



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision - *amended*
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

- D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): Consensus Planning PHONE: 505 764 9801
 ADDRESS: 302 8th Street NW FAX: 505 842 5495
 CITY: Alb. STATE NM ZIP 87102 E-MAIL: fishman@consensusplanning.com
 APPLICANT: Pulte Group PHONE: _____
 ADDRESS: 7601 Jefferson NE FAX: _____
 CITY: Alb. STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: owner List all owners: -

DESCRIPTION OF REQUEST:

Final sign-off of Amendment to the Site Development Plan for Subdivision
 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. 63, 66, 67, 108, 109 in Tract M Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Del Webb @ Mirhaven Phase 2A and 2B
 Existing Zoning: SU-2 PDA Proposed zoning: _____ MRGCD Map No. ✓
 Zone Atlas page(s): 108 / 109 UPC Code: 100805949134210101

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: _____ No. of proposed lots: N/A Total site area (acres): 47.08
 LOCATION OF PROPERTY BY STREETS: On or Near: Tierra Pintada Blvd, NW
 Between: West Creek NW and Mirhaven Parkway NW
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE

Jacqueline Fishman DATE 5/30/17
 (Print Name) JACQUELINE FISHMAN Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<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 # _____

Staff signature & Date _____

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

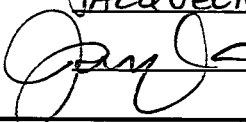
- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - DRB signed Site Plan being amended (folded 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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. 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.

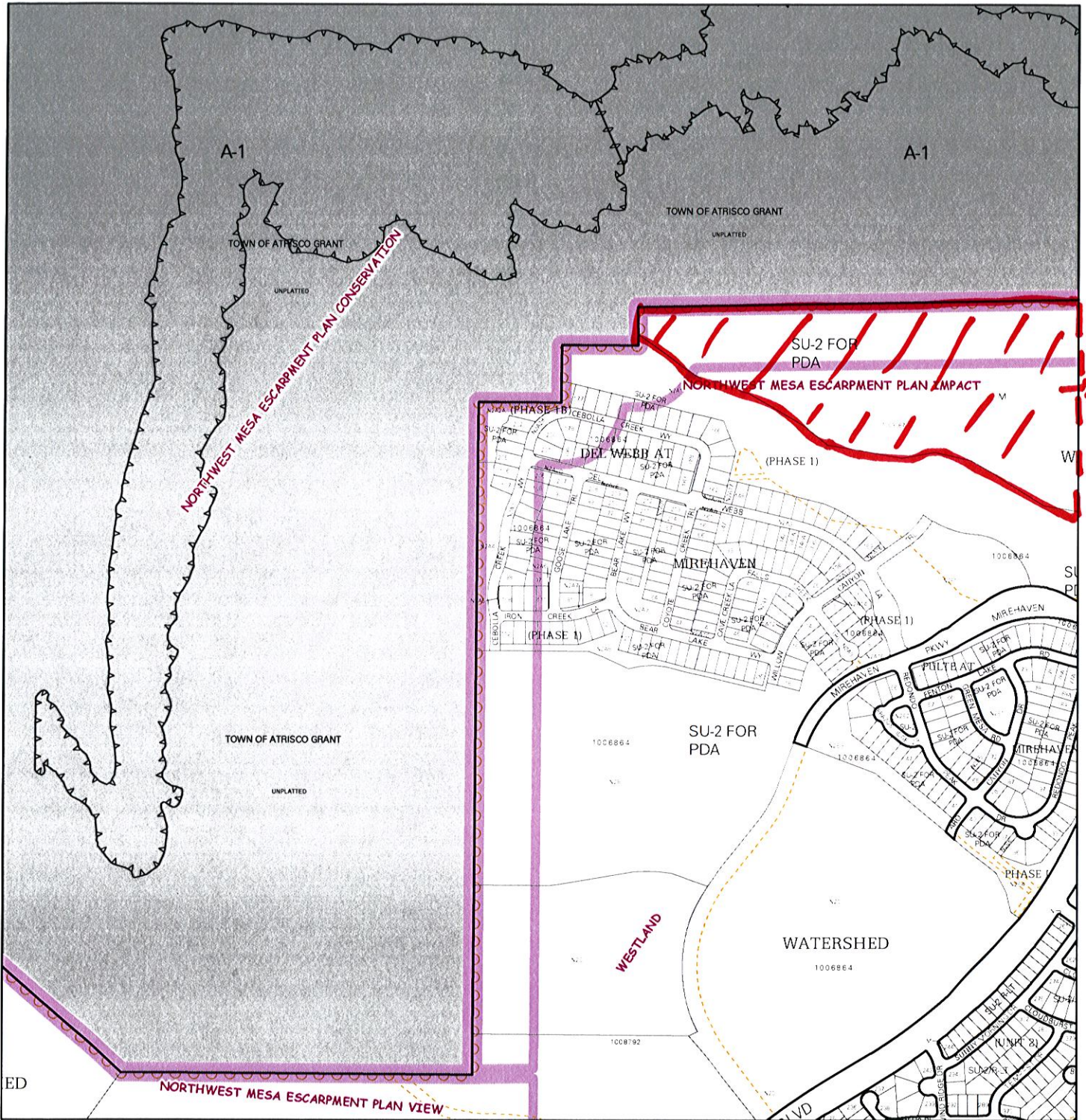
JACQUELINE FISHMAN
 Applicant name (print)

5/30/17
 Applicant signature / date



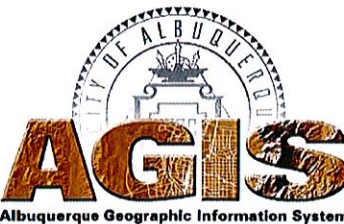
Form revised October 2007

- Checklists complete Application case numbers
- Fees collected _____
- Case #s assigned _____
- Related #s listed _____

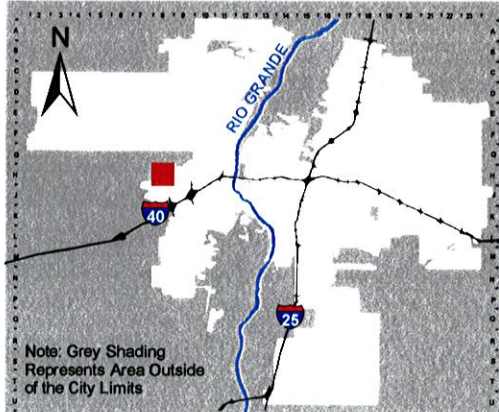
 Planner signature / date
 Project #



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






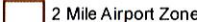



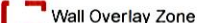

Map amended through: 1/28/2016

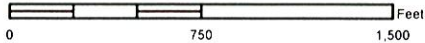


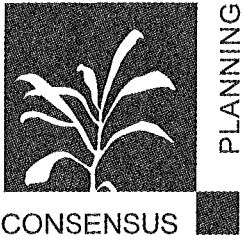
Note: Grey Shading Represents Area Outside of the City Limits

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.	





May 30, 2017

Jack Cloud, Chair
Development Review Board
600 Second Street NW
Albuquerque, NM 87102

Re: Project # 1006864, Case # 17EPC-40004 Site Development Plan for Subdivision Amendment

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Chairman:

302 Eighth St. NW
Albuquerque, NM 87102

The purpose of this letter is to explain how we have addressed the Environmental Planning Commission's (EPC) Conditions of Approval for Project # 1006864, Case # 17EPC-40004, for Final Sign-Off by the Development Review Board (DRB) of the Site Development Plan for Subdivision Amendment. The Environmental Planning Commission approved the Site Development Plan for Subdivision Amendment on May 11, 2017.

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

**Conditions of Approval
17EPC-40004:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

This letter satisfies this condition.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

We consulted with the Maggie Gould, staff planner, on May 26, 2017, to show how the conditions of approval had been met.

3. Height on lot 67 shall be limited to 17.8 feet from finished grade.

The Site Plan states that the height is limited to 17.8 feet from finished grade, see sheet 2 and revised table.

PRINCIPALS

Please do not hesitate to contact me at 505 764 9801 with any questions or for any additional information you may need.

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

Sincerely,

Jacqueline Fishman, AICP
Principal

Petra Morris

From: Gould, Maggie S. <MGould@cabq.gov>
Sent: Friday, May 26, 2017 1:37 PM
To: Petra Morris
Cc: Jackie Fishman
Subject: RE: Project 1006864

Thanks,
That looks fine.

From: Petra Morris [mailto:Morris@consensusplanning.com]
Sent: Friday, May 26, 2017 12:08 PM
To: Gould, Maggie S.
Cc: Jackie Fishman
Subject: RE: Project 1006864

Good morning Maggie,
Good catch! I put the signature block on the wrong set of site plans. Please see attached. This should show the 5 lots and not the 7.
Kind regards,

Petra Morris, AICP
Senior Planner
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
P: 505.764.9801
F: 505.842.5495

From: Gould, Maggie S. [mailto:MGould@cabq.gov]
Sent: Friday, May 26, 2017 10:04 AM
To: Petra Morris <Morris@consensusplanning.com>
Cc: Jackie Fishman <fishman@consensusplanning.com>
Subject: RE: Project 1006864

Hello Petra,
Please amend the map and table to show the 5 lots, not 7. If that happens I am happy to just review as part of the DRB process.
Happy Weekend!

