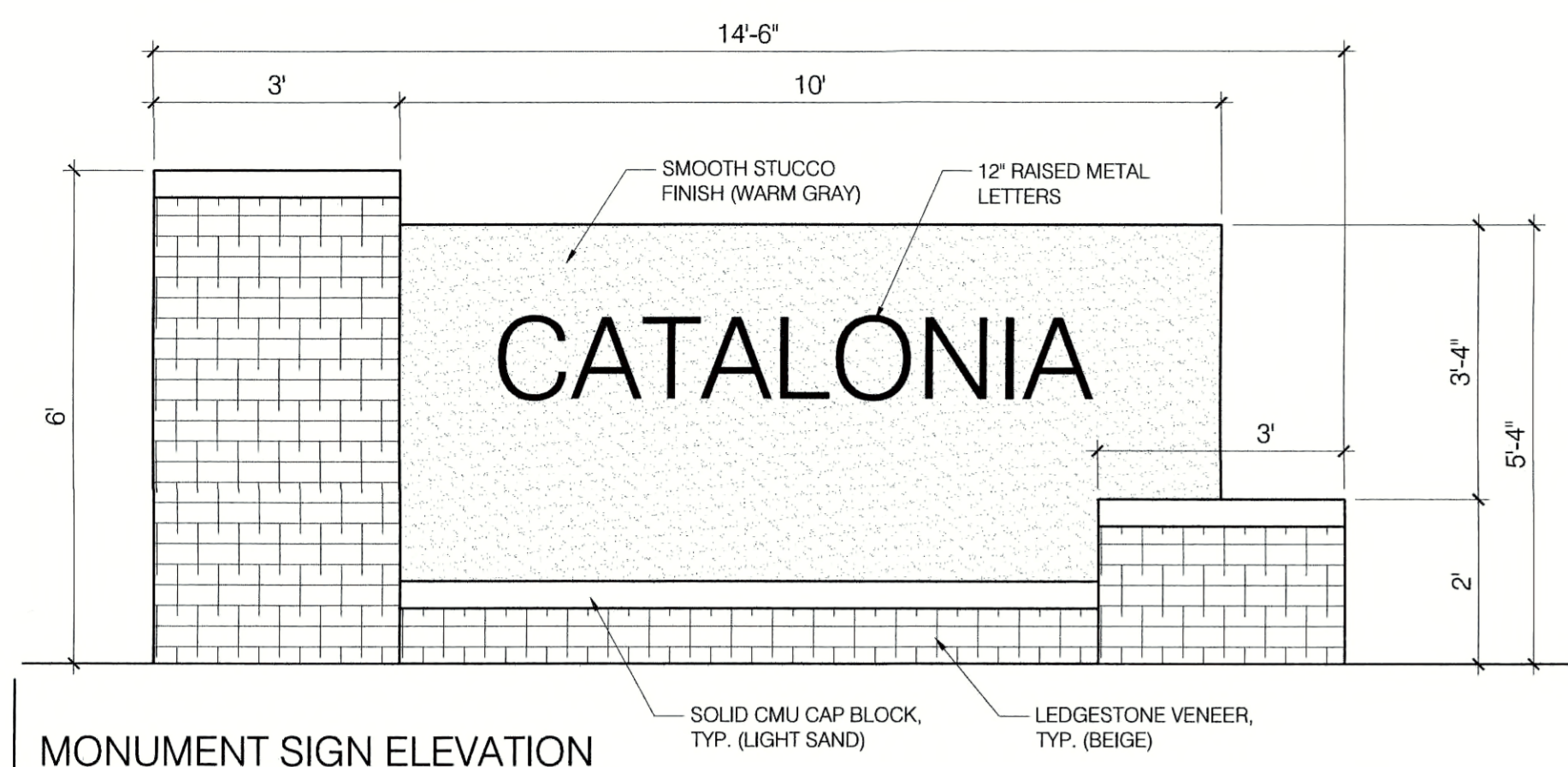
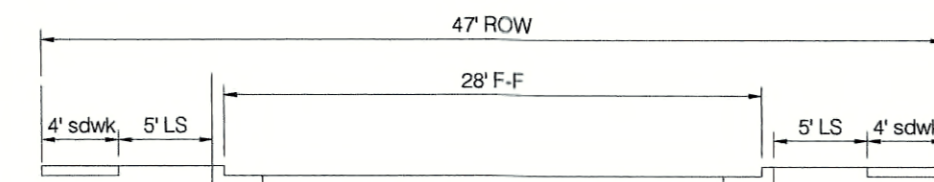


UNINCORPORATED BERNALILLO COUNTY



MONUMENT SIGN ELEVATION
SCALE: 1/2" = 1'-0"



TYPICAL STREET SECTION
SCALE: 1" = 10'

CATALONIA SITE PLAN - EPC REQUIRED INFORMATION

THE SITE: THE SITE IS COMPRISED OF 20.3 ACRES, WHICH WILL INCLUDE 78 SINGLE FAMILY RESIDENTIAL LOTS.

LEGAL DESCRIPTION: A PORTION OF TRACTS 1 AND 2 AT THE TRAILS 3A SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED 'BULK LAND PLAT OF THE TRAILS UNIT 3A WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO', FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 21, 2007, IN PLAT BOOK 2007C, PAGE 352, AS DOCUMENT NO 2007171107.

ZONING: R-1B / R-1D (WITHIN 200 FEET OF PETROGLYPH NATIONAL MONUMENT BOUNDARY)

LAND USE: SINGLE FAMILY RESIDENTIAL WITH PRIVATE OPEN SPACE AREAS.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS

- PRIMARY VEHICULAR ACCESS IS FROM ONE LOCATION ON WOODMONT AVENUE, A MINOR ARTERIAL, AND THREE LOCATIONS ON GIRONA AVENUE.
INTERNAL PEDESTRIAN CIRCULATION IS PROVIDED VIA THE SIDEWALKS PLANNED ALONG THE PROPOSED LOCAL ROADWAYS.
PEDESTRIAN CONNECTIVITY IS PROVIDED TO WOODMONT VIA CATALONIA AND GIRONA.
BIKE LANES ARE PROVIDED ON EACH SIDE OF WOODMONT AVENUE.
TRANSIT ACCESS: TRANSIT SERVICE IS CURRENTLY NOT AVAILABLE, IF TRANSIT SERVICE IS EXTENDED IN THE FUTURE, EFFORTS SHOULD BE MADE TO LOCATE STOPS WITH ACCESS TO THE SUBDIVISION RESIDENTS.

BUILDING HEIGHTS:

- MAXIMUM HEIGHT IS 26 FEET AND AS RESTRICTED BY IDO SECTION 3-4(M) VOLCANO MESA CPO-12.

LOT SIZE - R-1B

- MINIMUM LOT AREA SHALL BE 5,000 SQUARE FEET.
MINIMUM LOT WIDTH SHALL BE 37.5 FEET.

