

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335  
[www.bhinc.com](http://www.bhinc.com)  
voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

## CLIENT/COURIER TRANSMITTAL

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

Requested by: Yolanda Padilla Moyer/jcm

Date: October 31, 2016

Time Due:  This A.M.  
 This P.M.  
 Rush \_\_\_\_\_  
 By Tomorrow

Phone: (505) 924-3880

Job No.: 20160103 CDPABQ

Job Name: Pulte @ Mirehaven Phase 2

### DELIVERY VIA

- Courier  Federal Express  
 Mail  UPS  
 Other

### PICK UP

Item: \_\_\_\_\_

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Preliminary Plat Extension Package

### COMMENTS / INSTRUCTIONS

REC'D BY: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form **STORM DRAINAGE (Form D)**  
 \_\_\_\_\_ Storm Drainage Cost Allocation Plan

**SUBDIVISION** **S**  
**Z**  
 \_\_\_\_\_ Major Subdivision action  
 Minor Subdivision action  
 \_\_\_\_\_ Vacation **V**  
 \_\_\_\_\_ Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN** **P**  
 \_\_\_\_\_ for Subdivision Purposes  
 \_\_\_\_\_ for Building Permit  
 \_\_\_\_\_ Administrative Amendment (AA)  
 \_\_\_\_\_ IP Master Development Plan **D**  
 \_\_\_\_\_ Cert. of Appropriateness (LUCC) **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 2<sup>nd</sup> 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): Bohannon Huston, Inc. PHONE: (505) 823-1000  
 ADDRESS: 7500 Jefferson NE FAX (505) 798-7988  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ybadilla@bhinc.com  
 APPLICANT: Pulte Development of New Mexico PHONE: 505-341-8591  
 ADDRESS: 7601 Jefferson St 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: \_\_\_\_\_

**DESCRIPTION OF REQUEST:** Extension of Preliminary Plat Approval

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. Tracts N-2-D Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Watershed Subdivision  
 Existing Zoning: SU-2 for PDA Proposed zoning: No change MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): H-8 UPC Code: 100805943305340106

**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: 1 No. of proposed lots: 190 Total area of site (acres): 47.12 ac

LOCATION PROPERTY BY STREETS: On or Near: Tierra Pintada Blvd  
 Between: Arroyo Vista and Mirehaven Parkway

Check-off if project was previously reviewed by Sketch Plat/Plan X, or Pre-application Review Team . Date of review: July 29, 2014

SIGNATURE Yolanda Padilla Moyer DATE 10/28/16  
 (Print) Yolanda Padilla Moyer, P.E. \_\_\_\_\_ 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 Moyer  
Applicant name (print)  
Yolanda Moyer 10/28/16  
Applicant signature / date



Form revised **October 2007**

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

\_\_\_\_\_  
Planner signature / date

\_\_\_\_\_  
Project #

October 31, 2016

[www.bhinc.com](http://www.bhinc.com)

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

Re: Pulte at Mirehaven Phase 2 (Replat of Tract N-2-D; Watershed) – Preliminary Plat  
Extension Request

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


- Original Preliminary Plat dated October 2015
- Latest Amended Preliminary Plat dated May 2016
- Zone Atlas Map
- Copy of Original DRB Approved Infrastructure List dated November 2015
- Copy of Latest Amended Infrastructure List dated March 2016
- Copy of the Official Notice of Decision dated November 2015
- DRB Application
- Form S(3)
- Submittal Fees

This preliminary plat extension is being presented to the Development Review Board for the purpose of obtaining City review and approval. The original preliminary plat expires on November 18, 2015 as noted on the original infrastructure list. The subdivision is being developed in two phases, Pulte Traditional @ Mirehaven Phase 2A and 2B. The final plat has been recorded for Phase 2A, whereas at this time the final plat for Phase 2B has not been recorded, therefore we are requesting the approval of a one (1) year extension.

This development represents the second phase of the non- private residential development at Mirehaven and encompasses approximately 47.12 acres subdivided into approximately 173 lots of varying sizes and 17 Private Open Space Parcels. 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  
Enclosures

cc: Kevin Patton, Pulte Group w/enclosures

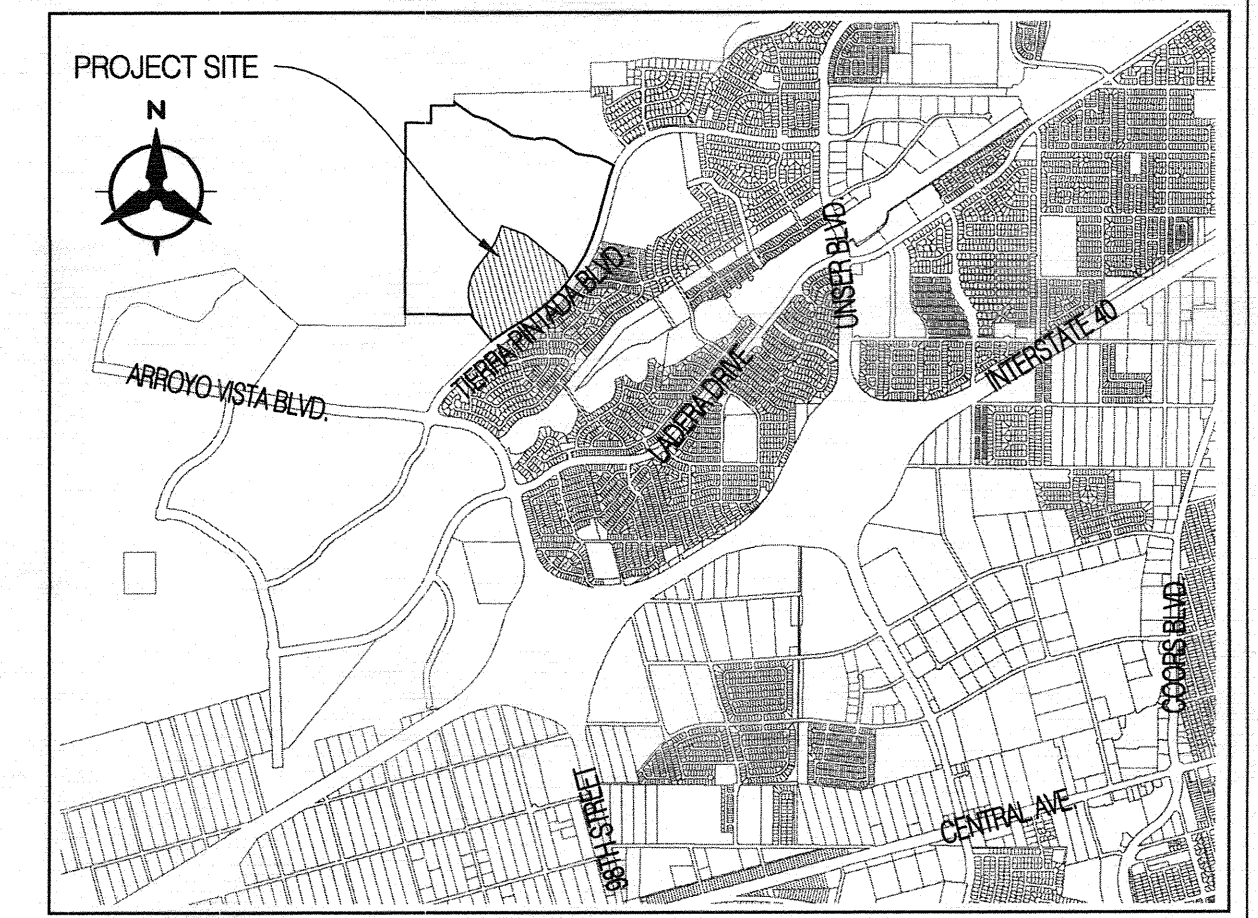
Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

# PRELIMINARY PLAT PULTE @ MIREHAVEN PHASE 2 (REPLAT OF TRACT N-2-D) ALBUQUERQUE, NEW MEXICO OCTOBER, 2015

Plat is located within Town of Alrisco Grant, projected Sections 8 & 9, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.



LOCATION MAP  
SCALE: 1"=3000'

Zone Atlas Index Number: H-8 & H-9.

**SURVEY NOTES:**

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

**APPROVED FOR MONUMENTATION AND STREET NAMES**

*Soren M. Rainwater* PS. 10/6/15  
CITY SURVEYOR DATE

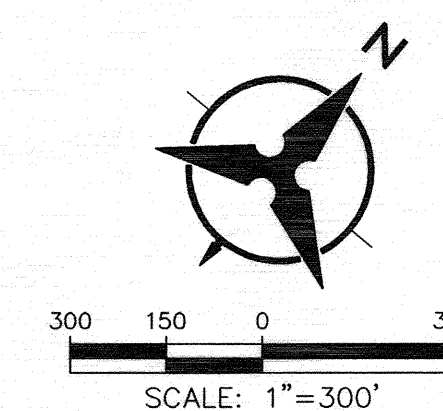
**OWNER:**

WESTERN ALBUQUERQUE LAND HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: *Garrett Development Corporation*, AGENT

BY: *Ted E. Garrett*  
**TED E. GARRETT**  
VICE PRESIDENT

DATE: *OCTOBER 7, 2015*

LEGEND	
	SUBDIVISION BOUNDARY LINE
	TRACT LINE
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT
	PROJECT SITE



ACS BRASS TABLET "REWARD 1969"  
GEOGRAPHIC POSITION (NAD 1983)  
NAD STATE PLANE COORDINATES (CENTRAL ZONE)  
N=1,487,364.063 / E=1,491,190.819  
GROUND TO GRID FACTOR = 0.999678005  
DELTA ALPHA = -01'712.26"  
NAD 1988 ELEVATION = 5319.688

LEGAL DESCRIPTION:  
 A REPLAT OF:  
 TRACT N-2-D, WATERSHED SUBDIVISION  
 FILED: OCTOBER 17, 2013 (2013C-116)

NUMBER OF LOTS: PHASE 1 = 89  
 PHASE 2 = 84  
 TOTAL 173

# PRELIMINARY PLAT PULTE @ MIREHAVEN PHASE 2 (REPLAT OF TRACT N-2-D) ALBUQUERQUE, NEW MEXICO OCTOBER, 2015

- EXISTING ZONING: SU-2 FOR PDA  
 PROPOSED ZONING: SU-2 FOR PDA  
 PROPOSED RESIDENTIAL DEVELOPMENT:  
 SINGLE FAMILY DETACHED RESIDENTIAL
- TOTAL ACREAGE:  
 EXISTING TRACT N-2-D = 47.1187 ACRES

- PROPOSED DENSITY: 3.67 D.U./ACRE
- MINIMUM LOT DIMENSIONS 55' x 120'  
 MINIMUM LOT AREA 6600 S.F.
- ALL STREETS, UTILITIES AND DRAINAGE  
 IMPROVEMENTS ARE TO BE PUBLIC, TO BE  
 DEDICATED FOR MAINTENANCE TO THE CITY OF  
 ALBUQUERQUE.
- LOT SETBACKS SHALL CONFORM TO SU-2 FOR DA  
 ZONE REGULATIONS.

