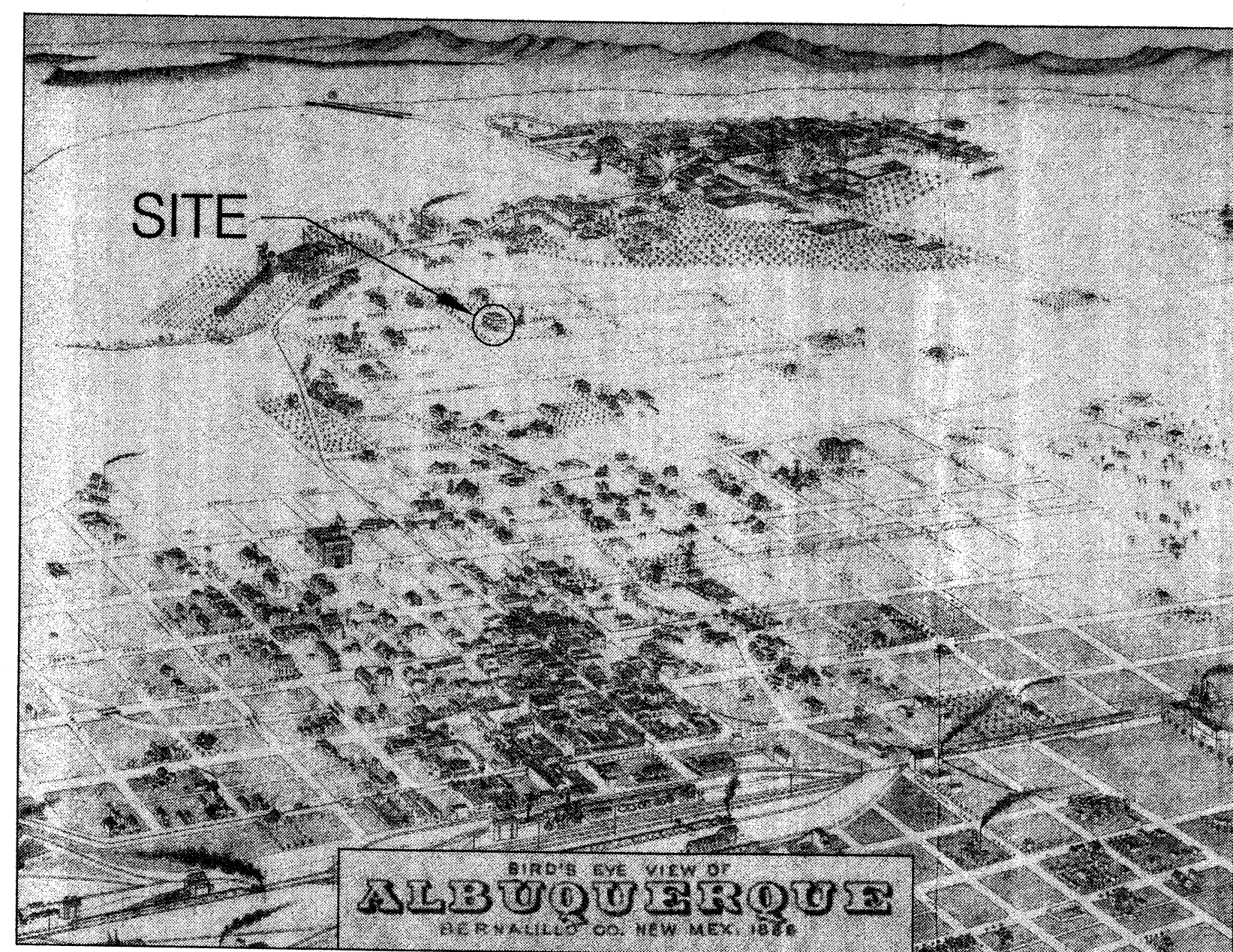
