

December 19, 2014

Mr. Jack Cloud, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Del Webb at Mirehaven Phase 1B (Replat of Tract N-2-A-2, N-S-A-18, N-2-A-19, N-2-A-20, N-2-A-21; Watershed) – Preliminary Plat, Design Variance and Sidewalk Deferral/Waiver Request (DRB 1006864)

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) preliminary plat review and comment are copies of the following information:

- Application for Development Review
- Zone Atlas Page
- Certificate of No Effect
- Twenty-four (24) copies of each of the Preliminary Plat
- Grading and Drainage Plan Approval Letter
- One (1) copy of the Infrastructure List
- Six (6) copies of Sidewalk Deferral and Waiver
- Twenty-four (24) copies of Variance Exhibit
- Preliminary Pre-Development Facilities Fee Agreement (waived at this time)
- Three (3) Perimeter Wall Exhibits
- Letter from the Office of Neighborhood Coordination (See enclosed)
- DR/WS and TIS forms
- Design Variance Request/Justification
- Submittal Fees

This preliminary plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. It represents the second phase of the private residential community development at the Mirehaven Community. Tracts N-2-A-2, N-S-A-18, N-2-A-19, N-2-A-20, N-2-A-21 are approximately 15.3 acres and will be subdivided into approximately 55 residential lots of carrying size and 7 Private Commons Tracts. Roadway right-of-way and pavement widths are indicated on the preliminary plat. We request that this item be scheduled for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,


Yolanda Padilla Moyer, P.E.
Senior Project Manager
Community Development and Planning

YPM/cc

Enclosures

cc: Kevin Patton, Pulte Group

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

Major Subdivision action
 Minor Subdivision action
 Vacation
 Variance (Non-Zoning)

S Z ZONING & PLANNING

Annexation
 County Submittal
 EPC Submittal
 Zone Map Amendment (Establish or Change Zoning)
 Sector Plan (Phase I, II, III)
 Amendment to Sector, Area, Facility or Comprehensive Plan
 Text Amendment (Zoning Code/Sub Regs)
 Street Name Change (Local & Collector)
 APPEAL / PROTEST of...
 Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

SITE DEVELOPMENT PLAN

for Subdivision
 for Building Permit
 Administrative Amendment (AA)
 IP Master Development Plan
 Cert. of Appropriateness (LUCC)
 STORM DRAINAGE (Form D)
 Storm Drainage Cost Allocation Plan

P

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

Street Name Change (Local & Collector)

D L A

APPEAL / PROTEST of...

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC PHONE: 505.823.1000
 ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ypadilla@bhinc.com

APPLICANT: Pulte PHONE: 505.341.8591
 ADDRESS: 7601 Jefferson NE Suite 320 FAX: _____

CITY: Phoenix STATE AZ ZIP 85016 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Preliminary Plat
Design Variance and Sidewalk Deferral/Waiver Request

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tracts N-2-A-2, N-S-A-18, N-2-A-19, N-2-A-20, N-2-A-21 Block: _____ Unit: _____

Subdiv/Addn/TBKA: WATERSHED SUBDIVISION

Existing Zoning: SU-2 Proposed zoning: SU-2 MRGCD Map No _____

Zone Atlas page(s): H8 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
1006864

CASE INFORMATION:

Within city limits? Yes No Within 1000FT of a landfill? NO

No. of existing lots: 5 No. of proposed lots: 62 Total area of site (acres): 15.3

LOCATION OF PROPERTY BY STREETS: On or Near: Cebolla Creek

Between: Del Webb Lane and Del Webb Lane

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: _____

SIGNATURE Yolanda Padilla Moyer DATE December 14, 2014
 (Print) Yolanda Padilla Moyer Applicant Agent

