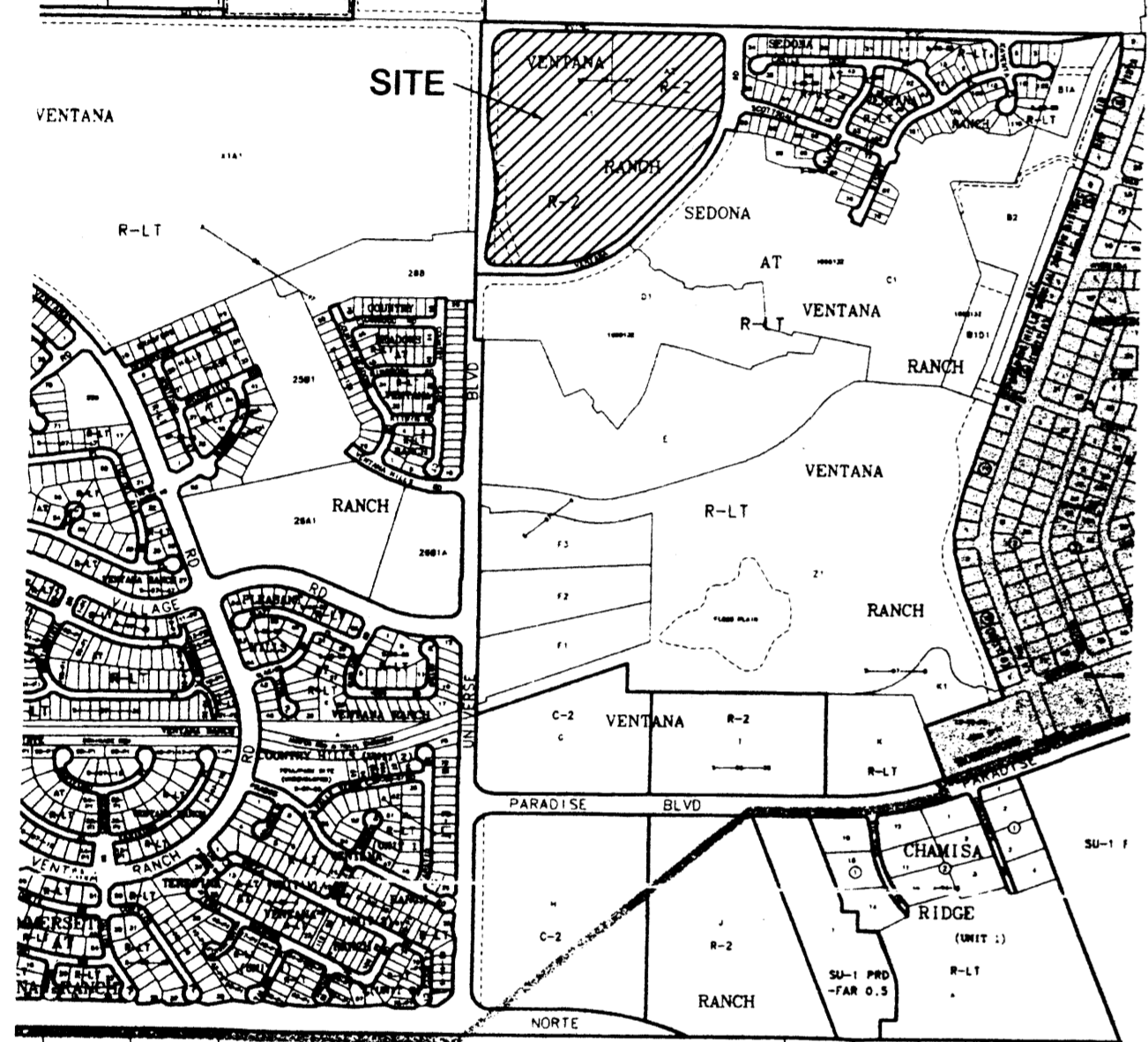
