

January 13, 2014
WEDNESDAY, January 14, 2014
 Board hearing date:
 Comments must be received by:

PROJECT # 1006864

Your comments on the following case(s) are requested.

-ENVIRONMENTAL HEALTH.....*Paul Olson*
-Mid.Rio Grande Conserv. Dist. (MRGCD).....*Ray Gomez*
-COMCAST CABLE.....*Mike Mortus*
-ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
-NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
-PNM.....*Daniel Aragon*
-ZONING ENFORCEMENT INSPECTOR.....*Stephani Winkleypleck*
-NEIGHBORHOOD COORDINATION.....*Vince Montano*
-FIRE DEPARTMENT.....*Antonio Chinchilla*
-OPEN SPACE DIVISION.....*Kent Reed Swanson/Sarah Brown*
-APD CRIME PREVENTION.....*Steve Sink*
-AMAFCA.....*Lynn Mazur*
-COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
-TRANSIT & PARKING DEPARTMENT.....*Shabih Rizvi*
-TRANSPORTATION DEVELOPMENT.....*John MacKenzie*

COMMENTING AGENCIES

INTER-OFFICE MEMORANDUM





**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 14, 2015, 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 13, 2015, 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

14DRB-70415 MAJOR - PRELIMINARY PLAT APPROVAL
14DRB-70417 SIDEWALK WAIVER
14DRB-70420 SUBDIVISION DESIGN
VARIANCE FROM MIN DPM STDS
14DRB-70423 MINOR - TEMP DEFERRAL
SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for all or a portion of the referenced/above actions for PULTE request AT MIREHAVEN PHASE 1 zoned SU-2/ PDA, located on DEL WEBB LANE NW west of TERRA PINTADA BLVD NW containing approximately 13.58 acre(s). (H-8)

Project# 1000965

14DRB-70416 VACATION PUBLIC EASEMENT
14DRB-70418 VACATION OF PUBLIC RIGHT-OF-WAY
14DRB-70419 SIDEWALK VARIANCE
14DRB-70421 SIDEWALK WAIVER
14DRB-70422 SUBDIVISION DESIGN
VARIANCE FROM MIN DPM STDS
14DRB-70424 MINOR - TEMP DEFERRAL
SIDEWALK CONSTRUCTION
14DRB-70425 MAJOR - PRELIMINARY PLAT APPROVAL

BOHANNAN HUSTON INC agents for PULTE request the referenced/above actions for Tracts A-1-A & B-2, ANDALUCIA AT LA LUZ UNIT 3 zoned SU-1/PRD, located on SEVILLA AVE NW on the east side of COORS BLVD NW containing approximately 11.71 acres. (F-11)

Project# 1004725

14DRB-70413 MAJOR - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
14DRB-70425 MAJOR - PRELIMINARY PLAT APPROVAL

RICHARD DINEEN agent for JOHN & KATHLEEN BATTAGLIA requests the referenced/above action for Lot Q-6-A-1-A, ATRISCO BUSINESS PARK UNIT 4 zoned SU-1/ PLANNED INDUSTRIAL PARK, located on the west side of COORS BLVD NW between LOS VOLCANES RD NW and FORTUNA RD NW containing approximately .80 acre. (J-10)

Jack Clout, DRB Chair
Development Review Board

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.

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
 ADDRESS: 7500 JEFFERSON NE
 PHONE: 505.823.1000
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ypadilla@bhinc.com

APPLICANT: Pulte
 ADDRESS: 7601 Jefferson NE Suite 320
 PHONE: 505.341.8591
 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
 Subdiv/Addn/TBKA: WATERSHED SUBDIVISION
 Existing Zoning: SU-2 Proposed zoning: SU-2
 MRCGD 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? YES 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
 (Print) Yolanda Padilla Moyer
 DATE December 14, 2014
 Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Planner signature / date

12-19-14

Project #

1006864

Application case numbers

14 DRB 70115

Hearing date

Jan 14, 2014

Action

PPA

CME

ADV

SW

SDV

S.F.

