DRB CASE ACTION LOG – BLUE SHEET

☑ Preliminary/Final Plat (P&F)
☐ Site Plan for Subdivision (SPS)
☐ Site Plan for Building Permit (SBP)

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the ***applicant/agent/developer/owner*** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

PROJECT# 1006864
NAME: DEL WEBB @ MIREHAVEN PHASE 1
AGENT: BOHANNAN HUSTON INC
Your request was approved on 7-29-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

☐ **Transportation:**

☐ **ABCWUA:**

☐ **City Engineer:**

☐ **Parks and Recreation :**

☑ **Planning:** AMAFCA, . dxf

PLATS:

☐ **Planning must record this plat. Please submit the following items:**
-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). **RECORDED DATE**:
-Tax printout from the County Assessor.
-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
☐ Property Management's signature must be obtained prior to Planning Department's signature.
☑ AGIS DXF File approval required.
☐ Copy of recorded plat for Planning.

ALL SITE PLANS:

☐ 3 copies of the approved site plan. Include all pages.

3. **Project# 1010401**
15DRB-70102 - PRELIMINARY PLAT
15DRB-70103 - TEMP DEFERRAL/
SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above actions for a portion of Tract 7, **THE TRAILS UNIT 3A,** zoned VTML, located on the south side of WOODMONT AVE NW west of RAINBOW BLVD NW containing approximately 18.77 acres. (C-9) [*deferred from 4/8/15, 5/6/15, 5/27/15, 6/17/15, 7/8/15*] **DEFERRED TO 8/19/15.**

4. **Project# 1010401**
15DRB-70104 - PRELIMINARY PLAT
15DRB-70106 - TEMP DEFERRAL/
SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above actions for a portion of Tract 7, **THE TRAILS UNIT 3A,** zoned VTML, located on the south side of WOODMONT AVE NW west of RAINBOW BLVD NW containing approximately 12.48 acres. (C-9) [*deferred from 4/8/15, 5/6/15, 5/27/15, 6/17/15, 7/8/15*] **DEFERRED TO 8/19/15.**

5. **Project# 1010332**
15DRB-70139 - PRELIMINARY PLAT
15DRB-70140 TEMPORARY
DEFERRAL OF SIDEWALK
CONSTRUCTION
15DRB-70155 EPC APPROVED SDP
FOR SUBDIVISION

MARK GOODWIN AND ASSOCIATES P.A. agents for 98TH ST LLC request the referenced/ above actions for Tract 34D-1-A, **LANDS OF SALAZAR FAMILY TRUST, et. al.** zoned SU-1/ MIXED USE, located in the southwest corner of 98TH ST SW and GIBSON BLVD SW containing approximately 25.17 acres. (N-9) *[Deferred from 4/22/15, 5/6/15, 6/10/15, 6/24/15, 7/8/15, 7/8/15]* **DEFERRED TO 8/12/15.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

6. **Project# 1005191**
15DRB-70256 EXT OF MAJOR
PRELIMINARY PLAT

THE GROUP agent(s) for SEVANO DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 13-20, Block(s) 29, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B,** zoned RD, located on LOUISIANA BETWEEN ALAMEDA AND SIGNAL containing approximately 6.84 acre(s). (C-18) **DEFERRED TO 8/5/15.**

7. **Project# 1006864**
15DRB-70254 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for PULTE request(s) the above action(s) for all or a portion of Lot(s) 140 AND 141, **DEL WEBB @ MIREHAVEN PHASE 1** zoned SU-1/PRD, located on DEL WEBB BETWEEN COYOTE CREEK TRAIL AND WILLOW CANYON TRAIL containing approximately .3017 acre(s). (F-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 29, 2015
DRB Comments

ITEM # 8

PROJECT # 1006864 APPLICATION # 14-70239

RE: Lot N-2-D, Watershed Subdivision

Trail connection is need to be provided at NE corner of the proposed subdivision, and a pedestrian connection to the public sidewalk is needed on the south side.
Several blocks exceed DPM length standard for local streets – alternative layout(s) need to be addressed.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

7. **Project# 1006864**
15DRB-70060 AMENDMENT TO PRELIMINARY PLAT
15DRB-70059 MAJOR - FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for PULTE request(s) the above action(s) for all or a portion of Tract(s) N-2-E, **WATERSHED SUBD** zoned SU-2, located on TIERRA PINTADA BETWEEN ARROYO VISTA AND WEST CREEK PL containing approximately 37.4647 acre(s). (H-8, 9, & J-8) **THE AMENDED INFRASTRUCTURE LIST WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER AND TO PLANNING.**

8. **Project# 1009666**
02/18/2015
15DRB-70050 EXT OF MAJOR PRELIMINARY PLAT

SURV-TEK INC agent(s) for CENTRAL PAINT AND BODY, LLC request(s) the above action(s) for all or a portion of Lot(s) 5-9, 1-4,, Block(s) 5 & 4, Tract(s) A & B, ANDERSON ADDITION & PARIS ADDITION zoned C-2, located on 4TH ST NW BETWEEN KINLEY AVE NW AND CONSTITUTION AVE NW containing approximately .6406 acre(s). (J-14) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

9. **Project# 1009730**
15DRB-70044 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
15DRB-70045 SUBDN DESIGN VARIANCE FROM MIN DPM STDS

THE GROUP agent(s) for OAKLAND INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3 TRACT 2,** zoned RD, located on OAKLAND BETWEEN LOUISIANA AND QUAIL SPRINGS containing approximately .7302 acre(s). (C-19) *[Deferred from 2/11/15]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/18/15, AND WITH AN APPROVED GRADING PLAN ENGINEER STAMP DATED 8/30/13, THE PRELIMINARY/FINAL PLAT WAS APPROVED. FINAL PLAT CONDITIONS ARE TO DEFINE RIGHT-OF-WAY DEDICATION, TO DEFINE MAINTENANCE AND BENEFICIARIES RESPONSIBILITY AND HYDROLOGY COMMENTS. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**

10. **Project# 1009843**
15DRB-70046 MINOR - FINAL PLAT APPROVAL

THE GROUP agent(s) for KASSAM LAND GROUP 18 LLC request(s) the above action(s) for all or a portion of Lot(s) 20, Block(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3 TRACT 2,** zoned RD, located on OAKLAND BETWEEN SHAHEEN AND ABIS containing approximately .88 acre(s). (C-19) *[Deferred from 2/11/15]* **DEFERRED TO 2/25/15.**

DRB CASE ACTION LOG - BLUE SHEET

☑ Preliminary/Final Plat [FP]
☐ Site Plan - Subdivision [SPS]
☐ Site Plan - Building Permit [SBP]

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the ***applicant/agent/developer/owner*** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project #: 1006816 *Application #:* 15DRB-70059 (FP)
Project Name: Watershed
Agent: Bohannan Huston *Phone #:*

****Your request was approved on** 2-18-15 **by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☑ **CITY ENGINEER / AMAFCA:** address connect

☐ **PARKS / CIP:**

☑ **PLANNING (Last to sign):**

PLATS:

☐ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.
-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
☑ **AGIS DXF File approval required.**
☐ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

☐**3 copies of the approved site plan. Include all pages.**

DRB CASE ACTION LOG - BLUE SHEET

☒ Preliminary/Final Plat [FP]
☐ Site Plan - Subdivision [SPS]
☐ Site Plan - Building Permit [SBP]

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the ***applicant/agent/developer/owner*** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project #: **1006864** *Application #:* 14DRB-70215

Project Name: **WATERSHED SUBDIVISION**

Agent: BOHANNAN HUSTON INC. *Phone #:*

****Your request was approved on 6-25-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☒ **CITY ENGINEER / AMAFCA:** address comments

☐ **PARKS / CIP:**

☒ **PLANNING (Last to sign):** to record

PLATS:

☒ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.
-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
☒ **AGIS DXF File approval required.**
☐ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

☐ **3 copies of the approved site plan. Include all pages.**

7. **Project# 1006864**
14DRB-70325 AMENDMENT TO INFRASTRUCTURE LIST/ PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for PULTE DEVELOPMENT OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) N-2-A, **WATERSHED SUBD** zoned SU-2, located on TIERRA PINTADA BETWEEN ARROYO VISTA AND WEST CREEK PLACE containing approximately 91.4 acre(s). (H-8 & 9) **DEFERRED TO 10/1/14.**

8. **Project# 1010204**
14DRB-70288 MINOR – SITE PLAN FOR BUILDING PERMIT
14DRB-70324 SIDEWALK VARIANCE

RBA ARCHITECTS agent(s) for RUSS TRAPNELL request(s) the above action(s) for all or a portion of Tract(s) Q7A1A, **ATRISCO BUSINESS PARK UNIT 4** zoned SU-1/IP, located on COORS AND LOS VOLCANES containing approximately 1.137 acre(s). (J-10) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO A SIDEWALK VARIANCE FOR VARAINCE TO SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT ____ IN THE PLANNING FILE.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

9. **Project# 1004732**
14DRB-70323 SKETCH PLAT REVIEW AND COMMENT

ISAACSON & ARFMAN, P.A. agent(s) for EVERGREEN HOMES, LTD. CO. request(s) the above action(s) for all or a portion of Lot(s) A-1 & A-2, **LAND OF DAVID MACIEL (TBKA MONTOYA ST TOWNHOMES LOTS 1-6)** zoned R-LT, located on MONTOYA BETWEEN FLORAL AND SARITA containing approximately .6728 acre(s). (H-12)**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

10. Other Matters:
ADJOURNED:

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 25, 2014

Project# 1006864
14DRB-70189 VACATION OF PUBLIC STORM DRAIN EASEMENT
14DRB-70195 MAJOR - FINAL PLAT APPROVAL
14DRB-70215 MAJOR - FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agents for PULTE HOMES request(s) the referenced/ above action for a portion of Lot N-2-A **WATERSHED SUBDIVISION**, zoned SU-2 PDA, located within the MIREHAVEN ARROYO on the west side of TIERRA PINTADA BLVD NW between WEST CREEK PL NW and ARKANSAS RD NW. (H-9)

At the June 25, 2014 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 with the condition that adequate easement be provided with replat. The Final Plat *14DRB-70195* (Pulte) was approved with final sign-off delegated to the City Engineer and to Planning. The Final Plat *14DRB-70215* (Del Webb) was approved with final sign-off delegated to the City Engineer and to Planning.

Findings
The vacation request was filed by the owner of a majority of the frontage of the easement.

Based on the proposed replat and new easement, the public welfare is in no way served by retaining the existing easement.

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.

2. An adequate easement shall be provided prior to the filing of the replat.

3. Note 8 on Sheet 1 of shall include "to be owned and maintained by the Homeowners Association, including trails, associated landscaping, and other improvements.

If you wish to appeal this decision, you must do so by July 10, 2014 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

Cc:

DRB CASE ACTION LOG - BLUE SHEET

☑ Preliminary/Final Plat [FP]
☐ Site Plan - Subdivision [SPS]
☐ Site Plan - Building Permit [SBP]

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the ***applicant/agent/developer/owner*** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project #: **1006864** *Application #:* 14DRB-70195

Project Name: **WATERSHED SUBDIVISION**

Agent: BOHANNAN HUSTON INC. *Phone #:*

****Your request was approved on** 6-25-14 **by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☑ **CITY ENGINEER / AMAFCA:** address comments

☐ **PARKS / CIP:**

☑ **PLANNING (Last to sign):** to record

PLATS:

☑ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.
-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
☑ **AGIS DXF File approval required.**
☐ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

☐ **3 copies of the approved site plan. Include all pages.**

DRB CASE ACTION LOG - BLUE SHEET

☑ Preliminary/Final Plat [FP]
☐ Site Plan - Subdivision [SPS]
☐ Site Plan - Building Permit [SBP]

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the ***applicant/agent/developer/owner*** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project #: **1006864** *Application #:* 14DRB-70215

Project Name: **WATERSHED SUBDIVISION**

Agent: BOHANNAN HUSTON INC. *Phone #:*

****Your request was approved on** 6-25-14 **by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☑ **CITY ENGINEER / AMAFCA:** address comments

☐ **PARKS / CIP:**

☑ **PLANNING (Last to sign):** to record

PLATS:

☑ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.
-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

☑ **Property Management's signature must be obtained prior to Planning Department's signature.**
☑ **AGIS DXF File approval required.**
☐ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

☐ **3 copies of the approved site plan. Include all pages.**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S Z

____ Major Subdivision action
_X_ Minor Subdivision action
____ Vacation V
____ Variance (Non-Zoning)
_X_ Sketch Plat

SITE DEVELOPMENT PLAN P

____ for Subdivision Purposes
____ for Building Permit
____ Administrative Amendment (AA)
____ IP Master Development Plan D
____ Cert. of Appropriateness (LUCC) L A

STORM DRAINAGE (Form D)

____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING

____ Annexation
____ County Submittal
____ EPC Submittal
____ Zone Map Amendment (Establish or Change Zoning)
____ Sector Plan (**Phase I, II, III**)
____ Amendment to Sector, Area, Facility or Comprehensive Plan
____ Text Amendment (Zoning Code/Sub Regs)
____ Street Name Change (Local & Collector)

APPEAL / PROTEST of...

____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc. PHONE: (505) 823-1000

ADDRESS: 7500 Jefferson NE FAX (505) 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ypadilla@bhinc.com

APPLICANT: Pulte Group PHONE: 505-761-9606

ADDRESS: 7601 Jefferson NE Suite 180 FAX: ____

CITY: Albuquerque STATE NM ZIP 87109

Proprietary interest in site: Owner/Developer **List all owners:** Pulte Group

DESCRIPTION OF REQUEST: Sketch Plat Review for the Tract N-2-D at Mirehaven.

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

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

Lot or Tract No. N-2-D Block: ____ Unit: ____

Subdiv/Addn/TBKA: Watershed Subdivision

Existing Zoning: SU-2 for PDA Proposed zoning: ____ MRGCD Map No ____

Zone Atlas page(s): H-08 UPC Code: 100805949134210101; 100805942416140101

CASE HISTORY:

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

Proj. No's 1006864; 07EPC-40065; 13EPC-40115.

CASE INFORMATION:

Within city limits? _X_ Yes Within 1000FT of a landfill? NO

No. of **existing** lots: 1 No. of **proposed** lots: 175+/- Total area of site (acres): 47 ac

BY STREETS: On or Near: the west side of Tierra Pintada.

Between: Arroyo Vista Blvd. NW and Arkansas Rd NW.

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

SIGNATURE Yolanda Moyer DATE 7/21/15

(Print) Yolanda Padilla-Moyer, PE ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 04/04

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

Application case numbers	Action	S.F.	Fees
15DRB - - 70253	SK		$ Ø
- -			$
- -			$
- -			$
- -			$
			Total $ Ø

Hearing date July 29, 2015

7-21-15
Planner signature / date

Project # 1006864

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.

Yolanda Moyer
~~Christian J. Sholtis, PE~~
Applicant name (print)

Yolanda Moyer
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
15DRB - 70253 -
- -
- -

7-29-15
Planner signature / date

Project # 1001686 64

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 21, 2015

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

Re: Tract N-2-D at Mirehaven - Sketch Plat Submittal

Dear Mr. Cloud:

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

- Development Review Application
- Six (6) copies of the Exhibit/sketch plat of site
- Zone Atlas page

This sketch plat is being presented to the Development Review Board for the purpose of obtaining City review and comment. Tract N-2-D represents the second residential development at Watershed and proposes approximately 175 single family residential lots on about 47 acres. Roadway right-of-way and pavement widths are indicated on the plan.

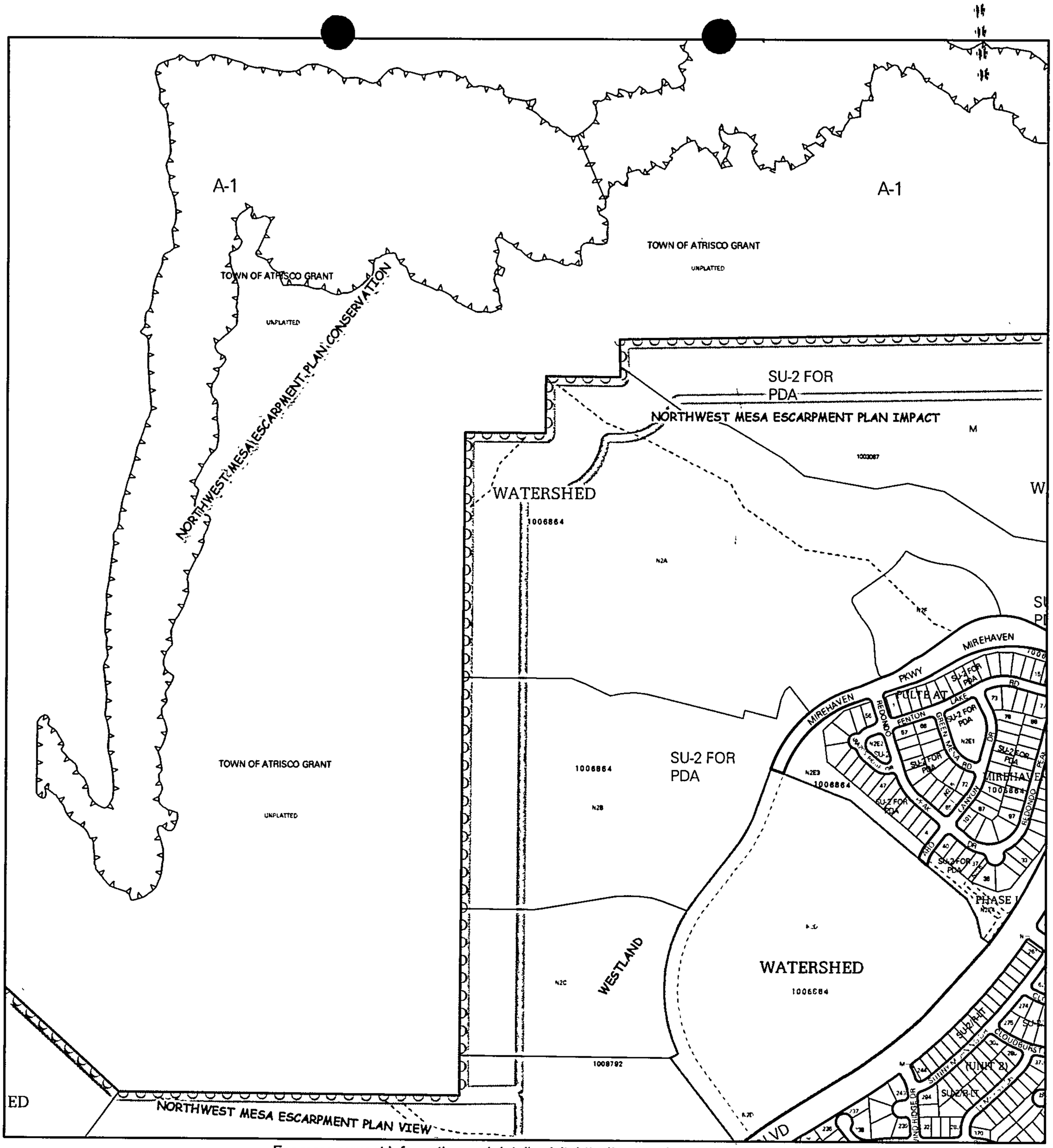
Please schedule for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

Yolanda Padilla-Moyer, PE
Senior Project Manager
Community Development and Planning

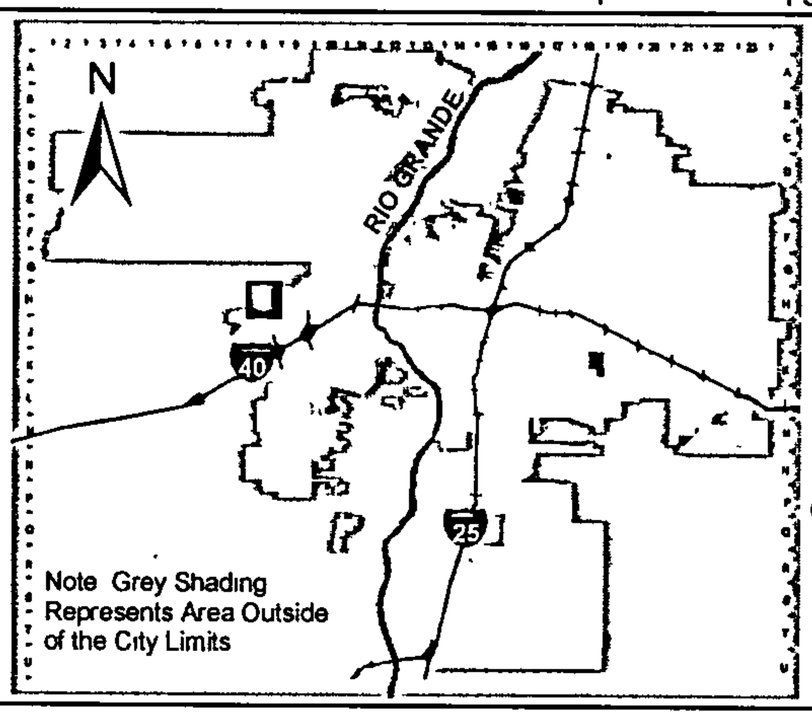
CJS/jcm
Enclosures

cc: Kevin Patton, Pulte Homes



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

Map amended through: 9/2/2014



Zone Atlas Page:

H-08-Z

Selected Symbols

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

0 750 1,500 Feet

PROJECT #
10068641

July 29. 2015

SK

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S	Z
____ Major Subdivision action		
__x__ 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

STORM DRAINAGE (Form D)
____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING
____ Annexation
____ County Submittal
____ EPC Submittal
____ Zone Map Amendment (Establish or Change Zoning)
____ Sector Plan (**Phase I, II, III**)
____ Amendment to Sector, Area, Facility or Comprehensive Plan
____ Text Amendment (Zoning Code/Sub Regs)
____ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc. PHONE: (505) 823-1000
ADDRESS: 7500 Jefferson NE FAX (505) 798-7988
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ypadilla@bhinc.com
APPLICANT: Pulte PHONE: 505-341-8591
ADDRESS: 7601 Jefferson Ste NE Suite 320 FAX: 505-761-9850
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: kevin.patton@pultegroup.com
Proprietary interest in site: Owner **List all owners:** Pulte Homes.

DESCRIPTION OF REQUEST: Lot Line Revision

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

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

Lot or Tract No. Lots 140 and Lot 141 Block: ____ Unit: ____
Subdiv/Addn/TBKA: Del Webb @ Mirehaven Phase 1
Existing Zoning: SU-1/PRD Proposed zoning: No change MRGCD Map No ____
Zone Atlas page(s): F-11 UPC Code: 101106137636011405; 101106133531642016

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
10000965 06EPC-01314/01315 1 006

CASE INFORMATION:
Within city limits? ____Yes Within 1000FT of a landfill? no
No. of **existing** lots: 2 No. of **proposed** lots: 2 Total area of site (acres): 0.3017 ac
LOCATION PROPERTY BY STREETS: On or Near: Del Webb Lane NW
Between: Coyote Creek Trail NW and Willow Canyon Trail NW

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

SIGNATURE Yolanda Moyer DATE 7/21/15
(Print) Yolanda Moyer ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 04/04

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

Application case numbers	Action	S.F.	Fees
15 - DRB - 70254	P&F		$ 285.00
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
			Total $ 305.00

Hearing date July 29, 2015

7-21-15
Planner signature / date

Project # 10068864

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
_NA_ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
_NA_ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
_NA_ 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
_NA_ 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
_NA_ 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 Moyer
Applicant name (print)

Yolanda Moyer
Applicant signature / date

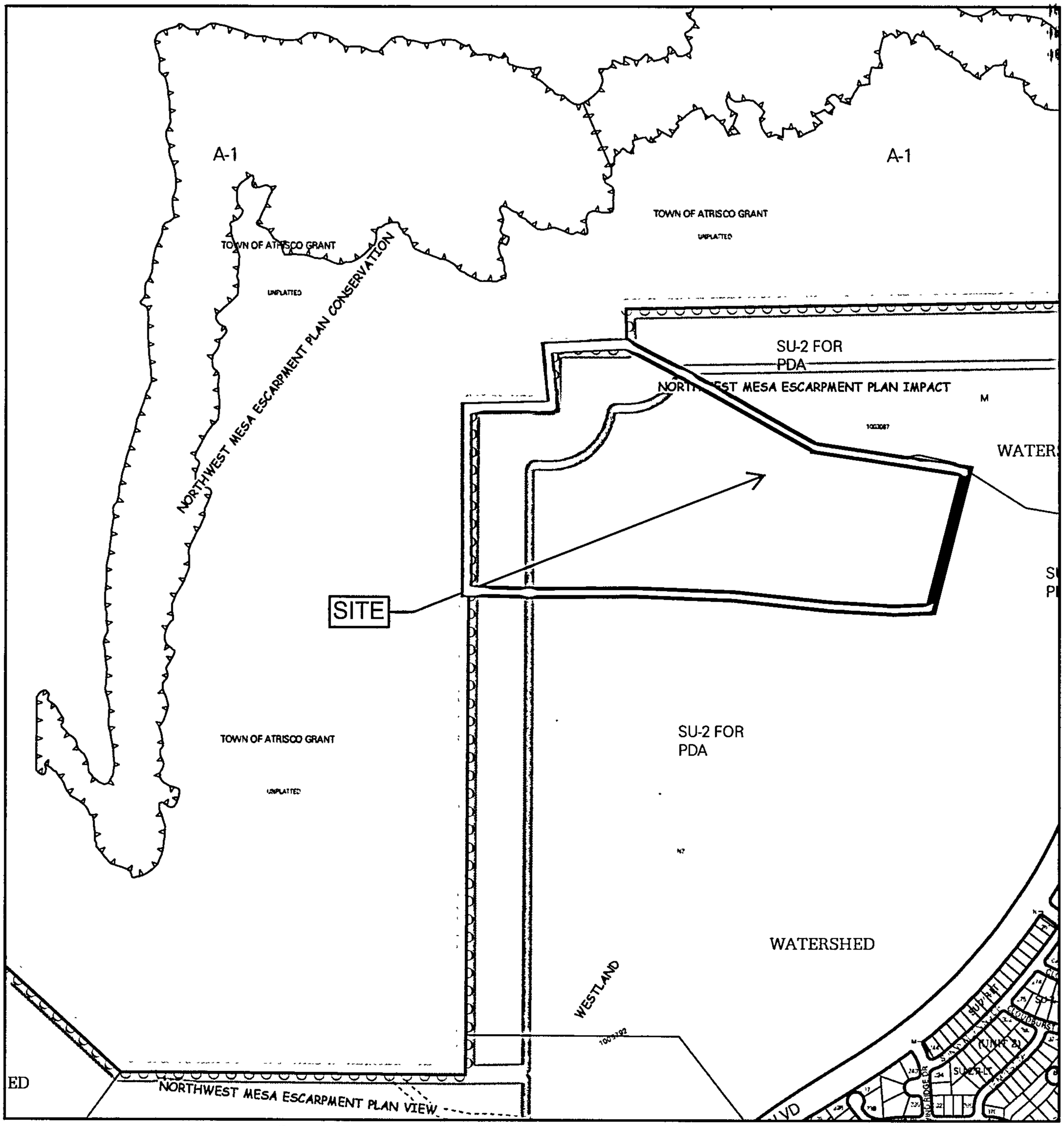
Form revised **October 2007**

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

Application case numbers
15 - DRB - 70254
___ - ___ - ___
___ - ___ - ___

7-21-15
Planner signature / date

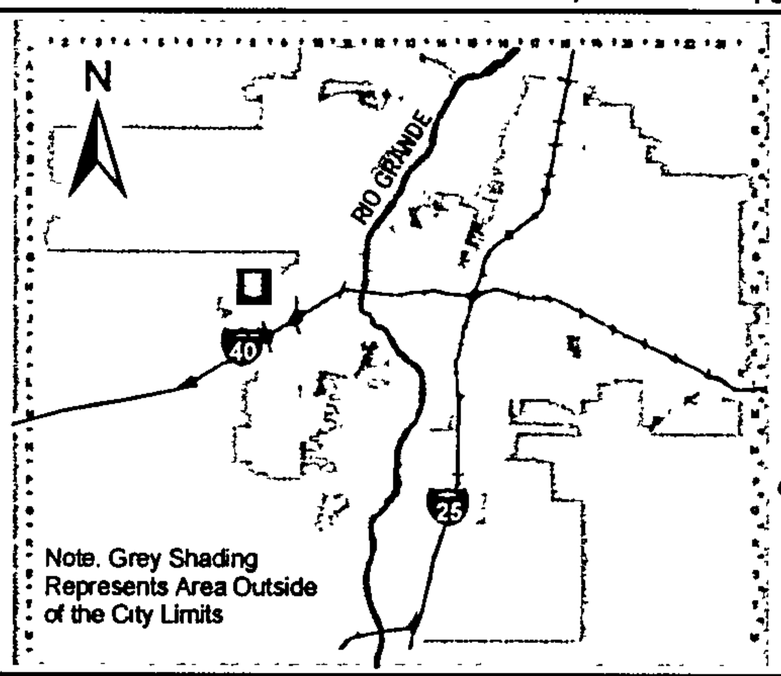
Project # 1006864



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

Albuquerque Geographic Information System

Map amended through: 1/10/2013



Zone Atlas Page:

H-08-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 20, 2015

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

Re: Lots 140 and 141 of Del Webb at Mirehaven Phase 1 Lot Line Revision

Dear Mr. Cloud:

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

- Application for Development Review
- Zone Atlas Page
- Six (6) copies of each of the Replat
- Submittal Fee

This replat is being presented to the Development Review Board for the purpose of revising the lot line between Lots 140 and 141. The lot line was inadvertently placed at a PC of a curb which resulted in one of the lot violating the minimum lot width and side yard setback. The replat corrects the line so there is no violation on either lot. 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,
Bohannan Huston, Inc.

Yolanda Padilla Moyer

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

YPM/cc

Enclosures

cc: Kevin Patton, Pulte Group

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

PROJECT #

10068864

July 29. 2015

APP

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ___ Major Subdivision action
- X Minor Subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC PHONE: 505.823.1000
ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: bpatterson@bhinc.com

APPLICANT: Pulte PHONE: 505.341.8591
ADDRESS: 7601 Jefferson St. NE Suite 320 FAX:
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: Owner List all owners:
DESCRIPTION OF REQUEST: Infrastructure List Amendment

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

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

Lot or Tract No. TRACTS N-2-E Block: Unit:
Subdiv/Addn/TBKA: WATERSHED SUBDIVISION
Existing Zoning: SU-2 Proposed zoning: SU-2 MRGCD Map No
Zone Atlas page(s): H8,H9 AND J8 UPC Code:

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1006864

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: 105 Total area of site (acres): 37.4647
LOCATION OF PROPERTY BY STREETS: On or Near: TIERRA PINTADA NW
Between: ARROYO VISTA NW and WEST CREEK PLACE APPOX.

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

SIGNATURE DATE February 10, 2015
(Print) Brian Patterson Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
15 - DRB - 70060	APP		$ 50.00
	CMF		$ 20.00
			$
			$
			$
		Total	$ 70.00

Hearing date February 18, 2015

2-10-15
Planner signature / date

Project # 1006864

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.

X Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
X Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X 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
X 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.

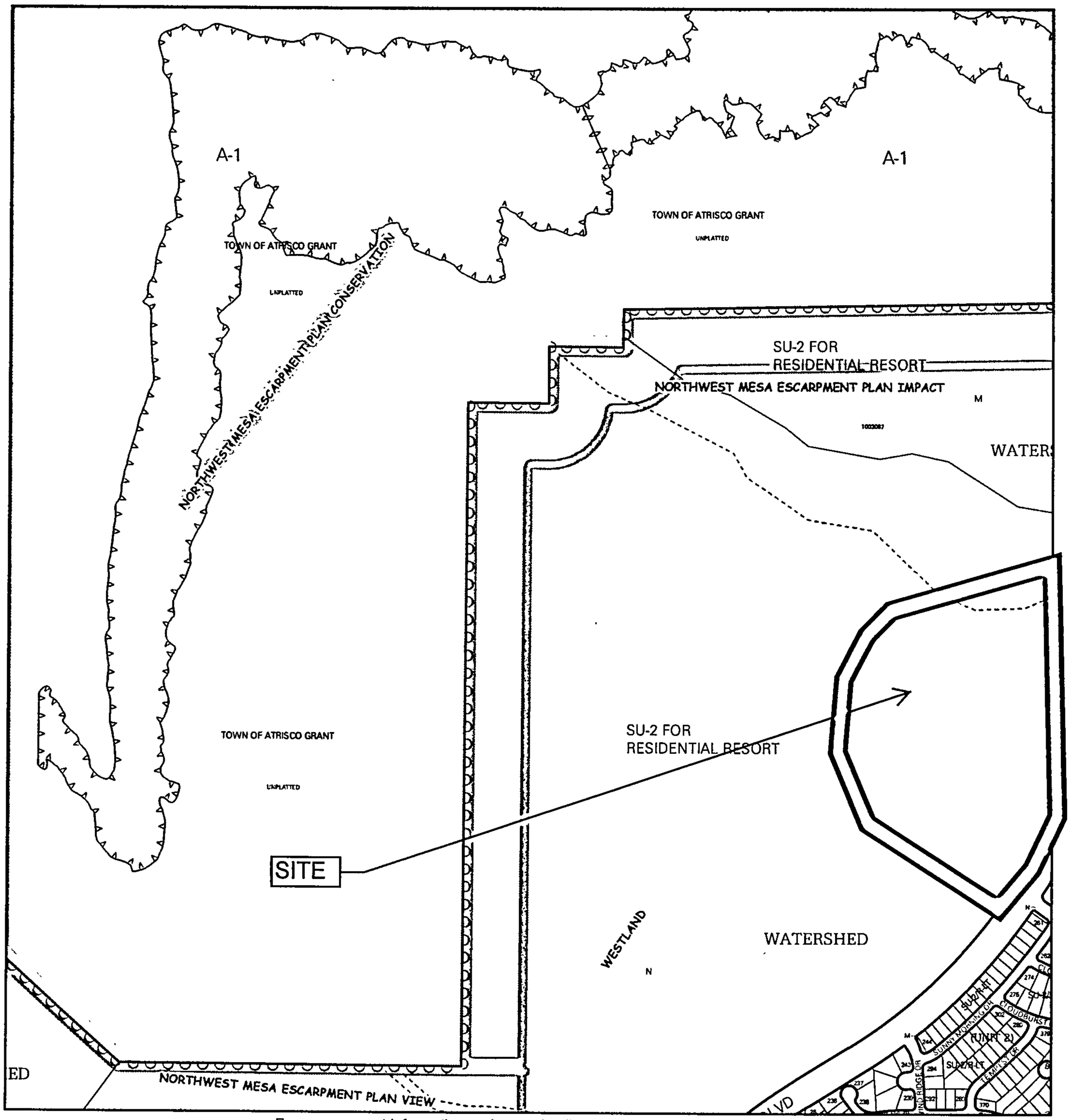
BRIAN PATTERSON
Applicant name (print)
2/10/15
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
15 -DRB - 70060
- -
- -

2-10-15
Planner signature / date
Project # 1006864



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

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

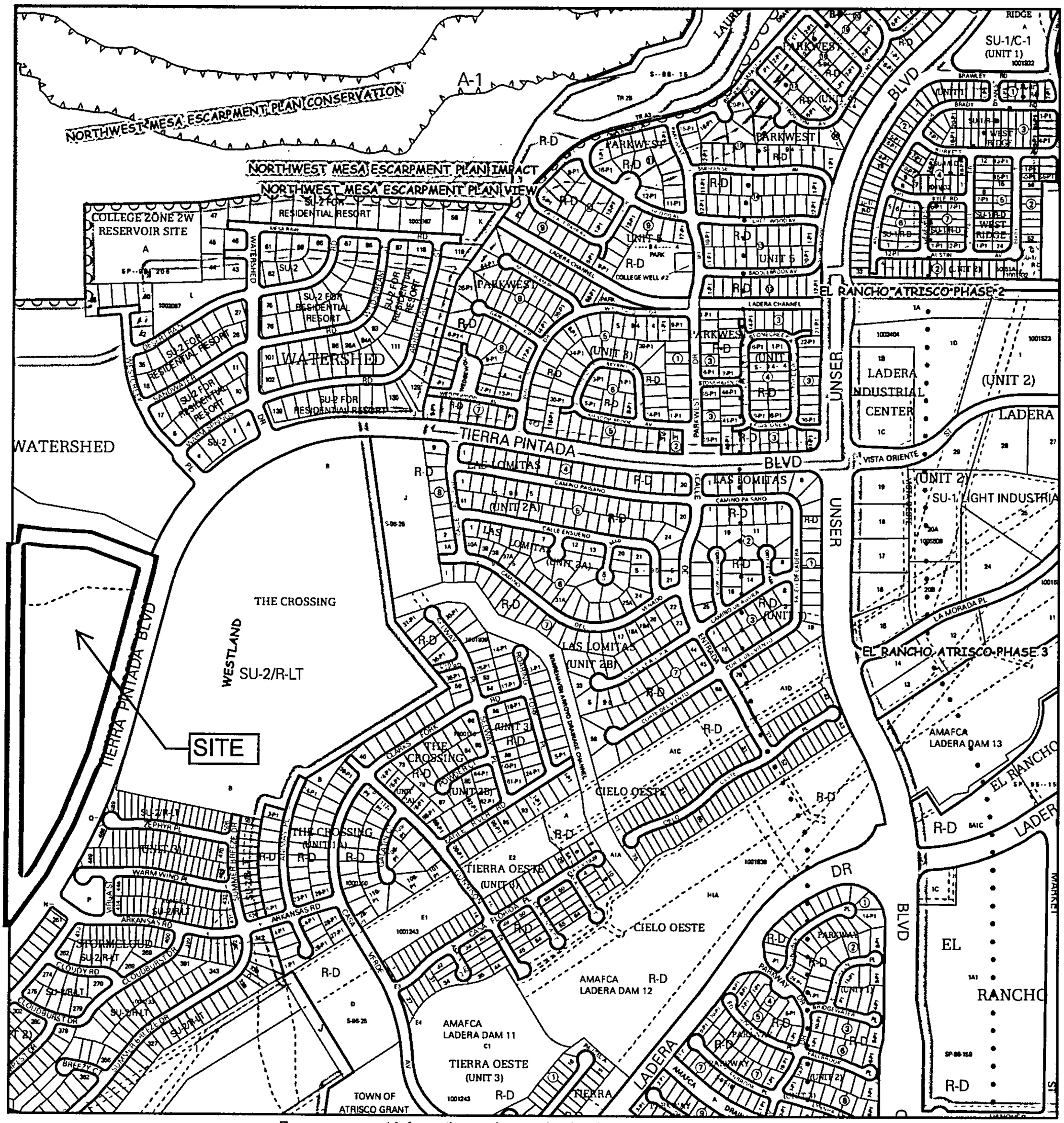
Zone Atlas Page:

H-08-Z

Selected Symbols

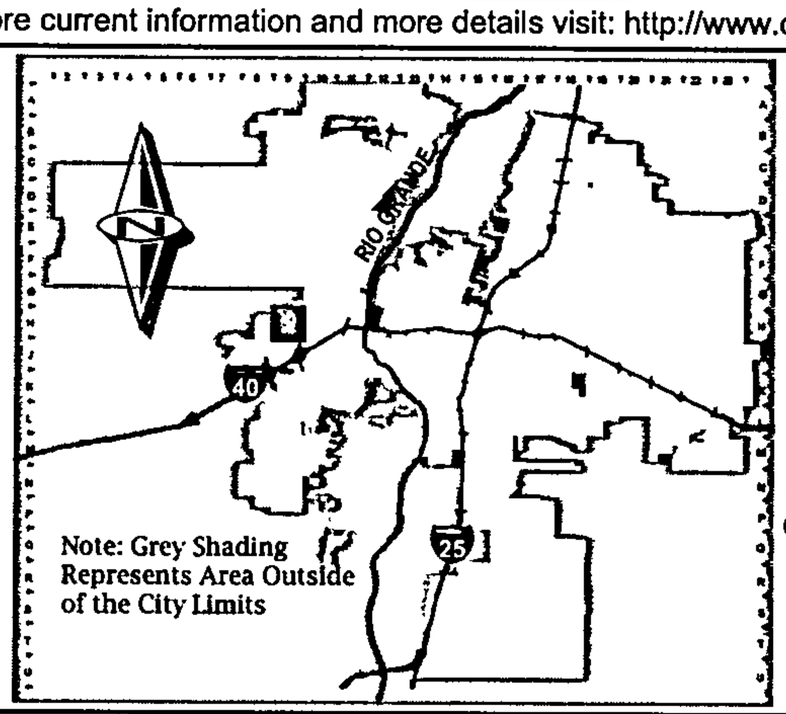
- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



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

Map amended through: 1/24/2011



Zone Atlas Page:

H-09-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

February 10, 2015

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

Re: Pulte at Mirehaven Phase 1 (DRB 1006864) – Amendment to Infrastructure List

Dear Mr. Cloud:

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

- Application for Development Review
- Form S(3)
- Six (6) copies of the amended Infrastructure List
- Six (6) copies of the original Infrastructure List
- Zone Atlas Page
- Six (6) copies of the Watershed Trails Framework Plan, dated August 5, 2013

This submittal is being presented to the Development Review Board for the purpose of amending the previously approved infrastructure list. The amendment is necessary to correct a typo on the original infrastructure to correctly call out an 8' PCC sidewalk on the north side of Mirehaven Parkway instead of the 10' PCC sidewalk that was mistakenly called out. The following items help explain our original intent of an 8' sidewalk:

- Per section 7.B of the approved Site Plan for Subdivision for Watershed @ Estrella community, it states: "...Where sidewalks are planned on one side only of a collector or major local street, that sidewalk shall be a minimum of 8 feet in width and shall require a sidewalk design variance request to the DRB".
    - The 8' sidewalk is within the design parameters set by the Site Plan for Subdivision and the sidewalk design variance request has already been taken care of at DRB.
- The provided Watershed Trails Framework Plan, dated August 5, 2013
    - The purpose of providing this exhibit to the DRB members is to show that our intent from the very beginning was for this sidewalk to be 8' wide.

