

February 16, 2015

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

Re: Lots 78, 79 and 80 of Pulte @ Mirehaven Phase 1 Lot Line Revision

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
- Six (6) copies of each of the Replat
- Submittal Fee

This replat is being presented to the Development Review Board for the purpose of revising the lot line between Lots 78, 79 and 80. The minimum lot width needed for homes is 55'. Lot 80 was 54.82' which would violate the 5' sideyard setback. The replat corrects the line so there is no violation on this lot. In order to achieve this the 79/80 lot line would need to shift north thus causing the 78/79 needing to be shifted as well. There is additional room in lot 78 to accommodate the slight lot line shifts to have a minimum of 55' lots for lot 78, 79 and 80. 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,
Bohannon Huston, Inc.



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

YPM/cc

Enclosures

cc: Kevin Patton, Pulte Group



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- 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

V

P

D

L A

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 Appeal

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 Ste NE Suite 320 FAX: 505-761-9850
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: kevin.patton@pultegroup.com
 Proprietary interest in site: Owner List all owners: Pulte Homes.

DESCRIPTION OF REQUEST: Lot Line Revision

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

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

Lot or Tract No. Lots 78, 79 and 80 Block: Unit:
 Subdiv/Addn/TBKA: Pulte @ Mirehaven Phase 1
 Existing Zoning: SU-1/PRD Proposed zoning: No change MRGCD Map No
 Zone Atlas page(s): H-8, H-9 UPC Code: 100905900918532317, 100905900817932318, 100905900717332319

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
10006864

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 3 No. of proposed lots: 3 Total area of site (acres): 0.5391 ac

LOCATION PROPERTY BY STREETS: On or Near: Abo Canyon RD and Fenton Lake RD
 Between: Fenton Lake RD and Redondo Peak

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

SIGNATURE Yolanda Padilla Moyer DATE 11/2/16/16
 (Print) Yolanda Padilla Moyer Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 04/04

<input type="checkbox"/> 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				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date _____			\$ _____

Project # _____

Planner signature / date _____

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**
- 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, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

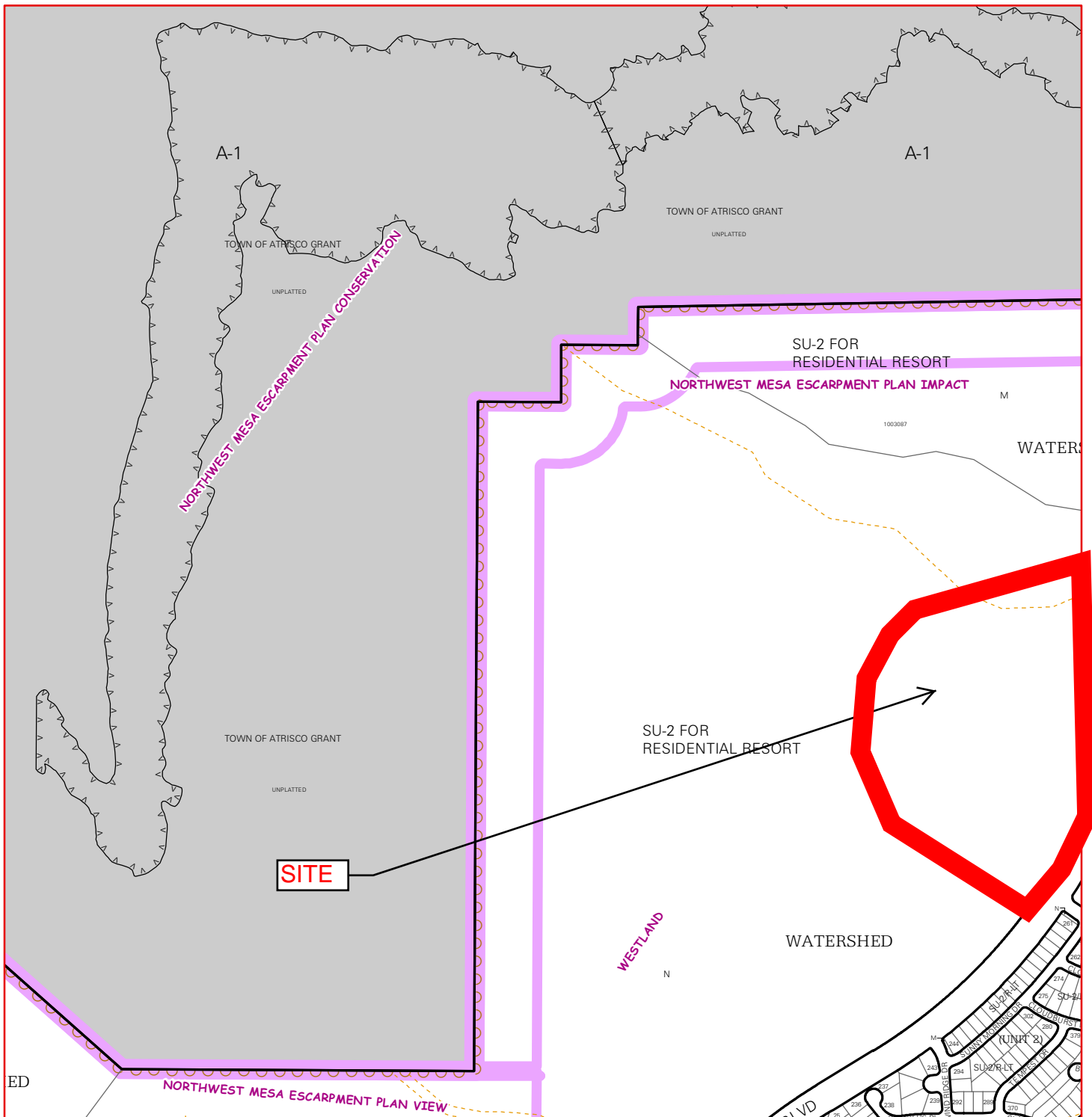
Yolanda Padilla Mayer
Applicant name (print)
Yolanda Padilla Mayer
Applicant signature / date




