

**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: #
DRB: #
EPC: #

Planning Director	Date
Transportation Development	Date
City Engineer/AMAFCA	Date
Utility Development	Date
Parks and Recreation Department	Date

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

APPROVALS

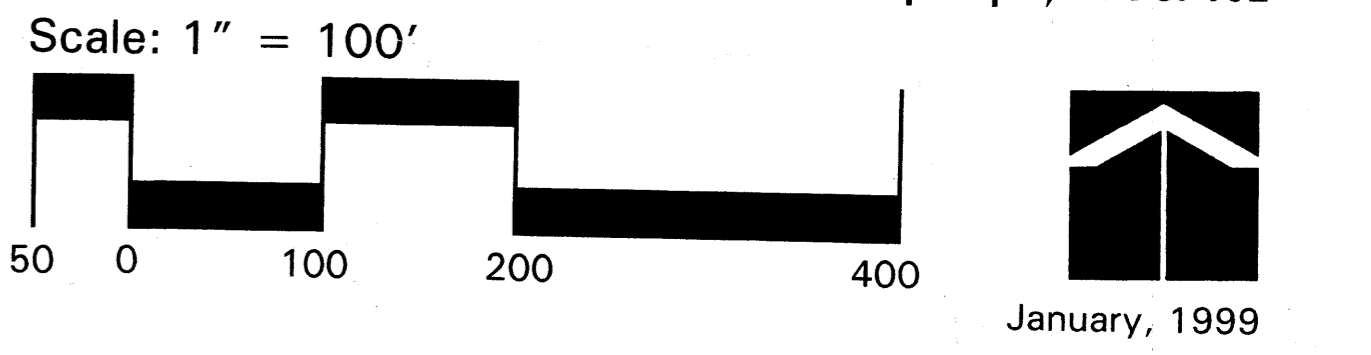
THIS SITE PLAN IS GENERALLY CONSISTENT WITH THE SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON SEPTEMBER 17, 1998 AND CONDITIONS OF APPROVAL HAVE BEEN MET.

Planning	3/18/99
Transportation Development	3-16-99
City Engineer	3-16-99
Utility Development	3-16-99
CIP/Design & Development	3-16-99
New Mexico Utilities	2-15-99

**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 HIEGHTS 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 HIEGHTS 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 HIEGHTS 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:

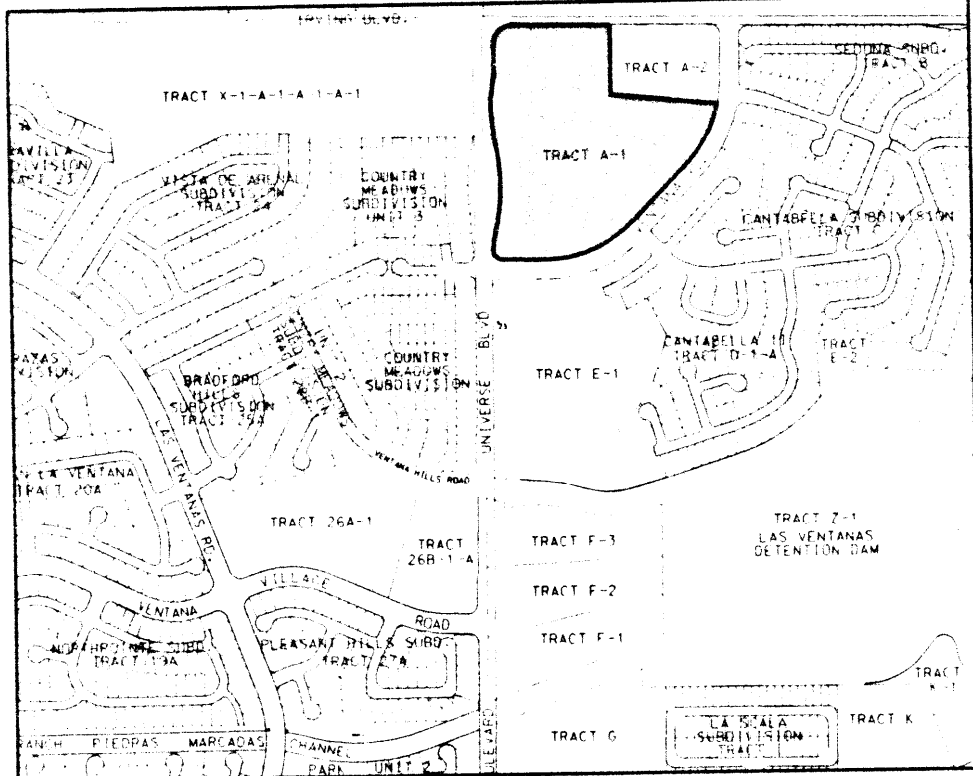
"No site development plan is required for the SU-1 for R-2 Uses zoning unless the property is developed at a density greater than 6 du's per gross acre."



Revised December 12, 2002

AGTS

SP-2002492264



LOCATION MAP
ZONE ATLAS INDEX MAP No. B-10-Z
NOT TO SCALE
SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Map No. B-10-Z.
3. Gross Subdivision Acreage: 22.3783 Acres.
4. Total Number of Tracts created: Three (3) Tracts.
5. This Plat shows existing easements.
6. Date of Survey: August, 2002
7. Total mileage of full/half width streets created: 0 mile.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide Tract A-1 of the BULK LAND PLAT FOR TRACTS A-1 & A-2, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on March 22, 1999 as Document No. 1999038835 in Book 99C, Page 62, into three (3) tracts, to grant easements, and to vacate easements.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of:

- A. PNM Electric Services for the installation, maintenance and service of underground & overhead electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement (But not parallel within).

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool, (above ground or subsurface), hot tub, concrete or wood pool, decking, or other structure shall be erected or constructed on said easements nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed shall extend ten feet (10') in front of transformers/switchgear door and five feet (5') on each side.

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, within projected Section 10, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract A-1, OF THE BULK LAND PLAT FOR TRACTS A-1 & A-2, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on March 22, 1999 as Document No. 1999038835, in Book 99C, Page 62 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at the southwest corner of said Tract A-1, a point of curvature on the northerly right-of-way line of Ventana Road NW, whence the Albuquerque City Survey (ACS) monument "2-B10-1980", a brass tablet set in concrete, having New Mexico State Plane Coordinates, Central Zone (NAD 1927) of X = 357,543.73 and Y = 1,527,976.48 bears S05°05'27"W, a distance of 324.00 feet and from said point of beginning running thence along the westerly boundary of said Tract A-1 83.65 feet along the arc of a curve to the right having a radius of 50.00 feet and a chord which bears N41°51'28"W, a distance of 74.23 feet to a point of compound curvature on the easterly right-of-way line of Universe Boulevard NW, thence running along the westerly boundary line of said Tract A-1 and also along said right-of-way line, 110.04 feet along the arc of a curve to the right having a radius of 1070.00 feet and a chord which bears N09°00'50"E, a distance of 109.99 feet to a point of reverse curvature; thence, 449.06 feet along the arc of a curve to the left having a radius of 1105.00 feet and a chord which bears N00°19'05"E, a distance of 445.98 feet to a point of reverse curvature; thence, 221.79 feet along the arc of a curve to the right having a radius of 1095.00 feet and a chord which bears N05°31'18"W, a distance of 221.41 feet to a point of tangency; thence, N00°16'51"E, a distance of 23.98 feet to a point; thence, N09°37'57"E, a distance of 104.62 feet to a point; thence, N0°16'51"E, a distance of 168.17 feet to a point of curvature being the northwest corner of said Tract A-1; thence, 158.07 feet along the arc of a curve to the right having a radius of 100.00 feet and a chord which bears N45°33'55"E, a distance of 142.12 feet to a point on the northerly boundary line of said Tract A-1 and also being a point on the southerly right-of-way line of Irving Boulevard NW, thence running along the northerly boundary line of said Tract A-1 and also along said right-of-way line, S89°09'00"E, a distance of 508.48 feet to the northeast corner of said Tract A-1, thence leaving said right-of-way line and running thence along the easterly boundary line of said Tract A-1, S0°16'51"W, a distance of 359.59 feet to a point; thence, S84°03'09"E, a distance of 558.33 feet to a point of curvature (non-tangent) on the northerly right-of-way line of Ventana Road NW, thence running along the southeasterly boundary line of said Tract A-1 and also along said right-of-way line, S44°35' feet along the arc of a curve to the right having a radius of 625.00 feet and a chord which bears S27°44'57"W, a distance of 340.01 feet to a point of tangency; thence, S43°31'59"W, a distance of 421.41 feet to a point of curvature; thence, S09°24' feet along the arc of a curve to the right having a radius of 625.00 feet and a chord which bears S66°52'30"W, a distance of 495.27 feet to a point of tangency; thence, N89°47'00"W, a distance of 226.75 feet to the point and place of beginning.

Tract contains 22.3783 acres, more or less.

NOTICE OF SUBDIVISION PLAT CONDITIONS

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWERS, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT REGULATIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

1. WATER AND SANITARY SEWER AVAILABILITY.
2. FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS.
3. PARK AND OPEN SPACE REQUIREMENTS.
4. DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS.
5. EXCAVATION, FILLING OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN SUBJECT SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.



A. Dwain Weaver
A. Dwain Weaver
New Mexico Professional Surveyor 6544

Date: December 12, 2002

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, within Projected Section 10, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract A-1 of the BULK LAND PLAT FOR TRACTS A-1 & A-2, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on March 22, 1999 as Document No. 1999038835 in Book 99C, Page 62, now comprising Tracts A-1-A, A-1-B and A-1-C, VENTANA RANCH, Albuquerque, New Mexico is with free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: All access, Utility and Drainage Easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes for underground utilities where shown or indicated, and in the event Grantor, its successors and assigns, constructs any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance, and repair, including removal of the Encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroachments. The City shall also have the right if reasonably necessary, to enter Grantor's property to access the easement areas for the purposes of performing the Work. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with its free act and deed.

LAS VENTANAS LIMITED PARTNERSHIP
A NEW MEXICO LIMITED PARTNERSHIP
By: Robert W. Murphy, President
Sandia Properties Ltd., Co.
Managing Partner

State of New Mexico)
) SS
County of Bernalillo)

This instrument was acknowledged before me on 12 day of December, 2002 by Robert W. Murphy, President of Sandia Properties Ltd., Co. a New Mexico limited liability company, Managing Partner of Las Ventanas Limited Partnership, a New Mexico limited liability company, and L. SNYDER, Managing Partner of Las Ventanas Limited Partnership, a New Mexico limited liability company. My Commission Expires: 4-12-04

NOTES

1. Basis of Bearings: New Mexico State Plane Grid Bearings (Central Zone) NAD 1927.
2. Distances are ground distances.
3. All easements of record are shown.
4. Record bearings and distances are shown in parenthesis ().
5. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area, not the City of Albuquerque.
6. Tract A-1-A of a minimum of 2.0 acres is reserved as a park site subject to approval by the City of Albuquerque. Dedication shall be by separate Deed. This Park Site reserved to the City of Albuquerque per agreement Dated: October 23, 1995 for Tract A, filed: November 6, 1995, Document No. 95-114157, as amended by letter agreement dated: May 17, 2002.
7. Tract A-1-B is subject to a 30' wide floating Public Drainage & Public Utility Easement to be granted with the filing of this plat. Said easement is to be confined and defined by future development.
8. Existing temporary Blanket Parkland Easement for Park Site reserved to the City of Albuquerque per agreement Dated: October 23, 1995 for Tract A, filed: November 6, 1995, Document No. 95-114157, as amended by letter agreement dated: May 17, 2002 is vacated by Vacation Action V-02DEB-01887



PLAT OF
TRACTS A-1-A, A-1-B, & A-1-C
VENTANA RANCH
(A REPLAT OF TRACT A-1, VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
DECEMBER, 2002

APPROVALS

PLAT NUMBER 1002250/02-01887	
Sheran Matson PLANNING DIRECTOR	1/27/03 DATE
Brad L. Bibe CITY ENGINEER	1-8-03 DATE
Full name A.W.M.F. S.A.	1-08-03 DATE
Full name TRAFFIC ENGINEER	1-08-03 DATE
Full name CITY SURVEYOR	12-12-02 DATE
U/A PROPERTY MANAGEMENT	
Roger D. Shan UTILITY DEVELOPMENT DEPARTMENT	1-8-03 DATE
Christina Sandoral PARK & RECREATION	11/03 DATE
Steve R. Muller QWEST	1-7-03 DATE
Rita Eickes COMCAST CABLE	1-07-03 DATE
Leon D. Mark PNM ELECTRIC SERVICES	1-07-03 DATE
Leon D. Mark PNM GAS SERVICES	1-24-03 DATE
U/A NEW MEXICO UTILITIES, INC.	
U/A VENTANA RANCH COMMUNITY ASSOCIATION, INC.	1-09-03 DATE

TAX CERTIFICATION

101006506046520201
PROPERTY OWNER OF RECORD LAS VENTANAS LTD PTNHP
Denny Vigil Sr
BERNALILLO COUNTY TREASURER'S OFFICE
27 Jan 03
DATE

PNM STAMP

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

Bohannon & Huston

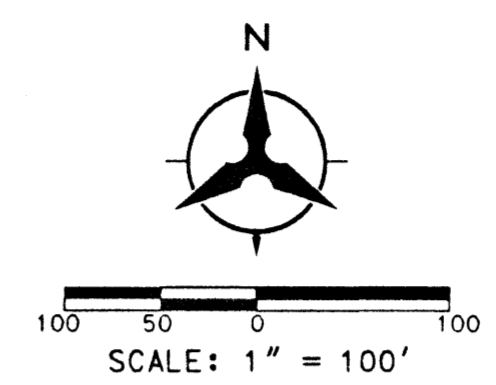
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

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Page: 2 of 2
81/28/2003 10:42A
Bx-2003C Pg-19

Mary Herrera Bern. Co. PLRT R 12.00

PLAT OF
TRACTS A-1-A, A-1-B, & A-1-C
VENTANA RANCH
(A REPLAT OF TRACT A-1, VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
DECEMBER, 2002

ACS BRASS TABLET STAMPED "3-B10 1980"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=360,239.42 Y=1,529,014.85
GROUND TO GRID FACTOR = 0.9996639
DELTA ALPHA = -00°16'11"
NGVD 1929 ELEVATION = 5404.40



CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRC
C1	31°34'04"	176.67'	344.35'	625.00'	340.01'	S27°44'57"W
C2	46°41'01"	269.71'	539.24'	625.00'	495.21'	S66°52'30"W
C3	95°51'04"	55.39'	83.65'	50.00'	74.23'	N41°51'28"W
C4	05°53'32"	55.07'	110.04'	1070.00'	109.99'	N03°00'50"E
C5	23°17'04"	227.67'	449.06'	1105.00'	445.98'	N03°19'05"E
C6	11°36'18"	111.27'	221.79'	1095.00'	221.41'	N05°31'18"W
C7	90°34'09"	101.00'	158.07'	100.00'	142.12'	N45°33'55"E
C8	26°59'40"	150.02'	294.46'	625.00'	291.75'	S25°27'45"W
C9	239°33'59"	-----	188.15'	45.00'	78.11'	N83°46'49"W
C10	73°05'47"	18.53'	31.89'	25.00'	29.77'	S06°59'06"W
C11	46°41'01"	153.19'	289.25'	355.00'	281.31'	N66°52'30"E
C12	04°34'24"	24.96'	49.89'	625.00'	49.87'	S41°14'48"W
C13	05°34'38"	53.82'	107.56'	1105.00'	107.52'	N03°10'18"E
C14	17°42'26"	172.12'	341.50'	1105.00'	340.14'	N02°28'14"W
C15	01°54'09"	18.35'	36.69'	1105.00'	36.69'	N05°51'20"W
C16	01°35'04"	8.64'	17.28'	625.00'	17.28'	S44°19'31"W
	(01°35'01")	(8.64')	(17.28')	(625.00')		

TANGENT DATA

ID	BEARING	DISTANCE
T1	N00°16'51"E	23.98'
T2	N09°37'57"E	104.62'
T3	S43°31'59"W	2.06'
T4	N36°08'10"W	60.78'
T5	S82°06'55"E	60.50'
T6	N83°08'04"W	21.19'

TRACT X-1-A-1-A-1-A-1

COUNTRY MEADOWS SUBDIVISION UNIT 3 AT VENTANA RANCH
FILED: JULY 12, 2002
(2002C-239)

COUNTRY COVE PLACE NW (R/W VARIES)

EXISTING 86' PUBLIC ROADWAY DRAINAGE, & UTILITY EASEMENT FILED: NOVEMBER 30, 1995 (195C-430)

COUNTRY KNOLL CT. NW (72' R/W)

UNIT 2 COUNTRY MEADOWS SUBDIVISION AT VENTANA RANCH
FILED: APRIL 30, 2001 (2001C-120)

ACS BRASS TABLET STAMPED "2-B10 1980"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,543.73 Y=1,527,976.48
GROUND TO GRID FACTOR = 0.99966354
DELTA ALPHA = -00°16'30"
NGVD 1929 ELEVATION = 5429.35

TRACT E-1 SEDONA SUBDIVISION AT VENTANA RANCH
FILED: NOVEMBER 27, 2001 (2001C-303)

CANTABELLA SUBDIVISION UNIT 2 AT VENTANA RANCH
FILED: MARCH 26, 2002 (2002C-97)

SHEET 2 OF 2

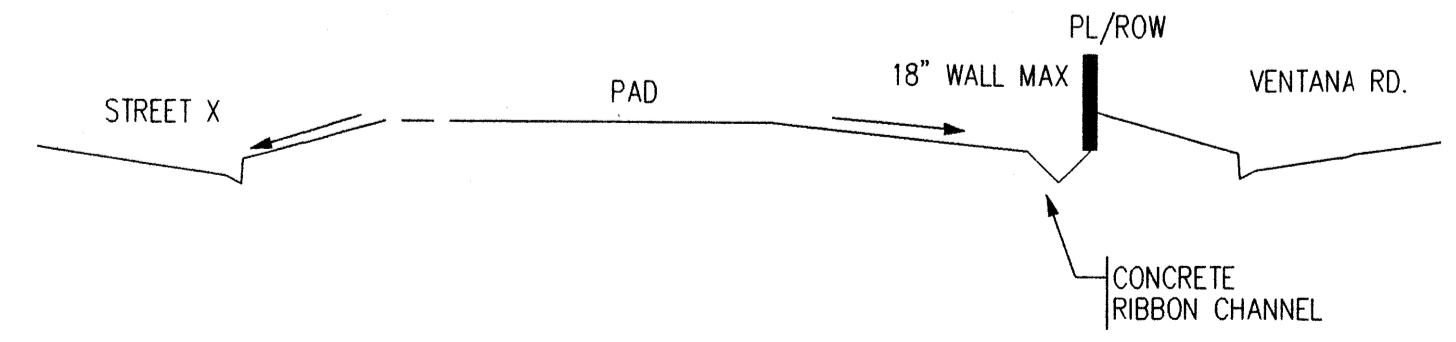
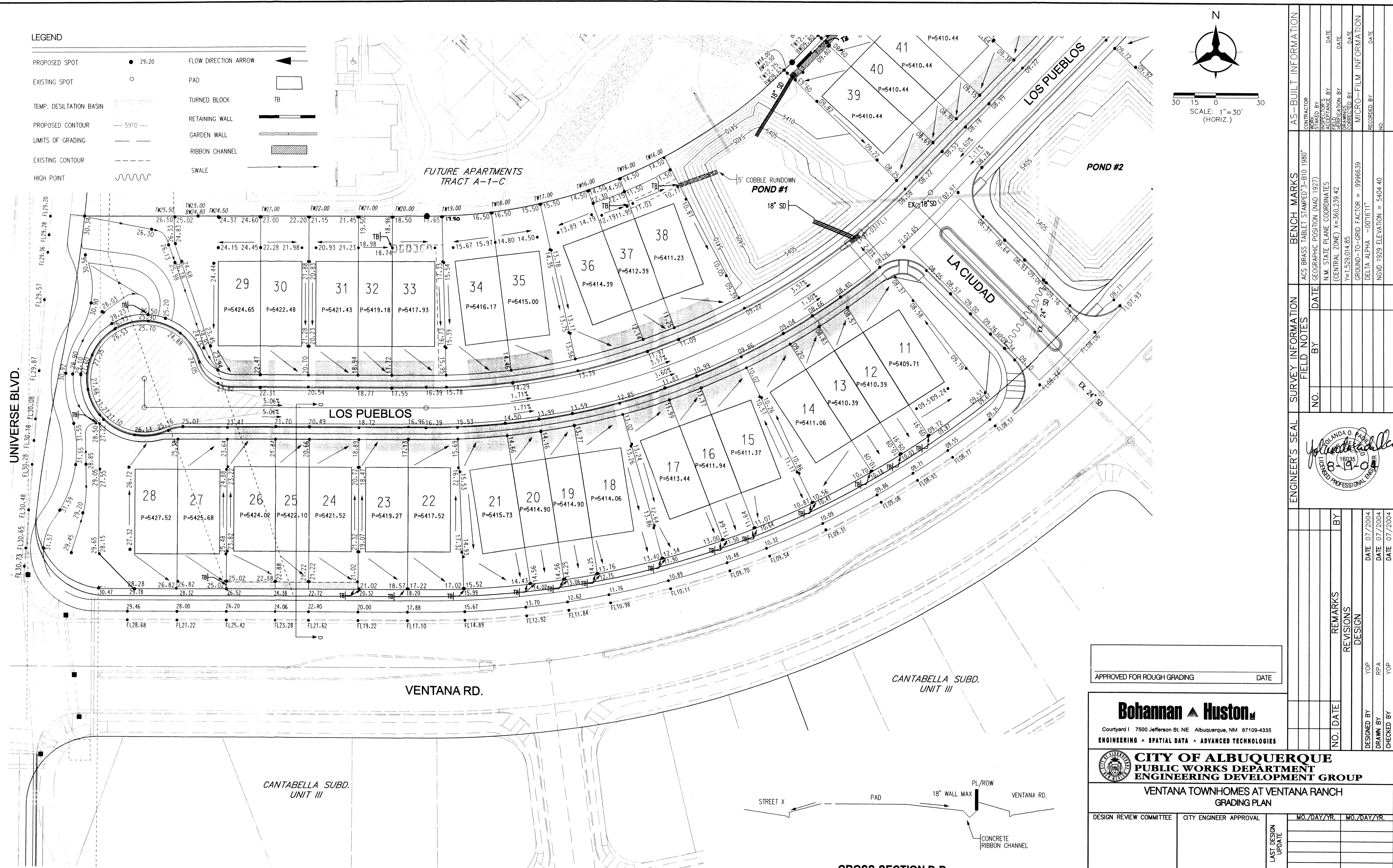
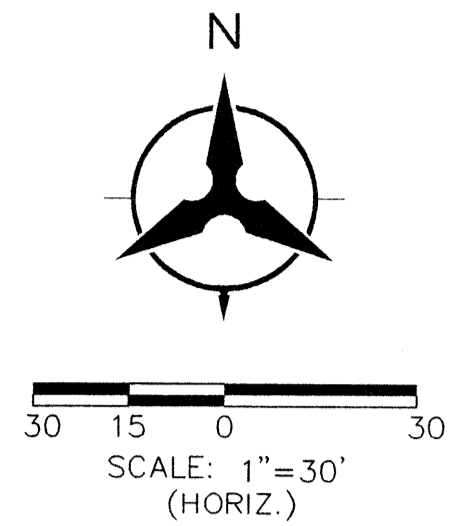
LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- 5/8" REBAR WITH 1 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"

Bohannon & Huston
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

LEGEND

- PROPOSED SPOT ● 29.20
- EXISTING SPOT ○
- TEMP. DESILTATION BASIN
- PROPOSED CONTOUR — 5910 —
- LIMITS OF GRADING — — —
- EXISTING CONTOUR - - - - -
- HIGH POINT ~~~~~
- FLOW DIRECTION ARROW →
- PAD
- TURNED BLOCK TB
- RETAINING WALL
- GARDEN WALL
- RIBBON CHANNEL
- SWALE



CROSS-SECTION D-D

NO SCALE

APPROVED FOR ROUGH GRADING _____ DATE _____

Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

VENTANA TOWNHOMES AT VENTANA RANCH
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. _____ ZONE MAP NO. B-10 SHEET XX OF XX

AS-BUILT INFORMATION	
CONTRACTOR	WORK
STAKED BY	DATE
ACCEPTANCE BY	DATE
FIELD ADJUSTMENT BY	DATE
REVISIONS BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

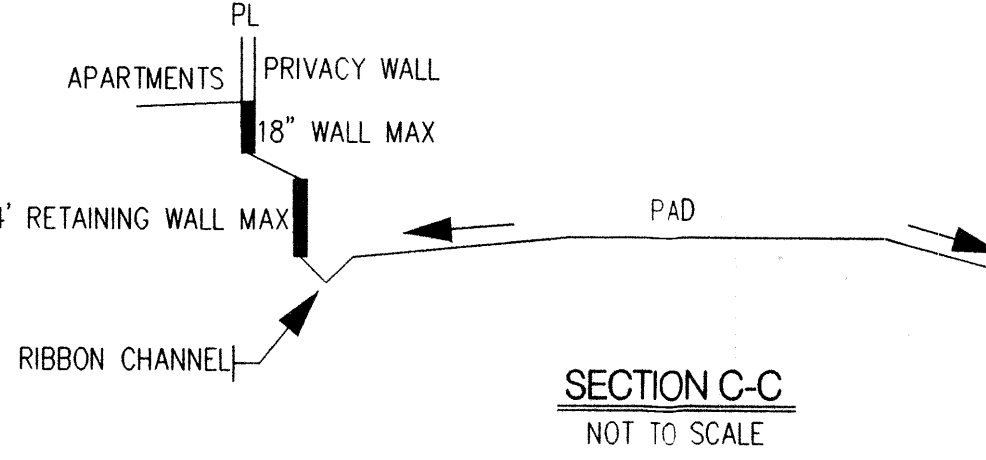
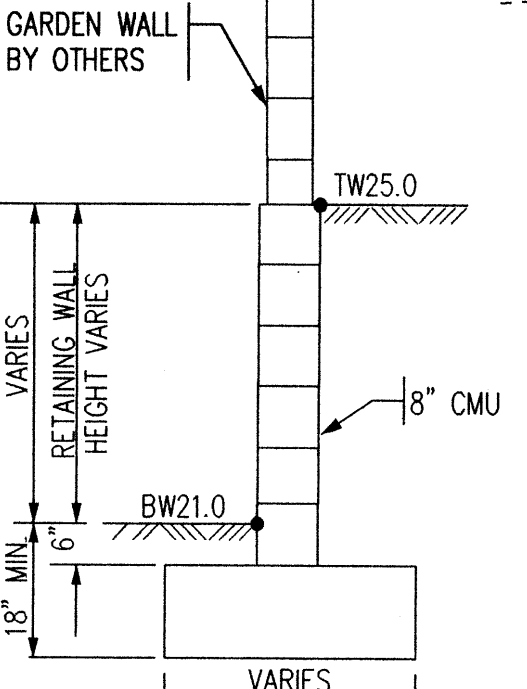
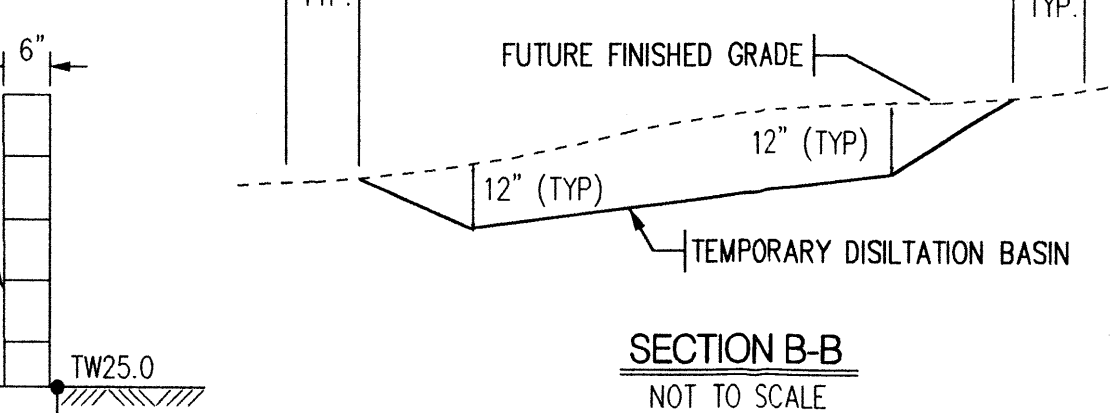
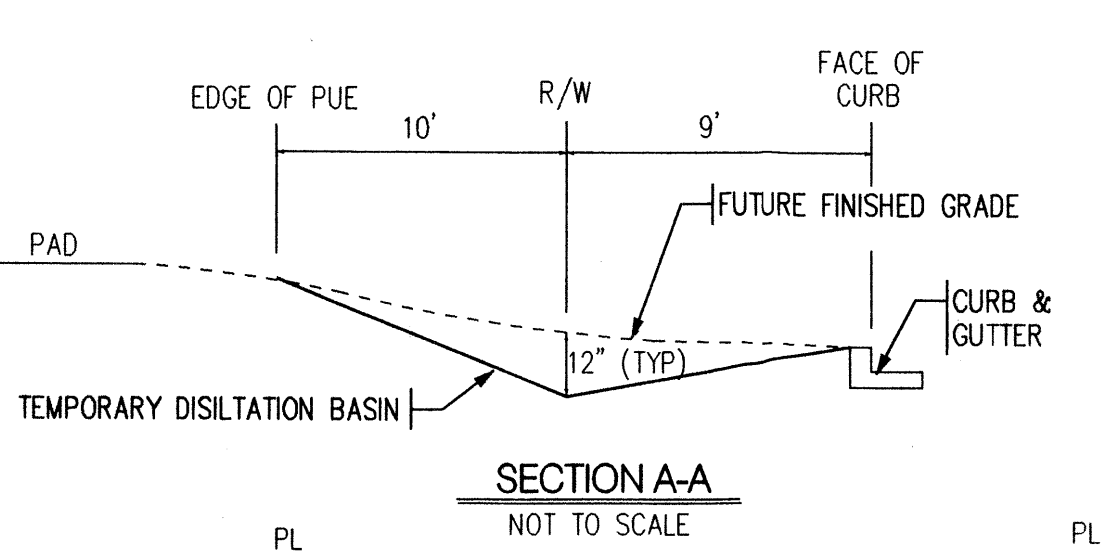
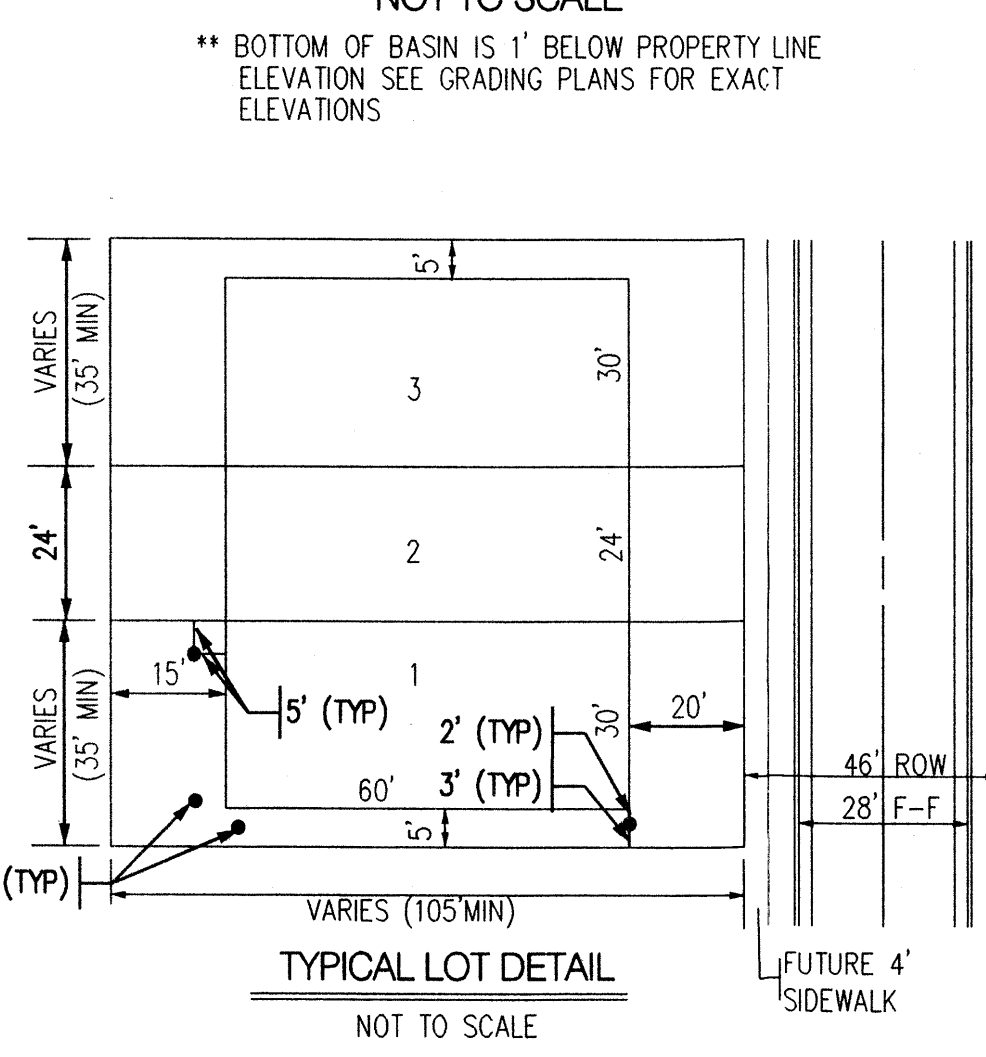
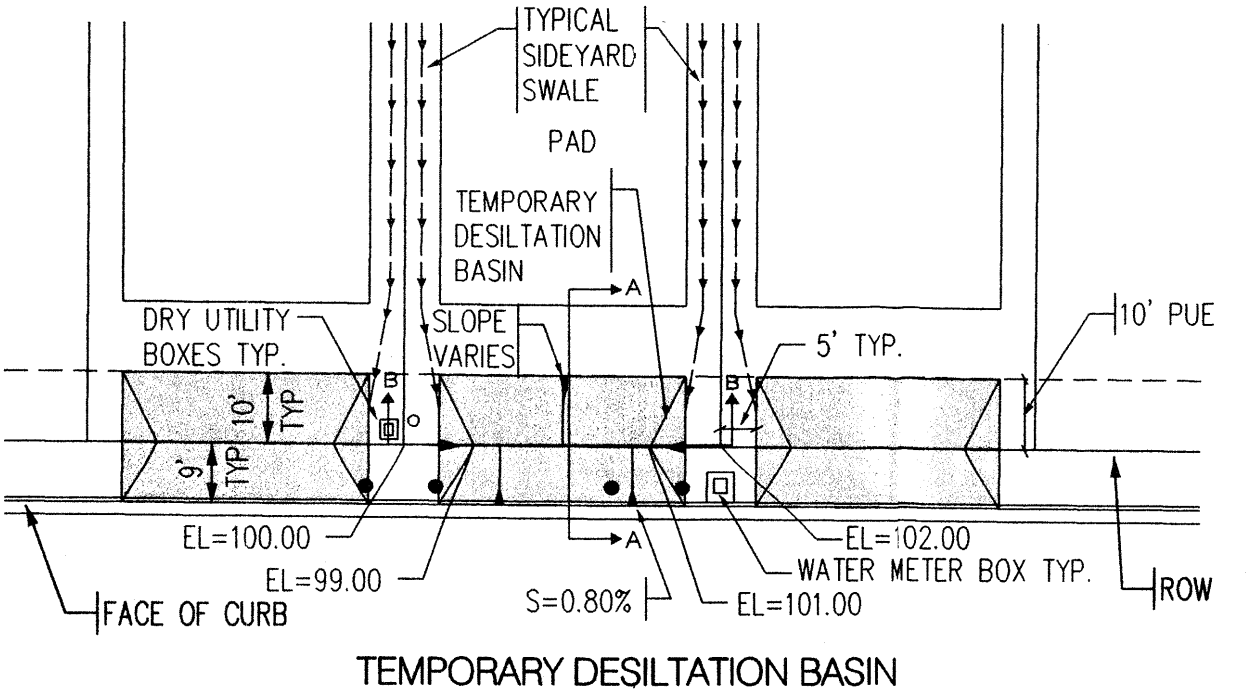
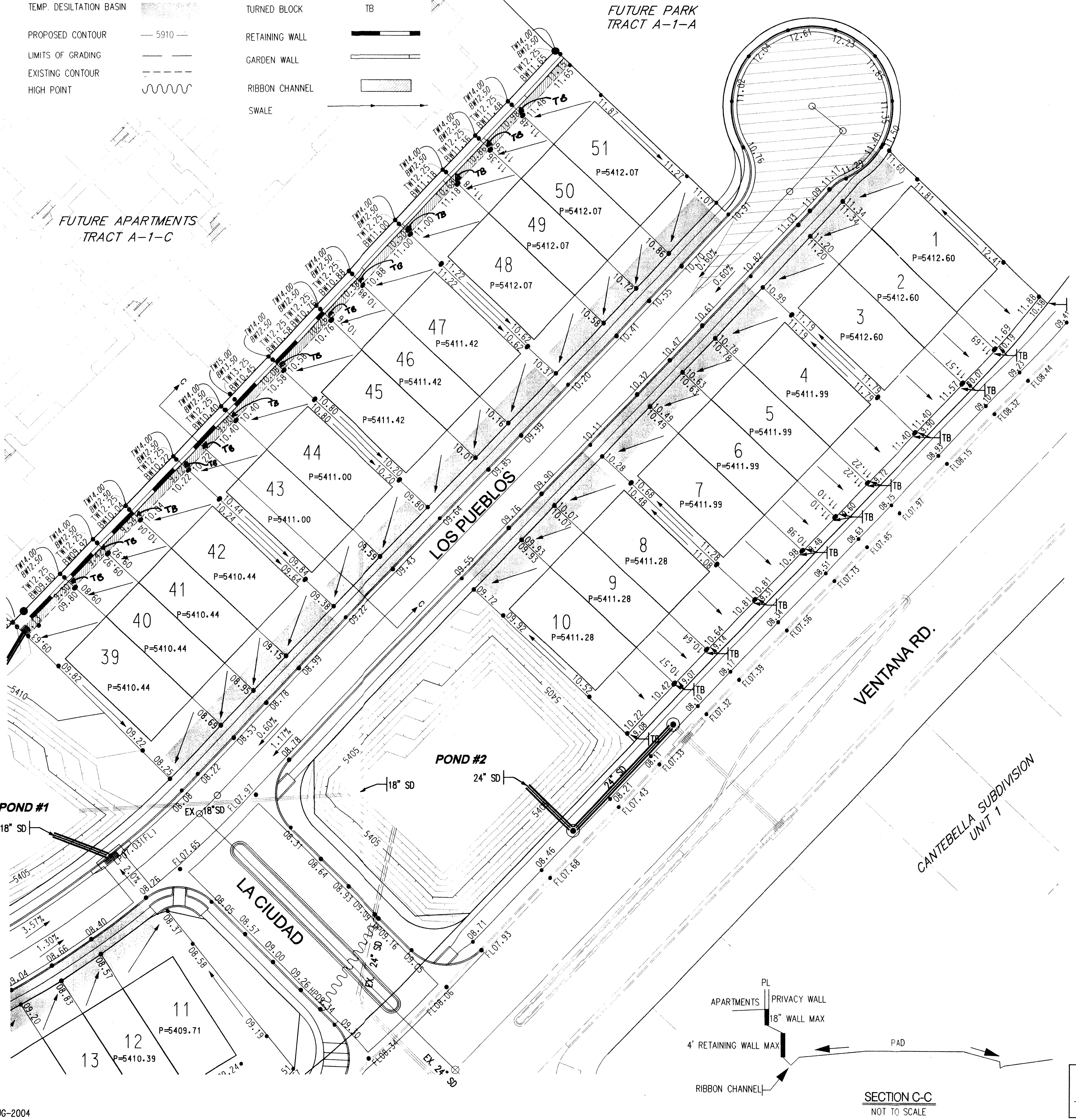
BENCH MARKS	
ACS BRASS TABLET STAMPED 3-B10 1980"	
GEOGRAPHIC POSITION (NAD 1927)	
N.M. STATE PLANE COORDINATES	
(CENTRAL ZONE) X=360,239.42	
Y=11529,014.85	
GROUND-TO-GRID FACTOR = .9996639	
DELTA ALPHA = 00°16'11"	
NGVD 1929 ELEVATION = 5404.40	

SURVEY INFORMATION	
FIELD NOTES	
NO.	
BY	
DATE	

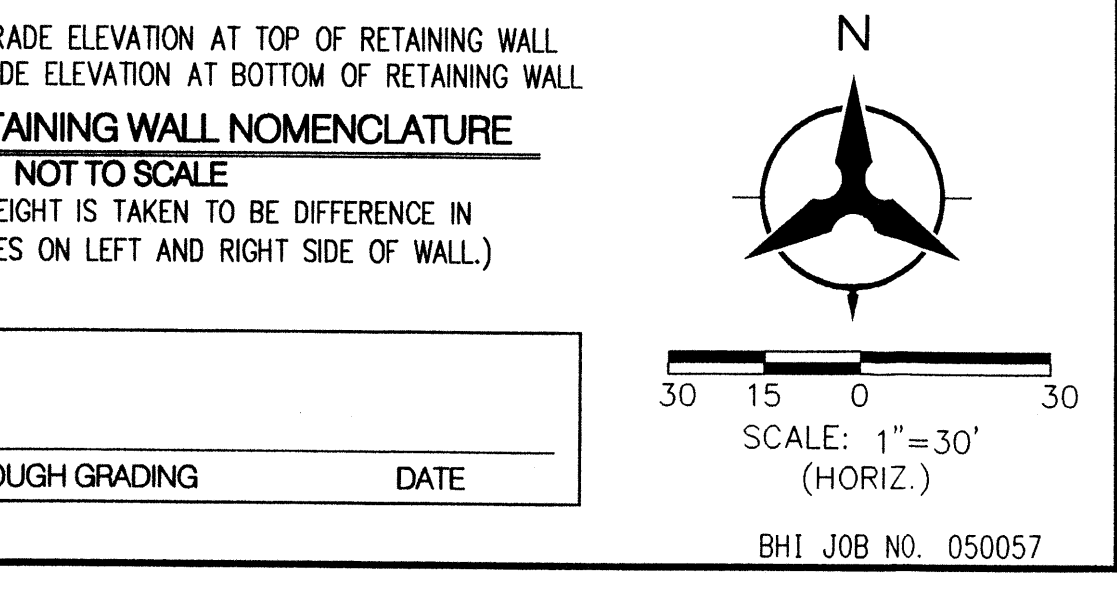
ENGINEER'S SEAL	
REVISIONS	BY
DESIGN	
YOP	DATE 07/2004
RPA	DATE 07/2004
YOP	DATE 07/2004

LEGEND

PROPOSED SPOT	● 29.20	FLOW DIRECTION ARROW	←
EXISTING SPOT	○	PAD	▭
TEMP. DESILTATION BASIN	▨	TURNED BLOCK	TB
PROPOSED CONTOUR	--- 5910 ---	RETAINING WALL	▬
LIMITS OF GRADING	---	GARDEN WALL	▬
EXISTING CONTOUR	---	RIBBON CHANNEL	▬
HIGH POINT	⋈	SWALE	▬



- GENERAL NOTES:
- EXCEPT AS PROVIDED HERIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
 - CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION, PRIOR TO CONSTRUCTION. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 - ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY VINYARD & ASSOC. ALL OTHER WORK, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
 - TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
 - EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
 - IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
 - THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
 - A DISPOSAL SITE FOR ALL EXCESS EXCAVATION AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
 - PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATIONS.
 - ALL SPOT ELEVATIONS ARE TO TOP OF CURB UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.



Bohannon Huston
Engineering & Spatial Data • Advanced Technologies
18000
87109-4335

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

VENTANA TOWNHOMES AT VENTANA RANCH
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	B-10	XX	XX

AS-BUILT INFORMATION		BENCH MARKS	
CONTRACTOR	WORK	ACS BRASS TABLET STAMPED 3-B10 1980"	
STAMPED BY	ACCEPTANCE BY	DATE	DATE
FIELD LOCATION BY	DRAWINGS CORRECTED BY	N.M. STATE PLANE COORDINATES (CENTRAL ZONE) X=360,239.42 Y=1,525,014.85	MICRO-FILM INFORMATION DATE
		GROUND-TO-GRID FACTOR = .9996639	DATE
		DELTA ALPHA = 001611"	NO.
		NGVD 1929 ELEVATION = 5404.40	

ENGINEER'S SEAL		SURVEY INFORMATION	
		NO.	DATE
		BY	DATE

NO.	DATE	BY	REMARKS

BULK LAND PLAT FOR
TRACTS A-1 & A-2
VENTANA RANCH
(A REPLAT OF TRACT A, VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
DECEMBER, 1998

CURVE DATA

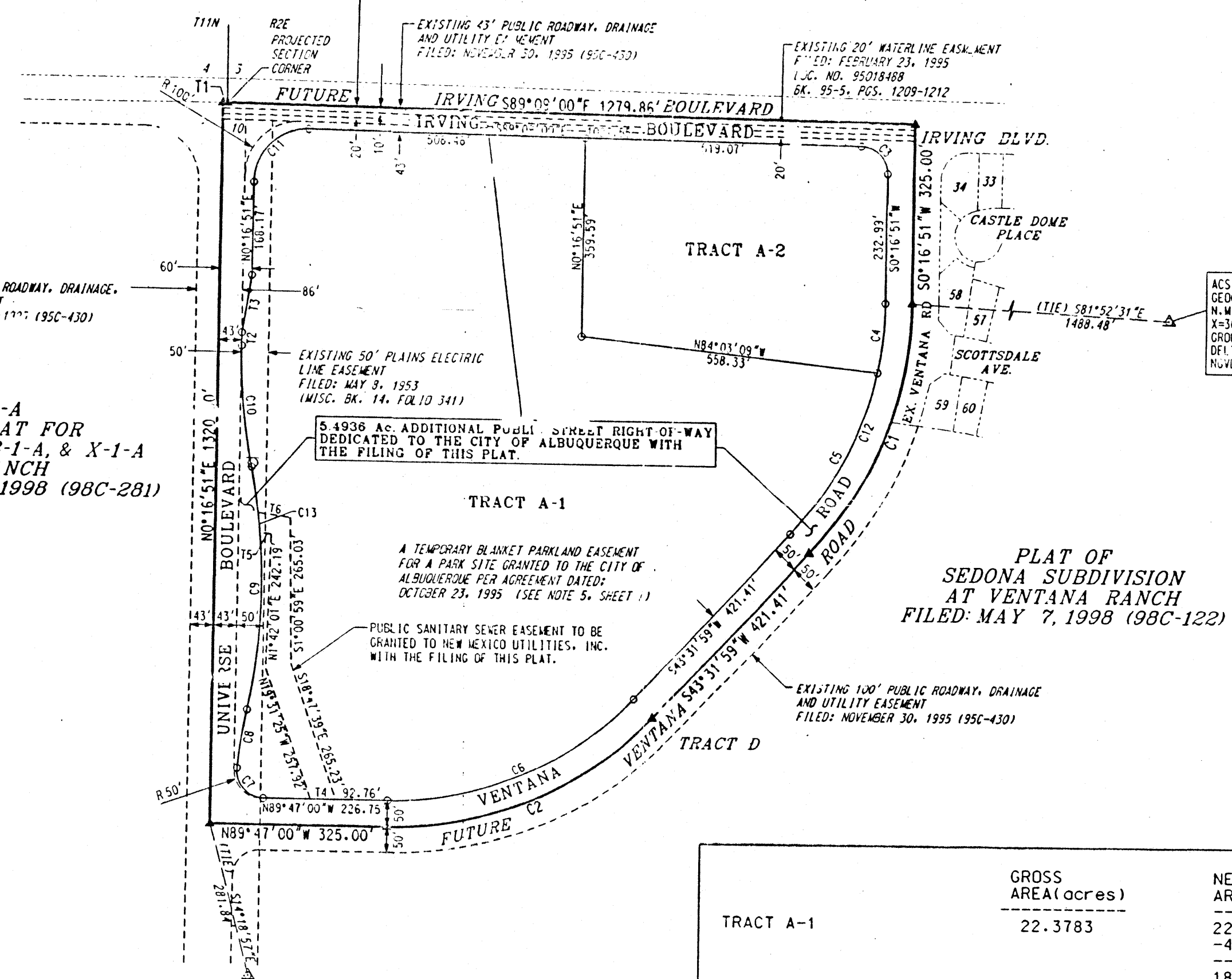
No.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	43°15'08"	267.61	509.55	675.00	497.54	S 21°54'25" W
C2	46°41'01"	291.29	549.98	675.00	534.89	S 66°52'30" W
C3	89°25'51"	49.51	78.04	50.00	70.36	S 44°26'05" E
C4	11°41'04"	63.95	127.46	625.00	127.24	S 6°07'23" W
C5	31°34'04"	176.67	344.35	625.00	340.01	S 27°44'57" W
C6	46°41'01"	269.71	509.24	625.00	495.27	S 66°52'30" W
C7	95°51'04"	55.39	83.65	50.00	74.23	N 41°51'28" W
C8	5°53'32"	55.07	110.04	1070.00	109.99	N 9°00'50" E
C9	23°17'04"	227.67	449.06	1105.00	445.98	N 0°19'05" E
C10	11°36'18"	111.27	221.79	1095.00	221.41	N 5°31'18" W
C11	90°34'09"	101.00	158.07	100.00	142.12	N 45°33'55" E
C12	43°15'08"	247.79	471.81	625.00	460.69	S 21°54'25" E
C13	1°54'09"	18.35	36.69	1105.00	36.69	N 5°51'20" W

TANGENT DATA

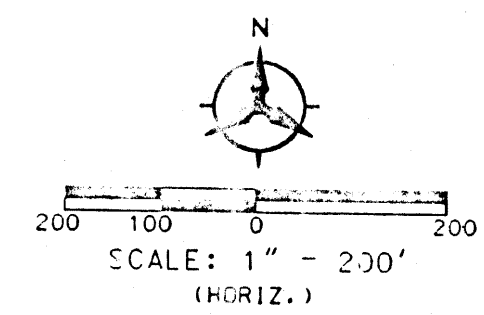
No.	DIRECTION	DISTANCE
T1	S 89°47'00" E	10.00
T2	N 0°16'51" E	10.00
T3	N 9°37'57" E	104.00
T4	N 09°47'00" W	46.20
T5	N 53°03'04" W	21.10
T6	S 82°06'55" E	60.50

EXISTING 20' TEMPORARY ACCESS EASEMENT FOR WELL SITE FILED: MARCH 7, 1994
DOCUMENT NO. 94030716 (BK. 94-9, PGS. 142-145)
FIRST AMENDMENT FILED: APRIL 14, 1994
DOC. NO. 94049365 (BK. 94-12, PGS. 3303-3305)

TRACT X-1-A
BULK LAND PLAT FOR
TRACTS 25A, 25B, 26B-1-A, & X-1-A
VENTANA RANCH
FILED: SEPTEMBER 16, 1998 (98C-281)



ACS BRASS TABLE STAMPED "3-B10 1980"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=360,239.42 Y=1,529,014.85
GROUND TO GRID FACTOR = 0.9996639
DELTA ALPHA = -00°16'11"
NGVD 1929 ELEVATION = 5404.40



LEGEND

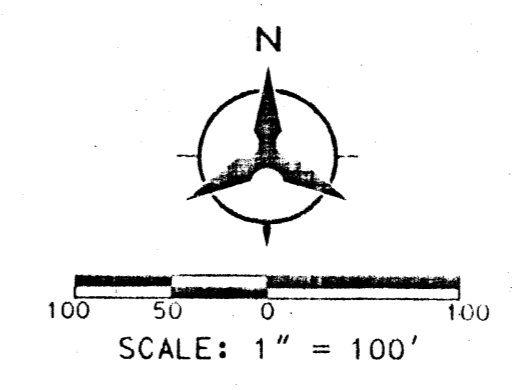
—	SUBDIVISION BOUNDARY LINE
—	NEW LOT LINE
---	ADJOINING PROPERTY LINE
---	MONUMENT TIE LINE
---	EASEMENT LINE
▲	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
○	POWER POLE
▲	CENTERLINE MONUMENT TO BE INSTALLED

	GROSS AREA (acres)	NET AREA (acres)
TRACT A-1	22.3783	22.3783 -4.3 (PARK SITE) 18.0783
TRACT A-2	5.0000	5.0000
R/W VENTANA/IRVING/UNIVERSE	5.4936	
TOTAL AREA	32.8719	23.0783

ACS BRASS TABLE STAMPED "2-B10 1980"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,543.73 Y=1,527,976.48
GROUND TO GRID FACTOR = 0.99965354
DELTA ALPHA = -00°16'30"
NGVD 1929 ELEVATION = 5429.35

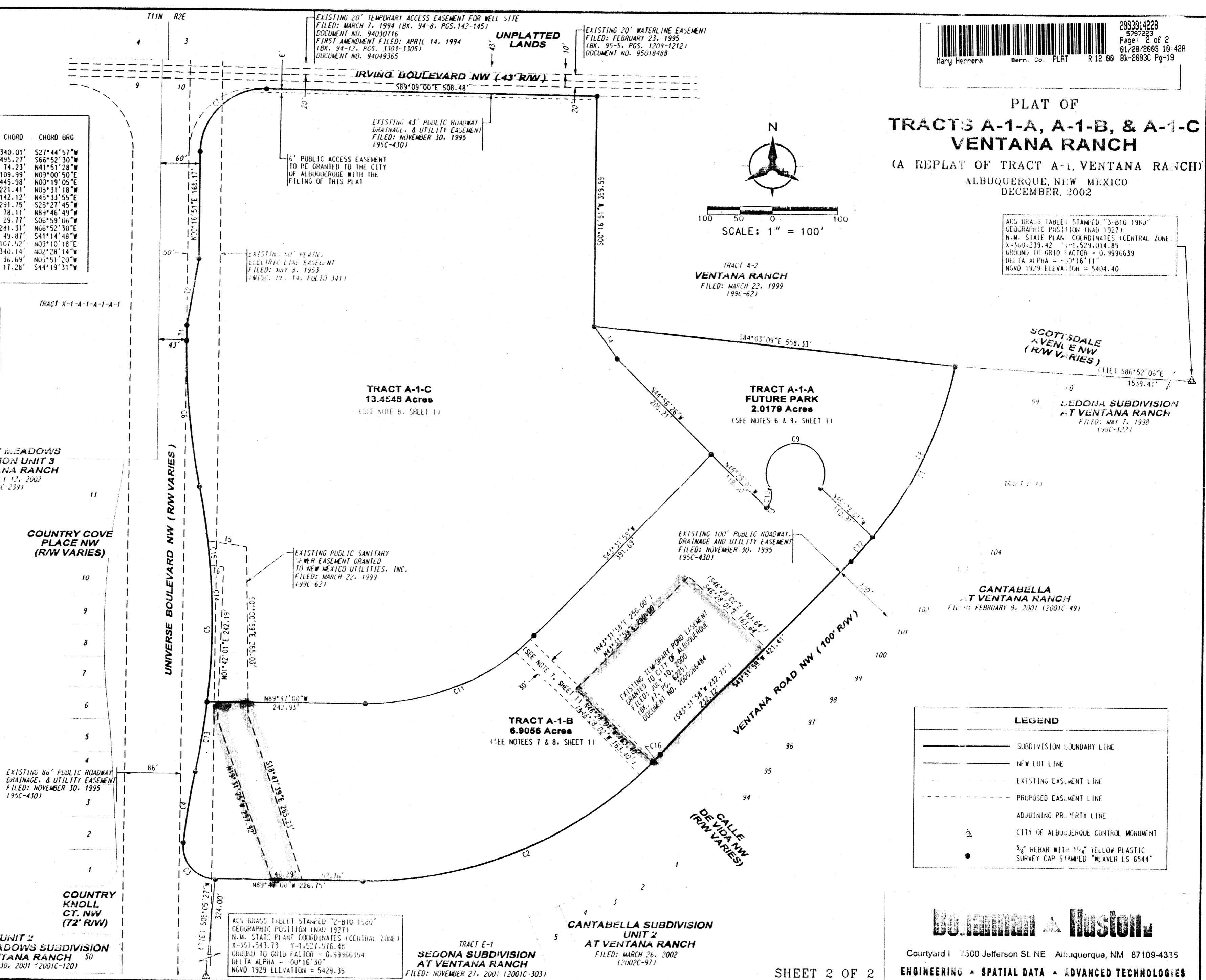
PLAT OF
TRACTS A-1-A, A-1-B, & A-1-C
VENTANA RANCH
 (A REPLAT OF TRACT A-1, VENTANA RANCH)
 ALBUQUERQUE, NEW MEXICO
 DECEMBER, 2002

ACS BRASS TABLE STAMPED "3-B10 1980"
 GEOGRAPHIC POSITION (NAD 1927)
 N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
 X=360,239.42 Y=1,529,014.85
 GROUND TO GRID FACTOR = 0.9996639
 DELTA ALPHA = -00°16'11"
 NAD 1929 ELEVATION = 5404.40



CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	31°34'04"	176.67'	344.35'	625.00'	340.01'	S27°44'57"W
C2	46°41'01"	269.71'	509.24'	625.00'	495.27'	S66°52'30"W
C3	95°51'04"	55.39'	83.65'	50.00'	74.23'	N41°51'28"W
C4	05°53'32"	55.07'	110.04'	1070.00'	109.99'	N03°00'50"E
C5	23°17'04"	227.67'	449.06'	1105.00'	445.98'	N03°19'05"E
C6	11°36'18"	111.27'	221.79'	1095.00'	221.41'	N03°31'18"W
C7	90°34'09"	101.00'	158.07'	100.00'	142.12'	N45°33'55"E
C8	26°59'40"	150.02'	294.46'	625.00'	291.75'	S23°21'45"W
C9	239°33'59"	-----	188.15'	45.00'	78.11'	N83°46'49"W
C10	73°05'47"	18.53'	31.89'	25.00'	29.77'	S06°59'06"W
C11	46°41'01"	153.19'	289.25'	355.00'	281.51'	N66°52'30"E
C12	04°34'24"	24.96'	49.89'	625.00'	49.87'	S41°14'48"W
C13	05°34'38"	53.82'	107.56'	1105.00'	107.52'	N03°10'18"E
C14	17°42'26"	172.12'	341.50'	1105.00'	340.14'	N02°28'14"W
C15	01°54'09"	18.35'	36.69'	1105.00'	36.69'	N03°51'20"W
C16	01°35'04"	8.64'	17.28'	625.00'	17.28'	S44°19'31"W
	(01°35'01")	(8.64')	(17.28')	(625.00')		

TANGENT DATA		
ID	BEARING	DISTANCE
T1	N00°16'51"E	23.98'
T2	N09°37'57"E	104.62'
T3	S43°31'59"W	2.06'
T4	N36°08'10"W	60.18'
T5	S82°06'55"E	60.50'
T6	N83°08'04"W	21.19'



LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	5/8" REBAR WITH 1 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"

Dominican & Houston
 Courtyard I 2500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

2708

GENERAL NOTES

- EXISTING ZONING: SU-1 R-2
PROPOSED ZONING: SU-1 R-2
PROPOSED DEVELOPMENT:
SINGLE FAMILY DETACHED RESIDENTIAL

- GROSS ACREAGE: 6.9056 ACRES
TOTAL NUMBER OF LOTS/TRACTS: 51 TRACTS
PROPOSED DENSITY: 8.11 D.U./ACRE
- MINIMUM LOT DIMENSIONS 24' x 107'
- ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE. **FONDS ON TRACTS A & B TO BE OWNED, OPERATED AND MAINTAINED BY THE VENTANA RANCH COMMUNITY ASSOCIATION PER DRAINAGE AGMT/CONVANT.**

- TRACTS A & B ARE SUBJECT TO A BLANKET PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
- THIS SUBDIVISION LIES WITHIN THE NEW MEXICO UTILITIES, INC. (NMUI) FRANCHISE AREA. WATER AND SANITARY SEWER CAPABILITIES AREA BASED ON NMUI'S FACILITIES, AND NOT ON THE CITY OF ALBUQUERQUE'S. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY BOTH THE CITY OF ALBUQUERQUE AND NMUI.