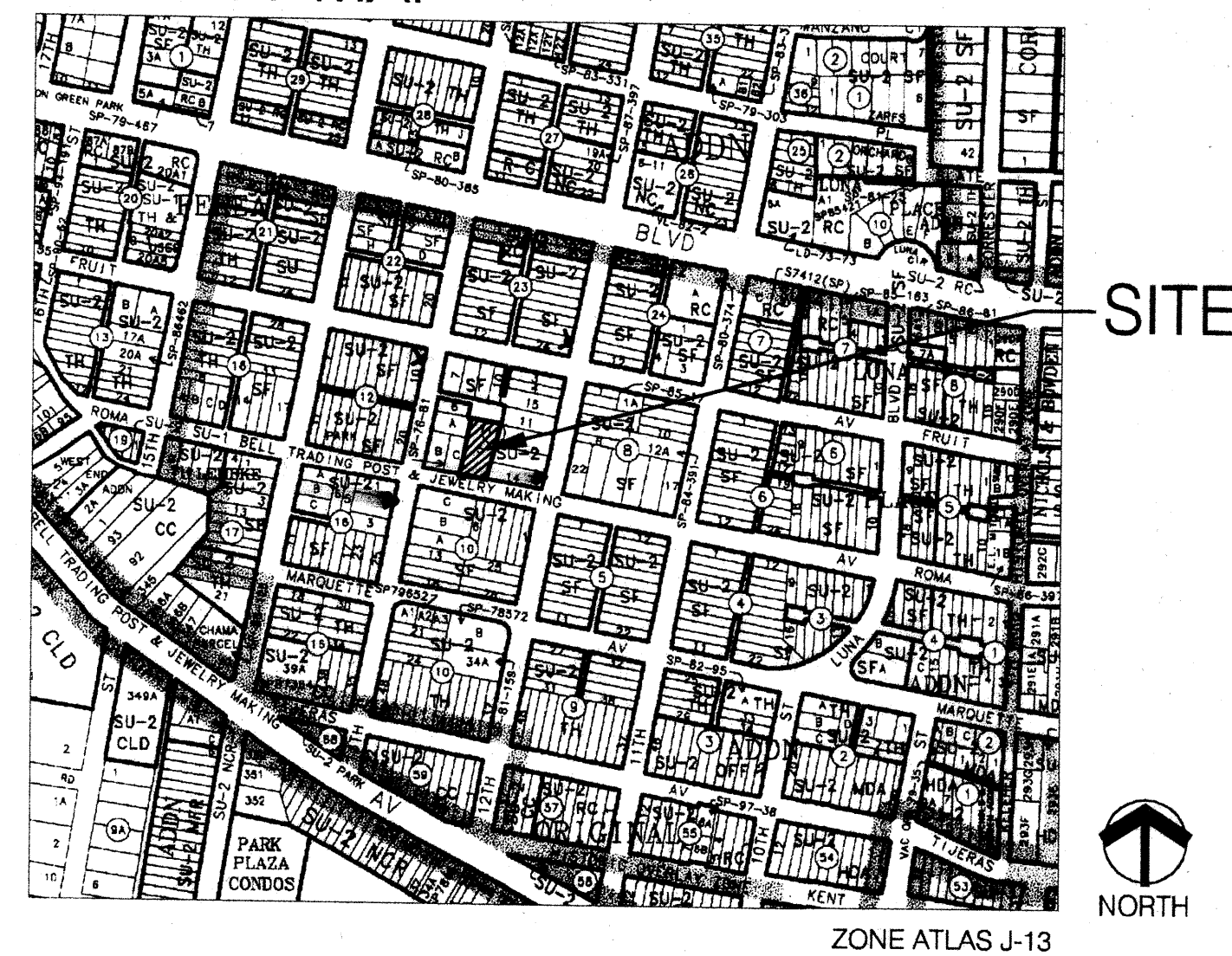