Form revised **October 2007**

- | | |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected | _____ - _____ - _____ |
| <input type="checkbox"/> Case #s assigned | _____ - _____ - _____ |
| <input type="checkbox"/> Related #s listed | _____ - _____ - _____ |

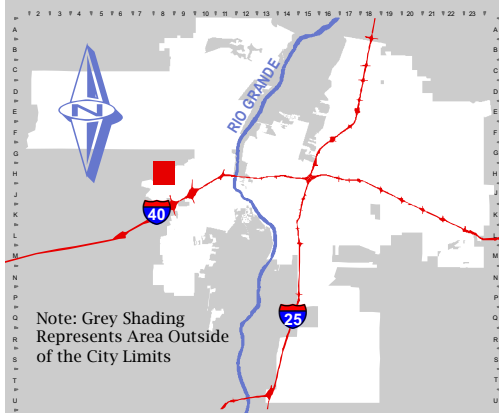
Project # _____
Planner signature / date _____



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



Map amended through: 1/24/2011

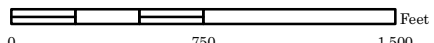


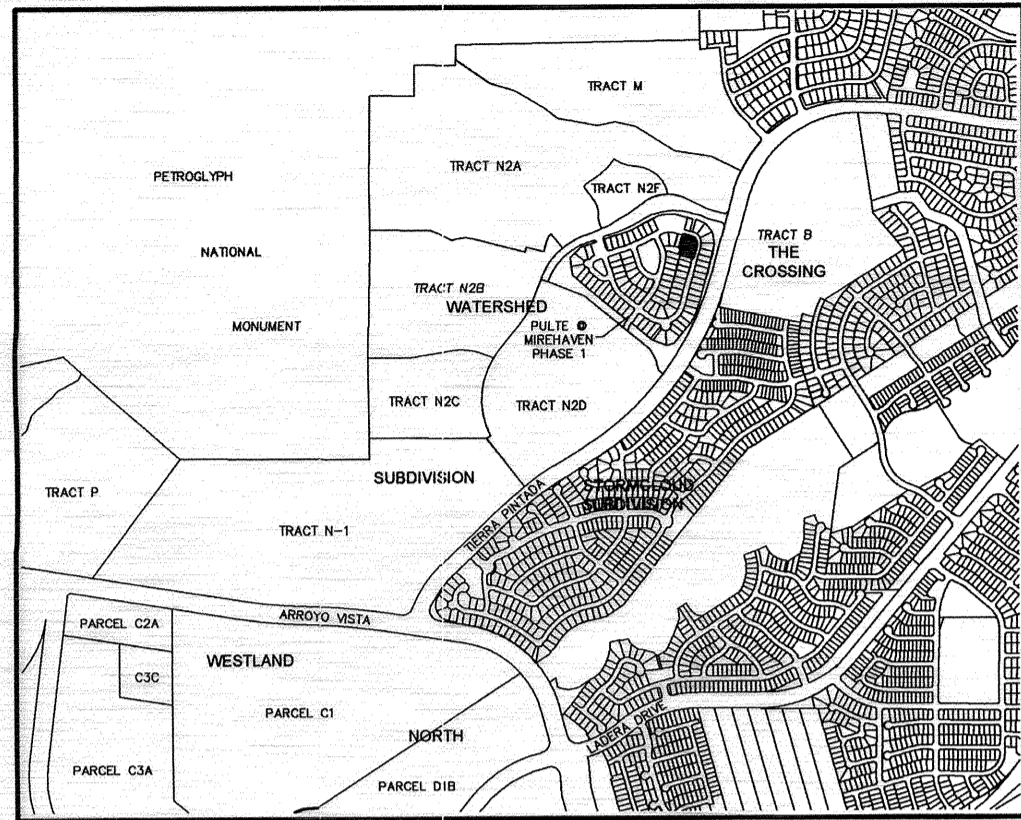
Note: Grey Shading Represents Area Outside of the City Limits

