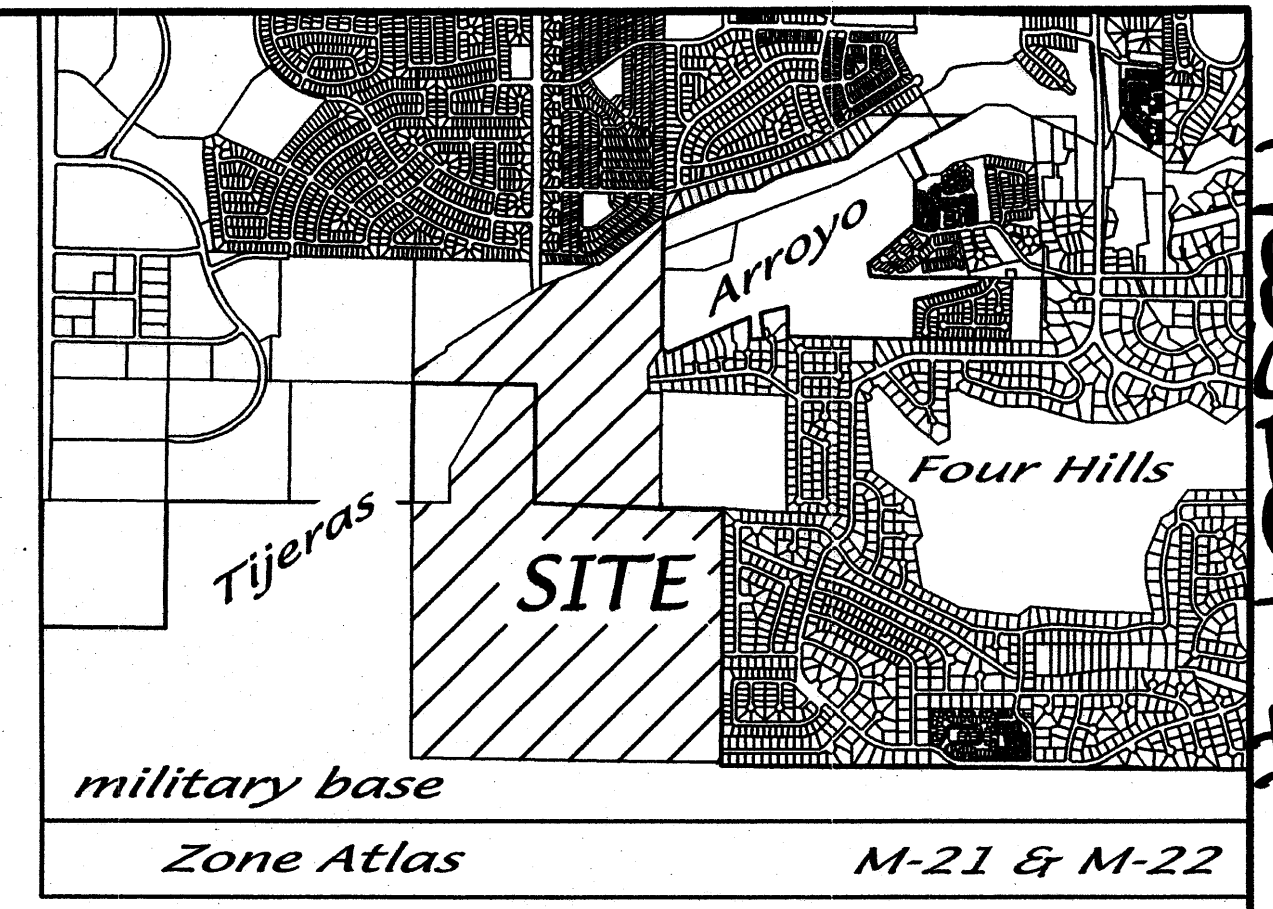


PROJECT # 1001370

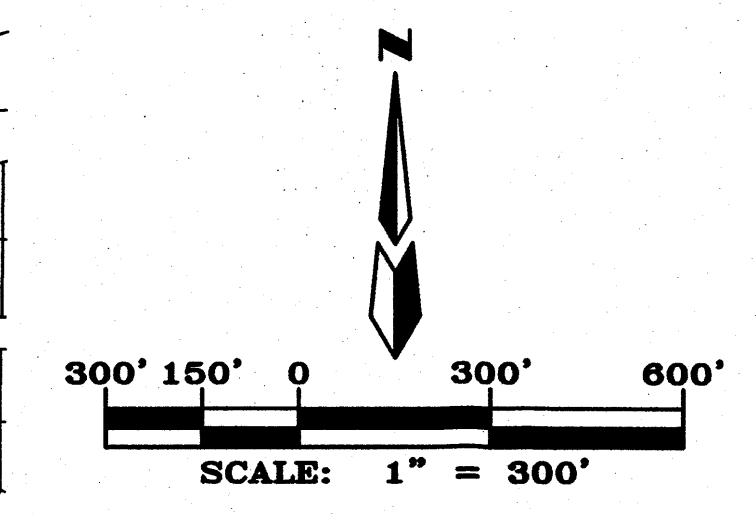


**ANNEXATION PLAT**  
**UNPLATTED LANDS OF JUAN TABO HILLS, LLC**  
**SITUATE WITHIN SECTIONS 33 AND 34 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM BERNALILLO COUNTY, NEW MEXICO**  
**February, 2004**

JUAN TABO HILLS, LLC  
 P.O. BOX 1443  
 CORRALES, NEW MEXICO 87048

**LEGEND**

- Project Boundary
- ////// AREA TO BE ANNEXED
- ..... CITY LIMITS



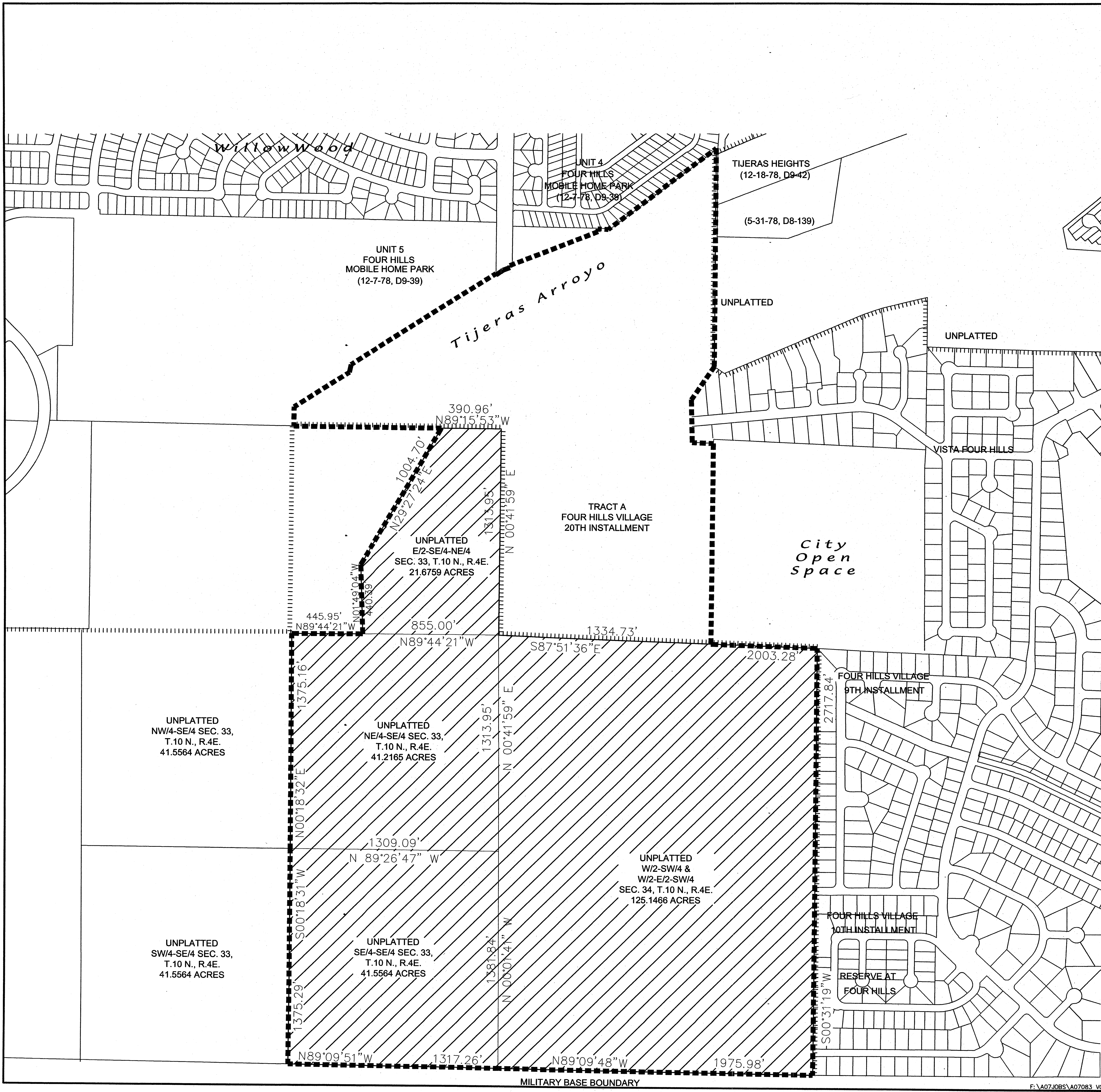
PROJECT NUMBER: 1001370  
 APPLICATION NUMBER: 08 DRB-70425