LOT SIZE - R-1D

- MINIMUM LOT AREA SHALL BE 10,000 SQUARE FEET.
MINIMUM LOT WIDTH SHALL BE 70 FEET.

SETBACKS - R-1B:

- MINIMUM FRONT YARD SETBACKS: 15 FEET, EXCEPT 20 FEET FOR GARAGES FACING STREET.
MINIMUM REAR YARD SETBACKS: 15 FEET
MINIMUM SIDE YARD SETBACKS: 5 FEET, EXCEPT 10 FEET FOR LOTS ADJACENT TO ROADWAY. ZERO LOT LINE IS PERMITTED PROVIDED 10 FEET OF SEPARATION BETWEEN BUILDINGS IS MAINTAINED.
ALL R-1B LOTS ARE SUBJECT TO IDO SECTION 3-4(M) VOLCANO MESA CPO-12, INCLUDING TABLE 3-4-1 ALLOWABLE GARAGE TYPES.

SETBACKS - R-1D:

- MINIMUM FRONT YARD SETBACKS: 20 FEET
MINIMUM REAR YARD SETBACKS: 15 FEET
MINIMUM SIDE YARD SETBACKS: 10 FEET
ALL R-1D LOTS ARE SUBJECT TO IDO SECTION 3-4(M) VOLCANO MESA CPO-12, INCLUDING TABLE 3-4-1 ALLOWABLE GARAGE TYPES.
LOTS 7 AND 16 SETBACKS SHALL BE CONSISTENT WITH IDO SECTION 3-4(M)(3).

Table with 2 columns: SIDE, FEET. Rows: FRONT 25 FEET, SIDE 15 FEET, REAR 15 FEET.

DENSITY:

- 3.8 DWELLING UNITS PER ACRE.

ARCHITECTURE:

- BUILDINGS SHALL COMPLY WITH IDO SECTION 14-16-3-6(E) NORTHWEST MESA ESCARPMENT - VPO-2 REGARDING COLORS, REFLECTIVITY, AND ROOF-MOUNTED EQUIPMENT.
ACCENT COLORS ON DWELLING UNITS WILL NOT CONTRAST THE PREDOMINANT COLOR OF THE BUILDING MORE THAN 10 PERCENT OF EACH FAÇADE.
SEE GENERAL NOTES FOR CPO-12 DESIGN STANDARDS.

LANDSCAPE PLAN:

- THE LANDSCAPE PLAN IS PROVIDED ON SHEET 2.

SITE LIGHTING:

- ALL SITE LIGHTING IS LIMITED TO 20 FEET TALL.

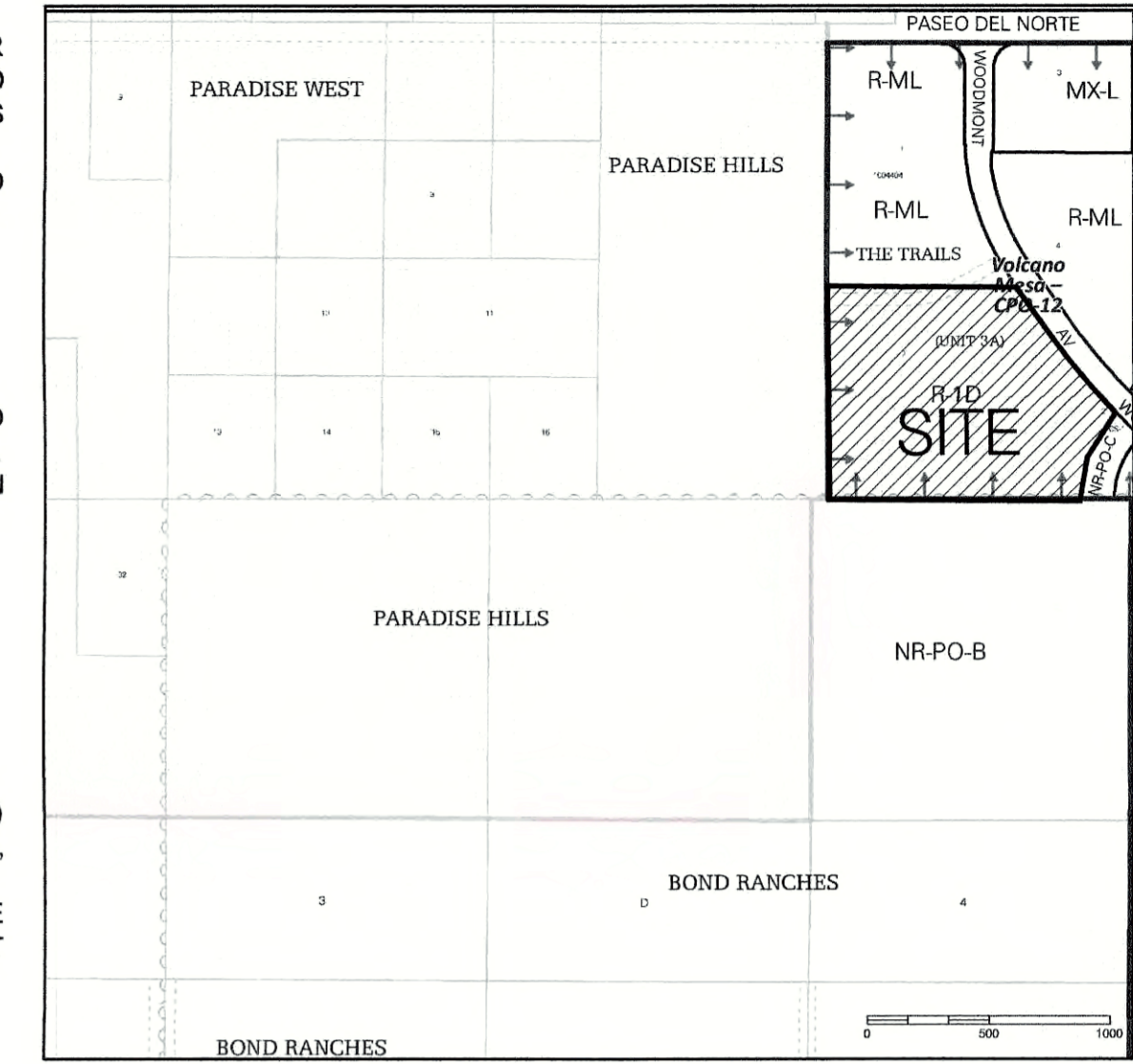
GENERAL NOTES:

- BUILDINGS SHALL COMPLY WITH IDO SECTION 14-16-5-2(H) MAJOR PUBLIC OPEN SPACE EDGES.
PRIVATE OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
FENCING SHALL BE 6' SPLIT-FACE CMU, CONSISTENT WITH THE TRAILS STANDARD PERIMETER WALL DETAIL.
BUILDINGS SHALL COMPLY WITH IDO SECTION 14-16-3-4(M)(5) VOLCANO MESA CPO-12 DEVELOPMENT STANDARDS.
ANY LOTS OVER 10,000 SF IN THE EXISTING R-1B OR R-1D ZONES SHALL BE LIMITED TO ONE-STORY.

