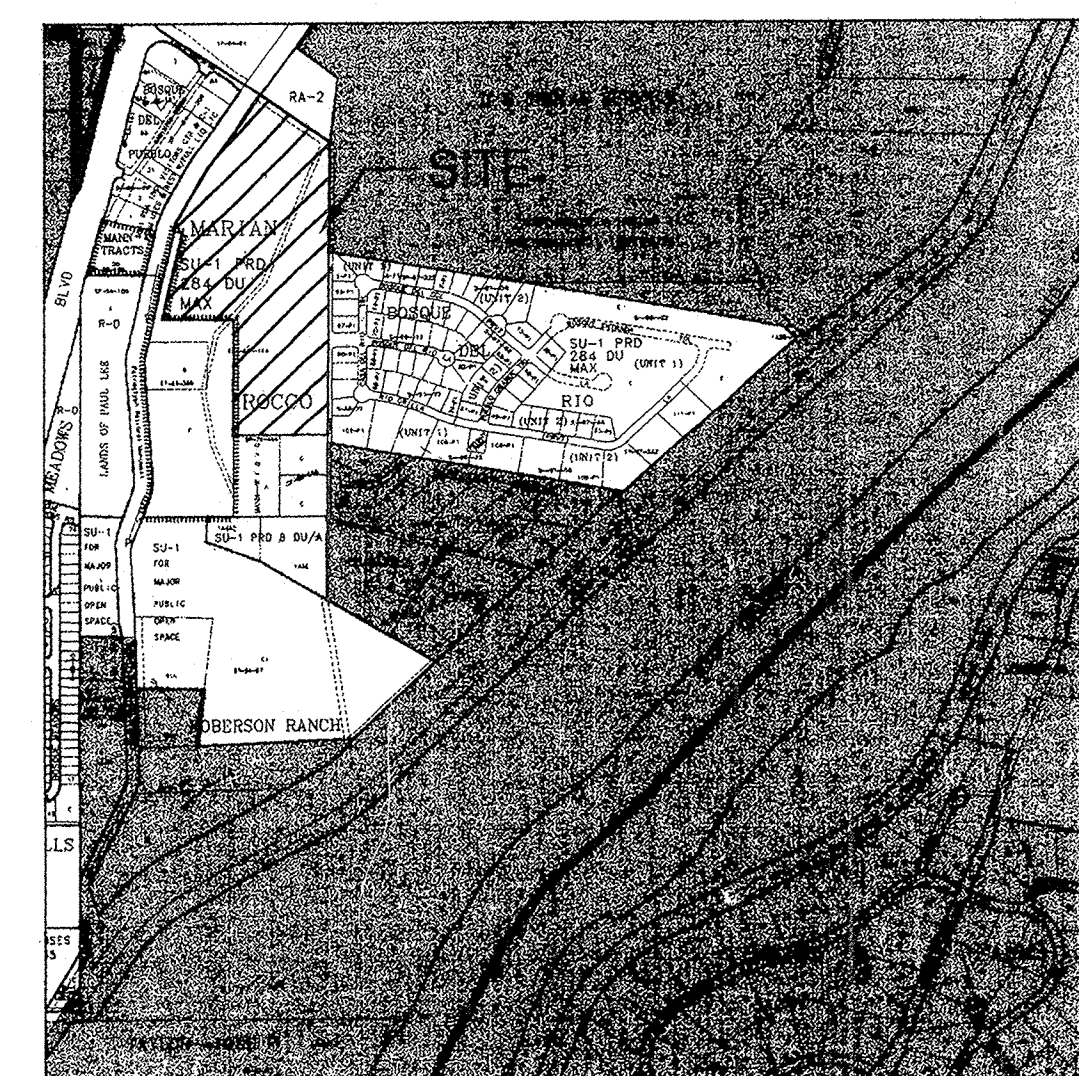


PARCEL "C"

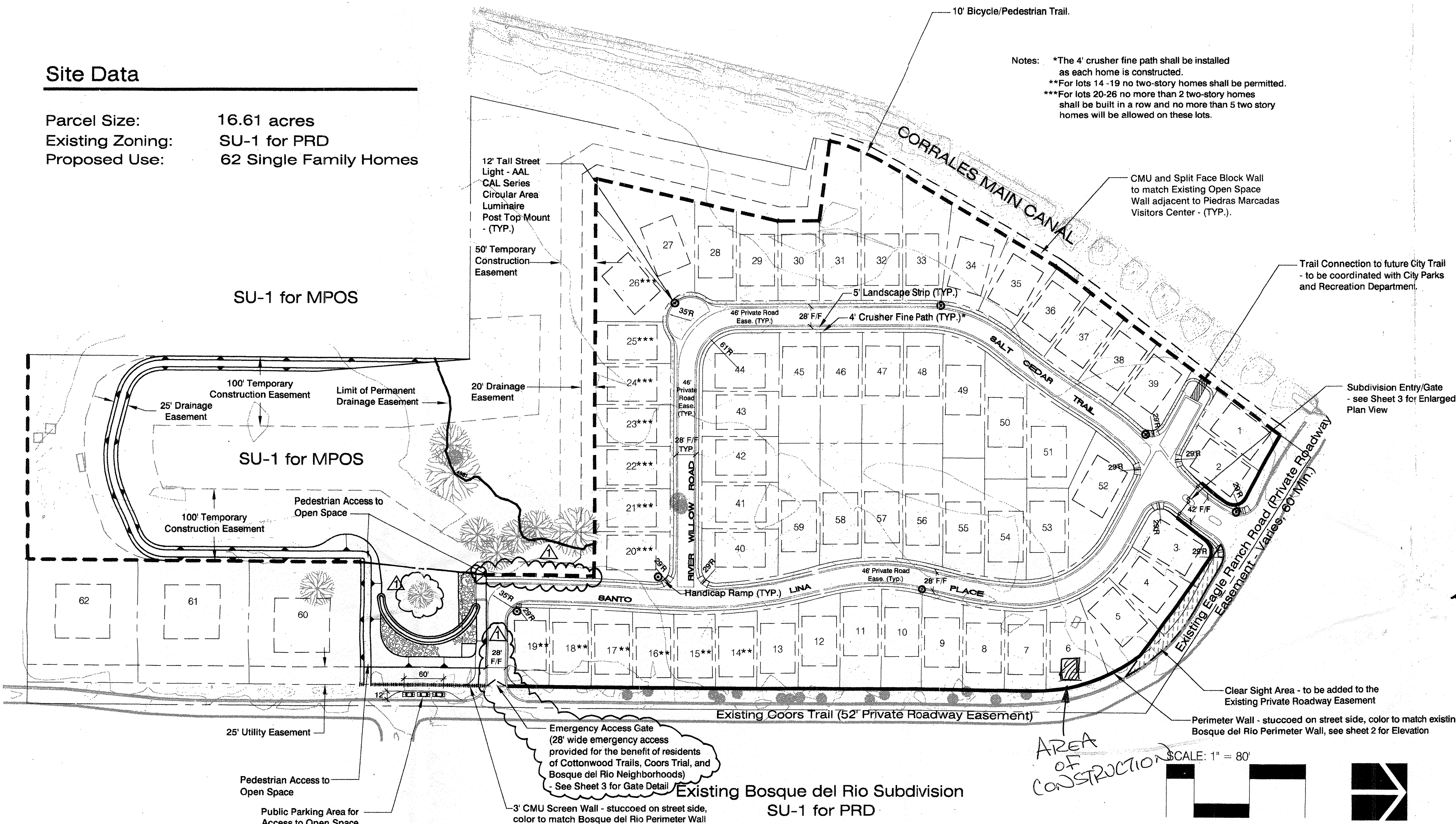
Site Data

Parcel Size: 16.61 acres  
 Existing Zoning: SU-1 for PRD  
 Proposed Use: 62 Single Family Homes

VICINITY MAP



COA Zone Atlas D-13

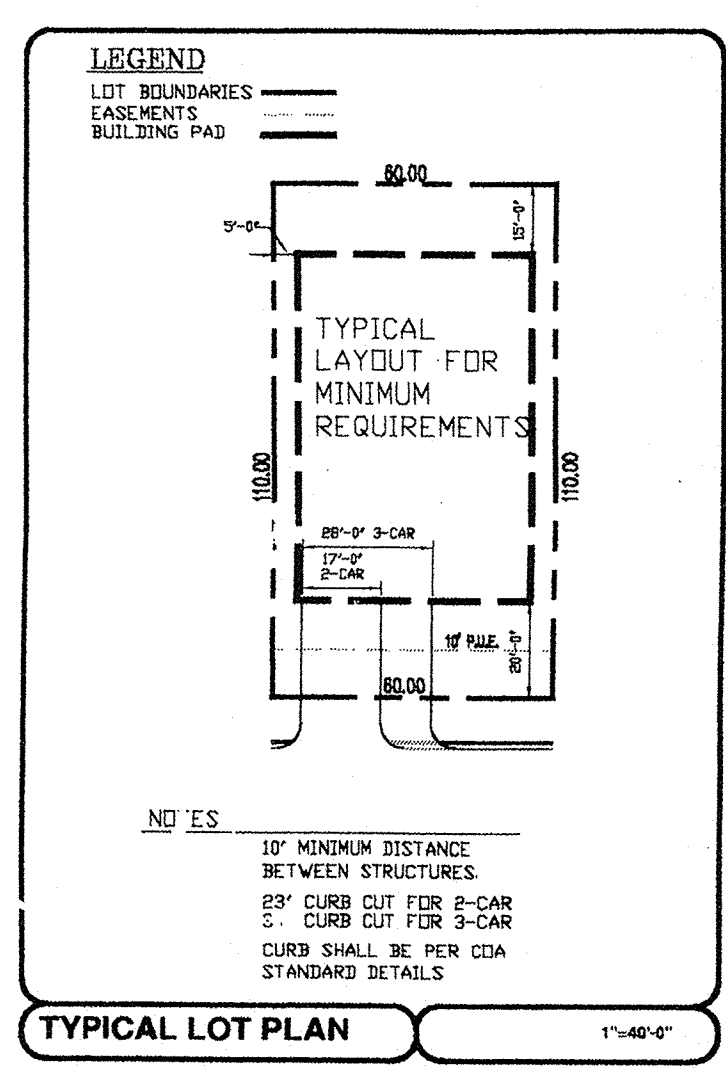
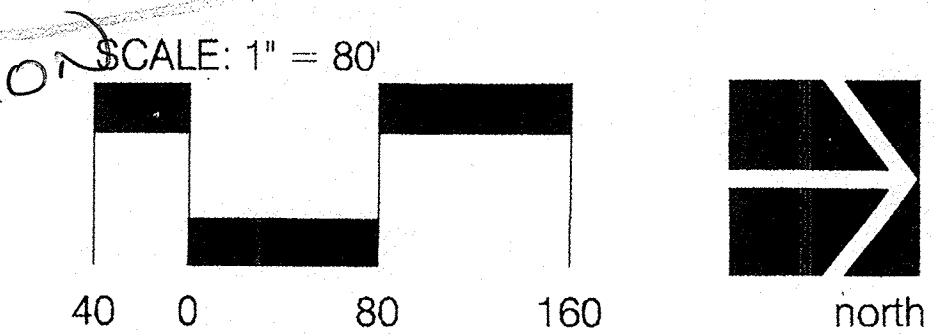


Notes: \*The 4' crusher fine path shall be installed as each home is constructed.  
 \*\*For lots 14 - 19 no two-story homes shall be permitted.  
 \*\*\*For lots 20-26 no more than 2 two-story homes shall be built in a row and no more than 5 two story homes will be allowed on these lots.

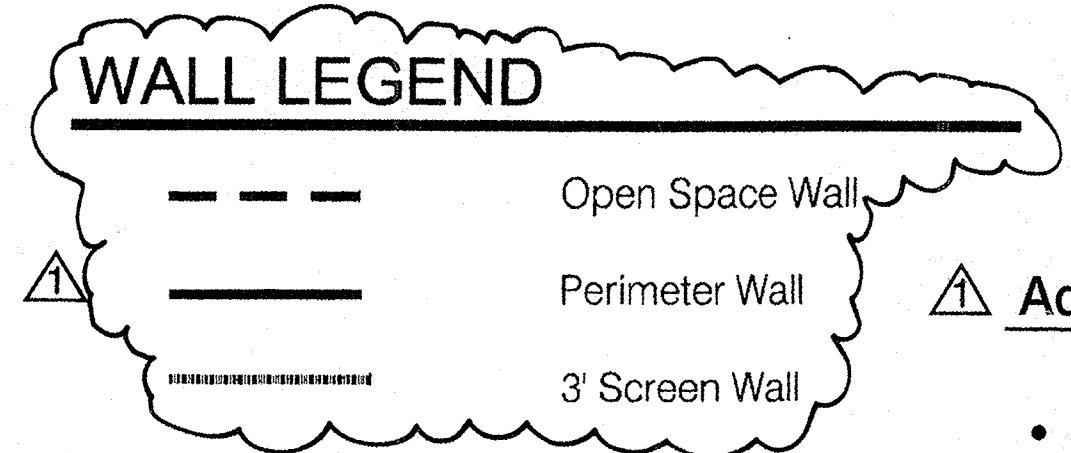
DRB #s: 01450 00000 00058 / 01450 00000 00059  
 EPC #s: 00128 00000 00586 / 00128 00000 00587

APPROVALS Project #: 400403

1000493	1/12/01
Richard Dent	3-01-01
City Engineer/AMAFCA	4/6/01
Page A Sheen	2/07/01
Adriana E. Candalaria	2/07/01
Solid Waste Department	



Lot Number	Area In Square Feet	Area In Acres
1	6,647.04	0.1526
2	6,871.28	0.1577
3	7,181.56	0.1649
4	7,938.28	0.1822
5	8,907.21	0.2045
6	8,445.14	0.1939
7	6,867.53	0.1577
8	7,157.14	0.1643
9	7,831.89	0.1798
10	8,547.91	0.1962
11	8,588.64	0.1972
12	7,907.29	0.1815
13	7,086.13	0.1627
14	6,576.43	0.1510
15	6,378.28	0.1464
16	6,479.42	0.1487
17	6,694.77	0.1537
18	6,835.95	0.1569
19	6,655.21	0.1528
20	7,606.61	0.1746
21	6,591.69	0.1513
22	6,591.69	0.1513
23	6,563.75	0.1507
24	6,591.69	0.1513
25	6,380.36	0.1465
26	10,195.03	0.2340
27	14,620.27	0.3356
28	7,729.29	0.1774
29	7,070.67	0.1623
30	6,657.47	0.1528
31	12,452.87	0.2859
32	11,828.99	0.2716
33	10,535.58	0.2419
34	8,827.47	0.2027
35	7,462.94	0.1713
36	6,701.20	0.1538
37	6,747.24	0.1549
38	6,623.94	0.1521
39	7,627.12	0.1751
40	8,053.78	0.1849
41	7,153.22	0.1642
42	7,154.05	0.1642
43	7,150.00	0.1641
44	8,714.94	0.2001
45	9,526.15	0.2187
46	9,598.44	0.2203
47	9,615.56	0.2207
48	9,612.90	0.2207
49	10,133.93	0.2326
50	9,631.67	0.2211
51	9,827.60	0.2256
52	10,436.62	0.2396
53	7,348.82	0.1687
54	8,401.32	0.1929
55	9,628.23	0.2210
56	10,024.56	0.2301
57	9,662.41	0.2218
58	9,950.81	0.2284
59	10,786.61	0.2476
60	28,798.00	0.6611
61	28,741.66	0.6598
62	28,797.14	0.6611



ADMINISTRATIVE DEVELOPMENT PLAN AMENDMENT  
 FILE NO. AA-02236-2012  
 3/19/02  
 PLANNING DIRECTOR DATE

Cottonwood Trails

SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT

Prepared for: Garrett Group, Inc. PO Box 10285 Albuquerque, NM 87184-0285

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

Isaacson & Arfman, P.A. 128 Monroe Street NE Albuquerque, NM 87108

Consensus Planning January 10, 2001 Revised: February 13, 2002 Sheet 1 Of 8

- Revised wall adjacent to City Open Space (Lots 18-26 & 60-62) to allow wrought iron view fencing (see new Sheet 3B).
- Added section of Open Space wall along the west side of Santo Lina Place (see Sheet 1).
- Revised note regarding existing cottonwood in the detention pond (see Sheets 2 & 3).
- Added Sheet 3B, Open Space Wall/Fence Plan.
- Modified Emergency Access per City DRC requirements (see Sheet 3).