- ALL SANITARY AND WATER UTILITIES IN THE STREET R/W AND UTILITY EASEMENT WITHIN TRACT A ARE TO BE DEDICATED FOR MAINTENANCE TO NMUI.
- LOT SETBACKS SHALL CONFORM TO SU-1 FOR R-2 ZONE REGULATIONS.

- PARK DEDICATION REQUIREMENTS SHALL BE MET WITH THE PARK SITE WITHIN TRACT A-1-A IN ACCORDANCE WITH THE PARK DEDICATION AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND LAS VENTANAS LIMITED PARTNERSHIP DATED: OCTOBER 23, 1995, DOCUMENT NO. 95114157, OR AS OTHERWISE AGREED TO AS STATED IN THE 2ND AMENDMENT TO PARK DEDICATION AGREEMENT DATED: MAY 17, 2002.

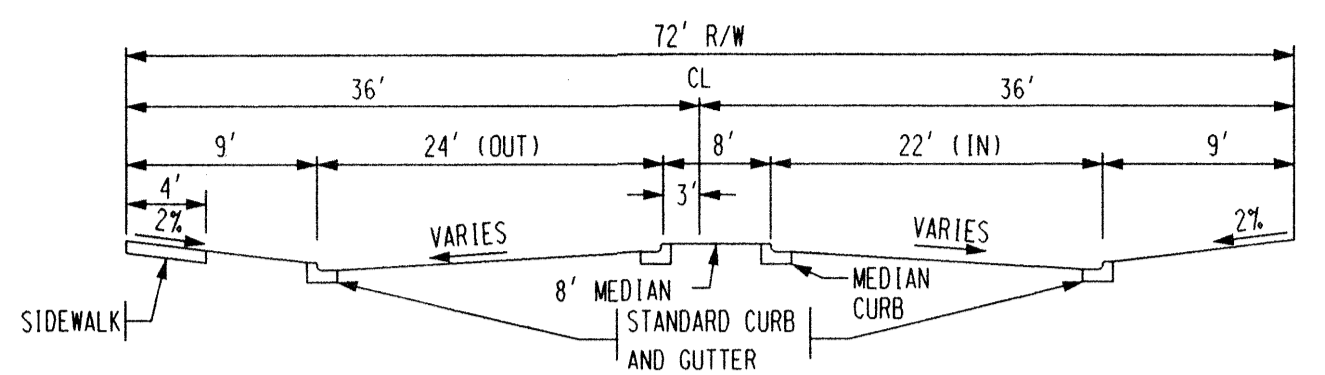
- EACH LOT HAS 600 S.F. OF USABLE OPEN SPACE AS REQUIRED.
- EXISTING 30' FLOATING PUBLIC DRAINAGE & PUBLIC UTILITY EASEMENT FILED: JANUARY 29, 2003 IN BOOK 2003C, PAGE 19 WITHIN TRACT A-1-B TO BE VACATED BY VACATION ACTION.
- TRACTS C, D, & E ARE TO BE DEDICATED TO THE VENTANA RANCH COMMUNITY ASSOCIATION AS NON-VEHICULAR RIGHT-OF-WAY FOR PUBLIC PEDESTRIAN ACCESS AND LANDSCAPING.

LAS VENTANAS LIMITED PARTNERSHIP
A NEW MEXICO LIMITED PARTNERSHIP
(Signature) 8-24-04
ROBERT M. MURPHY, PRESIDENT
SANDIA PROPERTIES LTD. CO.
MANAGING PARTNER

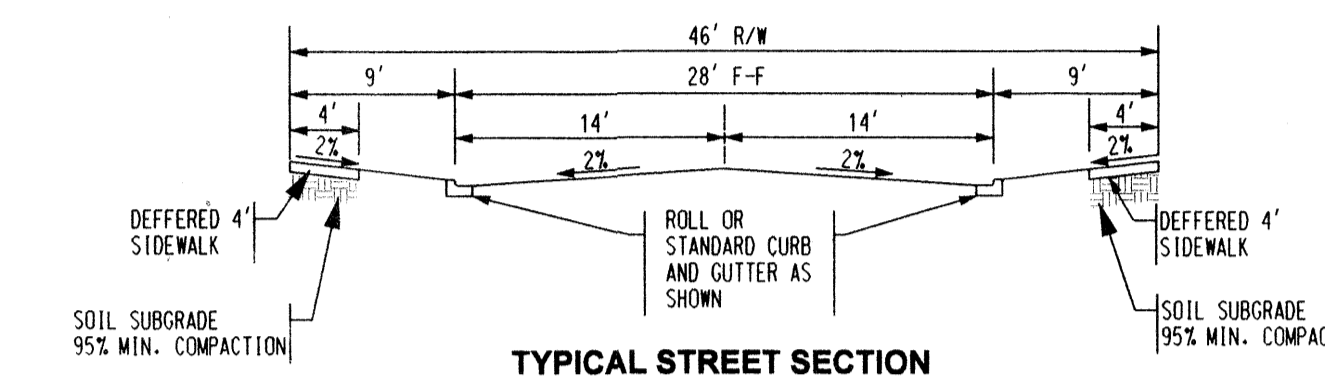
SURVEY NOTES:

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "WEAVER LS 6544".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 6544".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES
(Signature) 8-24-04
CITY SURVEYOR DATE



ENTRANCE TO SUBDIVISION STREET SECTION A-A
NOT TO SCALE



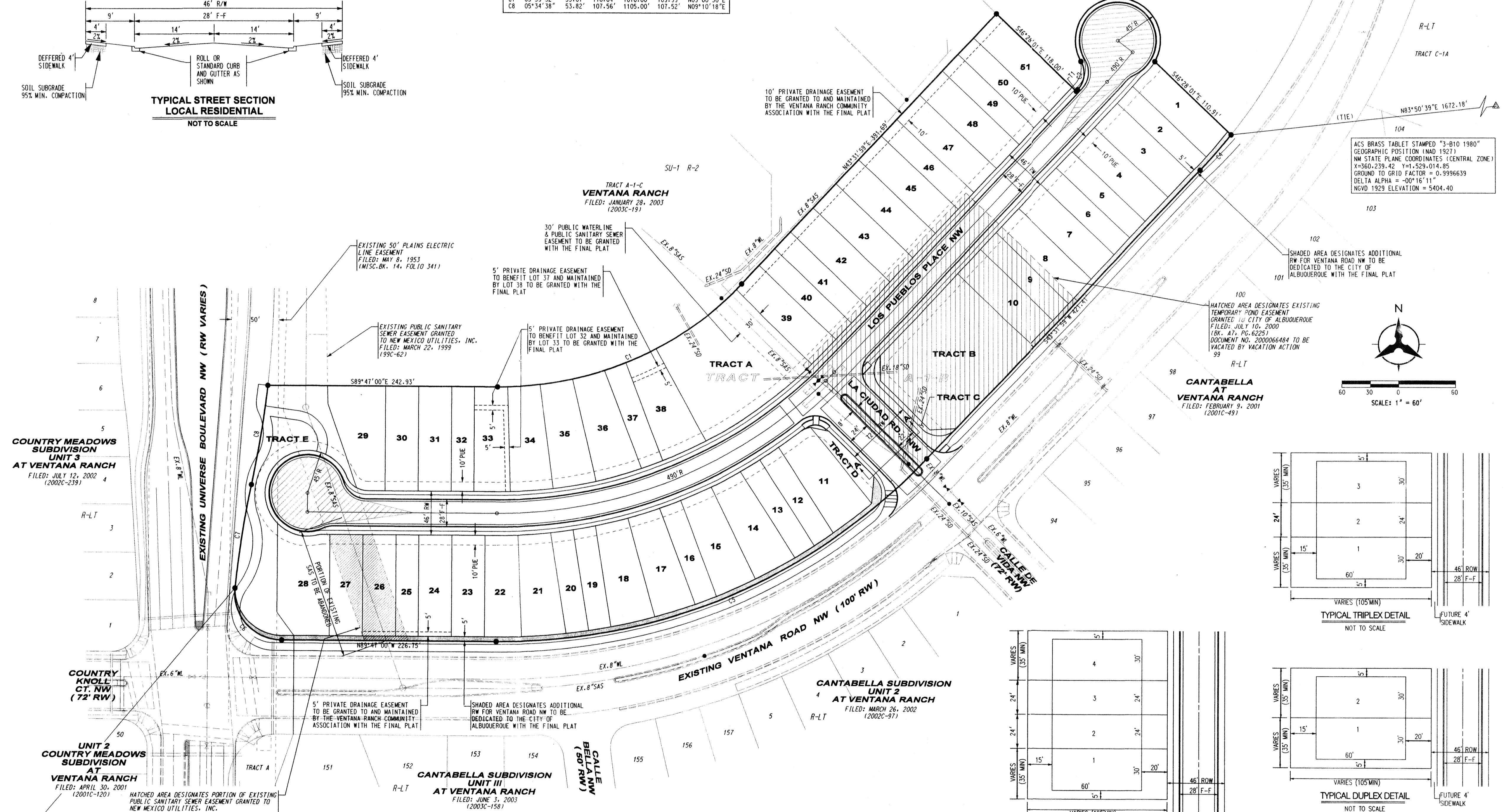
TYPICAL STREET SECTION LOCAL RESIDENTIAL
NOT TO SCALE

TANGENT DATA

ID	BEARING	DISTANCE
T1	N43°31'59"E	2.06'

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	46°41'01"	153.19'	289.25'	355.00'	281.31'	N66°52'30"E
C2	73°05'47"	18.53'	31.89'	25.00'	29.77'	N06°59'06"E
C3	239°33'59"	188.15'	45.00'	76.11'	S89°46'49"E	
C4	04°34'24"	24.96'	49.89'	625.00'	49.87'	S41°14'48"W
C5	46°41'01"	269.71'	509.24'	625.00'	495.27'	S66°52'30"W
C6	95°51'04"	95.39'	83.65'	50.00'	74.23'	N41°51'28"W
C7	05°53'32"	55.07'	110.04'	107.00'	109.99'	N09°00'50"E
C8	05°34'38"	53.82'	107.56'	1105.00'	107.52'	N09°10'18"E



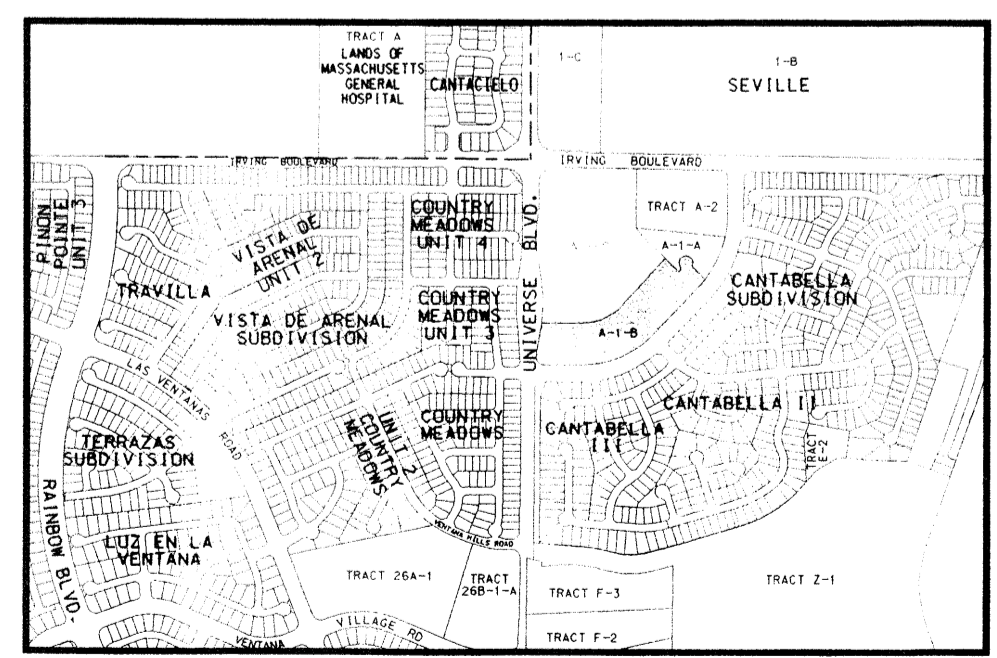
COUNTRY MEADOWS SUBDIVISION UNIT 3 AT VENTANA RANCH
FILED: JULY 12, 2002 4
(2002C-239)

COUNTRY KNOLL CT. NW (72' R/W)

UNIT 2 COUNTRY MEADOWS SUBDIVISION AT VENTANA RANCH
FILED: APRIL 30, 2001
(2001C-120)

SHADED AREA DESIGNATES PORTION OF EXISTING PUBLIC SANITARY SEWER EASEMENT GRANTED TO NEW MEXICO UTILITIES, INC. FILED: MARCH 22, 1999 (199C-62) TO BE VACATED BY VACATION ACTION

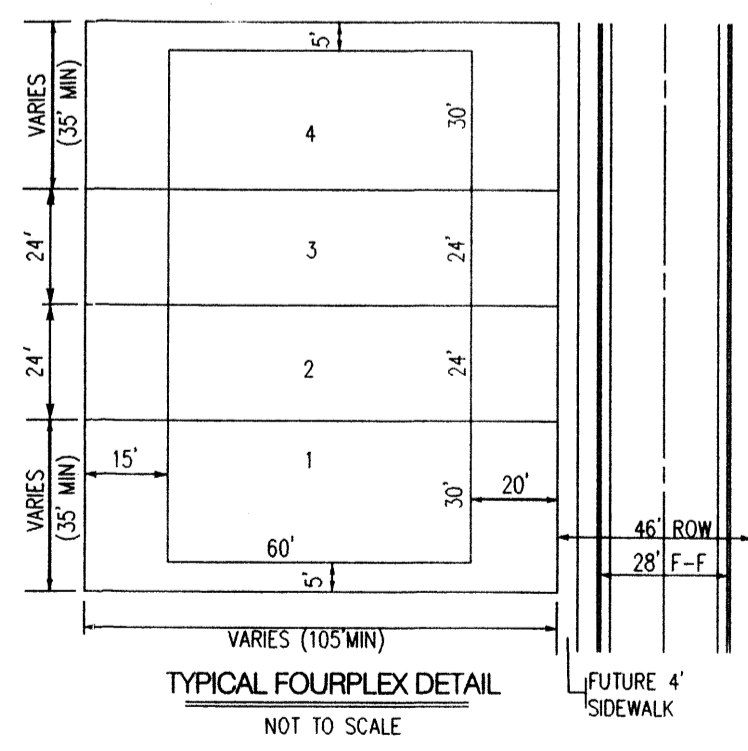
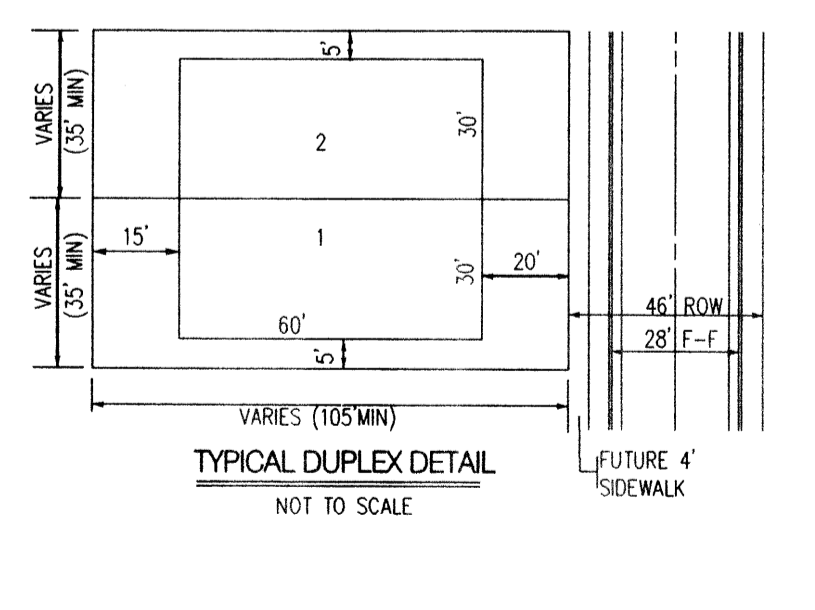
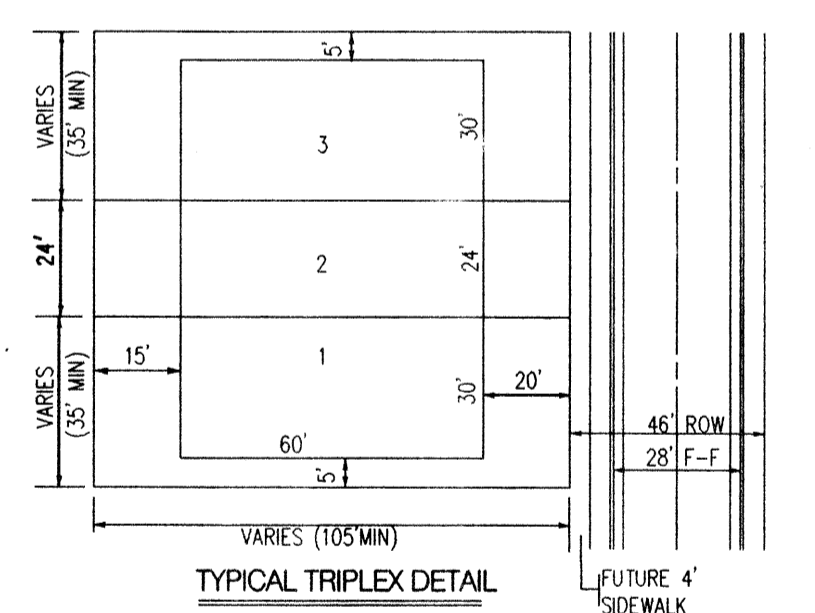
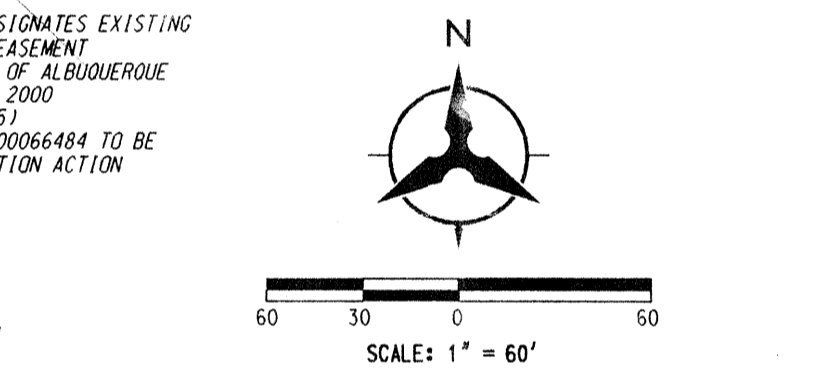
PRELIMINARY PLAT
VENTANA TOWNHOMES AT VENTANA RANCH
(REPLAT OF TRACTS A-1-B VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
AUGUST, 2004



LOCATION MAP
ZONE ATLAS MAP NO. B-10
NOT TO SCALE

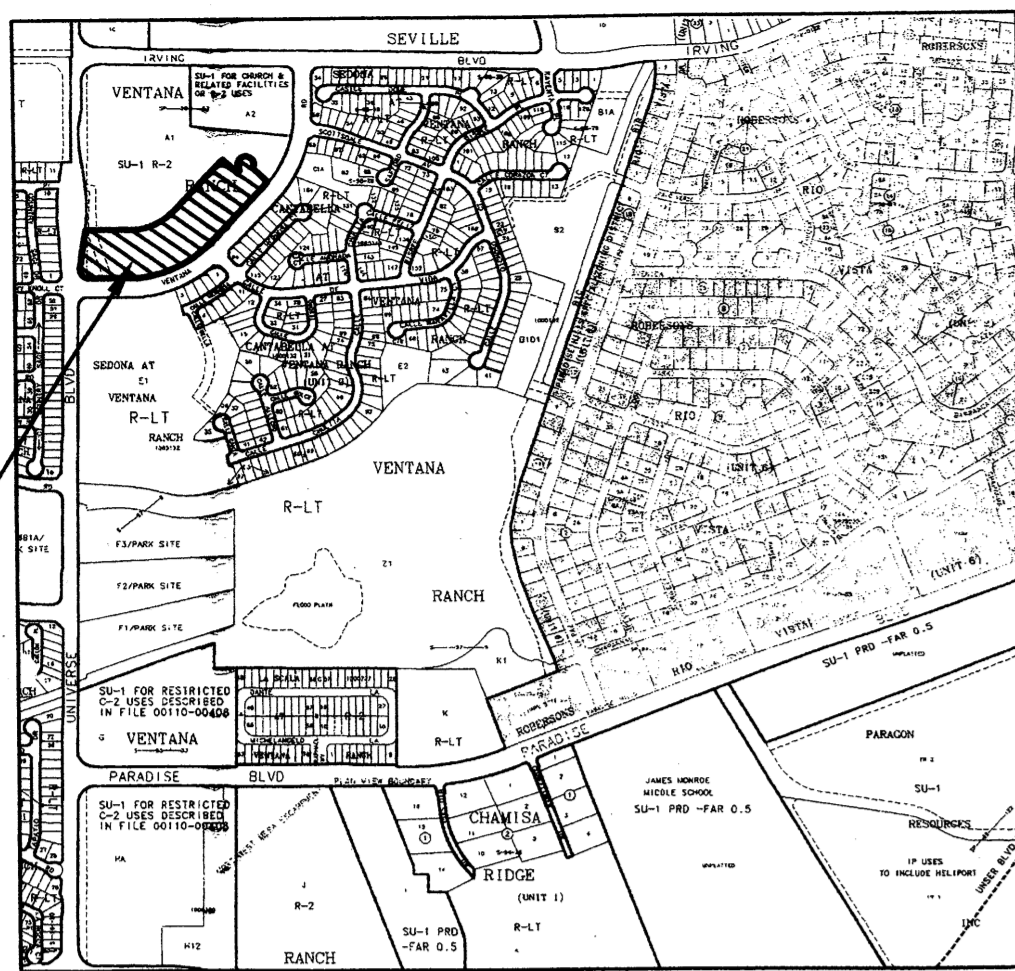
NCS BRASS TABLET STAMPED "UNION 1969" GEOGRAPHIC POSITION (MAD 1927) NM STATE PLANE COORDINATES (CENTRAL ZONE) X=353,409.02 Y=11,523,440.96 GROUND TO GRID FACTOR = 0.99966044 DELTA ALPHA = -00°16'58" NGVD 1929 ELEVATION = 5522.0 (TRIG)

ACS BRASS TABLET STAMPED "3-B10 1980" GEOGRAPHIC POSITION (MAD 1927) NM STATE PLANE COORDINATES (CENTRAL ZONE) X=360,239.42 Y=11,529,014.85 GROUND TO GRID FACTOR = 0.9996639 DELTA ALPHA = -00°16'11" NGVD 1929 ELEVATION = 5404.40



Bohannon & Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

SITE VICINITY



SITE



ZONE ATLAS B-10

VENTANA RANCH
APARTMENTS
SU-1 for R-2

TRACT A-1-A
FUTURE NEIGHBORHOOD PARK
2.02 AC.
SU-1 for R-2

SITE DATA:

TRACT A-1-B
EXISTING ZONING: SU-1 FOR R-2
SITE AREA: 6.9 AC.
NUMBER OF UNITS: 51
GROSS DENSITY: 7.4 DU/AC
NET DENSITY: 9.6 DU/AC

PROJECT NUMBER: 1002250
Application Number: 04EPC-01046; 04EPC-01045

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated August 19, 2004 and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
<i>R. Rivera</i> 7/1-8/12 9-14-04 Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

COUNTRY MEADOWS
UNIT III
SUBDIVISION
R-LT

UNIVERSE BLVD
(86' R.O.W. TYPICAL)

LANDSCAPE COMMONS AREA
13,582 S.F.

SEDONA
SUBDIVISION
R-LT

CANTABELLA
UNIT II
SUBDIVISION
R-LT

CANTABELLA
SUBDIVISION
R-LT

SITE PLAN FOR BUILDING PERMIT
**TOWNHOMES @
VENTANA RANCH**

Prepared for:
Sandia Properties, LLC
10 Tramway Lp NE
Albuquerque, NM 87122

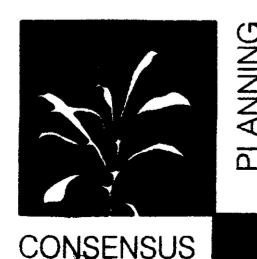
Prepared by:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

Bohannon Huston, Inc.
Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM 87109-4335

The Hilltop Landscape
Architects & Contractors
7909 Edith Blvd. NE
Albuquerque, NM 87113

September 14, 2004

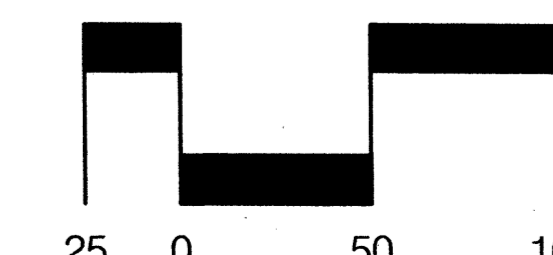
SHEET 1 of 5



- NOTES:
- Lighting shall be per DPM standards for public streets.
 - Storage area for residential automated carts, not visible from the street or stored inside a garage, shall be provided for each unit.



Scale 1" = 50'



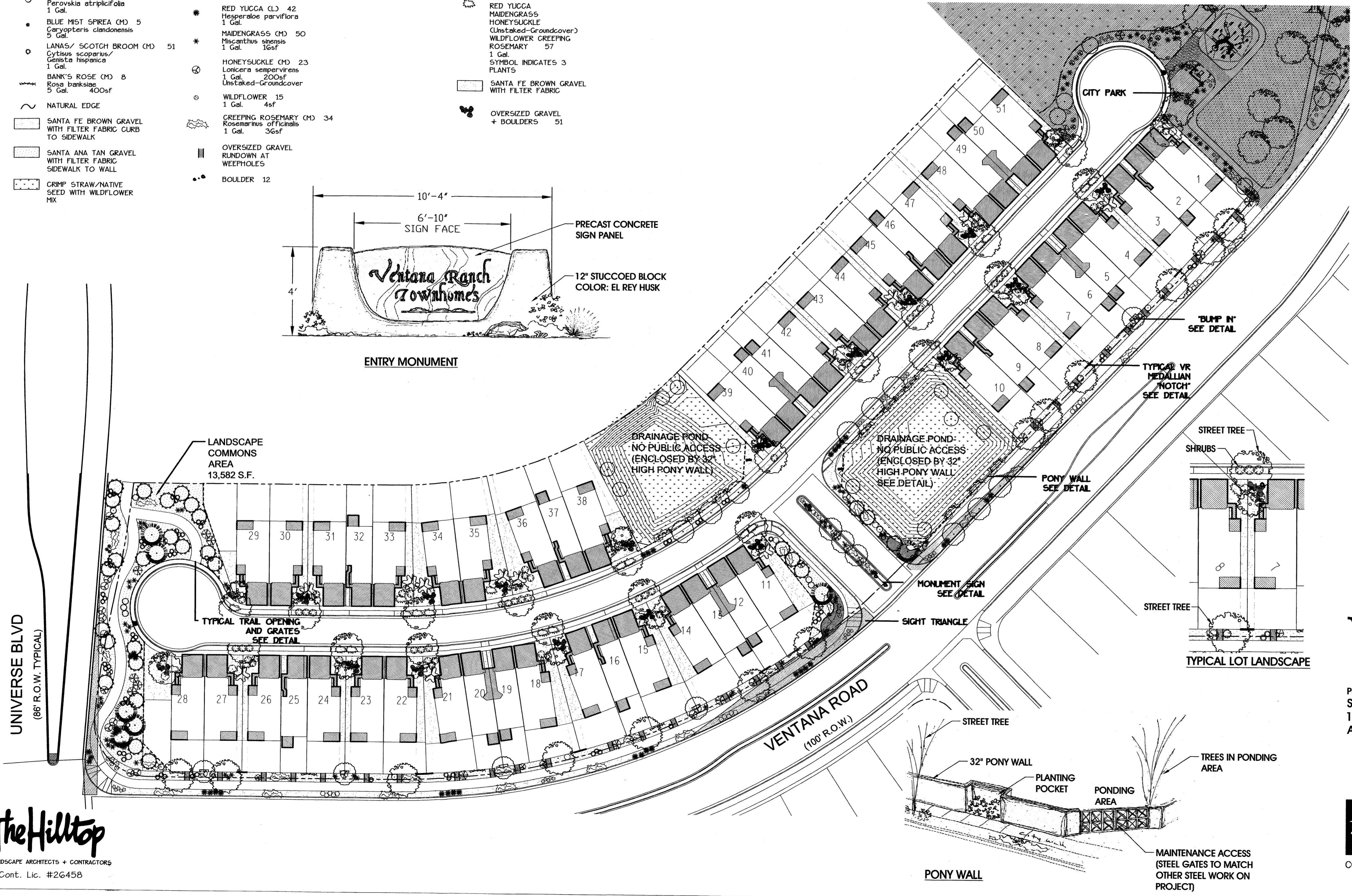
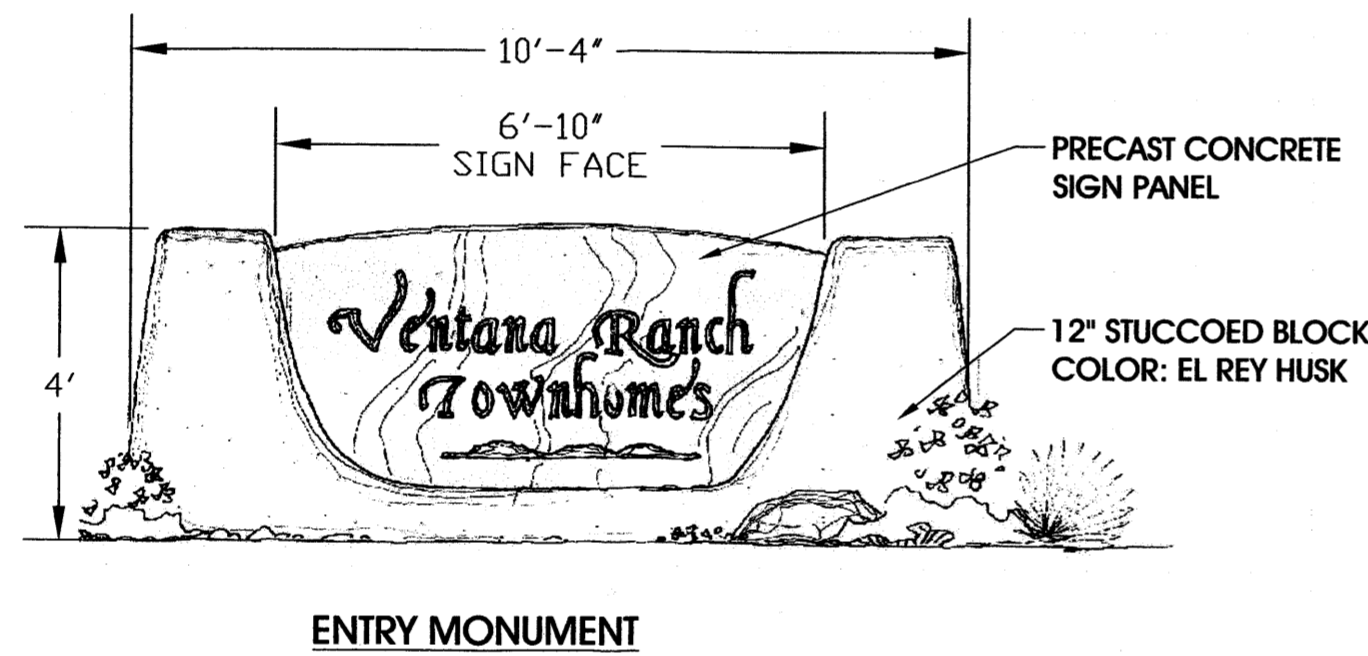
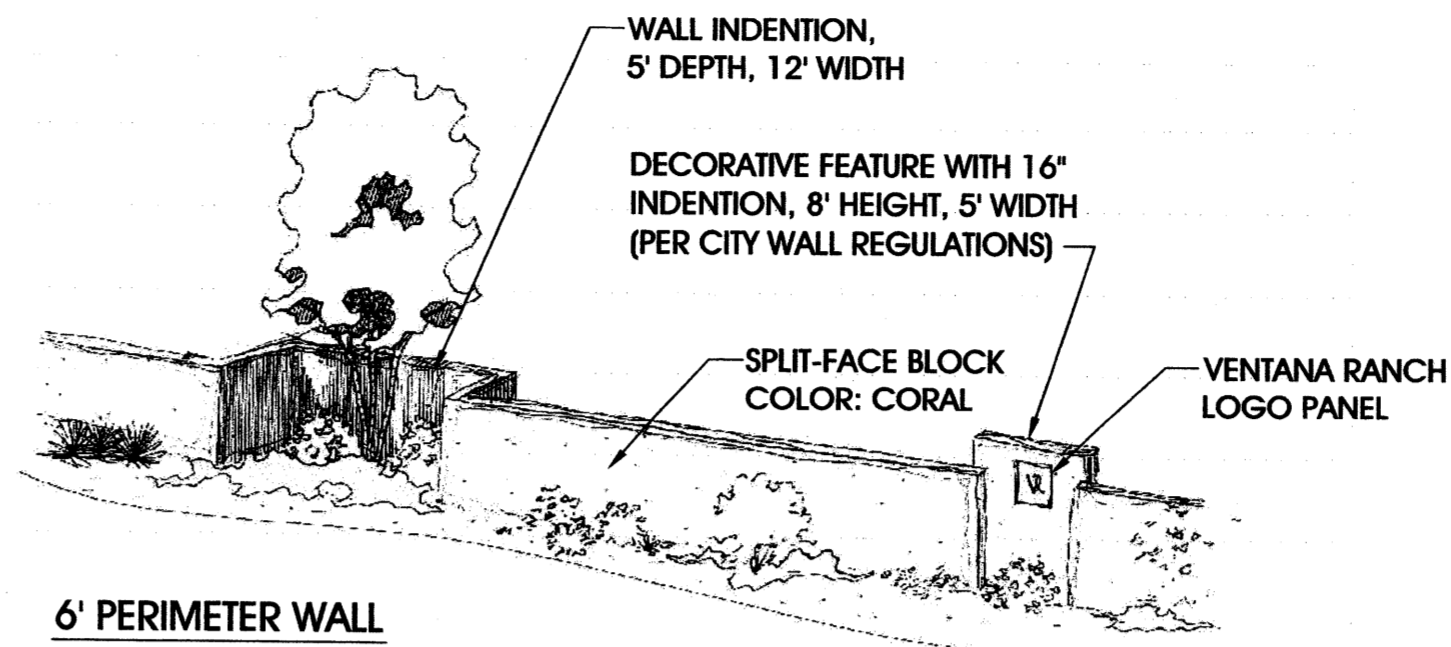
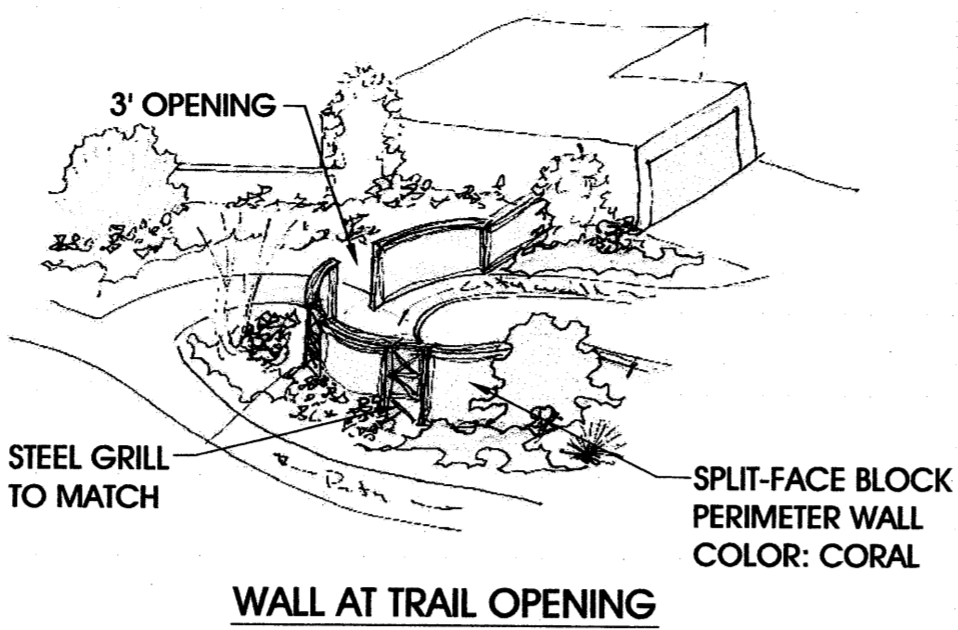
north

PLANT LEGEND
COMMON AREAS AND STREETSCAPE

- ASH (CH) OR HONEY LOCUST (CH) 13
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Gal.
- DESERT WILLOW (L), CHITALPA (L), FLOWERING PEAR (CH), AND VITEX (L) 24
Chilopsis linearis, *Chilopsis x Catalpa*, *Pyrus calleryana*, *Vitex agnus-castus*
15 Gal.
- SILVERBERRY (CH) 14
Elaeagnus pungens
5 Gal. 100sf
- RED TIP PHOTINIA (CH) 9
Potentilla fraseri
5 Gal. 36sf
- INDIAN HAWTHORN (CH) 9
Rapicarpis indica
5 Gal.
- RUSSIAN SAGE (CH) 5
Perovskia atriplicifolia
1 Gal.
- BLUE MIST SPIREA (CH) 5
Corydalis clandonensis
5 Gal.
- LANAS/ SCOTCH BROOM (CH) 51
Cytisus scoparius/
Genista hispanica
1 Gal.
- BANK'S ROSE (CH) 8
Rosa banksiae
5 Gal. 400sf
- NATURAL EDGE
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC CURB TO SIDEWALK
- SANTA ANA TAN GRAVEL WITH FILTER FABRIC SIDEWALK TO WALL
- CRIMP STRAW/NATIVE SEED WITH WILDFLOWER MIX
- AUSTRIAN PINE (CH) 7
Pinus nigra
6"-8"
- FLOWERING PEAR (CH) 17
Pyrus calleryana
2" Gal.
- NEW MEXICO OLIVE (CH) 10
Forresteria neomexicana
15 Gal.
- APACHE PLUME (L) 5
Fallugia paradoxa
5 Gal. 25sf
- ROSEMARY (CH) 21
Rosmarinus officinalis
2 Gal. 36sf
- POTENTILLA (CH) 30
Potentilla fruticosa
2 Gal.
- AUTUMN SAGE (CH) 21
Salvia greggii
2 Gal. 4sf
- RED YUCCA (L) 42
Hesperaloe parviflora
1 Gal.
- MAIDENGRASS (CH) 50
Miscanthus sinensis
1 Gal. 16sf
- HONEYSUCKLE (CH) 23
Lonicera sempervirens
1 Gal. 200sf
Unstaked-Groundcover
- WILDFLOWER 15
1 Gal. 4sf
- CREeping ROSEMARY (CH) 34
Rosmarinus officinalis
1 Gal. 36sf
- OVERSIZED GRAVEL RUNDOWN AT WEEPHOLES
- BOULDER 12

PLANT LEGEND
FRONT YARDS

- ASH (CH) OR HONEY LOCUST (CH) 6
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Gal.
- FLOWERING PEAR (CH) 7
Pyrus calleryana
2" Gal.
- DESERT WILLOW (L) 9
Chilopsis linearis
15 Gal.
- APACHE PLUME, INDIAN HAWTHORN, RUSSIAN SAGE, BLUE MIST SPIREA, LANAS/ SCOTCH BROOM 20
5 GAL.
- ROSEMARY POTENTILLA
AUTUMN SAGE 57
2 Gal.
- RED YUCCA
MAIDENGRASS
HONEYSUCKLE (Unstaked-Groundcover)
WILDFLOWER CREEPING
ROSEMARY 57
1 Gal.
SYMBOL INDICATES 3 PLANTS
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC
- OVERSIZED GRAVEL + BOULDERS 51



LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Ventana Ranch Community Association, Inc.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

Landscape planting is to be adjusted in the field so that no plant is within 3' off the walk when planted.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Ventana Ranch Community Association, Inc.

