOFING MATERIAL IS PROHIBITED.
5. STUCCO COLOR SELECTION IS AN OPTION OF BUYER. STUCCO COLORS ARE THE FOLLOWING "EL REY" STUCCO COLORS:

MODEL #2242  
MINIMUM LOT SIZE: 45' X 105'



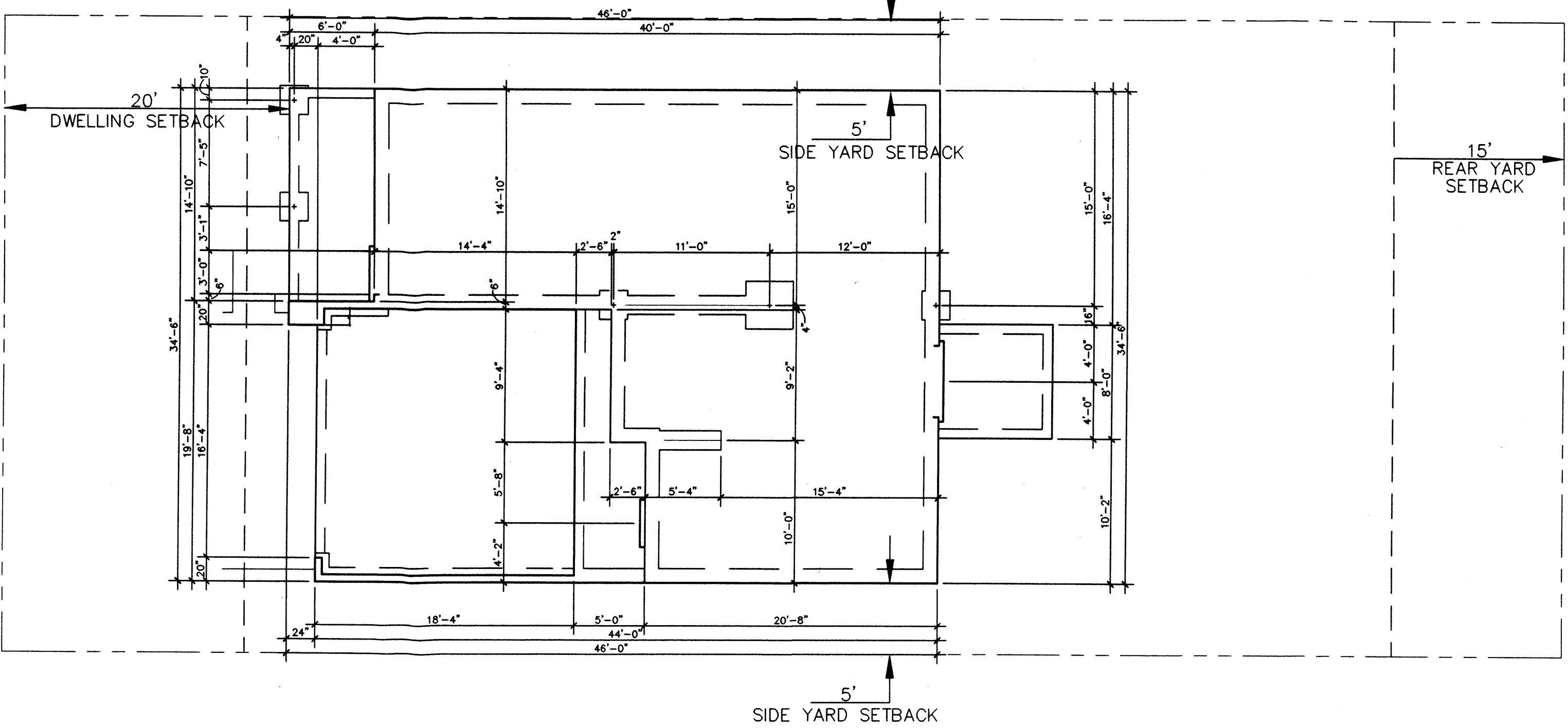
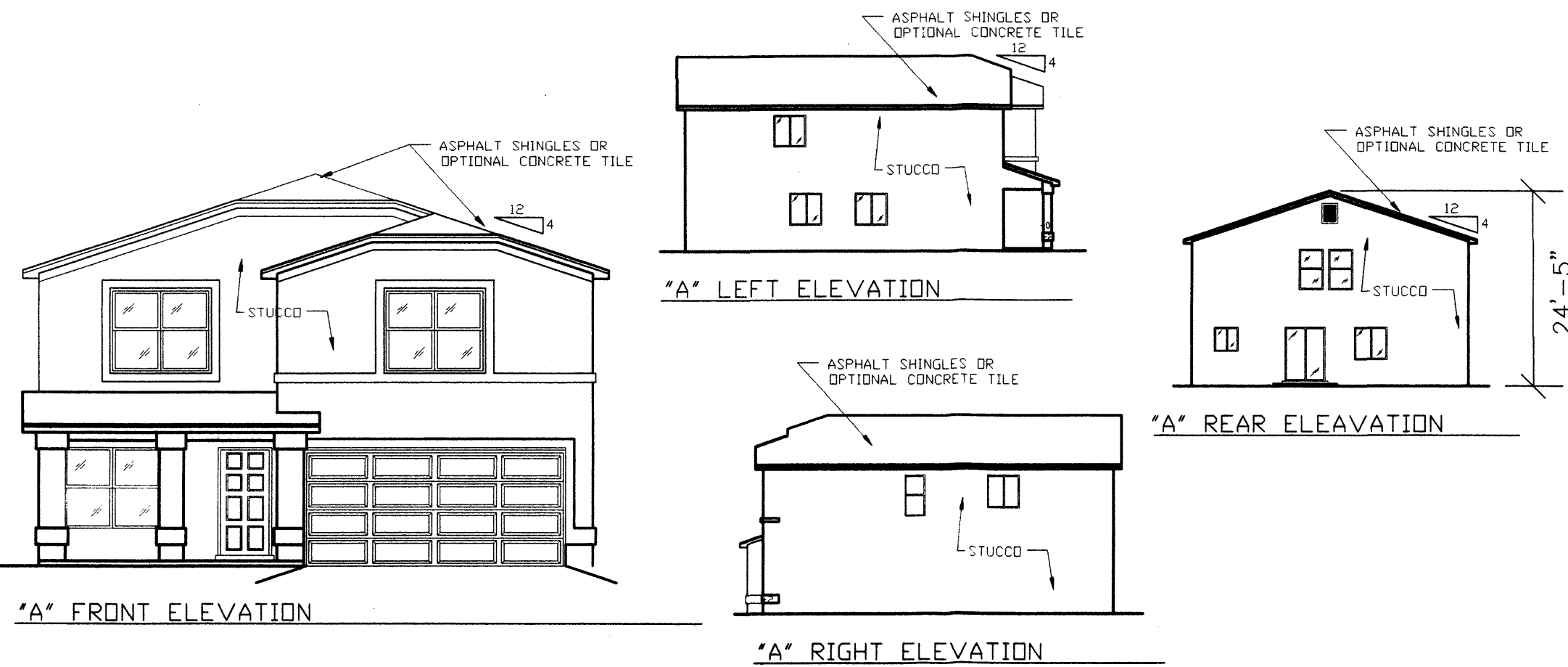
- \* HACIENDA #127
  - \* FAWN #117
  - \* SANDLEWOOD #121
  - \* NAVAJO WHITE #101
  - \* ASH #110
  - \* PALAMINO #119
  - \* DRIFTWOOD #111
- ELASTOMERIC STUCCO COLORS:**
- \* YELLOW HORSE #801
  - \* DRY RIVER #817
  - \* ALAMO #819
  - \* LARIAT #821
  - \* CASA #827
6. SOLAR ORIENTATION DOES NOT APPLY. ALL UNITS TO BE INSULATED PER ZONING CODE FOR MINIMUM VALUES.
  7. EACH FLOOR PLAN IS TO HAVE A 2', 4' OR 6' OPTIONAL GARAGE EXTENSION.



