

**SITE PLAN FOR
SUBDIVISION AND BUILDING PERMIT
PARADISE SKIES UNIT 10
CURRENTLY LOTS 1-26 AND 35-42
OF PARADISE HEIGHTS UNIT 4
ALBUQUERQUE, NEW MEXICO
MAY 2003**

RESIDENTIAL BUILDING DESIGN STANDARDS

THE FOLLOWING GUIDELINES ARE TO BE UTILIZED FOR HOMES DESIGNED AND BUILT AT THE PARADISE SKIES UNIT 10 SUBDIVISION

A. ARCHITECTURAL STYLE:

THE INTENT OF THE ARCHITECTURAL STYLE GUIDELINES IS TO DESIGN RESIDENTIAL STRUCTURES WHICH ARE COMPATIBLE WITH EXISTING STRUCTURES SOUTH OF THIS SITE.

ALL HOMES SHALL BE DESIGNED WITH PITCHED ROOFS. BUILDING ELEVATIONS SHALL BE ENHANCED WITH ONE OR MORE ARCHITECTURAL ACCENT FEATURES, SUCH AS DECORATIVE STUCCO RELIEF ELEMENTS IN LOCATIONS SUCH AS WINDOWS, DOORS, OR LOCATIONS WHERE THE FACADE CHANGES DIRECTION. OTHER ACCENT FEATURES ARE ALSO ACCEPTABLE, INCLUDING TRIM MATERIALS TO ENHANCE THE EXTERIOR APPEARANCE OF THE FACADE.

B. SETBACK REQUIREMENTS:

FRONT YARD: 15' MINIMUM, EXCEPT AT DRIVEWAYS, WHICH SHALL HAVE A 20' MINIMUM SETBACK.

REAR YARD: 15' MINIMUM, EXCEPT AS FURTHER DEFINED IN THE R-T RESIDENTIAL ZONE FOR HOUSES WITH OFFSET REAR LOT LINES.

SIDE YARD: NONE REQUIRED EXCEPT, THERE SHALL BE 10' ON THE STREET SIDE OF CORNER LOTS (LOTS 1, 2, 41, 42, 43, AND 48) THERE SHALL BE 10' BETWEEN RESIDENTIAL BUILDINGS.

C. BUILDING HEIGHT RESTRICTIONS:
STRUCTURES SHALL NOT EXCEED 26' IN HEIGHT, AS DEFINED IN THE ZONING CODE, AND WITH EXCEPTION PROVIDED IN PARAGRAPH 14-16-3-3.

D. BUILDING COLOR SCHEMES:
THE FOLLOWING COLOR SCHEMES SHALL BE UTILIZED:
COLOR SCHEME #A

Roof Rustic Redwood (Red Tin) Tamko
Stucco Hacienda #127 (Tan) El Rey Stucco
Trim & Facia Dry Dock #2022 Sherwin Williams
Popouts Dry Dock #2022 Sherwin Williams

COLOR SCHEME #B

Roof Rustic Hickory (Medium Brown) Tamko
Stucco Buckskin #106 (Light Tan) El Rey Stucco
Trim & Facia Hacienda #127 Sherwin Williams
Popouts Buckskin #106 Sherwin Williams

COLOR SCHEME #C

Roof Rustic Cedar (Dark Brown) Tamko
Stucco Sandalwood #121 (Brown) El Rey Stucco
Trim & Facia Buckskin #106 Sherwin Williams
Popouts Buckskin #106 Sherwin Williams

COLOR SCHEME #D

Roof Rustic (Brown) Tamko
Stucco Driftwood #111 (Dark Brown) El Rey Stucco
Trim & Facia Sandalwood #121 Sherwin Williams
Popouts Sandalwood #121 Sherwin Williams

E. Landscaping install shall be:

Southwest/Desert Package (Front Yard)

- One 15 Gallon Tree (Palm, Yucca, Cypress, or equivalent)
- Four 5 Gallon Shrubs (Desert Paint Brush, Butterfly, or equivalent)
- One Accent Boulder
- 2"-4" Accent cobblestone, as per plan
- 3/4" Gray crushed stone on plastic, as per plan