OFF-SITE LANDSCAPING SHALL BE PROVIDED FOR TRACT OS-1 AS FOLLOWS:

- FOUR (4) STREET TREES SHALL BE PROVIDED ALONG WOODMONT AVENUE CONSISTENT WITH THE LANDSCAPING PLAN (NETLEAF HACKBERRY);
PROVIDE A MINIMUM OF FIVE (5) NATIVE TREES ALONG THE SOUTHERN BOUNDARY TO BE CONSISTENT WITH THE LANDSCAPING ALONG TRACT 1 ADJACENT TO THE PETROGLYPH NATIONAL MONUMENT (DESERT WILLOW, NEW MEXICO OLIVE, AND PINON PINE);
THE EXISTING TRACT A, WHICH IS LOCATED WITHIN THE DURANGO SUBDIVISION WILL PROVIDE FOR AN ADEQUATE LANDSCAPE BUFFER BETWEEN TRACT OS-1 AND MANCOS STREET; AND
ALL DISTURBED AREAS FROM THE CONSTRUCTION SHALL BE REVEGETATED CONSISTENT WITH THE EXISTING CONDITIONS.
IRRIGATION FOR THE STREET TREES ADJACENT TO TRACT OS-1 SHALL BE INSTALLED BY THE OWNER/DEVELOPER OF CATALONIA AND TURNED OVER TO THE TRAILS COMMUNITY ASSOCIATION FOR MAINTENANCE.
REVEGETATION AND TEMPORARY IRRIGATION TO SUPPORT THE NATIVE LANDSCAPING WITHIN TRACT OS-1, INCLUDING THE NATIVE TREES ALONG THE SOUTHERN BOUNDARY ADJACENT TO THE PETROGLYPH NATIONAL MONUMENT, SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER OF CATALONIA UNTIL THOSE PLANTS ARE ESTABLISHED AT WHICH TIME THEY WILL BE TURNED OVER TO THE TRAILS COMMUNITY ASSOCIATION FOR MAINTENANCE.

SITE VICINITY



TRACTS (SHALL BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION)

Table with 3 columns: Letter, Area (SF), and Description. Rows A through J listing landscape areas and private park.

PROJECT NUMBER: 2018-001198

Application Number: SI-2019-00149

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated July 11, 2019 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) No. If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Approval table with columns for Name, Title, and Date. Includes signatures for Traffic Engineering, City Engineer, Code Enforcement, and DRB Chairperson.

CATALONIA AT THE TRAILS

SITE PLAN

Prepared For:

PV Trails Albuquerque, LLC

CONSENSUS PLANNING, INC. Planning / Landscape Architecture 302 Eighth Street NW Albuquerque, NM 87102 (505) 764-9801 Fax 842-5495 e-mail: cp@consensusplanning.com

Bohannon & Huston www.bhinc.com 800.877.5332

Prepared By:

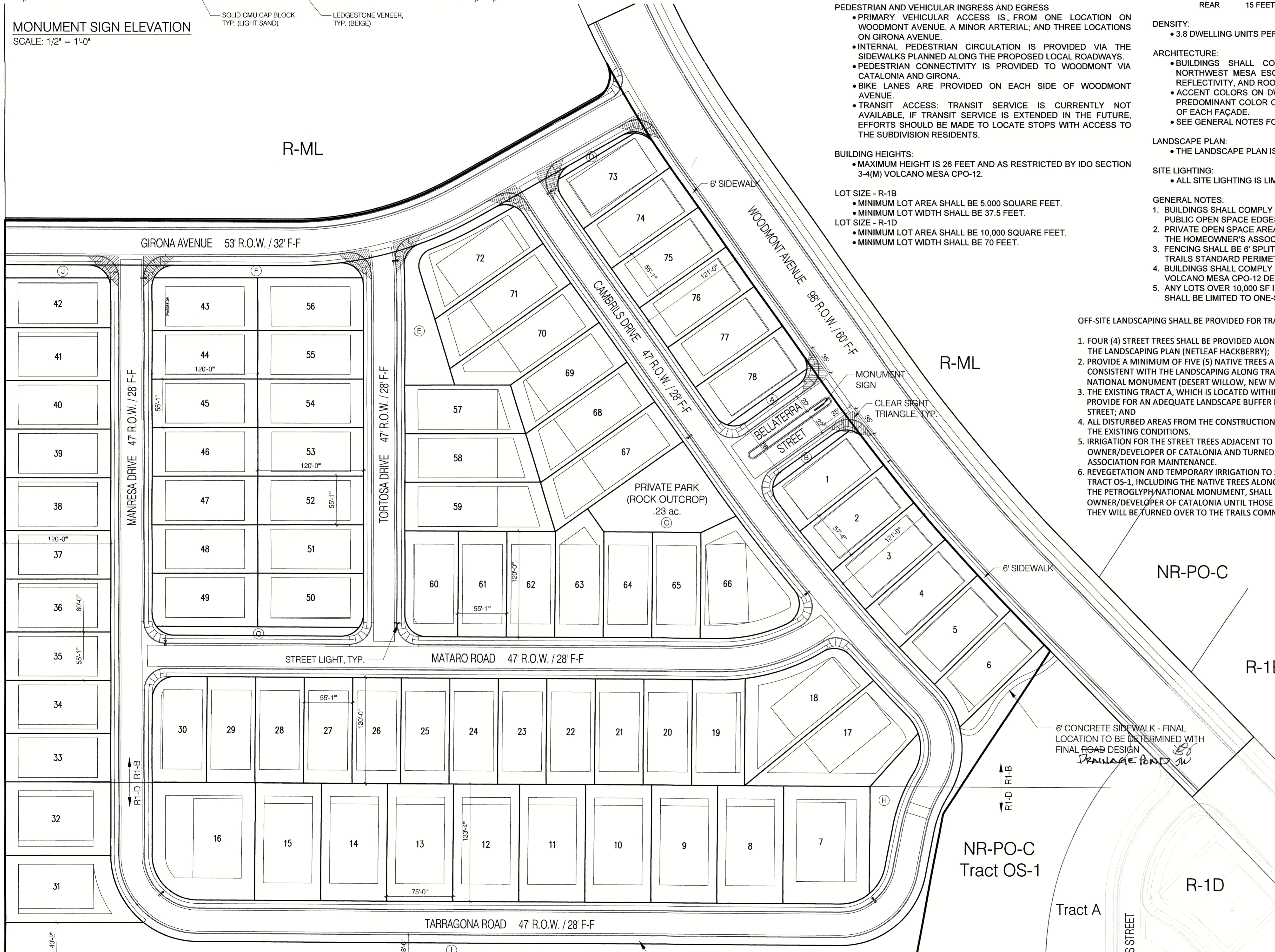
Consensus Planning, Inc. Bohannon Huston, Inc.