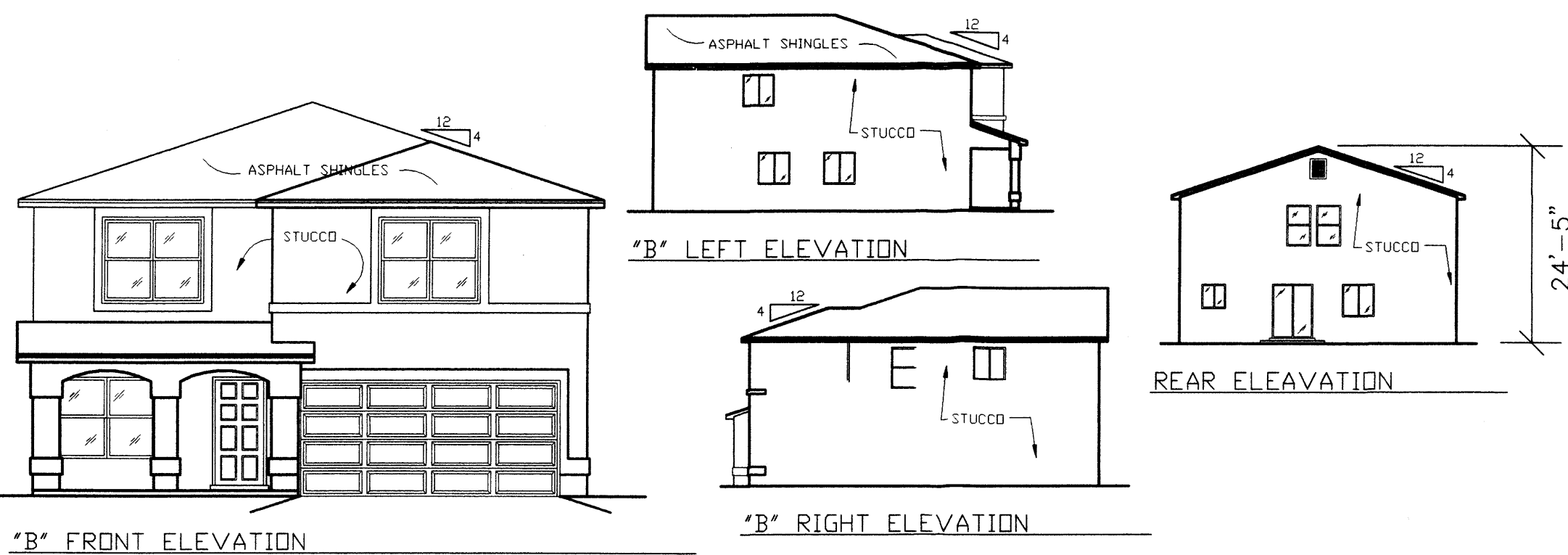
DATE:	JUNE 22, 2000
SCALE:	1/4" = 1' - NO NOT SCALE
DRAWN:	DBC
JOB NO.:	TIMARRON

