

VOLCANO CLIFFS

SECTOR DEVELOPMENT PLAN

EPC REDLINE 2013





CHAPTER 3

transportation standards
~~regulations~~

CHAPTER 3

INTENT

The standards of this chapter are intended to create streets that are pedestrian-friendly, while also meeting the demands of motorists and emergency vehicles. The following standards provide **regulatory** guidance for the development of a comprehensive transportation network within the plan area. The goal is to facilitate a range of transportation options for residents—walking, biking, driving and taking the bus—by providing strategies for the development of the area’s overall street network and for the design of individual streets in a manner that improves pedestrian access and safety, facilitates mass transit, and moves traffic efficiently and safely.

Standard 1: Provide an Interconnected Street Network.

- a. An interconnected network shall form a hierarchical network and shall distribute traffic among multiple routes, thereby reducing reliance (and excessive volumes) on fewer routes. An interconnected network will enhance access throughout the Volcano Mesa area by providing routes that are more direct and offer redundancy and by reducing traffic volumes on collector streets and arterials, so that fewer travel lanes and a more intimate, pedestrian supportive environment will be created.
- b. The platting of new dead-end streets and culs-de-sac is prohibited.
 - (i) The following exceptions for dead-end streets and/or culs-de-sac are allowed:
 1. those necessary to reach land-locked parcels and
 2. those that will be required in the Rural Residential zone (VCRR) due to the limited arroyo crossings.
 - (ii) Given one of the above exceptions, the following conditions shall be met:
 1. Stub streets or “knuckle” culs-de-sac are allowed where necessary to reach no more than 4 parcels beyond a corner or intersection.
 2. Mid-block “bubble” culs-de-sac without throats are allowed.
 3. Pedestrian/bike connections shall be provided to open space and/or road networks beyond knuckle or bubble culs-de-sac.



Exhibit 5, Volcano Mesa Road Network forms an interconnected network by adopting access points, road designations, and collector locations for the Volcano Mesa area, including the Volcano Cliffs Sector Development Plan area. The Roadway Plan establishes the area’s roadway network. Certain roadways are identified by dashed lines, indicating that their specific alignment is still to be determined. While the integrity of the street network must be maintained, adjustments to internal street alignments shall be permitted in order to avoid significant rock outcroppings, archaeological, or biological resources; to respond to unanticipated engineering factors; or to respond to the needs of large-scale master plan and land consolidation efforts.

TRANSPORTATION STANDARDS REGULATIONS

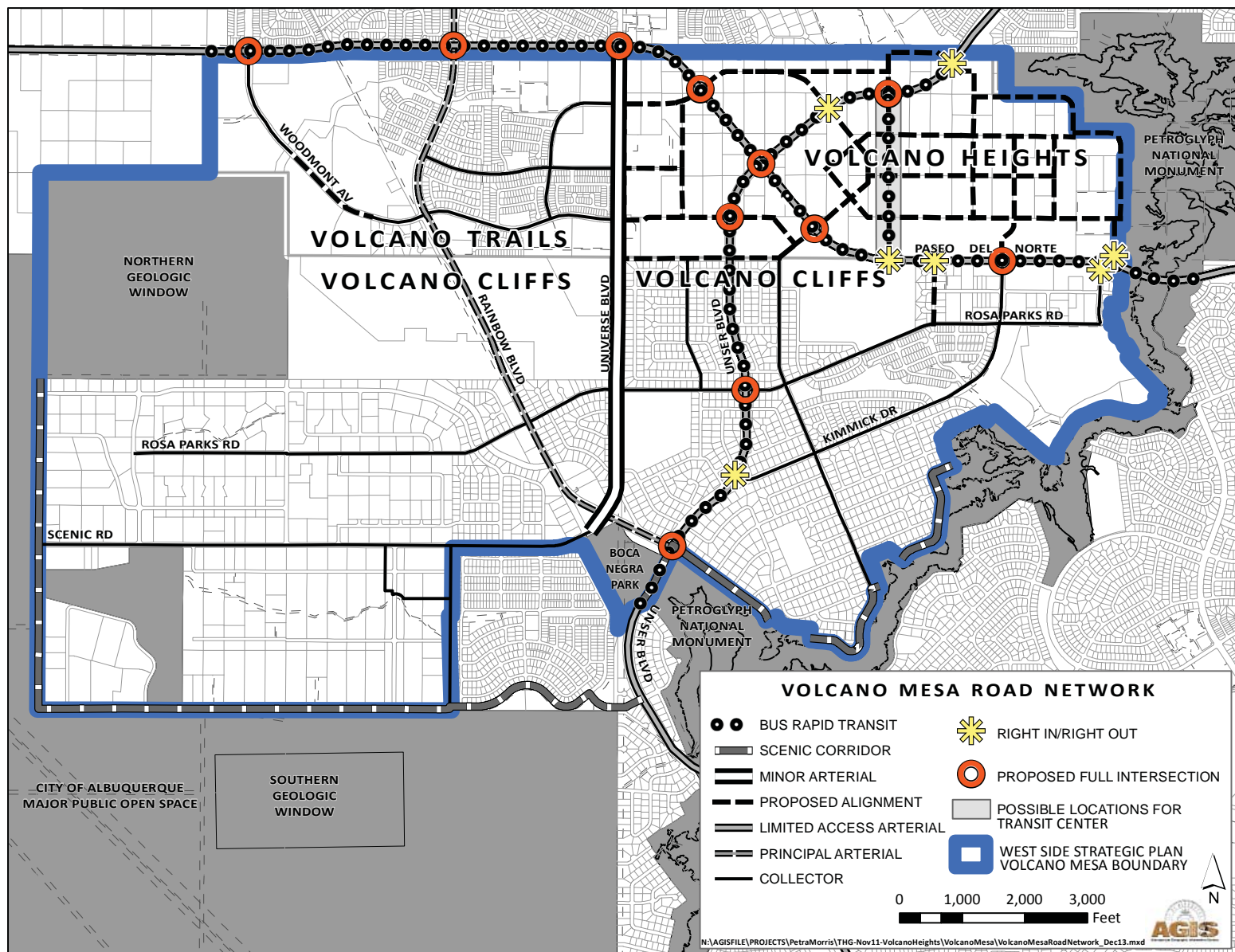


Exhibit 5, Volcano Mesa Road Network

Standard 2: Propose access points to Paseo del Norte and Unser Boulevard

A key component of the Roadway plan is the proposed access locations along Unser Boulevard and Paseo del Norte within the Volcano Mesa area. While both roads are currently designated Limited Access Arterials, whose main function is to move traffic quickly and efficiently, these arterials will need to provide access to and from the proposed Volcano Heights Town Center and the surrounding neighborhoods. The proposed access points, both full and right-in/ right-out, provide essential connections into and within the Volcano Mesa area and form the basis of the area's internal network. In addition, the proposed access points facilitate access to transit and the proposed Transit Center in Volcano Heights as well as easing traffic at key intersections, such as Universe and Paseo del Norte by providing alternative routes onto Unser Boulevard and Paseo del Norte. Proposed access points are shown on **Exhibit 5**, Volcano Mesa Road Network. These access locations are generally located to provide optimal connections to, from, and within the Volcano Mesa area and the Volcano Cliffs SDP.

Standard 2: Protect Scenic Corridors.

Scenic corridors provide an opportunity for residents and the public in general to enjoy views of Albuquerque landmarks such as the Sandias and the Volcanoes, as well as public open space lands, in everyday ways as part of their commute or while walking to the neighborhood store. As the preferred edge to open space is a public street, more scenic corridors shall be added as area roads are designed abutting arroyos or the Monument. Also, where possible, streets shall be oriented to act as scenic corridors. A scenic corridor is defined in this plan as a single-loaded street that abuts open space lands such as the Petroglyph National Monument or an arroyo. The streets that are platted as single-loaded at the time of the plan adoption are mapped in **Exhibit 5** next to "Scenic Corridors"; however, future platting actions shall aim to increase this network.

Standard 3: Orient Residential Development toward Residential Collector Streets.

Where new residential development is adjacent to a collector street, new lots and homes shall face Collector streets, except where the Planning Director or his/her designee approves exceptions related to technical reasons, such as grading and drainage requirements, or where lots facing away from Residential Collector Streets already exist in platting.

Standard 4: Design streets to accommodate Bus Rapid Transit Routes.

Roadways and streets identified as Bus Rapid Transit routes, including Paseo del Norte and Unser Boulevard, shall provide a minimum of 24 feet for dedicated bus-only lanes and roadway dividers in the rights-of-way. On these streets and roadways, beginning 500 feet before intersections identified as potential station locations, a minimum of 36 feet in the right-of-way will be dedicated for BRT lanes and station platforms. While cross sections may show BRT routes as outside, inside, or median lanes, the final location of these lanes shall be determined during the roadway design process. Additionally, BRT lanes shall be dedicated and marked for bus use only, and automobile use will be prohibited.

Standard 5: Ensure safe, comfortable pedestrian crossings.

Wide, multi-lane roads present barriers to the creation of a safe pedestrian environment. Well-designed crossings can overcome these barriers by providing protected passageways for pedestrians. The following is a list of treatments that shall be used for assisting pedestrian movement across roadways:

- a. **Pedestrian Crosswalks.** At-grade pedestrian crosswalks shall be considered at signalized and unsignalized (“right-in / right-out”) intersections (except the intersection of Paseo del Norte and Unser Boulevard). Crosswalks shall also be considered where they bring activity centers within walking distance, such as between retail centers, employment nodes, and public facilities. To minimize increasing vehicle travel times, signals shall be synchronized and pedestrian activation required. In addition, pedestrian crosswalks can be divided into two phases, such that pedestrians cross travel lanes for traffic in one direction during one phase, and then cross travel lanes for traffic in the other direction during the second phase. Pedestrian refuge islands shall be provided where possible; refuge islands should be at least 5 feet in width and accompanied by bollards and/or landscaping.
- b. **Pedestrian Barriers near Crosswalks.** Fences or other barriers may be needed to prevent pedestrians from crossing in locations that are unsafe. Decorative metal fences or public art should be used within and adjacent to the Neighborhood Activity Center (i.e., Village Center).
- c. **Pedestrian Crossings at Arroyos.** When there is a pedestrian crossing at an arroyo, crossing distances shall be minimized to ensure safe, comfortable access across the arroyo. At arroyos, the length of culverts (i.e., the width of bridges) shall be minimized by eliminating both the median and landscape strips.

Standard 6: Provide traffic calming features.

To discourage fast and cut-through traffic, traffic calming shall accompany the interconnected street network called for in these standards. A measure of traffic calming shall be provided through the use of appropriately dimensioned travel and parking lanes. Excessive street width has been identified as a major contributor to higher vehicle speeds and a higher incidence of severe injuries. Additional techniques may be employed to calm traffic in support of pedestrian safety and convenience.

The following features are approved to be used in the Plan area:

- a. **Curb Radii.** To reduce pedestrian crossing distances and slow traffic curb radii shall not be more than 15 feet, except where no pedestrian crossing is expected, if significant truck or bus traffic is expected, or where there are special demands for acceleration or deceleration. Where curb radii exceed 15 feet, other measures should be considered to support pedestrian safety.
- b. **Bulbouts.** Bulbouts extend curbs and create parking lanes. They are especially warranted at intersections and other pedestrian crossings in areas with high pedestrian activity or where motorists need to be alerted that they are entering a pedestrian-oriented area (e.g., “gateway” locations), and where pedestrian refuge and short crossing distances are critical (e.g., near facilities for children or senior citizens).
- c. **Offset Intersections.** Travel routes that force turns through offset intersections will slow traffic and discourage cut-through traffic. Intersections should be offset by at least 100 feet, unless the road geometry provides adequate sight lines. Offset intersections also provide special vista opportunities for parks, civic buildings, building entries, monuments, or exceptional architecture.
- d. **Roundabouts.** Roundabouts slow traffic while offering capacities for turning movements that usually exceed conventional 4-way intersections. Roundabouts can be small enough to be placed in the middle of typical intersections, or large enough to accommodate parking and handle complex intersection geometries.
- e. **Articulated Crosswalks.** At crosswalks, special visual and physical features can signal the presence and needs of pedestrians to motorists. Articulation can be created through the use of signage, lighting, special pavers, textured concrete, and highly reflective paint. Where traffic volumes are low and pedestrian volumes are high, crosswalks shall be placed at the same level as abutting sidewalks to make vehicles ramp up to that level and signaling that pedestrians take precedence.