VICINITY MAP

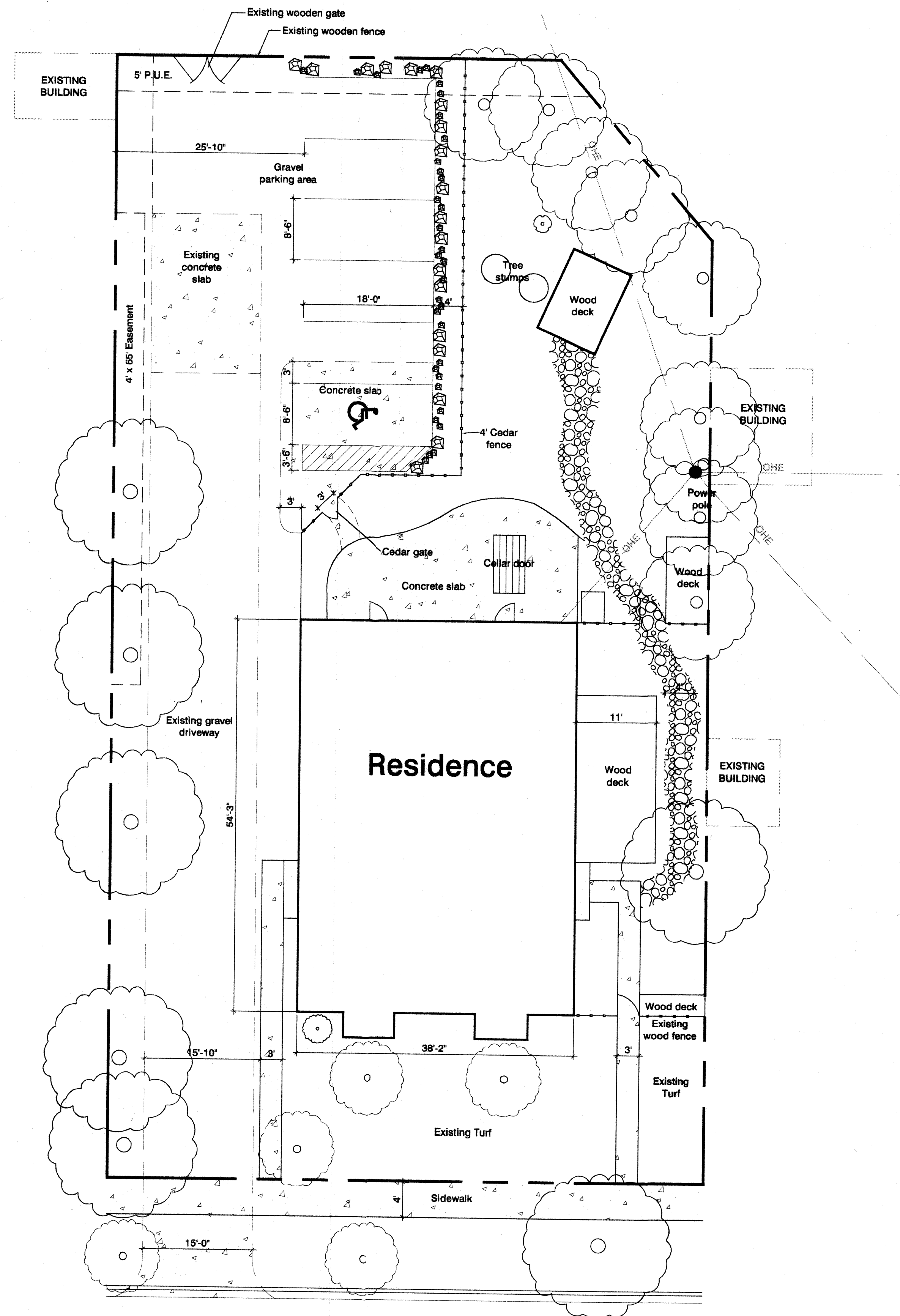


GENERAL NOTES:

- 1.) Per Resolution 106, Enactment 138-1992, the proposed Bed and Breakfast is located in a designated historic structure within the City's historic 12th Street Neighborhood.
- 2.) No modifications to the building's exterior facade are proposed with this submittal.
- 3.) The Bed and Breakfast shall consist of 1 primary residence with 4 guest rooms.
- 4.) Per Resolution 106, signage shall be wall-mounted, non-illuminated and no more than one square foot in area. Sign height shall not exceed six feet.
- 5.) Parking is provided as required per R-106:

REQUIRED PARKING
 Main residence: 2 space
 4 Guest rooms: 4 spaces
PARKING PROVIDED:
 6 spaces including 1 ADA space.

- 6.) All Bed and Breakfast operations shall comply with the provisions of Resolution 106.
- 7.) Utilities for the site are existing and will not require modification.
- 8.) Grading for the site will not be significantly altered.
- 9.) All site lights shall be located to illuminate the driveway and parking area while not adversely impacting neighboring historic properties. All site lights shall have full cut-off fixtures.
- 10.) Per Resolution 106, no outdoor amplified music is allowed.



Roma Avenue NW
 (50' R.O.W.)

Note: Upon conversion of the residence to a Bed and Breakfast, motion sensor illuminating bollards, landscape level lighting, or low height lighting units shall be installed to adequately illuminate the driveway and parking area for resident and guest safety. The lighting plan shall be reviewed by Zoning Code Services for compliance with code requirements for area lighting.

