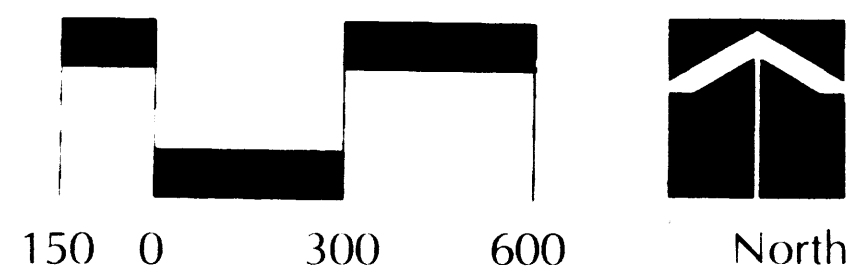


ZONE MAP AMENDMENT

7-16-01
Date



SITE VICINITY

N.T.S.

GENERAL NOTES

1. The Design Guidelines, as provided with the site development plan for subdivision, shall be considered mandatory for further development of the site. These design guidelines shall be mandated for all portions of the site, including Tracts 1-A and 1-C.
2. Schematic internal pedestrian and bicycle connections shown are conceptual, final design shall be determined as part of the specific Site Development Plan for Building Permit.
3. Schematic vehicular access points shown are conceptual, final design shall be determined as part of the specific Site Development Plan for Building Permit.
4. All infrastructure shall be designed to City of Albuquerque standards including NMUI water and sanitary sewer lines.

SYMBOL KEY

- Schematic internal pedestrian and bicycle connections
- Schematic vehicular access points

Site Development Plan

Required Information for Tract 1-A

THE SITE: The site consists of 1 lot

USE: The zoning is SU-1 for C-1 (with off-premise consumption)/O-1/R-2. Center consisting of convenience stores, coffee shops, etc.), offices and minimum of 35% of the property for other uses.

PEDESTRIAN AND VEHICULAR ACCESS: Access from Universe Boulevard will be provided. Additional access from the neighborhood to the site and to the TVI campus, from adjacent neighborhood.

INTERNAL CIRCULATION REQUIREMENTS: Bikeway pathways shall be provided for purposes per the Seville Neighborhood Connections shall be provided to the site.

MAXIMUM FAR: A maximum of 24 du/acre. A maximum density of 24 du/acre.

LANDSCAPE PLAN: The Design Guidelines shall include perimeter open space and landscape materials. Perimeter open space and landscape materials shall be 15 percent of the site (minus the building footprint).

Required information for Tract 1-C

THE SITE: The site consists of 1 lot

USE: The zoning is SU-1 for Church and Related Facilities. shall be deemed to include Office and Kitchen Facilities.

PEDESTRIAN AND VEHICULAR ACCESS: Access shall be off of Universe Boulevard. bicycle access provided on all internal proposed trail along the Calabacillas Arroyo.

INTERNAL CIRCULATION REQUIREMENTS: Bikeway pathways shall be provided for purposes per the Seville Neighborhood Connections shall be provided to the site.

BUILDING HEIGHTS AND SETBACKS

MAXIMUM FAR: A maximum of 24 du/acre. A maximum density of 24 du/acre.

LANDSCAPE PLAN: The Design Guidelines shall include perimeter open space and landscape materials. Perimeter open space and landscape materials shall be 15 percent of the site (minus the building footprint).

SE

Neighborhood

Design Guidelines

SITE PLANNING OBJECTIVES

The creation of a pedestrian friendly environment within the Seville Neighborhood Center will depend on creative site and architectural design. The goal is to separate vehicular and pedestrian circulation in order to support the creation of such an atmosphere throughout the site.

- The minimum parking required by the Zoning Code plus ten percent shall be the maximum parking allowed.
- There shall be no freestanding cellular antenna or towers. Cellular antennas shall be integrated with the building architecture.
- Long stretches of parking facilities adjacent to the roadways should be discouraged.

Structures and on-site circulation systems should be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to the public sidewalk.

Parking areas should be designed so that pedestrians walk parallel to moving cars. The need for pedestrians to cross parking aisles and landscaped islands shall be minimized.

Parking areas shall be designed to include a pedestrian link to the street sidewalk network and pedestrian access shall be provided to link structures to the public sidewalk.