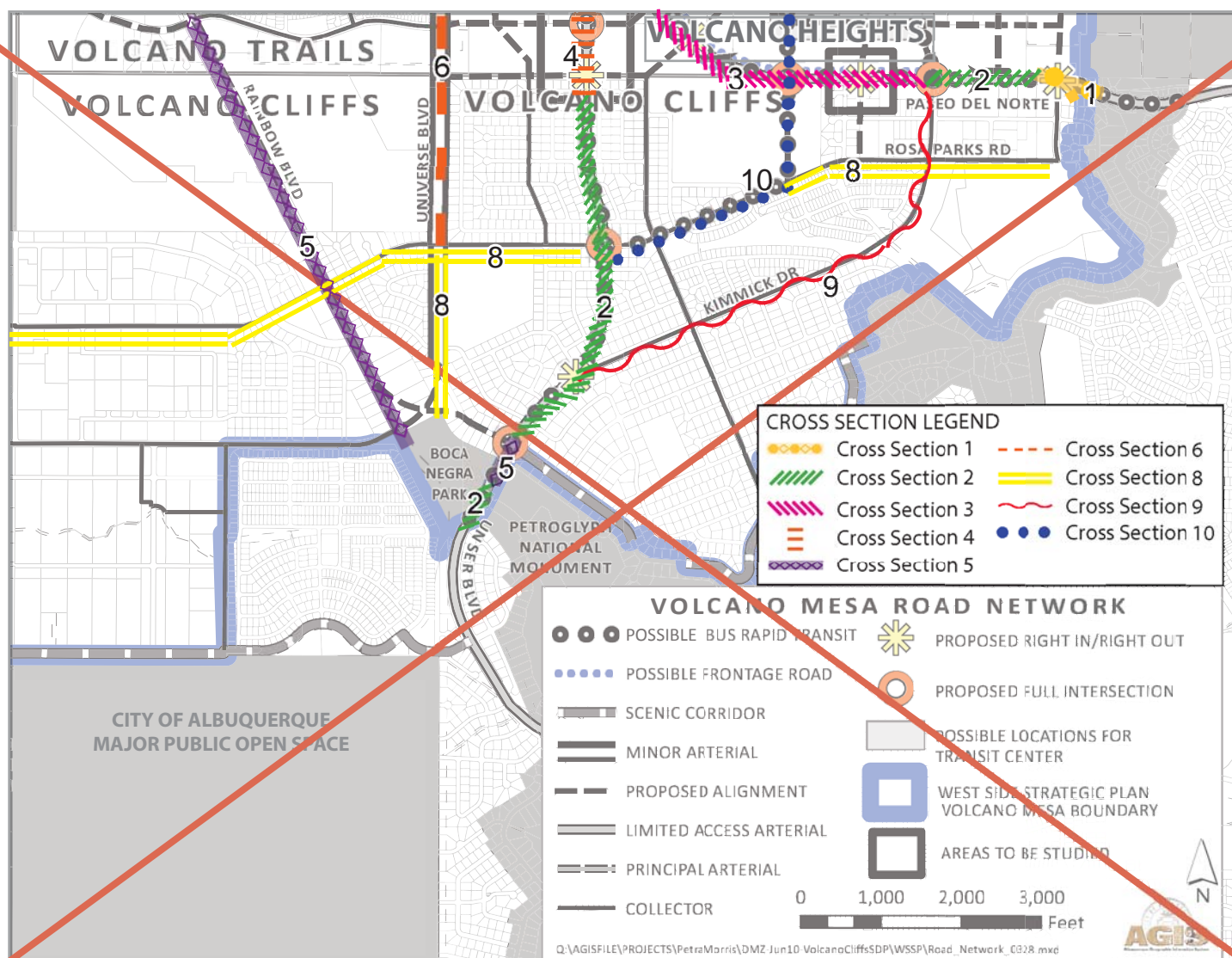


Exhibit 6, Volcano Cliffs Sample Cross-Section Locations

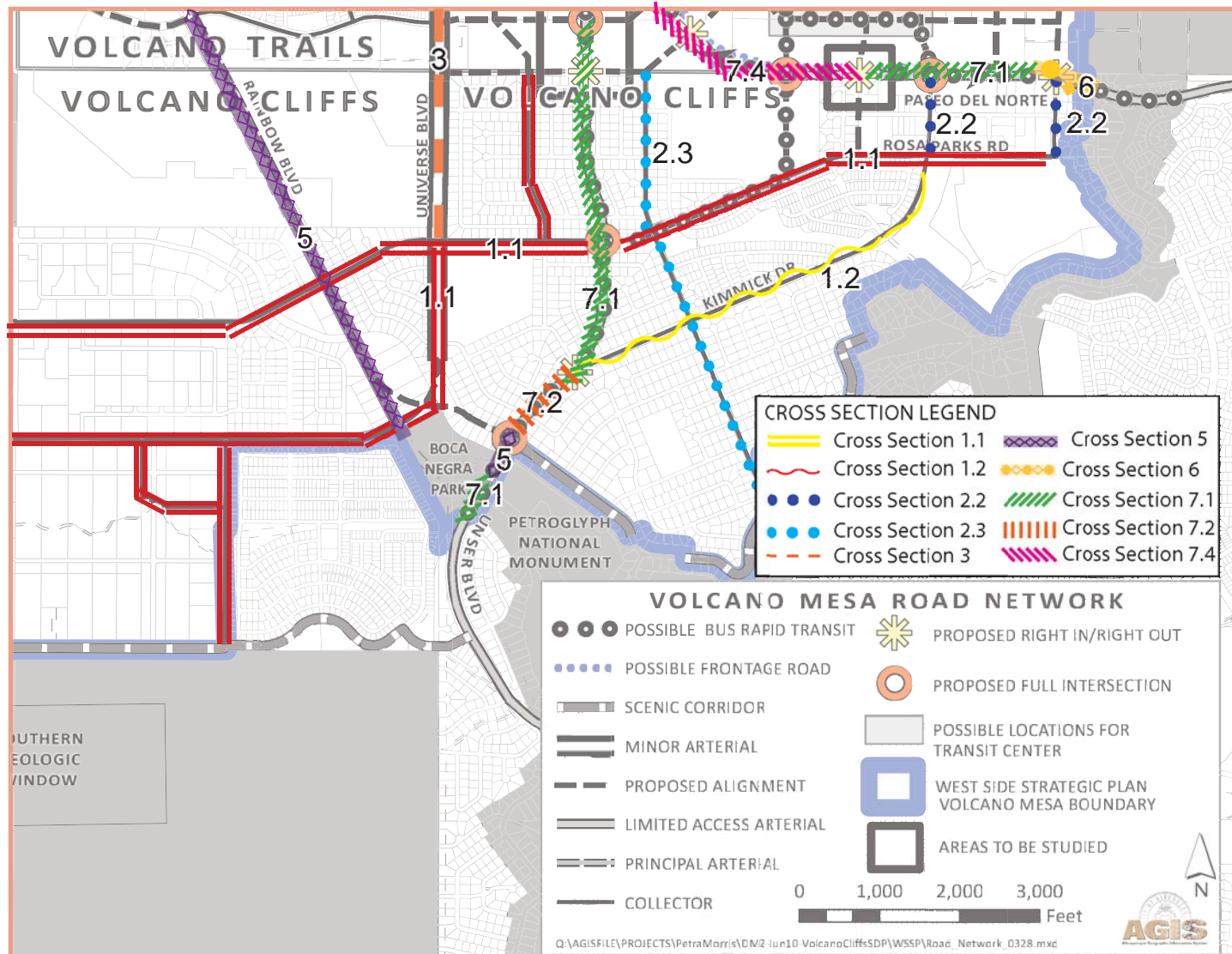


TABLE 2 – STREET TYPES AND CROSS SECTIONS

Cross Section	Programmed ROW	# Vehicular Lanes	Vehicular Travel Lane Widths / Transit Lane Widths	Bike Lane / Buffer*	On-Street Parking*	Pedestrian Sidewalk Width	Landscape / Tree Well	Applicable Sector Plan Area
ST 1.1: Typical Retail Collector <i>Applicable Streets:</i> <ul style="list-style-type: none"> Rosa Parks Universe Blvd. south of Rosa Parks 	58 feet	2	10 feet	None	7 feet	12 feet	(Within sidewalk width)	VCSDP
ST 1.2: Typical Residential Collector <i>Applicable Streets:</i> <ul style="list-style-type: none"> Kimmick Dr. 	58 feet	2	10 feet	None	7 feet	6 feet**	6 feet	VCSDP
ST 2.1: Neighborhood Street A	70 feet	2	11 feet	4 feet / 3 feet	7 feet	10 feet	(Within sidewalk width where required)	VHSDP
ST 2.2: Neighborhood Street B <i>Applicable Streets:</i> <ul style="list-style-type: none"> Kimmick from Paseo to Rosa Parks Calle Nortena from Paseo to Valiente 	72 feet	2 (+ 14' median/turn bay)	10 feet	None	7 feet	6 feet	6 feet	VCSDP
ST 2.3: Neighborhood Street C <i>Applicable Street:</i> Urraca Rd.	64 feet	2	10 feet	None	7 feet	5 feet	5 feet	VCSDP

* Includes curb and gutter dimension where element is at the edge of the paved section of the roadway.

** Except where platted at 5 feet at the time of the original adoption of this Plan (May 2011), in which case the total programmed ROW is reduced by 2 feet overall.

TABLE 2 – STREET TYPES AND CROSS SECTIONS (CONT'D)

Cross Section	Programmed ROW	# Vehicular Lanes	Vehicular Travel Lane Widths / Transit Lane Widths	Bike Lane / Buffer*	On-Street Parking*	Pedestrian Sidewalk Width	Landscape / Tree Well	Applicable Sector Plan Area
ST 3: Minor Arterial <i>Applicable Street: Universe Blvd.</i>	77 feet	2 (+ 16' median/center turn bay)	11 feet	5 feet	None	7 feet	5 feet	VCSDP VHSDP
ST 4: Connector Street	84 feet	2 (+ 12' median/turn bay)	10 feet	4 feet / 3 feet	7 feet	12 feet	(optional within sidewalk width)	VHSDP
ST 5: Suburban Boulevard <i>Applicable Streets:</i> • Unser Boulevard at Escarpment • Rainbow Boulevard	128 feet	4	11 feet	7 feet	None	10 feet	10 feet	VCSDP
ST 6: Paseo del Norte at Escarpment	135 feet	4 (+2 transit lanes)	11 / 12 feet	9 feet	None	(See cross section)	None	VCSDP VHSDP

* Includes curb and gutter dimension where element is at the edge of the paved section of the roadway.

** Except where platted at 5 feet at the time of the original adoption of this Plan (May 2011), in which case the total programmed ROW is reduced by 2 feet overall.

TABLE 2 – STREET TYPES AND CROSS SECTIONS (CONT'D)

Cross Section	Programmed ROW	# Vehicular Lanes	Vehicular Travel Lane Widths / Transit Lane Widths	Bike Lane / Buffer*	On-Street Parking*	Pedestrian Sidewalk Width	Landscape / Tree Well	Applicable Sector Plan Area
ST 7.1: Urban Boulevard A <i>Applicable Streets:</i> <ul style="list-style-type: none"> Paseo del Norte from Calle Nortena to Kimmick Unser Boulevard from southern boundary of Volcano Cliffs to Escarpment Unser Boulevard from Kimmick to Woodmont 	156 feet	4 (+ 50' median)	11 feet	6 feet	None	10 feet	10 feet	VCSDP
ST 7.2: Urban Boulevard B <i>Applicable Streets:</i> <ul style="list-style-type: none"> Unser Boulevard from Escarpment to Kimmick 	156 feet	4 (+36' median)	12 feet	8 feet	None	None	None	VCSDP
ST 7.3: Urban Boulevard C <i>Applicable Streets:</i> <ul style="list-style-type: none"> Unser Boulevard from Woodmont to northernmost right-in/right-out in Volcano Heights 	156 feet	4 (+2 slip lanes)	11 / 12 feet	4 feet / 2 feet	None	(See cross section)	(See cross section)	VHSDP
ST 7.4: Urban Boulevard D <i>Applicable Street: Paseo del Norte from Kimmick to western boundary of Volcano Trails</i>	156 feet	6 (+2 transit lanes)	11 / 12 feet	6 feet / 2 feet	None	10 feet	(Within sidewalk width)	VHSDP VTSDP

* Includes curb and gutter dimension where element is at the edge of the paved section of the roadway.

** Except where platted at 5 feet at the time of the original adoption of this Plan (May 2011), in which case the total programmed ROW is reduced by 2 feet overall.

TABLE 2 – STREET TYPES AND CROSS SECTIONS (CONT'D)

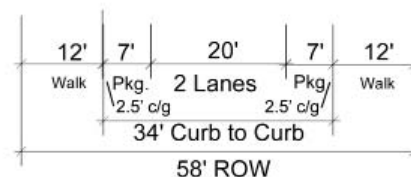
Cross Section	Programmed ROW	# Vehicular Lanes	Vehicular Travel Lane Widths / Transit Lane Widths	Bike Lane / Buffer*	On-Street Parking*	Pedestrian Sidewalk Width	Landscape / Tree Well	Applicable Sector Plan Area
ST 8: Transit Boulevard	120 feet	2 (+2 transit lanes)	10 / 12 feet	4 feet / 3 feet	7 feet	12 feet	6 feet	VHSDP
ST 9: Town Center	96 feet	2	11 feet	4 feet / 3 feet	18 feet (reverse-angle)	12 feet	(Within sidewalk width)	VHSDP
ST 10.1: Park Edge – Single-loaded	76 feet	2 (+12' median/turn bay)	11 feet	6.5 feet / 2.5 feet	7 feet (one side only)	10 feet	(Within sidewalk width)	VHSDP
ST 10.2: Park Edge – Double-loaded	70 feet	2	11 feet	4 feet / 3 feet	7 feet	10 feet	(Within sidewalk width)	VHSDP
ST 11: Local Street	52 feet	2	9 feet	None	6 feet	6 feet**	5 feet	VCSDP

* Includes curb and gutter dimension where element is at the edge of the paved section of the roadway.

** Except where platted at 5 feet at the time of the original adoption of this Plan (May 2011), in which case the total programmed ROW is reduced by 2 feet overall.



ST 1.1: Retail Collector



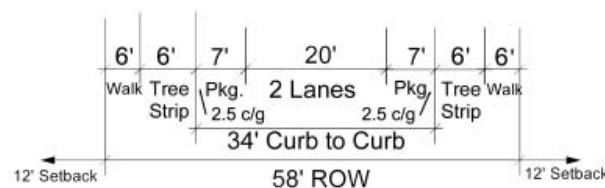
Street Type 1.1 – Typical Retail Collector (2 Lanes)

Where urban uses like retail, apartment or townhouses are anticipated, parking lanes should also be provided.

** Note: c/g stands for “curb and gutter”*

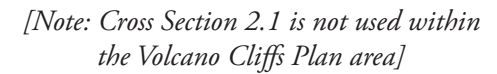


ST 1.2: Residential Collector



Street Type 1.2 – Typical Residential Collector (2 Lanes)

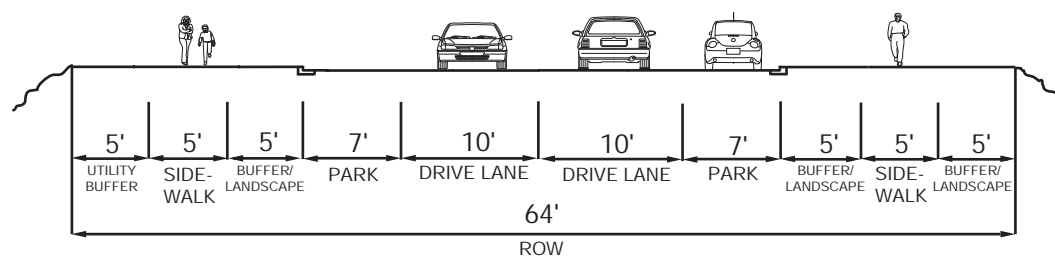
Collectors have two 10-foot travel lanes and parking lanes as shown in Cross Sections 1.1. Collectors are key to creating an outdoor room effect in the interior of pedestrian-oriented centers.



** Note: Buffer = Separation between the bicycle and vehicle lanes.

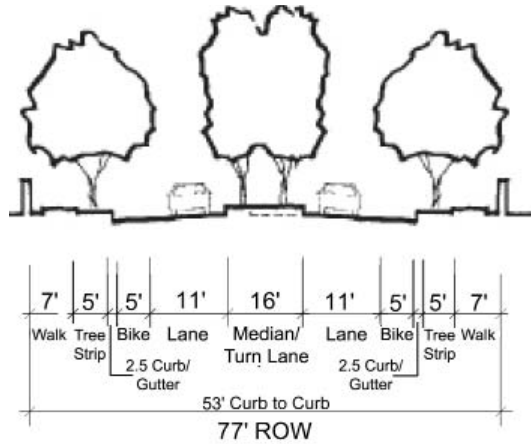


ST 2.3: Neighborhood Street C



Street Type 2.3: Neighborhood Street C

ST 3: Minor Arterial

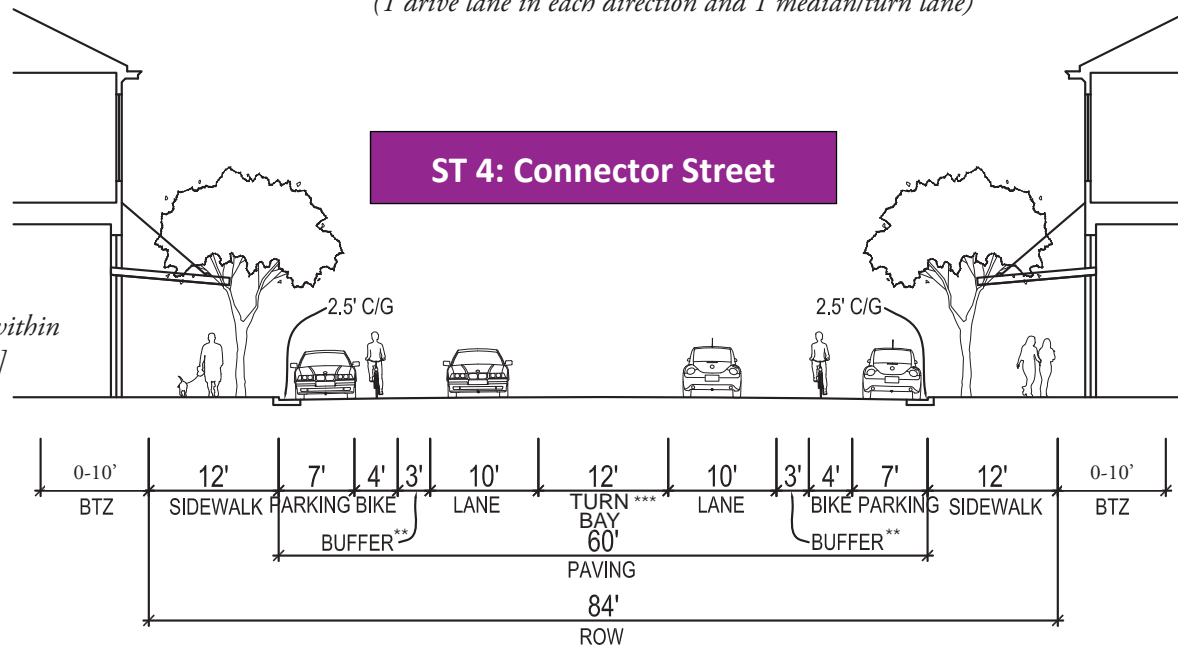


Street Type 3 – Minor Arterial

(1 drive lane in each direction and 1 median/turn lane)

ST 4: Connector Street

[Note: Cross Section 4 is not used within the Volcano Cliffs Plan area]

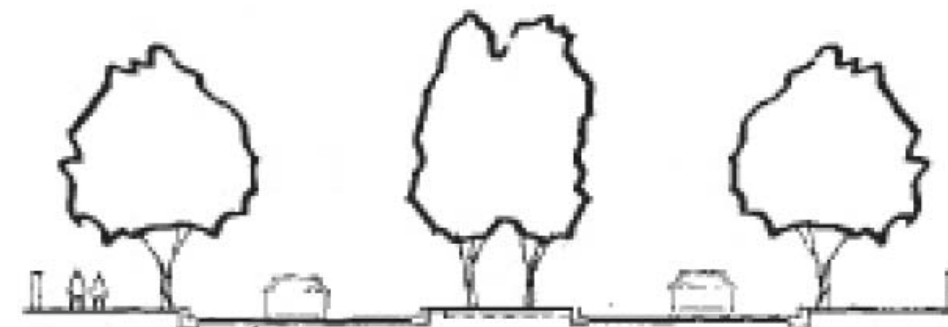


Street Type 4 – Connector Street

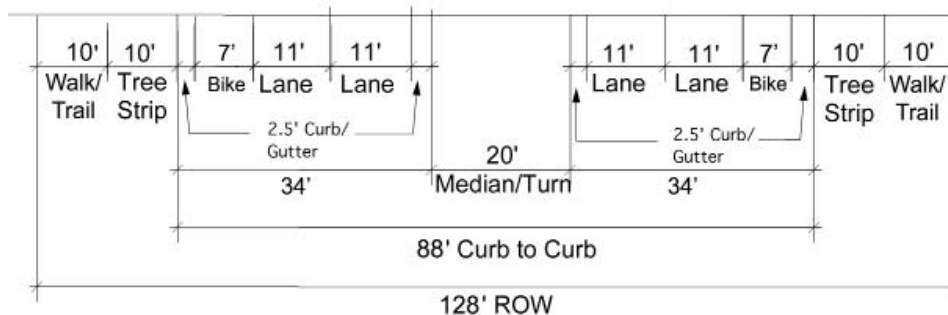
* Note: C/G = Curb and Gutter

** Note: Buffer = Separation between the bicycle and vehicle lanes.

*** Note: The center lane is a two-way left-turning lane.



ST 5: Suburban Boulevard



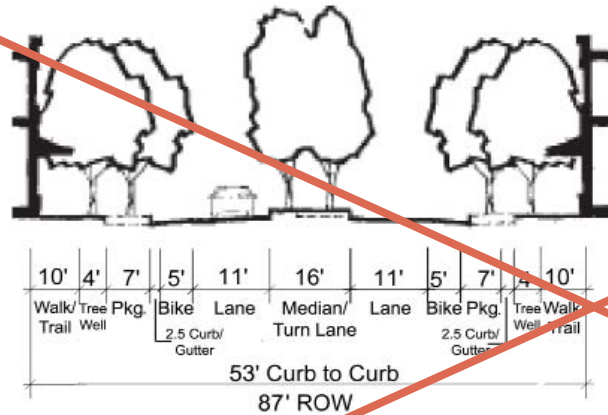
Street Type 5 – Suburban Boulevard

ST 6: Paseo del Norte at Escarpment



Street Type 6 – Paseo del Norte at Escarpment
(6 lanes with Transit)

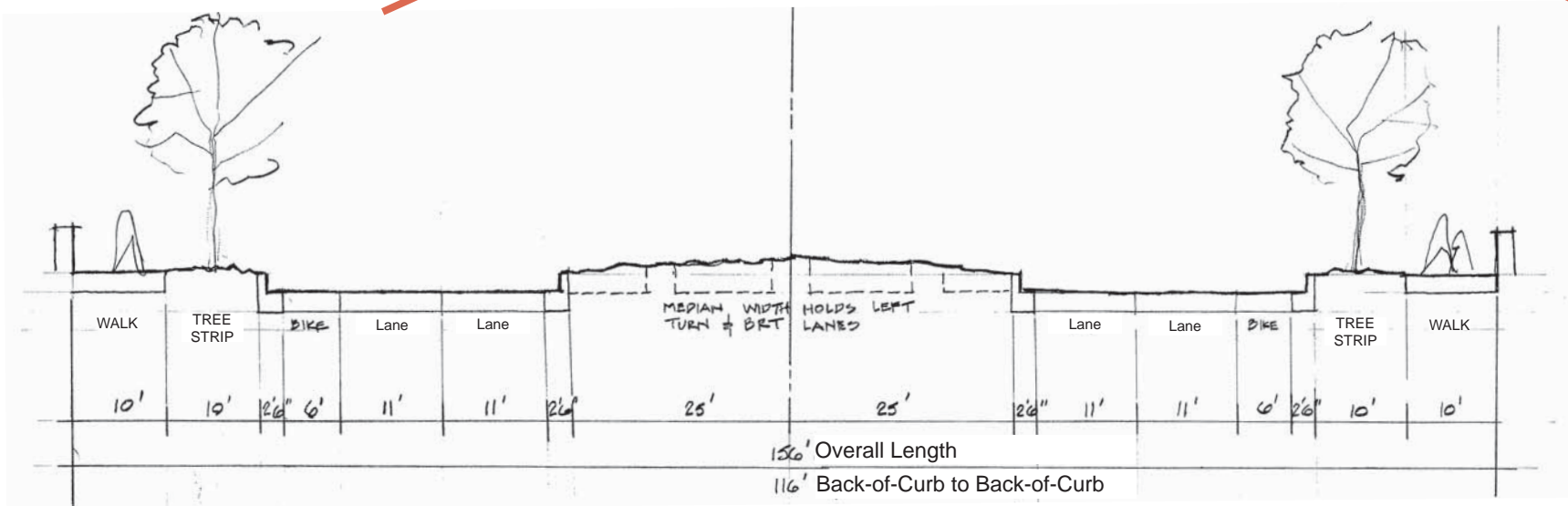
* Note: Median width varies according to right-of way through the Petroglyph National Monument



ST 7.1: Urban Boulevard A

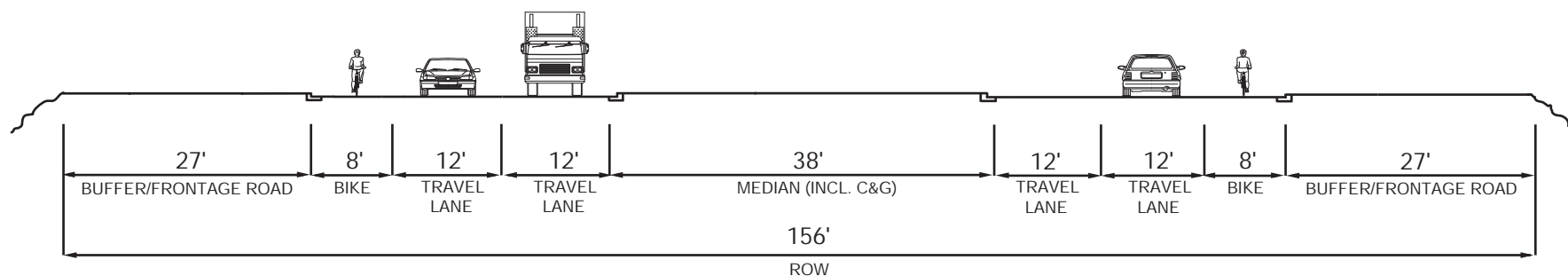
Cross Section 7, Minor Retail Arterial* (With parking lanes where urban uses like retail, apartment, or townhouses are anticipated.)