**LANDSCAPE CONCEPT**

The landscape Concept for Cottonwood Trails has been developed to enhance and follow the patterns of the surrounding environment. The entry monument will feature small groupings of Cottonwood, Ash and Pine varieties. The ground plane will be developed with massings of native shrub, groundcover, and perennial materials with accent materials interspersed.

**GENERAL**

The design and provision of landscape for the Cottonwood Trails Subdivision will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, 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**

Eagle Ranch Road and Coors Trail at this point is considered a Collector Street and does not fall under the requirements of the City of Albuquerque street Tree Ordinance.

**UTILITY NOTES**

Due to the small scale, and in order to provide optimum legibility of the landscape plan, utility easements are not shown. The location of utility easements are as indicated on Site Plan.

**IRRIGATION SYSTEM**

Irrigation system shall consist of a fully automated sprinkler/drip irrigation system to irrigate tree, shrub, and groundcover planting areas.

**MAINTENANCE RESPONSIBILITY**

Maintenance of the landscaping and irrigation system shall be the responsibility of the Owner. All planting areas will be maintained in a living, attractive, and weed free condition.

**GENERAL PLANT PALETTE**

This list is provided as a guide only. Additional plant materials included in the "Albuquerque Plant List" are acceptable subject to the Water Conservation Landscaping and Water Waste Ordinance.

**Large Canopy Trees (2" Caliper Min.)**

Cottonwood (female), Autumn Purple Ash, Honeylocust species, Chinese Pistache

**Evergreen Trees (6' Min. Height)**

Pinon Pine

**Accent Trees (1 1/2" Caliper Min.)**

Desert Willow, New Mexico Olive, Flowering Pear, Flowering Plum

**Shrubs (1 & 5 Gallon)**

Juniper Species, Potentilla, Chamisa, Artemesia Species, Fourwing Saltbush, Red Yucca, Apache Plume, Dalea Species, Penstemon Species, Desert Spoon, Cotoneaster Species, Cherry Sage, Russian Sage, Three-leaf Sumac, Caryopteris, Yucca Species

**Groundcovers and Vines**

Trumpet Vine, Carolina Jessamine, Juniper species, Honeysuckle, Wisteria, Virginia Creeper

**Turf Grasses (Seed or Sod)**

Kentucky Bluegrass (Max. 20% of landscape area)  
Fescue (Max. 20% of landscape area)  
Buffalo/Blue Grama Grass

**Mulches**

Crusher Fines, Bark Mulch, 3/4" Santa Fe Brown Rock Mulch, 2" - 4" Santa Ana Tan Rock Mulch

**Boulders (5' Max. Dimension)**

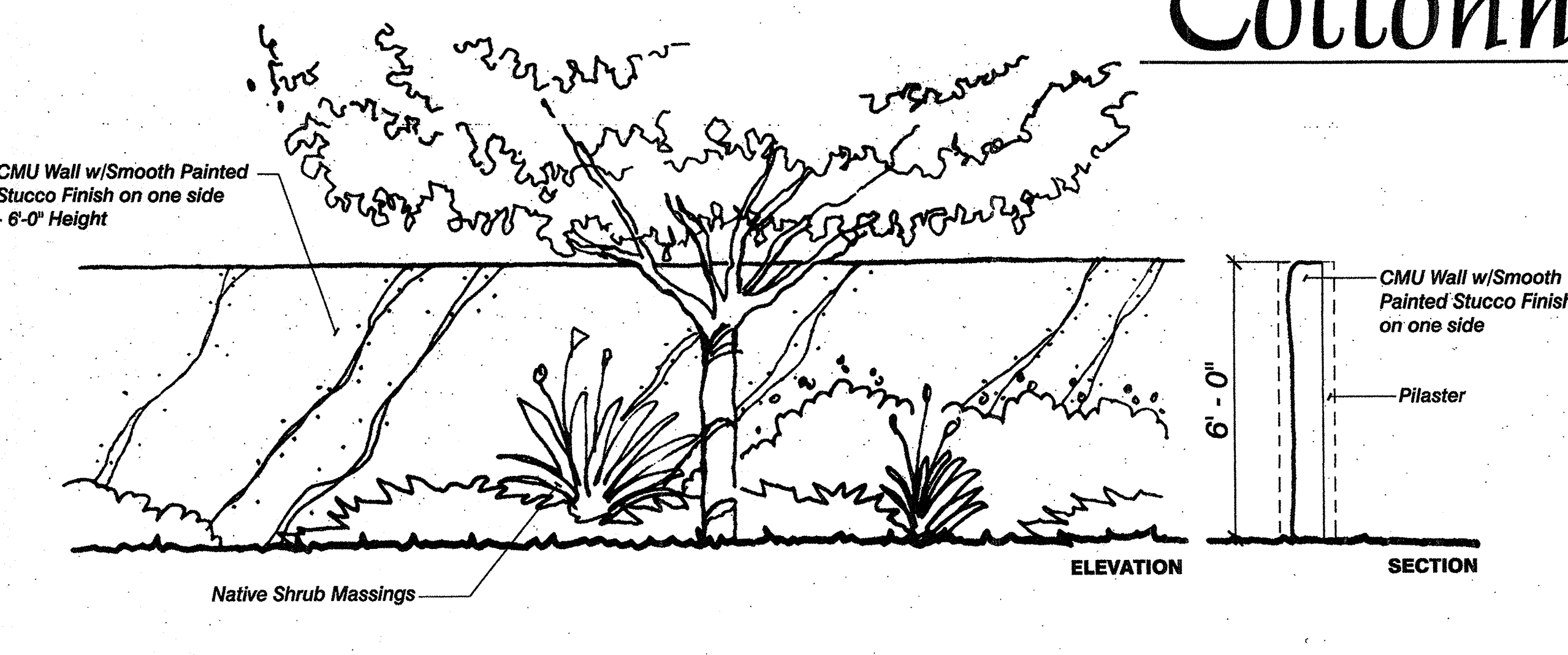
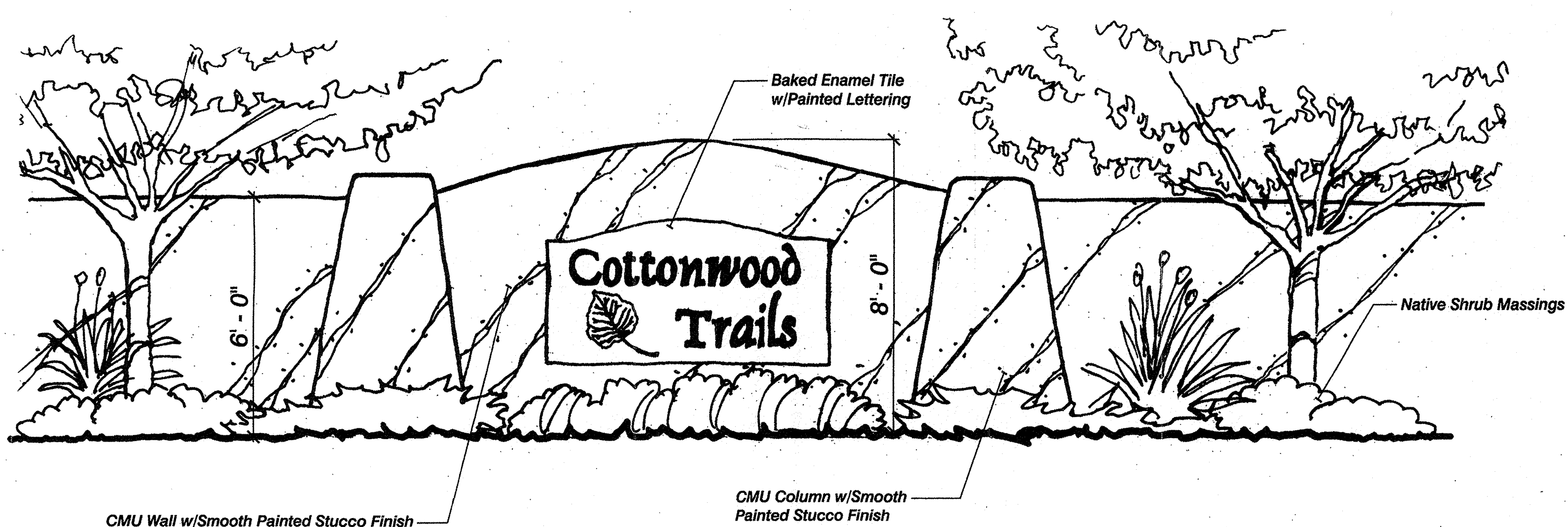
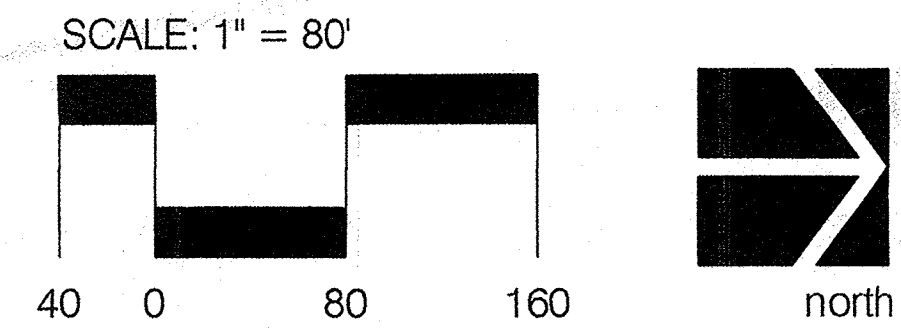
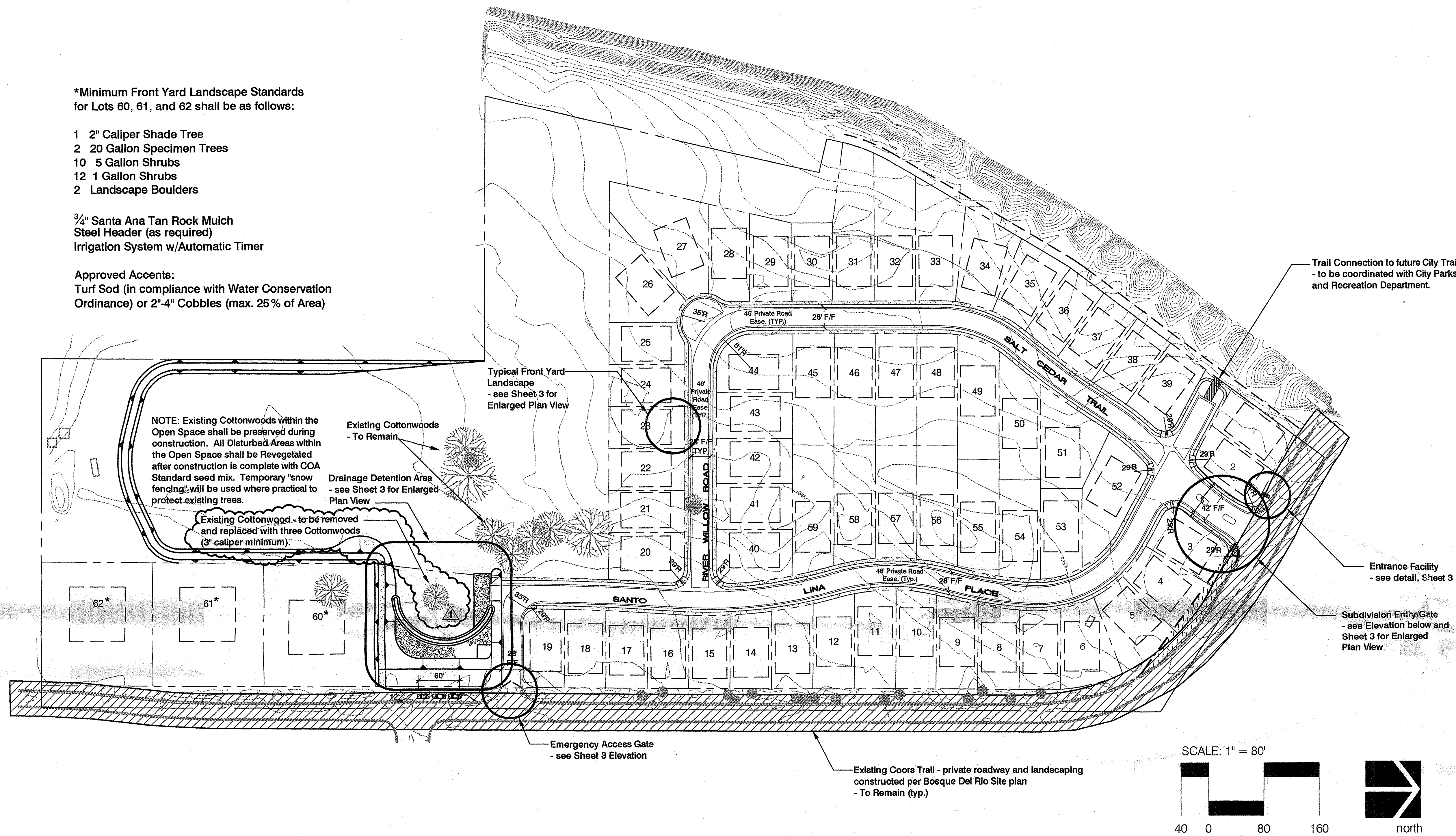
Moss Rock and/or Granite

\*Minimum Front Yard Landscape Standards for Lots 60, 61, and 62 shall be as follows:

- 1 2" Caliper Shade Tree
- 2 20 Gallon Specimen Trees
- 10 5 Gallon Shrubs
- 12 1 Gallon Shrubs
- 2 Landscape Boulders

3/4" Santa Ana Tan Rock Mulch  
Steel Header (as required)  
Irrigation System w/Automatic Timer

Approved Accents:  
Turf Sod (in compliance with Water Conservation Ordinance) or 2"-4" Cobbles (max. 25% of Area)