Scale: 1" = 60'



November 5, 2019

Sheet 1 of 4



EXISTING 5-STRAND SMOOTH WIRE FENCE AT BOUNDARY WITH OPEN SPACE, TYP.

NR-PO-B

NOTE: NO SIDEWALK PROVIDED ALONG OPEN SPACE BUFFER TO PETROGLYPH NATIONAL MONUMENT.

NR-PO-C Tract OS-1

Tract A

R-1D

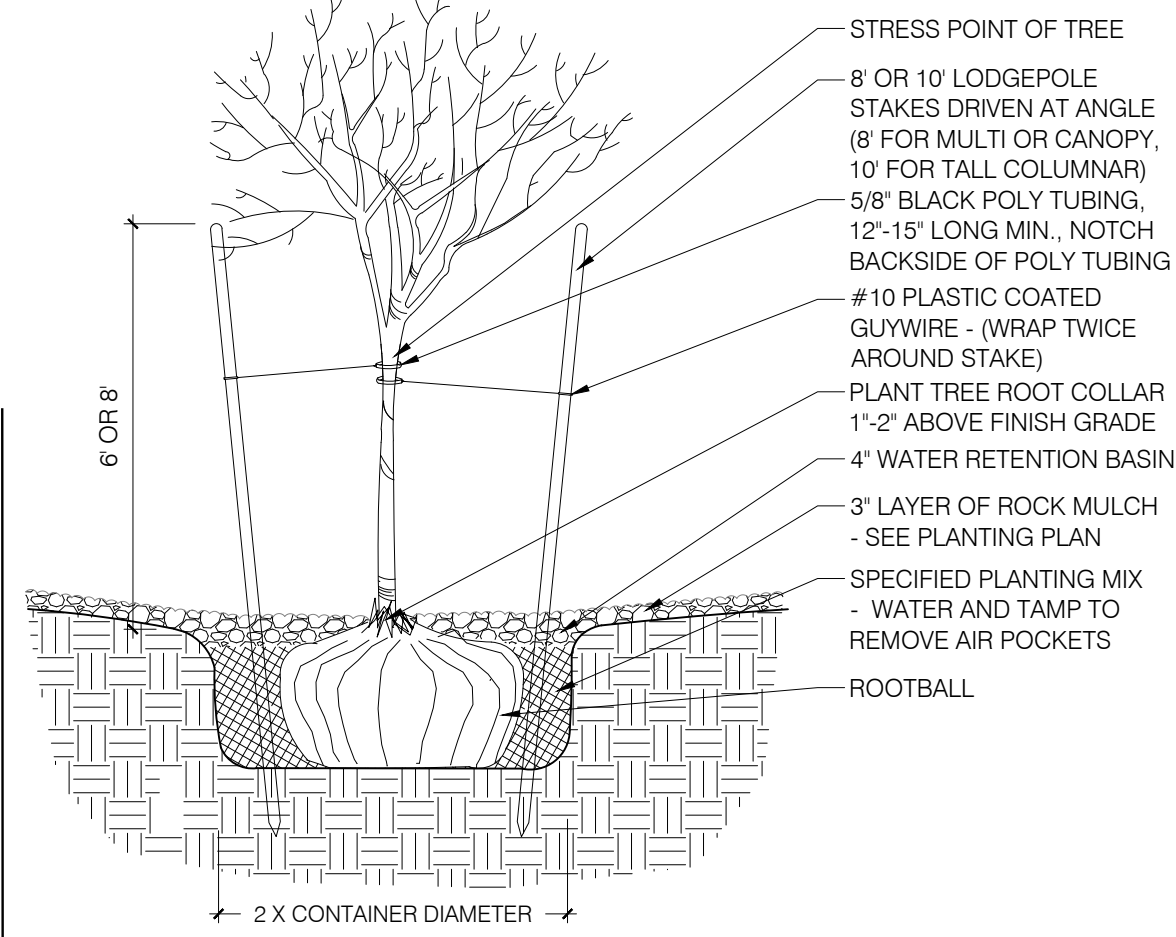
NR-PO-C

R-1B

R-ML

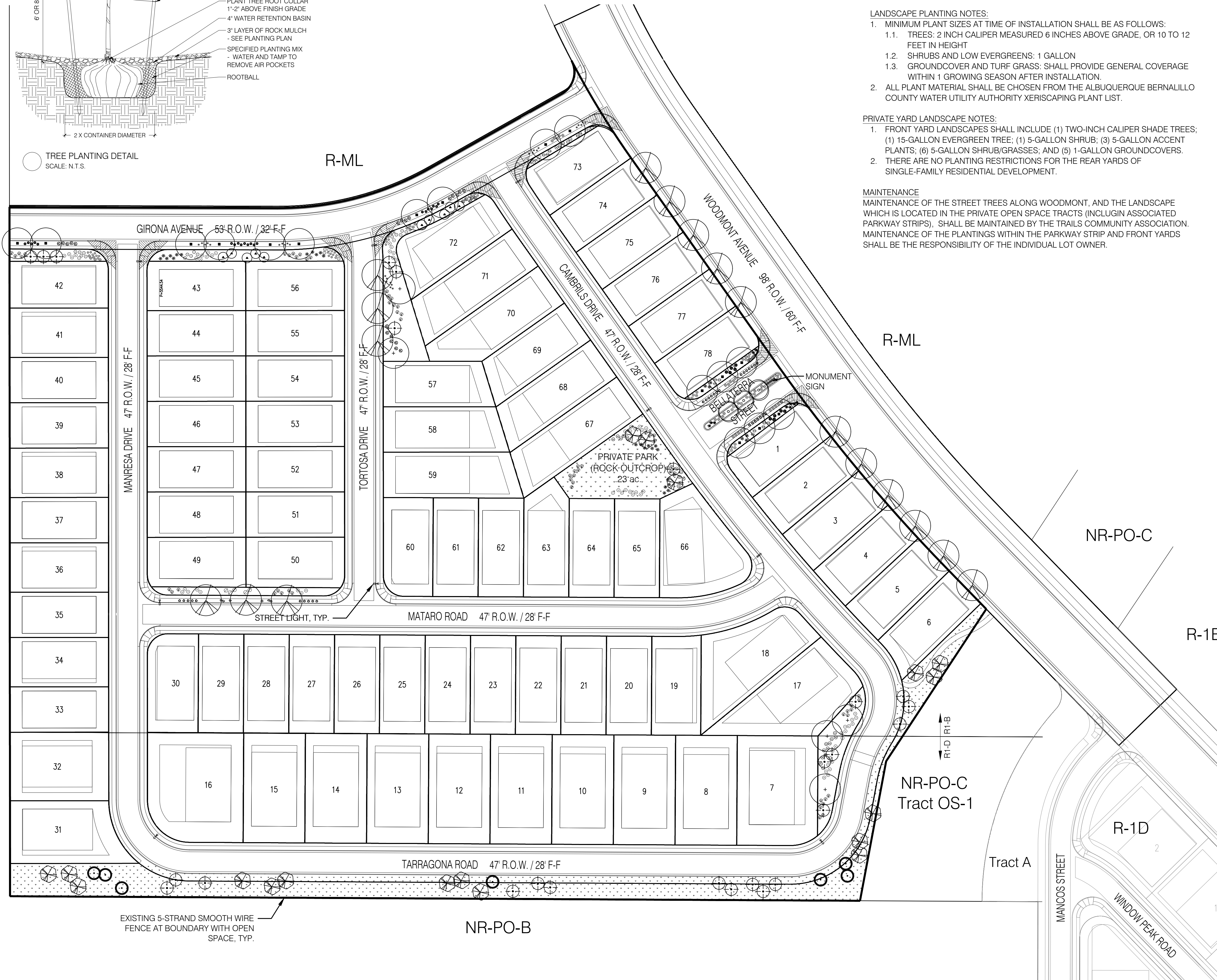
R-ML

- NOTES:
 A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
 B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
 C. REMOVE ROPE AND BURLAP AFTER PLANTING.



TREE PLANTING DETAIL
 SCALE: N.T.S.

UNINCORPORATED BERNALILLO COUNTY



LANDSCAPE CONCEPT

GENERAL
 THE DESIGN AND PROVISION OF LANDSCAPING FOR CATALONIA WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, POLLEN ORDINANCE, AND THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY-SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

STREET TREE ORDINANCE REQUIREMENTS
 WOODMONT AVENUE IS AN URBAN LOCAL STREET, AND AS SUCH, FALLS UNDER THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE STREET TREE ORDINANCE. STREETS WITHIN CATALONIA ARE CLASSIFIED AS LOCAL STREETS AND DO NOT FALL UNDER THE REQUIREMENTS OF THE STREET TREE ORDINANCE.

- LANDSCAPE PLANTING NOTES:
 1. MINIMUM PLANT SIZES AT TIME OF INSTALLATION SHALL BE AS FOLLOWS:
 1.1. TREES: 2 INCH CALIPER MEASURED 6 INCHES ABOVE GRADE, OR 10 TO 12 FEET IN HEIGHT
 1.2. SHRUBS AND LOW EVERGREENS: 1 GALLON
 1.3. GROUND COVER AND TURF GRASS: SHALL PROVIDE GENERAL COVERAGE WITHIN 1 GROWING SEASON AFTER INSTALLATION.
 2. ALL PLANT MATERIAL SHALL BE CHOSEN FROM THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY XERISCAPING PLANT LIST.

- PRIVATE YARD LANDSCAPE NOTES:
 1. FRONT YARD LANDSCAPES SHALL INCLUDE (1) TWO-INCH CALIPER SHADE TREES; (1) 15-GALLON EVERGREEN TREE; (1) 5-GALLON SHRUB; (3) 5-GALLON ACCENT PLANTS; (6) 5-GALLON SHRUB/GRASSES; AND (5) 1-GALLON GROUNDCOVERS.