** Note: Cross Section 7 is not used within the Volcano Cliff Plan area*

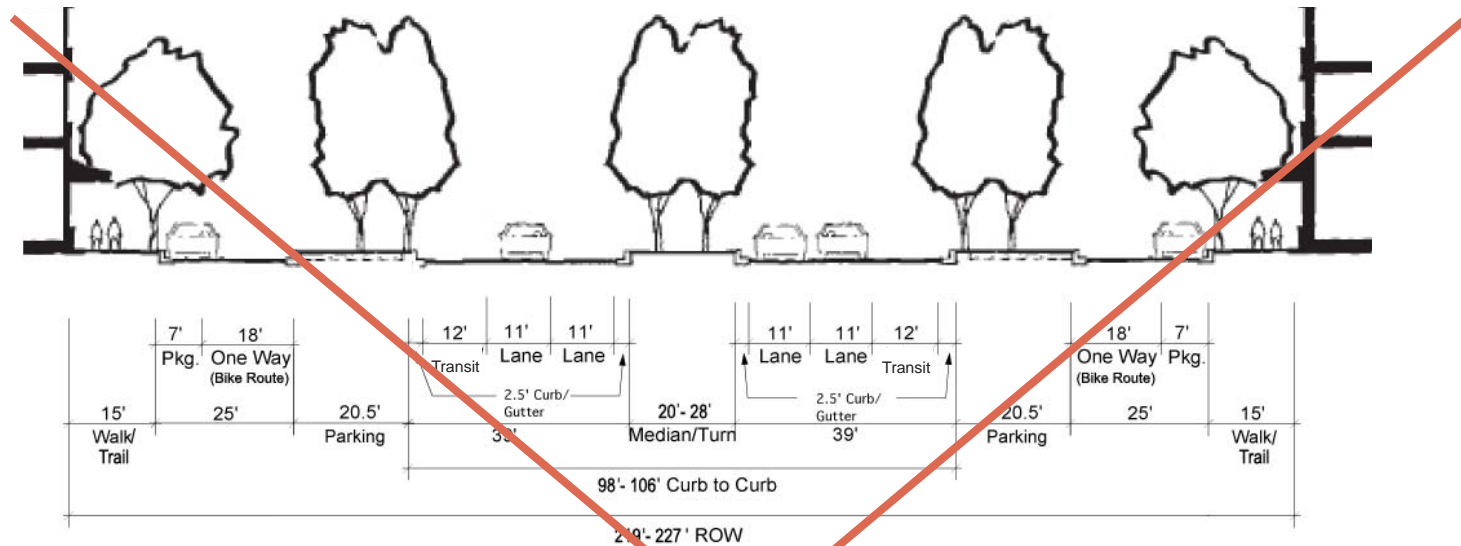


Street Type 7.1 – Urban Boulevard A

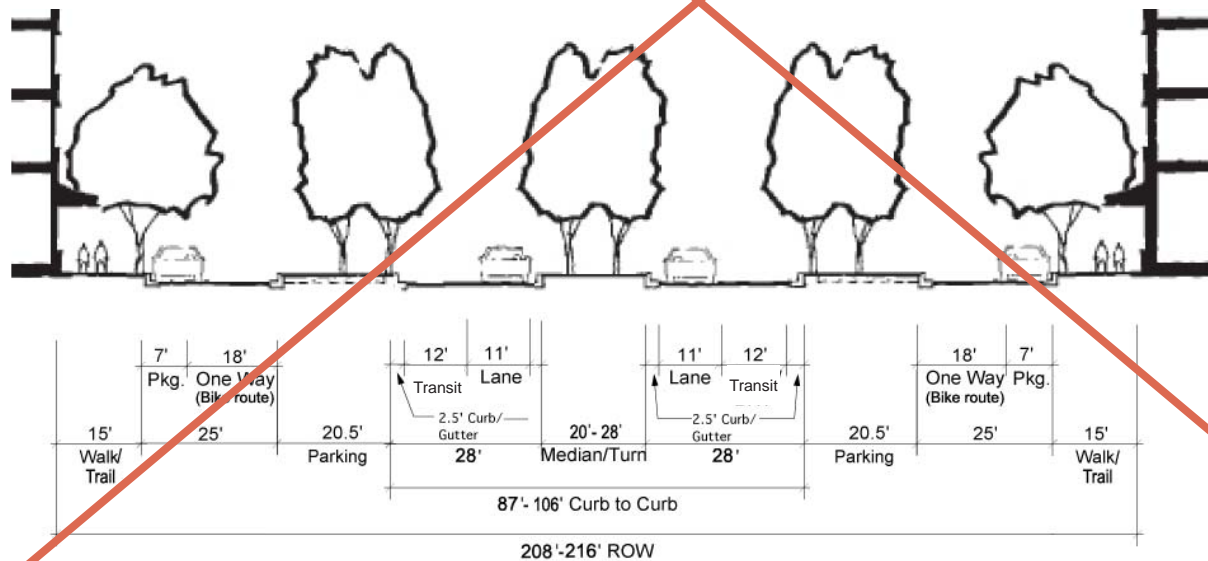
ST 7.2: Urban Boulevard B



Street Type 7.2 – Urban Boulevard B

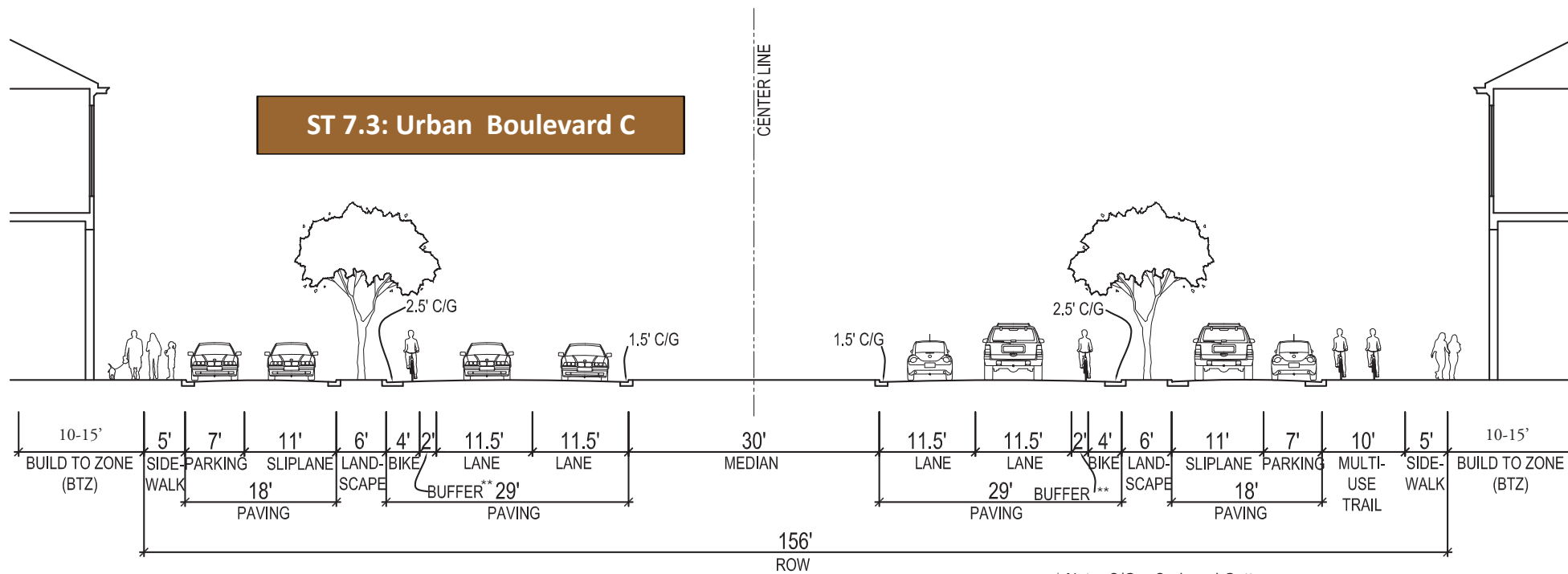


Cross Section 3, Urban Boulevard – Paseo del Norte (access/frontage lane on both sides, one-way bike route in access lane)



Cross Section 4, Urban Boulevard – Unser Blvd. (access/frontage lane on both sides, one-way bike route in access lane)

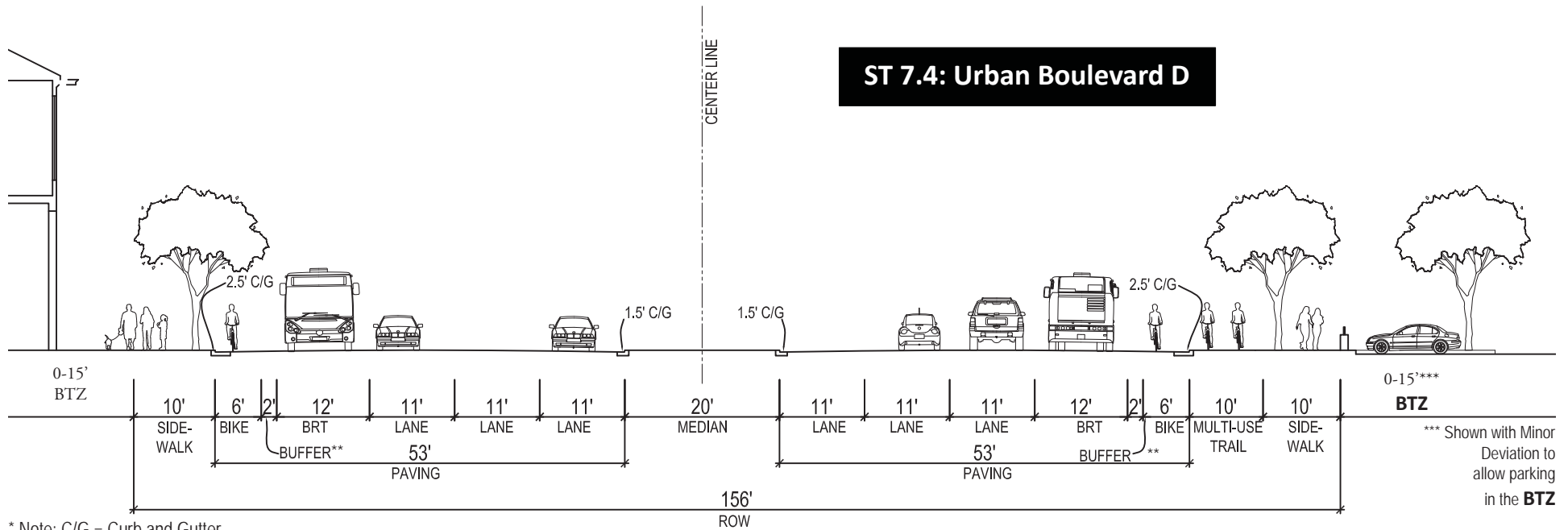
[Note: Cross Section 7.3 is not used within the Volcano Cliffs Plan area]



* Note: C/G = Curb and Gutter

** Note: Buffer = Separation between the bicycle and vehicle lanes.

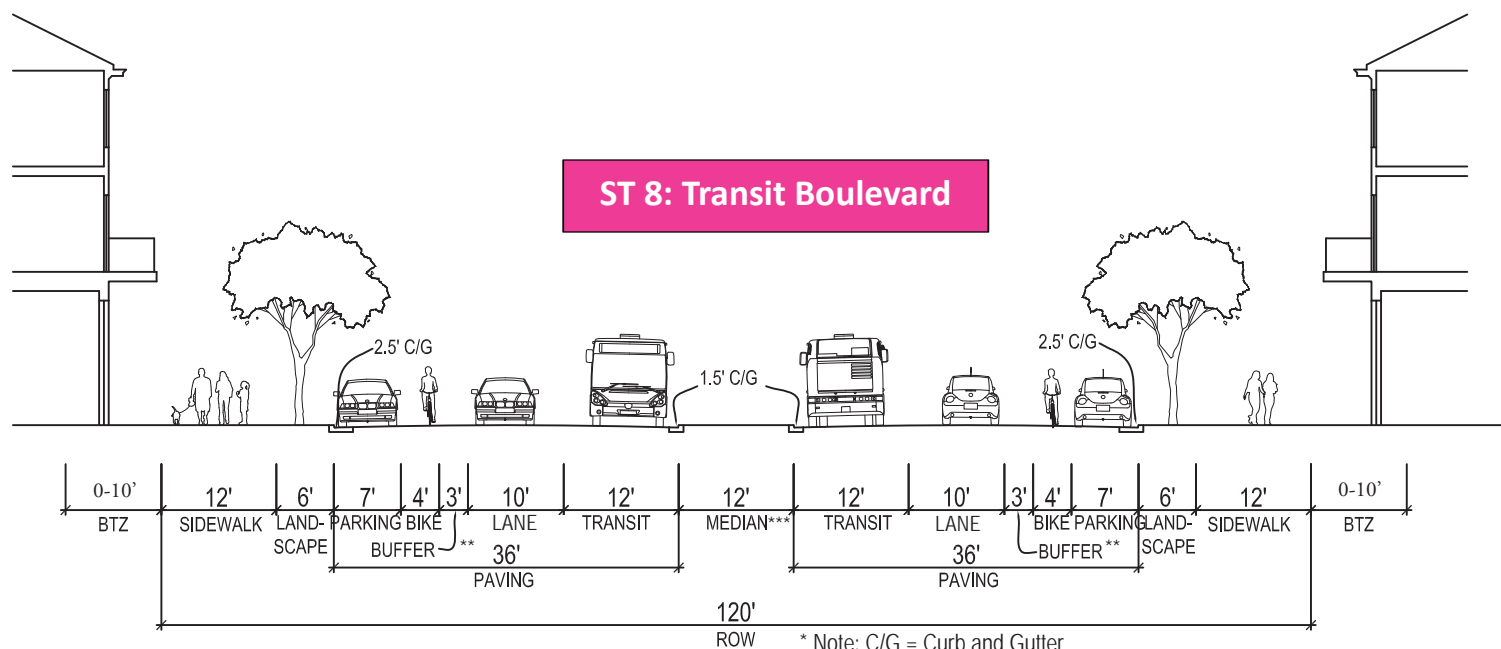
Street Type 7.3: Urban Boulevard C
(slip lanes both sides)



* Note: C/G = Curb and Gutter

** Note: Buffer = Separation between the bicycle and vehicle lanes.

Street Type 7.4: Urban Boulevard D



Street Type 8: Transit Boulevard

* Note: C/G = Curb and Gutter

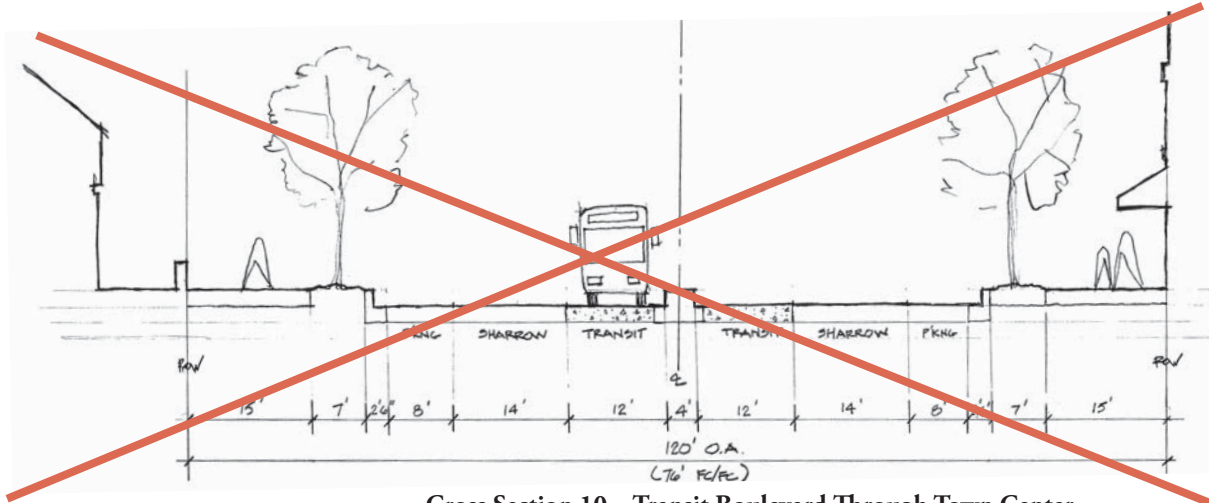
** Note: Buffer = Separation between the bicycle and vehicle lanes.