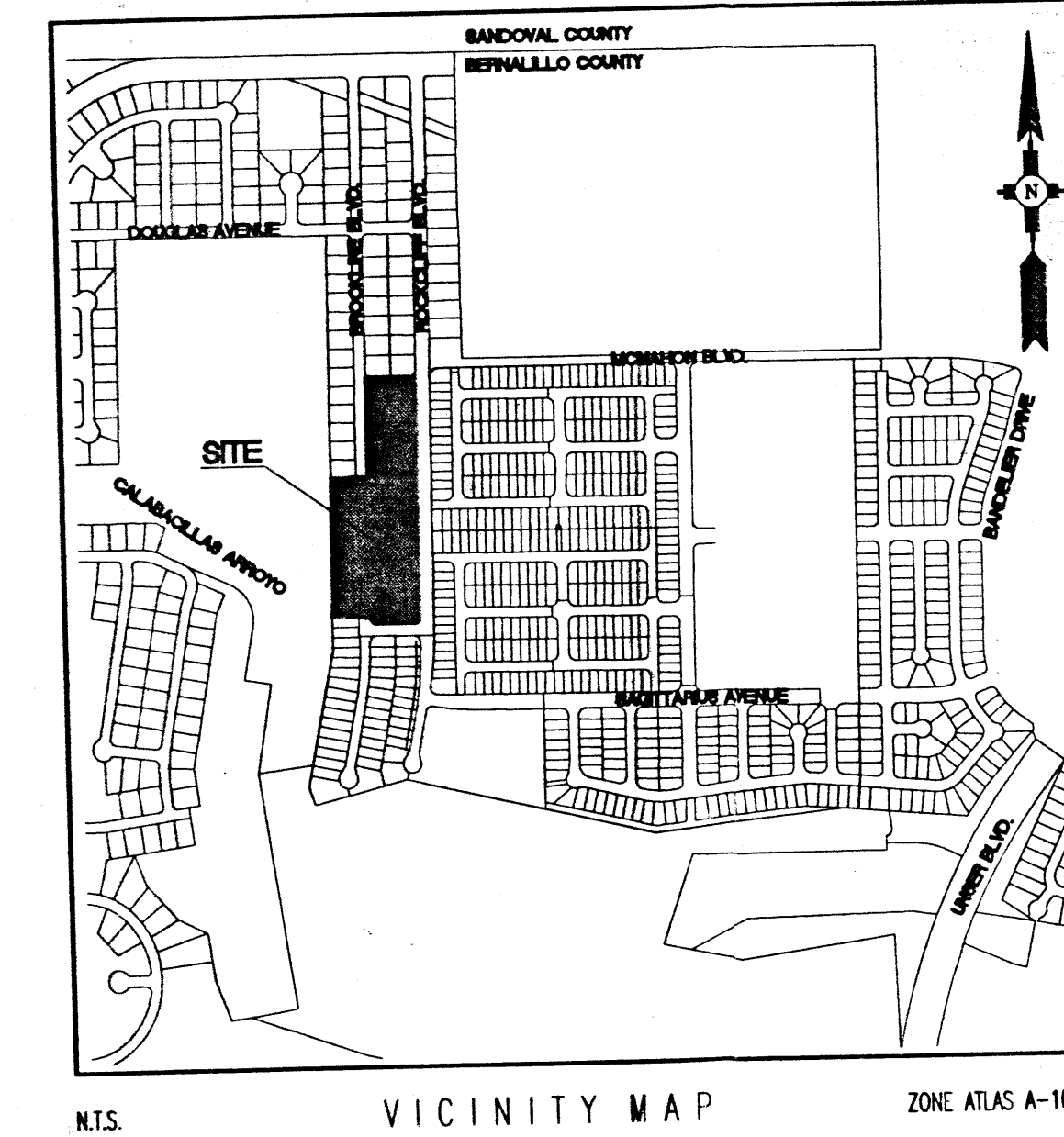
F. PEDESTRIAN ACCESS SHALL BE PROVIDED BY SIDEWALKS
CONSTRUCTED WITHIN THE RIGHT-OF-WAY. SIDEWALK CONSTRUCTION MAY BE DEFERRED TO THE HOME BUILDER BY DRB.

G. PRIVACY FENCING:
EACH LOT SHALL BE PROVIDED WITH A WOOD OR CMU PRIVACY FENCE, LOCATED ON THE COMMON PROPERTY LINE BETWEEN ADJOINING LOTS. THE HEIGHT OF THIS FENCE SHALL CONFORM TO THE ZONING CODE.

H. ACCESSORY BUILDINGS ARE PERMITTED TO BE CONSTRUCTED IN THE REAR YARD OF THE LOTS ONLY AND NOT PERMITTED WITHIN THE SIDE YARD SETBACKS.