TOTAL NET ACREAGE 47.1187 ACRES

25' PUBLIC PEDESTRIAN  
 EASEMENT GRANTED TO THE  
 CITY OF ALBUQUERQUE AND  
 25' WATER LINE EASEMENT  
 GRANTED TO THE ABCWUA WITH  
 THE FILING OF THIS PLAT

EXISTING PUBLIC ACCESS &  
 PUBLIC DRAINAGE EASEMENT  
 FILED: OCTOBER 17, 2013  
 (2013C-116)

EXISTING PUBLIC ACCESS &  
 PUBLIC DRAINAGE EASEMENT  
 (HATCHED AREA)  
 TO BE VACATED WITH THE  
 FINAL PLAT

80' FLOATING PUBLIC  
 VEHICULAR & PEDESTRIAN  
 ACCESS EASEMENT FOR THE  
 BENEFIT OF TRACT N-1 TO  
 BE CONFINED AND DEFINED  
 WITH FUTURE PLATTING

TRACT N-1  
 WATERSHED SUBDIVISION  
 FILED: MAY 9, 2012  
 (2012C-58)

TRACT N-2-D-1

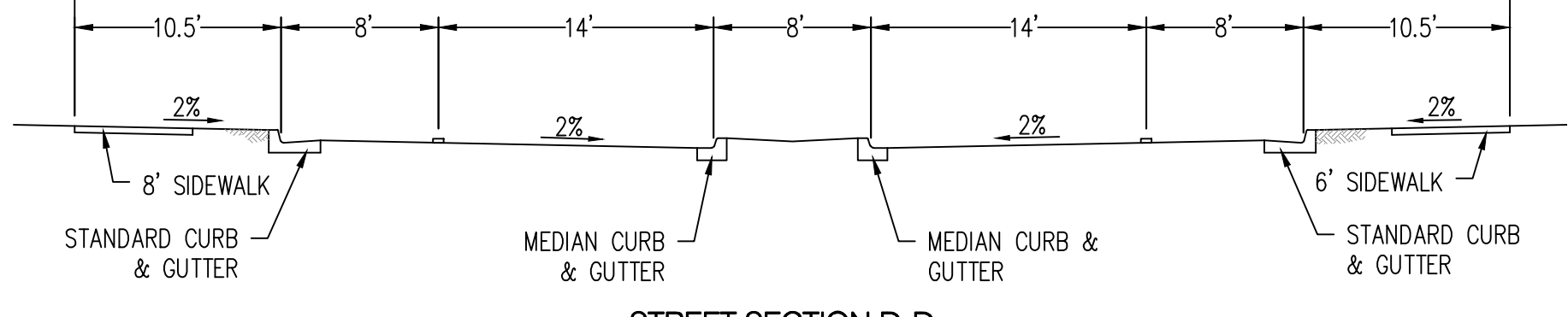
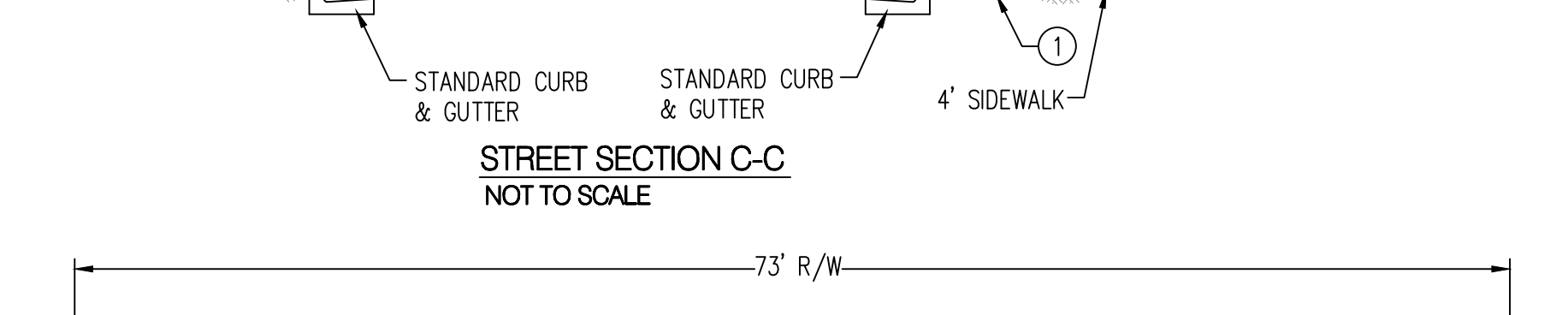
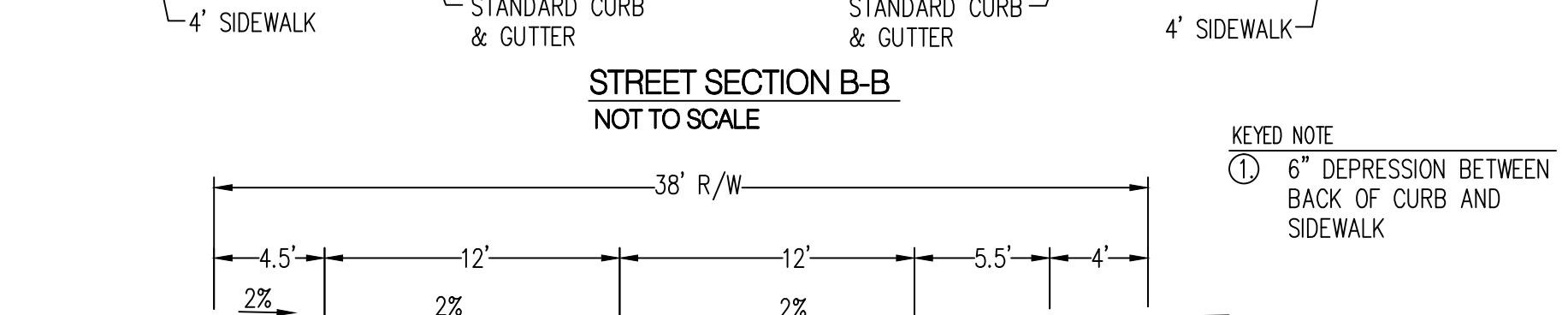
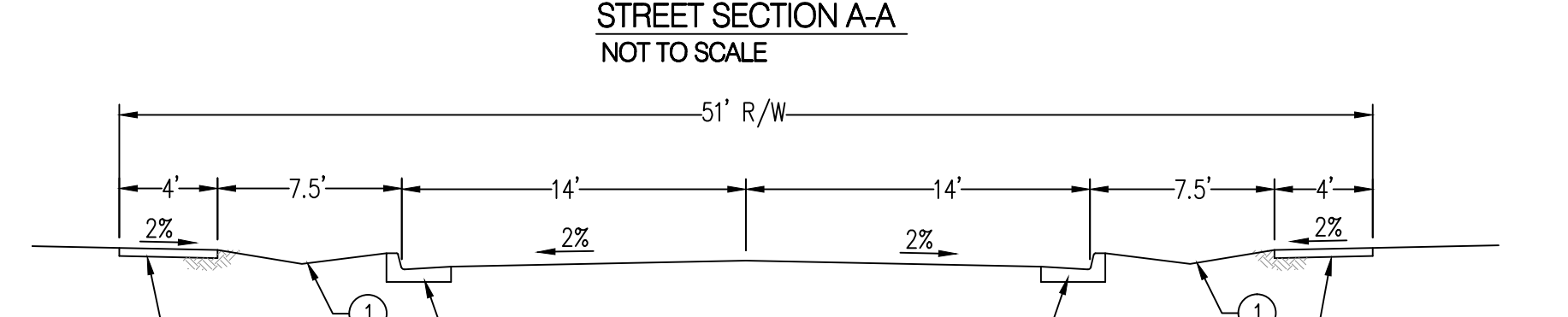
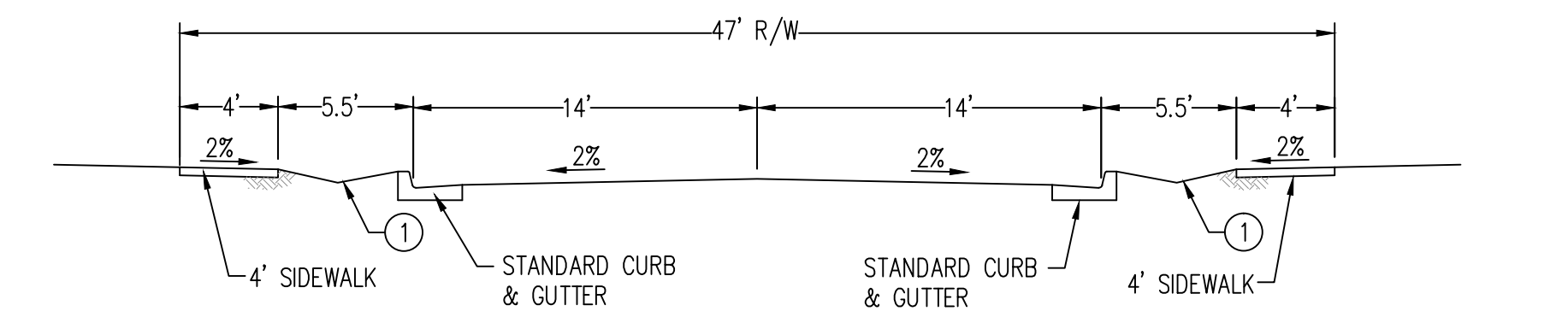
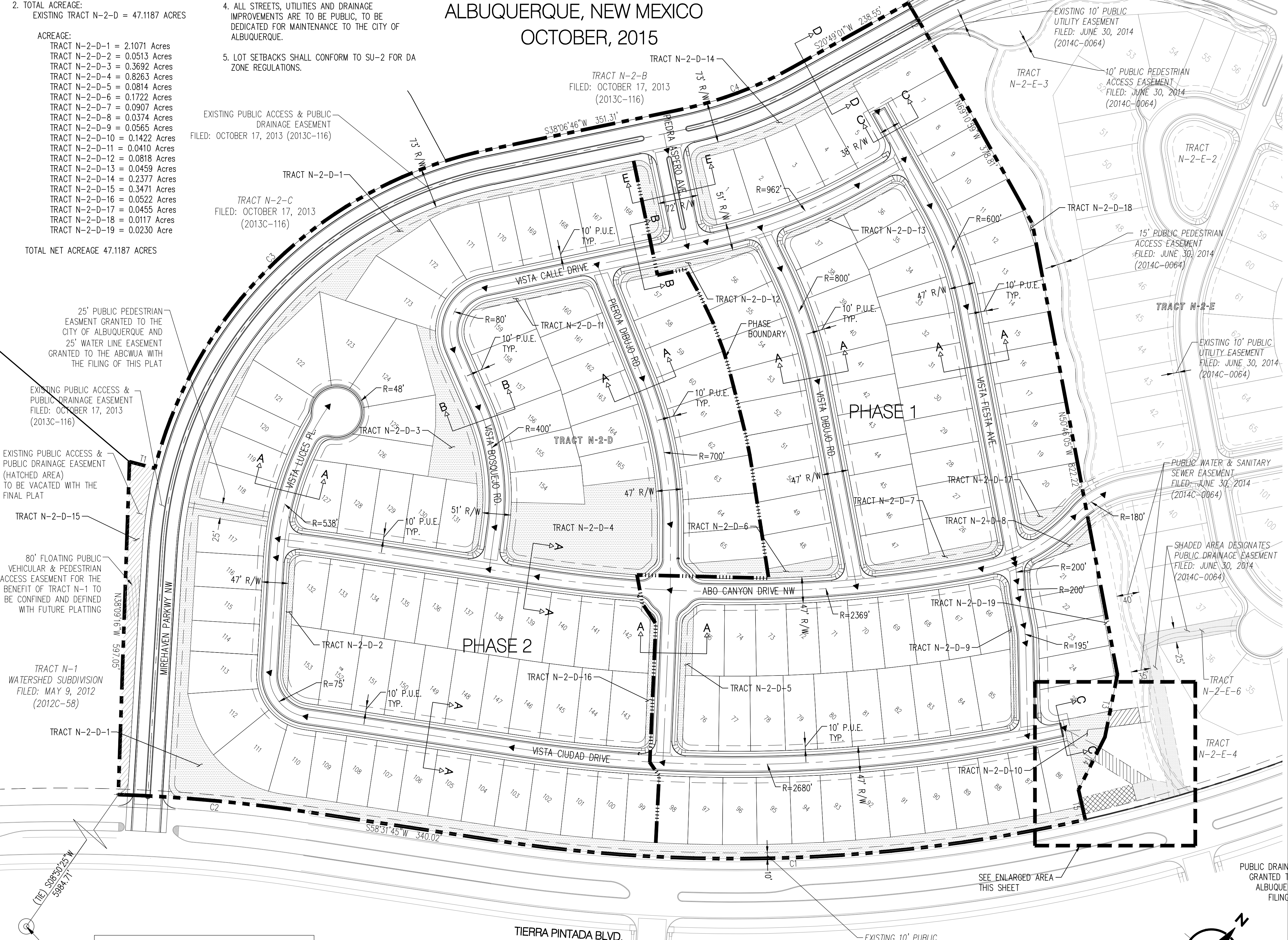
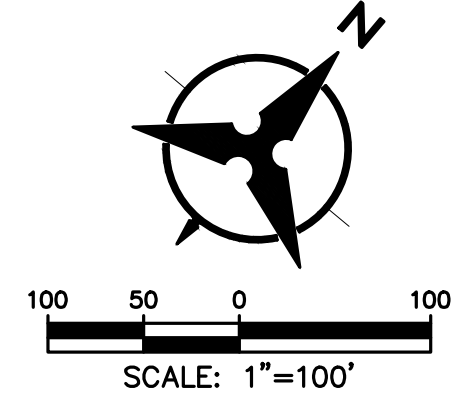
ACS BRASS TABLET "REWARD 1969"  
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 N=1,487,364.063 E=1,491,190.819  
 GROUND TO GRID FACTOR = 0.999675005  
 DELTA ALPHA = -0°17'12.26"  
 NAVD 1988 ELEVATION = 5319.688