*** Note: Median becomes Turn Bay or equivalent in 'B' Street segments.

[Note: Cross Section 8 is not used within the Volcano Cliffs Plan area]

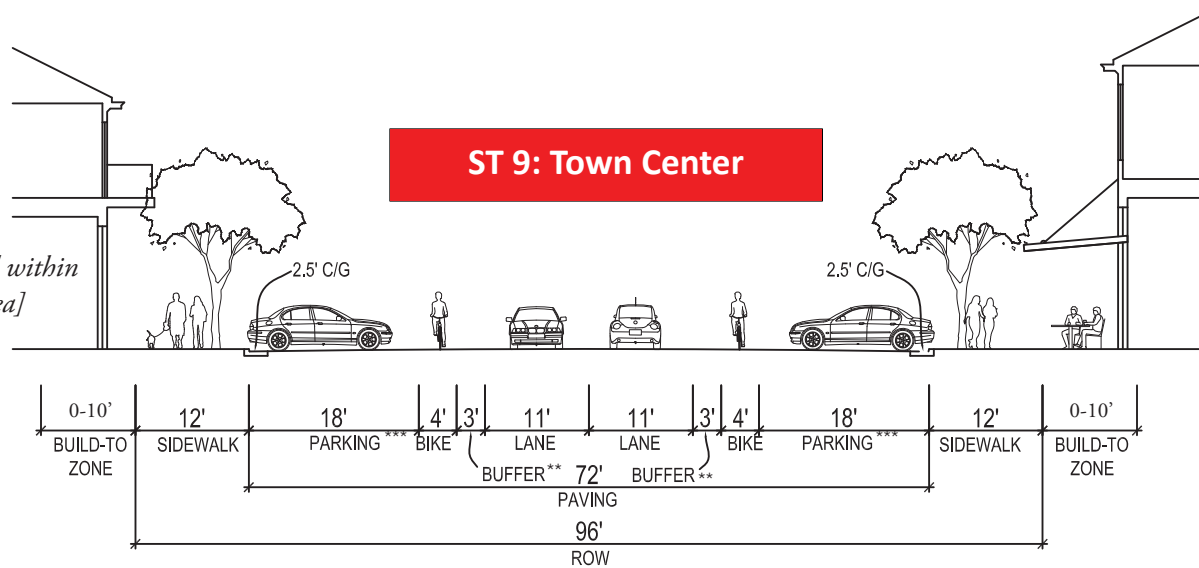
CHAPTER 3

TRANSPORTATION STANDARDS REGULATIONS



Cross Section 10 – Transit Boulevard Through Town Center

[Note: Cross Section 9 is not used within the Volcano Cliffs Plan area]



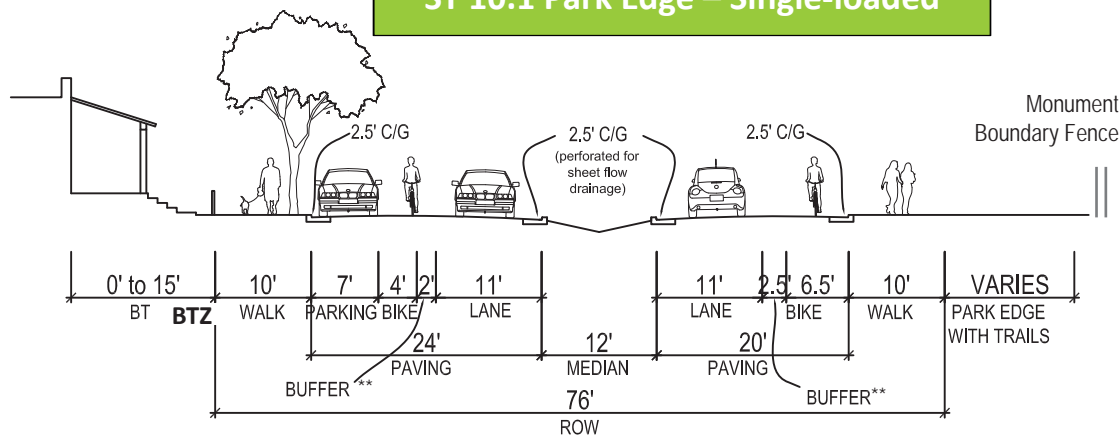
Street Type 9: Town Center

* Note: C/G = Curb and Gutter

** Note: Buffer = Separation between the bicycle and vehicle lanes.

*** Note: Parking shown is reverse-angle parking.

ST 10.1 Park Edge – Single-loaded



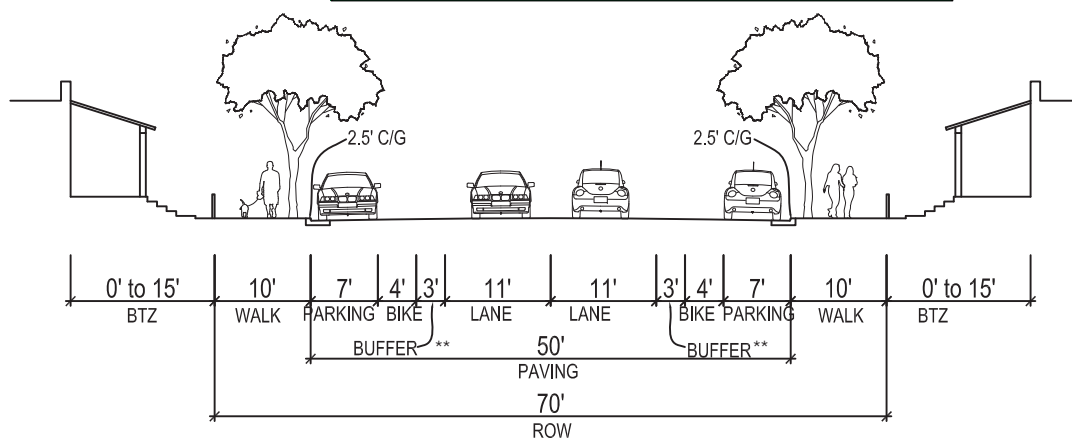
* Note: C/G = Curb and Gutter

** Note: Buffer = Separation between the bicycle and vehicle lanes.

Street Type 10.1: Park Edge – Single-loaded

[Note: Cross Section 10 is not used within the Volcano Cliffs Plan area]

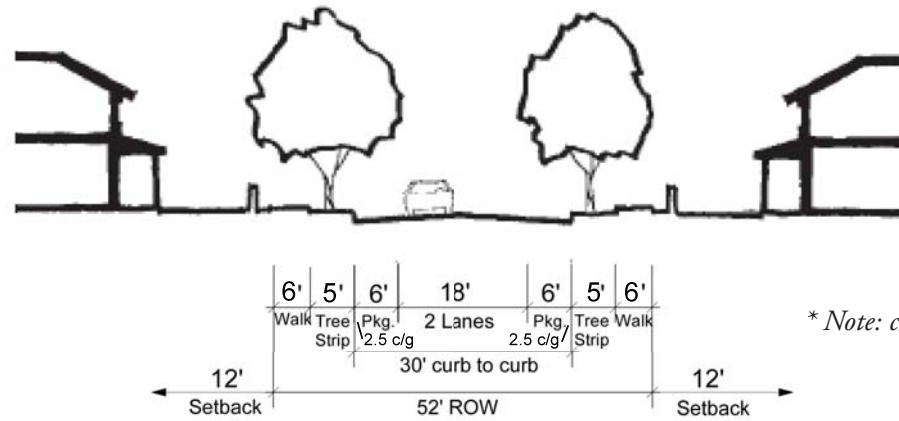
ST 10.2 Park Edge – Double-loaded



* Note: C/G = Curb and Gutter

** Note: Buffer = Separation between the bicycle and vehicle lanes.

Street Type 10.2: Park Edge Double-loaded



* Note: c/g stands for "curb and gutter"

Street Type 11 – Local Street

Standard 7: Adopt Street Cross Sections that Ensure Safe Multimodal Design.

Appropriate street design is critical for providing direct routes to local destinations, disbursing traffic volumes, and ensuring that streets and pedestrian routes are more direct and intimate in scale. Continuous street connections may be accompanied by offset intersections and other traffic-calming features to discourage cut-through traffic on local streets.

- a. **Street Cross Section Diagrams.** The following street cross sections and design shall be adopted with this plan. (See **Exhibit 6**, Volcano Cliffs Sample Cross-Section Locations and subsequent **Cross Sections 1-11**.) It should be noted that the right-of-way (ROW) for each cross section will encompass the stated functions, but the functions may be re-arranged within the right-of-way to meet functional requirements. In addition, each arterial cross-section in this Plan is shown with dedicated transit lanes among its many functions. The actual placement of the transit lanes within the right-of-way, the design of actual routes, and the actual placement of transit stops and centers in or on those rights-of-way is dependent on future specific design.
- b. **On-Street Parking.** On-street parking buffers pedestrians from vehicular traffic and supports sidewalk and abutting activity.
 - i. Where abutting uses have a commercial, industrial, cultural, or educational component, and where residential uses exceed a density of 5 dwellings per gross net acre, parking shall be provided on both sides of the local street (except where elimination of a parking lane can help avoid the disturbance of significant natural or archaeological resources). In this case, on-street parking is intended to serve local uses, buffer pedestrians from moving traffic, and lower vehicular travel speeds to calm traffic.
 - ii. Where abutting uses are residential with a density of 2-5 dwellings per gross net acre, parking shall be provided on only one side of the local street. Removing unneeded parking and reducing the overall ROW of the road is intended to lower vehicular speeds to calm traffic. In this case, the cross section shown as Street Type 11 shall be adjusted to remove parking on one side, retain curb and gutter, and increase the tree strip width to 6.5 feet in order to result in a total ROW width of 50 feet.
 - iii. Where density is less than 2 dwellings per gross net acre, no on-street parking is required. Removing unneeded parking and reducing the overall ROW of the road is intended to lower vehicular speeds to calm traffic. In this case, the cross section shown as Street Type 11 shall be adjusted to remove parking on both sides, while retaining curb and gutter on both sides, to result in a total ROW width of 45 feet.

Development Process

1. Individual sites 5 acres in size or greater shall have site development plan submittals reviewed and approved by the Development Review Board (DRB) prior to issuance of any permits.
2. Subdivision of sites 5 acres in size or greater shall be as per a DRB-approved site development plan.
3. Sites less than 5 acres in size shall have a site development plan reviewed and approved administratively by the Planning Director or his/her designee prior to issuance of any permits.
4. All site development plan submittals shall be in accordance with applicable sections of the City Zoning Code, the Volcano Cliffs SDP, and all submittal requirements.

Development Densities

Both FAR and dwelling unit (du)/acre need to be addressed in a mixed-use development.

Development densities shall be as follows:

1. Minimum: 0.30 FAR
2. Maximum: None

3. Floor Area Ratio (FAR) shall be defined as the gross floor area of all buildings at all levels, divided by the total site area of the project, minus undevelopable land* (i.e. gross floor area/[total site area - undevelopable areas]). Parking structures shall not be counted toward the gross floor area.
4. Residential densities:
 - a. Minimum average: 10 dwelling unit (du)/acre
 - b. Maximum average: 40 du/acre
 - c. Residential densities apply to gross developable area for residential uses, exclusive of site constraints such as undevelopable land* and parks and inclusive of streets and parking.

* Undevelopable land shall be defined as land that is not suitable for cut or fill and includes, but is not limited to, significant rock outcroppings, as defined in **Chapter 5 General Regulation A – Definitions.**

Lot Sizes

1. No minimum lot size.
2. Lot sizes shall be a maximum of 300 feet wide and 300 feet deep.
3. Lots may exceed 90,000 square feet if a pedestrian street a minimum of 12 feet wide connects a minimum of two public streets through the lot at least every 300 feet measured along the street façade.

B. BUILDING PLACEMENT AND DESIGN

Setback and Frontage

1. Building setbacks (measured from the property line) shall be as follows:
 - a. Front setback:
 - i. Minimum: None
 - ii. Maximum: 10 feet; however, 50% of the building frontage may be set back farther than 10 feet to accommodate patios and courtyards and need not be continuous.
 - b. Side setback:
 - i. Attached: No minimum
 - ii. Non-attached: 5 feet minimum
 - c. Rear setback: 15 feet minimum
 - d. Residential garage setbacks:
 - i. Side setback: No minimum
 - ii. Rear setback: No minimum
 - iii. Property owners seeking to construct a garage on the property line shall obtain a signed maintenance easement from the abutting property owner prior to issuance of a building permit.
 - iv. See **Section II-General Standards B.5** for additional requirements.

SU-2/VCMX. Mixed-Use.

Mixed-Use zones provide for small offices, shops, community facilities, or townhouses with ground-floor home occupations including office, retail, and service activities at the neighborhood scale extending goods and services to locations that may not be able to support major retail.

A. GENERAL

Permitted Uses:

SU-1 MX, C-1, and R-2 with the following additions and exceptions:

1. Parking structures shall be permitted with ground floor level uses along the street façade.
2. Single-family detached development is prohibited.
3. Gated and/or walled developments are prohibited.

Mixed-Use Requirement

1. In order to develop a well functioning mixed-use environment, all development over 10,000 square feet shall contain two or more of the following uses:
 - Residential
 - Retail/Service
 - Office
 - Civic
 - Entertainment
2. Compliance shall be demonstrated by Master Development or Site Plans. The Planning Director may grant exceptions to property owners with parcels that are a half acre or smaller.

Development Process

1. Individual sites 5 acres in size or greater shall have site development plan submittals reviewed and approved by the Development Review Board (DRB) prior to issuance of any permits.
2. Subdivision of sites 5 acres in size or greater shall be as per a DRB-approved site development plan.
3. Sites less than 5 acres in size shall have a site development plan reviewed and approved administratively by the Planning Director or his/her designee prior to issuance of any permits.
4. All site development plan submittals shall be in accordance with applicable sections of the Zoning Code, the Volcano Cliffs SDP, and all submittal requirements.

Development Densities

Both FAR and dwelling unit (du)/acre need to be addressed in a mixed-use development.

Development densities shall be as follows:

1. Minimum: 0.3 FAR
2. Maximum: None
3. Floor Area Ratio shall be defined as the gross floor area of all buildings at all levels, divided by the total site area of the project, minus undevelopable land* (i.e. gross floor area/[total site area - undevelopable areas]). Parking structures shall not be counted toward the gross floor area calculations.

4. Residential densities:
 - a. Minimum: 8 du/acre
 - b. Maximum average: 20 du/acre
 - c. Residential densities apply to gross developable area for residential uses, exclusive of site constraints such as undevelopable land* and parks and inclusive of streets and parking.
 - d. Minimum lot size is 2,200 square feet.

* Undevelopable land shall be defined as land that is not suitable for cut or fill and includes, but is not limited to, significant rock outcroppings, as defined in **Chapter 5 General Regulation A – Definitions**.

B. BUILDING PLACEMENT AND DESIGN

Setback and Frontage

1. Building setbacks (measured from the property line) shall be as follows:
 - a. Front setback: No minimum
10 feet maximum; however, 50% of the building frontage may be set back further than 10 feet to accommodate patios and courtyards.
 - b. Side setback:
 - i. Attached: No minimum
 - ii. Non-attached: 5 feet minimum
 - c. Rear setback: 15 feet minimum

- d. Residential garage setbacks:
 - i. Side setback: No minimum
 - ii. Rear setback: No minimum
 - iii. Property owners seeking to construct a garage on the property line shall obtain a signed maintenance easement from the abutting property owner prior to issuance of a building permit
- iv. See **Section II-General Standards B.5** for additional requirements.

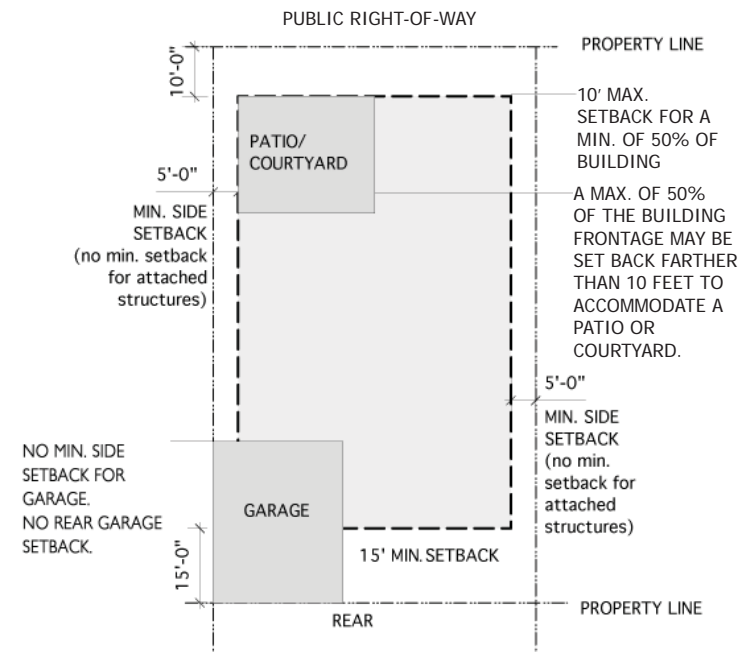


Figure 3, SU-2/VCMX Building Placement Diagram

SU-2/VOLCANO CLIFFS URBAN RESIDENTIAL (VCUR)

SU-2/VCUR. Urban Residential.

Urban Residential areas provide for a variety of urban housing types within a network of livable, pedestrian-friendly streets, including: courtyard housing, loft apartments, patio homes, townhouses, duplexes and detached single-family homes on small lots.

A. GENERAL**Permitted Uses**

R-T, R-G, and R-2, with the following additions and exceptions:

1. A minor second dwelling unit up to 650 square feet associated with a single-family detached dwelling unit shall be permitted except in the front yard.
2. Parking structures shall be permitted underground.
3. Gated and/or walled developments are prohibited.