PRELIMINARY LANDSCAPE PLAN
TOWNHOMES @ VENTANA RANCH

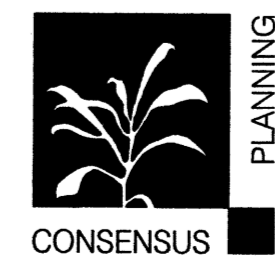
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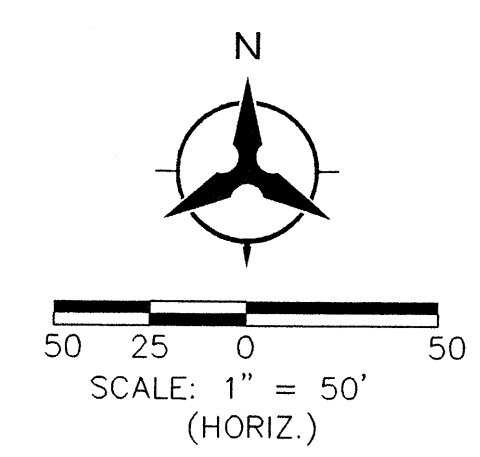
September 14, 2004
SHEET 2 of 5



Conceptual Drainage, Grading and Utility Plan

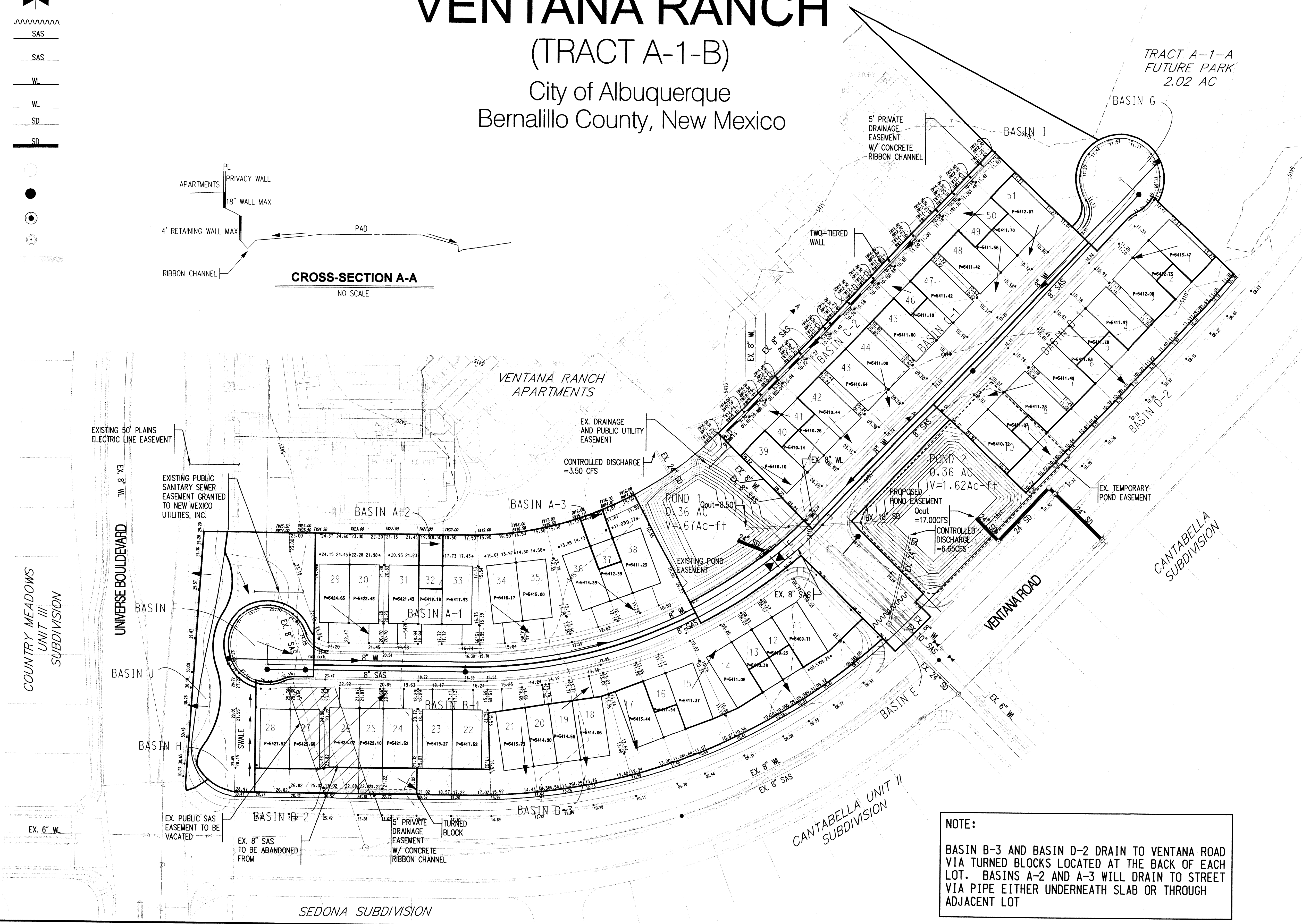
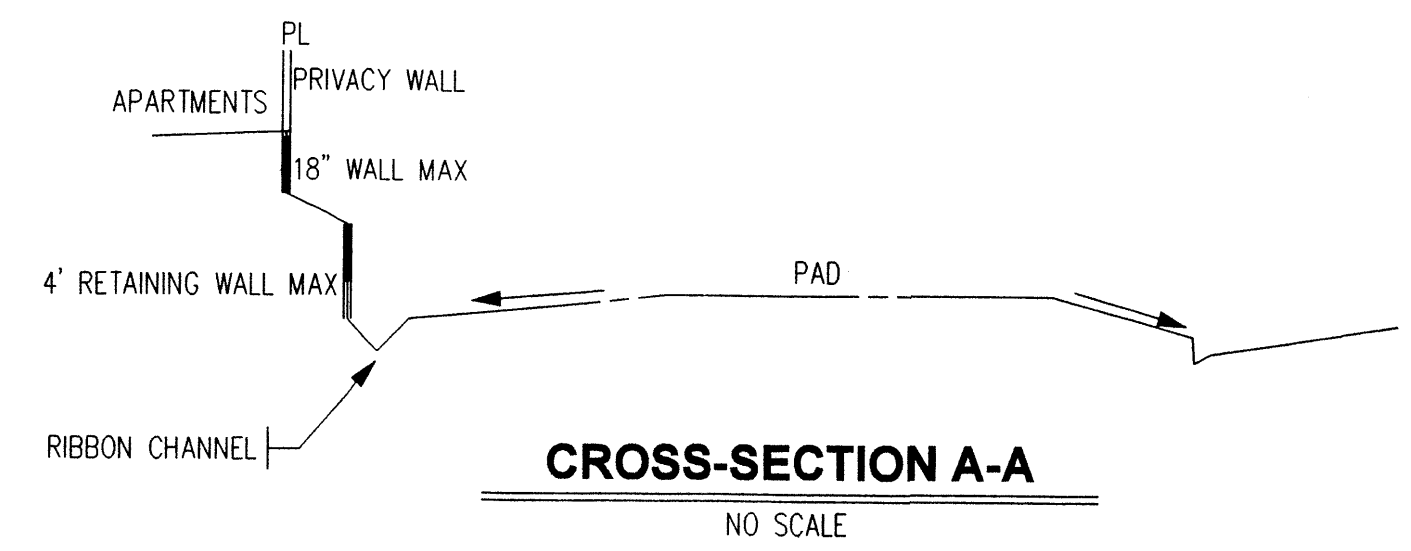
VENTANA TOWNHOMES AT VENTANA RANCH

(TRACT A-1-B)
City of Albuquerque
Bernalillo County, New Mexico



LEGEND

- DRAINAGE BASIN
- FLOW DIRECTION ARROW
- PROPOSED LOW POINT
- PROPOSED HIGH POINT
- PROPOSED SAS LINE
- EX. SAS LINE
- PROPOSED WL
- EX. WL
- EX. SD LINE
- PROPOSED SD LINE
- EX. SAS MH
- PROPOSED SAS MH
- EX. SD MH
- PROPOSED SD MH
- RIBBON CHANNEL

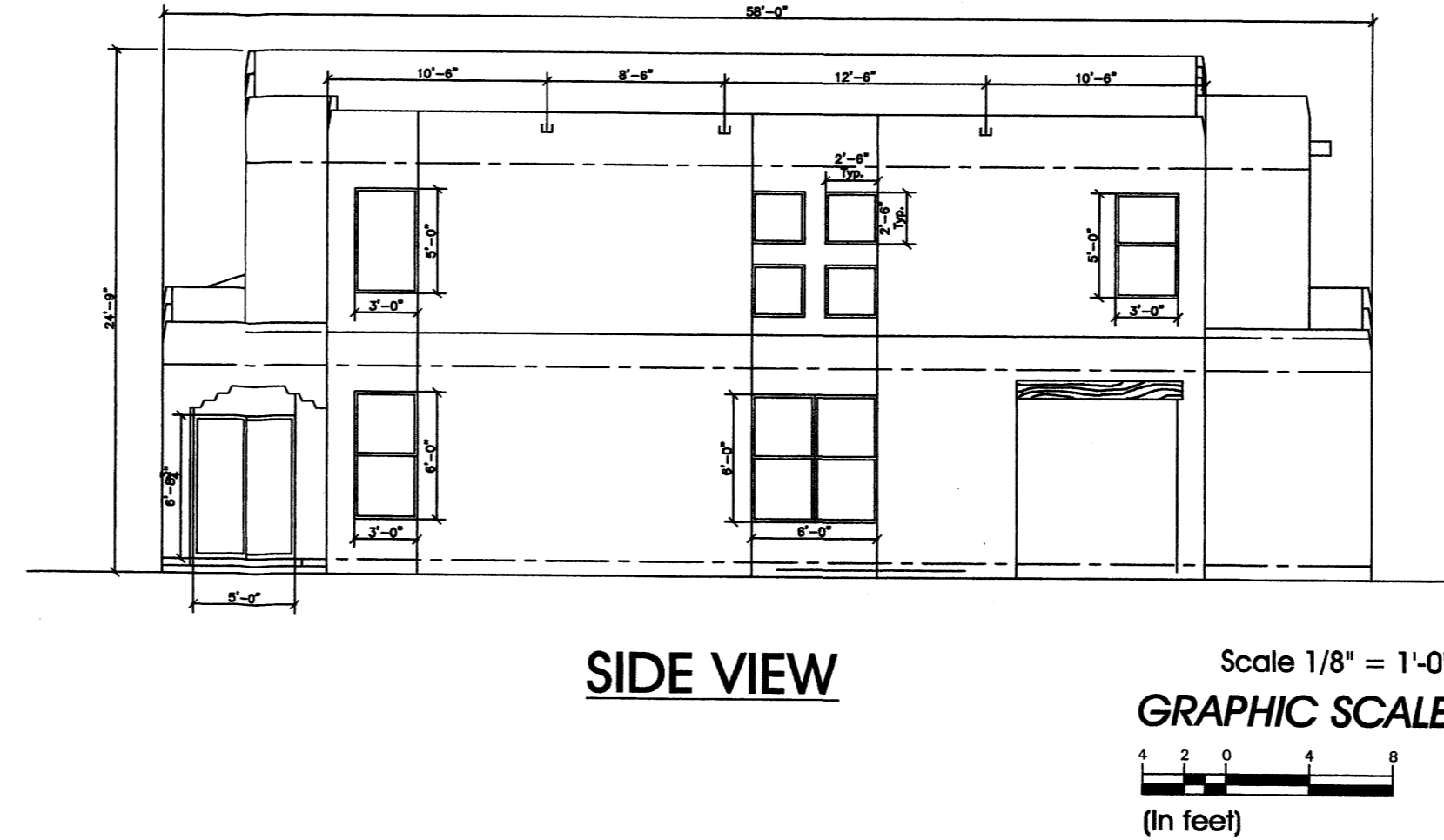
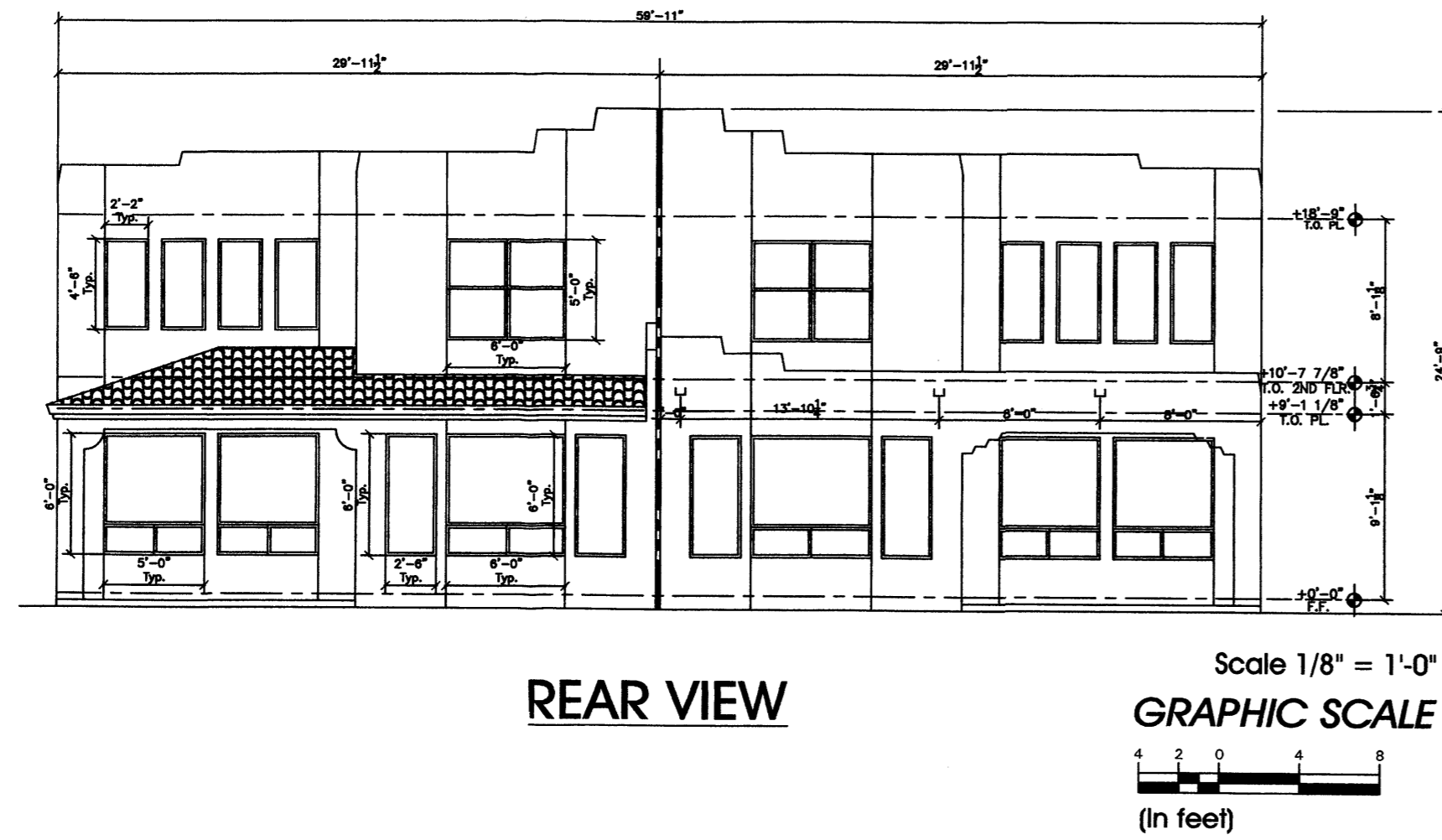
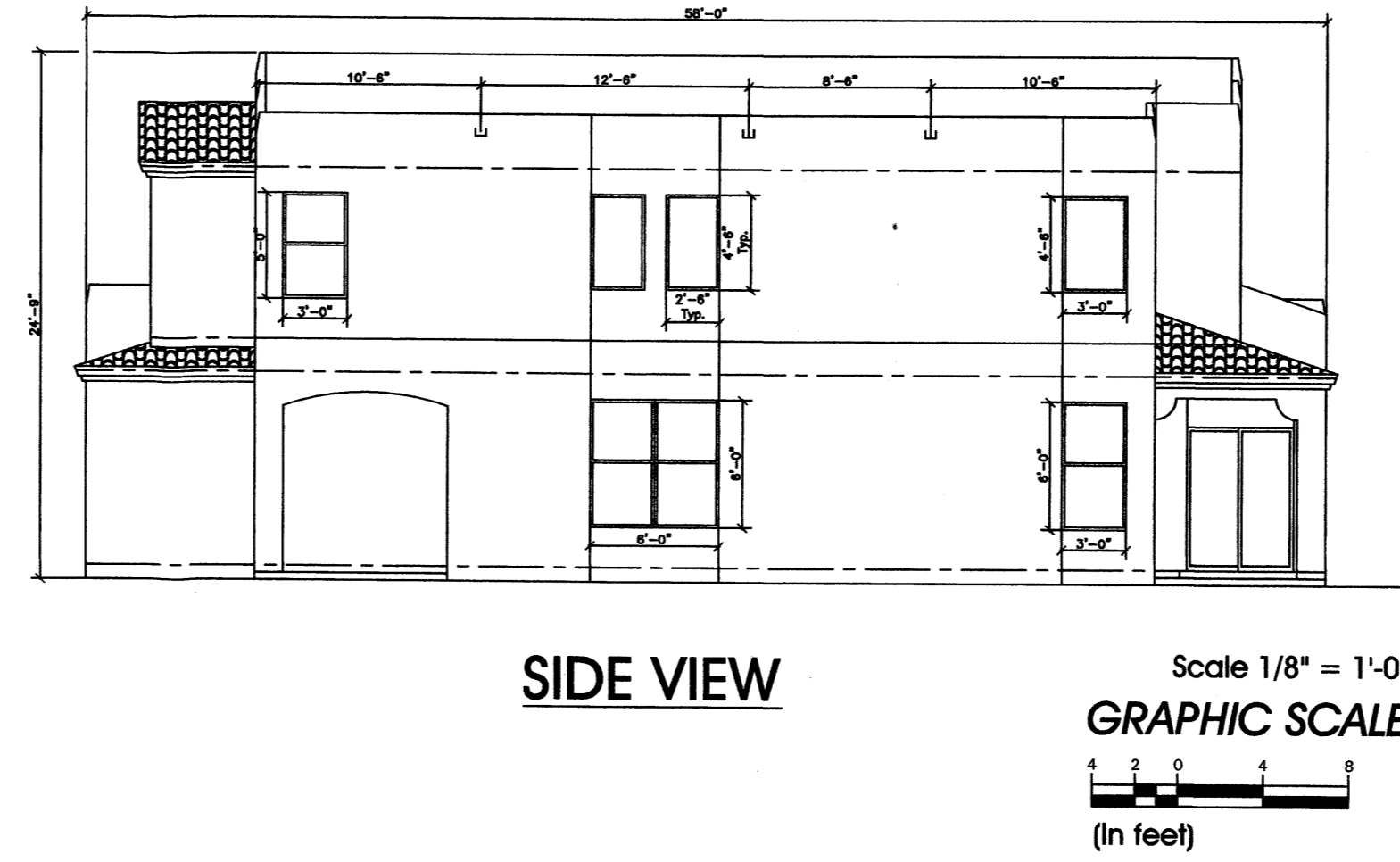
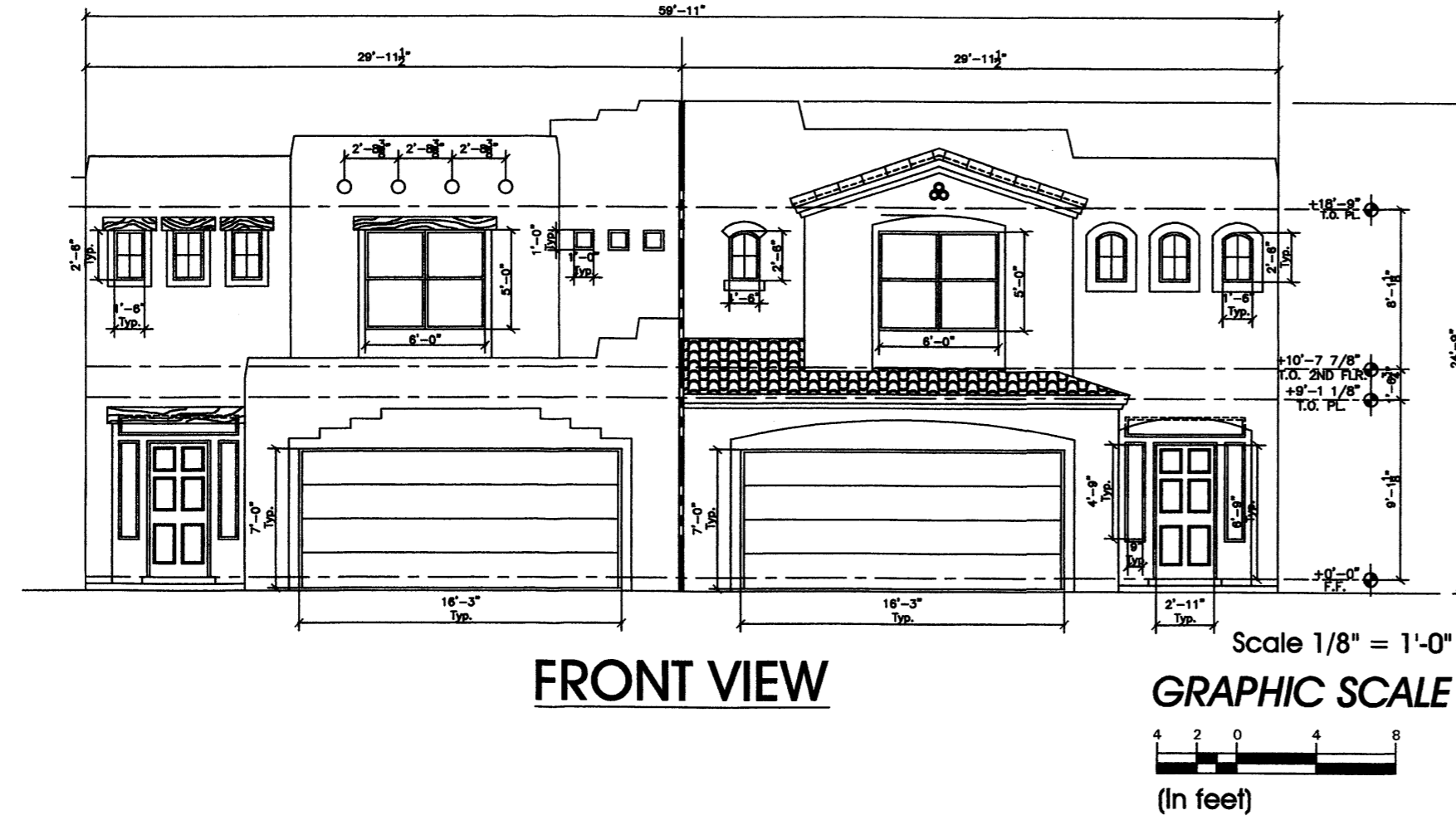


DEVELOPED ONSITE BASINS		
BASIN ID	Q100 (cfs)	AREA (Acres)
A-1	4.02	1.06
A-2	0.12	0.03
A-3	0.12	0.03
B-1	2.44	0.64
B-2	0.29	0.08
B-3	1.99	0.53
C-1	5.79	1.53
C-2	1.07	0.28
D-1	2.56	0.67
D-2	0.81	0.21
E	0.35	0.35
F	1.46	0.14
G	0.61	0.16
H	0.69	0.29
I	0.71	0.29
J	0.45	0.18
TOTAL	23.46	6.49

NOTE:
BASIN B-3 AND BASIN D-2 DRAIN TO VENTANA ROAD VIA TURNED BLOCKS LOCATED AT THE BACK OF EACH LOT. BASINS A-2 AND A-3 WILL DRAIN TO STREET VIA PIPE EITHER UNDERNEATH SLAB OR THROUGH ADJACENT LOT

Bohannon & Huston
 Courtyard | 7500 Jefferson St. NE | Albuquerque, NM 87109-4335
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DUPLEX



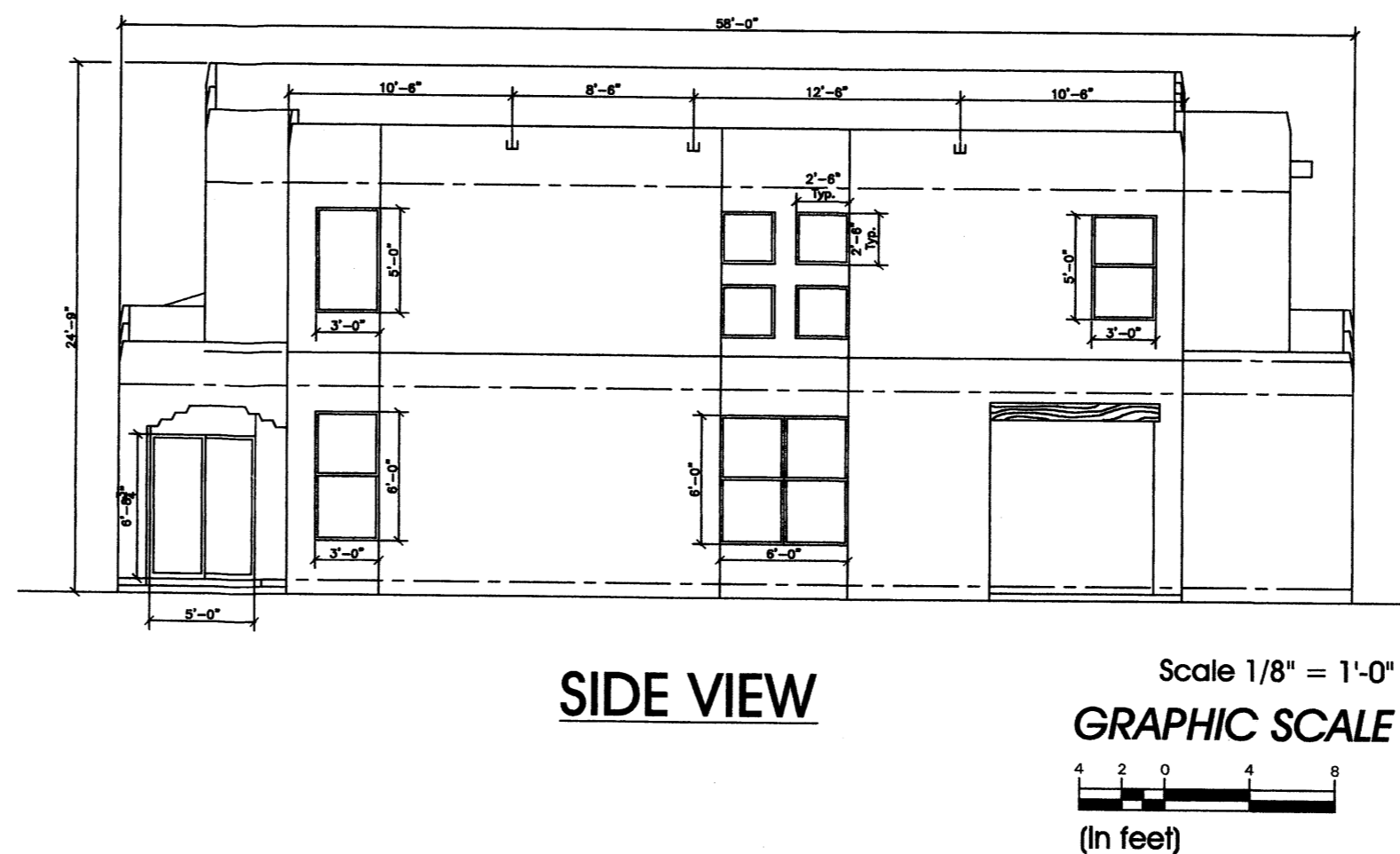
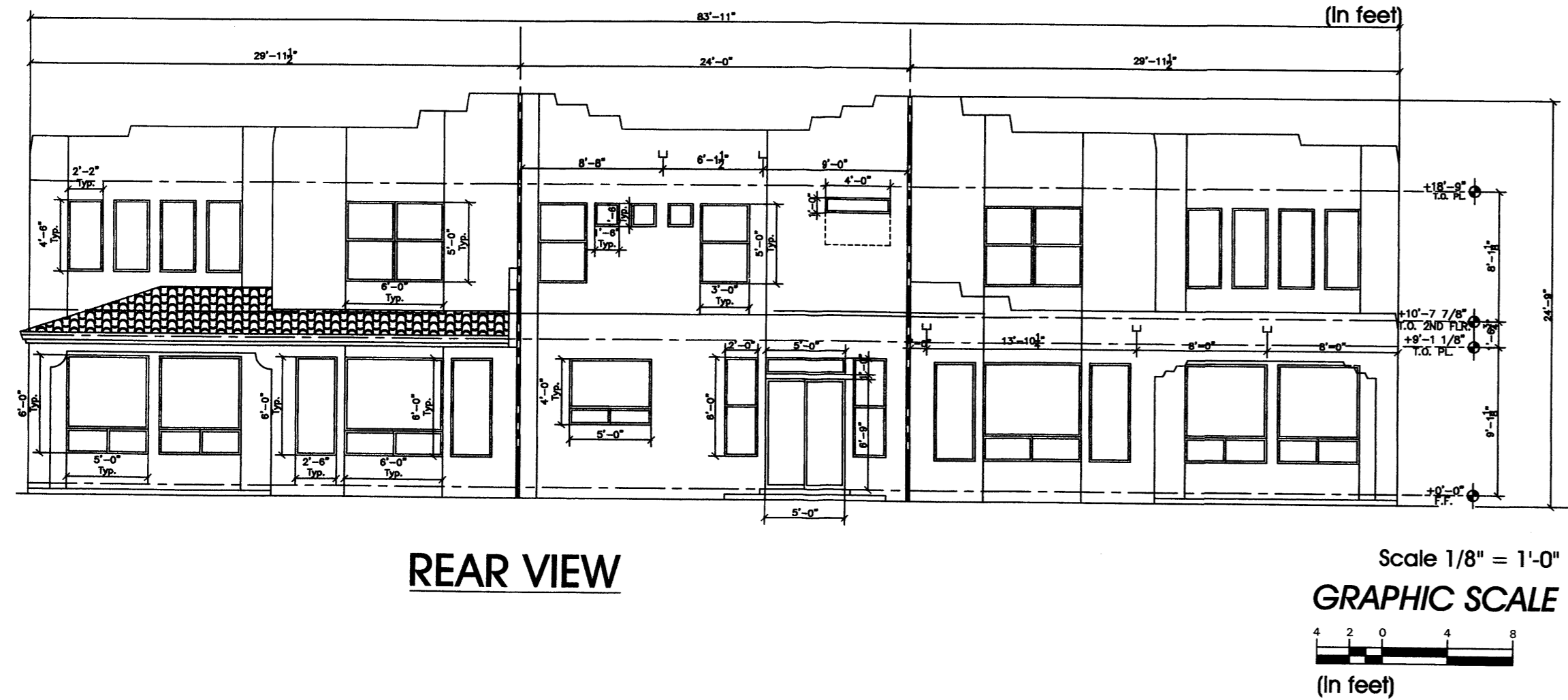
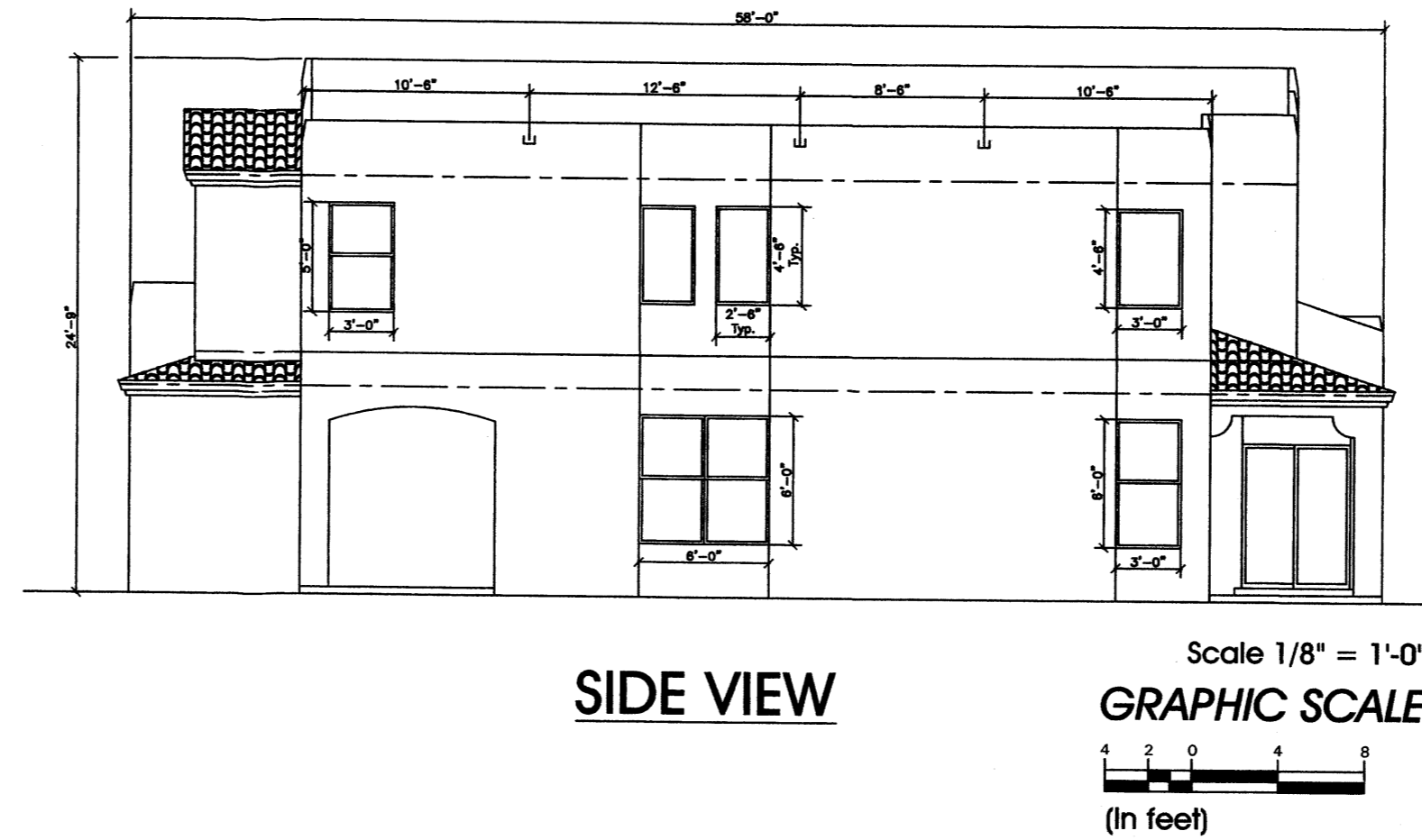
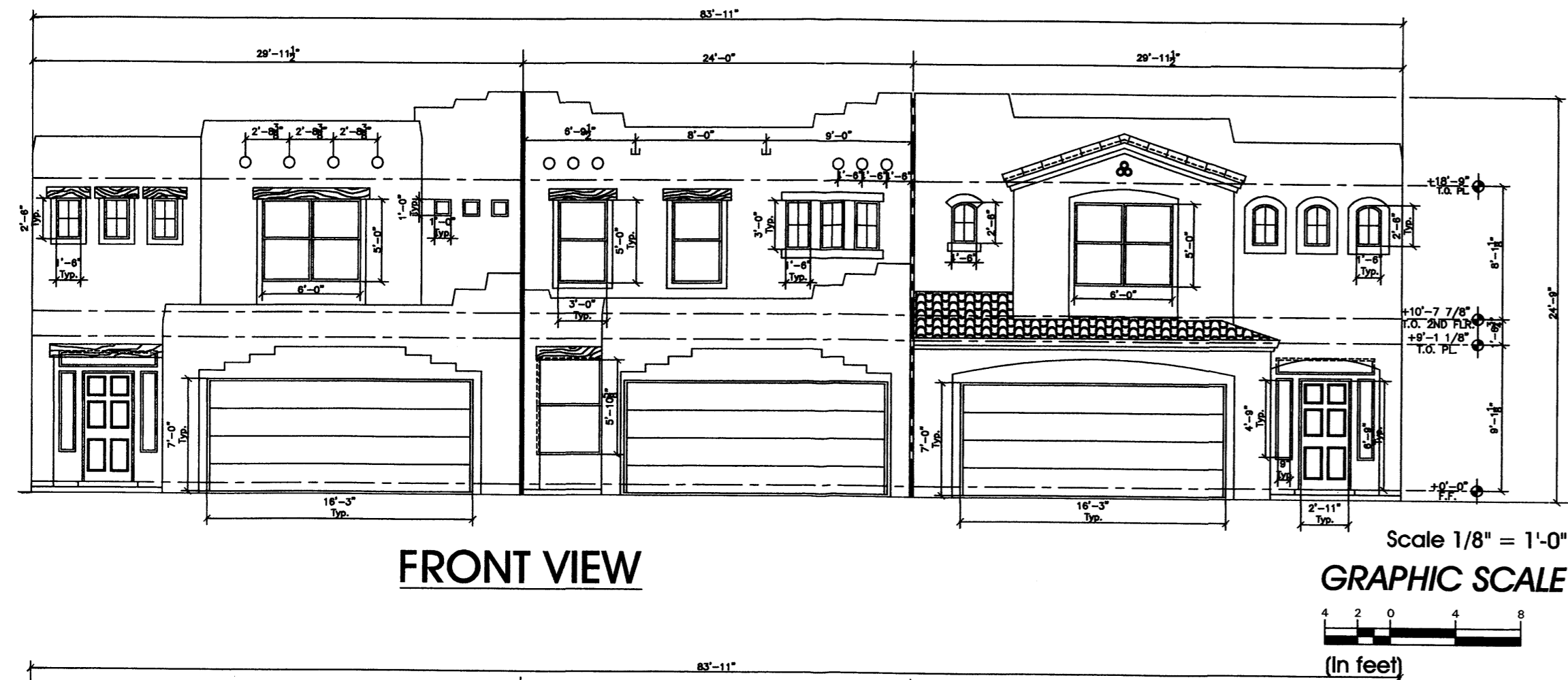
Cantabella West - Townhomes @ Ventana Ranch

The following color schemes shall be utilized for individual buildings within Cantabella West. It is the intent to have different color schemes next to each other.

Scheme	Stucco/Garage Door Color/ Canals	Stained Window Headers	Tile Roof (per elevation)
1	Reddish Brown	Dark Red	Reddish Brown
2	Dark Beige	Dark Brown	Terra Cotta Red
3	Grayish Green	Light Beige	Green
4	Amber	Silver Grey	Light Red
5	Brown	Sandstone	Dark Terra Cotta
6	Dark Brown	Brown	Beige
7	Light Green	Light Brown	Brown

Ballast Pavers On ALL Optional Decks:
Westlie Desert Sand

TRIPLEX

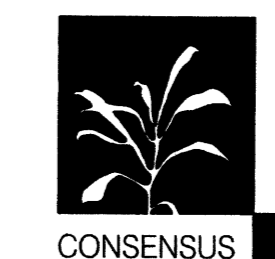


BUILDING ELEVATIONS TOWNHOMES @ VENTANA RANCH

Prepared for:
Sandia Properties, LLC
10 Tramway Lp NE
Albuquerque, NM 87122

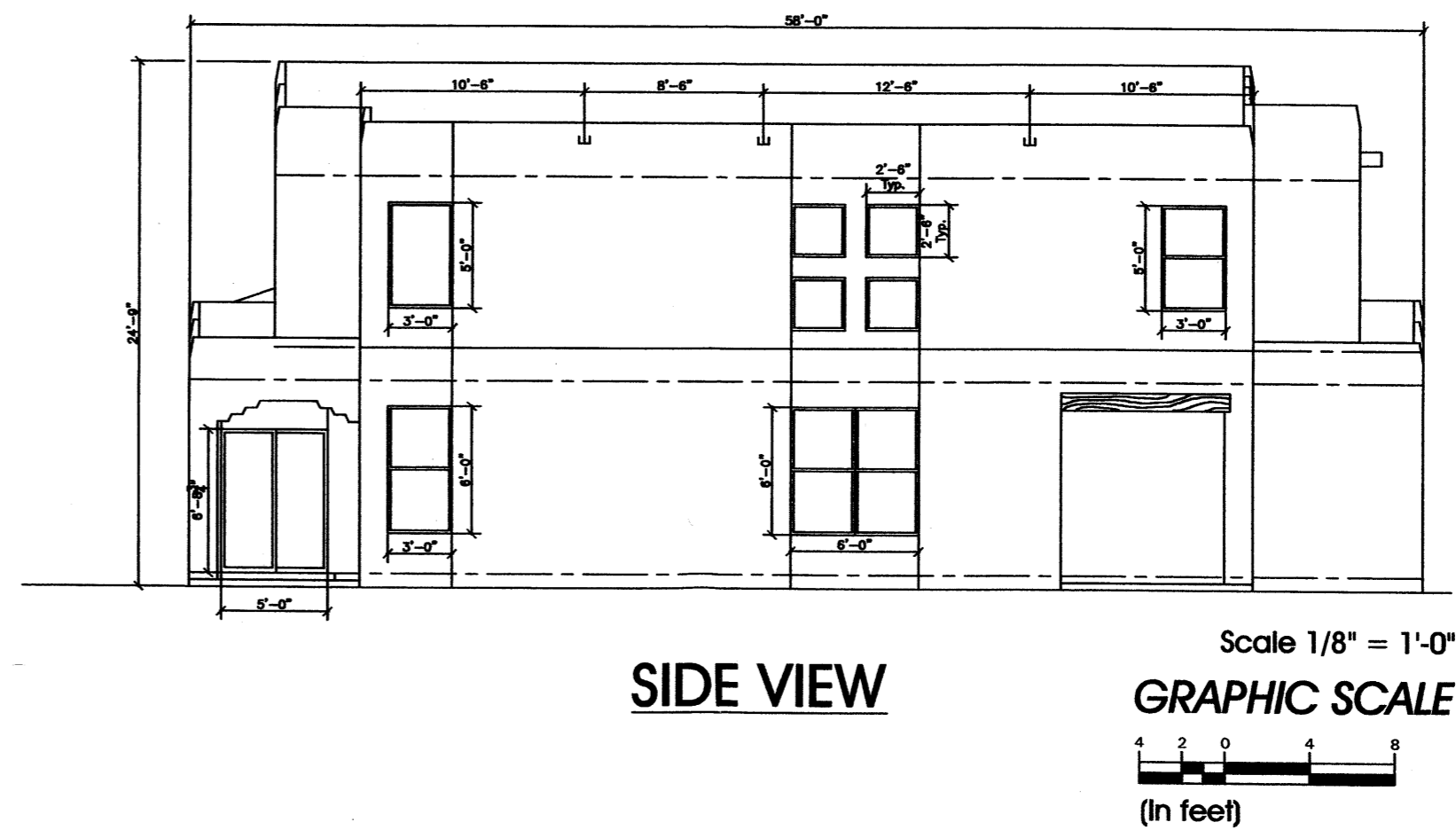
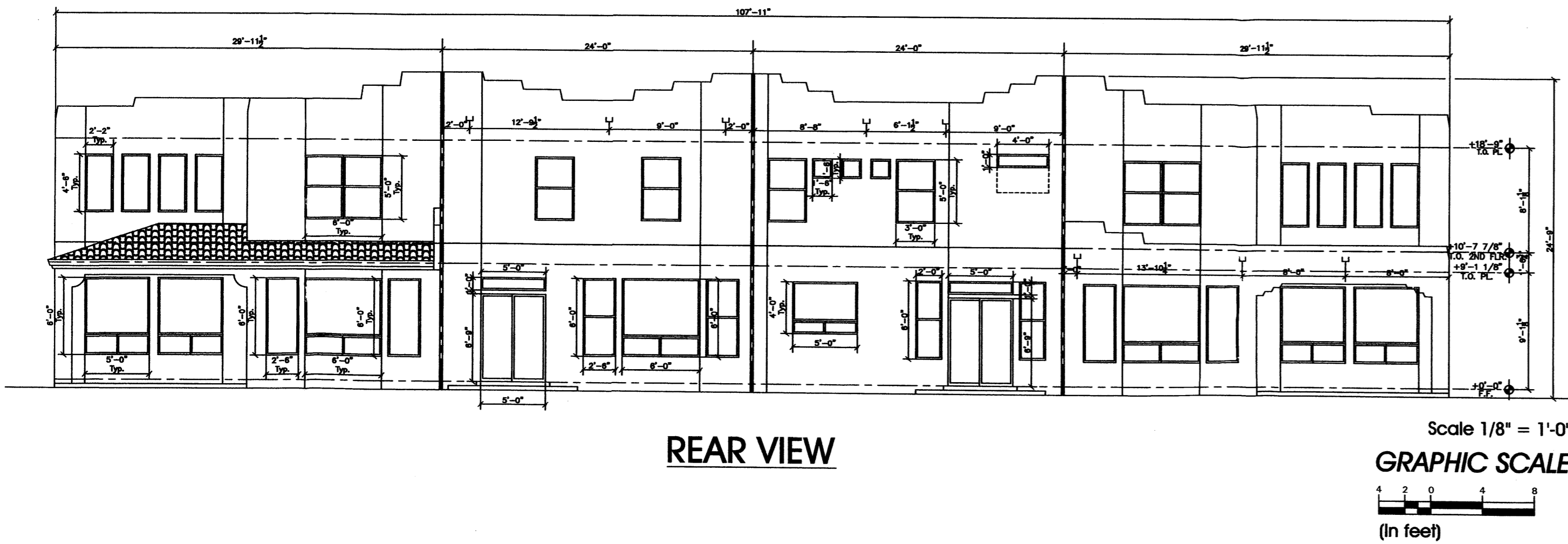
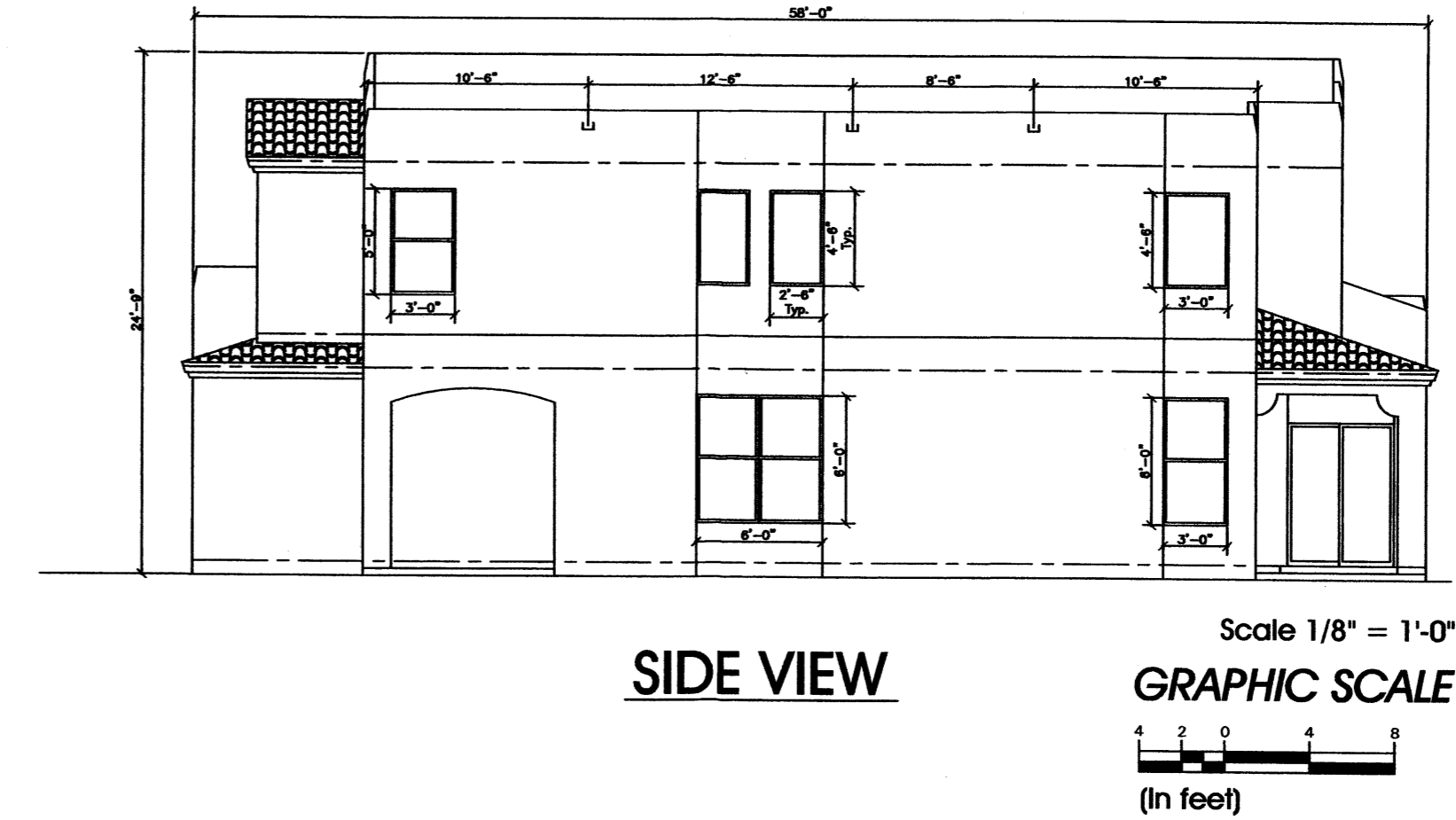
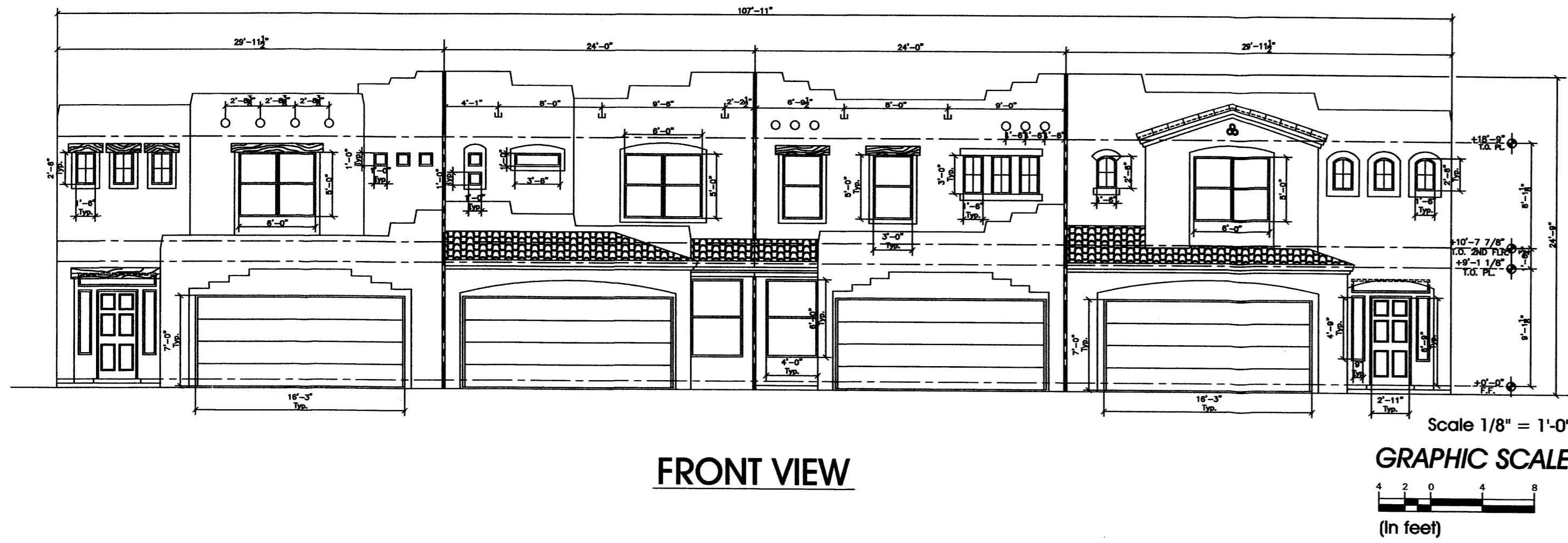
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Courtyard 1
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Albuquerque, NM 87113

FOURPLEX



Cantabella West - Townhomes @ Ventana Ranch

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5	Brown	Sandstone	Dark Terra Cotta
6	Dark Brown	Brown	Beige
7	Light Green	Light Brown	Brown

Ballast Pavers On ALL Optional Decks:
Westile Desert Sand

BUILDING ELEVATIONS TOWNHOMES @ VENTANA RANCH

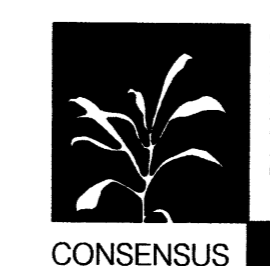
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September 14, 2004 SHEET 5 of 5

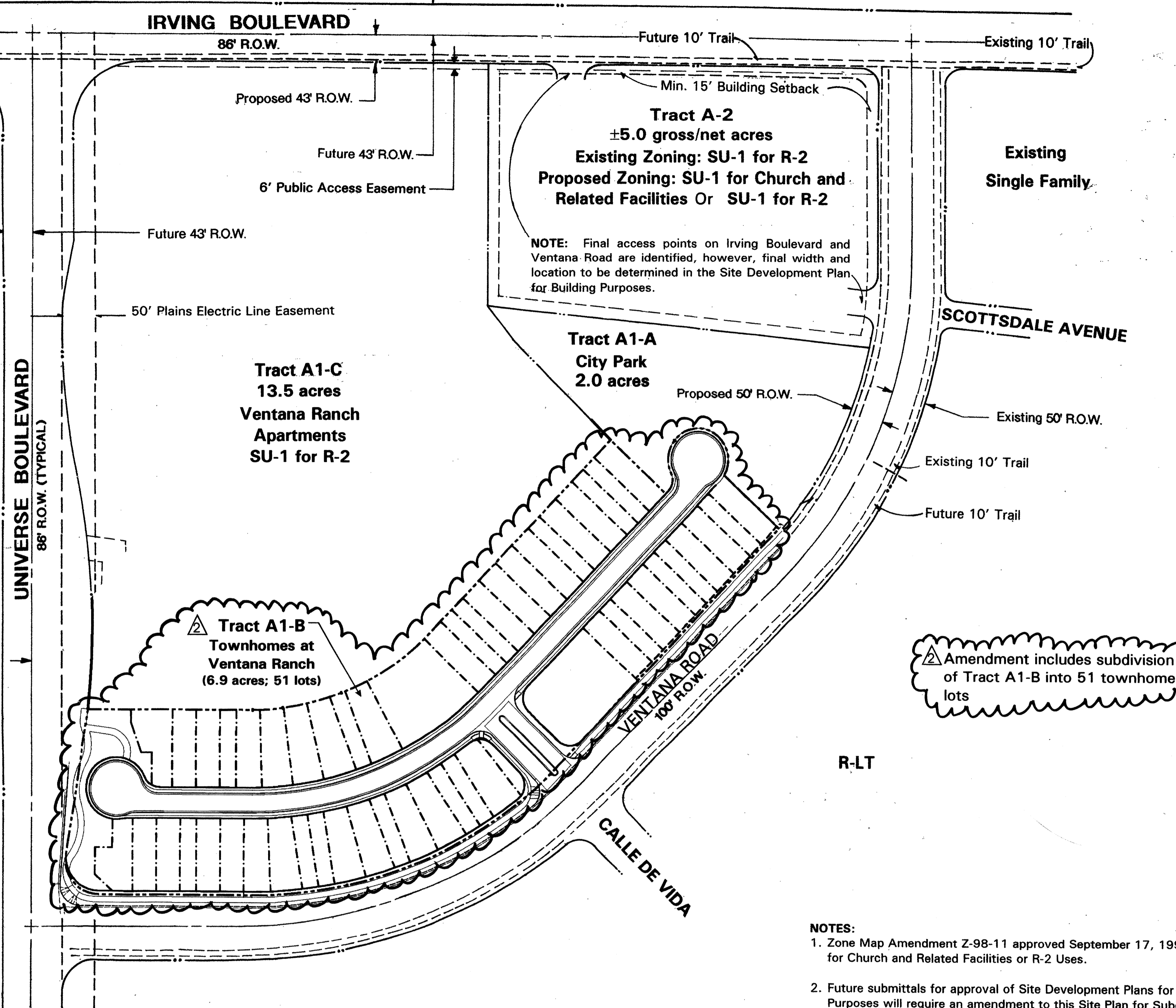
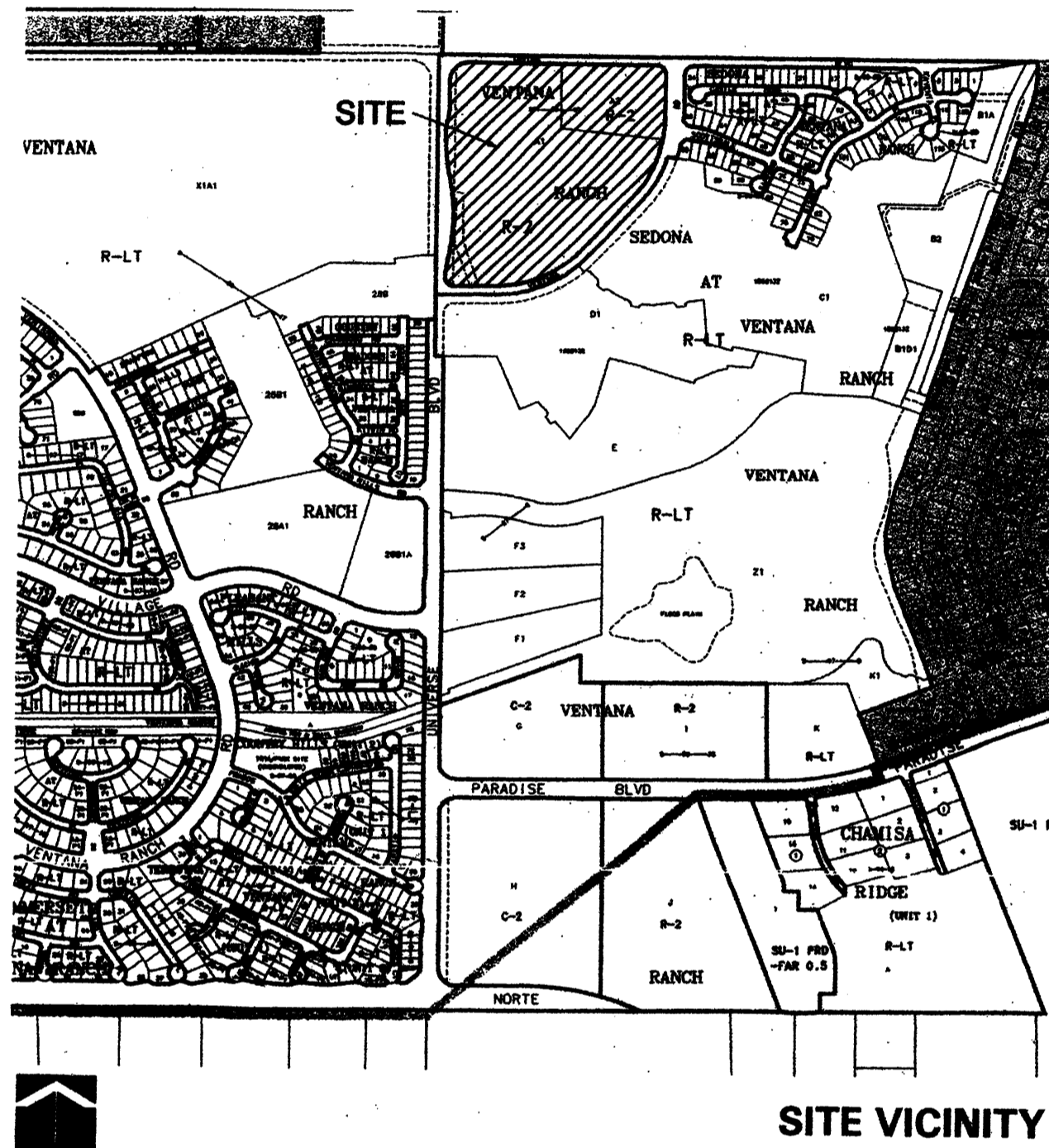


This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated August 19, 2004 and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date



**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>Sharon Matson</i>	1/2/2003
Planning Director	Date
<i>Rick Dore</i>	1-28-03
Transportation Development	Date
<i>Brad L. Byron</i>	3/17/03
City Engineer/AMAFCA	Date
<i>Roger A. Sheen</i>	1-8-03
Utility Development	Date
<i>Christina Sumbal</i>	1/8/03
Parks and Recreation Department	Date

Amendment includes subdivision of Tract A1-B into 51 townhome lots

NOTES:

- Zone Map Amendment Z-98-11 approved September 17, 1998 for SU-1 for Church and Related Facilities or R-2 Uses.
- Future submittals for approval of Site Development Plans for Building Purposes will require an amendment to this Site Plan for Subdivision.
- 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>Jan 3</i>	3/18/99
Planning	Date
<i>Michael Dore</i>	3-16-99
Transportation Development	Date
<i>Brad L. Byron</i>	3-16-99
City Engineer	Date
<i>Roger A. Sheen</i>	3-16-99
Utility Development	Date
<i>Edward G. Hwang</i>	3-16-99
CIP/Design & Development	Date
<i>OT</i>	2-16-99
New Mexico Utilities	Date

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."