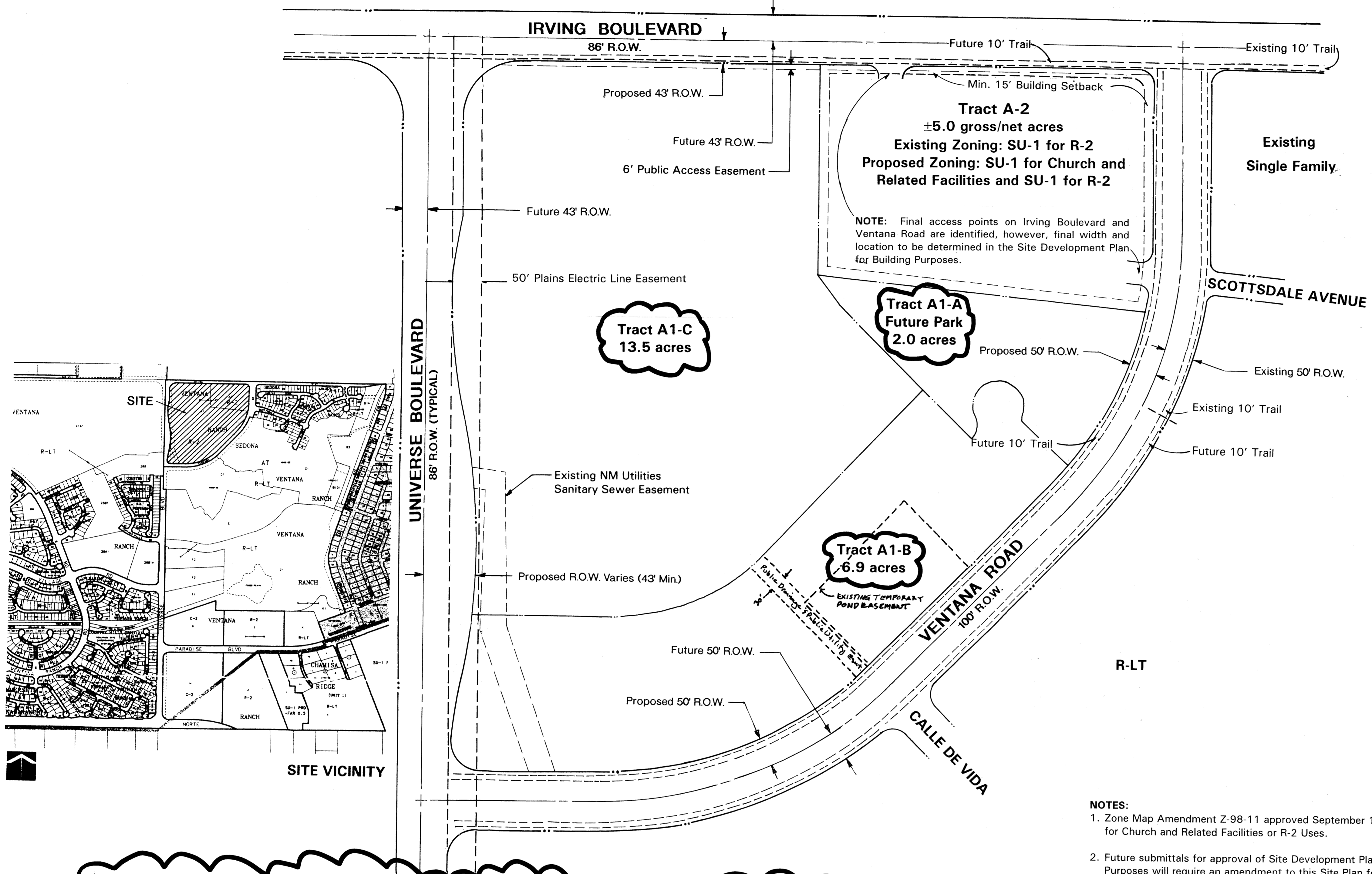