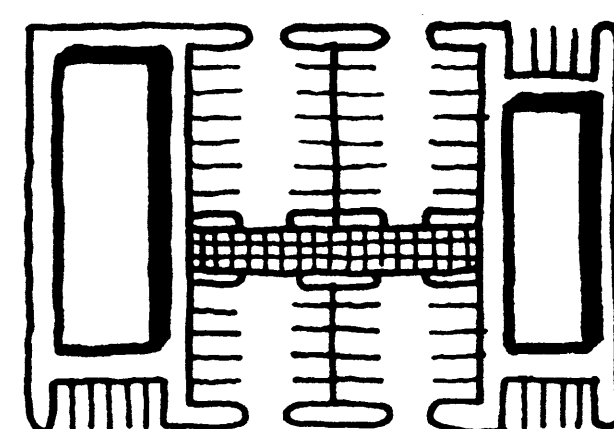
Entryways shall be clearly defined.

A public plaza or courtyard space around which buildings can be clustered and linked to one another shall be created. The plaza should be attractive, lively and a useful asset to the community. Plaza areas are appropriate for outdoor dining.

The plaza area shall have a minimum dimension of 30-feet in depth and shall be a minimum square footage of 1000 square feet.

Open courtyards and/or plazas may include pedestrian activity areas, bicycle storage, ATM kiosks and/or support for other activities to encourage multi-modal transportation and a community friendly environment.

Plazas, courtyards and other outdoor activity or seating areas shall be significantly shaded from summer sunlight by tree canopies or architectural devices.



PEDESTRIAN LINK AT PARKING



SHADED PEDESTRIAN AREAS

ACCESSIBILITY & SAFETY

The Americans with Disabilities Act, the American National Standards for Accessible and Usable Buildings and Facilities and the New Mexico Building Codes for accessibility criteria for places of public use shall be consulted. All pedestrian paths shall be designed to be handicapped accessible.

Design for accessibility at all facilities and outdoor public areas. For the safety and ease of use by all modes of travel, it is important to separate cars, pedestrians and bicycles to the extent possible. The planning and design phases of the project need to include sufficient design consideration to separate circulation and provide visitor convenience.

Close attention shall be paid to ramps and to how the entire site may be traversed. Private pedestrian linkages shall align with public paths to connect and integrate all building sites. The maximum gradient of any ramp shall not exceed 8.33 percent.

Pedestrian paths at entrances and exits to buildings shall be flush.

EDGE DESIGN

Public entries to the project shall be designed to be consistent with one another to create a sense of arrival, to provide a strong visual impact and to provide a unified project identification.

The project edge between the Seville Neighborhood Center and the adjacent neighborhood shall include a 10-foot landscape setback to provide a buffer to the subdivision.

6-foot wide sidewalks shall be provided along Universe Boulevard, Irving Boulevard and a minimum of 4-foot sidewalks shall be provided at all internal streets.

Parking provided adjacent to Universe Boulevard, Irving Boulevard and internal streets shall be screened by short walls (approximately 3-feet high) or buildings.

Street edges within the multi-family residential parcels shall utilize a combination of walls, decorative fencing and open areas with landscaping. These treatments shall be compatible with adjacent edge treatments.

ARCHITECTURE

Specific architectural style shall not be dictated at this time. The architectural design should demonstrate a high quality aesthetic character throughout the site and should respond to climate, views, solar access and other aesthetic considerations.

General Guidelines

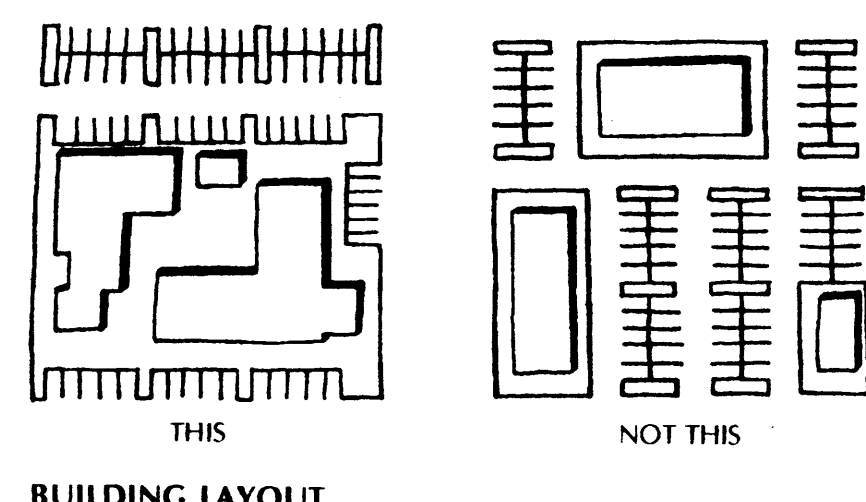
Buildings and structures shall comply with all applicable City of Albuquerque zoning, building, and fire codes as well as other applicable local codes.