 2. THERE ARE NO PLANTING RESTRICTIONS FOR THE REAR YARDS OF SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

MAINTENANCE
 MAINTENANCE OF THE STREET TREES ALONG WOODMONT, AND THE LANDSCAPE WHICH IS LOCATED IN THE PRIVATE OPEN SPACE TRACTS (INCLUDING ASSOCIATED PARKWAY STRIPS), SHALL BE MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION. MAINTENANCE OF THE PLANTINGS WITHIN THE PARKWAY STRIP AND FRONT YARDS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.

- PLANT PALETTE
 TREES (WATER USE)
 ACER NEGUNDO 'SENSATION' / SENSATION BOX ELDER (M)
 CELTIS RETICULATA / NETLEAF HACKBERRY (M)
 CHILOPSIS LINEARIS 'BUBBA' / DESERT WILLOW (L)
 FORESTIERA NEOMEXICANA / NEW MEXICO OLIVE (M)
 GLEDITSIA TRIACANTHOS / HONEYLOCUST (M+)
 PINUS EDULIS / PINON PINE (M)
 PISTACHIA CHINENSIS / CHINESE PISTACHE (M+)
 VITEX AGNUS CASTUS / CHASTE TREE (M+)
 SHRUBS (WATER USE)
 ACHILLEA 'MOONSHINE' / MOONSHINE YARROW (L)
 ARTEMISIA FILIFOLIA / SAND SAGE (L)
 CAESALPINIA MEXICANA / RED BIRD OF PARADISE (M)
 CARYOPTERIS CLAND 'DARK NIGHT' / DARK NIGHT BLUE MIST (M)
 CHRYSOTHAMNUS NAUSEOSUS 'BLUE' / BLUE CHAMISA (L+)
 DASYLIRION WHEELERI / DESERT SOTOL (M)
 ERICAMERIA LARICIFOLIA 'AGUIRRE' / DWARF TURPENTINE BUSH (L+)
 FALLUGIA PARDOXA / APACHE PLUME (L)
 HESPERALOE PARVIFLORA / RED YUCCA (M)
 PINUS MUGO MUGHUS / MUGO PINE (M)
 RHUS TRILOBATA / THREE-LEAF SUMAC (M)
 SALVIA DORRII / DESERT PURPLE SAGE (L)
 GRASSES (WATER USE)
 CALAMAGROSTIS ACUTIFLORA / KARL FOERSTER REED GRASS (M)
 MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS (M)
 NOLINA MICROCARPA / BEAR GRASS (M)
 GROUNDCOVERS (WATER USE)
 JUNIPERUS HORIZONTALIS / BAR HARBOR CREEPING JUNIPER (M)
 RHUS TRILOBATA / AUTUMN AMBER THREE LEAF SUMAC (M)
 MOSS ROCK BOULDERS 3' X 3' MIN.

NATURAL AREA TO BE REMAIN UNDISTURBED DURING CONSTRUCTION TO THE EXTENT POSSIBLE. DISTURBED AREAS SHALL BE REVEGETATED CONSISTENT WITH THE EXISTING CONDITIONS.