Maggie Gould, MCRP
Planner
City of Albuquerque, Planning Department
600 Second St. NW
Albuquerque, NM 87102
505-924-3910
mgould@cabq.gov

From: Petra Morris [<mailto:Morris@consensusplanning.com>]

Sent: Friday, May 26, 2017 9:33 AM

To: Gould, Maggie S.

Cc: Jackie Fishman

Subject: Project 1006864

Good morning Maggie,

Thank you for the revised NOD yesterday for Project # 1006864. Assuming there is no appeal submitted, we plan to submit to DRB on Tuesday for Final Sign Off of the amended Site Development Plan for Subdivision by the DRB.

Condition 3 states "Height on lot 67 shall be limited to 17.8 feet from finished grade.". The revised table on Sheet 2 shows the height within this limit.

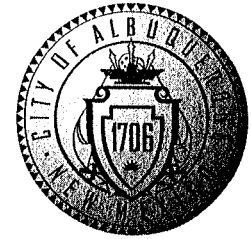
Would you like to meet to ensure this condition is met, or is this email sufficient?

Have a lovely weekend!

Kind regards,

Petra Morris, AICP
Senior Planner
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
P: 505.764.9801
F: 505.842.5495

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

AMENDED OFFICIAL NOTIFICATION OF DECISION

May 12, 2017 Amended date: May 19, 2017

Pulte Group
7601 Jefferson NE
ABQ, NM 87109

Project# 1006864
17EPC-40004 Site Development Plan for Subdivision
Amendment

LEGAL DESCRIPTION:

The above action for all or a portion of Lots 63, 66, and 67 of Del Webb @ Mirehaven Phase 2A subdivision and future Lots 108 and 109 of Del Webb@ Mirehaven Phase 2B subdivision (currently a portion of Tract M1, Watershed Subdivision) to request Exceptions to the Height Restrictions per the Northwest Mesa Escarpment Plan, containing approximately 47.05 acres. (H-08-Z & H-09-Z)

Staff Planner: Maggie Gould

PO Box 1293

Albuquerque On May 11, 2017 the Environmental Planning Commission (EPC) voted to APPROVE Project 1006864, 17EPC-40004 a Site Development Plan for Subdivision Amendment, based on the following findings and subject to the following conditions:

NM 87103

FINDINGS:

1. This is a request for an amendment to a Site Development Plan for Subdivision for all or a portion of Lots 63, 66, and 67 of Del Webb @ Mirehaven Phase 2A subdivision and future Lots 108 and 109 of Del Webb@ Mirehaven Phase 2B subdivision (currently a portion of Tract M1, Watershed Subdivision) to request Exceptions to the Height Restrictions per the Northwest Mesa Escarpment Plan, containing approximately 47.05 acres.
2. The subject site is zoned SU-2 for PDA (Planned Development Area) pursuant to the Westland Sector Development Plan and Westland Master Plan. The SU-2 for PDA zone is intended to provide for "a mix of residential uses" that are "special because of the relationship of this property to Petroglyph National Monument." The proposed residential and open space uses are allowed under the existing zoning.
3. The subject is part of a larger Site Development Plan for Subdivision (SPS) approved by the EPC in 2013 (13EPC-40115). This SPS contains design standards, street and trail sections and illustrative renderings of home types. Future development on the subject tracts is subject to the requirements of the SPS (13EPC-40115).

OFFICIAL NOTICE OF DECISION

Project #1006864

May 19, 2017

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4. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Northwest Mesa Escarpment Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within the Developing Urban Area of the Comprehensive Plan; the following polices are applicable to this request:

Policy II.B.5d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposed development will be similar in scale, layout and use to the existing nearby development. The streets adjacent to the Petroglyph National Monument are primarily single loaded so that housing is only developed on the side opposite the Monument; this adds a buffer for both the residents and the monument. The additional height allowed by the request will result in structures that are a comparable height to adjacent structures and to other nearby development. Public access to the Monument will not be altered by this request. The request furthers Policy II.B.5d.

Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Urban infrastructure and services exist in the area, including roads and utilities. The request furthers Policy II.B.5e.

6. The site is within the boundaries of the West Side Strategic Plan. The following policies are relevant:

Policy 3.81: The City of Albuquerque and Bernalillo County shall, through their land use and design decisions, minimize negative impacts upon the National Monument. The Park Service shall, through their actions, attempt to minimize their negative impacts on the City, County, and adjacent neighborhoods and landowners.

The EPC, acting for the City, will make land use and design decisions that will affect the Petroglyph National Monument (PNM). The proposed additional height shown will not have a negative impact on the monument, because views will still be protected. The request does not alter the access to the PNM or move drainage on to the PNM. The request furthers policy 3.81

7. The site is within the boundaries of the Northwest Mesa Escarpment Plan-. The following policies are relevant:

Policy 7: For property within the City of Albuquerque and Bernalillo County, a design overlay zone is established which covers the Conservation Area, the Impact Area and the View Area as shown on Map 10. All development within the Design Overlay Zone shall comply with the design regulations of this chapter. Variances other than those specifically allowed constitute plan amendments and must follow the standard plan amendment procedure. A request for amendment to the Plan may be processed simultaneously with a request for site plan approval. Site plan approval by either the City

OFFICIAL NOTICE OF DECISION

Project #1006864

May 19, 2017

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or County Planning Commission shall be conditional on Plan amendment approval by the City Council.

The request complies with Policy 7. The amendment request includes a request for a height between 15 feet and 19 feet for seven lots, within the Impact Area. The process laid out within the NWMEP for the height increase request is that it is reviewed by the EPC as part of a site plan review, as with the process for the requested height increases.

Policy 12.2(paraphrased): Heights shall not exceed 19' from natural grade, unless adherence policy makes the lot undevelopable. Applications for exceptions to the 19' height limit shall be reviewed and approved by the EPC and shall demonstrate both hardship and visual impact.:

The application includes a Grading and Drainage Plan that has been approved by the City Engineer as required by the exception process in the Northwest Mesa Escarpment Plan. The view analysis diagrams in the application show that the impact of the additional height on views to the escarpment will not be significant, except for lots 66 and 67 where staff recommends that heights be limited to 17 feet from finished grade, to protect the views.

The hardship criteria are satisfied as follows: drainage and engineering constraints in the form of the changes needed to allow the service road for the PNM, the topography of the site and the need to accommodate the storm water drainage in the street to prevent erosion and protect the stability if the retaining walls.

Policy 13: Sites which cannot be set aside as open space, including recreational facilities, and sites adjacent to open space, shall have minimum visual impact.

The heights of buildings area limited to 19 feet or lower within the Impact Area of NWMEP. The request does not change the previously approved open space areas. Sheet 4 of 6, Exception Justification shows that the structures will generally be below the escarpment face and will not block the views to the escarpment. The condition that lots 66 and 67 have limited height addresses additional view protection. The request furthers policy 13.

Policy 15.7: Natural contours of the land shall be taken into account in determining the placement of roads and utilities. Grading and filling of existing contours shall be kept to a minimum. It is recognized that retaining walls will be necessary in some cases, but facility designs shall minimize their height and insure that they blend visually with their surroundings. The maximum height allowed for a retaining wall designed to limit the width of a road corridor is 8'. Retaining walls must meet all other requirements in the design overlay zone with regard to color and materials.

Although there will be grading (cut and fill) throughout the site; the result will be to lessen the visible profile of the new buildings in views of the Escarpment. Retaining walls will be utilized in some locations, with wall heights a maximum of eight feet, the walls will be required to meet the design standards in the approved overall SPS(13 EPC 40115). Graded slopes will be less 5%. The request complies with Policy 15.7.

OFFICIAL NOTICE OF DECISION

Project #1006864

May 19, 2017

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8. The Tres Volcanes NA and Westside Coalition of Neighborhood Associations were notified. A facilitated meeting was not requested or recommended. Property owners within 100 feet of the site were notified.
9. The Superintendent of the PNM submitted a letter stating that the PNM is not opposed to the request and does not believe the requested building heights will block the views to the escarpment.
10. This request was deferred from the April 13, 2017 hearing to allow time for the applicant to meet with concerned neighbors. A meeting occurred on April 18, 2017, but was not a facilitated meeting. A facilitated meeting was offered but was declined by the concerned neighbors. Staff has not received any additional comments as of this writing.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Height on lot 67 shall be limited to 17.8 feet from finished grade.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **MAY 26, 2017**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

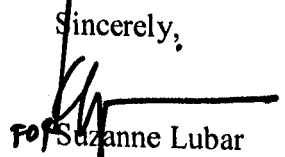
OFFICIAL NOTICE OF DECISION

Project #1006864

May 19, 2017

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Sincerely,


Suzanne Lubar
Planning Director

SL/MG

cc: Pulte Group, 7601 Jefferson NE, ABQ, NM 87109
Consensus Planning, 302 8th Street NW, ABQ, NM 87102
Tres Volcanes NA, Donna Swanson, 8620 Animas Pl. NW, ABQ, NM 87120
Tres Volcanes NA, Sally Breeden, 8619 Animas Pl. NW, ABQ, NM 87120
Westside Coalition of NA's, Harry Hendriksen, 10592 Rio Del Sole Ct, NW, ABQ, NM 87114-2701
Westside Coaliton of NA'a, Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87120
Charles Ofelt, 2227 Cebolla Creek Way, ABQ, NM 87120





March 1, 2017

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Dear Madame Chair.