Mixed-use development (i.e. residential with commercial, commercial with office, etc.) in the commercial parcel is permissible.

Highly reflective surfaces other than windows should be screened from public view.

Buildings should be attractively designed on all sides of the structure, rather than placing all emphasis on front elevations. Finished building materials shall be applied to all exterior sides of buildings and structures and shall be consistent on all sides. Any accessory buildings and enclosures, whether attached to or detached from the main building, shall be of similar compatible design and materials.

Buildings should be grouped together to create interesting relationships between interior and exterior spaces.



BUILDING LAYOUT

Plan Arrangement Opportunities

Orientation of buildings generally should face internal streets to support a strong streetscape and urban experience. Windows, displays and entries shall be oriented towards the streetscape and internal spaces. A strong streetscape is also desirable at Universe Boulevard fronting the TVI campus.

Building layout in the office and multi-family sites is encouraged to incorporate an internal open courtyard design.

Open courtyard designs are encouraged in order to form transitions between parking areas and building facades in office and commercial parcels.

Open courtyard designs are encouraged for apartment site designs and should provide transitions from large public areas to private semi-enclosed spaces.

It is encouraged that the public zones of the apartment residences, such as balconies and patios, relate to pedestrian pathways.

Building Form Opportunities

Building height for O-1, C-1, and R-2 development shall be as regulated in the O-1 (for O-1 and C-1) and R-2 Zones, respectively.

On flat roofs, mechanical units shall be entirely concealed from public view at ground level by the use of parapets. The tops of building parapets shall be greater than or equal to all HVAC equipment.

Other roof forms including vaulted roofs, compound roofs or sloping roofs may be considered for particular uses.

The massing of roof expanses are to be distributed among a variety of volumes, introducing the use of dormers, extended vertical forms and the use of a combination of flat roofs and sloped roofs.

Dark color building materials are discouraged and black asphalt shingles are prohibited.

Buildings should employ variety in structural forms to create visual character and interest. Facades should have varied front setbacks, with wall planes not running in one continuous direction for more than 50-feet without a change in architectural treatment (i.e. 3-foot minimum offset, fenestration, material change, etc.)

Edge treatments shall "step down" to relate to the scale of pedestrians and reduce the scale of the building edge by stepping down to the street. It is encouraged that building masses be arranged in order to cast shadows on each other to emphasize the contrast of light and shaded surfaces at corners and edges.

Columns, arcades, corner articulation, overhangs, awnings, marquees, gutters and scuppers, breezeways and soffits should be carefully dimensioned and detailed to provide a human scale and visual interest.

Commercial and office uses are encouraged to be horizontally connected by a variety of ways, such as the use of arcades or portals, controlled plaza elements, outdoor cafes, pavement and sitting areas.

All sloped rooflines must overhang and provide appropriate detailing with a minimum of 2-feet for the multi-family residential units and a minimum of 4-feet for office and commercial uses.

Building design incorporating a combination of forms and shapes is encouraged to reinforce and support the village concept and to provide visual interest to the project.

Architectural detailing on the ground floor in an elevational band up to 10-feet, such as a change in color or texture, the architectural expression expansion joints as reveals, door and window articulation and architectural accents, is required.

Entryways

At entryways, an awning, canopy/marquee or inset shall be provided for shade, shelter and a sense of arrival.

Entries shall be clearly defined and connect to pedestrian linkages.

Entryways shall be distinguished by lighting in order to enhance the perception of surface variety.

Residential entryways should be articulated with the use of low walls, gateways or garden courts.

Roofs and Parapets

Roofs shall drain water to areas which are landscaped appropriately for such run-off, and shall drain to areas that are not heavily traveled.

All canopies, roof structures and design elements of related buildings shall be architecturally integrated to the main building design.

Building Materials

Materials prohibited as the main architectural feature include the following:

- exposed, untreated precision block or wood walls;
- highly reflective surfaces;
- chain link fence or barbed wire;
- metal paneling and
- materials with high maintenance requirements.

Plastic or vinyl building panels or awnings are prohibited.

Architects are encouraged to use those materials traditionally used in the Albuquerque area or in New Mexico.

Buildings shall have windows on the front elevations. The windows may be a combination of shop windows or viewing windows on average of 30-feet on center maximum.

The use of contrasting colors between roofs and walls shall be utilized in order to further differentiate the planes of building masses.