# Cottonwood Trails

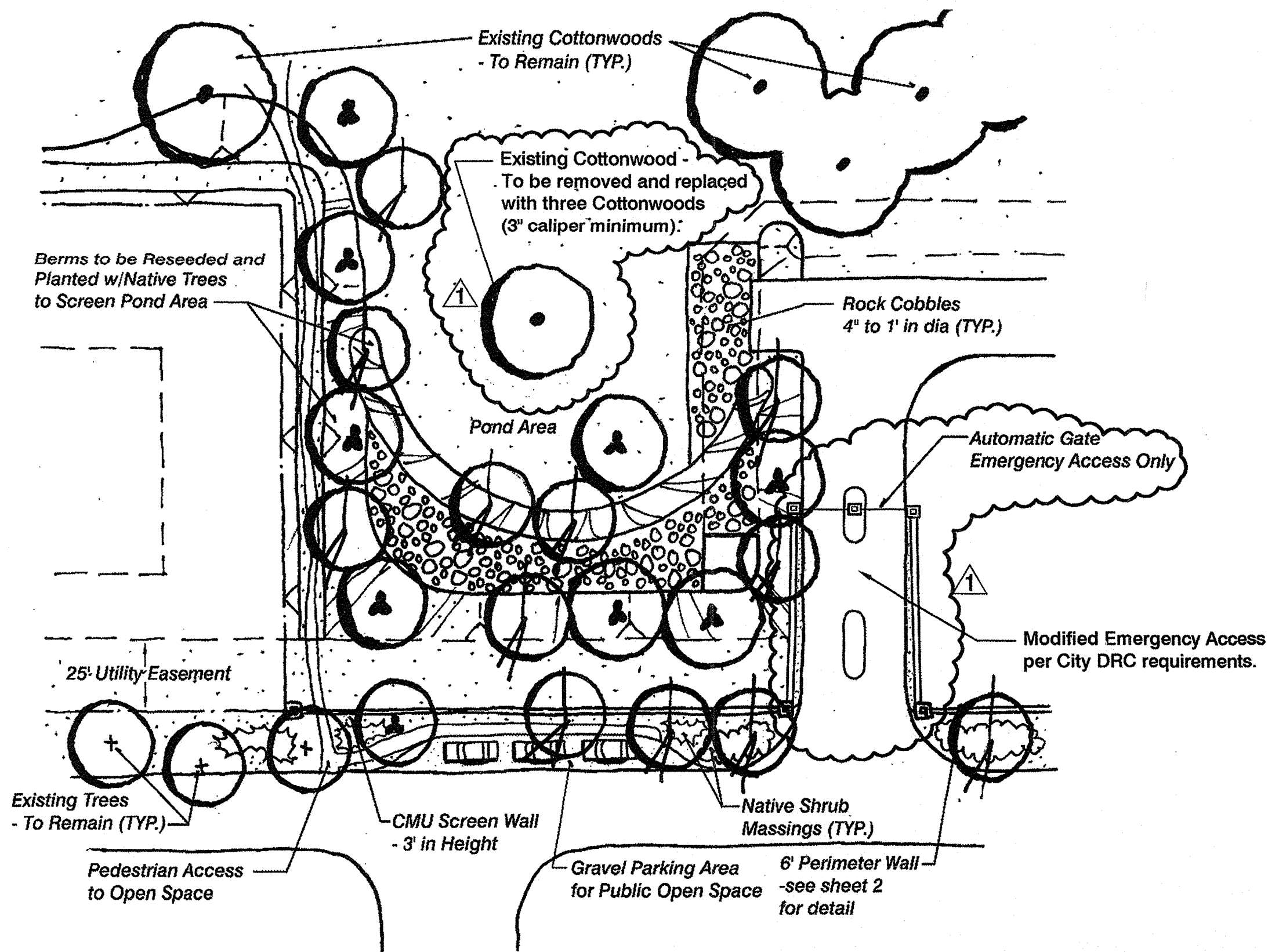
**LANDSCAPE PLAN**

Prepared for:  
Garrett Group, Inc.  
PO Box 10285  
Albuquerque, NM 87184-0285

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

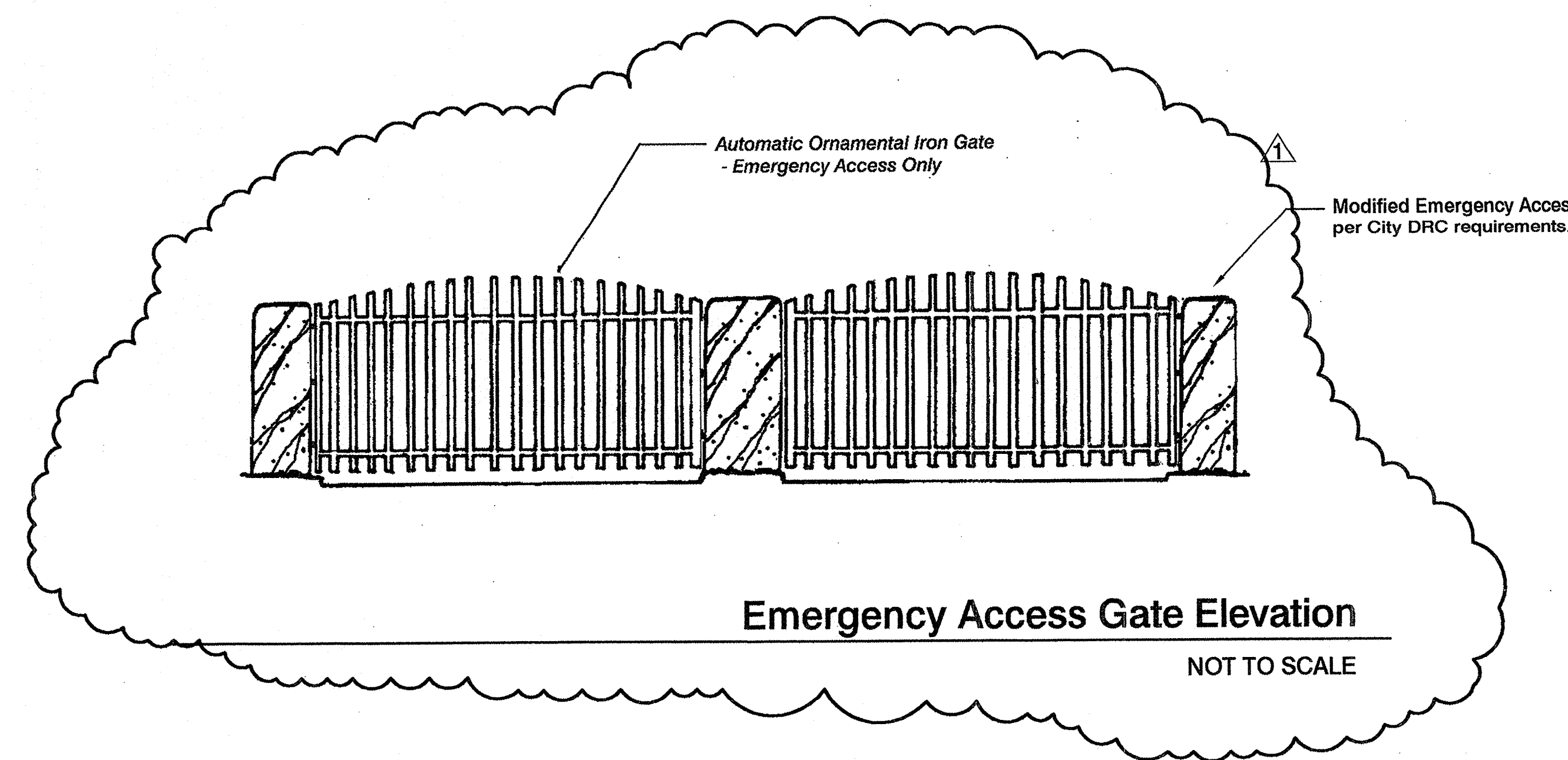
Isaacson & Arfman, P.A.  
128 Monroe Street NE  
Albuquerque, NM 87108





**Drainage Detention Area Plan**

Scale: 1" = 40'

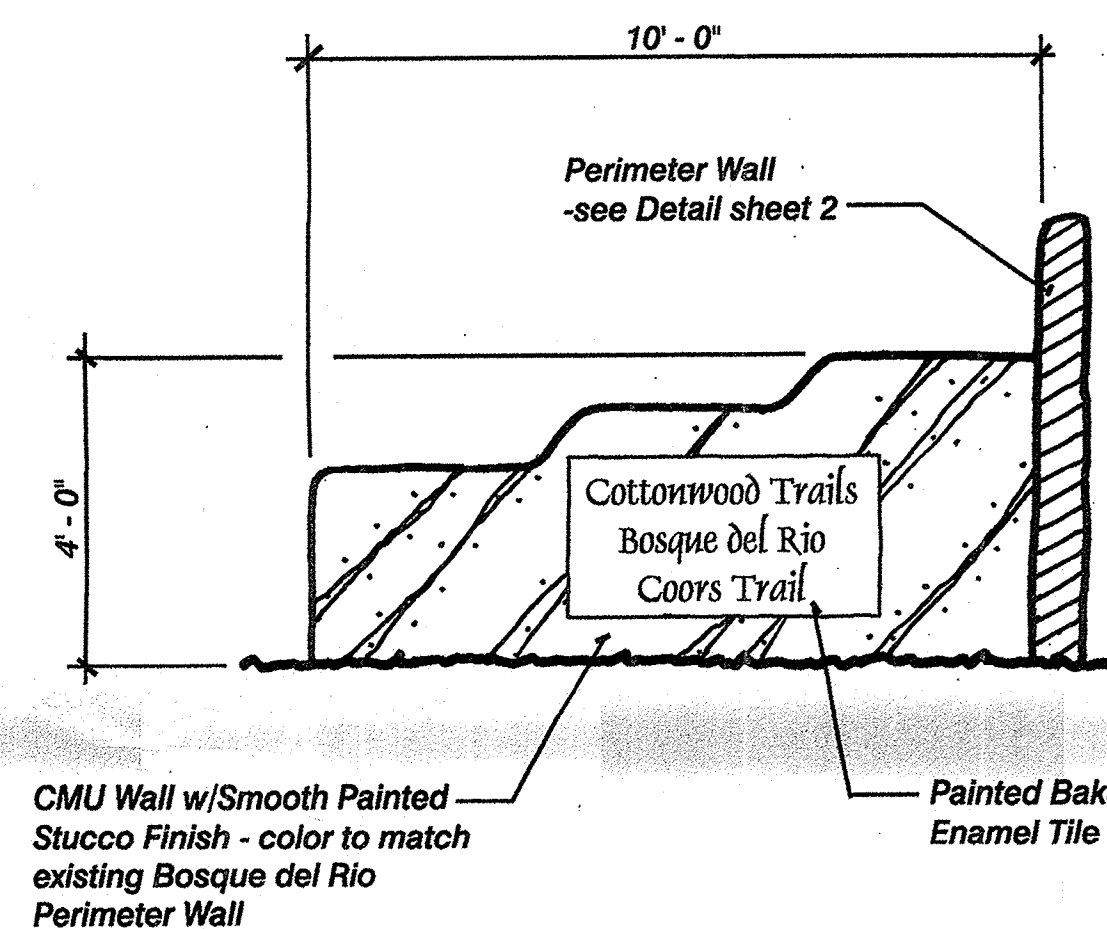


**Minimum Front Yard Landscape Standards for Cottonwood Trails (Standard Lot)**

- 1 2" Caliper Shade Tree
- 2 20 Gallon Specimen Trees
- 8 5 Gallon Shrubs
- 8 1 Gallon Shrubs
- 2 Landscape Boulders

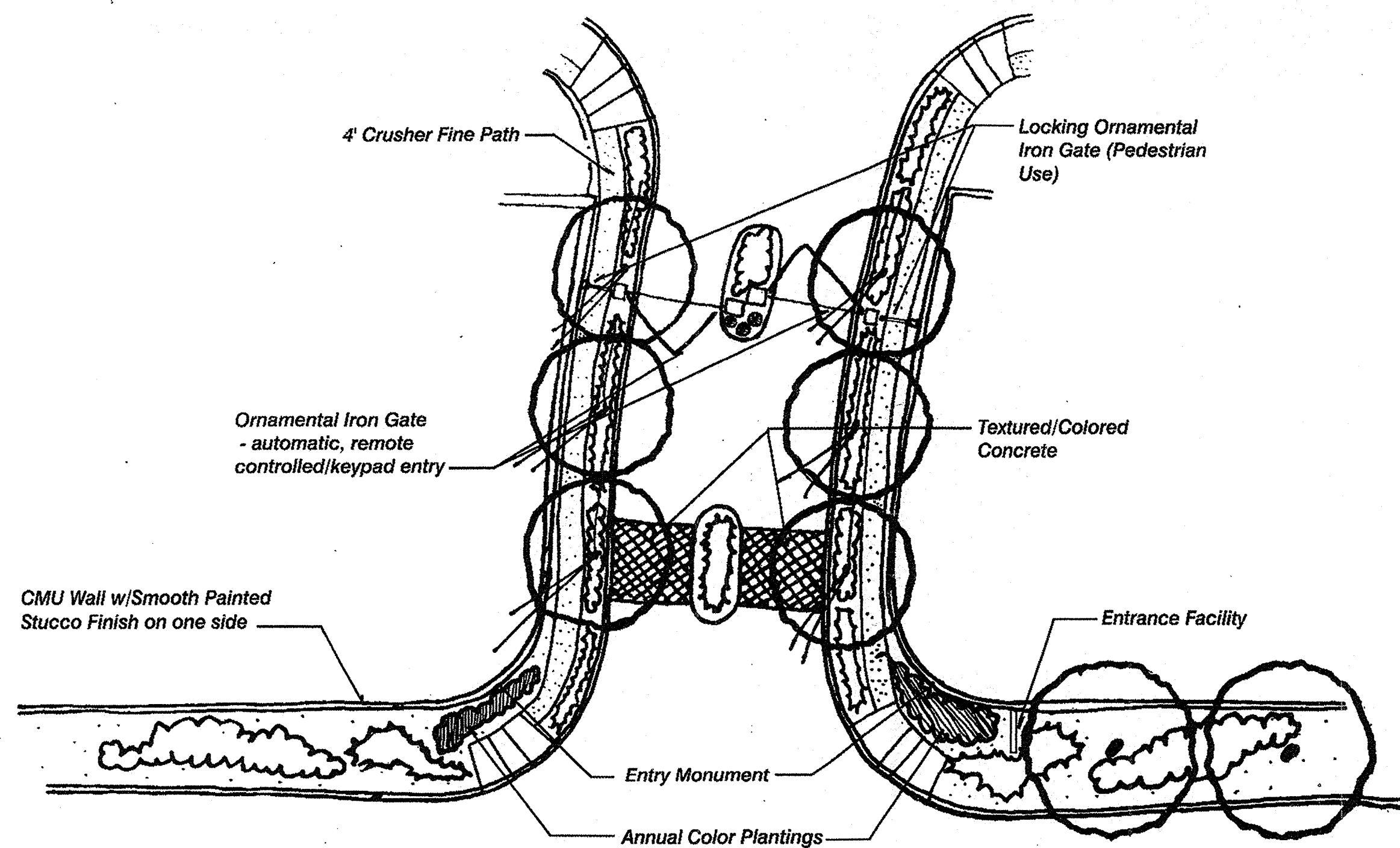
3/4" Santa Ana Tan Rock Mulch  
 Steel Header (as required)  
 Irrigation System w/Automatic Timer

Approved Accents:  
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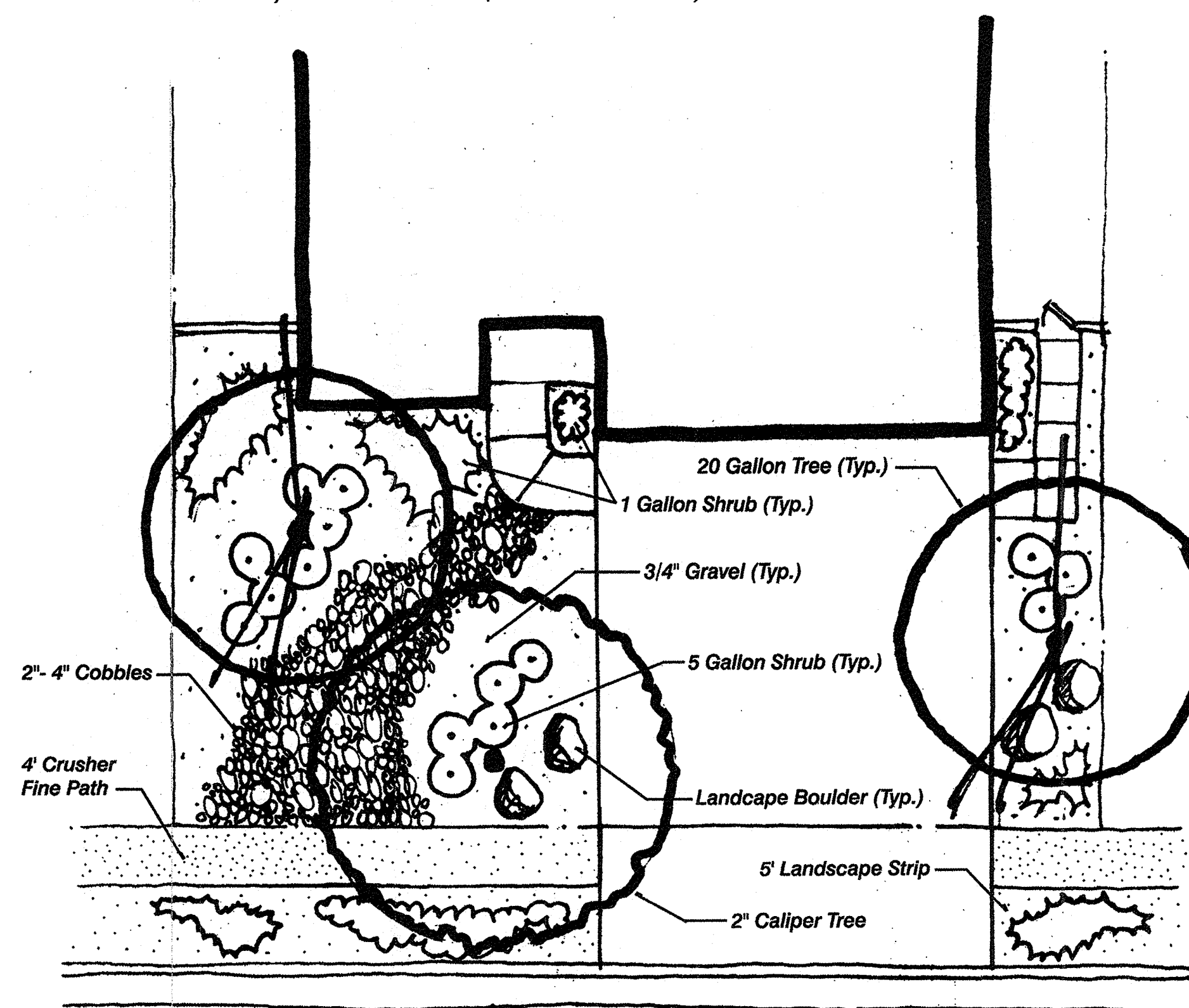
**Entrance Facility Elevation**

