

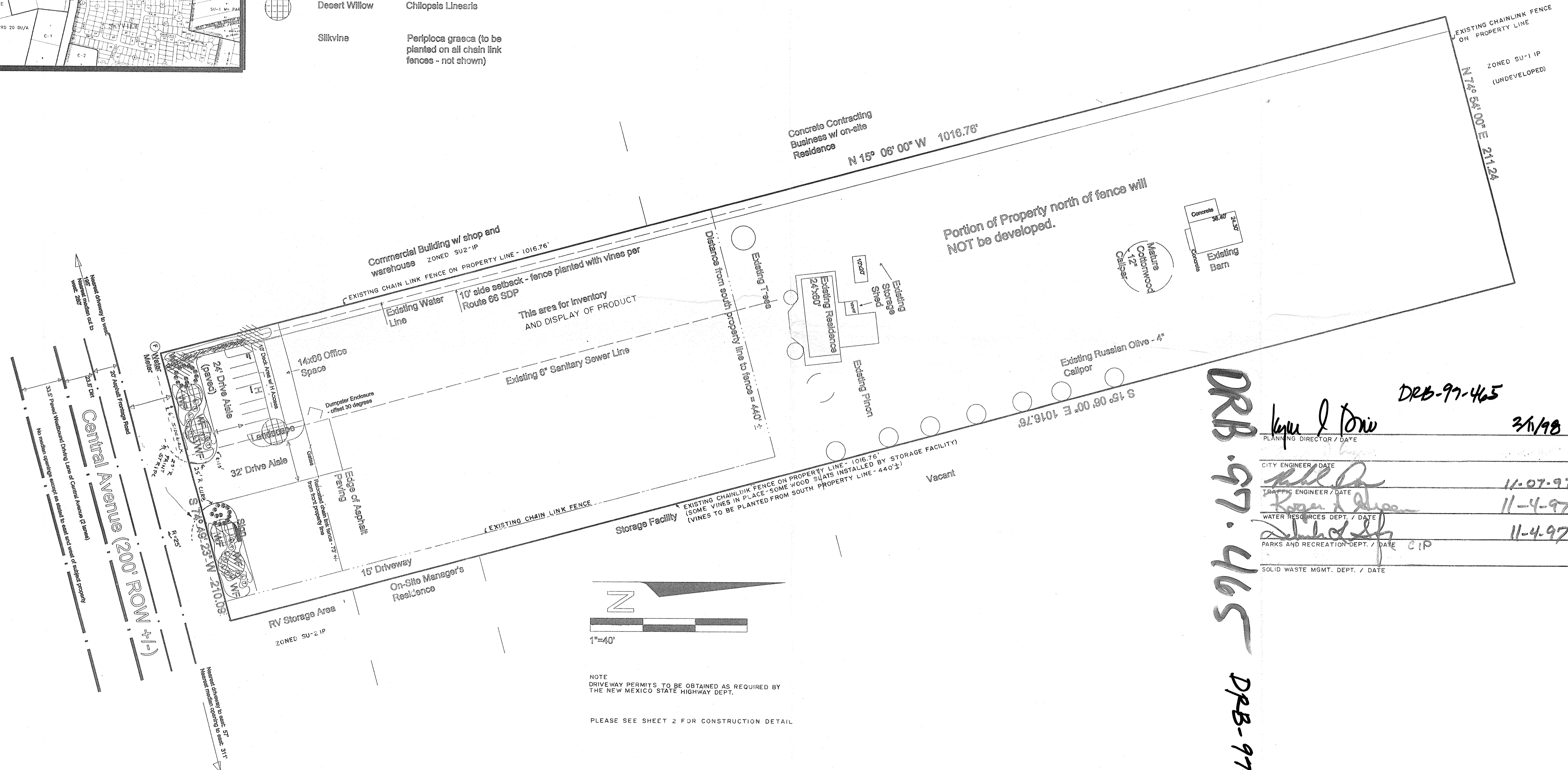
Vicinity Map

- Landscape Legend:**
- Silver Sage     Artemisia cana
  - Mormon Tea    Ephedra viridis
  - English Lavender    Lavandula Angustifolia
  - WF Native Wildflowers (assorted seed)
  - ▨ Mountain Mahogany    Cercocarpus montanus
  - Ground cover will be combination of native mulch and gravels
  - ⊗ Desert Willow     Chilopsis Linearis
  - Silkvine            Periploca graeca (to be planted on all chain link fences - not shown)

**Legal Description**

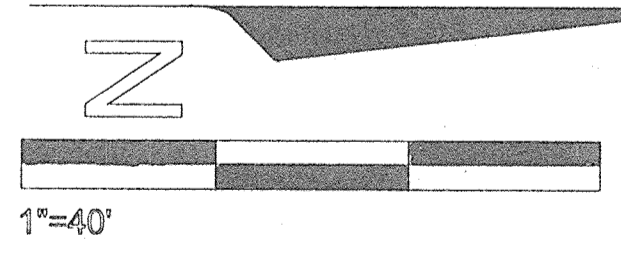
A tract of land situate within the Town of Atrisco Grant, Bernalillo County, New Mexico, being and comprising Tract No. C-48 of Unit No. 4 (4) as the same is shown and designated on the plat showing a portion of lands allotted from Town of Atrisco Grant filed in the office of the County Clerk of said Bernalillo County, New Mexico, on December 5, 1944.