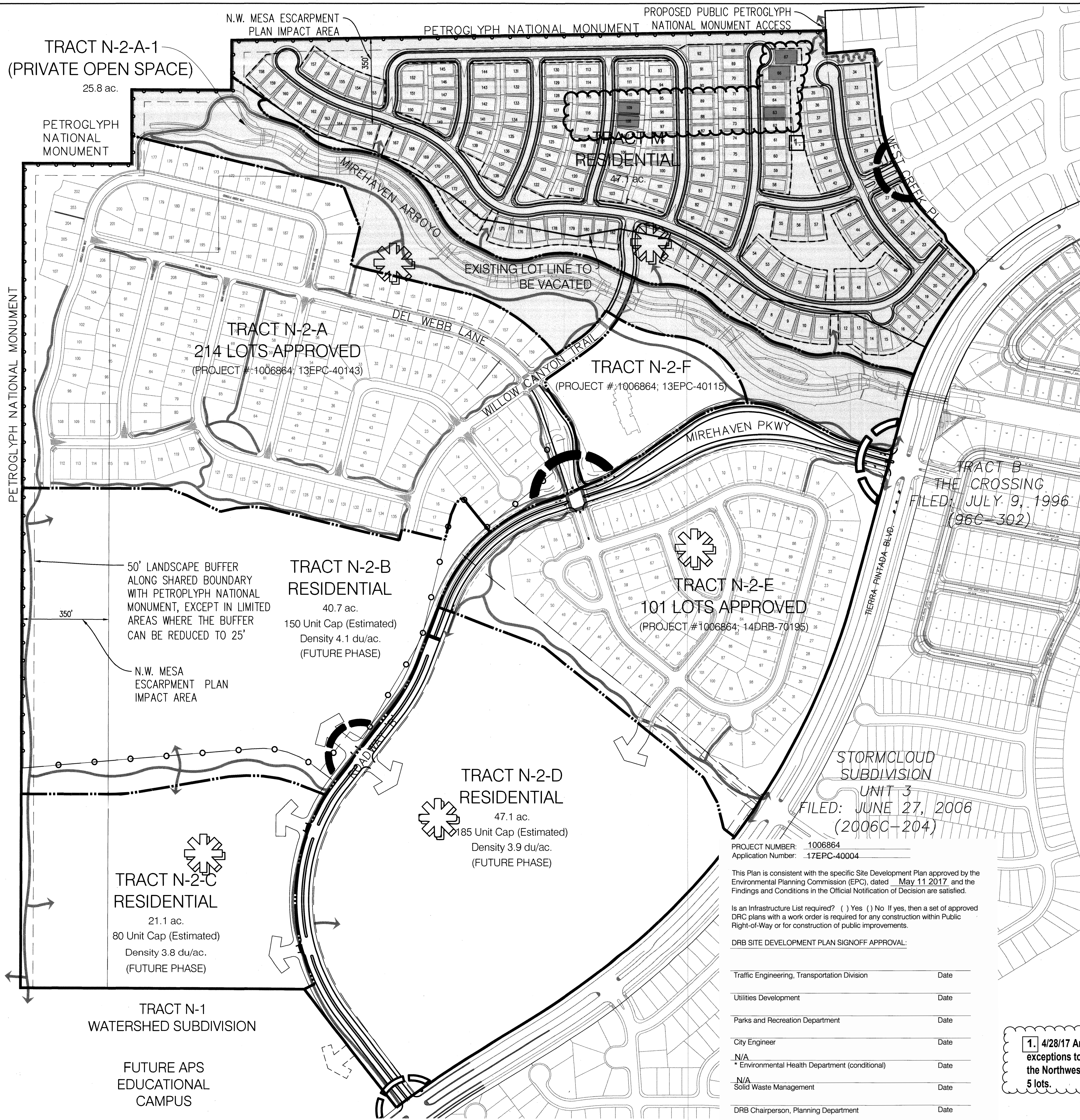
As the property owner of land within Tract M of the Watershed Subdivision, including Lots 63, 64, 66, 67, 108, 109, and 116, Consensus Planning, Inc. is hereby authorized to represent the PulteGroup in all matters regarding the application, processing, and representation before the Environmental Planning Commission regarding the request for seven exceptions to the height regulations of the Northwest Mesa Escarpment Plan, per Resolution 2016 115 (C/S R-16-127).

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Patton", written over a blue circular stamp.

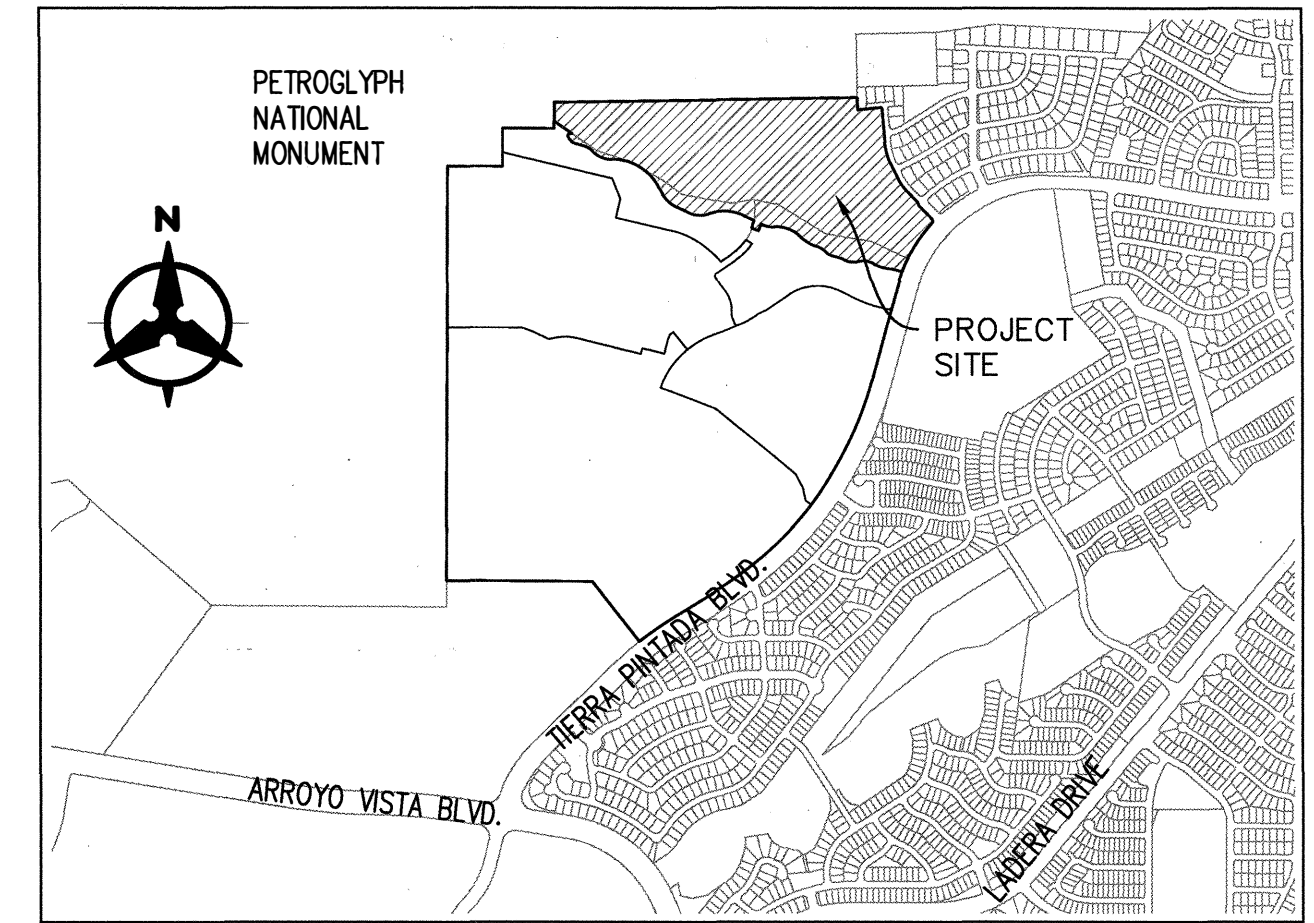
Kevin Patton
Director of Land Planning and Entitlements
PulteGroup
7601 Jefferson Street NE
Albuquerque, NM 87109





SHEET INDEX

SHEET	TITLE
1.	SITE PLAN FOR SUBDIVISION
2.	SITE PLAN FOR SUBDIVISION
3.	LANDSCAPE PLAN
4.	MONUMENT EDGE TREATMENT
5.	CONCEPTUAL GRADING AND DRAINAGE PLAN
6.	CONCEPTUAL UTILITY PLAN
7.	NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 1 of 3
8.	NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 2 of 3
9.	NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 3 of 3