# TIMARRON WEST - UNITS 3 & 4

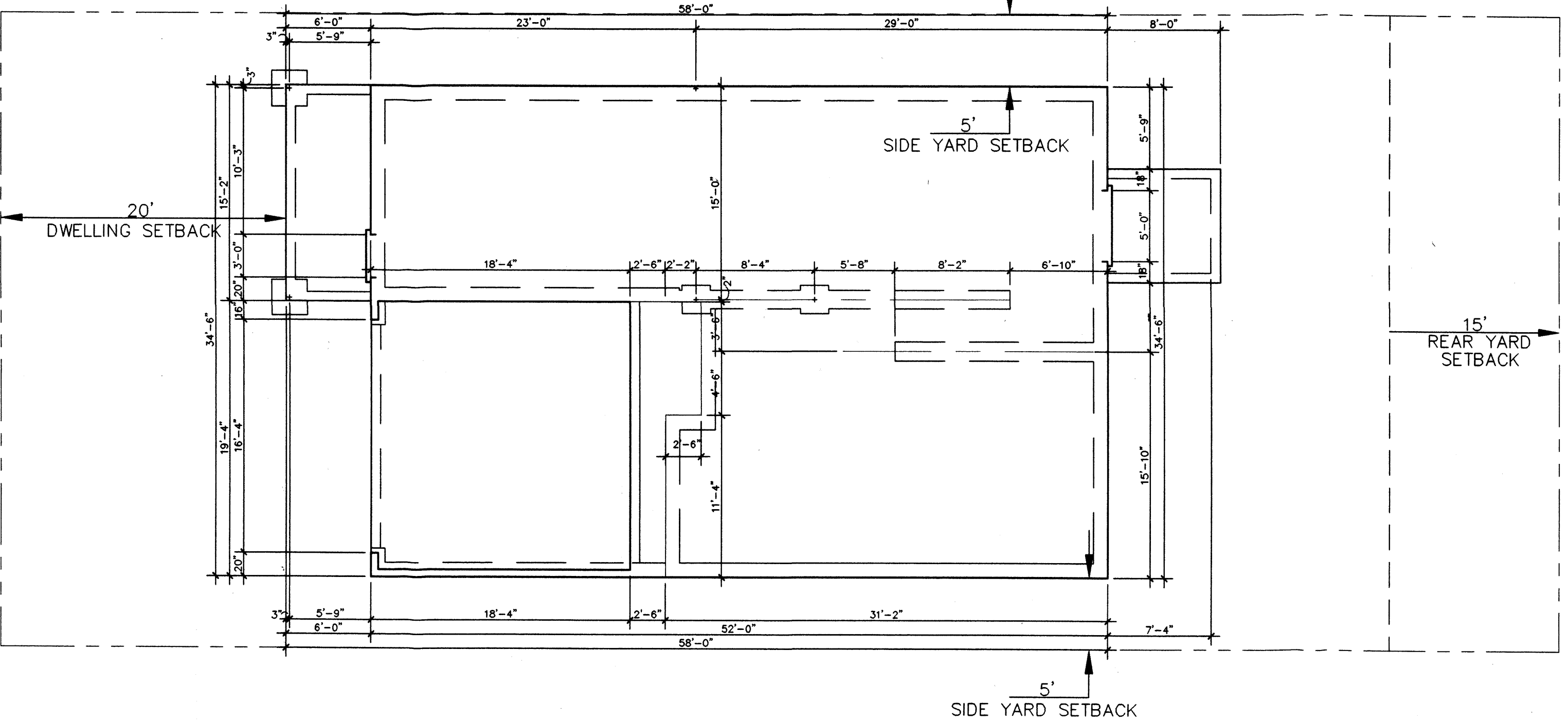
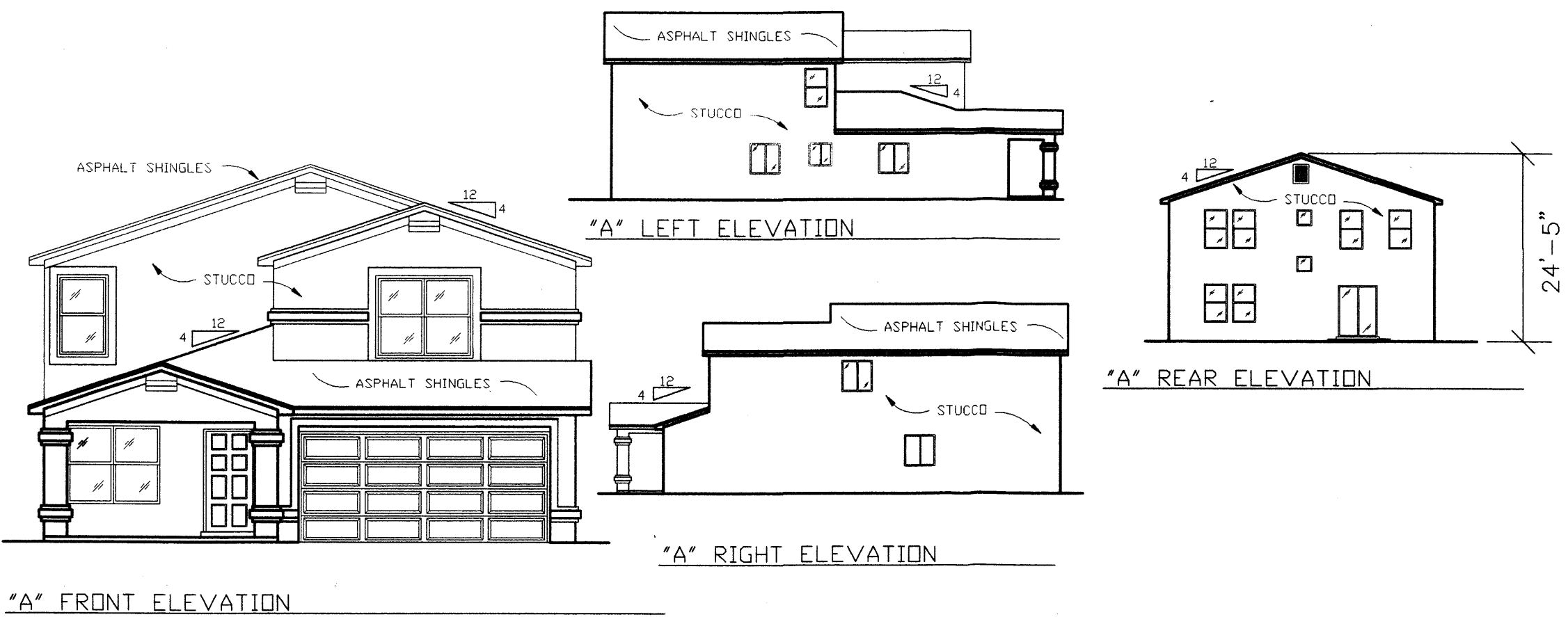
MODEL #2416  
MINIMUM LOT SIZE: 45' X 105'