Fees \$1495.00

\$20.00

\$75.00

\$0

\$0

Total \$1590.00

Form revised 4/07

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

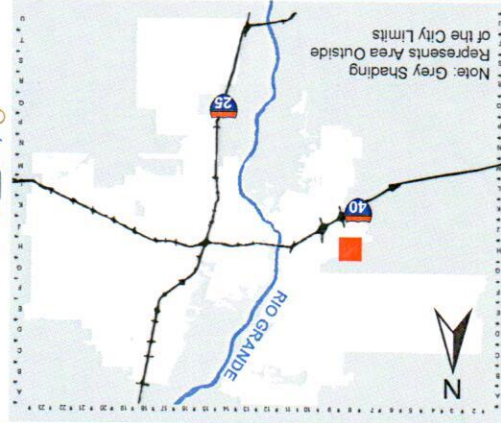
L A

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



Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits



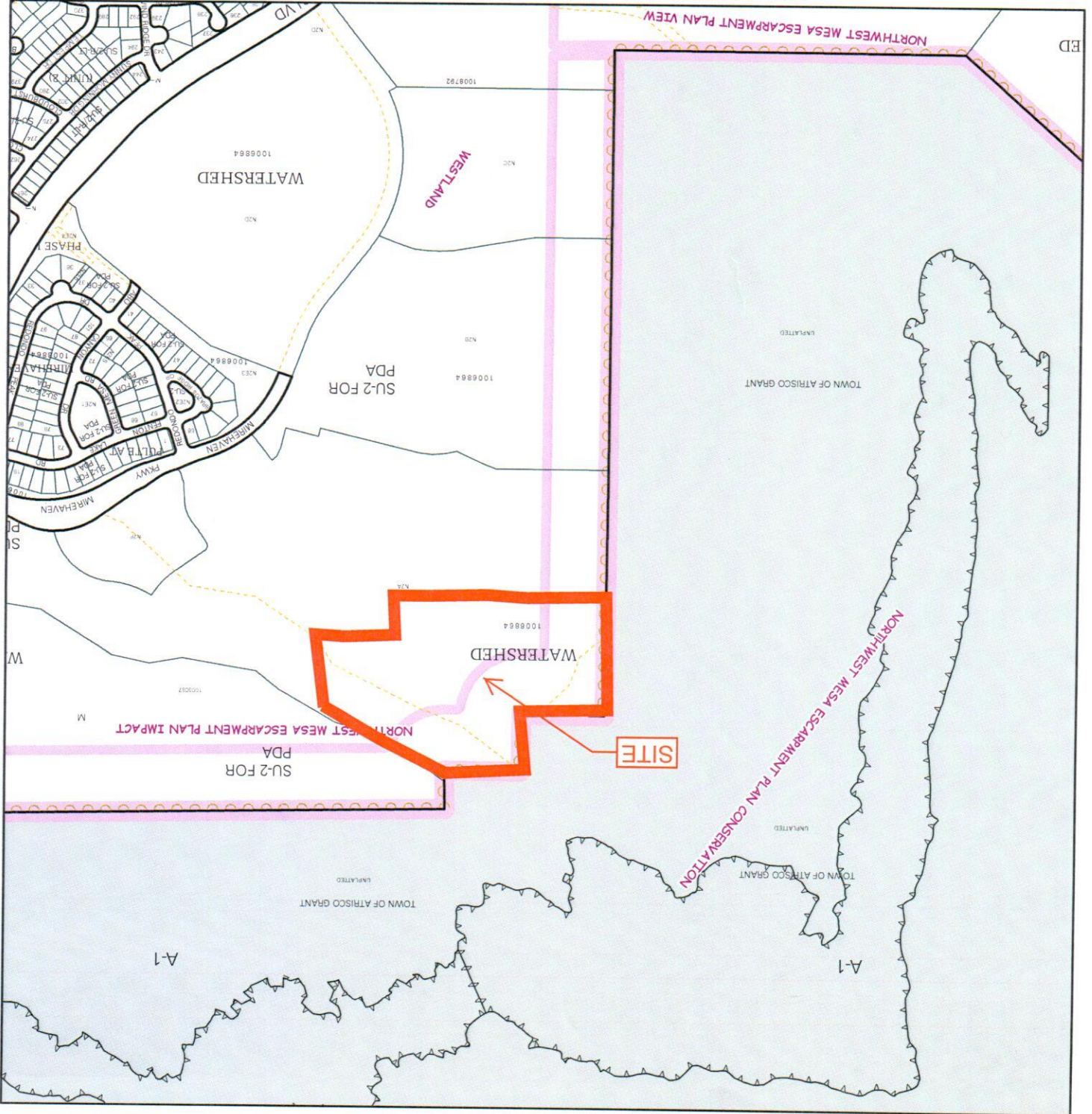
Selected Symbols

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

H-08-Z

Zone Atlas Page:

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



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) – Preliminary Plat, Design Variance and Sidewalk Deferral/Waiver Request (DRB 1006864)

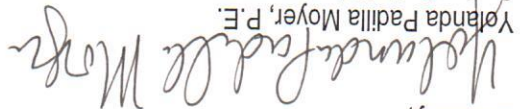
Dear Mr. Cloud:

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)
- DRWS 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

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

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

planningrnfarm(02/20/14)

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.

!!!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-
- 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 Stephan 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

December 19, 2014

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

Re: Del Webb at Mirhaven 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))

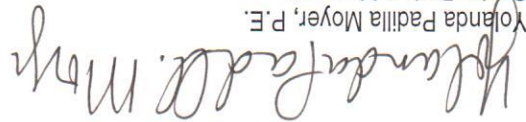
Dear Mr. Cloud:

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

CITY OF ALBUQUERQUE



March 21, 2014

Brian Patterson, P.E.

Bohannan Huston Inc.

7500 Jefferson NE

Albuquerque, NM 87107

**Re: Del Webb @ Mirhaven 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.

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

Sincerely,

Curtis Cherne, P.E.

Principal Engineer, Hydrology

Planning Dept.

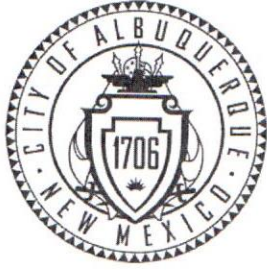
www.cabq.gov

New Mexico 87103

Albuquerque

PO Box 1293

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



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