Curve Data					
ID	DELTA	TANGENT	ARC	RADIUS	CHORD
C1	21°20'26"	536.61'	1060.78'	2848.00'	1054.66'
C2	06°41'04"	173.09'	345.79'	2964.00'	345.60'
C3	63°53'55"	486.13'	869.33'	779.50'	824.98'
C4	17°17'45"	109.58'	217.50'	720.50'	216.67'

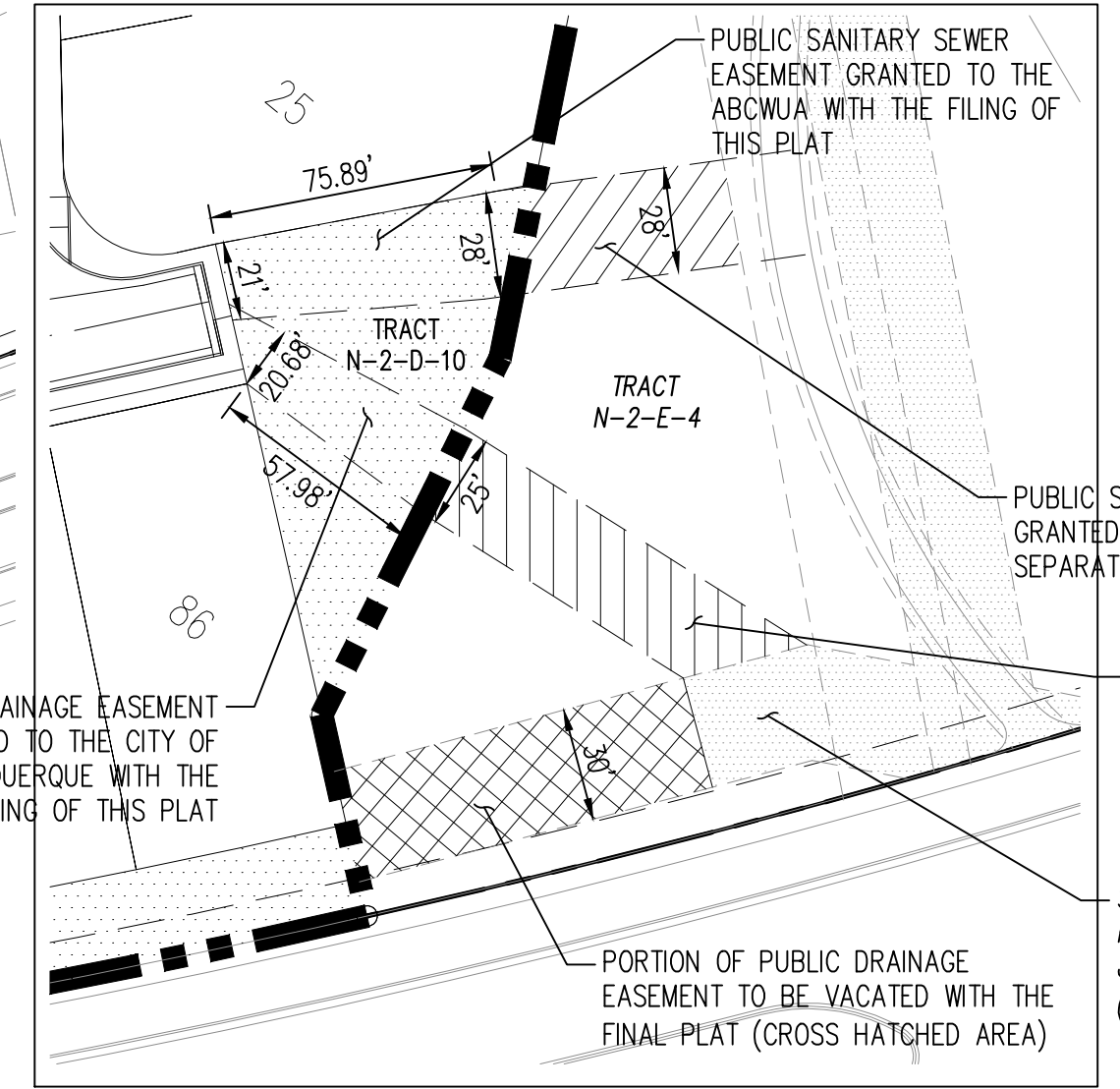
Tangent Data		
ID	BEARING	DISTANCE
T1	S64°12'51"W	46.91'
T2	N70°45'54"W	75.52'
T3	N28°47'32"W	113.85'
T4	N13°29'28"W	106.12'
T5	N52°48'51"W	54.87'

EXISTING 10' PUBLIC  
 UTILITY EASEMENT  
 FILED: DEC. 27, 2000  
 (2000C-316)

STORMCLOUD SUBDIVISION UNIT 1  
 FILED: JUNE 27, 2006  
 (2006C-204)



KEYED NOTE  
 ① 6" DEPRESSION BETWEEN  
 BACK OF CURB AND  
 SIDEWALK



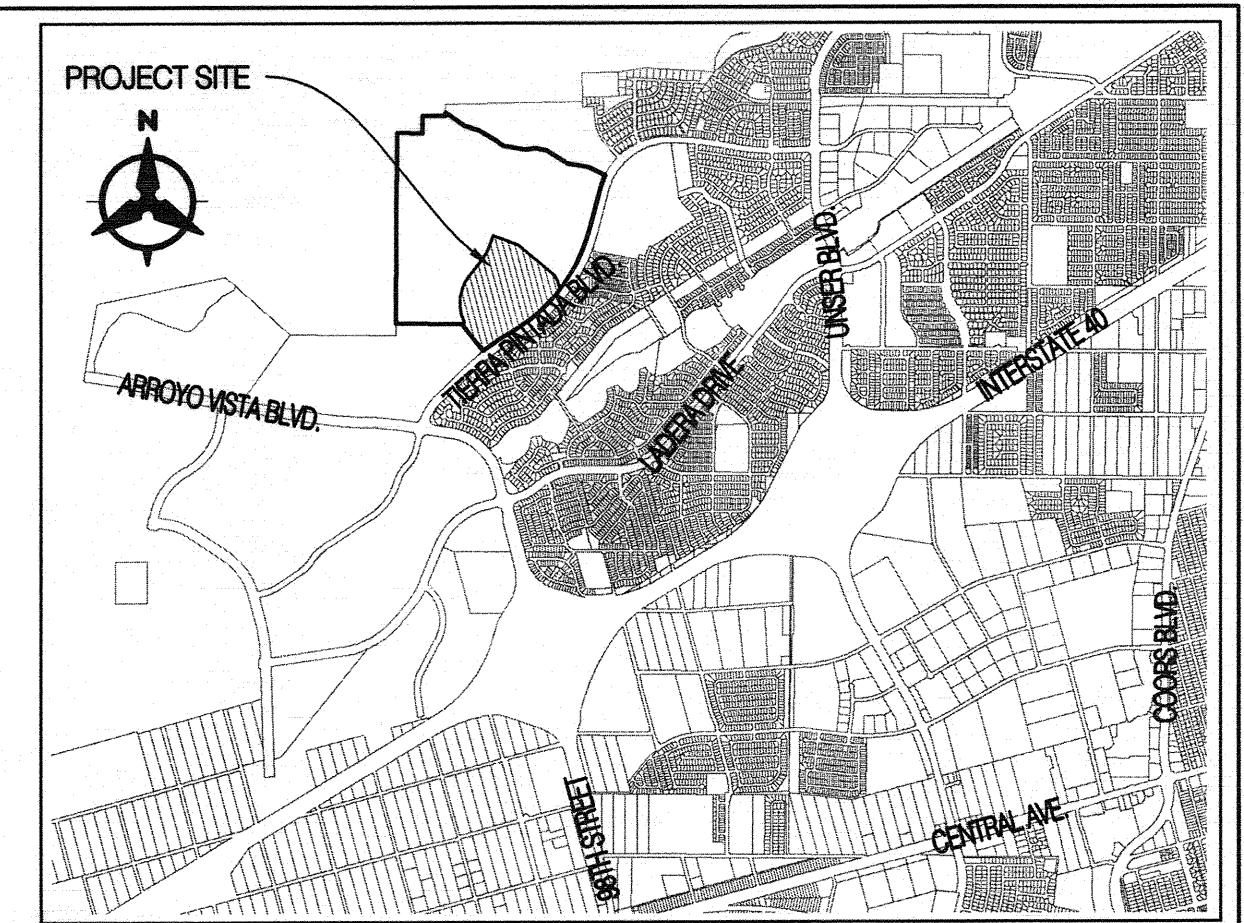
LEGEND

- SUBDIVISION BOUNDARY LINE
- TRACT LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT

SHEET 2 of 2

# AMENDED PRELIMINARY PLAT PULTE @ MIREHAVEN PHASE 2 (REPLAT OF TRACT N-2-D) ALBUQUERQUE, NEW MEXICO MAY, 2016

Plat is located within Town of Atrisco Grant, projected Sections 8 & 9, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.