The DRC approved construction plans call out 8' sidewalk in this location and 8' sidewalk has been constructed in the field. We request the amendment to the infrastructure list in order to close out the work order for Pulte @ Mirehaven Phase 1. 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

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

BCP
Enclosures

cc: Kevin Patton, Pulte Group

PUBLIC TRAILS	
6' TIERRA PINTADA SIDEWALK	4,260 L.F.
10' CONCRETE TRAIL	1,675 L.F.
8' DECOMPOSED GRANITE TRAIL	4,970 L.F.
8' CONCRETE SIDEWALK	4,945 L.F.
6' CONCRETE WALKWAY	2,750 L.F.
SUB-TOTAL:	18,600 L.F.

PRIVATE TRAILS	
8' CONCRETE TRAIL	8,300 L.F.
8' DECOMPOSED GRANITE TRAIL	3,205 L.F.
6' CONCRETE WALKWAY	1,495 L.F.
SUB-TOTAL:	13,000 L.F.
TRAIL TOTAL:	31,600 L.F.

TRAILHEAD CONNECTION TO ROADSIDE SIDEWALKS*(16)

GATED PEDESTRIAN ACCESS (7)

*ALL LOCAL STREETS DESIGNED WITH 4' ROADSIDE WALKS

0 200 400 800

Scale: 1" = 400'

North

Date: August 5, 2013

SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS

WATERSHED TRAILS FRAMEWORK PLAN

PULTE NEW MEXICO

ALBUQUERQUE, NEW MEXICO

SHEET FILE: P:\130004-PULMACadillac\LANDSCAPE ARCHITECTURE\Framework Plans\Trails Framework.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

Current DRC
Project No. _____

Date Submitted: 2/10/2015
Date Site Plan Approved: 9/11/2013
Date Preliminary Plat Approved:
Date Preliminary Plat Expiers:

DRB Project No. 1006864

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D R B) REQUIRED INFRASTRUCTURE LIST

PULTE AT MIREHAVEN PHASE 1
(TRACT N-2-E, WATERSHED)

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 DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which 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 close out by the City

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC WATERLINE IMPROVEMENTS							
		12" DIA (4W) & 10" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MIREHAVEN PARKWAY	TIERRA PINTADA BLVD	REDONDO PEAK DR (3WR) & DEL WEBB BLVD (BOTH)	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MIREHAVEN PARKWAY	REDONDO PEAK DRIVE	150' SOUTH OF REDONDO PEAK AVENUE	/	/	/
		8" DIA (3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	REDONDO PEAK DRIVE	MIREHAVEN PARKWAY	FENTON LAKE ROAD	/	/	/
		8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FENTON LAKE ROAD	REDONDO PEAK DRIVE	REDONDO PEAK DRIVE	/	/	/
		4" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BRAZOS RIDGE CIRCLE	REDONDO PEAK DRIVE	REDONDO PEAK DRIVE	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GREEN MESA ROAD	FENTON LAKE ROAD	ABO CANYON DRIVE	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ABO CANYON DRIVE	REDONDO PEAK DRIVE	FENTON LAKE ROAD	/	/	/
		8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ABO CANYON DRIVE	REDONDO PEAK DRIVE	ABO CANYON DRIVE SOUTH TERMINUS	/	/	/
		8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC WL EASEMENT IN TRACT N-2-E-4	ABO CANYON DRIVE	TIERRA PINTADA BLVD	/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	REDONDO PEAK DRIVE	DEL WEBB BLVD	FENTON LAKE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BRAZOS RIDGE CIRCLE	HIGH PT IN BRAZOS RIDGE CIRCLE	REDONDO PEAK DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	FENTON LAKE ROAD	REDONDO PEAK DRIVE	REDONDO PEAK DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GREEN MESA ROAD	HIGH PT IN GREEN MESA ROAD	ABO CANYON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ABO CANYON DRIVE	HIGH PT IN ABO CANYON DRIVE (NEAR FENTON LAKE)	REDONDO PEAK DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC SAS EASEMENT LOT 37	REDONDO PEAK DRIVE LOW PT	PUBLIC SAS EASEMENT IN TRACT N-2-E-4	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC SAS EASEMENT IN TRACT N-2-E-4	PUBLIC SAS EASEMENT LOT 37	TIERRA PINTADA BLVD	/	/	/
							/	/	/

		PUBLIC STORM DRAIN IMPROVMENTS						
		18-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT	MIREHAVEN PARKWAY INLETS IN ROADWAY	MIREHAVEN ARROYO IMPROVMENTS	/	/	/
		18-42" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	REDONDO PEAK DRIVE	LOT 41	LOT 33	/	/	/
		18-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ABO CANYON DRIVE	200 FT NORTH OF REDONDO PEAK	REDONDO PEAK DRIVE	/	/	/
		54" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	TRACT N-2-E-6	REDONDO PEAK DRIVE LOW PT	PUBLIC SD EASEMENT IN TRACT N-2-E-4	/	/	/
		60-66" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT IN TRACT N-2-E-4	TRACT N-2-E-6	TIERRA PINTADA BLVD EXISTING SD STUB	/	/	/
		36-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MIREHAVEN PARKWAY	MIREHAVEN PARKWAY LOW PT (WEST OF LOT 55)	REDONDO PEAK DRIVE	/	/	/
		42-60" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT TRACT N-2-A	MIREHAVEN PARKWAY	MIREHAVEN ARROYO	/	/	/
		70'-100' WIDE	NECESSARY ARROYO/CHANNEL & INLETS	MIREHAVEN ARROYO	TIERRA PINTADA BLVD	WEST BDRY OF TRACT N-2-A	/	/	/
		48" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT IN TRACT N-2-E-4	60" RCP SD	170 FT SOUTH OF 60" RCP SD	/	/	/
		LOMR	A FEMA LETTER OF MAP REVISION IS REQUIRED; A $50,000 FINANICAL GUARANTY AMOUNT WILL BE REQUIRED BY DEVELOPER UNTIL A LOMR IS PROVIDED BY FEMA				/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMENTS - ON-SITE							
		22' F-F (WB) 32' F-F (EB) 12' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 8' N SIDE & 4' S SIDE PCC SIDEWALK†* & 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY **(Major Local)**	TIERRA PINTADA BLVD	220 FT WEST OF TEIRRA PINTADA BLVD	/	/	/
		22' F-F (WB/EB) MEDIAN WIDTH VARIES (>10')	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 8' WIDE PCC SIDEWALK†* N SIDE ONLY 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY **(Major Local)**	220 FT WEST OF TEIRRA PINTADA BLVD	220 NORTH REDONDO PEAK DRIVE	/	/	/
		32' F-F (WB) 22' F-F (EB) 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 8' WIDE PCC SIDEWALK†* N SIDE ONLY 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY **(Major Local)**	220 NORTH REDONDO PEAK DRIVE	REDONDO PEAK DRIVE	/	/	/
		22' F-F (WB/EB) 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 8' WIDE PCC SIDEWALK†* N SIDE ONLY 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY **(Major Local)** (w/ jersey & type 3 barricades) (@ s. side of Redondo Peak)	REDONDO PEAK DRIVE	MIREHAVEN PARKWAY TRACT N-2-E-3 S BDRY	/	/	/
		22' F-F (OUT) 20' F-F (IN) 6' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	REDONDO PEAK DRIVE **(Normal Local Residential)**	MIREHAVEN PARKWAY	FENTON LAKE ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	REDONDO PEAK DRIVE **(Access Local Residential)**	FENTON LAKE ROAD	FENTON LAKE ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	FENTON LAKE ROAD **(Access Local Residential)**	REDONDO PEAK DRIVE	REDONDO PEAK DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	GREEN MESA ROAD **(Access Local Residential)**	FENTON LAKE ROAD	ABO CANYON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	ABO CANYON DRIVE **(Access Local Residential)**	REDONDO PEAK DRIVE	FENTON LAKE ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	ABO CANYON DRIVE (w/ jersey & type 3 barricades) (@ s side of Redondo Peak) **(Normal Local Residential)**	REDONDO PEAK DRIVE	220' SOUTH OF REDONDO PEAK DRIVE	/	/	/
		12' WIDE LT TURN LANE	ARTERIAL PAVING W/ PCC MEDIAN C&G; RMV & DISPS OF EXISING C&G	TIERRA PINTADA BLVD **(Minor Arterial)**	MIREHAVEN PARKWAY	150 FT SOUTH OF MIREHAVEN PARKWAY	/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMENTS - CONTINUED							
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	BRAZOS RIDGE CIRCLE **(Access Local Residential)**	REDONDO PEAK DRIVE	REDONDO PEAK DRIVE	/	/	/
		10' WIDE TRAIL	PCC OR ASPHALT TRAIL†*	PUBLIC PED ACCESS ESMNT TRACTS N-2-E-3	ABO CANYON DRIVE	MIREHAVEN PARKWAY	/	/	/
		10' WIDE TRAIL	PCC OR ASPHALT TRAIL†*	PUBLIC PED ACCESS ESMNT TRACTS N-2-E-4	TIERRA PINTADA BLVD	ABO CANYON DRIVE	/	/	/
		4' WIDE TRAIL	PCC TRAIL†*	PUBLIC PED ACCESS ESMNT TRACTS N-2-E-4 (BRWN LOTS 15 & 16)	TIERRA PINTADA BLVD	FENTON LAKE ROAD	/	/	/
		NOTE:	A STREETSCAPE AGREEMENT BTWN THE CITY & DEVELOPER IS REQUIRED FOR LANDSCAPING W/IN PUBLIC ROW. STREET LIGHTS ARE REQUIRED PER THE COA DPM				/	/	/
							/	/	/

*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS
†SIDEWALK TO BE WAIVED ON THE SOUTH SIDE OF MIREHAVEN PARKWAY EXCEPT AS NOTED.
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC

AGENT/OWNER

PREPARED BY: PRINT NAME — YOLANDA MOYER, P E

FIRM. — BOHANNAN HUSTON INC

SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
ABCWUA	DATE	CITY ENGINEER	DATE
	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC
Project No. _____

Date Submitted: 11/27/2013
Date Site Plan Approved: 9/11/2013
Date Preliminary Plat Approved: 1-31-13
Date Preliminary Plat Expiers: 12-31-14

DRB Project No. 1006864

Δ 9-16-14

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

PULTE AT MIREHAVEN PHASE 1
(TRACT N-2-E, WATERSHED)

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 DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which 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 close out by the City

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
		PUBLIC WATERLINE IMPROVEMENTS							
		12" DIA (4W) & 10" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MIREHAVEN PARKWAY	TIERRA PINTADA BLVD	REDONDO PEAK DR (3WR) & DEL WEBB BLVD (BOTH)	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MIREHAVEN PARKWAY	REDONDO PEAK DRIVE	150' SOUTH OF REDONDO PEAK AVENUE	/	/	/
		8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	REDONDO PEAK DRIVE	MIREHAVEN PARKWAY	FENTON LAKE ROAD	/	/	/
		8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FENTON LAKE ROAD	REDONDO PEAK DRIVE	REDONDO PEAK DRIVE	/	/	/
		4" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BRAZOS RIDGE CIRCLE	REDONDO PEAK DRIVE	REDONDO PEAK DRIVE	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GREEN MESA ROAD	FENTON LAKE ROAD	ABO CANYON DRIVE	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ABO CANYON DRIVE	REDONDO PEAK DRIVE	FENTON LAKE ROAD	/	/	/
		8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ABO CANYON DRIVE	REDONDO PEAK DRIVE	ABO CANYON DRIVE SOUTH TERMINUS	/	/	/
		8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC WL EASEMENT IN TRACT N-2-E-4	ABO CANYON DRIVE	TIERRA PINTADA BLVD	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	REDONDO PEAK DRIVE	DEL WEBB BLVD	FENTON LAKE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BRAZOS RIDGE CIRCLE	HIGH PT IN BRAZOS RIDGE CIRCLE	REDONDO PEAK DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	FENTON LAKE ROAD	REDONDO PEAK DRIVE	REDONDO PEAK DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GREEN MESA ROAD	HIGH PT IN GREEN MESA ROAD	ABO CANYON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ABO CANYON DRIVE	HIGH PT IN ABO CANYON DRIVE (NEAR FENTON LAKE)	REDONDO PEAK DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC SAS EASEMENT LOT 37	REDONDO PEAK DRIVE LOW PT	PUBLIC SAS EASEMENT IN TRACT N-2-E-4	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC SAS EASEMENT IN TRACT N-2-E-4	PUBLIC SAS EASEMENT LOT 37	TIERRA PINTADA BLVD	/	/	/
							/	/	/

		PUBLIC STORM DRAIN IMPROVMENTS						
		18-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT	MIREHAVEN PARKWAY INLETS IN ROADWAY	MIREHAVEN ARROYO IMPROVMENTS	/	/	/
		18-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	REDONDO PEAK DRIVE	LOT 41	LOT 33	/	/	/
		18-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ABO CANYON DRIVE	200 FT NORTH OF REDONDO PEAK	REDONDO PEAK DRIVE	/	/	/
		54" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TRACT N-2-E-6	REDONDO PEAK DRIVE LOW PT	PUBLIC SD EASEMENT IN TRACT N-2-E-4	/	/	/
		60-66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT IN TRACT N-2-E-4	TRACT N-2-E-6	TIERRA PINTADA BLVD EXISTING SD STUB	/	/	/
		36-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MIREHAVEN PARKWAY	MIREHAVEN PARKWAY LOW PT (WEST OF LOT 55)	REDONDO PEAK DRIVE	/	/	/
		42-60" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT TRACT N-2-A	MIREHAVEN PARKWAY	MIREHAVEN ARROYO	/	/	/
		70'-100' WIDE	NECESSARY ARROYO/CHANNEL & INLETS	MIREHAVEN ARROYO	TIERRA PINTADA BLVD	WEST BDRY OF TRACT N-2-A	/	/	/
		48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT IN TRACT N-2-E-4	60" RCP SD	170 FT SOUTH OF 60" RCP SD	/	/	/
		LOMR	A FEMA LETTER OF MAP REVISION IS REQUIRED; A $50,000 FINANICAL GUARANTY AMOUNT WILL BE REQUIRED BY DEVELOPER UNTIL A LOMR IS PROVIDED BY FEMA				/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMENTS - ON-SITE							
		22' F-F (WB) 32' F-F (EB) 12' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 10' N SIDE & 4' S SIDE PCC SIDEWALK†* & 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY (Major Local)	TIERRA PINTADA BLVD	220 FT WEST OF TEIRRA PINTADA BLVD	/	/	/
		22' F-F (WB/EB) MEDIAN WIDTH VARIES (>10')	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 10' WIDE PCC SIDEWALK†* N SIDE ONLY 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY (Major Local)	220 FT WEST OF TEIRRA PINTADA BLVD	220 NORTH REDONDO PEAK DRIVE	/	/	/
		32' F-F (WB) 22' F-F (EB) 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 10' WIDE PCC SIDEWALK†* N SIDE ONLY 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY (Major Local)	220 NORTH REDONDO PEAK DRIVE	REDONDO PEAK DRIVE	/	/	/
		22' F-F (WB/EB) 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 10' WIDE PCC SIDEWALK†* N SIDE ONLY 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY (Major Local) (w/ jersey & type 3 barricades) (@ s. side of Redondo Peak)	REDONDO PEAK DRIVE	MIREHAVEN PARKWAY TRACT N-2-E-3 S BDRY	/	/	/
		22' F-F (OUT) 20' F-F (IN) 6' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	REDONDO PEAK DRIVE (Normal Local Residential)	MIREHAVEN PARKWAY	FENTON LAKE ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	REDONDO PEAK DRIVE (Access Local Residential)	FENTON LAKE ROAD	FENTON LAKE ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	FENTON LAKE ROAD (Access Local Residential)	REDONDO PEAK DRIVE	REDONDO PEAK DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	GREEN MESA ROAD (Access Local Residential)	FENTON LAKE ROAD	ABO CANYON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	ABO CANYON DRIVE (Access Local Residential)	REDONDO PEAK DRIVE	FENTON LAKE ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	ABO CANYON DRIVE (w/ jersey & type 3 barricades) (@ s. side of Redondo Peak) (Normal Local Residential)	REDONDO PEAK DRIVE	220' SOUTH OF REDONDO PEAK DRIVE	/	/	/
		12' WIDE LT TURN LANE	ARTERIAL PAVING W/ PCC MEDIAN C&G; RMV & DISPS OF EXISING C&G	TIERRA PINTADA BLVD (Minor Arterial)	MIREHAVEN PARKWAY	150 FT SOUTH OF MIREHAVEN PARKWAY	/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS - CONTINUED							
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	BRAZOS RIDGE CIRCLE (Access Local Residential)	REDONDO PEAK DRIVE	REDONDO PEAK DRIVE	/	/	/
10' WIDE TRAIL	PCC TRAIL†* OR ASPHALT	PUBLIC PED ACCESS ESMNT TRACTS N-2-E-3	ABO CANYON DRIVE	MIREHAVEN PARKWAY	/	/	/
10' WIDE TRAIL	PCC TRAIL†* OR ASPHALT	PUBLIC PED ACCESS ESMNT TRACTS N-2-E-4	TIERRA PINTADA BLVD	ABO CANYON DRIVE	/	/	/
4' WIDE TRAIL	PCC TRAIL†*	PUBLIC PED ACCESS ESMNT TRACTS N-2-E-4 (BRWN LOTS 15 & 16)	TIERRA PINTADA BLVD	FENTON LAKE ROAD	/	/	/
NOTE:	A STREETSCAPE AGREEMENT BTWN THE CITY & DEVELOPER IS REQUIRED FOR LANDSCAPING W/IN PUBLIC ROW. STREET LIGHTS ARE REQUIRED PER THE COA DPM				/	/	/
					/	/	/

*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS
†SIDEWALK TO BE WAIVED ON THE SOUTH SIDE OF MIREHAVEN PARKWAY EXCEPT AS NOTED.
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

KEVIN G. PATTON, P.E. PREPARED BY: PRINT NAME	DRB CHAIR	12-31-13 DATE	Carol S. Dumont PARKS & ~~GENERAL SERVICES~~ Recreation	12-31-13 DATE
BOHANNAN HUSTON INC FIRM	TRANSPORTATION DEVELOPMENT	12-31-13 DATE	AMAFCA	DATE
SIGNATURE	ABCWUA	12/31/13 DATE	CITY ENGINEER	12-31-13 DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION		DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	9-16-14			

Bohannan Huston

Engineering
Spatial Data
Advanced Technologies

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

CLIENT/COURIER TRANSMITTAL

To: Jack Cloud
DRB Chair

Requested by: Brian Patterson

Date: 2-10-15

Time Due:
- ☐ This A.M.
- ☒ This P.M.
- ☐ Rush _____
- ☐ By Tomorrow

Phone:
Job No.: 20130375

Job Name:

DELIVERY VIA

- ☒ Courier ☐ Federal Express
- ☐ Mail ☐ UPS
- ☐ Other

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	Amendment to IL - DRB Submittal Packet

COMMENTS / INSTRUCTIONS

REC'D BY:_____ **DATE:**_____ **TIME:**_____

PROJECT #

10068864

February 18.2015

APP

Current DRC
Project No. _____

Date Submitted: 12/19/2014
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expiers: _____

DRB Project No. 1006864

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

DEL WEBB AT MIREHAVEN PHASE 1B
(TRACT N-2-A-2, N-2-A-18, N-2-A-19, N-2-A-20, N-2-A-21, WATERSHED)

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 DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which 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 close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC WATERLINE IMPROVEMENTS - (VIA A PUBLIC SANITARY SEWER EASEMENT W/IN HOA TRACT N-2-A-2-B UNLESS NOTED; PRIVATE STREETS)							
		6" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CEBOLLA CREEK WAY	LOT 202	EX. 6" STUB AT DEL WEBB LANE NEAR LOT 204	/	/	/
		10" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CEBOLLA CREEK WAY	EX. 10" STUB AT DEL WEBB LANE NEAR LOT 204	EX. 10" STUB AT DEL WEBB LANE NEAR LOT 162	/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC SANITARY SEWER IMPROVEMENTS - (VIA A PUBLIC SANITARY SEWER EASEMENT W/IN HOA TRACT N-2-A-2-B UNLESS NOTED; PRIVATE STREETS)							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CEBOLLA CREEK WAY	LOT 202	EX. 8" STUB AT DEL WEBB LANE NEAR LOT 204	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CEBOLLA CREEK WAY	LOT 177	EX. 8" STUB AT DEL WEBB LANE NEAR LOT 162	/	/	/
							/	/	/

		PUBLIC STORM DRAIN IMPROVMENTS							
			GRADING & DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC ROADWAY IMPROVEMENTS						
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	CEBOLLA CREEK WAY (TRACT N-2-A-2-B; PRIVATE ST) **(Access Local Residential)**	LOT 201	LOT 162	/	/	/
							/	/	/
							/	/	/

*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS, SIDEWALKS TO BE BUILT DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT

**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC

AGENT/OWNER

YOLANDA PADILLA MOYER, P.E.
PREPARED BY: PRINT NAME

BOHANNAN HUSTON INC.
FIRM:

SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
ABCWUA	DATE	CITY ENGINEER	DATE
	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Yolanda Padilla Moyer

From: Robert Gromatzky
Sent: Tuesday, February 10, 2015 8:41 AM
To: tgaulden@cabq.gov
Cc: Yolanda Padilla Moyer; 'jcloud@cabq.gov'
Subject: FW: Del Webb Phase 1B DXF File
Attachments: 1006864.dxf; 20150327_FINAL PLAT.pdf

Hello Tim,

Attached is another DXF file and PDF for you. This is for the plat of Del Webb @ Mirehaven Phase 1B. Please contact me if you have any questions.

Thank you

Robert Gromatzky
Survey Project Manager
Surveying Dept.
Direct line: 505-798-7929

Bohannan Huston
Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335
www.bhinc.com
voice: 505.823.1000 **facsimile:** 505.798.7988 **toll free:** 800.877.5332

From: Yolanda Padilla Moyer
Sent: Tuesday, February 10, 2015 8:09 AM
To: Robert Gromatzky
Subject: RE: Del Webb Phase 1B DXF File

Hi Robert,

Here is the 1B dxf with the DRB number changed to the name. Can you send it to who it needs to go and cc me on it so that I have a receipt that is was sent. Can you send this morning, I am hoping to go the City to get the plat submitted this morning.

Thanks
Yolanda

From: Robert Gromatzky
Sent: Monday, February 09, 2015 9:35 AM
To: Yolanda Padilla Moyer
Subject: FW: Del Webb Phase 1B DXF File

Yolanda, attached is the updated DXF file for Phase 1B. We will need to rename it the DRB project number and submit to the COA GIS.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S Z

__x__ 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

STORM DRAINAGE (Form D)
____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING
____ Annexation
____ County Submittal
____ EPC Submittal
____ Zone Map Amendment (Establish or Change Zoning)
____ Sector Plan (**Phase I, II, III**)
____ Amendment to Sector, Area, Facility or Comprehensive Plan
____ Text Amendment (Zoning Code/Sub Regs)
____ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc. PHONE: (505) 823-1000
ADDRESS: 7500 Jefferson NE FAX (505) 798-7988
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ypadilla@bhinc.com
APPLICANT: Pulte Development of New Mexico PHONE: 505.341.8591
ADDRESS: 7600 Jefferson NE FAX: 505-798-7988
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: kevin.patton@pultegroup.com
Proprietary interest in site: owner **List all owners**:

DESCRIPTION OF REQUEST: Final Plat

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

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

Lot or Tract No. Tracts N-2-A-2, N-S-A-18,N-2-A-19,N-2-A-20,N-2-A-21 Block: ____ Unit: ____
Subdiv/Addn/TBKA: Watershed Subdivision
Existing Zoning: SU-2 FOR PDA Proposed zoning: SU-2 MRGCD Map No ____
Zone Atlas page(s): H-8 UPC Code: ____

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1006864

CASE INFORMATION:
Within city limits? _x_ Yes Within 1000FT of a landfill? ____
No. of **existing** lots: 5 No. of **proposed** lots: 62 Total area of site (acres): 15.3acres
LOCATION PROPERTY BY STREETS: On or Near: Cebolla Creek
Between: Del Webb Lane and Del Webb Lane

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

SIGNATURE Yolanda Padilla Moyer DATE February 10, 2015
(Print) Yolanda Padilla Moyer ____ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **04/04**

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

Application case numbers	Action	S.F.	Fees
15DRB - - 70054	FP		$ 0
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
			Total $ 20.00

Hearing date February 18, 2015

2-10-15
Planner signature / date

Project # 1006864

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 Padilla Moyer
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
15DRB-_____-70054
_____-_____-_____
_____-_____-_____

2-10-15
Planner signature / date

Project # 10068864

A-1

A-1

TOWN OF ATRISCO GRANT

UNPLATTED

TOWN OF ATRISCO GRANT

UNPLATTED

NORTHWEST MESA ESCARPMENT PLAN CONSERVATION

SITE

SU-2 FOR PDA

NORTHWEST MESA ESCARPMENT PLAN IMPACT

WATERSHED

1006864

TOWN OF ATRISCO GRANT

UNPLATTED

1006864

SU-2 FOR PDA

WESTLAND

1008792

WATERSHED

1006864

MIREHAVEN

PULTE AT

SU-2 FOR PDA

PHASE I

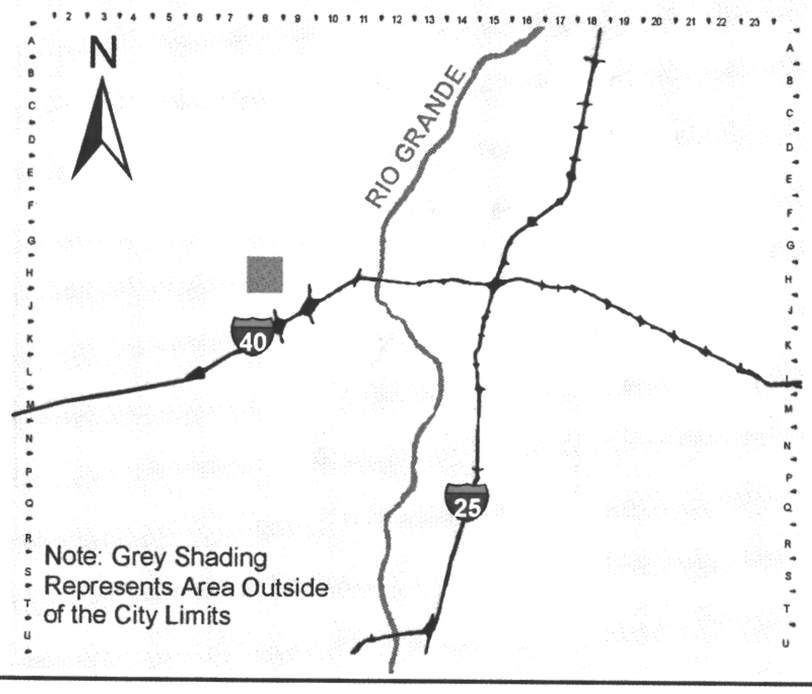
(UNIT 2)

NORTHWEST MESA ESCARPMENT PLAN VIEW

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

Albuquerque Geographic Information System

Map amended through: 9/2/2014



Zone Atlas Page:

H-08-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

February 10, 2015

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

Re: Del Webb at Mirehaven Phase 1B (Replat of Tract N-2-A-2, N-S-A-18,N-2-A-19,N-2-A-20,N-2-A-21; Watershed)- Final Plat DRB 1006864

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) final plat are copies of the following information:

- Application for Development Review
- Zone Atlas Page
- Six (6) copies of each of the Final Plat
- Three (3) Perimeter Wall Exhibits
- Copy of SIAs (Infrastructure and Sidewalk)
- Digital Copy
- E-mail of DXF and PDF submittal to GIS

This final plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. It represents the second phase of the private residential community development at the Mirehaven Community. Tracts N-2-A-2, N-S-A-18,N-2-A-19,N-2-A-20,N-2-A-21 are approximately 15.3 acres and will be subdivided into approximately 55 residential lots of carrying size and 7 Private Commons Tracts. 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,
Bohannan Huston, Inc.

Yolanda Padilla Moyer

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

Enclosures

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

10068864

Figure 19

Nearest Major Streets: **Arroyo Vista Blvd and Tierra Pintada Blvd**

No. of Lots: **159**

SIDEWALK DEFERRAL AGREEMENT

PROJECT NO. 650385

THIS AGREEMENT is made this 9 day of February, 2015, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and **Pulte Homes of New Mexico, Inc.** ("Subdivider"), whose address is **7601 Jefferson NE Ste 320, Albuquerque, NM 87109** and whose telephone number is **505-341-8557**, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) **a Michigan corporation**, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Subdivider is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) **Tract N-2A Watershed Subdivision,** recorded on (Date) **October 17, 2013**, in Book **2013C,** page **116,** as Document No. **2013115035** in the records of the Bernalillo County Clerk, State of New Mexico.

WHEREAS, the Subdivider has submitted and the City has approved Subdivider's development plans and (state "preliminary" or "final":) preliminary plat, to be identified as (state name of plat :) **Del Webb @ Mirehaven Phase 1B,** and

WHEREAS, Subdivider has requested and the City has determined that it is acceptable for the Subdivider to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Subdivider must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in the event the Subdivider does not complete the construction as required.

Doc# 2015011042
02/09/2015 04:40 PM Page 1 of 7
AGRE R:$25.00 M. Toulouse Oliver, Bernalillo County

THEREFORE, the City and the Subdivider agree:

1. A. Sidewalk Construction Deadline. Subdivider has obtained a sidewalk deferral, as shown in the attached **Exhibit "A"**, which is a copy of the Development Review Board's decision regarding the deferral granted. Subdivider agrees to utilize the City's sidewalk permit process and complete the sidewalks to the satisfaction of the City by **January 12, 2018** ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Subdivider may request an extension from the Design Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Subdivider requests an extension. If the Subdivider will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Subdivider must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

2. Financial Guaranty. Subdivider will provide a financial guaranty in an amount of not less that 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Subdivider has provided the following "Financial Guaranty":

Type of Financial Guaranty: **Surety Bond #1114987**
Amount: **$69,706.49**
Name of Financial Institution or Surety providing Guaranty:
Lexon Insurance Company
Date City first able to call Guaranty (Construction Completion Deadline): **January 12, 2018.**
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____
Additional information: _____
_____

3. Notice of Start of Construction. Before construction begins, the Subdivider's contractor shall obtain all necessary Excavation and Barricading permits.

4. Completion, Acceptance and Release. The Subdivider shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and this Sidewalk Deferral Agreement.

5. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Subdivider shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Deferral Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

6. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

7. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of financial institution or surety which has undertaken to guaranty the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

8. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has posted a suitable financial guaranty and entered into a Sidewalk Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

9. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct

or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Subdivider shall be liable to, and shall pay the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

10. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Subdivision for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and its heirs, successors and assigns.

11. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

12. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

13. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

14. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

15. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meeting or construction of any of its provisions.

16. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City's Legal Department on this form.

17. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: Pulte Homes of New Mexico, Inc., a Michigan corporation

By [signature]: _____

Name [print]: Garret Price

Title: VP Land

Dated: 1/20/15

CITY OF ALBUQUERQUE:

By: _____

Shahab Biazar, City Engineer

Dated: 2/9/15

02/04/15 01-30-2015

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 20 day of January, 2018 by (name of person :) Garret Price, (title or capacity, for instance, "President" or "Owner":) VP Land of (Subdivider :) Pulte Homes of New Mexico, Inc., a Michigan corporation.

POLLY E. MOORE NOTARY PUBLIC STATE OF

Notary Public

My Commission Expires: October 18, 2015

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 9th day of February, 2015 by Shahab Biazar, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

LINDA C. EVANS NOTARY PUBLIC STATE OF NEW MEXICO

Notary Public

My Commission Expires: 10-17-16

EXHIBIT A ATTACHED
[POWER OF ATTORNEY ATTACHED IF SUBDIVIDER IS NOT THE OWNER OF THE SUBDIVISION]

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 14, 2015

EXHIBIT
A

Project# 1006864
14DRB-70415 MAJOR - PRELIMINARY PLAT APPROVAL
14DRB-70417 SIDEWALK WAIVER
14DRB-70420 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS
14DRB-70423 MINOR - TEMP DEFERRAL SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for PULTE request the referenced/ above actions for all or a portion of Tract(s) N-2-A-2 and N-2-A-18 thru 21, **DEL WEBB AT MIREHAVEN PHASE 1** zoned SU-2/ PDA, located on DEL WEBB LANE NW west of TIERRA PINTADA BLVD NW containing approximately 13.58 acre(s). (H-8)

At the January 14, 2015 Development Review Board meeting, with an approved grading and drainage plan engineer stamp dated 3/20/14, and with the signing of the infrastructure list dated 1/14/15, the preliminary plat was approved. A subdivision design variance from minimum DPM design standards was approved per the request in the planning file. The sidewalk waiver and the temporary deferral of construction of sidewalks on the interior streets were approved as shown on exhibit in the planning file.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

If you wish to appeal this decision, you must do so by January 29, 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).