Development Process

1. Individual sites 5 acres in size or greater shall have site development plan submittals reviewed and approved by the Development Review Board (DRB) prior to issuance of any permits.
2. Subdivision of sites 5 acres in size or greater shall be as per a site development plan administratively approved by the Planning Director or his/her designee prior to issuance of any permits.
3. Sites less than 5 acres in size shall proceed directly to Building Permit.

4. All site development plan submittals shall be in accordance with applicable sections of the Zoning Code, the Volcano Cliffs SDP, and all submittal requirements.

Development Densities

Development densities are as follows:

1. Minimum: 8 du/acre
2. Maximum: 20 du/acre
3. Minimum lot size: 2,200 square feet
4. Residential densities apply to gross developable area for the primary dwelling unit, exclusive of site constraints such as undevelopable land and parks, exclusive of minor secondary dwelling unit, and inclusive of streets and parking. **Undevelopable land shall be defined as land that is not suitable for cut or fill and includes, but is not limited to, significant rock outcroppings, as defined in Chapter 5 General Regulation A – Definitions.**

B. BUILDING PLACEMENT AND FORM**Setback and Frontage**

1. Building setbacks (measured from the property line) and shall be as follows:
 - a. Front setback: 5 feet minimum
15 feet maximum
 - b. Side setback:
 - i. Attached: No minimum
 - ii. Non-attached: 5 feet minimum

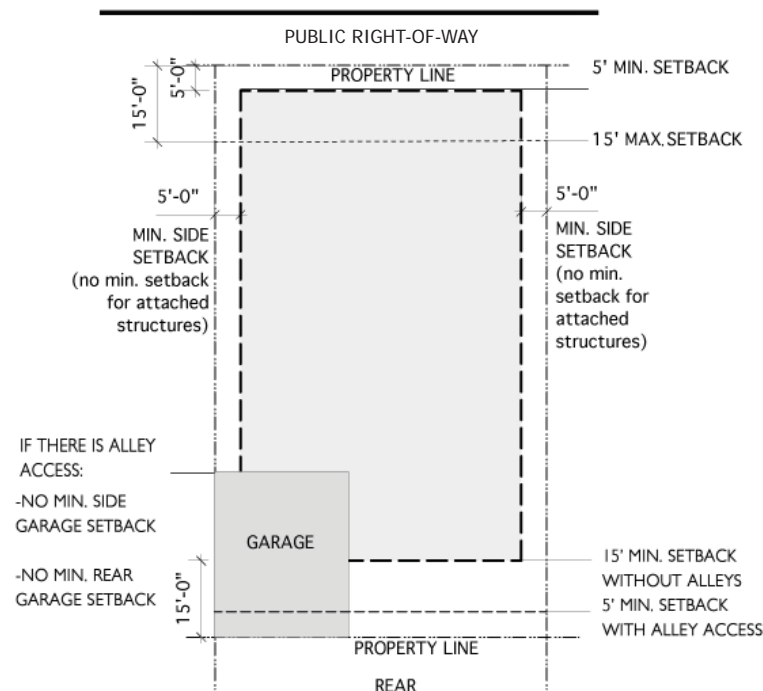


Figure 4, SU-2/VCUR Building Placement Diagram

SU-2/VOLCANO CLIFFS LARGE LOT (VCLL)

SU-2/VCLL. Large Lot.

Large Lot areas consist of single family homes on lots larger than typical single family development, respecting the existing Volcano Cliffs residential platting, built in a way that complements the natural environment, preserves significant view corridors, and contains visible private open space.

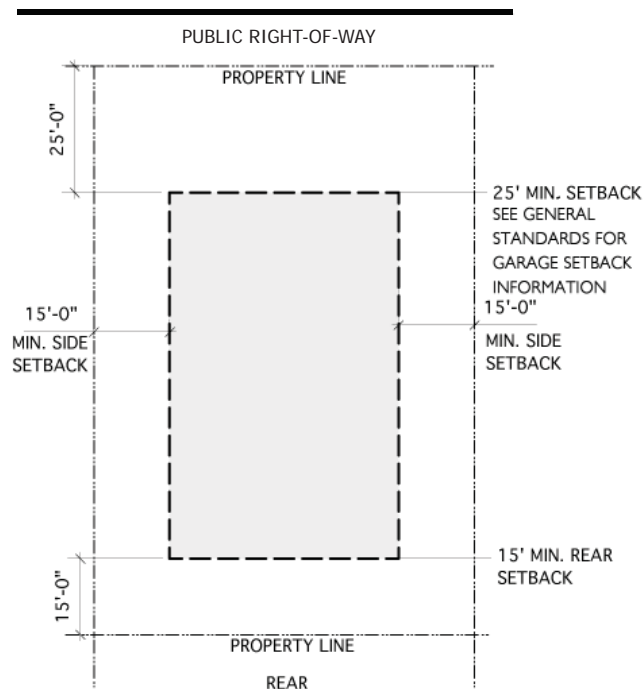


Figure 5, SU-2/VCLL Building Placement Diagram

A. GENERAL**Permitted uses**

R-1 with the following additions and exceptions:

1. A minor second dwelling unit up to 650 square feet associated with a single-family detached dwelling unit shall be permitted except in the front yard.
2. Gated and/or walled developments are prohibited.

Development Densities

Development densities are as follows:

1. Minimum: None
2. Maximum: 5 du/acre
3. Platted lots existing at the time of adoption of this Plan that do not meet these standards are allowed to develop with 1 dwelling unit per lot.
4. Residential densities apply to gross developable area for the primary dwelling unit, exclusive of site constraints such as undevelopable land and parks, exclusive of minor secondary dwelling unit, and inclusive of streets and parking. **Undevelopable land shall be defined as land that is not suitable for cut or fill and includes, but is not limited to, significant rock outcroppings, as defined in Chapter 5 General Regulation A – Definitions.**

B. BUILDING PLACEMENT AND FORM**Setback and Frontage**

1. Building setbacks (measured from the property line) and shall be as follows:
 - a. Front setback: 25 feet minimum
 - b. Side setback: 15 feet minimum
 - c. Rear setback: 15 feet minimum
 - d. Residential garages shall be set back from the front façade. (See **Section II-General Standards B.5** for additional requirements.)
2. See **Section II-General Standards A and B** for additional requirements.

Height

1. Building height limits are as follows:
 - a. Minimum: None
 - b. Maximum: 18 feet; however, height can be increased to 26 feet on a maximum of 50% of the building footprint.
2. See **Section II-General Standards A and B** for additional requirements.

Building Articulation

1. Transparency: At least 25% of the area of the street-facing elevations shall be comprised of windows and/or entrances.
2. Each dwelling unit shall address the street with one of the following three options. In the case of a developer constructing 3 or more dwelling units, at least 2 of every 3 shall incorporate a porch. (See **Section II-General Standard B.8** for additional requirements.)

Options:

- a porch or stoop at least 5 feet in depth
 - a walled courtyard with entrance easily visible from the public right-of-way
 - a window on the front façade that directly faces the street
3. See **Section II-General Standards B** for additional requirements.

C. LANDSCAPE REQUIREMENTS**Residential Landscape**

1. Minimum one tree and 40% vegetative cover in front of all single-family lots.
2. Residential landscape by individual landowners shall require approximately 30% of the lot area to be private open space.
3. Landscape plants used in private open space are to be species from **Chapter 5 General Regulation C** – Plant List A and/or Plant List B. 2. (See **Section II-General Standards C.9** for additional requirements.)
4. Xeriscaping must use a permeable weed barrier, not plastic, to optimize permeability.
5. The private open space may include active utility easements and side yard utility easements that contain maintenance roads.
6. See **Section II-General Standards C** for additional requirements.

Walls and Fences

1. Perimeter wall and fence heights shall be per City Zoning Code Section 14-16-3-19.
2. Walls and fences shall be in colors consistent with the approved colors in **Chapter 5 General Regulation B**. Split rail, rail and post, or similar view fencing in colors consistent with the approved colors in **Chapter 5 General Regulation B** shall be used for corrals or yards on the perimeter of any conservation area or Major Public Open Space boundary.

3. On the perimeter of any conservation area or Major Public Open Space boundary, only post and wire or view fencing shall be used. ~~In the Rural Residential area post and wire, or view fencing shall be used on the perimeter of any conservation area or Major Public Open Space boundary.~~
4. See **Section II-General Standards C.1** for additional requirements.

Review Process

1. No extraordinary review necessary if SU-2/VCLL regulations and General Standards are met.
2. A landscape plan for the front yard, meeting these Landscape Requirements and the General Standards, shall be submitted with building permit application.

D. USABLE OPEN SPACE REQUIREMENTS

None required.

E. PARKING

1. Parking Calculations are as follows:
 - a. Residential: 1/dwelling unit minimum
2. See **Section II-General Standards E** for additional requirements.

SU-2/VOLCANO CLIFFS RURAL RESIDENTIAL (VCRR)

SU-2/VCRR. Rural Residential.

Rural Residential areas provide for bigger homes on larger lots consistent with the current platting. Clustered housing is encouraged to conserve the area's natural terrain and beauty. The Rural Residential area is surrounded on three sides by the Petroglyph National Monument. This unique location deserves appropriate development standards that reflect the distinctive context.

A. GENERAL**Permitted Uses**

R0-1, RA-1, RA-2, and R-1 with the following exceptions:

1. A minor second dwelling unit up to 650 square feet associated with a single-family detached dwelling unit shall be permitted except in the front yard.
 - i. Minor second dwelling units are not permitted if developed as Private Commons Development.
2. Multiple single family houses are permitted on a single lot.
3. Gated and/or walled developments are prohibited.

Development Densities

Development densities are as follows:

1. Minimum: None
2. Maximum: 1 du/gross acre
3. If developed as Private Commons Development (PCD)/Cluster Development per City Zoning Code Section 14-16-3-16, dwelling units shall be clustered on a minimum of 2 acres to a maximum density of 3 du/gross acre.
 - i. Minimum lot size for PCD: 2 acres
 - ii. Maximum: 3 du/gross acre
 - iii. Process and standards are as outlined in City Zoning Code Section 14-16-3-16.
4. Residential densities apply to gross developable area for the primary dwelling unit, exclusive of site constraints such as undevelopable land and parks, exclusive of minor secondary dwelling unit, and inclusive of streets and parking. **Undevelopable land shall be defined as land that is not suitable for cut or fill and includes, but is not limited to, significant rock outcroppings, as defined in Chapter 5 – General Regulations A. Definitions.**
5. Lots less than 1 gross acre platted prior to adoption of this plan may have 1 dwelling unit, regardless of size, but must be developed as per the SU-2/VCRR regulations and General Standards.

C. LANDSCAPE REQUIREMENTS**Residential Landscape**

1. Minimum one tree and 40% vegetative cover in front of all single-family lots.
2. Residential landscape by individual landowners shall require approximately 30% of the lot area to be private open space.
3. Landscape plants used in private open space are to be species from **Chapter 5 General Regulation C** – Plant List A and/or Plant List B.
4. Xeriscaping must use a permeable weed barrier, not plastic, to optimize permeability.
5. The private open space may include active utility easements and side yard utility easements that contain maintenance roads.
6. See **Section II-General Standards C** for additional requirements.

Walls and Fences

1. Perimeter wall and fence heights shall be per City Zoning Code Section 14-16-3-19.
2. **Only** split rail, rail and post, or **similar** view fencing in colors consistent with the approved colors in **Chapter 5 General Regulation B** shall be used for corrals or yards, **or portions thereof, not sharing a boundary with on the perimeter of** any conservation area or Major Public Open Space boundary.

3. ~~On the perimeter of any conservation area or Major Public Open Space boundary, only post and wire or view fencing shall be used. In the Rural Residential area post and wire, or view fencing shall be used on the perimeter of any conservation area or Major Public Open Space boundary.~~
4. See **Section II-General Standards C** for additional requirements.

Review Process

1. No extraordinary review necessary if VCRR regulations and General Standards are met.
2. Private Commons Development requires DRB review and approval as outlined in City Zoning Code Section 14-16-3-16.
3. A landscape plan for the front yard, meeting these Landscape Requirements and the General Standards, shall be submitted with building permit application.

D. USABLE OPEN SPACE REQUIREMENTS

1. None required unless land is developed as Private Commons Development, in which case development must follow City Zoning Code Section 14-16-3-16.

E. PARKING

1. Parking Calculations:
Residential: 1/dwelling unit minimum.
2. See **Section II-General Standards E** for additional requirements.

A. GENERAL DESIGN STANDARDS

Where the Volcano Cliffs Sector Development Plan and the Northwest Mesa Escarpment Plan (NWMEP) conflict, the more restrictive regulation applies, unless otherwise stated in this Plan. Within applicable boundaries, where one plan is silent, the other prevails, unless otherwise stated in this Plan. (See **Exhibit 8** for the relevant NWMEP boundaries affecting the Volcano Mesa.)

The General Regulations of City Zoning Code Section 14-16-3 shall apply with the following additions and exceptions.

Heights and Setbacks

Building heights and setbacks beyond those set by zoning shall be limited adjacent to the Escarpment face, the Petroglyph National Monument, Major Public Open Space, and arroyos in order to preserve views, reduce visual impact, and minimize the environmental impacts of development. Building heights and setbacks shall be established by zoning with the following exceptions for areas adjacent to the Escarpment face, the Petroglyph National Monument, Major Public Open Space, and arroyos:

1. **Height Restrictions near ~~for areas within 200 feet of the Escarpment Face.~~ Per Policy 12-1 of the NWMEP,** For ~~those~~ areas designated Impact ~~in the NWMEP and/or within 200 feet of the Escarpment face,~~ structure height shall not exceed 15 feet. There shall be no exception to the 15 foot height limit. **Exhibit 9**, Volcano Mesa Escarpment Map shows the lots within 200 feet of the Escarpment face, while **Exhibit 8** shows the area designated Impact in the NWMEP.
2. **Setbacks from the Escarpment Face.** No structure shall be placed within 50 feet of the top or the base of the Escarpment face; fences shall be allowed at a distance of greater than 30 feet of the Escarpment face. No irrigation systems, construction, or alteration of the natural terrain shall occur within 50 feet of the top or base of the Escarpment face. Fences shall not be allowed within 30 feet of the Escarpment face. Any construction within the setback area shall be certified geotechnically sound by the City Engineer, so as not to cause a threat to the public safety. (See **Exhibit 9**, Volcano Mesa Escarpment Map.)
3. **Setbacks from Petroglyphs.** Development, trails, and recreation areas shall be set back at least 50 feet from prehistoric petroglyphs or other sites with high archaeological value, unless approved by Planning Director (or his/her designee).
 - a. No petroglyph shall be defaced, altered, or moved without approval of a National Park Service representative from the Petroglyph National Monument in consultation with City of Albuquerque Open Space Division staff.

II – GENERAL STANDARDS

- b. All other archaeological sites shall be protected or mitigated per City Zoning Code §14-16-3-20. Site treatment shall include preservation, avoidance, testing, or documentation of surface and/or subsurface remains and/or artifacts.
 - c. All rock outcroppings containing petroglyphs shall be protected per City Zoning Code §14-16-3-20.
4. **Arroyo Easements.** No development shall occur within the drainage right-of-way of the North and the Middle Forks of the Boca Negra Arroyo. These drainage corridors shall remain as undisturbed desert with natural vegetation, rock formation, and drainage-ways intact. Naturalistic channel design shall retain as much undisturbed desert vegetation insofar as practicable. Streets shall be located outside of the drainage easement. There are no additional height restrictions for properties adjacent to arroyos; heights are per the zoning of the site. (See **Exhibit 4** for arroyo locations and **Figure 1** for Naturalistic Arroyo Cross Section Diagram.)