Scale: 3/8" = 1' - 0"



**Subdivision Entry/Gate Plan**

Scale: 1" = 20'



**Typical Front Yard Landscape Plan**

Scale: 1/8" = 1' - 0"

# Cottonwood Trails

## CONCEPTUAL LANDSCAPE DETAILS

Prepared for:  
 Garrett Group, Inc.  
 PO Box 10285  
 Albuquerque, NM 87184-0285

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

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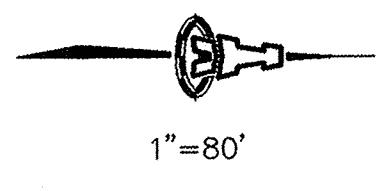
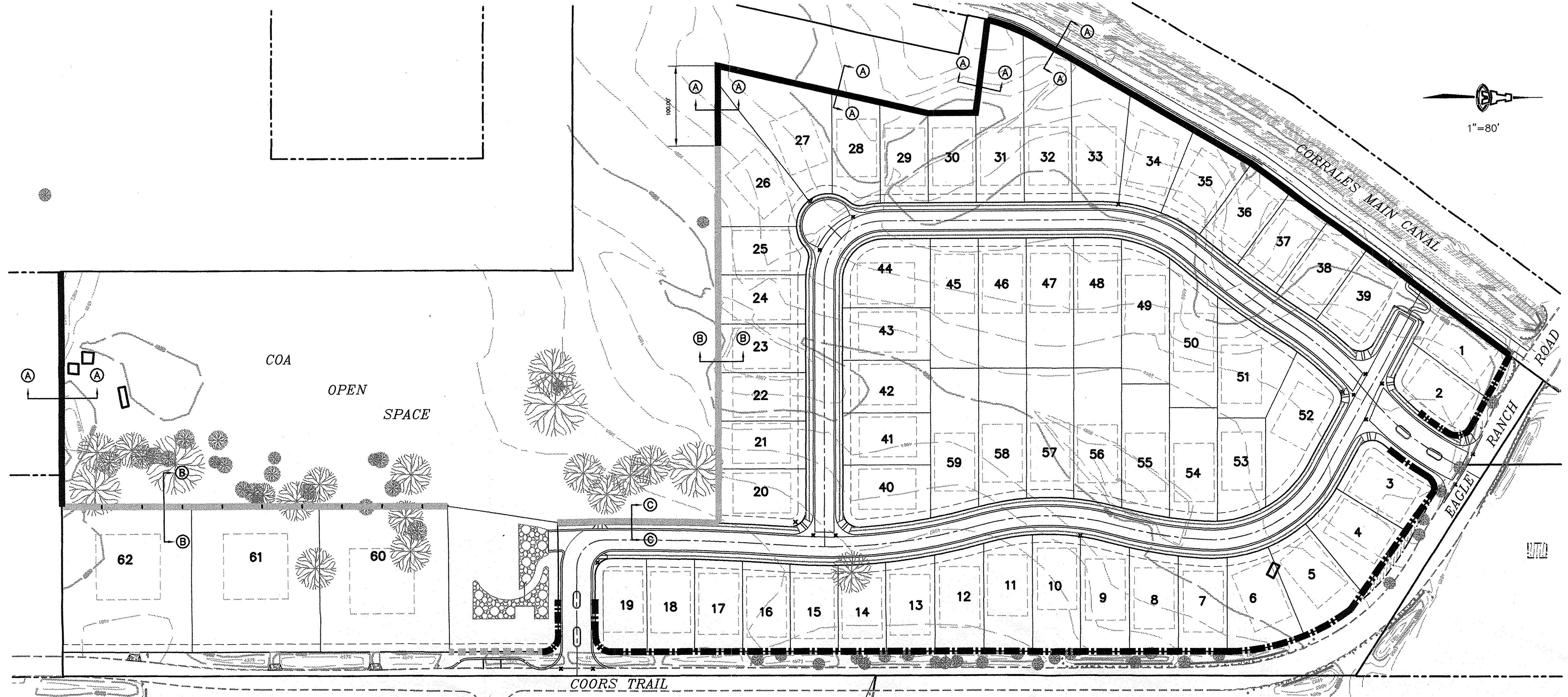