APPROVALS:
 PROJECT #1002563
 EPC #03EPC-00496

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated May 15, 2003 and that the findings and conditions in the Official Notice, Notification of Decision have been complied with.

<i>Michael Holton</i> Solid Waste Management	<i>will comply w/ COA specs</i>	6-24-03	Date
<i>Phil Dault</i> Transportation Development		7-09-03	Date
<i>Nancy S. Nuswiler</i> Utilities Development		7/09/03	Date
<i>Christina Sandoval</i> Parks and Recreation Department		7/9/03	Date
<i>Budd R. Bispan</i> City Engineer		7/9/03	Date

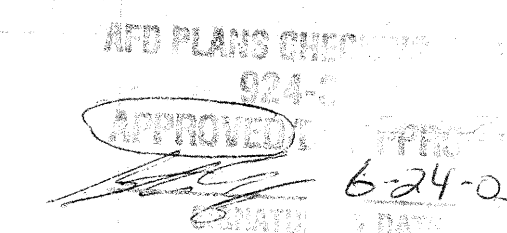
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

Sharon Mateon
City Planner, Planning Department

7/9/03
Date

SITE DATA:

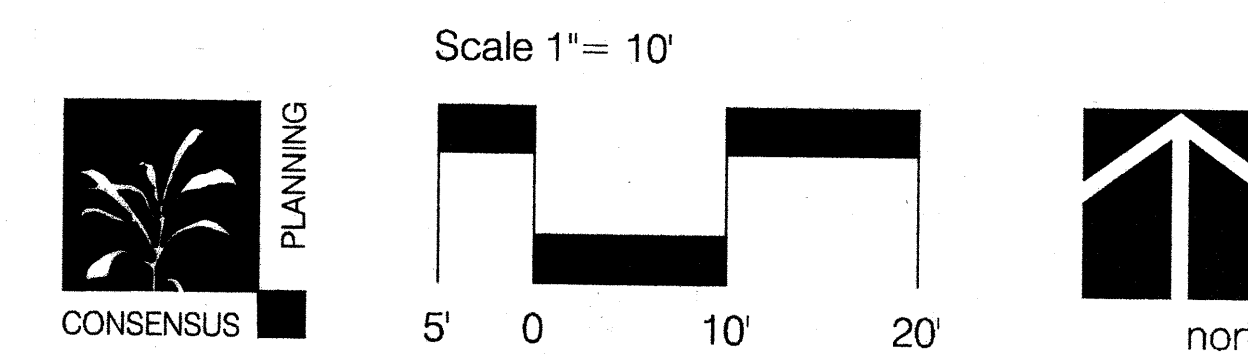
Legal Description: Lot 5, Block 1, Perea Addition
 Existing Zoning: SU-2 Single Family
 Proposed Zoning: SU-2/SU-1 for Personal Residence and Bed and Breakfast
 Site Area: approximately .29 acres
 Existing Building Area: 5,000 square feet
 Proposed Building Area: No change