LEGEND

- Property Boundary: ———
- Parcel Boundary: - - - - -
- Private Pocket Park (Built and maintained by HOA-See sheet 3): [Starburst symbol]
- Pedestrian/ Vehicular Access: [Arrow symbol]
- Private Trail & Pedestrian Access/ Proposed Public Access Pedestrian Trail: [Dashed arrow symbol]
- Potential APS Elementary School Access: [Dashed arrow symbol]
- Gated Primary Entry/ Primary Entry: [Thick curved line symbol]
- Gated Secondary Entry/ Secondary Entry: [Thin curved line symbol]
- Perimeter Fence: [Dotted line symbol]
- Boundary for Site Plan: [Shaded area symbol]
- Private Open Space (See Sheet 3): [Dashed line symbol]

PROJECT NUMBER: 1006864
 Application Number: 15EPC-40049

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated November 14, 2013 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>Roguel M. Meil</i>	1/20/16
Traffic Engineering, Transportation Division	Date
<i>Kristop Cadu</i>	01/20/16
ABCWUA	Date
<i>Carol S. Dumont</i>	1-20-16
Parks and Recreation Department	Date
<i>Alfred</i>	1-20-16
City Engineer	Date
N/A	1-20-16
* Environmental Health Department (conditional)	Date
N/A	1-20-16
Solid Waste Management	Date
<i>Paul</i>	1-20-16
DRB Chairperson, Planning Department	Date

TRACT	ACREAGE	LAND USE	*ESTIMATED UNIT CAP	DENSITY	UNITS APPROVED/ PROPOSED
M/ N-2-A-1	72.9	RESIDENTIAL/ PRIVATE OPEN SPACE	195	2.5	182
N-2-A	58.9	RESIDENTIAL	220	3.6	214
N-2-B	40.7	RESIDENTIAL	150	3.7	N/A
N-2-C	21.1	RESIDENTIAL	80	3.8	N/A
N-2-D	47.1	RESIDENTIAL	185	3.9	N/A
N-2-E	37.5	RESIDENTIAL	120	3.2	101
N-2-F	6.6	PRIVATE CLUBHOUSE	N/A	N/A	N/A
TOTAL	284.8		950	3.34*	497

*Note: Density and Unit Cap may shift between tracts. However, the maximum number of dwelling units shall be 950.

GENERAL NOTE:

1. VEHICULAR ACCESS FOR THE NATIONAL PARK SERVICE SHALL BE PROVIDED FOR MAINTENANCE AND LAW ENFORCEMENT TO THE EXISTING PETROGLYPH NATIONAL MONUMENT GATE AT THE NORTHEAST CORNER OF THE PROJECT.

PROJECT NUMBER: 1006864
 Application Number: 15EPC-40004

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated May 11 2017 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
N/A	Date
* Environmental Health Department (conditional)	Date
N/A	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

1. 4/28/17 Amendment is to allow for exceptions to the height regulations of the Northwest Mesa Escarpment Plan on 5 lots.

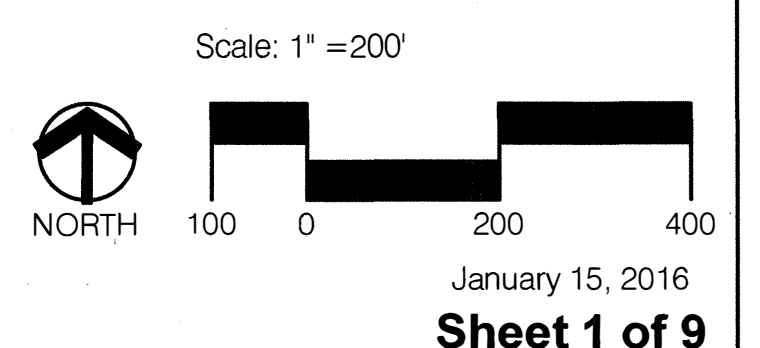
WATERSHED @ ESTRELLA

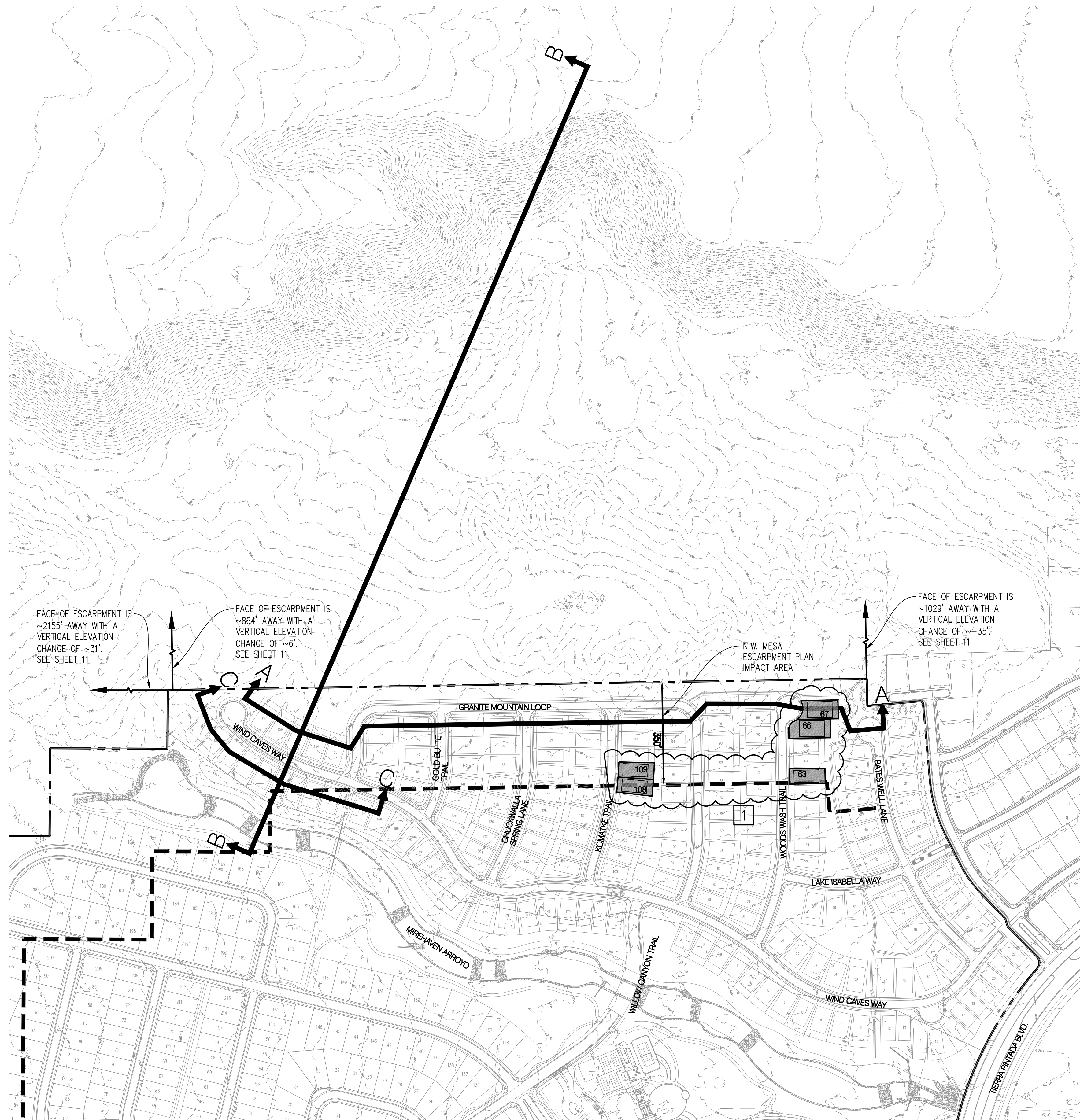
SITE PLAN FOR SUBDIVISION

Prepared For: Pulte Homes
 Prepared By: Consensus Planning, Inc. Bohannon Huston, Inc.