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated February 13, 2004 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes (X) No If yes, then a set of approved DRC Plans with a work order is required for any construction within Public Rights-of-Way or for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN SIGNOFF-APPROVAL**

<i>[Signature]</i>	10-08-08
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	10-8-08
Utilities Development	Date
<i>[Signature]</i>	10/8/08
Christina Dandora	Date
Parks and Recreation Department	
<i>[Signature]</i>	10/8/08
Bradley J. Bingham	Date
City Engineer	
<i>[Signature]</i>	10/8/08
DRB Chairperson, Planning Department	Date



**ANNEXATION PLAT**

1 of 6 *dmg*

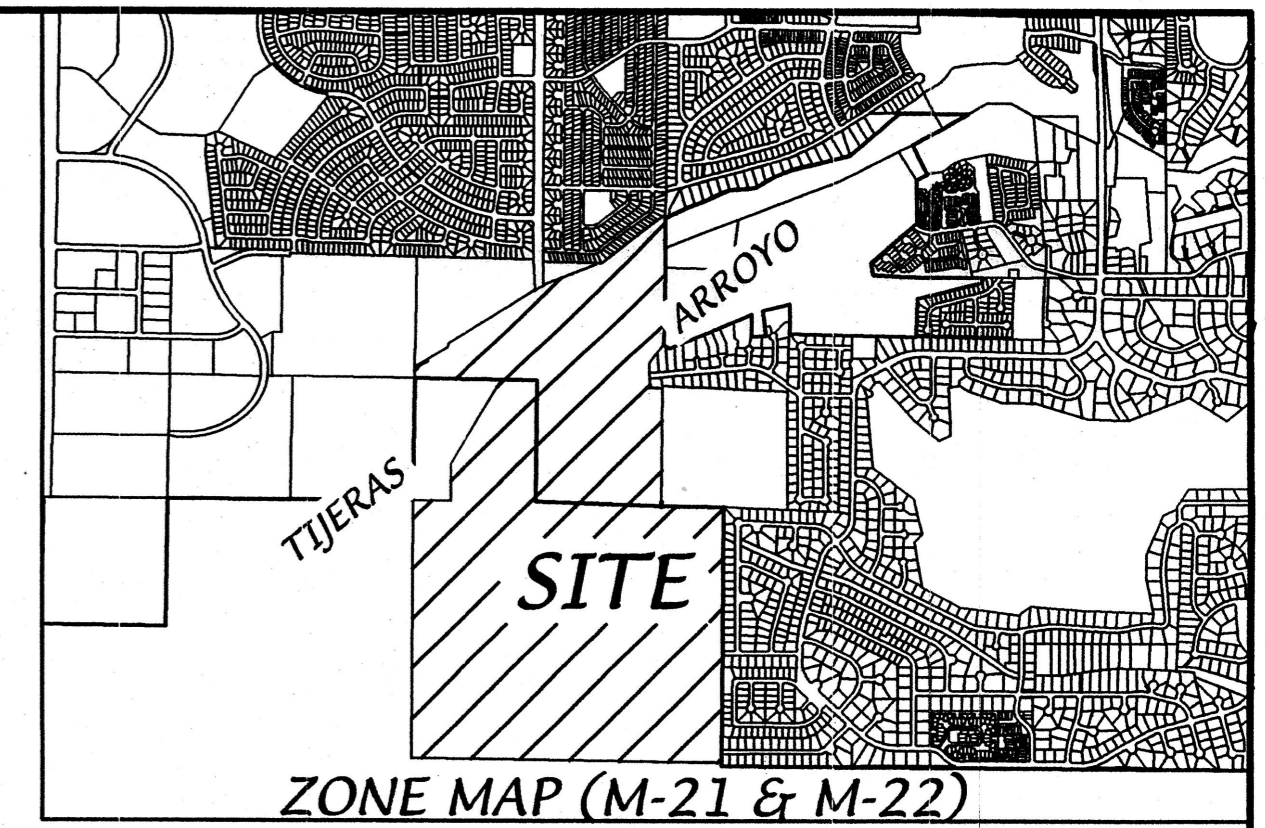
MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
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 ALBUQUERQUE, NEW MEXICO 87199  
 (505)828-2200, FAX (505)797-9539

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# JUAN TABO HILLS



## TRACT AND LAND USE DESIGNATIONS

TRACT	LAND USE	CITY ZONING	PROPOSED RESIDENTIAL DENSITY	AREA (ac.)	UNITS PER ACRE	TOTAL # OF UNITS
A	Open Space	SU-1 for MPOS		90.0	N/A	
B	Village Square	SU-1 for Village Square (C-2, C-1 & R-T Uses)	HIGH	30.0	10	160
C-G	Residential	RD	LOW-MED	205	1-8 MAX.	1040
GRAND TOTALS				327 ACRES		1200 DWELLINGS

## JUAN TABO HILLS - GENERAL ZONING CATEGORIES AND REQUIREMENTS

The "RD" zone permits a mixture of dwelling units types and incidental related commercial activities. Immediate development can occur with R-1 uses. Development using the R-T zone permissive uses will require individual site plans submitted to the DRB. The proposed development will include clustering of single-family homes around open areas with minor circulation streets to minimize pedestrian / vehicular conflicts and disturbance of natural environment. The applicant desires to develop the property with an overall density of five (5) dwelling units per acre, preserve unique geological areas, and contribute to the extensive recreational system proposed for the Tjeras Arroyo.

The "Major Public Open Space" area is proposed to be granted to the City of Albuquerque for inclusion in an overall major public open space system plan. The open areas would enhance views of all the areas which surround the development, i.e., the mountains, the arroyo canyon, and the mesas.

The open space areas improvements and trails will be developed and maintained by the developer for the first 3 years; thereafter they will be maintained by the required community association of residents and business owners. The roadway crossing structures at major arroyos will be clear span design with adequate clearance for pedestrians and bicyclists to cross below the structures. Locations and number of parking spaces for trail heads and general gathering areas will be determined by the Open Space Division.

The "SU-1 for Village Square" consists of:  
 ... C-2 uses with exclusions, 7.5 acres maximum;  
 ... C-1 uses, 4.5 acres maximum;  
 ... R-T uses, 160 dwelling units maximum; and  
 ... Open-air Activity areas for special events, open market vending, community gatherings, shared parking and recreational activities, 5 acres maximum.

This focal area is proposed to create a landmark for the community, provide basic services for the residents; and serve as an interface with the public recreational activities and facilities in the adjacent areas. Mixed use clustered structures will allow up to a 1.0 FAR. Stand alone structures for retail uses will require a 0.25 FAR.

Some of the community features anticipated within the village square include - town home clusters, mixed use with home and business combinations, lofts, specialty stores, day care, retail stores, church, gathering hall, sport / recreational facilities, bed & breakfast, quality restaurant with full service liquor, convenience store with gas pumps and office space (doctor, insurance, general).

