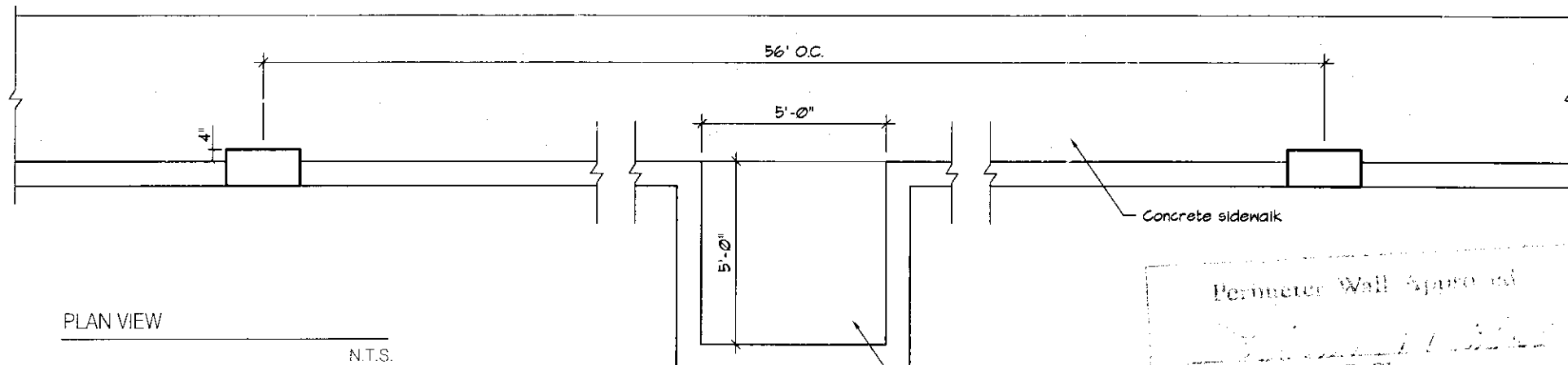
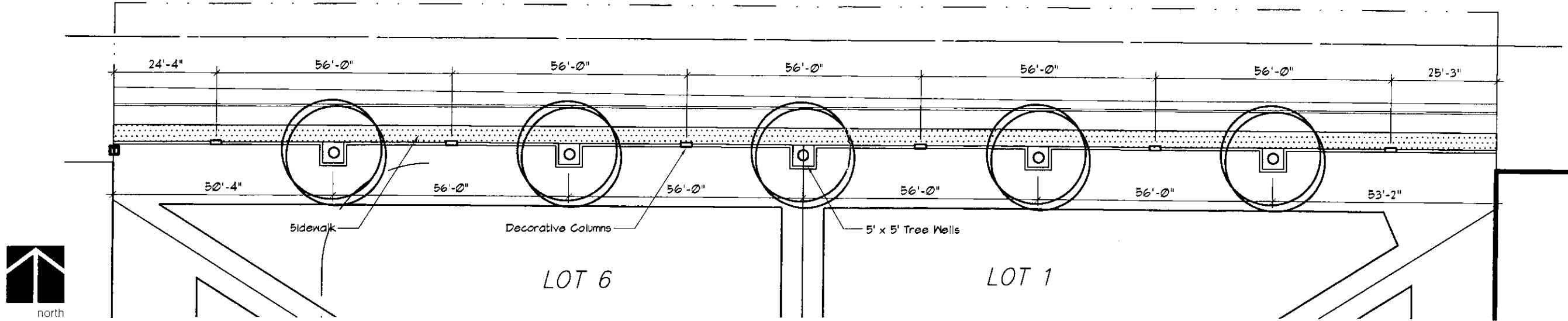


THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 6 AND 7 OF BLOCK 16 NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, INTO LOTS 1 THROUGH 6 OF VINTNER SUBDIVISION AND TO GRANT EASEMENTS AND DEDICATE AND VACATE ROADS AND EASEMENTS PURSUANT THERETO, INCLUDING ANY INTERESTS THAT HAVE ACCRUED TO THE PUBLIC PERTINENT TO THE PROPERTY'S FORMER USE AS A DRAINAGE DETENTION/RETENTION FACILITY.