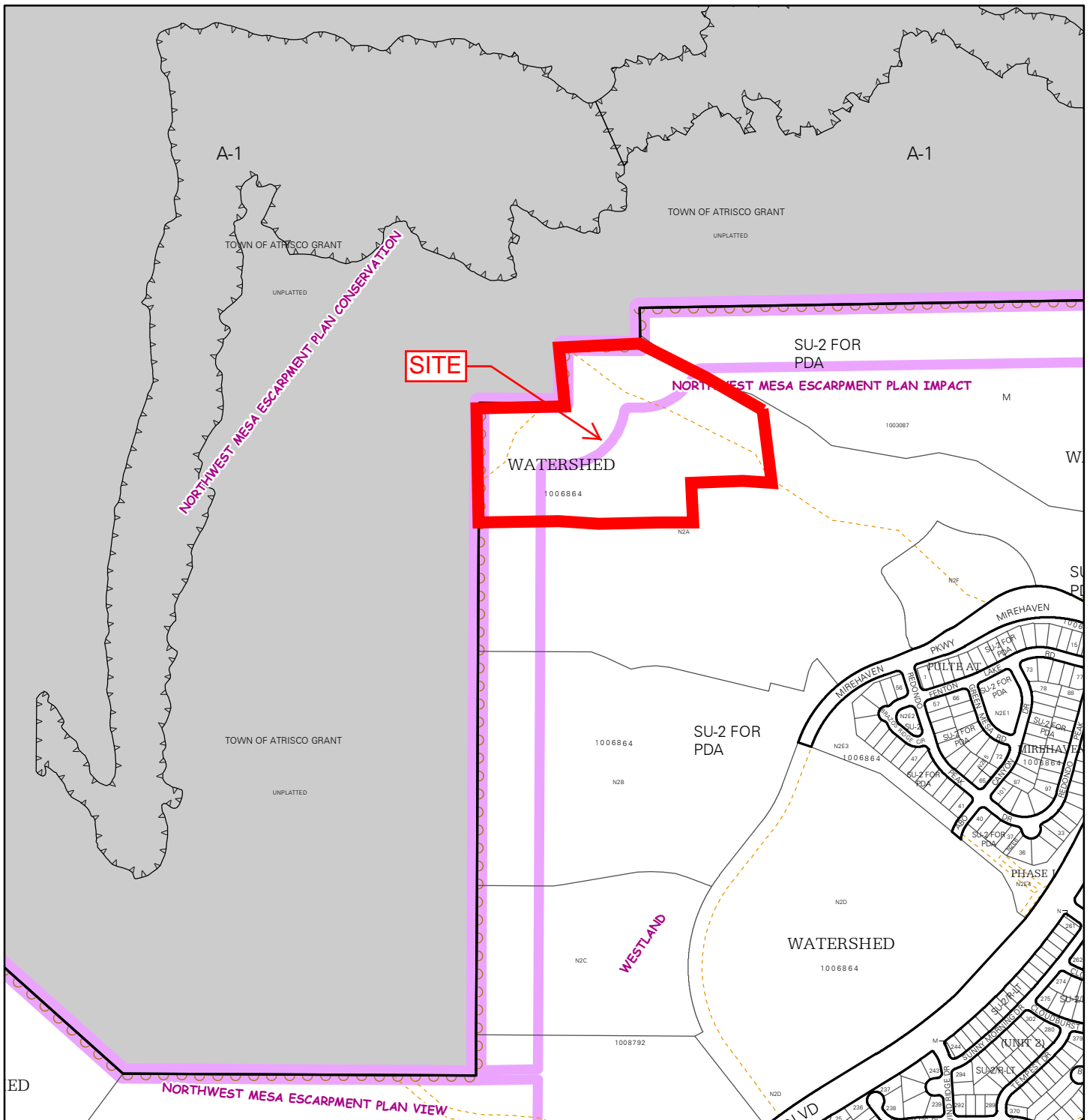
FOR OFFICIAL USE ONLY

Form revised 4/07

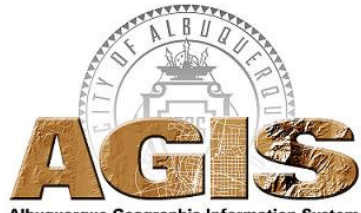
INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date _____				Total \$ _____

Planner signature / date _____

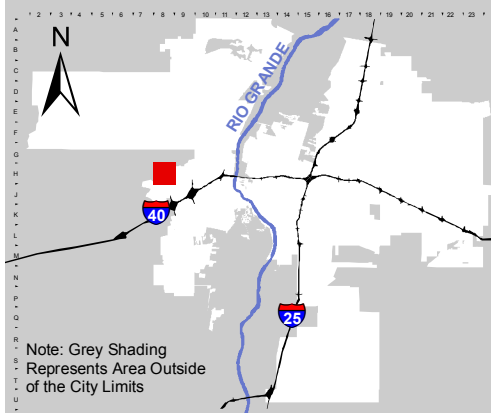
Project # _____



For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 9/2/2014

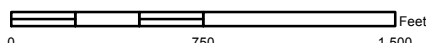


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-08-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	





City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Deborah Stover, Director

Richard J. Berry, Mayor
Perry, CAO
May 5, 2011

Robert J.

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: Bohannan Huston Inc.

Applicant: Western Albuquerque Land Holdings LLC

Legal Description: Parcel N, Watershed Subdivision

Zoning: SU

Acreage: 348 acres

Zone Atlas Page: H-8, H-9, J-7, J-8

CERTIFICATE OF NO EFFECT: Yes _____ No _____

PROVISIONAL CERTIFICATE OF APPROVAL: Yes No _____

TREATMENT PLAN REVIEW: Pending issuance of final survey report by Office of Contract Archeology, University of New Mexico

SUPPORTING DOCUMENTATION: Pending issuance of final survey report by Office of Contract Archeology, University of New Mexico

SITE VISIT: April 29, 2011

RECOMMENDATION(S):

- ***PROVISIONAL CERTIFICATE OF APPROVAL IS ISSUED (ref O-07-72 Section 4C(1), preservation plan required).***
- ***CERTIFICATE of APPROVAL ISSUED for submittal of preliminary platting purposes only. Final Certificate of Approval pending submittal of survey reports, determinations of site eligibility, and data recovery/site treatment plans.***

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division

City Archaeologist

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

- Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- Letter of authorization from the grantors and the beneficiaries (private easement only)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Yolanda Padilla Moyer

Yolanda Padilla Moyer Applicant name (print)

Applicant signature / date



Form revised 4/07

- Checklists complete
- Fees collected
- Case #'s assigned
- Related #'s listed

Application case numbers

_____-_____-_____
_____-_____-_____
_____-_____-_____

Project #

Planner signature / date

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement

waived

N/A Signed Pre-Annexation Agreement if Annexation required.

TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form

Fee (see schedule)

List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial.
- Previous SIA extension notice, if one has been issued. If not applicable, please initial.
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Yolanda Padilla Moyer
 Applicant (Print)
Yolanda Padilla Moyer
 Applicant signature / dated



Form revised **October 2007**

- Checklists complete
- Fees collected
- Case #'s assigned
- Related #'s listed

Application case numbers
 - - -
 - - -
 - - -

Planner signature / date

Project #

Current DRC Project No. _____

Date Submitted: 12/19/2014
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____

DRB Project No. 1006864

Figure 12
 INFRASTRUCTURE LIST

EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

DEL WEBB AT MIREHAVEN PHASE 1B
(TRACT N-2-A-2, N-2-A-18, N-2-A-19, N-2-A-20, N-2-A-21, WATERSHED)

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC WATERLINE IMPROVEMENTS - (VIA A PUBLIC SANITARY SEWER EASEMENT W/IN HOA TRACT N-2-A-2-B UNLESS NOTED; PRIVATE STREETS)									
		6" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CEBOLLA CREEK WAY	LOT 202	EX. 6" STUB AT DEL WEBB LANE NEAR LOT 204	/	/	/
		10" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CEBOLLA CREEK WAY	EX. 10" STUB AT DEL WEBB LANE NEAR LOT 204	EX. 10" STUB AT DEL WEBB LANE NEAR LOT 162	/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC SANITARY SEWER IMPROVEMENTS - (VIA A PUBLIC SANITARY SEWER EASEMENT W/IN HOA TRACT N-2-A-2-B UNLESS NOTED; PRIVATE STREETS)									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CEBOLLA CREEK WAY	LOT 202	EX. 8" STUB AT DEL WEBB LANE NEAR LOT 204	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CEBOLLA CREEK WAY	LOT 177	EX. 8" STUB AT DEL WEBB LANE NEAR LOT 162	/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC STORM DRAIN IMPROVEMENTS									
			GRADING & DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	CEBOLLA CREEK WAY (TRACT N-2-A-2-B; PRIVATE ST) (Access Local Residential)	LOT 201	LOT 162	/	/	/
							/	/	/
							/	/	/

*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS, SIDEWALKS TO BE BUILT DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT
 **PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC



AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
YOLANDA PADILLA MOYER, P.E. PREPARED BY: PRINT NAME		DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON INC. FIRM:		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE		ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION			DATE		DATE



DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

CITY OF ALBUQUERQUE



March 21, 2014

Brian Patterson, P.E.
Bohannon Huston Inc.
7500 Jefferson NE
Albuquerque, NM 87107

**Re: Del Webb @ Mirehaven Phase Grading Plan
Engineer's Stamp Date 3-20-14 (H09D017C)**

Dear Mr. Patterson,

Based upon the information provided in your submittal received 3-20-14, the above referenced plan meets the requirements for Grading Permit. The site is approved for Grading Permit when the Erosion and Sediment Control Plain is approved.

As previously discussed, the side yard slopes/ bench on lots 108 and 111 may require additional notation on the engineer's certification.

This is the plan to certify for Release of Financial Guarantee and Building Permit approval.