Color shall be used to highlight important features or details of buildings and color should be an integral design consideration to all building, paving and landscape elements.

Colors are encouraged to be the inherent color of materials (earthtones such as sands, creams, tans, etc.) rather than from application of color (painted), except when used as an accent color.

Accent colors and materials can bring out detailing to better articulate or give scale to a building. These include the colors of glazed tile, wood trim, tile roofing, paint, metal, etc. Accent colors at stairs, balconies and perimeter walls are to be compatible with streetscape and perimeter walls.

Commercial

Maximum FAR of the site is .35.

The inclusion of an outdoor cafe or a restaurant with seasonal outdoor seating is encouraged in the commercial area to face the project's interior roads or the project's focus areas.

Office

Maximum FAR of the site is .35.

Multi-Family Residential

Maximum FAR of the site is .35.

Courtyards shall be created in the apartment area by offsetting buildings 15-feet to 30-feet to create a variety of spaces and a variation in human scale.

Church and Related Facilities

Since a specific church has not yet been identified, it is important that this site plan contain provisions that will allow any necessary related facilities to help the church meet its needs, such as office(s), day care, classroom(s), meeting room(s) and kitchen facilities.

Maximum FAR of the site is .25.

Related facilities shall be contained in no more than 2 detached buildings (excluding church) that collectively do not exceed 5,500 square feet.

PEDESTRIAN CONNECTIONS AND TRAILS

Where appropriate, a meandering 10-foot asphalt trail shall be provided in lieu of sidewalks within the right-of-way in order to provide connections to future trails.

Pedestrian connections shall have a minimum 15-foot wide easement with a sidewalk of at least 6-feet in width.

All pedestrian connections shall be lined with street/shade trees planted a maximum of 30-feet on center. In cases where a sidewalk is adjacent to or within a right-of-way, said trees would not be in addition to required street trees.

The use of pedestrian-scaled lighting along the internal roads is critical.

Materials that are encouraged to be used for pedestrian connections and trails include bomanite (not textured), warm toned (e.g. sand, beige, cream, terra cotta) colored/textured or acid stained concrete, patterned concrete or pavers of various sizes.

ROAD DESIGN

A 6-foot sidewalk (or 10-foot asphalt trail where appropriate) along the commercial and office sites shall be within the public right-of-way.

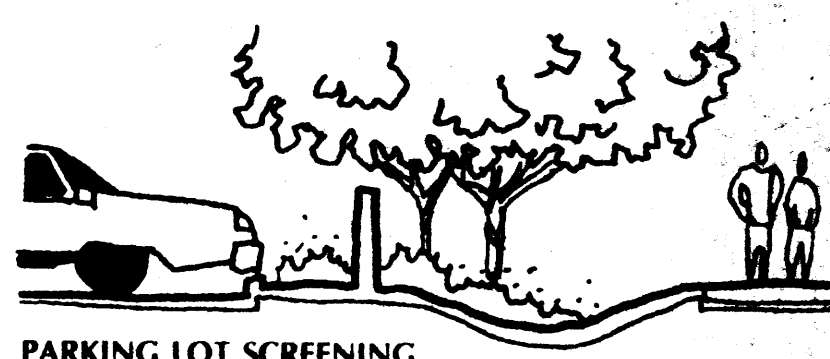
The project's primary entrances shall be enhanced with gateways and/or entry treatments outside of the public right-of-way that identify the development entrances consistently with one another. These nodes shall be installed and maintained by the property owner or an owner's association.

Private driveways into the commercial, office or multi-family sites shall not exceed a width of 36-feet for two-way traffic and 20-feet for one-way traffic.

SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways and screening materials, including landscaping, earthen berms and walls.

Landscape materials shall be used to screen parking lots, utilities and trash enclosures. A landscape strip of no less than 10-feet shall be maintained between a parking area and the street right-of-way within all zones.



PARKING LOT SCREENING

Building Setbacks

All building setbacks shall be landscaped according to the landscape guidelines.

- Buildings shall be setback:
 - 15-feet from the front of any building;
 - 5-feet from the side of any building and
 - 15-feet from the rear of any building.

Commercial Standards

Buildings on either side of internal streets shall be setback 10-feet from the right-of-way.

Landscaped setbacks at Universe Boulevard shall be 15-feet.

Office Standards

Building setbacks on Universe Boulevard, and Irving Boulevard are a minimum of 10-feet. Perimeter awnings, arcades/portals, garden court walls and overhangs are allowed within the setback.