- OFF-SITE LANDSCAPING SHALL BE PROVIDED FOR TRACT OS-1 AS FOLLOWS:
 1. FOUR (4) STREET TREES SHALL BE PROVIDED ALONG WOODMONT AVENUE CONSISTENT WITH THE LANDSCAPING PLAN (NETLEAF HACKBERRY);
 2. PROVIDE A MINIMUM OF FIVE (5) NATIVE TREES ALONG THE SOUTHERN BOUNDARY TO BE CONSISTENT WITH THE LANDSCAPING ALONG TRACT A ADJACENT TO THE PETROGLYPH NATIONAL MONUMENT (DESERT WILLOW, NEW MEXICO OLIVE, AND PINON PINE);
 3. THE EXISTING TRACT A, WHICH IS LOCATED WITHIN THE DURANGO SUBDIVISION WILL PROVIDE FOR AN ADEQUATE LANDSCAPE BUFFER BETWEEN TRACT OS-1 AND MANCOS STREET; AND
 4. ALL DISTURBED AREAS FROM THE CONSTRUCTION SHALL BE REVEGETATED CONSISTENT WITH THE EXISTING CONDITIONS.
 5. IRRIGATION FOR THE STREET TREES ADJACENT TO TRACT OS-1 SHALL BE INSTALLED BY THE OWNER/DEVELOPER OF CATALONIA AND TURNED OVER TO THE TRAILS COMMUNITY ASSOCIATION FOR MAINTENANCE.
 6. REVEGETATION AND TEMPORARY IRRIGATION TO SUPPORT THE NATIVE LANDSCAPING WITHIN TRACT OS-1, INCLUDING THE NATIVE TREES ALONG THE SOUTHERN BOUNDARY ADJACENT TO THE PETROGLYPH NATIONAL MONUMENT, SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER OF CATALONIA UNTIL THOSE PLANTS ARE ESTABLISHED AT WHICH TIME THEY WILL BE TURNED OVER TO THE TRAILS COMMUNITY ASSOCIATION FOR MAINTENANCE.

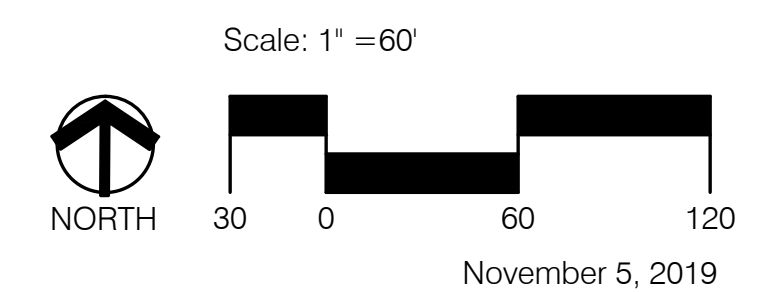
CATALONIA
 AT THE TRAILS

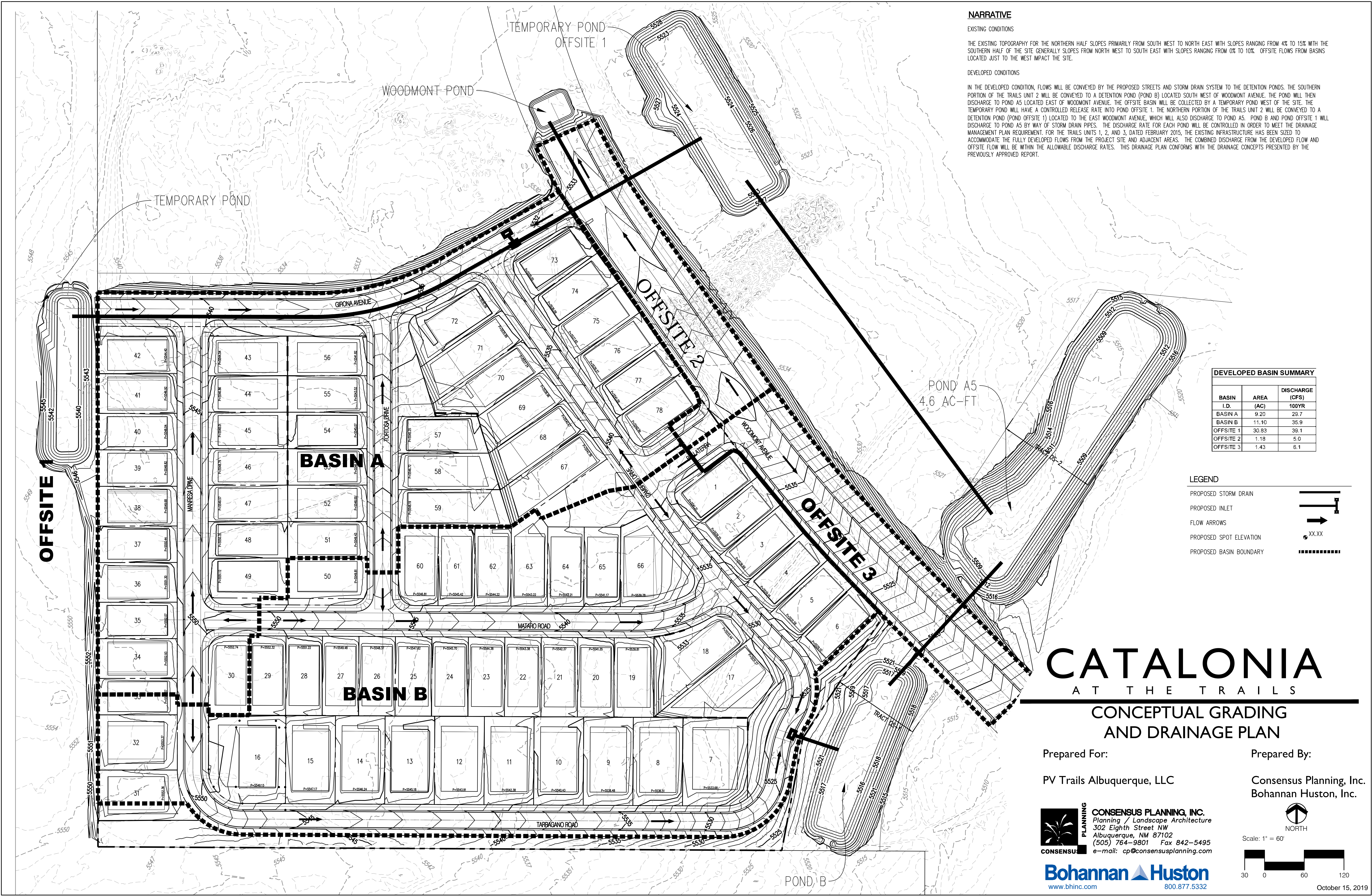
LANDSCAPE PLAN

Prepared For: PV Trails Albuquerque, LLC
 Prepared By: Consensus Planning, Inc. Bohannon Huston, Inc.

CONSENSUS PLANNING, INC.
 Planning / Landscape Architecture
 302 Eighth Street NW
 Albuquerque, NM 87102
 (505) 764-9801 Fax 842-5495
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Bohannon Huston
 www.bhinc.com 800.877.5332





NARRATIVE

EXISTING CONDITIONS

THE EXISTING TOPOGRAPHY FOR THE NORTHERN HALF SLOPES PRIMARILY FROM SOUTH WEST TO NORTH EAST WITH SLOPES RANGING FROM 4% TO 15% WITH THE SOUTHERN HALF OF THE SITE GENERALLY SLOPES FROM NORTH WEST TO SOUTH EAST WITH SLOPES RANGING FROM 0% TO 10%. OFFSITE FLOWS FROM BASINS LOCATED JUST TO THE WEST IMPACT THE SITE.