Parking requirements will follow the standard ratio for stand alone structures with an FAR of 0.25. Parking requirements for the mixed use clustered structure development with an FAR of 1.0 will be provided in common / shared parking areas within the open area facilities for special events, open market vending, community gatherings and recreational activities.

The design of the village square will reflect a typical New Mexico style "Town Plaza" with a similar architectural theme. Vehicular access and parking will be provided in the village square with limited points of entry. Exclusive pedestrian access to the interior "Plaza / Square" will be provided at each corner.

The developer is willing to provide the extension of Juan Tabo Boulevard and all the major utilities to serve the area, as well as conserve the Tjeras Arroyo flood plain and those ecologically and archeologically sensitive areas which are contained within the property. The design of the bridge will reflect a New Mexico style architectural theme.

**PARK / OPEN SPACE**  
 Total Area: 90 acres Permissive Uses: Hiking, bicycling, picnicking, Horse Riding facilities, Community sanctioned organized recreational Activities / Games, Horseback Riding, Run-off conveyance / denton facilities with water, conservation areas.

**PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TRAILS AND SIDEWALKS:**  
 Existing non-vehicular access to and throughout the site will be provided within the proposed open space system. Other internal links to the existing Tjeras Arroyo system are provided via new open space and park areas. A sidewalk along Juan Tabo Hills Boulevard provides a hard surface for non-vehicular ingress / egress through the site. Internal sidewalks for individual residential subdivisions will be provided to the satisfaction of the City Traffic Engineer, as necessary, at the time of platting.

**VEHICULAR ACCESS:**  
 Juan Tabo Hills Drive is the proposed single vehicular access to this area. It will connect with the Gibson / Southern / Juan Tabo Boulevard facility on the north. Secondary, gated, emergency-access-only on the east boundary of the site may be provided by unpaved, access controlled links with Via Posada Drive, Raton Road, or Rio Arriba Avenue. These routes are proposed for the mutual benefit of both the Four Hills Area and Juan Tabo Hills under emergency conditions.

**BICYCLE AND EQUESTRIAN:**  
 A 5-foot dedicated bike lane is provided in each direction on Juan Tabo Hills Drive. Equine routes will connect to existing Tjeras Arroyo facilities along the soft-surface trails located along open space corridors.

**MAXIMUM BUILDING HEIGHT**  
 Maximum building height in the village center shall be as regulated by the C-1 zone. For all other tracts, maximum building height is 26 feet, except as provided in 14-16-3-3 of the City Zoning Code.

**MAXIMUM TOTAL DWELLING UNITS or NON-RESIDENTIAL FLOOR AREA RATIO**  
 Maximum floor area ratio (F.A.R.) shall be 0.25. Maximum floor area ratio shall be 0.25 in its non-residential area and the maximum number of units shall be 160. The maximum number of residential units for the remainder of the site shall be 1040.

## LEGEND

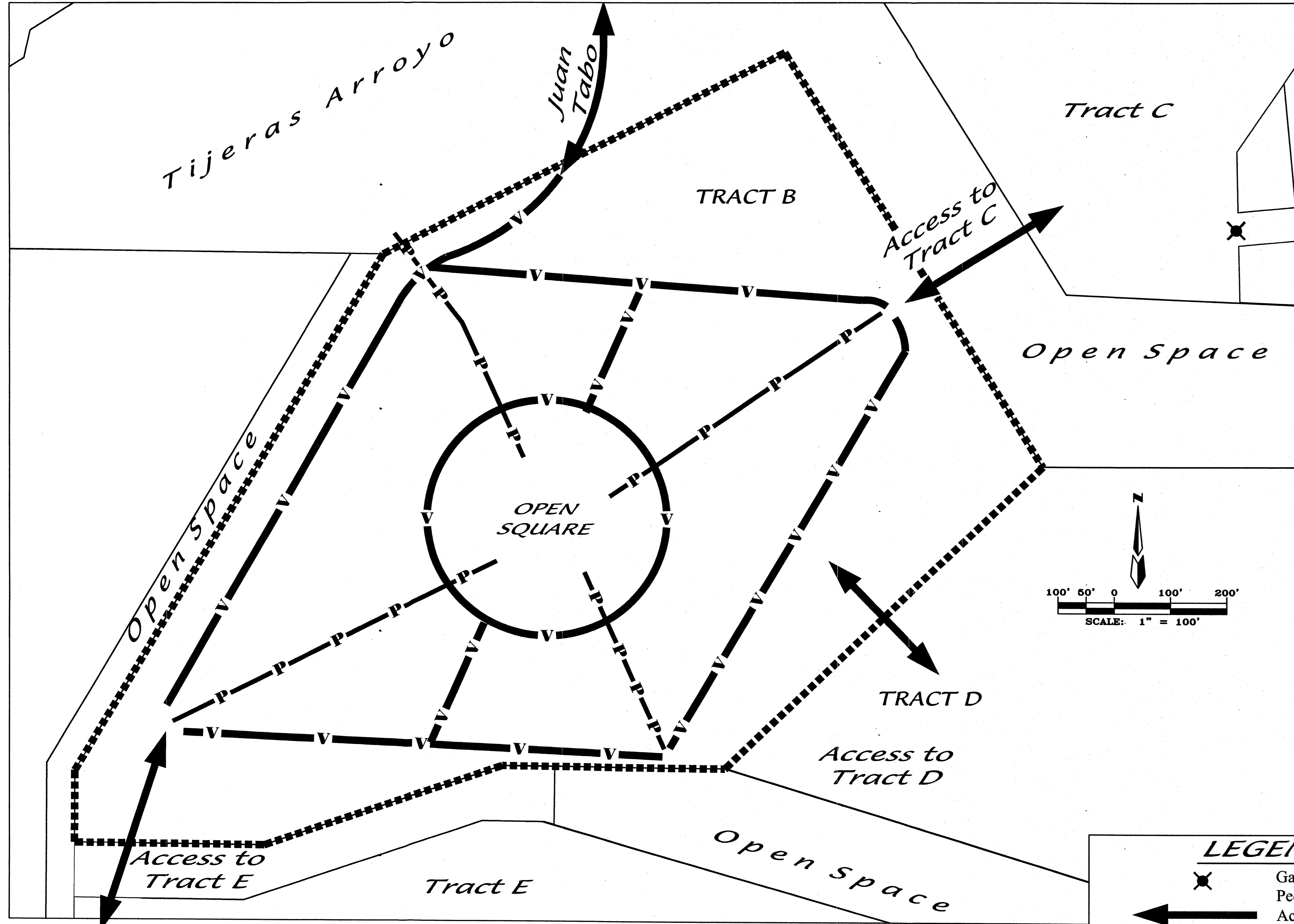
- Project Boundary
- ⊗ Pedestrian/Bicycle access only.
- ⊕ Gated, emergency Vehicles Pedestrian/Bicycle access.
- ↔ Vehicular Ingress/Egress

JUAN TABO HILLS, LLC  
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 CORRALES, NEW MEXICO 87048

3 of 6 **dmg** MARK GOODWIN & ASSOCIATES, P.A.  
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 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505)828-2200, FAX (505)797-9539

# JUAN TABO HILLS VILLAGE SQUARE

## TRACT B: SITE PLAN FOR SUBDIVISION



**PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TRAILS AND SIDEWALKS:**  
Existing non-vehicular access to and throughout the site will be provided within the proposed open space system. Other internal links to the existing Tijeras Arroyo system are provided via new open space and park areas. A sidewalk along Juan Tabo Hills Boulevard provides a hard surface for nonvehicular ingress/egress through the site. Internal sidewalks for individual residential subdivisions will be provided to the satisfaction of the City Traffic Engineer, as necessary, at the time of platting.

**VEHICULAR ACCESS:**  
Juan Tabo Hills Drive is the proposed single vehicular access to this area. It will connect with the Gibson / Southern / Juan Tabo Boulevard facility on the north. Secondary, gated, emergency-access-only on the east boundary of the site may be provided by unpaved, access controlled links with Via Posada Drive, Raton Road, or Rio Arriba Avenue. These routes are proposed for the mutual benefit of both the Four Hills Area and Juan Tabo Hills under emergency conditions.