Jack Cloud, DRB Chair

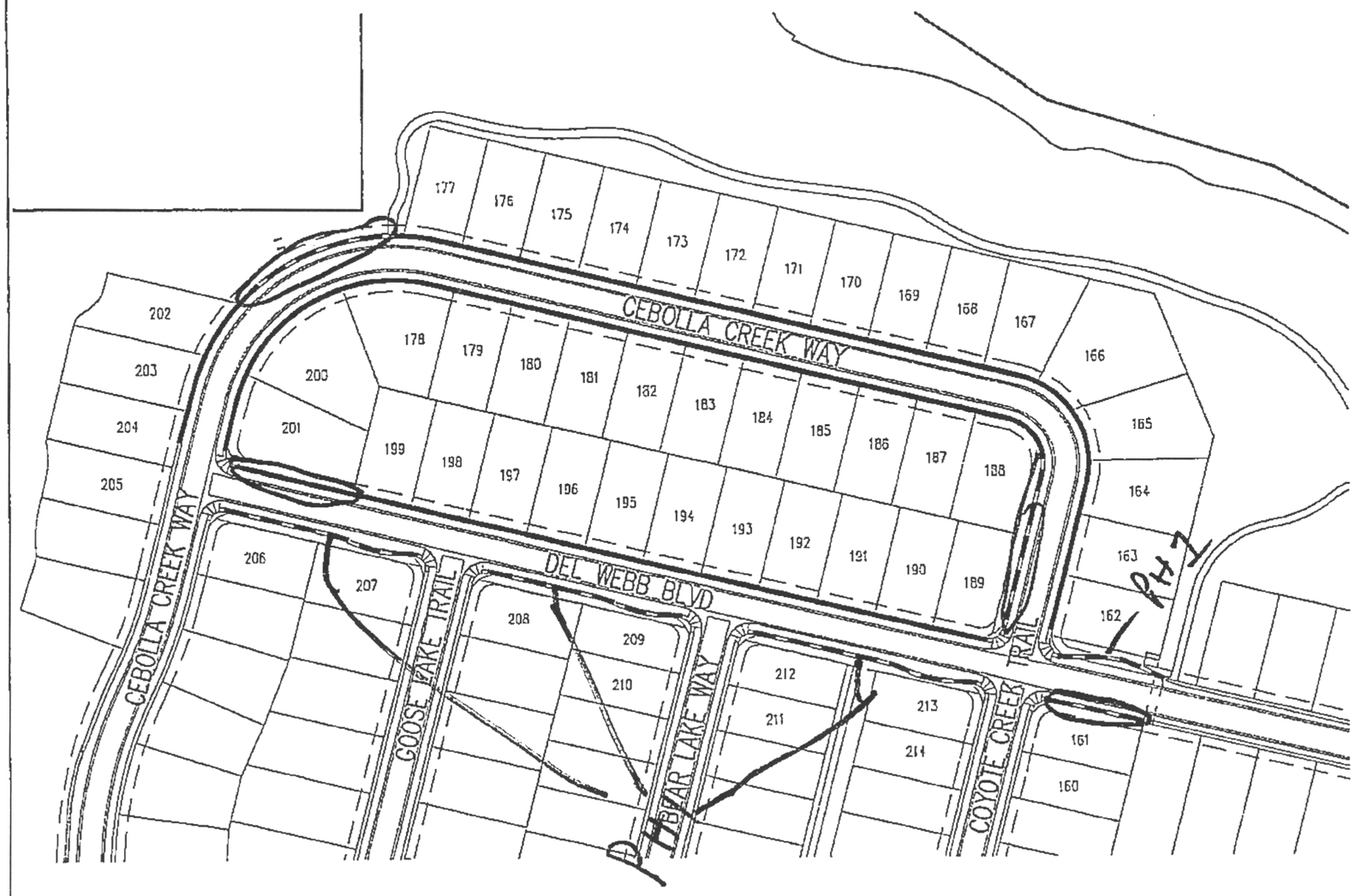
DEL WEBB @ MIREHAVEN PHASE IB

SIDEWALK DEFERRAL EXHIBIT

JANUARY, 2015

DEFERRED Sidewalks are to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

TO BE BUILT – SIDEWALK



200

N

200 100 0 200

SCALE: 1"=200'

Bohannan Huston
www.bhinc.com 800.877.5332

Tue, 6-Jan-2015 – 12:54:pm, Plotted by: BPATTERSON
P:\20130375\CDP\Plans\General\DW_IB\20130375 Sidewalk Defferal.dwg

1006864

Figure 12

Nearest Major Streets: **Arroyo Vista Blvd and Tierra Pintada Blvd**
No. of Lots: **52**

SUBDIVISION IMPROVEMENTS AGREEMENT PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 9 day of February, **2015**, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and **Pulte Homes of New Mexico, Inc.** ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:], **a Michigan Corporation**, whose address is **7601 Jefferson NE Suite 320** and whose telephone number is **505-341-8591**, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] **Tract N-2-A, Watershed Subdivision**, recorded on **October 17, 2013** in Book **2013C**, page **116**, as Document No. **2013115035** in the records of the Bernalillo County Clerk, State of New Mexico (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] **Pulte Homes of New Mexico Inc., a Michigan Corporation** ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as **Del Webb @ Mirehaven Phase 1B** describing Subdivider's Property ("Subdivider's Property").

As a result of the development of the City's Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in **Exhibit A**, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the **January 12, 2016**, ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. **650385**.

Doc# 2015011043
02/09/2015 04:40 PM Page: 1 of 10
AGRE R:$25.00 M. Toulouse Oliver, Bernalillo County

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See S.O. Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See S.O. Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

4. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual ("DPM"), Volume 1, Chapter 5, Work Order Process, and Figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured, or has caused to be procured, public liability insurance in the amount of not less than One Million Dollars ($1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements, or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. If the Improvements include water and wastewater infrastructure, the insurance policy must name the ABCWUA, its employees, officers and agents, as their interest may appear, as additional insureds. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail thirty (30) days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.25%
Street Excavation and Barricading Ordinance and street restoration fees	As required per City-approved estimate (figure 7)

Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by **Surv-Tek, Inc.,** and construction surveying of the private Improvements shall be performed by **Surv-Tek, Inc.** If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by **Smith Engineering** and inspection of the private Improvements shall be performed by **Smith Engineering**, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by **Geo-Test, Inc.** and field testing of the private Improvements shall be performed by **Geo-Test, Inc.** both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides

all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefore.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's S.O. requirements, the Subdivider has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: **Surety bond #1114986**
Amount: $ **520,835.65**
Name of Financial Institution or Surety providing Guaranty:
Lexon Insurance Company
Date City first able to call Guaranty (Construction Completion Deadline):
January 12, 2016
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____
Additional information: _____

7. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange for a preconstruction conference and all required inspections.

8. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the S.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

10. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the DPM, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the S.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Subdivider, its agents,

representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

12. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

13. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

14. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

15. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

16. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

17. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

18. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

19. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

20. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

21. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City Legal Department on this form.

22. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: Pulte Homes of New Mexico, Inc., a Michigan corporation

By [Signature]: _____

Name [Print]: Garret Price

Title: VP Land

Dated: 1/20/15

CITY OF ALBUQUERQUE

By: _____

Shahab Biazar, P.E., City Engineer

Dated: 2/9/15

02/06/2015 02-04-2015

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 20 day of January, 20 15, by [name of person:] Garret Price [title or capacity, for instance, "President" or "Owner":] VP Land of [Subdivider:] Pulte Homes of New Mexico, Inc., a Michigan corporation .

Notary Public

My Commission Expires: 10/18/15

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 9th day of February, 20 15, by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public

My Commission Expires: 10/17/16

[EXHIBIT A ATTACHED]
[POWER OF ATTORNEY ATTACHED IF SUBDIVIDER IS NOT THE OWNER OF THE SUBDIVISION

Current DRC
Project No. _____

EXHIBIT A

ORIGINAL

Date Submitted: 7/14/2015
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 1-16-15
Date Preliminary Plat Expires: 1-16-16

DRB Project No. 1006864

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

DEL WEBB AT MIREHAVEN PHASE 1B
(TRACT N-2-A-2, N-2-A-18, N-2-A-19, N-2-A-20, N-2-A-21, WATERSHED)

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 DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deferred as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and signatory. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which 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 close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
			PUBLIC WATERLINE IMPROVEMENTS - (VIA A PUBLIC SANITARY SEWER EASEMENT W/IN HOA TRACT N-2-A-2-B UNLESS NOTED; PRIVATE STREETS)						
		6" DIA (4W)	WATERLINE W/ NEC. VALVES FITS, MJ'S & RJ'S	CEBOLLA CREEK WAY	LOT 202	EX. 6" STUB AT DEL WEBB LANE NEAR LOT 204	/	/	/
		10" DIA (3WR)	WATERLINE W/ NEC. VALVES FITS, MJ'S & RJ'S	CEBOLLA CREEK WAY	EX. 10" STUB AT DEL WEBB LANE NEAR LOT 204	EX. 10" STUB AT DEL WEBB LANE NEAR LOT 162	/	/	/
			*CPN 650383 AND 050384 SHALL BE CONSTRUCTED AND ACCEPTED PRIOR TO FINAL ACCEPTANCE AND FINANCIAL GUARANTEE RELEASE OF DEL WEBB PHASE 1B				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
			PUBLIC SANITARY SEWER IMPROVEMENTS - (VIA A PUBLIC SANITARY SEWER EASEMENT W/IN HOA TRACT N-2-A-2-B UNLESS NOTED; PRIVATE STREETS)						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CEBOLLA CREEK WAY	LOT 202	EX. 8" STUB AT DEL WEBB LANE NEAR LOT 204	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CEBOLLA CREEK WAY	LOT 177	EX. 8" STUB AT DEL WEBB LANE NEAR LOT 162	/	/	/
			*CPN 050383 AND 050384 SHALL BE CONSTRUCTED AND ACCEPTED PRIOR TO FINAL ACCEPTANCE AND FINANCIAL GUARANTEE RELEASE OF DEL WEBB PHASE 1B				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
			PUBLIC STORM DRAIN IMPROVMENTS						
		18" DIA	RCP W/ NEC., LATERALS & INLETS	CEBOLLA CREEK WAY	LOT 180	LOT 162	/	/	/
			*CPN 650383 AND 050384 SHALL BE CONSTRUCTED AND ACCEPTED PRIOR TO FINAL ACCEPTANCE AND FINANCIAL GUARANTEE RELEASE OF DEL WEBB PHASE 1B				/	/	/
		*70'-100' WIDE	NECESSARY ARROYO/CHANNEL IMPROVMENTS W/ SD STUBS &	PUBLIC SD EASEMENT ON TRACTS N-2-A-1	TIERRA PINTADA BLVD	WEST BDRY OF TRACTS N-2-A-1	/	/	/
		5' CHANNEL	5 FT WIDE PCC PRIVATE DRAINAGE CHANNEL W/IN TRACT N-2-A-2 & N-2-A-4 FROM LOT 107 TO THE MIREHAVEN ARROYO				/	/	/
		NOTE	PRIVATE FACILITIES COVENANT FOR 5 FT WIDE PCC PRIVATE DRAINAGE CHANNEL W/IN TRACT N-2-A-2 & N-2-A-4				/	/	/
			GRADING & DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTE				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
			PUBLIC ROADWAY IMPROVEMENTS						
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	CEBOLLA CREEK WAY (TRACT N-2-A-2-B; PRIVATE ST) (Access Local Residential)	LOT 201	LOT 162	/	/	/
							/	/	/
							/	/	/
							/	/	/

*CPN 050383 AND 050384 SHALL BE CONSTRUCTED AND ACCEPTED PRIOR TO FINAL ACCEPTANCE AND FINANCIAL GUARANTEE RELEASE OF DEL WEBB PHASE 1B

*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS, SIDEWALKS TO BE BUILT DEFERRED IN ACCORDANCE W/ APPROVED SIDEWALK EXHIBIT

**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC

AGENT/OWNER

YOLANDA PADILLA MOYER, P.E.
PREPARED BY: PRINT NAME

BOHANNAN HUSTON INC.
FIRM

Yolanda Padilla Moyer
SIGNATURE

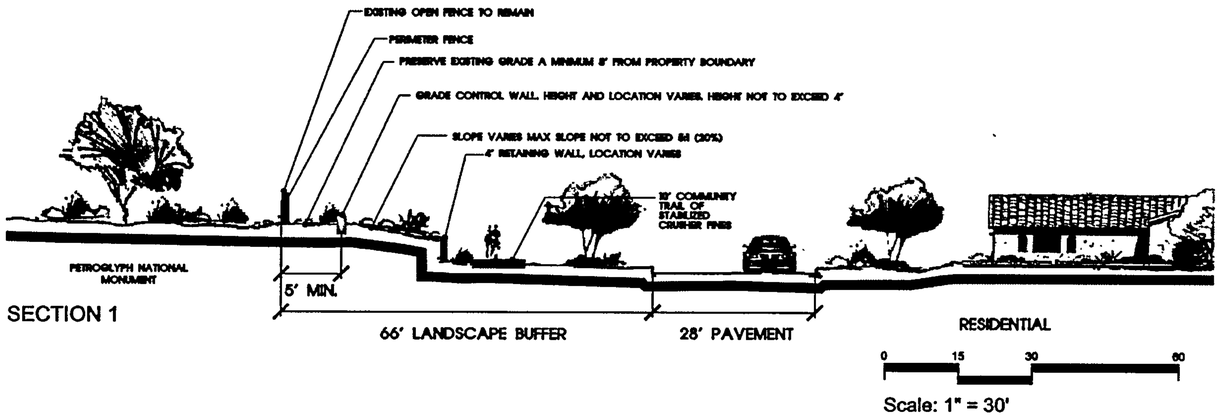
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

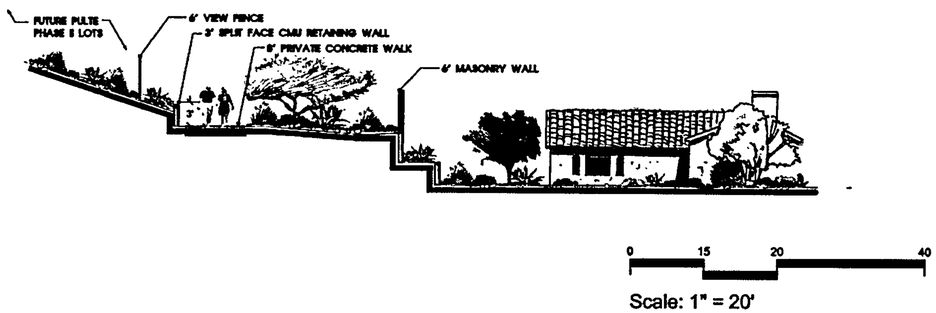
	1-14-15	Carol S. Dumont	1-14-15
DRB CHAIR	DATE	PARKS & ~~GENERAL SERVICES~~ Recreation	DATE
	01-14-15		
TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
APCWUA	01/14/15 DATE	Curtis C. Chan CITY ENGINEER	1-14-15 DATE
	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

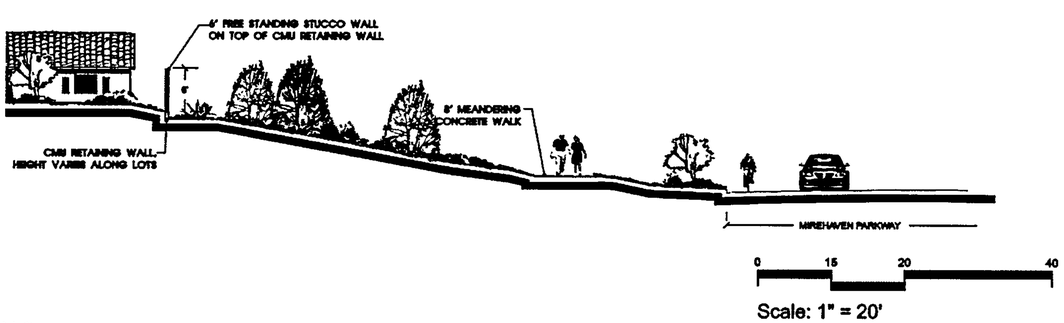
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



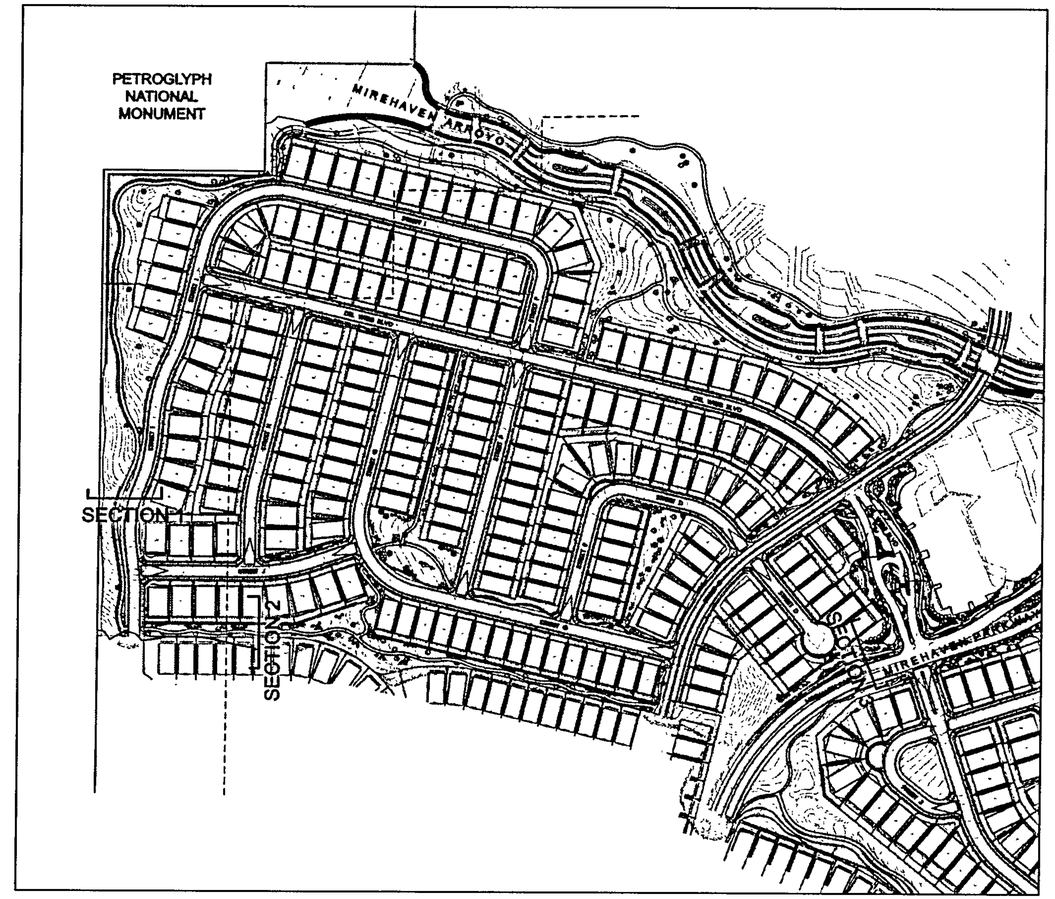
SECTION 1



SECTION 2



SECTION 3



SECTION LOCATION KEY

0 200 400 800
Scale: 1" = 400'

North

DEL WEBB PHASE 1
NEIGHBORHOOD BUFFER SECTIONS

MIREHAVEN

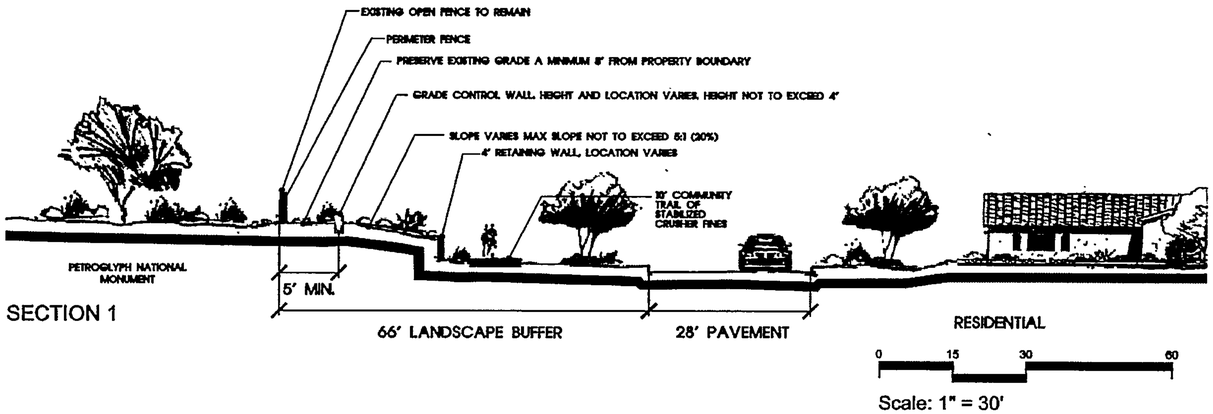
ALBUQUERQUE, NEW MEXICO

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003 + f 512.246.7703
www.secplanning.com + info@secplanning.com

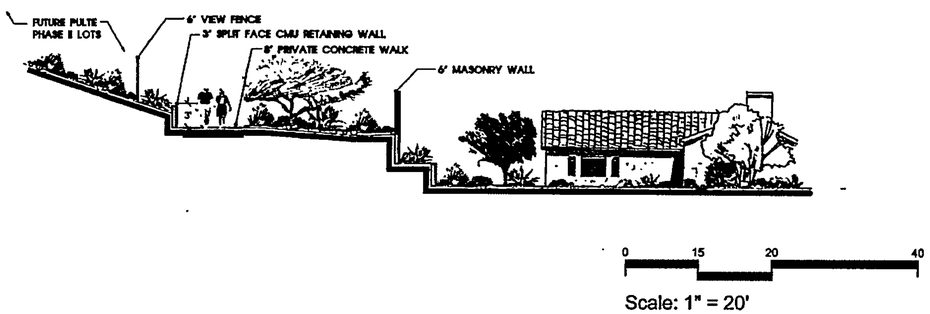
Date: November 19, 2013

SHEET FILE: P:\120064-PUNM\Cadfiles\LANDSCAPE ARCHITECTURE\130106 Del Webb Ph 1\Del Webb PH1 Site Plan for Subdivision\Del Webb PH1 Buffer Sections.dwg

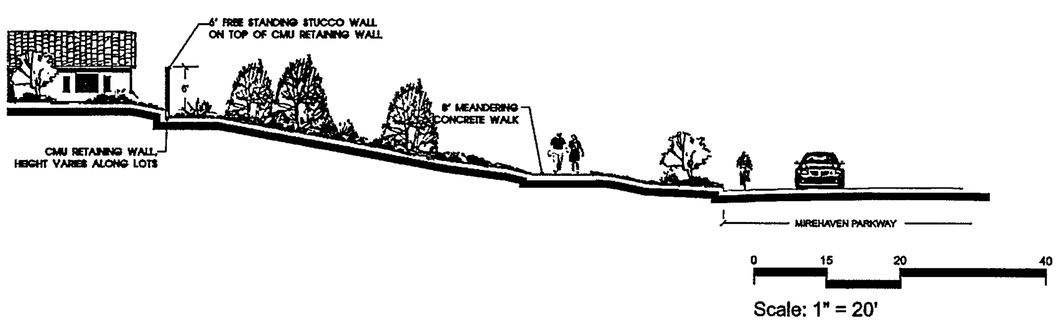
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



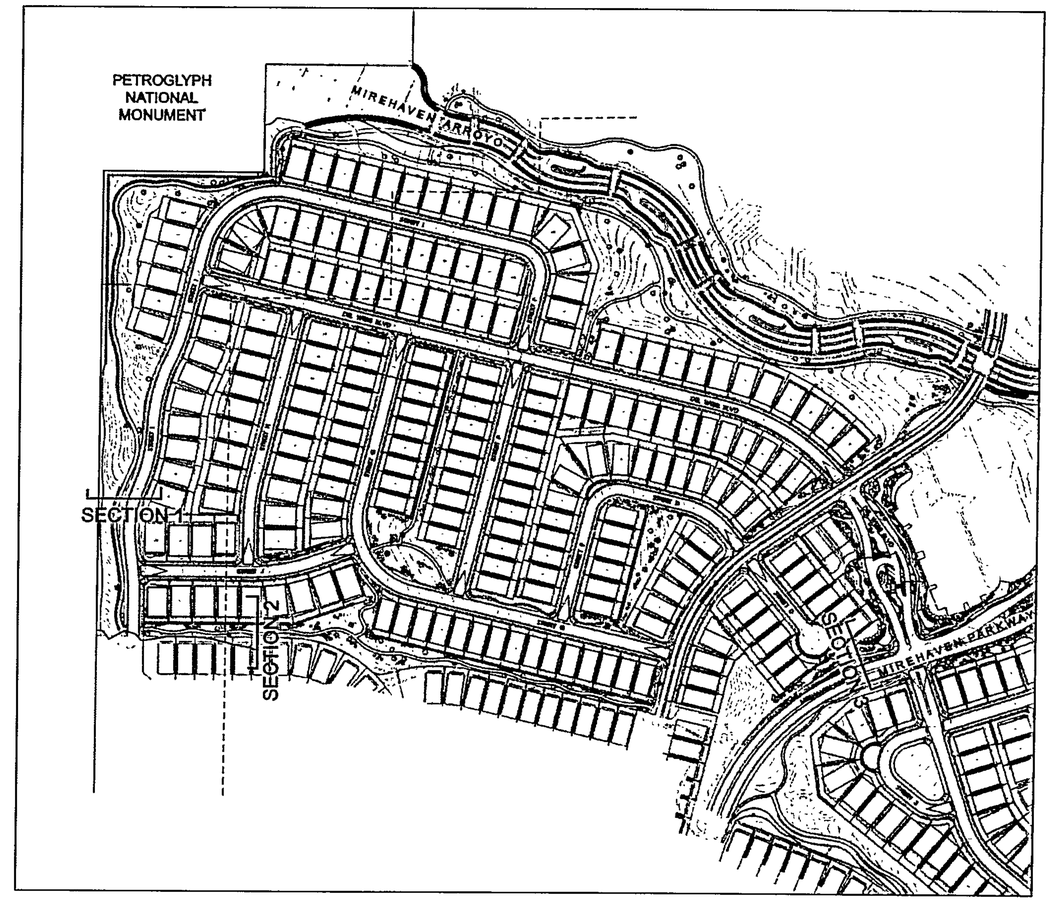
SECTION 1



SECTION 2



SECTION 3



SECTION LOCATION KEY

DEL WEBB PHASE 1
NEIGHBORHOOD BUFFER SECTIONS

MIREHAVEN

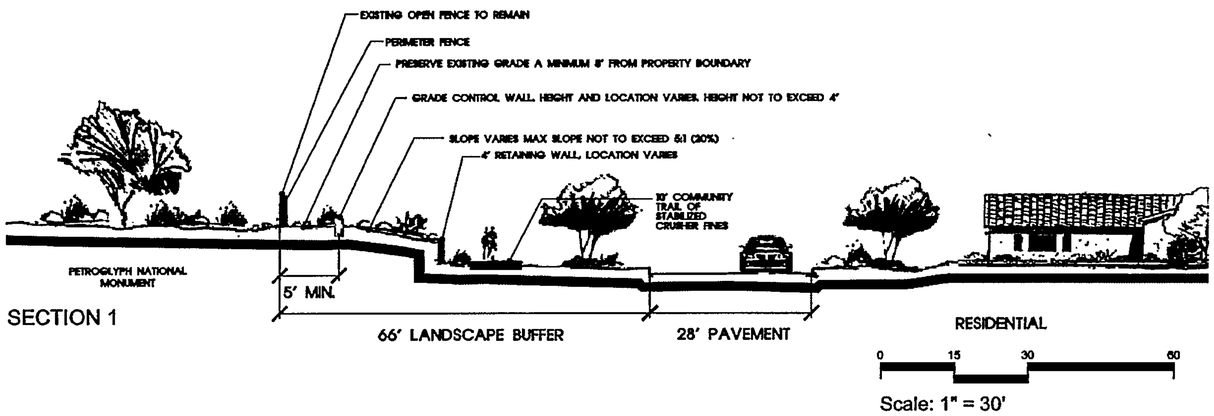
ALBUQUERQUE, NEW MEXICO

Date: November 19, 2013

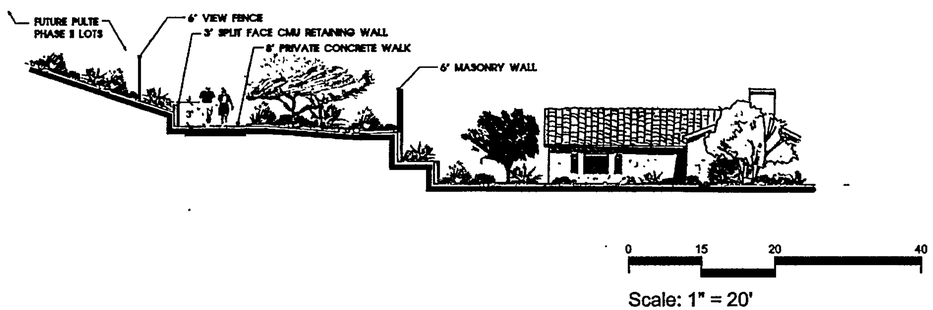
SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003 + f 512.246.7703
www.secplanning.com + info@secplanning.com

SHEET FILE: P:\120064-PUNM\Cadfiles\LANDSCAPE ARCHITECTURE\130106 Del Webb Ph 1\Del Webb PH1 Site Plan for Subdivision\Del Webb PH1 Buffer Sections.dwg

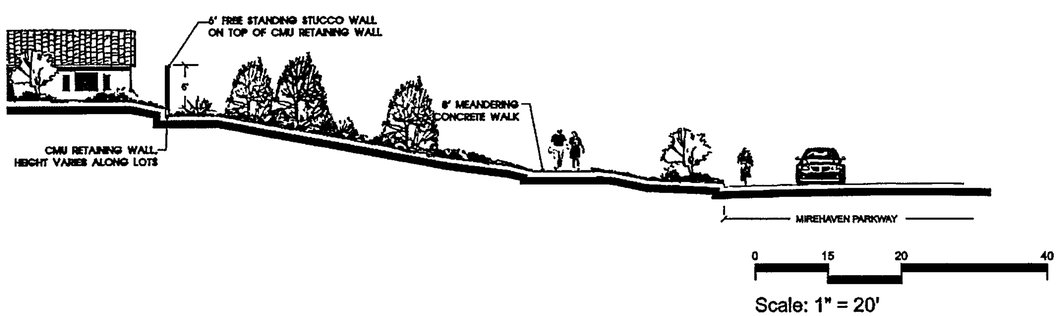
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



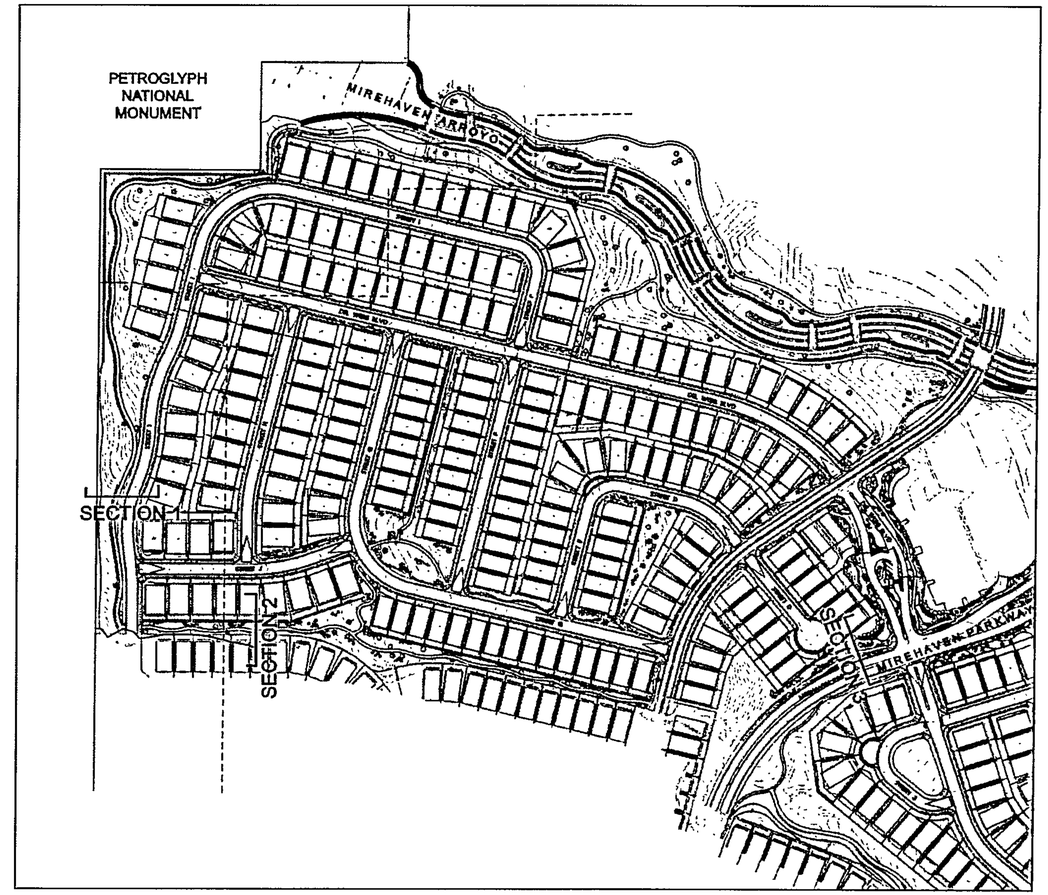
SECTION 1



SECTION 2



SECTION 3



SECTION LOCATION KEY

DEL WEBB PHASE 1
NEIGHBORHOOD BUFFER SECTIONS

MIREHAVEN

ALBUQUERQUE, NEW MEXICO

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003 + f 512.246.7703
www.secplanning.com + info@secplanning.com

Date: November 19, 2013

SHEET FILE: P:\120064-PUNM\Cadfiles\LANDSCAPE ARCHITECTURE\130106 Del Webb Ph 1\Del Webb PH1 Site Plan for Subdivision\Del Webb PH1 Buffer Sections.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

PROJECT #
1006864

February 18. 2015

FP

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

TRANSPORTATION DEVELOPMENT .....*John MacKenzie*
TRANSIT & PARKING DEPARTMENT .....*Shabih Rizvi*
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
AMAFCA.....*Lynn Mazur*
APD CRIME PREVENTION.....*Steve Sink*
OPEN SPACE DIVISION.....*Kent Reed Swanson/Sarah Brown*

FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*Vince Montano*
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
PNM.....*Daniel Aragon*
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
COMCAST CABLE..... *Mike Mortus*
Mid.Rio Grande Conserv. Dist. (MRGCD)..... *Ray Gomez*
ENVIRONMENTAL HEALTH.....*Paul Olson*

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

PROJECT # 1006864

Board hearing date:

WEDNESDAY, January 14, 2014

Comments must be received by:

January 13, 2014

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- X Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — V
- X Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D) — A
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ 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 Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC PHONE: 505.823.1000
ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ypadilla@bhinc.com

APPLICANT: Pulte PHONE: 505.341.8591
ADDRESS: 7601 Jefferson NE Suite 320 FAX: ___
CITY: Phoenix STATE AZ ZIP 85016 E-MAIL: ___
Proprietary interest in site: Owner List all owners: ___

DESCRIPTION OF REQUEST: Preliminary Plat
Design Variance and Sidewalk Deferral/Waiver Request

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

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

Lot or Tract No. Tracts N-2-A-2, N-S-A-18,N-2-A-19,N-2-A-20,N-2-A-21 Block: ___ Unit: ___
Subdiv/Addn/TBKA: WATERSHED SUBDIVISION
Existing Zoning: SU-2 Proposed zoning: SU-2 MRGCD Map No ___
Zone Atlas page(s): H8 UPC Code: ___

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1006864

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 5 No. of proposed lots: 62 Total area of site (acres): 15.3
LOCATION OF PROPERTY BY STREETS: On or Near: Cebolla Creek
Between: Del Webb Lane and Del Webb Lane

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

SIGNATURE Yolanda Padilla Moyer DATE December 14, 2014
(Print) Yolanda Padilla Moyer Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers
14 - DRB - 70415
___ - ___ - ___
___ - ___ - ___
___ - ___ - 70417
___ - ___ - 70420
70423

Action	S.F.	Fees
PPA	___	$ 1,495.00
CMF	___	$ 20.00
ADV	___	$ 75.00
SW	___	$ Ø
SDV	___	$ Ø
	Total	$ 1590.00

Hearing date Jan. 14, 2014

12-19-14
Planner signature / date

Project # 1006864

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

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

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

- ✓ 5 Acres or more: Certificate of No Effect or Approval
- ✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- ✓ Proposed Infrastructure List
- Waived Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- ✓ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Property owner's and City Surveyor's signature on the proposed plat
- ✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- N/A **Signed** Pre-Annexation Agreement if Annexation required.
- ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ✓ Fee (see schedule)
- ✓ List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- __ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- __ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ List any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Plat or plan reduced to 8.5" x 11"
- __ Official D.R.B. Notice of the original approval
- __ Approved Infrastructure List. If not applicable, please initial. _____
- __ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ List any original and/or related file numbers on the cover application
- __ Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

Yolanda Padilla Moyer
Applicant name (print)

Yolanda Padilla Moyer
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
14 - DRB - 70415
___ - ___ - ___
___ - ___ - ___

12-19-14
Planner signature / date

Project # 1006816 4

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

__ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
__ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**

☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**

☑ **SIDEWALK WAIVER (DRB21)**

✓ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the variance or waiver
✓ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☑ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

✓ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the variance
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the deferral or extension
✓ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**

☐ **VACATION OF RECORDED PLAT (DRB29)**

__ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
__ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
__ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Yolanda Padilla Moyer
Applicant name (print)

Yolanda Padilla Moyer
Applicant signature / date

Form revised 4/07

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

Application case numbers
14 - DRB - 70417
- - 70420
- - 70423

12-19-14
Planner signature / date

Project # 1006864

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs o the property which the application describes. Vacations of public rights-of-way (if the way has been in use) als require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at leas two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tear out less easily.

4. TIME

Signs must be posted from Dec. 30, 2014 to Jan. 14, 2011

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

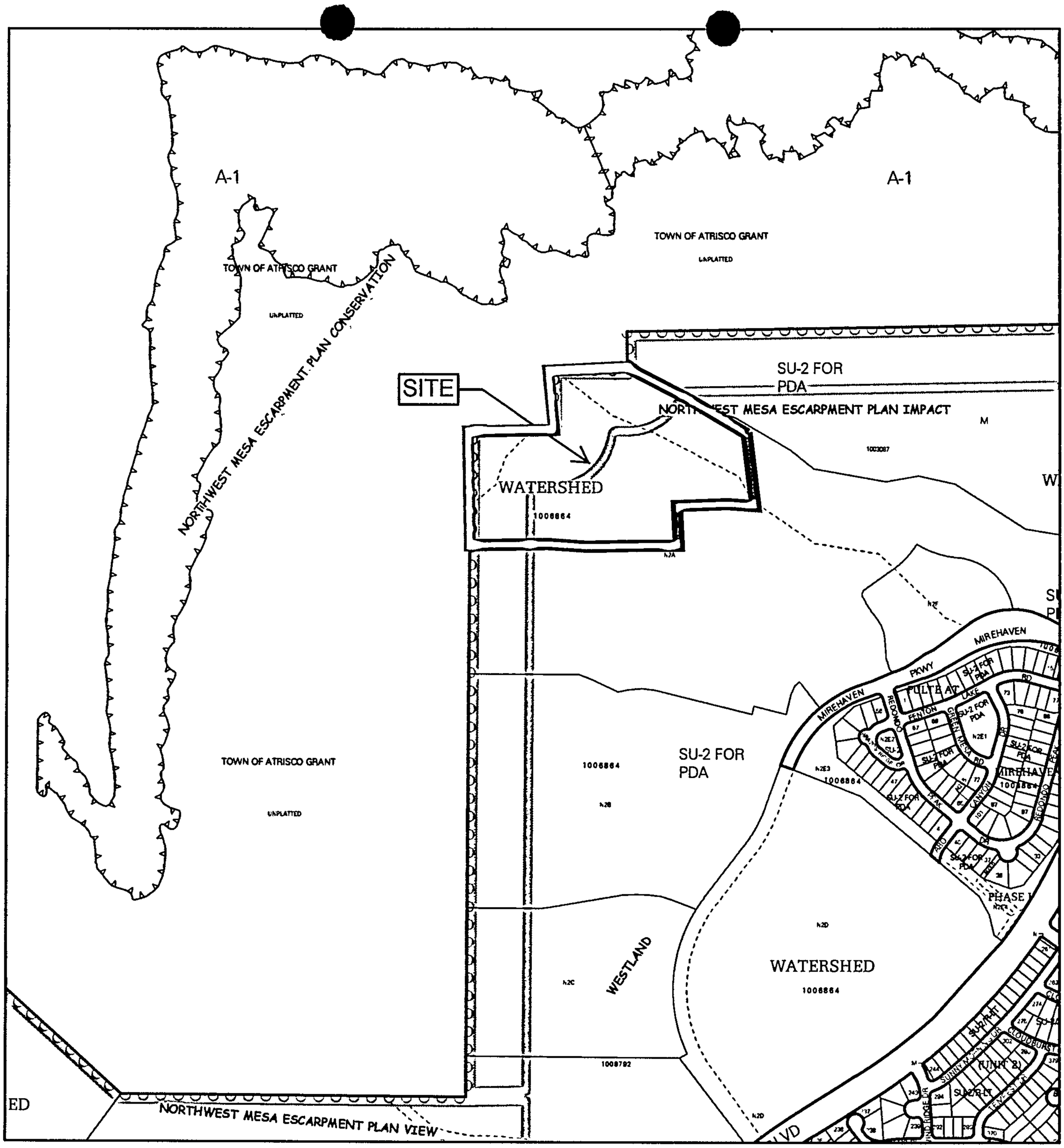
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) m obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being give a copy of this sheet.