DEVELOPED CONDITIONS

IN THE DEVELOPED CONDITION, FLOWS WILL BE CONVEYED BY THE PROPOSED STREETS AND STORM DRAIN SYSTEM TO THE DETENTION PONDS. THE SOUTHERN PORTION OF THE TRAILS UNIT 2 WILL BE CONVEYED TO A DETENTION POND (POND B) LOCATED SOUTH WEST OF WOODMONT AVENUE. THE POND WILL THEN DISCHARGE TO POND A5 LOCATED EAST OF WOODMONT AVENUE. THE OFFSITE BASIN WILL BE COLLECTED BY A TEMPORARY POND WEST OF THE SITE. THE TEMPORARY POND WILL HAVE A CONTROLLED RELEASE RATE INTO POND OFFSITE 1. THE NORTHERN PORTION OF THE TRAILS UNIT 2 WILL BE CONVEYED TO A DETENTION POND (POND OFFSITE 1) LOCATED TO THE EAST WOODMONT AVENUE, WHICH WILL ALSO DISCHARGE TO POND A5. POND B AND POND OFFSITE 1 WILL DISCHARGE TO POND A5 BY WAY OF STORM DRAIN PIPES. THE DISCHARGE RATE FOR EACH POND WILL BE CONTROLLED IN ORDER TO MEET THE DRAINAGE MANAGEMENT PLAN REQUIREMENT. FOR THE TRAILS UNITS 1, 2, AND 3, DATED FEBRUARY 2015, THE EXISTING INFRASTRUCTURE HAS BEEN SIZED TO ACCOMMODATE THE FULLY DEVELOPED FLOWS FROM THE PROJECT SITE AND ADJACENT AREAS. THE COMBINED DISCHARGE FROM THE DEVELOPED FLOW AND OFFSITE FLOW WILL BE WITHIN THE ALLOWABLE DISCHARGE RATES. THIS DRAINAGE PLAN CONFORMS WITH THE DRAINAGE CONCEPTS PRESENTED BY THE PREVIOUSLY APPROVED REPORT.

DEVELOPED BASIN SUMMARY

BASIN I.D.	AREA (AC)	DISCHARGE (CFS) 100YR
BASIN A	9.20	29.7
BASIN B	11.10	35.9
OFFSITE 1	30.83	39.1
OFFSITE 2	1.18	5.0
OFFSITE 3	1.43	6.1

LEGEND

- PROPOSED STORM DRAIN
- PROPOSED INLET
- FLOW ARROWS
- PROPOSED SPOT ELEVATION
- PROPOSED BASIN BOUNDARY

CATALONIA

AT THE TRAILS

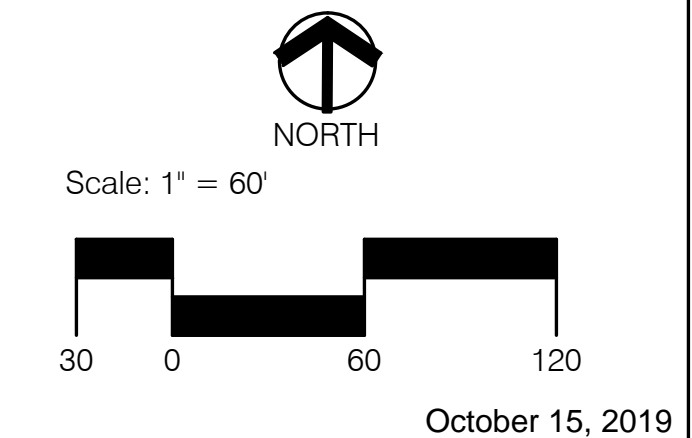
CONCEPTUAL GRADING AND DRAINAGE PLAN

Prepared For:
PV Trails Albuquerque, LLC

Prepared By:
Consensus Planning, Inc.
Bohannon Huston, Inc.

CONSENSUS PLANNING
CONSENSUS PLANNING, INC.
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 Albuquerque, NM 87102
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Bohannon Huston
 www.bhinc.com 800.877.5332