PO Box 1293

If you have any questions, you can contact me at 924-3986.

Albuquerque

Sincerely,

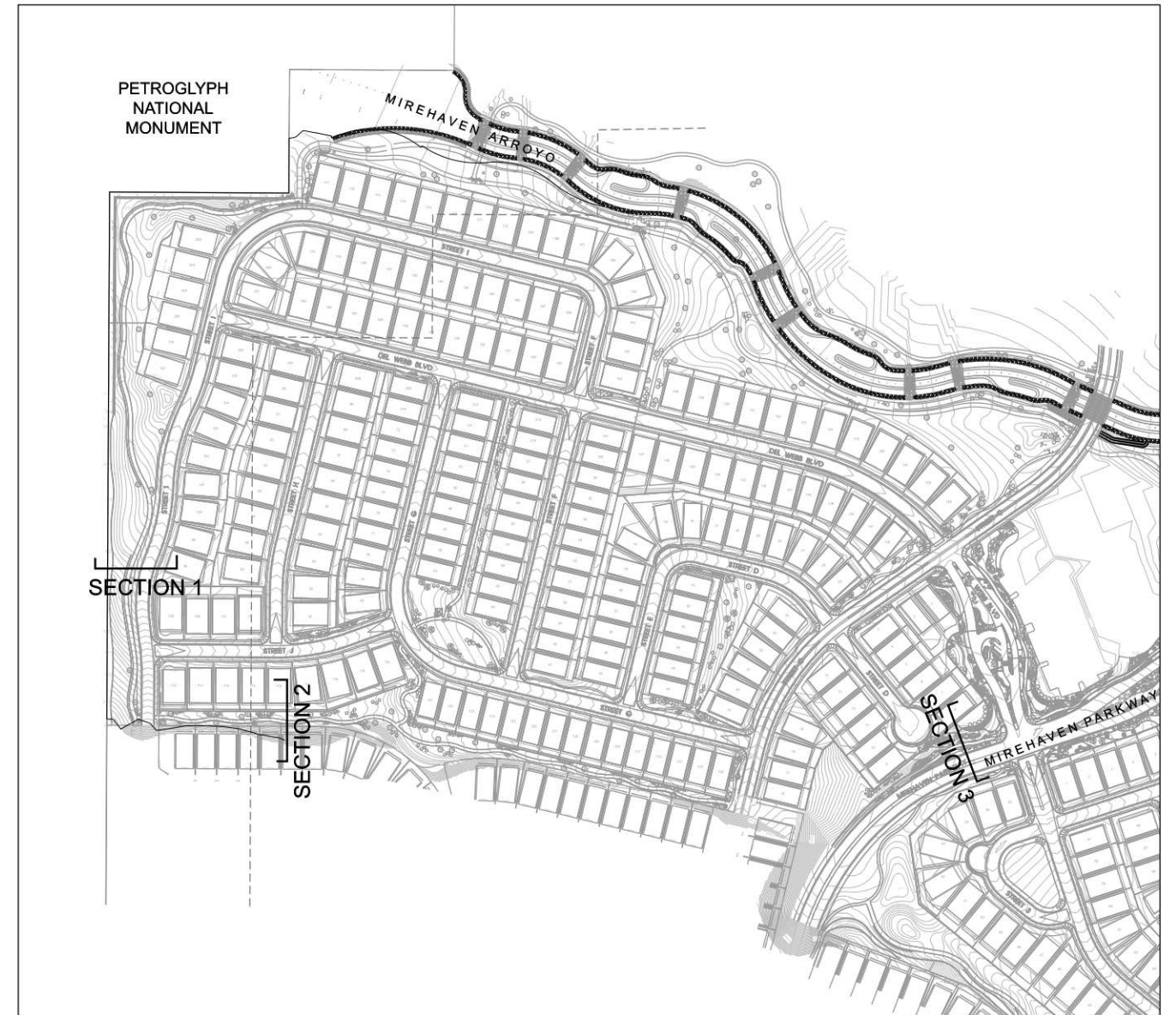
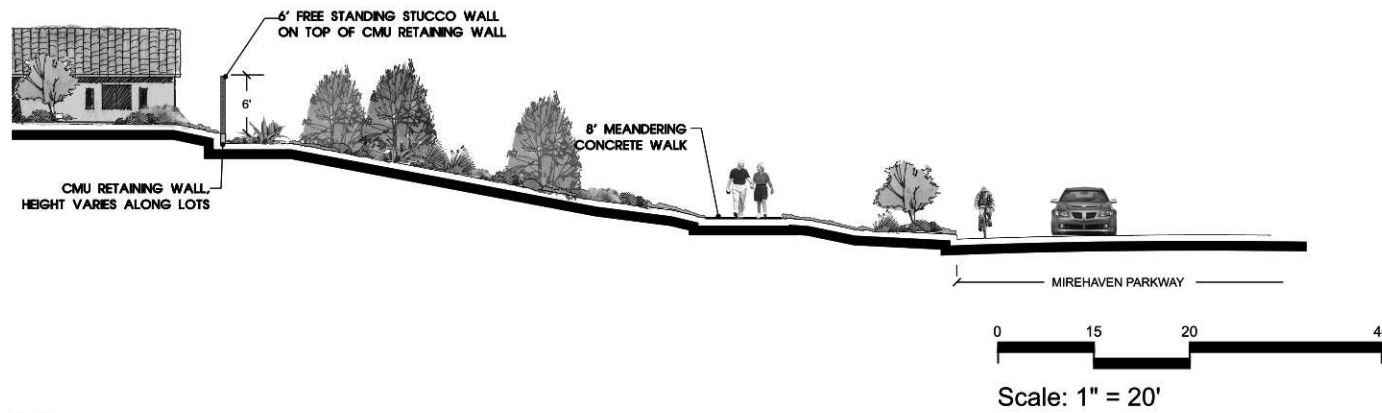
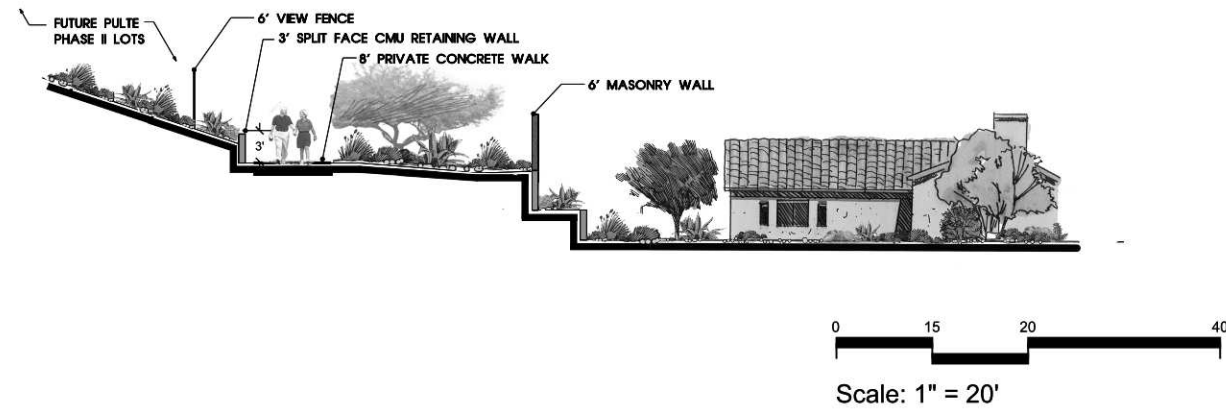
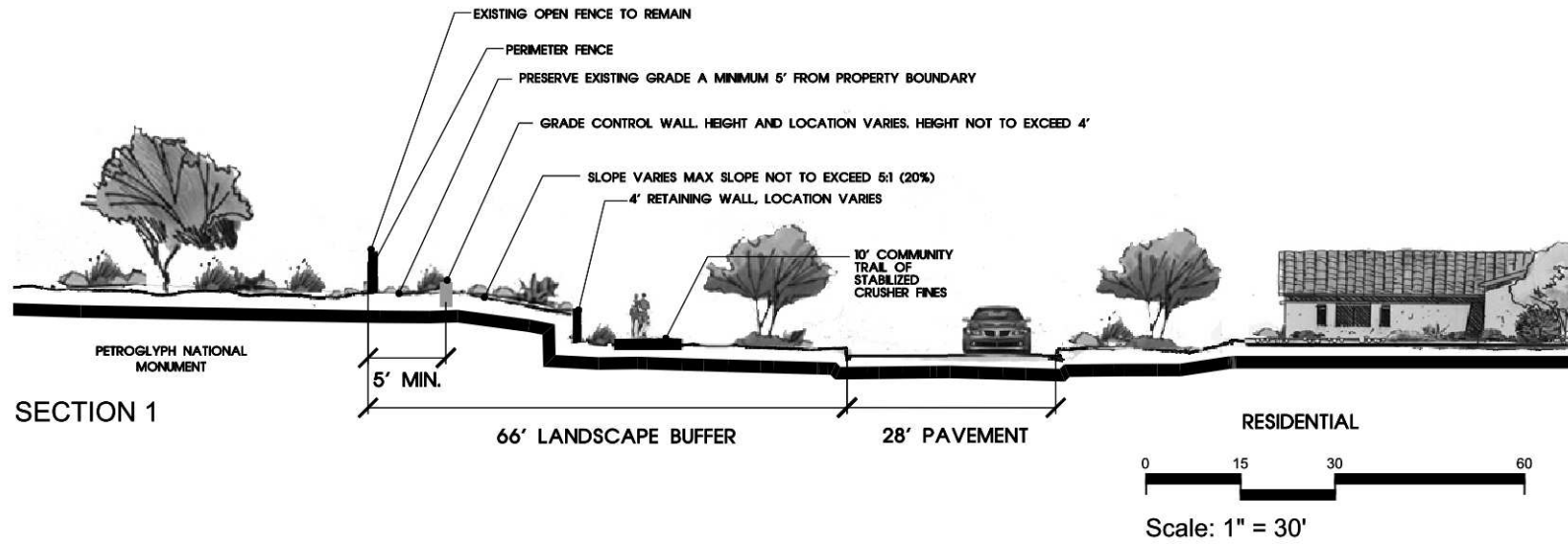
A handwritten signature in cursive script that reads 'Curtis Cherne'.