CONSENSUS

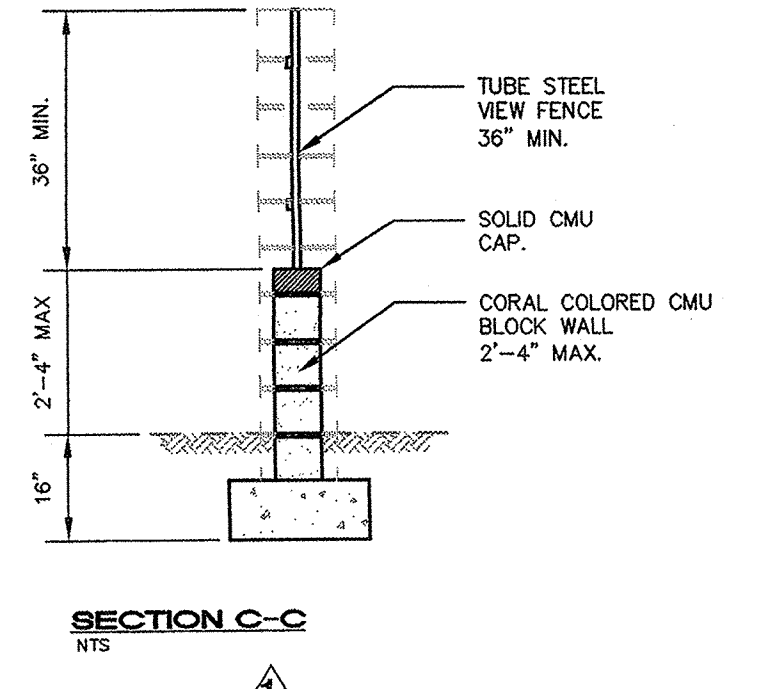
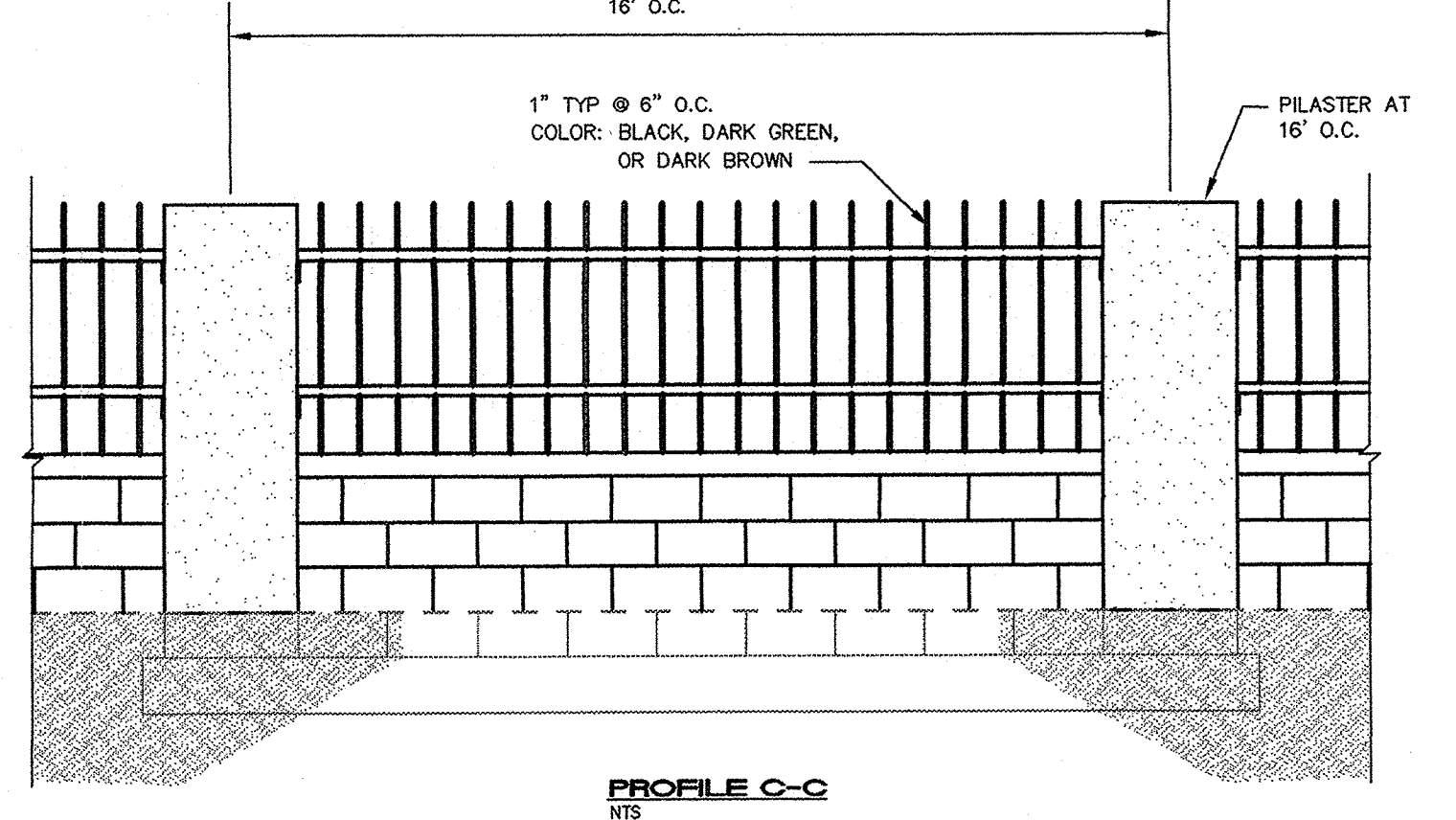
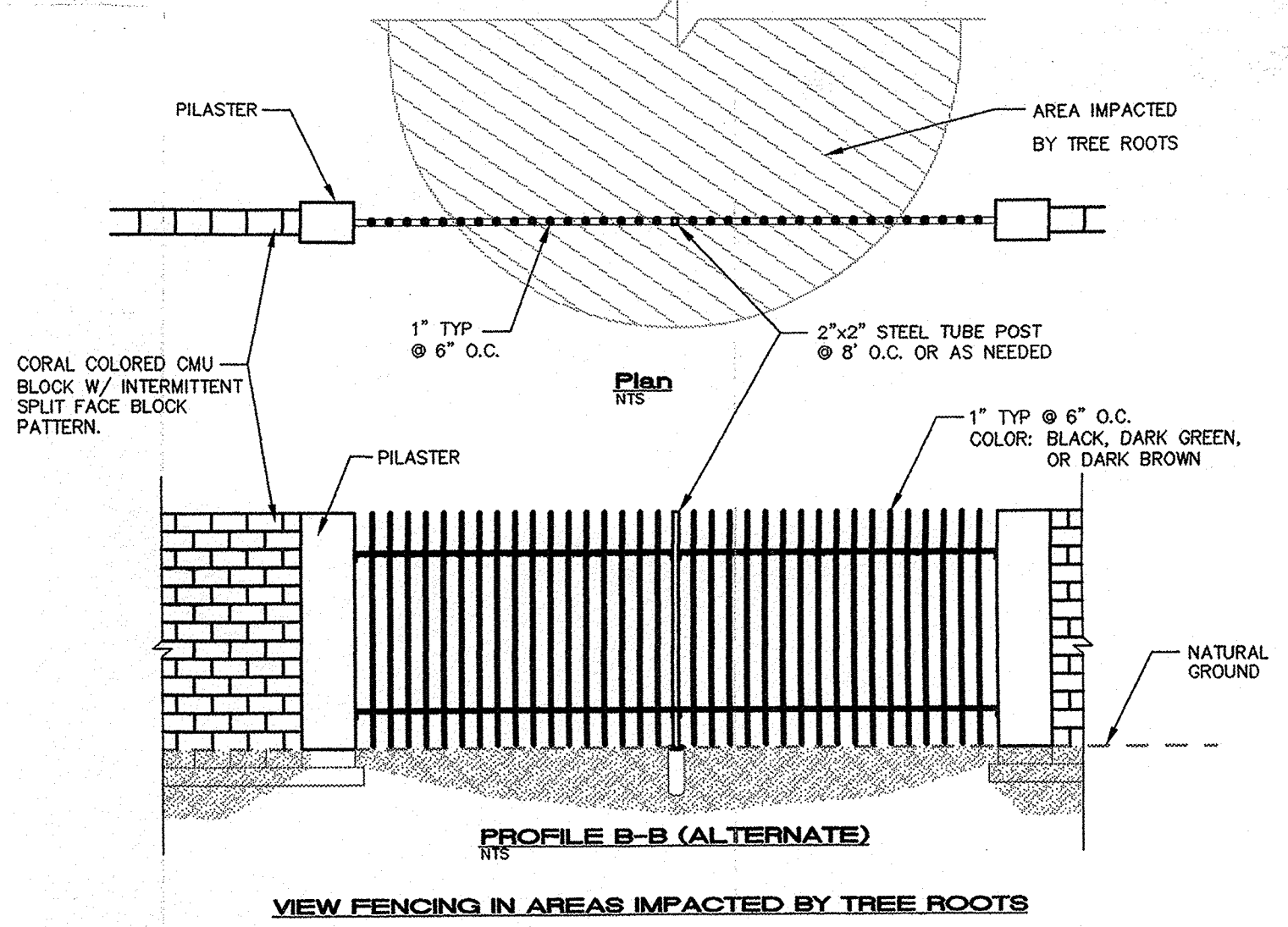
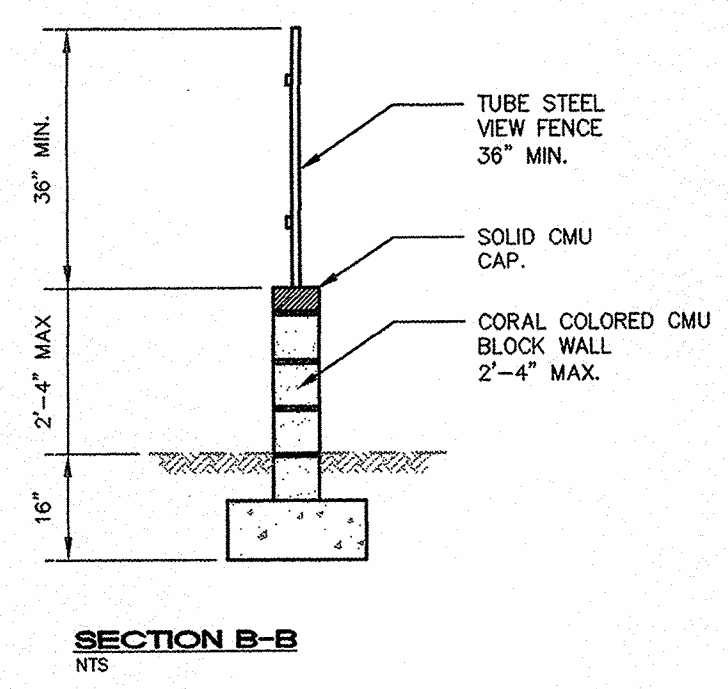
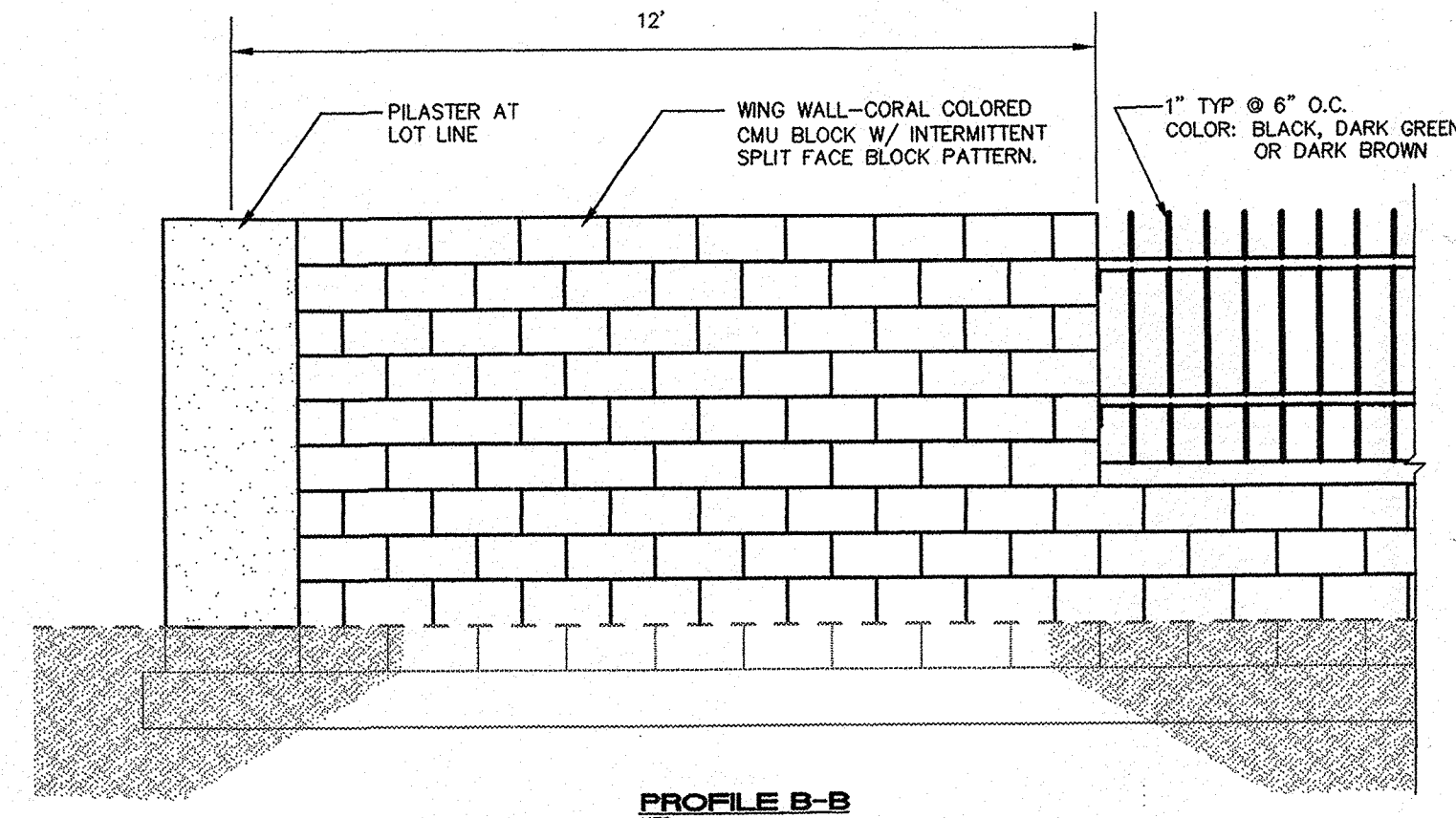
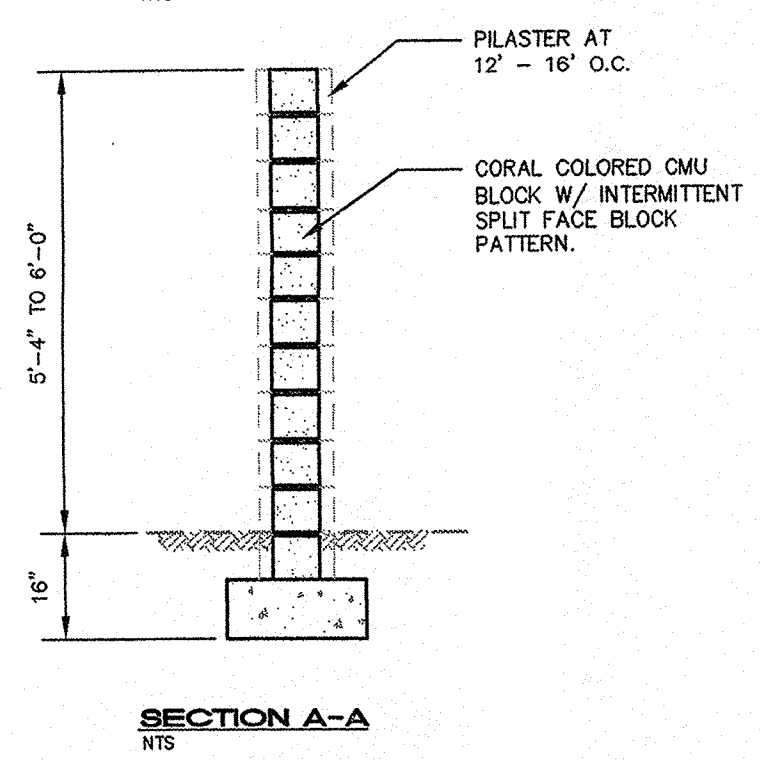
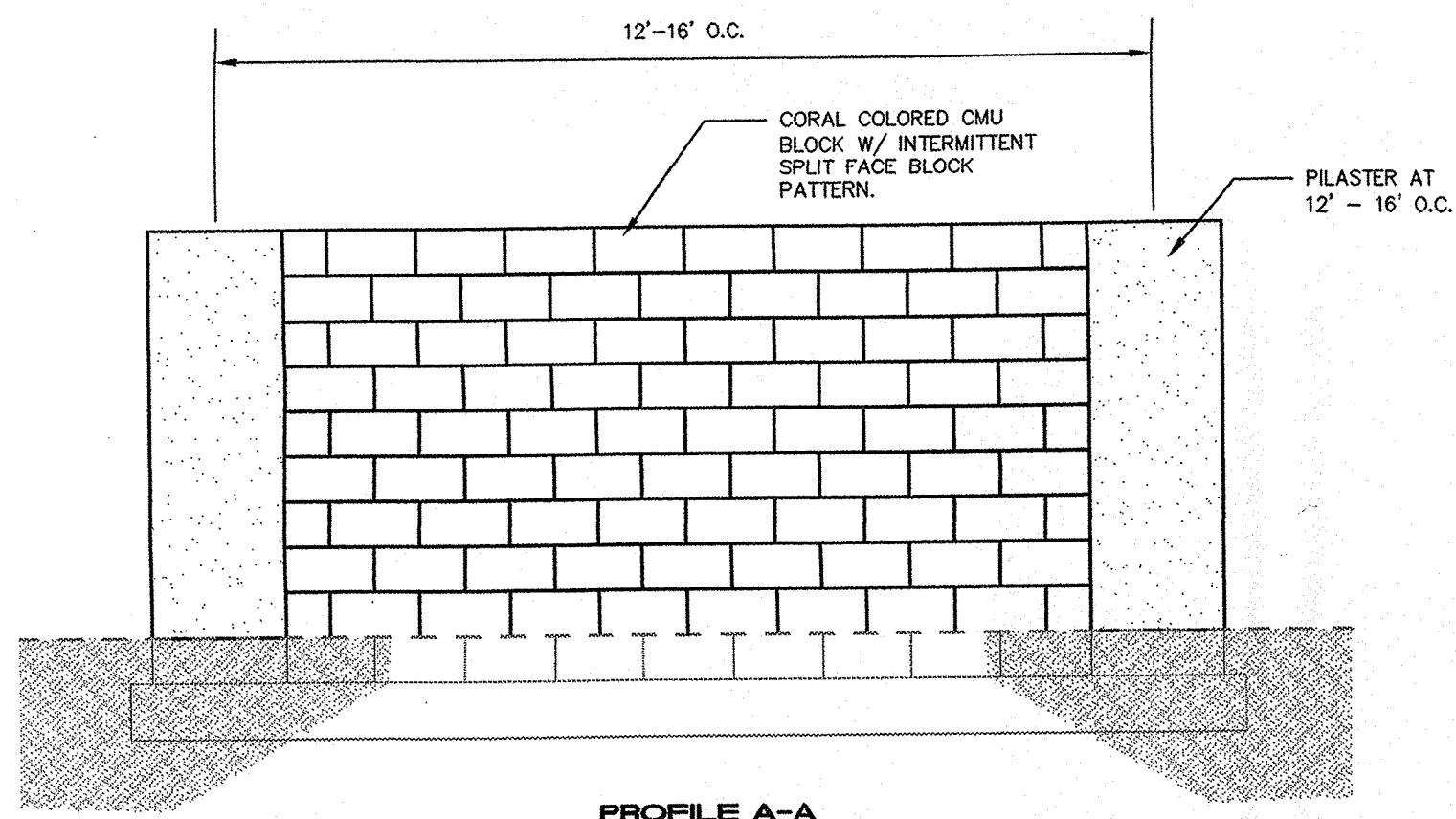
January 10, 2001

Revised: February 13, 2002

Sheet 3 Of 8



- LEGEND**
- SEE PERIMETER WALL DETAIL (SHEET 2).
  - VIEW FENCE OVER CMU WALL. SEE DETAILS B-B AND C-C BELOW.
  - SOLID CMU WALL W/ SPLIT FACE PATTERN TO MATCH EXISTING OPEN SPACE WALL ADJACENT TO PIEDRAS MARCADAS VISITOR'S CENTER (TYP.). SEE DETAIL A-A BELOW.
  - 3' SCREEN WALL—STUCCO ON STREET SIDE. COLOR TO MATCH BOSQUE DEL RIO PERIMETER WALL.



OPEN SPACE WALL/FENCE PLAN  
**SHEET 3B**

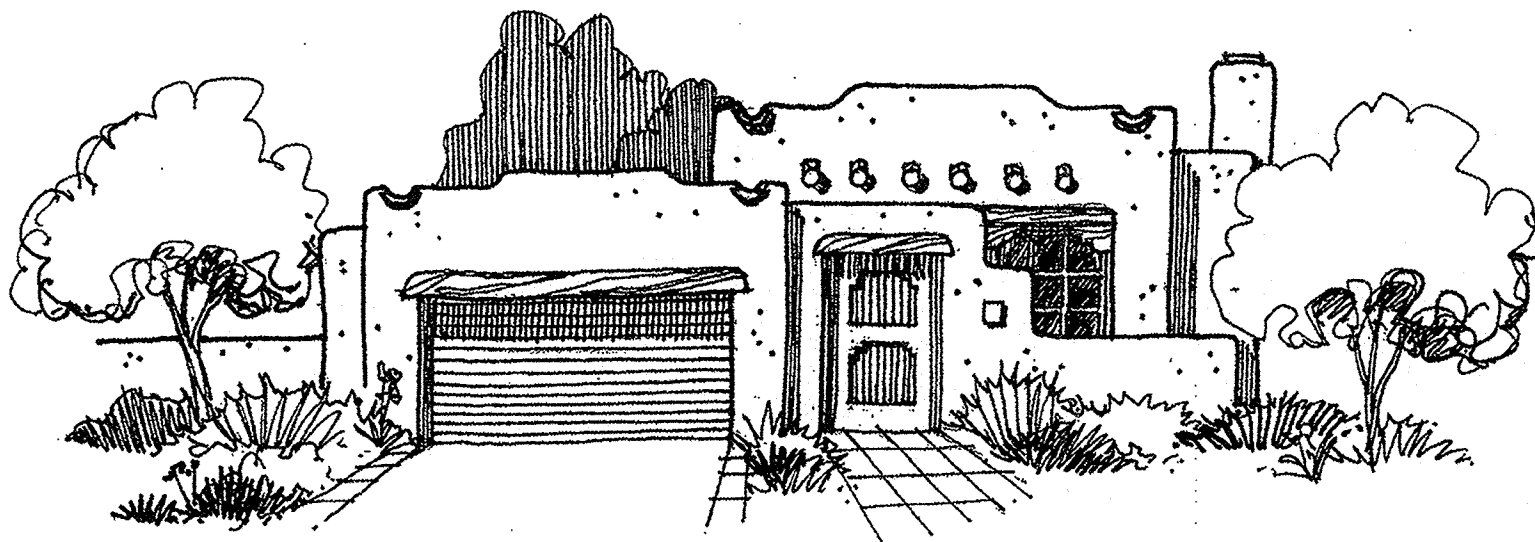
## DESIGN GUIDELINES FOR COTTONWOOD TRAILS

The following are guidelines for homes built in the Cottonwood Trails subdivision ("Cottonwood Trails Guidelines"). The construction of homes in Cottonwood Trails will be subject to the review of the Cottonwood Trails Architectural Control Committee (the "CTACC") as described below. Builders will construct all homes within Cottonwood Trails in compliance with these Guidelines.

### A. Architectural Styles

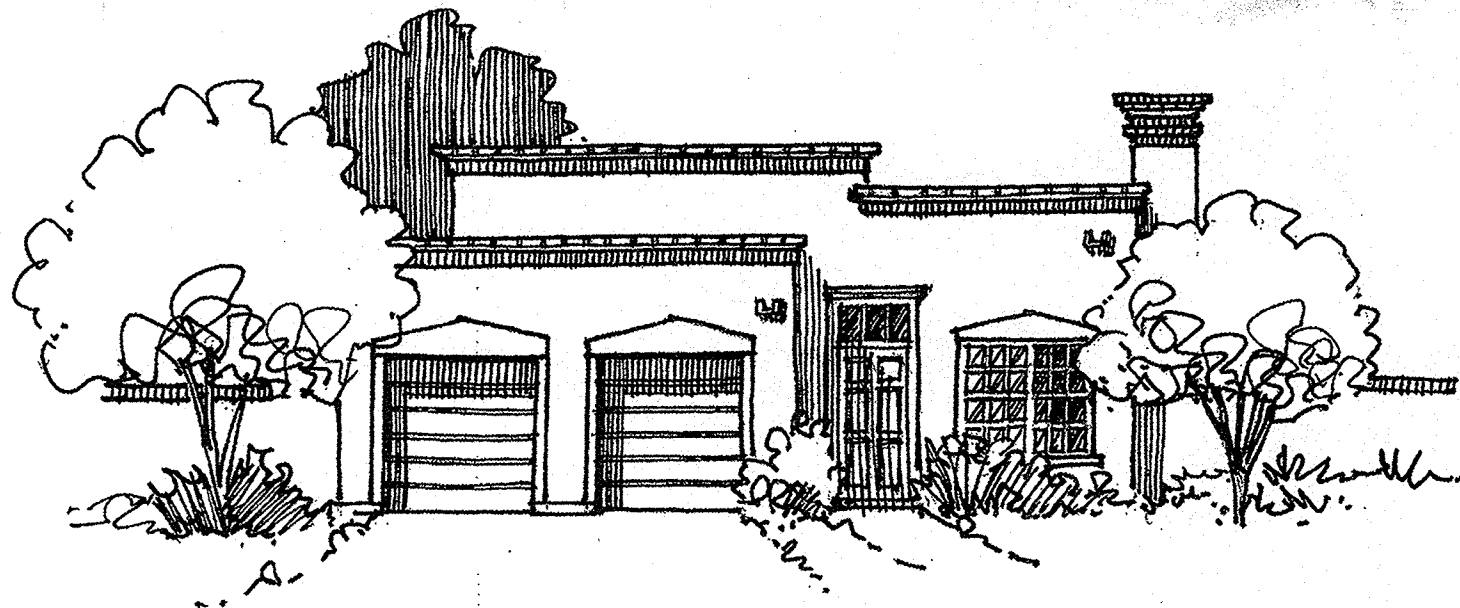
All homes must be Pueblo, Territorial, Northern New Mexican, or Mediterranean style. Below are described characteristics of the different styles. While these characteristics are typical, it is not the intent of these guidelines to prohibit a certain amount of individual expression and creativity as long as the overall look of the house contains the characteristics of one of the styles listed below and adheres to the Guidelines. The use of architectural detail and materials should be consistent on all elevations to some degree; the same window and door trim details shall be used consistently in all openings. The CTACC retains the right to approve or deny any aspects of the design on a case-by-case basis without limitation.