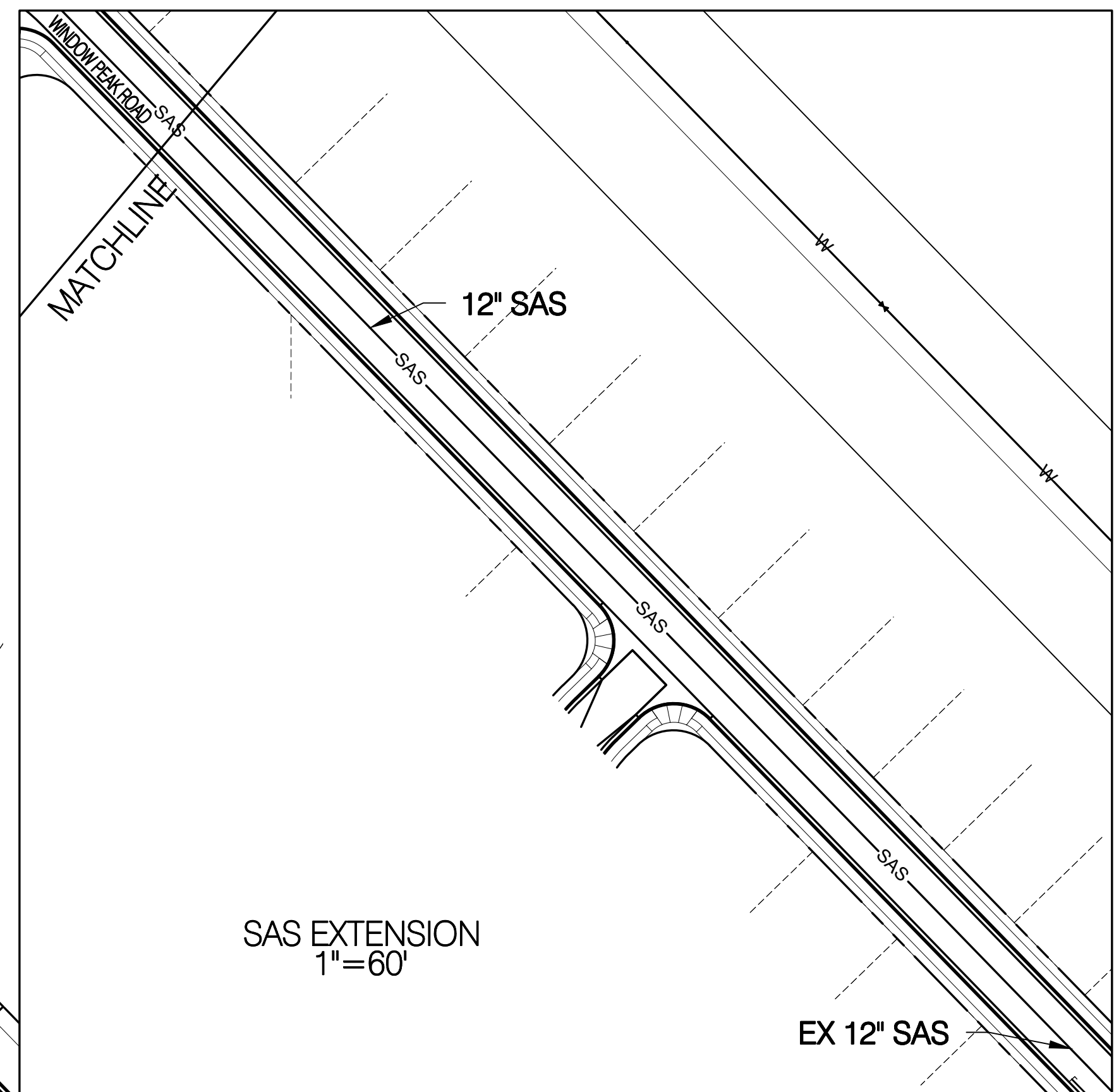
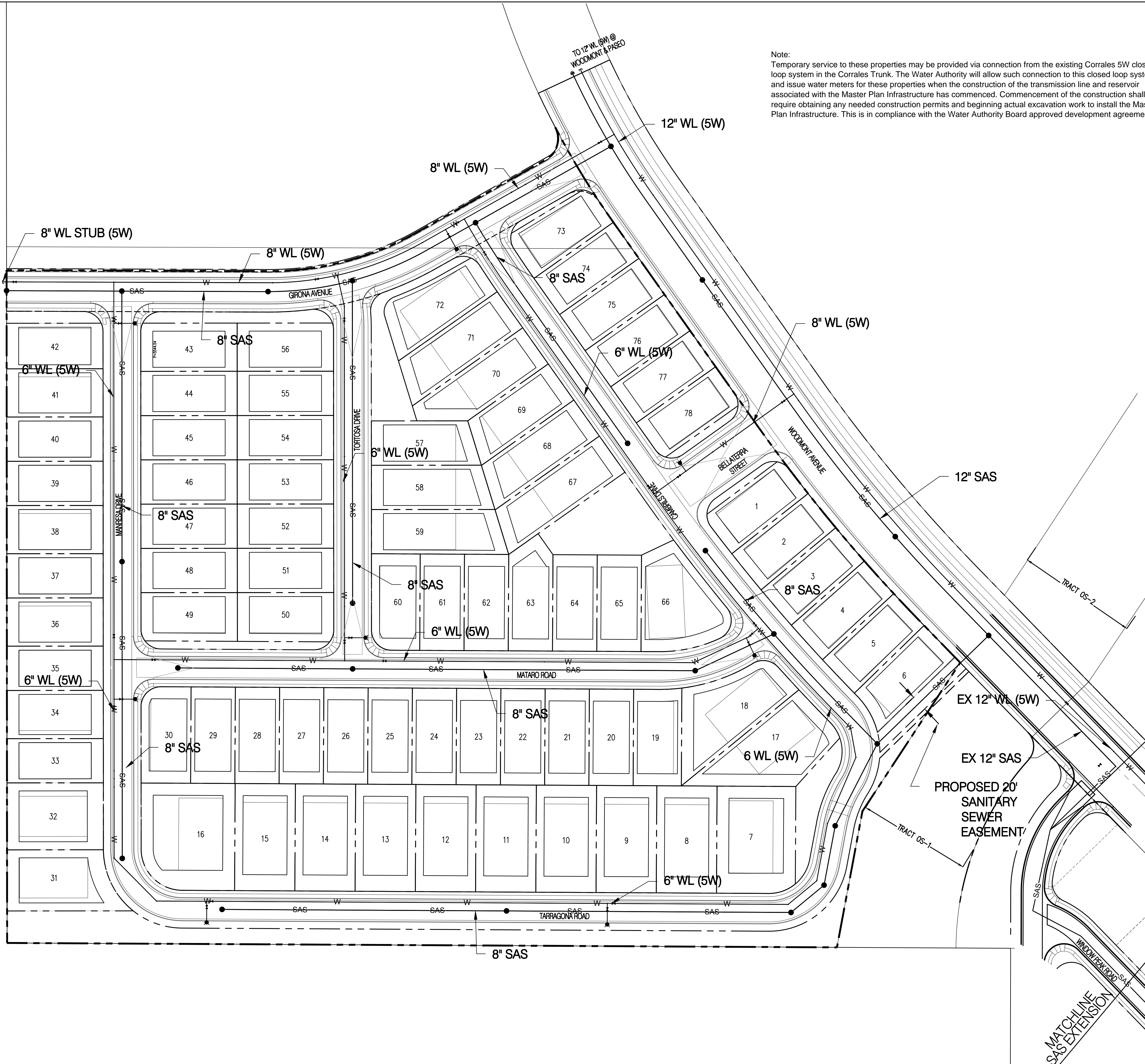
NOTES

1. ALL WATER AND SANITARY SEWER LINES SHALL BE LOCATED WITHIN PUBLIC RIGHT OF WAY OR AN UTILITY EASEMENT THAT WILL BE DEDICATED TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) WITH FUTURE PLATS.
2. ALL EXISTING WATER AND SANITARY SEWER LINES ARE LOCATED WITHIN CITY OF ALBUQUERQUE (COA) PUBLIC RIGHT-OF-WAY OR WITHIN AN EXISTING ABCWUA UTILITY EASEMENT.
3. UTILITY LINES AND FIRE HYDRANT'S SHALL BE LOCATED PER CRITERIA STATED IN THE COA'S DEVELOPMENT PROCESS MANUAL.
4. ALL FUTURE WATER AND SANITARY SEWER LINES SHALL BE DESIGNED IN ACCORDANCE WITH CRITERIA STATED IN THE APPROVED WATER-SANITARY SEWER AVAILABILITY LETTER PROVIDED BY ABCWUA.
5. THE SITE LIES WITHIN PRESSURE ZONE 5W WITH TWO 8" STUB INTO THE SITE

Note:
Temporary service to these properties may be provided via connection from the existing Corrales SW closed loop system in the Corrales Trunk. The Water Authority will allow such connection to this closed loop system and issue water meters for these properties when the construction of the transmission line and reservoir associated with the Master Plan Infrastructure has commenced. Commencement of the construction shall require obtaining any needed construction permits and beginning actual excavation work to install the Master Plan Infrastructure. This is in compliance with the Water Authority Board approved development agreement.

LEGEND

PROPERTY LINE	———
EXISTING CURB AND GUTTER	———
PROPOSED CURB AND GUTTER	———
PROPOSED SANITARY SEWER	—●— SAS
PROPOSED WATER LINE	—W—
EXISTING STORM DRAIN	———
EXISTING SANITARY SEWER	———
EXISTING WATER LINE	———



CATALONIA

AT THE TRAILS

CONCEPTUAL UTILITY PLAN

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