New Mexico 87103

Curtis Cherne, P.E.
Principal Engineer, Hydrology
Planning Dept.

www.cabq.gov

C: e-mail - Brian Patterson, P.E., Kevin Patton, P.E., Shahab Biazar



SECTION 3



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The
**Neighborhood and/or
Homeowner Association**
information listed in this letter is
valid for one (1) month. If you
haven't filed your application
within one (1) month of the date
of this ONC Letter – you will need
to get an updated ONC Letter from
our office.

December 16, 2014

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **December 16, 2014:**

Contact Name: BRIAN PATTERSON
Company or Agency: BOHANNAN HUSTON, INC.
7500 JEFFERSON ST. NE, COURTYARD I/87109-4335
PHONE: 505-823-1000/FAX: 505-798-7988
E-mail: bpatterson@bhinc.com

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) – TRACTS N-2-A-2, N-2-A-18, N-2-A-19, N-2-A-20 AND N-2-A-21, OF THE WATERSHED SUBDIVISION LOCATED ON TIERRA PINTADA BOULEVARD NW BETWEEN ARROYO VISTA BOULEVARD NW AND UNSER BOULEVARD NW** zone map H-8.

Our records indicate that as of December 16, 2014, there were no Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(02/20/14)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- [] ONC's "Official" Letter to the applicant (*if there are associations*). A copy must be submitted with application packet -OR-
- [X] **The ONC "Official" Letter (*if there are no associations*). A copy must be submitted with application packet.**
- [] Copies of Letters to Neighborhood and/or Homeowners Associations (*if there are associations*). A copy must be submitted with application packet.
- [] Copies of the certified receipts to Neighborhood and/or Homeowners Associations (*if there are associations*). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 12/16/14 Time Entered: 10:10 a.m. ONC Rep. Initials: siw

FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: DEL WEBB @ MIREHAVEN PHASE 1B

AGIS MAP # H-8

**LEGAL DESCRIPTIONS: TRACTS N-2-A-2, N-S-A-18, N-2-A-19, N-2-A-20 AND N-2-A-21,
OF THE WATERSHED SUBDIVISION**

 DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd Floor Plaza del Sol) on _____ (date).

Applicant/Agent

Date

Hydrology Division Representative

Date

 WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor, Plaza del Sol) on _____ (date).

Applicant/Agent
Allen Porter

Utilities Division Representative

Date
12/18/14

Date

PROJECT # 1006864

COPY

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: BOWMAN-HUSTON DATE OF REQUEST: 12/27/13 ZONE ATLAS PAGE(S): 4-8

CURRENT:

ZONING SU2

PARCEL SIZE (AC/SQ. FT.) 84.7 ac

LEGAL DESCRIPTION:

LOT OR TRACT # H-2-A BLOCK # H-28 *15th*

SUBDIVISION NAME DEL WEBB

REQUESTED CITY ACTION(S):

ANNEXATION []

ZONE CHANGE []: From _____ To _____

SECTOR, AREA, FAC, COMP PLAN []

AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []

BUILDING PERMIT [] ACCESS PERMIT []

BUILDING PURPOSES [] OTHER []

*includes platting actions

Preliminary Plat Approval

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []

NEW CONSTRUCTION []

EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 159

BUILDING SIZE: _____ (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE [Signature]

DATE 12-27-13

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [] BORDERLINE []

THRESHOLDS MET? YES [] NO [] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []

Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature]
TRAFFIC ENGINEER

12/27/2013
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

December 19, 2014

Mr. Jack Cloud, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Del Webb at Mirehaven Phase 1B (Replat of Tract N-2-A-2, N-S-A-18, N-2-A-19, N-2-A-20, N-2-A-21;
Watershed –**Design Variance and Sidewalk Deferral Request** (DRB 1006864)

Dear Mr. Cloud:

We are requesting the following deferral and variances to the City Standard Design:

Design Variances & Special Exceptions:

Standard Centerline Radius for a Local Access Street - Please refer to the enclosed exhibit indicating the request.