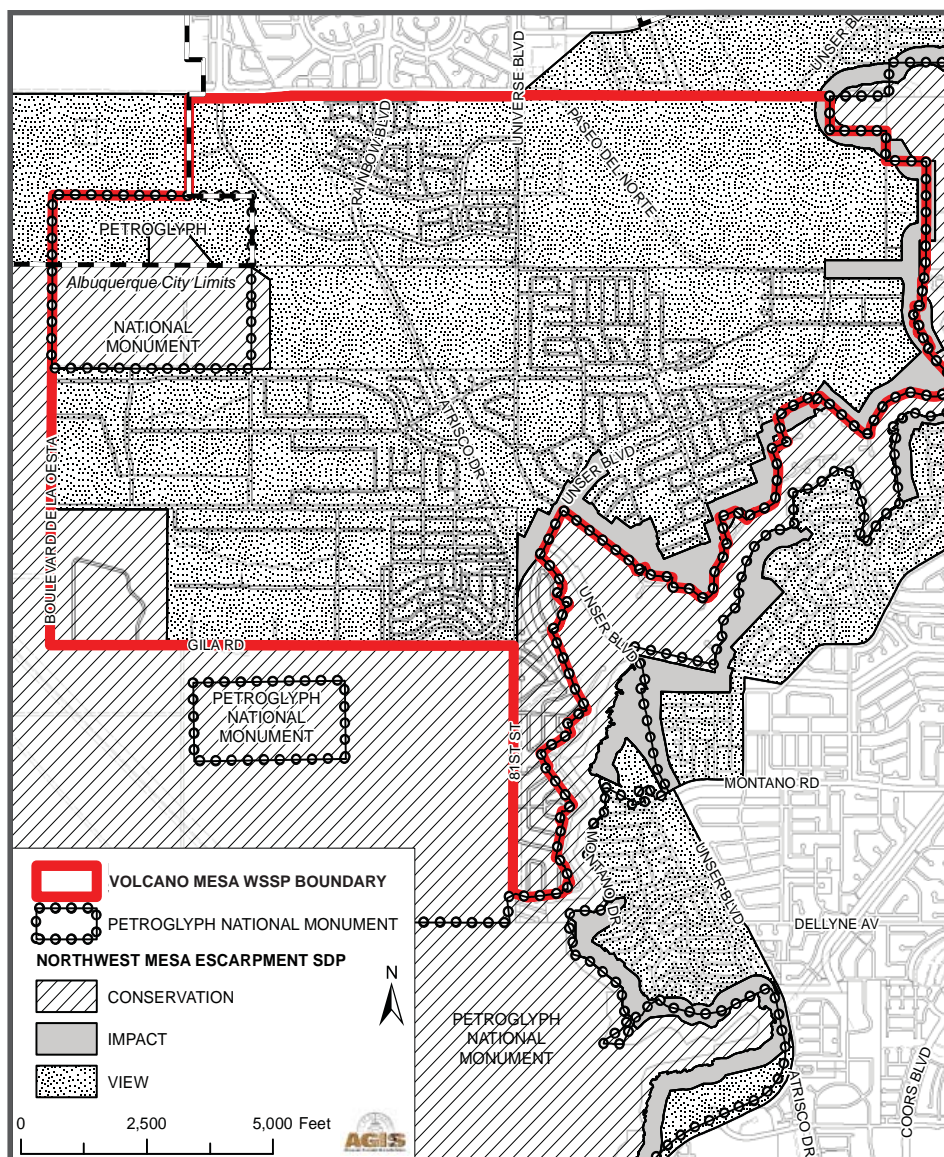


Exhibit 8, Northwest Mesa Escarpment Plan and Volcano Mesa Boundaries

Utilities

1. **Easements.** In the SU-2/VCLL-Large Lot and SU-2/VCRR-Rural Residential zones, 10-foot utility easements for electric, gas, telephone, and cable shall be dedicated in street-facing setbacks behind the curb on private property. In all other zones, 10-foot utility easements shall be located in alleys, if available. Where there is no alley, utility infrastructure shall be placed in a planting strip a minimum of 4 feet wide between the back of the curb and the sidewalk or pedestrian pathway, provided it does not encroach upon the pedestrian realm and is located on the edge or side of property and as far away from the main entrance and pedestrian access paths as possible.
 - a. In order to facilitate pedestrian movement and maintain accessibility, utility infrastructure such as poles, transformers, boxes, and access panels shall be planned for minimal visual intrusion and mobility impediment to pedestrians not be located in the sidewalk or pedestrian realm.
 - b. Overhead and underground electric distribution lines are typically located within public utility easements (PUE) or private easements. They are compatible with other “dry” utilities such as cable, telephone, and fiber optic facilities. The width of the PUE is typically 10 feet in order to provide necessary clearances for safety.
 - c. Water lines, sewer lines and storm water drainage or “wet” utilities are not compatible with “dry” utilities, and separation is required for safety purposes. Dry utility easements (e.g., electric, cable, phone, fiber optics) and wet utility easements (e.g., water, sewer) are located subject to provisions of all applicable codes including the New Mexico Electrical Safety Code for safety reasons.
2. **Clearance.** ~~Ground-mounted transformers and utility pads shall allow 5 feet of clearance on 3 sides, and 10 feet of clearance on the access side, including screening and vegetation.~~
 - a. Any screening and vegetation surrounding ground-mounted transformers and utility pads shall allow 10 feet of clearance in front of the equipment door and 5 feet of clearance on the remaining 3 sides for access and to ensure work crew and public safety during maintenance and repair.
 - b. Non-permanent use of clearance, such as for parking, is permitted. All uses shall require an encroachment agreement with PNM.
 - c. Aesthetic improvements, such as painting, are encouraged to minimize visual impact of ground-mounted utility equipment. PNM may have guidelines for the most appropriate types of paint and/or other materials to use. Any identifying numbers shall not be obscured. All improvements are subject to removal as necessary for repair and/or maintenance.
 - d. Trees and shrubs planted in the PUE should be planted to minimize impacts on facilities maintenance and repair. They are subject to removal as necessary for repair and/or maintenance.

CHAPTER 4

II – GENERAL STANDARDS

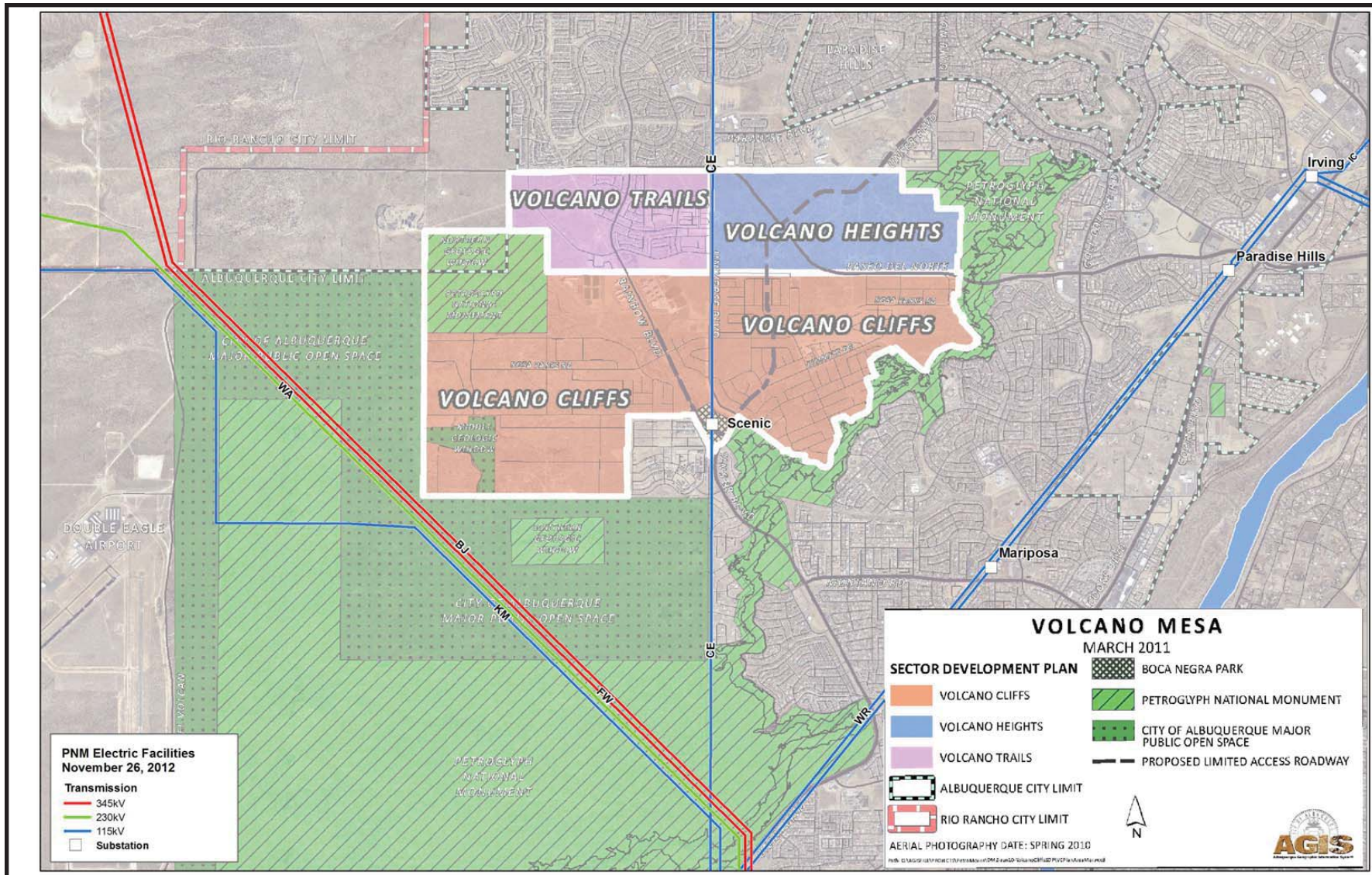


Exhibit 10, PNM Electric Facilities
[Updated to show Scenic facility]

B. BUILDING DESIGN STANDARDS

The following standards apply to all development within the Plan area.

1. **Exterior Finishes.** Wall finishes may be stucco, masonry, adobe, and/or native stacked stone (or synthetic equivalent). Plain block, wood, and reflective panels shall not be used as an exterior finish. Veneer materials shall extend around exterior corners at least one foot. Brick coping and trims as per traditional New Mexico architectural styles are encouraged. Steel and synthetic wood substitutes are permitted for trim and detailing. (For freestanding walls see **Section II.C.1. Walls & Fences**).
2. **Massing and Articulation.** Building massing and articulation shall be developed so that no more than 60 feet of wall may occur without a change in material and/or an offset vertically or horizontally of at least 24 inches.
3. **Roofs.** Reflective and Mansard roofs are prohibited. Parapets shall hide flat roofs. Solar panels are allowed.
4. **Color.** Colors used on building walls and roofs shall be earth tones and meet reflectivity standards consisting of “Approved Colors” specified in **Chapter 5 General Regulation B** in this Plan. Other colors may only be used as accents. Buildings throughout shall not use highly reflective surfaces. Mechanical devices, roof vents, screening materials, fences and walls are also subject to this regulation. Trim materials constituting less than 10% of the façade’s opaque surface may be any color.
- ~~5. **Residential Garages.** Garages shall not dominate the front façade. Street fronting garages shall be per the requirements of **Table 2**. Garages shall not exceed 50% of the total front façade.~~
 - ~~a. Garage doors shall be set back a minimum of 2 feet from the garage facade to create a “shadow box” that minimizes the prominence of the garage door.~~
 - ~~b. Three-car garages are not permitted on lots less than 48 feet wide. Three-car garages on lots greater than 48 feet wide shall have a third garage setback of 3 feet minimum from the primary garage façade.~~
 - ~~c. On lots less than 48 feet, property owners intending to build garages on the property lot line shall submit a platted and filed maintenance easement agreement signed by the adjacent property owner prior to being issued a building permit.~~
 - ~~d. The color of garage doors shall blend with or complement the exterior wall color in order to minimize the prominence of the garage door. (See **B. Building Design Standards 9. Color** for additional requirements.)~~
 - ~~e. See **Table 2** for additional garage requirements.~~

II – GENERAL STANDARDS

LOT WIDTH	ALLOWABLE GARAGE TYPES	FRONT GARAGE SETBACK	SIDE GARAGE SETBACK	REAR GARAGE SETBACK
GREATER THAN 48 FEET	A, B, C, D, E, F	20' MINIMUM	5' MINIMUM	2' MINIMUM 5' MAXIMUM
40 FEET TO 48 FEET	A, B, C, D, E	20' MINIMUM	NONE	2' MINIMUM 5' MAXIMUM
LESS THAN 40 FEET	A, B, C, E	20' MINIMUM	NONE	2' MINIMUM 5' MAXIMUM

NOTE: 1. Garage Type D shall have a minimum of 5 linear feet of fenestration on the street façade and be articulated to resemble main structure.

NOTE: 2. Garage Type F may be accessed from either front or side.

NOTE: 3. Driveway access from street, including curb cut, is limited to 12 feet for Garage Types A, B, C, D, E, and F except where providing access from alleys.

NOTE: 4. On streets designated Collector or lower, residential garages on corner lots shall be accessed from an alley or side street.

TABLE 2, GARAGE TYPES.

5. Residential Garages

a. Access

- i. Where alleys are available, residential garages shall be accessed via the alley. On streets designated Collector or lower, residential garages on corner lots shall be accessed from an alley or side street.
- ii. Where allowed, townhouses and courtyard apartments shall use rear-loaded garages.
- iii. Front-loaded garages on residential lots less than 40 feet wide shall be prohibited. Garages on these lots shall be either Garage Type A or D in **Figure 7** per the standards in **Table 2**.
- iv. Lots equal to or greater than 40 feet shall use any of the garage types in **Figure 7** per the requirements in **Table 2**.
- v. Front-loaded three-car garages are not permitted on lots equal to or less than 70 feet wide.
- vi. Garage Types D and F may be accessed from either front or side.
- vii. Driveway access, including drive pad but exclusive of wings, is limited to 12 feet for Garage Types B, C, D, E, and F except where providing access from alleys.
- viii. Where allowed, property owners intending to build garages on the property lot line shall submit a platted and filed maintenance easement agreement signed by the abutting property owner prior to being issued a building permit.

b. Design

- i. The garage façade shall not exceed 50% of the total front façade area, inclusive of porches, so that garages shall not dominate the front façade.
- ii. Three-car garages on lots greater than ~~48~~ 70 feet wide shall have a third garage setback of three (3) feet minimum from the primary garage façade.
- iii. Where there is no setback from the property line, gutters and downspouts shall drain to the street or water harvesting area to avoid impact to abutting lots.

- iv. Individual garage bays shall be no greater than 12 feet wide. For garages with multiple bays, all garage doors shall be divided into single bays separated by at least a 16-inch pier or column.
- v. The color of garage doors shall blend with or complement the exterior wall color in order to minimize the prominence of the garage door.
- vi. Garage Type D shall have a minimum of 5 linear feet of fenestration on the street façade and be articulated to resemble the main structure.

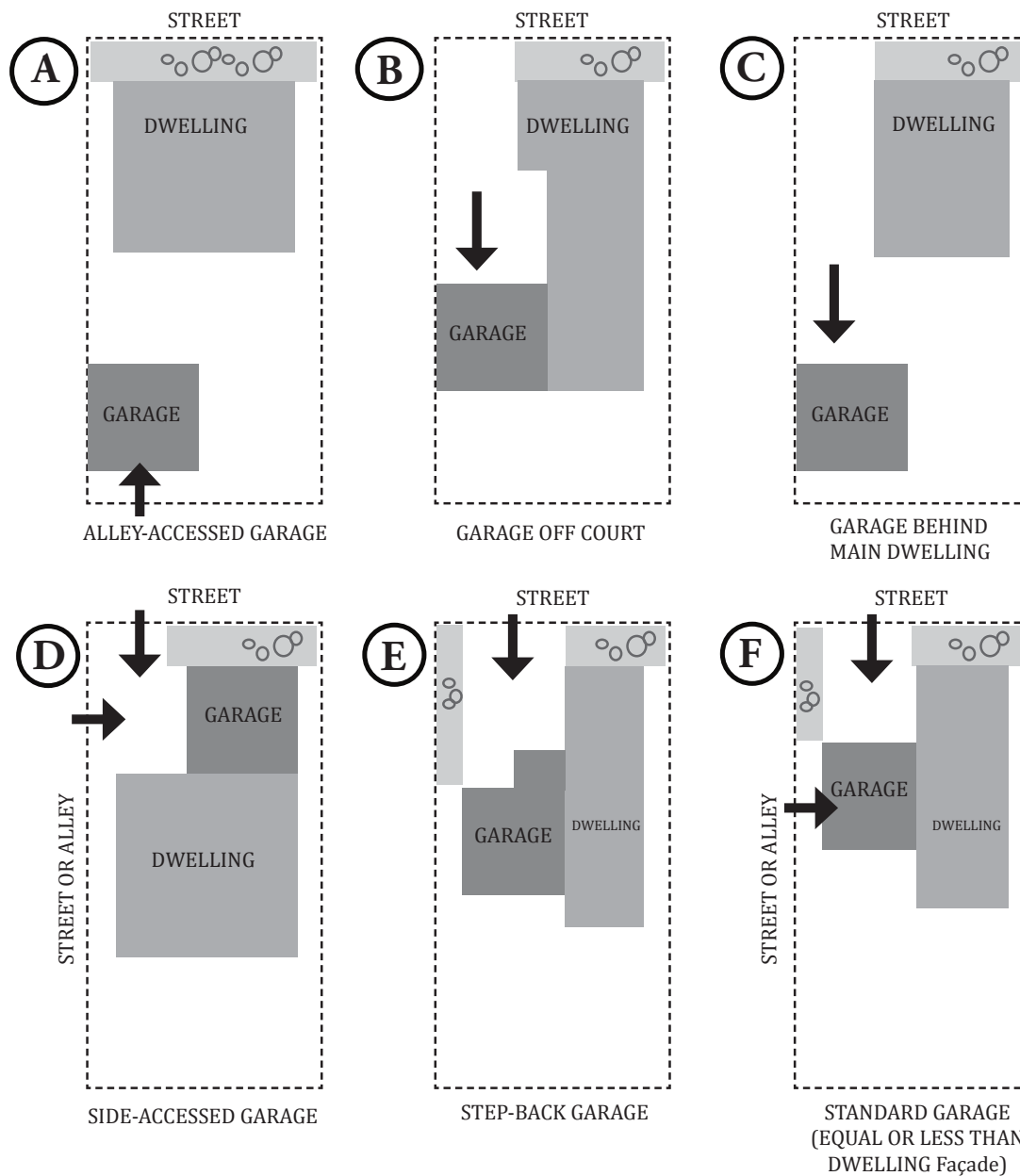
TABLE 2, GARAGE TYPES*

Lot Width	Allowable Garage Types*	Front Garage Setback from Main Façade (Front-loaded)	Side Garage Setback from Property Line (Side-accessed)	Rear Garage Setback from Property Line (Rear-loaded)
40+ Feet	A,B,C,D,E,F	10 ft. Minimum	5 ft. Minimum	2 ft. Minimum
Less than 40 Feet	A,D	10 ft. Minimum	5 ft. Minimum	2 ft. Minimum

* See **Figure 7** – Garage Type Diagrams

Note: Garage setbacks are minimums only. Building setbacks set by the underlying zone prevail.

II – GENERAL STANDARDS



Note: Diagrams are for illustration only. Diagrams are not to scale. Setbacks are regulated first by zone and secondarily by minimums set in Table 2.