**LOCATION MAP**  
SCALE: 1"=3000'  
Zone Atlas Index Number: H-8 & H-9.

**SURVEY NOTES:**

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY, PS 16469".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 16469".
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5. DISTANCES SHALL BE GROUND DISTANCES.
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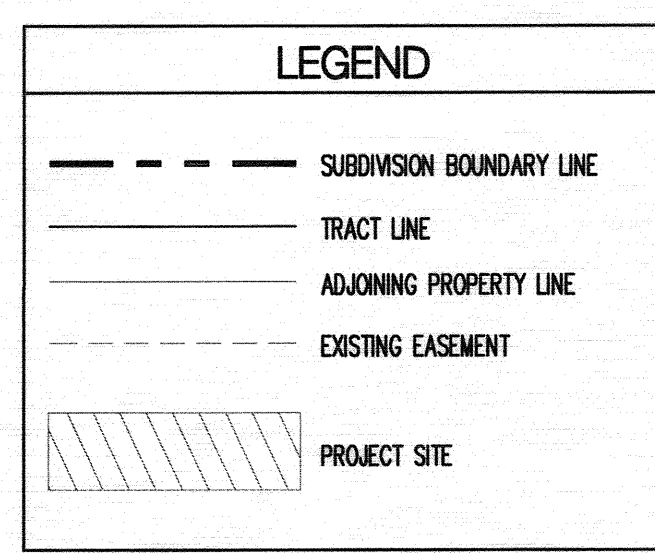
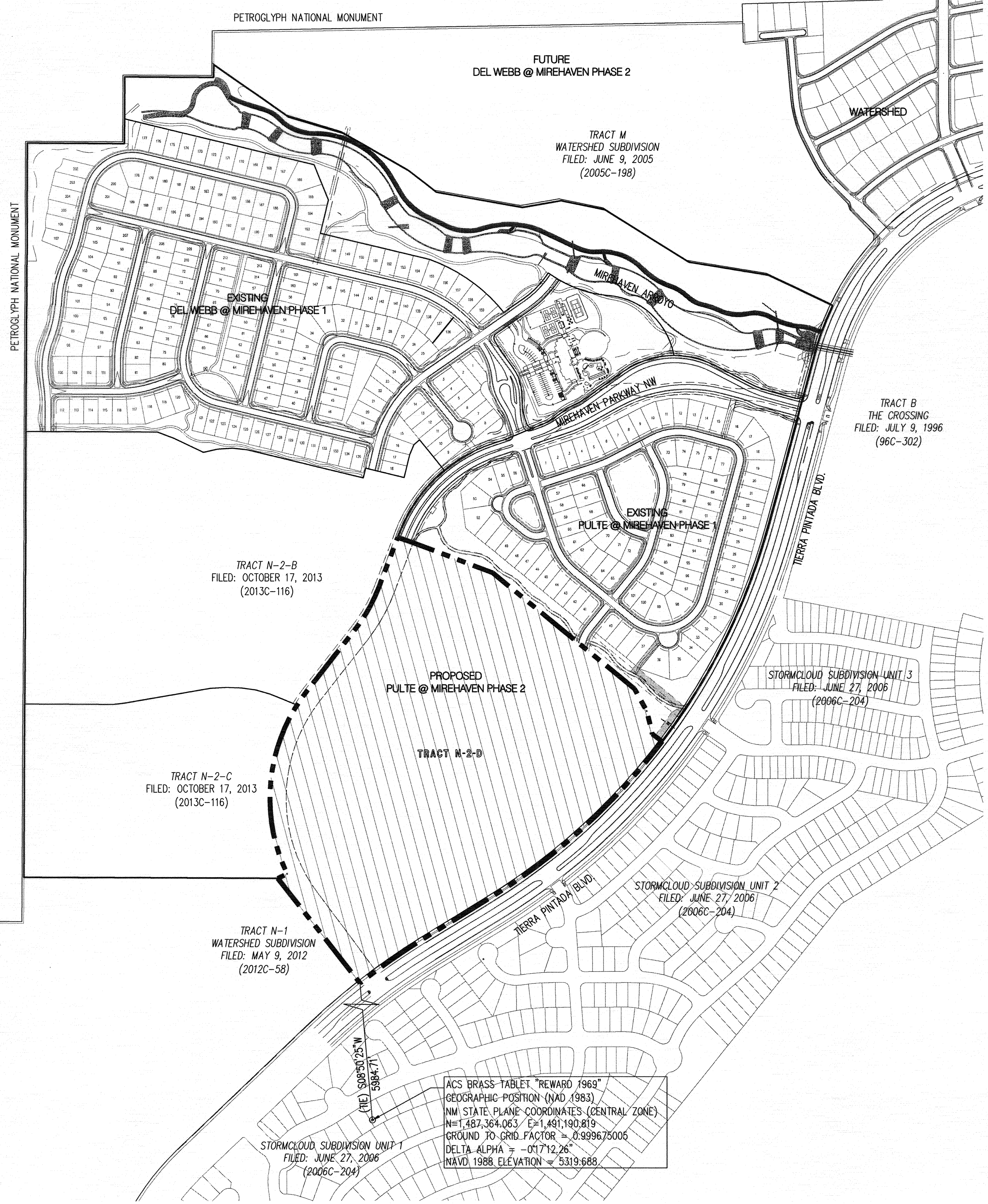
APPROVED FOR MONUMENTATION AND STREET NAMES

*Scott M. Rinkhaver P.S.* 5/9/16  
CITY SURVEYOR DATE

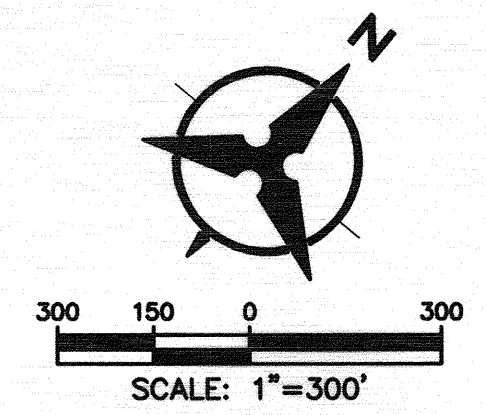
OWNER: PULTE DEVELOPMENT OF NEW MEXICO, INC.  
a Michigan Company

BY *Garret Price*  
Garret Price, Vice President of Land

DATE: 5/6/16



ACS BRASS TABLET "REWARD 1969"  
GEOGRAPHIC POSITION (NAD 1983)  
NMI STATE PLANE COORDINATES (CENTRAL ZONE)  
N=1,487,364.063 E=1,491,190.819  
GROUND TO GRID FACTOR = 0.999675005  
DELTA ALPHA = -01'712.26"  
NAVD. 1988 ELEVATION = 5319.688



LEGAL DESCRIPTION:  
 A REPLAT OF:  
 TRACT N-2-D, WATERSHED SUBDIVISION  
 FILED: OCTOBER 17, 2013 (2013C-116)

1. EXISTING ZONING: SU-2 FOR PDA  
 PROPOSED ZONING: SU-2 FOR PDA  
 PROPOSED RESIDENTIAL DEVELOPMENT:  
 SINGLE FAMILY DETACHED RESIDENTIAL

2. TOTAL ACREAGE:  
 EXISTING TRACT N-2-D = 47.1187 ACRES

ACREAGE:  
 TRACT N-2-D-1 = 2.5651 Acres  
 TRACT N-2-D-2 = 0.0513 Acres  
 TRACT N-2-D-3 = 0.3692 Acres  
 TRACT N-2-D-4 = 0.8263 Acres  
 TRACT N-2-D-5 = 0.0814 Acres  
 TRACT N-2-D-6 = 0.1722 Acres  
 TRACT N-2-D-7 = 0.0907 Acres  
 TRACT N-2-D-8 = 0.0374 Acres  
 TRACT N-2-D-9 = 0.0565 Acres  
 TRACT N-2-D-10 = 0.1422 Acres  
 TRACT N-2-D-11 = 0.0410 Acres  
 TRACT N-2-D-12 = 0.0818 Acres  
 TRACT N-2-D-13 = 0.0459 Acres  
 TRACT N-2-D-14 = 0.3006 Acres  
 TRACT N-2-D-15 = 0.3471 Acres  
 TRACT N-2-D-16 = 0.0522 Acres  
 TRACT N-2-D-17 = 0.0455 Acres  
 TRACT N-2-D-18 = 0.0117 Acres  
 TRACT N-2-D-19 = 0.0230 Acres

TOTAL NET ACREAGE 47.1187 ACRES

NUMBER OF LOTS: PHASE 1 = 89  
 PHASE 2 = 84  
 TOTAL 173

PROPOSED DENSITY: 3.67 D.U./ACRE  
 3. MINIMUM LOT DIMENSIONS 55' x 120'  
 MINIMUM LOT AREA 6600 S.F.

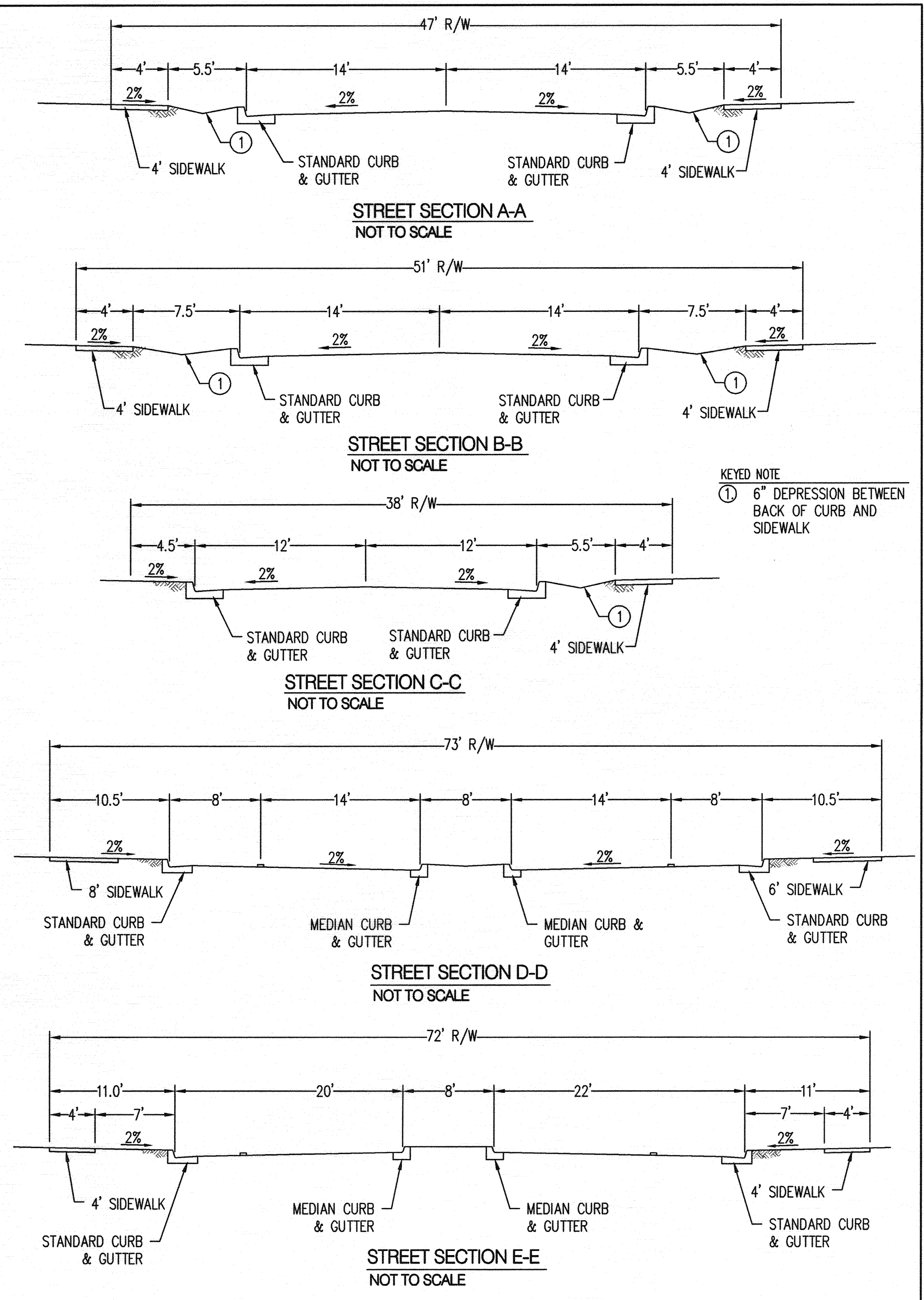
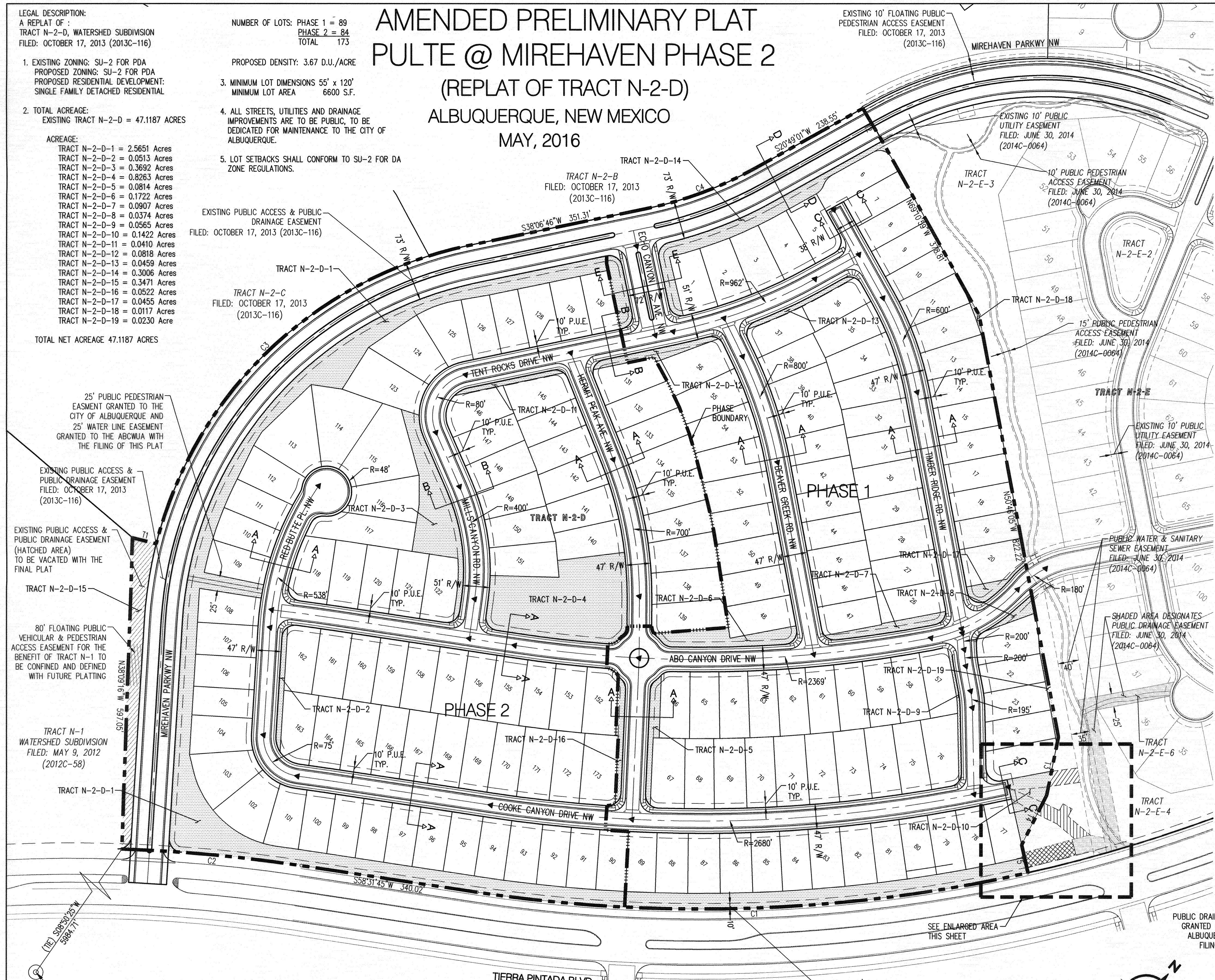
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 ALBUQUERQUE.  
 5. LOT SETBACKS SHALL CONFORM TO SU-2 FOR DA  
 ZONE REGULATIONS.