**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 51 lots containing +/-6.9 Acres.

PROPOSED USE: Townhomes: Duplex, Triplex, and Fourplex units.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS: Pedestrian access will be provided to the adjacent Neighborhood Park, Universe Boulevard, Ventana Road, 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-T zone requirements.

MAXIMUM FAR: Not Applicable.

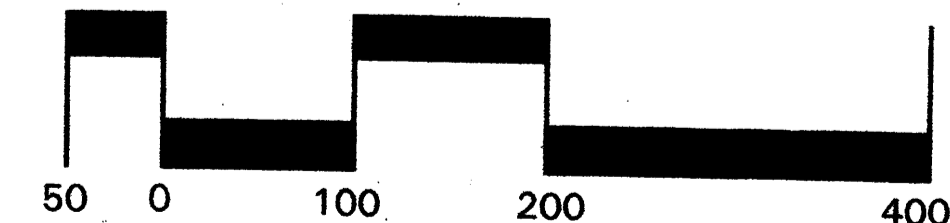
**AMENDED
SITE PLAN FOR SUBDIVISION**

**Ventana Ranch
Tract A-2**

Prepared for:
Las Ventanas
Limited Partnership

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

Scale: 1" = 100'



September 13, 2004

Revised December 12, 2002

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:

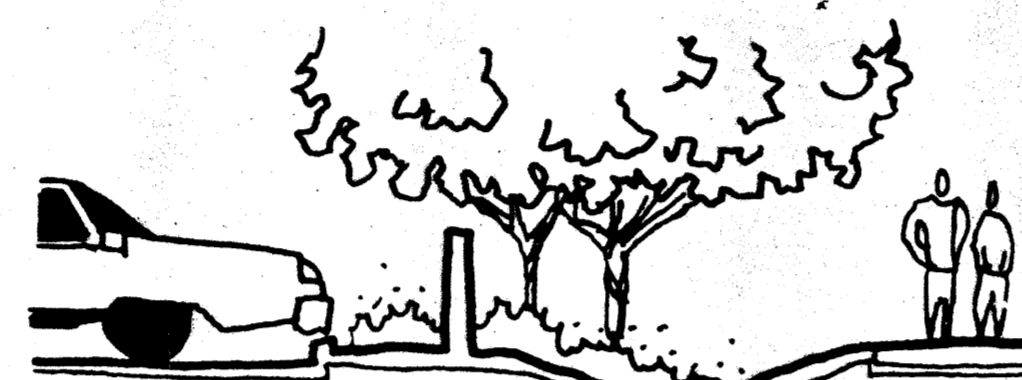
Trees	2 inch caliper, or 10 to 12 feet in height
Shrubs & Groundcovers	1 gallon
Turf Grasses	provide complete ground coverage within 1 growing season after installation.

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.

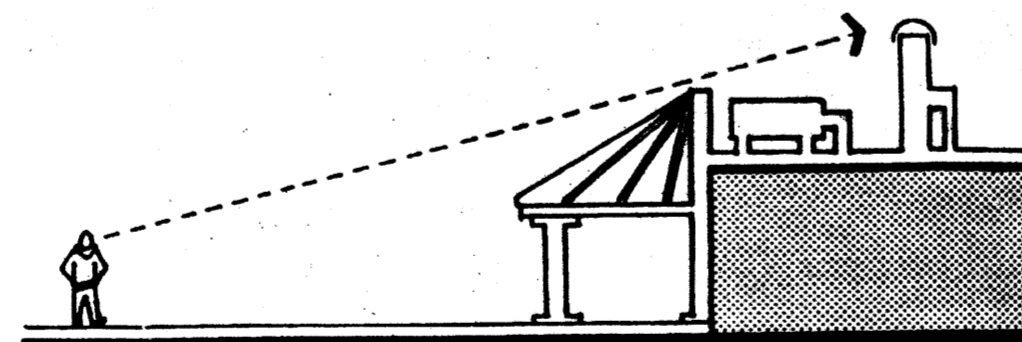


Parking areas shall be screened with a combination of materials.

- 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.



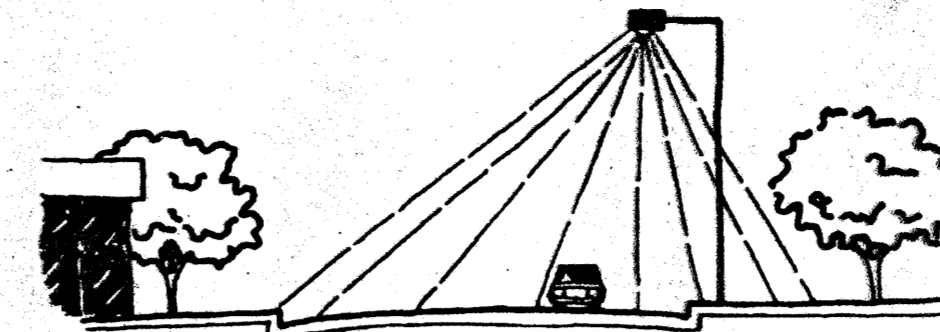
Roof mounted equipment shall be screened from public view.

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.



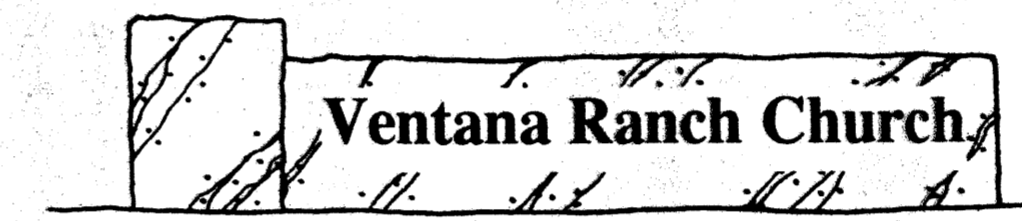
Lighting shall be shielded source.

- 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



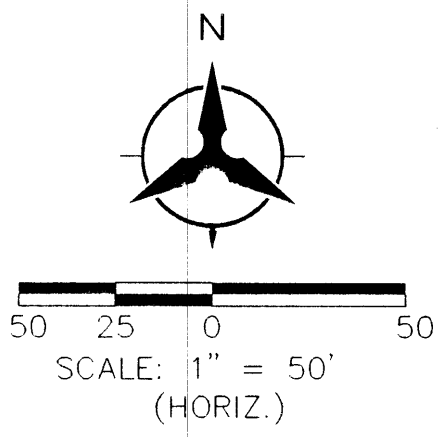
January, 1999

Conceptual Drainage, Grading and Utility Plan

VENTANA TOWNHOMES AT

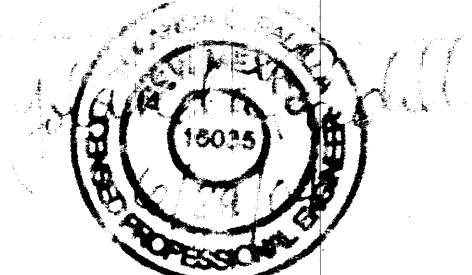
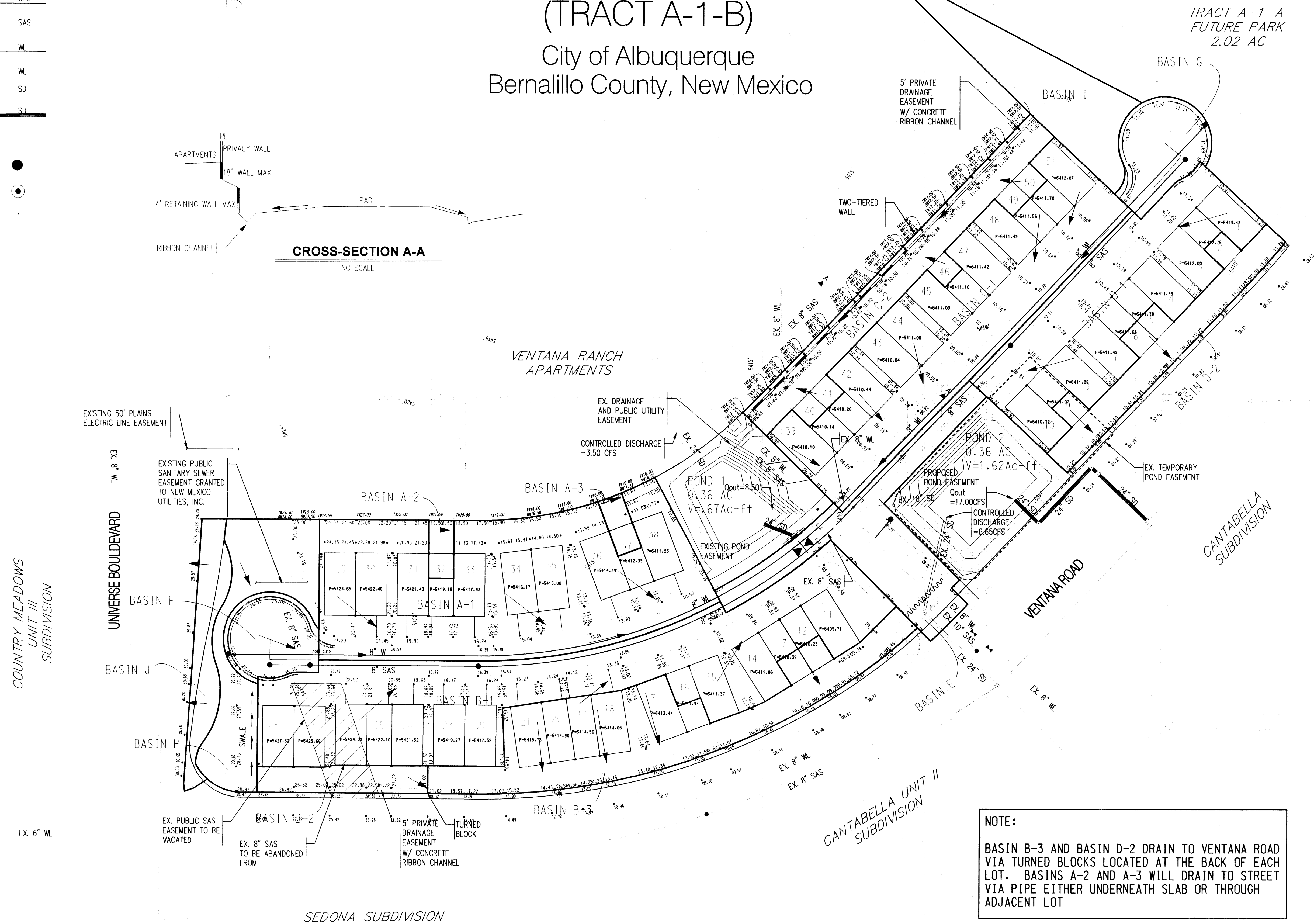
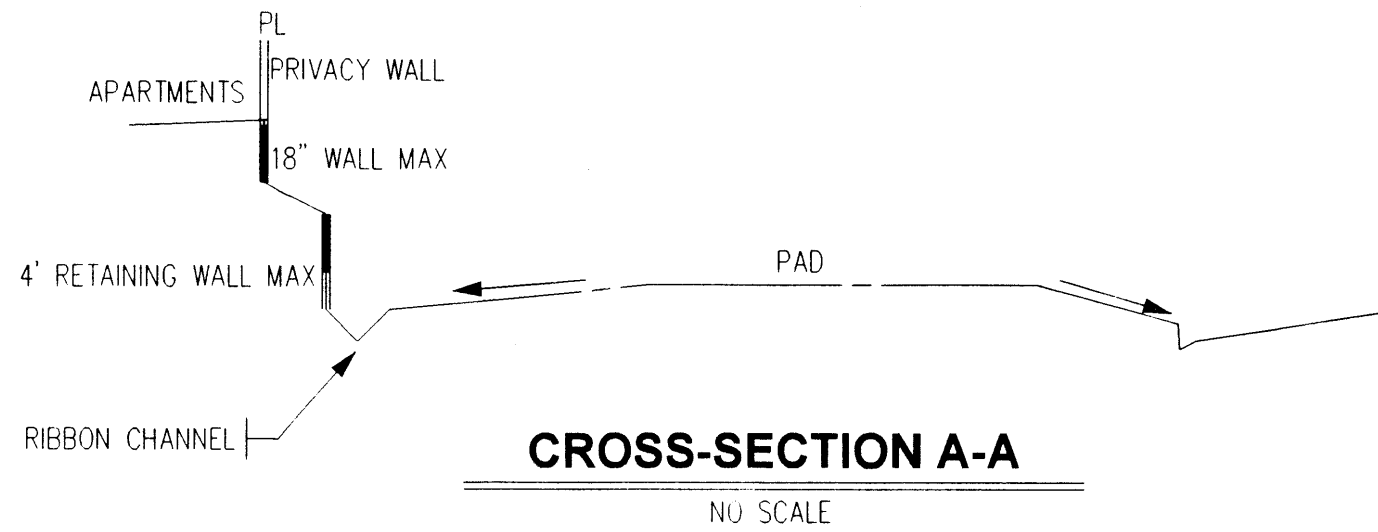
VENTANA RANCH

(TRACT A-1-B)
City of Albuquerque
Bernalillo County, New Mexico



LEGEND

- DRAINAGE BASIN
- FLOW DIRECTION ARROW
- PROPOSED LOW POINT
- PROPOSED HIGH POINT
- PROPOSED SAS LINE
- EX. SAS LINE
- PROPOSED WL
- EX. WL
- EX. SD LINE
- PROPOSED SD LINE
- EX. SAS MH
- PROPOSED SAS MH
- EX. SD MH
- PROPOSED SD MH
- RIBBON CHANNEL



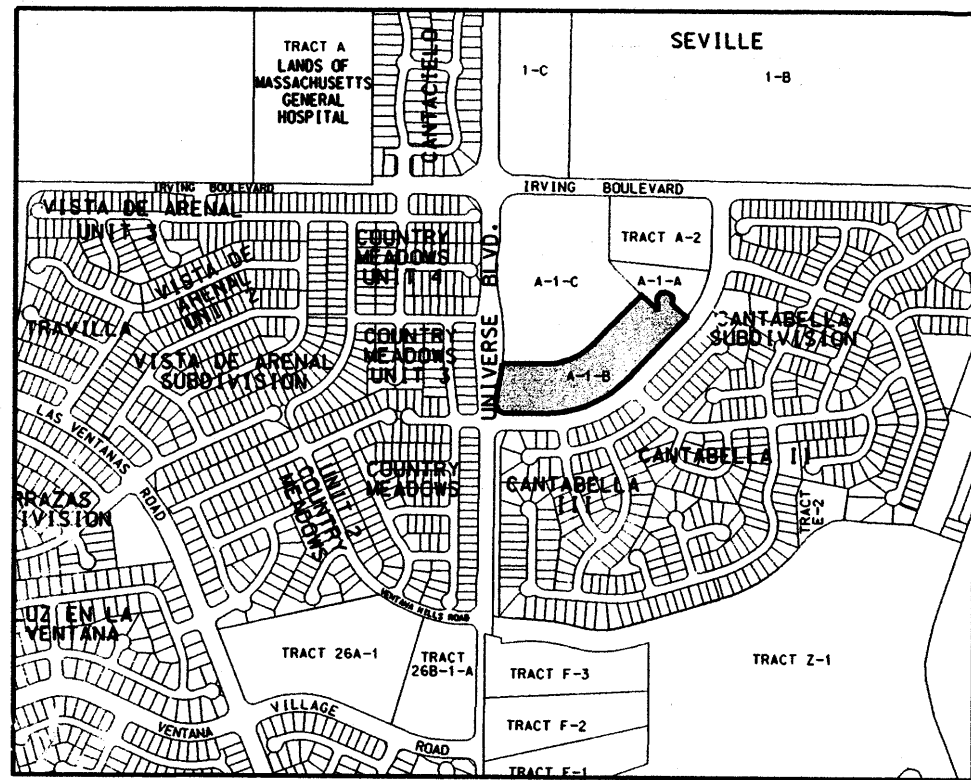
PLANNING

DEVELOPED ONSITE BASINS		
BASIN ID	Q100 (cfs)	AREA (Acres)
A-1	4.02	1.06
A-2	0.12	0.03
A-3	0.12	0.03
B-1	2.44	0.64
B-2	0.29	0.08
B-3	1.99	0.53
C-1	5.79	1.53
C-2	1.07	0.28
D-1	2.56	0.67
D-2	0.81	0.21
E	0.35	0.35
F	1.46	0.14
G	0.61	0.16
H	0.69	0.29
I	0.71	0.29
J	0.45	0.18
TOTAL	23.46	6.49

NOTE:
BASIN B-3 AND BASIN D-2 DRAIN TO VENTANA ROAD VIA TURNED BLOCKS LOCATED AT THE BACK OF EACH LOT. BASINS A-2 AND A-3 WILL DRAIN TO STREET VIA PIPE EITHER UNDERNEATH SLAB OR THROUGH ADJACENT LOT

Bohannon Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING SPATIAL DATA ADVANCED TECHNOLOGIES



LOCATION MAP
ZONE ATLAS INDEX MAP No. B-10-Z
NOT TO SCALE

SUBDIVISION DATA

- 1. DRB No.
2. Zone Atlas Index Map No. B-10-Z
3. Gross Subdivision Acreage: 6.9056 Acres.
4. Total Number of Lots/Tracts created: Fifty-One (51) Lots and Five (5) Tracts
5. Total Mileage of full width Streets created: 0.2470 mile.
6. Total Mileage of partial width Streets created: 0.2287 mile.
7. Date of Survey: October, 2004
8. Plat is located within the Town of Alameda Grant, within projected Section 10, T11N, R2E, NMPM.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide Tract A-1-B of the PLAT OF TRACTS A-1-A, A-1-B & A-1-C, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 28, 2003 in Book 2003C, Page 19 as Document No. 2003014228 into Fifty-One (51) Lots, Five (5) Tracts, to dedicate additional public street right-of-way to the City of Albuquerque, to grant easements and to vacate easements.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of:

- A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool, (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, within projected Section 10, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract A-1-B of the PLAT OF TRACTS A-1-A, A-1-B & A-1-C, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 28, 2003 in Book 2003C, Page 19 as Document No. 2003014228 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows: BEGINNING at the northwest corner of said Tract A-1-B, a point on the easterly right-of-way line of Universe Boulevard NW, whence the Albuquerque City Survey (ACS) monument "1-B8", an ACS brass tablet set in a concrete post, having New Mexico State Plane Coordinates, Central Zone (NAD 1927) of X = 351,650.59 and Y = 1,527,002.51 bears S75°08'49"W, a distance of 6113.00 feet and from said point of beginning leaving said right-of-way line and running thence along the northerly boundary of said Tract A-1-B S89°47'00"E, a distance of 242.93 feet to a point of curvature; thence, S46°28'01"E, a distance of 118.00 feet to a point of curvature; thence, N43°31'59"E, a distance of 2.06 feet to a point of tangency; thence, 31.89 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears N06°59'06"E, a distance of 29.77 feet to a point of reverse curvature; thence, 188.15 feet along the arc of a curve to the right having a radius of 45.00 feet and a chord which bears S89°46'49"E, a distance of 78.11 feet to a point of non-tangency; thence, S46°28'01"E, a distance of 110.91 feet to the northeast corner of said Tract A-1-B, a point of curvature (non-tangent) on the northerly right-of-way line of Ventura Road NW; thence running along the southerly boundary line of said Tract A-1-B and also along said right-of-way line, 49.89 feet along the arc of a curve to the right having a radius of 625.00 feet and a chord which bears S41°14'48"W, a distance of 49.87 feet to a point of tangency; thence, S43°31'59"W, a distance of 421.41 feet to a point of curvature; thence, S09°24'48"W, a distance of 509.24 feet along the arc of a curve to the right having a radius of 625.00 feet and a chord which bears S66°52'30"W, a distance of 495.27 feet to a point of tangency; thence, N89°47'00"W, a distance of 226.75 feet to a point of curvature; thence, S3°55'48"W, a distance of 50.00 feet along the arc of a curve to the right having a radius of 50.00 feet and a chord which bears N41°51'28"W, a distance of 74.23 feet to the southwest corner of said Tract A-1-B, a point of compound curvature on the easterly right-of-way line of Universe Boulevard NW; thence running along the westerly boundary line of said Tract A-1-B and also along said right-of-way line, 110.04 feet along the arc of a curve to the right having a radius of 1070.00 feet and a chord which bears N09°00'50"E, a distance of 109.99 feet to a point of reverse curvature; thence, 107.56 feet along the arc of a curve to the left having a radius of 1105.00 feet and a chord which bears N09°10'18"E, a distance of 107.52 feet to the point and place of beginning. Tract contains 6.9056 acres, more or less.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, within projected Section 10, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract A-1-B of the PLAT OF TRACTS A-1-A, A-1-B, & A-1-C, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 28, 2003 in Book 2003C, Page 19 as Document No. 2003014228, now comprising Lots 1 through 51 inclusive and Tracts A, B, C, D, & E, VENTANA TOWNHOMES AT VENTANA RANCH, Albuquerque, New Mexico is with free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate additional public streets rights-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby grant: All access, Utility and Drainage Easements hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes for underground Utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. In the event Grantor, its successors and assigns, constructs any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance and repair, including removal of the Encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroachments. The City shall also have the right if reasonably necessary, to enter Grantor's property to access the easement areas for the purposes of performing the Work. Those signing as owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with its free act and deed.

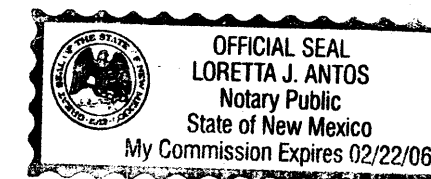
LAS VENTANAS LIMITED PARTNERSHIP
A NEW MEXICO LIMITED PARTNERSHIP

By: Robert M. Murphy, President
Sandia Properties Ltd., Co.
Managing Partner

State of New Mexico)
County of Bernalillo)

This instrument was acknowledged before me on 11 day of October 2004, by Robert M. Murphy, President of Sandia Properties Ltd., Co., a New Mexico limited liability company, Managing Partner of Las Ventanas Limited Partnership, a New Mexico Limited Partnership.

My Commission Expires: 2-20-06
Notary Public

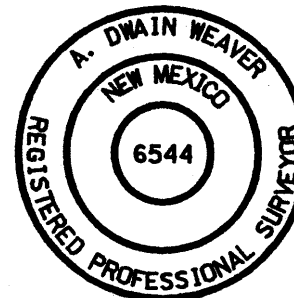


NOTES

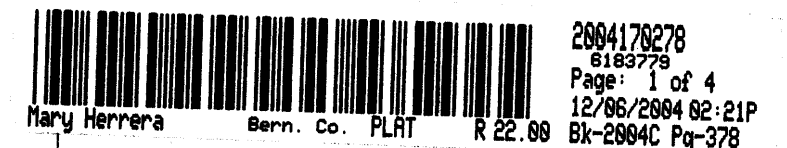
- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 and are the same as shown on the PLAT OF TRACTS A-1-A, A-1-B & A-1-C, VENTANA RANCH, Albuquerque, New Mexico, recorded January 28, 2003 in Book 2003C, Page 19 as Document No. 2003014228.
2. Distances are ground distances.
3. All easements of record are shown.
4. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer Systems capability are based on NMU, Inc. facilities, not the City of Albuquerque.
5. Centerline (in lieu of R/W monumentation) to be installed at centerline PCS, PTS, angle points, and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS#6544".
6. Park dedication requirements shall be met with the Park Site within Tract A-1-A in accordance with the Park Dedication Credit Agreement between the City of Albuquerque and Las Ventanas Limited Partnership Dated: October 23, 1995, Document No. 95114157 or otherwise agreed to. As stated in the 2nd Amendment to Park Dedication Agreement Dated: May 17, 2002.
7. Tracts A and B are subject to a Blanket Public Drainage Easement granted to the City of Albuquerque with the filing of this Plat. Ponds on Tracts A & B to be owned, operated, landscaped and maintained by the Ventana Ranch Community Association, Inc. per drainage covenant with the City of Albuquerque.
8. Tracts C, D, and E are to be dedicated to the Ventana Ranch Community Association as Non-Vehicular Right-of-Way for Public Pedestrian Access and Landscaping.

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.



A. Dwain Weaver
A. Dwain Weaver
New Mexico Professional Surveyor 6544
Date: November 11, 2004



PLAT OF VENTANA TOWNHOMES AT VENTANA RANCH (A REPLAT OF TRACT A-1-B, VENTANA RANCH)

ALBUQUERQUE, NEW MEXICO
NOVEMBER, 2004

PROJECT NUMBER 1002250

APPLICATION NUMBER 04 DRB-01770

PLAT APPROVAL

Table with columns for City Approvals, City Surveyor, Traffic Engineering, Utilities Development, Parks & Recreation, A.M.A.F.C.A., City Engineer, DRB Chairperson, Real Property Division, and Ventana Ranch Community Association, Inc. with dates and signatures.

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

1010 065 063425 20204

PROPERTY OWNER OF RECORD Las Ventanas Ltd

Donny Vignola
BERNALILLO COUNTY TREASURER'S OFFICE 06 Dec 04

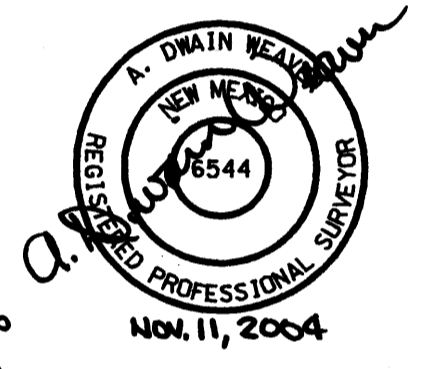
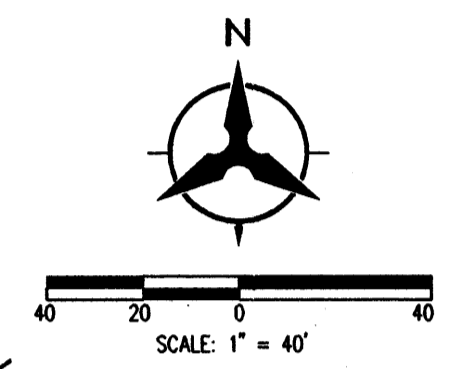
PNM STAMP

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.



Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES

PLAT OF
**VENTANA TOWNHOMES
 AT VENTANA RANCH**
 (A REPLAT OF TRACT A-1-B, VENTANA RANCH)
 ALBUQUERQUE, NEW MEXICO
 NOVEMBER, 2004



LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- RIGHT OF WAY
- PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- CENTERLINE MONUMENT TO BE INSTALLED
- 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"

SHEET 2
 SHEET 3

TRACT A-1-C
VENTANA RANCH
 FILED: JANUARY 28, 2003
 (2003C-19)

5' CROSS LOT DRAINAGE EASEMENT TO BENEFIT LOT 37 AND MAINTAINED BY LOT 38 TO BE GRANTED WITH THE FILING OF THIS PLAT

5' CROSS LOT DRAINAGE EASEMENT TO BENEFIT LOT 32 AND MAINTAINED BY LOT 33 TO BE GRANTED WITH THE FILING OF THIS PLAT

SHADED AREA DESIGNATES PORTION OF EXISTING PUBLIC SANITARY SEWER EASEMENT GRANTED TO NEW MEXICO UTILITIES, INC. FILED: MARCH 22, 1999 (99C-62) TO REMAIN

EXISTING 50' PLAINS ELECTRIC LINE EASEMENT FILED: MAY 8, 1953 (MISC. BK. 14, FOLIO 341)

5' SIDEWALK EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

ACS BRASS TABLET STAMPED "1-B8 1980"
 GEOGRAPHIC POSITION (NAD 1927)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X=351,650.59 Y=1,527,002.51
 GROUND TO GRID FACTOR = 0.9996595
 DELTA ALPHA = -00°17'10"
 NGVD 1929 ELEVATION = 5555.39

COUNTRY MEADOWS SUBDIVISION UNIT 3 AT VENTANA RANCH
 FILED: JULY 12, 2002
 (2002C-239)

EXISTING UNIVERSE BOULEVARD (RW VARIES)

TRACT E
 0.2757 Acres
 (SEE NOTE 8, SHEET 1)

28
 0.1314 Acres

27
 0.0858 Acres

26
 0.0860 Acres

25
 0.0590 Acres

24
 0.0853 Acres

23
 0.0853 Acres

22
 0.0918 Acres

21
 0.1011 Acres

20
 0.0583 Acres

19
 0.0583 Acres

18
 0.1018 Acres

17
 0.0880 Acres

16
 0.0880 Acres

15
 0.0977 Acres

14
 0.1004 Acres

13
 0.0590 Acres

12
 0.0590 Acres

EXISTING VENTANA ROAD NW (100' RW)

CANTABELLA SUBDIVISION UNIT III AT VENTANA RANCH
 FILED: JUNE 3, 2003
 (2003C-158)

COUNTRY KNOLL COURT NW (72' RW)

UNIT 2 COUNTRY MEADOWS SUBDIVISION AT VENTANA RANCH
 FILED: APRIL 30, 2001
 (2001C-120)

NCS BRASS TABLET STAMPED "UNION 1969"
 GEOGRAPHIC POSITION (NAD 1927)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X=353,409.02 Y=1,523,440.96
 GROUND TO GRID FACTOR = 0.99966044
 DELTA ALPHA = -00°16'58"
 NGVD 1929 ELEVATION = 5522.0 (TRIG)

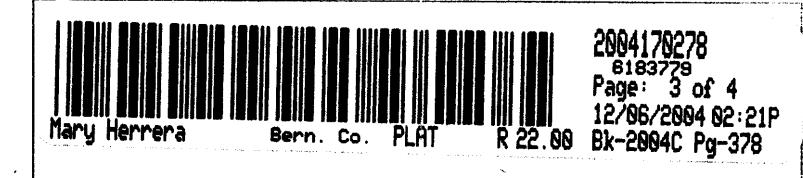
HATCHED AREA DESIGNATES PORTION OF EXISTING PUBLIC SANITARY SEWER EASEMENT GRANTED TO NEW MEXICO UTILITIES, INC. FILED: MARCH 22, 1999 (99C-62) VACATED BY VACATION ACTION V-04DRB-01350

5' PRIVATE CROSS LOT DRAINAGE EASEMENT TO BENEFIT LOTS 25, 26, & 27 AND MAINTAINED BY EACH INDIVIDUAL LOT-OWNER TO BE GRANTED WITH THE FILING OF THIS PLAT

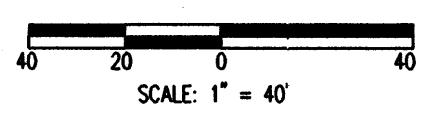
ADDITIONAL PUBLIC STREET RIGHT-OF-WAY FOR VENTANA ROAD NW DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

(THAT THE EASEMENT IS ON) LOTS 24, 25 & 26

Bohannon & Huston
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES



PLAT OF VENTANA TOWNHOMES AT VENTANA RANCH (A REPLAT OF TRACT A-1-B, VENTANA RANCH) ALBUQUERQUE, NEW MEXICO NOVEMBER, 2004

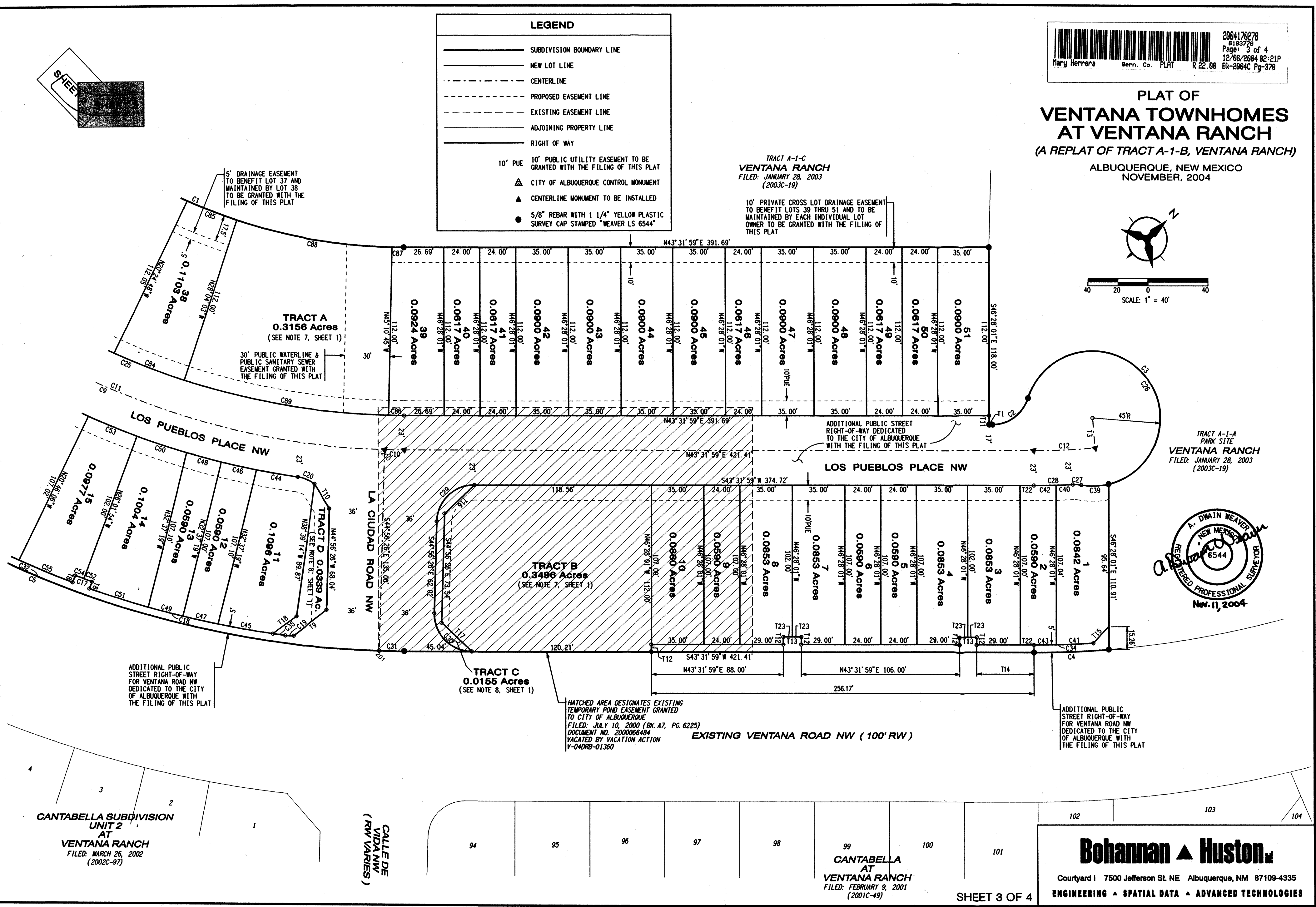


LEGEND table with symbols for subdivision boundary line, new lot line, centerline, proposed and existing easement lines, adjoining property line, right of way, and utility/easement notes.

TRACT A-1-C VENTANA RANCH FILED: JANUARY 28, 2003 (2003C-19)

10' PRIVATE CROSS LOT DRAINAGE EASEMENT TO BENEFIT LOTS 39 THRU 51 AND TO BE MAINTAINED BY EACH INDIVIDUAL LOT OWNER TO BE GRANTED WITH THE FILING OF THIS PLAT

TRACT A-1-A PARK SITE VENTANA RANCH FILED: JANUARY 28, 2003 (2003C-19)



5' DRAINAGE EASEMENT TO BENEFIT LOT 37 AND MAINTAINED BY LOT 38 TO BE GRANTED WITH THE FILING OF THIS PLAT

TRACT A 0.3156 Acres (SEE NOTE 7, SHEET 1) 30' PUBLIC WATERLINE & PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT

TRACT B 0.3496 Acres (SEE NOTE 7, SHEET 1)

TRACT C 0.0155 Acres (SEE NOTE 8, SHEET 1)

HATCHED AREA DESIGNATES EXISTING TEMPORARY POND EASEMENT GRANTED TO CITY OF ALBUQUERQUE FILED: JULY 10, 2000 (BK. A7, PG. 6225) DOCUMENT NO. 2000066484 VACATED BY VACATION ACTION V-04DRB-01360

EXISTING VENTANA ROAD NW (100' RW)

ADDITIONAL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

ADDITIONAL PUBLIC STREET RIGHT-OF-WAY FOR VENTANA ROAD NW DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

ADDITIONAL PUBLIC STREET RIGHT-OF-WAY FOR VENTANA ROAD NW DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

CANTABELLA SUBDIVISION UNIT 2 AT VENTANA RANCH FILED: MARCH 26, 2002 (2002C-97)

CANTABELLA AT VENTANA RANCH FILED: FEBRUARY 9, 2001 (2001C-49)

SHEET 3 OF 4

Bohannon & Huston logo and contact information: Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

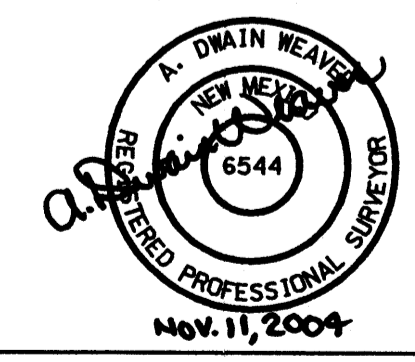
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Page: 4 of 4
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Mary Herrera Bern. Co. PLAT R 22.00

PLAT OF
**VENTANA TOWNHOMES
AT VENTANA RANCH**
(A REPLAT OF TRACT A-1-B, VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
NOVEMBER, 2004

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	46°41'01"	153.19'	289.25'	355.00'	281.31'	N66°52'30"E
C2	73°05'47"	18.53'	31.89'	25.00'	29.77'	N06°59'06"E
C3	239°33'59"	-----	188.15'	45.00'	78.11'	S89°46'49"E
C4	04°34'24"	24.96'	49.89'	625.00'	49.87'	S41°14'48"W
C5	46°41'01"	269.71'	509.24'	625.00'	495.27'	S66°52'30"W
C6	95°51'04"	55.39'	83.65'	50.00'	74.23'	N41°51'28"W
C7	05°53'32"	55.07'	110.04'	1070.00'	109.99'	N09°00'50"E
C8	05°34'38"	53.82'	107.56'	1105.00'	107.52'	N09°10'18"E
C9	45°09'27"	203.75'	386.19'	490.00'	376.27'	N67°38'16"E
C10	01°31'34"	6.53'	13.05'	490.00'	13.05'	N44°17'46"E
C11	46°41'01"	211.45'	399.24'	490.00'	388.29'	N66°52'30"E
C12	04°47'50"	20.53'	41.03'	490.00'	41.02'	N41°08'04"E
C13	96°08'01"	55.66'	83.89'	50.00'	74.39'	S41°43'00"E
C14	08°33'45"	46.41'	92.65'	620.00'	92.57'	N85°56'08"E
C15	01°07'05"	6.00'	12.00'	615.00'	12.00'	N81°05'59"E
C16	16°01'21"	87.26'	173.38'	620.00'	172.82'	N72°32'03"E
C17	01°07'05"	6.00'	12.00'	615.00'	12.00'	N63°58'06"E
C18	12°28'13"	67.74'	134.94'	620.00'	134.68'	N57°10'43"E
C19	13°03'24"	2.86'	5.70'	25.00'	5.68'	N44°24'55"E
C20	28°42'59"	6.40'	12.53'	25.00'	12.40'	S65°55'40"W
C21	38°38'50"	179.89'	346.03'	513.00'	339.51'	S70°53'35"W
C22	13°43'45"	3.01'	5.99'	25.00'	5.98'	S83°21'08"W
C23	260°09'03"	-----	204.32'	45.00'	68.87'	N26°33'47"E
C24	66°25'19"	16.37'	28.98'	25.00'	27.39'	S56°34'21"E
C25	46°41'01"	201.53'	380.50'	467.00'	370.07'	N66°52'30"E
C26	263°00'27"	-----	206.57'	45.00'	67.40'	S78°03'35"E
C27	12°48'55"	2.81'	5.59'	25.00'	5.58'	S47°02'11"W
C28	02°54'15"	13.00'	26.00'	513.00'	26.00'	S42°04'51"W
C29	88°28'25"	24.34'	38.60'	25.00'	34.88'	S00°42'13"E
C30	91°31'35"	25.68'	39.94'	25.00'	35.82'	N89°17'47"E
C31	01°31'34"	8.32'	16.65'	625.00'	16.65'	S44°17'46"W
C32	45°09'27"	259.89'	492.59'	625.00'	479.94'	S67°38'17"W
C33	00°16'57"	2.64'	5.27'	1070.00'	5.27'	N06°12'33"E
C34	03°39'49"	19.82'	39.64'	620.00'	39.64'	N41°42'05"E
C35	00°46'20"	4.18'	8.36'	620.00'	8.36'	S51°19'47"W
C36	05°36'36"	52.42'	104.77'	1070.00'	104.72'	N09°09'19"E
C37	37°05'44"	8.39'	16.19'	25.00'	15.90'	N41°54'33"W
C38	201°50'08"	-----	158.52'	45.00'	88.37'	S55°43'15"W
C39	23°26'28"	-9.34'	18.41'	-45.00'	18.28'	S41°43'24"W
C40	01°14'50"	5.58'	11.17'	513.00'	11.17'	S41°15'09"W
C41	02°17'33"	12.41'	24.81'	620.00'	24.81'	N41°00'57"E
C42	01°39'26"	7.42'	14.84'	513.00'	14.84'	S42°42'16"W
C43	01°22'16"	7.42'	14.84'	620.00'	14.84'	N42°50'51"E
C44	03°07'37"	14.00'	28.00'	513.00'	27.99'	N53°07'59"E
C45	03°26'37"	18.64'	37.26'	620.00'	37.26'	S53°26'16"W
C46	02°40'53"	12.01'	24.01'	513.00'	24.01'	S56°02'14"W
C47	02°13'06"	12.00'	24.01'	620.00'	24.00'	N56°16'08"E
C48	02°40'53"	12.01'	24.01'	513.00'	24.01'	S58°43'08"W
C49	02°13'06"	12.00'	24.01'	620.00'	24.00'	N58°29'14"E
C50	03°54'32"	17.51'	35.00'	513.00'	34.99'	N62°00'50"E
C51	03°49'02"	20.66'	41.31'	620.00'	41.30'	S61°30'19"W
C52	00°33'32"	3.00'	6.00'	615.00'	6.00'	S63°41'20"W
C53	03°55'23"	17.57'	35.13'	513.00'	35.12'	N65°55'48"E
C54	00°33'32"	3.00'	6.00'	615.00'	6.00'	S64°14'52"W
C55	03°36'00"	19.48'	38.96'	620.00'	38.95'	S66°19'22"W
C56	02°40'51"	12.00'	24.00'	513.00'	24.00'	S69°13'54"W
C57	02°13'05"	12.00'	24.00'	620.00'	24.00'	N69°13'54"E
C58	03°54'34"	17.51'	35.00'	513.00'	35.00'	S72°31'37"W
C59	04°08'27"	22.41'	44.81'	620.00'	44.80'	N72°24'41"E
C60	03°56'12"	17.63'	35.25'	513.00'	35.24'	N76°27'00"E
C61	04°23'59"	23.82'	47.61'	620.00'	47.60'	S76°40'53"W
C62	02°40'53"	12.01'	24.01'	513.00'	24.01'	N79°45'33"E
C63	01°39'50"	9.00'	18.01'	620.00'	18.01'	S79°42'48"W
C64	00°33'32"	3.00'	6.00'	615.00'	6.00'	S80°49'13"W
C65	02°40'53"	12.01'	24.01'	513.00'	24.01'	N82°26'26"E
C66	00°33'32"	3.00'	6.00'	615.00'	6.00'	S81°22'45"W
C67	01°39'50"	9.00'	18.01'	620.00'	18.01'	S82°29'11"W
C68	03°54'32"	17.51'	35.00'	513.00'	34.99'	S85°44'08"W
C69	04°22'19"	23.67'	47.31'	620.00'	47.30'	N85°30'15"E
C70	02°31'36"	11.31'	22.62'	513.00'	22.62'	S88°57'12"W
C71	02°31'36"	13.67'	27.34'	620.00'	27.34'	N88°57'12"E
C72	58°18'55"	25.11'	45.80'	45.00'	43.85'	S74°21'17"E
C73	29°19'35"	6.54'	12.80'	25.00'	12.66'	N75°07'13"W
C74	01°43'35"	7.04'	14.07'	467.00'	14.07'	N89°21'13"E
C75	01°43'35"	5.35'	10.70'	355.00'	10.70'	S89°21'13"W
C76	05°39'57"	23.11'	46.18'	467.00'	46.16'	N85°39'27"E
C77	05°39'57"	17.57'	35.10'	355.00'	35.09'	S85°39'27"W
C78	05°39'01"	23.05'	46.05'	467.00'	46.04'	N79°59'58"E
C79	05°39'01"	17.52'	35.01'	355.00'	34.99'	S79°59'58"W
C80	06°06'54"	24.94'	49.84'	467.00'	49.82'	N74°07'00"E
C81	05°39'01"	17.52'	35.01'	355.00'	34.99'	S74°20'57"W
C82	02°56'42"	12.00'	24.00'	467.00'	24.00'	S69°35'12"W
C83	03°52'27"	12.01'	24.00'	355.00'	24.00'	N69°35'12"E
C84	06°10'55"	25.22'	50.39'	467.00'	50.36'	N65°01'24"E
C85	05°43'02"	17.73'	35.42'	355.00'	35.41'	S64°47'28"W
C86	01°17'16"	5.25'	10.50'	467.00'	10.50'	N44°10'37"E
C87	01°17'16"	3.99'	7.98'	355.00'	7.98'	S44°10'37"W
C88	17°06'42"	53.41'	106.02'	355.00'	105.63'	N53°22'36"E
C89	17°06'42"	70.26'	139.47'	467.00'	138.95'	S53°22'36"W

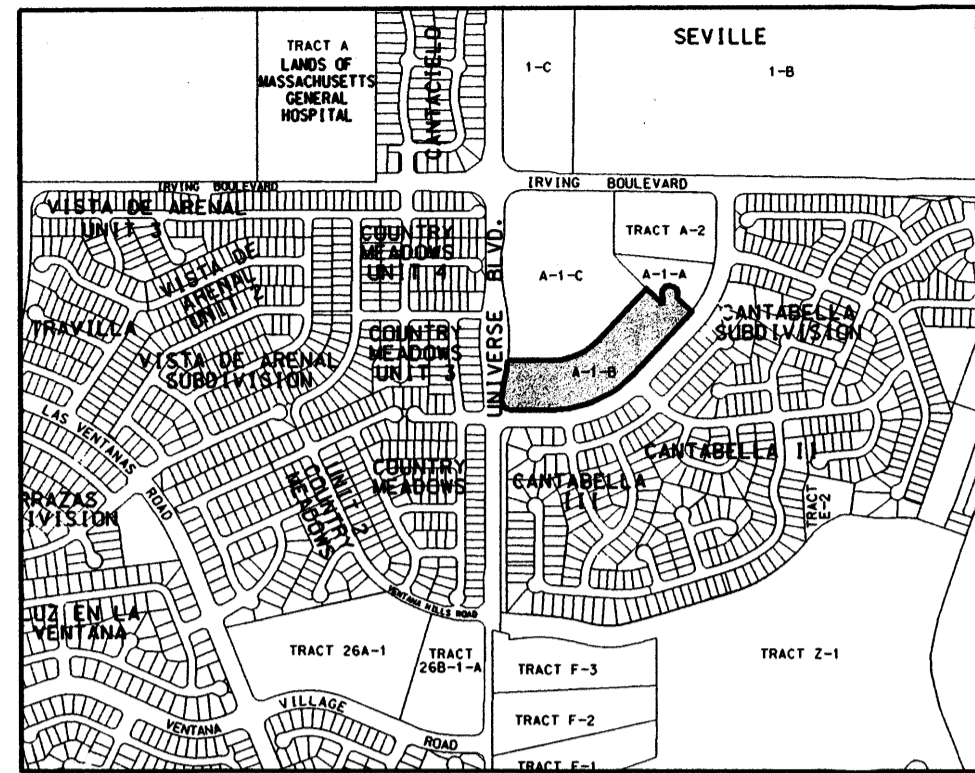
Tangent Data		
ID	BEARING	DISTANCE
T1	N43°31'59"E	2.06'
T2	S00°13'00"W	20.00'
T3	N51°15'51"W	20.00'
T4	N00°13'00"E	5.00'
T5	S89°47'00"E	12.00'
T6	S89°47'00"E	41.38'
T7	N08°54'01"W	5.00'
T8	N26°01'54"W	5.00'
T9	N05°01'19"E	28.58'
T10	N78°11'27"W	19.30'
T11	S46°28'01"E	6.00'
T12	N46°28'01"W	5.00'
T13	N43°31'59"E	12.00'
T14	N43°31'59"E	38.17'
T15	N03°32'07"W	15.00'
T16	S00°37'15"E	27.67'
T17	N87°08'29"E	27.84'
T18	N06°20'46"E	19.80'
T19	S35°46'22"E	31.01'
T20	N89°47'00"W	12.53'
T21	S01°00'59"E	19.24'
T22	S43°31'59"W	9.17'
T23	S43°31'59"W	6.00'
T24	N89°47'00"W	12.38'
T25	N89°47'00"W	6.00'
T26	N89°47'00"W	7.22'
T27	N89°56'34"E	35.60'
T28	N01°42'01"E	27.24'



Bohannon & Huston

Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

SP-2004462124



LOCATION MAP
ZONE ATLAS INDEX MAP No. B-10-Z
NOT TO SCALE

SUBDIVISION DATA

- 1. DRB No.
2. Zone Atlas Index Map No. B-10-Z
3. Gross Subdivision Acreage: 6.9056 Acres.
4. Total Number of Lots/Tracts created: Fifty-One (51) Lots and Five (5) Tracts
5. Total Mileage of full width Streets created: 0.2470 mile.
6. Total Mileage of partial width Streets created: 0.2287 mile.
7. Date of Survey: October, 2004
8. Plat is located within the Town of Alameda Grant, within projected Section 10, T11N, R2E, NMPM.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide Tract A-1-B of the PLAT OF TRACTS A-1-A, A-1-B & A-1-C, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 28, 2003 in Book 2003C, Page 19 as Document No. 2003014228 into Fifty-One (51) Lots, Five (5) Tracts, to dedicate additional public street right-of-way to the City of Albuquerque, to grant easements and to vacate easements.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of:

- A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool, (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, within projected Section 10, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract A-1-B of the PLAT OF TRACTS A-1-A, A-1-B & A-1-C, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 28, 2003 in Book 2003C, Page 19 as Document No. 2003014228 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows: BEGINNING at the northwest corner of said Tract A-1-B, a point on the easterly right-of-way line of Universe Boulevard NW, whence the Albuquerque City Survey (ACS) monument "1-BB", an ACS brass tablet set in a concrete post, having New Mexico State Plane Coordinates, Central Zone (NAD 1927) of X = 351,650.59 and Y = 1,527,002.51 bears S75°08'49"W, a distance of 6113.00 feet and from said point of beginning leaving said right-of-way line and running thence along the northerly boundary of said Tract A-1-B 589°47'00"E, a distance of 242.93 feet to a point of curvature; thence, 289.25 feet along the arc of a curve to the left having a radius of 355.00 feet and a chord which bears N66°52'30"E, a distance of 281.31 feet to a point of tangency; thence, N43°31'59"E, a distance of 391.69 feet to the most northerly corner of said Tract A-1-B, thence, S46°28'01"E, a distance of 118.00 feet to a point; thence, N43°31'59"E, a distance of 2.06 feet to a point of curvature; thence, 31.89 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears N06°59'06"E, a distance of 29.77 feet to a point of reverse curvature; thence, 188.15 feet along the arc of a curve to the right having a radius of 45.00 feet and a chord which bears S89°46'49"E, a distance of 78.11 feet to a point of non-tangency; thence, S46°28'01"E, a distance of 110.91 feet to the northeast corner of said Tract A-1-B, a point of curvature (non-tangent) on the northerly right-of-way line of Ventana Road NW; thence running along the southerly boundary line of said Tract A-1-B and also along said right-of-way line, 49.89 feet along the arc of a curve to the right having a radius of 625.00 feet and a chord which bears S41°14'48"W, a distance of 49.87 feet to a point of tangency; thence, S43°31'59"W, a distance of 421.41 feet to a point of curvature; thence, 509.24 feet along the arc of a curve to the right having a radius of 625.00 feet and a chord which bears S66°52'30"W, a distance of 495.27 feet to a point of tangency; thence, N89°47'00"W, a distance of 226.75 feet to a point of curvature; thence, 83.65 feet along the arc of a curve to the right having a radius of 50.00 feet and a chord which bears N41°51'28"W, a distance of 74.23 feet to the southwest corner of said Tract A-1-B, a point of compound curvature on the easterly right-of-way line of Universe Boulevard NW; thence running along the westerly boundary line of said Tract A-1-B and also along said right-of-way line, 110.04 feet along the arc of a curve to the right having a radius of 1070.00 feet and a chord which bears N09°00'50"E, a distance of 109.99 feet to a point of reverse curvature; thence, 107.58 feet along the arc of a curve to the left having a radius of 1105.00 feet and a chord which bears N09°10'18"E, a distance of 107.52 feet to the point and place of beginning. Tract contains 6.9056 acres, more or less.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, within projected Section 10, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract A-1-B of the PLAT OF TRACTS A-1-A, A-1-B, & A-1-C, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 28, 2003 in Book 2003C, Page 19 as Document No. 2003014228, now comprising Lots 1 through 51 inclusive and Tracts A, B, C, D, & E, VENTANA TOWNHOMES AT VENTANA RANCH, Albuquerque, New Mexico is with free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate additional public streets rights-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby grant: All access, Utility and Drainage Easements hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes for underground Utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. In the event Grantor, its successors and assigns, constructs any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance and repair, including removal of the Encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroachments. The City shall also have the right if reasonably necessary, to enter Grantor's property to access the easement areas for the purposes of performing the Work. Those signing as owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with its free act and deed.