PROJECT 1002250



**Site Development Plan for Subdivision:
Required Information for Tract A-2, 5.0 acres**

THE SITE: The site consists of 1 lot containing ±5.0 acres.

PROPOSED USE: The proposed zoning is SU-1 for Church and Related Facilities and SU-1 for R-2. Related Facilities shall be deemed to include Office(s), Day Care, Classroom(s), and Meeting Room(s) with Kitchen Facilities.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS: Access point to/from Ventana Road is aligned with access point on east side of street, approximately 365 feet from intersection. Another access point is identified on Irving, approximately 500 feet from intersection. If a park develops adjacent to site, pedestrian access shall be provided in accordance with a Site Development Plan for Building Purposes.

INTERNAL CIRCULATION REQUIREMENTS: An internal network of pedestrian and bikeway pathways shall be provided and included in future site plans for building purposes per the Ventana Ranch development requirements.

BUILDING HEIGHTS AND SETBACKS: See Sheet 2, Design Guidelines.

MAXIMUM FAR: A maximum of .25 FAR shall be allowed.

LANDSCAPE PLAN: The Design Guidelines (See Sheet 2) provide for landscaping criteria. Perimeter open space and landscape buffer areas are identified. A minimum of 15 percent of the site (minus the building square footage) shall be devoted to landscape materials.

APPROVALS

PROJECT: # 1002250	
DRB: # 02DRB-01890	
EPC: # 02EPC-01461	
<i>Sheran Matson</i>	1/2/2003
Planning Director	Date
<i>Rubel Dave</i>	1-08-03
Transportation Development	Date
<i>Paul L. Bilen</i>	3/19/03
City Engineer/AMAFCA	Date
<i>Roger A. Sheen</i>	1-8-03
Utility Development	Date
<i>Christina Sandoval</i>	1/8/03
Parks and Recreation Department	Date

- NOTES:**
1. Zone Map Amendment Z-98-11 approved September 17, 1998 for SU-1 for Church and Related Facilities or R-2 Uses.
 2. Future submittals for approval of Site Development Plans for Building Purposes will require an amendment to this Site Plan for Subdivision.
 3. Approval of Site Plans for Building Purposes are not delegated.

APPROVALS

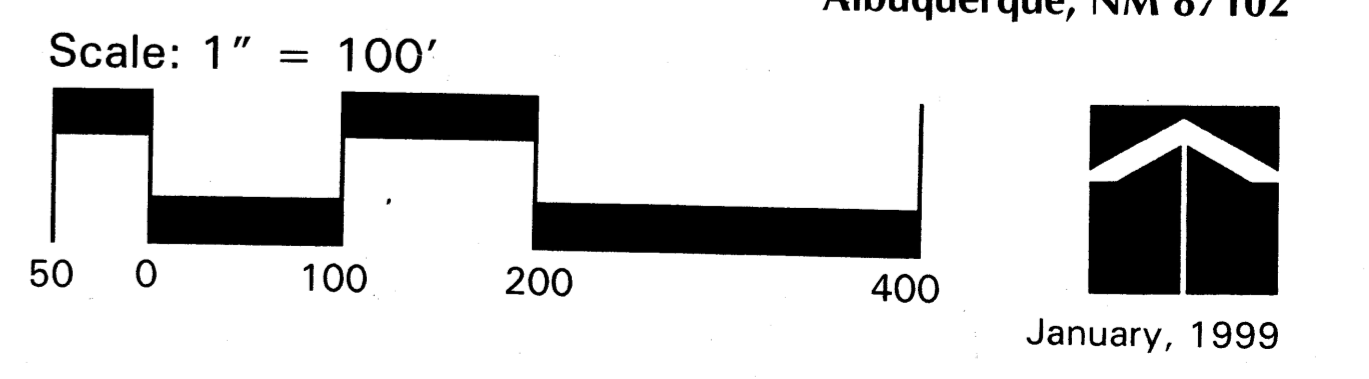
THIS SITE PLAN IS GENERALLY CONSISTENT WITH THE SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON SEPTEMBER 17, 1998 AND CONDITIONS OF APPROVAL HAVE BEEN MET.