Yolanda Mioszu (Applicant or Agent) 12/19/14 (Date)

I issued 1 signs for this application, 12-19-14 (Date) (Staff Member)

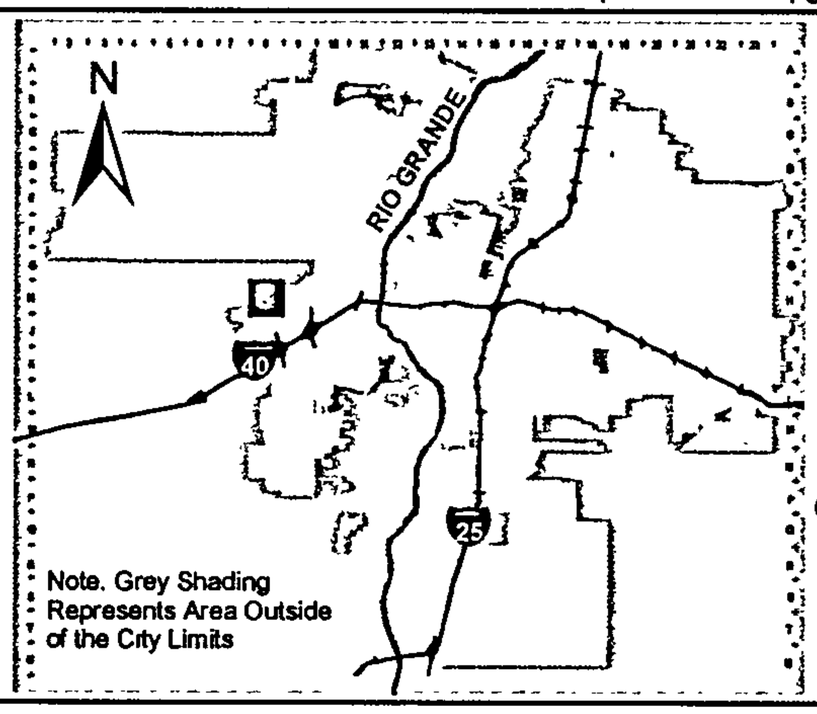
DRB PROJECT NUMBER: 10068664

Rev. 1/11/05



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

Map amended through: 9/2/2014



Zone Atlas Page:

H-08-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

December 19, 2014

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

Re: Del Webb at Mirehaven Phase 1B (Replat of Tract N-2-A-2, N-S-A-18,N-2-A-19,N-2-A-20,N-2-A-21; Watershed) – Preliminary Plat, Design Variance and Sidewalk Deferral/Waiver Request (DRB 1006864)

Dear Mr. Cloud:

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

- Application for Development Review
- Zone Atlas Page
- Certificate of No Effect
- Twenty-four (24) copies of each of the Preliminary Plat
- Grading and Drainage Plan Approval Letter
- One (1) copy of the Infrastructure List
- Six (6) copies of Sidewalk Deferral and Waiver
- Twenty-four (24) copies of Variance Exhibit
- Preliminary Pre-Development Facilities Fee Agreement (waived at this time)
- Three (3) Perimeter Wall Exhibits
- Letter from the Office of Neighborhood Coordination (See enclosed)
- DR/WS and TIS forms
- Design Variance Request/Justification
- Submittal Fees

This preliminary plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. It represents the second phase of the private residential community development at the Mirehaven Community. Tracts N-2-A-2, N-S-A-18,N-2-A-19,N-2-A-20,N-2-A-21 are approximately 15.3 acres and will be subdivided into approximately 55 residential lots of carrying size and 7 Private Commons Tracts. Roadway right-of-way and pavement widths are indicated on the preliminary plat. We request that this item be scheduled for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

Yolanda Padilla Moyer

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

YPM/cc
Enclosures
cc: Kevin Patton, Pulte Group

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

P:\20130375\Correspondence\Submittals\DRB\DW 1B\Pre Plat\Preliminary Plat DRB Cover Letter.docx

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this ONC Letter – you will need to get an updated ONC Letter from our office.

December 16, 2014

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **December 16, 2014:**

Contact Name: BRIAN PATTERSON

Company or Agency: BOHANNAN HUSTON, INC.
7500 JEFFERSON ST. NE, COURTYARD I/87109-4335
PHONE: 505-823-1000/FAX: 505-798-7988
E-mail: bpatterson@bhinc.com

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) – TRACTS N-2-A-2, N-2-A-18, N-2-A-19, N-2-A-20 AND N-2-A-21, OF THE WATERSHED SUBDIVISION LOCAED ON TIERRA PINTADA BOULEVARD NW BETWEEN ARROYO VISTA BOULEVARD NW AND UNSER BOULEVARD NW** zone map **H-8.**

Our records indicate that as of December 16, 2014, there were no Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(02/20/14)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
   d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in <u>**each**</u> application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[ ] ONC's "Official" Letter to the applicant *(if there are associations)*. A copy must be submitted with application packet -OR-

[X] The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.

[ ] Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations)*. A copy must be submitted with application packet.

[ ] Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations)*. A copy must be submitted with application packet.

***Just a reminder* - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

****

(below this line for ONC use only)

Date of Inquiry: **12/16/14** Time Entered: **10:10 a.m.** ONC Rep. Initials: **siw**

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

December 19, 2014

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

Re: Del Webb at Mirehaven Phase 1B (Replat of Tract N-2-A-2, N-S-A-18,N-2-A-19,N-2-A-20,N-2-A-21; Watershed –**Design Variance and Sidewalk Deferral Request** (DRB 1006864)

Dear Mr. Cloud:

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

Design Variances & Special Exceptions:

Standard Centerline Radius for a Local Access Street - Please refer to the enclosed exhibit indicating the request.

- We are requesting to reduce the centerline radius on the following local access streets:
  - At the transition between Cebolla Creek Way (from 120 ft to 75 ft)
- The DPM indicates that "local residential streets with 90 or near 90 degree turns may be designed with a minimum centerline radius of 75 ft with the approval of the Traffic Engineer."
  - Given that the roadway is private and is at near 90 degree turns and it is classified as local access streets the vehicular speeds will be low allowing for a tighter turning radius.

Deferred Sidewalk - Please refer to the enclosed exhibit for sidewalk deferral and waiver.

- Deferred Sidewalk – we are requesting to defer sidewalk along the frontage of homes and request that they be constructed with and as each home is constructed.

We request that this request be heard at with the Preliminary Plat application. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

Yolanda Padilla Moyer

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

YPM/jcm
Enclosures

cc: Kevin Patton, Pulte Group

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

CITY OF ALBUQUERQUE

March 21, 2014

Brian Patterson, P.E.
Bohannan Huston Inc.
7500 Jefferson NE
Albuquerque, NM 87107

Re: Del Webb @ Mirehaven Phase Grading Plan
Engineer's Stamp Date 3-20-14 (H09D017C)

Dear Mr. Patterson,

Based upon the information provided in your submittal received 3-20-14, the above referenced plan meets the requirements for Grading Permit. The site is approved for Grading Permit when the Erosion and Sediment Control Plain is approved.

As previously discussed, the side yard slopes/ bench on lots 108 and 111 may require additional notation on the engineer's certification.

This is the plan to certify for Release of Financial Guarantee and Building Permit approval.

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

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Hydrology
Planning Dept.

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

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Deborah Stover, Director

Richard J. Berry, Mayor **Robert J. Perry, CAO**

May 5, 2011

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation
Project Number(s):
Case Number(s):
Agent: **Bohannan Huston Inc.**
Applicant: **Western Albuquerque Land Holdings LLC**
Legal Description: **Parcel N, Watershed Subdivision**
Zoning: **SU**
Acreage: **348 acres**
Zone Atlas Page: **H-8, H-9, J-7, J-8**

CERTIFICATE OF NO EFFECT: Yes _____ No _____

***PROVISIONAL* CERTIFICATE OF APPROVAL: Yes __X__ No _____**

TREATMENT PLAN REVIEW: Pending issuance of final survey report by Office of Contract Archeology, University of New Mexico

SUPPORTING DOCUMENTATION: Pending issuance of final survey report by Office of Contract Archeology, University of New Mexico

SITE VISIT: April 29, 2011

RECOMMENDATION(S):

- ***PROVISIONAL CERTIFICATE OF APPROVAL IS ISSUED (ref O-07-72 Section 4C(1), preservation plan required).***

- ***CERTIFICATE of APPROVAL ISSUED for submittal of preliminary platting purposes only. Final Certificate of Approval pending submittal of survey reports, determinations of site eligibility, and data recovery/site treatment plans.***

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

Yolanda Padilla Moyer

From: Kevin Patton <Kevin.Patton@PulteGroup.com>
Sent: Thursday, December 18, 2014 12:57 PM
To: Brian Patterson
Cc: Yolanda Padilla Moyer
Subject: Re: APS Agreements - DW 1B & Andalucia
Attachments: image001.jpg

Yolanda

I have spoken with Susie and Shahab at the city and they have indicated that they will allow us to submit the preliminary plat package this week without the APS Agreement with the understanding that if the recent bill approved at City Council isn't in affect at the time of of our hearing we will have to have submitted this to them before being heard. Let me know this makes sense

Thanks

Kevin

Sent from my iPhone

On Dec 16, 2014, at 11:09 AM, Brian Patterson <bpatterson@bhinc.com<mailto:bpatterson@bhinc.com>> wrote:

Kevin,
Attached at the APS Pre-Development Facilities Fee Agreements for Del Webb 1B and Andalucia. Once these forms get signed and notarized, let me know and I will come by and pick up the originals.

Thanks,

Brian Patterson, PE
Project Engineer
Community Development & Planning

Bohannan<image001.jpg>Huston
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

<APS Pre-Development Fee Agreement-DW 1B.pdf> <APS Pre-Development Fee Agreement-Sevilla.pdf>

CONFIDENTIALITY NOTICE: This email may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you have received this

PROJECT #

10068641

January 14. 2014

PP
SW
SDV

Current DRC
Project No. _____

Date Submitted: 2/12/2014
Date Site Plan Approved: 9/11/2013
Date Preliminary Plat Approved: 2-12-14
Date Preliminary Plat Expiers: 2-12-15

DRB Project No. 1006864

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

DEL WEBB AT MIREHAVEN PHASE 1
(TRACT N-2-A, WATERSHED)

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 DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which 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 close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC WATERLINE IMPROVEMENTS - (VIA A PUBLIC WATERLINE EASEMENT W/IN HOA TRACT N-2-A-3 UNLESS NOTED; PRIVATE STREETS)							
		12" DIA (4W) & 10" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MIREHAVEN PARKWAY (PUBLIC ROW)	TIERRA PINTADA BLVD	REDONDO PEAK DR (3WR) & DEL WEBB BLVD (BOTH)	/	/	/
		8" ~~6"~~ DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MIREHAVEN PARKWAY (PUBLIC ROW)	REDONDO PEAK DRIVE	150' SOUTH OF DEL WEBB BLVD	/	/	/
		12" DIA (4W) & 10" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEL WEBB BLVD	MIREHAVEN PARKWAY	COYOTE CREEK TRAIL	/	/	/
		12" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEL WEBB BLVD	COYOTE CREEK TRAIL	CEBOLLA CREEK WAY	/	/	/
		8" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CEBOLLA CREEK WAY	DEL WEBB BLVD	IRON CREEK LANE	/	/	/
		8" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CEBOLLA CREEK WAY	IRON CREEK LANE	CEBOLLA CREEK WAY SOUTH TERMINUS	/	/	/
		6" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GOOSE LAKE TRAIL	DEL WEBB BLVD	IRON CREEK LANE	/	/	/
		8" DIA (4W) 8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BEAR LAKE WAY (BOTH 4W & 3WR)	DEL WEBB BLVD (4W) COYOTE CREEK TRAIL (3WR)	WILLOW CANYON TRAIL (BOTH 4W & 3WR)	/	/	/
		8" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	IRON CREEK LANE	CEBOLLA CREEK WAY	BEAR LAKE WAY	/	/	/
		8" ~~6"~~ DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COYOTE CREEK TRAIL	DEL WEBB BLVD	BEAR LAKE WAY	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CAVE CREEK LANE	FALLS CREEK TRAIL	BEAR LAKE WAY	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FALLS CREEK TRAIL	CAVE CREEK LANE	WILLOW CANYON TRAIL	/	/	/
		8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FALLS CREEK TRAIL & PUBLIC WATERLINE EASEMENT	WILLOW CANYON TRAIL	MIREHAVEN PARKWAY	/	/	/
		10" ~~8"~~ DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILLOW CANYON TRAIL	BEAR LAKE WAY	DEL WEBB BLVD	/	/	/
		8" DIA (4W) & 10" ~~8"~~ DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILLOW CANYON TRAIL	BEAR LAKE WAY	WILLOW CANYON TRAIL SOUTH TERMINUS	/	/	/
		~~NOTE:~~	~~A PRESSURE REDUCTION VALVE / VAULT (PRV) SHALL BE REQUIRED PER THE ABCWUA AT A LOCATION AGREED UPON BY BOTH PULTE AND THE ABCWUA OR AT THE PRESSURE ZONE BDRY.~~				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC SANITARY SEWER IMPROVEMENTS - (VIA A PUBLIC SANITARY SEWER EASEMENT W/IN HOA TRACT N-2-A-3 UNLESS NOTED; PRIVATE STREETS)							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PULBIC EASEMENT OR ROW VIA TRACT N-2-E	MIREHAVEN PARKWAY & DEL WEBB BLVD INTERSECTION	TIERRA PINTADA BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DEL WEBB BLVD	MIREHAVEN PARKWAY	CEBOLLA CREEK WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CEBOLLA CREEK WAY	CEBOLLA CREEK WAY SOUTH TERMINUS	DEL WEBB BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GOOSE LAKE TRAIL	LOT 81	DEL WEBB BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	IRON CREEK LANE	LO 112	BEAR LAKE WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BEAR LAKE WAY	IRON CREEK LANE	DEL WEBB BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BEAR LAKE WAY	LOT 121	WILLOW CANYON TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	COYOTE CREEK TRAIL	LOT 47	DEL WEBB BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CAVE CREEK LANE	LOT 40	FALLS CREEK TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	FALLS CREEK TRAIL	CAVE CREEK LANE	WILLOW CANYON TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	FALLS CREEK TRAIL	FALLS CREEK TRAIL EAST CUL DE SAC TERMINUS	WILLOW CANYON TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WILLOW CANYON TRAIL	WILLOW CANYON TRAIL SOUTH TERMINUS	DEL WEBB BLVD	/	/	/
		PUBLIC STORM DRAIN IMPROVMENTS -(VIA A PUBLIC SOTRM DRAIN EASEMENT W/IN HOA TRACT N-2-A-3 UNLESS NOTED; PRIVATE STREETS)							
		48-54" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DEL WEBB BLVD	MIREHAVEN PARKWAY LOW POINT	WILLOW CANYON TRAIL	/	/	/
		48-54" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WILLOW CANYON TRAIL	MIREHAVEN ARROYO	WILLOW CANYON TRAIL SOUTH TERMINUS	/	/	/
		48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT ON TRACTS N-2-A-1 & N-2-A-17	MIREHAVEN ARROYO	DEL WEBB BLVD	/	/	/
		18-48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DEL WEBB BLVD	PUBLIC SD EASEMENT ON TRACTS N-2-A-1 & N-2-A-17	CEBOLLA CREEK WAY	/	/	/
		18-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	CEBOLLA CREEK WAY	LOT 100 / 101 PL CEBOLLA CREEK WAY	DEL WEBB BLVD	/	/	/
		18-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BEAR LAKE WAY & COYOTE CREEK TRAIL	W/IN 100 FEET OF THE INTRSCTN OF DEL WEBB BLVD	DEL WEBB BLVD	/	/	/
		"70'-100' WIDE	NECESSARY ARROYO/CHANNEL IMPROVMENTS W/ SD STUBS &	PUBLIC SD EASEMENT ON TRACTS N-2-A-1	TIERRA PINTADA BLVD	WEST BDRY OF TRACTS N-2-A-1	/	/	/
		LOMR	A FEMA LETTER OF MAP REVISION IS REQUIRED; A SPECIFIED FINANICAL GUARANTY AMOUNT OF $50,000 IS REQUIRED UNTIL AN APPROVED LOMR IS PROVIDED BY FEMA FOR THE MIREHAVEN ARROYO.					/	/	/
		5' CHANNEL	5 FT WIDE PCC PRIVATE DRAINAGE CHANNEL W/IN TRACT N-2-A-2 & N-2-A-4 FROM LOT 107 TO THE MIREHAVEN ARROYO				/	/	/
		NOTE:	PRIVATE FACILITIES COVENANT FOR 5 FT WIDE PCC PRIVATE DRAINAGE CHANNEL W/IN TRACT N-2-A-2 & N-2-A-4				/	/	/
			A MAINTENANCE AGREEMENT & EASEMENT IS REQUIRED FOR THE MIREHAVEN ARROYO.				/	/	/
			GRADING & DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMENTS - ON-SITE							
		22' F-F (WB) 32' F-F (EB) 12' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 10' N SIDE & 4' S SIDE PCC SIDEWALK†* & 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY **(Major Local)**	TIERRA PINTADA BLVD	220 FT WEST OF TEIRRA PINTADA BLVD	/	/	/
		22' F-F (WB/EB) MEDIAN WIDTH VARIES (>10')	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 10' WIDE PCC SIDEWALK†* N SIDE ONLY 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY **(Major Local)**	220 FT WEST OF TEIRRA PINTADA BLVD	220 FT NORTH DEL WEBB BLVD	/	/	/
		32' F-F (WB) 22' F-F (EB) 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 10' WIDE PCC SIDEWALK†* N SIDE ONLY 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY **(Major Local)**	220 FT NORTH DEL WEBB BLVD	DEL WEBB BLVD	/	/	/
		22' F-F (WB/EB) 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 10' WIDE PCC SIDEWALK†* N SIDE ONLY 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY **(Major Local)** (w/ jersey & type 3 barricades) (@ s. side of Redondo Peak)	DEL WEBB BLVD	MIREHAVEN PARKWAY TRACT N-2-E-3 S BDRY	/	/	/
		22' F-F (OUT) 20' F-F (IN) MEDIAN VARIES	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	DEL WEBB BLVD (TRACT N-2-A-3; PRIVATE ST) **(Normal Local Residential)**	MIREHAVEN PARKWAY	WILLOW CANYON TRAIL	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	DEL WEBB BLVD (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	WILLOW CANYON TRAIL	COYOTE CREEK TRAIL	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK*Δ ON BOTH SIDES	DEL WEBB BLVD (TRACT N-2-A-3; PRIVATE ST)	COYOTE CREEK TRAIL	CEBOLLA CREEK WAY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	CEBOLLA CREEK WAY (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	DEL WEBB BLVD	CEBOLLA CREEK WAY SOUTH TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	GOOSE LAKE TRAIL (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	DEL WEBB BLVD	IRON CREEK LANE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	BEAR LAKE WAY (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	DEL WEBB BLVD	WILLOW CANYON TRAIL	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	IRON CREEK LANE (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	CEBOLLA CREEK WAY	BEAR LAKE WAY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	COYOTE CREEK TRAIL (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	DEL WEBB BLVD	BEAR LAKE WAY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	CAVE CREEK LANE (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	BEAR LAKE WAY	FALLS CREEK TRAIL	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	FALLS CREEK TRAIL (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	CAVE CREEK LANE	WILLOW CANYON TRAIL	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMENTS - CONTINUED							
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	FALLS CREEK TRAIL (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	WILLOW CANYON TRAIL	FALLS CREEK TRAIL EAST CUL DE SAC TERMINUS	/	/	/
		16' F-F (NB/SB) 4' MTBL MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	WILLOW CANYON TRAIL (TRACT N-2-A-3; PRIVATE ST) **(Normal Local Residential)**	NORTH BDRY OF LOT 159	WILLOW CANYON TRAIL SOUTH TERMINUS	/	/	/
		12' WIDE LT TURN LANE	ARTERIAL PAVING W/ PCC MEDIAN C&G; RMV & DISPS OF EXISING C&G	TIERRA PINTADA BLVD **(Minor Arterial)**	MIREHAVEN PARKWAY	150 FT SOUTH OF MIREHAVEN PARKWAY	/	/	/
		8' WIDE TRAIL	PCC TRAIL*	TRACT N-2-A-8	CEBOLLA CREEK WAY	WILLOW CANYON TRAIL	/	/	/
		8' WIDE TRAIL	PCC TRAIL*	TRACT N-2-A-9	BEAR LAKE WAY	DEL WEBB BLVD	/	/	/
		8' WIDE TRAIL	ASPHALT OR CRUSHER FINE TRAIL*	TRACTS N-2-A-1 & N-2-A-2	TRACT N-2-A-4	MIREHAVEN PARKWAY	/	/	/
		10' WIDE TRAIL	ASPHALT OR CRUSHER FINE TRAIL*	TRACT N-2-A-4	TRACT N-2-A-2	S. BDRY OF TRACT N-2-A-4	/	/	/
		NOTE:	A STREETSCAPE AGREEMENT BTWN THE CITY & DEVELOPER IS REQUIRED FOR LANDSCAPING W/IN PUBLIC ROW. STREET LIGHTS WHERE REQUIRED PER THE COA DPM				/	/	/
							/	/	/

*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS
†SIDEWALK TO BE WAIVED ON THE SOUTH SIDE OF MIREHAVEN PARKWAY EXCEPT AS NOTED,
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC
Δ SIDEWALK TO BE WAIVED ALONG DEL WEBB BLVD AND TO BE FINANCIALLY GUARANTEED WITH FUTURE PLATTING

AGENT/OWNER

KEVIN G. PATTON, P.E.
PREPARED BY: PRINT NAME

BOHANNAN HUSTON INC.
FIRM

2-12-14
SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR — DATE: 2-12-14

TRANSPORTATION DEVELOPMENT — DATE: 2/12/14

ABCWUA — DATE: 02/12/14

DATE

PARKS & ~~GENERAL SERVICES~~ Recreation — DATE: 2-12-14

AMAFCA — DATE

CITY ENGINEER — DATE: 2-12-14

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	2-12-14		ABCWUA	

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ___ Major Subdivision action
- X Minor Subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC PHONE: 505.823.1000
ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: bpatterson@bhinc.com

APPLICANT: Pulte Development of New Mexico PHONE: 505.341.8524
ADDRESS: 7600 Jefferson NE Suite 180 FAX: ___
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ___
Proprietary interest in site: Owner List all owners: ___

DESCRIPTION OF REQUEST: Revision to Infrastructure List

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

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

Lot or Tract No. TRACTS N-2-A Block: ___ Unit: ___
Subdiv/Addn/TBKA: WATERSHED SUBDIVISION
Existing Zoning: SU-2 Proposed zoning: SU-2 MRGCD Map No ___
Zone Atlas page(s): H8 AND H9 UPC Code: ___

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1006864

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: 181 Total area of site (acres): 91.4
LOCATION OF PROPERTY BY STREETS: On or Near: TIERRA PINTADA NW
Between: ARROYO VISTA NW and WEST CREEK PLACE APPOX.

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

SIGNATURE ___ DATE September 16, 2014
(Print) Brian C. Patterson Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
14 - DRB - 70325	APP		$ 50.00
	CMF		$ 20.00
			$
			$
			$
			Total $ 70.00

Hearing date Sept. 24, 2014

9-16-14
Planner signature / date

Project # 1006864

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.

X Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
X Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
N/A Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
X 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.

Brian Patterson
Applicant name (print)

Applicant signature / date

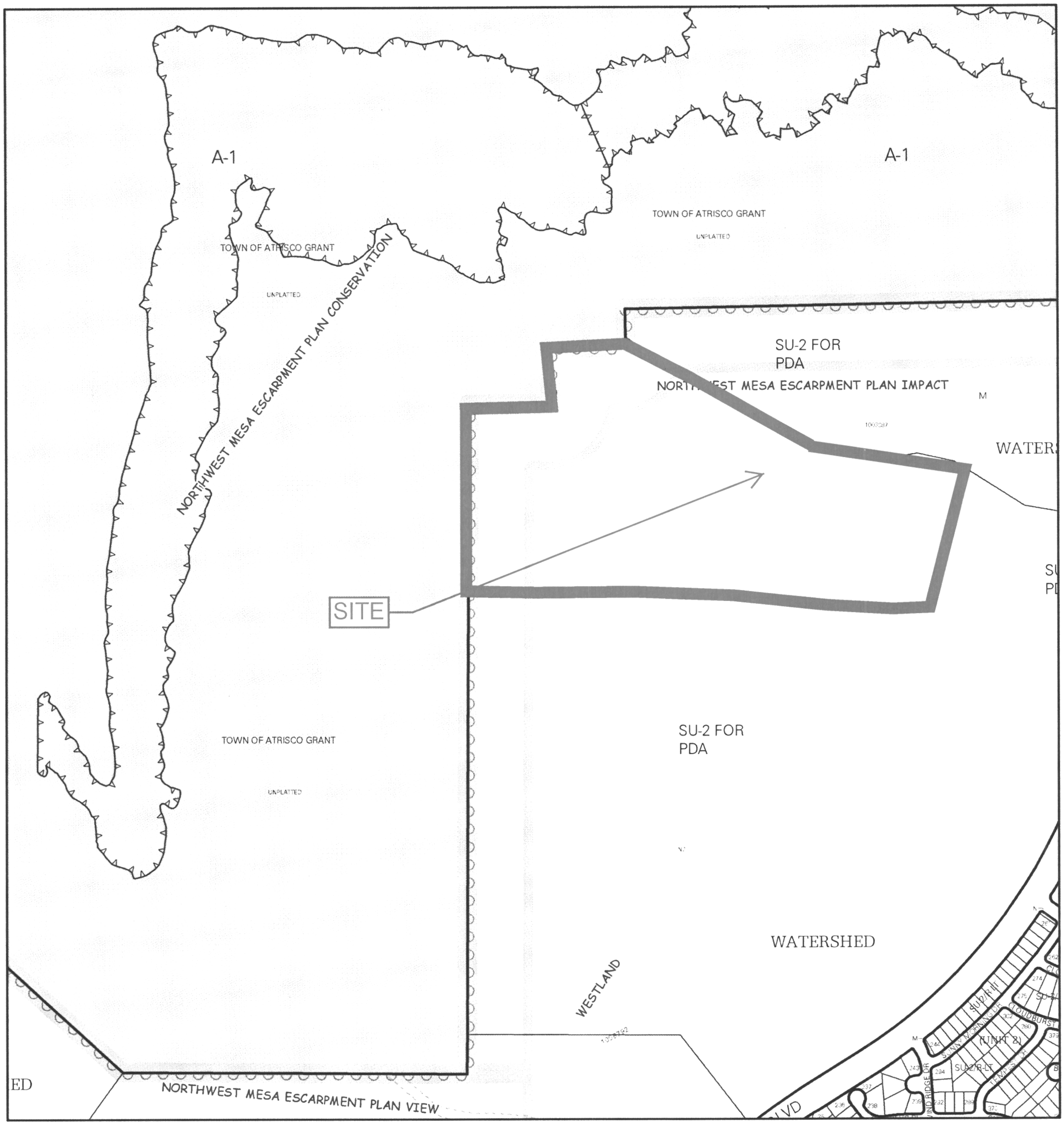
Form revised **October 2007**

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

Application case numbers
14 - DRB - 70325
___ - ___ - ___
___ - ___ - ___

9-16-14
Planner signature / date

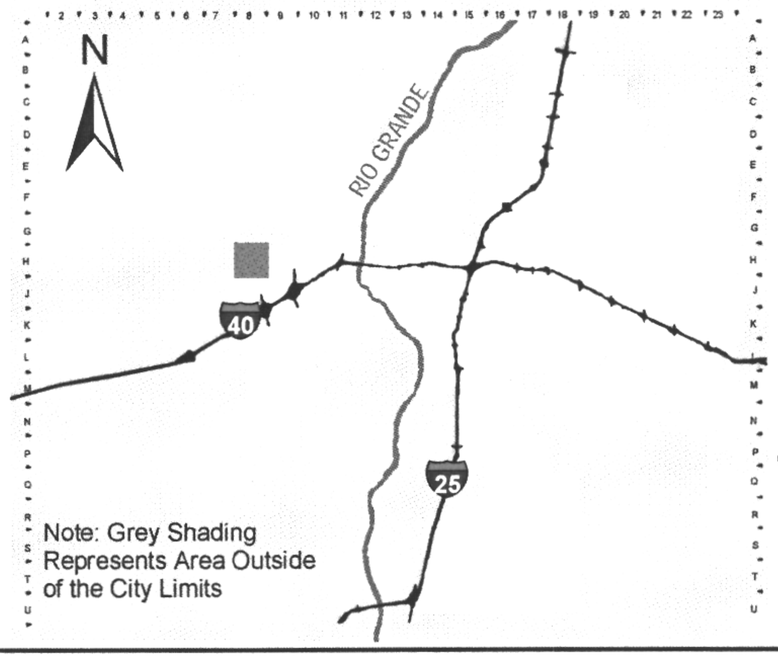
Project # 1006864



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

Albuquerque Geographic Information System

Map amended through: 1/10/2013



Zone Atlas Page:

H-08-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 16, 2014

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

Re: Del Webb at Mirehaven Phase 1 (Replat of Tract N-2-A; Watershed)
Infrastructure List Revision

Dear Mr. Cloud:

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

- Application for Development Review
- Six (6) copies of the original Infrastructure List
- Six (6) copies of the revised Infrastructure List
- One (1) copy of the zone atlas pager

This submittal to the Development Review Board is to revise the approved infrastructure list. These revisions include:

- Updates to the Public Waterline Improvements section per discussions with ABCWUA in June.
- Revise the allowable material type for the trails to include asphalt.
- Revise Willow Canyon Trail street section to be 32' F-F. An Amendstrative Amendment is currently in process to update the Site Plan for Subdivision sheets and we expect this AA to be approved before the next DRB meeting.

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,

Brian C. Patterson, P.E.
Project Engineer
Community Development and Planning

BCP
Enclosures

cc: Garret Price, Pulte Group
Peter Steen, Pulte Group
Kevin Patton, BHI

P:\20130375\Correspondence\Submittals\DRB\Del Webb Phase 1\Revise IL\DRB Cover Letter_IL Revision.docx

Current DRC
Project No. _____

Date Submitted: 2/12/2014
Date Site Plan Approved: 9/11/2013
Date Preliminary Plat Approved: 2-12-14
Date Preliminary Plat Expiers: 2-12-15

DRB Project No. 1006864

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

DEL WEBB AT MIREHAVEN PHASE 1
(TRACT N-2-A, WATERSHED)

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 DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which 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 close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC WATERLINE IMPROVEMENTS - (VIA A PUBLIC WATERLINE EASEMENT W/IN HOA TRACT N-2-A-3 UNLESS NOTED; PRIVATE STREETS)							
		12" DIA (4W) & 10" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MIREHAVEN PARKWAY (PUBLIC ROW)	TIERRA PINTADA BLVD	REDONDO PEAK DR (3WR) & DEL WEBB BLVD (BOTH)	/	/	/
		8" ~~6"~~ DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MIREHAVEN PARKWAY (PUBLIC ROW)	REDONDO PEAK DRIVE	150' SOUTH OF DEL WEBB BLVD	/	/	/
		12" DIA (4W) & 10" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEL WEBB BLVD	MIREHAVEN PARKWAY	COYOTE CREEK TRAIL	/	/	/
		12" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEL WEBB BLVD	COYOTE CREEK TRAIL	CEBOLLA CREEK WAY	/	/	/
		8" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CEBOLLA CREEK WAY	DEL WEBB BLVD	IRON CREEK LANE	/	/	/
		8" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CEBOLLA CREEK WAY	IRON CREEK LANE	CEBOLLA CREEK WAY SOUTH TERMINUS	/	/	/
		6" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GOOSE LAKE TRAIL	DEL WEBB BLVD	IRON CREEK LANE	/	/	/
		8" DIA (4W) 8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BEAR LAKE WAY (BOTH 4W & 3WR)	DEL WEBB BLVD (4W) COYOTE CREEK TRAIL (3WR)	WILLOW CANYON TRAIL (BOTH 4W & 3WR)	/	/	/
		8" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	IRON CREEK LANE	CEBOLLA CREEK WAY	BEAR LAKE WAY	/	/	/
		6" ~~8"~~ DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COYOTE CREEK TRAIL	DEL WEBB BLVD	BEAR LAKE WAY	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CAVE CREEK LANE	FALLS CREEK TRAIL	BEAR LAKE WAY	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FALLS CREEK TRAIL	CAVE CREEK LANE	WILLOW CANYON TRAIL	/	/	/
		8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FALLS CREEK TRAIL & PUBLIC WATERLINE EASEMENT	WILLOW CANYON TRAIL	MIREHAVEN PARKWAY	/	/	/
		10" ~~8"~~ DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILLOW CANYON TRAIL	BEAR LAKE WAY	DEL WEBB BLVD	/	/	/
		8" DIA (4W) & 10" ~~8"~~ DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILLOW CANYON TRAIL	BEAR LAKE WAY	WILLOW CANYON TRAIL SOUTH TERMINUS	/	/	/
		~~NOTE:~~	~~A PRESSURE REDUCTION VALVE / VAULT (PRV) SHALL BE REQUIRED PER THE ABCWUA AT A LOCATION AGREED UPON BY BOTH PULTE AND THE ABCWUA OR AT THE PRESSURE ZONE BDRY.~~				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC SANITARY SEWER IMPROVEMENTS - (VIA A PUBLIC SANITARY SEWER EASEMENT W/IN HOA TRACT N-2-A-3 UNLESS NOTED; PRIVATE STREETS)							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PULBIC EASEMENT OR ROW VIA TRACT N-2-E	MIREHAVEN PARKWAY & DEL WEBB BLVD INTERSECTION	TIERRA PINTADA BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DEL WEBB BLVD	MIREHAVEN PARKWAY	CEBOLLA CREEK WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CEBOLLA CREEK WAY	CEBOLLA CREEK WAY SOUTH TERMINUS	DEL WEBB BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GOOSE LAKE TRAIL	LOT 81	DEL WEBB BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	IRON CREEK LANE	LO 112	BEAR LAKE WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BEAR LAKE WAY	IRON CREEK LANE	DEL WEBB BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BEAR LAKE WAY	LOT 121	WILLOW CANYON TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	COYOTE CREEK TRAIL	LOT 47	DEL WEBB BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CAVE CREEK LANE	LOT 40	FALLS CREEK TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	FALLS CREEK TRAIL	CAVE CREEK LANE	WILLOW CANYON TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	FALLS CREEK TRAIL	FALLS CREEK TRAIL EAST CUL DE SAC TERMINUS	WILLOW CANYON TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WILLOW CANYON TRAIL	WILLOW CANYON TRAIL SOUTH TERMINUS	DEL WEBB BLVD	/	/	/
		PUBLIC STORM DRAIN IMPROVMENTS -(VIA A PUBLIC SOTRM DRAIN EASEMENT W/IN HOA TRACT N-2-A-3 UNLESS NOTED; PRIVATE STREETS)							
		48-54" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DEL WEBB BLVD	MIREHAVEN PARKWAY LOW POINT	WILLOW CANYON TRAIL	/	/	/
		48-54" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WILLOW CANYON TRAIL	MIREHAVEN ARROYO	WILLOW CANYON TRAIL SOUTH TERMINUS	/	/	/
		48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT ON TRACTS N-2-A-1 & N-2-A-17	MIREHAVEN ARROYO	DEL WEBB BLVD	/	/	/
		18-48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DEL WEBB BLVD	PUBLIC SD EASEMENT ON TRACTS N-2-A-1 & N-2-A-17	CEBOLLA CREEK WAY	/	/	/
		18-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	CEBOLLA CREEK WAY	LOT 100 / 101 PL CEBOLLA CREEK WAY	DEL WEBB BLVD	/	/	/
		18-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BEAR LAKE WAY & COYOTE CREEK TRAIL	W/IN 100 FEET OF THE INTRSCTN OF DEL WEBB BLVD	DEL WEBB BLVD	/	/	/
		"70'-100' WIDE	NECESSARY ARROYO/CHANNEL IMPROVMENTS W/ SD STUBS &	PUBLIC SD EASEMENT ON TRACTS N-2-A-1	TIERRA PINTADA BLVD	WEST BDRY OF TRACTS N-2-A-1	/	/	/
		LOMR	A FEMA LETTER OF MAP REVISION IS REQUIRED; A SPECIFIED FINANICAL GUARANTY AMOUNT OF $50,000 IS REQUIRED UNTIL AN APPROVED LOMR IS PROVIDED BY FEMA FOR THE MIREHAVEN ARROYO.					/	/	/
		5' CHANNEL	5 FT WIDE PCC PRIVATE DRAINAGE CHANNEL W/IN TRACT N-2-A-2 & N-2-A-4 FROM LOT 107 TO THE MIREHAVEN ARROYO				/	/	/
		NOTE:	PRIVATE FACILITIES COVENANT FOR 5 FT WIDE PCC PRIVATE DRAINAGE CHANNEL W/IN TRACT N-2-A-2 & N-2-A-4				/	/	/
			A MAINTENANCE AGREEMENT & EASEMENT IS REQUIRED FOR THE MIREHAVEN ARROYO.				/	/	/
			GRADING & DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMENTS - ON-SITE							
		22' F-F (WB) 32' F-F (EB) 12' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 10' N SIDE & 4' S SIDE PCC SIDEWALK†* & 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY **(Major Local)**	TIERRA PINTADA BLVD	220 FT WEST OF TEIRRA PINTADA BLVD	/	/	/
		22' F-F (WB/EB) MEDIAN WIDTH VARIES (>10')	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 10' WIDE PCC SIDEWALK†* N SIDE ONLY 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY **(Major Local)**	220 FT WEST OF TEIRRA PINTADA BLVD	220 FT NORTH DEL WEBB BLVD	/	/	/
		32' F-F (WB) 22' F-F (EB) 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 10' WIDE PCC SIDEWALK†* N SIDE ONLY 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY **(Major Local)**	220 FT NORTH DEL WEBB BLVD	DEL WEBB BLVD	/	/	/
		22' F-F (WB/EB) 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 10' WIDE PCC SIDEWALK†* N SIDE ONLY 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY **(Major Local)** (w/ jersey & type 3 barricades) (@ s. side of Redondo Peak)	DEL WEBB BLVD	MIREHAVEN PARKWAY TRACT N-2-E-3 S BDRY	/	/	/
		22' F-F (OUT) 20' F-F (IN) MEDIAN VARIES	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	DEL WEBB BLVD (TRACT N-2-A-3; PRIVATE ST) **(Normal Local Residential)**	MIREHAVEN PARKWAY	WILLOW CANYON TRAIL	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	DEL WEBB BLVD (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	WILLOW CANYON TRAIL	COYOTE CREEK TRAIL	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK*Δ ON BOTH SIDES	DEL WEBB BLVD (TRACT N-2-A-3; PRIVATE ST)	COYOTE CREEK TRAIL	CEBOLLA CREEK WAY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	CEBOLLA CREEK WAY (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	DEL WEBB BLVD	CEBOLLA CREEK WAY SOUTH TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	GOOSE LAKE TRAIL (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	DEL WEBB BLVD	IRON CREEK LANE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	BEAR LAKE WAY (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	DEL WEBB BLVD	WILLOW CANYON TRAIL	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	IRON CREEK LANE (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	CEBOLLA CREEK WAY	BEAR LAKE WAY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	COYOTE CREEK TRAIL (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	DEL WEBB BLVD	BEAR LAKE WAY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	CAVE CREEK LANE (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	BEAR LAKE WAY	FALLS CREEK TRAIL	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	FALLS CREEK TRAIL (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	CAVE CREEK LANE	WILLOW CANYON TRAIL	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMENTS - CONTINUED							
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	FALLS CREEK TRAIL (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	WILLOW CANYON TRAIL	FALLS CREEK TRAIL EAST CUL DE SAC TERMINUS	/	/	/
		16' F-F (NB/SB) 4' MTBL MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	WILLOW CANYON TRAIL (TRACT N-2-A-3; PRIVATE ST) **(Normal Local Residential)**	NORTH BDRY OF LOT 159	WILLOW CANYON TRAIL SOUTH TERMINUS	/	/	/
		12' WIDE LT TURN LANE	ARTERIAL PAVING W/ PCC MEDIAN C&G; RMV & DISPS OF EXISING C&G	TIERRA PINTADA BLVD **(Minor Arterial)**	MIREHAVEN PARKWAY	150 FT SOUTH OF MIREHAVEN PARKWAY	/	/	/
		8' WIDE TRAIL	PCC TRAIL*	TRACT N-2-A-8	CEBOLLA CREEK WAY	WILLOW CANYON TRAIL	/	/	/
		8' WIDE TRAIL	PCC TRAIL*	TRACT N-2-A-9	BEAR LAKE WAY	DEL WEBB BLVD	/	/	/
		8' WIDE TRAIL	ASPHALT OR CRUSHER FINE TRAIL*	TRACTS N-2-A-1 & N-2-A-2	TRACT N-2-A-4	MIREHAVEN PARKWAY	/	/	/
		10' WIDE TRAIL	ASPHALT OR CRUSHER FINE TRAIL*	TRACT N-2-A-4	TRACT N-2-A-2	S. BDRY OF TRACT N-2-A-4	/	/	/
		NOTE:	A STREETSCAPE AGREEMENT BTWN THE CITY & DEVELOPER IS REQUIRED FOR LANDSCAPING W/IN PUBLIC ROW. STREET LIGHTS WHERE REQUIRED PER THE COA DPM				/	/	/
							/	/	/