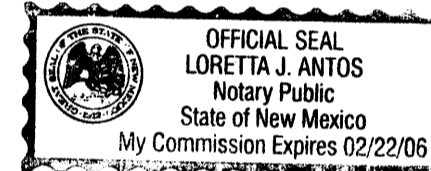
LAS VENTANAS LIMITED PARTNERSHIP
A NEW MEXICO LIMITED PARTNERSHIP

By: Robert M. Murphy, President
Sandia Properties Ltd., Co.
Managing Partner

State of New Mexico)
County of Bernalillo)

This instrument was acknowledged before me on 11 day of November 2004, by Robert M. Murphy, President of Sandia Properties Ltd., Co., a New Mexico limited liability company, Managing Partner of Las Ventanas Limited Partnership, a New Mexico Limited Partnership.

My Commission Expires: 2-22-06 Loretta J. Antos, Notary Public



NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 and are the same as shown on the PLAT OF TRACTS A-1-A, A-1-B & A-1-C, VENTANA RANCH, Albuquerque, New Mexico, recorded January 28, 2003 in Book 2003C, Page 19 as Document No. 2003014228.
2. Distances are ground distances.
3. All easements of record are shown.
4. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer infrastructure improvements must be approved by both the City of Albuquerque and NMU, Inc.
5. Centerline (in lieu of R/W monumentation) to be installed at centerline PCS, PTS, angle points, and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS#6544".
6. Park dedication requirements shall be met with the Park Site within Tract A-1-A in accordance with the Park Dedication Credit Agreement between the City of Albuquerque and Las Ventanas Limited Partnership Dated: October 23, 1995, Document No. 95114157 or otherwise agreed to. As stated in the 2nd Amendment to Park Dedication Agreement Dated: May 17, 2002.
7. Tracts A and B are subject to a Blanket Public Drainage Easement granted to the City of Albuquerque with the filing of this Plat. Ponds on Tracts A & B to be owned, operated, landscaped and maintained by the Ventana Ranch Community Association, Inc. per drainage covenant with the City of Albuquerque.
8. Tracts C, D, and E are to be dedicated to the Ventana Ranch Community Association as Non-Vehicular Right-of-Way for Public Pedestrian Access and Landscaping.

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.



A. Dwain Weaver
New Mexico Professional Surveyor 6544

Date: November 11, 2004

PLAT OF
VENTANA TOWNHOMES
AT VENTANA RANCH
(A REPLAT OF TRACT A-1-B, VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
NOVEMBER, 2004

PROJECT NUMBER

APPLICATION NUMBER

PLAT APPROVAL

UTILITY APPROVALS:

QWEST DATE

COMCAST CABLE DATE

PNM ELECTRIC SERVICES DATE

PNM GAS SERVICES DATE

NEW MEXICO UTILITIES, INC. DATE

CITY APPROVALS: 11-15-04

CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS & RECREATION DEPARTMENT DATE

A. M. A. F. C. A. DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

VENTANA RANCH COMMUNITY ASSOCIATION, INC. DATE 11/16/04

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE DATE

PNM STAMP

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

Bohannon & Huston

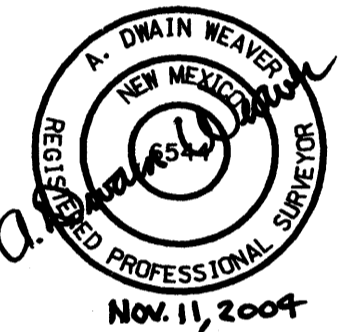
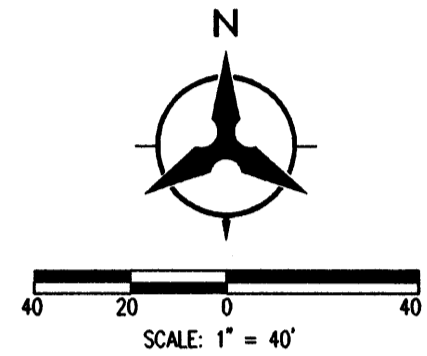
Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- RIGHT OF WAY
- 10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"

**PLAT OF
VENTANA TOWNHOMES
AT VENTANA RANCH**
(A REPLAT OF TRACT A-1-B, VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
NOVEMBER, 2004



SHEET 2
SHEETS

ACS BRASS TABLET STAMPED "1-B8 1980"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=351,650.59 Y=1,527,002.51
GROUND TO GRID FACTOR = 0.9996595
DELTA ALPHA = -00° 17' 10"
NGVD 1929 ELEVATION = 5555.39

COUNTRY MEADOWS
SUBDIVISION
UNIT 3
AT VENTANA RANCH
FILED: JULY 12, 2002
(2002C-239)

COUNTRY KNOLL
COURT NW
(72' RW)

50
UNIT 2
COUNTRY MEADOWS
SUBDIVISION
AT VENTANA RANCH
FILED: APRIL 30, 2001
(2001C-120)

NCS BRASS TABLET STAMPED "UNION 1969"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=353,409.02 Y=1,523,440.96
GROUND TO GRID FACTOR = 0.99966044
DELTA ALPHA = -00° 16' 58"
NGVD 1929 ELEVATION = 5522.0 (TRIG)

HATCHED AREA DESIGNATES
PORTION OF EXISTING PUBLIC
SANITARY SEWER EASEMENT
GRANTED TO NEW MEXICO
UTILITIES, INC.
FILED: MARCH 22, 1999 (99C-62)
VACATED BY VACATION ACTION
V-04DRB-01360

TRACT A-1-C
VENTANA RANCH
FILED: JANUARY 28, 2003
(2003C-19)

5' CROSS LOT DRAINAGE EASEMENT
TO BENEFIT LOT 37 AND MAINTAINED
BY LOT 38 TO BE GRANTED WITH THE
FILING OF THIS PLAT

5' CROSS LOT DRAINAGE EASEMENT
TO BENEFIT LOT 32 AND MAINTAINED
BY LOT 33 TO BE GRANTED WITH THE
FILING OF THIS PLAT

SHADED AREA DESIGNATES
PORTION OF EXISTING PUBLIC
SANITARY SEWER EASEMENT
GRANTED TO NEW MEXICO
UTILITIES, INC.
FILED: MARCH 22, 1999 (99C-62)
TO REMAIN

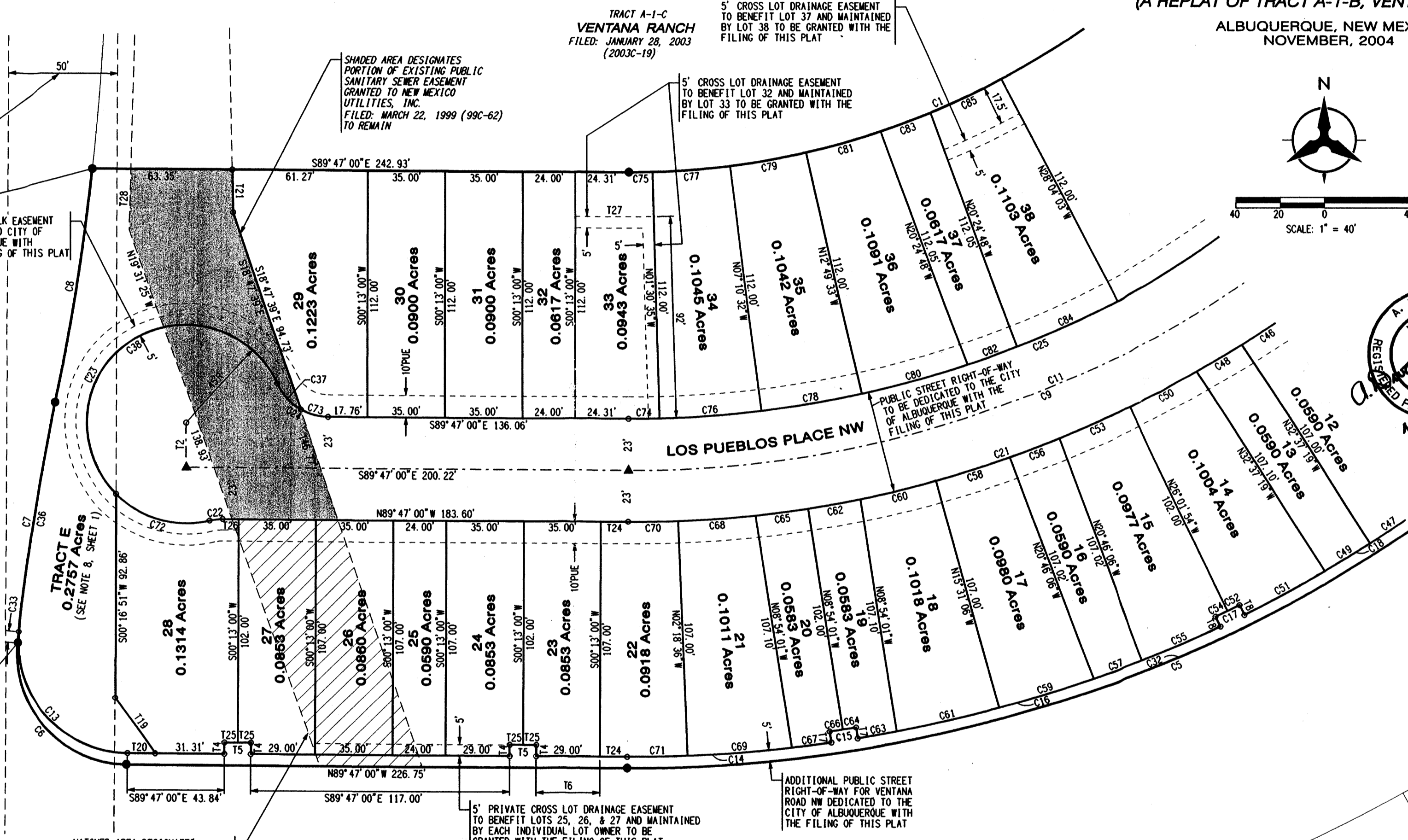
PUBLIC STREET RIGHT-OF-WAY
TO BE DEDICATED TO THE CITY
OF ALBUQUERQUE WITH THE
FILING OF THIS PLAT

5' PRIVATE CROSS LOT DRAINAGE EASEMENT
TO BENEFIT LOTS 25, 26, & 27 AND MAINTAINED
BY EACH INDIVIDUAL LOT OWNER TO BE
GRANTED WITH THE FILING OF THIS PLAT

ADDITIONAL PUBLIC STREET
RIGHT-OF-WAY FOR VENTANA
ROAD NW DEDICATED TO THE
CITY OF ALBUQUERQUE WITH
THE FILING OF THIS PLAT

EXISTING UNIVERSE BOULEVARD (RW VARIES)

EXISTING VENTANA ROAD NW (100' RW)



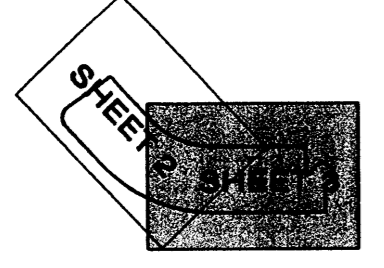
CANTABELLA SUBDIVISION
UNIT III
AT
VENTANA RANCH
FILED: JUNE 3, 2003
(2003C-158)

CALLE
BELLAN
(50' RW)

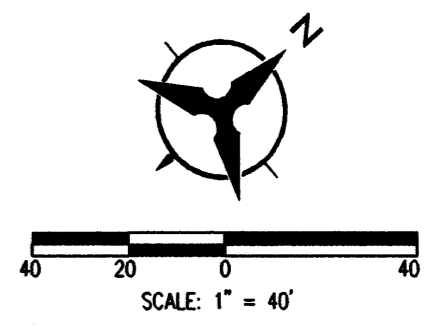
CANTABELLA SUBDIVISION
UNIT 2
AT
VENTANA RANCH
FILED: MARCH 26, 2002
(2002C-97)

Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



**PLAT OF
VENTANA TOWNHOMES
AT VENTANA RANCH**
(A REPLAT OF TRACT A-1-B, VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
NOVEMBER, 2004



LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- RIGHT OF WAY

10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT

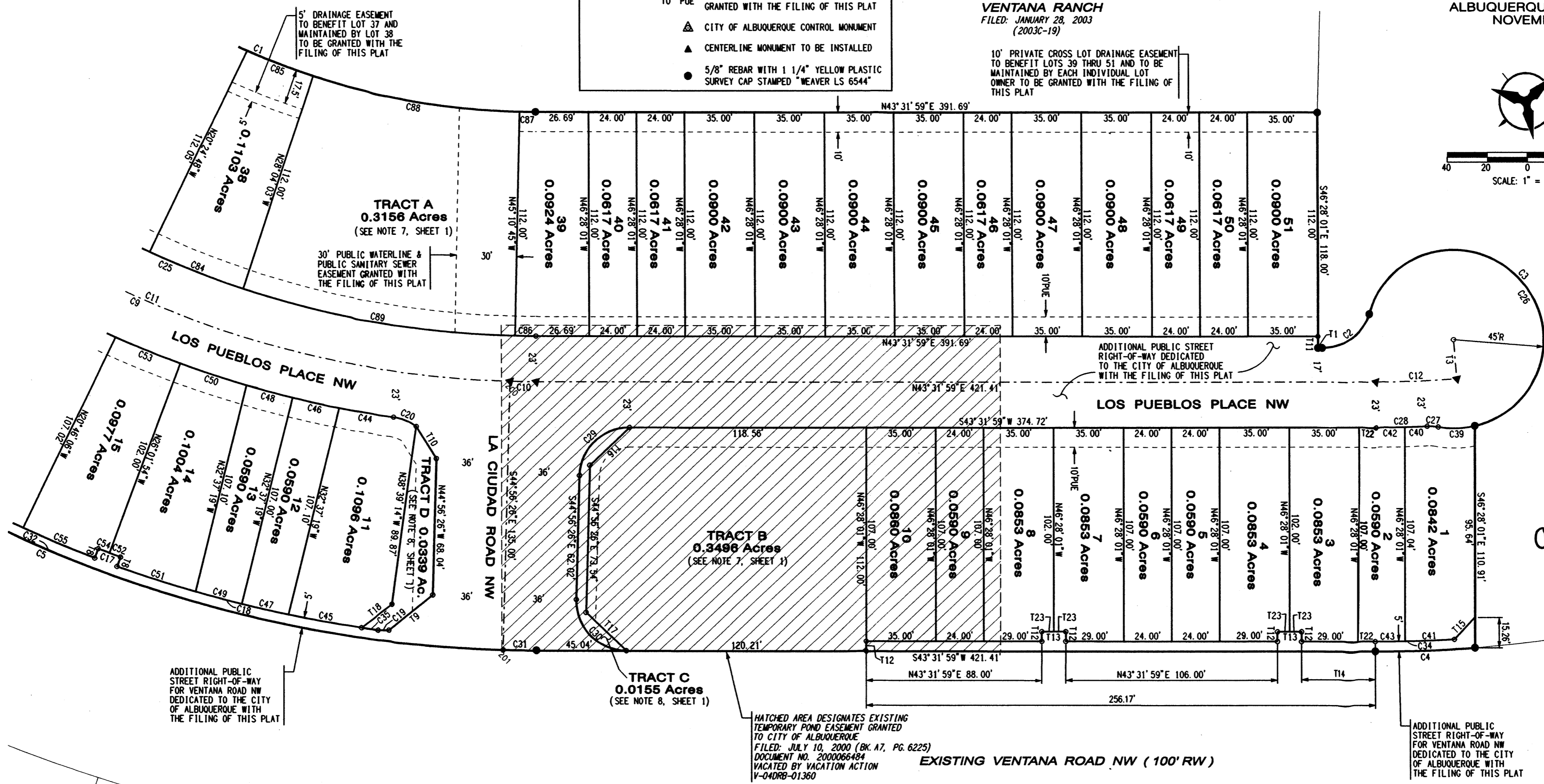
▲ CITY OF ALBUQUERQUE CONTROL MONUMENT

▲ CENTERLINE MONUMENT TO BE INSTALLED

● 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"

TRACT A-1-C
VENTANA RANCH
FILED: JANUARY 28, 2003
(2003C-19)

10' PRIVATE CROSS LOT DRAINAGE EASEMENT TO BENEFIT LOTS 39 THRU 51 AND TO BE MAINTAINED BY EACH INDIVIDUAL LOT OWNER TO BE GRANTED WITH THE FILING OF THIS PLAT



TRACT A-1-A
PARK SITE
VENTANA RANCH
FILED: JANUARY 28, 2003
(2003C-19)



CANTABELLA SUBDIVISION
UNIT 2
AT
VENTANA RANCH
FILED: MARCH 26, 2002
(2002C-97)

CALLE DE
VIDA NW
(RW VARIES)

CANTABELLA
AT
VENTANA RANCH
FILED: FEBRUARY 9, 2001
(2001C-49)

SHEET 3 OF 4

Bohannon & Huston

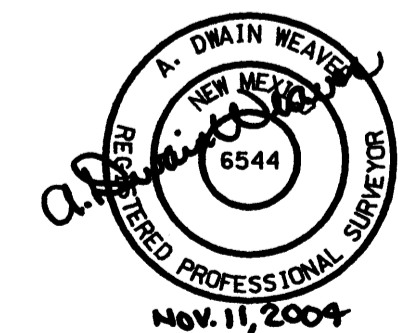
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

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15-NOV-2004
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PLAT OF
**VENTANA TOWNHOMES
 AT VENTANA RANCH**
 (A REPLAT OF TRACT A-1-B, VENTANA RANCH)
 ALBUQUERQUE, NEW MEXICO
 NOVEMBER, 2004

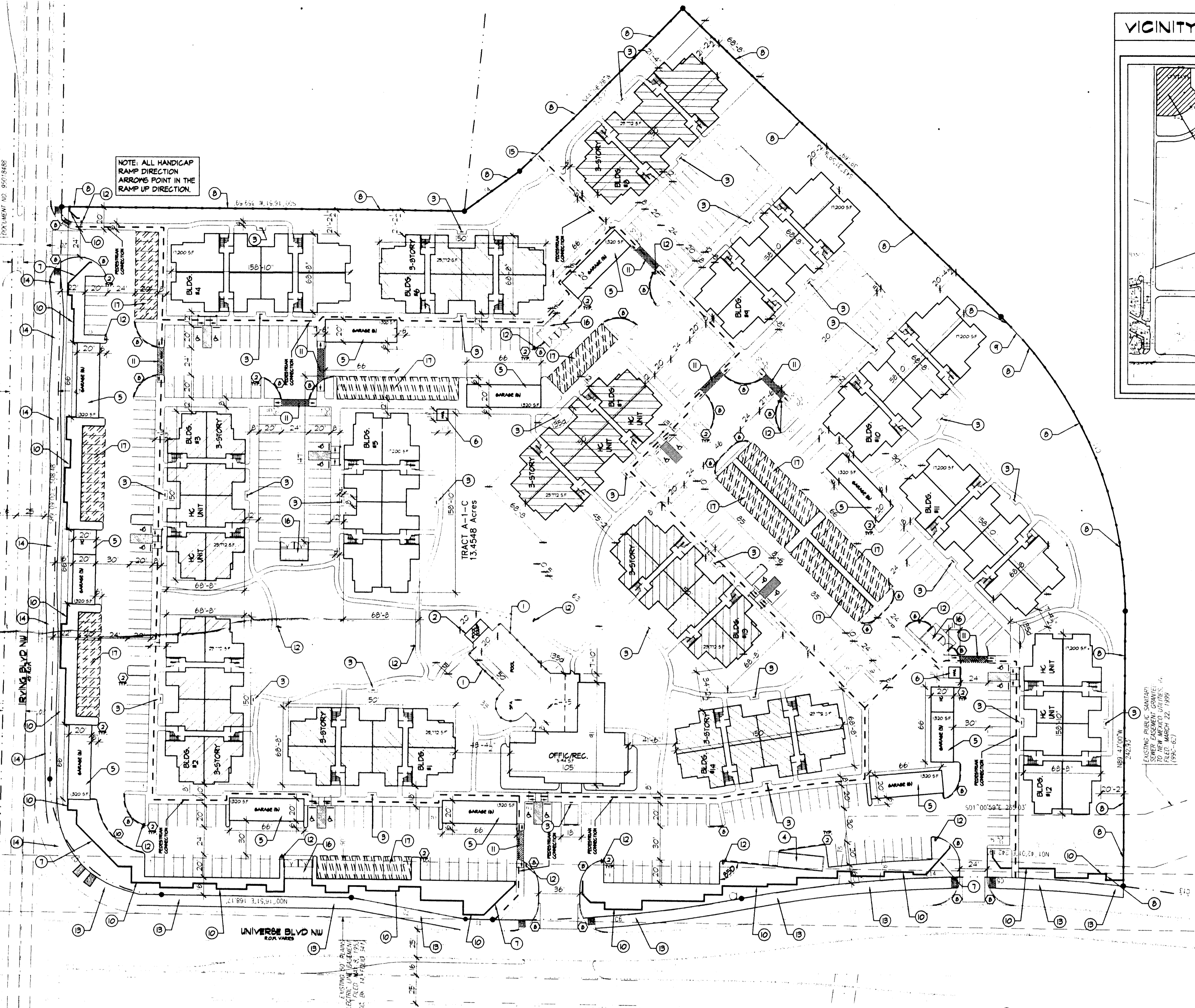
Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	46° 41' 01"	153.19'	289.25'	355.00'	281.31'	N66° 52' 30" E
C2	73° 05' 47"	18.53'	31.89'	25.00'	29.77'	N06° 59' 06" E
C3	239° 33' 59"	-----	188.15'	45.00'	78.11'	S89° 46' 49" E
C4	04° 34' 24"	24.96'	49.89'	625.00'	49.87'	S41° 14' 48" W
C5	46° 41' 01"	269.71'	509.24'	625.00'	495.27'	S66° 52' 30" W
C6	95° 51' 04"	55.39'	83.65'	50.00'	74.23'	N41° 51' 28" W
C7	05° 53' 32"	55.07'	110.04'	1070.00'	109.99'	N09° 00' 50" E
C8	05° 34' 38"	53.82'	107.56'	1105.00'	107.52'	N09° 10' 18" E
C9	45° 09' 27"	203.75'	386.19'	490.00'	376.27'	N67° 38' 16" E
C10	01° 31' 34"	6.53'	13.05'	490.00'	13.05'	N44° 17' 46" E
C11	46° 41' 01"	211.45'	399.24'	490.00'	388.29'	N66° 52' 30" E
C12	04° 47' 50"	20.53'	41.03'	490.00'	41.02'	N41° 08' 04" E
C13	96° 08' 01"	55.66'	83.89'	50.00'	74.39'	S41° 43' 00" E
C14	08° 33' 45"	46.41'	92.65'	620.00'	92.57'	N85° 56' 08" E
C15	01° 07' 05"	6.00'	12.00'	615.00'	12.00'	N81° 05' 59" E
C16	16° 01' 21"	87.26'	173.38'	620.00'	172.82'	N72° 32' 03" E
C17	01° 07' 05"	6.00'	12.00'	615.00'	12.00'	N63° 58' 06" E
C18	12° 28' 13"	67.74'	134.94'	620.00'	134.68'	N57° 10' 43" E
C19	13° 03' 24"	2.86'	5.70'	25.00'	5.68'	N44° 24' 55" E
C20	28° 42' 59"	6.40'	12.53'	25.00'	12.40'	S65° 55' 40" W
C21	38° 38' 50"	179.89'	346.03'	513.00'	339.51'	S70° 53' 35" W
C22	13° 43' 45"	3.01'	5.99'	25.00'	5.98'	S83° 21' 08" W
C23	260° 09' 03"	-----	204.32'	45.00'	68.87'	N26° 33' 47" E
C24	66° 25' 19"	16.37'	28.98'	25.00'	27.39'	S56° 34' 21" E
C25	46° 41' 01"	201.53'	380.50'	467.00'	370.07'	N66° 52' 30" E
C26	263° 00' 27"	-----	206.57'	45.00'	67.40'	S78° 03' 35" E
C27	12° 48' 55"	2.81'	5.59'	25.00'	5.58'	S47° 02' 11" W
C28	02° 54' 15"	13.00'	26.00'	513.00'	26.00'	S42° 04' 51" W
C29	88° 28' 25"	24.34'	38.60'	25.00'	34.88'	S00° 42' 13" E
C30	91° 31' 35"	25.68'	39.94'	25.00'	35.82'	N89° 17' 47" E
C31	01° 31' 34"	8.32'	16.65'	625.00'	16.65'	S44° 17' 46" W
C32	45° 09' 27"	259.89'	492.59'	625.00'	479.94'	S67° 38' 17" W
C33	00° 16' 57"	2.64'	5.27'	1070.00'	5.27'	N06° 12' 33" E
C34	03° 39' 49"	19.82'	39.64'	620.00'	39.64'	N41° 42' 05" E
C35	00° 46' 20"	4.18'	8.36'	620.00'	8.36'	S51° 19' 47" W
C36	05° 36' 36"	52.42'	104.77'	1070.00'	104.72'	N09° 09' 19" E
C37	37° 05' 44"	8.39'	16.19'	25.00'	15.90'	N41° 54' 33" W
C38	201° 50' 08"	-----	158.52'	45.00'	88.37'	S55° 43' 15" W
C39	23° 26' 28"	-9.34'	18.41'	-45.00'	18.28'	S41° 43' 24" W
C40	01° 14' 50"	5.58'	11.17'	513.00'	11.17'	S41° 15' 09" W
C41	02° 17' 33"	12.41'	24.81'	620.00'	24.81'	N41° 00' 57" E
C42	01° 39' 26"	7.42'	14.84'	513.00'	14.84'	S42° 42' 16" W
C43	01° 22' 16"	7.42'	14.84'	620.00'	14.84'	N42° 50' 51" E
C44	03° 07' 37"	14.00'	28.00'	513.00'	27.99'	N53° 07' 59" E
C45	03° 26' 37"	18.64'	37.26'	620.00'	37.26'	S53° 26' 16" W
C46	02° 40' 53"	12.01'	24.01'	513.00'	24.01'	S56° 02' 14" W
C47	02° 13' 06"	12.00'	24.01'	620.00'	24.00'	N56° 16' 08" E
C48	02° 40' 53"	12.01'	24.01'	513.00'	24.01'	S58° 43' 08" W
C49	02° 13' 06"	12.00'	24.01'	620.00'	24.00'	N58° 29' 14" E
C50	03° 54' 32"	17.51'	35.00'	513.00'	34.99'	N62° 00' 50" E
C51	03° 49' 02"	20.66'	41.31'	620.00'	41.30'	S61° 30' 19" W
C52	00° 33' 32"	3.00'	6.00'	615.00'	6.00'	S63° 41' 20" W
C53	03° 55' 23"	17.57'	35.13'	513.00'	35.12'	N65° 55' 48" E
C54	00° 33' 32"	3.00'	6.00'	615.00'	6.00'	S64° 14' 52" W
C55	03° 36' 00"	19.48'	38.96'	620.00'	38.95'	S66° 19' 22" W
C56	02° 40' 51"	12.00'	24.00'	513.00'	24.00'	S69° 13' 54" W
C57	02° 13' 05"	12.00'	24.00'	620.00'	24.00'	N69° 13' 54" E
C58	03° 54' 34"	17.51'	35.00'	513.00'	35.00'	S72° 31' 37" W
C59	04° 08' 27"	22.41'	44.81'	620.00'	44.80'	N72° 24' 41" E
C60	03° 56' 12"	17.63'	35.25'	513.00'	35.24'	N76° 27' 00" E
C61	04° 23' 59"	23.82'	47.61'	620.00'	47.60'	S76° 40' 53" W
C62	02° 40' 53"	12.01'	24.01'	513.00'	24.01'	N79° 45' 33" E
C63	01° 39' 50"	9.00'	18.01'	620.00'	18.01'	S79° 42' 48" W
C64	00° 33' 32"	3.00'	6.00'	615.00'	6.00'	S80° 49' 13" W
C65	02° 40' 53"	12.01'	24.01'	513.00'	24.01'	N82° 26' 26" E
C66	00° 33' 32"	3.00'	6.00'	615.00'	6.00'	S81° 22' 45" W
C67	01° 39' 50"	9.00'	18.01'	620.00'	18.01'	S82° 29' 11" W
C68	03° 54' 32"	17.51'	35.00'	513.00'	34.99'	S85° 44' 08" W
C69	04° 22' 19"	23.67'	47.31'	620.00'	47.30'	N85° 30' 15" E
C70	02° 31' 36"	11.31'	22.62'	513.00'	22.62'	S88° 57' 12" W
C71	02° 31' 36"	13.67'	27.34'	620.00'	27.34'	N88° 57' 12" E
C72	58° 18' 55"	25.11'	45.80'	45.00'	43.85'	S74° 21' 17" E
C73	29° 19' 35"	6.54'	12.80'	25.00'	12.66'	N75° 07' 13" W
C74	01° 43' 35"	7.04'	14.07'	467.00'	14.07'	N89° 21' 13" E
C75	01° 43' 35"	5.35'	10.70'	355.00'	10.70'	S89° 21' 13" W
C76	05° 39' 57"	23.11'	46.18'	467.00'	46.16'	N85° 39' 27" E
C77	05° 39' 57"	17.57'	35.10'	355.00'	35.09'	S85° 39' 27" W
C78	05° 39' 01"	23.05'	46.05'	467.00'	46.04'	N79° 59' 58" E
C79	05° 39' 01"	17.52'	35.01'	355.00'	34.99'	S79° 59' 58" W
C80	06° 06' 54"	24.94'	49.84'	467.00'	49.82'	N74° 07' 00" E
C81	05° 39' 01"	17.52'	35.01'	355.00'	34.99'	S74° 20' 57" W
C82	02° 56' 42"	12.00'	24.00'	467.00'	24.00'	S69° 35' 12" W
C83	03° 52' 27"	12.01'	24.00'	355.00'	24.00'	N69° 35' 12" E
C84	06° 10' 55"	25.22'	50.39'	467.00'	50.36'	N65° 01' 24" E
C85	05° 43' 02"	17.73'	35.42'	355.00'	35.41'	S64° 47' 28" W
C86	01° 17' 16"	5.25'	10.50'	467.00'	10.50'	N44° 10' 37" E
C87	01° 17' 16"	3.99'	7.98'	355.00'	7.98'	S44° 10' 37" W
C88	17° 06' 42"	53.41'	106.02'	355.00'	105.63'	N53° 22' 36" E
C89	17° 06' 42"	70.26'	139.47'	467.00'	138.95'	S53° 22' 36" W

Tangent Data		
ID	BEARING	DISTANCE
T1	N43° 31' 59" E	2.06'
T2	S00° 13' 00" W	20.00'
T3	N51° 15' 51" W	20.00'
T4	N00° 13' 00" E	5.00'
T5	S89° 47' 00" E	12.00'
T6	S89° 47' 00" E	41.38'
T7	N08° 54' 01" W	5.00'
T8	N26° 01' 54" W	5.00'
T9	N05° 01' 19" E	28.58'
T10	N78° 11' 27" W	19.30'
T11	S46° 28' 01" E	6.00'
T12	N46° 28' 01" W	5.00'
T13	N43° 31' 59" E	12.00'
T14	N43° 31' 59" E	38.17'
T15	N03° 32' 07" W	15.00'
T16	S00° 37' 15" E	27.67'
T17	N87° 08' 29" E	27.84'
T18	N06° 20' 46" E	19.80'
T19	S35° 46' 22" E	31.01'
T20	N89° 47' 00" W	12.53'
T21	S01° 00' 59" E	19.24'
T22	S43° 31' 59" W	9.17'
T23	S43° 31' 59" W	6.00'
T24	N89° 47' 00" W	12.38'
T25	N89° 47' 00" W	6.00'
T26	N89° 47' 00" W	7.22'
T27	N89° 56' 34" E	35.60'
T28	N01° 42' 01" E	27.24'

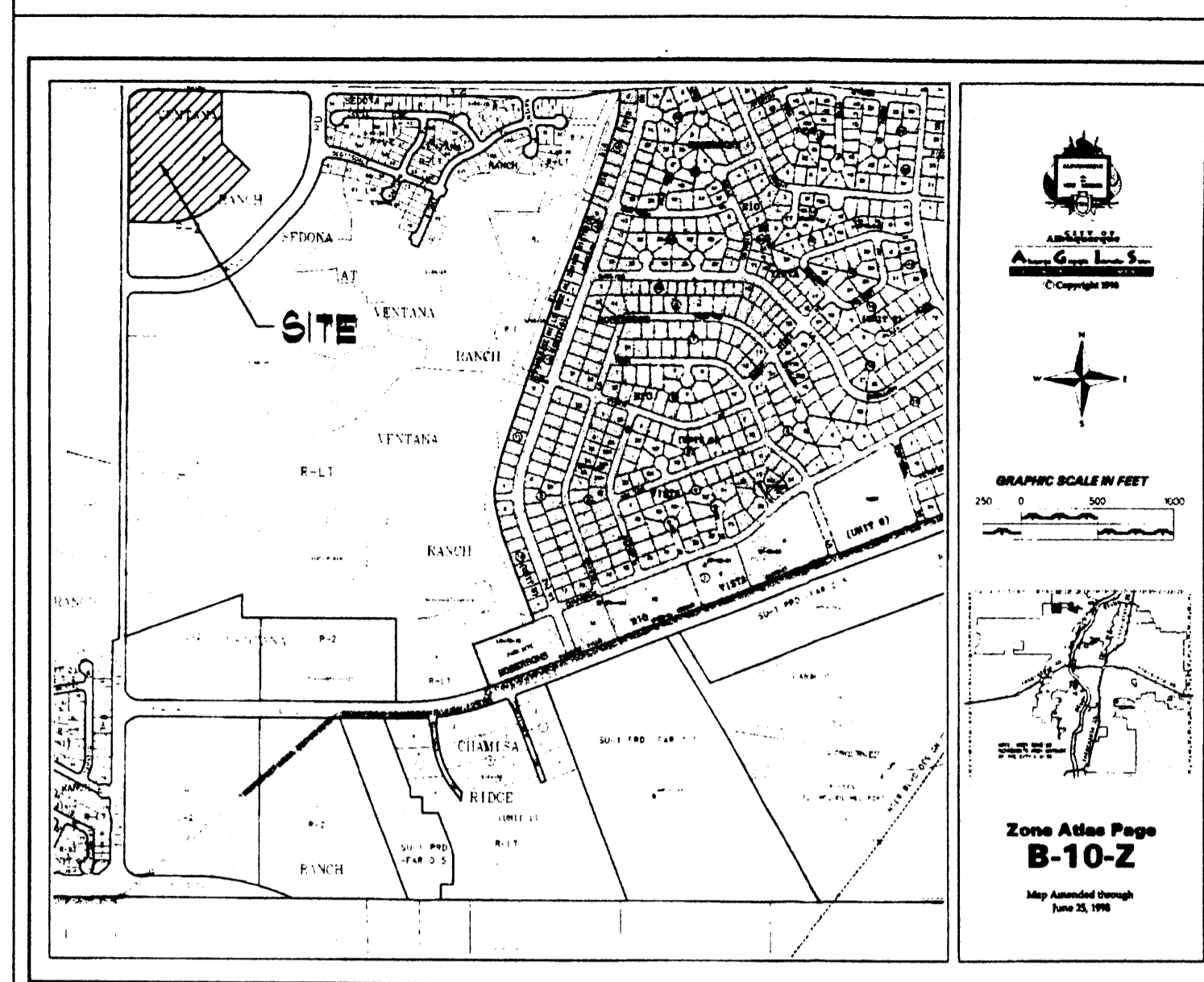


Bohannon & Huston

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 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

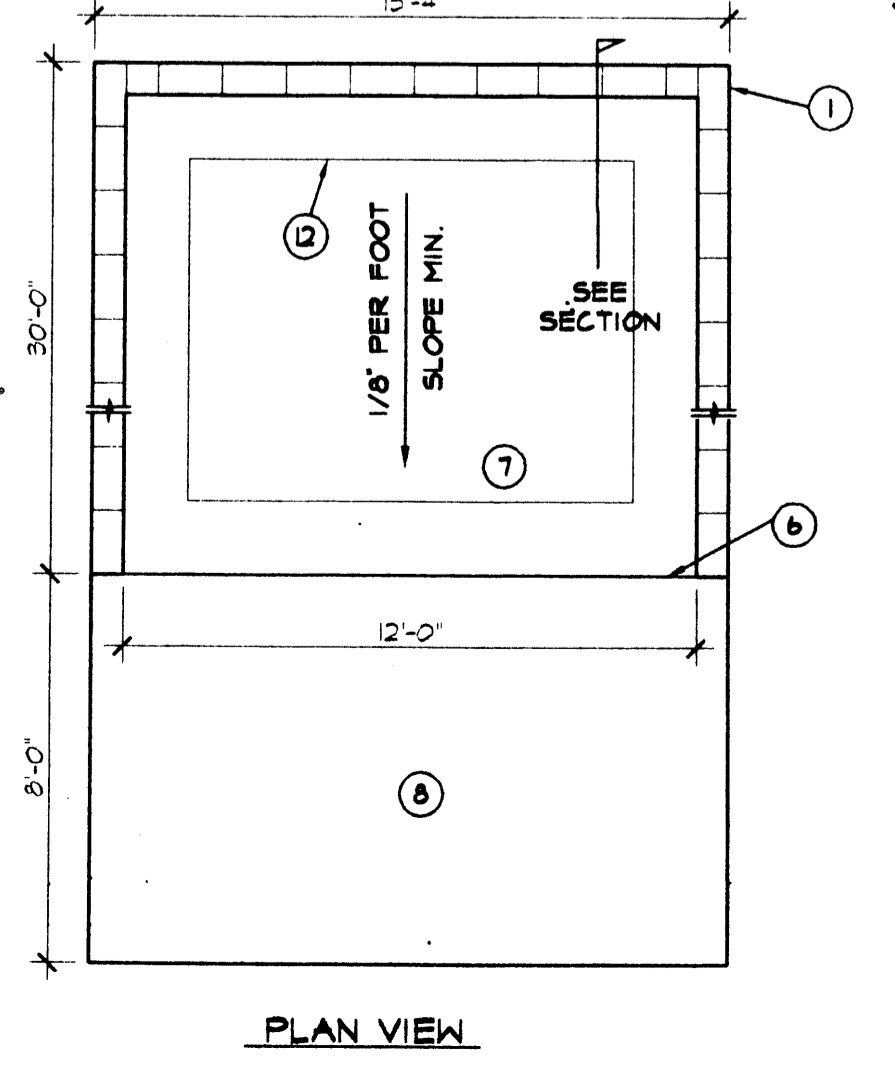
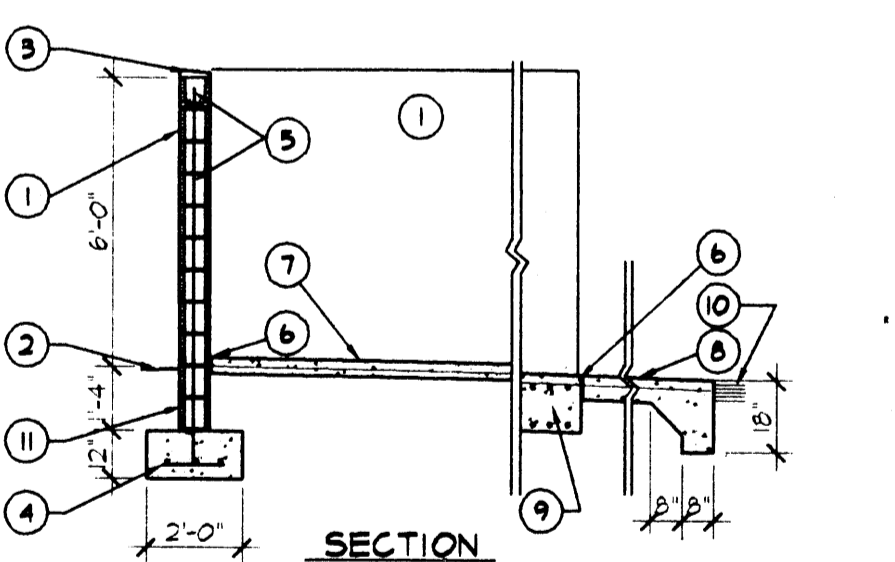
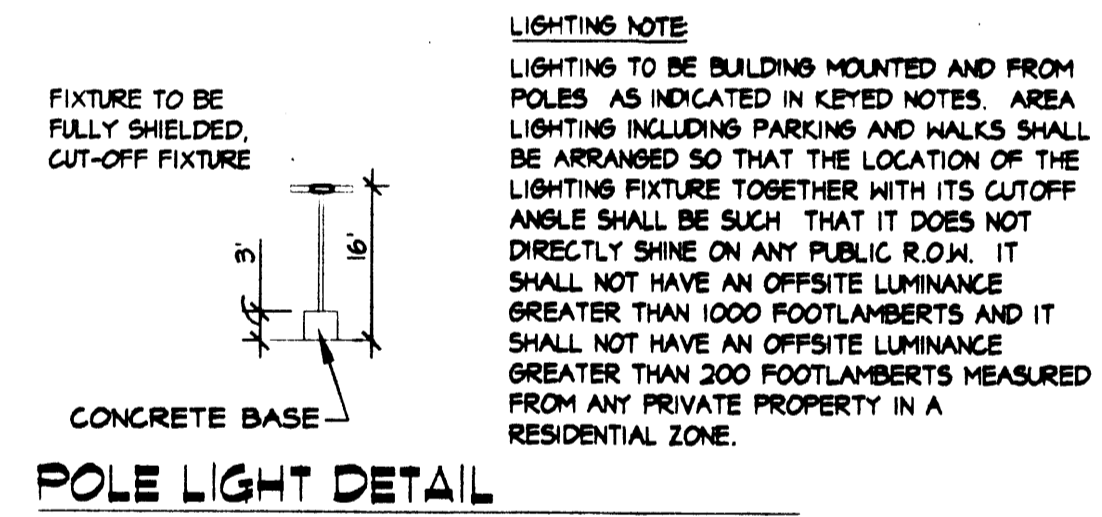


VICINITY MAP



ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	31°34'04"	176.67	344.35	625.00	340.01	S27°44'57"W
C2	46°41'01"	289.71	509.24	625.00	495.27	S66°52'30"W
C3	65°51'04"	55.39	50.00	74.23	44.15	N41°51'28"W
C4	05°53'32"	55.07	110.04	107.00	109.99	N09°00'50"E
C5	23°17'04"	227.67	449.06	1105.00	445.98	N00°19'05"E
C6	11°36'00"	111.27	221.41	1095.00	221.41	N05°31'18"W
C7	90°34'09"	101.00	156.07	100.00	142.12	N45°33'55"E
C8	26°59'40"	150.02	294.46	625.00	291.75	S25°27'45"W
C9	239°33'59"	-188.15	-45.00	-78.11	-189°46'49"W	
C10	73°05'47"	18.63	31.89	25.00	29.77	S08°59'06"W
C11	46°41'01"	153.19	289.25	355.00	281.31	N66°52'30"E
C12	04°34'24"	24.95	49.89	625.00	49.87	S41°14'48"W
C13	05°34'58"	53.82	107.56	1105.00	107.52	N09°10'18"E
C14	17°42'58"	172.12	341.50	1105.00	340.14	N02°28'14"W
C15	01°54'09"	18.35	36.69	1105.00	36.69	N05°51'20"W
C16	01°35'04"	8.64	17.28	625.00	17.28	S44°19'31"W
	(01°35'01")	(8.64)	(17.28)	(625.00)		

ID	BEARING	DISTANCE
T1	N00°16'51"E	23.98
T2	N09°37'57"E	104.62
T3	S43°31'59"W	2.06
T4	N36°08'10"W	60.78
T5	S82°06'55"E	60.50
T6	N63°08'04"W	21.19



KEYED NOTES

- 6" HIGH WROUGHT IRON FENCE AROUND POOL.
- 10'X20' POOL EQUIPMENT TYPICAL (200 S.F.)
- BICYCLE RACK - SEE DETAIL (1 SPACE PER 2 DWELLING UNITS PROVIDED)
- TRASH COMPACTOR ENCLOSURE.
- GARAGE ENCLOSURE 20' DEEP X 66' WIDE, (1) TYPICAL, (1320 S.F., EA)
- 11'X17' MAILBOX ENCLOSURE TYPICAL OF (2), (21 S.F., EA)
- MONUMENT SIGN MOUNTED ON SITE MALL.
- SITE MALL TYPE 'A' SEE ELEVATIONS, BROWN SPLIT FACE CMU
- SITE MALL TYPE 'B' SEE ELEVATIONS, BROWN SPLIT FACE CMU
- 3' TALL CMU SITE MALL, BROWN SPLIT FACE CMU
- PEDESTRIAN CROSSINGS SHALL BE 6' WIDE WITH RAISED TEXTURED CONCRETE WITH WHITE STRIPING TYPICAL.
- LIGHT POLES TYPICAL OF 15.
- NEW 10'-0" WIDE ASPHALT TRAIL ON UNIVERSE PER CITY STANDARDS.
- NEW 10'-0" WIDE ASPHALT TRAIL ON IRVING PER CITY STANDARDS.
- PEDESTRIAN CONNECTION TO FUTURE PARK WITH GATE.
- REFUSE CART STORAGE TYPICAL OF 4 LOCATIONS.
- INDICATES COVERED PARKING STALLS, UNIT TO BE METAL PAINTED WHITE.

GENERAL NOTES

- ALL SIDEWALKS IN FRONT OF PARKING STALLS TO BE 6' WIDE TYPICAL. ALL PEDESTRIAN CONNECTIONS SHALL BE 6' WIDE TYPICAL. ALL OTHER SIDEWALKS SHALL BE 4' WIDE TYPICAL. ALL SIDEWALKS IN PUBLIC R.O.M. TO BE 6' WIDE TYPICAL, U.N.D.
- THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF PARAPET AND SCREENED FROM VIEW FROM THE PROPERTY LINE. ROOFTOP EQUIPMENT AND OTHER PENETRATIONS SHALL BE PAINTED TO MATCH THE ROOF COLOR OR OTHER PREDOMINANT BUILDING COLOR. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALLS.

PROJECT INFORMATION

LOCATION: SE CORNER OF IRVING NW AND UNIVERSE NW
 DEVELOPER: GSJ PROPERTIES INC.
 LEGAL DESCRIPTION: TRACT A-1-C VENTANA RANCH WITHIN SECTION 10, TOWNSHIP 11 NORTH, RANGE 2 EAST NHPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NM
 CURRENT ZONING: SU-1 FOR R-2
 PROPOSED: SAME
 TOTAL ACRES: 13.45 ACRES
 ZONING ATLAS PAGE: B-10-Z
 UPC #: 101006506248400021

OFFICE/REC PARKING REQD:	0194 S.F.	OFFICE/REC BUILDING	26
APARTMENT PARKING REQD:	(141) 1 BOX, (96) 2 BOX, (48) 3 BOX		304
PARKING REQUIRED (TOTAL) (1/6 H.C. REQUIRED)			330
OPEN PARKING			365
COVERED PARKING			101
GARAGE PARKING			64
TOTAL PROVIDED (INC. 1/6 H.C.)			530
TOTAL SHOWN CAR SPACES			108

BUILDING AREA: (INCLUDES OVERHANGS AND BALCONIES)
 3 STORY PER FLOOR 7/24 PER BUILDING (S) = 190,176 S.F.
 2 STORY PER FLOOR 5/60 PER BUILDING (S) = 103,202 S.F.
 TOTAL = 293,378 S.F.

BICYCLE PARKING (1 PER 2 DUS = 144) 145 PROVIDED

GENERAL NOTES - CITY REQUIRED

- THE RESPONSIBLE PARTY MUST RECTIFY ALL UNAPPROVED CONSTRUCTION RESULTING FROM ERRORS ON THE APPROVED SITE PLAN.
- THIS SITE PLAN HAS BEEN APPROVED AND ACCEPTED BY ALL PARTIES. ANY FIELD CHANGES NOT EXCEPTED BY THE TRAFFIC ENGINEER AFTER APPROVAL WILL RESULT IN (1) UNTIMELY DELAY OF INITIAL INSPECTION FOR TEMPORARY CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNAPPROVED WORK, AND (2) INCREASE IN CONSTRUCTION COST TO RESPONSIBLE PARTIES.
- ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL INSPECTION FOR TEMPORARY C.O. WILL BE SCHEDULED.
- ALL SIDEWALK AND C&G IN DISREPAIR WILL BE REMOVED AND REPLACED.
- CONTRACTOR RETURNS PER CITY OF ALBUQUERQUE STANDARD DETAIL DMS #2426
- CONTRACTOR MUST BE MADE AWARE THAT ANY AGREEMENT WITH THE OWNER STATING PORTIONS OF THIS BUILDING PERMIT WORK TO BE COMPLETED BY THE OWNER OR A REPRESENTATIVE WILL MEAN CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL ALL WORK IS FINISHED.
- CERTIFICATION BY THE DESIGNER OF RECORD, REQUIRED BY THE TRANSPORTATION SECTION, NEEDS TO STATE THAT THIS SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT BEFORE C.O. IS RELEASED.