Site Plan for Building Permit
1211 ROMA AVENUE NW

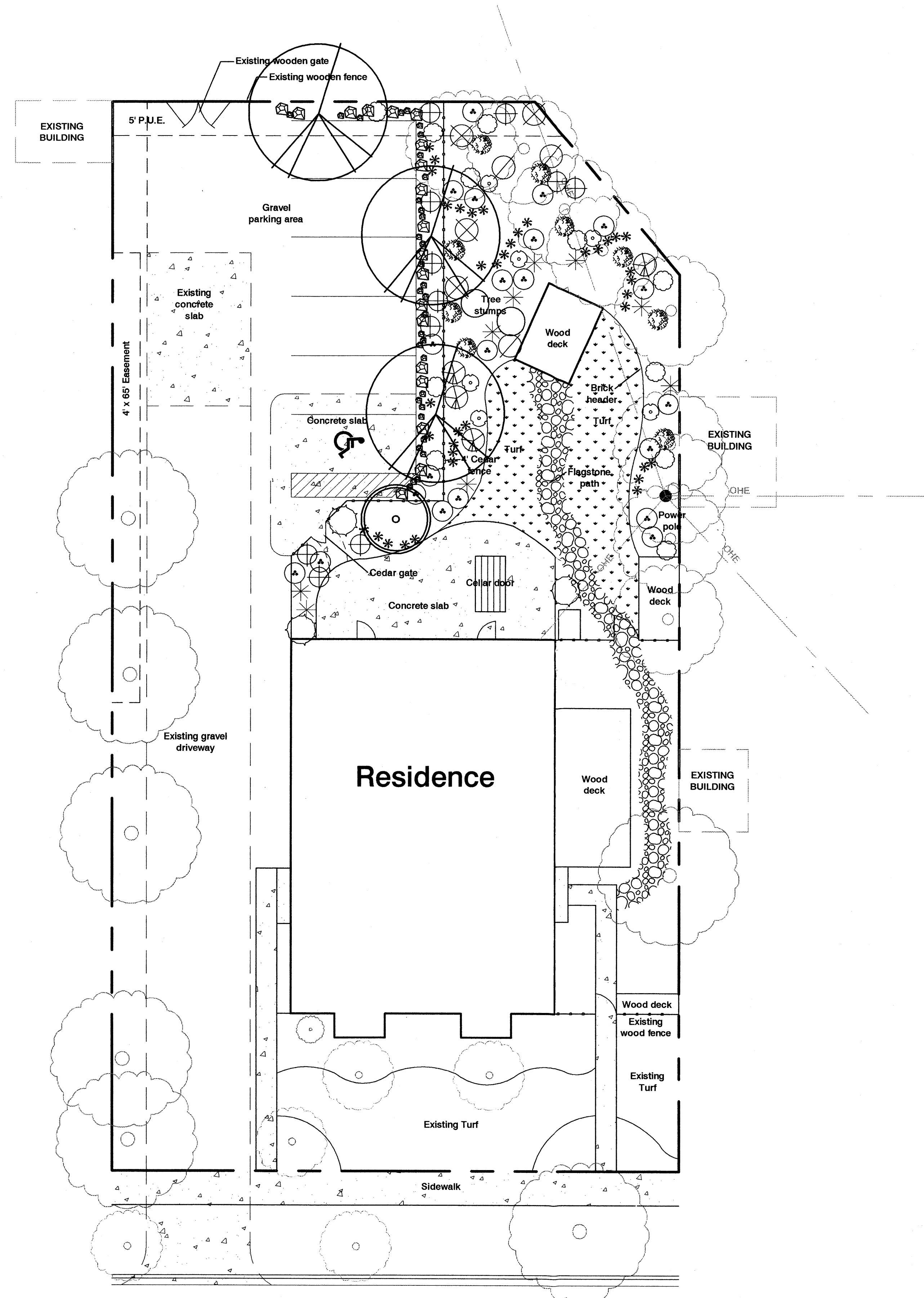
Prepared For: Ms. Ann Skinner-Jones
 1211 Roma NW
 Albuquerque, NM 87102

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



June 19, 2003

PROJ 1002563



Roma Ave., NW
(50' R.O.W.)

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WATER USE
Trees			
	Fraxinus oxycarpa 'Raywood' / Raywood Ash	2" B & B	Medium +
	Robinia ambigua / Robe Locust	2" B & B	Medium
	Existing Trees		
Shrubs			
	Artemesia 'Powis Castle' / Powis Castle Sage	1 gallon	Low +
	Buddleia davidii / Butterfly Bush	5 gallon	Medium
	Caesalpinia gilliesii / Bird of Paradise	5 gallon	Low
	Caryopteris clandonensis / Blue Mist	5 gallon	Medium
	Cotoneaster apiculatus / Cranberry Cotoneaster	5 gallon	Medium
	Fallugia paradoxa / Apache Plume	1 gallon	Low
	Hesperaloe parviflora / Red Yucca	1 gallon	Medium
	Oenothera berlandieri / Mexican Evening Primrose	1 gallon	Low +
	Perovskia atriplicifolia / Russian Sage	1 gallon	Medium
	Potentilla fruticosa / Yellow Cinquefoil	1 gallon	Medium +
	Salvia greggii / Cherry Sage	1 gallon	Medium
Ornamental Grasses			
	Muhlenbergia cap. 'Regal Mist' / Muhly grass	1 gallon	Medium
	Stipa tenuissima / Threadgrass	1 gallon	Low +

- Rock Boulders (1'-2' average diameter)
Install 2/3 above grade, 1/3 below grade
- Turf Sod (Bluegrass/Fescue Mix)

MULCHES

All shrub planting areas shall be top dressed with a Bark Mulch, 3/4" Santa Fe Brown Rock Mulch, 2" - 4" Santa Ana Tan Cobble

IRRIGATION SYSTEM

Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system will be used to irrigate lawn areas and tree, shrub and groundcover planting areas.