*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS
†SIDEWALK TO BE WAIVED ON THE SOUTH SIDE OF MIREHAVEN PARKWAY EXCEPT AS NOTED,
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC
Δ SIDEWALK TO BE WAIVED ALONG DEL WEBB BLVD AND TO BE FINANCIALLY GUARANTEED WITH FUTURE PLATTING

AGENT/OWNER

KEVIN G. PATTON, P.E.
PREPARED BY: PRINT NAME

BOHANNAN HUSTON INC.
FIRM

2-12-14
SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR — DATE: 2-12-14

TRANSPORTATION DEVELOPMENT — DATE: 2/12/14

ABCWUA — DATE: 02/12/14

PARKS & ~~GENERAL SERVICES~~ Recreation — DATE: 2-12-14

AMAFCA — DATE:

CITY ENGINEER — DATE: 2-12-14

DATE:

DATE:

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	4-14-14		ABCWUA	

Current DRC
Project No. _____

Date Submitted:	9/16/2014
Date Site Plan Approved:	9/11/2013
Date Preliminary Plat Approved:	2/12/2014
Date Preliminary Plat Expiers:	2/12/2015

DRB Project No. **1006864**

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

DEL WEBB AT MIREHAVEN PHASE 1
(TRACT N-2-A, WATERSHED)

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 DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which 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 close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC WATERLINE IMPROVEMENTS - (VIA A PUBLIC WATERLINE EASEMENT W/IN HOA TRACT N-2-A-3 UNLESS NOTED; PRIVATE STREETS)							
		12" DIA (4W) & 10" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MIREHAVEN PARKWAY (PUBLIC ROW)	TIERRA PINTADA BLVD	REDONDO PEAK DR (3WR) & DEL WEBB LANE (BOTH)	/	/	/
		8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MIREHAVEN PARKWAY (PUBLIC ROW)	REDONDO PEAK DRIVE	150' SOUTH OF DEL WEBB BLVD	/	/	/
		12" DIA (4W) & 10" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEL WEBB LANE	MIREHAVEN PARKWAY	COYOTE CREEK TRAIL	/	/	/
		12" DIA (4W) & 10" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEL WEBB LANE	COYOTE CREEK TRAIL	CEBOLLA CREEK WAY	/	/	/
		8" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CEBOLLA CREEK WAY	DEL WEBB LANE	IRON CREEK LANE	/	/	/
		8" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CEBOLLA CREEK WAY	IRON CREEK LANE	CEBOLLA CREEK WAY SOUTH TERMINUS	/	/	/
		6" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GOOSE LAKE TRAIL	DEL WEBB LANE	IRON CREEK LANE	/	/	/
		8" DIA (4W) 8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BEAR LAKE WAY (BOTH 4W & 3WR)	IRON CREEK LANE (4W) COYOTE CREEK TRAIL (3WR)	WILLOW CANYON TRAIL (BOTH 4W & 3WR)	/	/	/
		8" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	IRON CREEK LANE	CEBOLLA CREEK WAY	BEAR LAKE WAY	/	/	/
		8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COYOTE CREEK TRAIL	DEL WEBB LANE	BEAR LAKE WAY	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CAVE CREEK LANE	FALLS CREEK TRAIL	BEAR LAKE WAY	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FALLS CREEK TRAIL	CAVE CREEK LANE	WILLOW CANYON TRAIL	/	/	/
		8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FALLS CREEK TRAIL & PUBLIC WATERLINE EASEMENT	WILLOW CANYON TRAIL	MIREHAVEN PARKWAY	/	/	/
		10" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILLOW CANYON TRAIL	BEAR LAKE WAY	DEL WEBB LANE	/	/	/
		8" DIA (4W) & 10" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILLOW CANYON TRAIL	BEAR LAKE WAY	WILLOW CANYON TRAIL SOUTH TERMINUS	/	/	/
		6" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BEAR LAKE WAY	IRON CREEK LANE	DEL WEBB LANE	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BEAR LAKE WAY	DEL WEBB LANE	200' SOUTH OF DEL WEBB LANE	/	/	/
		4" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COYOTE CREEK WAY	BEAR LAKE WAY	100' NORTH OF BEAR LAKE WAY	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		10" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRACT N-2-A-17	DEL WEBB LANE	TRACT M BOUNDARY	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS - (VIA A PUBLIC SANITARY SEWER EASEMENT W/IN HOA TRACT N-2-A-3 UNLESS NOTED; PRIVATE STREETS)

		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PULBIC EASEMENT OR ROW VIA TRACT N-2-E	MIREHAVEN PARKWAY & DEL WEBB LANE INTERSECTION	TIERRA PINTADA BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DEL WEBB LANE	MIREHAVEN PARKWAY	CEBOLLA CREEK WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CEBOLLA CREEK WAY	CEBOLLA CREEK WAY SOUTH TERMINUS	DEL WEBB LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GOOSE LAKE TRAIL	LOT 81	DEL WEBB LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	IRON CREEK LANE	LO 112	BEAR LAKE WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BEAR LAKE WAY	IRON CREEK LANE	DEL WEBB LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	BEAR LAKE WAY	LOT 121	WILLOW CANYON TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	COYOTE CREEK TRAIL	LOT 47	DEL WEBB LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CAVE CREEK LANE	LOT 40	FALLS CREEK TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	FALLS CREEK TRAIL	CAVE CREEK LANE	WILLOW CANYON TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	FALLS CREEK TRAIL	FALLS CREEK TRAIL EAST CUL DE SAC TERMINUS	WILLOW CANYON TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WILLOW CANYON TRAIL	WILLOW CANYON TRAIL SOUTH TERMINUS	DEL WEBB LANE	/	/	/

PUBLIC STORM DRAIN IMPROVMENTS -(VIA A PUBLIC SOTRM DRAIN EASEMENT W/IN HOA TRACT N-2-A-3 UNLESS NOTED; PRIVATE STREETS)

		48-54" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DEL WEBB LANE	MIREHAVEN PARKWAY LOW POINT	WILLOW CANYON TRAIL	/	/	/
		48-54" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WILLOW CANYON TRAIL	MIREHAVEN ARROYO	WILLOW CANYON TRAIL SOUTH TERMINUS	/	/	/
		48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT ON TRACTS N-2-A-1 & N-2-A-17	MIREHAVEN ARROYO	DEL WEBB LANE	/	/	/
		18-48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DEL WEBB LANE	PUBLIC SD EASEMENT ON TRACTS N-2-A-1 & N-2-A-17	CEBOLLA CREEK WAY	/	/	/
		18-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	CEBOLLA CREEK WAY	LOT 100 / 101 PL CEBOLLA CREEK WAY	DEL WEBB LANE	/	/	/
		18-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BEAR LAKE WAY & COYOTE CREEK TRAIL	W/IN 100 FEET OF THE INTRSCTN OF DEL WEBB BLVD	DEL WEBB LANE	/	/	/
		*70'-100' WIDE	NECESSARY ARROYO/CHANNEL IMPROVMENTS W/ SD STUBS &	PUBLIC SD EASEMENT ON TRACTS N-2-A-1	TIERRA PINTADA BLVD	WEST BDRY OF TRACTS N-2-A-1	/	/	/
		LOMR	A FEMA LETTER OF MAP REVISION IS REQUIRED; A SPECIFIED FINANICAL GUARANTY AMOUNT OF $50,000 IS REQUIRED UNTIL AN APPROVED LOMR IS PROVIDED BY FEMA FOR THE MIREHAVEN ARROYO.				/	/	/
		5' CHANNEL	5 FT WIDE PCC PRIVATE DRAINAGE CHANNEL W/IN TRACT N-2-A-2 & N-2-A-4 FROM LOT 107 TO THE MIREHAVEN ARROYO				/	/	/
		NOTE:	PRIVATE FACILITIES COVENANT FOR 5 FT WIDE PCC PRIVATE DRAINAGE CHANNEL W/IN TRACT N-2-A-2 & N-2-A-4				/	/	/
			A MAINTENANCE AGREEMENT & EASEMENT IS REQUIRED FOR THE MIREHAVEN ARROYO.				/	/	/
			GRADING & DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMENTS - ON-SITE							
		22' F-F (WB) 32' F-F (EB) 12' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 10' N SIDE & 4' S SIDE PCC SIDEWALK†* & 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY **(Major Local)**	TIERRA PINTADA BLVD	220 FT WEST OF TEIRRA PINTADA BLVD	/	/	/
		22' F-F (WB/EB) MEDIAN WIDTH VARIES (>10')	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 10' WIDE PCC SIDEWALK†* N SIDE ONLY 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY **(Major Local)**	220 FT WEST OF TIERRA PINTADA BLVD	220 FT NORTH DEL WEBB LANE	/	/	/
		32' F-F (WB) 22' F-F (EB) 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 10' WIDE PCC SIDEWALK†* N SIDE ONLY 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY **(Major Local)**	220 FT NORTH DEL WEBB BLVD	DEL WEBB LANE	/	/	/
		22' F-F (WB/EB) 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 10' WIDE PCC SIDEWALK†* N SIDE ONLY 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY **(Major Local)** (w/ jersey & type 3 barricades) (@ s. side of Redondo Peak)	DEL WEBB LANE	MIREHAVEN PARKWAY TRACT N-2-E-3 S BDRY	/	/	/
		22' F-F (OUT) 20' F-F (IN) MEDIAN VARIES	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON **BOTH** SIDES	DEL WEBB LANE (TRACT N-2-A-3; PRIVATE ST) **(Normal Local Residential)**	MIREHAVEN PARKWAY	WILLOW CANYON TRAIL	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	DEL WEBB LANE (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	WILLOW CANYON TRAIL	COYOTE CREEK TRAIL	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK*Δ ON BOTH SIDES	DEL WEBB LANE (TRACT N-2-A-3; PRIVATE ST)	COYOTE CREEK TRAIL	CEBOLLA CREEK WAY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	CEBOLLA CREEK WAY (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	DEL WEBB LANE	CEBOLLA CREEK WAY SOUTH TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	GOOSE LAKE TRAIL (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	DEL WEBB LANE	IRON CREEK LANE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	BEAR LAKE WAY (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	DEL WEBB LANE	WILLOW CANYON TRAIL	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	IRON CREEK LANE (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	CEBOLLA CREEK WAY	BEAR LAKE WAY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	COYOTE CREEK TRAIL (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	DEL WEBB LANE	BEAR LAKE WAY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	CAVE CREEK LANE (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	BEAR LAKE WAY	FALLS CREEK TRAIL	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	FALLS CREEK TRAIL (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	CAVE CREEK LANE	WILLOW CANYON TRAIL	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMENTS - CONTINUED							
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	FALLS CREEK TRAIL (TRACT N-2-A-3; PRIVATE ST) **(Access Local Residential)**	WILLOW CANYON TRAIL	FALLS CREEK TRAIL EAST CUL DE SAC TERMINUS	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	WILLOW CANYON TRAIL (TRACT N-2-A-3; PRIVATE ST) **(Normal Local Residential)**	NORTH BDRY OF LOT 159	WILLOW CANYON TRAIL SOUTH TERMINUS	/	/	/
		12' WIDE LT TURN LANE	ARTERIAL PAVING W/ PCC MEDIAN C&G; RMV & DISPS OF EXISING C&G	TIERRA PINTADA BLVD **(Minor Arterial)**	MIREHAVEN PARKWAY	150 FT SOUTH OF MIREHAVEN PARKWAY	/	/	/
		8' WIDE TRAIL	PCC OR ASPHALT TRAIL*	TRACT N-2-A-8	CEBOLLA CREEK WAY	WILLOW CANYON TRAIL	/	/	/
		8' WIDE TRAIL	PCC OR ASPHALT TRAIL*	TRACT N-2-A-9	BEAR LAKE WAY	DEL WEBB LANE	/	/	/
		8' WIDE TRAIL	ASPHALT OR CRUSHER FINE TRAIL*	**TRACTS N-2-A-1 & N-2-A-2**	TRACT N-2-A-4	MIREHAVEN PARKWAY	/	/	/
		10' WIDE TRAIL	ASPHALT OR CRUSHER FINE TRAIL*	TRACT N-2-A-4	TRACT N-2-A-2	S. BDRY OF TRACT N-2-A-4	/	/	/
		NOTE:	A STREETSCAPE AGREEMENT BTWN THE CITY & DEVELOPER IS REQUIRED FOR LANDSCAPING W/IN PUBLIC ROW. STREET LIGHTS WHERE REQUIRED PER THE COA DPM				/	/	/
							/	/	/

*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS
†SIDEWALK TO BE WAIVED ON THE SOUTH SIDE OF MIREHAVEN PARKWAY EXCEPT AS NOTED,
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC
Δ SIDEWALK TO BE WAIVED ALONG DEL WEBB BLVD AND TO BE FINANCIALLY GUARANTEED WITH FUTURE PLATTING

AGENT/OWNER

KEVIN G. PATTON, P.E.
PREPARED BY: PRINT NAME

BOHANNAN HUSTON INC.
FIRM:

SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
ABCWUA	DATE	CITY ENGINEER	DATE
	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Bohannan Huston

Engineering
Spatial Data
Advanced Technologies

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Jack Cloud

Requested by: Brian Patterson

Date: 9-16-14

Time Due:
- ☐ This A.M.
- ☐ This P.M.
- ☐ Rush _____
- ☐ By Tomorrow

Phone:

Job No.: 20130375

Job Name: Del Webb

DELIVERY VIA

- ☐ Courier
- ☐ Federal Express
- ☐ Mail
- ☐ UPS
- ☐ Other

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	Supplemental to DRB to revise I.L.

COMMENTS / INSTRUCTIONS

REC'D BY:_____ **DATE:**_____ **TIME:**_____

PROJECT #
10068864

SEPT. 24. 2014

APP

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ___ Major Subdivision action
- X Minor Subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- **V** ___ Zone Map Amendment (Establish or Change Zoning)
- **P** ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- **D** ___ Street Name Change (Local & Collector)

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC PHONE: 505.823.1000
ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: bpatterson@bhinc.com

APPLICANT: Pulte Development of New Mexico PHONE: 505.341.8524
ADDRESS: 7600 Jefferson NE Suite 180 FAX: ___
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ___
Proprietary interest in site: Owner List all owners: ___

DESCRIPTION OF REQUEST: Final Plat

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

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

Lot or Tract No. TRACTS N-2-A Block: ___ Unit: ___
Subdiv/Addn/TBKA: WATERSHED SUBDIVISION
Existing Zoning: SU-2 Proposed zoning: SU-2 MRGCD Map No ___
Zone Atlas page(s): H8 AND H9 UPC Code: ___

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1006864

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: 181 Total area of site (acres): 91.4
LOCATION OF PROPERTY BY STREETS: On or Near: TIERRA PINTADA NW
Between: ARROYO VISTA NW and WEST CREEK PLACE APPOX.

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

SIGNATURE ___ DATE June 16, 2014
(Print) KEVIN PATTON Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
14DRB - 70215	FP		$ 0
	CMF		$ 20.00
			$
			$
			$
			Total $ 20.00

Hearing date June 25, 2014

6-17-14
Planner signature / date

Project # 1006864

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**
X Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
X Design elevations & cross sections of perimeter walls **3 copies**
X 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 ← on mylar
X Copy of recorded SIA ~~on mylar~~
N/A 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.

Applicant name (print)

Applicant signature / date

Form revised **October 2007**

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

Application case numbers
14DRB - ____ - 70215
____ - ____ - ____
____ - ____ - ____

6-17-14
Planner signature / date

Project # 1006864

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

	S	Z	
SUBDIVISION			**ZONING & PLANNING**
___ Major Subdivision action			___ Annexation
X Minor Subdivision action			___ County Submittal
___ Vacation	V		___ EPC Submittal
___ Variance (Non-Zoning)			___ Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		___ Sector Plan **(Phase I, II, III)**
___ for Subdivision			___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ for Building Permit			___ Text Amendment (Zoning Code/Sub Regs)
___ Administrative Amendment (AA)			___ Street Name Change (Local & Collector)
___ IP Master Development Plan	D		
___ Cert. of Appropriateness (LUCC)	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
___ Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC PHONE: 505.823.1000
ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: bpatterson@bhinc.com

APPLICANT: Pulte Development of New Mexico PHONE: 505.341.8524
ADDRESS: 7600 Jefferson NE Suite 180 FAX: ___
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ___
Proprietary interest in site: Owner List all owners: ___

DESCRIPTION OF REQUEST: Final Plat

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

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

Lot or Tract No. TRACTS N-2-A Block: ___ Unit: ___
Subdiv/Addn/TBKA: WATERSHED SUBDIVISION
Existing Zoning: SU-2 Proposed zoning: SU-2 MRGCD Map No ___
Zone Atlas page(s): H8 AND H9 UPC Code: ___

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1006864

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: 181 Total area of site (acres): 91.4
LOCATION OF PROPERTY BY STREETS: On or Near: TIERRA PINTADA NW
Between: ARROYO VISTA NW and WEST CREEK PLACE APPOX.
Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE ___ DATE June 16, 2014
(Print) KEVIN PATTON Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	14DRB - 70215	FP		$ 0
☒ All fees have been collected	- -	CMF		$ 20.00
☒ All case #s are assigned	- -			$
☒ AGIS copy has been sent	- -			$
☒ Case history #s are listed	- -			$
☐ Site is within 1000ft of a landfill	- -			$
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	Hearing date June 25, 2014			$ 20.00

6-17-14
Planner signature / date

Project # 1006864

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**
X Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
X 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 ✓ on mylar
X Copy of recorded SIA ~~on mylar~~
N/A 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.

Applicant name (print)

Applicant signature / date

Form revised **October 2007**

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

Application case numbers
14DRB - ____ - 70215
____ - ____ - ____
____ - ____ - ____

6-17-14
Planner signature / date

Project # 1006864

A-1

A-1

TOWN OF ATRISCO GRANT

UNPLATTED

TOWN OF ATRISCO GRANT

UNPLATTED

NORTHWEST MESA ESCARPMENT PLAN CONSERVATION

SU-2 FOR
PDA

NORTHWEST MESA ESCARPMENT PLAN IMPACT

WATERS

SITE

TOWN OF ATRISCO GRANT

UNPLATTED

SU-2 FOR
PDA

WATERSHED

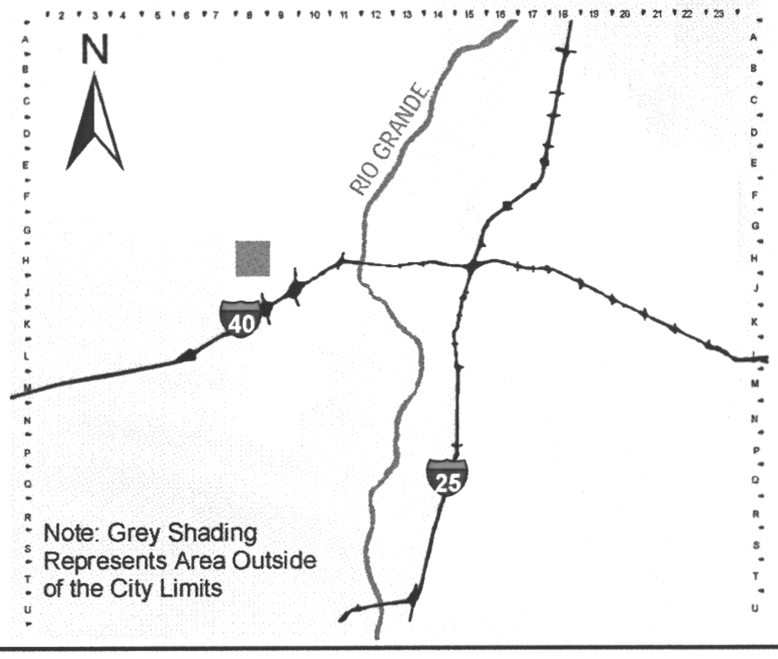
WESTLAND

NORTHWEST MESA ESCARPMENT PLAN VIEW

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

Albuquerque Geographic Information System

Map amended through: 1/10/2013



Zone Atlas Page:

H-08-Z

Selected Symbols

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

0 750 1,500 Feet

1006864

Figure 12 Nearest Major Streets: **Arroyo Vista Blvd and Tierra Pintada Blvd**
No. of Lots: **159**

SUBDIVISION IMPROVEMENTS AGREEMENT PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 3rd day of June 2014, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and **Pulte Development of New Mexico, Inc.** ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:], **a Michigan Corporation**, whose address is **7600 Jefferson NE Suite 180** and whose telephone number is **505-341-8524**, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] **Tract N-2-A, Watershed Subdivision**, recorded on **October 17, 2013** in Book **2013C**, page **116**, as Document No. **2013115035** in the records of the Bernalillo County Clerk, State of New Mexico (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] **Pulte Homes of New Mexico, Inc., a Michigan Corporation** ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as **Del Webb @ Mirehaven Phase 1 and Del Webb Model Park Utilities** describing Subdivider's Property ("Subdivider's Property").

As a result of the development of the City's Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in **Exhibit A**, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the **May 30, 2016**, ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. **650383**.

Doc# 2014046187
06/10/2014 03 37 PM Page 1 of 14
AGRE R $25 00 M Toulouse Oliver Bernalillo County

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See S.O. Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See S.O. Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

4. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual ("DPM"), Volume 1, Chapter 5, Work Order Process, and Figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured, or has caused to be procured, public liability insurance in the amount of not less than One Million Dollars ($1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements, or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. If the Improvements include water and wastewater infrastructure, the insurance policy must name the ABCWUA, its employees, officers and agents, as their interest may appear, as additional insureds. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail thirty (30) days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.25%
Street Excavation and Barricading Ordinance and street restoration fees	As required per City-approved estimate (figure 7)

Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by **Surv Tek, Inc.,** and construction surveying of the private Improvements shall be performed by **Surv Tek, Inc.**. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by **Smith Engineering** and inspection of the private Improvements shall be performed by **Smith Engineering**, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by **Geo-Test, Inc.** and field testing of the private Improvements shall be performed by **Geo-Test, Inc.** both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides

all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefore.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's S.O. requirements, the Subdivider has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: **Surety Bond #CMS278056**
Amount: **$5, 678, 554. 26**
Name of Financial Institution or Surety providing Guaranty:
RLI Insurance Company
Date City first able to call Guaranty (Construction Completion Deadline):
May 30, 2016.
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____
Additional information: _____

7. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange for a preconstruction conference and all required inspections.

8. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the S.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

10. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the DPM, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the S.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Subdivider, its agents,

representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

12. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

13. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

14. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

15. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

16. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

17. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

18. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

19. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

20. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

21. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City Legal Department on this form.

22. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: Pulte Development of New Mexico, Inc., a Michigan corporation

By [Signature]: _____

Name [Print]: Garret Price

Title: VP Land

Dated: 5/22/14

CITY OF ALBUQUERQUE

By: _____

Shahab Biazar, P.E., Acting City Engineer

Dated: 6/3/14

06/02/2014 OK
5-28-14

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 22 day of May, 2014, by [name of person:], Garret Price [title or capacity, for instance, "President" or "Owner":] VP Land of [Subdivider:] Pulte Development of New Mexico, Inc., a Michigan corporation.

Notary Public

My Commission Expires: October 18, 2015

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 3RD day of June, 2014, by Shahab Biazar, P.E., Acting City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public

My Commission Expires: 10-17-16

[EXHIBIT A ATTACHED]
[POWER OF ATTORNEY ATTACHED IF SUBDIVIDER IS NOT THE OWNER OF THE SUBDIVISION]

[To be used with SIA Procedure B, B-Modified, or Sidewalk Deferral

POWER OF ATTORNEY

NOTE: Must be signed and notarized by the owner if the Subdivider is not the owner of the Subdivision.

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

[State name of present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] **Pulte Homes of New Mexico, Inc., a Michigan corporation** ("Owner"), of [address:] **7601 Jefferson NE Ste 180** [City:] **Albuquerque**, [State:]**NM** [zip code:] **87109**, hereby makes, constitutes and appoints [name of Subdivider:] **Pulte Development of New Mexico, Inc., a Michigan corporation** ("Subdivider") as my true and lawful attorney in fact, for me and in my name, place and stead, giving unto the Subdivider full power to do and perform all and every act that I may legally do through an attorney in fact, and every proper power necessary to meet the City of Albuquerque's ("City") subdivision requirements regarding the real estate owned by me and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Subdivider lawfully does or causes to be done by virtue of the power herein conferred upon the Subdivider.

This Power of Attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Engineer in order to provide notice to City of the termination of this Power of Attorney; or (2) upon release of the Agreement by the City.

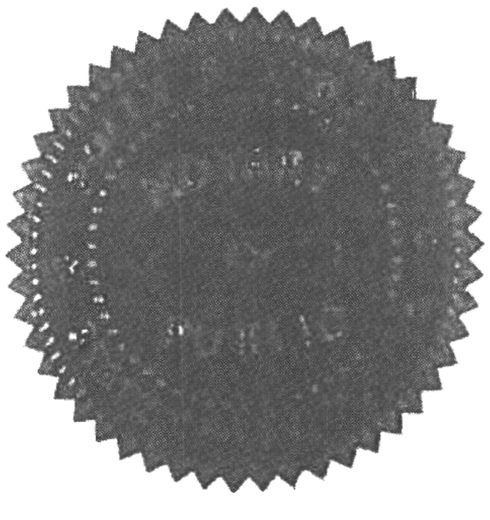
NOTE: Alternate wording may be acceptable, but must be submitted to the City Legal Department for review and approval before the final contract package is submitted to the City for review. The City may require evidence of ownership and/or authority to execute the Power of Attorney, if the Owner is not the Subdivider. If Owner is a corporation, the Power of Attorney must be signed by the president or by someone specifically empowered by the Board of Directors, in which case the corporate Secretary's certification and a copy of the Board's resolution empowering execution must accompany this document.

OWNER: Pulte Homes of New Mexico, Inc., a Michigan corporation

By [Signature:]: _____ Dated: May 22, 2014

Name [Print]: Garret Price Title: VP Land

The foregoing Power of Attorney was acknowledged before me on 22, May, 2014, by [name of person:] Garret Price, [title or capacity, for instance "President":] VP of Land of [Owner:] Pulte Development of New Mexico, Inc., a Michigan corporation on behalf of the Owner.



_____
Notary Public

My Commission Expires: Oct 18, 2015

Current DRC Project No. 650383

EXHIBIT

tabbies

A

Date Submitted: 2/12/2014
Date Site Plan Approved: 9/11/2013
Date Preliminary Plat Approved 2-12-14
Date Preliminary Plat Expires: 2-12-15

DRB Project No. 1006864

Figure 12

INFRASTPUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D R B) REQUIRED INFRASTRUCTURE LIST

DEL WEBB AT MIREHAVEN PHASE 1
(TRACT N-2-A, WATERSHED)

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 DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which 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 close out by the City

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC WATERLINE IMPROVEMENTS - (VIA A PUBLIC WATERLINE EASEMENT W/IN HOA TRACT N-2-A-3 UNLESS NOTED, PRIVATE STREETS)							
		12" DIA (4W) & 10" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MIREHAVEN PARKWAY (PUBLIC ROW)	TIERRA PINTADA BLVD	REDONDO PEAK DR (3WR) & DEL WEBB BLVD (BOTH)	/	/	/
		8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MIREHAVEN PARKWAY (PUBLIC ROW)	REDONDO PEAK DRIVE	150' SOUTH OF DEL WEBB BLVD	/	/	/
650383		12" DIA (4W) & 10" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEL WEBB BLVD	MIREHAVEN PARKWAY	COYOTE CREEK TRAIL	/	/	/
650383		12" DIA (4W)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	DEL WEBB BLVD	COYOTE CREEK TRAIL	CEBOLLA CREEK WAY	/	/	/
650383		6" DIA (4W)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	CEBOLLA CREEK WAY	DEL WEBB BLVD	IRON CREEK LANE	/	/	/
650383		6" DIA (4W)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	CEBOLLA CREEK WAY	IRON CREEK LANE	CEBOLLA CREEK WAY SOUTH TERMINUS	/	/	/
650383		6" DIA (4W)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	GOOSE LAKE TRAIL	DEL WEBB BLVD	IRON CREEK LANE	/	/	/
650383		6" DIA (4W) 6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BEAR LAKE WAY (BOTH 4W & 3WR)	DEL WEBB BLVD (4W) COYOTE CREEK TRAIL (3WR)	WILLOW CANYON TRAIL (BOTH 4W & 3WR)	/	/	/
650383		6" DIA (4W)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	IRON CREEK LANE	CEBOLLA CREEK WAY	BEAR LAKE WAY	/	/	/
650383		8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COYOTE CREEK TRAIL	DEL WEBB BLVD	BEAR LAKE WAY	/	/	/
650383		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CAVE CREEK LANE	FALLS CREEK TRAIL	BEAR LAKE WAY	/	/	/
650383		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FALLS CREEK TRAIL	CAVE CREEK LANE	WILLOW CANYON TRAIL	/	/	/
650383		8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FALLS CREEK TRAIL & PUBLIC WATERLINE EASEMENT	WILLOW CANYON TRAIL	MIREHAVEN PARKWAY	/	/	/
650383		10" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S MJ'S & RJ'S	WILLOW CANYON TRAIL	BEAR LAKE WAY	DEL WEBB BLVD	/	/	/
650383		8" DIA (4W) & 8" DIA (3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	WILLOW CANYON TRAIL	BEAR LAKE WAY	WILLOW CANYON TRAIL SOUTH TERMINUS	/	/	/
~~650383~~		~~NOTE:~~	~~A PRESSURE REDUCTION VALVE / VAULT (PRV) SHALL BE REQUIRED PER THE ABCWUA AT A LOCATION AGREED UPON BY BOTH PULTE AND THE ABCWUA OR AT THE PRESSURE ZONE BDRY~~				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC SANITARY SEWER IMPROVEMENTS - (VIA A PUBLIC SANITARY SEWER EASEMENT W/IN HOA TRACT N-2-A-3 UNLESS NOTED; PRIVATE STREETS)									
650383		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	PULBIC EASEMENT OR ROW VIA TRACT N-2-E	MIREHAVEN PARKWAY & DEL WEBB BLVD INTERSECTION	TIERRA PINTADA BLVD	/	/	/
650383		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	DEL WEBB BLVD	MIREHAVEN PARKWAY	CEBOLLA CREEK WAY	/	/	/
650383		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CEBOLLA CREEK WAY	CEBOLLA CREEK WAY SOUTH TERMINUS	DEL WEBB BLVD	/	/	/
650383		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	GOOSE LAKE TRAIL	LOT 81	DEL WEBB BLVD	/	/	/
650383		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	IRON CREEK LANE	LO 112	BEAR LAKE WAY	/	/	/
650383		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BEAR LAKE WAY	IRON CREEK LANE	DEL WEBB BLVD	/	/	/
650383		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BEAR LAKE WAY	LOT 121	WILLOW CANYON TRAIL	/	/	/
650383		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	COYOTE CREEK TRAIL	LOT 47	DEL WEBB BLVD	/	/	/
650383		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CAVE CREEK LANE	LOT 40	FALLS CREEK TRAIL	/	/	/
650383		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	FALLS CREEK TRAIL	CAVE CREEK LANE	WILLOW CANYON TRAIL	/	/	/
650383		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	FALLS CREEK TRAIL	FALLS CREEK TRAIL EAST CUL DE SAC TERMINUS	WILLOW CANYON TRAIL	/	/	/
650383		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WILLOW CANYON TRAIL	WILLOW CANYON TRAIL SOUTH TERMINUS	DEL WEBB BLVD	/	/	/
PUBLIC STORM DRAIN IMPROVMENTS -(VIA A PUBLIC SOTRM DRAIN EASEMENT W/IN HOA TRACT N-2-A-3 UNLESS NOTED; PRIVATE STREETS)									
650383		48-54" DIA	RCP W/ NEC. MH'S. LATERALS & INLETS	DEL WEBB BLVD	MIREHAVEN PARKWAY LOW POINT	WILLOW CANYON TRAIL	/	/	/
650383		48-54" DIA	RCP W/ NEC. MH'S. LATERALS & INLETS	WILLOW CANYON TRAIL	MIREHAVEN ARROYO	WILLOW CANYON TRAIL SOUTH TERMINUS	/	/	/
650383		48" DIA	RCP W/ NEC. MH'S. LATERALS & INLETS	PUBLIC SD EASEMENT ON TRACTS N-2-A-1 & N-2-A-17	MIREHAVEN ARROYO	DEL WEBB BLVD	/	/	/
650383		18-48" DIA	RCP W/ NEC. MH'S. LATERALS & INLETS	DEL WEBB BLVD	PUBLIC SD EASEMENT ON TRACTS N-2-A-1 & N-2-A-17	CEBOLLA CREEK WAY	/	/	/
650383		18-30" DIA	RCP W/ NEC MH'S. LATERALS & INLETS	CEBOLLA CREEK WAY	LOT 100 / 101 PL CEBOLLA CREEK WAY	DEL WEBB BLVD	/	/	/
650383		18-24" DIA	RCP W/ NEC MH'S. LATERALS & INLETS	BEAR LAKE WAY & COYOTE CREEK TRAIL	W/IN 100 FEET OF THE INTRSCTN OF DEL WEBB BLVD	DEL WEBB BLVD	/	/	/
		"70'-100" WIDE	NECESSARY ARROYO/CHANNEL IMPROVMENTS W/ SD STUBS &	PUBLIC SD EASEMENT ON TRACTS N-2-A-1	TIERRA PINTADA BLVD	WEST BDRY OF TRACTS N-2-A-1	/	/	/
		LOMR	A FEMA LETTER OF MAP REVISION IS REQUIRED. A SPECIFIED FINANCAL GUARANTY AMOUNT OF $50,000 IS REQUIRED UNTIL AN APPROVED LOMR IS PROVIDED BY FEMA FOR THE MIREHAVEN ARROYO				/	/	/
650383		5 CHANNEL	5 FT WIDE PCC PRIVATE DRAINAGE CHANNEL W/IN TRACT N-2-A-2 & N-2-A-4 FROM LOT 107 TO THE MIREHAVEN ARROYO				/	/	/
		NOTE:	PRIVATE FACILITIES COVENANT FOR 5 FT WIDE PCC PRIVATE DRAINAGE CHANNEL W/IN TRACT N-2-A-2 & N-2-A-4				/	/	/
			A MAINTENANCE AGREEMENT & EASEMENT IS REQUIRED FOR THE MIREHAVEN ARROYO.				/	/	/
			GRADING & DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMENTS - ON-SITE							
		22' F-F (WB) 32' F-F (EB) 12' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 10' N SIDE & 4' S SIDE PCC SIDEWALK†* & 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY (Major Local)	TIERRA PINTADA BLVD	220 FT WEST OF TEIRRA PINTADA BLVD	/	/	/
		22' F-F (WB/EB) MEDIAN WIDTH VARIES (>10')	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, 10' WIDE PCC SIDEWALK†* N SIDE ONLY 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY (Major Local)	220 FT WEST OF TEIRRA PINTADA BLVD	220 FT NORTH DEL WEBB BLVD	/	/	/
		32' F-F (WB) 22' F-F (EB) 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 10' WIDE PCC SIDEWALK†* N SIDE ONLY 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY (Major Local)	220 FT NORTH DEL WEBB BLVD	DEL WEBB BLVD	/	/	/
		22' F-F (WB/EB) 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 10' WIDE PCC SIDEWALK†* N SIDE ONLY 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY (Major Local) (w/ jersey & type 3 barricades) (@ s. side of Redondo Peak)	DEL WEBB BLVD	MIREHAVEN PARKWAY TRACT N-2-E-3 S BDRY	/	/	/
	650383	22' F-F (OUT) 20' F-F (IN) MEDIAN VARIES	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	DEL WEBB BLVD (TRACT N-2-A-3, PRIVATE ST) (Normal Local Residential)	MIREHAVEN PARKWAY	WILLOW CANYON TRAIL	/	/	/
	650383	32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	DEL WEBB BLVD (TRACT N-2-A-3; PRIVATE ST) (Access Local Residential)	WILLOW CANYON TRAIL	COYOTE CREEK TRAIL	/	/	/
	650383	28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK*Δ ON BOTH SIDES	DEL WEBB BLVD (TRACT N-2-A-3, PRIVATE ST)	COYOTE CREEK TRAIL	CEBOLLA CREEK WAY	/	/	/
	650383	28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	CEBOLLA CREEK WAY (TRACT N-2-A-3; PRIVATE ST) (Access Local Residential)	DEL WEBB BLVD	CEBOLLA CREEK WAY SOUTH TERMINUS	/	/	/
	650383	28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	GOOSE LAKE TRAIL (TRACT N-2-A-3, PRIVATE ST) (Access Local Residential)	DEL WEBB BLVD	IRON CREEK LANE	/	/	/
	650383	28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	BEAR LAKE WAY (TRACT N-2-A-3, PRIVATE ST) (Access Local Residential)	DEL WEBB BLVD	WILLOW CANYON TRAIL	/	/	/
	650383	28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	IRON CREEK LANE (TRACT N-2-A-3, PRIVATE ST) (Access Local Residential)	CEBOLLA CREEK WAY	BEAR LAKE WAY	/	/	/
	650383	28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	COYOTE CREEK TRAIL (TRACT N-2-A-3, PRIVATE ST) (Access Local Residential)	DEL WEBB BLVD	BEAR LAKE WAY	/	/	/
	650383	28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	CAVE CREEK LANE (TRACT N-2-A-3, PRIVATE ST) (Access Local Residential)	BEAR LAKE WAY	FALLS CREEK TRAIL	/	/	/
	650383	28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	FALLS CREEK TRAIL (TRACT N-2-A-3; PRIVATE ST) (Access Local Residential)	CAVE CREEK LANE	WILLOW CANYON TRAIL	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMENTS - CONTINUED							
650383		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	FALLS CREEK TRAIL (TRACT N-2-A-3; PRIVATE ST) (Access Local Residential)	WILLOW CANYON TRAIL	FALLS CREEK TRAIL EAST CUL DE SAC TERMINUS	/	/	/
650383		16' F-F (NB/SB) 4' MTBL MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	WILLOW CANYON TRAIL (TRACT N-2-A-3; PRIVATE ST) (Normal Local Residential)	NORTH BDRY OF LOT 159	WILLOW CANYON TRAIL SOUTH TERMINUS	/	/	/
650383		12' WIDE LT TURN LANE	ARTERIAL PAVING W/ PCC MEDIAN C&G; RMV & DISPS OF EXISING C&G	TIERRA PINTADA BLVD (Minor Arterial)	MIREHAVEN PARKWAY	150 FT SOUTH OF MIREHAVEN PARKWAY	/	/	/
650383		8' WIDE TRAIL	PCC TRAIL*	TRACT N-2-A-8	CEBOLLA CREEK WAY	WILLOW CANYON TRAIL	/	/	/
650383		8' WIDE TRAIL	PCC TRAIL*	TRACT N-2-A-9	BEAR LAKE WAY	DEL WEBB BLVD	/	/	/
650383		8' WIDE TRAIL	ASPHALT OR CRUSHER FINE TRAIL*	TRACTS N-2-A-1 & N-2-A-2	TRACT N-2-A-4	MIREHAVEN PARKWAY	/	/	/
650383		10' WIDE TRAIL	ASPHALT OR CRUSHER FINE TRAIL*	TRACT N-2-A-4	TRACT N-2-A-2	S. BDRY OF TRACT N-2-A-4	/	/	/
		NOTE:	A STREETSCAPE AGREEMENT BTWN THE CITY & DEVELOPER IS REQUIRED FOR LANDSCAPING W/IN PUBLIC ROW STREET LIGHTS WHERE REQUIRED PER THE COA DPM				/	/	/
							/	/	/