**BICYCLE AND EQUESTRIAN:**  
A 5-foot dedicated bike lane is provided in each direction on Juan Tabo Hills Drive. Equine routes will connect to existing AMAFCA facilities along soft-surface trails located along open space corridors.

**MAXIMUM BUILDING HEIGHT**  
Maximum building height in the village square shall be as regulated by the C-2 zone.

**MAXIMUM TOTAL DWELLING UNITS or NON-RESIDENTIAL FLOOR AREA RATIO**  
Maximum floor area ratio (F.A.R.) shall be 0.25. Maximum floor area ratio shall be 0.25 in its non-residential area and the maximum number of units shall be 160. The maximum number of residential units for the remainder of the site shall be 1040.

**JUAN TABO HILLS - "VILLAGE SQUARE" ZONING CATEGORIES AND REQUIREMENTS**

- The "SU-1 for Village Square" consists of:
- C-2 uses with exclusions, 7.5 acres maximum;
  - O-1 uses, 4.5 acres maximum;
  - R-T uses, 160 dwelling units maximum; and
  - Open-air Activity Areas for special events, open market vending, community gatherings, shared parking and recreational activities, 5 acres minimum.

The land use breakdown is as follows:

R-T	160 Dwelling Units	11 acres	37% of Village Square
C-2	326,700 gross sf @ .25 FAR	7.5 acres	25% of Village Square
O-1	196,020 gross sf @ .25 FAR	4.5 acres	15% of Village Square
Open Area Facilities	300,564 gross sf	7.0 acres	23% of Village Square

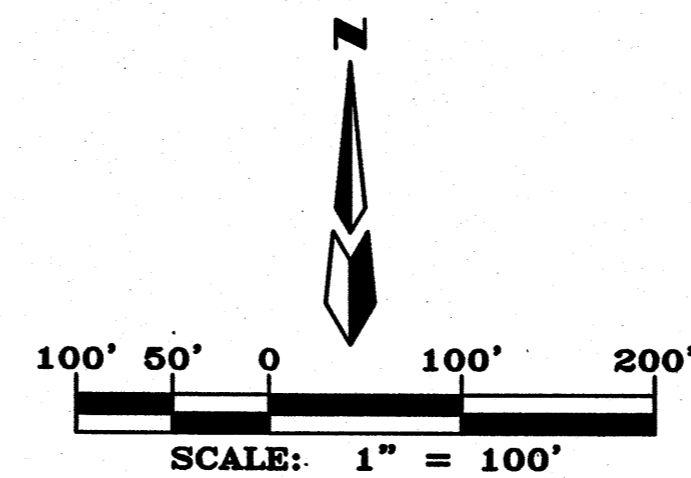
**TOTALS (Gross)** 30 acres 100% of Village Square

This focal area is proposed to create a landmark for the community, provide basic services for the residents; and serve as an interface with the public recreational activities and facilities in the adjacent areas. Mixed use clustered structures will allow up to a 1.0 FAR. Stand alone structures for retail uses will require a 0.25 FAR.

Some of the community features anticipated within the village square include - town home clusters, mixed use with home and business combinations, lofts, specialty stores, day care, retail stores, church, gathering hall, sport / recreational facilities, bed & breakfast, quality restaurant with full service liquor, convenience store with gas pumps and office space (doctor, insurance, general).

Parking requirements will follow the standard ratio for stand alone structures with an FAR of 0.25. Parking requirements for the mixed use clustered structure development with an FAR of 1.0 will be provided in common / shared parking areas within the open area facilities for special events, open market vending, community gatherings and recreational activities.

The design of the village square will reflect a typical New Mexico style "Town Plaza" with a similar architectural theme. Vehicular access and parking will be provided in the village square with limited points of entry. Exclusive pedestrian access to the interior "Plaza / Square" will be provided at each corner.



**PROPOSED USES: "TRACT B" OF JUAN TABO HILLS**

**SU-1 FOR (VILLAGE SQUARE).** The "village square" will provide for a variation of land uses allowed for in the C-1 and C-2 zoning categories. The uses will enable the development of a village center with opportunities for residential, retail, office and outdoor events / activities to serve the overall Juan Tabo Hills community. Intense uses such as drive thru restaurants, warehousing & storage, etc. are not permitted. See attached listing of permitted land uses. Architectural, special events and land use enforcement within the village square will be under the control of the Juan Tabo Hills Community Association. This association will be comprised of home and business owners.

**ARCHITECTURE:**

Pueblo, Territorial, Northern New Mexico themes in traditional or contemporary styles. Parapet, slate tile or metal roofs. Stucco, rammed earth, CMU or adobe veneer. Limited range of stucco colors. Yard walls, accessory structures to match building surface coloring.

**LANDSCAPING:**

Xeriscaped front yards to blend with natural landscape. Minimal turf areas, not to exceed 10% of gross lot area. Encourage development and preservation of natural terrain of open space, paths and arroyos.

**STREETSCAPE:**

Open space and paths (compacted earth where possible) with developed natural vegetation. Landscaped pedestrian and bicycle paths leading to open spaces / arroyos. Clustered development allows for visual connection to arroyos and paths. Building, wall and landscape palettes define Juan Tabo Hills. Architectural styles define Juan Tabo Hills. Bridges, lighting and monuments designed to lend interest, identity and place.

**LOWEST RESIDENTIAL DENSITY (SINGLE FAMILY DETACHED)**

Defined "building envelopes" of individual structures for grading purposes.

**Restricted:**

- Minimal native landscape disturbance.
- Green landscaping within courtyards.
- Garden walls to match building style and finish and stay within building envelope.
- Architectural style.
- Exterior lighting.

**HIGHEST DENSITY RESIDENTIAL (TOWNHOMES)**

Define clustered lot and in special circumstances common-wall development concepts for grading purposes.

**Restricted:**

- Land disturbance.
- Green landscaping within courtyards.
- Yard walls.
- Architectural style.
- Exterior lighting.