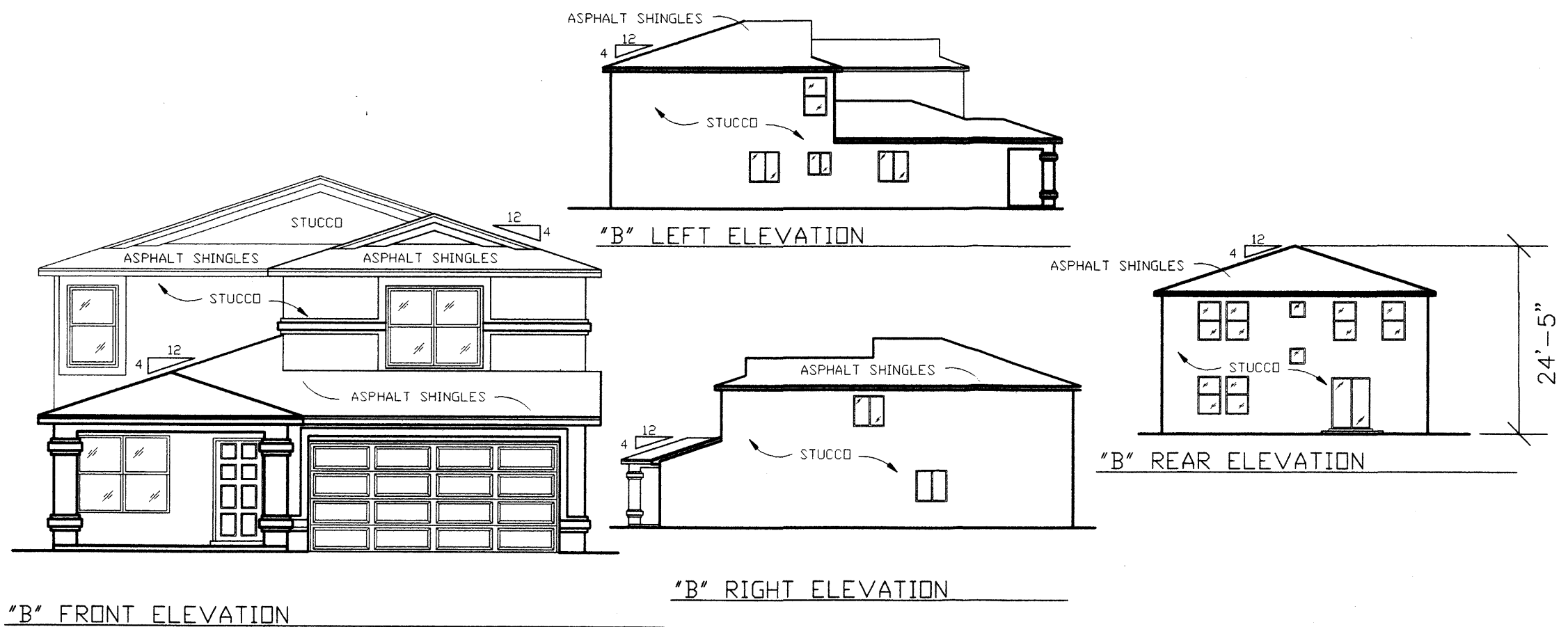
- NOTE:**
1. ALL BUILDING HEIGHTS LIMITED TO 26'. THIS MEANS THE VERTICAL DISTANCE ABOVE THE GRADE AT EACH FACADE OF THE BUILDING, CONSIDERED SEPARATELY, TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF; TO THE DECK LINE OF A MANSARD ROOF; OR TO THE AVERAGE HEIGHT BETWEEN THE PLANT AND THE RIDGE OF A GABLE, HIP, OR GAMBREL ROOF. THE HEIGHT OF A STEPPED OF SLOPED BUILDING MEANS THE MAXIMUM HEIGHT ABOVE GRADE OF ANY DISTINCT SEGMENT OF THE BUILDING, WHICH SEGMENT CONSTITUTES AT LEAST 10% OF THE GROSS FLOOR AREA OF THE BUILDING. (PER CITY OF ALBUQUERQUE COMPREHENSIVE CITY ZONING CODE).Z
  2. MINIMUM SETBACKS ARE:  
FRONT YARD - 20'  
SIDE YARD - 5'  
REAR YARD - 15'  
GARAGE - 20'  
SIDE STREET - 10'



MODEL #2651  
MINIMUM LOT SIZE: 45' X 105'

