



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN/ JOHN MAKENZIE -	Transportation Development
SHABIH RIZVI - KENDRA WATKINS/ ANDREW GINGERICH -	Transit & Parking Department
LYNN MAZUR - STEVE SINK - SUSANNAH ABBEY - ANTONIO CHINCHILLA - DAVID KILPATRICK - STEPHANI WINKLEPLECK - DANIEL ARAGON - PATRICK SANCHEZ - APRIL WINTERS - MICHELE RAMIREZ - MIKE MORTUS - RAY GOMEZ -	Council of Governments AMAFCA APD Crime Prevention Open Space Division Fire Department Zoning Enforcement Inspector Neighborhood Coordination Public Service Company of New Mexico New Mexico Gas Company Albuquerque Public Schools CenturyLink Comcast Cable Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH -	Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1006864

WEDNESDAY, January 22, 2014

Comments must be received by:

Monday, January 20, 2014

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests. **If you have any questions, please contact me at 924-**



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, January 22, 2014**, beginning at **9:00 a.m.** and proceeding according to that day's agenda for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on **Tuesday, January 21, 2014**, beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1006864

13DRB-70808 MAJOR - PRELIMINARY PLAT
13DRB-70809 SIDEWALK VARIANCE
13DRB-70810 SIDEWALK WAIVER
13DRB-70811 SUBDN DESIGN VARIANCE
FROM MINIMUM DPM STANDARDS

BOHANNAN HUSTON INC agents for WESTERN ALBUQUERQUE LAND HOLDINGS request the referenced/ above actions for Tract N-2-A, WATERSHED SUBDIVISION zoned SU-2/ PDA, located west of TIERRA PINTADA BLVD NW between ARROYO VISTA BLVD NW and WEST CREEK PL NW containing approximately 84.7. (H-8)

Project# 1009881

13DRB-70805 MINOR - TEMPORARY
DEFERRAL OF SIDEWALK CONSTRUCTION
13DRB-70806 MAJOR - PRELIMINARY PLAT
APPROVAL

RIO GRANDE ENGINEERING agents for VANDY INVESTMENTS request the referenced/ above action for Lots 4-10 & 23-29, Block 28, Tract A, Unit B, NORTH ALBUQUERQUE ACRES zoned SU-2 IP/ NC, located between ALAMEDA BLVD NE and OAKLAND AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 12.41 acres. (C-18)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 6, 2014.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

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

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)
- D**
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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: bpatterson@bhinc.com
Western Albuquerque Land Holdings c/o
 APPLICANT: Garrett Real Estate Dev. (Jeff Garrett) PHONE: 602.427.4064
 ADDRESS: 3131 Camelback Road, Ste. 200 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 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 Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 181 Total area of site (acres): 84.7
 LOCATION OF PROPERTY BY STREETS: On or Near: TIERRA PINTADA NW
 Between: ARROYO VISTA NW and WEST CREEK PLACE APPROX.
 Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: _____

SIGNATURE [Signature] DATE December 23, 2013

(Print) KEVIN PATTON Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB 70808</u>	<u>PP</u>		<u>\$3,280.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>ADV</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>SV</u>		<u>\$ 0</u>
<input type="checkbox"/> Case history #s are listed		<u>SW</u>		<u>\$ 0</u>
<input type="checkbox"/> Site is within 1000ft of a landfill		<u>SDV</u>		<u>\$ 0</u>
<input type="checkbox"/> F.H.D.P. density bonus				Total <u>0</u>
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 3375.00</u>

Hearing date Jan. 22, 2013

12-30-13
Planner signature / date

Project # 1006864

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
- 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.

BEA PATTERSON
 Applicant name (print)
Bea Patterson
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 - DRB - 70808

[Signature] 12-30-13
 Planner signature / date
 Project # 1006864

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.

