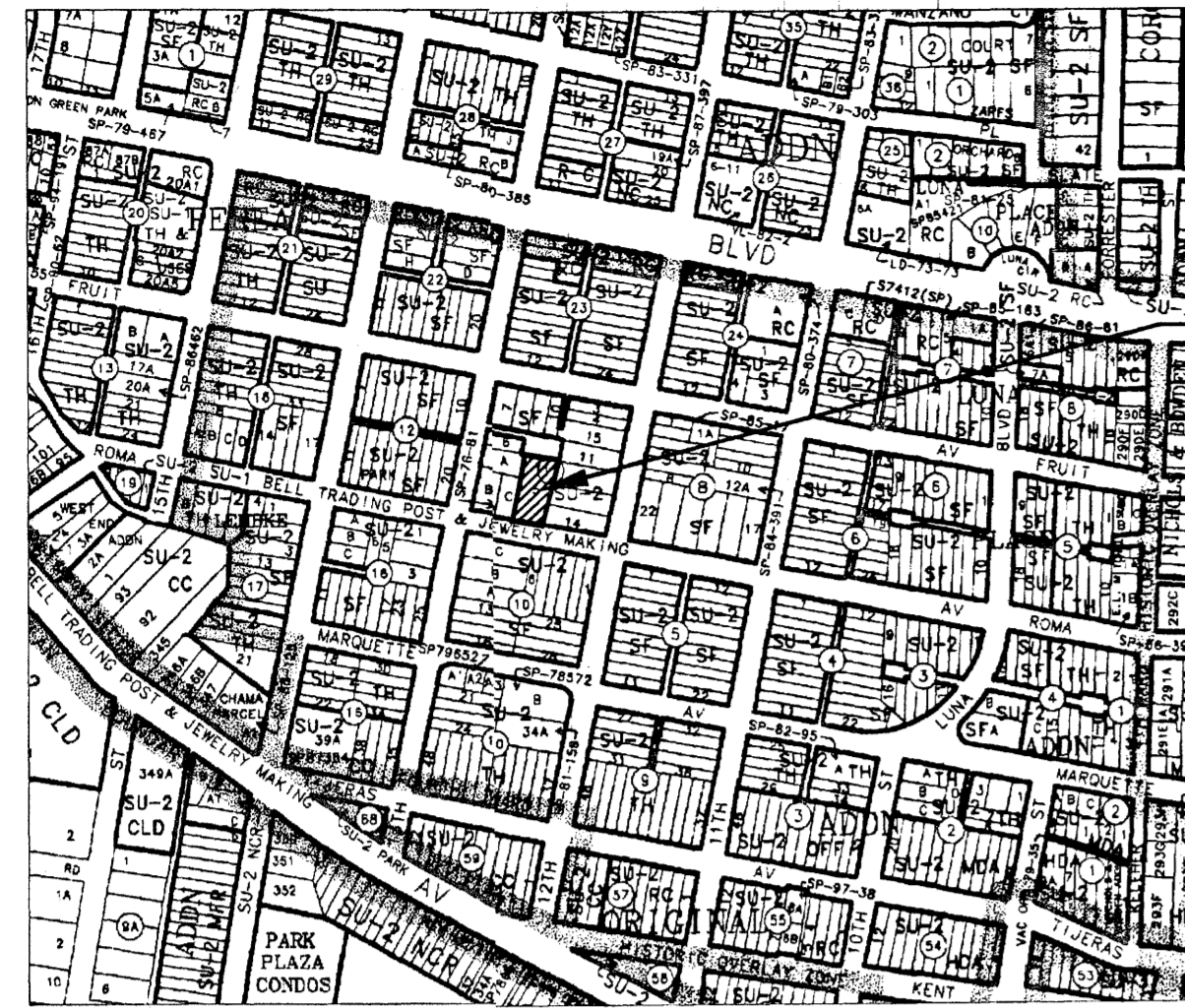


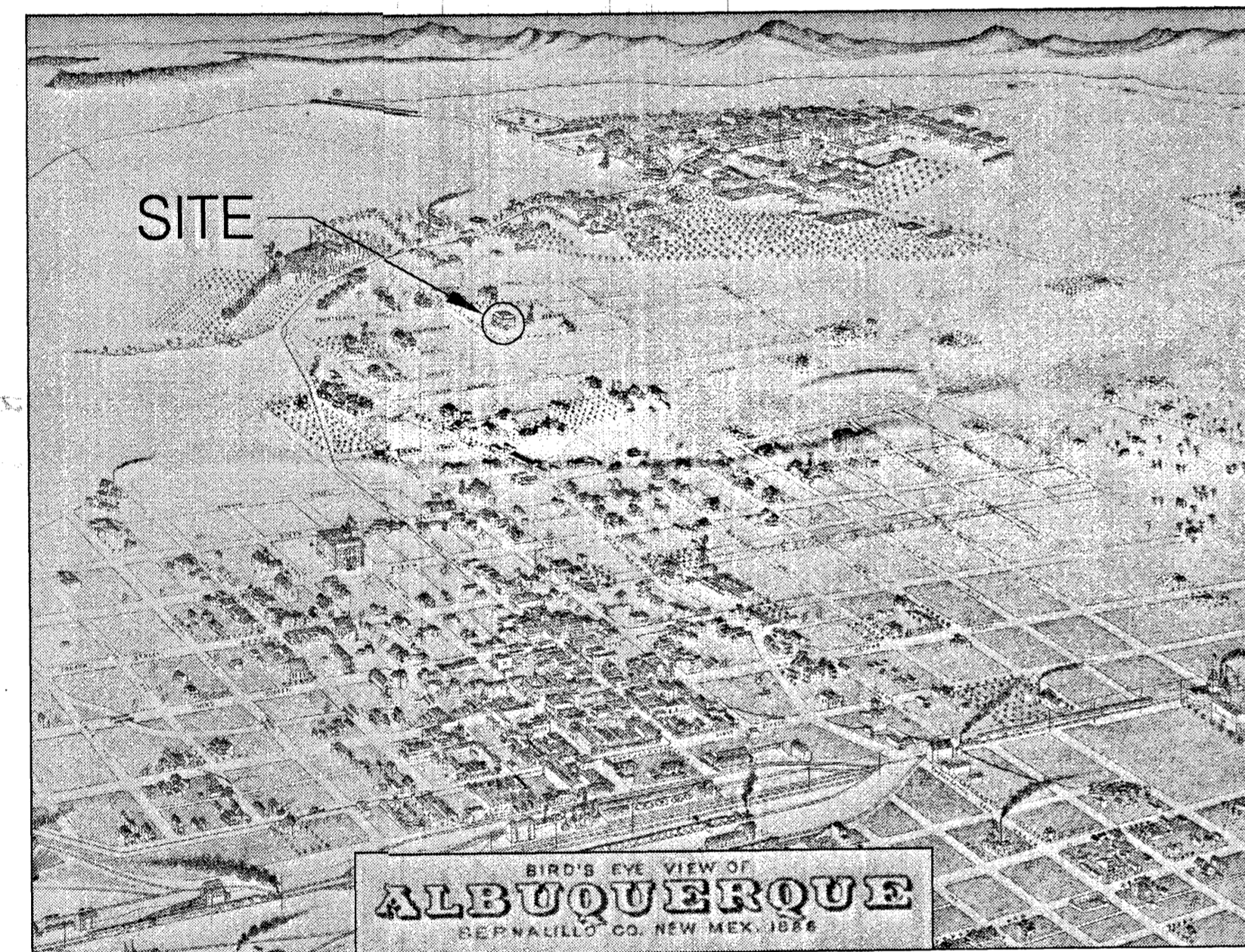
VICINITY MAP



SITE



ZONE ATLAS J-13



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:

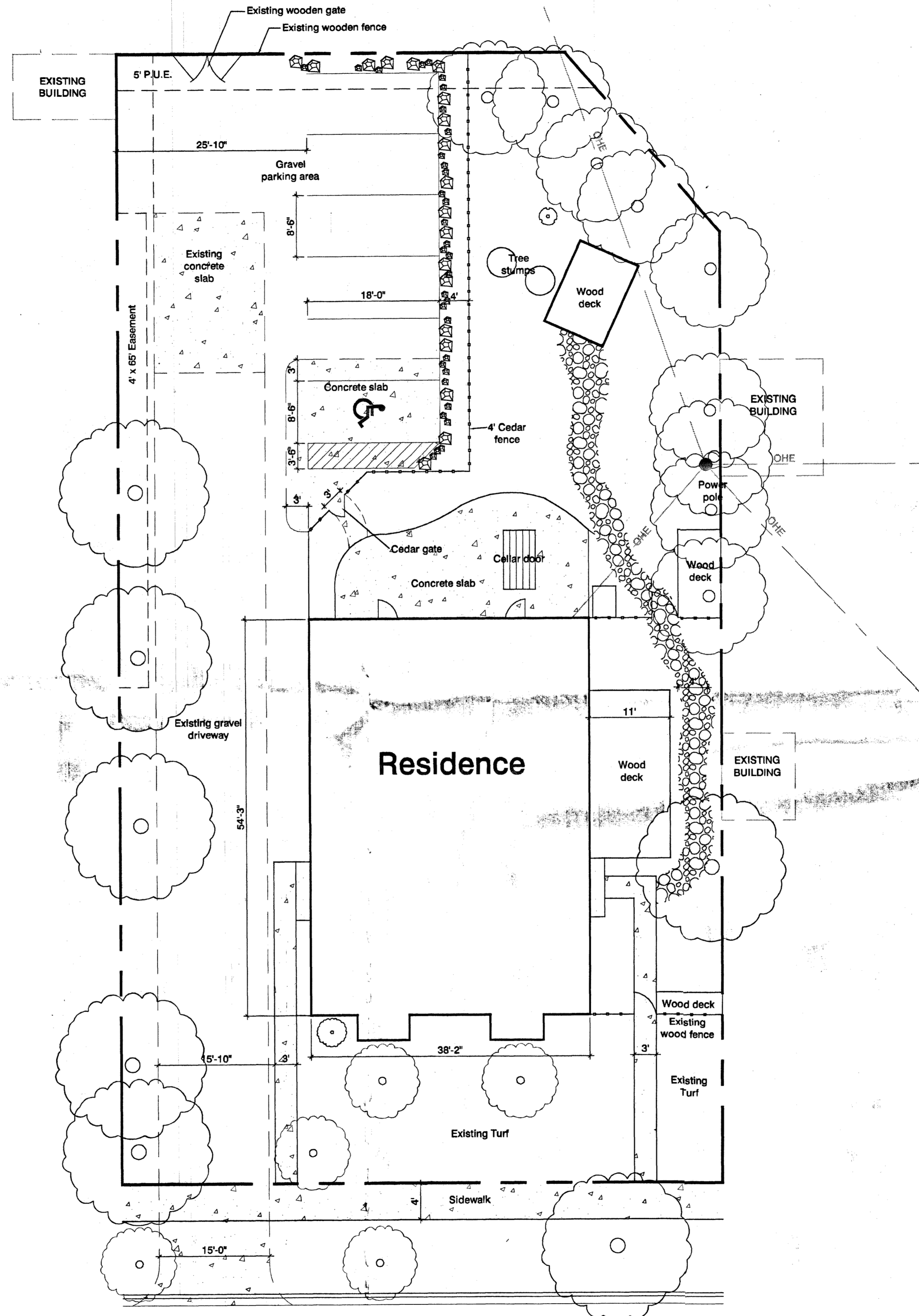
REQUIRED PARKING

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.)

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.