Church and Related Facilities Standards

Building setbacks on Universe Boulevard, and Irving Boulevard are a minimum of 10-feet. Perimeter awnings, arcades/portals, garden court walls and overhangs are allowed within the setback.

Multi-Family Residential Standards

Setbacks of buildings along Universe Boulevard and Irving Boulevard should vary in range from 15-feet to 30-feet to give a village cluster effect. Perimeter and garden court walls, fences and overhangs are allowed within that setback.

Along the property lines there shall be a minimum building setback of 15-feet.

SEVILLE

Neighborhood Center

2 Design Guidelines

Prepared for:

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Suite 208
Albuquerque, NM 87110

Prepared by:

Consensus Planning, Inc.

924 Park Avenue SW
Albuquerque, NM 87102



Off-Street Parking

- Per the City Zoning Code, 1 parking space per 200 square feet of leasable space is required for office and commercial parcels.
- The minimum off-street parking requirement for apartments is 1 parking space per bath, but no less than 1.5 spaces per unit.
- There shall be no parking requirement applied to any second floor housing above retail.
- Landscaped islands shall be distributed throughout parking areas, and 6-foot minimum width sidewalks shall be provided adjacent to parking lots.
- There shall be barrier curbs around all parking areas in order to protect landscaping from vehicles.
- Parking shall be distributed among several parking courts on each site and shall be screened from surrounding neighborhoods. Screening may include earth berms, perimeter or retaining walls, landscaping or buildings.
- Bicycle parking shall be provided to promote alternative vehicle use. One bicycle space per 20 parking spaces is required for office and commercial uses. For multi-family residential uses, 1 bicycle space per 2 dwelling units is required.

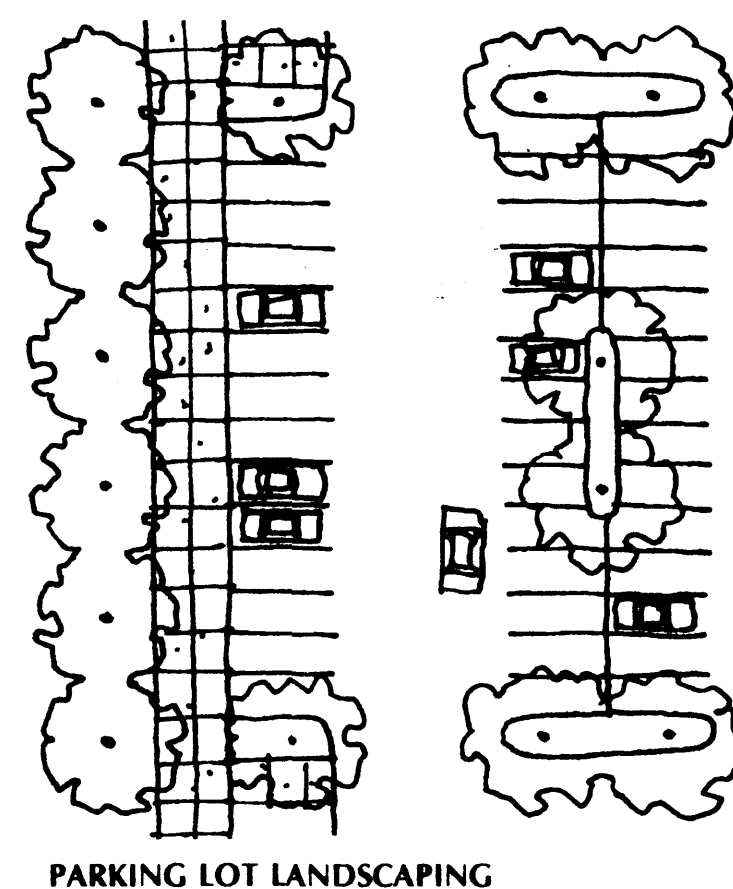
LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the entire property and is complementary to the surrounding native landscape. The landscape design should emphasize native, drought tolerant plant species.

All landscaped areas need to be coordinated and responsive to existing environmental conditions and local building policies. These standards are to be used as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Street Tree Ordinance and landscape regulations included in the City of Albuquerque Comprehensive Zoning Code.