*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS
†SIDEWALK TO BE WAIVED ON THE SOUTH SIDE OF MIREHAVEN PARKWAY EXCEPT AS NOTED
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC
Δ SIDEWALK TO BE WAIVED ALONG DEL WEBB BLVD AND TO BE FINANCIALLY GUARANTEED WITH FUTURE PLATTING

AGENT/OWNER

KEVIN G. PATTON, P.E.
PREPARED BY PRINT NAME

BOHANNAN HUSTON INC.
FIRM

2-12-14
SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR — DATE: 2-12-14

TRANSPORTATION DEVELOPMENT — DATE: 2/12/14

ABCWUA — DATE: 02/12/14

DATE

PARKS & ~~GENERAL SERVICES~~ Recreation — DATE: 2-12-14

AMAFCA — DATE

CITY ENGINEER — DATE: 2-12-14

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
			ABCWUA	

FIGURE 16

SUBDIVISION BOND
(PROCEDURE B)

Bond No. CMS278056

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL PERSONS BY THESE PRESENTS: That we Pulte Homes of New Mexico, Inc., a Michigan Corporation, as "Principal", and RLI Insurance Company, a corporation organized and existing under and by virtue of the laws of the State of Illinois, and authorized to do business in the State of New Mexico, as "Surety", are held and firmly bound unto the CITY OF ALBUQUERQUE ("City") in penal sum of five million six hundred seventy eight thousand five hundred fifty four and 26/100 Dollars, ($5,678,554.26), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City's Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Del Webb at Mirehaven, Phase 1 ("Subdivision"), City Project No. 650383; and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: Subdivision – water, sewer, paving ("Improvements")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between Pulte Homes of New Mexico, Inc., a Michigan Corporation and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, 6/10/2014 as Document Number 2014046187 as amended by change orders or amendments to the agreement.

Bond No. CMS278056

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work herein above specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended:] May 30, 2016. ("the Construction Completion Deadline "), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed 20th day of May, 2014_.

SUBDIVIDER

By [signature:] _____
Name: Bryce Langen
Title: Assistant Treasurer
Dated: May 20, 2014

SURETY

By [signature:] _____
Name: Robert Porter
Title: Attorney-in-Fact
Dated: May 20, 2014

*NOTE: Power of Attorney for Surety must be attached.

RLI Surety
P.O. Box 3967 | Peoria, IL 61612-3967
Phone: (800)645-2402 | Fax: (309)689-2036
www.rlicorp.com

POWER OF ATTORNEY
RLI Insurance Company

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That **RLI Insurance Company,** an Illinois corporation, does hereby make, constitute and appoint:
Bruce E Robinson, Collette R. Tripp, Suzanne Treppa, Robert Porter, David J. Furstenberg, Brien O'Meara, James Ossowski, James Zeumer and D. Bryce Langen, jointly or severally

in the City of Bloomfield Hills, State of Michigan its true and lawful Agent and Attorney in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, the following described bond.

Any and all bonds provided the bond penalty does not exceed Twenty Five Million Dollars ($25,000,000.00).

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon this Company as if such bond had been executed and acknowledged by the regularly elected officers of this Company.

The **RLI Insurance Company** further certifies that the following is a true and exact copy of the Resolution adopted by the Board of Directors of **RLI Insurance Company**, and now in force to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company** has caused these presents to be executed by its Vice President with its corporate seal affixed this 10th day of December, 2013.

RLI INSURANCE COMPANY CORPORATE SEAL ILLINOIS

RLI Insurance Company

By: _____
Roy C. Die, Vice President

State of Illinois
County of Peoria } SS

On this 10th day of December, 2013, before me, a Notary Public, personally appeared Roy C. Die, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company** and acknowledged said instrument to be the voluntary act and deed of said corporation.

By: _____
Jacqueline M. Bockler, Notary Public

"OFFICIAL SEAL"
JACQUELINE M. BOCKLER
COMMISSION EXPIRES 03/19/14
NOTARY PUBLIC STATE OF ILLINOIS

CERTIFICATE

I, the undersigned officer of **RLI Insurance Company**, a stock corporation of the State of Illinois, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company** this 20th day of May, 2014.

RLI Insurance Company

By: _____
Roy C. Die, Vice President

0250773020212

A0058707

ACKNOWLEDGEMENT BY PRINCIPAL

STATE OF GEORGIA)
)ss.
COUNTY OF FULTON)

On this 20th day of May, 2014, before me, the undersigned authorized employee, personally appeared Bryce Langen who acknowledges himself to be Assistant Treasurer of Pulte Homes of New Mexico, Inc., a Michigan Corporation, and as such employee, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as such officer.

WITNESS my hand and official seal.

Shirley E. Hutchins, Notary Public
Fulton County
State of Georgia
My Commission Expires: April 17, 2018

SHIRLEY E HUTCHINS
Notary Public
Fulton County
State of Georgia
My Commission Expires Apr 17, 2018

ACKNOWLEDGEMENT BY SURETY

STATE OF GEORGIA)
)ss.
COUNTY OF FULTON)

On this 20th Day of May, 2014, before me, a Notary Public in and for said State, personally Robert Porter who acknowledges himself to be Attorney-in-Fact for RLI Insurance Company, to me to be the person who executed the said instrument on behalf of the said corporation executed the same.

WITNESS my hand and official seal.

Shirley E. Hutchins

Shirley E. Hutchins, Notary Public
Fulton County
State of Georgia
My Commission Expires: April 17, 2018

SHIRLEY E HUTCHINS
Notary Public
Fulton County
State of Georgia
My Commission Expires Apr 17, 2018

FINANCIAL GUARANTY AMOUNT

05/02/2014

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 650383, Del Webb @ Mirehaven Phase 1, Phase/Unit #: 1

Requested By: **Brian Patterson, BHI**

Approved estimate amount:		$3,554,033.20
Contingency Amount:	10.00%	$355,403.34
Subtotal:		$3,909,436.52
NMGRT	7.00%	$273,660.56
Subtotal:		$4,183,097.08
Engineering Fee	6.60%	$276,084.41
Testing Fee	2.00%	$83,661.94
Subotal:		$4,542,843.41
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$5,678,554.26**

APPROVAL: DATE:

S Woodall 5/2/14

Notes: 10% Contingency, Plans And Final Estimate Have Not Been Approved; Requires Mirehaven Arroyo Maintence Agreement, Streetscape Agreement, And G & D Cert Prior To Release Of FG,

1006864

Figure 19 Nearest Major Streets: **Arroyo Vista Blvd and Tierra Pintada Blvd**

No. of Lots: **159**

SIDEWALK DEFERRAL AGREEMENT

PROJECT NO. 650383

THIS AGREEMENT is made this 3RD day of June, 2014, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and **Pulte Development of New Mexico, Inc.** ("Subdivider"), whose address is **7601 Jefferson NE Ste 180, Albuquerque, NM 87109** and whose telephone number is **505-341-8524**, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) **a Michigan corporation**, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Subdivider is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) **Tract N-2A Watershed Subdivision,** recorded on (Date) **October 17, 2013**, in Book **2013C,** page **116,** as Document No. **2013115035** in the records of the Bernalillo County Clerk, State of New Mexico..

WHEREAS, the Subdivider has submitted and the City has approved Subdivider's development plans and (state "preliminary" or "final":) preliminary plat, to be identified as (state name of plat:) **Del Webb @ Mirehaven Phase 1,** and

WHEREAS, Subdivider has requested and the City has determined that it is acceptable for the Subdivider to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Subdivider must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in the event the Subdivider does not complete the construction as required.

Doc# 2014046188
06/10/2014 03:37 PM Page 1 of 9
AGRE R $25.00 M Toulouse Oliver Bernalillo County

THEREFORE, the City and the Subdivider agree:

1. A. Sidewalk Construction Deadline. Subdivider has obtained a sidewalk deferral, as shown in the attached **Exhibit "A"**, which is a copy of the Development Review Board's decision regarding the deferral granted. Subdivider agrees to utilize the City's sidewalk permit process and complete the sidewalks to the satisfaction of the City by **May 30, 2018** ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Subdivider may request an extension from the Design Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Subdivider requests an extension. If the Subdivider will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Subdivider must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

2. Financial Guaranty. Subdivider will provide a financial guaranty in an amount of not less that 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Subdivider has provided the following "Financial Guaranty":

Type of Financial Guaranty: **Surety Bond #CMS278055**
Amount: **$238,128.09**
Name of Financial Institution or Surety providing Guaranty:
RLI Insurance Company
Date City first able to call Guaranty (Construction Completion Deadline): **May 30, 2018.**
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____
Additional information: _____
_____

3. Notice of Start of Construction. Before construction begins, the Subdivider's contractor shall obtain all necessary Excavation and Barricading permits.

4. Completion, Acceptance and Release. The Subdivider shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and this Sidewalk Deferral Agreement.

5. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Subdivider shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Deferral Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

6. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

7. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of financial institution or surety which has undertaken to guaranty the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

8. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has posted a suitable financial guaranty and entered into a Sidewalk Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

9. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct

or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Subdivider shall be liable to, and shall pay the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

10. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Subdivision for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and its heirs, successors and assigns.

11. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

12. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

13. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

14. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

15. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meeting or construction of any of its provisions.

16. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City's Legal Department on this form.

17. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: Pulte Development of New Mexico, Inc., a Michigan corporation

By [signature]: _____

Name [print]: Garret Price

Title: VP Land

Dated: 5/22/14

CITY OF ALBUQUERQUE:

By: _____

Shahab Biazar, Acting City Engineer

Dated: 6/3/14

rl 06/02/2014

5-28-14

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 22 day of May, 2014 by (name of person :) Garret Price, (title or capacity, for instance, "President" or "Owner":) VP Land of (Subdivider :) Pulte Development of New Mexico, Inc., a Michigan corporation.

Notary Public

My Commission Expires: October 18, 2015

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 3RD day of June, 2014 by Shahab Biazar, Acting City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

LINDA C. EVANS NOTARY PUBLIC STATE OF NEW MEXICO

Notary Public

My Commission Expires: 10-17-16

EXHIBIT A ATTACHED
[POWER OF ATTORNEY ATTACHED IF SUBDIVIDER IS NOT THE OWNER OF THE SUBDIVISION]

[To be used with Sidewalk Deferral]

POWER OF ATTORNEY

NOTE: Must be signed and notarized by the owner if the Subdivider is not the owner of the Subdivision.

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

[State name of present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] **Pulte Homes of New Mexico, Inc., a Michigan corporation** ("Owner"), of [address:] **7601 Jefferson NE Ste 180,** [City:] **Albuquerque**, [State:] **NM** [zip code:] **87109**, hereby makes, constitutes and appoints [name of Subdivider:] **Pulte Development of New Mexico, Inc., a Michigan corporation** ("Subdivider") as my true and lawful attorney in fact, for me and in my name, place and stead, giving unto the Subdivider full power to do and perform all and every act that I may legally do through an attorney in fact, and every proper power necessary to meet the City of Albuquerque's ("City") subdivision requirements regarding the real estate owned by me and described in Section 1 of the Sidewalk Deferral Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Subdivider lawfully does or causes to be done by virtue of the power herein conferred upon the Subdivider.

This Power of Attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Engineer in order to provide notice to City of the termination of this Power of Attorney; or (2) upon release of the Agreement by the City.

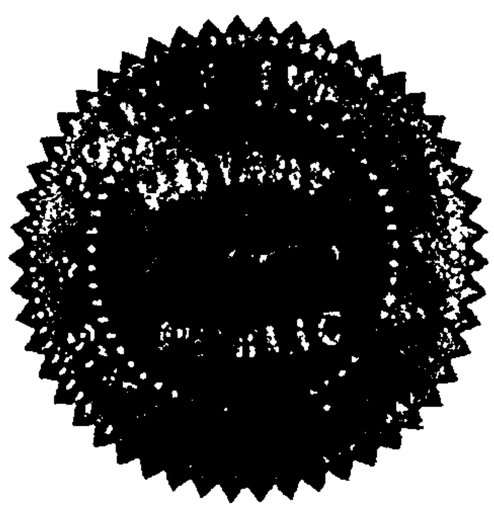
NOTE: Alternate wording may be acceptable, but must be submitted to the City Legal Department for review and approval before the final contract package is submitted to the City for review. The City may require evidence of ownership and/or authority to execute the Power of Attorney, if the Owner is not the Subdivider. If Owner is a corporation, the Power of Attorney must be signed by the president or by someone specifically empowered by the Board of Directors, in which case the corporate Secretary's certification and a copy of the Board's resolution empowering execution must accompany this document.

OWNER: Pulte Homes of New Mexico, Inc., a Michigan corporation

By [Signature:]: _____ Dated: May 22, 2014

Name [Print]: Garret Price Title: VP Land

The foregoing Power of Attorney was acknowledged before me this 22 day of May, 2014, by [name of person:] Garret Price, [title or capacity, for instance "President":] VP of Land of [Owner:] Pulte Homes of New Mexico, Inc., a Michigan corporation on behalf of the Owner.



_____
Notary Public

My Commission Expires: October 18, 2015

Exhibit A

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 12, 2014

Project# 1006864
13DRB-70808 - PRELIMINARY PLAT
13DRB-70809 - SIDEWALK VARIANCE
13DRB-70810 - SIDEWALK WAIVER
13DRB-70811 - SUBDIVISION DESIGN VARIANCE/ MIN DPM STANDARDS
14DRB-70010 - EPC APPROVED SDP FOR SUBDIVISION

BOHANNAN HUSTON INC and CONSENSUS PLANNING agents for WESTERN ALBUQUERQUE LAND HOLDINGS and PULTE HOMES request the referenced/ above actions for Tract N-2-A, **WATERSHED SUBDIVISION** zoned SU-2/ PDA, located west of TIERRA PINTADA BLVD NW between ARROYO VISTA BLVD NW and WEST CREEK PL NW containing approximately 84.7. (H-8) *[deferred from 1/22/14, 2/5 14]*

At the February 12, 2014 Development Review Board meeting, the Site Plan for Subdivision was approved. With the signing of the infrastructure list dated 2/12/14, and with the Grading and Drainage plan approved for Preliminary Plat, engineer stamp dated 2/7/14, the preliminary plat was approved. Sidewalk Variances for Temporary Deferral of Sidewalk Construction, and Waiver of Sidewalks to be financially guaranteed with future platting, were approved as shown on the Sidewalk Waiver Exhibit in the planning file. Subdivision Design Variances from minimum DPM design standards for the median in Willow Canyon Trail, the centerline radius in Falls Creek Trail, and 159 lots on a single access were approved based on the approved Site Development Plan for Subdivision and the request letter in the planning file.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date, and if a Final Plat or extension is not completed the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

If you wish to appeal this decision, you must do so by February 27, 2014, 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.

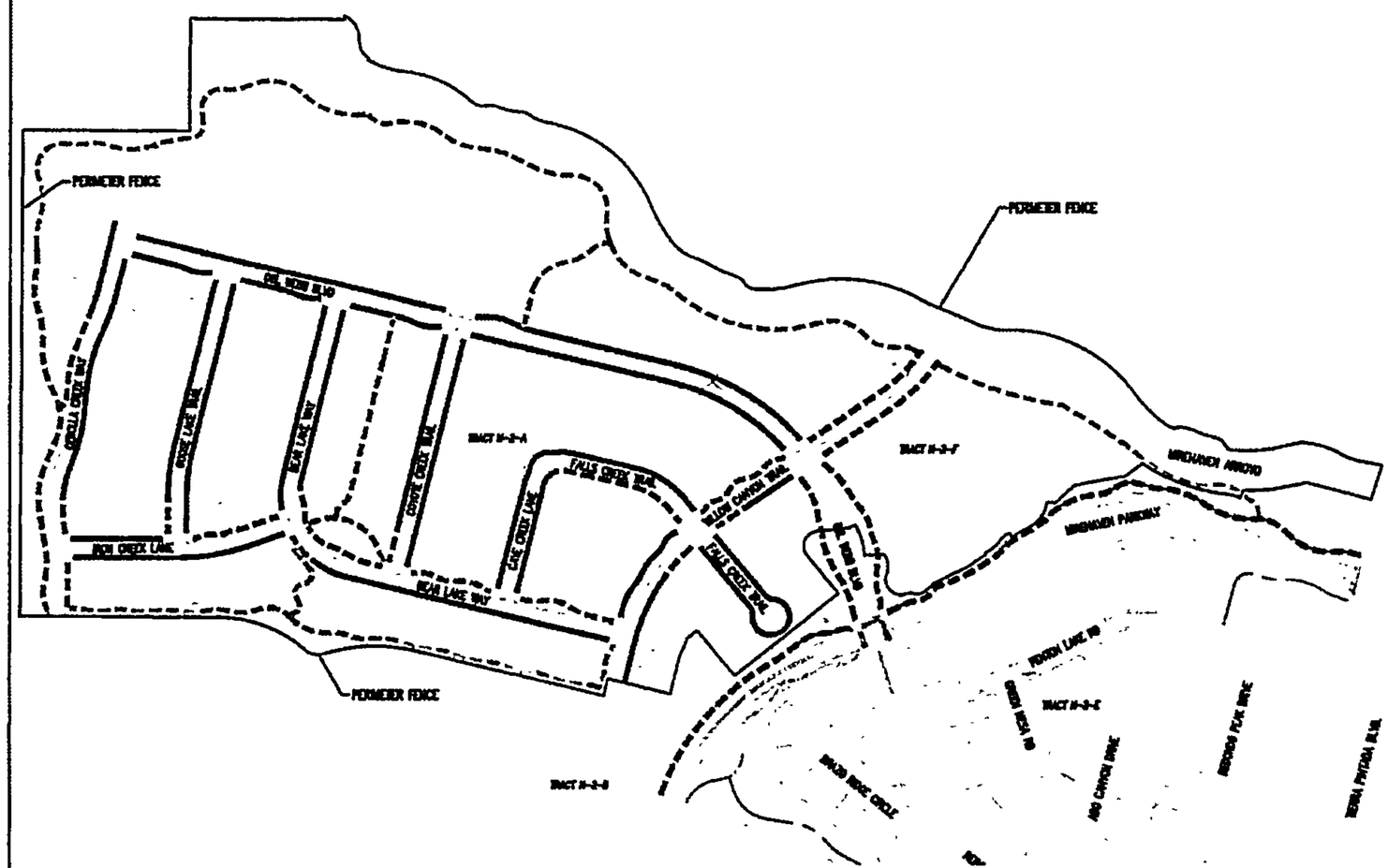
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing. You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Jack Cloud, DRB Chair
Cc: BOHANNAN HUSTON INC
CONSENSUS PLANNING
file

DEL WEBB @ MIREHAVEN PHASE I

SIDEWALK WAIVER EXHIBIT

JANUARY, 2013



DEFERRED Sidewalks are to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

TO BE BUILT - SIDEWALK

TO BE BUILT - TRAIL

WAIVED Sidewalks to be financial guaranteed with future platting.

N

500 250 0 500

SCALE: 1"=500'

Bohannan Huston
www.bhinc.com 800.877.5332

Fri, 7-Feb-2014 - 10:58:am, Plotted by: BPATTERSON
P:\20130375\CDP\Plans\General\DW_1A\20130375 Sidewalk Deferral.dwg

FIGURE 16

SUBDIVISION BOND
(PROCEDURE B)

Bond No. CMS278055

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL PERSONS BY THESE PRESENTS: That we Pulte Homes of New Mexico, Inc., a Michigan Corporation, as "Principal", and RLI Insurance Company, a corporation organized and existing under and by virtue of the laws of the State Illinois and authorized to do business in the State of New Mexico, as "Surety", are held and firmly bound unto the CITY OF ALBUQUERQUE ("City") in penal sum of two hundred thirty eight thousand one hundred twenty eight and 09/100 Dollars, ($238,128.09), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City's Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Del Webb at Mirehaven, Phase 1 ("Subdivision"), City Project No. 650383; and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: Sidewalk ("Improvements")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between Pulte Homes of New Mexico, Inc., a Michigan Corporation and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, on 6-10-2014 as Document Number 2014046188, as amended by change orders or amendments to the agreement.

Bond No. CMS278055

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work herein above specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended:] May 30, 2018 ("the Construction Completion Deadline "), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed 20th day of May, 2014.

SUBDIVIDER

By [signature:] _____
Name: Bryce Langen
Title: Assistant Treasurer
Dated: May 20, 2014

SURETY

By [signature:] _____
Name: Robert Porter
Title: Attorney-in-Fact
Dated: May 20, 2014

*NOTE: Power of Attorney for Surety must be attached.

RLI Surety
P.O. Box 3967 | Peoria, IL 61612-3967
Phone: (800)645-2402 | Fax: (309)689-2036
www.rlicorp.com

POWER OF ATTORNEY
RLI Insurance Company

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That **RLI Insurance Company**, an Illinois corporation, does hereby make, constitute and appoint:
Bruce E Robinson, Collette R. Tripp, Suzanne Treppa, Robert Porter, David J. Furstenberg, Brien O'Meara, James Ossowski, James Zeumer and D. Bryce Langen, jointly or severally

in the City of Bloomfield Hills, State of Michigan its true and lawful Agent and Attorney in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, the following described bond.

Any and all bonds provided the bond penalty does not exceed Twenty Five Million Dollars ($25,000,000.00).

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon this Company as if such bond had been executed and acknowledged by the regularly elected officers of this Company.

The **RLI Insurance Company** further certifies that the following is a true and exact copy of the Resolution adopted by the Board of Directors of **RLI Insurance Company**, and now in force to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company** has caused these presents to be executed by its Vice President with its corporate seal affixed this 10th day of December, 2013.

RLI INSURANCE COMPANY CORPORATE SEAL ILLINOIS

RLI Insurance Company

By: _____
Roy C. Die, Vice President

State of Illinois
County of Peoria } SS

On this 10th day of December, 2013, before me, a Notary Public, personally appeared Roy C. Die, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company** and acknowledged said instrument to be the voluntary act and deed of said corporation.

By: _____
Jacqueline M. Bockler, Notary Public

"OFFICIAL SEAL"
JACQUELINE M. BOCKLER
COMMISSION EXPIRES 03/19/14

CERTIFICATE

I, the undersigned officer of **RLI Insurance Company**, a stock corporation of the State of Illinois, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company** this 20th day of May, 2014.

RLI Insurance Company

By: _____
Roy C. Die, Vice President

0250773020212

A0058707

ACKNOWLEDGEMENT BY PRINCIPAL

STATE OF GEORGIA)
)ss.
COUNTY OF FULTON)

On this 20th day of May, 2014, before me, the undersigned authorized employee, personally appeared Bryce Langen who acknowledges himself to be Assistant Treasurer of Pulte Homes of New Mexico, Inc., a Michigan Corporation, and as such employee, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as such officer.

WITNESS my hand and official seal.

Shirley E. Hutchins, Notary Public
Fulton County
State of Georgia
My Commission Expires: April 17, 2018

SHIRLEY E HUTCHINS
Notary Public
Fulton County
State of Georgia
My Commission Expires Apr 17, 2018

ACKNOWLEDGEMENT BY SURETY

STATE OF GEORGIA)
)ss.
COUNTY OF FULTON)

On this 20th Day of May, 2014, before me, a Notary Public in and for said State, personally Robert Porter who acknowledges himself to be Attorney-in-Fact for RLI Insurance Company, to me to be the person who executed the said instrument on behalf of the said corporation executed the same.

WITNESS my hand and official seal.

SHIRLEY E HUTCHINS
Notary Public
Fulton County
State of Georgia
My Commission Expires Apr 17, 2018

Shirley E. Hutchins, Notary Public
Fulton County
State of Georgia
My Commission Expires: April 17, 2018

FINANCIAL GUARANTY AMOUNT

05/05/2014

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 650383, Del Webb @ Mirehaven Phase 1, Phase/Unit #: 1

Requested By: **Brian Patterson, BHI**

Approved estimate amount:		$178,039.69
NMGRT	7.00%	$12,462.78
Subtotal:		$190,502.47
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		**$238,128.09**

APPROVAL: DATE:

S Woodall 5/5/14

Notes: SDWK Deferrial

Bernalillo County, NM
One Civic Plaza NW
P.O. Box 542
Albuquerque, NM 87102

Receipt: 0562037

*** REPRINT *** REPRINT *** REPRINT ***

Product	Name	Extended
AGRE	Agreement	$25.00
	# Pages	14
	Document #2014046187	
	# Of Entries	0
	In Person/Interested Person	false
AGRE	Agreement	$25.00
	# Pages	9
	Document #2014046188	
	# Of Entries	0
	In Person/Interested Person	false
Total		$50.00

Tender (Credit Card) $50.00
Paid By PAMELA LUJAN COA

*** REPRINT *** REPRINT *** REPRINT ***
Thank You!

6/10/14 3:37 PM jusanchez

EXHIBIT A

PRELIMINARY

PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

PULTE ("Developer") effective as of this 6 day of JANUARY ,2014 and pertains to the subdivision commonly known as DELWEBB @ MIRELAND PHASE 1, and more particularly described as TRACT N-2-A OF THE WATERSHED SUBDIVISION *(use current legal description of subdivision)* (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS,DEVELOPER is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

   - If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.
   - If the permit is issued on or after August 1, 2011 the fee shall be $1075 per dwelling

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60%) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the

Doc# 2014041178
05/23/2014 11:36 AM Page: 1 of 3
AGRE R:$25.00 M. Toulouse Oliver, Bernalillo County

transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5 . This contract may be recorded in the office the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6 . APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgement in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

DRB Project # 1006864
APS Cluster West Mesa

Signature

Garret Price
Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 23, by Garret Price as VP of Pulte Group, a corporation.

(Seal) OFFICIAL SEAL Polly E. Lydens NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 10/13/15

Polly E. Lydens
Notary Public

My commission expires: 10/13/15

ALBUQUERQUE PUBLIC SCHOOLS

By April L. Winters
Signature

April L. Winters, Facility Fee Planner
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Jan 24th 2014, by April L. Winters as Facility Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, and school district organized and existing under the laws of the State of New Mexico.

(Seal) OFFICIAL SEAL Anastasia Wolfe NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 6/17/2016

Anastasia Wolfe
Notary Public

My commission expires: 6/17/2016

PROJECT #
10068864

June 25. 2014

FP

650271 - 650274

PERMANENT EASEMENT
(Underground Storm Drain Pipe)

Grant of Permanent Easement, between Western Albuquerque Land Holdings LLC, a Delaware limited liability company ("Grantor"), whose address is c/o Garrett Development Corporation, 3131 East Camelback Road, Suite 200, Phoenix, Arizona, 85016, and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of Underground Storm Drain Pipe Improvements, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement. It is understood that the term "exclusive" shall not preclude the granting of perpendicular easements or perpendicular crossings of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantors property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work affects any Improvements or Encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or Encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or Encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or Encroachments.

Grantor covenants that it is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof. The grant and other provisions of this Easement constitute covenants running with the land for the benefit of the City and its successors and assigns until terminated. The easement granted herein shall be shown on any future platting of the Property. The Easement rights granted herein are subject to the use of the fee estate by Grantor for such purposes as may be deemed appropriate or necessary by Grantor, provided however that the Grantor's use of the fee estate shall not unreasonably interfere with the City's use of this Easement.

TO HAVE AND TO HOLD the said right and Easement for the uses and purposes aforesaid, unto the City, its successors and assigns, forever, except that any portion of the Easement granted herein shall revert to Grantor, its successors or assigns, as and to the extent said portion of Easement is declared unnecessary for public Underground Storm Drain Pipe purposes by the City Engineer. Any reversion shall be conveyed by vacation action pursuant to the City of Albuquerque Subdivision Ordinance, if a replat of the Grantor's property is required, or by Quitclaim Deed or Release of Easement if a replat is not required.

This Easement shall not be effective unless approved by the City Engineer as shown in the signature block below.

WITNESS my hand and seal this 3 day of August, 2012.

Doc# 2012086548
08/23/2012 03:36 PM Page: 1 of 4
EASE R:$25.00 M. Toulouse Oliver, Bernalillo County

APPROVED:

CITY OF ALBUQUERQUE

City Engineer

8-17-12
Date

8-17-12

8-13-2012

GRANTOR:

WESTERN ALBUQUERQUE LAND HOLDINGS LLC, a Delaware limited liability company

By: BARCLAYS CAPITAL REAL ESTATE, INC., a Delaware corporation, its servicing member

By: _____

Mark Wuest

Its: Vice President

INDIVIDUAL

STATE OF ~~NEW MEXICO~~ New York)
)SS
COUNTY OF ~~BERNALILLO~~ New York)

This instrument was acknowledged before me this 3 day of August, 2012, by Mark Wuest as Vice President of Barclays Capital Real Estate, Inc., Servicing Member of Western Albuquerque Land Holdings LLC.

Notary Public _____

My Commission Expires: 4/2/2016

KRISTINA WALL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01WA6258817
Qualified in New York County
My Commission Expires April 02, 2016

EXHIBIT "A"

DESCRIPTION

A certain tract of land located within the Town of Atrisco Grant, within projected Sections 8 and 9, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising a northeasterly portion of Tract N-1, Watershed Subdivision, as the same is shown and designated on the Correction Plat of Tracts N-1 & N-2 Watershed Subdivision, thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, page 58 together with a southeasterly portion of Tract M, Watershed Subdivision as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 9, 2005 in Book 2005C, page 198 and being more particularly described by New Mexico State Plane Grid Bearings (NAD83 Central Zone) and ground distances as follows:

BEGINNING at the northeast corner of the tract herein described, a point on curve on the easterly boundary of said Tract M and the westerly right-of-way of Tierra Pintada Street NW, WHENCE a found rebar and survey cap stamped "GROMATZKY PS 16469" for the most southerly corner of said Tract M bears S27°02'13"W a distance of 52.44 feet;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract M and Tract N-2, and the westerly right-of-way of Tierra Pintada Street NW, the following two (2) courses;

245.96 feet along the arc of a curve to the left having a radius of 1252.00 feet, a central angle of 11°15'22" and a chord bearing S22°36'32"W a distance of 245.57 feet to a found #5 rebar and survey cap stamped "Gromatzky PS 16469";
S15°10'06"W a distance of 263.10 feet to the southeast corner of the tract herein described;

THENCE leaving said easterly boundary of Tract N-2 and said westerly right-of-way of Tierra Pintada Street NW, along the southerly boundary of the tract herein described, N76°48'10"W a distance of 231.47 feet to the southwest corner of the tract herein described;

THENCE along the westerly boundary of the tract herein described the following two (2) courses;

N08°35'17"E a distance of 499.06 feet;
N27°32'06"E a distance of 86.96 feet to the northwest corner of the tract herein described;

THENCE along the northerly boundary of the tract herein described, S62°27'54"E a distance of 308.87 feet to the POINT OF BEGINNING.

This tract contains 3.3671 acres, more or less.