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Bohannon Huston
 www.bhinc.com 800.877.5332





LOT # (#)	PAD ELEVATION (FT)	NATURAL GROUND + 19' (FT)	19' UMBRELLA - PAD ELEV (FT)	19' HOME ACCEPTABLE	EXCEPTION
35	31.98	59.84	27.86	YES	
36	29.04	56.38	27.34	YES	
37	26.64	53.53	26.89	YES	
38	24.29	50.89	26.60	YES	
63	43.39 44.20	62.00	18.61 17.80	NO, BE LIMITED TO 17.80	0.79*
64	45.71 46.50	65.39	19.68 18.89	NO, LIMITED TO 18.89	
65	48.04 48.90	68.98	20.94 20.08	YES	
66	51.48 52.30	70.49	19.01 18.19	NO, LIMITED TO 18.19	0.18*
67	54.48 55.30	70.06	15.58 14.79	NO, BE LIMITED TO 15.58	2.91*
68	55.58	84.69	29.11	YES	
69	53.28	80.79	27.51	YES	
70	50.95	75.85	24.90	YES	
71	48.09	70.46	22.37	YES	
72	45.23	65.52	20.29	YES	
88	44.97	64.81	19.84	YES	
89	47.72	69.21	21.49	YES	
90	50.47	74.16	23.69	YES	
91	52.97	80.40	27.43	YES	
92	55.28	86.39	31.11	YES	
93	54.65	85.40	30.75	YES	
94	50.68	80.03	29.35	YES	
95	48.36	74.77	26.41	YES	
96	46.03	70.62	24.59	YES	
97	43.29	67.16	23.87	YES	
108	52.34	69.31	16.97	NO, BE LIMITED TO 16.97	1.62*
109	54.81	73.15	18.34	NO, BE LIMITED TO 18.34	0.25*
110	57.29	77.36	20.07	YES	
111	59.84	81.58	21.74	YES	
112	61.99	86.35	24.36	YES	
113	51.99	86.48	34.49	YES	
114	59.85	81.98	22.13	YES	
115	57.29	77.52	20.23	YES	
116	53.79	72.30	18.51	NO, BE LIMITED TO 18.51	
127	52.12	73.64	21.52	YES	
128	53.51	77.18	23.67	YES	
129	56.26	80.48	24.22	YES	
130	56.26	84.21	27.95	YES	
131	56.16	81.34	25.18	YES	
132	54.70	78.39	23.69	YES	
133	52.84	75.19	22.35	YES	
134	50.68	71.99	21.31	YES	
141	53.41	75.32	21.91	YES	
142	55.56	78.68	23.12	YES	
143	57.79	82.71	24.92	YES	
144	59.61	85.61	26.00	YES	
145	61.13	90.63	29.50	YES	
146	58.49	87.02	28.53	YES	
147	56.61	84.09	27.48	YES	
148	54.32	81.33	27.01	YES	
149	51.79	78.97	27.18	YES	
150	56.81	85.33	28.52	YES	
151	59.18	88.11	28.93	YES	
152	61.95	90.79	28.84	YES	
153	55.79	94.00	38.21	YES	
154	56.08	93.03	36.95	YES	
155	57.55	87.88	30.33	YES	
156	61.19	84.13	22.94	YES	
157	64.83	89.81	24.98	YES	
158	70.29	91.61	21.32	YES	
159	66.78	86.57	19.79	YES	
160	64.35	83.55	19.20	YES	
161	61.42	81.24	19.82	YES	
162	58.50	78.58	20.08	YES	
163	55.96	74.97	19.01	YES	
164	55.28	79.32	24.04	YES	
165	54.94	82.02	27.08	YES	
166	54.49	82.91	28.42	YES	

* HEIGHT OF HOME WILL BE BETWEEN 15' - 19' SEE TABLE 1 THIS SHEET

THIS REQUEST SEEKS AN EXCEPTION TO THE NORTHWEST MESA ESCARPMENT PLAN'S IMPACT AREA HEIGHT RESTRICTION. THE NORTHWEST MESA ESCARPMENT PLAN (NMEP) POLICY #12, STATES THAT APPLICATIONS TO ALLOW EXCEPTIONS TO THE 15 FOOT HEIGHT LIMIT WILL BE REVIEWED AS SITE PLAN SUBMITTALS ON A CASE-BY-CASE BASIS BY THE EPC. THE FOLLOWING DEMONSTRATES THAT THE IMPACT ON THE PROPOSED DEVELOPMENT ON VIEWS TO AND FROM THE ESCARPMENT WILL BE AS, OR LESS THAN, THE IMPACT IF THE 15 FOOT HEIGHT LIMIT (FROM EXISTING OR NATURAL GRADE) WERE MET. THE PLAN REFERENCES APPENDIX C AND N FOR GUIDANCE REGARDING THE IMPACT TO VIEWS. BOTH OF THESE REFERENCES FOCUS EXTENSIVELY ON THE VIEW TO THE ESCARPMENT FACE. IN THIS LOCATION, THE ESCARPMENT FACE IS OVER 2,100 FEET TO THE WEST AND 800'-1000' TO THE NORTH WITH THE BASE OF THE ESCARPMENT BEING 30 FEET ABOVE TO THE WEST AND 10 FEET ABOVE TO 40 FEET BELOW (WITH MORE THAN HALF OF IT BEING 25 TO 40 FEET BELOW) THE MONUMENT PROPERTY LINE.

IN ORDER TO DEMONSTRATE THAT THE EXCEPTION FOR THE REQUESTED LOTS WILL BE "AS, OR LESS THAN, THE IMPACT OF A 15 FOOT HOUSE, WE HAVE PROVIDED A TABLE SHOWING THE EXISTING AND PROPOSED GRADES FOR ALL 66 LOTS WITHIN THE IMPACT AREA. WE ARE REQUESTING AN EXCEPTION TO ALLOW UP TO 19 FEET IN HEIGHT FOR 60 OF THE 66 LOTS. WE ARE REQUESTING SITE SPECIFIC EXCEPTIONS FOR 5 OF THE LOTS, AND NO EXCEPTION FOR THE REMAINING 1 LOT. THE FOLLOWING FACTORS ADD TO OUR JUSTIFICATION:

1. THE ESCARPMENT FACE IS SIGNIFICANT DISTANCE FROM THE PROPERTY LINE AND IS APPROXIMATELY 30 FEET IN ELEVATION HIGHER TO THE WEST THAN THE PROPERTY. TO THE NORTH THERE IS AN EXISTING RIDGE WITHIN THE NATIONAL MONUMENT SITE, BETWEEN THE ESCARPMENT FACE AND THE PROPERTY LINE, WHICH IS IN MOST CASES 10 TO 20 FEET HIGHER THAN THE PROPERTY BOUNDARY AND IMPEDES THE VIEW OF THE ESCARPMENT FACE ON ITS OWN. THE RIDGE IS 40 TO 70 FEET HIGHER THAN THE BOTTOM OF THE ESCARPMENT FACE. THUS THE RIDGE WITHIN THE MONUMENT IMPEDES A SIGNIFICANT PORTION OF THE NORTH ESCARPMENT FACE.
2. THE PROPERTY SLOPES DOWN FROM NORTH TO SOUTH AT AN APPROXIMATE 6 TO 7 PERCENT SLOPE.
3. THE MAJORITY OF THE DEVELOPMENT ADJACENT TO THE MONUMENT BOUNDARY IS A ROADWAY WITH NO LOTS FRONTING IT WHICH PROVIDES A GREATER BUFFER FROM THE MONUMENT PROPERTY LINE TO THE CLOSEST HOMES WITHIN THE SUBDIVISION.
4. A MAJORITY OF THE LOTS ARE BEHIND THE FIRST ROW OF LOTS NEAREST TO THE MONUMENT BOUNDARY AND LOWER THAN THE FIRST ROW OF LOTS WHICH MEET THE HEIGHT RESTRICTIONS AT 19'.

CROSS-SECTION A-A, ALL BUT ONE OF THE LOTS (72) ARE BELOW THE 15' UMBRELLA (15' ABOVE NATURAL GRADE) WITH A 19' HEIGHT. LOT 72, WILL BE LIMITED TO A HEIGHT OF 15'.

CROSS-SECTION B-B DEMONSTRATES THAT EVENTHOUGH LOT 145 (WHICH IS LOCATED IN A EXISTING DEEP SWALE) IS ABOVE 15' UMBRELLA, A 26' HOME BUILT OUTSIDE THE 350' IMPACT ZONE WOULD BE HIGHER IN ELEVATION THAN A 19' HOME AT THE CURRENT PAD ELEVATION, FURTHERMORE IT SHOWS THAT THE EXISTING RIDGE WITHIN THE NATIONAL MONUMENT IS FAR GREATER IN HEIGHT AND BLOCKS THE VIEW OF THE NORTH ESCARPMENT FACE.

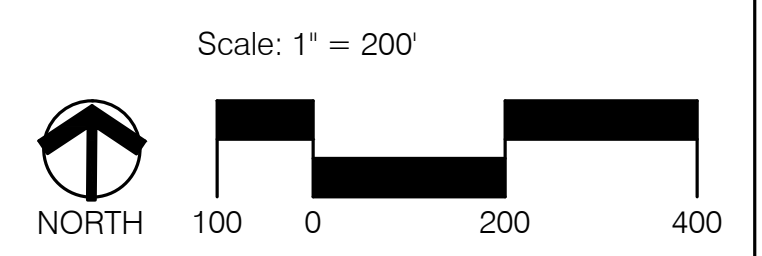
CROSS-SECTION C-C ARE BELOW THE 19' UMBRELLA (19' ABOVE NATURAL GRADE) WITH THREE LOTS (142, 143 AND 144) BELOW THE 15' UMBRELLA (15' ABOVE NATURAL GRADE) WITH A 19' HOME.