- We are requesting to reduce the centerline radius on the following local access streets:
 - At the transition between Cebolla Creek Way (from 120 ft to 75 ft)
- The DPM indicates that “local residential streets with 90 or near 90 degree turns may be designed with a minimum centerline radius of 75 ft with the approval of the Traffic Engineer.”
 - Given that the roadway is private and is at near 90 degree turns and it is classified as local access streets the vehicular speeds will be low allowing for a tighter turning radius.

Deferred Sidewalk - Please refer to the enclosed exhibit for sidewalk deferral and waiver.

- Deferred Sidewalk – we are requesting to defer sidewalk along the frontage of homes and request that they be constructed with and as each home is constructed.

We request that this request be heard at with the Preliminary Plat application. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Yolanda Padilla Moyer, P.E.
Senior Project Manager
Community Development and Planning

YPM/jcm
Enclosures

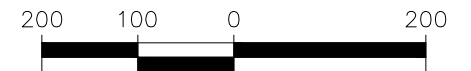
cc: Kevin Patton, Pulte Group

DEL WEBB @ MIREHAVEN PHASE IB

DESIGN VARIANCE EXHIBIT

DECEMBER, 2014

- ① STANDARD CENTERLINE RADIUS FOR A LOCAL ACCESS STREET



SCALE: 1"=200'

DEL WEBB @ MIREHAVEN PHASE IB

SIDEWALK WAIVER EXHIBIT

DECEMBER, 2014

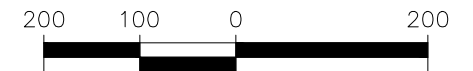


DEFERRED Sidewalks are to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

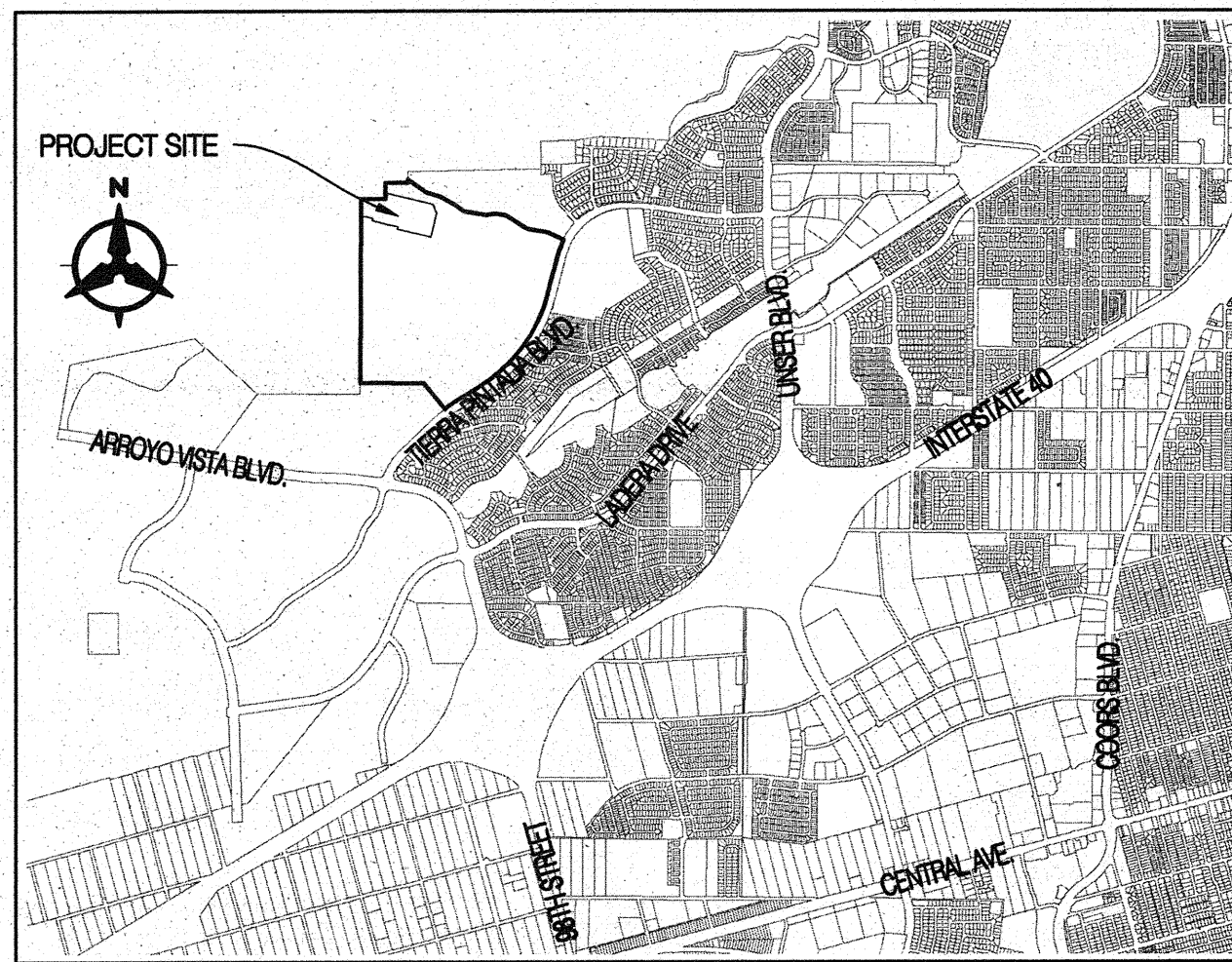


TO BE BUILT - SIDEWALK

TO BE BUILT - TRAIL



SCALE: 1"=200'



LOCATION MAP
SCALE: 1"=3000'