I. HOMES CONSTRUCTED ON ALL LOTS SHALL INCLUDE A LOCATION FOR STORING TRASH RECEPTACLES THAT IS BEHIND A FENCE.

J. A SEPARATE SITE PLAN FOR BUILDING PERMIT WILL NOT BE REQUIRED IF CONFORMANCE TO THE RESIDENTIAL BUILDING DESIGN STANDARDS (ABOVE) ARE ADHERED TO.



GENERAL NOTES

1. ZONING: SU-1 FOR P.R.D.
MAXIMUM 62 DWELLING UNITS
PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED RESIDENTIAL
2. APPROXIMATE ACREAGE: 9.0 ACRE
NUMBER OF LOTS: 62 D.U.
PROPOSED DENSITY: 6.88 D.U./ACRE
3. MINIMUM LOT DIMENSIONS: 40'x100' MIN.
TYPICAL LOT AREA: 4000 SQ. FT.
(NOTE: LOTS DESIGNATED WITH * ARE IRREGULARLY SIZED)
4. ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS AREA TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
5. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO MCMAHON BLVD.
7. OFF-STREET PARKING SHALL BE PROVIDED ON EACH LOT, AS REQUIRED BY THE ZONING CODE.

SITE DATA

| | |
|-------------------------------------|------------------------------|
| ZONE ATLAS NO. | A-10-2 |
| ZONING | SU-1 FOR PRO. MAX. 62 D.U.'s |
| MILES OF FULL WIDTH STREETS CREATED | 0.73 MILES |
| NO. OF EXISTING LOTS | 34 |
| NO. OF LOTS CREATED | 62 |
| DENSITY | 6.88 D.U./ACRE |

LEGEND

- EXISTING SUBDIVISION BOUNDARY LINE
- NEW SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- 10' PUE
- 7' ELECTRIC AND TELEPHONE EASEMENT TO BE VACATED BY THIS PLAT
- 8' MISC. UTILITY EASEMENT TO BE VACATED BY THIS PLAT
- PUBLIC RIGHT-OF-WAY TO BE VACATED BY THIS PLAT
- RIGHT-OF-WAY TO BE DEDICATED TO A.M.A.F.C.A. BY THIS PLAT

APPROVALS: Project No. 1002379
THIS PLAN IS CONSISTENT WITH THE ZONE MAP AMENDMENT APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON MARCH 21, 2003 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH.

Sharon Watson 6/4/03
TRAINING DIRECTOR DATE
Buddy B. Blyden 6/4/03
CITY ENGINEER DATE
Richard D. Dault 6/04/03
TRAFFIC ENGINEER DATE
Ronald H. Hines 6/4/03
UTILITY DEVELOPMENT DEPARTMENT DATE
Christine Sandorral 6/4/03
PARKS AND RECREATION DEPARTMENT DATE