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.	





LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA

- DRB No.
- Zone Atlas Index Number: H-9.
- Zoning: SU-2 FOR PDA
- Gross Subdivision Acreage: 0.5391 Acres.
- Total number of Lots/Tracts Created: Zero (0)
- Date of Survey: March, 2014.
- Plat is located within Town of Artrisco Grant, projected Sections 8 & 9, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

PURPOSE OF PLAT

The purpose of this Plat is to adjust the boundary lines between LOTS 78, 79 and 80 of the Correction Plat of Pulte @ Mirehaven Phase 1, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 30, 2014 in Book 2014C Page 64 as Document No. 2014052206.

CURVE DATA					
ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG
C1	40°22'04"	83.26'	159.58'	226.50'	N06°00'18"W
C2	13°39'57"	27.14'	54.02'	226.50'	S18°21'21"E
C3	12°51'34"	25.52'	50.84'	226.50'	S05°05'36"E
C4	13°50'33"	27.49'	54.72'	226.50'	S08°15'28"W

TANGENT DATA					
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	N15°10'44"E	0.81'	T4	N84°22'52"E	11.99'
T2	S74°52'43"E	21.06'	T5	S76°30'16"E	12.00'
T3	S84°05'10"W	20.60'	T6	S74°43'30"E	12.01'

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

DESCRIPTION

Lots 78, 79 and 80 of the Correction Plat of Pulte @ Mirehaven Phase 1, filed as Book 2014C, Page 64, Document No. 2014052206 records of the Bernalillo County Clerk on June 30, 2014, located within the Town of Artrisco Grant, projected Sections 8 & 9, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

Area contains 0.5391 acres of land, more or less.

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 83. Basis of Bearings is between City of Albuquerque Control Monuments "REWARD" and "BH 41". Bearing = N03°09'40"E
- Distances are ground distances.
- Record Bearings and distances are the same as shown on this plat and the same as shown on the Correction Plat of Pulte @ Mirehaven Phase 1 filed on June 30, 2014 in Book 2014C, page 64 Document No. 2014052206.
- This Plat was prepared with information included in Title Commitment issued by First American Title Insurance Company, Commitment No. 1911525-AL04, Effective Date: March 6, 2014.
- SOLAR NOTE** - Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or tracts within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
- The front (adjacent to street right-of-way) lot corner and Rear (adjacent to alley tracts) will not be staked with the exception of intermediate "pc's and pt's". A witness corner projected along the property line being a chiseled "+" in the curb and gutter will be set upon completion of all street improvements. Offset distance will be adjusted by even foot increments to fall within the pan. Remaining lot corners will be marked with a 5/8" rebar and plastic cap stamped "Gromatzky PS 16469", a nail and washer stamped "Gromatzky PS 16469" or a nail and washer stamped "line only".

FREE CONSENT

The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as may be shown on this plat.

PULTE HOMES OF NEW MEXICO, INC.