MAINTENANCE RESPONSIBILITY

Maintenance of the landscaping and irrigation system, including those areas within the public R.O.W., shall be the responsibility of the Owner.

STATEMENT OF WATER WASTE

The Landscape Plan for this site shall limit the provision of high water use turf to a maximum of 20 percent of the provided landscape area.

Landscape Plan
1211 ROMA AVENUE NW

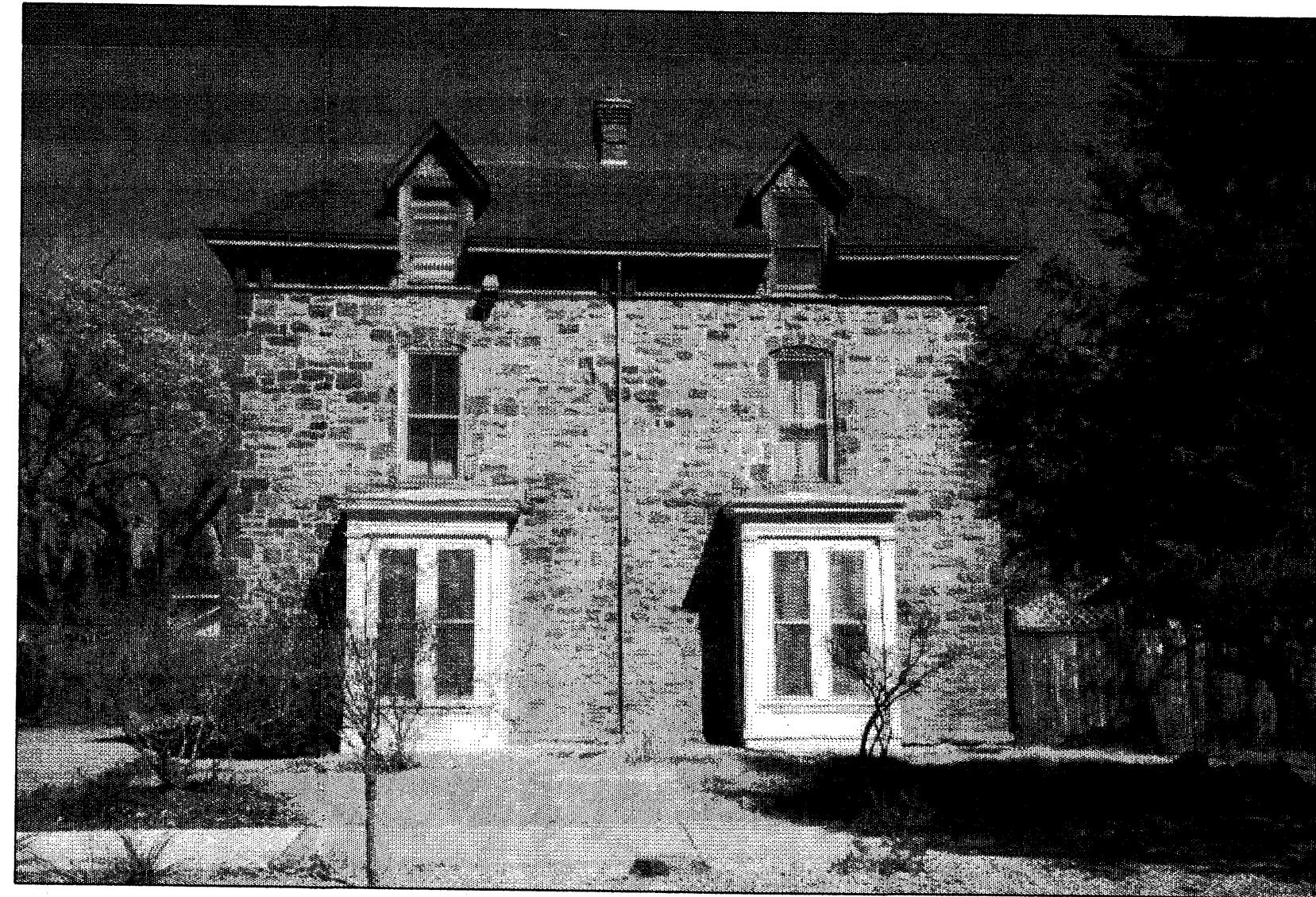
Prepared For: Ms. Ann Skinner-Jones
1211 Roma NW
Albuquerque, NM 87102