RADIUS LEGEND

- ① 1' RADIUS ④ 5' RADIUS ⑦ 20' RADIUS ⑩ 50' RADIUS
 ② 2' RADIUS ⑤ 10' RADIUS ⑧ 25' RADIUS ⑪ 100' RADIUS
 ③ 3' RADIUS ⑥ 15' RADIUS ⑨ 35' RADIUS ⑫ 150' RADIUS

SIGNATURE BLOCK

SITE DEVELOPMENT PLAN Project #: 1002250
 CASE NUMBER: EPC-0480; 02PR8-01891
 THIS PLAN IS CONSISTENT WITH THE SPECIFIC SIDE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON November 21, 2002 AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE, NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH.

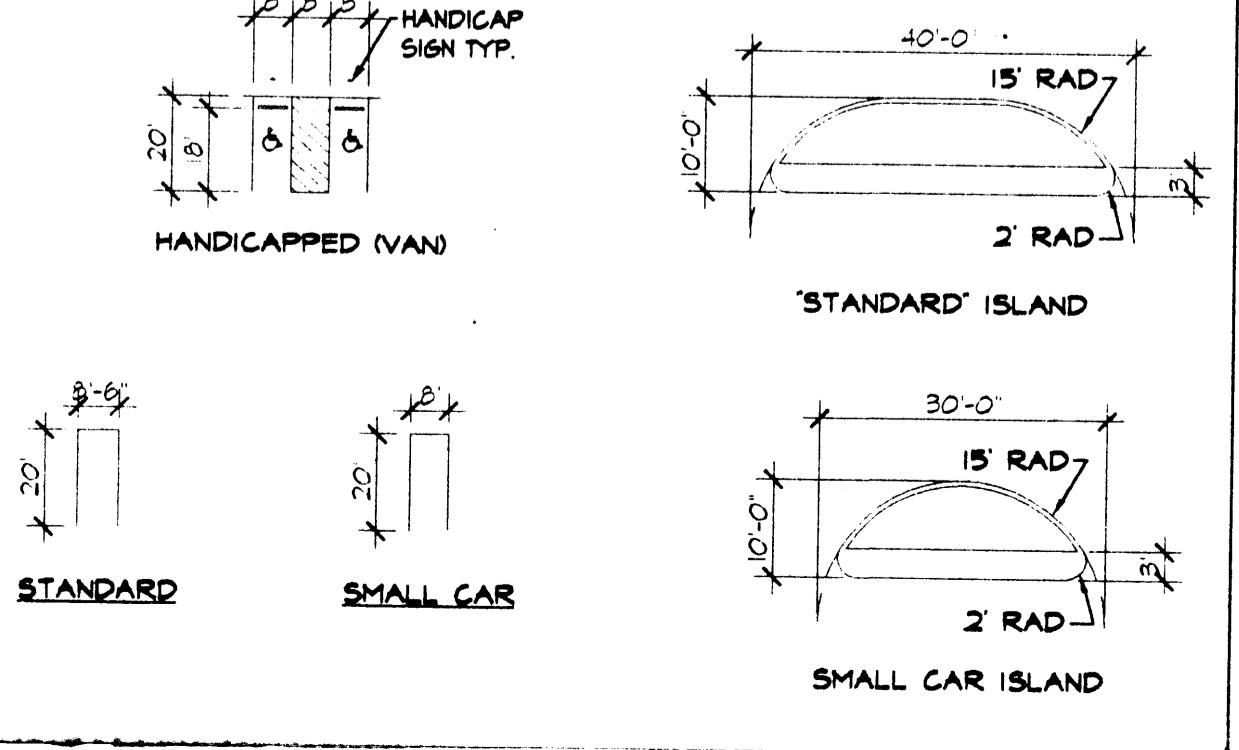
<i>Michael Holter</i>	12-13-02	DATE
<i>Chris Standaert</i>	1-28-03	DATE
<i>Raja & Ram</i>	1-8-03	DATE
<i>Paolo & Belen</i>	3/19/03	DATE
<i>Sharon Malson</i>	1/8/2003	DATE

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

TRASH COMPACTOR KEYED NOTES

- 6" CMU WALL WITH STUCCO SYSTEM OVER BUILDING PAPER. COLOR BY ARCHITECT.
 - FINISH GRADE.
 - SLOPE STUCCO CAP.
 - 4-#4 BARS CONT. # BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
 - 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM CONTINUOUS #5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS. DRAINAGE @ 16" O.C. HORIZONTAL.
 - 1/2" EXPANSION JOINT MATERIAL.
 - 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6x6 - 10X10 W.M.
 - 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6x6 - 10X10 W.M. W/ TURNOFF EDGE.
 - 24X14" DEEP THICKENED SLAB W/ 3 #4 TOP 1 BOTTOM CONT.
 - ASPHALT PAVING.
 - GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.
 - ANGLE IRON GUIDES, STOPS BY COMPACTOR INSTALLER. REINF. SLAB W/ CONC. FILL AS PER MANUFACTURER REQ.S.
- TRASH COMPACTOR**
SCALE: 1/4"=1'-0"

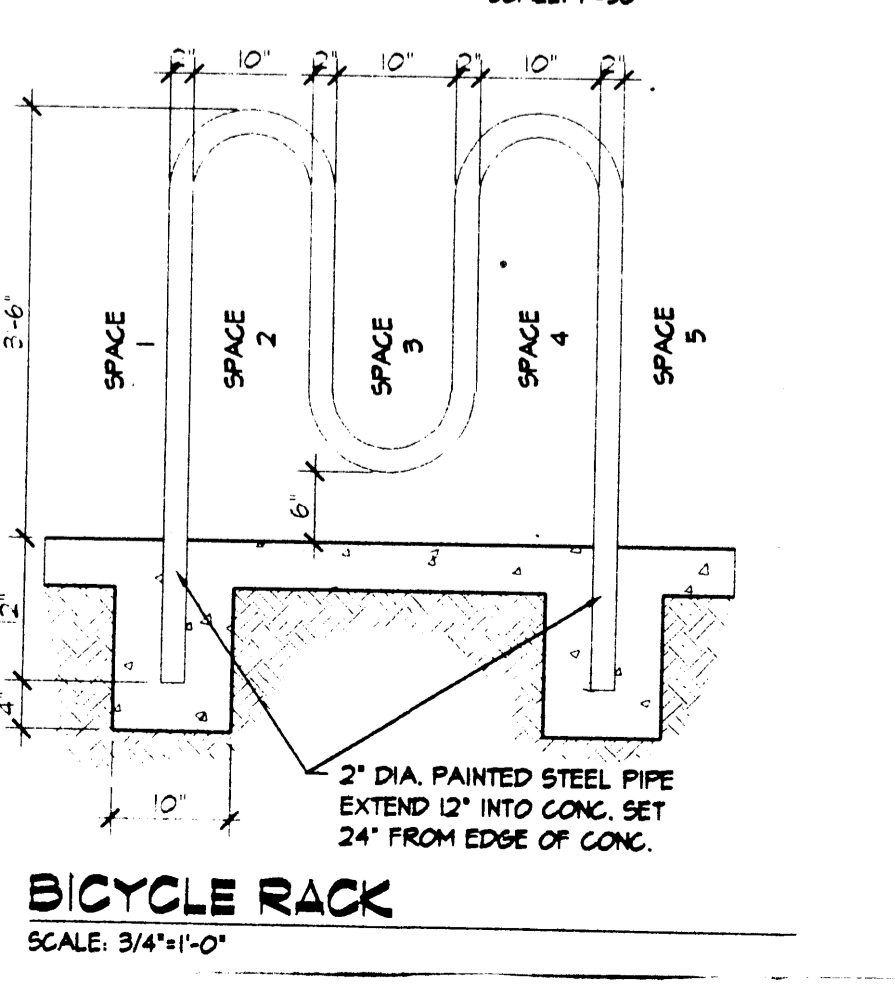
PARKING TYPES & ISLAND DETAILS



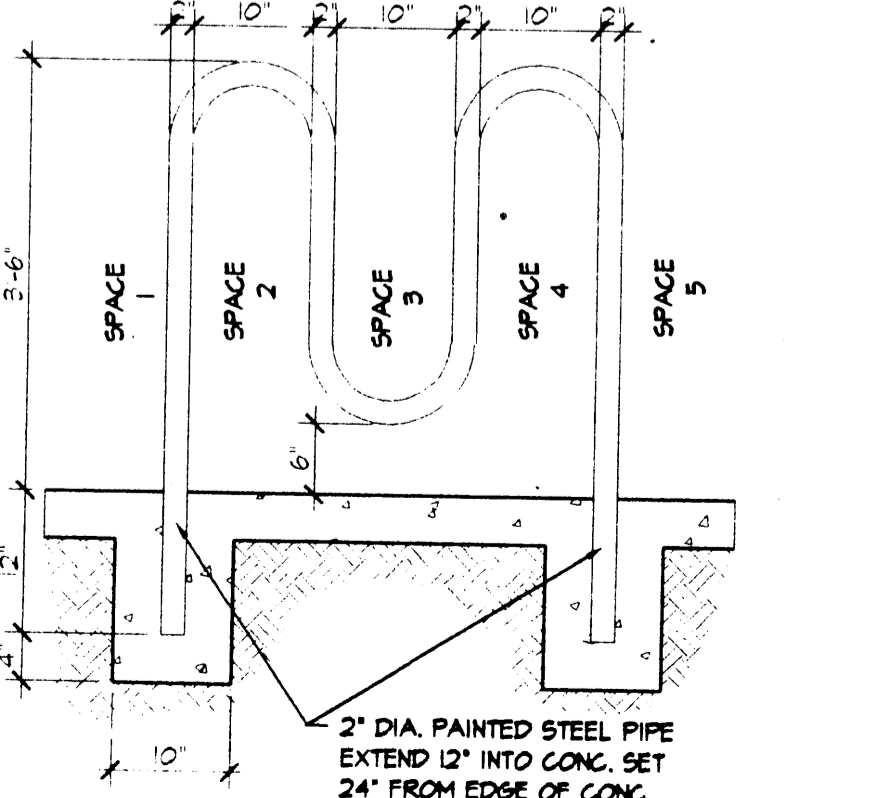
LEGEND

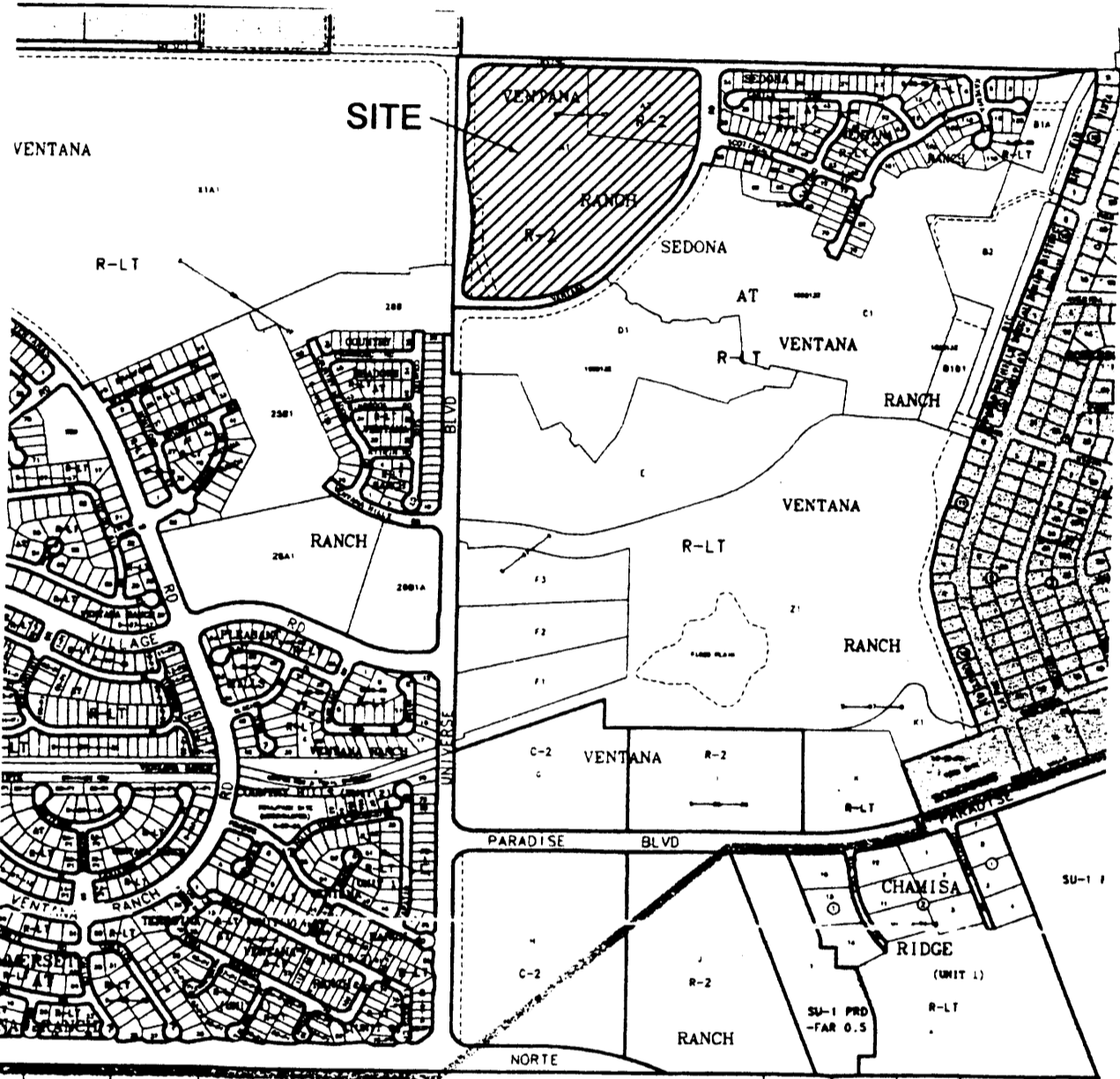
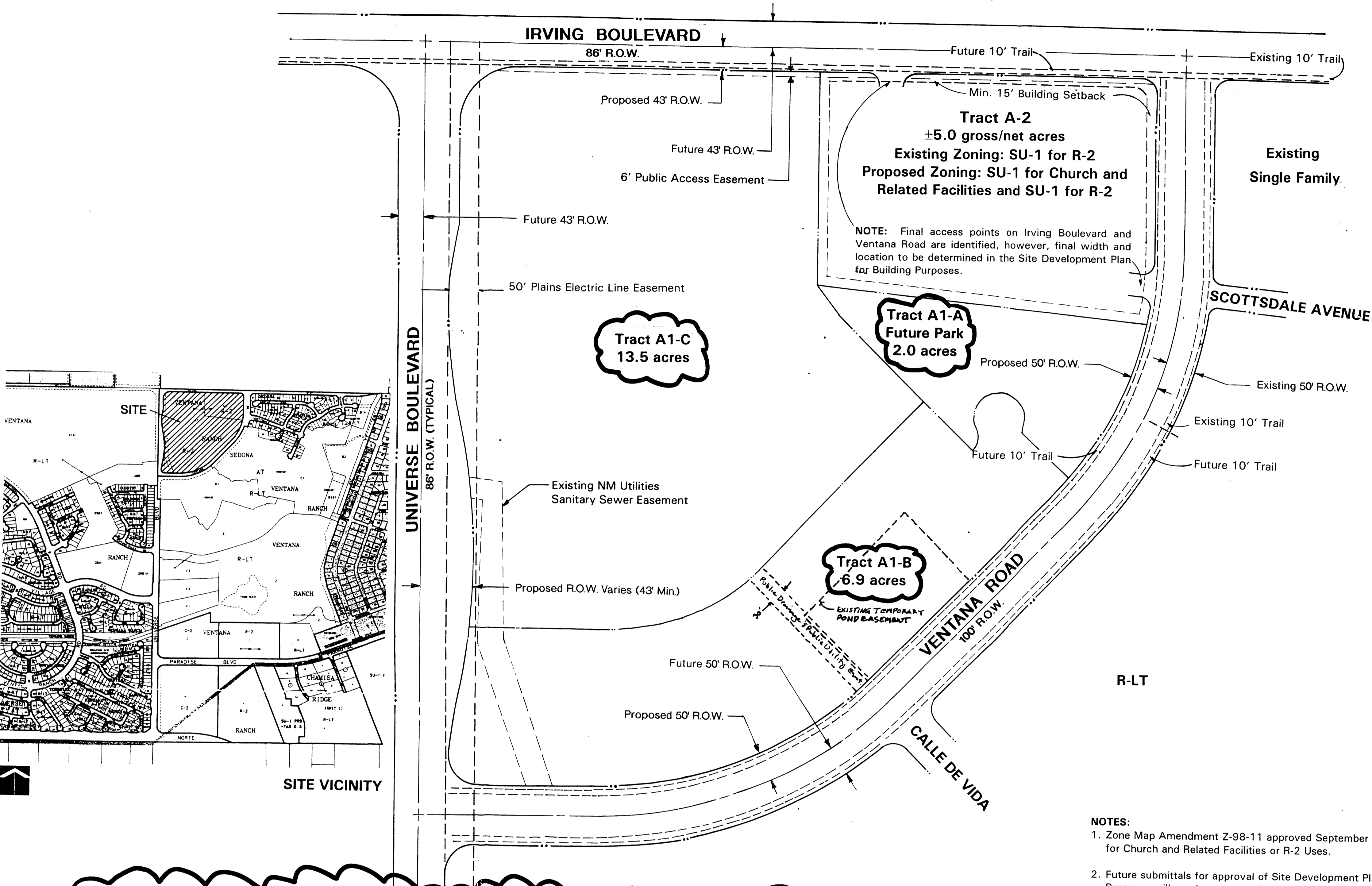
- METAL FENCE
- CHAIN LINK FENCE
- SANITARY SENIOR MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- OVERHEAD ELECTRIC LINE
- STREET LIGHT
- POWER POLE
- ANCHOR
- EXISTING LOT LIGHT
- TRAFFIC LIGHT
- TRAFFIC SIGNAL OR PULLBOX
- NEW POLE LIGHT
- GAS VALVE
- WATERLINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- LIGHT POLE

SITE PLAN
SCALE: 1"=50'



BICYCLE RACK
SCALE: 3/4"=1'-0"





**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>Sharon Mateon</i>	1/2/2003
Planning Director	Date
<i>Robert Davis</i>	1-08-03
Transportation Development	Date
<i>Buddy A. Bish</i>	3/15/03
City Engineer/AMAFCA	Date
<i>Roger A. Green</i>	1-8-03
Utility Development	Date
<i>Christina Sandoral</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

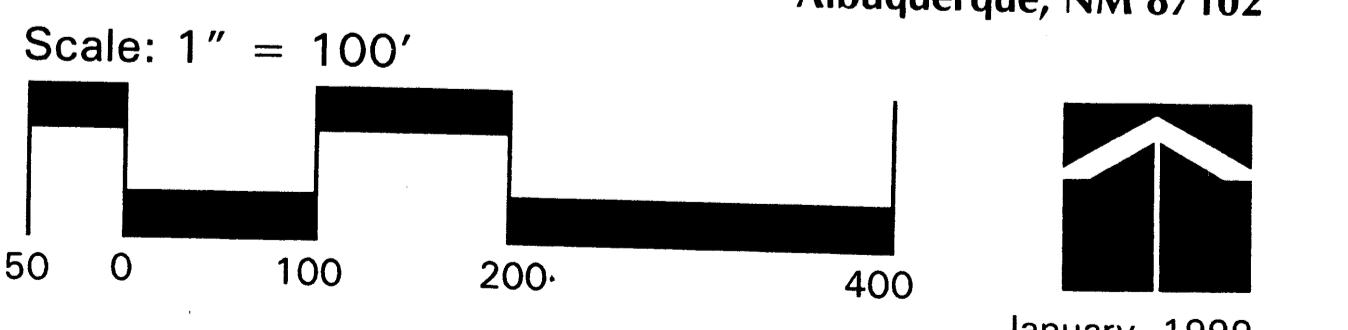
THIS SITE PLAN IS GENERALLY CONSISTENT WITH THE SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON SEPTEMBER 17, 1998 AND CONDITIONS OF APPROVAL HAVE BEEN MET.

<i>Janet S.</i>	3/18/99
Planning	Date
<i>Robert Davis</i>	3-16-99
Transportation Development	Date
<i>Frank Lopez</i>	3-16-99
City Engineer	Date
<i>Roger A. Green</i>	3-16-99
Utility Development	Date
<i>Edward A. Hwang</i>	3-16-99
CIP/Design & Development	Date
<i>ET</i>	2-15-99
New Mexico Utilities	Date

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

Prepared by:
Las Ventanas
Limited Partnership

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



January, 1999
Revised December 12, 2002

**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.

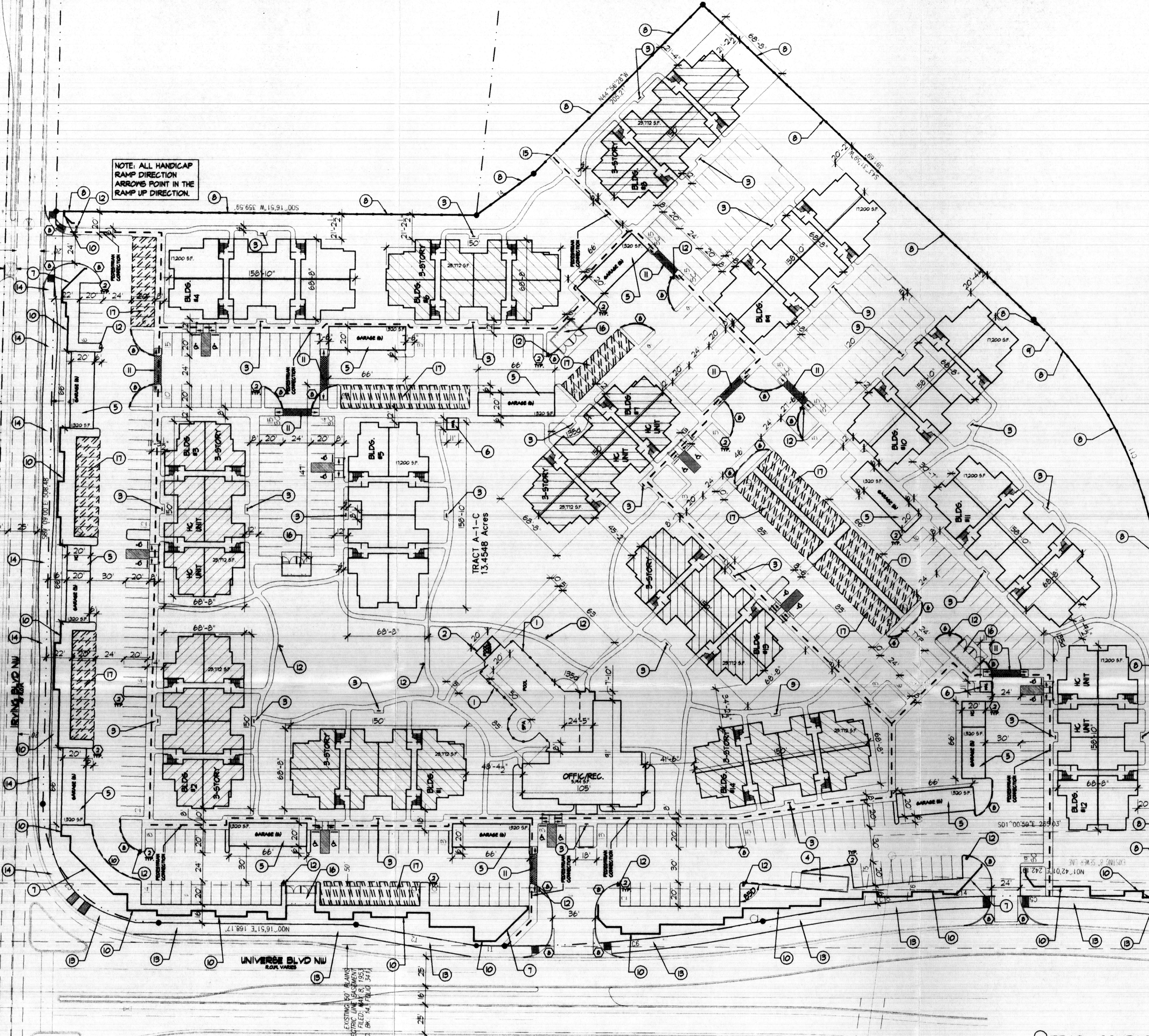
LANDSCAPE PLAN: The landscaping shall be provided pursuant to the required Site Development Plan for Building Permit.

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:

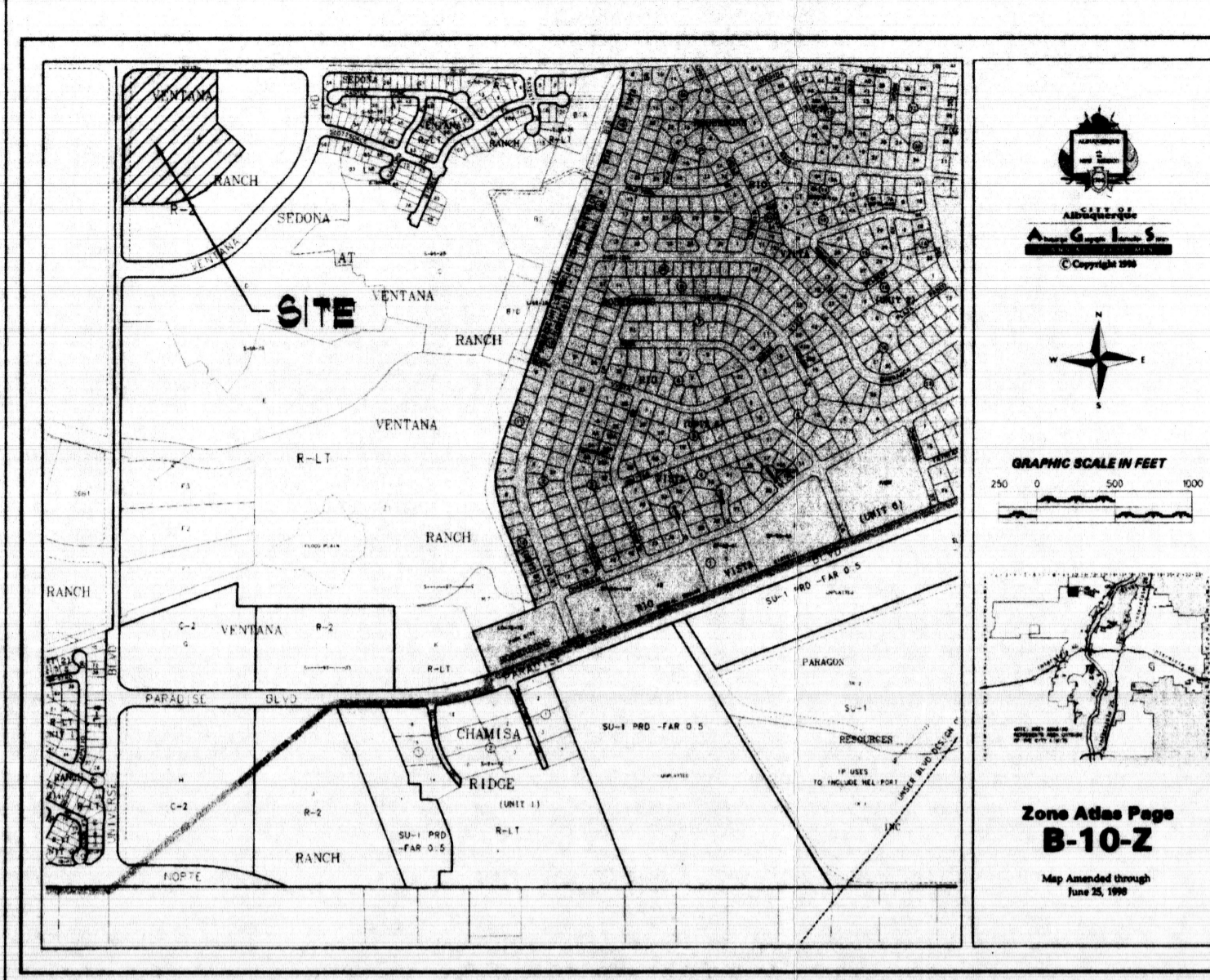
"No site development plan is required for the SU-1 for R-2 Uses zoning unless the property is developed at a density greater than 6 du's per gross acre."



EXISTING UTILITY LINES: WATER, GAS, ELECTRIC, TELEPHONE, CABLE TV, FIBER OPTIC, SLOPE, GRADE, ELEVATION, ETC. AS SHOWN ON PLANS. ALL UTILITIES TO BE PROTECTED OR DELETED AS NOTED ON THESE PLANS. ALL UTILITIES TO BE DELETED AS NOTED ON THESE PLANS. ALL UTILITIES TO BE DELETED AS NOTED ON THESE PLANS.



VICINITY MAP



CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	31°34'04"	176.67	344.35	625.00	340.01	S27°44'57"W
C2	46°41'01"	289.11	499.24	625.00	498.27	S66°52'30"W
C3	98°51'04"	55.39	83.65	50.00	74.23	N41°51'28"W
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C6	11°36'18"	111.27	221.78	1095.00	221.41	N05°31'18"W
C7	90°34'09"	101.00	158.07	100.00	142.12	N45°33'55"E
C8	26°59'40"	150.02	294.46	625.00	291.75	S25°27'45"W
C9	230°33'59"	188.15	45.00	78.11	169°45'49"W	
C10	73°06'47"	18.63	31.89	25.00	29.77	S06°59'06"W
C11	46°41'01"	153.19	289.25	355.00	281.31	N66°52'30"E
C12	04°34'24"	34.36	49.89	625.00	49.87	S41°14'48"W
C13	05°34'58"	53.82	107.56	1105.00	107.52	N09°10'18"E
C14	17°42'25"	172.12	341.50	1105.00	340.14	N02°28'14"W
C15	01°54'09"	18.35	36.69	1105.00	36.69	N05°51'20"W
C16	01°35'04"	8.64	17.28	625.00	17.28	S44°19'51"W
	(01°35'01")	(8.64)	(17.28)	(625.00)		

TANGENT DATA

ID	BEARING	DISTANCE
11	N00°16'51"E	23.98'
12	N09°37'57"E	104.62'
13	S43°31'59"W	2.06'
14	N56°08'10"W	60.78'
15	S82°05'55"W	60.50'
16	N83°08'04"W	21.19'

KEYED NOTES

- 8" HIGH WROUGHT IRON FENCE AROUND POOL.
- 10'x20' POOL EQUIPMENT ROOM TYPICAL. (200 S.F.)
- BICYCLE RACK - SEE DETAIL (1 SPACE PER 2 DWELLING UNITS PROVIDED)
- TRASH COMPACTOR ENCLOSURE
- GARAGE ENCLOSURE 20' DEEP X 66' WIDE, (1) TYPICAL. (1320 S.F. EA.)
- 11'x17' MAILBOX ENCLOSURE, TYPICAL OF (2). (121 S.F. EA.)
- MONUMENT SIGN MOUNTED ON SITE WALL.
- SITE WALL TYPE "A" - SEE ELEVATIONS, BROWN SPLIT FACE CMU
- SITE WALL TYPE "B" - SEE ELEVATIONS, BROWN SPLIT FACE CMU
- 3" TALL CMU SITE WALL, BROWN SPLIT FACE CMU
- PEDESTRIAN CROSSINGS SHALL BE 6' WIDE WITH RAISED TEXTURED CONCRETE WITH WHITE STRIPING TYPICAL.
- LIGHT POLES, TYPICAL OF 15.
- NEW 10'-0" WIDE ASPHALT TRAIL ON UNVERSE PER CITY STANDARDS.
- NEW 10'-0" WIDE ASPHALT TRAIL ON IRVING PER CITY STANDARDS
- PEDESTRIAN CONNECTION TO FUTURE PARK WITH GATE.
- REFUSE CART STORAGE, TYPICAL OF 4 LOCATIONS.
- INDICATES COVERED PARKING STALLS, UNIT TO BE METAL PAINTED WHITE.

GENERAL NOTES

- ALL SIDEWALKS IN FRONT OF PARKING STALLS TO BE 8' WIDE TYPICAL, ALL PEDESTRIAN CONNECTIONS SHALL BE 6' WIDE TYPICAL, ALL OTHER SIDEWALKS SHALL BE 4' WIDE TYPICAL. ALL SIDEWALKS IN PUBLIC R.O.M. TO BE 6' WIDE TYPICAL, UNO.
- THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF PARAPET AND SCREENED FROM VIEW FROM THE PROPERTY LINE. ROOFTOP EQUIPMENT AND OTHER PENETRATIONS SHALL BE PAINTED TO MATCH THE ROOF COLOR OR OTHER PREDOMINANT BUILDING COLOR. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALLS.

PROJECT INFORMATION

LOCATION: SE CORNER OF IRVING NN AND UNVERSE NN
DEVELOPER: GSL PROPERTIES INC.
LEGAL DESCRIPTION: TRACT A-1-C, VENTANA RANCH WITHIN SECTION 10, TOWNSHIP 11 NORTH, RANGE 2 EAST NPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NM
CURRENT ZONING: SU-1 FOR R-2
PROPOSED: SAME
TOTAL ACRES: 13.45 ACRES
ZONING ATLAS PAGE: B-10-Z
UPC #: 101006506248420201

OFFICE/REC PARKING REQ. 5194 S.F. OFFICE/REC BUILDING) 26
PARKING PARKING REQ. (144) 1 BDR. (96) 2 BDR. (48) 3 BDR.) 504
PARKING REQUIRED (TOTAL) (6) H.C. REQUIRED) 590

OPEN PARKING: 565
COVERED PARKING: 101
GARAGE PARKING: 584
TOTAL PROVIDED INC. (6) H.C.) 650
TOTAL SMALL CAR SPACES: 106

BUILDING AREA: (INCLUDES OVERHANGS AND BALCONIES)
 3 STORY PER FLOOR 7924 PER BUILDING (6) = 190716 S.F.
 2 STORY PER FLOOR 8620 PER BUILDING (6) = 103200 S.F.
TOTAL = 293916 S.F.

BICYCLE PARKING (1 PER 2 DUS = 144) 145 PROVIDED

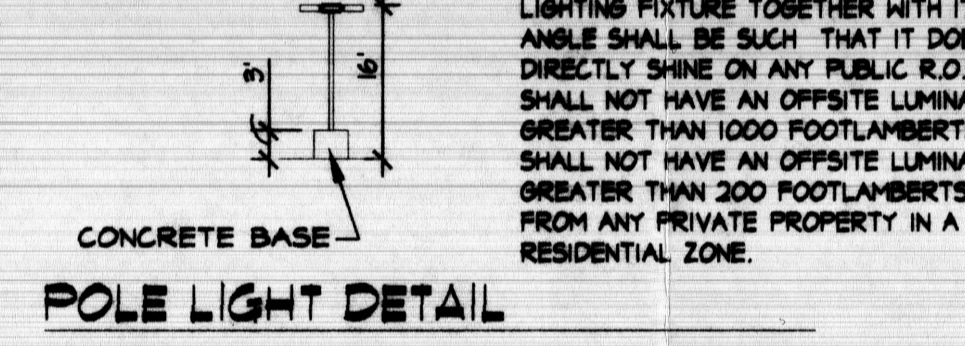
GENERAL NOTES - CITY REQUIRED

- THE RESPONSIBLE PARTY MUST RECTIFY ALL UNAPPROVED CONSTRUCTION RESULTING FROM ERRORS ON THE APPROVED SITE PLAN.
- THIS SITE PLAN HAS BEEN APPROVED AND ACCEPTED BY ALL PARTIES. ANY FIELD CHANGES NOT EXCEPTED BY THE TRAFFIC ENGINEER AFTER APPROVAL WILL RESULT IN: (1) UNWELCOMED DELAY OF INITIAL INSPECTION FOR TEMPORARY CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNAPPROVED WORK, AND (2) INCREASE IN CONSTRUCTION COST TO RESPONSIBLE PARTIES.
- ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL INSPECTION. FOR TEMPORARY C.O., THIS WILL BE SCHEDULED.
- ALL SIDEWALKS AND C&G IN DISREPAIR WILL BE REMOVED AND REPLACED.
- CONSTRUCT CURBS PER CITY OF ALBUQUERQUE STANDARD DETAIL DPM. 12426
- CONTRACTOR MUST BE MADE AWARE THAT ANY AGREEMENT WITH THE OWNER STATING PORTIONS OF THIS BUILDING PERMIT WORK TO BE COMPLETED BY THE OWNER OR A REPRESENTATIVE, WILL MEAN CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL ALL WORK IS FINISHED.
- CERTIFICATION BY THE DESIGNER OF RECORD, REQUIRED BY THE TRANSPORTATION SECTION, NEEDS TO STATE THAT THIS SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT BEFORE C.O. IS RELEASED.

RADIUS LEGEND

- | | | | |
|-----------|-----------|-----------|------------|
| 1' RADIUS | 4' RADIUS | 7' RADIUS | 10' RADIUS |
| 2' RADIUS | 5' RADIUS | 8' RADIUS | 11' RADIUS |
| 3' RADIUS | 6' RADIUS | 9' RADIUS | 15' RADIUS |

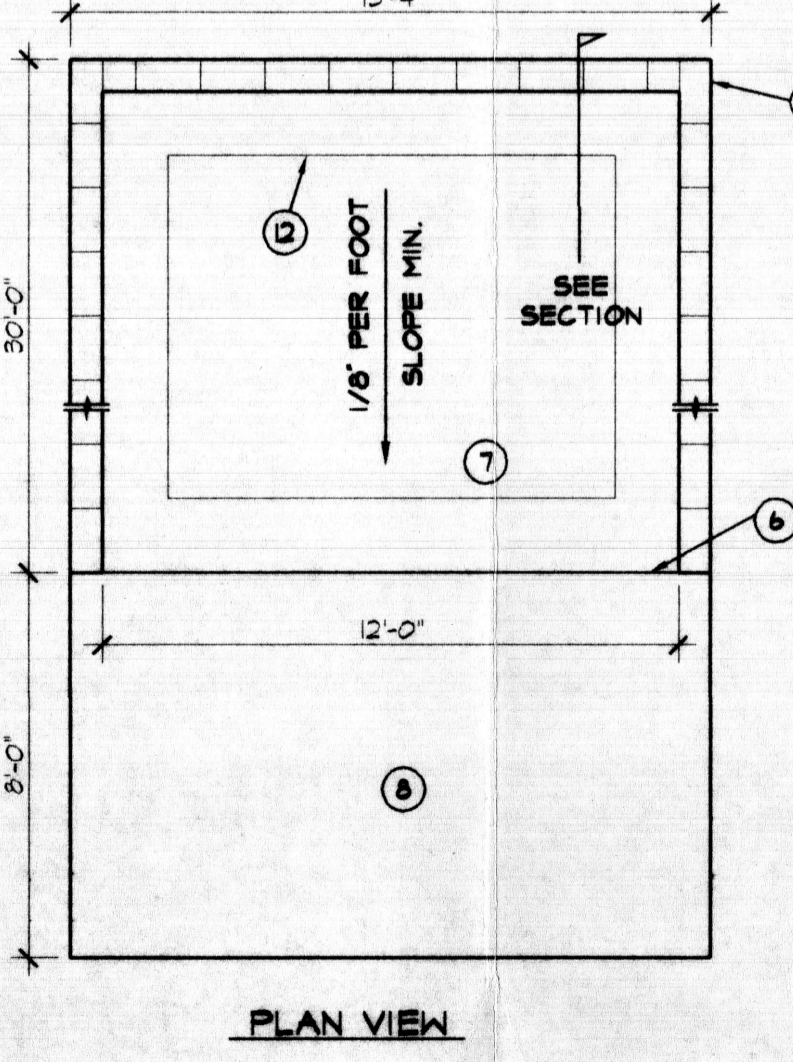
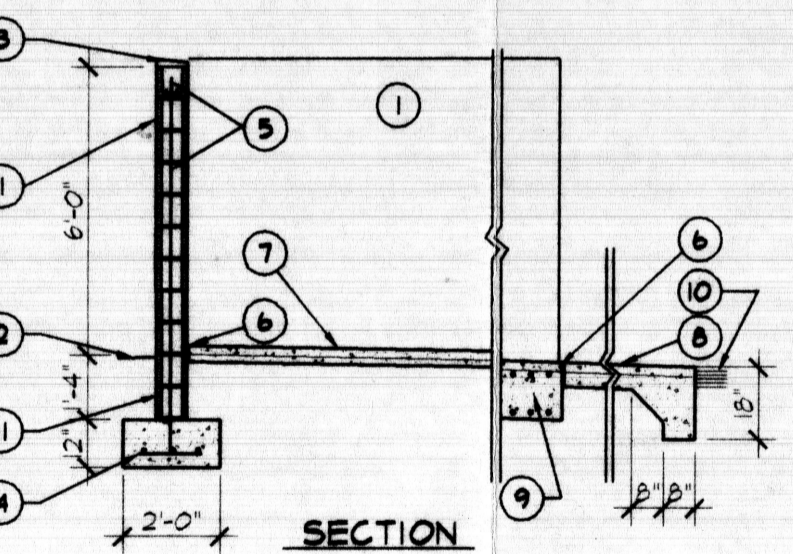
LIGHTING NOTE
 LIGHTING TO BE BUILDING MOUNTED AND FROM POLES AS INDICATED IN KEYED NOTES. AREA LIGHTING INCLUDING PARKING AND WALKS SHALL BE ARRANGED SO THAT THE LOCATION OF THE LIGHTING FIXTURE TOGETHER WITH ITS CUTOFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC R.O.M. IT SHALL NOT HAVE AN OFFSITE LUMINANCE GREATER THAN 1000 FOOTLAMBERTS AND IT SHALL NOT HAVE AN OFFSITE LUMINANCE GREATER THAN 200 FOOTLAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.



TRASH COMPACTOR KEYED NOTES

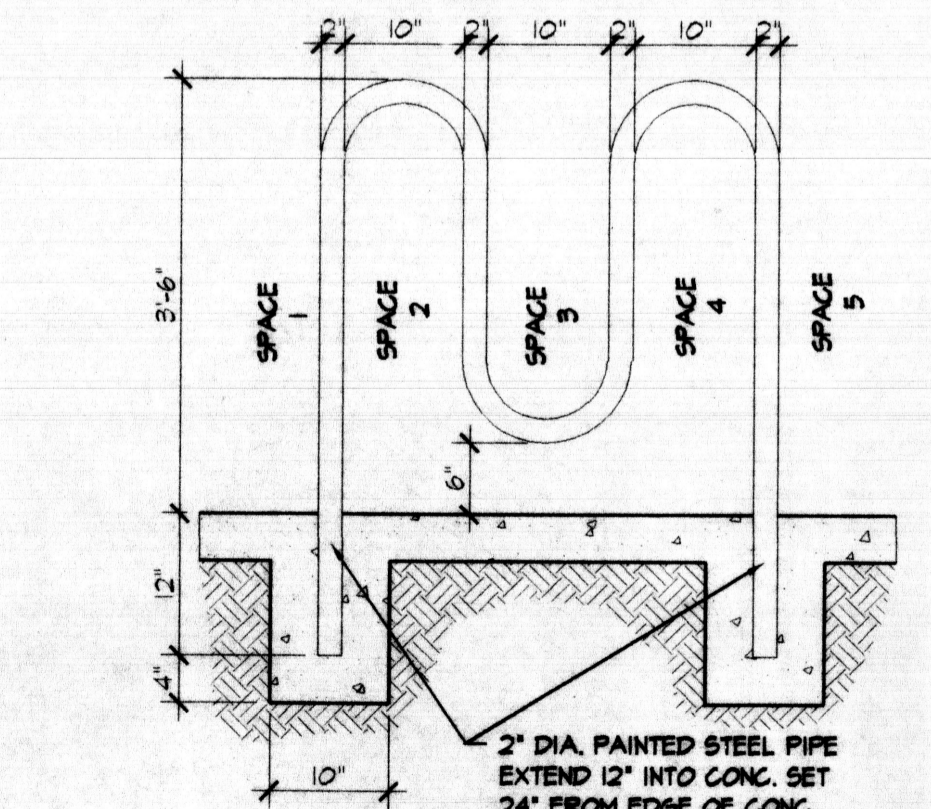
- 8" CMU WALL WITH STUCCO SYSTEM OVER BUILDING PAPER. COLOR BY ARCHITECT.
- FINISH GRADE.
- SLOPE STUCCO CAP.
- 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 6" O.C. ACROSS BOTTOM OF FOOTING.
- 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS: #5 BARS @ 32" O.C. VERTICAL, GROUT REINFORCED CELLS. DURAWALL @ 16" O.C. HORIZONTAL.
- 1/2" EXPANSION JOINT MATERIAL
- 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6x6 - 10x10 HAM.
- 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6x6 - 10x10 HAM W/ TURN-ON EDGE.
- 24"x14" DEEP THICKENED SLAB W/ 3 #4 TOP & BOTTOM CONT.
- EXISTING LOT LIGHT
- GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.
- ANGLE IRON GUIDES, STOPS BY COMPACTOR INSTALLER. REINF. SLAB W/ CONC. FILL AS PER MANUFACTURER REQ.'S.

TRASH COMPACTOR
 SCALE: 1/4"=1'-0"



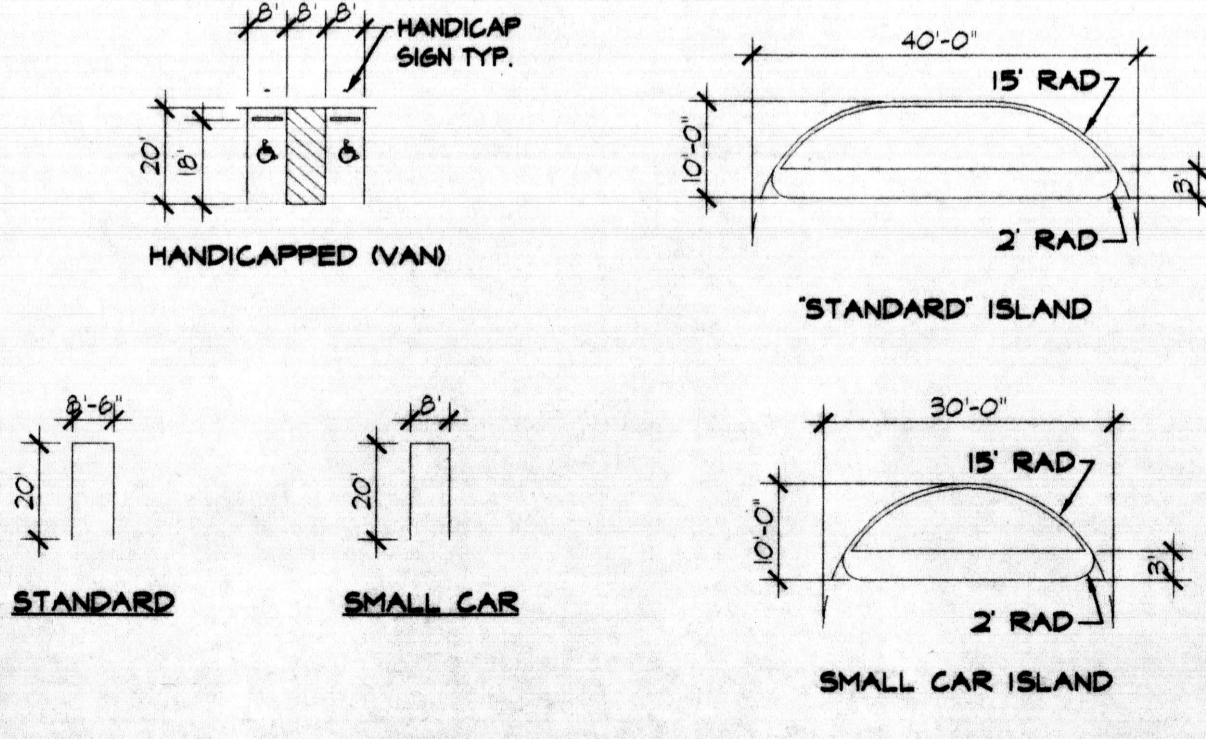
NOTE: ALL HANDICAP RAMP DIRECTION ARROWS POINT IN THE RAMP UP DIRECTION.

SITE PLAN
 SCALE: 1"=50'



BICYCLE RACK
 SCALE: 3/4"=1'-0"

PARKING TYPES & ISLAND DETAILS



LEGEND:

- METAL FENCE
- CHAIN LINK FENCE
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- OVERHEAD ELECTRIC LINE
- STREET LIGHT
- POWER POLE
- ANCHOR
- EXISTING LOT LIGHT
- TRAFFIC LIGHT
- TRAFFIC SIGNAL OR PULLBOX
- NEW POLE LIGHT
- GAS VALVE
- WATERLINE
- SAS - SANITARY SEWER LINE
- SD - STORM SEWER LINE
- LIGHT POLE

SIGNATURE BLOCK

SITE DEVELOPMENT PLAN **Project #: 1002250**

CASE NUMBER: EPC-0180

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SIDE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON **November 21, 2002** AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE, NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH.

Michael Holton 12-13-02 DATE
 SOLID WASTE DEPARTMENT will have computer & storage area.

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
PARKS & RECREATION DEPARTMENT	DATE
NEW MEXICO UTILITIES	DATE
CITY ENGINEER, ENGINEERING DIVISION/AMA/CA	DATE
APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.	
CITY PLANNER, ALBUQUERQUE	DATE

revisions 12/4/02

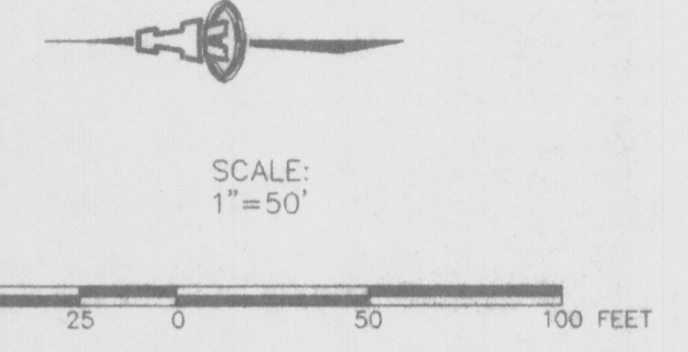
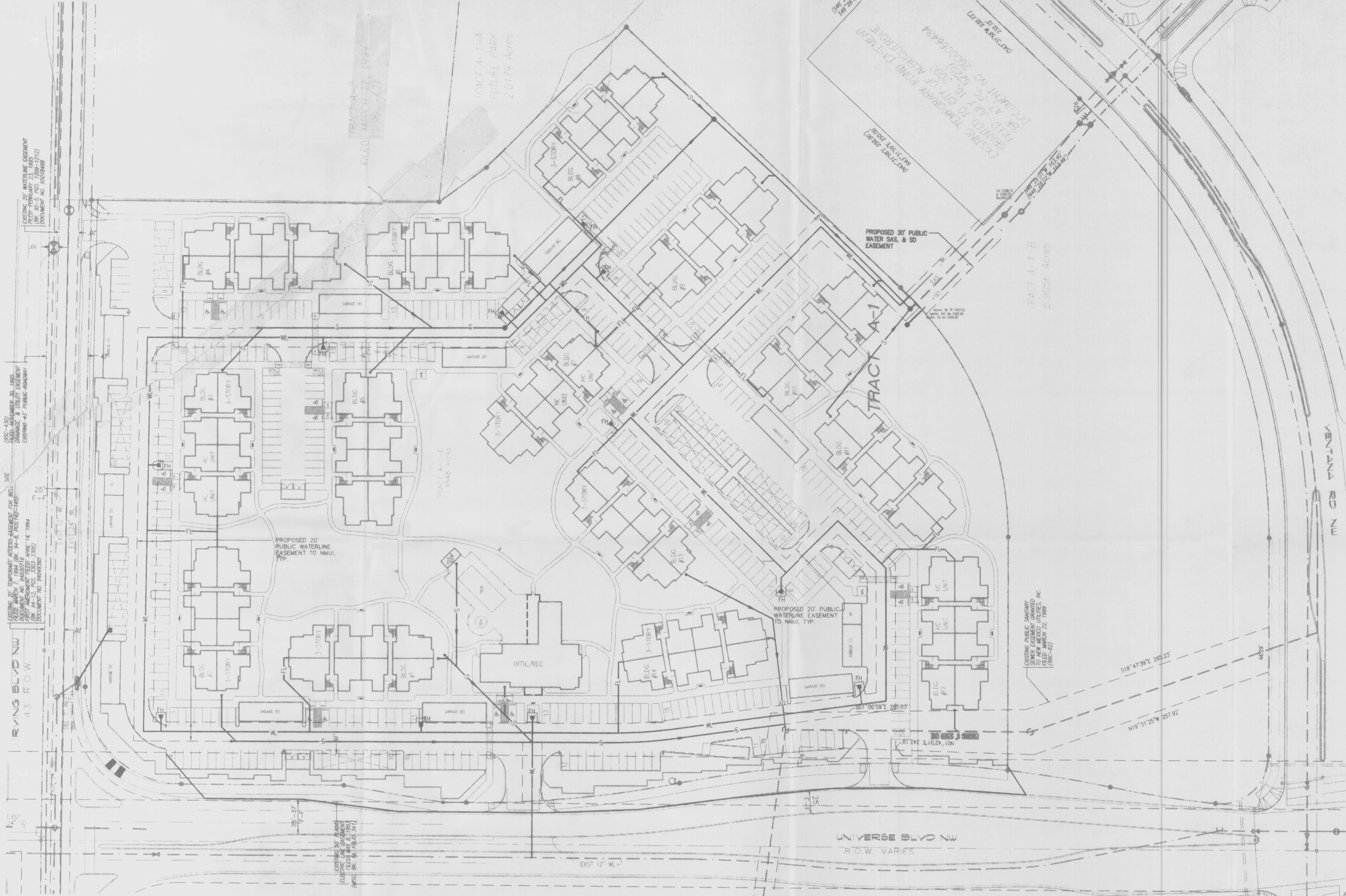
job title **VENTANA RANCH APTS.**
 ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER **NICK PIKUL** job no 22025 date 9/25/02

sheet title **SITE PLAN FOR BUILDING PERMIT** by NAP

de la torre architects, p.a.
 2400 louisiana blvd ne
 building 3 - suite 110
 albuquerque nm 87110 / 505-883-7918

sheet- 1 of- 7



PLANNING

- LEGEND**
- EXISTING SAS
 - EXISTING WATER LINE
 - S --- PROPOSED SAS
 - --- PROPOSED SAS MANHOLE
 - PROPOSED CLEANOUT
 - WL --- PROPOSED WATER LINE
 - FL --- PROPOSED FIRE LINE
 - FH --- FIRE HYDRANT

IRVING BLVD NW
43' R.O.W.