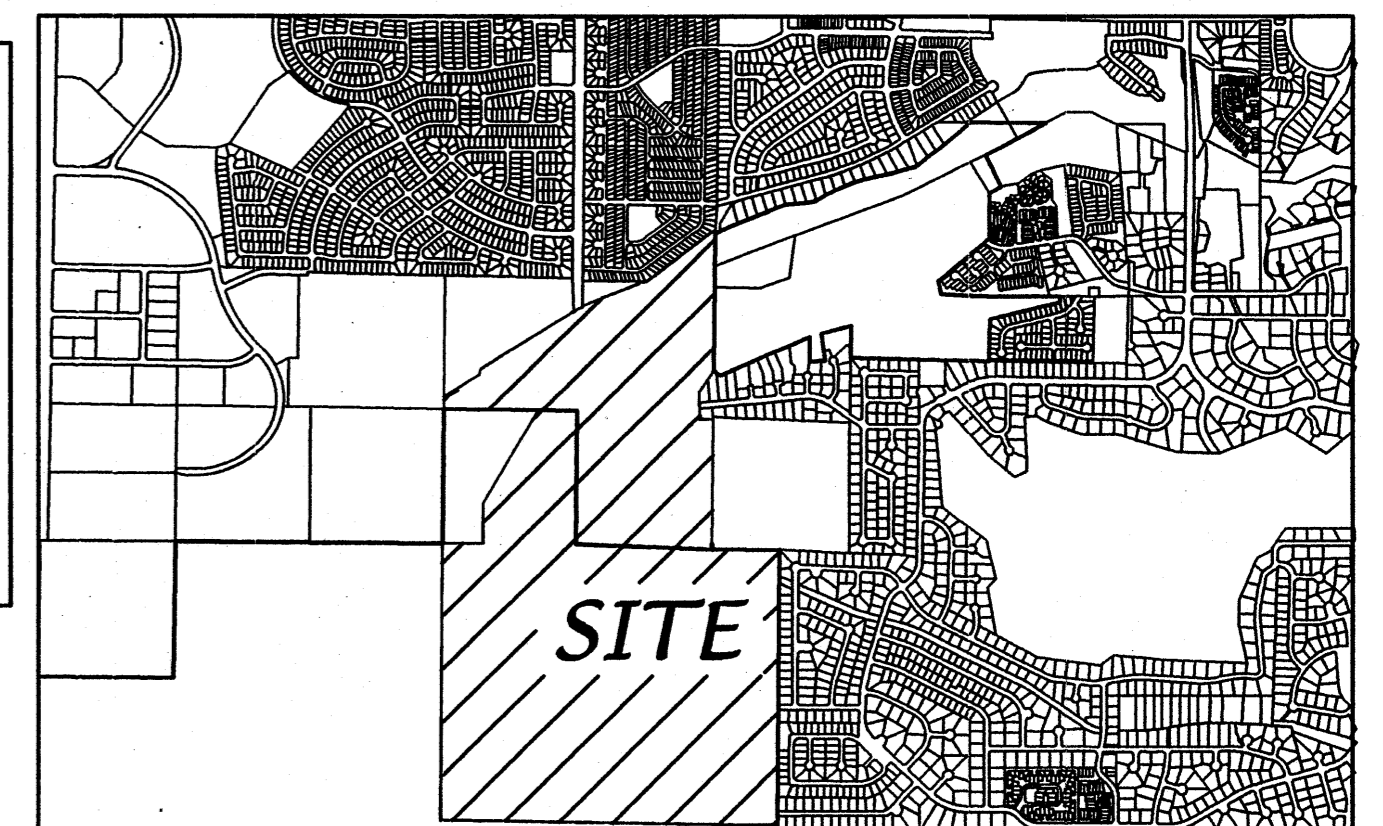
**NON-RESIDENTIAL**

**Restricted:**

- Architectural style.
- Xeriscape landscaping.
- Exterior signage.
- Exterior lighting.
- No drive thru or drive up windows for restaurants.
- Minimal parking areas with appropriate landscaping.
- Interface with and provide for open space / recreational features, i.e., trail heads.

### LEGEND

- Gated, emergency Vehicles
- Pedestrian/Bicycle access.
- Access Entries
- Vehicular Circulation
- Pedestrian Circulation
- Village Square Boundary



**SITE PLAN FOR SUBDIVISION**

JUAN TABO HILLS, LLC  
P.O. BOX 1443  
CORRALLES, NEW MEXICO 87048

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## JUAN TABO VILLAGE SQUARE DEVELOPMENT DESIGN GUIDELINES

The purpose of these Design Guidelines is to provide a framework to assist developers and designers to understand the Owner's goals and objectives to create a high quality residential and commercial development. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for the Juan Tabo Hills community. These standards are to be used as a supplement to the City of Albuquerque, Zone Code and other pertinent city ordinances. These standards shall apply to all properties within the Juan Tabo Hills Village Square.

### A. Landscape Concept

Development of an overall landscape concept will establish a framework that unifies the individual sites within the Juan Tabo Hills Village Square. To achieve a totally unified development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies. The landscape concept and the selection of the proper plant materials are extremely important as strong unifying elements for the project and fall within the existing constraints imposed by the numerous power line, drainage, and utility easements that cross the site.

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

- A mix of evergreen (coniferous and deciduous trees) shall be used within parking areas. Buffer areas shall include a mix of evergreen and deciduous trees. Parking and outdoor storage areas beneath the existing power lines shall not be permitted to have trees.
- A landscape strip of no less than 10 feet shall be maintained between a parking area and the street right-of-way.
- Seventy-five percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least twenty-five feet.
- A minimum of 15 percent of the site area (minus the building square footage) shall be devoted to landscape materials with an emphasis placed on areas with street-side exposure and or adjacent to residential properties.
- As a minimum, a 15 foot landscaped buffer is required between commercial uses and residential properties. The buffer shall consist primarily of evergreen trees which must be at least 10 feet tall when planted and be capable of reaching a mature height of twenty-five feet. The trees shall be spaced at an average of 25 feet on center.
- Appropriate landscape headers shall be used to separate the turf and groundcover areas. Header curbs shall be either 6" x 6" concrete, brick (side by side), or 1/8" x 4" steel construction.
- Landscaping regulations require that 75% of landscaped areas over 36 square feet in size must be covered with living vegetative material. High-water use turf is discouraged and shall be limited to 20% of the landscaped area. Xenscape plant material is strongly encouraged.
- \*One tree is required for each twenty-five linear feet of main public access roadways. The required trees should be informally clustered with not more than a fifty-foot gap between groupings and shall have a 60/40 mix of deciduous to evergreen trees.
- Off-Street parking areas shall have one tree for every ten (10) parking spaces except in those areas beneath the existing power lines (within the easements). In the parking areas within the existing power line, easements shall include parking islands planted with shrubs and ground cover for every ten (10) parking spaces.
- Minimum plant sizes at time of installation shall be as follows: Trees shall have a 2" caliper, or be 10 to 12 in height; shrubs and ground-covers shall be a one gallon container; and turf grasses shall be capable of providing complete ground coverage within one growing season after installation.
- An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.
- All planting areas not covered with turf shall have a ground topping of crushed rock, river rock, or similar materials, which extends completely under the plant material. All plant material, including trees, shrubs, materials, which extends completely under the plant material in a living, attractive conditions. All ground-covers, turf, wild-flowers, etc. shall be maintained by the owner in a living, attractive conditions. All areas shall be maintained free of weeds through the use of chemical spray or pervious filter material.
- The landscape treatment at prominent entries and intersections should change in terms of intensity, pattern, texture, scale, or form to highlight these areas.
- Xeriscape principles shall be applied to all landscape areas including the use of drought tolerant plant materials and water harvesting areas where practical.

### B. 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, screening devices and landscape improvements (refer to Landscape Standards). These measures are taken to ensure the aesthetic appeal of The Juan Tabo Hills Village Square.

#### Building Setbacks

Buildings shall be located on each site according to the following setback dimensions:

- 35 feet from the Juan Tabo Boulevard right-of-way and 20' for internal roadways rights-of-way.
- 10 feet from internal lot lines.

#### Parking/Circulation

To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:

- 15 feet from the Juan Tabo Hills Boulevard right-of-way, line; and 10 feet for internal roadways; and 10 feet from internal lot lines.
- The maximum allowed parking shall be equal to the required parking plus 10% unless approval by the Planning Director.
- ADA compliant parking shall be located adjacent to the building entry.
- For office buildings, pedestrian crossings shall be a minimum width of 6 feet. They should be clearly demarcated with textured paving and shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
- Shaded pedestrian access shall be provided including a clear 6 foot-wide path with adjacent trees spaced approximately 25 feet on center with planters that have a minimum interior dimension of 5 feet square (or equivalent).
- Long term Truck parking is not permitted on the interior streets within the Juan Tabo Village Square.
- For office buildings, a shaded sidewalk that is a minimum of 15 feet wide shall be provided along the entrance side of the building.
- For all other buildings, a standard sidewalk that is a minimum of 10 feet wide shall be provided along the entrance side of the building. Shade can be provided at intervals of approximately 25 feet on center in planters with a minimum interior dimension of 5 feet square (or equivalent).
- For office or retail buildings over 10,000 square feet or groups of buildings on the same lot whose total floor area is over 10,000 square feet, an outdoor patio space that is a minimum of 500 square feet in size with tables and seating shall be provided. The patio shall have adequate shading provided by trees and/or shade structure that integrates with building architecture.
- Convenient connections shall be provided from each building to the internal circulation system and to adjacent roadways.
- Bicycle racks shall be conveniently located near building entrances but not within pedestrian pathways or landscaped areas.

### C. Sidewalks / Bikeways

To encourage and enhance the pedestrian activity within the Juan Tabo Hills Village Square, sidewalks and/or bikeways are required in certain areas as an integral element of the street-scape. All streets within the subdivision are required in certain area as an integral element of the street-scape. All streets within the Master Plan Area are required to have sidewalks or pedestrian trails.

- Pedestrian connection shall be provided to physically connect the Village Square to Adjacent open space areas, trails, and neighborhoods.
- Sidewalks shall be provided along public rights-of-way at a minimum of 4 foot width and shaded by trees planted 25 feet on center. Pedestrian trails must be a minimum of 10 feet in width.

### D. Screening Walls and Fences

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 the above service functions shall be away from any street or pedestrian area, whenever practical. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities. Walls and fences will also serve a major screening function within the Juan Tabo Hills Village Square.