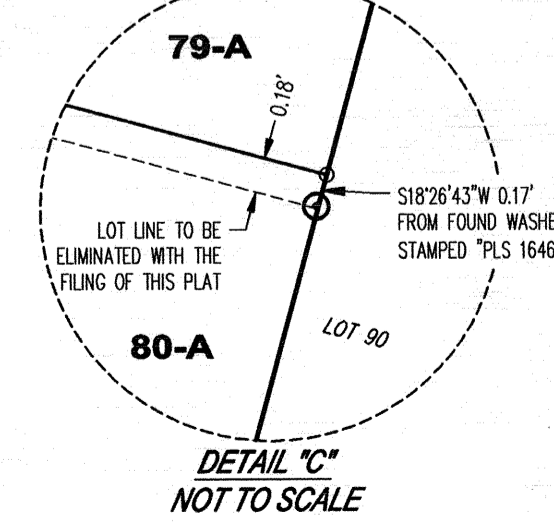
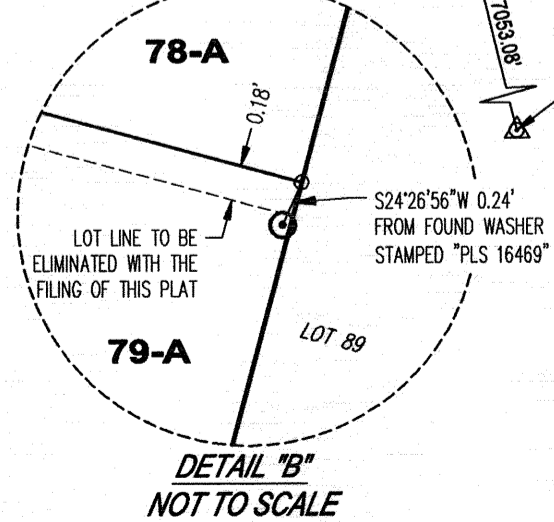
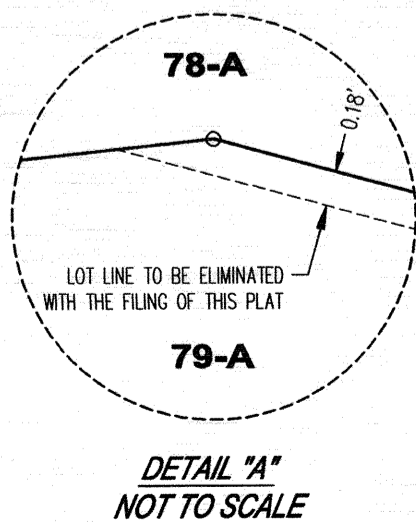
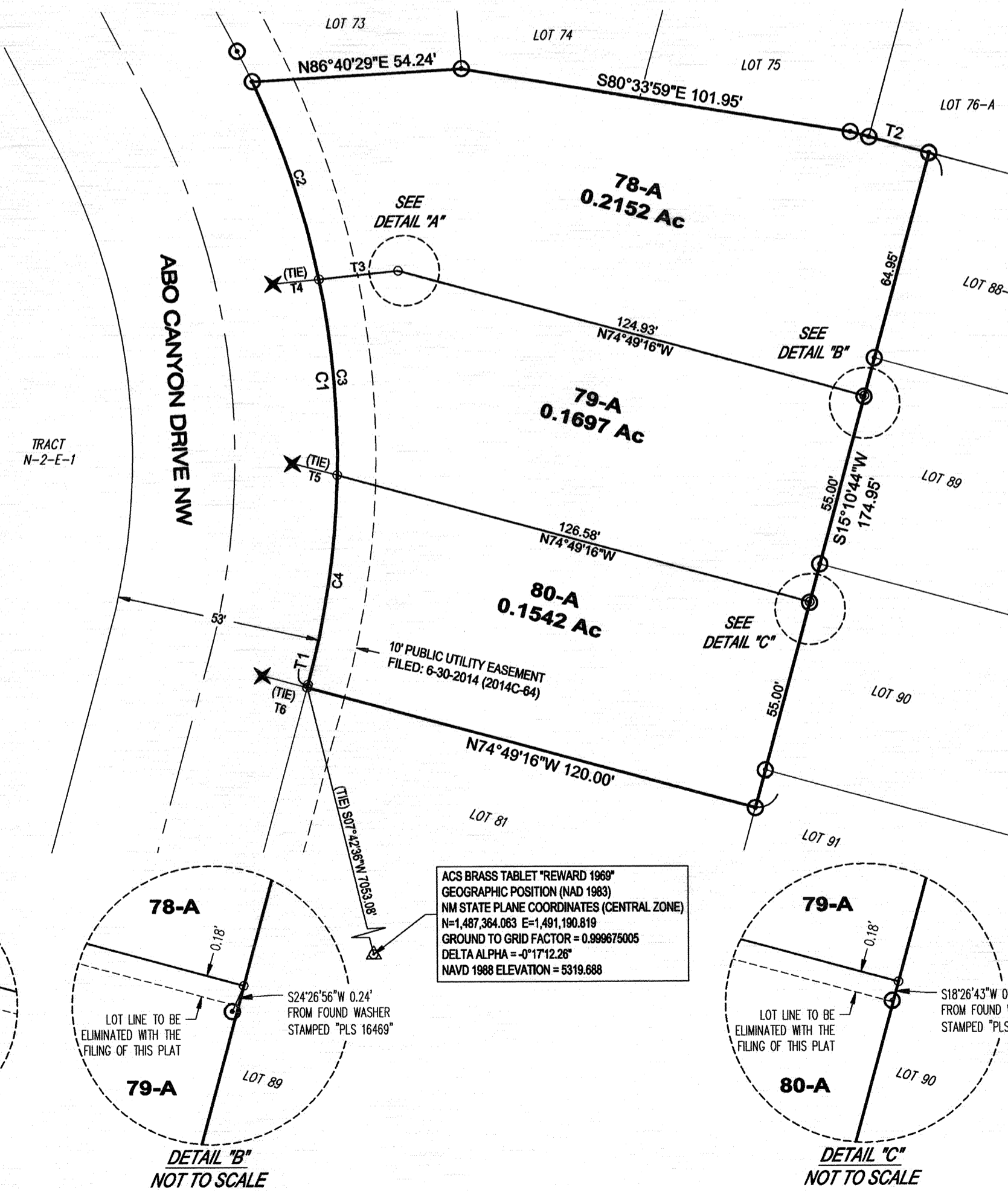
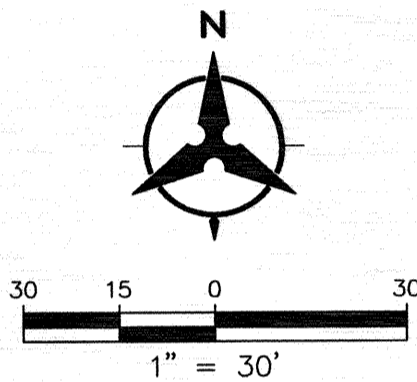
BY: Garret Price, Vice President of Land Pulte Homes of New Mexico, Inc.