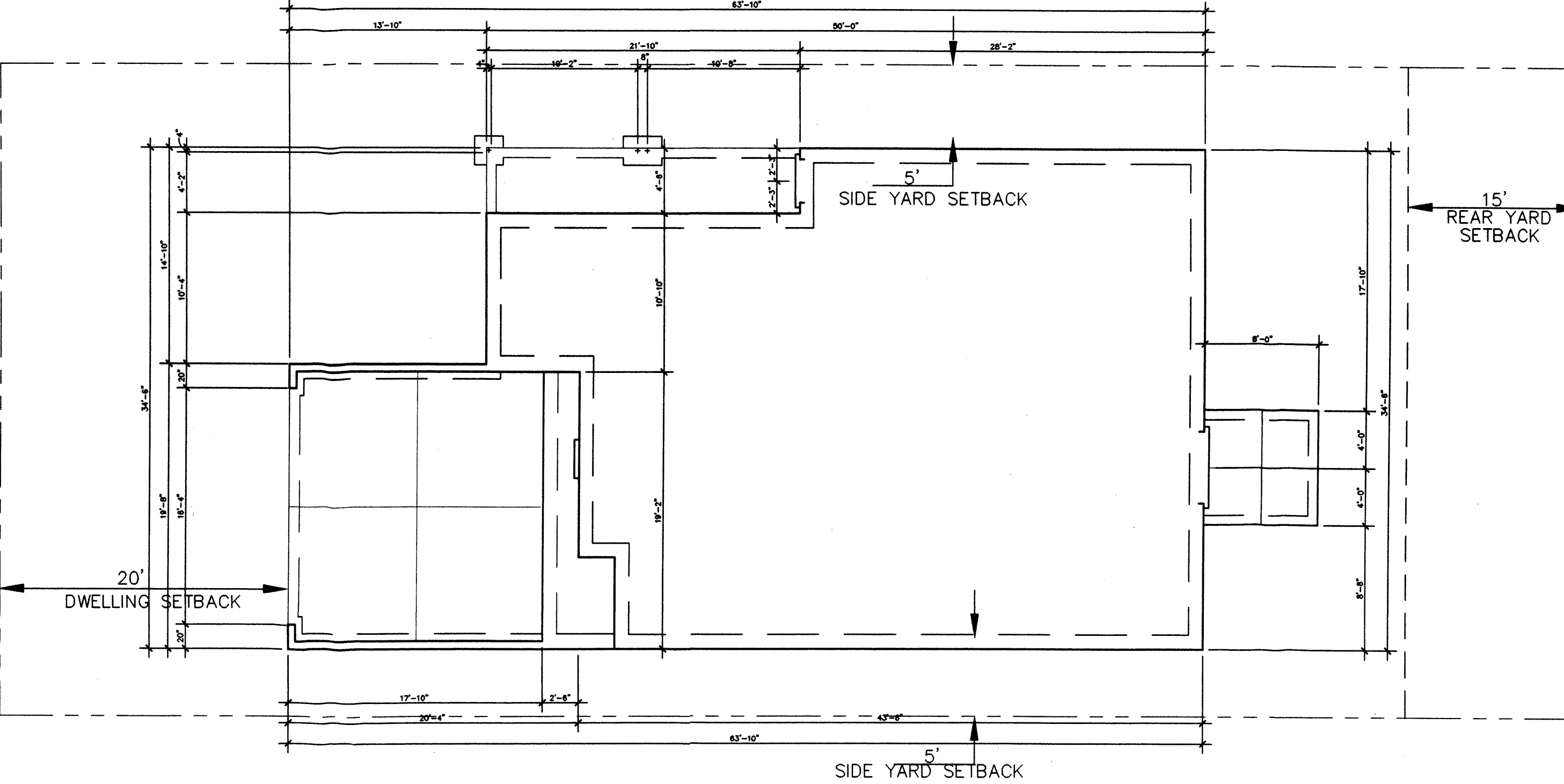


3. ALL HOMES ARE FRAME STUCCO CONSTRUCTION. NO SAME EXTERIOR ELEVATIONS TO BE CONSTRUCTED SIDE-BY-SIDE. BUYER HAS AN OPTION OF CONCRETE TILE OR ASPHALT SHINGLE ROOF.
4. NO DARK COLORED ROOFING. BLACK AND DARK BROWN ROOFING MATERIAL IS PROHIBITED.
5. STUCCO COLOR SELECTION IS AN OPTION OF BUYER. STUCCO COLORS ARE THE FOLLOWING "EL REY" STUCCO COLORS:  
  - \* HACIENDA #127
  - \* FAWN #117
  - \* SANDLEWOOD #121
  - \* NAVAJO WHITE #101
  - \* ASH #110
  - \* PALAMINO #119
  - \* DRIFTWOOD #111
- ELASTOMERIC STUCCO COLORS:  
  - \* YELLOW HORSE #801
  - \* DRY RIVER #817
  - \* ALAMO #819
  - \* LARIAT #821
  - \* CASA #827
6. SOLAR ORIENTATION DOES NOT APPLY. ALL UNITS TO BE INSULATED PER ZONING CODE FOR MINIMUM VALUES.
7. EACH FLOOR PLAN IS TO HAVE A 2', 4' OR 6' OPTIONAL GARAGE EXTENSION.



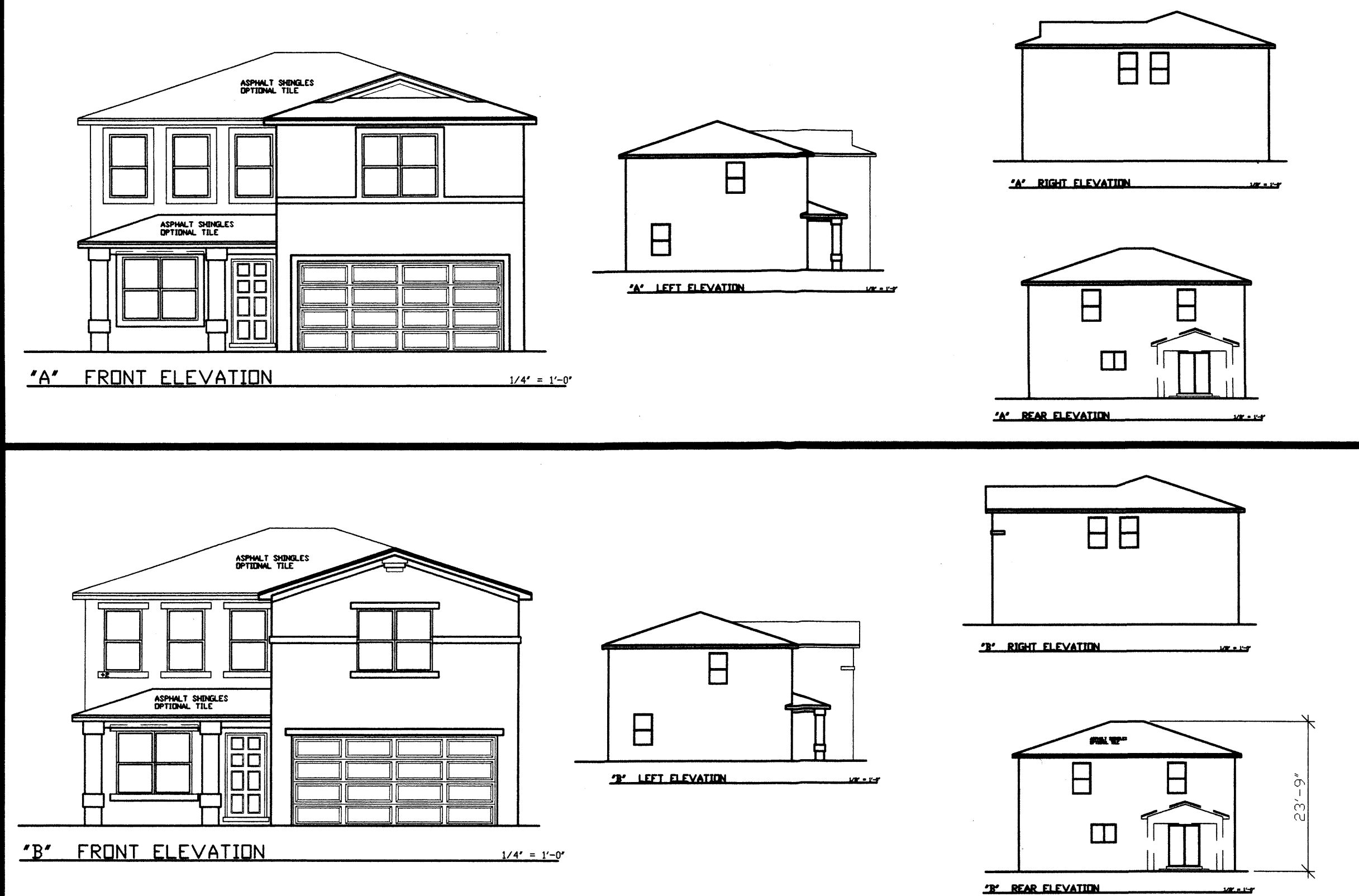
# TIMARRON WEST - UNITS 3 & 4

MODEL #1483  
MINIMUM LOT SIZE: 45' X 105'