The following are minimum standards for the development of specific landscape plans:

- Landscape design along the right-of-way shall be consistent throughout the development.
- Street trees shall be provided along roadways at a rate of one tree per 30 linear feet to provide shade. Street trees are defined as being within 20-feet of the back of curb. They shall be randomly placed.
- The owner shall be responsible for the installation and maintenance of the landscape on the property and within the adjacent public right-of-way. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive condition.
- A minimum of 15 percent of the site area (minus the building square footage) shall be devoted to landscape materials.
- All planting areas not covered with turf shall have a ground topping of river rock, shredded bark or similar material that extends completely under the plant material. While acceptable as a top dressing for landscape areas, gravel, colored rock, bark and similar are not to be considered a focal landscape element.
- Appropriate landscape headers shall be used to separate any turf and groundcover areas. Headers shall be either 6' x 6" concrete, brick (side by side) or 1/8" x 4" steel construction.
- To shade and mitigate the negative visual impact of large expanses of pavement, interior parking areas shall have one tree for each 10 parking spaces with no space being more than 50-feet from a tree.
- 75 percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least 25-feet.
- A fully automated irrigation system shall be designed as part of the landscaping for each project. The system shall be designed to avoid overspraying walks, buildings, fences, etc. and irrigation components should be checked periodically to ensure maximum efficiency.
- Site amenities, such as street furniture, lighting, bollards and graphic pylons shall be part of the plan and shall be compatible with the architectural and landscape treatment of the project.
- Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6-feet.
- A mixture of drought tolerant species and lawn areas is encouraged at landscaped areas and in conformance with the City Water Conservation and Pollen Ordinances. Living, vegetative materials shall cover a minimum of 75 percent of the required landscape area. The area and percentage is calculated based on the mature canopy size of all plant materials.

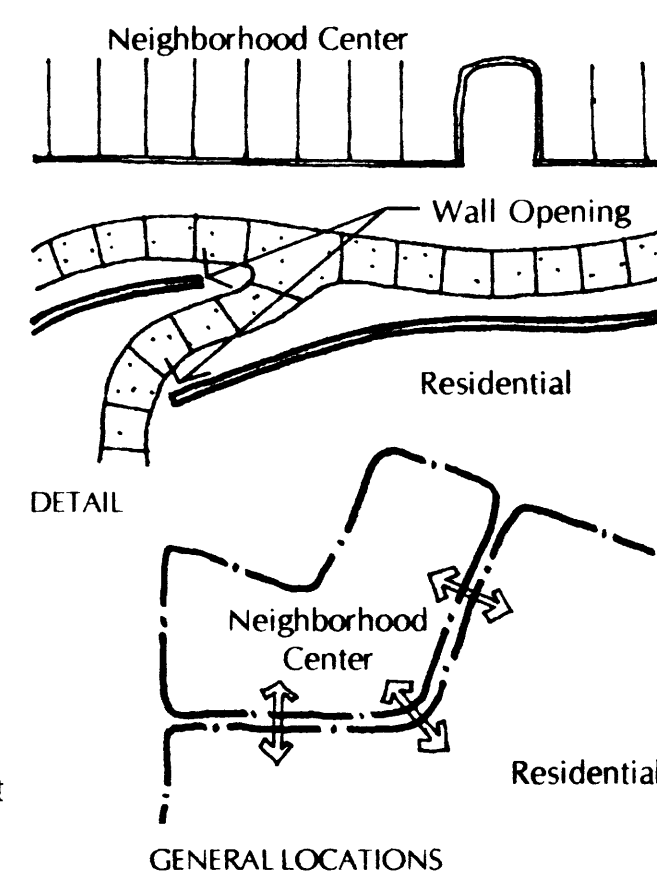


- All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the Owner in a living, attractive condition. All areas shall be maintained free of weeds through the use of pervious filter material. Each individual lot owner will be responsible for the installation and maintenance of the landscape on their property and within the adjacent public right-of-way.
- Minimum plant sizes at time of installation shall be as follows:

<u>Trees</u>	2-inch caliper, or 10 to 12-feet in height
<u>Shrubs & Groundcovers</u>	1 gallon
<u>Turf Grasses</u>	provide complete ground coverage within 1 growing season after installation
- The following street trees shall be used at the respective locations:
 - Universe and Irving: Arizona Sycamore, Honey Locust sp.
 - Internal Streets: Linden, Chinese Pistache