Figure 7, Garage Type Diagrams

II – GENERAL STANDARDS

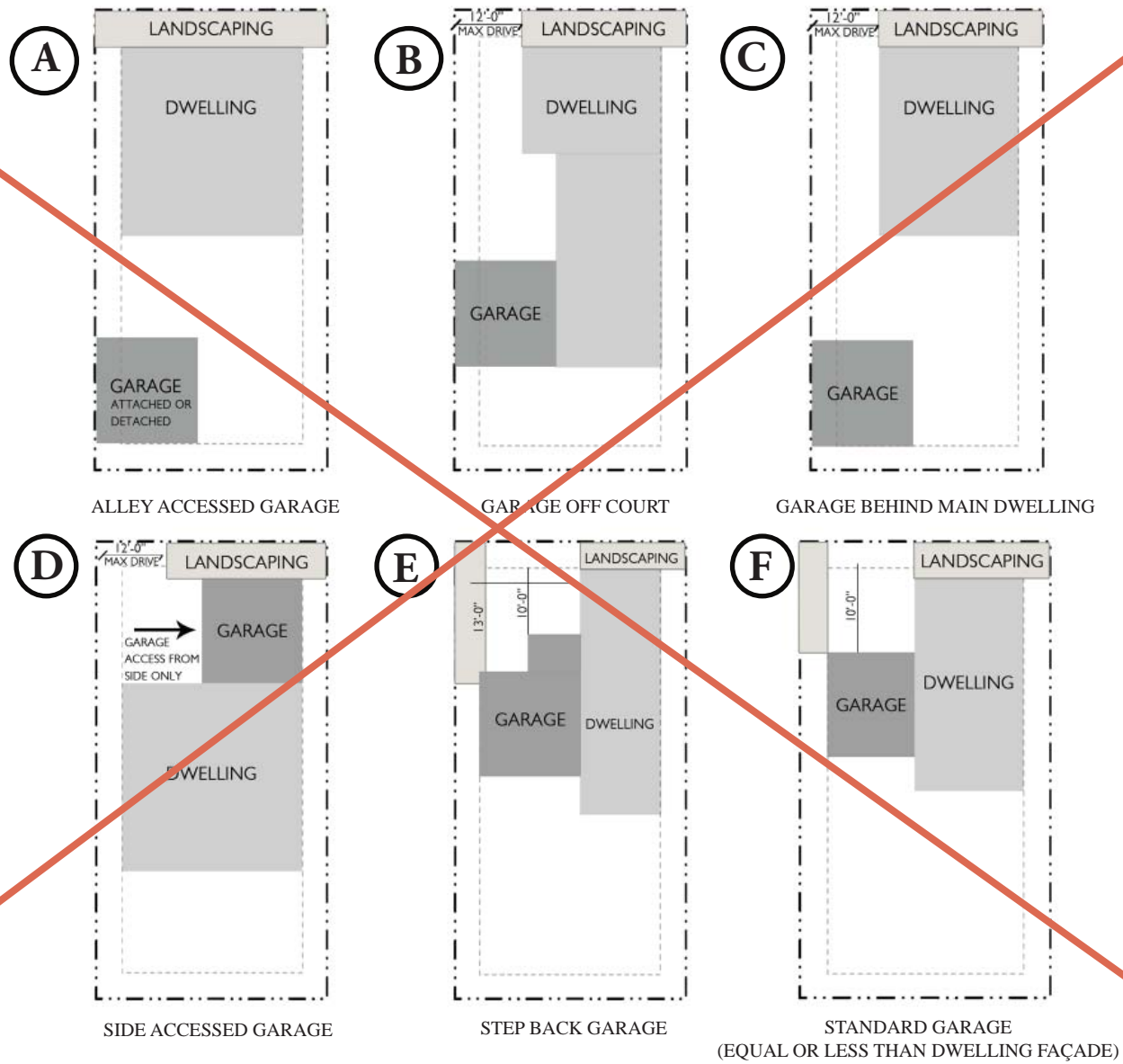


Figure 7, Garage Type Diagrams

II – GENERAL STANDARDS

9. **Appropriate Plant Lists.** The purpose of regulating plants is to reduce water use, maintain the character of native plants now existing in the Petroglyph National Monument, and provide a harmonious landscape image. ~~Two~~ **Plantings from the plant list provided in Chapter 5 General Regulation C** shall guide landscaping within the Plan Area. Shrubs and trees shall be nursery grown. **Table 3, Permitted Plant List** identifies the appropriate plant type – native or xeric – ~~list~~ by area and land use. Land disturbed in development shall be re-vegetated using the appropriate Plant List per **Table 3**.
- a. **Native Plants List A=Petroglyph National Monument Plant List.** These are plant species selected as appropriate from an inventory of species within the Petroglyph National Monument by the National Park Service in 1994-1995 ~~and represent almost 200 plants (amended).~~ **This Plants listed as native in the plant list in Chapter 5 General Regulation C shall be used in specified areas as identified in Table 3.**
- b. ~~List B=Xeric Plants List.~~ These plant species were selected as appropriate for Volcano Cliffs from the official xeric or low-water use plant list of the Albuquerque Bernalillo County Water Utility Authority (ABCWUA). ~~The majority of the list is low and medium water-use plants. Some high-water use plants are also listed in order to classify them as such in implementation of the water conservation program. This xeric plant list is extensive and updated periodically by the ABCWUA. Contact the ABCWUA to obtain the most current information. (See contact information provided in~~ Plants listed as xeric in the plant list in **Chapter 5 General Regulation C** shall be used in specified areas as identified in **Table 3**.

Areas/Zoning	Native	Xeric
Open Space Areas, Arroyos, Conservation Easements	*	
SU-2/VCVC, SU-2/VCMX SU-2/VCUR, SU-2/VCLL SU-2/VCRR	*	*
Scenic Corridors	*	
Other Roads		*
	* allowed	

TABLE 3, PERMITTED PLANT LIST

Areas/Zoning	Plant List A, Native	Plant List B, Xeric
Open Space Areas, Arroyos, Conservation Easements	*	
SU2-VC, SU2-MX, SU2-UR, SU2-LL, SU2-RR	*	*
Scenic Corridors	*	
Other Roads		*

*allowed

CHAPTER 5 – GENERAL REGULATIONS

A – DEFINITIONS

Private Commons Development – A residential development of at least two acres that meets the requirements of the City Zoning Code Section 14-16-3-16 for such development. It may contain houses and townhouses on any size lot; it must include a Private Commons Area.

Public Improvement Districts (PID) – A designated taxing entity that can finance, construct, or maintain public improvements.

Ranked Plan – A hierarchical system of adopted plans used by the City of Albuquerque to ensure that all plans follow the same vision and policies found in the Rank I Albuquerque/Bernalillo County Comprehensive Plan. Rank II plans set policy for large but distinct areas within the City. Rank III plans are for smaller areas and can contain both policy (i.e., guidance) and regulation (i.e., law), per City Zoning Code Section 14-13-2-1.

Right-of-Way (ROW) – The total area of land deeded, reserved by plat, or otherwise acquired by the city, the county, or the state, primarily for the use of the public for the movement of people, goods, and vehicles.

Scenic Corridors – A corridor pertaining to natural features of the landscape that is visually significant or unique.

(Building) Setbacks – The shortest distance between a building and a lot line or future street line.

Shall – When the word “shall” is used in this Plan, it is regulatory and a required standard or action.

Should – When the word “should” is used in this Plan, it is advisory and/or guidance for future planning and/or development and is not a required standard or action.

Significant Rock Outcropping – Bedrock or other stratum a minimum of 6 feet high on its steepest side as measured from the adjacent 10% slope line and in excess of 500 square feet in surface area.

Special Assessment Districts (SAD) – An area where an Assessment or tax is imposed against properties within the area because of a public project that benefits the owners in the defined area.

Street Frontage – The boundary between a premises and a public right-of-way, whether or not direct access is allowed from the public right-of-way segment to the premises.

B – APPROVED COLORS

Exterior color and reflectivity standards for buildings. residential areas

~~In any residential area,~~ Exterior building colors shall have a “light reflective value” (LRV) within the 20% to 50% range. Stucco and other materials with colors similar to those illustrated in **Exhibit 11** may be used, as long as they have integral color and meet the standards for reflectivity and harmony with the natural landscape. (See **Chapter 4 Section II - General Standard B.1** for more details about Exterior Finishes permitted by the Plan.)

In keeping with New Mexico tradition, accent colors on front doors, window sash, and other incidental elements up to 20% of a façade area are allowed as long as the accent color does not overwhelm the building’s basic color or create a visual distraction from the adjacent streets, lots, or public areas.

The sample colors illustrated in **Exhibit 11** are stucco with integrated color as manufactured by El Rey traditional cementitious stucco in Albuquerque. El Rey Premium Stucco Finish is a compound of cement, hydrated lime, sand aggregates, and iron oxide pigments. Since the stucco is integrally colored, it will never need to be painted. Like many natural landscapes, the traditional cement stucco is breathable and appears slightly different during each season and at alternate times of the day.

APPROPRIATE COLORS FROM THE NATURAL LANDSCAPE

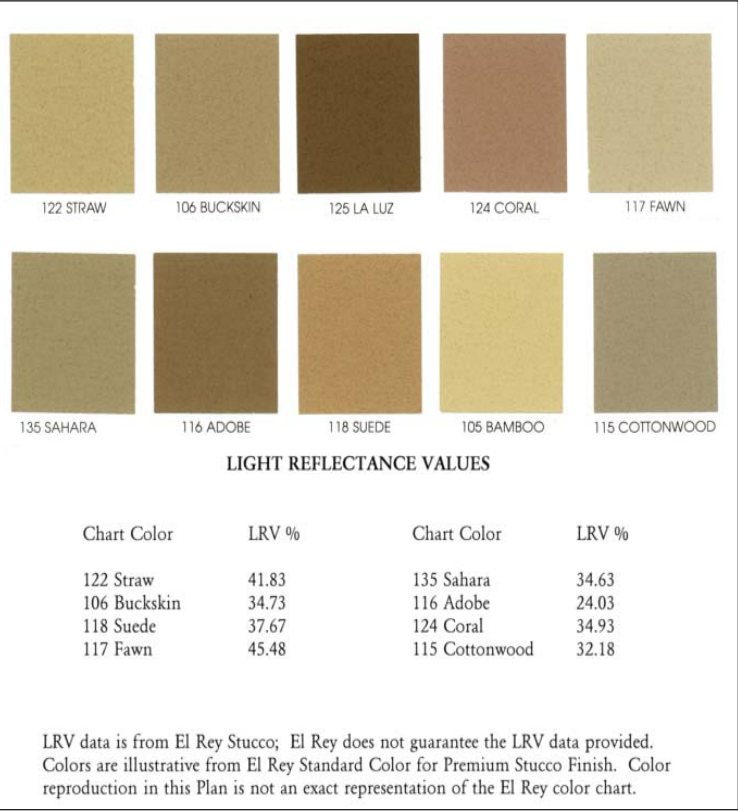


Exhibit 11, Sample Colors within Approved LRV Range

C – ~~NATIVE PLANT LIST~~ A & ~~XERIC PLANT LIST~~ B

TABLE 3 – PLANT LIST (TREES)

Scientific Name	Common Name	Native or Xeric	Deciduous or Evergreen	Approx. Height x Width at Maturity (in ft.)
<i>Cercocarpus ledifolius</i>	Curlleaf mountain mahogany	Xeric	Evergreen	12 x 8
<i>Chilopsis linearis</i>	Desert willow	Native	Deciduous	20 x 20
<i>Juniperus monosperma</i>	Oneseed juniper	Native	Evergreen	15 x 15
<i>Juniperus scopulorum</i>	Rocket Mountain juniper, female	Xeric	Evergreen	40 x 20
<i>Juniperus virginiana</i>	Juniper, female	Xeric	Evergreen	20 x 10
<i>Leucana retusa</i>	Golden ball leadtree	Xeric	Deciduous	15 x 15
<i>Melia azedarach</i>	Chinaberry	Xeric	Deciduous	25 x 20
<i>Prosopis glandulosa</i>	Honey mesquite	Xeric	Deciduous	25 x 30
<i>Prosopis pubescens</i>	Screwbean mesquite	Xeric	Deciduous	20 x 20
<i>Prosopis torreyana</i>	Western honey mesquite	Xeric	Deciduous	18 x 20
<i>Prosopis velutina</i>	Velvet mesquite	Xeric	Deciduous	20 x 25
<i>Quercus grisea</i>	Gray oak	Xeric	Evergreen	30 x 30
<i>Quercus suber</i>	Cork oak	Xeric	Evergreen	30 x 30
<i>Quercus turbinella</i>	Shrub live oak	Xeric	Evergreen	18 x 20
<i>Sambucus mexicana</i>	Mexican elder	Xeric	Deciduous	20 x 25
<i>Sapindus drummondii</i>	Western soapberry	Xeric	Deciduous	30 x 30
<i>Zizyphus jujuba</i>	Jujube	Xeric	Deciduous	25 x 25

TABLE 3 – PLANT LIST (SHRUBS)

Scientific Name	Common Name	Native or Xeric	Deciduous or Evergreen	Approx. Height x Width at Maturity (in ft.)
Agave sp.	Agave	Native	Evergreen	varies
Artemisia filifolia Torr	Sand sage	Native	Evergreen	3 x 3
Atriplex canescens	Fourwing saltbrush	Native	Deciduous	5 x 5
Brickellia californica	California brickellbush	Native	Deciduous	3 x 3
Dalea sp.	Purple sage	Native	Deciduous	5 x 5
Dasyllirion sp.	Sotol	Xeric	Evergreen	5 x 5
Fallugia paradoxa	Apache plume	Native	Deciduous	5 x 5
Fouquieria splendens	Ocotillo	Xeric	Deciduous	15 x 10
Krascheninnikovia lanata	Winterfat	Native	Deciduous	5 x 5
Nolina microcarpa	Beargrass	Xeric	Evergreen	5 x 6
Opuntia sp.	Prickly pear	Native	Evergreen	varies
Rhus trilobata	Skunkbush sumac	Native	Deciduous	3 x 3
Ribes sp.	Gooseberry	Native	Deciduous	5 x 3
Yucca sp.	Yucca	Native	Evergreen	varies

C – ~~NATIVE PLANT LIST~~ A & ~~XERIC PLANT LIST~~ B

TABLE 3 – PLANT LIST (FORBS, GRASSES, AND GROUNDCOVERS)

Scientific Name	Common Name	Native or Xeric	Approx. Height x Width at Maturity (in inches)
<i>Abronia villosa</i>	Sand verbena	Native	1 x 4
<i>Andropogon saccharoides</i>	Silver beardgrass	Native	2.5 x 2
<i>Aristida purpurea</i>	Purple threeawn	Native	1 x 1
<i>Artemisia ludoviciana</i>	Prairie sage or white sagebrush	Native	3 x 3
<i>Asclepias speciosa</i>	Showy milkweeds	Native	2 x 3
<i>Baileya multiradiata</i>	Desert marigold	Native	varies
<i>Bouteloua curtipendula</i>	Sideoats grama	Native	2 x 1
<i>Bouteloua gracilis</i>	Blue grama	Native	1 x 1
<i>Bouteloua eriopoda</i>	Black grama	Native	1 x 1
<i>Elymus elymoides</i>	Bottlebrush squirreltail	Native	varies
<i>Eriogonum annuum</i>	Annual buckwheat	Xeric	1-5 x 2
<i>Gaillardia pulchella</i>	Firewheel	Native	varies
<i>Hilaria jamesii</i>	Galleta	Native	2 x 1
<i>Linum perenne lewisii</i>	Blue flax	Xeric	2 x 2
<i>Mirabilis</i> sp.	Four o'clock	Native	1 x 4
<i>Muhlenbergia porteri</i>	Bush muhly	Native	varies
<i>Oenothera</i> sp.	Evening primrose	Native	1.5 x 4
<i>Oryzopsis hymenoides</i>	Indian ricegrass	Native	varies
<i>Parthenium incanum</i>	Mariola	Native	varies
<i>Penstemon ambiguous</i>	Beardtongue	Native	2 x 1
<i>Phacelia integrifolia</i>	Scorpionflower	Native	1 x 1
<i>Philostrophe taelina</i> (also <i>Psilostrophe tagetina</i>)	Paperflower	Native	3 x 3
<i>Sporobolus cryptandrus</i>	Sand dropseed	Native	varies
<i>Zinnia grandiflora</i>	Desert zinnia	Xeric	varies

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C – NATIVE PLANT LIST A & XERIC PLANT LIST B

Native Plant List A

List of Plant Species of Petroglyph National Monument - Plants found by Bleakly during survey from August 1994 through September 1995. One hundred and ninety-two (192) plants from 40 families were identified. Arrangement is alphabetical by family, genus, and species with some synonyms and common names. An asterisk (*) before the name indicates plants listed in Barlow-Trick (1993). Nomenclature according to Kartesz (1994). Common names from various sources. Number of species in each family are in parentheses after family name. A "pound sign" (#) indicates that a voucher is housed at the UNM Herbarium.

ADIANTACEAE Maidenhair Fern Family (1)

Cheilanthes feei T. Moore SLENDER LIPFERN #

AGAVACEAE Agave or Yucca Family (1)

Yucca glauca Nutt. SMALL SOAPWEED

AMARANTHACEAE Pigweed Family (3)

Amaranthus acanthochiton Sauer GREENSTRIPE #

Amaranthus wrightii S. Wats. WRIGHT'S AMARANTH #

Tidestromia lanuginosa (Nutt.) Standl. WOOLLY TIDESTROMIA

ANACARDIACEAE Sumac Family (1)

Rhus trilobata Nutt. SKUNKBUSH, SKUNKBUSH SUMAC

APIACEAE (=UMBELLIFERAE) Parsley or Carrot Family (1)

Cymopterus acaulis (Pursh) Raf. var. *fendleri* (Gray)

Goodrich (*Cymopterus fendleri* Gray) FENDLER SPRINGPARSLEY #

ASCLEPIADACEAE Milkweed Family (1)

Asclepias subverticillata (Gray) Vail WHORLED MILKWEED

ASTERACEAE (=COMPOSITAE) Sunflower Family (42)

Acourtia nana (Gray) Reveal & King (*Perezia nana* Gray) DWARF

DESERT HOLLY, DWARF DESERTPEONY #

Aphanostephus ramosissimus DC. PLAINS DOZEDAISY #

Artemisia bigelovii Gray BIGELOW'S SAGEBRUSH #

Artemisia filifolia Torr. SANDSAGE, SAND SAGEBRUSH

Artemisia frigida Wild. FRINGED SAGE

Artemisia ludoviciana Nutt. ssp. *albula* (Woot.) Keck WHITE SAGEBRUSH #

* *Bahia absinthifolia* Benth. #

* *Bahia dissecta* (Gray) Britt.

Bahia pedata Gray BLUNTSCALE BAHIA #

Baileya multiradiata Harvey & Gray ex Gray DESERT MARIGOLD #

* *Berlandiera lyrata* Benth.