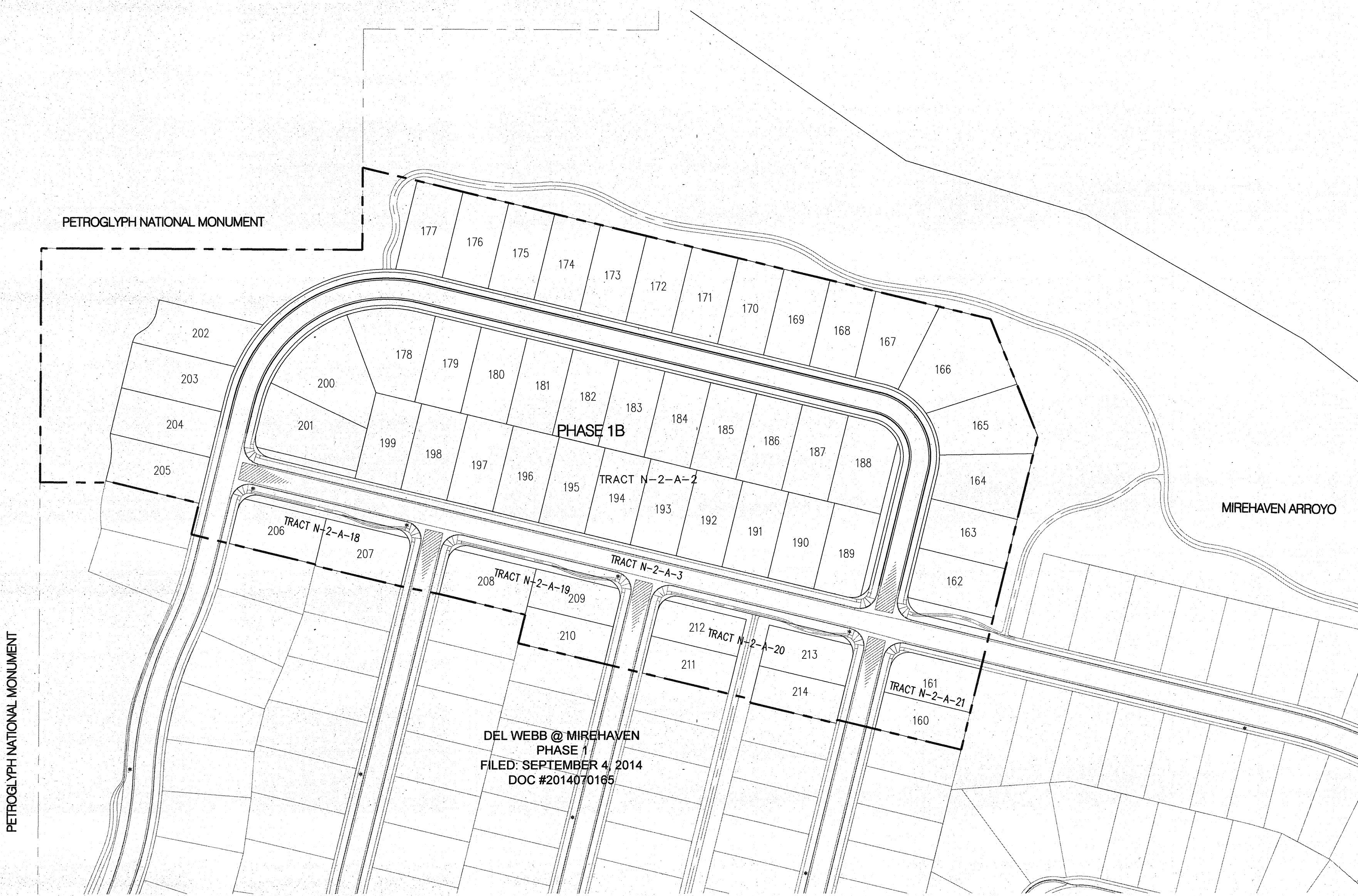
PRELIMINARY PLAT

DEL WEBB @ MIREHAVEN PHASE 1B

(REPLAT OF TRACTS N-2-A-2, N-2-A-18,
N-2-A-19, N-2-A-20, N-2-A-21)

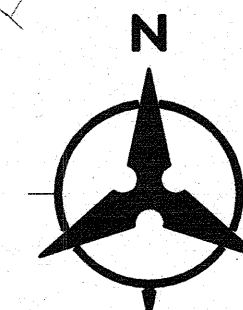
ALBUQUERQUE, NEW MEXICO
DECEMBER, 2014

WITHIN TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 8 & 9, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO
PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.



DEL WEBB @ MIREHAVEN
PHASE 1B
FILED: SEPTEMBER 4, 2014
DOC #2014070185

SCALE: 1"=100'



SURVEY NOTES:

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY, PS 16469".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 16469".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

Scott M. Reinberger, C.S. 12/18/14
CITY SURVEYOR DATE

LEGAL DESCRIPTION:
A REPLAT OF :
TRACTS N-2-A-2, N-2-A-18, N-2-A-19, N-2-A-20, N-2-A-21,
WATERSHED SUBDIVISION
FILED:

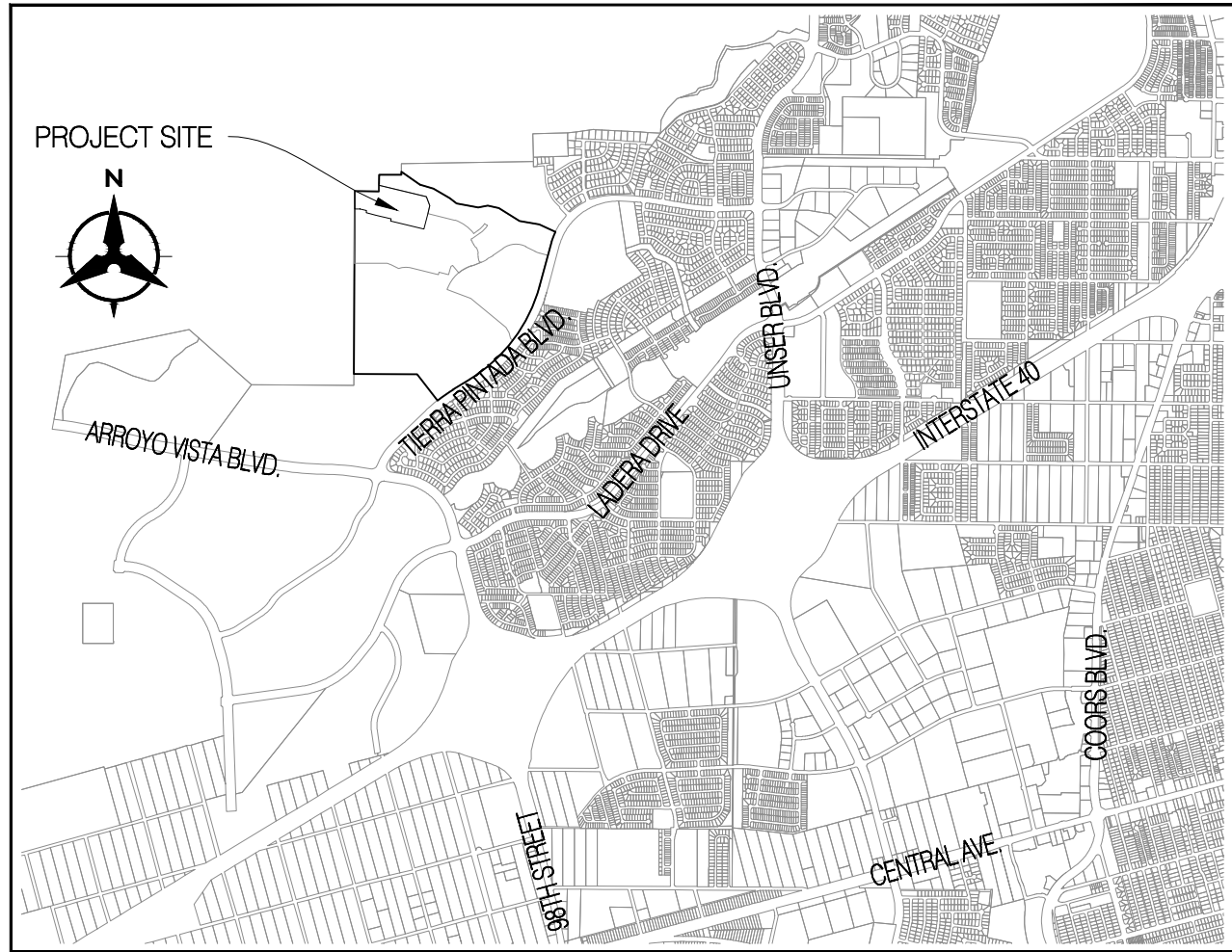
- EXISTING ZONING FOR : SU-2 FOR PDA
PROPOSED ZONING: SU-2 FOR PDA
PROPOSED RESIDENTIAL DEVELOPMENT:
SINGLE FAMILY DETACHED RESIDENTIAL
- TOTAL ACREAGE:
EXISTING TRACT N-2-A-2 = 11.632 ACRES
PORTION OF EXISTING TRACT N-2-A-3 = 1.849 ACRES
EXISTING TRACT N-2-A-18 = 0.328 ACRES
EXISTING TRACT N-2-A-19 = 0.402 ACRES
EXISTING TRACT N-2-A-20 = 0.506 ACRES
EXISTING TRACT N-2-A-21 = 0.713 ACRES

ACREAGE:
TRACT N-2-A-2-A = 1.54 ACRES (PRIVATE COMMONS AREA)
TRACT N-2-A-2-B = 1.55 ACRES (SEE NOTE 5 BELOW)
TRACT N-2-A-2-C = 0.031 ACRES (PRIVATE COMMONS AREA)
TRACT N-2-A-2-D = 0.045 ACRES (PRIVATE COMMONS AREA)
TRACT N-2-A-2-E = 0.045 ACRES (PRIVATE COMMONS AREA)
TRACT N-2-A-2-F = 0.127 ACRES (PRIVATE COMMONS AREA)
TRACT N-2-A-2-G = 0.041 ACRES (PRIVATE COMMONS AREA)
TRACT N-2-A-2-H = 0.049 ACRES (PRIVATE COMMONS AREA)

- SUBDIVISION ACREAGE: 15.43 ACRES
NUMBER OF LOTS: 55
PROPOSED DENSITY: 3.57 D.U./ACRE
- MINIMUM LOT DIMENSIONS 52' x 120'
MINIMUM LOT AREA 6240 S.F.
 - LOT SETBACKS SHALL CONFORM TO SU-2 FOR PDA ZONE REGULATIONS.
 - TRACT N-2-A-2-B IS A PRIVATE COMMONS AREA OWNED AND MAINTAINED BY THE DEL WEBB HOA AND IS SUBJECT TO A BLANKET PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT FOR THE BENEFIT OF THE RESIDENCE WITHIN THE DEL WEBB COMMUNITY. TRACT N-2-A-2-B IS SUBJECT TO A BLANKET PUBLIC SUBSURFACE SANITARY SEWER AND WATER EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT. TRACT N-2-A-2-B IS ALSO SUBJECT TO A BLANKET SUBSURFACE DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. EASEMENT IS TO BE OPERATED AND MAINTAINED BY THE CITY OF ALBUQUERQUE. N-2-A-2-B CONTAINS 1.55 ACRES OF LAND AND IS ALSO GRANTED AS A PRIVATE ACCESS EASEMENT RESERVED FOR, GRANTED TO, AND TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION WITH THE FILING OF THIS PLAT.

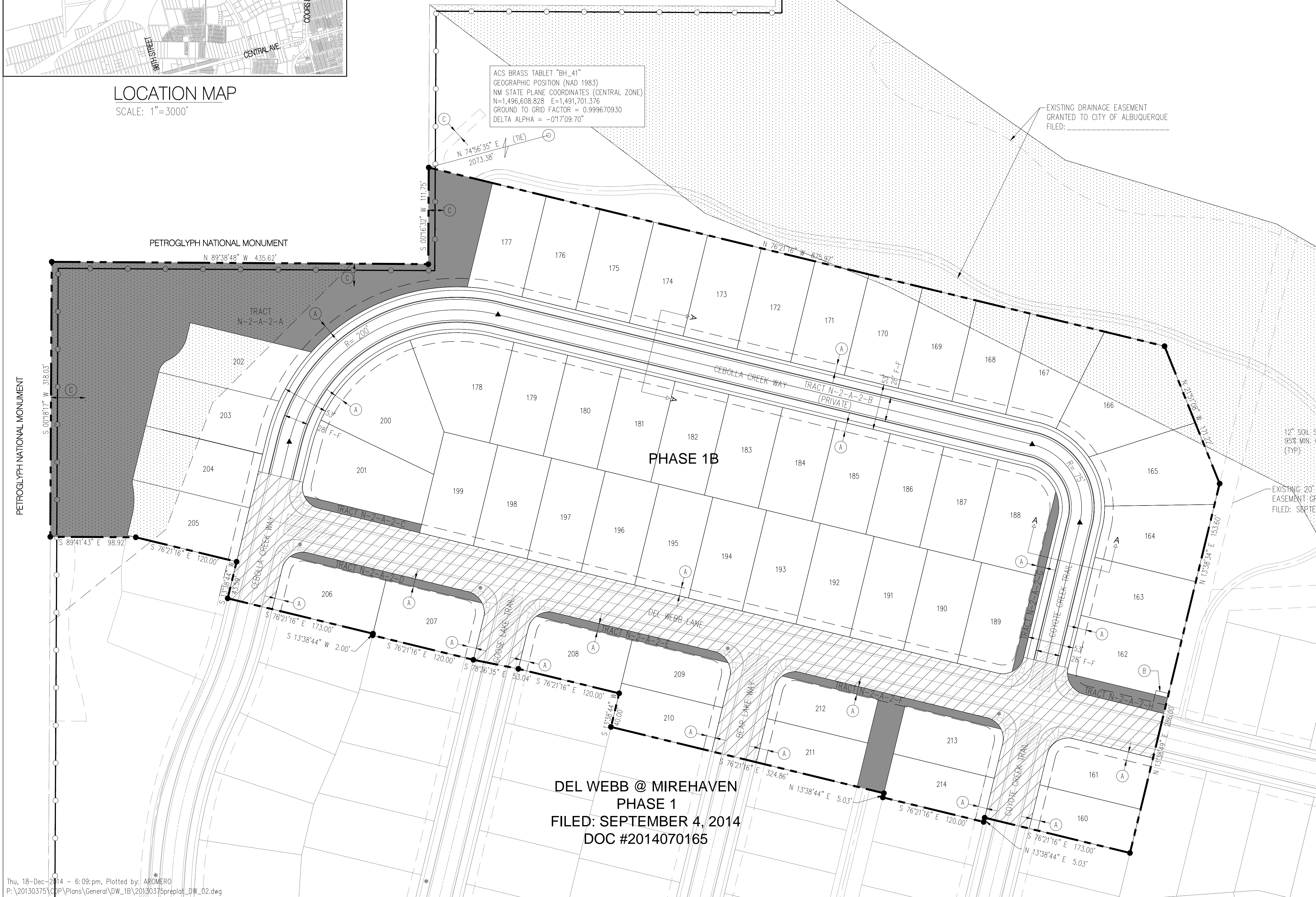
OWNER:
PULTE DEVELOPMENT OF NEW MEXICO, INC.
A MICHIGAN COMPANY
Jay Gillilan
Jay Gillilan, Division President