EXISTING PUBLIC ACCESS & PUBLIC  
 DRAINAGE EASEMENT  
 FILED: OCTOBER 17, 2013 (2013C-116)

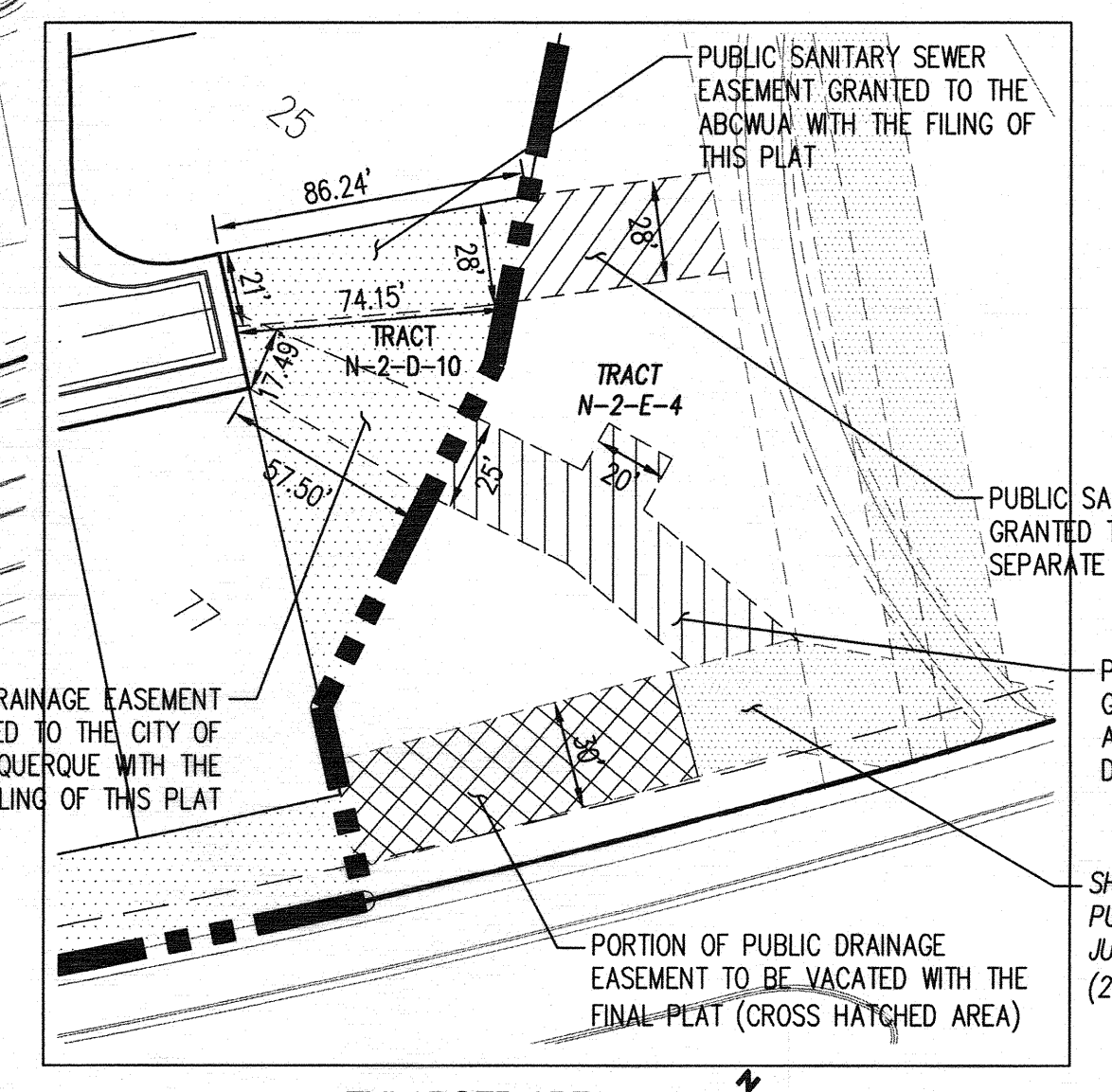
TRACT N-2-C  
 FILED: OCTOBER 17, 2013  
 (2013C-116)

# AMENDED PRELIMINARY PLAT PULTE @ MIREHAVEN PHASE 2 (REPLAT OF TRACT N-2-D) ALBUQUERQUE, NEW MEXICO MAY, 2016

EXISTING 10' FLOATING PUBLIC  
 PEDESTRIAN ACCESS EASEMENT  
 FILED: OCTOBER 17, 2013  
 (2013C-116)



KEYED NOTE  
 ① 6" DEPRESSION BETWEEN  
 BACK OF CURB AND  
 SIDEWALK

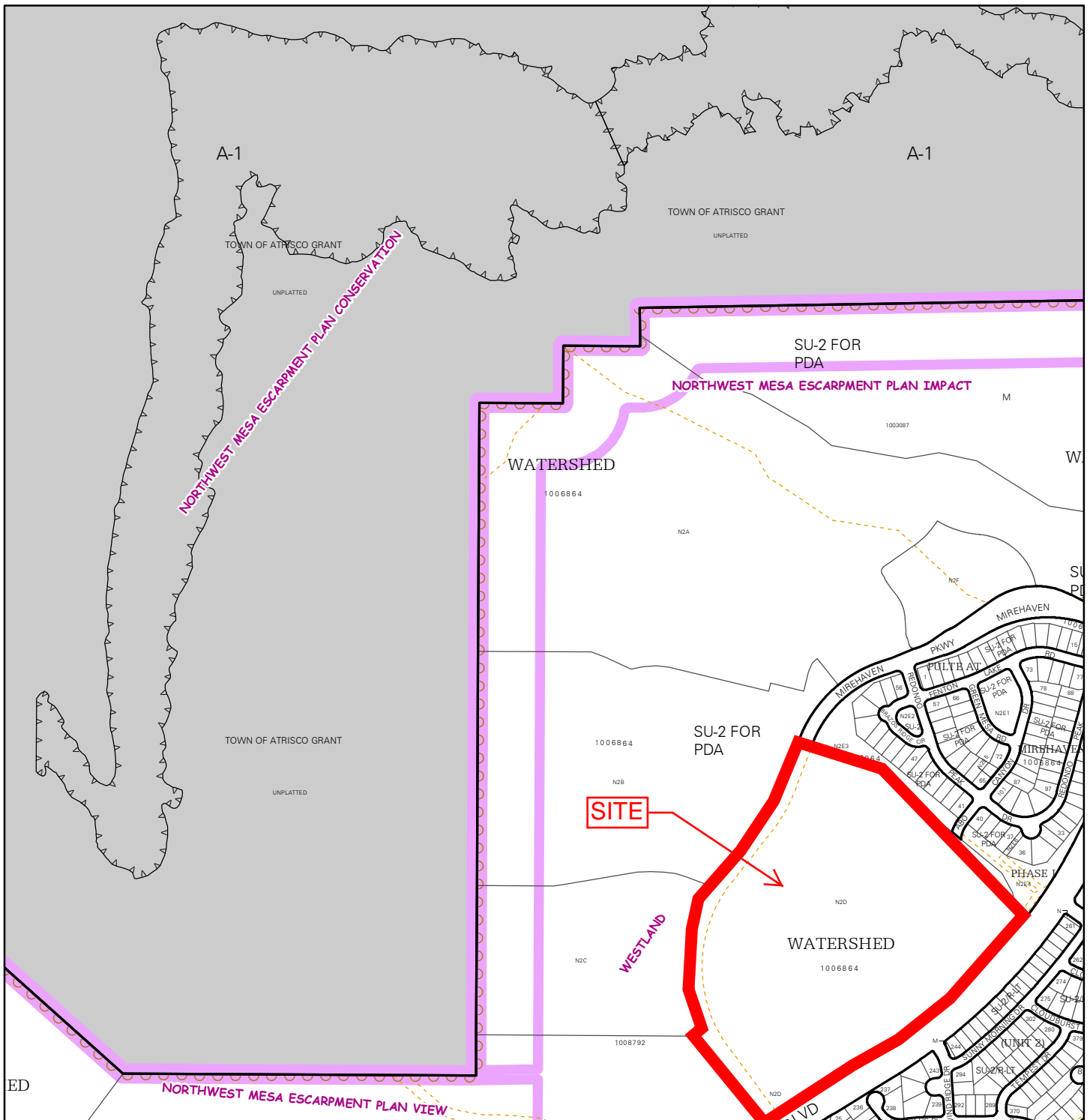


LEGEND	
---	SUBDIVISION BOUNDARY LINE
---	TRACT LINE
---	ADJOINING PROPERTY LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT

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 = 0.999675005  
 DELTA ALPHA = -017'12.26"  
 NAVD 1988 ELEVATION = 5319.688

Curve Data						Tangent Data			
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG	ID	BEARING	DISTANCE
C1	21°20'26"	536.61'	1060.78'	2848.00'	1054.66'	S47°51'22"W	T1	S64°12'51"W	46.91'
C2	06°41'04"	173.09'	345.79'	2964.00'	345.60'	S55°11'13"W	T2	N70°45'54"W	75.52'
C3	63°53'55"	486.13'	869.33'	779.50'	824.98'	N06°09'48"E	T3	N28°47'32"W	113.85'
C4	171°7'45"	109.58'	217.50'	720.50'	216.67'	N29°27'54"E	T4	N13°29'28"W	106.12'
							T5	N52°48'51"W	54.87'





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

AGIS  
Albuquerque Geographic Information System

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.	