Solid Waste Management	Date
Transportation Development	
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
	Date

SITE DATA:

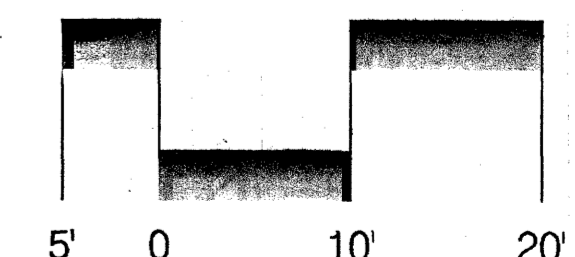
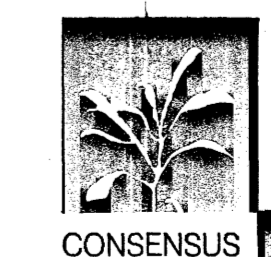
Legal Description: Lot 5, Block 1, Perea Addition  
Existing Zoning: SU-2 Single Family  
Proposed Zoning: SU-2/SU-1 for Personal Residence and Bed and Breakfast  
Site Area: approximately .29 acres  
Existing Building Area: 5,000 square feet  
Proposed Building Area: No change

Site Plan for Building Permit  
**1211 ROMA AVENUE NW**

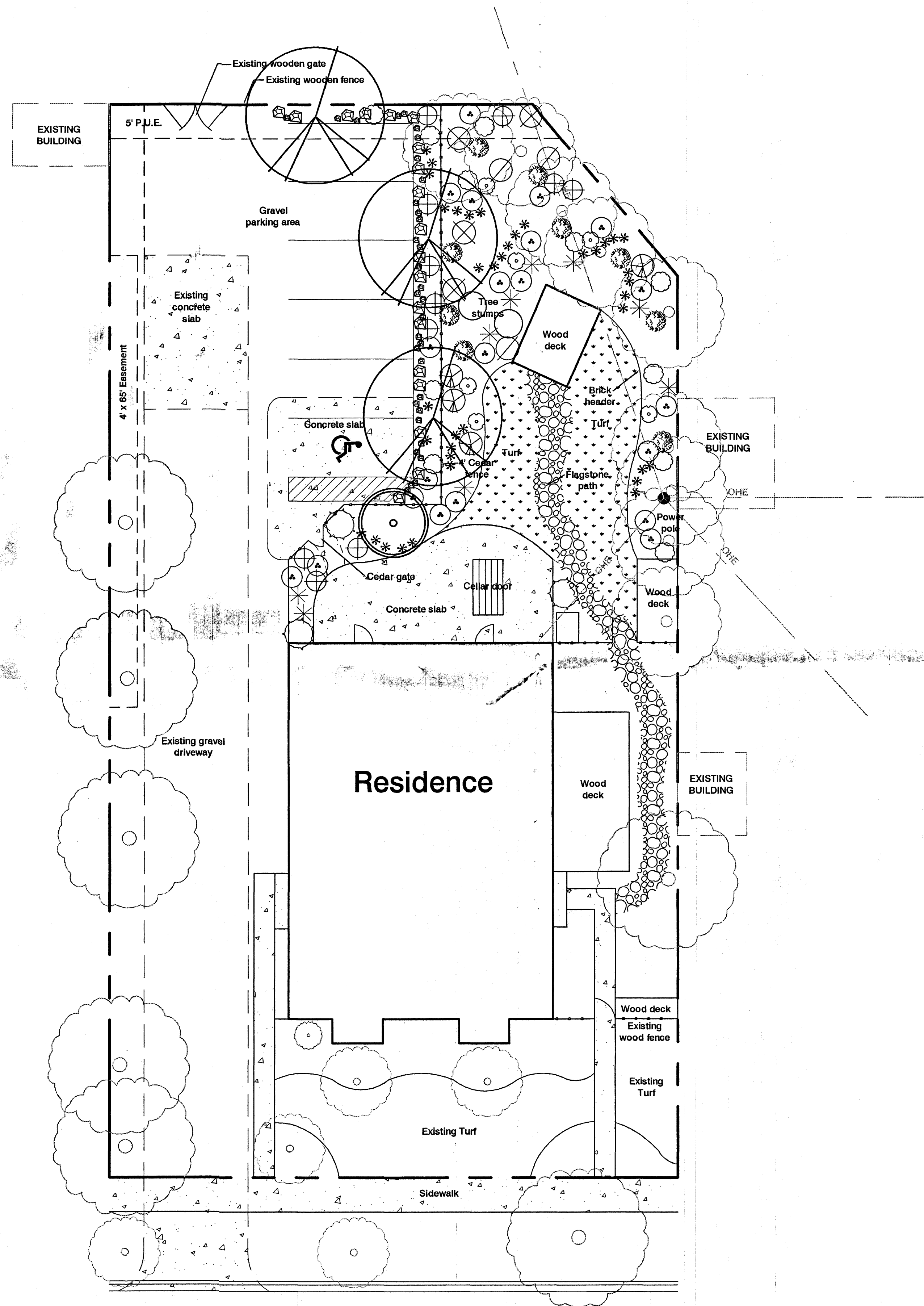
Prepared For: Ms. Ann Skinner-Jones  
1211 Roma NW  
Albuquerque, NM 87102