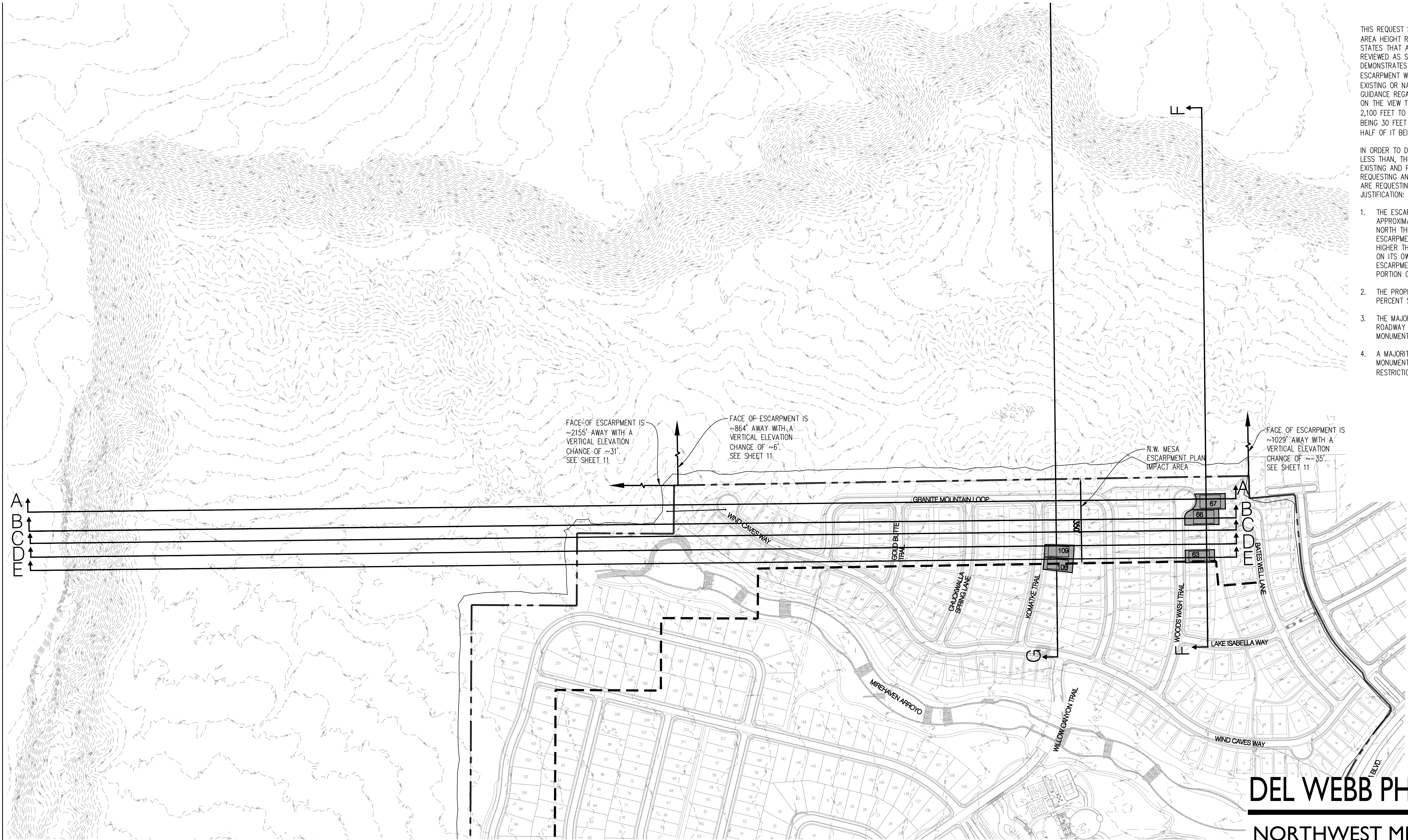
1 4/28/17 Amendment is to allow for exceptions to the height regulations of the Northwest Mesa Escarpment Plan on 5 lots.

DEL WEBB PHASE 2 @ MIREHAVEN

NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 1 of 3

Prepared For: Pulte Group
 Prepared By: Consensus Planning, Inc. Bohannon Huston, Inc.





THIS REQUEST SEEKS AN EXCEPTION TO THE NORTHWEST MESA ESCARPMENT PLAN'S IMPACT AREA HEIGHT RESTRICTION. THE NORTHWEST MESA ESCARPMENT PLAN (NWMEP) POLICY #12, STATES THAT APPLICATIONS TO ALLOW EXCEPTIONS TO THE 15 FOOT HEIGHT LIMIT WILL BE REVIEWED AS SITE PLAN SUBMITTALS ON A CASE-BY-CASE BASIS BY THE EPC. THE FOLLOWING DEMONSTRATES THAT THE IMPACT ON THE PROPOSED DEVELOPMENT ON VIEWS TO AND FROM THE ESCARPMENT WILL BE AS, OR LESS THAN, THE IMPACT IF THE 15 FOOT HEIGHT LIMIT (FROM EXISTING OR NATURAL GRADE) WERE MET. THE PLAN REFERENCES APPENDIX C AND N FOR GUIDANCE REGARDING THE IMPACT TO VIEWS. BOTH OF THESE APPENDICES FOCUS EXTENSIVELY ON THE VIEW TO THE ESCARPMENT FACE. IN THIS LOCATION, THE ESCARPMENT FACE IS OVER 2,100 FEET TO THE WEST AND 800'-1000' TO THE NORTH WITH THE BASE OF THE ESCARPMENT BEING 30 FEET ABOVE TO THE WEST AND 10 FEET ABOVE TO 40 FEET BELOW (WITH MORE THAN HALF OF IT BEING 25 TO 40 FEET BELOW) THE MONUMENT PROPERTY LINE.

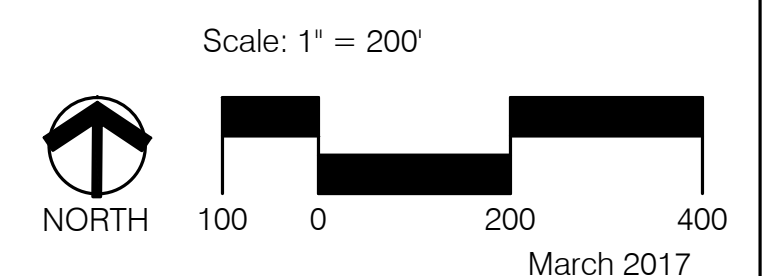
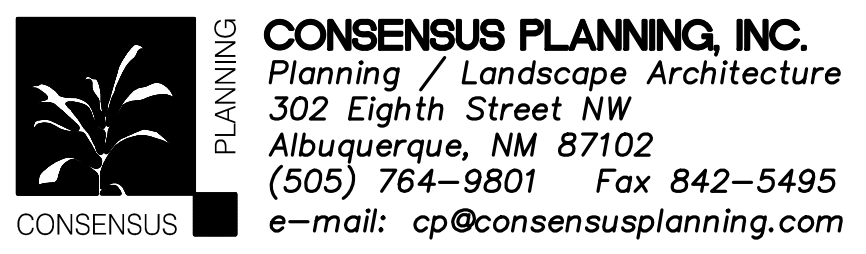
IN ORDER TO DEMONSTRATE THAT THE EXCEPTION FOR THE REQUESTED LOTS WILL BE "AS, OR LESS THAN, THE IMPACT OF A 15 FOOT HOUSE, WE HAVE PROVIDED A TABLE SHOWING THE EXISTING AND PROPOSED GRADES FOR ALL 68 LOTS WITHIN THE IMPACT AREA. WE ARE REQUESTING AN EXCEPTION TO ALLOW UP TO 19 FEET IN HEIGHT FOR 63 OF THE 68 LOTS. WE ARE REQUESTING SITE SPECIFIC EXCEPTIONS FOR 5 LOTS. THE FOLLOWING FACTORS ADD TO OUR JUSTIFICATION:

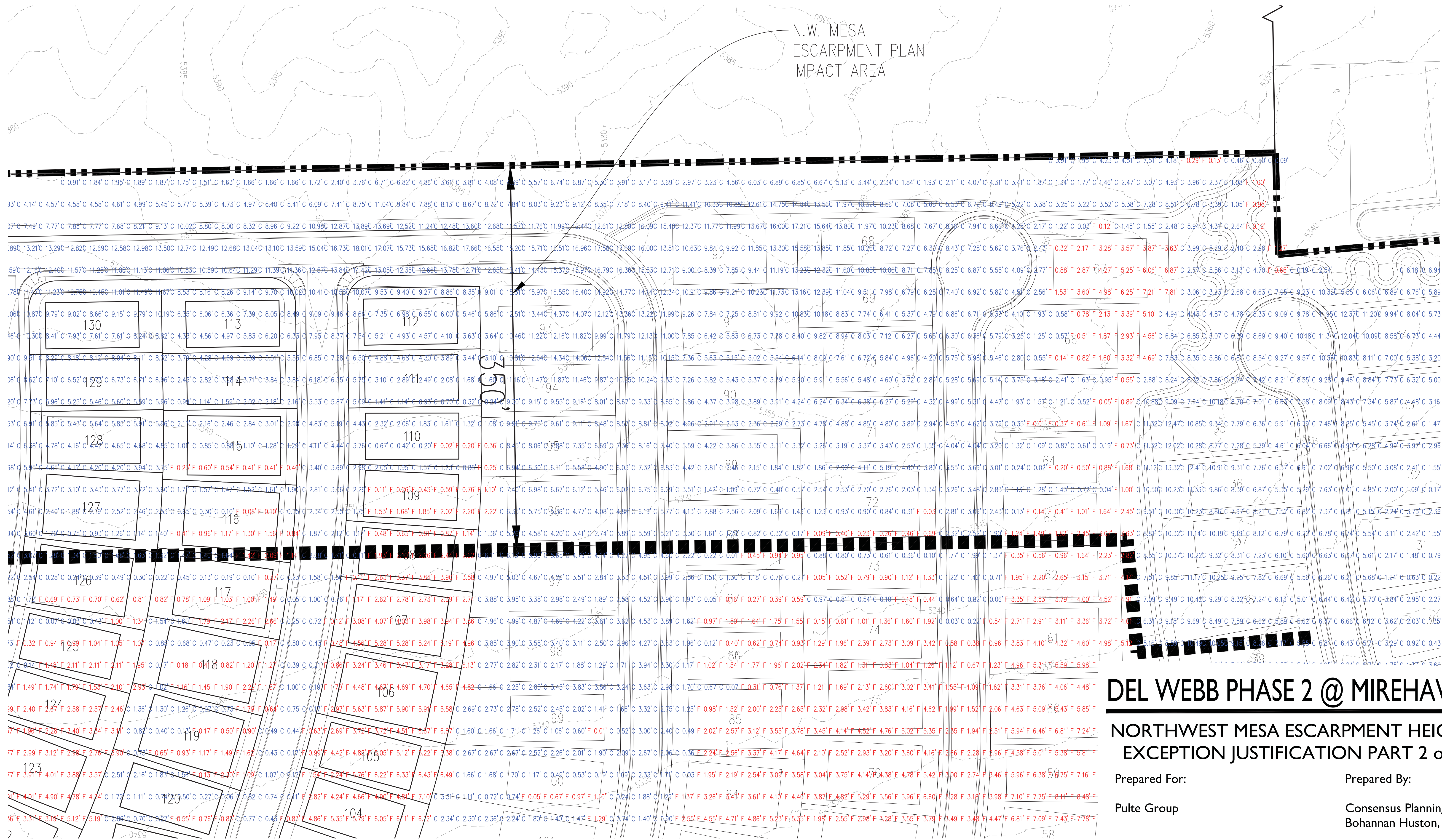
1. THE ESCARPMENT FACE IS SIGNIFICANT DISTANCE FROM THE PROPERTY LINE AND IS APPROXIMATELY 30 FEET IN ELEVATION HIGHER TO THE WEST THAN THE PROPERTY. TO THE NORTH THERE IS AN EXISTING RIDGE WITHIN THE NATIONAL MONUMENT SITE, BETWEEN THE ESCARPMENT FACE AND THE PROPERTY LINE, WHICH IS IN MOST CASES 10 TO 20 FEET HIGHER THAN THE PROPERTY BOUNDARY AND IMPEDES THE VIEW OF THE ESCARPMENT FACE ON ITS OWN. THE RIDGE IS 40 TO 70 FEET HIGHER THAN THE BOTTOM OF THE ESCARPMENT FACE. THUS THE RIDGE WITHIN THE MONUMENT IMPEDES A SIGNIFICANT PORTION OF THE NORTH ESCARPMENT FACE.
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4. A MAJORITY OF THE LOTS ARE BEHIND THE FIRST ROW OF LOTS NEAREST TO THE MONUMENT BOUNDARY AND LOWER THAN THE FIRST ROW OF LOTS WHICH MEET THE HEIGHT RESTRICTIONS AT 19'.

DEL WEBB PHASE 2 @ MIREHAVEN

NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART I of 5

Prepared For: Pulte Group
 Prepared By: Consensus Planning, Inc. Bohannon Huston, Inc.



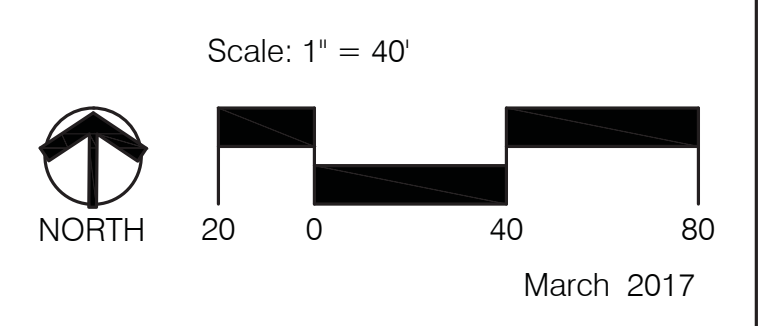


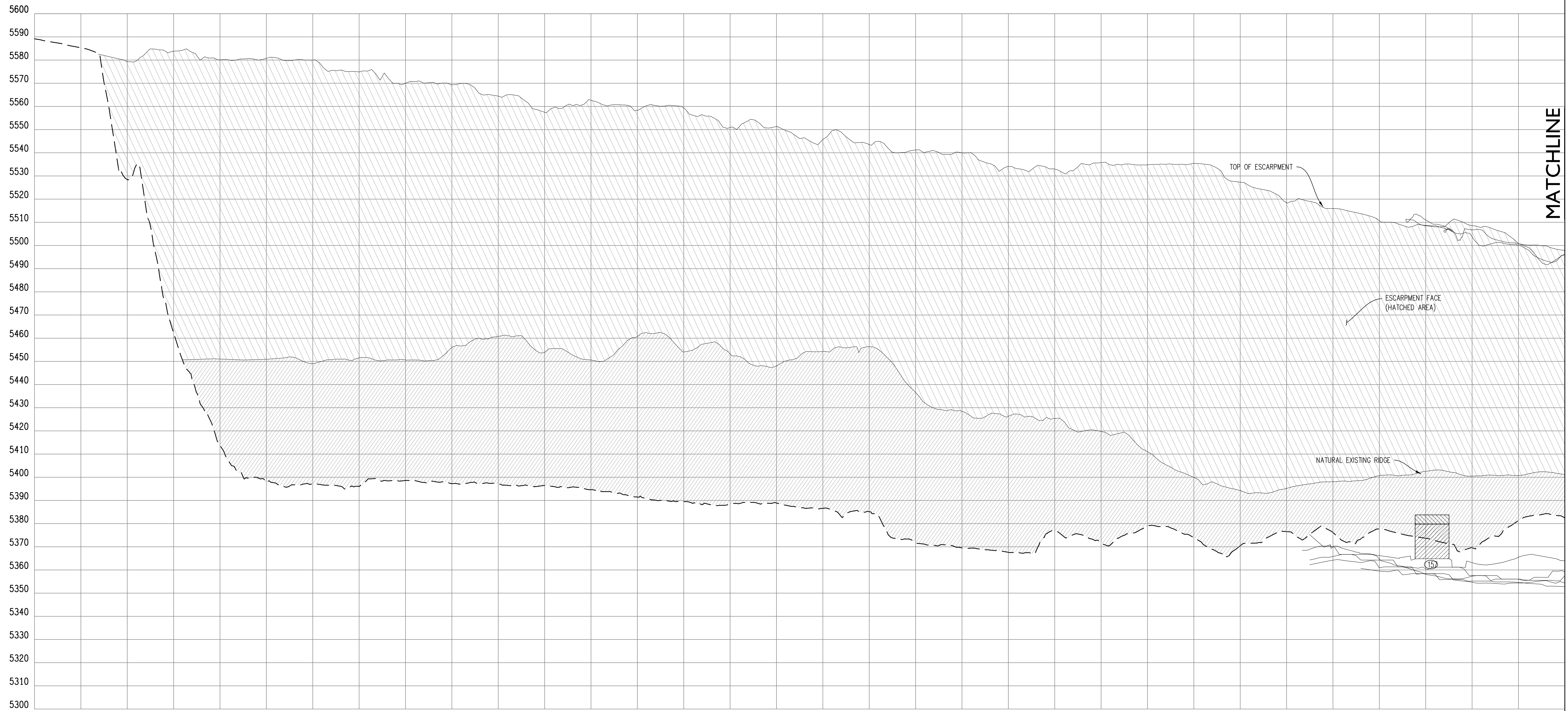
DEL WEBB PHASE 2 @ MIREHAVEN

NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 2 of 5

Prepared For: **Pulte Group**

Prepared By: **Consensus Planning, Inc. Bohannon Huston, Inc.**





MATCHLINE
SEE SHEET 4 OF 5

SECTION A-A
SECTION B-B
SECTION C-C
SECTION D-D
SECTION E-E
SCALE: 1"=100'

DEL WEBB PHASE 2 @ MIREHAVEN

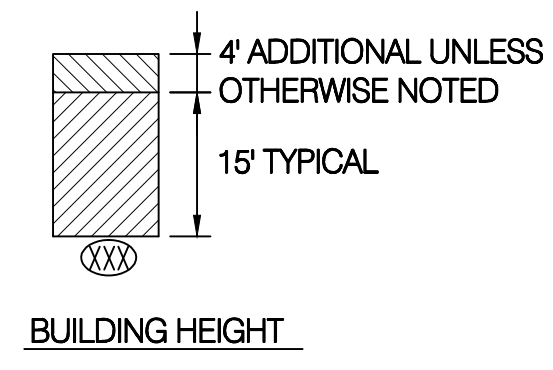
NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 3 of 5

Prepared For:

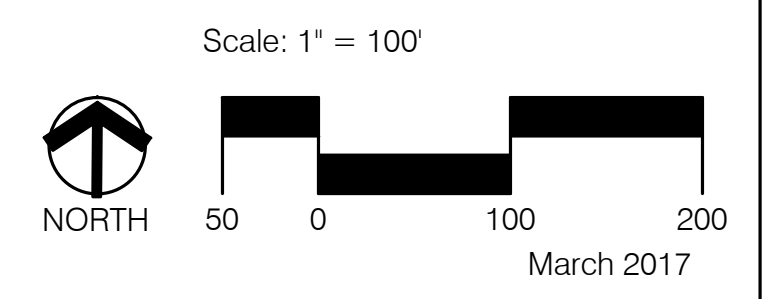
Pulte Group

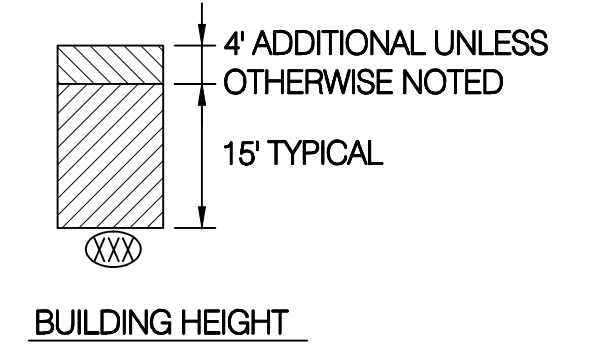
Prepared By:

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(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com





MATCHLINE
SEE SHEET 3 OF 5

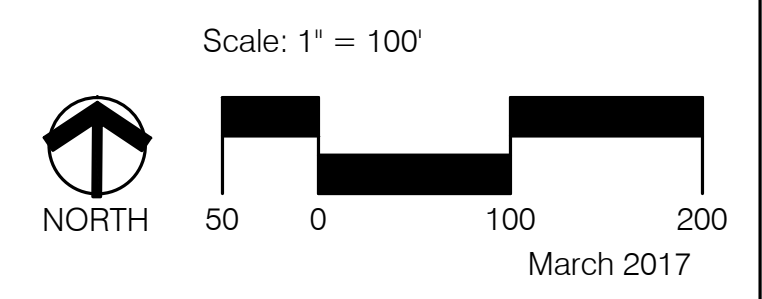
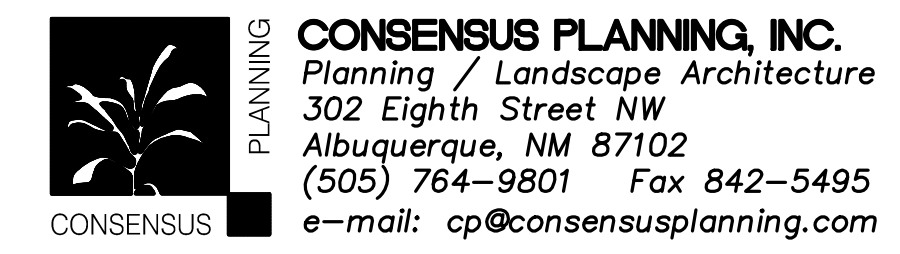


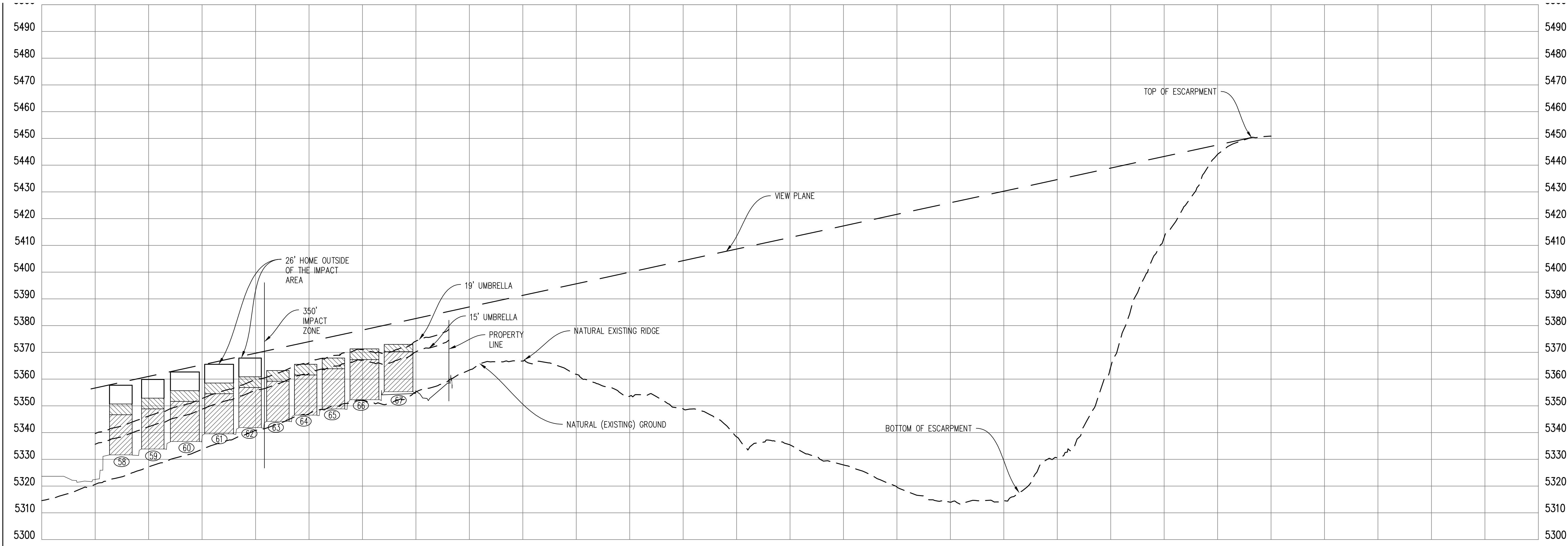
SECTION A-A
SECTION B-B
SECTION C-C
SECTION D-D
SECTION E-E
SCALE: 1"=100'

DEL WEBB PHASE 2 @ MIREHAVEN

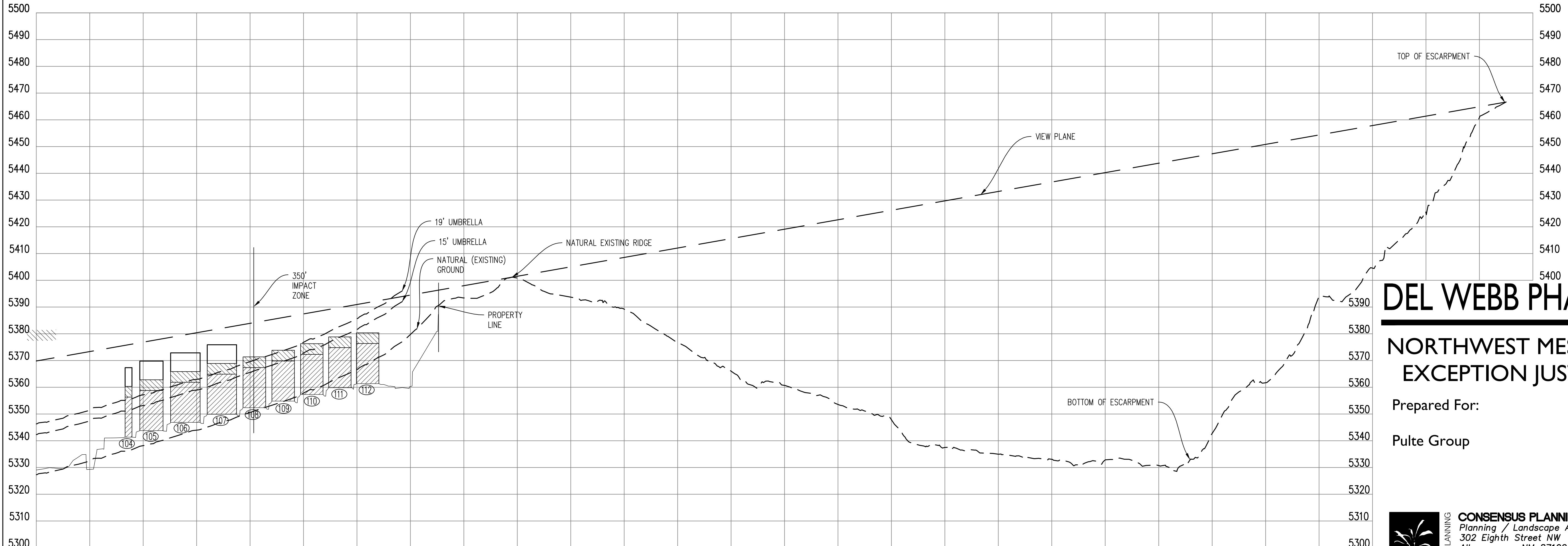
NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 4 of 5

Prepared For: Pulte Group
Prepared By: Consensus Planning, Inc. Bohannon Huston, Inc.





SECTION F-F
SCALE: 1"=100'



SECTION G-G
SCALE: 1"=100'

DEL WEBB PHASE 2 @ MIREHAVEN

NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 5 of 5

Prepared For: Pulte Group
Prepared By: Consensus Planning, Inc. Bohannon Huston, Inc.

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