<i>Paul L. Bilen</i>	3/18/99
Planning	Date
<i>Rubel Dave</i>	3-16-99
Transportation Development	Date
<i>Paul L. Bilen</i>	3-16-99
City Engineer	Date
<i>Roger A. Sheen</i>	3-16-99
Utility Development	Date
<i>Edward A. Stang</i>	3-16-99
CIP/Design & Development	Date
<i>OT</i>	2-15-99
New Mexico Utilities	Date

**AMENDED
SITE PLAN FOR SUBDIVISION
Ventana Ranch
Tract A-2**

Prepared for:
Las Ventanas
Limited Partnership

Prepared by:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102



**Amended Site Development Plan for Subdivision
Required Information for Tract A1-A:**

THE SITE: The site consists of 1 lot containing ±2.0 Acres.

PROPOSED USE: Neighborhood Park.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS: Pedestrian access will be provided from Tracts A2, A1-B, and A1-C as well as from Ventana Road. No vehicular access is proposed.

INTERNAL CIRCULATION REQUIREMENTS: Not Applicable.

BUILDING HEIGHTS AND SETBACKS: Not Applicable.

MAXIMUM FAR: Not Applicable.

LANDSCAPE PLAN: Not Applicable.

Required Information for Tract A1-B:

THE SITE: The site consists of 1 lot containing ±6.9 Acres.

PROPOSED USE: Single Family Homes.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS: Pedestrian access will be provided from the adjacent Neighborhood Park, Tract A1-A and via internal sidewalks. Vehicular access is proposed via an extension of Calle de Vida, NW.

INTERNAL CIRCULATION REQUIREMENTS: Not Applicable.

BUILDING HEIGHTS AND SETBACKS: Per the R-LT requirements.

MAXIMUM FAR: Not Applicable.

LANDSCAPE PLAN: Not Applicable.

Required Information for Tract A1-C:

THE SITE: The site consists of 1 lot containing ±13.5 Acres.

PROPOSED USE: Multi-Family apartments.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS: Pedestrian access will be provided from the adjacent Neighborhood Park, Tract A1-A. Vehicular access is proposed from two drives on Universe Boulevard and one drive on Irving Boulevard.

INTERNAL CIRCULATION REQUIREMENTS: Internal circulation requirements shall be provided pursuant to the required Site Development Plan for Building Permit.

BUILDING HEIGHTS AND SETBACKS: Building heights shall be provided pursuant to the R-2 zone and on the required Site Development Plan for Building Permit.

MAXIMUM FAR: Not Applicable.

LANDSCAPE PLAN: The landscaping shall be provided pursuant to the required Site Development Plan for Building Permit.

NOTE: Tracts A1-A and A1-B are not required to have Site Plans for Building Permit pursuant to the establishment of zoning (Z-94-105) condition #2 which states:
"No site development plan is required for the SU-1 for R-2 Uses zoning unless the property is developed at a density greater than 6 du's per gross acre."



Design Guidelines

These guidelines apply to Tract A-2 only if it develops as a church. This site is subject to the Declaration of Covenants, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations, and Easements for Ventana Ranch dated March 1, 1996. If developed as a residential development, requirements of the R-2 zone shall apply.

The purpose of these Design Guidelines is to provide a framework to assist the architects and designers in understanding the Ventana Ranch Church development goals and objectives for this property. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for the Ventana Ranch Church.

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. Parking areas are discouraged from being adjacent to roadways.

Parking Area Setbacks

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

- 25 feet from the R.O.W. line of the new north-south road running in front of the site.
- Landscape materials shall be used to screen parking lots, utilities and trash enclosures. A minimum landscape buffer of 15 feet shall be provided between parking lots and roadways.

Building Setbacks

- 15' from the front of any building.
- 15' from the side of any building.
- 15' from the rear of any building.