50' F
SANITAI
(TO

NOTES:

WILSHIRE AVENUE - 60' R.O.W.



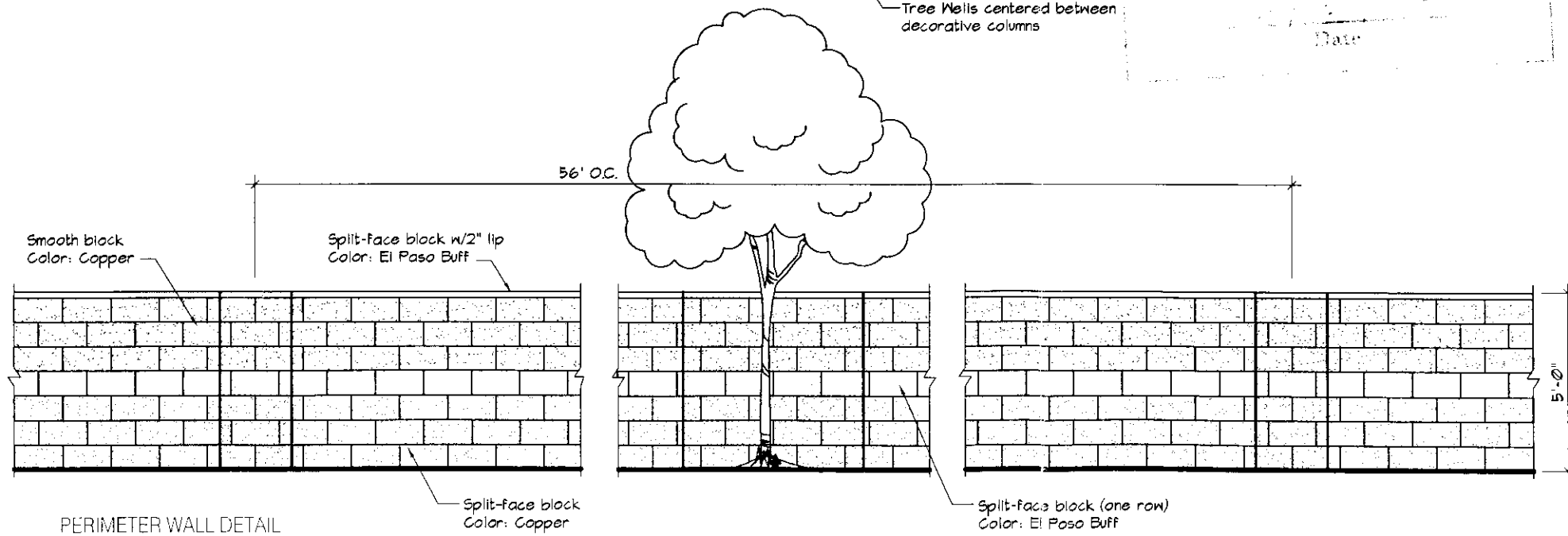
PLAN VIEW
N.T.S.

SYMBOL	BOTANICAL/Common NAME	WATER USE
	Koelreuteria paniculata Goldenrain Tree	Medium

IRRIGATION SYSTEM
Irrigation system shall consist of a fully automated irrigation system to irrigate trees and planting areas.

MAINTENANCE RESPONSIBILITY
All planting areas will be maintained in a living, attractive, and weed free condition. Trees shall be maintained by the individual homeowner.

- NOTES:**
1. Wilshire Avenue is designated as a major local street by the Long Range Roadway System.
 2. Vintner Court perimeter Wall design complies with the City Wall Regulations on height, layout, facade, and materials.
 3. Landscape plan will adhere to City requirements for clear sight triangles.
 4. The nearest intersection is at Ventura Street and Wilshire Avenue NW. Zone Atlas: C-20



PERIMETER WALL DETAIL

N.T.S.

DRB #1003369
Perimeter Wall Detail
VINTNER COURT SUBDIVISION

Prepared for:
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APR 6 2004