0 750 1,500 Feet

Map amended through: 9/2/2014

ORIGINAL

Figure 12

EXHIBIT 7A  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LIST  
PULTE AT MIREHAVEN PHASE 2  
(TRACT N-2-D, WATERSHED)

Date Submitted: 11/13/2015  
Date Site Plan Approved: 11-18-15  
Date Preliminary Plat Approved: 11-18-15  
Date Preliminary Plat Expires: 11-18-15  
DRB Project No. 1008984

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

Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cust Engineer
			<b>PUBLIC WATERLINE IMPROVEMENTS PHASE 1</b>						
		8" DIA (4W)	WATERLINE W/NEC. VALVES FHS, MJS & RJS	PIEDRA ASPERO AVENUE	NORTH OF MIREHAVEN PARKWAY	VISTA CALLE DRIVE	/	/	/
		10" DIA (3WR)	WATERLINE W/NEC. VALVES FHS, MJS & RJS	PIEDRA ASPERO AVENUE	NORTH OF MIREHAVEN PARKWAY	VISTA CALLE DRIVE	/	/	/
		6" DIA (3WR)	WATERLINE W/NEC. VALVES FHS, MJS & RJS	VISTA CALLE DRIVE	LOT 166 PHASE 1 BOUNDARY LINE	PIEDRA ASPERO AVENUE	/	/	/
		10" DIA (3WR)	WATERLINE W/NEC. VALVES FHS, MJS & RJS	VISTA CALLE DRIVE	PIEDRA ASPERO AVENUE	VISTA DIBUJO ROAD	/	/	/
		6" DIA (3WR)	WATERLINE W/NEC. VALVES FHS, MJS & RJS	VISTA CALLE DRIVE	VISTA DIBUJO ROAD	VISTA FIESTA AVENUE	/	/	/
		10" DIA (3WR)	WATERLINE W/NEC. VALVES FHS, MJS & RJS	ABO CANYON DRIVE	PIEDRA DIBUJO PHASE 1 BOUNDARY LINE	NORTH PROPERTY BOUNDARY	/	/	/
		6" DIA (3WR)	WATERLINE W/NEC. VALVES FHS, MJS & RJS	VISTA CIUDAD DRIVE	PIEDRA DIBUJO PHASE 1 BOUNDARY LINE	VISTA FIESTA AVENUE	/	/	/
		4" DIA (3WR)	WATERLINE W/NEC. VALVES FHS, MJS & RJS	VISTA CIUDAD DRIVE	VISTA FIESTA AVENUE	LOT 86 STREET TERMINUS	/	/	/
		6" DIA (3WR)	WATERLINE W/NEC. VALVES FHS, MJS & RJS	PIEDRA DIBUJO ROAD	ABO CANYON DRIVE	VISTA CIUDAD DRIVE	/	/	/
		10" DIA (3WR)	WATERLINE W/NEC. VALVES FHS, MJS & RJS	VISTA DIBUJO ROAD	VISTA CALLE DRIVE	ABO CANYON DRIVE	/	/	/
		4" DIA (3WR)	WATERLINE W/NEC. VALVES FHS, MJS & RJS	VISTA FIESTA AVENUE	LOT 6 STREET TERMINUS	VISTA CALLE DRIVE	/	/	/
		6" DIA (3WR)	WATERLINE W/NEC. VALVES FHS, MJS & RJS	VISTA FIESTA AVENUE	VISTA CALLE DRIVE	VISTA CIUDAD DRIVE	/	/	/

SIA Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cust Engineer
<b>PUBLIC SANITARY SEWER IMPROVEMENTS PHASE 1</b>									
		6" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	VISTA CALLE DRIVE	LOT 166 PHASE 1 BOUNDARY LINE	VISTA FIESTA AVENUE	/	/	/
		6" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	ABO CANYON DRIVE	LOT 166 PHASE 1 BOUNDARY LINE	VISTA FIESTA AVENUE	/	/	/
		6" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	VISTA CIUDAD DRIVE	LOT 166 PHASE 1 BOUNDARY LINE	VISTA FIESTA AVENUE	/	/	/
		6" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	PUBLIC SANITARY SEWER EASEMENT IN TRACT N-2-D-10	LOT 86 VISTA CIUDAD DRIVE	EX SANITARY SEWER TRACT N-2-E-4	/	/	/
		6" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	VISTA DISBUJO ROAD	LOTS 37/57	ABO CANYON DRIVE	/	/	/
		6" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	VISTA FIESTA AVENUE	LOT 6 STREET TERMINUS	VISTA CIUDAD DRIVE	/	/	/
<b>PUBLIC STORM DRAIN IMPROVEMENTS PHASE 1</b>									
		18-36" DIA	RCP W/ NEC. MHS. LATERALS & INLETS	VISTA CIUDAD DRIVE	PIEDRA DIBUJO	LOT 86 STREET TERMINUS	/	/	/
		18-36" DIA	RCP W/ NEC. MHS. LATERALS & INLETS	PUBLIC STORM DRAIN EASEMENT IN TRACT N-2-D-10 AND N-2-E-4	VISTA CIUDAD DRIVE STREET TERMINUS	EX PUBLIC SD EASEMENT IN TRACT N-2-E-4	/	/	/
		18-36" DIA	RCP W/ NEC. MHS. LATERALS & INLETS	VISTA FIESTA AVENUE	ABO CANYON DRIVE	VISTA CIUDAD DRIVE	/	/	/
		18"-24" DIA	RCP W/ NEC. MHS. LATERALS & INLETS	PIEDRA DIBUJO ROAD	ABO CANYON DRIVE	VISTA CIUDAD DRIVE	/	/	/
<b>PUBLIC ROADWAY IMPROVEMENTS - OFFSITE PHASE 1</b>									
		22' F-F (M/EB)	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, 8' WIDE PCC SIDEWALK ON WEST SIDE, 6' WIDE PCC SIDEWALK ON EAST 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY	PIEDRA ASPERO AVENUE	NORTH PROPERTY BOUNDARY	/	/	/
<b>PUBLIC ROADWAY IMPROVEMENTS - ON-SITE PHASE 1</b>									
		22' F-F (EGRESS)	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, 4' WIDE PCC SIDEWALK ON BOTH SIDES	PIEDRA ASPERO AVENUE	MIREHAVEN PARKWAY	VISTA CALLE DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	VISTA CALLE DRIVE	LOT 166 PHASE 1 BOUNDARY LINE	VISTA FIESTA AVENUE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	ABO CANYON DRIVE	PIEDRA DIBUJO ROAD	NORTH PROPERTY BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	VISTA CIUDAD DRIVE	PIEDRA DIBUJO ROAD	VISTA FIESTA AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY	VISTA CIUDAD DRIVE	VISTA FIESTA AVENUE	LOT 86 STREET TERMINUS	/	/	/

SA Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cust Engineer
			<b>PUBLIC ROADWAY IMPROVEMENTS - ON-SITE PHASE 1 continued...</b>						
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK+ ON BOTH SIDES	VISTA DIBUJO ROAD	VISTA CALLE DRIVE	ABO CANYON DRIVE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK+ ON NORTH SIDE ONLY	VISTA FIESTA ROAD	LOT 6 STREET TERMINUS	VISTA CALLE DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK+ ON BOTH SIDES	VISTA FIESTA ROAD	VISTA CALLE DRIVE	VISTA CIUDAD DRIVE	/	/	/
		NOTE	STREET LIGHTS ARE REQUIRED PER THE COA DPM						
			*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS						
			†SIDEWALK TO BE MAINT ON 1) EAST/NORTH SIDE OF MIREHAVEN PARKWAY EXCEPT AS NOTED						
			**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRG						
			<b>PUBLIC WATERLINE IMPROVEMENTS PHASE 2</b>						
		8" DA (4W)	WATERLINE W/ NEG. VALVES FHS, MJS & RJS	MIREHAVEN PARKWAY	TERRA PINTADA BLVD	PEDESTRIAN ACCESS ESMNT BTWN LOTS 117/118	/	/	/
		8" DA (4W)	WATERLINE W/ NEG. VALVES FHS, MJS & RJS	PEDESTRIAN ACCESS ESMNT BTWN LOTS 117/118	MIREHAVEN PARKWAY	VISTA LUCES PLACE	/	/	/
		8" DA (4W)	WATERLINE W/ NEG. VALVES FHS, MJS & RJS	ABO CANYON DRIVE	VISTA LUCES PLACE	VISTA BOSQUEJO ROAD	/	/	/
		8" DA (4W)	WATERLINE W/ NEG. VALVES FHS, MJS & RJS	VISTA BOSQUEJO ROAD	ABO CANYON DRIVE	VISTA CALLE DRIVE	/	/	/
		8" DA (4W)	WATERLINE W/ NEG. VALVES FHS, MJS & RJS	VISTA CALLE DRIVE	VISTA BOSQUEJO ROAD	LOT 186 PHASE 1 BOUNDARY LINE	/	/	/
		8" DA (4W)	WATERLINE W/ NEG. VALVES FHS, MJS & RJS	VISTA LUCES PLACE	ABO CANYON	CUL-DE-SAC TERMINUS	/	/	/
		10" DA (3WR)	WATERLINE W/ NEG. VALVES FHS, MJS & RJS	MIREHAVEN PARKWAY	TERRA PINTADA BLVD	PEDESTRIAN ACCESS ESMNT BTWN LOTS 117/118	/	/	/
		10" DA (3WR)	WATERLINE W/ NEG. VALVES FHS, MJS & RJS	PEDESTRIAN ACCESS ESMNT BTWN LOTS 117/118	MIREHAVEN PARKWAY	VISTA LUCES PLACE	/	/	/
		8" DA (3WR)	WATERLINE W/ NEG. VALVES FHS, MJS & RJS	VISTA CIUDAD DRIVE	VISTA LUCES PLACE	PIEDRA DIBUJO PHASE 1 BOUNDARY LINE	/	/	/
		10" DA (3WR)	WATERLINE W/ NEG. VALVES FHS, MJS & RJS	ABO CANYON DRIVE	VISTA LUCES PLACE	PIEDRA DIBUJO PHASE 1 BOUNDARY LINE	/	/	/
		6" DA (3WR)	WATERLINE W/ NEG. VALVES FHS, MJS & RJS	VISTA BOSQUEJO ROAD	ABO CANYON DRIVE	VISTA CALLE DRIVE	/	/	/
		6" DA (3WR)	WATERLINE W/ NEG. VALVES FHS, MJS & RJS	VISTA CALLE DRIVE	VISTA BOSQUEJO ROAD	LOT 186 PHASE 1 BOUNDARY LINE	/	/	/
		6" DA (3WR)	WATERLINE W/ NEG. VALVES FHS, MJS & RJS	PIEDRA DIBUJO ROAD	VISTA CALLE DRIVE	ABO CANYON DRIVE	/	/	/