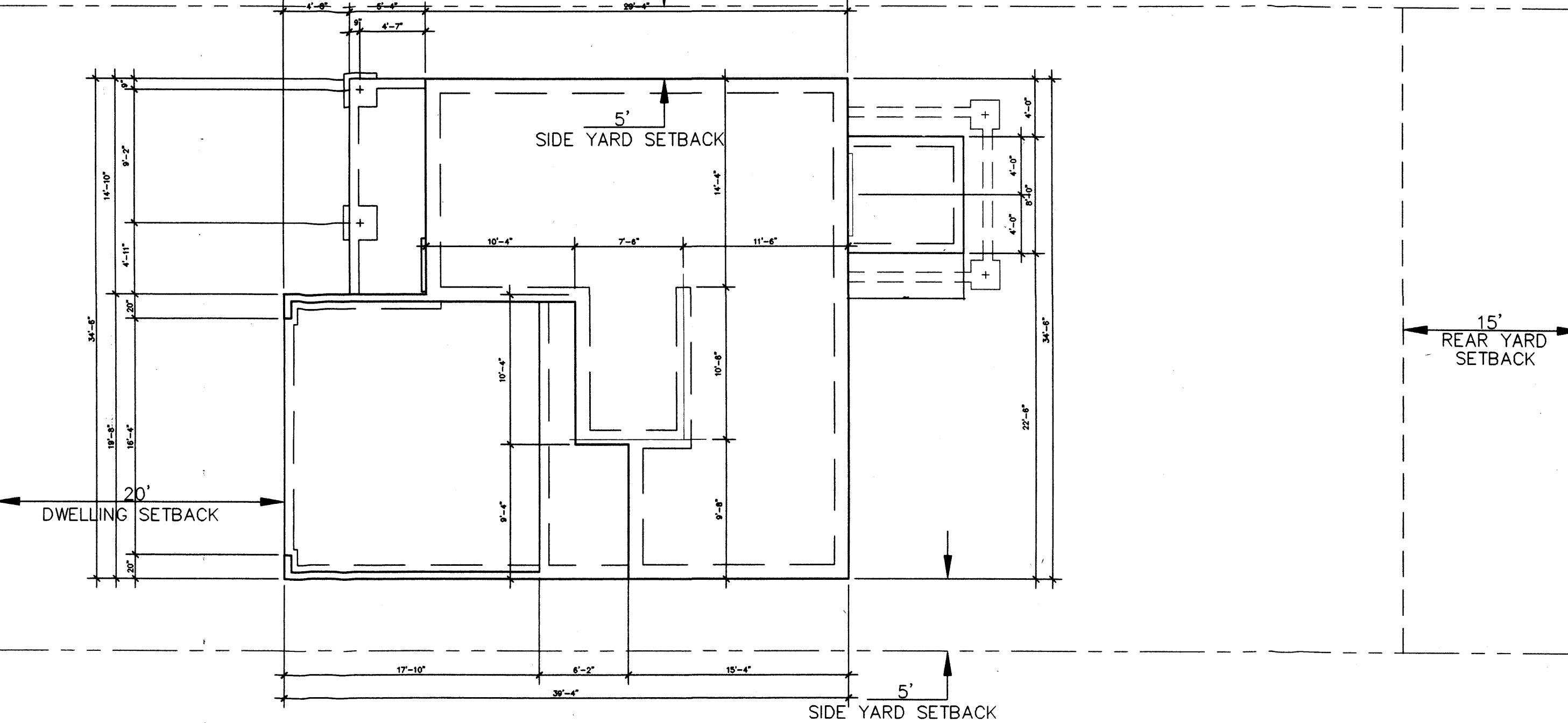


**NOTE:**

1. ALL BUILDING HEIGHTS LIMITED TO 26'. THIS MEANS THE VERTICAL DISTANCE ABOVE THE GRADE AT EACH FACADE OF THE BUILDING, CONSIDERED SEPARATELY, TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF; TO THE DECK LINE OF A MANSARD ROOF; OR TO THE AVERAGE HEIGHT BETWEEN THE PLANT AND THE RIDGE OF A GABLE, HIP, OR GAMBREL ROOF. THE HEIGHT OF A STEPPED OF SLOPED BUILDING MEANS THE MAXIMUM HEIGHT ABOVE GRADE OF ANY DISTINCT SEGMENT OF THE BUILDING, WHICH SEGMENT CONSTITUTES AT LEAST 10% OF THE GROSS FLOOR AREA OF THE BUILDING. (PER CITY OF ALBUQUERQUE COMPREHENSIVE CITY ZONING CODE).Z
2. MINIMUM SETBACKS ARE:  
FRONT YARD - 20'  
SIDE YARD - 5'  
REAR YARD - 15'  
GARAGE - 20'  
SIDE STREET - 10'
3. ALL HOMES ARE FRAME STUCCO CONSTRUCTION. NO SAME EXTERIOR ELEVATIONS TO BE CONSTRUCTED SIDE-BY-SIDE. BUYER HAS AN OPTION OF CONCRETE TILE OR ASPHALT SHINGLE ROOF.
4. NO DARK COLORED ROOFING. BLACK AND DARK BROWN ROOFING MATERIAL IS PROHIBITED.
5. STUCCO COLOR SELECTION IS AN OPTION OF BUYER. STUCCO COLORS ARE THE FOLLOWING "EL REY" STUCCO COLORS:



MODEL #1920  
MINIMUM LOT SIZE: 45' X 105'