The following are standards to ensure effective screening of negative walls, and earthen berm elements:

- All parking areas shall be screened from adjacent streets with a combination of plant materials, walls, and earthen berms. Such screening shall have a minimum height of 3 feet. Employee and customer / client parking areas shall be screened from adjacent properties. Appropriate signage and/or highlighted landscaping should be used to direct visitors.
- Areas for the storage of high profile delivery / transport vehicles shall be screened from adjacent streets and properties with a masonry wall of no less than 6 feet in height above adjacent grade and have a maximum height of 10 feet.
- All outdoor refuse containers shall be screened within a minimum 6 foot tall masonry enclosure, which is large enough to contain all refuse generated between collections.
- The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the building with compatible materials and colors utilized. Refuse enclosures shall include gates if they are located adjacent to public rights-of-way.
- Refuse collection areas should not be allowed between the street and building front wherever practical.
- When security fencing is required, it should be a combination of masonry pillars or short solid wall segments combined with decorative wrought iron or similar decorative fencing. The use of chainlink fencing or any kind of wood fencing is not permitted between the building and any street right-of-way. Security fencing shall be compatible with the architectural theme of the building.
- Outdoor storage areas are permitted provided they shall be fenced and screened from adjacent public rights-of-way with vines, solid fencing, and/or shrubs. Outdoor storage shall not be permitted on any lot adjacent to Juan Tabo Hills Boulevard.
- Barbed wire or concertina wire are not allowed in the Juan Tabo Hills Village Square.
- Loading docks visible from residential areas shall be screened by walls which match building architecture, material, and color.

### E. Lighting Standards

In order to enhance the safety, security and visual aesthetics of the Juan Tabo Hills Village Square, careful consideration must be given to lighting design and features. To ensure a quality development, it is important to consider the daytime appearance of lighting fixtures. The lighting element is another site feature which contributes to the overall character of the development.

The maximum height for lighting fixtures shall be:

- 16 feet for all walkways and entry plazas.
- 20 feet for street lights and parking area lights (restricted to 16 feet within 150 feet of residential). 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 light to enhance the identity of the building and the appealing ambience of the total community.
- The use of spread lighting fixtures are required to accent landscapes and walkways. Up-lighting fixtures are not permitted.
- Required Street Light specifications: To be determined.
- All site lighting fixtures, shall be fully shielded of a full out type. The color of fixtures must compliment the architecture.

In addition to the guidelines listed below, all lighting shall be consistent with the provisions of the State of New Mexico's Night Sky Ordinance. The following are additional standards for the design of the lighting system:

- Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
- All light fixtures shall be shown as fully shielded horizontal lamps with no light, lens, or bulb protruding below the bottom of the cut-off fixture in order that no fugitive light shall escape beyond the property line and no "site illumination" light source shall be visible from the site perimeter.
- All light fixtures for pole and building mounted lights shall be fully shielded in order to prevent light spillage, with no light lens or bulb protruding below the fixture.
- A design objective of the site lighting system must be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

### F. Signage Standards

The signage standards were developed as reasonable criteria to regulate the size, location, type, and quality of sign elements within the Juan Tabo Hills Commercial area. 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.

The following are general guidelines for signage design and placement:

- No off-premise signs are allowed.
- Signs shall be limited to wall signs and free-standing monument signs.
- All elements of a sign shall be maintained in a visually appealing manner.
- One wall sign shall be permitted per facade per business.
- One free-standing business monument sign shall be permitted per street frontage per premises; a second free-standing sign is permitted on any given street frontage greater than 1,500 linear feet.
- The height of a business monument sign shall not exceed 4 feet and the sign face shall not exceed 32 square feet.
- Individual buildings are allowed facade mounted signs whose area shall not exceed 6% of the area of the facade to which it is applied.
- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.
- The height of a wall sign shall not exceed the height of the wall to which it is attached.
- The project is allowed two Project entry signs at the access points on Juan Tabo Hills Boulevard. The height of the free-standing Project entry signs shall not exceed 12 feet. The size of the sign face shall not exceed 75 square feet.

- No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights (including searchlights used for promotional events).
- Signs that are portable, fixed on a moveable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or moveable vehicles, or easily moveable in any manner are not permitted.
- Signs located on rocks, trees, or other natural features are not permitted.
- Vinyl banner signs, vehicles used as sign mediums, roof mounted signs, and time/temperature signs are not permitted.
- All signage shall be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.
- No sign shall overhang into the public right-of-way or extend above the building roof line.
- No illuminated signage shall face any residential area, except along Juan Tabo Hills Boulevard.

### G. Site / Architectural Objectives

#### Site

The creation of an active pedestrian environment in the Juan Tabo Hills Village Square is dependent upon creative site and architectural design. It is the Owner's desire to have the individual sites within the Park linked together as well as the surrounding neighborhoods. Important to the formation of a pedestrian-oriented development is the relationship between the buildings and the street.

- Parking areas shall be designed so that pedestrians walk parallel to moving cars. Site layout should minimize the need for pedestrians to cross parking aisles and landscaped islands.
- Pedestrian linkages shall be clearly visible and highlighted with enhanced paving.
- Parking areas shall be designed to include a pedestrian link to the street sidewalk network.
- All parking facilities adjacent to the streets be screened with low walls and/or landscaping. Such screening shall have a minimum height of 3 feet.
- All pedestrian paths shall be designed to be accessible to the handicapped (See Americans with Disabilities Act criteria for barrier free design).
- Pedestrian access and circulation shall provide direct connections from sidewalks to building entrances that minimize pedestrian/vehicular conflicts. All pedestrian ways and paths shall be at least 6 feet clear and lined with shade trees in 5' x 5' planters, spaced 25 feet on center.

#### Architectural

The architectural objective is to create a site that is visually integrated through the use of a few select architectural styles. The recommended styles have many similarities of scale, proportion, massing, and color. Stucco, split face, or masonry block shall be used as the primary surface treatment. Metal siding is not allowed as a primary surface but is allowed as an accent feature.

Additionally, all buildings shall conform to the following requirements:

- Pueblo, Territorial, Northern New Mexico or Contemporary building styles.
- The maximum building height shall be 32 feet, which includes a parapet screening. All buildings along Juan Tabo Hills Blvd. shall be restricted to a height of 26 feet (including parapets) and have flat roofs with parapets.
- Buildings and structures erected within the site shall comply with all applicable zoning and building code requirements as well as other local applicable codes.
- Building design and construction shall be used to create a structure with attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations.
- Finished building materials must be applied to all exterior sides of buildings and structures.
- Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
- Entries to structures should portray a quality office appearance while being architecturally tied into the overall mass and building composition.
- Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.
- The primary building colors shall be limited to: variations of Yellow Ochre, Brown, Dull Red, Blue-gray, and Grey-Greens however, sensitive alteration of colors and materials can produce diversity and enhance architectural forms. The middle range of reflectance is of reflectance is intended to avoid very light and very dark colors.
- The staggering of planes and/or distinct articulation of building facades is required along an exterior wall elevation to create pockets of light and shadow, providing relief from monotonous expanses of individual facades.
- Highly reflective surfaces (other than windows), exposed, untreated precision block walls, and materials with high maintenance requirements are undesirable and shall be avoided.
- Earthen berms in conjunction with landscaping can be used at the building edge to reduce structure mass and height along facades.
- The roof-line at the top of the structure shall incorporate offsets to prevent a continuous plane from occurring.
- All rooftop and ground mounted equipment shall be screened from the public view by materials of the same nature as the building's basic materials.
- The top of all rooftop equipment shall be below the top of parapet or screened from view from the public rights-of-way.
- Screen walls shall screen all ground mounted equipment with the top of equipment below the top of screen wall.
- All out buildings and canopies shall be architecturally integrated and compatible in material and design.
- No freestanding cell towers or antenna shall be permitted; antenna shall be integrated into the building architecture.
- No plastic or vinyl building panels, awnings, or canopies are permitted (metal panels are permitted as an accent feature only).
- Parapets and/or architectural tents shall be used to screen mechanical equipment and penetrations from the development into adjacent properties.
- No generic franchise architecture shall be allowed.
- Wall materials should be chosen that will withstand abuse by vandals, easily repaired, or accidental damage by machinery.
- ATM's shall be architecturally integrated with building design.
- Outdoor storage is permitted within Juan Tabo Hills Subdivision and shall be screened from view from public rights-of-way with a solid fence or wall that is a minimum of 6 feet and a maximum of 10 feet in height. No outdoor storage is permitted on adjacent to Juan Tabo Hills Boulevard

### H. Utilities

To mitigate the negative visual image presented by some utility equipment and to ensure the overall aesthetic quality of the Juan Tabo Hills Village Square:

- All new electric distribution lines within the Park shall be placed underground.
- When an above-ground back-flow prevention device is required, the heated enclosure should 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.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and vegetation when viewed from the public right-of-way.