PRELIMINARY PLAT
 DEL WEBB @ MIREHAVEN PHASE 1B
 (REPLAT OF TRACTS N-2-A-2, N-2-A-18,
 N-2-A-19, N-2-A-20, N-2-A-21)
 ALBUQUERQUE, NEW MEXICO
 DECEMBER, 2014



LOCATION MAP
 SCALE: 1"=3000'

ACS BRASS TABLET "BH-41"
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 N=1,496,608.828 E=1,491,701.376
 GROUND TO GRID FACTOR = 0.999670930
 DELTA ALPHA = -01°7'09.70"

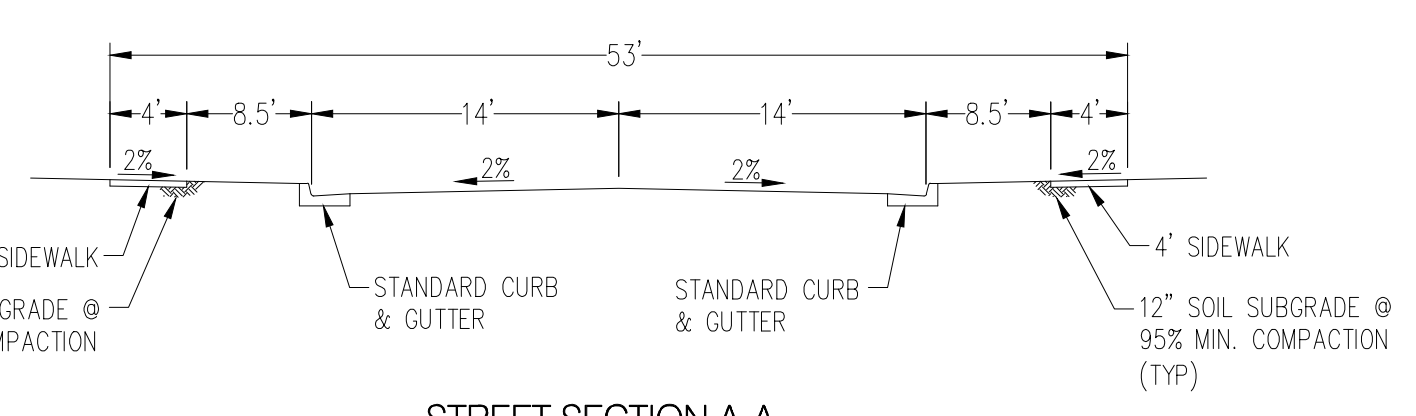


- KEYED NOTES**
- (A) 8' PUBLIC UTILITY EASEMENT, GRANTED BY THIS PLAT.
 - (B) 15'x15' PUBLIC UTILITY EASEMENT, GRANTED BY THIS PLAT
 - (C) PRIVATE DRAINAGE EASEMENT GRANTED TO DEL WEBB HOME OWNERS ASSOCIATION. FILED: SEPTEMBER 4, 2014 (DOC #2014070165)

EXISTING TEMPORARY FLOOD PLAIN EASEMENT GRANTED TO AMAFCA
 FILED: DECEMBER 27, 2000 (2000C-316)
 HATCHED PORTION VACATED BY VACATION ACTION 130RB-70751

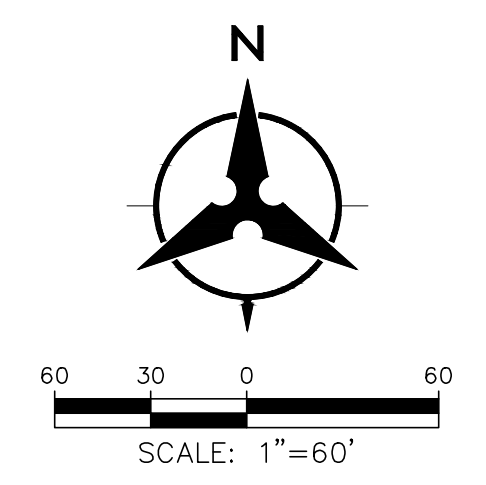
EXISTING TRACT N-2-A-3
 FILED: SEPTEMBER 4, 2014 (2014070165 PG. 2)
 TRACT N-2-A-2-B IS GRANTED AS A PUBLIC SANITARY SEWER, WATER, AND SUBSURFACE STORM DRAIN EASEMENT, TO BE OPERATED AND MAINTAINED BY THE CITY OF ALBUQUERQUE. TRACT N-2-A-2-B IS ALSO GRANTED AS A PERMANENT PRIVATE ACCESS EASEMENT RESERVED FOR, GRANTED TO, AND TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

PRIVATE COMMONS TRACT



EXISTING 20" FLOATING PUBLIC WATERLINE EASEMENT GRANTED TO ABCWJA
 FILED: SEPTEMBER 4, 2014 (2014070165 PG. 2)

LEGEND	
	SUBDIVISION BOUNDARY LINE
	TRACT LINE
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PERIMETER FENCE
	PHASE BOUNDARY



DEL WEBB @ MIREHAVEN
 PHASE 1
 FILED: SEPTEMBER 4, 2014
 DOC #2014070165

Thu, 18-Dec-2014 - 6:09:pm, Plotted by: AROMERO
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