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

Scale 1" = 10'



June 19, 2003



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

**PLANT LEGEND**

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WATER USE
<b>Trees</b>			
	Fraxinus oxycarpa 'Raywood' / Raywood Ash	2" B & B	Medium +
	Robinia ambigua / Robe Locust	2" B & B	Medium
	Existing Trees		
<b>Shrubs</b>			
	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
<b>Ornamental Grasses</b>			
	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.

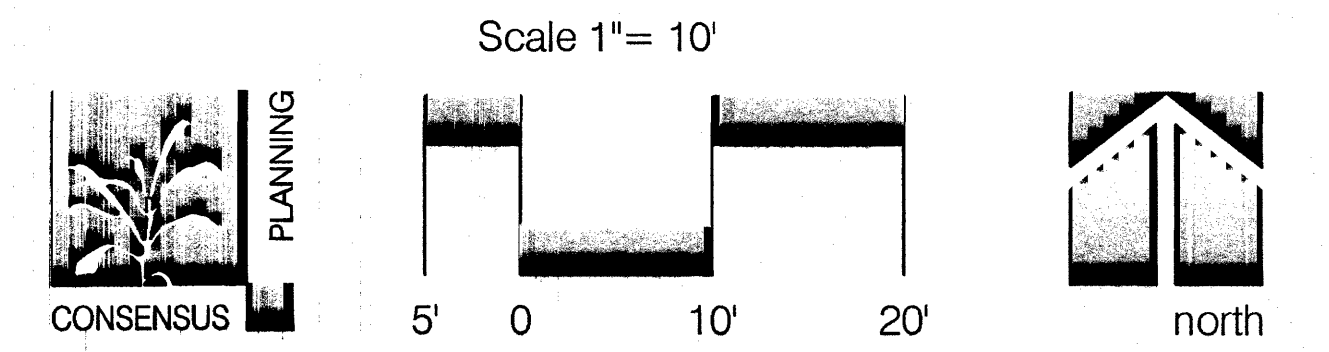
**MAINTENANCE RESPONSIBILITY**  
Maintenance of the landscaping and irrigation system, including those areas within the public R.O.W., shall be the responsibility of the Owner.