**Pueblo Style** - Pueblo style is walled architecture recalling the low adobe, flat roofed dwellings of the northern New Mexico Pueblo Indians. Characterized by the "Pueblo" buildings of historic Santa Fe, Pueblo style incorporates recessed set doors and windows, and dramatically recessed portals or patios (at front facades). The Pueblo style traditionally uses flat roofs and relies extensively on post and beam or bearing wall construction. Interesting massing and soft edged smooth stucco are distinctive features of this style.



1. There are no pitched roof forms in this style.
2. Entry portals are a hallmark of the style.
3. Lintels over openings can be wood and exposed, but covered lintels are just as common.
4. Exterior wall finish is stucco from the approved color list.
5. Stone can be used in horizontal benches at the base of walls in the prescribed percentages in coursed ashlar pattern.
6. The clustered form allows courtyards to be easily integrated into the design by low walls and gates.
7. Parapets are also used to emphasize forms.

**Southwestern Territorial Style** - has its roots in the Pueblo style and early Spanish buildings and is characterized by simple, if not symmetrical, massing; low sloped roofs (no pitched roofs); portals and courtyards often surrounded by low walls or gates; brick parapet caps, horizontal benches and/or chimneys; stucco walls with square corners of a limited color palette; and pedimented window and door head trim, usually of wood. Columns are generally square or square tapered and are typically painted, finished wood with painted wood trim forming the capital and base of the post (no corbels). Territorial style is typically straighter, more formal, and more finished than the Pueblo style.



1. There are no pitched roof forms in this style.
2. Entry portal is common and a hallmark of the style.
3. Trim over openings can be pedimented wood with moldings, but untrimmed openings are just as common.
4. Exterior wall finish is stucco with square corners from the approved color list.
5. Brick can be used in horizontal benches at the base of walls, and may be used as parapet caps in chimney forms.
6. The symmetrical form allows for formal courtyards to be easily integrated into the design by low walls and gates extending rectilinear geometries.
7. Parapets are also used to emphasize this form.
8. Portal columns are square, or square tapered, and are typically painted finished wood with painted wood trim forming the capital and base of the post.

**Mediterranean Style** - Low-pitched gabled or hipped roofs (flat in some cases) characterize the Mediterranean style. Windows and doors may have arches above, windows tend toward full lengths, and entry porches are characteristically recessed. The façade is broken into multiple masses and the wall finishes of stucco, potentially with stone accent materials, and belt courses at walls and parapets.



1. There are pitched roof forms on main volumes, porches and colonnades or behind parapets in this style, maximum slope is 6 in 12. Low sloped roofs can also be combined with flat roof elements.
2. Entry portal is not common in this style, however, arches above doors, principal windows, or entrance porch roofs are common.
3. Trim over and around openings can be tile or terra cotta moldings, but untrimmed openings are just as common.
4. A variation of building masses allows courtyards to be easily integrated into the design by low walls and gates extending rectilinear geometries.
5. Parapets are also used to emphasize forms.
6. Exterior wall finish is stucco, from the approved color list; or smooth stone finish, in the prescribed percentages, with square or slightly rounded corners.

**Northern New Mexico Style** - are typically a simple one and a half story Pueblo or Territorial style house with pitched roof. Houses tend to be more compact to keep the roofs simple and economical, and to conserve heat with lower additions branching off the main form. Roof forms tend to be shed or low sloped and traditionally of corrugated metal sheets with a galvanized finish or colored standing seam roofing with second story rooms typically half in the roof creating cathedral ceilings and characteristic dormer windows. Portals tend to have shed roofs, also metal, with a lower pitch than the main roof. Columns and wood trim at openings are similar to those of the Territorial style. Brick or stone can be used in chimney forms in limited amounts with stone being a random rubble, coursed rubble, or coursed ashlar pattern.



1. Pitched roof forms are allowed in this style with 1-1/2 story height maximum.
2. Trim over openings can be pedimented wood with moldings, but untrimmed openings are just as common.
3. Entry porch is common and a hallmark of the style.
4. Roof materials and orientation shall be designed to minimize reflection and glare.
5. Exterior wall finish is stucco from the approved color list with square or rounded corners.
6. Brick or stone can be used in chimney forms. Stone to be random rubble, coursed rubble or coursed ashlar pattern.
7. Portal columns are square or square tapered and are typically painted, finished wood with painted wood trim forming the capital and base of the post. No corbels.
8. Roof eaves and rakes require painted moldings and trim at the termination of roofing.
9. Maximum pitch of roof is 12 inches per foot.

### B. Building Massing

For all of the architectural styles listed above, building massing is critical, especially for the street elevations. Building masses should be offset from the adjacent masses by an appropriate dimension to the size of the building and approved by the CTACC. The front and rear (if adjacent to a street) elevations must contain at least three building masses, of which two of the building masses must have at least a 1 foot vertical/horizontal offset. Deviations from the 1-foot minimum massing requirements in the Design Guidelines may be approved on an individual basis. A building mass is defined as a volume of space that usually appears as a rectilinear form, consisting of a roof and at least three (3) walls.

### C. Roof Forms

These forms are appropriate at Cottonwood Trails:

1. Low sloped roofs, 1/4" per foot to 1" per foot, with parapets (all styles).
2. Gable and hip roofs, no steeper than 8" per foot to 12" per foot for Northern New Mexico Style; 6" per foot for Mediterranean Style.
3. Gabled or hip Dormers, Northern New Mexico Style.

These roof forms may not be used at Cottonwood Trails:

1. Mansard.
2. Domed or arched.
3. Gambrel.

### D. Roof Materials

These roof materials are appropriate for homes in Cottonwood Trails:

1. Metal roofs, standing seam or corrugated in red, green or silver.
2. Built-up roofing (non reflective)
3. Single-ply membrane (low sloped only, non reflective).
4. Clay or Concrete tile, mission barrel or S shapes in solid colors.

These roofing materials will not be allowed at Cottonwood Trails:

1. Asphalt shingles.
2. Wood shingles and shake shingles.
3. Multi-colored roof tiles.
4. Dark colored roofing.

### E. Columns

The following are appropriate column forms at Cottonwood Trails:

1. Square stucco.
2. Round stucco.
3. Square wood.
4. Square wood, tapered.
5. Round peeled bark wood.
6. Round classical with smooth shafts in Doric or simple contemporary order.

The following shall not be allowed:

1. Corinthian.
2. Ionic.
3. Tuscan.
4. Egyptian.

### F. Garages

1. Each home must have a garage for not less than two cars and have a driveway sufficient to park two vehicles, so that a minimum of four parking spaces is provided.
2. Garage doors shall be offset from the surface of the front façade by a minimum of eight inches (8").

### G. Windows

Windows are integral with all styles of homes at Cottonwood Trails.

1. Windows may be set deep into the walls to create a feeling of masonry construction and massiveness, 2" offset minimum.
2. Windows with colored sashes and heavy profiles are appropriate.
3. Unanodized aluminum frames or mullions may not be used.

### H. Setbacks

The use of curvilinear streets, short block lengths, and varied front facades have been utilized to prevent the garage doors from dominating the streetscape.

1. Front yard setback
  - a. No house shall be constructed within fifteen feet (15') from the front property line of a lot.
  - b. The garage shall be constructed to ensure that a twenty-foot (20') minimum parking area exists in front of the garage.
2. Side yard setback - no house shall be constructed within five feet (5') from the side property line of a lot.
3. Rear yard setback - no house shall be constructed within fifteen feet (15') from the rear property line of a lot.

### I. Minimum Square Footage

Each home must have at least 1,350 square feet of fully enclosed heating area, exclusive of garages and open porches and patios.

### J. Building Materials

1. Stucco - shall be the primary building material and shall account for a minimum of 80% of the exterior construction.
2. Stone - may be used as an accent feature and shall not comprise more than 20% of the exterior construction. See architectural styles for restrictions.
3. Brick - may be used as an accent feature and shall not comprise more than 20% of the exterior construction. See architectural styles for restrictions.

### K. Pre-Approved Building Colors

1. Primary - exterior stucco colors shall be shades of Tan, Brown, Reddish Brown, Warm Gray, or Off-White and shall be limited to, or match, the following: El Rey Stucco standard colors including Buckskin, Driftwood, Straw, Sandalwood, Suede, La Luz, Desert Rose, Sand, Fawn, Palomino, Adobe, Beige, Cottonwood, Soapstone, Candlelight, Ash, Hacienda, and Ivory. Colors from manufacturers other than El Rey need to match approved colors to be submitted.
2. Accent - a variety of colors may be used to accent architectural features such as entries, window trim, fascias, and other traditional southwestern architectural features. Colors allowed are typical southwestern colors of white, green, red, blue, and brown ranges.
3. All roof penetrations shall be painted to match the predominant roof color or stucco color.

Additional colors may be approved by the CTACC on an individual basis.

### L. Building Height

Houses or improvements on any lot shall not exceed nineteen feet (19') for single-story, and the maximum height allowed for two story homes is twenty-six feet (26') as defined by the City of Albuquerque Zoning Code.

1. The maximum area of the second story of a house shall be no more than seventy-five percent (75%) of the area of the first floor. The first floor area is calculated inclusive of the garage area and porch area. The second story area is calculated exclusive of roof decks and porches. For example, if the first floor has an area of 2,000 square feet, the area of the second story is limited to a maximum of 1,500 square feet.
2. The front elevation of the second story portion of the house shall also be set back a minimum of two feet (2') to eliminate the appearance of a two-story wall.
3. Floor Area Ratio is the ratio of the heated floor area (including multiple stories) of the structures to the lot. In order to ensure that houses are in appropriate proportion to their lot, a Floor Area Ratio of .75 shall not be exceeded.

### M. Landscaping

1. Approval. Plans for front yard landscaping must be submitted to the CTACC for approval prior to the start of construction of landscaping and must be compatible with the overall subdivision streetscape and must conform to and meet or exceed the minimum standards as approved.
2. Timing of Installation. All front yard landscaping, and all side yard landscaping (if the home is on a corner), must be completed by the builder no later than two months after completion of construction of the home, but in any event no later than the date of occupancy of the home.

### N. Site Lighting

1. Site lighting shall not have a total off-site luminance greater than 1000 foot lamberts; however, it shall not have an off-site luminance greater than 200 foot lamberts measured from the property line of any private property in a residential zone. Site Lighting in Cottonwood Trails shall not be brighter than those in Bosque del Rio subdivision.
2. The mounting height of luminaries shall be no higher than 12 feet.
3. Site lighting shall be shielded source with no light source (lamp) visible from the site perimeter.

### O. Mechanical Equipment

1. Air conditioning/heating equipment may be installed on flat-roofed structures but must be screened from view by parapets that are an integral part of the house (as viewed from the front property line of residences). No air conditioning/heating equipment shall be installed on a pitched roof profile. Equipment that is ground-mounted shall be located within the side or rear yard and screened from the front and sides.
2. Any roof-mounted equipment shall be screened with materials architecturally compatible to the house in terms of material, color and design. Ground mounted equipment shall be screened with materials architecturally compatible to the house in terms of material, color, design, and/or landscaping. Top of screen walls are to be the same height or higher than the equipment being screened.

### P. Fireplaces

Fireplaces and/or stoves within the residence shall be limited to natural gas logs, Environmental Protection Agency (EPA) approved wood-burning fireplaces, and other EPA approved wood burning devices.

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All walls shall comply with the adopted City of Albuquerque Wall Design Guidelines.

### Subdivision Walls

- a. The perimeter subdivision wall along Coors Trail shall be concrete masonry unit (CMU) with stucco finish on the Coors Trail side and will be installed and paid for by the Developer. The wall height shall be no more than eight feet (8') and no less than four feet (4') as measured from the street side of the wall. The wall along Coors Trail will match the Bosque del Rio subdivision wall but will be stuccoed on the street side only. The wall adjacent to the Proposed Major Public Open Space shall be CMU and split face block to match the existing Open Space Wall adjacent to the Piedras Marcadas Visitors Center.
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- a. Each house must have a rear wall and two sidewalls. All rear walls shall extend the entire length of the rear property line. All sidewalls shall extend from the rear of the lot to at least the rear of the dwelling for all lots except lots 60, 61, and 62.
- b. Interior residential lot line walls shall be brown CMU and no more than eight feet (8') in height. Additional colors or materials may be used as approved by the CTACC for lots 60, 61, and 62.
- c. All walls that are located on the common property line between adjoining lots shall be party walls that may not be removed by either property owner of the adjoining lots. All walls must be constructed from the elevation specified by the subdivision engineer and indicated on the grading plan of the Cottonwood Trails Subdivision. The cost of installation and maintenance of such party retaining walls shall be split equally between property owners of the adjoining lots.
- d. No wall or fence may be erected on a lot that is closer to the street than the front of the dwelling on the lot, except for courtyard walls.
- e. A house is located on a corner when such house abuts more than one public right-of-way. The corner house will be deemed to front on the right-of-way on which the house has a smaller dimension, subject to possible redesignation by the CTACC upon the request of the owner of any such house.

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Within 15 days of receipt of the plans, the CTACC will communicate the results of its review in writing to the builder. The communication will specifically indicate whether or not the proposed structure complies with the Design Guidelines.

### U. Vacant Lots; Destruction

1. There shall be no trash, ashes, paper or refuse of any kind thrown or dumped onto vacant lots in the Cottonwood Trails Subdivision.
2. The Owner of a lot within the Cottonwood Trails Subdivision that is vacant shall be responsible to keep the lot cleared of all weeds, trash and any other item that is visually or otherwise undesirable.
3. The Owner of a lot upon which a structure is destroyed by fire or other casualty shall either promptly rebuild, repair or replace the structure or remove the debris (including foundations) from the lot.
4. There shall be no trash, ashes, paper, lawn clippings, yard waste or refuse of any kind dumped onto the Open Space Parcel by any Owner of a lot within the Cottonwood Trails Subdivision.

### V. Restricted Activities

1. The use of any trailer, motor home, boat, shack, tent, garage or any other outbuilding as a residence, either temporarily or permanently is prohibited. However, one motor home or boat may be kept in the driveway or in front of a house for no more than ten (10) days per year.
2. The placement of any kind of antenna (radio, shortwave, television or others), either temporarily or permanently, is prohibited without the prior approval of the CTACC.
3. The construction, erection, placement, assembly or maintenance of any outbuilding or storage building or other auxiliary building of any nature, permanent or temporary, detached from the permitted improvements on the house, must be approved in writing by the CTACC and must be of similar architectural design as the house.