EXISTING 20' TEMPORARY ACCESS-EASEMENT FOR WELL SITE
DATE: NOVEMBER 30, 2005
FILED: MARCH 22, 1989
DOCUMENT NO. 20050305

EXISTING 20' TEMPORARY ACCESS-EASEMENT FOR WELL SITE
DATE: NOVEMBER 30, 2005
FILED: MARCH 22, 1989
DOCUMENT NO. 20050305

EXISTING PUBLIC SANITARY
TO NEW MEXICO UTILITIES, INC.
FILED: MARCH 22, 1989
(89-02)

PROPOSED 30' PUBLIC
WATER, GAS, & SD
EASEMENT

PROPOSED 20' PUBLIC WATERLINE
EASEMENT TO NMUI, TYP.

PROPOSED 20' PUBLIC WATERLINE
EASEMENT TO NMUI, TYP.

UNIVERSE BLVD NW
R.O.W. VARIES

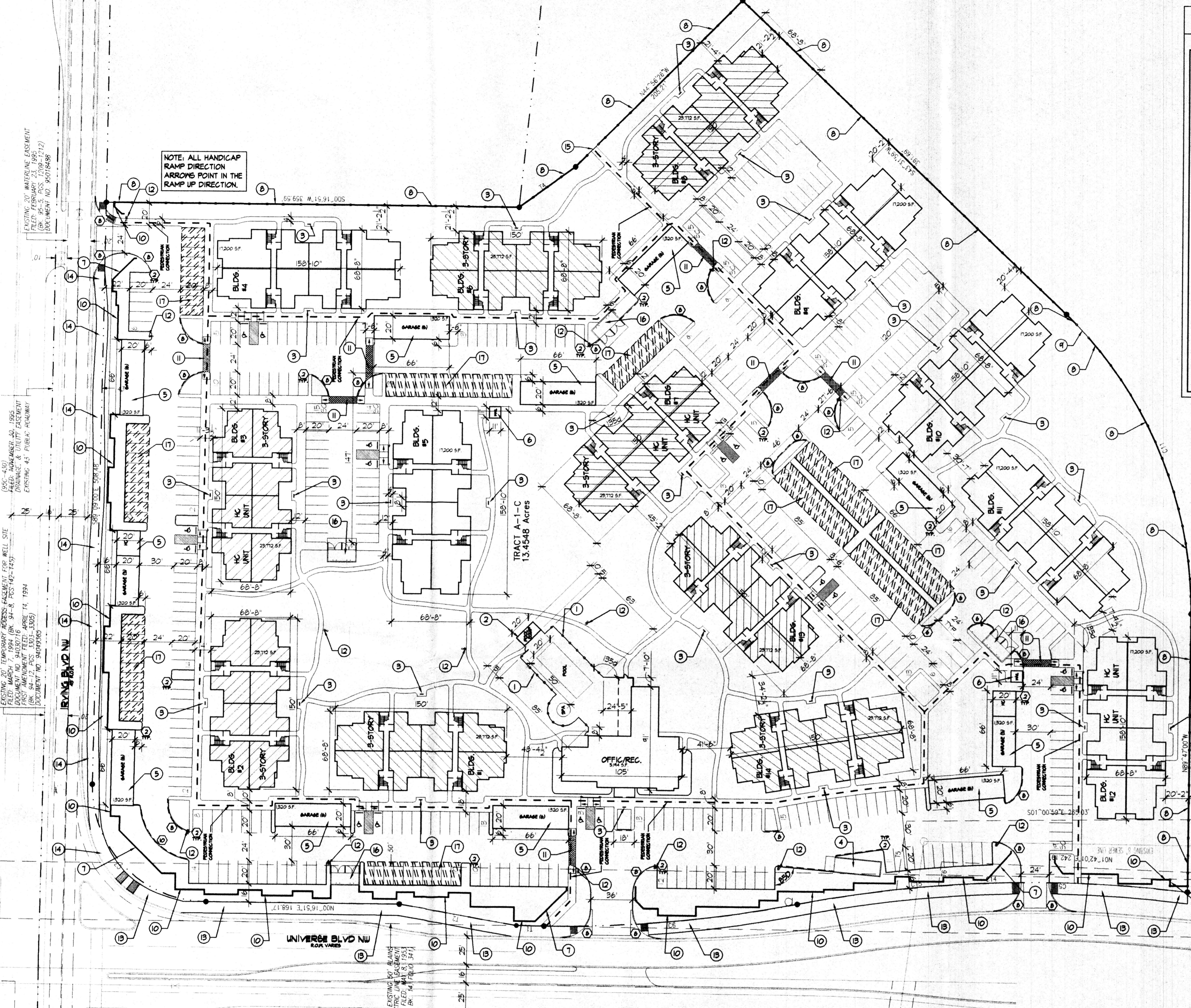
revisions 12/12/02	Job title VENTANA RANCH APTS. UNIVERSE NW ALBUQUERQUE, NEW MEXICO	
	PROJECT MANAGER NICK PERL	
	Job no 22025	date 9/15/02
	sheet title DRB UTILITY PLAN	by SMM

de la torre architecte, p.a. d.a.
2400 louisiana blvd ne
building 3 / suite 110
albuquerque nm 87110 / 505-883-7918

sheet-
4
of- 7

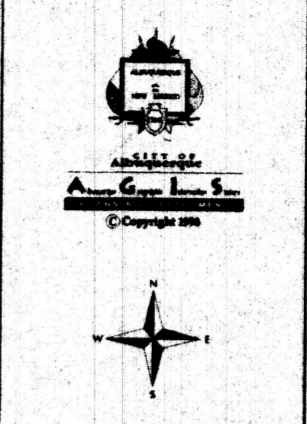
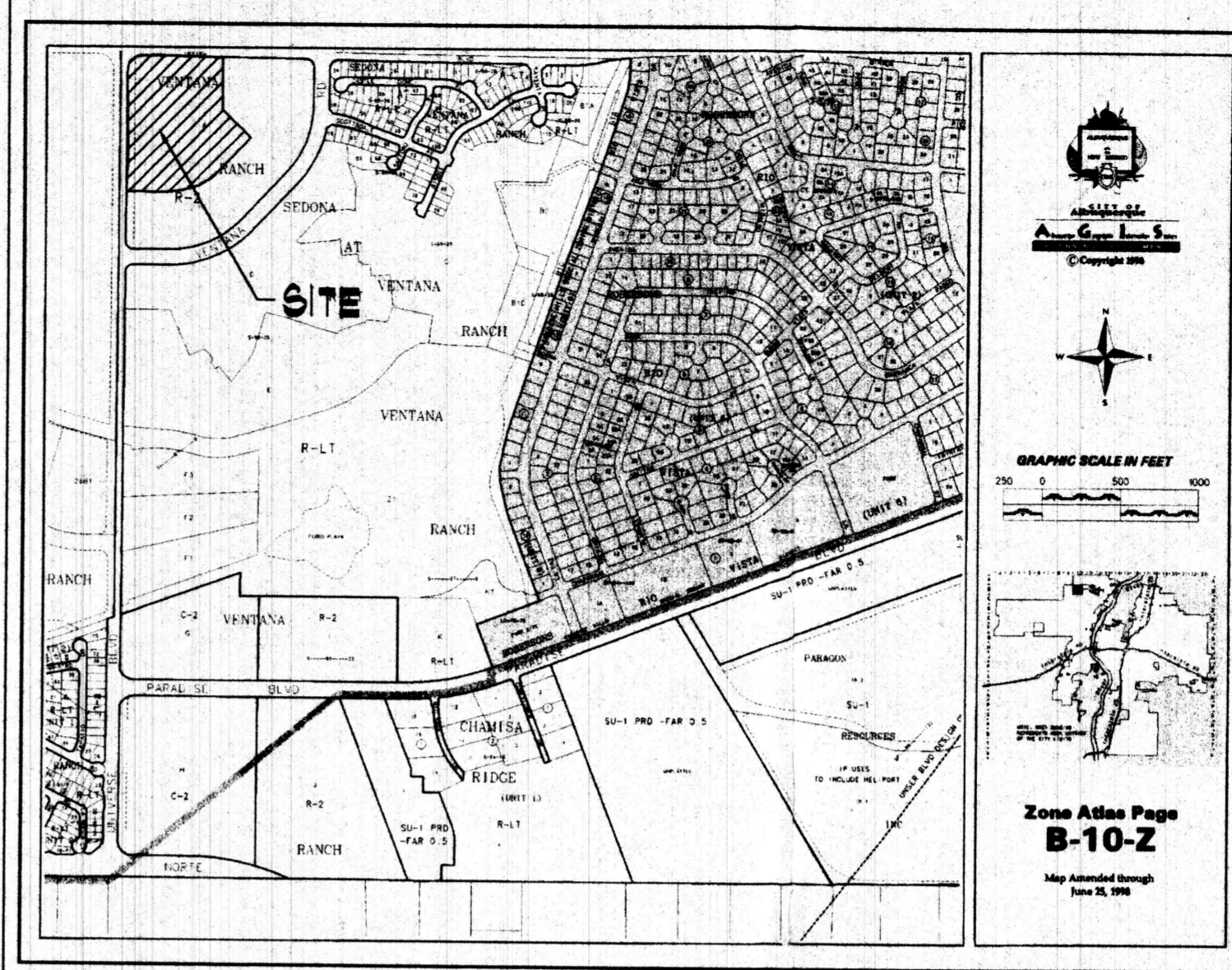
EXISTING UTILITY RECORDS ASSEMBLY FOR WELL SITE
 FILED: MARCH 11, 1994 (BY 94-8 PCS 142-127)
 DRAWING & UTILITY DEPARTMENT
 (BY 94-12 PCS 1301-1302)
 DOCUMENT NO. 2490848

NOTE: ALL HANDICAP RAMP DIRECTION ARROWS POINT IN THE RAMP UP DIRECTION.



(BY 94-12 PCS 1301-1302)
 FILED: MARCH 11, 1994 (BY 94-8 PCS 142-127)
 DRAWING & UTILITY DEPARTMENT
 (BY 94-12 PCS 1301-1302)
 DOCUMENT NO. 2490848

VICINITY MAP



KEYED NOTES

- 6' HIGH WROUGHT IRON FENCE AROUND POOL.
- 10'x20' POOL EQUIPMENT ROOM TYPICAL (200 S.F.).
- BICYCLE RACK - SEE DETAIL (1 SPACE PER 2 DWELLING UNITS PROVIDED).
- TRASH COMPACTOR ENCLOSURE.
- GARAGE ENCLOSURE 20' DEEP X 66' WIDE, (1) TYPICAL, (1320 S.F. EA).
- 11'x11' MAILBOX ENCLOSURE, TYPICAL OF (2), (121 S.F. EA).
- MONUMENT SIGN MOUNTED ON SITE WALL.
- SITE WALL TYPE 'A' SEE ELEVATIONS, BROWN SPLIT FACE CMU.
- SITE WALL TYPE 'B' SEE ELEVATIONS, BROWN SPLIT FACE CMU.
- 3' TALL CMU SITE WALL, BROWN SPLIT FACE CMU.
- PEDESTRIAN CROSSINGS SHALL BE 6' WIDE WITH RAISED TEXTURED CONCRETE WITH WHITE STRIPING TYPICAL.
- LIGHT POLING SHALL BE TYPICAL OF IS.
- 13' NEW 10'-0" WIDE ASPHALT TRAIL ON UNVERSE PER CITY STANDARDS.
- NEW 10'-0" WIDE ASPHALT TRAIL ON IRVING PER CITY STANDARDS.
- PEDESTRIAN CONNECTION TO FUTURE PARK WITH GATE.
- REFUSE CART STORAGE, TYPICAL OF 4 LOCATIONS.
- INDICATES COVERED PARKING STALLS, UNIT TO BE METAL PAINTED WHITE.

GENERAL NOTES

- ALL SIDEWALKS IN FRONT OF PARKING STALLS TO BE 6' WIDE TYPICAL, ALL PEDESTRIAN CONNECTIONS SHALL BE 6' WIDE TYPICAL, ALL OTHER SIDEWALKS SHALL BE 4' WIDE TYPICAL. ALL SIDEWALKS IN PUBLIC ROW TO BE 6' WIDE TYPICAL, UNO.
- THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF PARAPET AND SCREENED FROM VIEW FROM THE PROPERTY LINE. ROOFTOP EQUIPMENT AND OTHER PENETRATIONS SHALL BE FINISHED TO MATCH THE ROOF COLOR OR OTHER PREDOMINANT BUILDING COLOR. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALLS.

PROJECT INFORMATION

LOCATION:	SE CORNER OF IRVING NW AND UNVERSE NW
DEVELOPER:	GSJ PROPERTIES INC.
LEGAL DESCRIPTION:	TRACT A-1-C VENTANA RANCH WITHIN SECTION 10, TOWNSHIP 11 NORTH, RANGE 2 EAST NPMN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NM
CURRENT ZONING:	SU-1 FOR R-2
PROPOSED:	SAME
TOTAL ACRES:	13.45 ACRES
ZONING ATLAS PAGE:	B-10-Z
UPC #:	10100606248400001
OFFICE/REC PARKING REQ. (B194 S.F. OFFICE/REC BUILDING)	26
APARTMENT PARKING REQ. (1441 1 BDR, 196 2 BDR, 148 3 BDR)	504
PARKING REQUIRED (TOTAL) (6 H.C. REQUIRED)	530
OPEN PARKING	365
COVERED PARKING	161
GARAGE PARKING	64
TOTAL PROVIDED (INC. 16 H.C.)	590
TOTAL SMALL CAR SPACES	108
BUILDING AREA: (INCLUDES OVERHANGS AND BALCONIES)	
3 STORY PER FLOOR 7/24 PER BUILDING (B) =	190,76 S.F.
2 STORY PER FLOOR 8/60 PER BUILDING (B) =	103,200 S.F.
TOTAL =	293,976 S.F.

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BNG
C1	31°34'04"	176.67	344.35	625.00'	340.01'	S27°44'57"W
C2	46°41'01"	269.71	539.24	625.00'	495.27'	S65°52'30"W
C3	95°51'04"	55.39	83.65	50.00'	74.23'	W1°51'28"W
C4	05°53'32"	55.07	110.04	1079.00'	109.99'	N09°00'50"E
C5	23°17'04"	227.67	449.06	1105.00'	445.98'	N00°19'05"E
C6	11°36'18"	111.27	221.79	1095.00'	221.41'	N05°31'18"W
C7	90°34'09"	101.00	158.07	100.00'	142.12'	N45°33'55"E
C8	26°59'40"	150.02	294.46	625.00'	291.75'	S25°27'45"W
C9	23°39'59"	188.15	376.15	45.00'	369.11'	S08°46'49"W
C10	73°06'47"	18.53	31.89	25.00'	29.77'	S05°59'00"E
C11	46°41'01"	153.19	289.25	355.00'	281.31'	N66°52'30"E
C12	04°34'24"	24.96	49.89	625.00'	49.87'	S41°14'48"W
C13	05°34'38"	53.82	107.56	1105.00'	107.52'	N09°10'18"E
C14	17°42'26"	172.12	344.50	1105.00'	340.14'	N02°28'14"W
C15	01°54'09"	18.35	36.69	1105.00'	36.69'	N05°51'20"W
C16	01°38'04"	8.64	17.28	625.00'	17.28'	S44°19'31"W
	(01°35'01")	(8.64)	(17.28)	(625.00')	(17.28')	(S44°19'31"W)

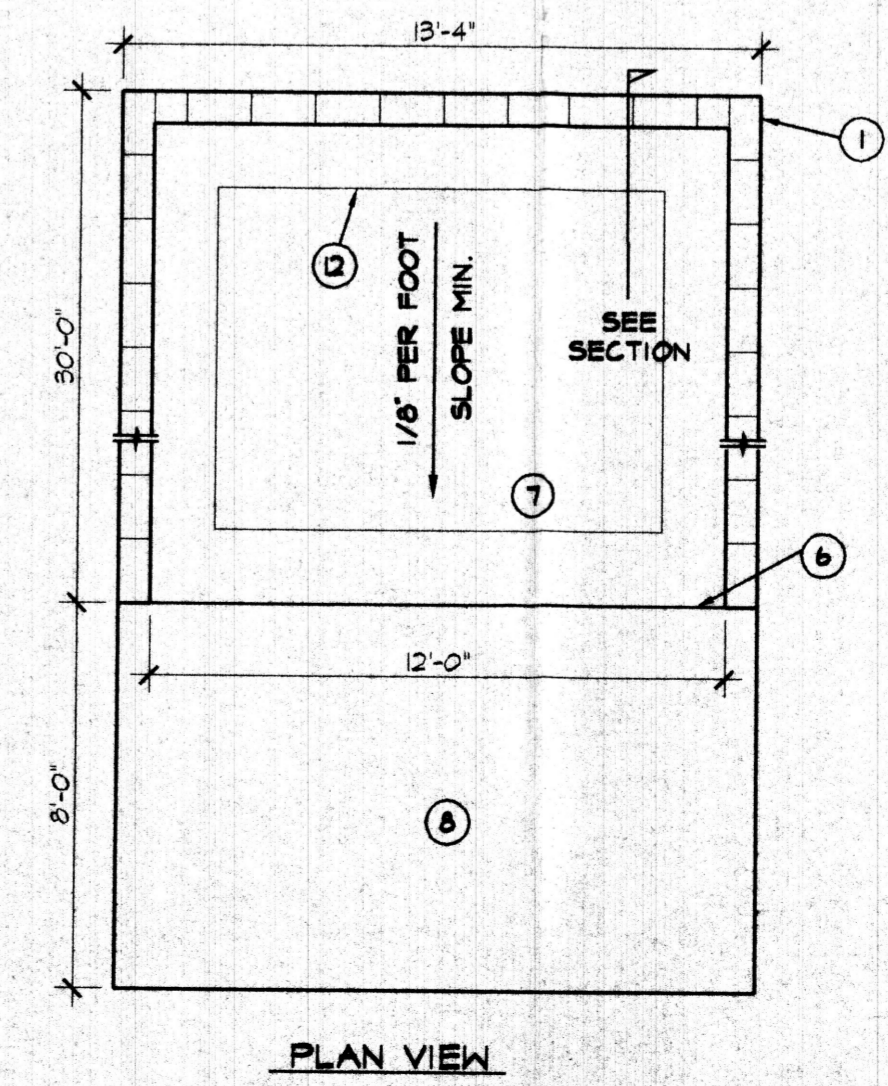
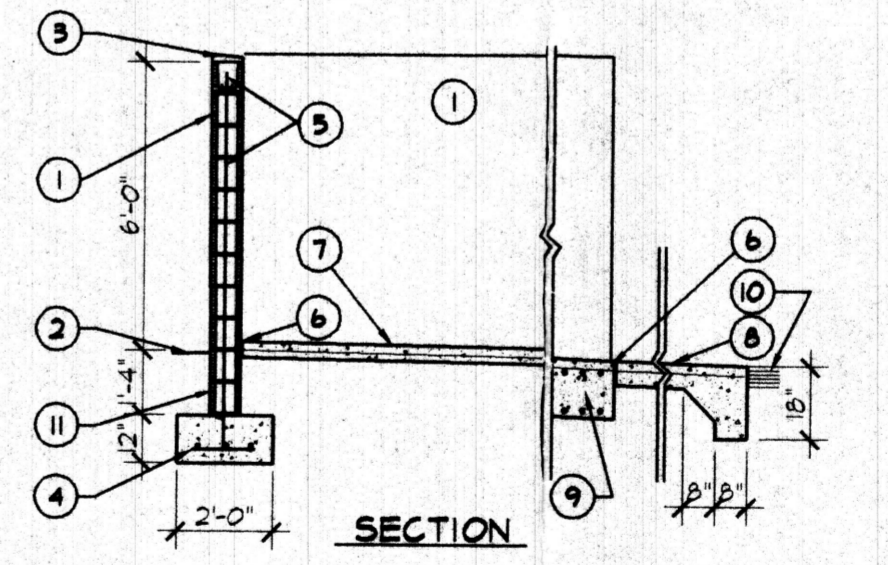
TANGENT DATA

ID	BEARING	DISTANCE
T1	N00°16'51"E	23.98'
T2	N09°37'57"E	104.82'
T3	S43°31'59"W	2.06'
T4	N36°08'10"W	60.78'
T5	S30°08'55"E	60.60'
T6	N83°08'04"W	21.19'



CONCRETE BASE
POLE LIGHT DETAIL

LIGHTING NOTE
 LIGHTING TO BE BUILDING MOUNTED AND FROM POLES AS INDICATED IN KEYED NOTES. AREA LIGHTING INCLUDING PARKING AND WALKS SHALL BE ARRANGED SO THAT THE LOCATION OF THE LIGHTING FIXTURE TOGETHER WITH ITS CUTOFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC R.O.M. IT SHALL NOT HAVE AN OPPOSITE LUMINANCE GREATER THAN 1000 FOOTLAMBERTS AND IT SHALL NOT HAVE AN OPPOSITE LUMINANCE GREATER THAN 200 FOOTLAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.



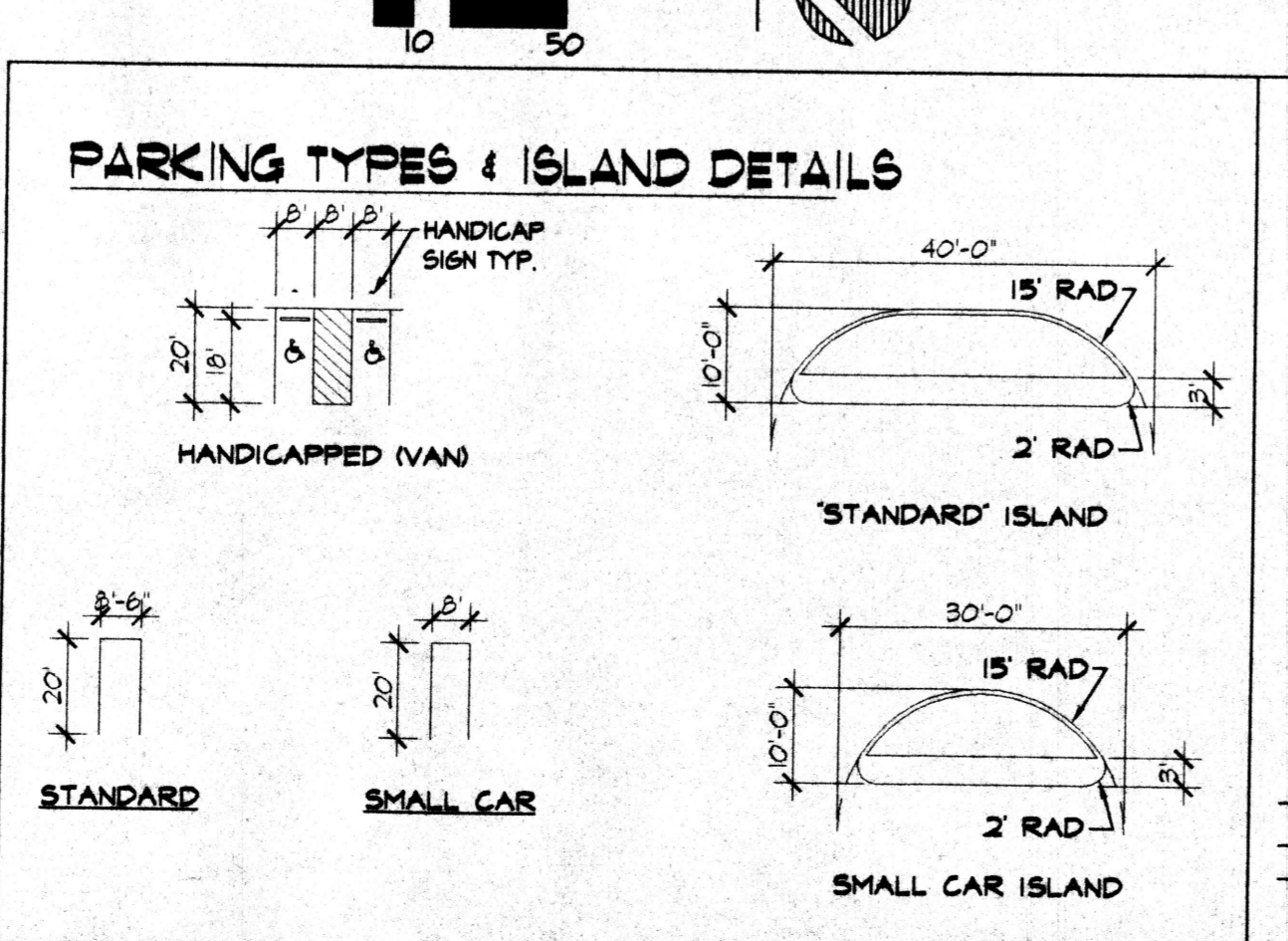
TRASH COMPACTOR KEYED NOTES

- 6' CMU WALL WITH STUCCO SYSTEM OVER BUILDING PAPER. COLOR BY ARCHITECT.
- FINISH GRADE.
- SLOPE STUCCO CAP.
- 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
- 3-#8 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM CONTINUOUS. #5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS. DURAMALL # 16" O.C. HORIZONTAL.
- 1/2" EXPANSION JOINT MATERIAL.
- 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6x6 - 10x10 MM.
- 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6x6 - 10x10 MM W/ TURNDOWN EDGE.
- 24"x14" DEEP THICKENED SLAB W/ 3 #4 TOP & BOTTOM CONT.
- ASPHALT PAVING.
- GROUT ALL CELLS SOLID BELOW GRADE TYPICAL.
- ANGLE IRON GUIDES, STOPS BY COMPACTOR INSTALLER. REINF. SLAB W/ CONC. FILL AS PER MANUFACTURER REQ'S.

TRASH COMPACTOR

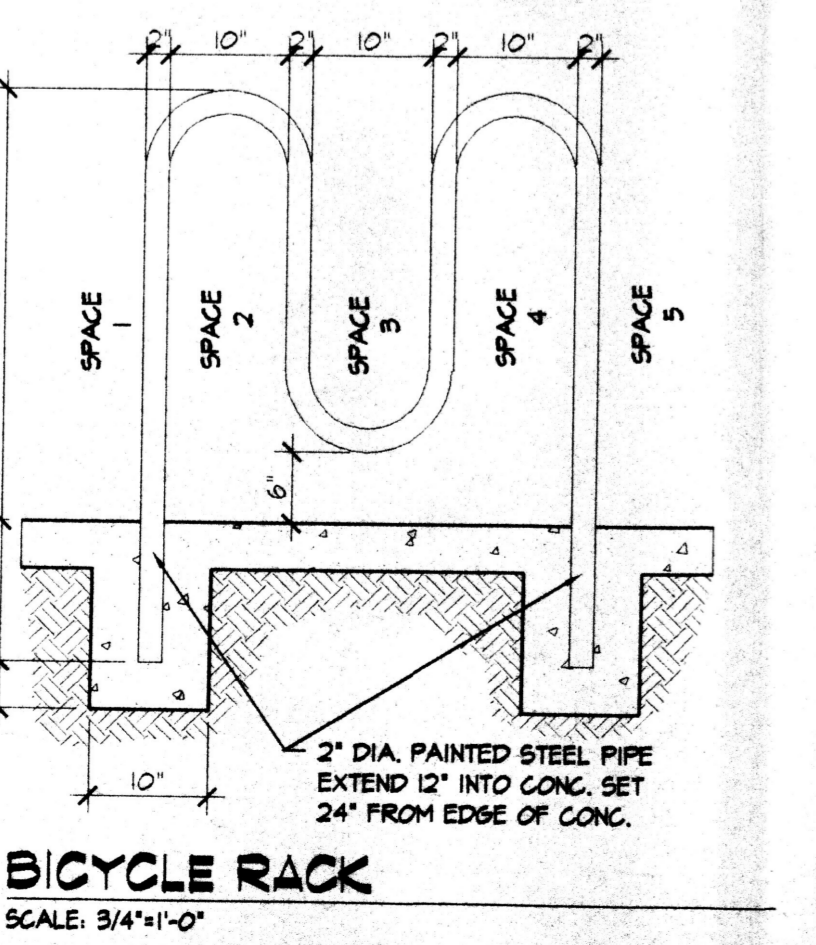
SCALE: 1/4"=1'-0"

PARKING TYPES & ISLAND DETAILS



- #### LEGEND:
- METAL FENCE
 - CHAIN LINK FENCE
 - SANITARY SEWER MANHOLE
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - ELECTRIC MANHOLE
 - ELECTRIC PEDESTAL
 - OVERHEAD ELECTRIC LINE
 - STREET LIGHT
 - POWER POLE
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 - EXISTING LOT LIGHT
 - TRAFFIC LIGHT
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 - NEW POLE LIGHT
 - GAS VALVE
 - SAS - SANITARY SEWER LINE
 - SD - STORM SEWER LINE
 - LIGHT POLE

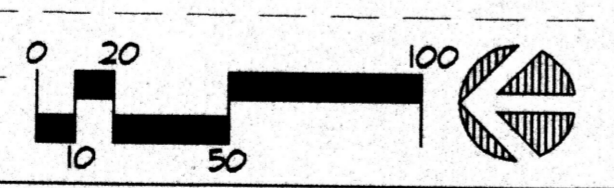
BIKE RACK



SCALE: 3/4"=1'-0"

SITE PLAN

SCALE: 1"=50'



SIGNATURE BLOCK

CASE NUMBER: _____

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SIDE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE, NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH.

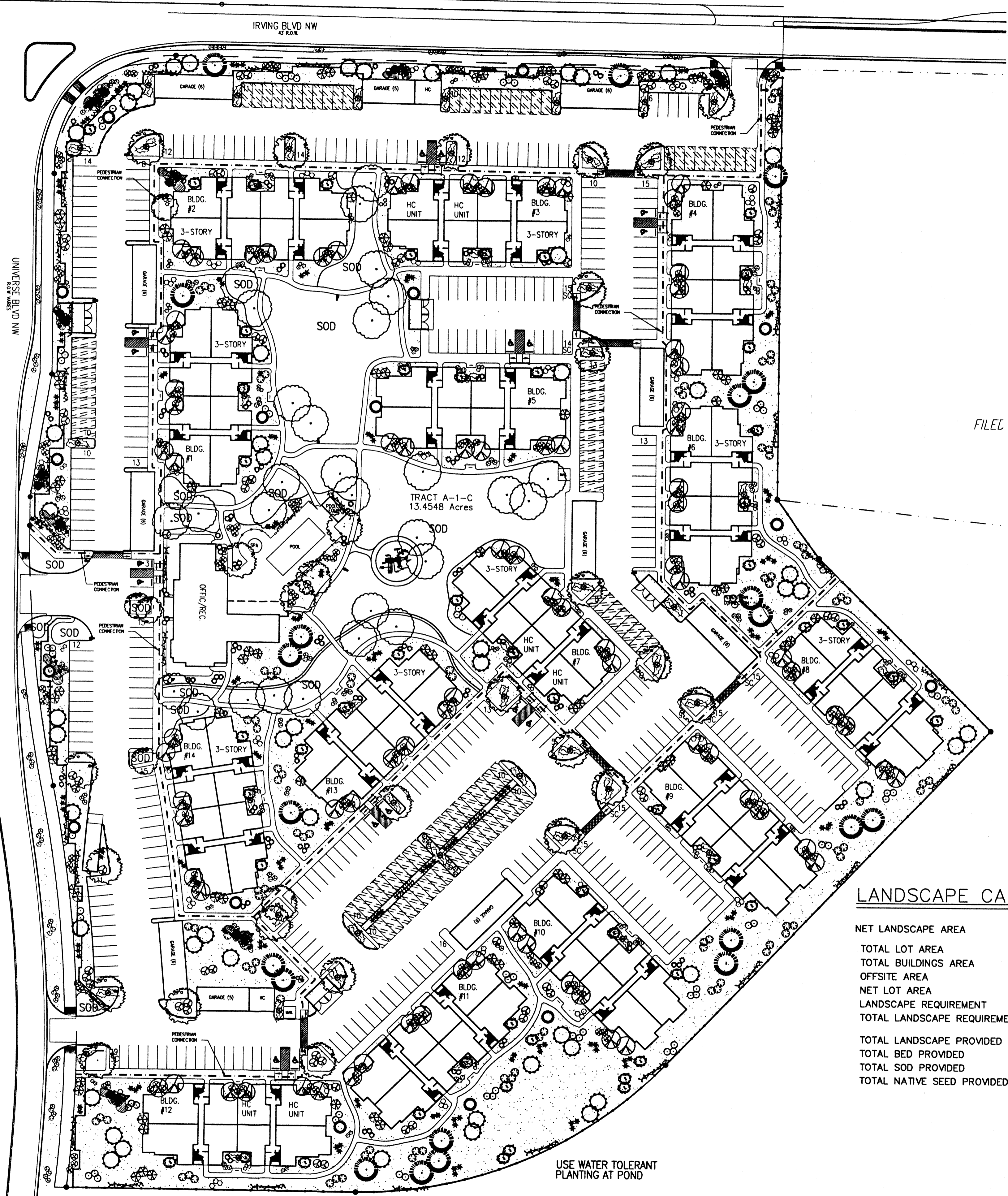
SOLID WASTE DEPARTMENT	DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
PARKS & RECREATION DEPARTMENT	DATE
NEW MEXICO UTILITIES	DATE
CITY ENGINEER, ENGINEERING DIVISION/AMAFCA	DATE
APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL	DATE
CITY PLANNER, ALBUQUERQUE	DATE

revisions 12/4/02	job title VENTANA RANCH APTS. UNVERSE NW ALBUQUERQUE, NEW MEXICO
PROJECT MANAGER NECK FIRKL	job no 22025
DATE 9/25/02	DATE 9/25/02
SHEET TITLE SITE PLAN FOR BUILDING PERMIT	BY NAP



PLANT LEGEND

- ARIZONA ASH (H) 29
Fraxinus velutina
2" Cal
- HONEYLOCUST (H) 30
Gleditsia triacanthos
2" Cal
- ASPEN (M) 4
Populus tremuloides
Multi-Trunk
- FLOWERING PEAR (H) 84
Pyrus caleryana
2" cal
- AUSTRIAN PINE(H) 21
Pinus nigra
6'-8'
- PINON PINE 16
Pinus edulis
6-8'
- NEW MEXICO OLIVE (M) 51
Forestiera neomexicana
15 gal
- DESERT WILLOW (M) 52
Chilopsis linearis
15 gal
- PALM YUCCA (L) 18
- MAIDEN GRASS(M) 154
Miscanthus sinensis
5 gal
- RUSSIAN SAGE (M) 70
Perovskia atriplicifolia
5 gal
- INDIAN HAWTHORN (M) 201
Raphiolepis indica
5 gal
- SILVERBERRY (M) 74
Elaeagnus pungens
5 gal
- LANAS/ SCOTCH BROOM (M) 66
*Cytisus scoparius/
Genista hispanica*
5 Gal.
- POTENTILLA (M) 116
Potentilla fruticosa
2 Gal.
- HONEYSUCKLE (M) 59
Lonicera sempervirens
1 Gal. 200sf
Unstaked-Groundcover
- ROSEMARY (M) 53
Rosmarinus officinalis
2 GAL
- AUTUMN SAGE (M) 97
Salvia greggii
2 gal
- CHAMISA (L) 100
Chrysothamnus nauseosus
1 gal
- WLDFLOWER 171
1 gal
- TAM JUNIPER (M) 141
Juniperus sabinna
5 Gal. 225sf
Symbol indicates 3 plants
- VINE 37
1 Gal. 400sf
- OVERSIZE GRAVEL AND 36 BOULDERS
- 3/4" GREY GRAVEL OR
SANTA FE BROWN GRAVEL W/ FF
- FESCUE SOD
- VALLEY CURB
- COMMERCIAL GRADE
STEEL EDGE



LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	
TOTAL LOT AREA	586,091 square feet
TOTAL BUILDINGS AREA	134,706 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	451,385 square feet
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	67,708 square feet
TOTAL LANDSCAPE PROVIDED	217,475 (48%) square feet
TOTAL BED PROVIDED	175,096 (81%) square feet
TOTAL SOD PROVIDED	42,379 (19%) square feet
TOTAL NATIVE SEED PROVIDED	0 square feet

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

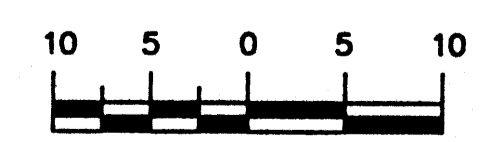
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

GRAPHIC SCALE



SCALE: 1"=10'

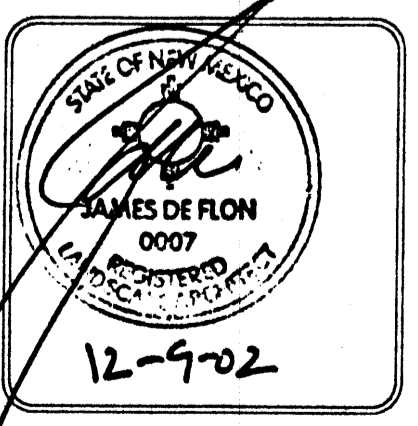


The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

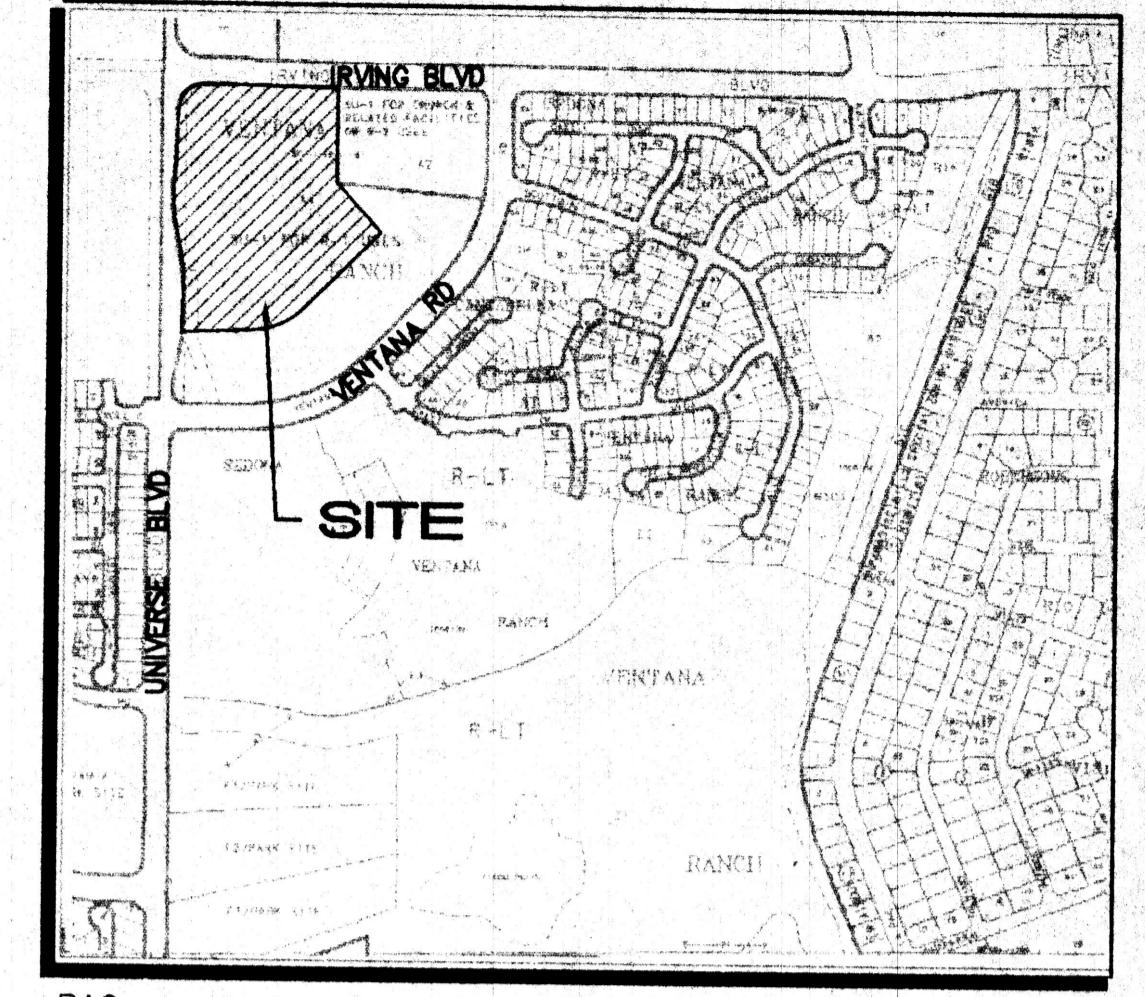
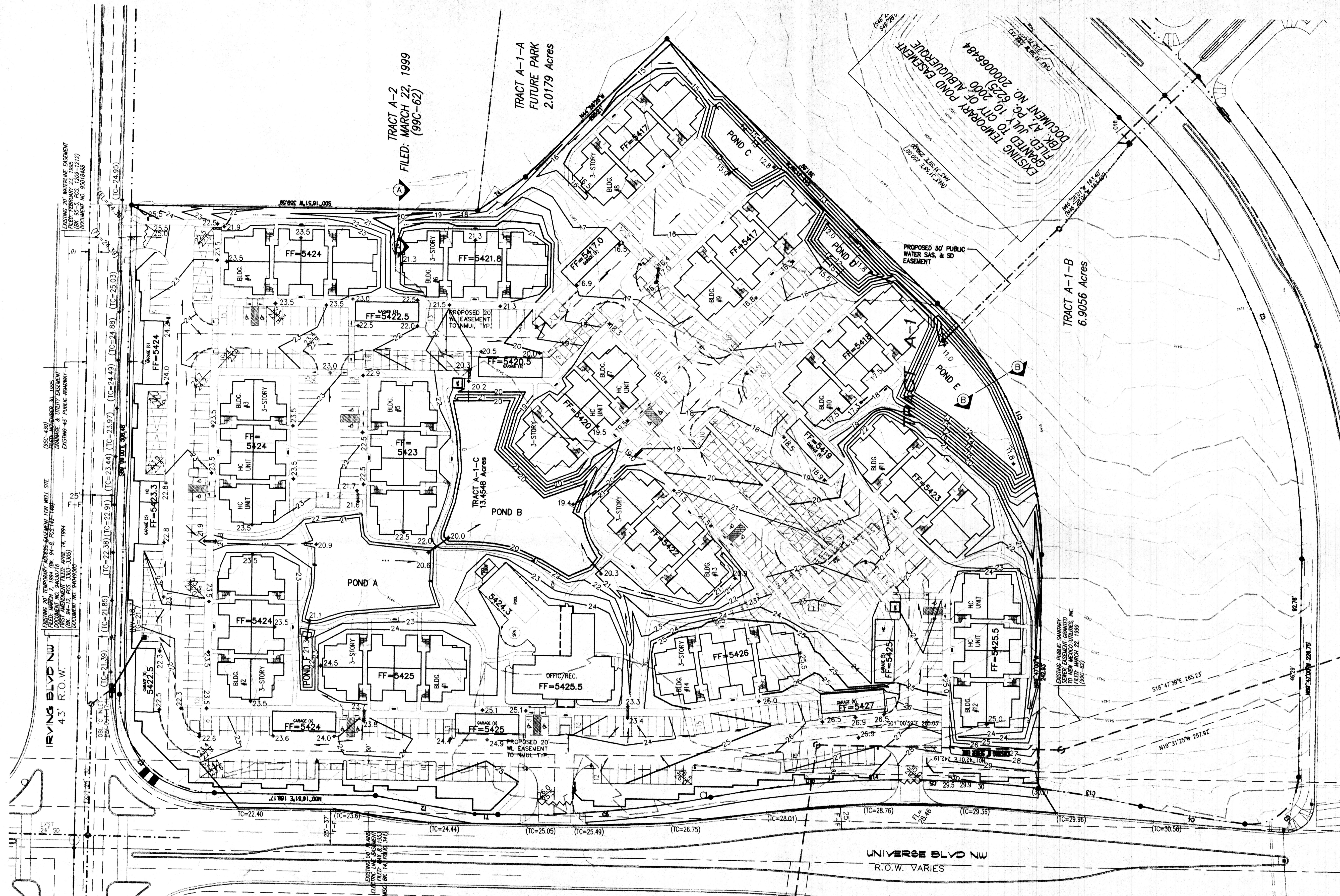
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmd@hilltoplandscaping.com

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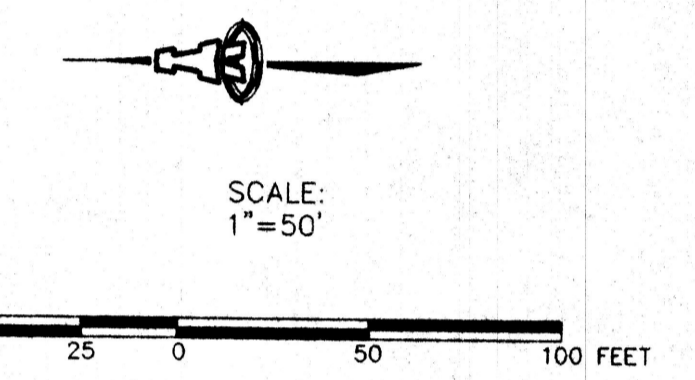
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10/1/02	VENTANA RANCH APTS.		
CMD	UNIVERSE NW		
	ALBUQUERQUE, NEW MEXICO		
	PROJECT MANAGER	job no	date
	NICK PIRKL	22025	9/15/02
	sheet title	by	
	LANDSCAPE PLAN	CMD	



de la torre architects, p.a. d/a	sheet-
2400 louisiana blvd n.e.	2
building 3-suite 110	of- 7
albuquerque n.m. 87110 / 505-883-7918	



B10 VICINITY MAP 1"=750'



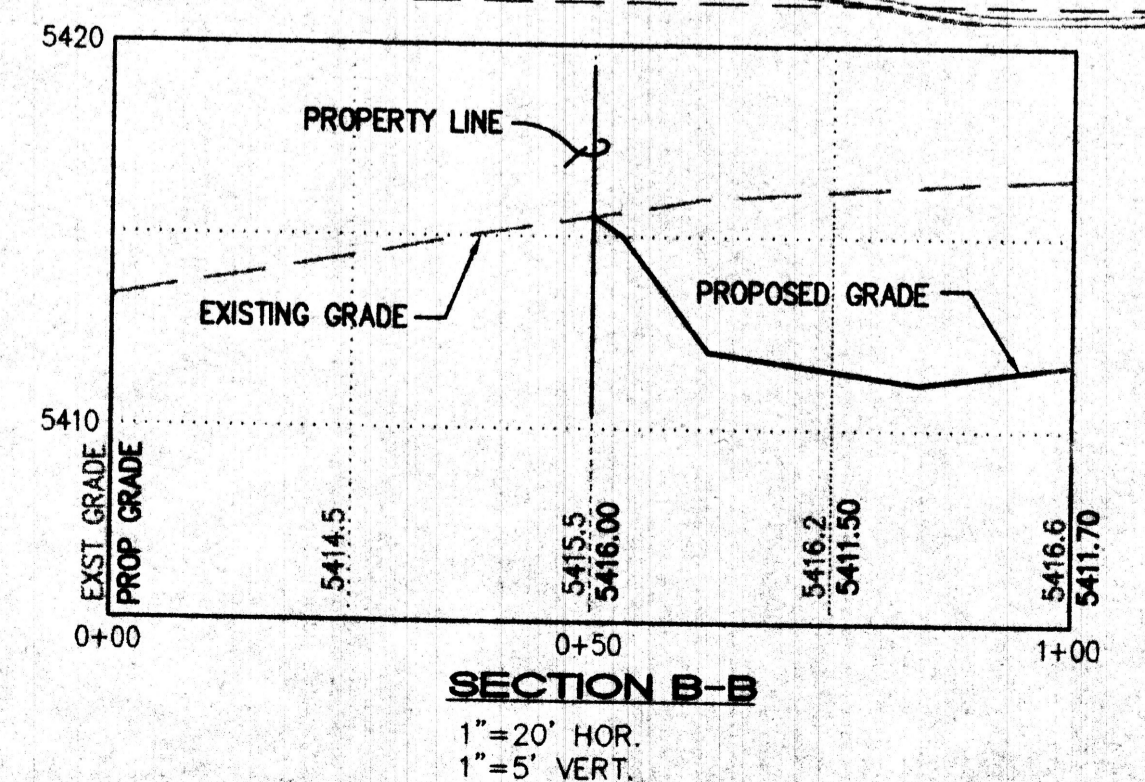
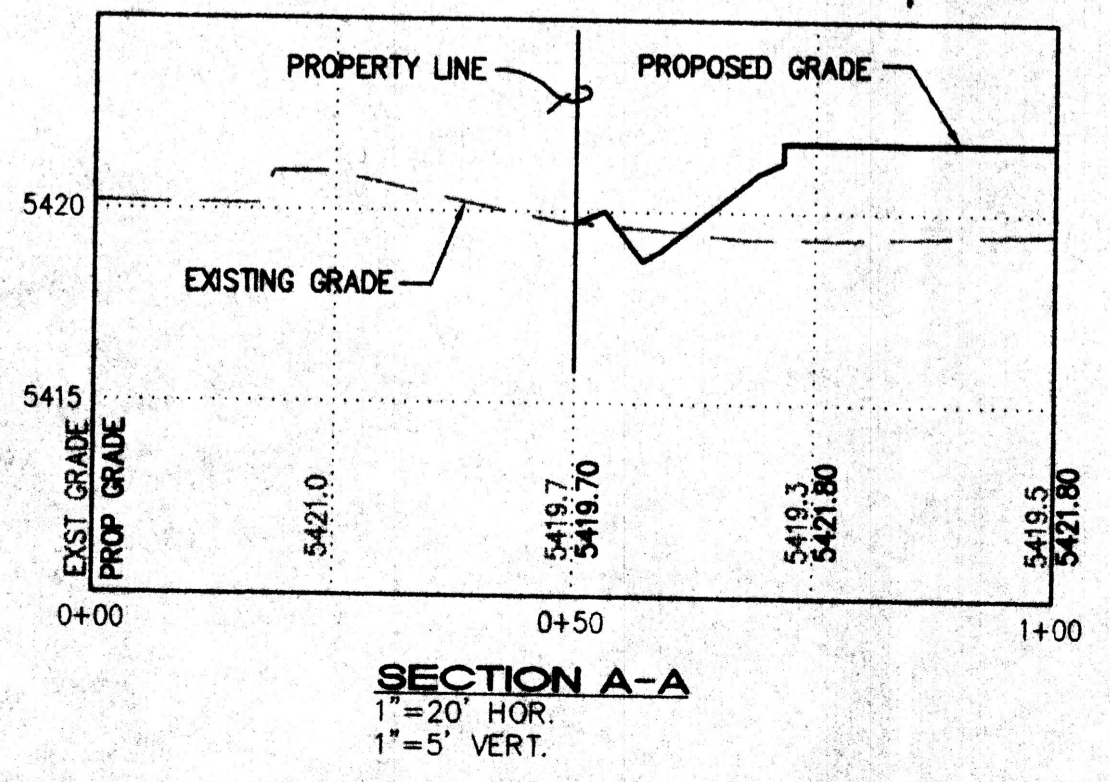
- LEGEND**
- 541.3- EXISTING CONTOUR
 - 20- PROPOSED CONTOUR
 - 20.5 PROPOSED SPOT ELEVATION
 - FLOW ARROW
 - FF=5422.5 FINISH FLOOR ELEVATION
 - ||| SIDEWALK CULVERT
 - +— DRAIN PIPE
 - 20.5 TOP OF CURB ELEVATION
 - 20.0 FLOWLINE ELEVATION
 - ~ WATERBAR
 - ▭ CARPORT