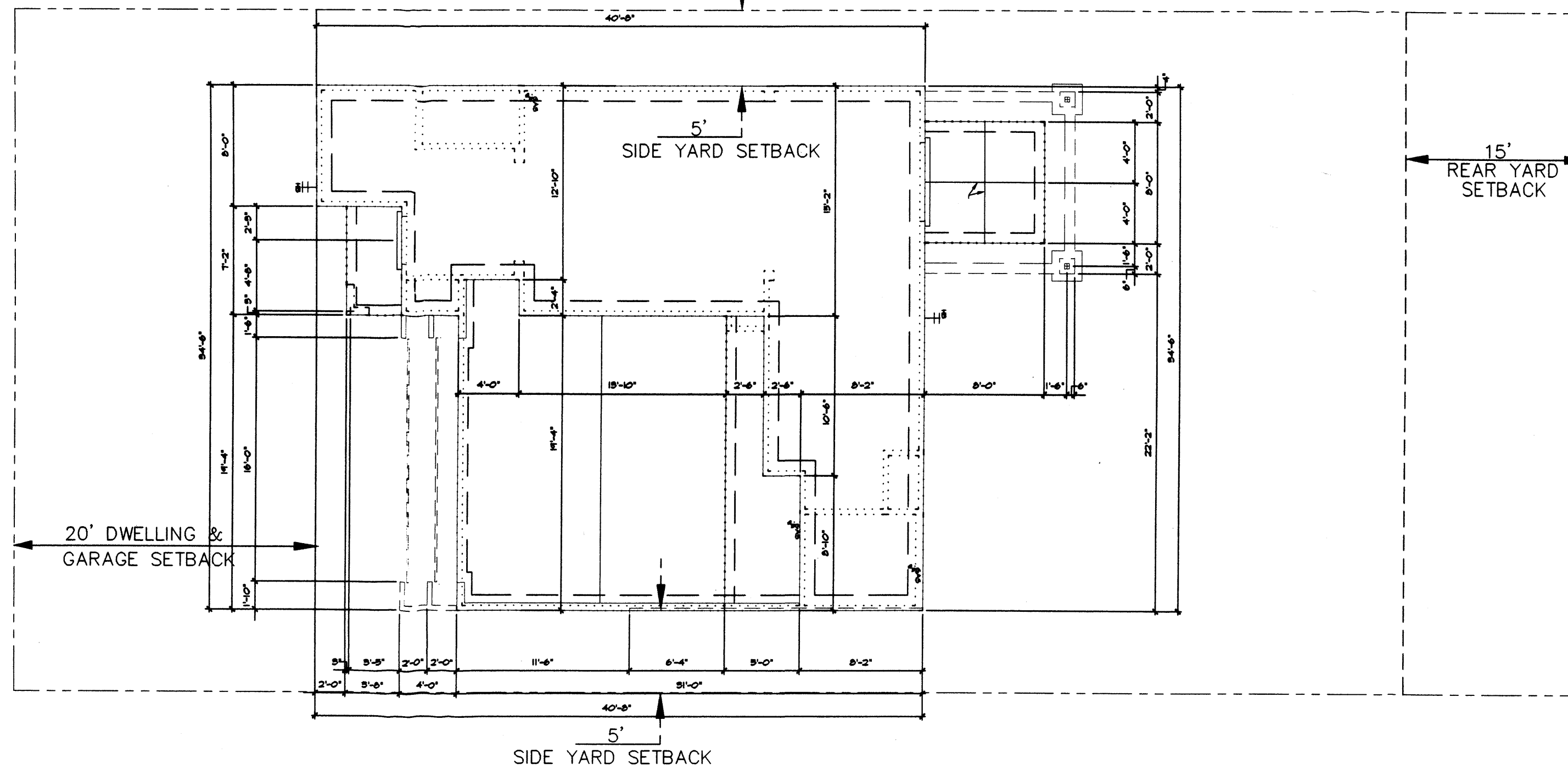


- \* HACIENDA #127
  - \* FAWN #117
  - \* SANDLEWOOD #121
  - \* NAVAJO WHITE #101
  - \* ASH #110
  - \* PALAMINO #119
  - \* DRIFTWOOD #111
- ELASTOMERIC STUCCO COLORS:**
- \* YELLOW HORSE #801
  - \* DRY RIVER #817
  - \* ALAMO #819
  - \* LARIAT #821
  - \* CASA #827
6. SOLAR ORIENTATION DOES NOT APPLY. ALL UNITS TO BE INSULATED PER ZONING CODE FOR MINIMUM VALUES.
  7. EACH FLOOR PLAN IS TO HAVE A 2', 4' OR 6' OPTIONAL GARAGE EXTENSION.

DATE:	JUNE 22, 2000
SCALE:	1/4" = 1'-0" PER FLOOR PLAN 1/8" = 1'-0" PER SECTION
DRAWN:	DBC
JOB NO.:	TIMARRON

# TIMARRON WEST - UNITS 3 & 4

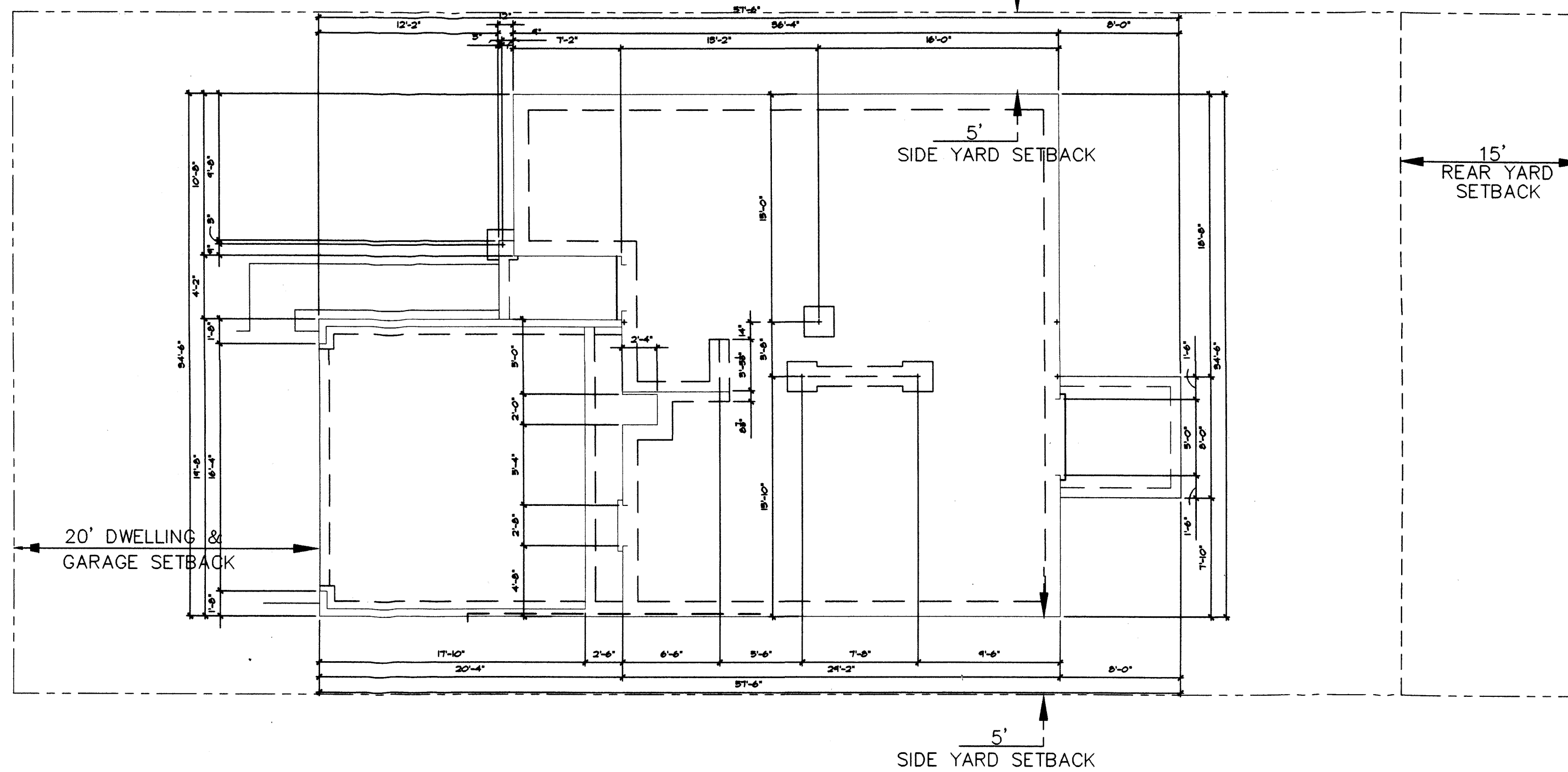
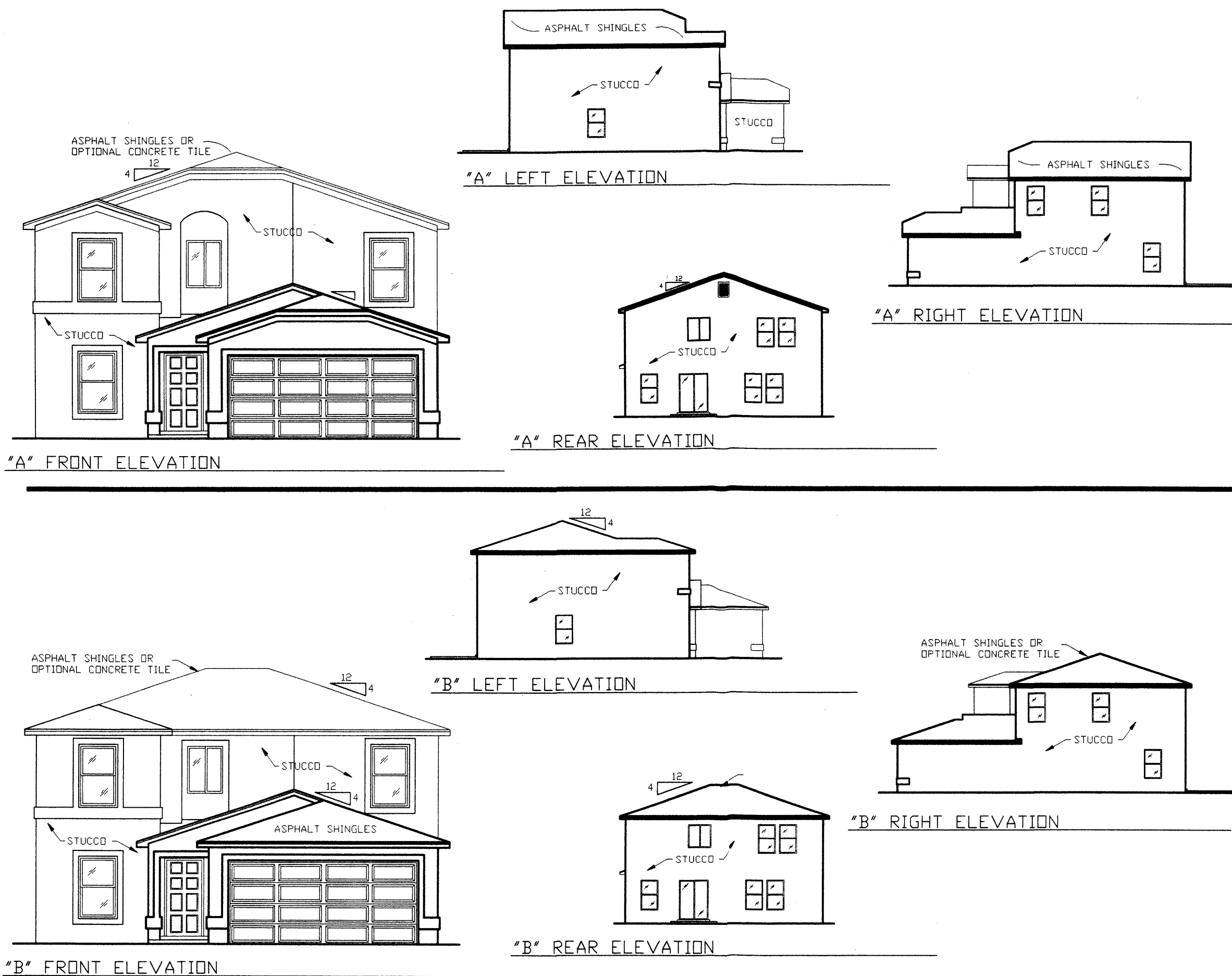
MODEL #1699  
MINIMUM LOT SIZE: 45' X 105'