**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



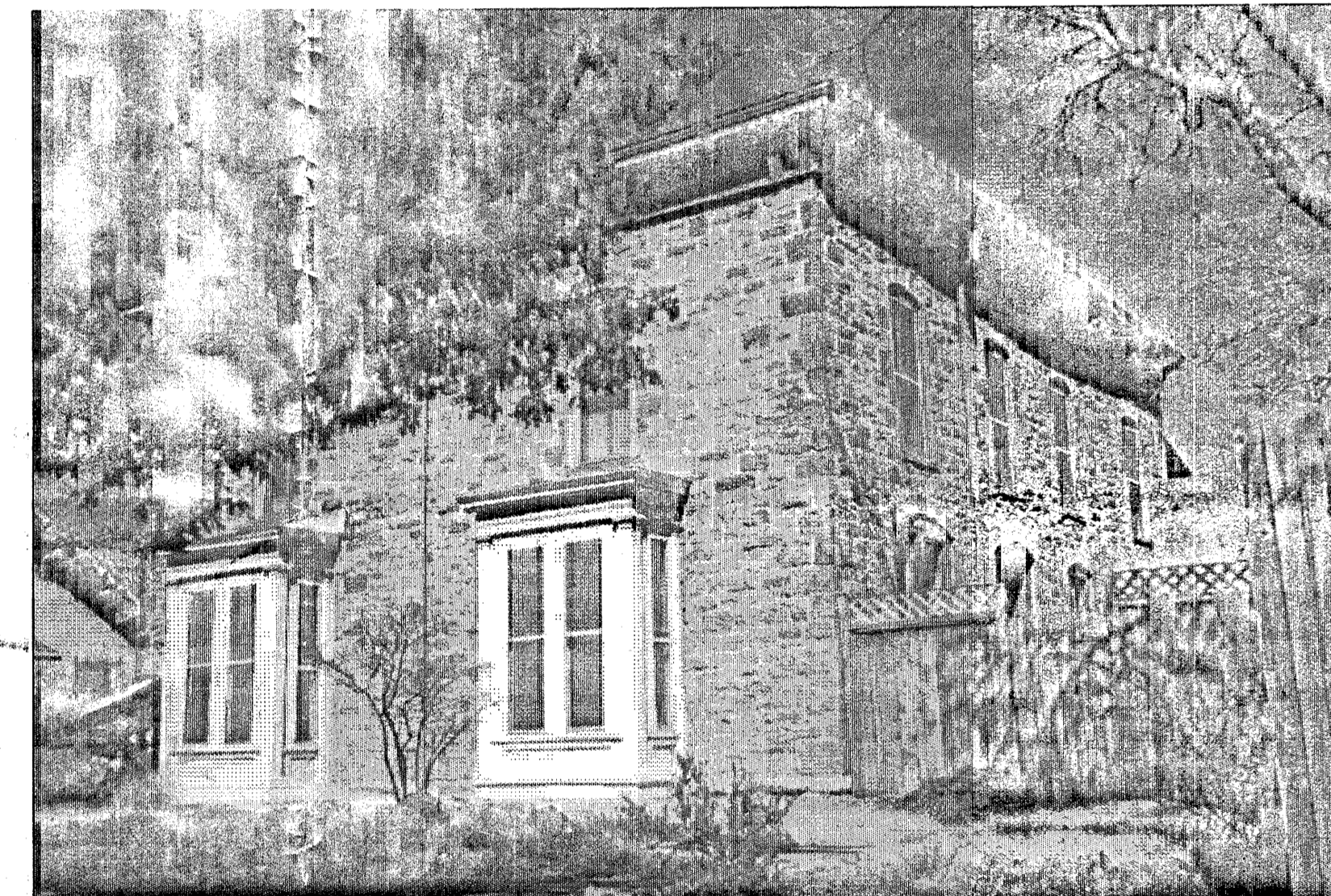
March 27, 2003



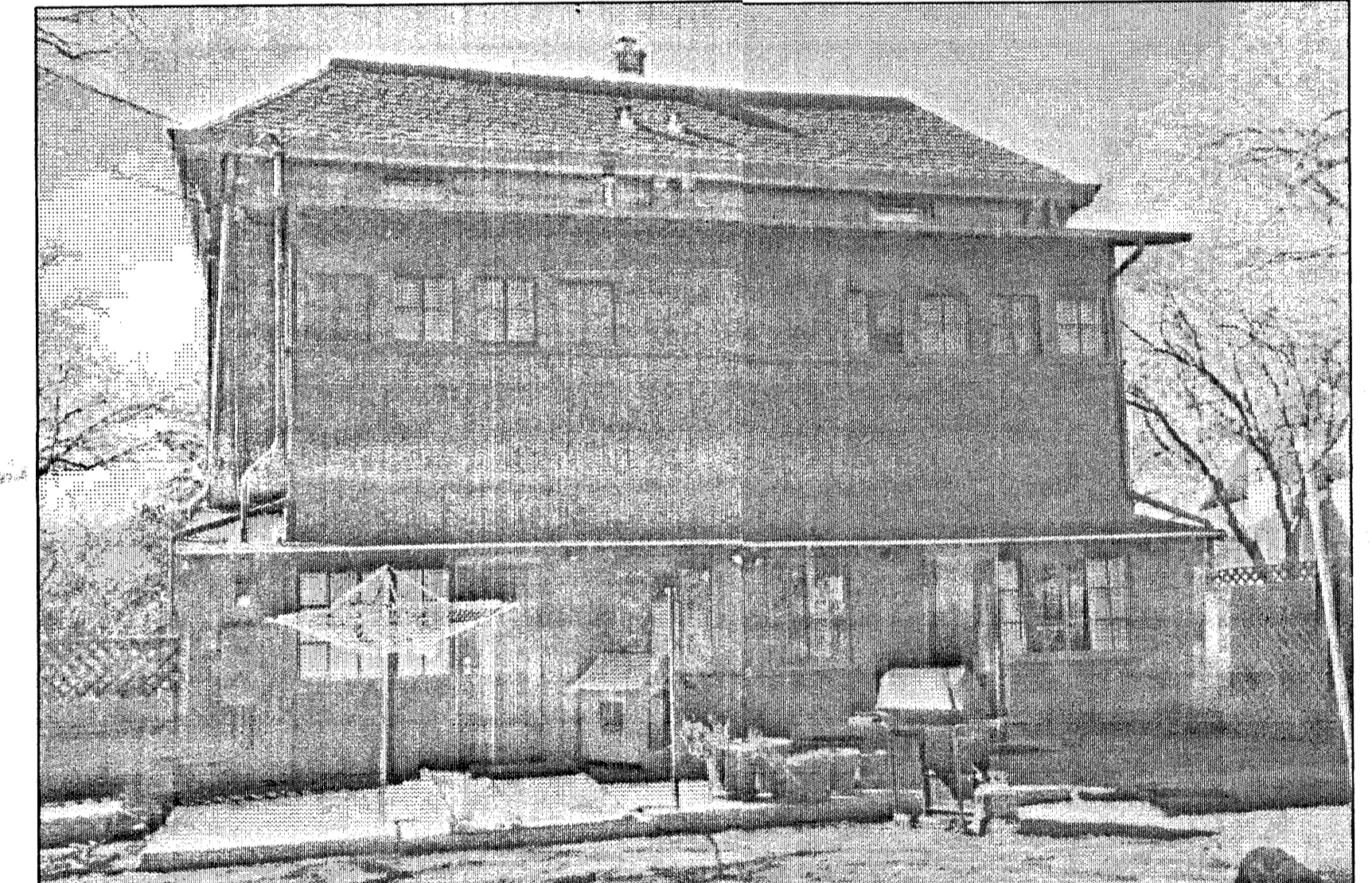
South Elevation  
Not to Scale