### W. Pedestrian /Bicycle Circulation

Pedestrian/Bicycle circulation for residents within Cottonwood Trails is an important benefit. Accordingly, sidewalks and/or pedestrian/bicycle pathways are incorporated to, from, and throughout, the development. These pathways lead to the existing pedestrian/bicycle network constructed along Corrales Main Canal, Bosque del Rio, and City Open Space. A private pedestrian and bicycle access easement will be created for the use and benefit of the residents of the Cottonwood Trails, Coors Trail and Bosque del Rio Neighborhoods. An access gate will be installed between the Cottonwood Trails Subdivision and the Corrales Main Canal to provide for security of Cottonwood Trail residents.

### X. Emergency Access

One or more of the streets within Cottonwood Trails will be available as a 28' wide emergency access through the Cottonwood Trails Subdivision and shall be provided for the benefit of residents of Cottonwood Trails, Coors Trail, and Bosque del Rio Neighborhoods, as required by that certain Covenant and Agreement recorded in the office of the County Clerk of Bernalillo County, New Mexico in book 96-24, pages 59-79 to 59-82.

# Cottonwood Trails

## DESIGN GUIDELINES

Prepared for:  
Garrett Group, Inc.  
PO Box 10285  
Albuquerque, NM 87184-0285

**NOTE:** Lots 60, 61, and 62 are subject to these guidelines. However, these lots are anticipated to be custom homes and the individual plans shall be reviewed and approved by the Cottonwood Trails Architectural Control Committee (the CTACC).

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



January 10, 2001

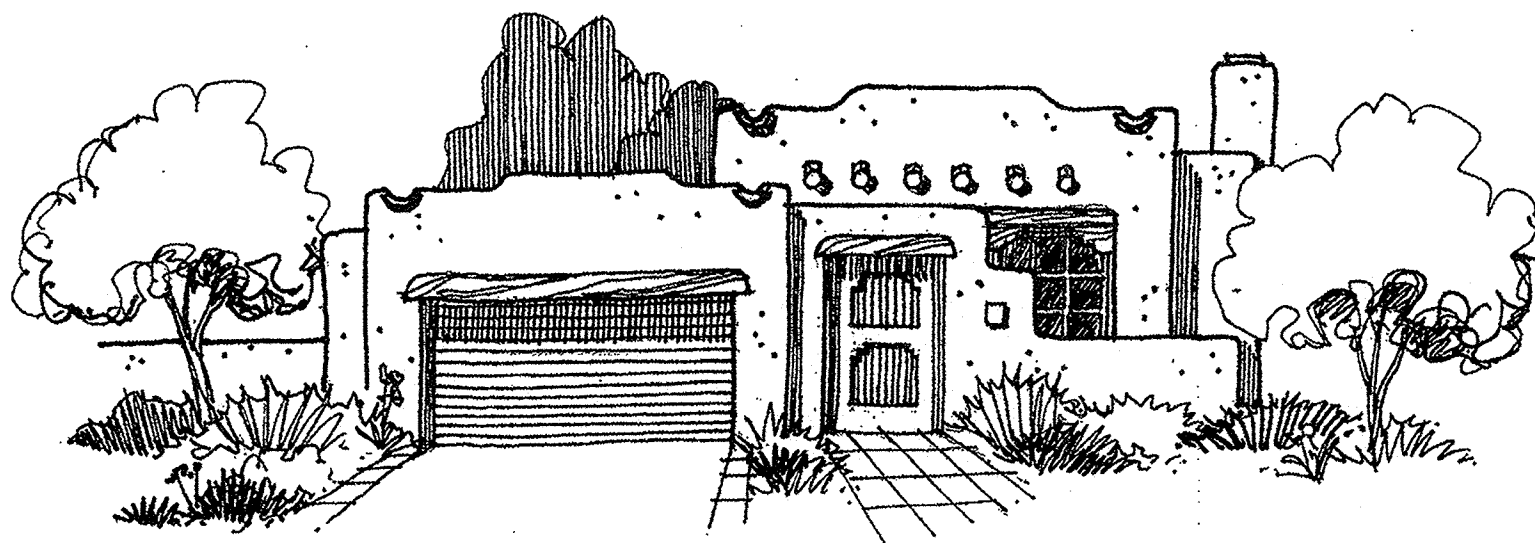
## DESIGN GUIDELINES FOR COTTONWOOD TRAILS

The following are guidelines for homes built in the Cottonwood Trails subdivision ("Cottonwood Trails Guidelines"). The construction of homes in Cottonwood Trails will be subject to the review of the Cottonwood Trails Architectural Control Committee (the "CTACC") as described below. Builders will construct all homes within Cottonwood Trails in compliance with these Guidelines.

### A. Architectural Styles

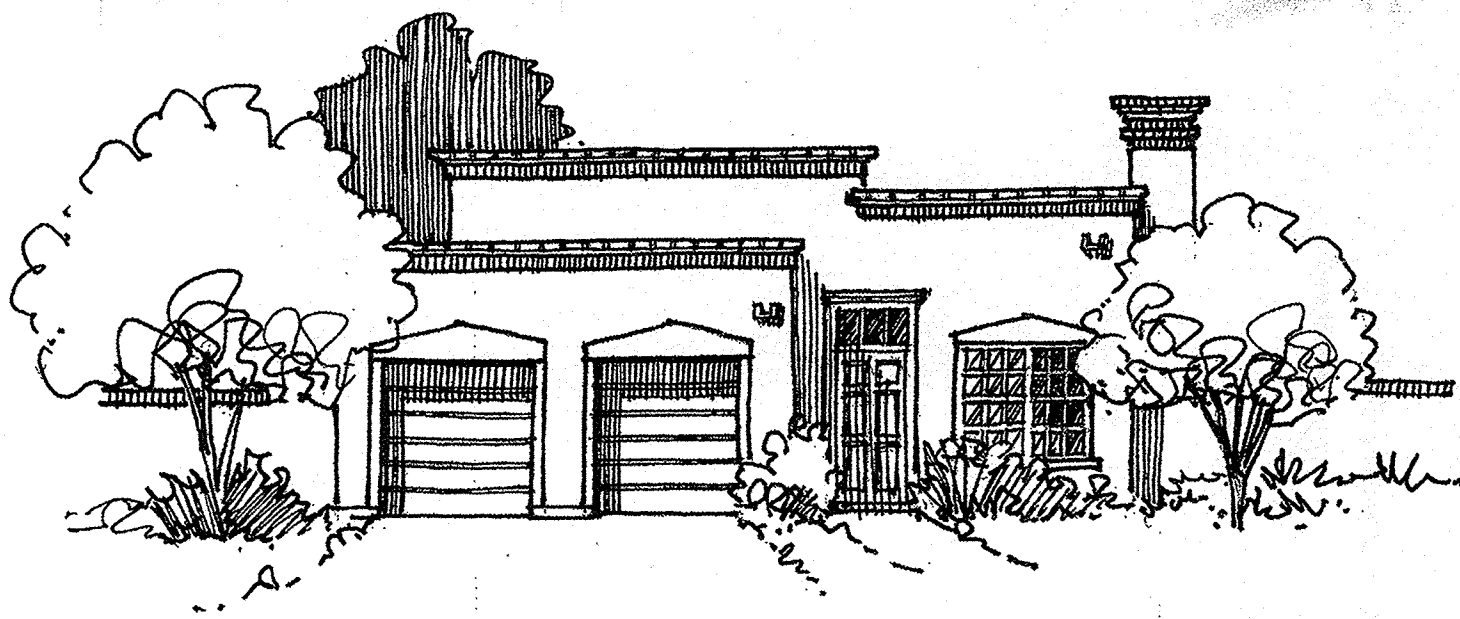
All homes must be Pueblo, Territorial, Northern New Mexican, or Mediterranean style. Below are described characteristics of the different styles. While these characteristics are typical, it is not the intent of these guidelines to prohibit a certain amount of individual expression and creativity as long as the overall look of the house contains the characteristics of one of the styles listed below and adheres to the Guidelines. The use of architectural detail and materials should be consistent on all elevations to some degree; the same window and door trim details shall be used consistently in all openings. The CTACC retains the right to approve or deny any aspects of the design on a case-by-case basis without limitation.

**Pueblo Style** - Pueblo style is walled architecture recalling the low adobe, flat roofed dwellings of the northern New Mexico Pueblo Indians. Characterized by the "Pueblo" buildings of historic Santa Fe, Pueblo style incorporates recessed set doors and windows, and dramatically recessed portals or patios (at front facades). The Pueblo style traditionally uses flat roofs and relies extensively on post and beam or bearing wall construction. Interesting massing and soft edged smooth stucco are distinctive features of this style.



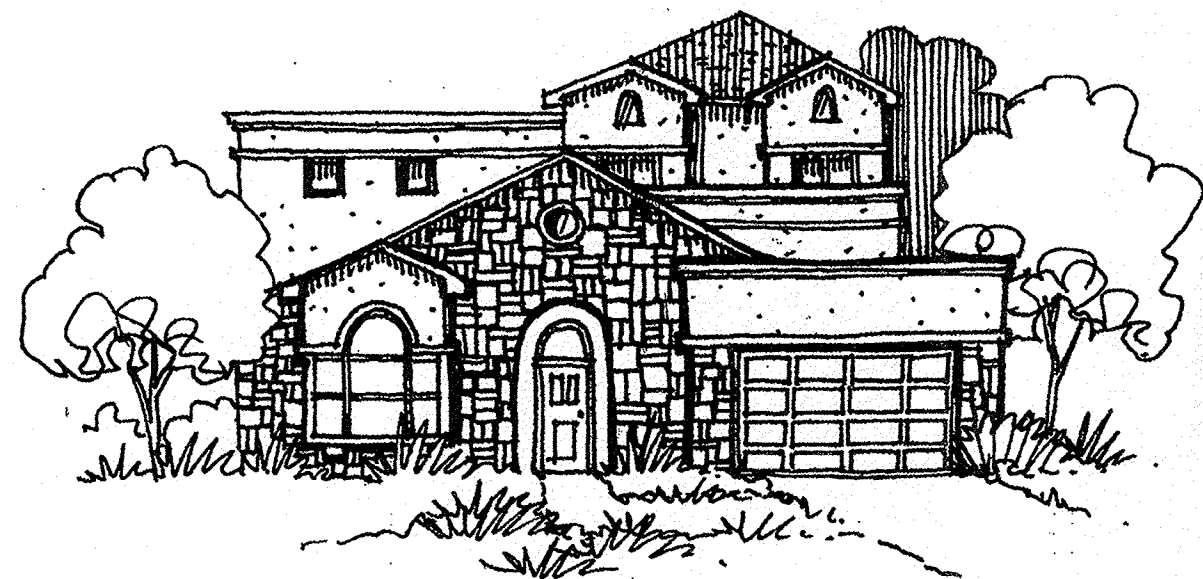
1. There are no pitched roof forms in this style.
2. Entry portals are a hallmark of the style.
3. Lintels over openings can be wood and exposed, but covered lintels are just as common.
4. Exterior wall finish is stucco from the approved color list.
5. Stone can be used in horizontal benches at the base of walls in the prescribed percentages in coursed ashlar pattern.
6. The clustered form allows courtyards to be easily integrated into the design by low walls and gates.
7. Parapets are also used to emphasize forms.

**Southwestern Territorial Style** - has its roots in the Pueblo style and early Spanish buildings and is characterized by simple, if not symmetrical, massing; low sloped roofs (no pitched roofs); portals and courtyards often surrounded by low walls or gates; brick parapet caps, horizontal benches and/or chimneys; stucco walls with square corners of a limited color palette; and pedimented window and door head trim, usually of wood. Columns are generally square or square tapered and are typically painted, finished wood with painted wood trim forming the capital and base of the post (no corbels). Territorial style is typically straighter, more formal, and more finished than the Pueblo style.



1. There are no pitched roof forms in this style.
2. Entry portal is common and a hallmark of the style.
3. Trim over openings can be pedimented wood with moldings, but untrimmed openings are just as common.
4. Exterior wall finish is stucco with square corners from the approved color list.
5. Brick can be used in horizontal benches at the base of walls, and may be used as parapet caps in chimney forms.
6. The symmetrical form allows for formal courtyards to be easily integrated into the design by low walls and gates extending rectilinear geometries.
7. Parapets are also used to emphasize this form.
8. Portal columns are square, or square tapered, and are typically painted finished wood with painted wood trim forming the capital and base of the post.

**Mediterranean Style** - Low-pitched gabled or hipped roofs (flat in some cases) characterize the Mediterranean style. Windows and doors may have arches above, windows tend toward full lengths, and entry porches are characteristically recessed. The façade is broken into multiple masses and the wall finishes of stucco, potentially with stone accent materials, and belt courses at walls and parapets.



1. There are pitched roof forms on main volumes, porches and colonnades or behind parapets in this style, maximum slope is 6 in 12. Low sloped roofs can also be combined with flat roof elements.
2. Entry portal is not common in this style, however, arches above doors, principal windows, or beneath porch roofs are common.
3. Trim over and around openings can be tile or terra cotta moldings, but untrimmed openings are just as common.
4. A variation of building masses allows courtyards to be easily integrated into the design by low walls and gates extending rectilinear geometries.
5. Parapets are also used to emphasize forms.
6. Exterior wall finish is stucco, from the approved color list; or smooth stone finish, in the prescribed percentages, with square or slightly rounded corners.

**Northern New Mexico Style** - are typically a simple one and a half story Pueblo or Territorial style house with pitched roof. Houses tend to be more compact to keep the roofs simple and economical, and to conserve heat with lower additions branching off the main form. Roof forms tend to be shed or low sloped and traditionally of corrugated metal sheets with a galvanized finish or colored standing seam roofing with second story rooms typically half in the roof creating cathedral ceilings and characteristic dormer windows. Portals tend to have shed roofs, also metal, with a lower pitch than the main roof. Columns and wood trim at openings are similar to those of the Territorial style. Brick or stone can be used in chimney forms in limited amounts with stone being a random rubble, coursed rubble, or coursed ashlar pattern.



1. Pitched roof forms are allowed in this style with 1-1/2 story height maximum.
2. Trim over openings can be pedimented wood with moldings, but untrimmed openings are just as common.
3. Entry porch is common and a hallmark of the style.
4. Roof materials and orientation shall be designed to minimize reflection and glare.
5. Exterior wall finish is stucco from the approved color list with square or rounded corners.
6. Brick or stone can be used in chimney forms. Stone to be random rubble, coursed rubble or coursed ashlar pattern.
7. Portal columns are square or square tapered and are typically painted, finished wood with painted wood trim forming the capital and base of the post. No corbels.
8. Roof eaves and rakes require painted moldings and trim at the termination of roofing.
9. Maximum pitch of roof is 12 inches per foot.

### B. Building Massing

For all of the architectural styles listed above, building massing is critical, especially for the street elevations. Building masses should be offset from the adjacent masses by an appropriate dimension to the size of the building and approved by the CTACC. The front and rear (if adjacent to a street) elevations must contain at least three building masses, of which two of the building masses must have at least a 1 foot vertical/horizontal offset. Deviations from the 1-foot minimum massing requirements in the Design Guidelines may be approved on an individual basis. A building mass is defined as a volume of space that usually appears as a rectilinear form, consisting of a roof and at least three (3) walls.

### C. Roof Forms

These forms are appropriate at Cottonwood Trails:

1. Low sloped roofs, 1/4" per foot to 1" per foot, with parapets (all styles).
2. Gable and hip roofs, no steeper than 8" per foot to 12" per foot for Northern New Mexico Style; 6" per foot for Mediterranean Style.
3. Gabled or hip Dormers, Northern New Mexico Style.