**Site Development Plan and Landscaping Plan  
for Building Permit  
for Galleria Homes  
October, 1997**



DRB-97-465

PLANNING DIRECTOR / DATE	<i>Kevin J. Davis</i>	DRB-97-465	3/1/98
CITY ENGINEER / DATE	<i>[Signature]</i>		11-07-97
TRAFFIC ENGINEER / DATE	<i>[Signature]</i>		11-4-97
WATER RESOURCES DEPT. / DATE	<i>[Signature]</i>		11-4-97
PARKS AND RECREATION DEPT. / DATE	<i>[Signature]</i>		
SOLID WASTE MGMT. DEPT. / DATE			



NOTE  
DRIVEWAY PERMITS TO BE OBTAINED AS REQUIRED BY THE NEW MEXICO STATE HIGHWAY DEPT.  
PLEASE SEE SHEET 2 FOR CONSTRUCTION DETAIL

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Site Development Notes:

**Proposed Development:**  
Existing structures and dimensions are shown. The existing residence will serve as a caretaker's residence to provide on site security. No temporary structures are proposed. No walls are planned. Screening and buffering will be as shown. No loading facilities are planned. Site lighting, (not shown) will be provided by local lighting on office building and by motion sensor spots, directed onto the site.

**Landscaping:**  
Landscaping will be provided as required by Route 66 Sector Development Plan. Please see legend and drawing. Irrigation will be by spot water as needed, mulching and other water saving methods. Plants have been selected for low water use. No lawns are planned. Property owner will be responsible for maintenance of landscape. Landscape area required at front of property per SDP = 25' deep and 70% green. Estimated landscape plan covers 80%. Landscape shall meet the requirements of water conservation landscaping and Water Waste Ordinance (6-1-1). Site shall also meet the requirements of the Street Tree Ordinance. All boundary chain link fences will be planted with vines per the SDP. The chain link fence on the southern end of the property will also be planted with vines.

**Grading Plan:**  
Plan was approved by the City of Albuquerque Hydrology Department on October 16, 1997.

**Parking:**  
Spaces Required: 5  
Spaces Provided: 7 (All standard spaces shall by 8.5'x20', Handicap Space shall be 12' by 20')

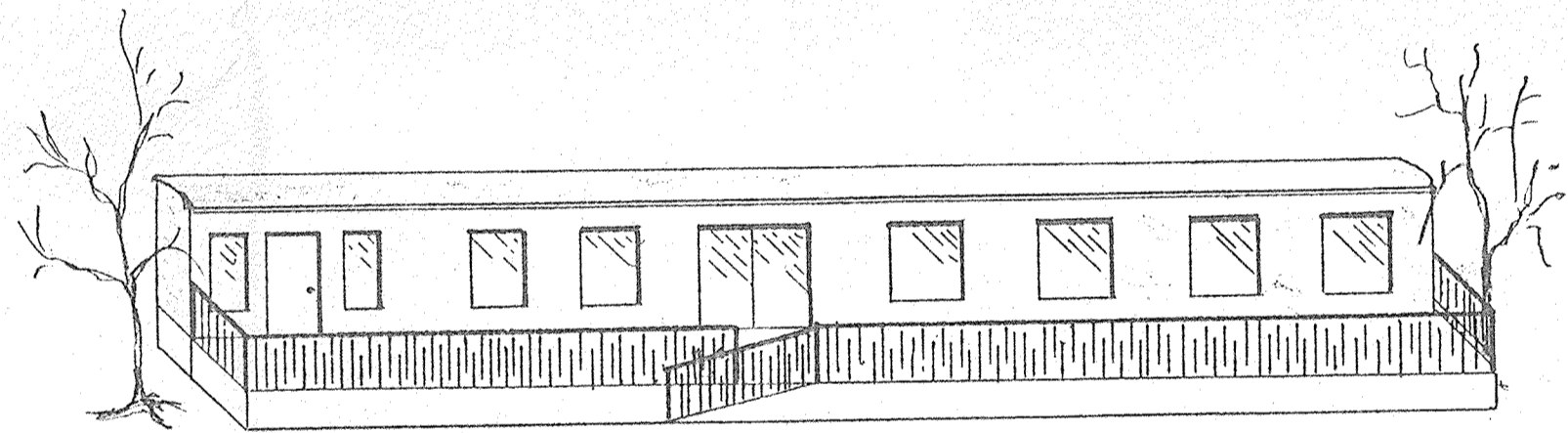
**Streets and Circulation:**  
No streets are created by this proposal. Property is accessed via a frontage road alongside Central Avenue. Median cuts are as shown on Sheet One. A side walk variance to defer construction was requested as part of this plat with the intent that sidewalks shall be constructed when Central Avenue is more fully developed as an urban street.

**Utilities:**  
In place, see drawing.  
Energy Conservation Features:  
Include low water use plants and motion sensor lighting.

**Phasing:**  
The south half of the property from the existing fence will be immediately developed as Phase 1. The north half of the property will remain as is. Should any additional development of the site be desired which is not shown on this plan, the property owner shall be required to apply for an amendment to the plan to the Development Review Board.

**Building Elevations:**  
See drawing.

**Signage:**  
One sign will be placed upon the site within the requirements of the Sector Development Plan and the zoning code.



Front Elevation of Office Building  
Scale 1" = 10'  
Building is a 14'x66' Manufactured Building  
Siding is Metal  
Building to be set 24" above grade and fully skirted  
Deck will be length of building and 10' deep  
Handicap ramp is currently drawn with a rise of 3" per foot (length: 8') but will comply with all ADA requirements.