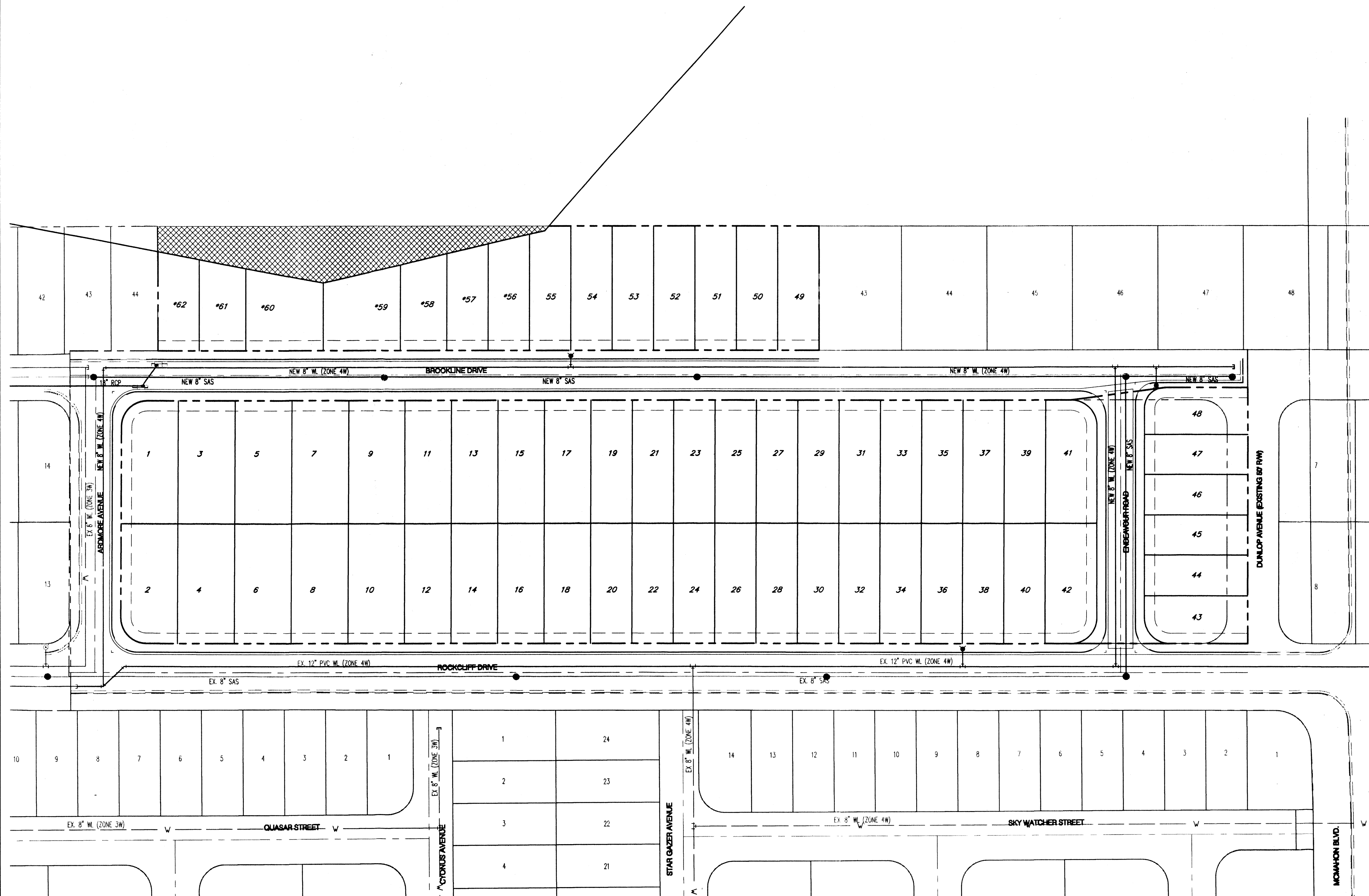
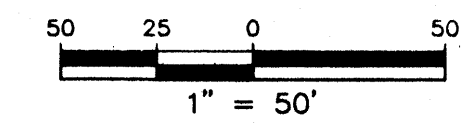
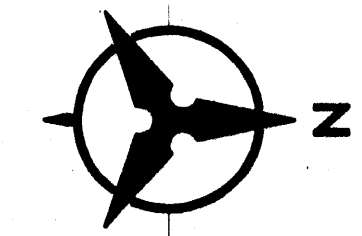
REVISED: MAY 2003: MODIFICATIONS TO ADDRESS E.P.C. CONDITIONS.

Bohannon & Huston
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 ALBUQUERQUE, NEW MEXICO
 MAY 2003

CONCEPTUAL UTILITY PLAN



| LEGEND | |
|--------|---------------------------------|
| — | PROPERTY LINE |
| --- | NEW EASEMENT |
| SAS | EXISTING SANITARY SEWER |
| W | EXISTING WATER LINE |
| SD | EXISTING STORM DRAIN |
| ■ | EXISTING WATER METER |
| □ | EXISTING CAP |
| △ | EXISTING VALVE |
| ⊕ | EXISTING FIRE HYDRANT |
| ⊙ | EXISTING SANITARY SEWER MANHOLE |
| ⊗ | EXISTING STORM DRAIN |
| SAS | PROPOSED SANITARY SEWER |
| W | PROPOSED WATER LINE |
| △ | PROPOSED VALVE |
| ⊕ | PROPOSED HYDRANT |
| □ | PROPOSED CAP |
| ■ | PROPOSED WATER METER |
| ⊙ | PROPOSED SANITARY SEWER MANHOLE |
| ⊗ | PROPOSED STORM DRAIN |
| * | PROPOSED STREET LIGHT |

AFD PLANS CHECKING OFFICE
 924-3611
APPROVED
 SIGNATURE & DATE
Michael Holton 5-22-03
 will comply w/COA Specs

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