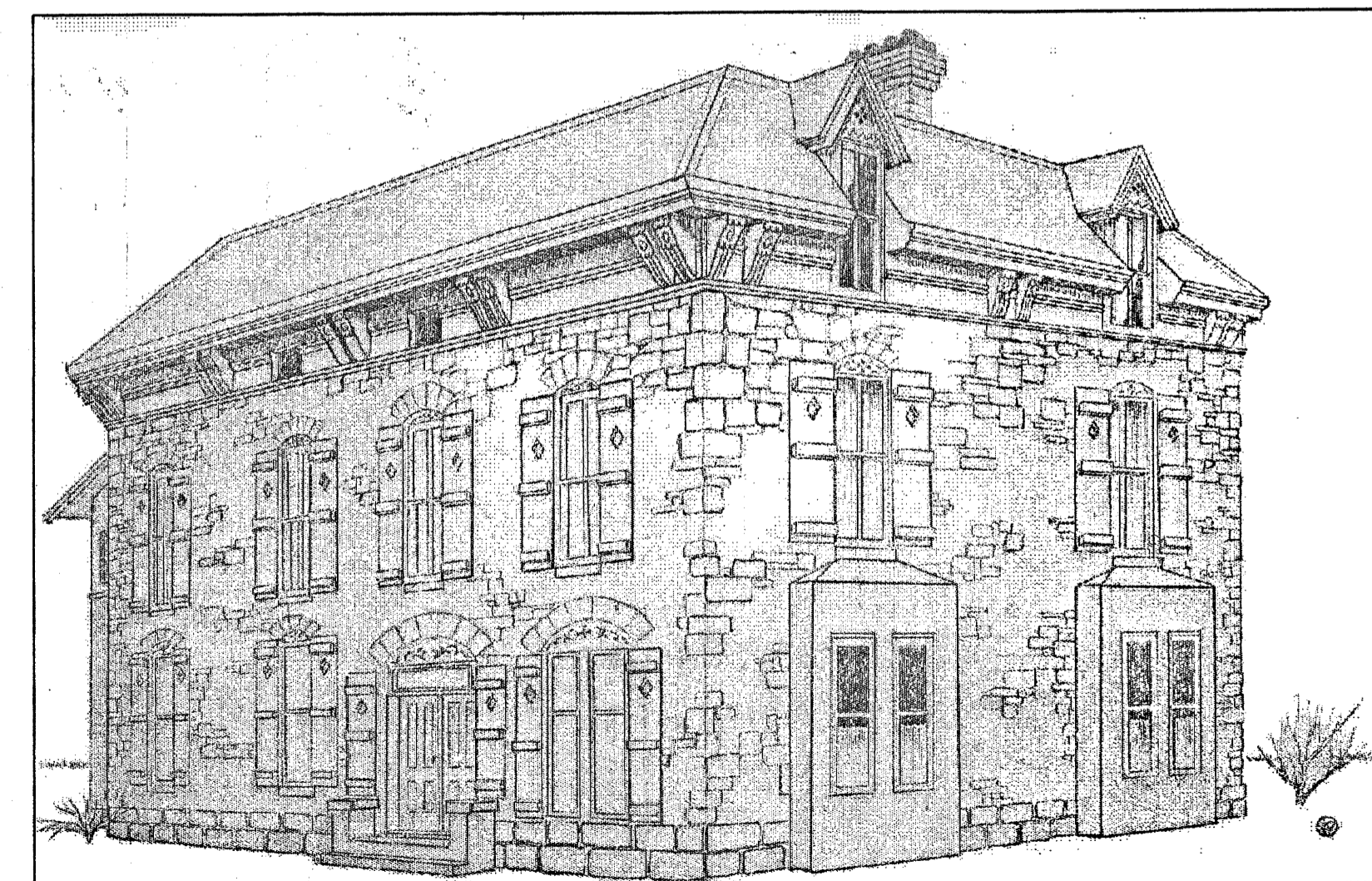
East Elevation  
Not to Scale



South/East Elevation  
Not to Scale



North Elevation  
Not to Scale

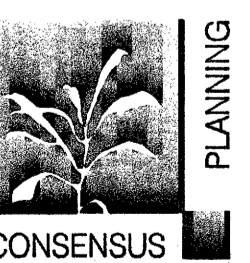


West/South Elevation  
Not to Scale

Elevations  
**1211 ROMA AVENUE NW**

Prepared For: Ms. Ann Skinner-Jones  
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March 27, 2003