SIA Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City/Cust Engineer
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	VISTA LUCES PLACE	CUL-DE-SAC TERMINUS	VISTA CUDDAO DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	VISTA CUDDAO DRIVE	VISTA LUCES PLACE	LOT 166 PHASE 1 BOUNDARY LINE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	ABO CANYON DRIVE	VISTA LUCES PLACE	LOT 166 PHASE 1 BOUNDARY LINE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	VISTA BOSQUEJO ROAD	LOT 172/173	ABO CANYON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	VISTA CALLE DRIVE	LOT 172/173	LOT 166 PHASE 1 BOUNDARY LINE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	PIEDRA DIBUJO ROAD	LOT 160	ABO CANYON DRIVE	/	/	/

**PUBLIC STORM DRAIN IMPROVEMENTS-PHASE 2 (DEFERRED)**

SIA Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City/Cust Engineer
		18"-30" DIA	RCP W/ NEC. MHS. LATERALS & INLETS	MIREHAVEN PARKWAY	TRACT N-2-C	TERRA PINTADA PARKWAY	/	/	/

**PUBLIC STORM DRAIN IMPROVEMENTS-PHASE 2**

SIA Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City/Cust Engineer
		18"-24" DIA	RCP W/ NEC. MHS. LATERALS & INLETS	ABO CANYON DRIVE	25-50' SOUTH OF PIEDRA DIBUJO ROAD	PIEDRA DIBUJO ROAD	/	/	/
		18"-24" DIA	RCP W/ NEC. MHS. LATERALS & INLETS	VISTA CUDDAO DRIVE	25-50' SOUTH OF PIEDRA DIBUJO ROAD	PIEDRA DIBUJO ROAD	/	/	/

NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY

**PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE PHASE 2 (DEFERRED)**

		22' F-F (W/BBE)	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, 8" WIDE	MIREHAVEN PARKWAY	TERRA PINTADA BLVD	PIEDRA ASPERO AVENUE	/	/	/
		8'	PCC SIDEWALK ON WEST SOUTH SIDE 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY	TERRA PINTADA BLVD	PEDESTRIAN EASEMENT LOT 117/118	/	/	/
		8'	ASPHALT TRAIL	MIREHAVEN PARKWAY	TERRA PINTADA BLVD	PEDESTRIAN EASEMENT LOT 117/118	/	/	/
		8'	ASPHALT TRAIL	MIREHAVEN PARKWAY	MIREHAVEN PARKWAY	VISTA LUCES PLACE	/	/	/
		12' LEFT TURN LANE	ARTERIAL PAVING W/ PCC CURB & GUTTER	TERRA PINTADA BLVD	150' SOUTH OF MIREHAVEN PARKWAY WITH NEC. TRANSITIONS	MIREHAVEN PARKWAY	/	/	/

**PUBLIC ROADWAY IMPROVEMENTS - ON-SITE PHASE 2**

		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, 8" WIDE SIDEWALK ON BOTH SIDES	VISTA LUCES PLACE	CUL-DE-SAC TERMINUS	VISTA CUDDAO DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, 8" WIDE SIDEWALK ON BOTH SIDES	VISTA CUDDAO DRIVE	VISTA LUCES PLACE	PIEDRA DIBUJO ROAD PHASE 1 BOUNDARY LINE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, 8" WIDE SIDEWALK ON BOTH SIDES	ABO CANYON DRIVE	VISTA LUCES PLACE	PIEDRA DIBUJO ROAD PHASE 1 BOUNDARY LINE	/	/	/



Figure 12

PERFORMANCE LIST

EXHIBIT "A"  
 TO SUBCOMMISSION APPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST  
 PULTE AT MIREMAVER PHASE 1  
 (TRACT # 20, WATERBURY)

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or furnished (guaranteed for the owner's development). The listing is not necessarily a complete listing. During the S.M.A. process and/or in the review of the construction drawings, if the DRG Chief determines that improvement items and/or maintenance items have not been included in the infrastructure listing, the DRG Chief may include these items in the listing and request financial guarantees. Likewise, if the DRG Chief determines that improvement or non-constructed items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such requests require approval by the DRG Board. The DRG Board may also delete items from the listing if it determines that the items are not necessary for the development, in any combination form when such items are not necessary for the development.

SEA Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crat. Engineer
		8" DIA (CWR)	WATERLINE W/ REC. VALVES PHS, MJS & RJS	ECHO CANYON AVENUE	NORTH OF MIREMAVER PARKWAY	TENT ROCKS DRIVE	/	/	/
		10" DIA (CWR)	WATERLINE W/ REC. VALVES PHS, MJS & RJS	ECHO CANYON AVENUE	NORTH OF MIREMAVER PARKWAY	TENT ROCKS DRIVE	/	/	/
		6" DIA (CWR)	WATERLINE W/ REC. VALVES PHS, MJS & RJS	TENT ROCKS DRIVE	LOT 120 PHASE 1 BOUNDARY LINE	ECHO CANYON AVENUE	/	/	/
		10" DIA (CWR)	WATERLINE W/ REC. VALVES PHS, MJS & RJS	TENT ROCKS DRIVE	ECHO CANYON AVENUE	BEAVER CREEK ROAD	/	/	/
		8" DIA (CWR)	WATERLINE W/ REC. VALVES PHS, MJS & RJS	TENT ROCKS DRIVE	BEAVER CREEK ROAD	TIMBER ROGGE ROAD	/	/	/
		10" DIA (CWR)	WATERLINE W/ REC. VALVES PHS, MJS & RJS	ABO CANYON DRIVE	HERMIT PEAK AVENUE PHASE 1 BOUNDARY LINE	NORTH PROPERTY BOUNDARY	/	/	/
		8" DIA (CWR)	WATERLINE W/ REC. VALVES PHS, MJS & RJS	COOKE CANYON DRIVE	HERMIT PEAK AVENUE PHASE 1 BOUNDARY LINE	TIMBER ROGGE ROAD	/	/	/
		4" DIA (CWR)	WATERLINE W/ REC. VALVES PHS, MJS & RJS	COOKE CANYON DRIVE	TIMBER ROGGE ROAD	LOT 77 STREET TERMINUS	/	/	/
		8" DIA (CWR)	WATERLINE W/ REC. VALVES PHS, MJS & RJS	HERMIT PEAK AVENUE	ABO CANYON DRIVE	COOKE CANYON DRIVE	/	/	/
		10" DIA (CWR)	WATERLINE W/ REC. VALVES PHS, MJS & RJS	BEAVER CREEK ROAD	TENT ROCKS DRIVE	ABO CANYON DRIVE	/	/	/
		4" DIA (CWR)	WATERLINE W/ REC. VALVES PHS, MJS & RJS	TIMBER ROGGE ROAD	LOT 6 STREET TERMINUS	TENT ROCKS DRIVE	/	/	/
		6" DIA (CWR)	WATERLINE W/ REC. VALVES PHS, MJS & RJS	TIMBER ROGGE ROAD	TENT ROCKS DRIVE	COOKE CANYON DRIVE	/	/	/

SA Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
			<b>PUBLIC SANITARY SEWER IMPROVEMENTS - PHASE 1</b>						
		18" DA	SANITARY SEWER W/ REC. INPS & SERVICES	TENT ROCKS DRIVE	LOT 130 PHASE 1 BOUNDARY LINE	TIMBER ROGGE ROAD	/	/	/
		18" DA	SANITARY SEWER W/ REC. INPS & SERVICES	ABO CANYON DRIVE	LOT 139 PHASE 1 BOUNDARY LINE	TIMBER ROGGE ROAD	/	/	/
		18" DA	SANITARY SEWER W/ REC. INPS & SERVICES	COOKE CANYON DRIVE	LOT 133 PHASE 1 BOUNDARY LINE	LOT 77 STREET TERBUNUS	/	/	/
		18" DA	SANITARY SEWER W/ REC. INPS & SERVICES	PUBLIC SANITARY SEWER EASEMENT IN TRACT M-2-0-10	LOT 77 COOKE CANYON DRIVE	EX SANITARY BEVER TRACT M-2-0-4	/	/	/
		18" DA	SANITARY SEWER W/ REC. INPS & SERVICES	BEAVER CREEK ROAD	LOTS 37/59	ABO CANYON DRIVE	/	/	/
		18" DA	SANITARY SEWER W/ REC. INPS & SERVICES	TIMBER ROGGE ROAD	LOT 6 STREET TERBUNUS	COOKE CANYON DRIVE	/	/	/

SA Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
			<b>PUBLIC STORM DRAIN IMPROVEMENTS - PHASE 1</b>						
		18" CP DA	ROP W/ REC. INPS, LATERALS & INLETS	COOKE CANYON DRIVE	HERMIT PEAK AVENUE	LOT 77 STREET TERBUNUS	/	/	/
		18" CP DA	ROP W/ REC. INPS, LATERALS & INLETS	PUBLIC STORM DRAIN EASEMENT IN TRACT M-2-0-10 AND M-2-0-4	COOKE CANYON DRIVE	EX PUBLIC SO EASEMENT IN TRACT M-2-0-4	/	/	/
		18" CP DA	ROP W/ REC. INPS, LATERALS & INLETS	TIMBER ROGGE ROAD	ABO CANYON DRIVE	COOKE CANYON DRIVE	/	/	/
		18" CP DA	ROP W/ REC. INPS, LATERALS & INLETS	HERMIT PEAK AVENUE	ABO CANYON DRIVE	COOKE CANYON DRIVE	/	/	/

SA Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
			<b>PUBLIC ROADWAY IMPROVEMENTS - OFF-SITE PHASE 1</b>						
		22" F-F (RESURF) 24" F-F (RESURF) 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER 4' WIDE PCC SIDEWALK ON EAST SIDE PAVEMENT ON BOTH SIDES	WREHAVEN PARKWAY	ECHO CANYON AVENUE	NORTH PROPERTY BOUNDARY	/	/	/
		22" F-F (RESURF) 24" F-F (RESURF) 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER 4' WIDE PCC SIDEWALK ON BOTH SIDES	ECHO CANYON AVENUE	WREHAVEN PARKWAY	TENT ROCKS DRIVE	/	/	/
		22" F-F (RESURF) 24" F-F (RESURF) 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER 4' WIDE PCC SIDEWALK ON BOTH SIDES	TENT ROCKS DRIVE	LOT 130 PHASE 1 BOUNDARY LINE	TIMBER ROGGE ROAD	/	/	/
		22" F-F (RESURF) 24" F-F (RESURF) 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER 4' WIDE PCC SIDEWALK ON BOTH SIDES	ABO CANYON DRIVE	HERMIT PEAK AVENUE	NORTH PROPERTY BOUNDARY	/	/	/
		22" F-F (RESURF) 24" F-F (RESURF) 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER 4' WIDE PCC SIDEWALK ON BOTH SIDES	COOKE CANYON DRIVE	HERMIT PEAK AVENUE	TIMBER ROGGE ROAD	/	/	/
		22" F-F (RESURF) 24" F-F (RESURF) 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER 4' WIDE PCC SIDEWALK ON BOTH SIDES	COOKE CANYON DRIVE	TIMBER ROGGE ROAD	LOT 77 STREET TERBUNUS	/	/	/