**NOTE:**

1. ALL BUILDING HEIGHTS LIMITED TO 26'. THIS MEANS THE VERTICAL DISTANCE ABOVE THE GRADE AT EACH FAÇADE OF THE BUILDING, CONSIDERED SEPARATELY, TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF; TO THE DECK LINE OF A MANSARD ROOF; OR TO THE AVERAGE HEIGHT BETWEEN THE PLANT AND THE RIDGE OF A GABLE, HIP, OR GAMBREL ROOF. THE HEIGHT OF A STEPPED OR SLOPED BUILDING MEANS THE MAXIMUM HEIGHT ABOVE GRADE OF ANY DISTINCT SEGMENT OF THE BUILDING, WHICH SEGMENT CONSTITUTES AT LEAST 10% OF THE GROSS FLOOR AREA OF THE BUILDING. (PER CITY OF ALBUQUERQUE COMPREHENSIVE CITY ZONING CODE)Z
2. MINIMUM SETBACKS ARE:  
FRONT YARD - 20'  
SIDE YARD - 5'  
REAR YARD - 15'  
GARAGE - 20'  
SIDE STREET - 10'
3. ALL HOMES ARE FRAME STUCCO CONSTRUCTION. NO SAME EXTERIOR ELEVATIONS TO BE CONSTRUCTED SIDE-BY-SIDE. BUYER HAS AN OPTION OF CONCRETE TILE OR ASPHALT SHINGLE ROOF.

MODEL #2084  
MINIMUM LOT SIZE: 45' X 105'



4. NO DARK COLORED ROOFING. BLACK AND DARK BROWN ROOFING MATERIAL IS PROHIBITED.
5. STUCCO COLOR SELECTION IS AN OPTION OF BUYER. STUCCO COLORS ARE THE FOLLOWING "EL REY" STUCCO COLORS:

- \* HACIENDA #127
- \* FAWN #117
- \* SANDLEWOOD #121
- \* NAVAJO WHITE #101
- \* ASH #110
- \* PALAMINO #119
- \* DRIFTWOOD #111

**ELASTOMERIC STUCCO COLORS:**

- \* YELLOW HORSE #801
- \* DRY RIVER #817
- \* ALAMO #819
- \* LARIAT #821
- \* CASA #827

6. SOLAR ORIENTATION DOES NOT APPLY. ALL UNITS TO BE INSULATED PER ZONING CODE FOR MINIMUM VALUES.

7. EACH FLOOR PLAN IS TO HAVE A 2', 4' OR 6' OPTIONAL GARAGE EXTENSION.

SHEET 12 OF 12

DATE:	JUNE 22, 2000
SCALE:	N.T.S.
DRAWN:	DBC
JOB NO.:	TIMARRON