## JUAN TABO HILLS VILLAGE SQUARE SITE DEVELOPMENT PLAN FOR SUBDIVISION



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Scale: 1" = 100'	Date: 9/25/2008	Job: A07083	

**JUAN TABO HILLS VILLAGE SQUARE  
PERMISSIVE USES**

A Maximum 30 acre site. Reference to zoning code meant the City of Albuquerque Zoning Code

- Land uses allowed -
- **residential (R-T)** (160 dwelling units maximum, using R-T requirements, 26 foot height maximum, mixed-use structures are encouraged.)
- **retail (C-2)** (FAR of .25 for stand alone structures, C-2 uses with excluding drive-up restaurants and sale of package liquor for off-site consumption. Mixed-use structures are encouraged.)
- **office (O-1)** (Standard O-1 uses, schools, churches, libraries, public service substations, community hall, etc; mixed-use structures are encouraged)
- **open-air facilities** (Special events & public gatherings areas, open market vending, activity areas shared parking, swimming pool, play courts/fields, trail heads, parks with tables and seating, etc.)

The applicant desires to develop the property with an overall density of five (5) dwelling units per acre, preserve unique geological areas, and contribute to the extensive recreational system proposed for the Tijeras Arroyo. The village square contains 30 acres of retail, office, residential (160 du's max.) and recreational /open area facilities which are proposed to serve the needs of the residents; and to provide an interface with the recreational activities and facilities in the area. Some of the community type of activities anticipated within the village center include - townhouses, specialty stores, day care, retail stores, church, gathering hall, sport / recreational facility, bed & breakfast, full service liquor restaurant, convenience store with gas station, and office space (doctor, insurance, general). The range of permissive land uses in the "village square" are a variation of uses found in the C-1 (NEIGHBORHOOD COMMERCIAL) and C-2 (COMMUNITY COMMERCIAL) zones.

Permissive uses, provided there is no outdoor storage or activity, are as specifically allowed below:

- (1) Institution:
  - (a) Church or other place of worship, including incidental recreational and educational facilities. Incidental uses allowed include but are not limited to an emergency shelter operated by the church on the church's principal premises which is used regularly for public worship, notwithstanding special limitations elsewhere in this Zoning Code.
  - (b) Club, provided there is no liquor license.
  - (c) Library.
  - (d) Museum.
  - (e) Schools, including a private school which serves to provide basic education to children as is provided in public schools in grades K through 12, and excluding all other private schools.
- (2) Office.
- (3) Office machines and equipment sales and repair.
- (4) Park-and-ride temporary facilities.
- (5) Public utility structure, provided its location is in accord with an adopted facility plan and a site development plan for building permit purposes has been approved by the Planning Commission.
- (6) Retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair:
  - (a) Arts and crafts objects, supplies, plus their incidental creation provided there is little or no reproduction of substantially identical objects.
  - (b) Auto parts and supply.
  - (c) Books, magazines, newspapers, stationery, provided that no such material is advertised to be forbidden to be sold to minors.
  - (d) Christmas trees, including outside sales, provided the use is limited to 45 days in one calendar year.
  - (e) Clothing, shoes, dry goods.
  - (f) Cosmetics, notions, hobby supplies.
  - (g) Drugs, medical supplies.
  - (h) Flowers and plants, including minor and
  - (i) Food and drink for consumption on premises or off, provided
    - 1. There shall be no drive-in restaurant, and
    - 2. Alcoholic drink may be sold only under a restaurant license for sale of beer and wine, as provided by Section 60-6A-4 NMSA 1978.
  - (j) Furniture, household furnishings, and appliances.
  - (k) Gasoline, oil, liquefied petroleum gas, including outside sales.
  - (l) Hardware, building materials, provided it is in a completely enclosed building.
  - (m) Jewelry.
  - (n) Musical instruments and supplies.
  - (o) Pets, provided there is no outside pen. One outside exercise run is permitted, provided it is enclosed with a solid wall or fence at least six feet high, and no more than one animal is permitted in the run at any one time.
  - (p) Photograph equipment.
  - (q) Sporting goods.
- (7) Services:
  - (a) Automobile, bicycle and motorized bicycle (moped) repairing, but no body work. Repairing shall be done within a completely enclosed building at least 20 feet from any residential zone.
  - (b) Banking, loaning money, Drive-in facilities permitted on the condition the vehicle movement plan is approved by the Traffic Engineer.
  - (c) Barber, beauty.
  - (d) Car washing.
  - (e) Day care center.
  - (f) Dry cleaning, laundry, clothes pressing, provided:
    - 1. Only nonflammable or noncombustible materials are used in the cleaning process.
    - 2. The number of persons employed in the establishment is limited to three, excluding pressers, office, clerical, or delivery personnel.
    - 3. That portion of the structure in which any cleaning process is done is at least 50 feet from any residential zone.
  - (g) Games, electronic and pinball, provided:
    - 1. They are within a completely enclosed building; and
    - 2. If the games are within 100 feet of a residential zone there shall be no more than four game machines per business.
  - (a) Health Gymsnasiums.
  - (b) Instruction in music, dance, fine arts, crafts, modeling; training of dogs which are not boarded on the premises.
  - (c) Interior decorating.
  - (d) Medical or dental laboratory.
  - (e) Parking lot, as regulated in the O-1 zone.
  - (f) Pet grooming.
  - (g) Photography, photocopy, except adult photo studio.
  - (h) Repair of shoes, household equipment.
  - (i) Small animal clinic.
  - (j) Tailoring, dressmaking.
  - (k) Taxidermy.
- (8) Storage structure or yard for equipment, material, or activity incidental to a specific construction project, provided it is of a temporary nature and is moved after the specific construction project is completed, or work on the project has been dormant for a period of six or more months, and further provided that it is limited to a period of one year unless the time is extended by the Planning Director.
- (9) Uses or activities in a tent, if the uses or activities are listed elsewhere in this subsection, provided:
  - (a) The tent may not be erected for more than seven days at a time and may not be erected more than two times a year on a given premises; and
  - (b) There is sufficient paved off-street parking available on the premises to meet the parking requirements for all uses on the premises, including the activity in the tent. The Zoning Enforcement Officer shall approve the site plan for the tent, which shall demonstrate adequate parking and vehicle circulation, prior to erection of the tent; and
  - (c) There are toilet facilities on the premises available to the users of the tent; and
  - (d) The City Fire Marshal or his authorized representative gives prior approval of the tent as meeting the requirements of Chapter 14, Article 2, Fire Code.