Brickellia californica (Torr. & Gray) Gray CALIFORNIA BRICKELLBUSH #

Chaetopappa ericoides (Torr.) Nesom (*Leucelene ericoides* (Torr.) Greene)

WHITE ASTER

* *Chrysothamnus nauseosus* (Pallas ex Pursh) Britt. ssp. *bigelovii* (Gray)

Hall & Clements #

Chrysothamnus pulchellus (Gray) Greene ssp. *pulchellus*

SOUTHWESTERN RABBITBRUSH #

Cornus canadensis (L.) Cronq. CANADIAN HORSEWEED

* *Gaillardia pinnatifida* Torr. #

Gaillardia pulchella Foug. FIREWHEEL

Gutierrezia sarothrae (Pursh) Britt. & Rusby BROOM SNAKEWEED #

Helianthus petiolaris Nutt. PRAIRIE SUNFLOWER

Hymenopappus flavescens Gray var. *canotomentosus* Gray YELLOW-FLOWERED

WHITE RAGWEED, COLLEGEFLOWER #

Machaeranthera canescens (Pursh) Gray HOARY TANSYASTER #

* *Machaeranthera gracilis* (Nutt.) Shinn. (*Haplopappus gracilis*

(Nutt.) Gray) #

Machaeranthera pinnatifida (Hook.) Shinn. (*Haplopappus spinulosus*

(Pursh) DC.) LACY TANSYASTER

Malacothrix fendleri Gray FENDLER DESERTDANDELION #

Melampodium leucanthum Torr. & Gray PLAINS BLACKFOOT #

* *Microseris* sp. *Palafoxia sphacelata* (Nutt. ex Torr.) Cory OTHAKE #

Parthenium incanum Kunth MARIOLA #

Pectis angustifolia Torr. var. *angustifolia* NARROWLEAF PECTIS #

Psilostrophe tagetina (Nutt.) Greene WOOLLY PAPERFLOWER

Sanvitalia abertii Gray ABERT'S CREEPING ZINNIA #

CHAPTER 5 – GENERAL REGULATIONS

C – ~~NATIVE PLANT LIST~~ ~~A & XERIC PLANT LIST B~~

~~Senecio flaccidus Less. var. flaccidus (Senecio douglasii DC. ssp. longilobus (Benth.) L. Benson THREADLEAF GROUNDSEL #~~
~~Senecio multicapitatus Greenm. ex Rydb. RAGWORT GROUNDSEL #~~
~~Senecio riddellii Torr. & Gray RIDDELL'S RAGWORT OR GROUNDSEL #~~
~~Stephanomeria pauciflora (Torr.) A. Nels. BROWNPLUME WIRELETTUCE #~~
~~Thelesperma megapotamicum (Spreng.) Kuntze HOPI TEA, GREENTHREAD~~
~~Thymophylla acerosa (DC.) Strother (Dysodia acerosa DC.) PRICKLYLEAF DOGWEED #~~
~~Verbesina encelioides (Cav.) Benth. & Hook. f ex Gray GOLDENCROWNBEARD, COWPEN DAISY~~
~~Xanthium strumarium L. COCKLEBUR~~
~~Zinnia grandifolia Nutt. ROCKY MOUNTAIN ZINNIA #~~

BIGNONIACEAE Bignonia Family (1)
Chilopsis linearis (Cav.) Sweet DESERT WILLOW

BORAGINACEAE Borage Family (4)
Cryptantha cinerea (Greene) Cronq. var. cinerea (C. jamesii Payson var. multicaulis (Torr.) Payson) JAMES' CATSEYE #
Cryptantha crassiseptala (Torr. & Gray) Greene var. elachantha I.M. Johnston. THICKSEPAL CATSEYE #
Heliotropium convolvulaceum (Nutt.) Gray PHLOX HELIOTROPE
Lappula occidentalis (S. Wats.) Greene var. occidentalis (L. redowskii (Hornem.) Greene) FLATSPINE STICKSEED #

BRASSICACEAE (=CRUCIFERAE) Mustard Family (7)
Descurainia pinnata (Walt.) Britt. WESTERN TANSYMUSTARD #
Dimorphocarpa wislizenii (Dirkhyrea wislizenii)

SPECTACLE POD; TOURISTPLANT
Lepidium lasiocarpum Nutt. var. lasiocarpum SHAGGYFRUIT PEPPERWEED #
* Lepidium montanum Nutt.
Lesquerella fendleri (Gray) S. Wats. FENDLER BLADDERPOD #

CACTACEAE Cactus Family (6)
Echinocereus fendleri (Engelm.) F. Seitz PINKFLOWERED HEDGEHOG CACTUS
Escobaria vivipara (Nutt.) Buxbaum (Coryphantha vivipara (Nutt.) Britt. & Rose) SPINYSTAR
Opuntia clavata Engelm. CLUB CHOLLA
Opuntia imbricata (Haw.) DC. TREE or WALKINGSTICK CHOLLA
Opuntia phaeacantha Engelm. BROWNSPINE PRICKLYPEAR
Opuntia polyacantha Haw. PLAINS PRICKLYPEAR

CAPPARACEAE Caper Family (1)
Polanisia dodecandra (L.) DC. ssp. trachysperma (Torr. & Gray) Ilitis SANDYSEED CLAMMYWEED #

CHENOPODIACEAE Goosefoot Family (5)
Atriplex canescens (Pursh) Nutt. FOURWING SALTBUCH
* Chenopodium desiccatum A. Nels. #
Chenopodium fremontii S. Wats. FREMONT'S GOOSEFOOT #
Krascheninnikovia lanata (Pursh) Guldenstaedt (Ceratoide lanata (Pursh) J.T. Howell; Eurotia lanata (Pursh) Moq.) WINTERFAT

CUCURBITACEAE Gourd Family (1)
Cucurbita foetidissima Kunth COYOTE or MISSOURI GOURD

CUPRESSACEAE Cypress Family (1)
Juniperus monosperma (Engelm.) Sarg. ONESEED JUNIPER

EPHEDRACEAE Jointfir Family (1)
Ephedra torreyana S. Wats. TORREY JOINTFIR or MORMON TEA #

EUPHORBIACEAE Spurge Family (7)
Chamaesyce parryi (Engelm.) Rydb. PARRY'S SANDMAT or SPURGE #
Chamaesyce serpyllifolia (Pers.) Small THYMELEAF SANDMAT or SPURGE #
Chamaesyce serrula (Engelm.) Woot. & Standl. SAWTOOTH SANDMAT or SPURGE #
Croton texensis (Klotzsch) Muell.-Arg. TEXAS CROTON #
Euphorbia dentata Michx. TOOTHED SPURGE #

C – NATIVE PLANT LIST A & XERIC PLANT LIST B

* *Tragia ambylodonta* (Muell.-Arg.) Pax & K. Hoffmann
Tragia ramosa Torr. BRANCHED NOSEBURN

FABACEAE (=LEGUMINOSAE) Bean or Pea Family (14)

Astragalus amphioxys Gray var. *amphioxys* CRESCENT MILKVETCH #
Astragalus ceramicus Sheld. var. *ceramicus* PAINTED MILKVETCH #
Astragalus lentiginosus Dougl. var. *diphysus* (Gray) Jones SPECKLEDPOD MILKVETCH #
Astragalus nuttallianus DC. SMALLFLOWERED MILKVETCH #
Caesalpinia jamesii (Torr. & Gray) Fisher JAMES' HOLDBACK
Dalea compacta Spreng. var. *compacta* COMPACT PRAIRIECLOVER #
Dalea formosa Torr. FEATHERPLUME
Dalea lanata Spreng. var. *terminalis* (Jones) Barneby WOOLLY PRAIRIECLOVER #
Dalea nana Torr. ex Gray var. *carnescens* Kearney & Peebles DWARF PRAIRIECLOVER #
Dalea scariosa S. Wats. (*Petalostemon scariosa* (S. Wats.) Wemple) ALBUQUERQUE PRAIRIECLOVER #
Hoffmannsegia glauca (Ortega) Eifert INDIAN RUSHPEA
Pediomelum hypogaeum (Nutt.) Rydb. (*Psoralea hypogaea* Nutt.) SCURFPEA #
Psoralea scoparius (Gray) Rydb. (*Dalea scoparia* Gray) BROOM

DALEA; PURPLE SAG

FUMARIACEAE Fumitory Family (1)

Corydalis aurea Willd. GOLDEN CORYDALIS, SCRAMBLED EGGS,
 GOLDENSMOKE, BUTTER AND EGGS
GROSSULARIACEAE Gooseberry Family (1)
Ribes sp. GOOSEBERRY

HYDROPHYLLACEAE Waterleaf Family (4)

Nama hispidum Gray BRISTLY NAMA
Phacelia crenulata Torr. var. *crenulata* CLEFTLEAF WILDHELIOTROPE #
Phacelia integrifolia Torr. GYPSUM SCORPIONWEED #
Phacelia ivesiana Torr. IVES PHACELIA #

LINACEAE Flax Family (2)

Linum aristatum Engelm. BRISTLE FLAX
 **Linum australe* Heller #

LOASACEAE Stickleaf Family (2)

Mentzelia albicaulis (Dougl.) Dougl. WHITESTEM BLAZINGSTAR
Mentzelia pumila (Nutt.) Torr. & Gray DWARF MENTZELIA #

MALVACEAE Mallow Family (5)

Sida abutilifolia P. Mill. (*Sida filicaulis* Torr. & Gray) SPREADING FANPETALS #
 * *Sida neomexicana* Gray
Spheralcea angustifolia (Cav.) G. Don ssp. *lobata* (Woot.) Kearney COPPER GLOBEMALLOW #
Spheralcea hastulata Gray (*Spheralcea subhastata* Coult.) SPEAR GLOBEMALLOW #
Spheralcea incana Torr. ex Gray GRAY GLOBEMALLOW #

NYCTAGINACEAE Four O'clock Family (7)

Allionia fragrans Nutt. ex Hook. FRAGRANT WHITE SAND VERBENA
 * *Allionia choysia* Standl. #
Allionia incarnata L. TRAILING WINDMILLS #
Boerhavia spicata Choisy (*B. torreyana* (S. Wats.) Standl.) CREEPING SPIDERLING #
 * *Mirabilis glabra* (S. Wats.) Standl. (*Oxybaphus glaber* S. Wats.) #
Mirabilis linearis (Pursh) Heimel NARROWLEAF FOUR O'CLOCK
Selinocarpus diffusus Gray SPREADING MOONPOD #

OLEACEAE Olive Family (1)

Menodora scabra Gray ROUGH MENODORA

ONAGRACEAE Evening Primrose Family (2)

Gaura coccinea Nutt. ex Pursh SCARLET BEEBLOSSOM
Oenothera pallida Lindl. PALE EVENINGPRIMROSE #

OROBANCHACEAE Broomrape Family (1)

CHAPTER 5 – GENERAL REGULATIONS

C – NATIVE PLANT LIST A & XERIC PLANT LIST B

Orobancha ludoviciana Nutt. (*O. multiflora* Nutt.) LOUISIANA
BROOMRAPE #

PEDALIACEAE Sesame Family (1)

Proboscidea louisianica (P. Mill.) Thelleng COMMON DEVILSCLAW,
DEVILSHORN, RAMPS HORN

PLANTAGINACEAE Plantain Family (1)

Plantago patagonica Jacq. (*P. purshii* Morris) WOOLLY PLANTAIN #
Plantago lanceolata L. NARROWLEAF PLANTAIN

POACEAE (=GRAMINAE) Grass Family (42)

Aristida adscensionis L. SIXWEEKS THREEAWN #
* *Aristida arizonica* Vasey
Aristida havardii Vasey HAVARD'S THREEAWN #
* *Aristida pansa* Woot. & Standl.
Aristida purpurea Nutt. var. *fendleriana* (Steud.) Vasey
FENDLER'S THREEAWN #
* *Aristida purpurea* Nutt. var. *neallyi* (Vasey) Allred #
* *Aristida purpurea* Nutt. var. *purpurea* #
* *Bothriochloa barbinodis* (Lag.) Herter #
Bothriochloa laguroides (DC.) Herter ssp. *torreyana* (Steud.) Allred & Gould
(*Andropogon saccharoides* Sw.) SILVER BEARDGRASS or SILVER
BLUESTEM #
Bouteloua aristoides (H.B.K.) Griseb. var. *aristoides* NEEDLE GRAMA #
Bouteloua barbata Lag. var. *barbata* SIXWEEKS GRAMA #
Bouteloua curtipendula (Michx.) Torr. SIDEOATS GRAMA
Bouteloua eriopoda (Torr.) Torr. BLACK GRAMA #
Bouteloua gracilis (Willd. ex Kunth) Lag. ex Griffiths BLUE GRAMA
Bouteloua hirsuta Lag. HAIRY GRAMA
* *Cenchrus carolinianus* Walt. (*Cenchrus incertus* M.A. Curtis)
* *Digitaria californica* (Benth.) Henr. #
Elymus elymoides (R.) Swezey (*Sitanion hystrix* (Nutt.) J.G. Sm.; *Elymus*
longifolius (J.G. Sm.) Gould) SQUIRRELTAIL #
Enneapogon desvauxii Beauv. NINEAWN PAPPUSGRASS #
Eriogonum pulchellum (Kunth) Tateoka (*Dasyochloa pulchella* (Kunth) Willd.
ex Rydb.) FLUFFGRASS, LOW WOOLLYGRASS #
Hilaria jamesii (Torr.) Benth. (*Pleuraphis jamesii* Torr.) GALLETA #

* *Koeleria macrantha* (Ledeb.) J.A. Schultes
(*Koeleria cristata* auct. p.p. non Pers.)
* *Lycurus phleoides* Kunth
Monroa squarrosa (Nutt.) Torr. (*Munroa squarrosa* (Nutt.) Torr.)
FALSE BUFFALOGRASS #
* *Muhlenbergia arenacea* (Buckl.) A.S. Hitchc.
Muhlenbergia arenicola Buckl. SAND MUHLY #
Muhlenbergia porteri Scribn. BUSH MUHLY #
Muhlenbergia pungens Thurb. SANDHILL MUHLY #
Muhlenbergia torreyi (Kunth) A.S. Hitchc. ex Bush RING MUHLY
Oryzopsis hymenoides (Roemer & J.A. Schultes)
Ricker ex Piper INDIAN RICEGRASS
* *Poa bigelovii* Vasey & Scribn.
Scleropogon brevifolius Phil. BURROGRASS #
Setaria leucopila (Scribn. & Merr.) K. Schum.
STREAMBED BRISTLEGRASS #
* *Setaria lutescens* (Weigel) F.T. Hubbard ?
Sporobolus contractus A.S. Hitchc. SPIKE DROPSEED
Sporobolus cryptandrus (Torr.) Gray SAND DROPSEED #
* *Sporobolus flexuosus* (Thurb. ex Vasey) Rydb. #
Sporobolus giganteus Nash GIANT DROPSEED #
Stipa comata Trin & Rupr. var. *comata* NEEDLEANDTHREAD #
* *Stipa neomexicana* (Thurb. ex Coult.) Scribn.
Stipa spartea Trin. PORCUPINEGRASS #
Vulpia octoflora (Walt.) Rydb. (*Festuca octoflora* Walt.)
SIXWEEKS FESCUE #

POLEMONIACEAE Phlox Family (1)

Ipomopsis pumila (Nutt.) V. Grant DWARF GILIA #

POLYGONACEAE Knotweed Family (4)

Eriogonum abertianum Torr. var. *abertianum* ABERT BUCKWHEAT #
* *Eriogonum effusum* Nutt.
Eriogonum polycladon Benth. SORREL BUCKWHEAT #
Eriogonum rotundifolium Benth. ROUNDEAF BUCKWHEAT #
Rumex hymenosepalus Torr. CANAIGRE; DOCK #

PORTULACACEAE Purslane Family (1)

Portulaca sp. PURSLANE

C – NATIVE PLANT LIST A & XERIC PLANT LIST B

RANUNCULACEAE Crowfoot Family (1)

Delphinium sp. LARKSPUR

ROSACEAE Rose Family (1)

Fallugia paradoxa (D. Don) Endl. ex Torr. APACHE PLUME

SALICACEAE Willow Family

Salix sp. WILLOW

SCROPHULARIACEAE Figwort Family (3)

Epixiphium wislizenii (Engelm. ex Gray) Munz (*Mourandya wislizenii*

Engelm. ex Gray) BALLOONBUSH #

Penstemon ambiguus Torr. GILIA PENSTEMON or BEARDTONGUE

* *Penstemon* sp.

SOLANACEAE Potato Family (6)

Chamaesaracha coronopus (Dunal) Gray GREENLEAF FIVE EYES #

Datura inoxia P. Mill. THORNAPPLE; JIMSONWEED #

Lycium pallidum Miers PALE WOLFBERRY

Nicotiana trigonophylla Dunal DESERT TOBACCO #

Physalis acutifolia (Miers) Sandw. (*P. wrightii* Gray) SHARPLEAF

GROUNDCHERRY #

Solanum elaeagnifolium Cav. SILVERLEAF NIGHTSHADE

VERBENACEAE Vervain Family (2)

Aloysia wrightii Heller ex Abrams WRIGHT'S BEEBRUSH #

* *Tetradlea coulteri* Gray #

ZYGOPHYLLACEAE Caltrop Family (2)

Kallstroemia sp. CALTROP

Xeric Plant List B

A list of official xeric or low-water plant species periodically updated by the Albuquerque Bernalillo County Water Utility Authority (ABCWUA).

To obtain the most current information, contact ABCWUA:

Telephone: 505-842-WATR

Website: <http://www.abcwua.org/pdfs/xeriplantlist.pdf>

For additional information, see ABCWUA's

How-To Guide to Xeriscaping:

<http://www.abcwua.org/content/view/73/63/>

D – CONSTRUCTION MITIGATION

Any damage to the vegetation, slope, or placement of boulders due to or related to construction shall be mitigated as provided herein.

Standard CM-1: ~~Grading permits shall only be issued concurrently with building permits for all non-residential and mixed-use developments, as well as residential developments over two lots. Grading permits for commercial lot developments in the Volcano Cliffs Sector Development Plan Area will be issued concurrently with the respective commercial building permits.~~ Grading permits for ~~residential~~ developments greater than 10 acres shall require soil stabilization, approved by the Environmental Health Department, which shall be applied to the disturbed area within three months after grading of the site commences. Grading within public rights-of-way or public drainage easements is exempt.

Standard CM-2: Prior to beginning construction, the property owner shall construct a temporary silt fence at the site boundary adjacent to sensitive lands (i.e., the Escarpment Buffer, Major Open Space Area, archaeological site, or public or private conservation area to be maintained in natural desert landscape) to effectively protect them from heavy equipment and vehicles. Photographs of the site in its original condition shall be submitted with the application for building permit and subdivision and/or site development plan. Development must comply with the joint Albuquerque and Bernalillo County Fugitive Dust Ordinance found in the New Mexico Administrative Code 20.11.20.

Standard CM-3: Prior to beginning construction the property owner shall construct a temporary fence at the parcel boundary within the SU-2/VCLL-Large Lot and SU-2/VCRR-Rural Residential zones to protect the natural desert landscape.

Standard CM-4: Public- and private-sector projects within the Conservation Area and the Impact Area facing the Escarpment and adjacent to archaeological sites must include geotechnical data and analysis that demonstrates to the satisfaction of the City Engineer that proposed trenching or blasting will not affect the face of the Escarpment, potentially causing erosion or caving of the slopes and boulders and thereby threatening the public safety or welfare or otherwise damage archaeological resources.

Standard CM-5: In the selection of alignment and in site design, grading plans shall demonstrate that cut and fill has been kept to a minimum consistent with the standards in this Plan. Generally, the overall topography of the site is not to be substantially altered.