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, New Mexico Professional Surveyor No. 16469, do hereby certify that this Legal Description and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

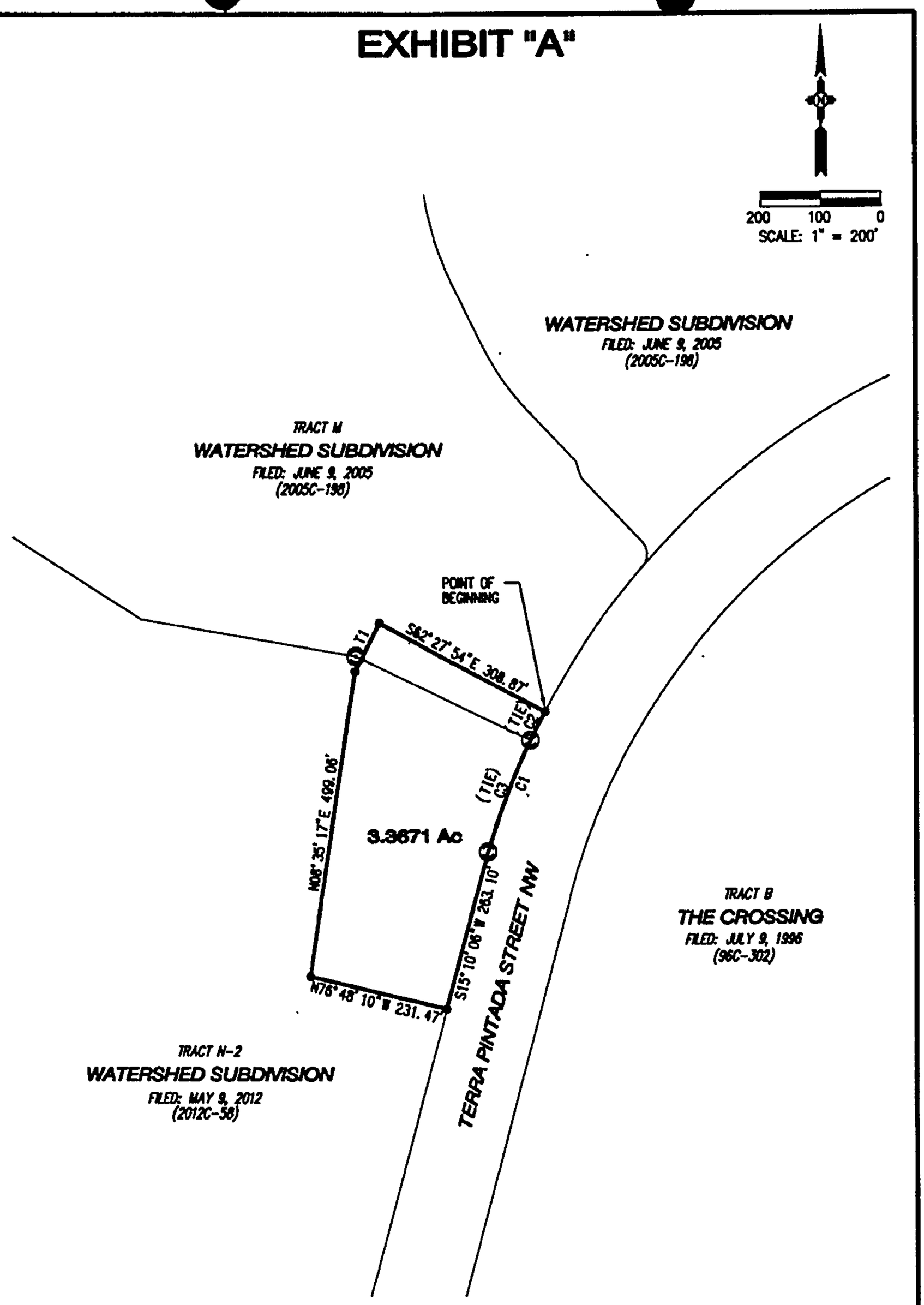
Robert Gromatzky
New Mexico Professional Surveyor No. 16469

Date: MAY 16, 2012

ROBERT GROMATZKY
NEW MEXICO
16469
LICENSED PROFESSIONAL SURVEYOR

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

EXHIBIT "A"



Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	11°15'22"	123.38'	245.96'	1252.00'	245.57'	S22°36'32"W
C2	02°24'01"	26.23'	52.45'	1252.00'	52.44'	S27°02'13"W
C3	08°51'21"	96.95'	193.52'	1252.00'	193.32'	S21°24'31"W

Tangent Data		
ID	BEARING	DISTANCE
T1	N27°32'06"E	86.96'

NOTE: BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 1983.
BASIS OF BEARINGS IS BETWEEN CITY OF ALBUQUERQUE CONTROL MONUMENTS "REWARD" AND "BH 41"
BEARING = N03°09'40"E

FOUND REBAR/CAP STAMPED "GROMATZKY PS 16469"

PAGE 2 OF 2

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

P:\20110349\SURVEY\EXHIBITS\20110349 Mirehaven SD Exhibit.dgn
5/16/2012

20110349

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

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

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

PROJECT # 1006864

WEDNESDAY, June 25, 2014

Comments must be received by:

Friday, June 20, 2014

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- ___ Major subdivision action
- ___ Minor subdivision action
- X Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment/Approval (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D) — D
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans) — V
- ___ 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
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — L A
- ___ 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): Bohannan Huston Inc PHONE: 823-1000
ADDRESS: 7500 Jefferson Street NE Courtyard I FAX: 798-7988
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: kpatton@bhinc.com

APPLICANT: Pulte Homes PHONE:
ADDRESS: FAX:
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ~~gprice~~ garret.price@pultegroup.com
Proprietary interest in site: List all owners:

DESCRIPTION OF REQUEST: Vacation of Public Drainage Easement

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

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

Lot or Tract No. Tract N-2-A Watershed Block: Unit:
Subdiv/Addn/TBKA:
Existing Zoning: SU2 PDA Proposed zoning: SU2 PDA MRGCD Map No
Zone Atlas page(s): H09Z UPC Code:

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1006864

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres):
LOCATION OF PROPERTY BY STREETS: On or Near: Tierra Pintada Blvd.
Between: Unser Blvd and
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE DATE
(Print Name) Kevin Patton Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

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

Application case numbers	Action	S.F.	Fees
14DRB-70189	VPE		$45.00
	CMF		$20.00
	ADV		$75.00
			$
			$
			Total $140.00

Hearing date June 25, 2014

5-30-14
Staff signature & Date

Project # 1006864

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

__ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
__ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☒ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

☒ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
☒ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
☒ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

__ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

__ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
__ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
__ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Kevin Patterson
Applicant name (print)

Applicant signature / date

Form revised 4/07

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

Application case numbers
14 - DRB - 70189
- -
- -

5-30-14
Planner signature / date

Project # 1006864

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from June 10, 2014 To June 25, 2014

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Applicant or Agent) 5-30-14 (Date)

I issued 1 signs for this application, 5-30-14 (Date) (Staff Member)

DRB PROJECT NUMBER: 1006864

Rev. 1/11/05

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

	S	Z	
SUBDIVISION			**ZONING & PLANNING**
___ Major subdivision action			___ Annexation
___ Minor subdivision action			
X Vacation	V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		___ Adoption of Rank 2 or 3 Plan or similar
___ for Subdivision			___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ for Building Permit			
___ Administrative Amendment/Approval (AA)			
___ IP Master Development Plan	D		___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)			
	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
___ Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston Inc PHONE: 823-1000
ADDRESS: 7500 Jefferson Street NE Courtyard I FAX: 798-7988
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: kpatton@bhinc.com

APPLICANT: Pulte Homes PHONE: ___
ADDRESS: ___ FAX: ___
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: garret.price@pultegroup.com
Proprietary interest in site: ___ List all owners: ___

DESCRIPTION OF REQUEST: Vacation of Public Drainage Easement

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

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

Lot or Tract No. Tract N-2-A Walnushed Block: ___ Unit: ___
Subdiv/Addn/TBKA: ___
Existing Zoning: SU2 PDA Proposed zoning: SU2 PDA MRGCD Map No ___
Zone Atlas page(s): H09Z UPC Code: ___

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1006864

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): ___
LOCATION OF PROPERTY BY STREETS: On or Near: Tierra Pintada Blvd.
Between: Unser Blvd and ___
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE ___ DATE ___
(Print Name) Kevin Patton Applicant: ☐ Agent: X

FOR OFFICIAL USE ONLY **Revised: 4/2012**

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

Application case numbers	Action	S.F.	Fees
14 DRB - 70189	VPE	___	$ 45.00
___ - ___	CMF	___	$ 20.00
___ - ___	ADV	___	$ 75.00
___ - ___	___	___	$ ___
___ - ___	___	___	$ ___
			Total $ 140.00

Hearing date June 25, 2014

5-30-14
Staff signature & Date

Project # 1006864

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- __ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- __ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- __ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☒ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- ☒ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- __ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8 5" by 11") **24 copies**
- ☒ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- ☒ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**
- __ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance or waiver
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- __ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- __ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the deferral or extension
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Kevin Patterson
Applicant name (print)

Applicant signature / date

Form revised 4/07

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

Application case numbers
IU - DRB - 70189
- -
- -

5-30-14
Planner signature / date

Project # 1006864

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from June 10, 2014 To June 25, 2014

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Applicant or Agent) 5-30-14 (Date)

I issued 1 signs for this application, 5-30-14 (Date) (Staff Member)

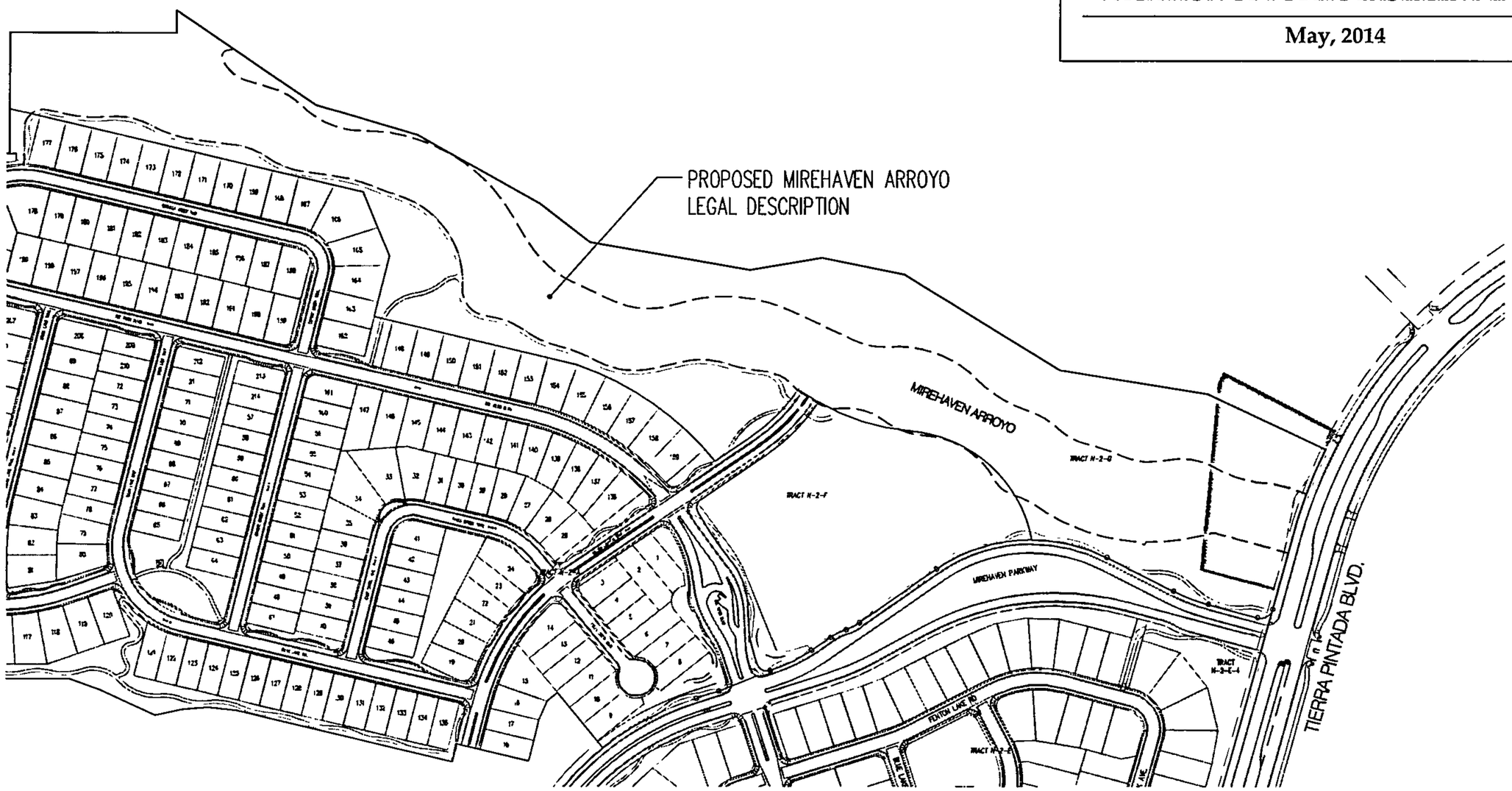
DRB PROJECT NUMBER: 1001864

Rev. 1/11/05

DEL WEBB @ MIREHAVEN PHASE I

VACATION OF PUBLIC EASEMENT EXHIBIT

May, 2014



N

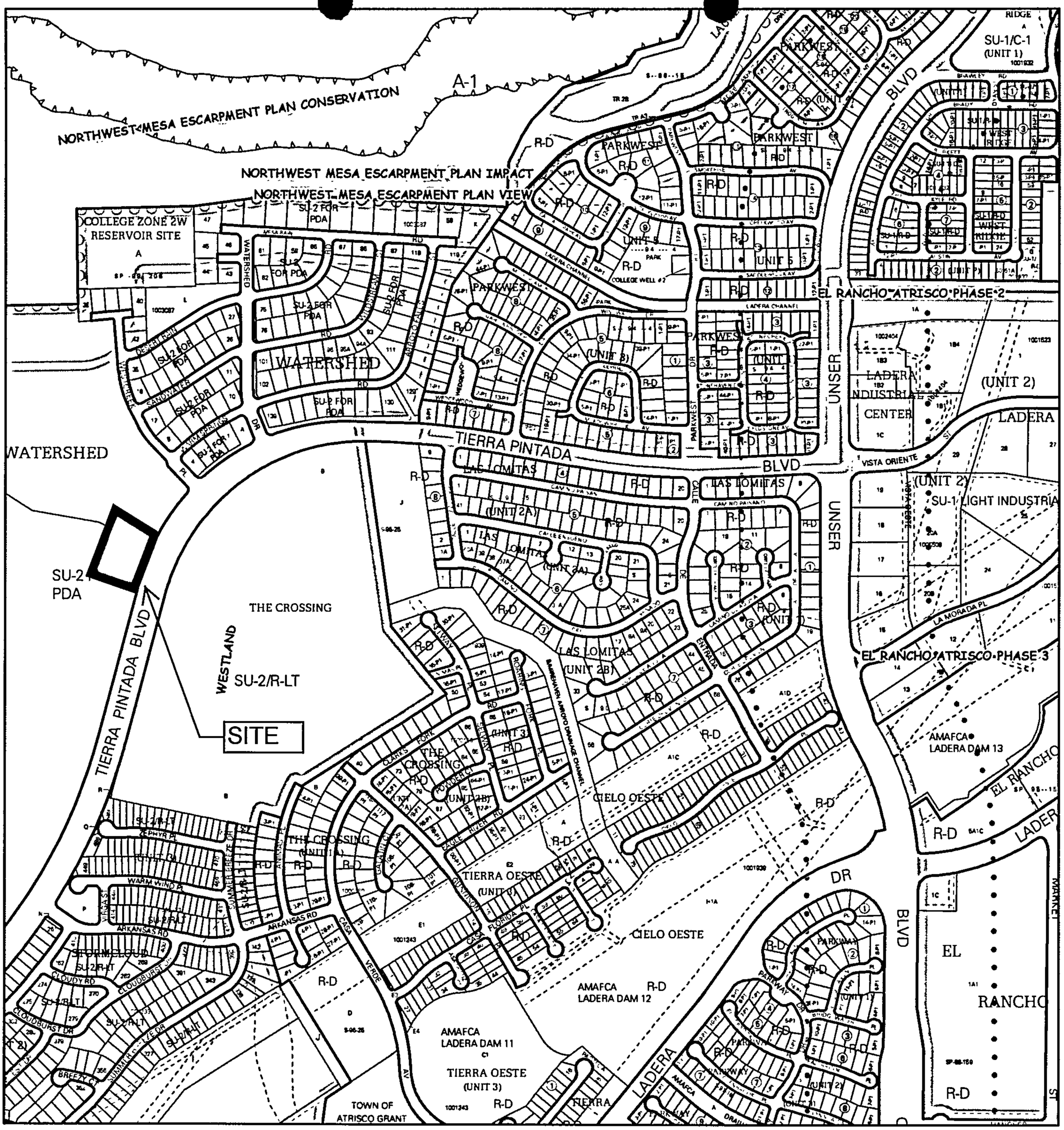
200 100 0 200

SCALE: 1"=200'

Bohannan Huston

www.bhinc.com 800.877.5332

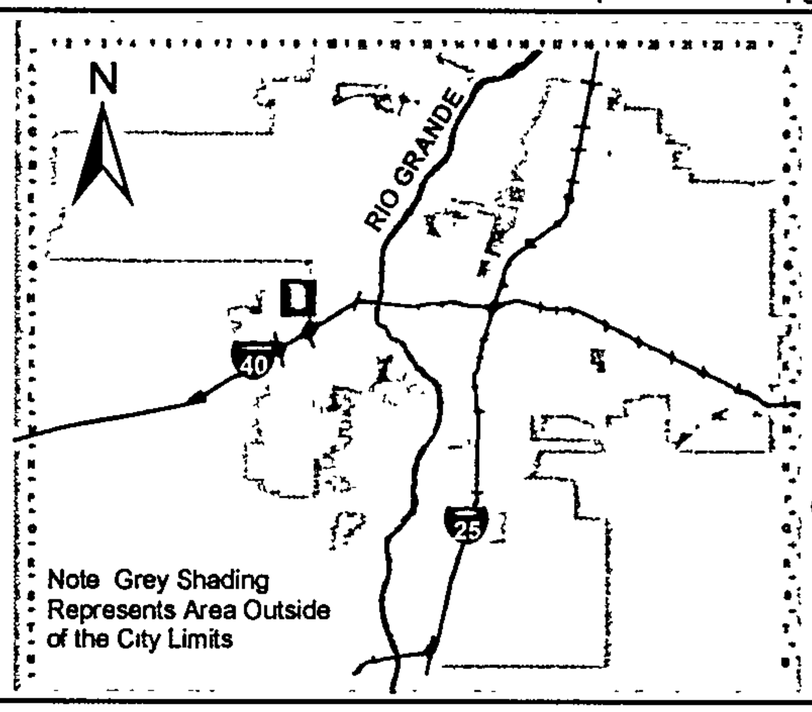
Thu, 29-May-2014 - 2:28:pm, Plotted by: AROMERO
P:\20130375\CDP\Plans\General\DW_1A\20130375 Vacation Exhibit.dwg



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

Albuquerque Geographic Information System

Map amended through: 6/7/2013



Zone Atlas Page:

H-09-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

May 30, 2014

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

Re: Del Webb at Mirehaven Phase 1 (Replat of Tract N-2-A; Watershed) –Vacation of Public Storm Drain Easement

Dear Mr. Cloud:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Application for Development Review
- Twenty-four (24) copies of the document which created the public easement
- Twenty-four (24) copies of Vacation Action Exhibit
- Letter from the Office of Neighborhood Coordination and neighborhood notification
- Zone Atlas Map showing the location of the property
- Submittal Fees

This vacation request that is being presented to the DRB is to remove all of the Public Storm Drain Easement that encompasses a portion of the Mirehaven Arroyo near Tierra Pintada Blvd. We are requesting this vacation because the easement will be replaced by a new Mirehaven Arroyo legal description as document in the maintenance agreement for the Arroyo.

We request that this item be scheduled for the next appropriate DRB hearing, June 25, 2014. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

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

KGP/jcm
Enclosures

cc: Garret Price, Pulte Group

PLEASE NOTE: **The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.**

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

May 30, 2014

Brian Patterson
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 505-823-1000/Fax: 505-798-7988

Dear Brian:

Thank you for your inquiry of **May 30, 2014** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) TRACT N-2-A, WATERSHED SUBDIVISION, LOCATED ON TIERRA PINTADA BOULEVARD NW BETWEEN ARROYO VISTA BOULEVARD NW AND UNSER BOULEVARD NW** zone map **H-9.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

TRES VOLCANES N.A. "R"
Thomas Borst, 1908 Selway Pl. NW/87120 352-6563 (h)
Antionette Lopez, 9774 Summer Shower Pl. NW/87120 831-0777 (h)

Please note that according to *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING DEPARTMENT SUBMITTAL

planningrnaform(03/14/14)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
   d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in <u>each</u> application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[X] **ONC's "Official" Letter to the applicant *(if there are associations).* A copy must be submitted with application packet -OR-**

[ ] The ONC "Official" Letter *(if there are no associations).* A copy must be submitted with application packet.

[X] **Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.**

[X] **Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.**

***Just a reminder* - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

****

(below this line for ONC use only)

Date of Inquiry: **05/30/14** Time Entered: **8:50 a.m.** ONC Rep. Initials: **siw**

DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: **(505) 924-3913 –OR–** you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: swinklepleck@cabq.gov. ONC will need the following information **BEFORE** NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any questions, please feel free to contact our office at **(505) 924-3914.**

Zone Map and this Developer Inquiry Sheet MUST be provided with request.
Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

Cell Tower Submittal: [ ] Free-Standing Tower -OR- [ ] Concealed Tower

[ ] EPC Submittal [ ] DRB Submittal [ ] LUCC Submittal [ ] Liquor Submittal

[ ] Administrative Amendments (AA's) Submittal [ ] City Project Submittal

CONTACT NAME: _____

COMPANY NAME: _____

ADDRESS/ZIP: _____

PHONE: _____ FAX: _____

LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

_____

_____

_____

LEGAL DESCRIPTION

LOCATED ON

_____

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN _____ AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

_____

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (_____).

ONC/DevelopInquirySheet/slw (03/20/14)

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 006.48⁰
0000819967 MAY 30 2014
MAILED FROM ZIP CODE 87109

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

CERTIFIED MAIL

91 7199 9991 7031 0468 6063

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Thomas Borst
1908 Selway Pl NW
Albuquerque, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7199 9991 7031 0468 6063

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

THE SIGN STORE CPU
MAY 30 2014
ALBUQUERQUE, NM 87109-4429

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 006.48⁰
0000819967 MAY 30 2014
MAILED FROM ZIP CODE 87109

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL

91 7199 9991 7031 0468 6070

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Antionette Lopez
9774 Summer Shower Pl NW
Albuquerque, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7199 9991 7031 0468 6070

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

THE SIGN STORE CPU
MAY 30 2014
ALBUQUERQUE, NM 87109-4429

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

May 30, 2014

Thomas Borst
1908 Selway Pl, NW
Albuquerque, NM 87120

Re: Vacation of Public Easement Request
Del Webb @ Mirehaven Phase 1 (Replat of Tract N-2-A; Watershed) DRB # 1006864

Dear Mr. Borst:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannan Huston, Inc., agent for Pulte Homes, is seeking to vacate an existing public storm drain easement for Del Webb @ Mirehaven Phase 1 (Replat of Tract N-2-A of the Watershed Subdivision). The purposed of this vacation is to remove the existing easement in order to grant a new, permanent one with a different configuration. The site is located west of Tierra Pintada Blvd within the Mirehaven Arroyo.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

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

Enclosure
KGP/BCP/jcm

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

May 30, 2014

Antionette Lopez
9774 Summer Shower Place NW
Albuquerque, NM 87120

Re: Vacation of Public Easement Request
Del Webb @ Mirehaven Phase 1 (Replat of Tract N-2-A; Watershed) DRB # 1006864

Dear Ms. Lopez:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannan Huston, Inc., agent for Pulte Homes, is seeking to vacate an existing public storm drain easement for Del Webb @ Mirehaven Phase 1 (Replat of Tract N-2-A of the Watershed Subdivision). The purposed of this vacation is to remove the existing easement in order to grant a new, permanent one with a different configuration. The site is located west of Tierra Pintada Blvd within the Mirehaven Arroyo.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

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

Enclosure
KGP/BCP/jcm

650271 - 650274

PERMANENT EASEMENT
(Underground Storm Drain Pipe)

Grant of Permanent Easement, between Western Albuquerque Land Holdings LLC, a Delaware limited liability company ("Grantor"), whose address is c/o Garrett Development Corporation, 3131 East Camelback Road, Suite 200, Phoenix, Arizona, 85016, and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of Underground Storm Drain Pipe Improvements, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement. It is understood that the term "exclusive" shall not preclude the granting of perpendicular easements or perpendicular crossings of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantors property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work affects any Improvements or Encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or Encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or Encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or Encroachments.

Grantor covenants that it is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof. The grant and other provisions of this Easement constitute covenants running with the land for the benefit of the City and its successors and assigns until terminated. The easement granted herein shall be shown on any future platting of the Property. The Easement rights granted herein are subject to the use of the fee estate by Grantor for such purposes as may be deemed appropriate or necessary by Grantor, provided however that the Grantor's use of the fee estate shall not unreasonably interfere with the City's use of this Easement.

TO HAVE AND TO HOLD the said right and Easement for the uses and purposes aforesaid, unto the City, its successors and assigns, forever, except that any portion of the Easement granted herein shall revert to Grantor, its successors or assigns, as and to the extent said portion of Easement is declared unnecessary for public Underground Storm Drain Pipe purposes by the City Engineer. Any reversion shall be conveyed by vacation action pursuant to the City of Albuquerque Subdivision Ordinance, if a replat of the Grantor's property is required, or by Quitclaim Deed or Release of Easement if a replat is not required.

This Easement shall not be effective unless approved by the City Engineer as shown in the signature block below.

WITNESS my hand and seal this 3 day of August, 2012.

Doc# 2012086548
08/23/2012 03:36 PM Page: 1 of 4
EASE R:$25.00 M. Toulouse Oliver, Bernalillo County

APPROVED:

CITY OF ALBUQUERQUE

City Engineer

8-17-12
Date

8-17-12

8-13-2012

GRANTOR:

WESTERN ALBUQUERQUE LAND HOLDINGS LLC, a Delaware limited liability company

By: BARCLAYS CAPITAL REAL ESTATE, INC., a Delaware corporation, its servicing member

By: _____

Mark Wuest

Its: Vice President

INDIVIDUAL

STATE OF ~~NEW MEXICO~~ New York)
)SS
COUNTY OF ~~BERNALILLO~~ New York)

This instrument was acknowledged before me this 3 day of August, 2012, by Mark Wuest as Vice President of Barclays Capital Real Estate, Inc., Servicing Member of Western Albuquerque Land Holdings LLC.

Notary Public _____

My Commission Expires: 4/2/2016

KRISTINA WALL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01WA6258817
Qualified in New York County
My Commission Expires April 02, 2016

EXHIBIT "A"

DESCRIPTION

A certain tract of land located within the Town of Atrisco Grant, within projected Sections 8 and 9, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising a northeasterly portion of Tract N-1, Watershed Subdivision, as the same is shown and designated on the Correction Plat of Tracts N-1 & N-2 Watershed Subdivision, thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, page 58 together with a southeasterly portion of Tract M, Watershed Subdivision as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 9, 2005 in Book 2005C, page 198 and being more particularly described by New Mexico State Plane Grid Bearings (NAD83 Central Zone) and ground distances as follows:

BEGINNING at the northeast corner of the tract herein described, a point on curve on the easterly boundary of said Tract M and the westerly right-of-way of Tierra Pintada Street NW, WHENCE a found rebar and survey cap stamped "GROMATZKY PS 16469" for the most southerly corner of said Tract M bears S27°02'13"W a distance of 52.44 feet;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract M and Tract N-2, and the westerly right-of-way of Tierra Pintada Street NW, the following two (2) courses;

245.96 feet along the arc of a curve to the left having a radius of 1252.00 feet, a central angle of 11°15'22" and a chord bearing S22°36'32"W a distance of 245.57 feet to a found #5 rebar and survey cap stamped "Gromatzky PS 16469";
S15°10'06"W a distance of 263.10 feet to the southeast corner of the tract herein described;

THENCE leaving said easterly boundary of Tract N-2 and said westerly right-of-way of Tierra Pintada Street NW, along the southerly boundary of the tract herein described, N76°48'10"W a distance of 231.47 feet to the southwest corner of the tract herein described;

THENCE along the westerly boundary of the tract herein described the following two (2) courses;

N08°35'17"E a distance of 499.06 feet;
N27°32'06"E a distance of 86.96 feet to the northwest corner of the tract herein described;

THENCE along the northerly boundary of the tract herein described, S62°27'54"E a distance of 308.87 feet to the POINT OF BEGINNING.

This tract contains 3.3671 acres, more or less.

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, New Mexico Professional Surveyor No. 16469, do hereby certify that this Legal Description and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

Robert Gromatzky
New Mexico Professional Surveyor No. 16469

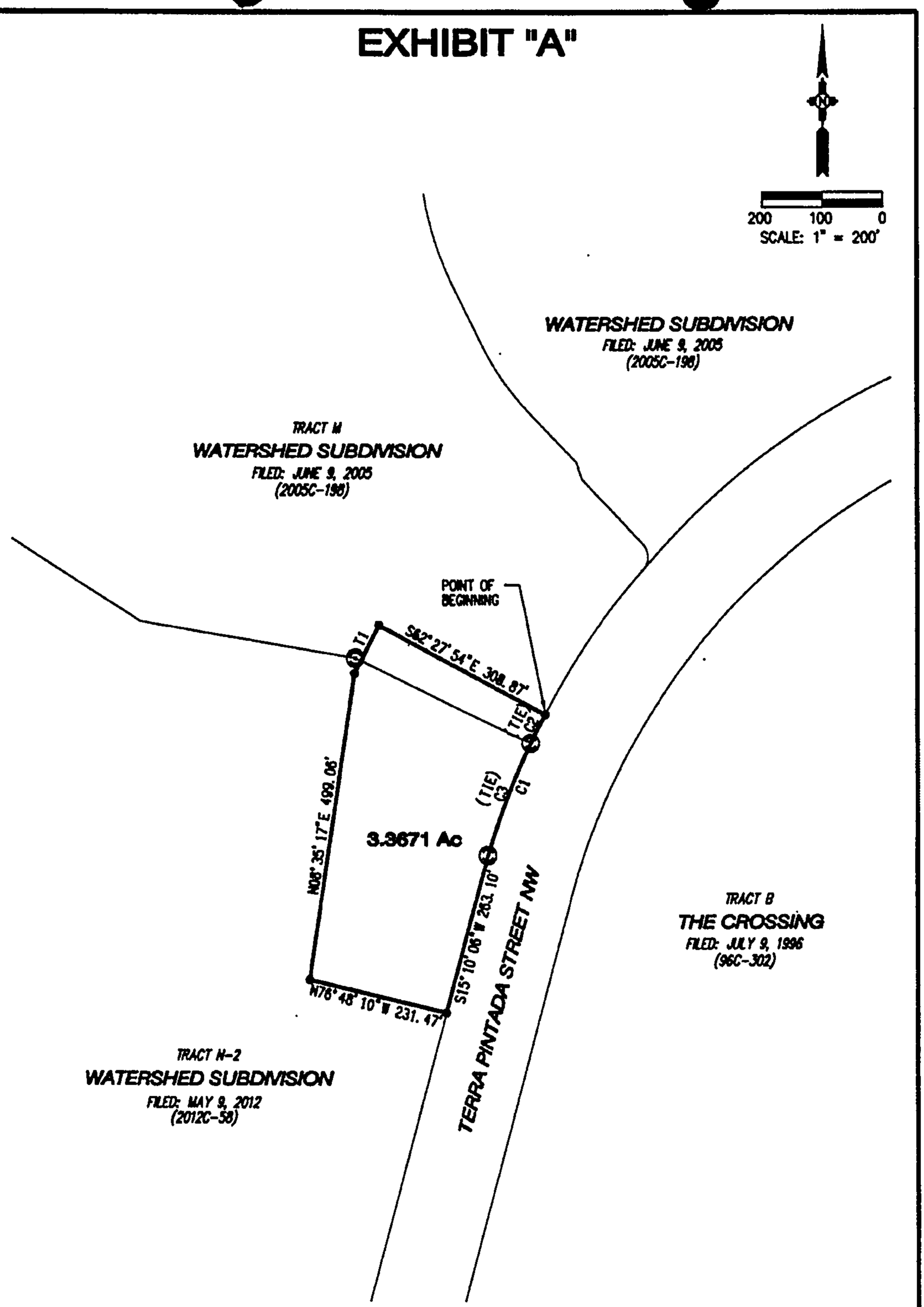
Date: MAY 16, 2012

ROBERT GROMATZKY
NEW MEXICO
16469
LICENSED PROFESSIONAL SURVEYOR

EXHIBIT
A
Page 1 of 2

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

EXHIBIT "A"



Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	11°15'22"	123.38'	245.96'	1252.00'	245.57'	S22°36'32"W
C2	02°24'01"	26.23'	52.45'	1252.00'	52.44'	S27°02'13"W
C3	08°51'21"	96.95'	193.52'	1252.00'	193.32'	S21°24'31"W

Tangent Data		
ID	BEARING	DISTANCE
T1	N27°32'06"E	86.96'

NOTE: BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 1983.
BASIS OF BEARINGS IS BETWEEN CITY OF ALBUQUERQUE CONTROL MONUMENTS "REWARD" AND "BH 41"
BEARING = N03°09'40"E

FOUND REBAR/CAP STAMPED "GROMATZKY PS 16469"

PAGE 2 OF 2

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

P:\20110349\SURVEY\EXHIBITS\20110349 Mirehaven SD Exhibit.dgn
5/16/2012

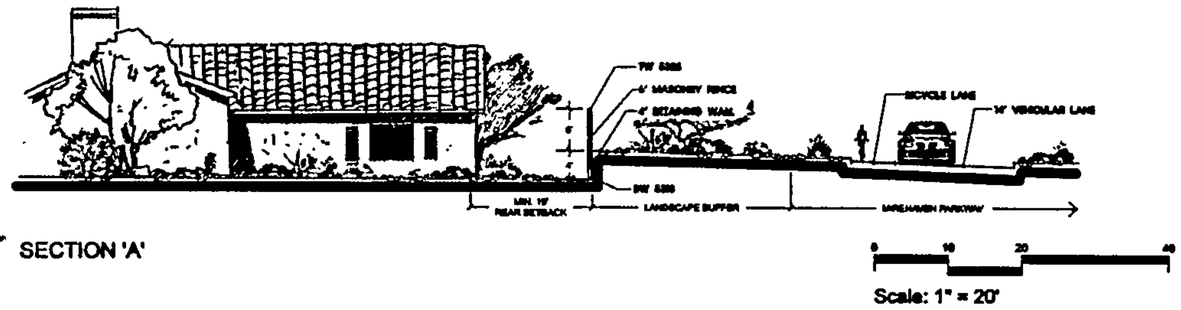
20110349

PROJECT #
10016864
(Major)

June 25. 2014

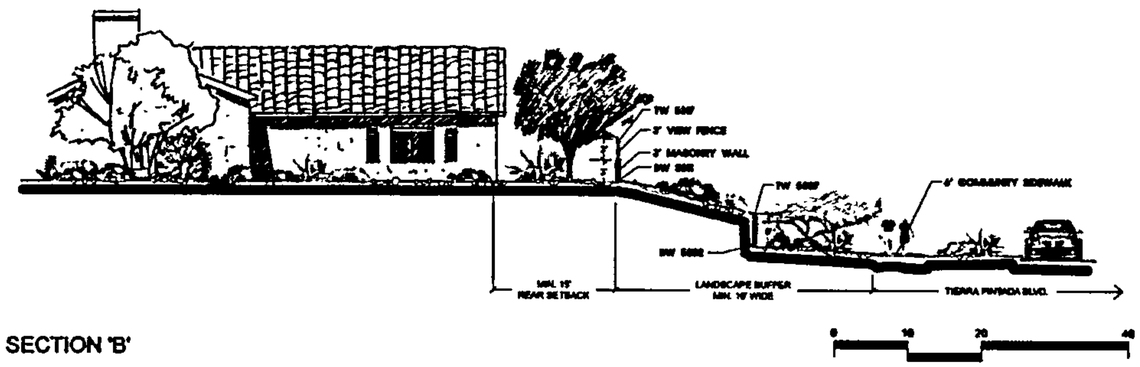
*****

VPE



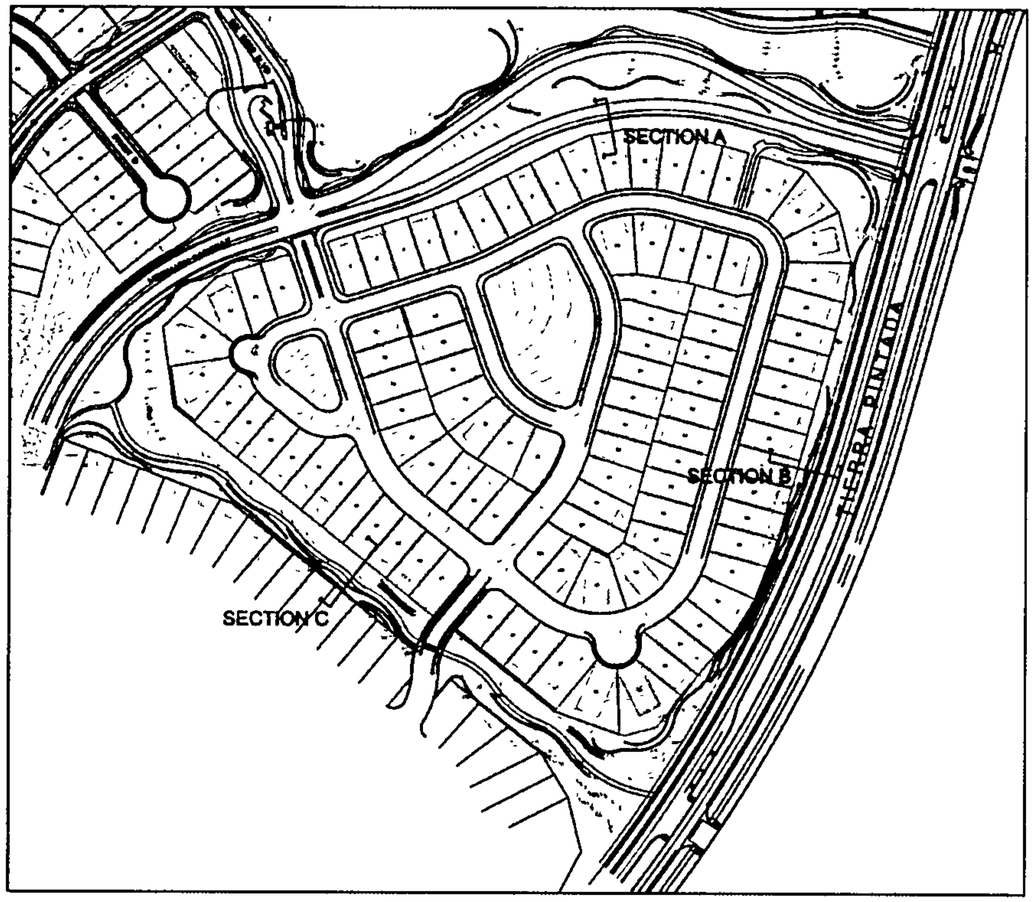
SECTION 'A'

Scale: 1" = 20'



SECTION 'B'

Scale: 1" = 20'

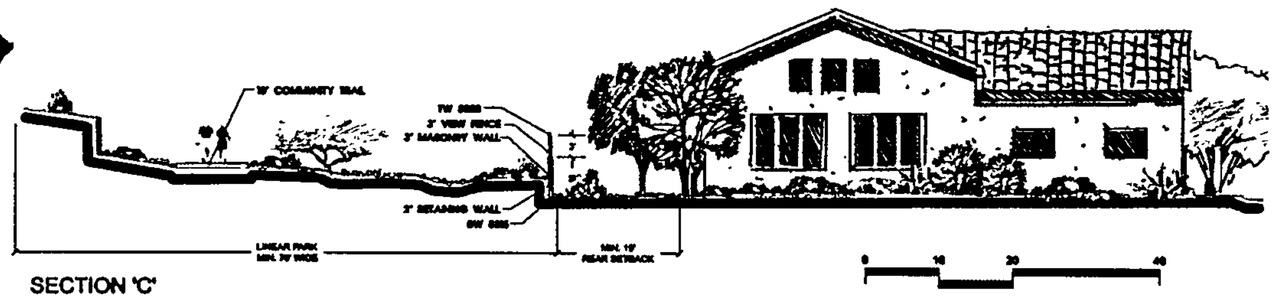


SECTION LOCATION KEY

North

0 150 300 600

Scale: 1" = 300'



SECTION 'C'

Scale: 1" = 20'

PULTE PHASE 1
NEIGHBORHOOD BUFFER SECTIONS

SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS

PULTE HOMES

ALBUQUERQUE, NEW MEXICO

Date: October 10, 2013

SHEET FILE: P:\120084-PUNBACadillacRpo Phase 1 Design\Elevations.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ___ Major Subdivision action
- X Minor Subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

S Z **ZONING & PLANNING**
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- V ___ Zone Map Amendment (Establish or Change Zoning)
- P ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- D ___ Street Name Change (Local & Collector)

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC PHONE: 505.823.1000
ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: bpatterson@bhinc.com

APPLICANT: Pulte Development of New Mexico PHONE: 505.341.8524
ADDRESS: 7600 Jefferson NE Suite 180 FAX:
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Final Plat

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

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

Lot or Tract No. TRACTS N-2-E Block: Unit:
Subdiv/Addn/TBKA: WATERSHED SUBDIVISION
Existing Zoning: SU-2 Proposed zoning: SU-2 MRGCD Map No
Zone Atlas page(s): H8, H9 AND J8 UPC Code:

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1006864

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: 107 Total area of site (acres): 37.4647
LOCATION OF PROPERTY BY STREETS: On or Near: TIERRA PINTADA NW
Between: ARROYO VISTA NW and WEST CREEK PLACE APPOX.