- (10) Wireless Telecommunications Facility, provided that the requirements of § 14-16-3-17 of the Zoning Code are met, and as specifically allowed below:
  - (a) A free-standing wireless telecommunications facility, up to 65 feet in height.
  - (b) A collocated free-standing wireless telecommunications facility, up to 75 feet in height.
  - (c) A face-mounted wireless telecommunication facility.
  - (d) A roof-mounted wireless telecommunications facility, up to 6 feet above the parapet of the building on which it is placed.
  - (e) A concealed wireless telecommunications facility.
  - (f) A Community Identity Feature, if it is approved by the Planning Commission pursuant to § 14-16-3-17 of the Zoning Code.
  - (g) A wireless telecommunications facility for which all antennas are mounted on an existing vertical structure
- (11) Community Residential Program except not either Community Residential corrections program or Community residential program for substance abusers: up to 18 client residents, provided that the standards of § 14-16-3-12 of the Zoning Code are met.
- (12) Drive-up service window, except where listed as permissive in this zone, provided that the vehicle movement plan is approved by the Traffic Engineer, and further provided that the service window and any associated order board are located at least 75 feet from any residential zone. Drive-up service windows in existence upon the effective date of the Zoning Code shall be considered as approved conditional uses.
- (13) Dwelling unit (house, townhouse, or apartment), provided usable open space is provided on-site in an amount equal to 400 square feet for each efficiency or one-bedroom dwelling unit, 500 square feet for each two-bedroom dwelling unit, and 600 square feet for each dwelling unit containing three or more bedrooms.
- (14) Games within a completely enclosed building, operated for profit, and not permissive in this zone.
- (15) Kennel, provided:
  - (a) It is in a completely enclosed building.
  - (b) It is no closer than 30 feet from any residential zone.
  - (c) The noise from the kennel does not exceed the ambient noise level as defined in § 9-9-2, Noise Control, when measured 30 feet from any exterior wall of the kennel.
- (16) Outdoor storage or activity except as specifically listed as a permissive or conditional use in this section and as further provided below:
  - (a) The outdoor storage or activity is part of a use on the same premises, which use is a permissive only within a building in this zone.
  - (b) Outdoor uses which would impact their environs with appearance, light, noise, odor, or similar environmental problems likely to be unpleasant to neighboring premises and uses shall not be approved.
  - (c) Outdoor conditional uses may justify special buffering to prevent the activity from negatively impacting adjacent land.
- (17) Park-and-ride joint-use facilities, if it is determined that under the conditions imposed there will not be a shortage of on-site parking for the activities on the site; in such situations, no parking variance is required.
- (18) Photo direct off-set printing, perforating, scoring, cutting, and other light duty printing services provided:
  - (a) The number of persons engaged in the business is limited to five excluding secretarial, clerical, and delivery personnel; and
  - (b) Activities or products are not objectionable due to noise, vibration or other cause.
- (19) Schools, other than public.
- (20) Restaurant serving full service liquor, provided that the restaurant is located within a shopping center site for which a site development plan has been approved.
- (21) Wireless Telecommunications Facility, Roof-Mounted, up to 20 feet above the parapet of the building on which it is located, provided that the requirements of § 14-16-3-17 of the Zoning Code are met.
- (22) Clinic.
- (23) Copying, blueprinting.
- (24) Institution:
  - (a) Day Care Center.
  - (b) Library.
  - (c) Museum.
  - (d) School, including caretaker's mobile home.
- (25) Retailing of any consumer product and provision of any customer, personal, or business service, except hospitals for human beings and transit facilities, provided it is not listed as a conditional use in this zone, or as a permissive or conditional use listed for the first time in the C-3 zone, and with the following limitation:
  - (a) Alcoholic drink sales for consumption off premises:
    - 1. are limited to building area which is not within 500 feet of a residential zone; and
    - 2. shall not include the sale of broken packages or the following packages within 500 feet of a pre-elementary, elementary or secondary school, a religious institution, a residential zone, a city owned park or city owned major public open space:
      - A. distilled spirits, as defined in the New Mexico Liquor Control Act, in any package that contains less than 750 milliliters;
      - B. beer, as defined in the New Mexico Liquor Control Act, in any single container; and
      - C. fortified wines with a volume of alcohol of more than 13.5 percent.
  - (a) Building materials, provided they are in a completely enclosed building or within an area enclosed on all sides by a wall or fence at least six feet high which must be solid when it faces or is contiguous to land not zoned C-2, C-3, M-1 or M-2.
  - (b) Circus or Carnival operation outdoor or in a tent, provided:
    - 1. The use is located at least 300 feet from a dwelling in a residential zone;
    - 2. The use is permitted at one location for a period not to exceed seven days in any calendar year;
    - 3. Hours of operation, including erection and dismantling of equipment are:
      - A. If the use is located between 300 feet and 500 feet from a dwelling, between 7:30 a.m. and 10:30 p.m.;
      - B. If the use is located 500 feet or more from a dwelling, between 6:00 a.m. and 11:30 p.m.;
    - 4. There is sufficient off-street parking available on the premises to meet parking requirements for all the uses on the premises. The Zoning Enforcement Officer shall approve a site plan which shall demonstrate adequate parking and vehicle circulations;
    - 5. There are toilet facilities on the premises; and
    - 6. The City Fire Marshal or his authorized representative gives prior approval of any tent as meeting the requirements of Chapter 14, Article 2, Fire Code.
  - (d) Dry cleaning, laundry, clothes pressing, provided:
    - 1. Only cleaning fluid which is not flammable at temperatures below 138.5 Fahrenheit may be used;
    - 2. The number of persons engaged in operating a laundry or dry cleaning establishment is limited to five, excluding pressers, office, clerical, or delivery personnel;
    - 3. That portion of the structure in which any cleaning process is done is at least 50 feet from any residential zone.
  - (a) Flowers and plants, including outdoor sales.
  - (b) Gasoline, oil, and liquefied petroleum gas retailing, including outdoor sales, but not truck plazas.
  - (c) Golf driving range, miniature golf course, baseball batting range, located in a building or outdoors, provided fencing or other suitable device is employed to insure that balls are not hit out of premises.
  - (d) Hospital for animals, provided it has no outside pens. One outside exercise run is permitted, provided it is enclosed with a solid wall or fence at least six feet high, and no more than one animal is permitted in the run at any one time.
  - (e) Parking lot, as regulated in the O-1 zone.
  - (f) Pets, as regulated in the C-1 zone.
  - (g) Sample dwelling unit used to sell such units, including incidental sales office activity.
  - (h) Secondhand store, including outside storage in the side or rear yard and if enclosed by a solid wall or fence at least six feet high.
  - (i) Stand or vehicle selling fruit, vegetables, or nursery stock, provided it is limited to a period of 90 days in any calendar year. However, one renewal for an additional 90 days may be permitted by the Planning Director.
- (26) Wholesaleing of jewelry.

- (27) Church or other place of worship, including incidental recreational and educational facilities. Incidental uses allowed include but are not limited to an emergency shelter operated by the church on the church's principal premises which is used regularly for public worship, notwithstanding special limitations elsewhere in this Zoning Code.
- (28) Emergency shelter, provided the standards of § 14-16-3-13 of the Zoning Code are met.
- (29) Fire wood sales.
- (30) Parking of more than two truck tractors and two semitrailers for over two hours.
- (31) Pony riding without stables, provided it is located at least 300 feet from a dwelling which is a conforming use.
- (32) Retail business in which products may be manufactured, compounded, processed, assembled, or treated, as an accessory use, including carpentry, plumbing, sheet-metal working, upholstery, sign painting, making of metal stamps, catering, baking, confectionary making, or jewelry or curio making, provided:
  - (a) All activities are conducted within a completely enclosed building.
  - (b) The number of persons engaged in the manufacturing, processing, assembling, or treating of products is limited to ten, excluding office, clerical or delivery personnel.
  - (c) Activities or products are not objectionable due to odor, dust, smoke, noise, vibration, or other cause.

**EXCLUSIONS**

The following uses are excluded -

- (1) Antenna, up to 65 feet in height (Non - telecommunications related);
- (2) Radio and television station;
- (3) Auto, trailer, and truck rental, service, or storage;
- (4) Bicycle and motorized bicycle (moped) sales and rental;
- (5) Fireworks sales;
- (6) Mortuary;
- (7) One mobile home for a watchman or caretaker on the same premises;
- (8) Recycling bin as an accessory use on the site;
- (9) Storage of household goods, office records, equipment or materials;
- (10) Clubs;
- (11) Pawnshop;
- (12) Vehicle sales, rental, service, repair, and storage, both indoor and outdoor, i.e., display and storage of stock in trade;
- (13) Painting and major automotive repair;
- (14) Truck terminal;
- (15) Outdoor vehicle storage as a principal business;
- (16) Fast-food Drive-in restaurant;
- (17) One mobile home for a watchman or caretaker on the same lot with commercial uses;
- (18) Automobile dismantling;
- (19) Sheet metal working;
- (20) Adult amusement establishment, adult book store, adult photo studio, and adult theater;
- (21) Cold storage plant;
- (22) Drive-in theater;
- (23) Mobile home development;
- (24) Public utility structure which is not permissive;
- (25) Tire recapping or retreading; and
- (26) Transfer or storage of household goods.

**JUAN TABO HILLS VILLAGE SQUARE  
SITE DEVELOPMENT PLAN FOR  
SUBDIVISION**

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