State of New Mexico)
County of SS)

This instrument was acknowledged before me on _____ day of _____ 2016, by Garret Price, Vice President of Land, Pulte Homes of New Mexico, Inc.

My Commission Expires: _____ Notary Public

LEGEND	
X	AS STAKED CORNER
⊙	FOUND WASHER STAMPED "PLS 16469"
---	LOT LINE
- - - - -	ELIMINATED LOT LINE
- - - - -	EXISTING EASEMENT LINE
---	ADJOINING PROPERTY LINE



ACS BRASS TABLET "REWARD 1969"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,487,364.063 E=1,491,190.819
GROUND TO GRID FACTOR = 0.9999675005
DELTA ALPHA = -0°17'12.28"
NAVD 1988 ELEVATION = 5319.688

PLAT OF
LOTS 78-A, 79-A AND 80-A
PULTE @ MIREHAVEN
PHASE I
(A REPLAT LOTS 78, 79 AND 80, CORRECTION PLAT OF PULTE @ MIREHAVEN PHASE 1)
TOWN OF ARTRISCO GRANT, PROJECTED SECTIONS 8 & 9,
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2016

PROJECT NUMBER _____

APPLICATION NUMBER _____

UTILITY APPROVALS:

QWEST CORPORATION d/b/a CENTURYLINK QC _____ DATE _____

COMCAST CABLE _____ DATE _____

PNM ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

CITY APPROVALS:

CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

REAL PROPERTY DIVISION _____ DATE _____

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # _____

PROPERTY OWNER OF RECORD _____

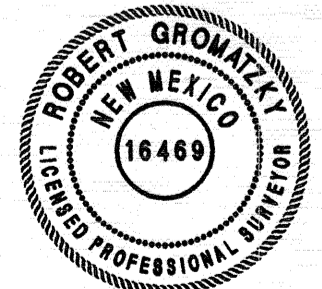
BERNALILLO COUNTY TREASURER'S OFFICE _____ DATE _____

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: February, 2016



Bohannon & Huston
Court yard | 7500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000