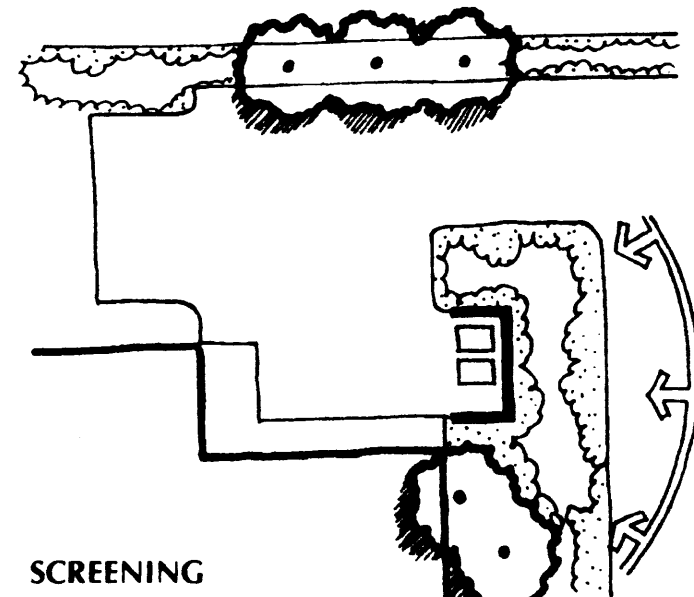
PERIMETER WALLS AND SCREENING

- The adopted wall design guidelines by the City shall apply.
- The design of the perimeter fencing shall be compatible with the architectural theme of the development.
- A minimum of three pedestrian openings shall be provided for access at key locations between the Seville Neighborhood Center and the neighborhood.
- Unfinished block walls are prohibited. Barbed wire, chain link, wood or concertina wire fencing are prohibited. Split-faced block is permissible.
- The effective use of screening devices for parking lots, loading areas, refuse collection and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of these service components shall be away from any street or pedestrian area. Passenger loading areas do not require screening. The guidelines established in the landscape and setback sections will provide the main objectives to screening unattractive elements and activities.



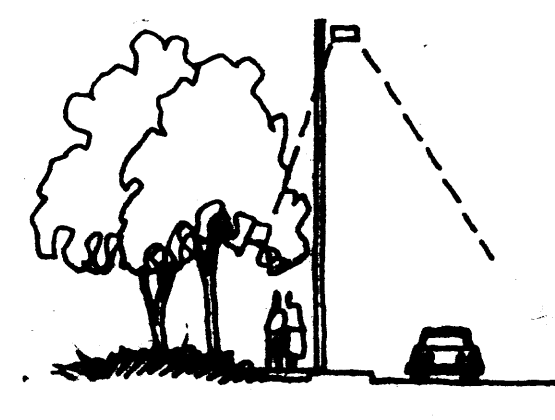
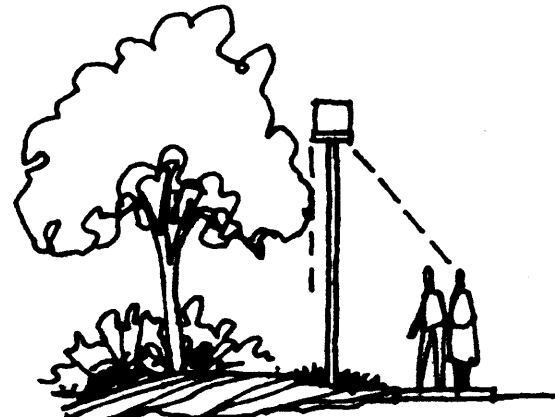
The following are minimum standards to ensure effective screening of negative elements:

- No refuse collection areas shall be allowed between streets and building fronts. Refuse containers shall be large enough to contain all refuse generated between collections. Refuse enclosures are encouraged to be adjacent to the building and screened on the other two sides with a minimum of 6-foot tall wall enclosures which are of design and materials compatible with the architectural theme of the site. No refuse enclosures shall face Universe Boulevard or Irving Boulevard.
- Mechanical equipment and refuse enclosures, whether on roof areas or at street level, shall be fully screened from pedestrians or motorists.



LIGHTING STANDARDS

- In order to enhance the safety, security and visual aesthetics of the site, careful consideration must be given to both the daytime and nighttime appearance of the lighting design and fixtures. The primary design objective of the site lighting system shall be to maximize public safety while not affecting adjacent properties, buildings or roadways with unnecessary glare or reflection.
- In order to accomplish the lighting goals, the following guidelines shall be required for the design of the lighting system:
 - Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
 - Individual fixture style and design shall blend with the architectural character of other projects and/or building(s) and other site fixtures within the development.
 - All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". Cobra and sodium lights are prohibited at this site.



- The maximum height for lighting fixtures shall be:
 - 16-feet high for walkways and entry plazas
 - 20-feet for street lights and parking area lights (restricted to 15-feet within 70-feet of residential; except residential located above retail shops). The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements.
- Exterior elevations of any building fronting a street are encouraged to be feature lighted to enhance the identity of the building and the appealing ambiance of the total community.
- The use of spread lighting fixtures are encouraged to accent landscape and walkways and the use of uplighting fixtures to highlight trees, walls and architectural features.