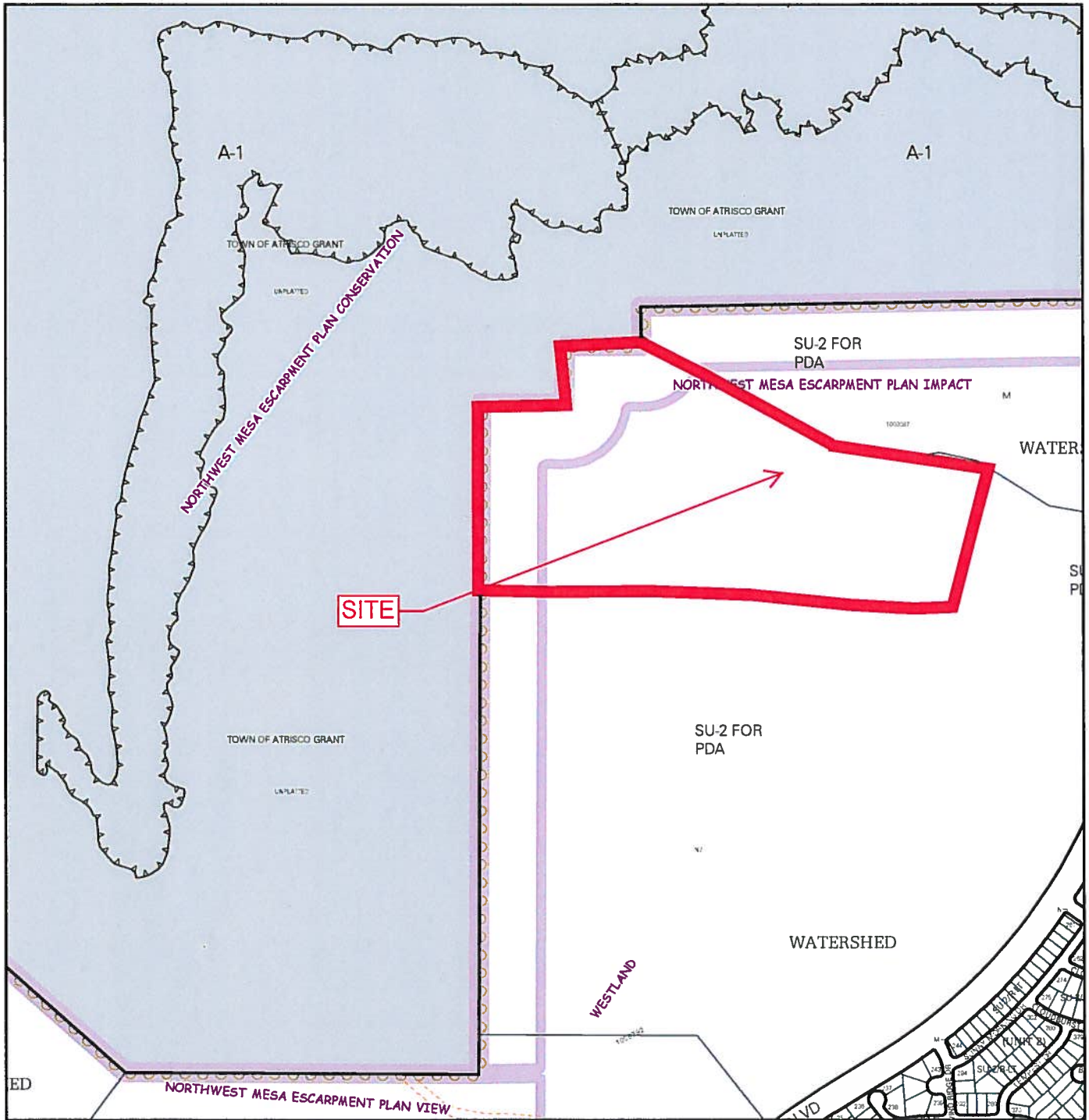
BRAND PEREZ
Applicant name (print)
[Signature]
Applicant signature / date



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

Application case numbers
13 - DRB - 70809
- - - - - 70810
- - - - - 70811

Form revised 4/07
[Signature] 12-30-13
 Planner signature / date
 Project # 1006864



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

Map amended through: 1/10/2013

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.	