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEG	CHORD END
01	31°34'04"	178.67	344.35	825.00	340.01	S27°44'57"W	
02	46°51'01"	288.71	508.24	825.00	488.27	S86°32'30"W	
03	58°53'52"	35.38	83.85	50.00	74.23	N41°31'28"W	
04	23°17'04"	55.07	110.04	107.00	108.25	N00°00'00"W	
05	11°38'16"	227.57	449.08	1105.00	446.88	N00°19'05"E	
06	11°38'16"	111.27	221.79	1085.00	221.41	N00°31'16"W	
07	89°34'08"	101.00	156.07	100.00	142.12	N45°31'16"W	
08	28°35'58"	150.02	284.46	825.00	291.75	S25°27'48"W	
09	73°08'47"	18.53	31.89	25.00	29.75	N00°48'48"W	
10	46°51'01"	183.19	288.25	825.00	281.31	N85°32'30"E	
11	04°34'21"	24.88	49.88	625.00	48.57	S41°14'48"W	
12	05°34'38"	53.82	107.59	1105.00	107.25	N08°10'18"E	
13	17°32'38"	172.12	341.89	1105.00	340.88	N02°00'00"E	
14	01°34'08"	18.35	36.88	1105.00	36.88	N02°31'14"W	
15	01°34'08"	18.35	36.88	1105.00	36.88	N02°31'14"W	
16	01°35'01"	18.64	37.28	825.00	36.88	S44°19'51"W	
		(0.84)	(17.28)	(825.00)			

TANGENT DATA

ID	BEARING	DISTANCE
T1	N00°18'51"E	23.88
T2	N00°37'57"E	104.82
T3	S41°14'48"W	2.28
T4	N00°00'00"W	60.79
T5	S85°38'55"E	60.58
T6	N00°00'00"W	21.19



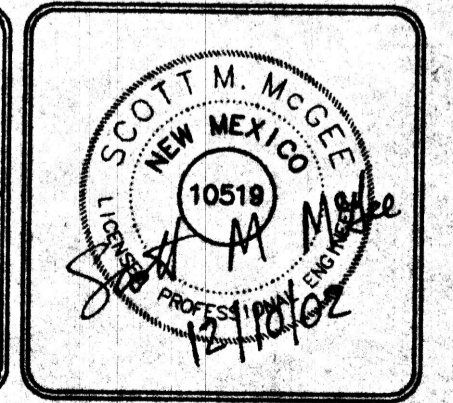
revisions
12/12/02

job title
VENTANA RANCH APTS.
UNIVERSE NW
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER	job no	date
NICK PERAL	22025	9/15/02

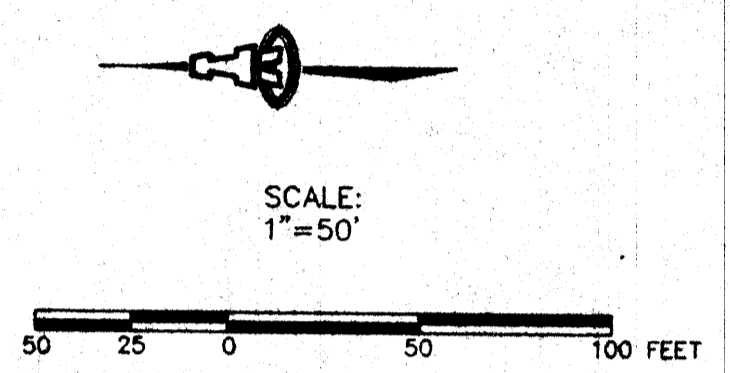
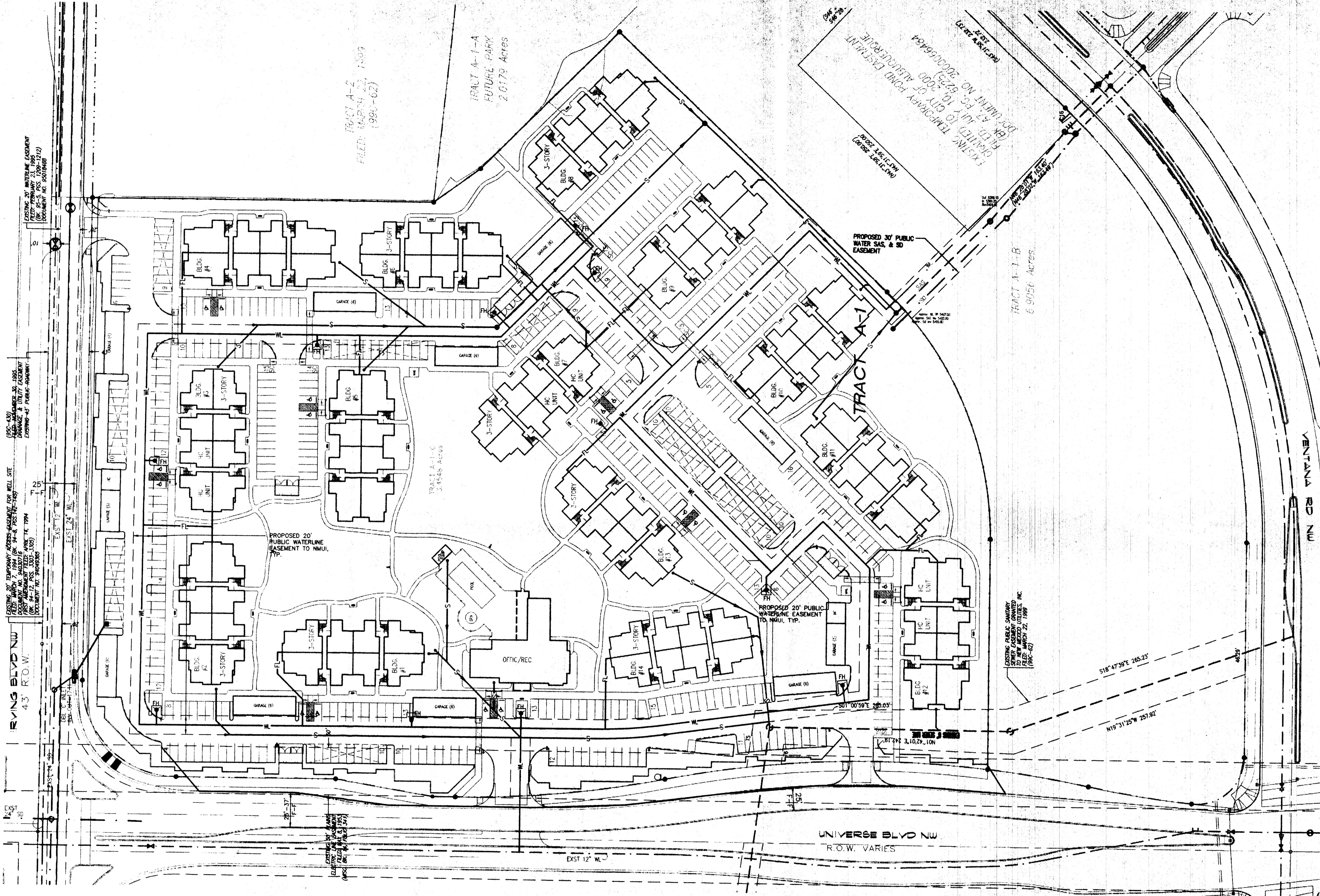
sheet title
DRB GRADING & DRAINAGE PLAN

by
SMM



de la torre architects, p.a. llc
2400 Louisiana Blvd NE
Building 3, Suite 110
Albuquerque NM 87110 / 505.863.7918

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3
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- LEGEND**
- EXISTING SAS
 - EXISTING WATER LINE
 - S- PROPOSED SAS
 - PROPOSED SAS MANHOLE
 - PROPOSED CLEANOUT
 - WL- PROPOSED WATER LINE
 - FL- PROPOSED FIRE LINE
 - FH FIRE HYDRANT

EXISTING 20" WATERLINE EASEMENT
 (SEE SHEET 100-01-10)
 (SEE SHEET 100-01-11)
 (SEE SHEET 100-01-12)
 (SEE SHEET 100-01-13)
 (SEE SHEET 100-01-14)

(SEE SHEET 100-01-15)
 (SEE SHEET 100-01-16)
 (SEE SHEET 100-01-17)
 (SEE SHEET 100-01-18)
 (SEE SHEET 100-01-19)
 (SEE SHEET 100-01-20)

EXISTING 20" TEMPORARY ACCESS EASEMENT FOR WELL SITE
 (SEE SHEET 100-01-21)
 (SEE SHEET 100-01-22)
 (SEE SHEET 100-01-23)
 (SEE SHEET 100-01-24)
 (SEE SHEET 100-01-25)

EXISTING 20" TEMPORARY ACCESS EASEMENT FOR WELL SITE
 (SEE SHEET 100-01-26)
 (SEE SHEET 100-01-27)
 (SEE SHEET 100-01-28)
 (SEE SHEET 100-01-29)
 (SEE SHEET 100-01-30)

EXISTING 20" TEMPORARY ACCESS EASEMENT FOR WELL SITE
 (SEE SHEET 100-01-31)
 (SEE SHEET 100-01-32)
 (SEE SHEET 100-01-33)
 (SEE SHEET 100-01-34)
 (SEE SHEET 100-01-35)

EXISTING 20" TEMPORARY ACCESS EASEMENT FOR WELL SITE
 (SEE SHEET 100-01-36)
 (SEE SHEET 100-01-37)
 (SEE SHEET 100-01-38)
 (SEE SHEET 100-01-39)
 (SEE SHEET 100-01-40)

revisions		12/12/02	
Job title VENTANA RANCH APTS. UNIVERSE NW ALBUQUERQUE, NEW MEXICO			
PROJECT MANAGER	Job no	date	
NICK PERL	22025	9/15/02	
sheet title	by		
DRS UTILITY PLAN	SMM		

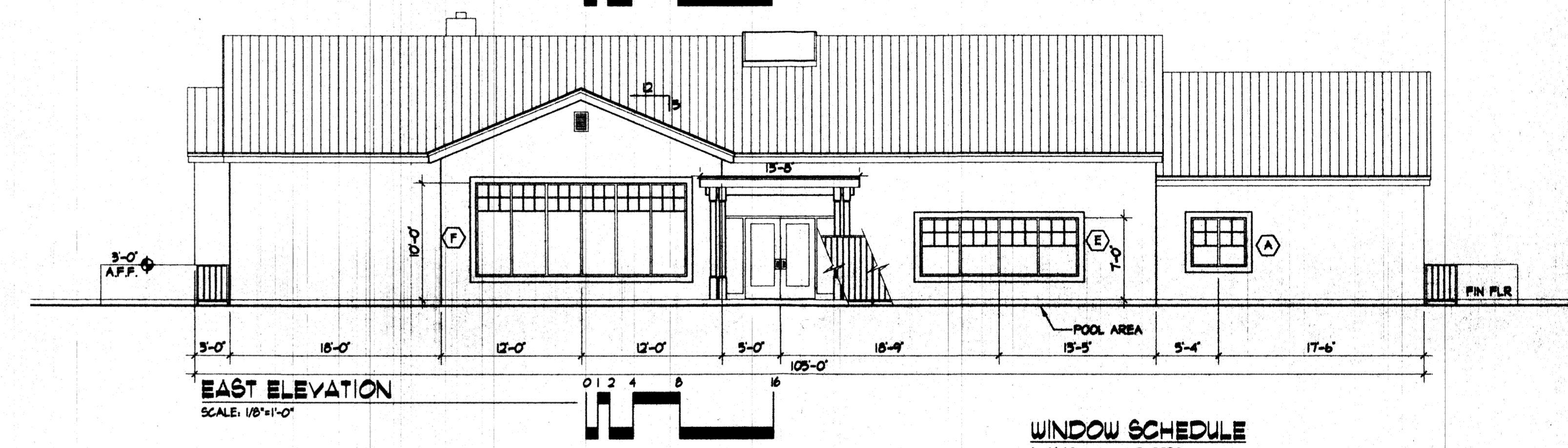
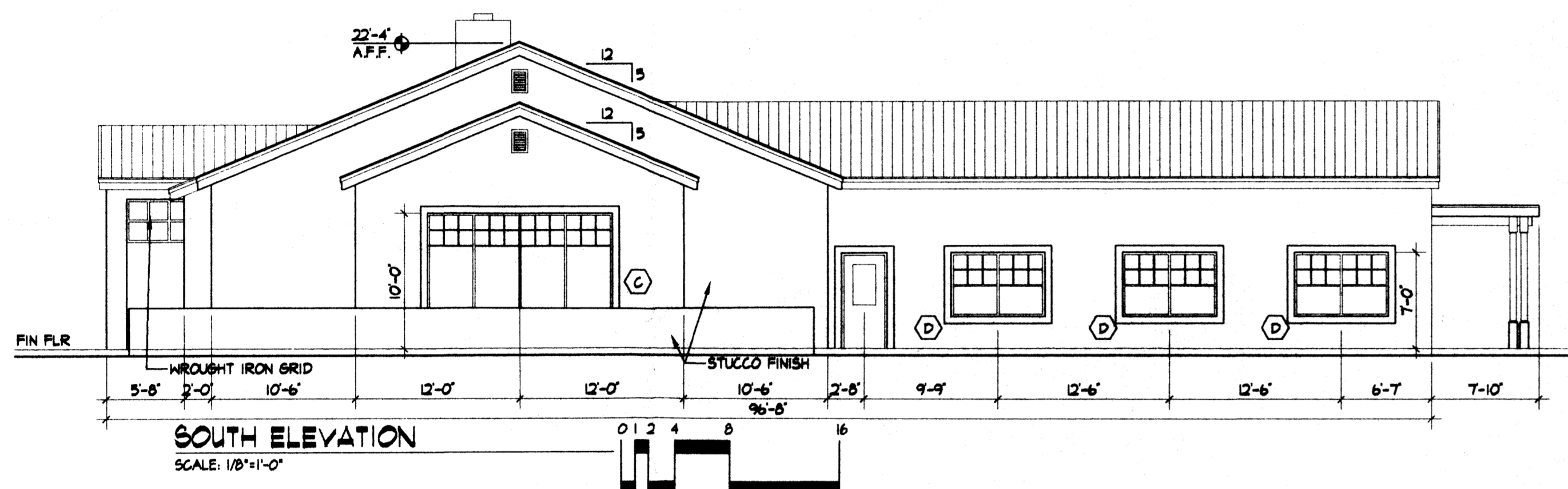
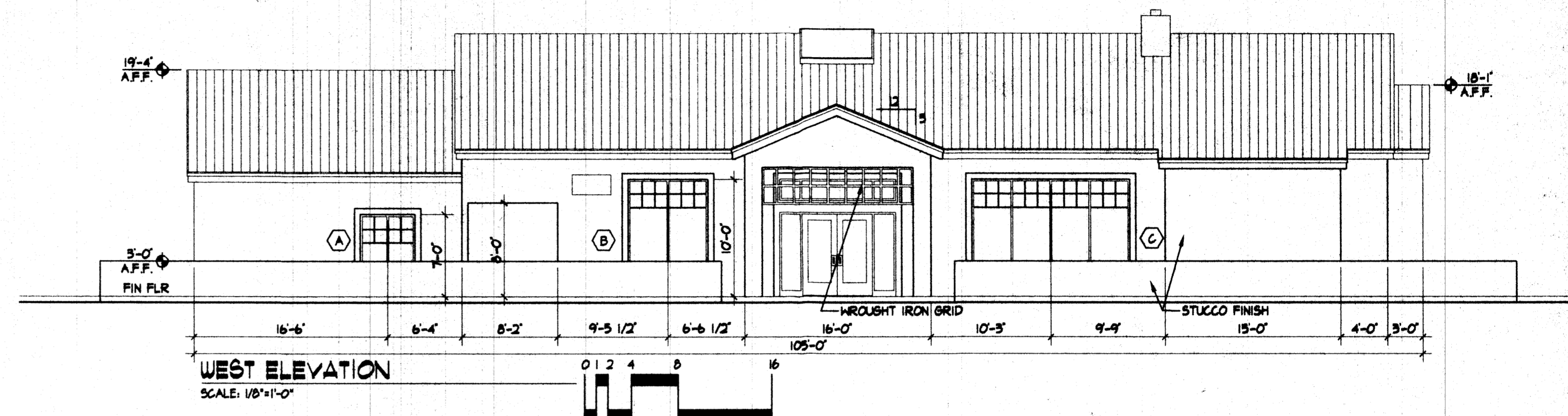
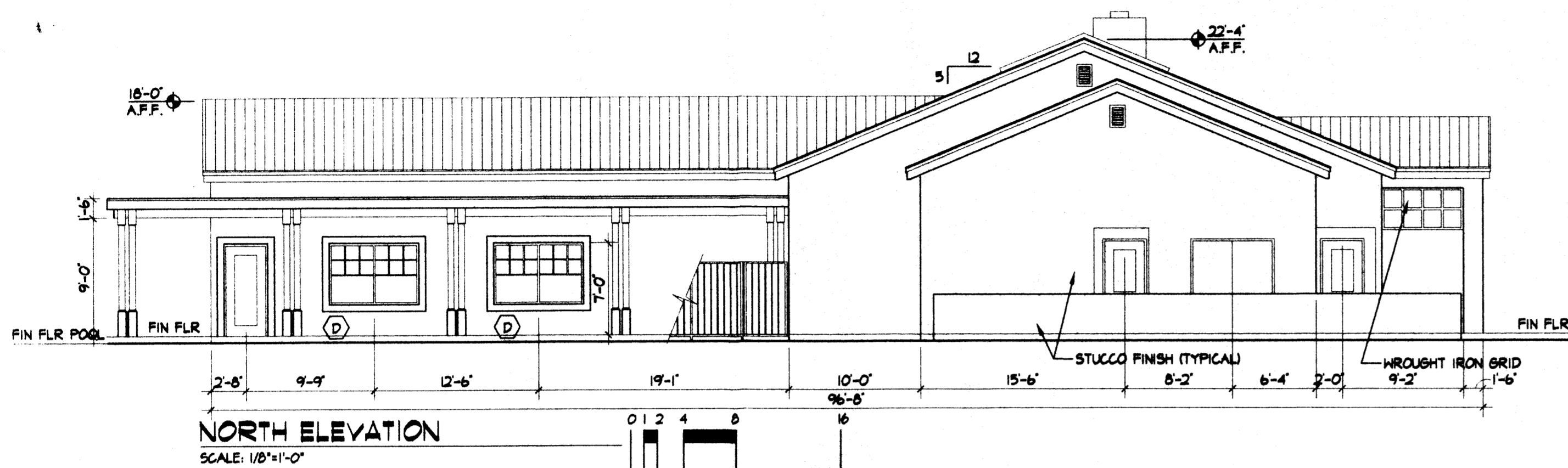
de la torre architecte, p.a. d/a
 2400 lousiana Blvd ne
 building 3 suite 110
 albuquerque nm 87110 / 505-883-7918

SCOTT M. McGEE
 NEW MEXICO
 10519
 12/15/02

sheet-
4
 of 7

ROOFTOP EQUIPMENT NOTE:

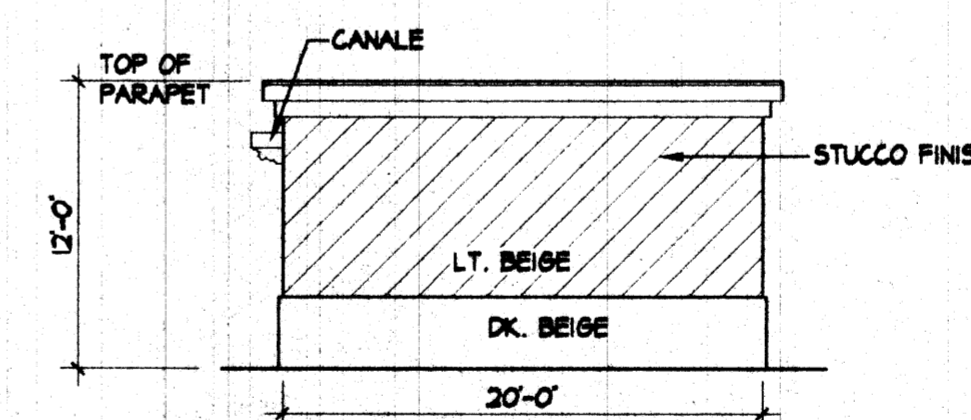
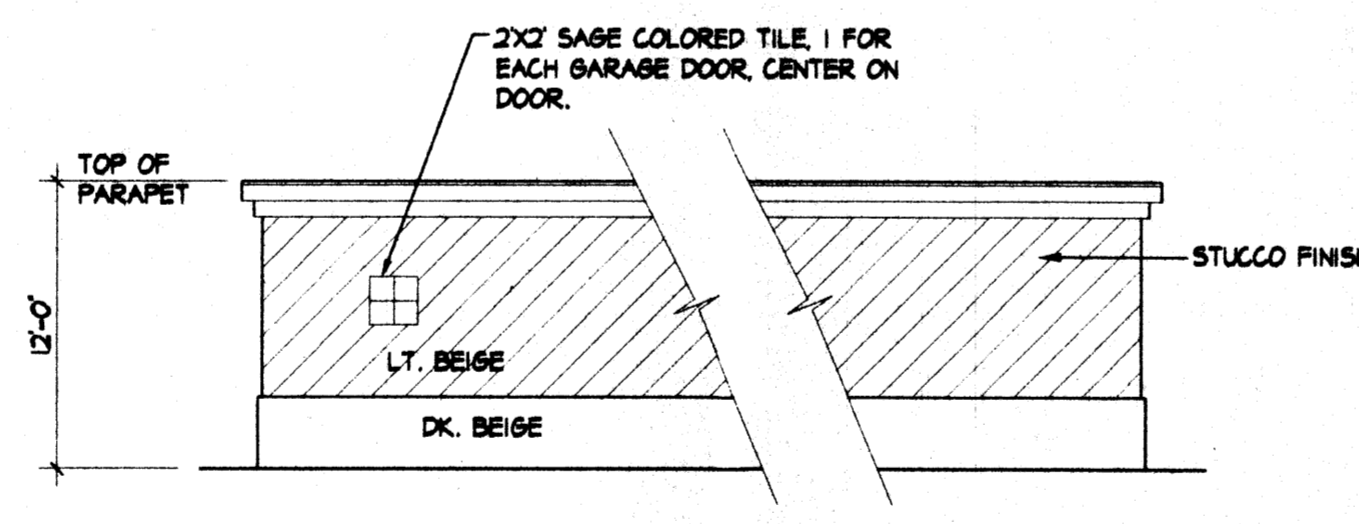
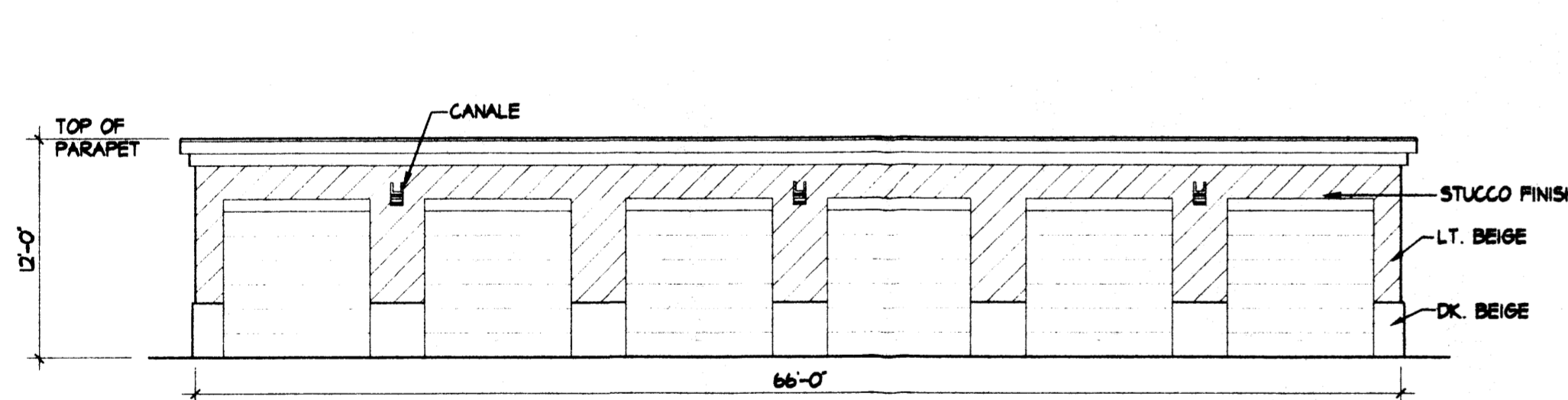
THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF PARAPET AND SCREENED FROM VIEW FROM THE PROPERTY LINE. ROOFTOP EQUIPMENT AND OTHER PENETRATIONS SHALL BE PAINTED TO MATCH THE ROOF COLOR OR OTHER PREDOMINANT BUILDING COLOR. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALLS.



WINDOW SCHEDULE

- A. 4440
- B. 7070
- C. 14070
- D. 1050
- E. 14050
- F. 18080

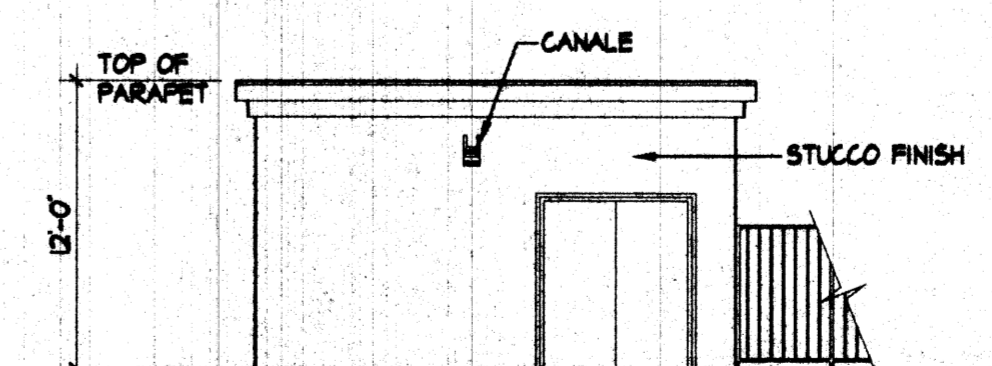
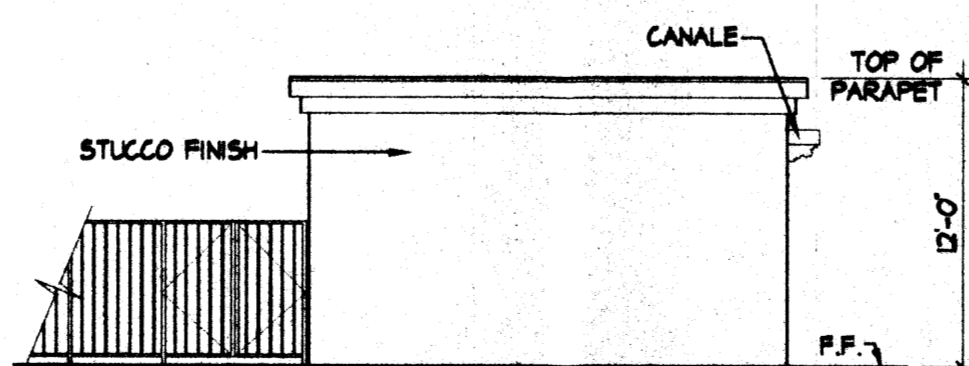
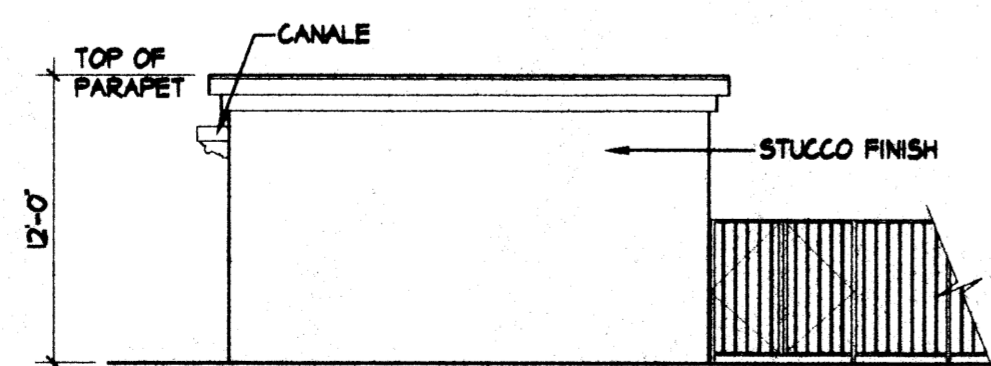
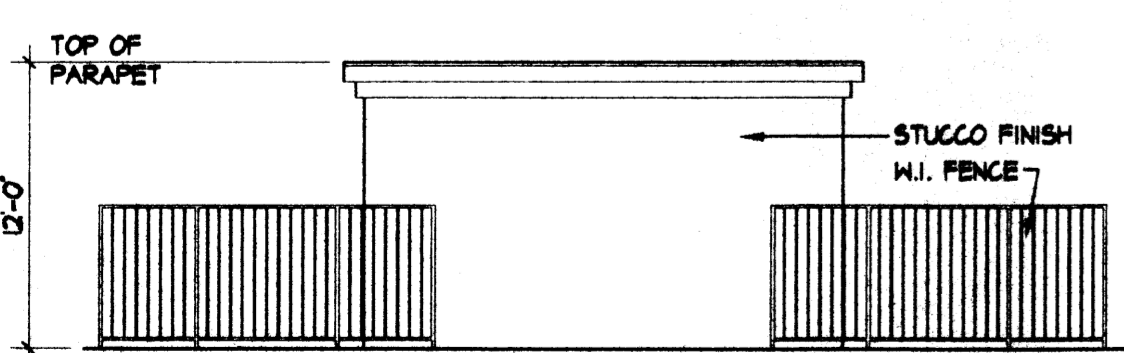
OFFICE/REC. ELEVATIONS



GARAGE FRONT ELEVATION

GARAGE REAR ELEVATION

GARAGE SIDE ELEVATION



POOL EQUIPMENT NORTH ELEVATION

POOL EQUIPMENT EAST ELEVATION

POOL EQUIPMENT WEST ELEVATION

POOL EQUIPMENT SOUTH ELEVATION

GENERAL NOTES:

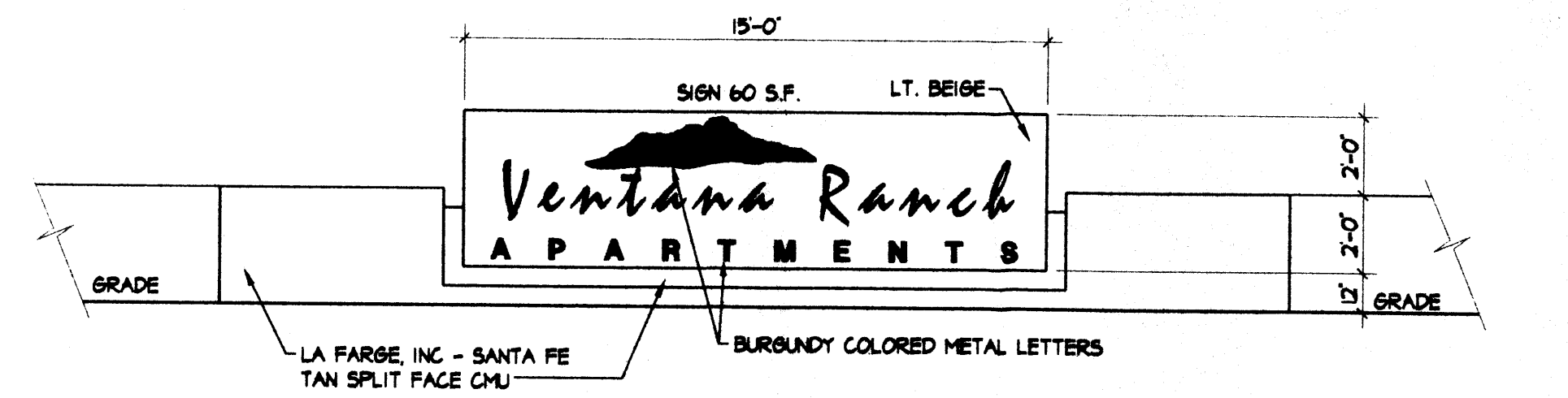
STUCCO FINISH
THERE WILL BE 3 DIFFERENT COLORS TO BE USED THROUGHOUT THE PROJECT. THESE COLORS WILL BE LIGHT BEIGE, MEDIUM BEIGE, AND DARK BEIGE. ALL BUILDINGS WILL BE 1 COLOR UNLESS NOTED OTHERWISE.

EXPOSED WOOD
ALL EXPOSED WOOD WILL BE PAINTED WHITE.
WROUGHT IRON & HANDRAILS
ALL WROUGHT IRON FENCING AND STAIR RAILS TO BE WHITE (FENCE AROUND POOL, HANDRAILS, ETC.) EXCEPT WALL TYPE 'B' AND GATE TO BE SAGE.

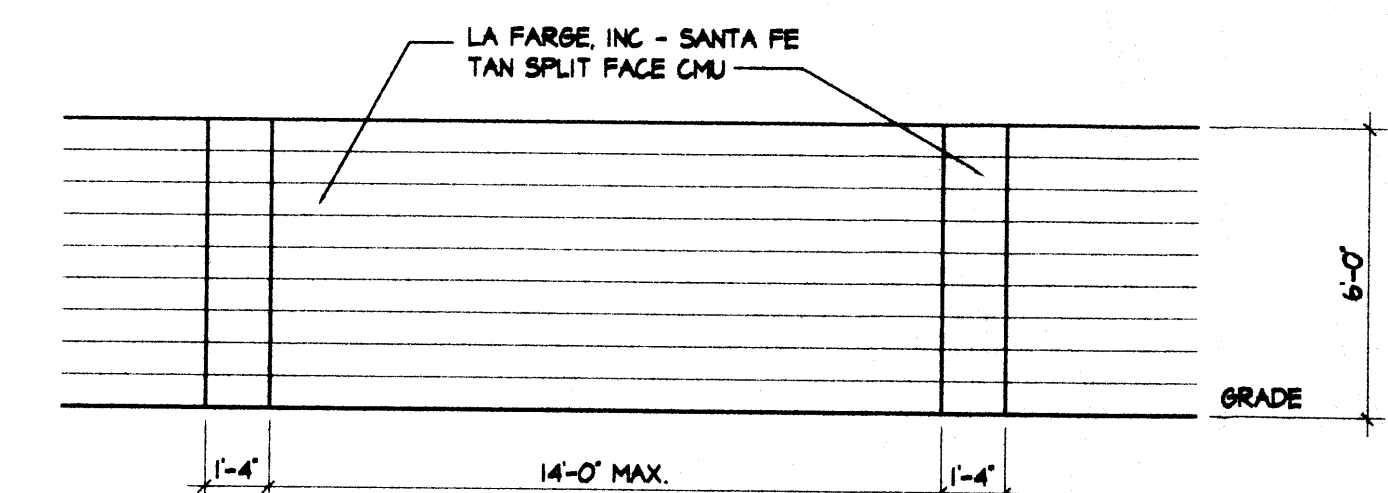
ROOF
METAL ROOFING, BROWN COLOR, TYPICAL THROUGHOUT.

AREA LIGHTING, INCLUDING PARKING, AND WALKS, SHALL BE ARRANGED SO THAT THE LOCATION OF THE LIGHTING FIXTURE TOGETHER WITH ITS CUTOFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC R.O.M. IT SHALL NOT HAVE AN OFFSITE LUMINANCE GREATER THAN 100 FOOTLAMBERTS AND IT SHALL NOT HAVE ANY OFFSITE LUMINANCE GREATER THAN 200 FOOTLAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.

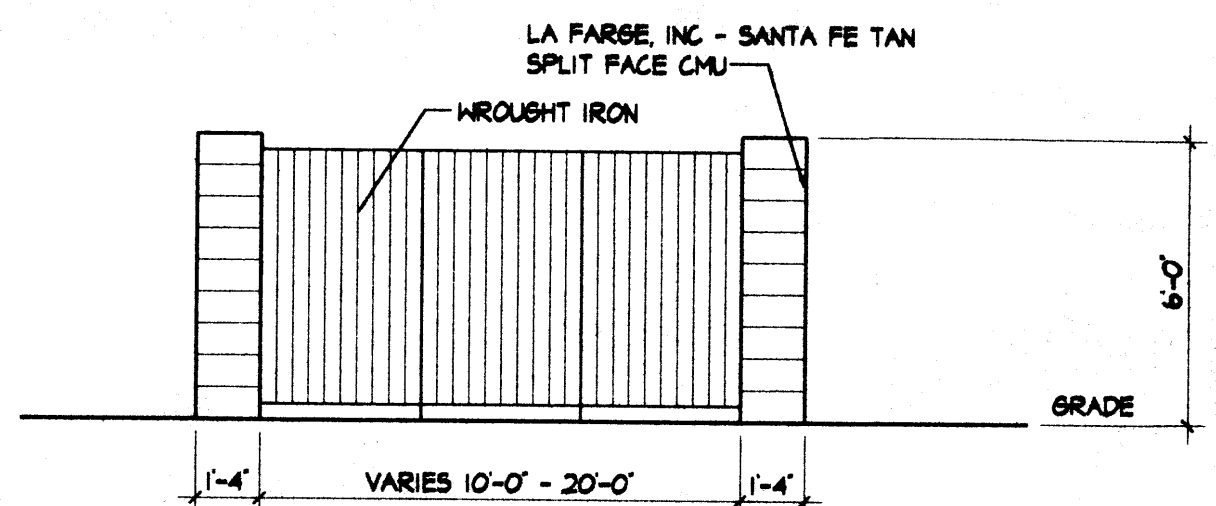
revisions	job title VENTANA RANCH APTS.			
	UNIVERSE NW			
	ALBUQUERQUE, NEW MEXICO			
	PROJECT MANAGER	job no	date	
	NICK PERKL	22025	9/25/02	
	sheet title		by	
	ELEVATIONS		NAP	
de la torre architecte, p.a. a la 2400 louisiana blvd ne building 3, suite 110 albuquerque n.m. 87110 / 505-883-7918				sheet- 5 of-7



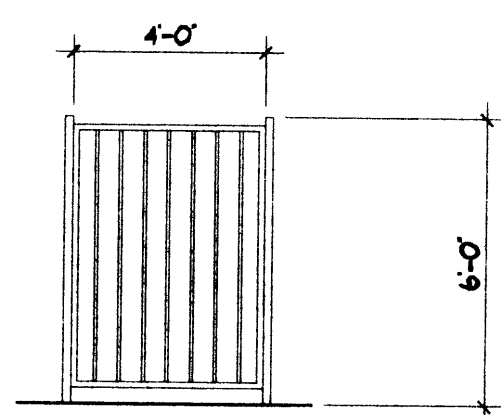
MONUMENT SIGN
 SCALE 1/4" = 1'-0"



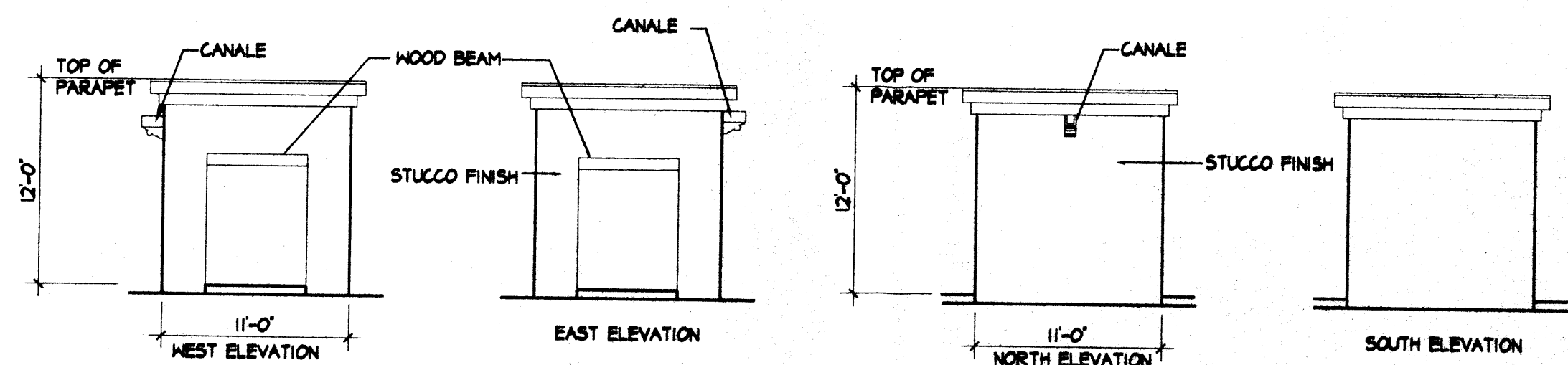
6' CMU WALL - TYPE A
 SCALE 1/4" = 1'-0"



6' CMU AND WROUGHT IRON WALL - TYPE B
 SCALE 1/4" = 1'-0"



TYPICAL GATE - WROUGHT IRON
 SCALE 1/4" = 1'-0"



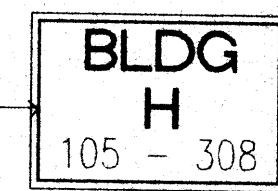
MAIL ENCLOSURE ELEVATION
 SCALE 1/8" = 1'-0"



24-PLEX BUILDING - FRONT / REAR ELEVATION
 SCALE 1/8" = 1'-0"

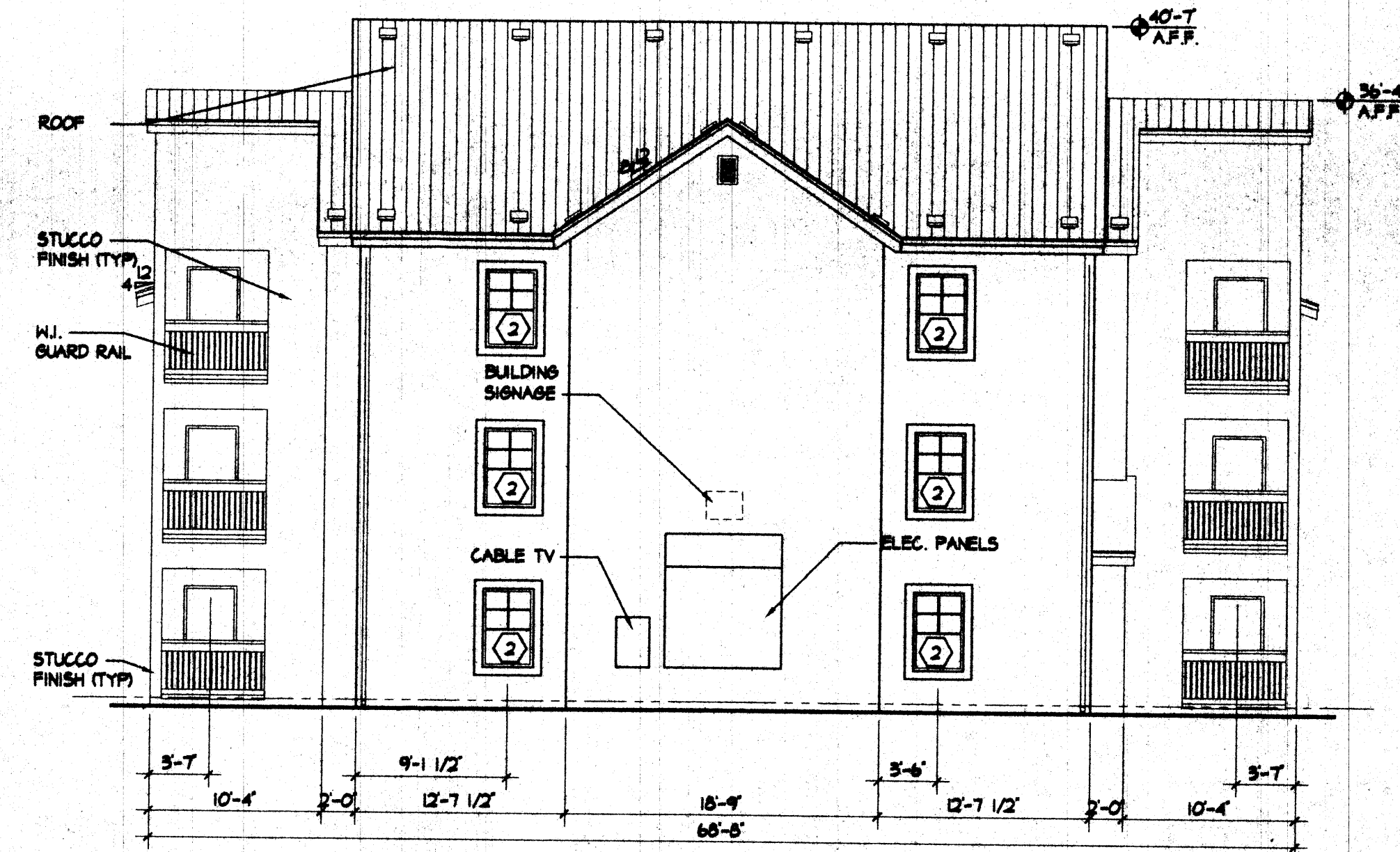
WINDOW SCHEDULE

- 1. 5050
- 2. 3050



ALUM SIGN WITH ACRYLIC LETTERS MOUNTED ON WOOD TRIM BACK - PAINT TRIM TO MATCH STUCCO

BUILDING SIGNAGE
 SCALE: NTS



24-PLEX BUILDING - SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

GENERAL NOTES:

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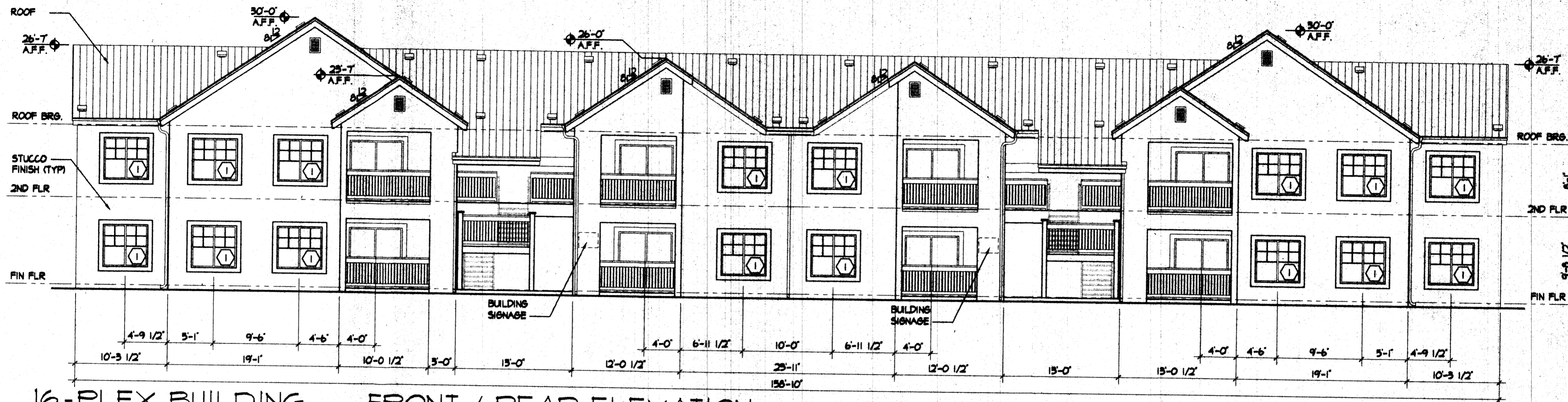
ROOFTOP EQUIPMENT NOTE:

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revisions	job title VENTANA RANCH APTS.	
	UNIVERSE NW ALBUQUERQUE, NEW MEXICO	
	PROJECT MANAGER	job no 22025
	NICK PARKL	date 9/25/02
	sheet title ELEVATIONS	by NAP

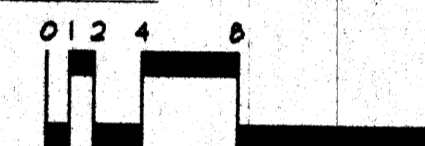
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sheet
6
 of 7



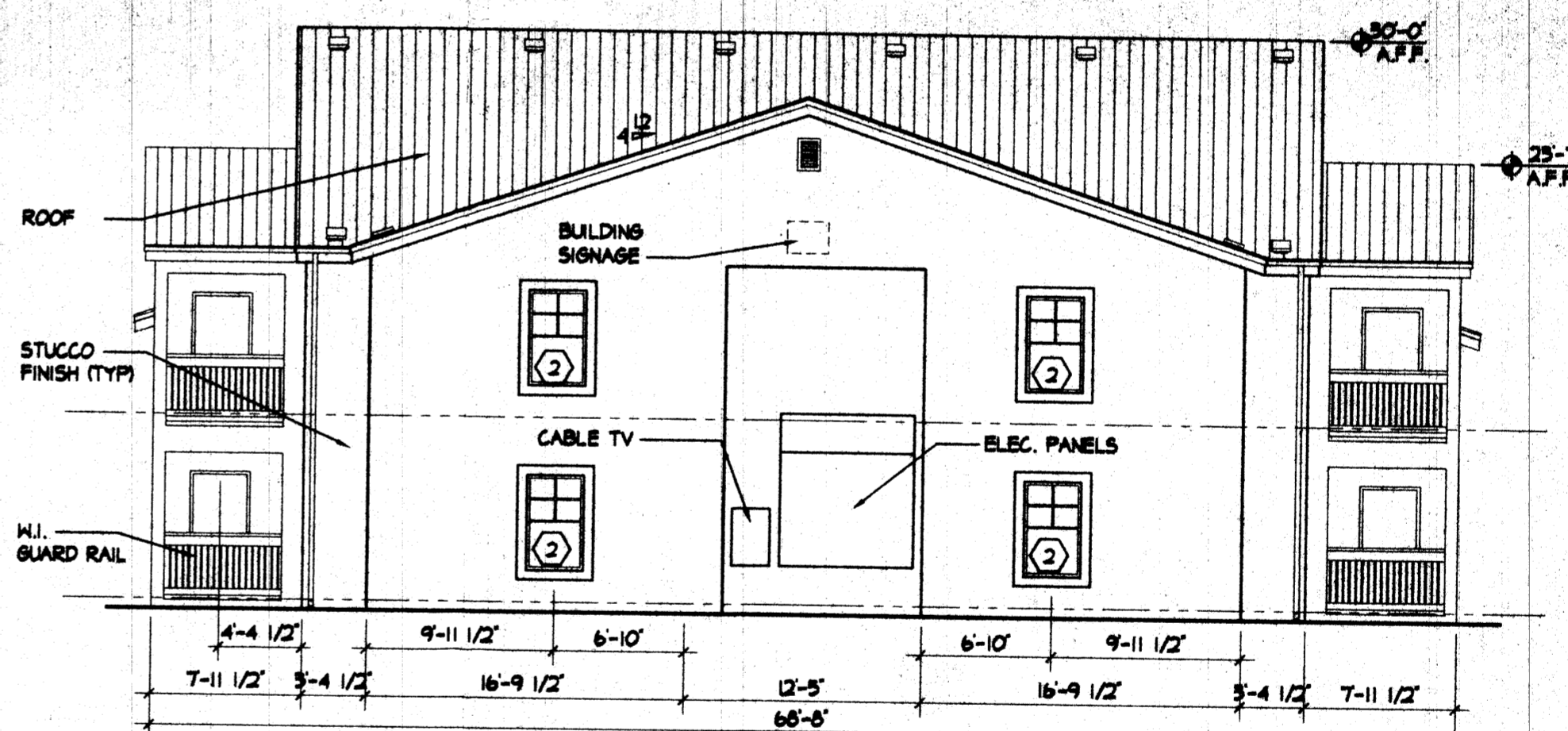
16-PLEX BUILDING - FRONT / REAR ELEVATION

SCALE: 1/8"=1'-0"



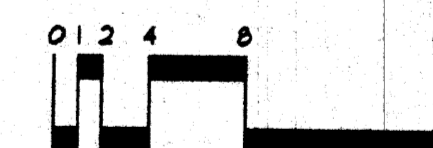
WINDOW SCHEDULE

- 1. 3050
- 2. 3050



16-PLEX BUILDING - SIDE ELEVATION

SCALE: 1/8"=1'-0"



ROOFTOP EQUIPMENT NOTE:

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revisions	job title VENTANA RANCH APTS.		
	UNIVERSE NW		
	ALBUQUERQUE, NEW MEXICO		
	PROJECT MANAGER NICK FIRKL	job no 22025	
sheet title ELEVATIONS		by NAP	
de la torre architecte, p.a. 2400 lousiana Blvd ne building 3 / suite 110 albuquerque nm 87110 / 505-883-7918			
			sheet- 7