PEDESTRIAN LIGHTING

- Required Street Light specifications: G.E. 100 watt, bronze, Lumen shoebox type with Lexington bronze pole per PNM specification SL3.
- Street lighting, other than at private lanes, shall be shielded source and the color of fixtures must complement the architecture.

SIGNAGE & GRAPHIC STANDARDS

The following signage standards were developed to regulate the size, location, type and quality of sign elements within the site. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety; and to complement the visual character of the development.

- General Standards**
 - No signage is allowed that uses moving parts, makes audible sounds or has blinking or flashing lights.
 - Signs shall not overhang into the public right-of-way or property line or extend above the building roofline. No sign shall intrude upon any architectural features, including windows, columns, moldings or any decorative features.
 - Building-mounted signs shall not exceed 6 percent of the façade. Individual channel and neon letters shall be permitted at a maximum height of 3-feet per letter.
 - No off-premises signs permitted. No backlit plastic/vinyl signage shall be permitted except for logo designs.
 - Entry signs shall be located at primary entrances. All signage at the project entries shall be coordinated in order to have the same appearance (height, size, color, material, text height and style, etc.).
 - Entry walls may be on both sides of the entry driveways within the landscaping area. Sensitivity should be given to the compatibility with entry treatments throughout the property.
- Signage SHALL:
 - be designed to be consistent with and complement the materials, color and architectural style of the building or site location and
 - be illuminated in accordance with the City of Albuquerque General Sign Regulations as provided in Section 14-16-3-5 of the Zoning Code. Signs which are directly spotlighted may be used provided there is non-glare on the street or upon adjacent property or that the light does not distract motorists.

- Signage SHOULD:
 - be used at areas of public activity to enhance the visual character of the environment and create a festive atmosphere;
 - be integrated into a cohesive system, sharing common colors, shapes, sizes, materials, locations, lettering, etc. where practicable;
 - avoid the use of too many different colors on a sign (too many colors can be confusing and usually fails to communicate the intended message);
 - be designed with significant contrast between the background and the text (if the colors are too close in value or hue the sign will be difficult to read);
 - have the minimum amount of words (a brief message is easier to read and is usually more attractive);
 - be designed without unusual shapes (the viewers' attention will tend to focus on the shape instead of the message the sign was intended to convey);
 - have letters that do not appear to occupy more than seventy-five percent of the sign area (the sign is harder to read if the type takes up too much of the sign area) and
 - be smaller for pedestrian-oriented signs than vehicle-oriented signs (a pedestrian-oriented sign is usually read from a distance of 15 to 20-feet).

Neighborhood Center
The developer shall provide entry signs for the center to create a sense of arrival and to contribute to the unique identity of the project. These signs shall be on private property and shall be maintained by the property owner.

- One monument or freestanding sign is allowed on Universe Boulevard as a "landmark" identifying the Neighborhood Center and shall be of similar design and materials as the buildings, i.e. sculpture, tower, etc. The maximum height of the sign shall be 12-feet; and the sign may identify no more than 10 tenants in an area not to exceed 75 square feet. This sign shall be of similar style and material as the other entry signs in keeping with the project theme.
- Monument signs are allowed for individual projects within the Neighborhood Center. Such signs shall be a maximum of 40 square feet with a maximum height of 4-feet. The sign shall be of a similar style and material as the other entry signs.
- Wall mounted signs shall not project more than 1-foot from the display wall or exceed an area of 20 percent of that wall or 60 square feet, whichever is less. Canopy and marquee signs shall be included in the total area count allowed for wall signs.
- Signs perpendicular to an elevation shall only occur under an awning or canopy/portal and shall not be more than eight square feet. These signs may not project past the overhang.
- Signs should identify only the name and business of the occupant or of those offering the premises for sale or lease.

Church and Related Facilities
Entry signs for the church shall be monument type and shall complement the materials, color and architectural character of the site.

UTILITIES

- To ensure the overall aesthetic quality of the property, the visual impact of utilities and equipment should be minimized by the following:
 - All new electric distribution lines shall be placed underground.
 - Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
 - When an above-ground backflow prevention device is required by New Mexico Utilities, Inc., the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used they shall be appropriately screened from view by walls and/or landscaping.

SEVILLE

Neighborhood Center

3 Design Guidelines

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