HEIGHT

- Building height shall be as regulated in the O-1 Zone.

LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the entire church 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 and the Ventana Ranch Community Association Design Review Committee. 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:

- Street trees shall be provided along roadways at a rate of one tree per 30 linear feet. They should 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.
- 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 planting areas not covered with turf shall have a ground topping of river rock, shredded bark, or similar material which extends completely under the plant material.
- Appropriate landscape headers shall be used to separate any turf and groundcover areas.
- 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 100 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.
- An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.
- Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet.
- All plant materials shall be chosen from the City of Albuquerque's Water Conservation Ordinance Plant List.

- Minimum plant sizes at time of installation shall be as follows:

Trees	2 inch caliper, or 10 to 12 feet in height
Shrubs & Groundcovers	1 gallon
Turf Grasses	provide complete ground coverage within 1 growing season after installation.

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 these elements shall be away from any street or pedestrian area. 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:

- Parking areas shall be located away from adjacent streets and properties and shall be screened with a combination of plant materials, walls, and earthen berming. Such screening shall have a minimum height of 3 feet.

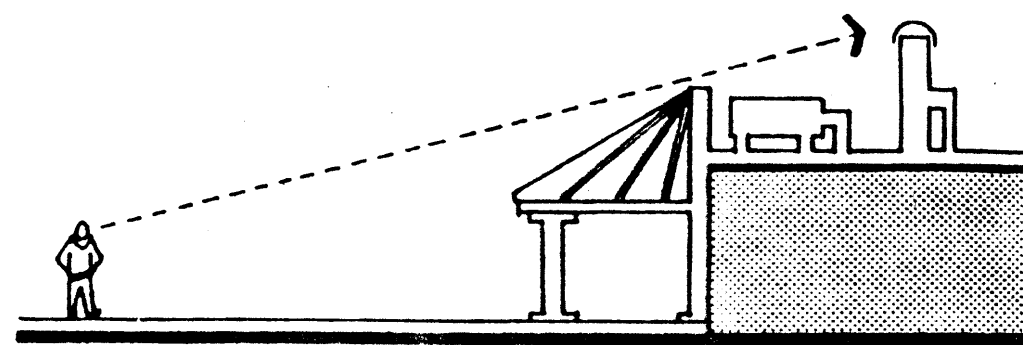


Parking areas shall be screened with a combination of materials.

- All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure which is large enough to contain all refuse generated between collections. In general, these areas should be located interior to the site.
- The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.
- No refuse collection areas shall be allowed between streets and building fronts.
- All roof-mounted and/or ground mounted equipment shall be screened from public view by materials of the same nature as the basic materials of the building.

PERIMETER FENCING

- The design of the perimeter fencing shall be compatible with the architectural theme of Ventana Ranch and shall follow the wall design guidelines as adopted by the City of Albuquerque and shall be approved by the Ventana Ranch Community Association Design Review Committee.
- Pedestrian openings shall be provided for access at key locations within the site.
- Unfinished block walls are prohibited. Split-faced block is permissible. Wall must be approved by the Ventana Ranch Community Association Design Review Committee.
- Barbed wire, chain link, or concertina wire perimeter fencing are prohibited.



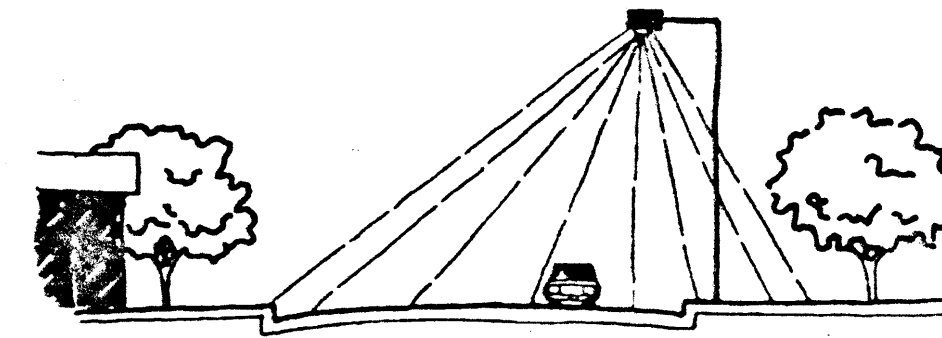
Roof-mounted equipment shall be screened from public view.