SA Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	City Inspector	City Cost Engineer		
			<b>PUBLIC ROADWAY IMPROVEMENTS - COLETTE PHASE 1 CONTINUED</b>							
		28' F.F.	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4" WIDE SIDEWALK ON BOTH SIDES	BEAVER CREEK ROAD	TENT ROCKS DRIVE	ABO CANYON DRIVE	/	/		
		34' F.F.	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4" WIDE SIDEWALK ON NORTH SIDE ONLY	"RUBER RIDGE ROAD	LOT 1 5" TREE "ERVAVALS	TENT ROCKS DRIVE	/	/		
		28' F.F.	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4" WIDE SIDEWALK ON BOTH SIDES	"RUBER RIDGE ROAD	TENT ROCKS DRIVE	COOKIE CANYON DRIVE	/	/		
			NOTE	STREET LIGHTS ARE REQUIRED PER THE COA DPA			/	/		
			*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS FOR SIDEWALK TO BE WANTED ON: 1) EAST AND NORTH SIDE OF WIREMANSON PARKWAY EXCEPT AS NOTED						/	/
			*PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRG						/	/
			<b>PUBLIC WATERLINE IMPROVEMENTS PHASE 2</b>						/	/
		8" DIA (60')	WATERLINE W/ REC. VALVES PHS, MJS & RJS	WIREMANSON PARKWAY	TERRA INTADA BLVD	PEDESTRIAN ACCESS EAST BY W/ LOTS 1 & 10/13	/	/		
		8" DIA (60')	WATERLINE W/ REC. VALVES PHS, MJS & RJS	PEDESTRIAN ACCESS EAST BY W/ LOTS 10 & 10/9	WIREMANSON PARKWAY	RED BUTTE PLACE	/	/		
		8" DIA (60')	WATERLINE W/ REC. VALVES PHS, MJS & RJS	ABO CANYON DRIVE	RED BUTTE PLACE	WILLS CANYON ROAD	/	/		
		8" DIA (60')	WATERLINE W/ REC. VALVES PHS, MJS & RJS	WILLS CANYON ROAD	ABO CANYON DRIVE	TENT ROCKS DRIVE	/	/		
		8" DIA (60')	WATERLINE W/ REC. VALVES PHS, MJS & RJS	TENT ROCKS DRIVE	WILLS CANYON ROAD	LOT 130 PHASE 1 BOUNDARY LINE	/	/		
		8" DIA (60')	WATERLINE W/ REC. VALVES PHS, MJS & RJS	RED BUTTE PLACE	ABO CANYON	CUL-DE-SAC TERRAVALS	/	/		
		2	WATERLINE W/ REC. VALVES PHS, MJS & RJS	WIREMANSON PARKWAY	TERRA INTADA BLVD	PEDESTRIAN ACCESS EAST BY W/ LOTS 10/13	/	/		
		2	WATERLINE W/ REC. VALVES PHS, MJS & RJS	PEDESTRIAN ACCESS EAST BY W/ LOTS 10 & 10/9	WIREMANSON PARKWAY	RED BUTTE PLACE	/	/		
		2	WATERLINE W/ REC. VALVES PHS, MJS & RJS	COOKIE CANYON DRIVE	RED BUTTE PLACE	HERMIT PEAK AVENUE PHASE 1 BOUNDARY LINE	/	/		
		2	WATERLINE W/ REC. VALVES PHS, MJS & RJS	ABO CANYON DRIVE	RED BUTTE PLACE	HERMIT PEAK AVENUE PHASE 1 BOUNDARY LINE	/	/		
		2	WATERLINE W/ REC. VALVES PHS, MJS & RJS	WILLS CANYON ROAD	ABO CANYON DRIVE	TENT ROCKS DRIVE	/	/		
		2	WATERLINE W/ REC. VALVES PHS, MJS & RJS	TENT ROCKS DRIVE	WILLS CANYON ROAD	LOT 130 PHASE 1 BOUNDARY LINE	/	/		
		2	WATERLINE W/ REC. VALVES PHS, MJS & RJS	HERMIT PEAK AVENUE	TENT ROCKS DRIVE	ABO CANYON DRIVE	/	/		

SA Sequence #	CDM, DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
			<b>PUBLIC SANITARY SEWER IMPROVEMENTS - PHASE 2</b>						
		8" DIA	SANITARY SEWER W/ REC. MYS & SERVICES	RED BUTTE PLACE	CUL-DE-SAC TERMINUS	COOKE CANYON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ REC. MYS & SERVICES	COOKE CANYON DRIVE	RED BUTTE PLACE	LOT 130 PHASE 1 BOUNDARY LINE	/	/	/
		8" DIA	SANITARY SEWER W/ REC. MYS & SERVICES	ABO CANYON DRIVE	RED BUTTE PLACE	LOT 130 PHASE 1 BOUNDARY LINE	/	/	/
		8" DIA	SANITARY SEWER W/ REC. MYS & SERVICES	HILLS CANYON ROAD	LOT 131/24	ABO CANYON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ REC. MYS & SERVICES	TECH ROCKS DRIVE	LOT 131/24	PHASE 1 BOUNDARY LINE	/	/	/
		8" DIA	SANITARY SEWER W/ REC. MYS & SERVICES	HERMIT PEAK AVENUE	LOT 145	ABO CANYON DRIVE	/	/	/

SA Sequence #	CDM, DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
			<b>PUBLIC STORM DRAIN IMPROVEMENTS - PHASE 2 (DEFERRED)</b>						
		18" DIA	RCP W/ REC. MYS, LATERALS & INLETS	WREHAVEN PARKWAY	TRACT H2-C	TERRA PINTADA PARKWAY	/	/	/

SA Sequence #	CDM, DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
			<b>PUBLIC STORM DRAIN IMPROVEMENTS - PHASE 2</b>						
		18" DIA	RCP W/ REC. MYS, LATERALS & INLETS	ABO CANYON DRIVE	23-57 SOUTH OF HERMIT PEAK AVENUE	HERMIT PEAK AVENUE	/	/	/
		18" DIA	RCP W/ REC. MYS, LATERALS & INLETS	COOKE CANYON DRIVE	23-57 SOUTH OF HERMIT PEAK AVENUE	HERMIT PEAK AVENUE	/	/	/
			NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEE.						

SA Sequence #	CDM, DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
			<b>PUBLIC ROADWAY IMPROVEMENTS - SITE-SPECIFIC PHASE 2 (DEFERRED)</b>						
		23' F.F. (WIDE) 6" MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER 8' WIDE PCC SIDEWALK ON WEST SOUTH SIDE 8' BIKE LANE ON BOTH SIDES	WREHAVEN PARKWAY	TERRA PINTADA BLVD	ECHO CANYON AVENUE	/	/	/
		8'	ASPHALT TRAIL	WREHAVEN PARKWAY	TERRA PINTADA BLVD	PEDESTRIAN EASEMENT LOT 108/109	/	/	/
		8'	ASPHALT TRAIL	PEDESTRIAN EASEMENT LOT 108/109	WREHAVEN PARKWAY	RED BUTTE PLACE	/	/	/
		12' LEFT TURN LANE	ARTERIAL PAVING W/ PCC CURB & GUTTER	TERRA PINTADA BLVD	150' SOUTH OF WREHAVEN PARKWAY WITH REC. TRANSITIONS	WREHAVEN PARKWAY	/	/	/
			<b>PUBLIC ROADWAY IMPROVEMENTS - ON-SITE PHASE 2</b>						
		28' F.F.	RESIDENTIAL PAVING W/ PCC CURB & GUTTER 8' WIDE SIDEWALK ON BOTH SIDES	RED BUTTE PLACE	CUL-DE-SAC TERMINUS	COOKE CANYON DRIVE	/	/	/
		28' F.F.	RESIDENTIAL PAVING W/ PCC CURB & GUTTER 8' WIDE SIDEWALK ON BOTH SIDES	COOKE CANYON DRIVE	RED BUTTE PLACE	HERMIT PEAK AVENUE PHASE 1 BOUNDARY LINE	/	/	/
		28' F.F.	RESIDENTIAL PAVING W/ PCC CURB & GUTTER 8' WIDE SIDEWALK ON BOTH SIDES	ABO CANYON DRIVE	RED BUTTE PLACE	HERMIT PEAK AVENUE PHASE 1 BOUNDARY LINE	/	/	/

Private Inspector	City Inspector	City/Cast Engineer
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

To	From	Location	Type of Improvement	Size	COA DRC Project #
TECH ROCKS DRIVE	ABO CANYON DRIVE	HILLS CANYON ROAD	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4" WIDE SIDEWALK ON BOTH SIDES	24" x 6"	
LOT 122 PHASE 2 EDUCATION USE	HILLS CANYON ROAD	TECH ROCKS DRIVE	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4" WIDE SIDEWALK ON BOTH SIDES	24" x 6"	
ABC DRIVE, DRIVE	TECH ROCKS DRIVE	45' W/11' PEAK AVENUE	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4" WIDE SIDEWALK ON BOTH SIDES	24" x 6"	

NOTE:	STREET LIGHTS ARE REQUIRED PER THE COA DPM

ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS  
SIDEWALK TO BE NAMED ON 1) EAST SIDE OF NINEHAYN PRIMARY EXCEPT AS NOTED  
PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC

AGENT/ENGINEER: Carol S. Dumont 3-16-16  
DATE: 3-16-16

PREPARED BY: [Signature] 3-16-16  
DATE: 3-16-16

BOHARAN HUSTON INC.  
[Signature]  
SIGNATURE

DATE: 3/16/16  
CITY ENGINEER

DATE: 3/16/16  
CITY ENGINEER

DATE: 3/16/16  
CITY ENGINEER

REVISION	DATE	USER DEPARTMENT	APPROVER
1	7-07-16	TRANSFORMATION	[Signature]
2	9-21-16	TRANSFORMATION	[Signature]

- 1. 8" SW ON WEST SIDE TO BE BUILT WITH PUB. RD IMPRVTS-OFFSHE PH2 (DEFERRED)
- 2. WL REVISIONS - 10" 3WR FEED ELIMINATED 9-21-16 WL SIZE CHANGED TO 8" FROM 6" AND 10"



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 18, 2015

### **Project# 1000965**

#### **[TO BE HEARD AS 1006864]**

15DRB-70370 EASEMENT VACATION

15DRB-70371 SIDEWALK WAIVER &

15DRB-70414 TEMP DEFERRAL

15DRB-70372 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS

15DRB-70373 PRELIMINARY PLAT

15DRB-70374 SITE DEVELOPMENT PLAN FOR SUBDIVISION

BOHANNAN HUSTON INC agents for WESTERN ALBUQUERQUE LAND HOLDINGS request the referenced/ above actions for Tract N-2-D, **WATERSHED SUBDIVISION** zoned SU-2/ PDA, located on the west side of TIERRA PINTADA BLVD NM between ARROYO VISTA BLVD NW and MIREHAVEN PARKWAY NW containing approximately 47.12 acres. (H-8) *[Deferred from 11/4/15, 11/18/15]*

At the November 18, 2015 Development Review Board meeting, the vacation was approved as shown on exhibit b in the planning file per section 14-14-7-2(a) (1) and (b) (1)(3) of the subdivision ordinance. The sidewalk waiver was approved as shown on exhibit c in the planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file. A subdivision design variance from minimum DPM design standards was approved as shown on exhibit in the planning file. With the signing of the infrastructure list dated 11/18/15 and with an approved grading and drainage plan engineer stamp dated 11/13/15 the preliminary plat was approved. The site development plan for subdivision was approved with final sign-off delegated to planning for the 15 day appeal period.

### Findings

(A)(1) The public easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) Based on the proposed replat, the public welfare is in no way served by retaining the public easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no

objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by December 3, 2015 in the manner described below.


Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, DRB Chair