These roof forms may not be used at Cottonwood Trails:

1. Mansard.
2. Domed or arched.
3. Gambrel.

### D. Roof Materials

These roof materials are appropriate for homes in Cottonwood Trails:

1. Metal roofs, standing seam or corrugated in red, green or silver.
2. Built-up roofing (non reflective)
3. Single-ply membrane (low sloped only, non reflective).
4. Clay or Concrete tile, mission barrel or S shapes in solid colors.

These roofing materials will not be allowed at Cottonwood Trails:

1. Asphalt shingles.
2. Wood shingles and shake shingles.
3. Multi-colored roof tiles.
4. Dark colored roofing.

### E. Columns

The following are appropriate column forms at Cottonwood Trails:

1. Square stucco.
2. Round stucco.
3. Square wood.
4. Square wood, tapered.
5. Round peeled bark wood.
6. Round classical with smooth shafts in Doric or simple contemporary order.

The following shall not be allowed:

1. Corinthian.
2. Ionic.
3. Tuscan.
4. Egyptian.

### F. Garages

1. Each home must have a garage for not less than two cars and have a driveway sufficient to park two vehicles, so that a minimum of four parking spaces is provided.
2. Garage doors shall be offset from the surface of the front façade by a minimum of eight inches (8").

### G. Windows

Windows are integral with all styles of homes at Cottonwood Trails.

1. Windows may be set deep into the walls to create a feeling of masonry construction and massiveness, 2" offset minimum.
2. Windows with colored sashes and heavy profiles are appropriate.
3. Unanodized aluminum frames or mullions may not be used.

### H. Setbacks

The use of curvilinear streets, short block lengths, and varied front facades have been utilized to prevent the garage doors from dominating the streetscape.

1. Front yard setback
  - a. No house shall be constructed within fifteen feet (15') from the front property line of a lot.
  - b. The garage shall be constructed to ensure that a twenty-foot (20') minimum parking area exists in front of the garage.
2. Side yard setback - no house shall be constructed within five feet (5') from the side property line of a lot.
3. Rear yard setback - no house shall be constructed within fifteen feet (15') from the rear property line of a lot.

### I. Minimum Square Footage

Each home must have at least 1,350 square feet of fully enclosed heating area, exclusive of garages and open porches and patios.

### J. Building Materials

1. Stucco - shall be the primary building material and shall account for a minimum of 80% of the exterior construction.
2. Stone - may be used as an accent feature and shall not comprise more than 20% of the exterior construction. See architectural styles for restrictions.
3. Brick - may be used as an accent feature and shall not comprise more than 20% of the exterior construction. See architectural styles for restrictions.

### K. Pre-Approved Building Colors

1. Primary - exterior stucco colors shall be shades of Tan, Brown, Reddish Brown, Warm Gray, or Off-White and shall be limited to, or match, the following: El Rey Stucco standard colors including Buckskin, Driftwood, Straw, Sandlewood, Suede, La Luz, Desert Rose, Sand, Fawn, Palomino, Adobe, Beige, Cottonwood, Soapstone, Candlelight, Ash, Hacienda, and Ivory. Colors from manufacturers other than El Rey need to match approved colors to be submitted.
2. Accent - a variety of colors may be used to accent architectural features such as entries, window trim, fascias, and other traditional southwestern architectural features. Colors allowed are typical southwestern colors of white, green, red, blue, and brown ranges.
3. All roof penetrations shall be painted to match the predominant roof color or stucco color.

Additional colors may be approved by the CTACC on an individual basis.

### L. Building Height

Houses or improvements on any lot shall not exceed nineteen feet (19') for single-story, and the maximum height allowed for two story homes is twenty-six feet (26') as defined by the City of Albuquerque Zoning Code.

1. The maximum area of the second story of a house shall be no more than seventy-five percent (75%) of the area of the first floor. The first floor area is calculated inclusive of the garage area and porch area. The second story area is calculated exclusive of roof decks and porches. For example, if the first floor has an area of 2,000 square feet, the area of the second story is limited to a maximum of 1,500 square feet.
2. The front elevation of the second story portion of the house shall also be set back a minimum of two feet (2') to eliminate the appearance of a two-story wall.
3. Floor Area Ratio is the ratio of the heated floor area (including multiple stories) of the structures to the lot. In order to ensure that houses are in appropriate proportion to their lot, a Floor Area Ratio of .75 shall not be exceeded.

### M. Landscaping

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2. Timing of Installation. All front yard landscaping, and all side yard landscaping (if the home is on a corner), must be completed by the builder no later than two months after completion of construction of the home, but in any event no later than the date of occupancy of the home.

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# Cottonwood Trails

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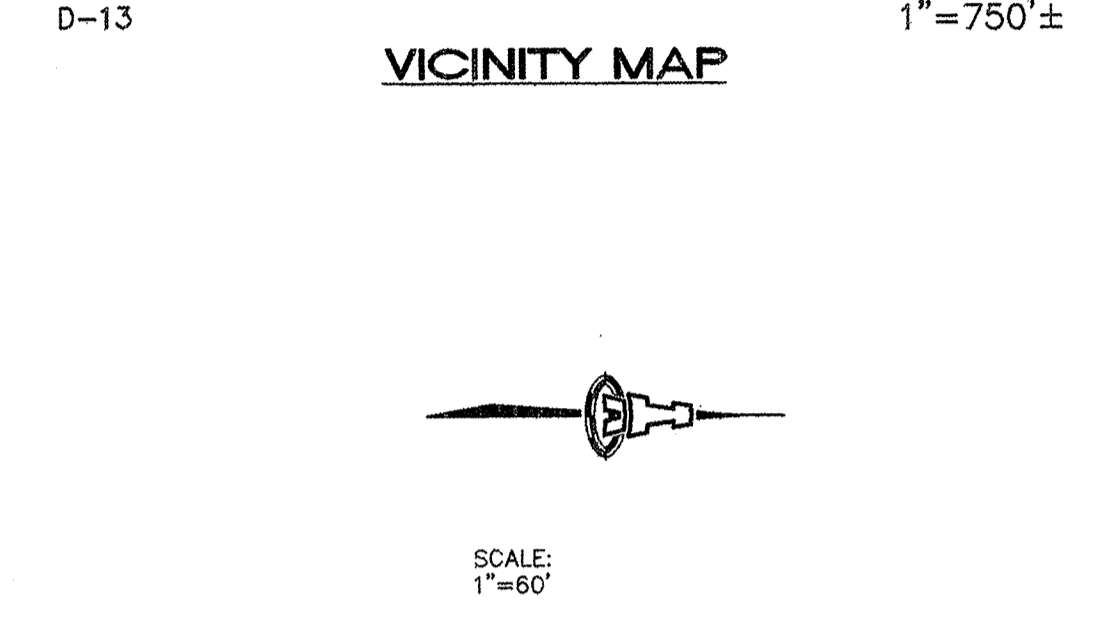
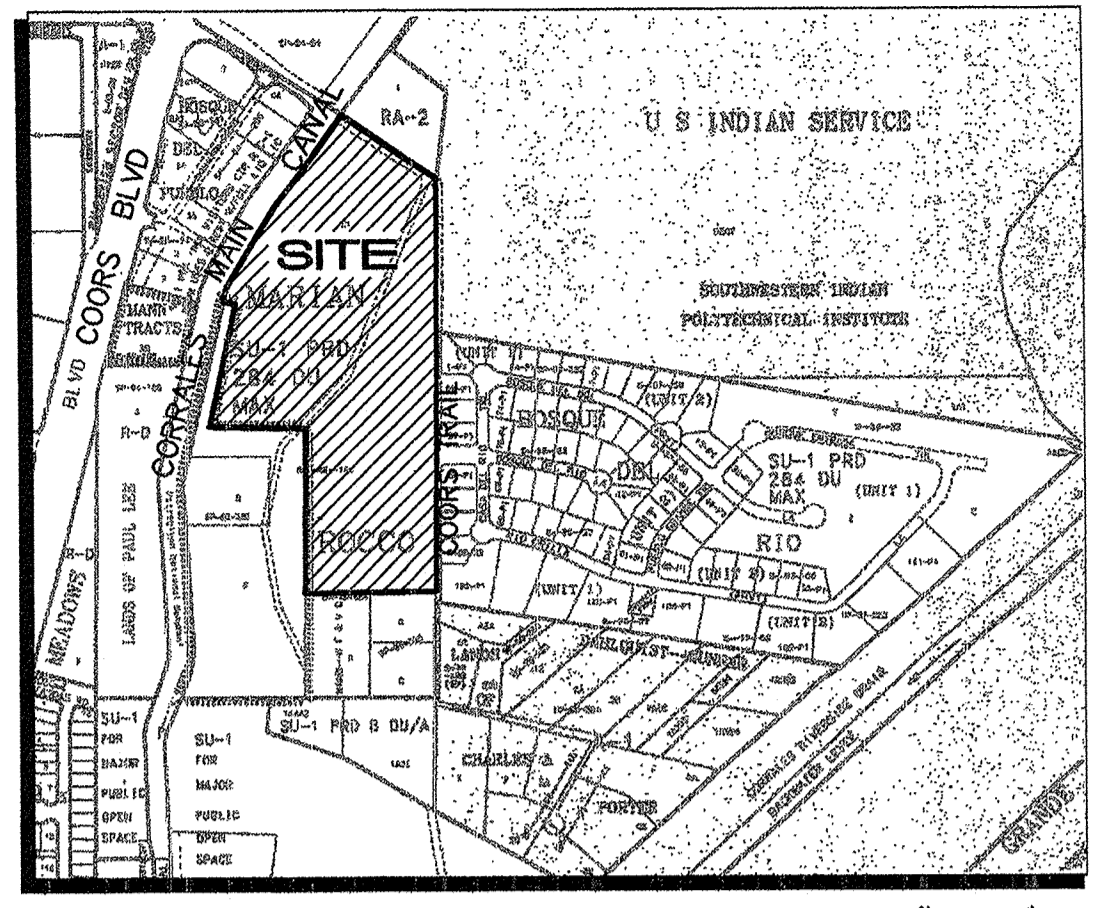
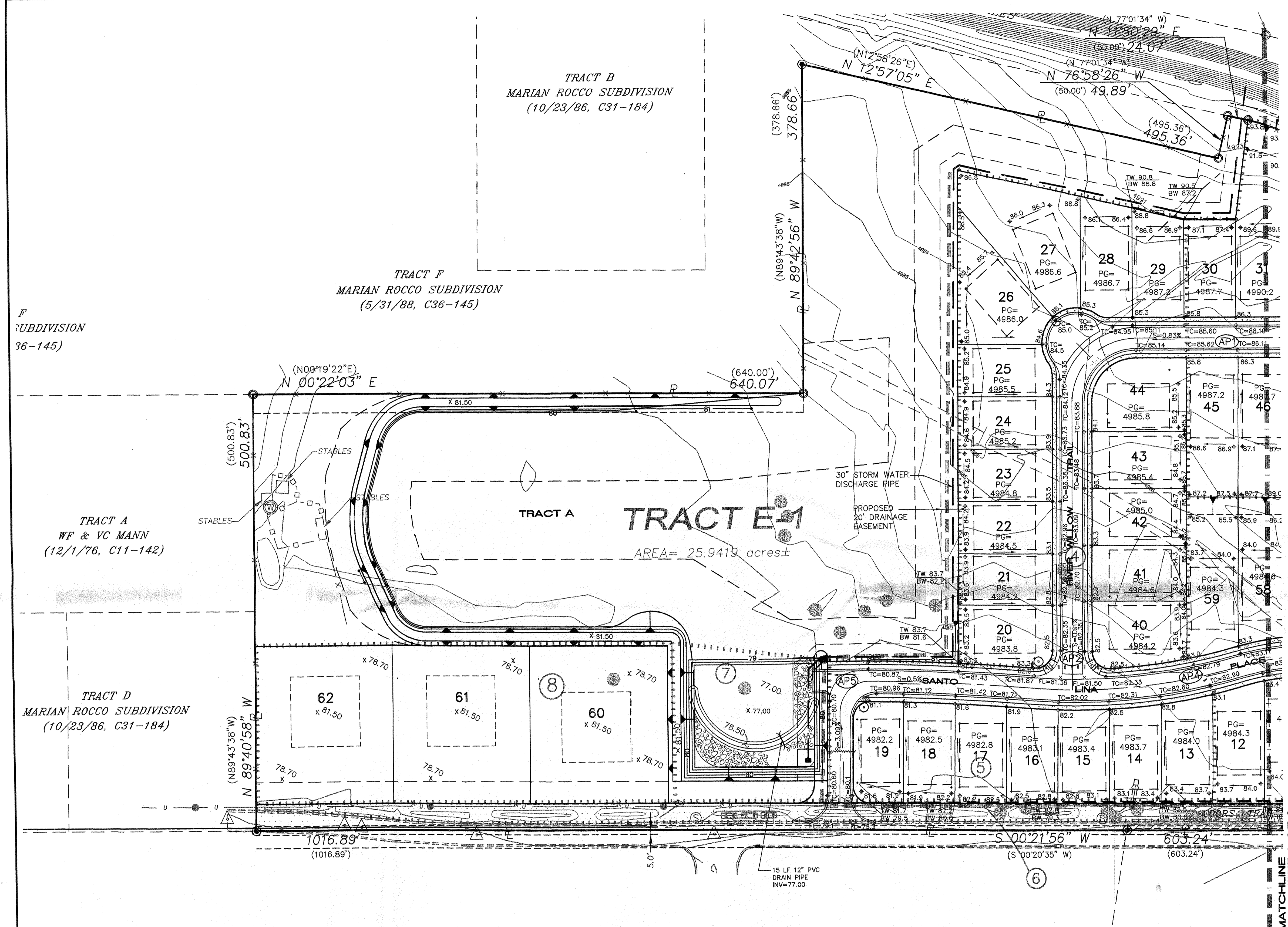
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Prepared by:  
Consensus Planning, Inc.  
924 Park Avenue SW  
Albuquerque, NM 87102



January 10, 2001



**LEGEND**

- 4900 — EXISTING CONTOUR
- ◆ 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- PG=4984.3 PAD GRADE ELEVATION
- TC 81.95 TOP OF CURB ELEVATION
- FL 81.45 FLOWLINE ELEVATION
- TW 88.2 TOP OF RETAINING WALL
- BW 86.4 BOTTOM OF
- ~~~~~ WATER BAR
- INV=77.0 PROPOSED RETAINING WALL
- INVERT ELEVATION
- ⊙ (AP) ANALYSIS POINT
- ⊙ (2) BASIN ID
- ▬▬▬▬▬ BASIN BOUNDARY
- ▬▬▬▬▬ EROSION CONTROL BERM

**ISAACSON & ARFMAN, P.A.**  
 Consulting Engineering Associates  
 128 Monroe Street N.E.  
 Albuquerque New Mexico  
 1476RD.DWGsw 12/22/00

CITY OF ALBUQUERQUE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING GROUP

TITLE: **COTTONWOOD TRAILS SUBDIVISION  
 GRADING & DRAINAGE PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. \_\_\_\_\_ Zone Map No. **D-13** Sheet **5** Of **8**

AS-BUILT INFORMATION

CONTRACTOR	DATE
WORK SHOWN BY	DATE
ACCEPTANCE BY	DATE
REVISION BY	DATE
DRAWINGS COMPLETED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	

BENCH MARKS

U.S. COE STA. "R. ALAMEDA B-2" NM STATE PLANE	
COORDINATES (CENTRAL ZONE) BY ACS	
ELEV=5,085.25	

SURVEY INFORMATION

FIELD NOTES	
PRECISION SURVEYING	01/00

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGNED BY	FCA	DATE	12/00
DRAWN BY	ANW	DATE	12/00
CHECKED BY	FCA	DATE	12/00

TRACT F  
 MARIAN ROCCO SUBDIVISION  
 (5/31/88, C36-145)

TRACT A  
 WF & VC MANN  
 (12/1/76, C11-142)

TRACT D  
 MARIAN ROCCO SUBDIVISION  
 (10/23/86, C31-184)

BOSQUE DEL RIO  
 UNIT 1  
 (8/29/96, 96C-377)

MATCHLINE  
 SEE SHEET 2 OF 2