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.
- All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". Cobra lights are prohibited at this site.
- The height of street lights and parking area lights shall be limited to a maximum height of 20 feet.



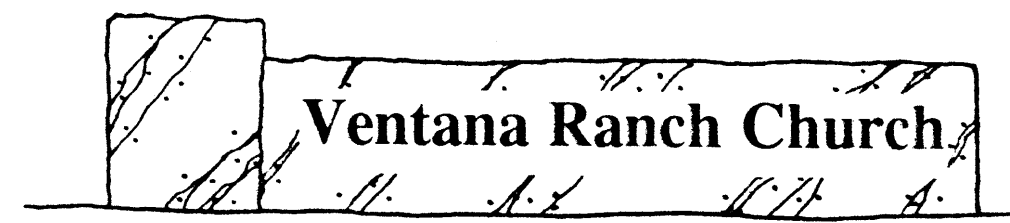
Lighting shall be shielded source.

- Required Street Light specifications: G.E. 100 watt, bronze, Luman shoe box type, with Lexington 20' bronze pole per PNM specification SL3.
- Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.

SIGNAGE 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.

- Entry signs for the church shall be monument type and shall complement the materials, color, and architectural character of the site. The maximum size allowed for monument signs is 100 square feet. Off premise signs are prohibited.



Entry signs shall be monument type.

- Free-standing signs shall be monument style.
- 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 extend above the building roof line.
- Building-mounted signs shall not exceed 5 percent of the facade area and are limited to two building facades.

SITE PLANNING OBJECTIVES

The creation of a pedestrian friendly environment 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.

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 aesthetic considerations. Approval of the Ventana Ranch Community Association Design Review Committee is required.

The following guidelines were created to encourage a pedestrian-friendly environment:

- The minimum parking required by the City Zoning Code shall be the maximum parking allowed.
- All pedestrian paths shall be designed to be handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design).
- Long stretches of parking facilities adjacent to the roadways are prohibited.
- 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 site structures.
- Entry ways shall be clearly defined.

The following guidelines relate to architecture:

- Buildings and structures shall comply with all applicable City of Albuquerque zoning, building, and fire codes, as well as other local codes.
- Buildings should be grouped together to create interesting relationships between the interior and exterior space.
- Buildings should be attractively designed on all sides of the structure, rather than placing all emphasis on the front elevation. 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 or detached from the main building, shall be of similar compatible design and materials.

- Dark color building materials are discouraged and black asphalt shingles are prohibited.
- The height of parapets shall be greater than or equal to the height of HVAC equipment for screening purposes.
- There shall be no freestanding cellular antenna or towers; cellular antennas shall be integrated with the building architecture.
- Highly reflective surfaces should be screened from public view.

UTILITIES

To ensure the overall aesthetic quality of the property, the visual impact of utilities and equipment should be minimized by the following:

- All 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.

ANCILLARY BUILDINGS / RELATED FACILITIES

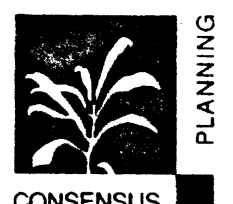
Since a specific church has not been identified, it is important that this site plan contain provisions that will allow any necessary related facilities to help the church meet its needs, such as office(s), day care, classroom(s), meeting room(s), and kitchen facilities.

- Maximum FAR of 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.

SITE PLAN FOR SUBDIVISION Ventana Ranch Tract A-2

Prepared for:
Las Ventanas
Limited Partnership

Prepared by:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102



January, 1999