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

Scale 1" = 10'

5' 0 10' 20' north

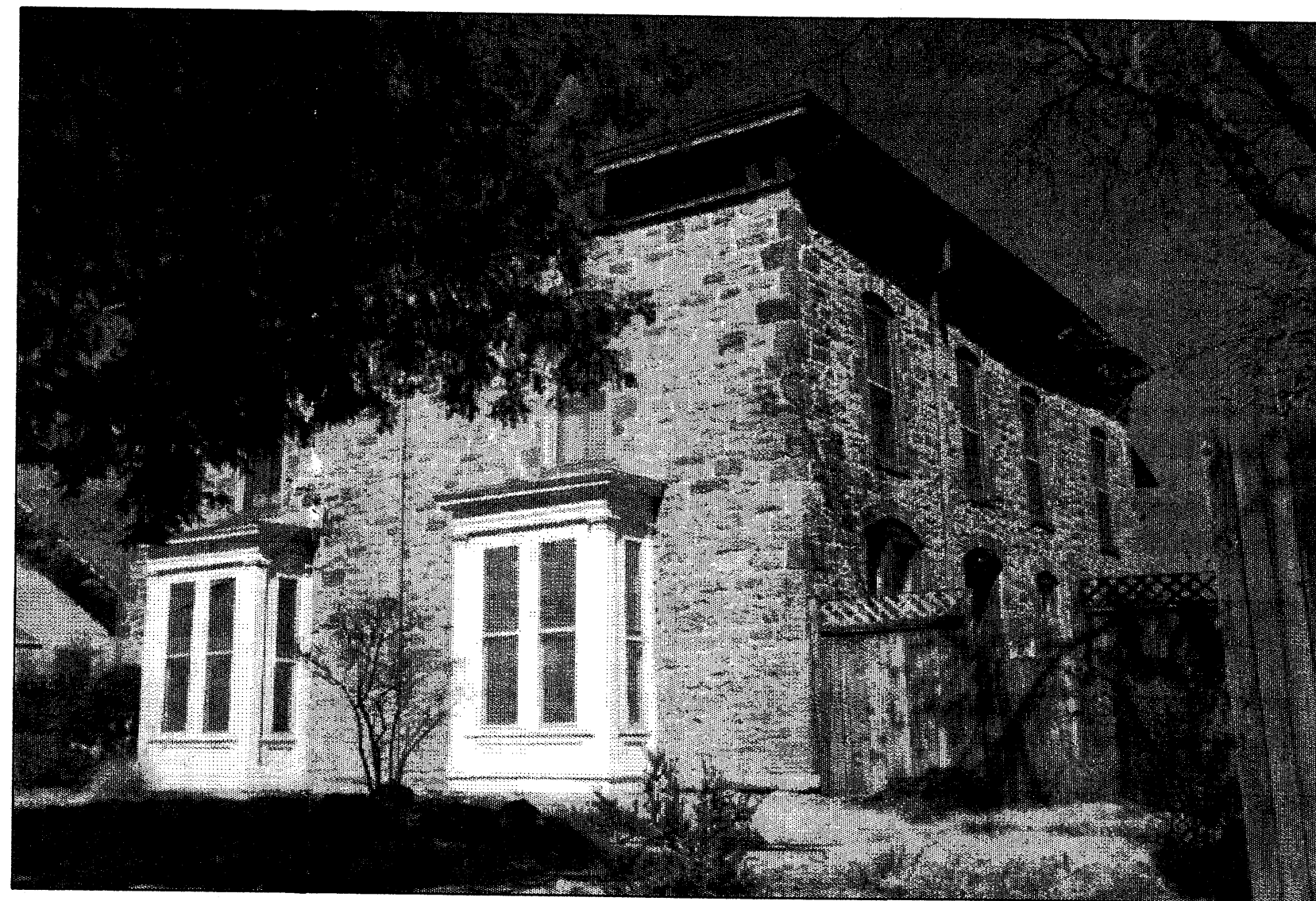
March 27, 2003



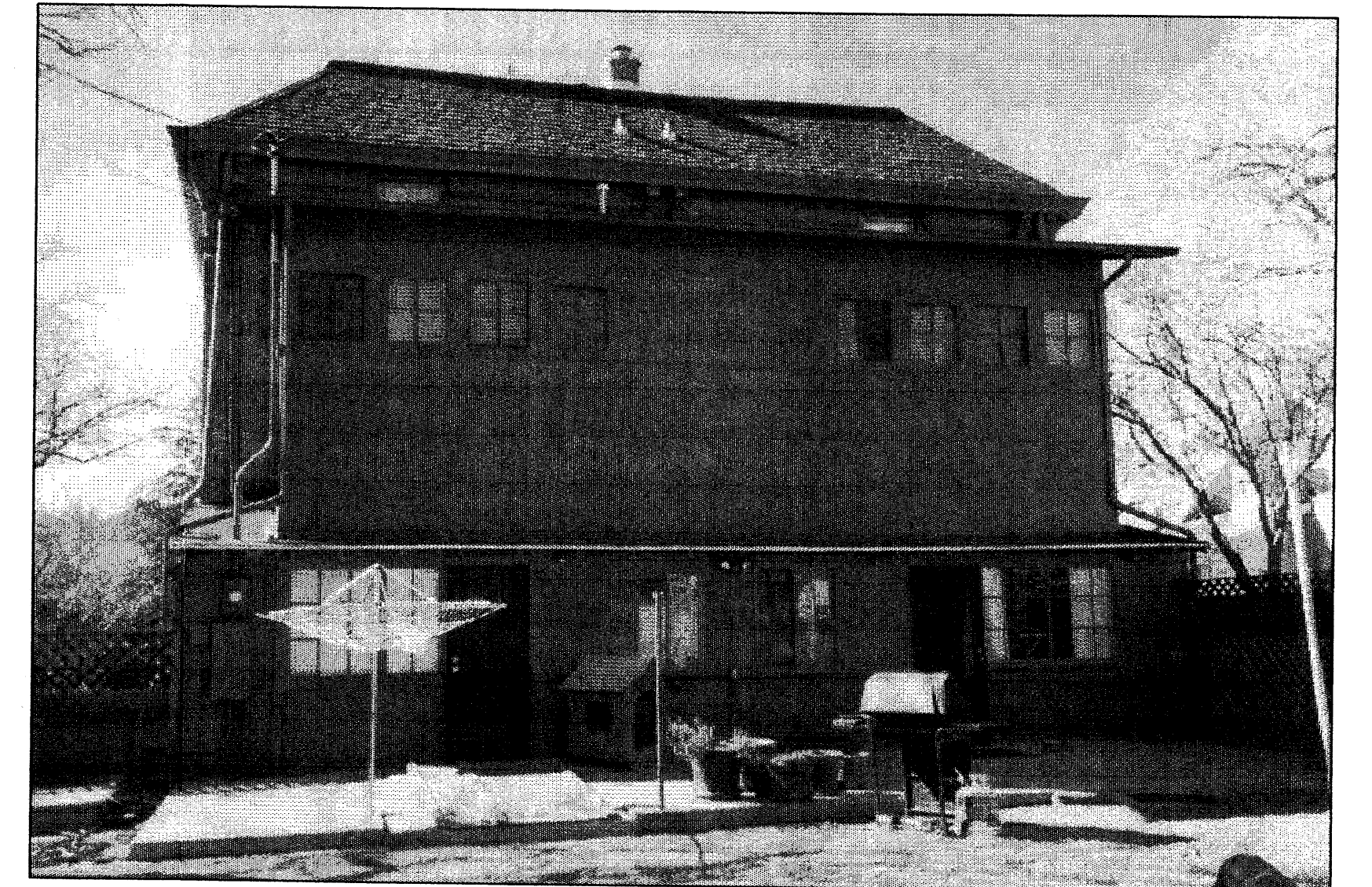
South Elevation
Not to Scale



East Elevation
Not to Scale



South/East Elevation
Not to Scale



North Elevation
Not to Scale



West/South Elevation
Not to Scale

Elevations
1211 ROMA AVENUE NW

Prepared For:

Ms. Ann Skinner-Jones
1211 Roma NW
Albuquerque, NM 87102

Prepared By:

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



CONSENSUS

March 27, 2003