December 23, 2013

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

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 1 (Replat of Tract N-2-A; Watershed) – Preliminary Plat, Design Variance and Sidewalk Deferral/Waiver Request

Dear Mr. Cloud:

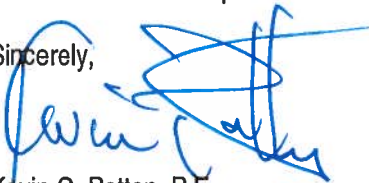
Enclosed for Development Review Board (DRB) preliminary plat review and comment are copies of the following information:

- Application for Development Review
- Twenty-four (24) copies of each of the Preliminary Plat and Grading Plan
- One (1) copy of the Infrastructure List
- Twenty-four (24) copies of Sidewalk Deferral and Waiver
- Letter from the Office of Neighborhood Coordination
- 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 first phase of the private residential community development at the Mirehaven Community. Tract N-2-A is approximately 84.7 acres and will be subdivided into approximately 159 residential lots of carrying size and 22 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,



Kevin G. Patton, P.E.
Senior Vice President
Community Development and Planning

KGP/cc
Enclosures

cc: Jeff Garret, WALH
Garret Price, Pulte Group

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

December 23, 2013

www.bhinc.com

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 1 (Replat of Tract N-2-A; Watershed) –**Design Variance and Sidewalk Deferral/Waiver Request**

Dear Mr. Cloud:

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

Design Variances & Special Exceptions:

Median in Willow Canyon Trail (Residential Roadway)

- We are requesting to construct a non typical roadway section within the gated development. We are proposing to design and construct a 4 foot wide mountable median with 16 foot wide driving lanes in accordance with the approved Master Site Plan for Subdivision. Please refer to the preliminary plat and the approved SPSP for a cross section of the proposed roadway section. This section is similar to the existing Alamogordo Blvd within the Oxbow Park Subdivision just south of St. Joseph's Drive.

Standard Centerline Radius for a Local Access Street

- We are requesting to reduce the centerline radius on the following local access streets:
 - At the transition between Falls Creek Trail and Cave Creek Lane (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.

Single Access

- We are requesting temporary single access for 159 lots. The DPM indicates that:
 - "Variances to the single access criteria shall be considered on a case by case basis based upon the factors which demonstrates that public safety and adequate design concerns are covered."
 - The single access is temporary in that additional access will be provided in future phases.
 - The entry to this subdivision (Del Webb Blvd) and all along Mirehaven Parkway are divided roadways allowing for better emergency vehicular access than non-divided roadways.
 - We met with the Fire Marshall and the Traffic Engineer concerning this request. Both have indicated their preliminary approval of a variance for a temporary single access.

Engineering ▲

Spatial Data ▲

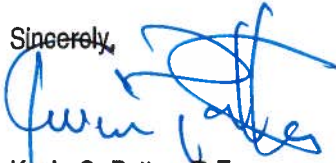
Advanced Technologies ▲

Sidewalk Design Variance and Deferred / Waived Sidewalk - Please refer to the enclosed exhibit for sidewalk deferral and waiver.

- As indicated in the approved master site plan, a sidewalk design variance request to that DRB shall be required to allow for the single 8 ft wide meandering sidewalk on Mirehaven Parkway.
- 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.
- Waived Sidewalk – we are requesting to waive sidewalk in accordance with the approved Master Site Plan along the south side of Del Webb Blvd from Mirehaven Parkway to Willow Canyon Trail which is the location of the entry and exit from the gated portion of the community.

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,



Kevin G. Patton, P.E.
Senior Vice President
Community Development and Planning

KGP/cc
Enclosures

cc: Jeff Garret, WALH
Garret Price, Pulte Group

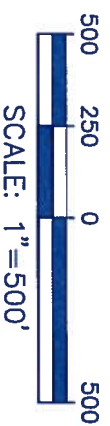
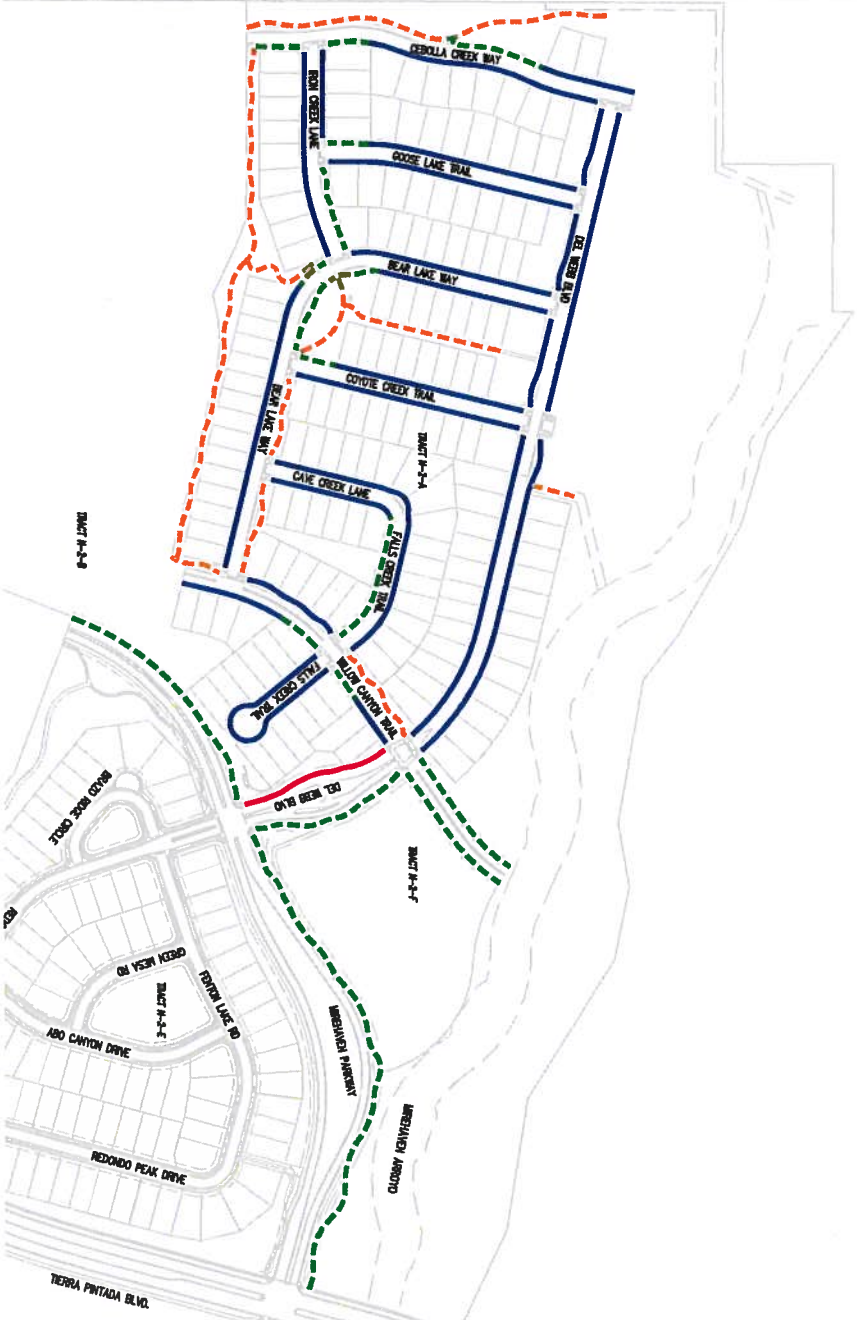
DEL WEBB @ MIREHAVEN PHASE I

SIDEWALK WAIVER EXHIBIT

December, 2013

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
-  TO BE BUILT - SIDEWALK
-  WAIVED - SIDEWALK



DEL WEBB @ MIREHAVEN PHASE I

DESIGN VARIANCE EXHIBIT

December, 2013

- ① MEDIAN IN RESIDENTIAL ROADWAY
- ② STANDARD CENTERLINE RADIUS FOR A LOCAL ACCESS STREET
- ③ SINGLE ACCESS