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

SIGNATURE DATE June 3, 2014
(Print) KEVIN PATTON Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
14 - DRB - 70195	FP		$ Ø
	CMF		$ 20.00
			$
			$
			$
			Total $ 20.00

Hearing date June 11, 2014

6-3-14
Planner signature / date

Project # 1006864

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.**

X Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
X Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
X Design elevations & cross sections of perimeter walls **3 copies**
X 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
X 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.

Kevin Tatum
Applicant name (print)

Applicant signature / date

Form revised **October 2007**

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

Application case numbers
14 - DRB - 70195
- -
- -

6-3-14
Planner signature / date

Project # 1006864

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

	S	Z	
SUBDIVISION			**ZONING & PLANNING**
___ Major Subdivision action			___ Annexation
X Minor Subdivision action			___ County Submittal
___ Vacation	V		___ EPC Submittal
___ Variance (Non-Zoning)			___ Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		___ Sector Plan (Phase I, II, III)
___ for Subdivision			___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ for Building Permit			
___ Administrative Amendment (AA)			___ Text Amendment (Zoning Code/Sub Regs)
___ IP Master Development Plan	D		___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
___ Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC PHONE: 505.823.1000

ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: bpatterson@bhinc.com

APPLICANT: Pulte Development of New Mexico PHONE: 505.341.8524

ADDRESS: 7600 Jefferson NE Suite 180 FAX: ___

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ___

Proprietary interest in site: Owner List all owners: ___

DESCRIPTION OF REQUEST: Final Plat

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

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

Lot or Tract No. TRACTS N-2-E Block: ___ Unit: ___

Subdiv/Addn/TBKA: WATERSHED SUBDIVISION

Existing Zoning: SU-2 Proposed zoning: SU-2 MRGCD Map No ___

Zone Atlas page(s): H8, H9 AND J8 UPC Code: ___

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1006864

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO

No. of existing lots: 1 No. of proposed lots: 107 Total area of site (acres): 37.4647

LOCATION OF PROPERTY BY STREETS: On or Near: TIERRA PINTADA NW

Between: ARROYO VISTA NW and WEST CREEK PLACE APPOX.

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

SIGNATURE ___ DATE June 3, 2014

(Print) KEVIN PATTON Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
14-DRB-70195	FP		$ Ø
	CMF		$ 20.00
			$
			$
			$
		Total	$ 20.00

Hearing date June 11, 2014

6-3-14
Planner signature / date

Project # 1006864

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.**

X Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
X Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
X Design elevations & cross sections of perimeter walls **3 copies**
X 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
X 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.

Kevin Patton
Applicant name (print)

Applicant signature / date

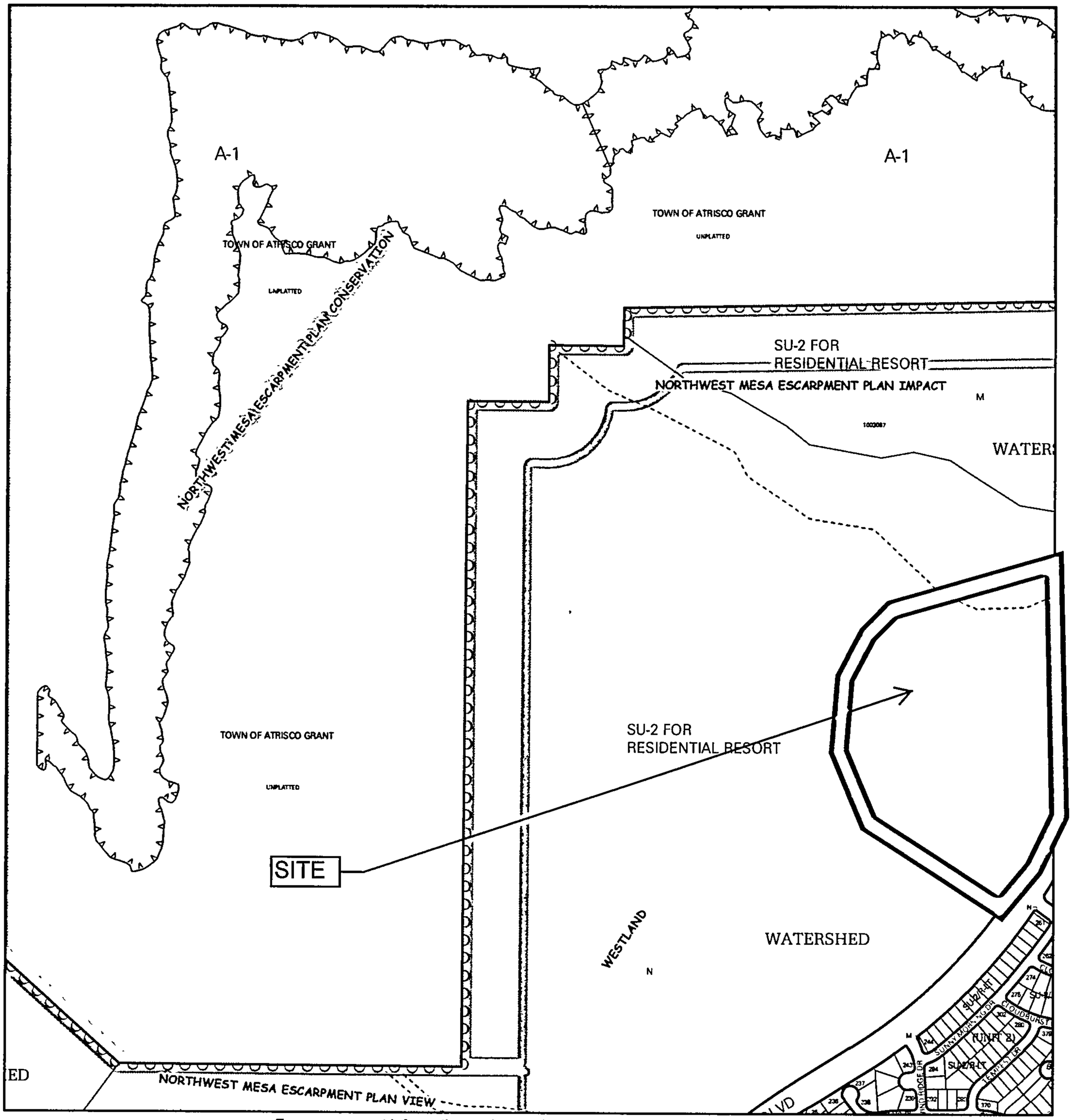
Form revised **October 2007**

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

Application case numbers
14 - DRB - 70195
- -
- -

6-3-14
Planner signature / date

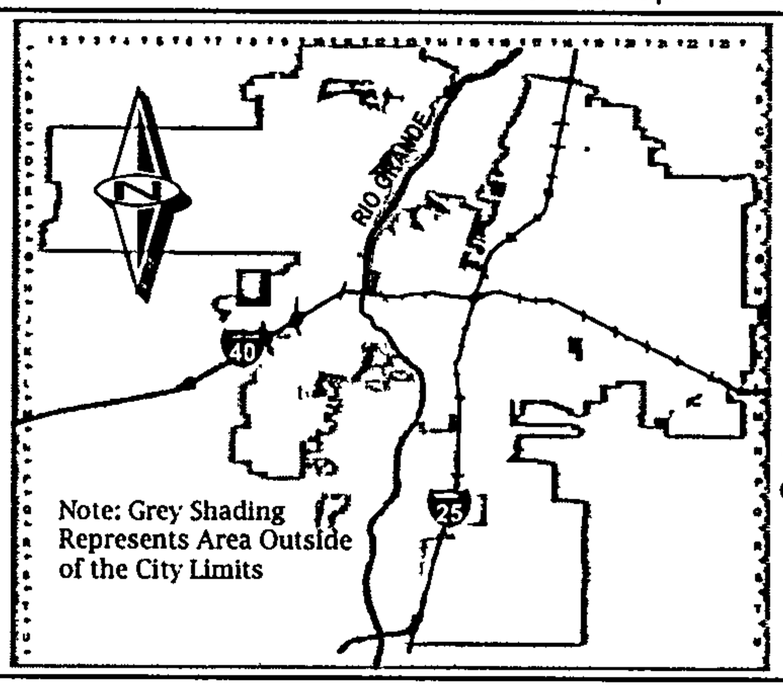
Project # 1006864



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



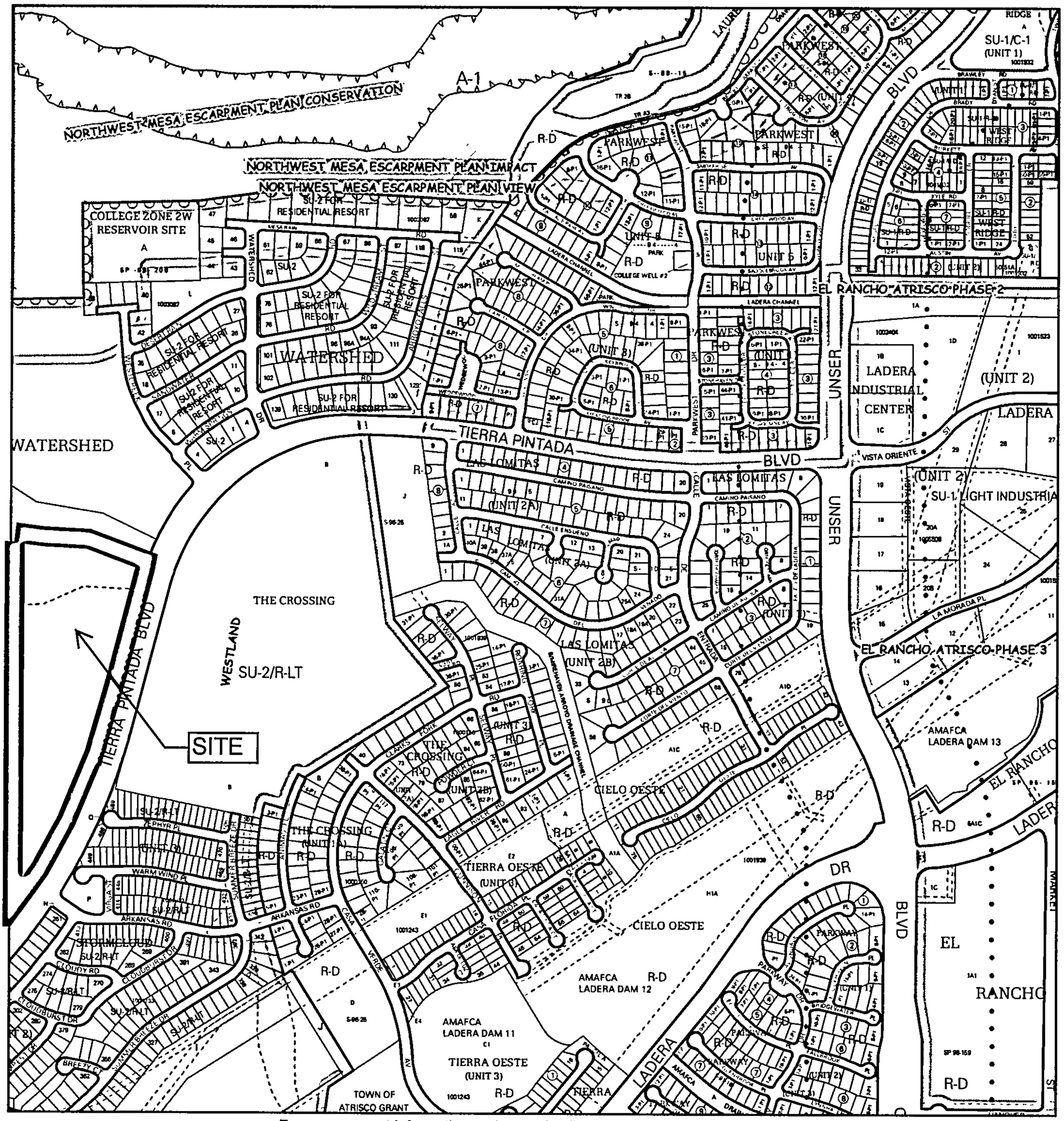
Zone Atlas Page:

H-08-Z

Selected Symbols

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

0 750 1,500 Feet



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

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

H-09-Z

Selected Symbols

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

0 750 1,500 Feet

EXHIBIT A

PRELIMINARY

PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

PULTE ("Developer") effective as of this 10 day of OCTOBER ,2013 and pertains to the subdivision commonly known as PULTE @ MIREHAVEN PHASE 1 and more particularly described as TRACT N-2-E OF THE WATERSHED SUBDIVISION *(use current legal description of subdivision)* (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS,DEVELOPER is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

   - If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.
   - If the permit is issued on or after August 1, 2011 the fee shall be $1075 per dwelling

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60%) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the

DocH 2014041177
05/23/2014 11:36 AM Page: 1 of 3
AGRE R:$25.00 M. Toulouse Oliver, Bernalillo County

transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5 . This contract may be recorded in the office the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6 . APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgement in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

DRB Project # 1006864

APS Cluster West Mesa HS.

Signature

Garrett Price - Vice President - Land

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 10/10/2013, by Garrett Price as VP-Land of Pulte Group, Inc., a corporation.

(Seal) OFFICIAL SEAL
MARIA ELENA MAESTAS
Notary Public
State of New Mexico
My Comm. Expires 3/15/2015

Notary Public

My commission expires: 3/15/2015

ALBUQUERQUE PUBLIC SCHOOLS

By: Elvira Lopez

Signature

Elvira Lopez

Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 10/11/2013, by Elvira Lopez as Planner Demographer of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, and school district organized and existing under the laws of the State of New Mexico.

OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/17/2013

Notary Public

My commission expires: 6/17/2013

Figure 12

Nearest Major Streets: Arroyo Vista Blvd and Tierra Pintada Blvd
No. of Lots: 101

SUBDIVISION IMPROVEMENTS AGREEMENT PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 19th day of May, 2014, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation. whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and **Pulte Development of New Mexico, Inc.** ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:], **a Michigan corporation**, whose address is **7601 Jefferson NE Ste 180** and whose telephone number is **505-341-8524**, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] **Tract N-2-E, Watershed Subdivision**, recorded on **October 17, 2013** in Book **2013C**, page **116**, as Document No. **2013115035** in the records of the Bernalillo County Clerk, State of New Mexico (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] **Pulte Homes of New Mexico, a Michigan corporation,**("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as **Pulte @ Mirehaven Phase I** describing Subdivider's Property ("Subdivider's Property").

As a result of the development of the City's Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in **Exhibit A**, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the **April 1, 2016**, ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. **650381**.
Note: To compute the Construction Completion Deadline: If a final plat will be filed after

DocH 2014040078
05/20/2014 11:13 AM Page 1 of 14
AGRE R $25 00 M. Toulouse Oliver Bernalillo County

be no later than two years after execution of this Agreement. (See S.O. Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See S.O. Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

4. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual ("DPM"), Volume 1, Chapter 5, Work Order Process, and Figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured, or has caused to be procured, public liability insurance in the amount of not less than One Million Dollars ($1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements, or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. If the Improvements include water and wastewater infrastructure, the insurance policy must name the ABCWUA, its employees, officers and agents, as their interest may appear, as additional insureds. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail thirty (30) days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.25%
Street Excavation and Barricading Ordinance and street restoration fees	As required per City-approved estimate (figure 7)

Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by **Surv Tek, Inc.**, and construction surveying of the private Improvements shall be performed by **Surv Tek, Inc.** If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by **Smith Engineering,** and inspection of the private Improvements shall be performed by **Smith Engineering,** both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by **Geo-Test, Inc.**, and field testing of the private Improvements shall be performed by **Geo-Test, Inc.** both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides

all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefore.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's S.O. requirements, the Subdivider has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: Surety Bond 59 BS BG L2780
Amount: $ **6,526,613.15**
Name of Financial Institution or Surety providing Guaranty:
Hartford Fire Insurance Company
Date City first able to call Guaranty (Construction Completion Deadline):
April 1, 2016
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____
Additional information: _____

7. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange for a preconstruction conference and all required inspections.

8. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the S.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

10. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the DPM, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the S.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Subdivider, its agents,

representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

12. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

13. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

14. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

15. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

16. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

17. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

18. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

19. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

20. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

21. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City Legal Department on this form.

22. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: Pulte Development of New Mexico Inc., a Michigan corporation

By [Signature]: _____

Name [Print]: Garret Price

Title: VP Land

Dated: 5/15/14

CITY OF ALBUQUERQUE

By: _____

Shahab Biazar, Acting City Engineer

Dated: 5/19/14

ne 05/19/2014 lm 5-16-14

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 15 day of May, 20 14, by [name of person:] Garret Price, [title or capacity, for instance, "President" or "Owner":] VP Land of [Subdivider:] Pulte Development of New Mexico, Inc, a Michigan corporation.

(SEAL)

Pony E Lydens
Notary Public

My Commission Expires: 10/18/15

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 19th day of May, 20 14, by Shahab Biazar, Acting Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

Linda G Evans
Notary Public

My Commission Expires: 10/17/16

LINDA G. EVANS NOTARY PUBLIC STATE OF NEW MEXICO

[EXHIBIT A ATTACHED]
[POWER OF ATTORNEY ATTACHED IF SUBDIVIDER IS NOT THE OWNER OF THE SUBDIVISION]

[To be used with SIA Procedure B, B-Modified, or Sidewalk Deferral

POWER OF ATTORNEY

NOTE: Must be signed and notarized by the owner if the Subdivider is not the owner of the Subdivision.

STATE OF New Mexico_____)
) ss.
COUNTY OF Bernalillo_____)

[State name of present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] **Pulte Homes of New Mexico, Inc., a Michigan corporation** ("Owner"), of [address:] **7601 Jefferson NE Ste 180** [City:] **Albuquerque**, [State:]**NM** [zip code:] **87109**, hereby makes, constitutes and appoints [name of Subdivider:] **Pulte Development of New Mexico, Inc., a Michigan corporation** ("Subdivider") as my true and lawful attorney in fact, for me and in my name, place and stead, giving unto the Subdivider full power to do and perform all and every act that I may legally do through an attorney in fact, and every proper power necessary to meet the City of Albuquerque's ("City") subdivision requirements regarding the real estate owned by me and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Subdivider lawfully does or causes to be done by virtue of the power herein conferred upon the Subdivider.

This Power of Attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Engineer in order to provide notice to City of the termination of this Power of Attorney; or (2) upon release of the Agreement by the City.

NOTE: Alternate wording may be acceptable, but must be submitted to the City Legal Department for review and approval before the final contract package is submitted to the City for review. The City may require evidence of ownership and/or authority to execute the Power of Attorney, if the Owner is not the Subdivider. If Owner is a corporation, the Power of Attorney must be signed by the president or by someone specifically empowered by the Board of Directors, in which case the corporate Secretary's certification and a copy of the Board's resolution empowering execution must accompany this document.

Current DRC Project No. 650381

ORIGINAL

Date Submitted: 11/27/2013
Date Site Plan Approved: 8/11/2013
Date Preliminary Plat Approved: 1-31-13
Date Preliminary Plat Expires: 12-31-14

DRB Project No. 1006564

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

PULTE AT MIREHAVEN PHASE 1
(TRACT N-2-E, WATERSHED)

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 DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which 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 close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
		PUBLIC WATERLINE IMPROVEMENTS							
650381		12" DIA (4WR) & 10" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MIREHAVEN PARKWAY	TIERRA PINTADA BLVD	REDONDO PEAK DR (3WR) & DEL WEBB BLVD (BOTH)	/	/	/
650381		8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MIREHAVEN PARKWAY	REDONDO PEAK DRIVE	150' SOUTH OF REDONDO PEAK AVENUE	/	/	/
650381		8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	REDONDO PEAK DRIVE	MIREHAVEN PARKWAY	FENTON LAKE ROAD	/	/	/
650381		8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FENTON LAKE ROAD	REDONDO PEAK DRIVE	REDONDO PEAK DRIVE	/	/	/
650381		4" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BRAZOS RIDGE CIRCLE	REDONDO PEAK DRIVE	REDONDO PEAK DRIVE	/	/	/
650381		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GREEN MESA ROAD	FENTON LAKE ROAD	ABO CANYON DRIVE	/	/	/
650381		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ABO CANYON DRIVE	REDONDO PEAK DRIVE	FENTON LAKE ROAD	/	/	/
650381		8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ABO CANYON DRIVE	REDONDO PEAK DRIVE	ABO CANYON DRIVE SOUTH TERMINUS	/	/	/
650381		8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC W/L EASEMENT IN TRACT N-2-E-4	ABO CANYON DRIVE	TIERRA PINTADA BLVD	/	/	/
							/	/	/

OWNER: Pulte Homes of New Mexico, Inc., a Michigan corporation

By [Signature:]: _____ Dated: 5/12/14

Name [Print]: Garret Price Title: VP Land

The foregoing Power of Attorney was acknowledged before me on _____, 20___ by [name of person:] Garret Price, [title or capacity, for instance "President":] VP of Land of [Owner:] Pulte Development of New Mexico, Inc., a Michigan corporation on behalf of the Owner.

(SEAL)

_____
Notary Public

My Commission Expires: 10/18/15

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC SANITARY SEWER IMPROVEMENTS						
650381		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	REDONDO PEAK DRIVE	DEL WEBB BLVD	FENTON LAKE ROAD	/	/	/
650381		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BRAZOS RIDGE CIRCLE	HIGH PT IN BRAZOS RIDGE CIRCLE	REDONDO PEAK DRIVE	/	/	/
650381		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	FENTON LAKE ROAD	REDONDO PEAK DRIVE	REDONDO PEAK DRIVE	/	/	/
650381		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GREEN MESA ROAD	HIGH PT IN GREEN MESA ROAD	ABO CANYON DRIVE	/	/	/
650381		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ABO CANYON DRIVE	HIGH PT IN ABO CANYON DRIVE (NEAR FENTON LAKE)	REDONDO PEAK DRIVE	/	/	/
650381		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC SAS EASEMENT LOT 37	REDONDO PEAK DRIVE LOW PT	PUBLIC SAS EASEMENT IN TRACT N-2-E-4	/	/	/
650381		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC SAS EASEMENT IN TRACT N-2-E-4	PUBLIC SAS EASEMENT LOT 37	TIERRA PINTADA BLVD	/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC STORM DRAIN IMPROVMENTS						
650381		18-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT	MIREHAVEN PARKWAY INLETS IN ROADWAY	MIREHAVEN ARROYO IMPROVMENTS	/	/	/
650381		18-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	REDONDO PEAK DRIVE	LOT 41	LOT 33	/	/	/
650381		18-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ABO CANYON DRIVE	200 FT NORTH OF REDONDO PEAK	REDONDO PEAK DRIVE	/	/	/
650381		54" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TRACT N-2-E-6	REDONDO PEAK DRIVE LOW PT	PUBLIC SD EASEMENT IN TRACT N-2-E-4	/	/	/
650381		60-66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT IN TRACT N-2-E-4	TRACT N-2-E-6	TIERRA PINTADA BLVD EXISTING SD STUB	/	/	/
650381		36-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MIREHAVEN PARKWAY	MIREHAVEN PARKWAY LOW PT (WEST OF LOT 55)	REDONDO PEAK DRIVE	/	/	/
650381		42-60" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT TRACT N-2-A	MIREHAVEN PARKWAY	MIREHAVEN ARROYO	/	/	/
650381		70'-100' WIDE	NECESSARY ARROYO/CHANNEL & INLETS	MIREHAVEN ARROYO	TIERRA PINTADA BLVD	WEST BDRY OF TRACT N-2-A	/	/	/
650381		48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT IN TRACT N-2-E-4	60" RCP SD	170 FT SOUTH OF 60" RCP SD	/	/	/
650381		LOMR	A FEMA LETTER OF MAP REVISION IS REQUIRED; A $50,000 FINANICAL GUARANTY AMOUNT WILL BE REQUIRED BY DEVELOPER UNTIL A LOMR IS PROVIDED BY FEMA				/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/

	SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
			PUBLIC ROADWAY IMPROVEMENTS - ON-SITE							
1	650381		22' F-F (WB) 32' F-F (EB) 12' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 10' N SIDE & 4' S SIDE PCC SIDEWALK†* & 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY (Major Local)	TIERRA PINTADA BLVD	220 FT WEST OF TEIRRA PINTADA BLVD	/	/	/
2	650381		22' F-F (WB/EB) MEDIAN WIDTH VARIES (>10')	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 10' WIDE PCC SIDEWALK†* N SIDE ONLY 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY (Major Local)	220 FT WEST OF TEIRRA PINTADA BLVD	220 NORTH REDONDO PEAK DRIVE	/	/	/
3	650381		32' F-F (WB) 22' F-F (EB) 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 10' WIDE PCC SIDEWALK†* N SIDE ONLY 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY (Major Local)	220 NORTH REDONDO PEAK DRIVE	REDONDO PEAK DRIVE	/	/	/
4	650381		22' F-F (WB/EB) 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 10' WIDE PCC SIDEWALK†* N SIDE ONLY 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY (Major Local) (w/ jersey & type 3 barricades) (@ s. side of Redondo Peak)	REDONDO PEAK DRIVE	MIREHAVEN PARKWAY TRACT N-2-E-3 S BDRY	/	/	/
5	650381		22' F-F (OUT) 20' F-F (IN) 6' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	REDONDO PEAK DRIVE (Normal Local Residential)	MIREHAVEN PARKWAY	FENTON LAKE ROAD	/	/	/
6	650381		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	REDONDO PEAK DRIVE (Access Local Residential)	FENTON LAKE ROAD	FENTON LAKE ROAD	/	/	/
7	650381		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	FENTON LAKE ROAD (Access Local Residential)	REDONDO PEAK DRIVE	REDONDO PEAK DRIVE	/	/	/
8	650381		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	GREEN MESA ROAD (Access Local Residential)	FENTON LAKE ROAD	ABO CANYON DRIVE	/	/	/
9	650381		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	ABO CANYON DRIVE (Access Local Residential)	REDONDO PEAK DRIVE	FENTON LAKE ROAD	/	/	/
10	650381		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	ABO CANYON DRIVE (w/ jersey & type 3 barricades) (@ s. side of Redondo Peak) (Normal Local Residential)	REDONDO PEAK DRIVE	220' SOUTH OF REDONDO PEAK DRIVE	/	/	/
11	650381		12' WIDE LT TURN LANE	ARTERIAL PAVING W/ PCC MEDIAN C&G; RMV & DISPS OF EXISING C&G	TIERRA PINTADA BLVD (Minor Arterial)	MIREHAVEN PARKWAY	150 FT SOUTH OF MIREHAVEN PARKWAY	/	/	/
								/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		PUBLIC ROADWAY IMPROVEMENTS - CONTINUED							
2 650351		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	BRAZOS RIDGE CIRCLE (Access Local Residential)	REDONDO PEAK DRIVE	REDONDO PEAK DRIVE	/	/	/
650351		10' WIDE TRAIL	PCC TRAIL†*	PUBLIC PED ACCESS ESMNT TRACTS N-2-E-3	ABO CANYON DRIVE	MIREHAVEN PARKWAY	/	/	/
650351		10' WIDE TRAIL	PCC TRAIL†*	PUBLIC PED ACCESS ESMNT TRACTS N-2-E-4	TIERRA PINTADA BLVD	ABO CANYON DRIVE	/	/	/
650351		4' WIDE TRAIL	PCC TRAIL†*	PUBLIC PED ACCESS ESMNT TRACTS N-2-E-4 (BRWN LOTS 15 & 16)	TIERRA PINTADA BLVD	FENTON LAKE ROAD	/	/	/
		NOTE:	A STREETSCAPE AGREEMENT BTWN THE CITY & DEVELOPER IS REQUIRED FOR LANDSCAPING W/IN PUBLIC ROW. STREET LIGHTS ARE REQUIRED PER THE COA DPM				/	/	/
							/	/	/

*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS
†SIDEWALK TO BE WAIVED ON THE SOUTH SIDE OF MIREHAVEN PARKWAY EXCEPT AS NOTED.
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC

AGENT/OWNER

KEVIN G. PATTON, P.E.
PREPARED BY: PRINT NAME

BOHANNAN HUSTON INC.
FIRM:

SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	DATE 12-31-13	PARKS & ~~GENERAL SERVICES~~ Recreation: Carol S. Dumont	DATE 12-31-13
TRANSPORTATION DEVELOPMENT	DATE 12-31-13	AMAFCA	DATE
ABCWUA	DATE 12/31/13	CITY ENGINEER: Curtis a Chase	DATE 12-31-13
	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

FIGURE 16

CIRCLE ONE:
SUBDIVISON BOND FOR:
(SIA) SW'S, SPECIAL AGREEMENT.

BOND NO. (SURETYS NO.) 59BSBGL2780
CONTACT PERSON'S NAME: Garret Price or Peter Steen

SUBDIVISION IMPROVEMENTS AND WARRANTY BOND

KNOW ALL MEN BY THESE PRESENTS: That we, Pulte Homes of New Mexico, Inc, A Michigan Corp. as "Principal", and Hartford Fire Insurance Company, a corporation organized and existing under and by virtue of the laws of the State of CT and authorized to do business in the State of New Mexico, as "Surety," whose address is 1 Hartford Plaza Hartford, CT 01655 and whose telephone number is 602-674-2700, are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of Six Million Five Hundred Twenty Six Thousand Six Hundred Thirteen and 15/100 Dollars and One Cent, ($6,526,613.15), as amended by change orders approved by the Surety or changes to the infrastructure list approve by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally , and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Mirehaven Phase 1, Phase/Unit#:1, Project # 650381; and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the payment for the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: "Subdivision Improvements".

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between we Pulte Homes of New Mexico, Inc, A Michigan Corp. and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. _____[leave blank], pages ____ through ___, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work herein above specified to be performed, then this obligation shall be null and void; if the Principal does not faithfully complete construction, the City may call on this obligation until released by the City. The Principal and Surety shall guarantee any

and all work performed under this bond against defective materials and workmanship, for a period of one (1) year following its completion and its acceptance by the City of Albuquerque.

IN WITNESS WHEREOF, this bond has been executed this 31st day of March, 2014.

SUBDIVIDER: PULTE HOMES OF NEW MEXICO INC., A MICHIGAN CORPORATION

By [signature]: _____
Name: Bruce E. Robinson
Title: VP & Treasurer
Dated: March 31, 2014

SURETY: Hartford Fire Insurance Company

By [signature]: _____
Name: Jessica Hollaender
Title: Attorney-in-Fact
Dated: March 31st, 2014

STATE OF Arizona)
)ss.
COUNTY OF Maricopa)

Subscribed and sworn to before me this 31st day of March, 2014.

_____
Notary Public

My Commission Expires:
July 4th, 2014

NOTE: Power of Attorney for Surety must be attached.

Virginia L. Erickson
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
July 04, 2014

ACKNOWLEDGEMENT BY PRINCIPAL

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

On this 31st day of March, 2014, before me, the undersigned authorized employee, personally appeared Bruce E. Robinson who acknowledges himself to be VP & Treasurer of Pulte Homes of New Mexico, Inc., a Michigan Corporation and as such employee, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as such officer.

WITNESS my hand and official seal.

Shirley E. Hutchins, Notary Public
Wayne County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: March 30, 2017

SHIRLEY E. HUTCHINS
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Mar 30, 2017
ACTING IN COUNTY OF Oakland

POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD
Bond T-4
One Hartford Plaza
Hartford, Connecticut 06155
call: **888-266-3488** *or fax:* **860-757-5835)**

KNOW ALL PERSONS BY THESE PRESENTS THAT: **Agency Code:** 59-300168

- [X] **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [X] **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [X] **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Hartford Underwriters Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Twin City Fire Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of Illinois**, a corporation duly organized under the laws of the State of Illinois
- [ ] **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of the Southeast**, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, ***up to the amount of*** Unlimited :

Virginia Erickson, Jessica Hollaender of PHOENIX, Arizona

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on August 1, 2009, the Companies have caused these presents to be signed by its Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

Wesley W. Cowling, Assistant Secretary

M. Ross Fisher, Vice President

STATE OF CONNECTICUT
COUNTY OF HARTFORD } ss. Hartford

On this 12th day of July, 2012, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.

Kathleen T. Maynard
Notary Public
My Commission Expires July 31, 2016

CERTIFICATE

I, the undersigned, Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of 03/31/2014

Signed and sealed at the City of Hartford.

Gary W. Stumper, Vice President

POA 2012

FINANCIAL GUARANTY AMOUNT

01/24/2014

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 650381, Pulte @ Mirehaven Phase 1, Phase/Unit #: 1

Requested By: **Brian Patterson, P.E. w/BHI**

Approved estimate amount:		$4,084,807.43
Contingency Amount:	10.00%	$408,480.75
Subtotal:		$4,493,288.17
NMGRT	7.00%	$314,530.16
Subtotal:		$4,807,818.33
Engineering Fee	6.60%	$317,316.00
Testing Fee	2.00%	$96,156.36
Subotal:		$5,221,290.52
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$6,526,613.15**

APPROVAL: DATE:

S Woodal 1-24-14

Notes: 10% Contingency, Plans & Final Eng Est Have Not Been Approved, G&D Cert Is Required Prior To Release Of FG, Requires Streetscape Agreement And Street Lghts

BOND RIDER

To: **City of Albuquerque**

To be attached to and form part of Subdivision Improvements and Warranty Bond No. **59BSBGL2780**
issued by **Hartford Fire Insurance Company** on behalf of:

Pulte Homes of New Mexico, Inc. a Michigan Corp.
It is agreed and understood that the **following paragraph is amended** as follows:

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work herein above specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended:]
April 1 ,2016 ("the Construction Completion Deadline "), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

Signed, sealed and dated: **13th Day of May, 2014**

All other terms and conditions remain in full force and effect.

Hartford Fire Insurance Company
By: Virginia Erickson
Virginia Erickson, Attorney in Fact

Broker of Record:

Wells Fargo Insurance Services USA, Inc.
100 West Washington Street, 4th Floor
Phoenix, AZ 85003-1808
602-528-3061

POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD
Bond T-4
One Hartford Plaza
Hartford, Connecticut 06155
call: **888-266-3488** *or fax:* **860-757-5835)**

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Code: 59-300168

- [X] **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [X] **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [X] **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Hartford Underwriters Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Twin City Fire Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of Illinois**, a corporation duly organized under the laws of the State of Illinois
- [ ] **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of the Southeast**, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, ***up to the amount of*** Unlimited :

Virginia Erickson, Jessica Hollaender of PHOENIX, Arizona

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In **Witness Whereof**, and as authorized by a Resolution of the Board of Directors of the Companies on August 1, 2009, the Companies have caused these presents to be signed by its Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

Wesley W. Cowling, Assistant Secretary

M. Ross Fisher, Vice President

STATE OF CONNECTICUT
COUNTY OF HARTFORD } ss. Hartford

On this 12th day of July, 2012, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.

Kathleen T. Maynard
Notary Public
My Commission Expires July 31, 2016

CERTIFICATE

I, the undersigned, Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of May 13, 2014

Signed and sealed at the City of Hartford.

Gary W. Stumper, Vice President

POA 2012

Figure 19

Nearest Major Streets: Arroyo Vista Blvd. & Tierra Pintada
No. of Lots: 101

SIDEWALK DEFERRAL AGREEMENT

PROJECT NO. 650381

THIS AGREEMENT is made this 17th day of May 2014, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and **Pulte Development of New Mexico, Inc.** ("**Subdivider**"), whose address is **7601 Jefferson NE Ste 180, Albuquerque, NM 87109** and whose telephone number is **505-341-8524**, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) **Michigan corporation** is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Subdivider is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) **Tract N-2-E, Watershed Subdivision,** recorded on **October 17, 2013** in Book **2013C**, page **116,** as Document No. **2013115035** in the records of Bernalillo County Clerk, State of New Mexico ("Subdivision"); and

WHEREAS, the Subdivider has submitted and the City has approved Subdivider's development plans and (state "preliminary" or "final":) **Preliminary** plat, to be identified as (state name of plat:) **Pulte @ Mirehaven Phase I**; and

WHEREAS, Subdivider has requested and the City has determined that it is acceptable for the Subdivider to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Subdivider must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in the event the Subdivider does not complete the construction as required.

DocH 2014040079
05/20/2014 11:13 AM Page 1 of 9
AGRE R $25 00 M Toulouse Oliver, Bernalillo County

THEREFORE, the City and the Subdivider agree:

1. A. Sidewalk Construction Deadline. Subdivider has obtained a sidewalk deferral, as shown in the attached **Exhibit "A"**, which is a copy of the Development Review Board's decision regarding the deferral granted. Subdivider agrees to utilize the City's sidewalk permit process and complete the sidewalks to the satisfaction of the City by **April 1, 2018** ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Subdivider may request an extension from the Design Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Subdivider requests an extension. If the Subdivider will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Subdivider must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

2. Financial Guaranty. Subdivider will provide a financial guaranty in an amount of not less that 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Subdivider has provided the following "Financial Guaranty":

Type of Financial Guaranty: **Surety Bond** 59BSBGL2781
Amount: $ **145,150.35**
Name of Financial Institution or Surety providing Guaranty:
Hartford Fire Insurance Company
Date City first able to call Guaranty (Construction Completion Deadline):
April 1, 2018
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____
Additional information: _____

3. Notice of Start of Construction. Before construction begins, the Subdivider's contractor shall obtain all necessary Excavation and Barricading permits.

4. Completion, Acceptance and Release. The Subdivider shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and this Sidewalk Deferral Agreement.

5. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Subdivider shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Deferral Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

6. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

7. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of financial institution or surety which has undertaken to guaranty the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

8. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has posted a suitable financial guaranty and entered into a Sidewalk Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

9. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct

or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Subdivider shall be liable to, and shall pay the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

10. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Subdivision for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and its heirs, successors and assigns.

11. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

12. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

13. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

14. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

15. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meeting or construction of any of its provisions.

16. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City's Legal Department on this form.

17. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: Pulte Development of NM, Inc a Michigan corp.
By [signature]: [signature]
Name [print]: Connor Price
Title: Vice President - Land
Dated: 5/15/14

CITY OF ALBUQUERQUE:
By: [signature]
Shahab Biazar, ActingCity Engineer
Dated: 5/19/14

05/19/2014 5-16-14

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 15 day of May, 2014 by (name of person:) Garret Price, (title or capacity, for instance, "President" or "Owner":) VP Land of (Subdivider:) Pulte Development of New Mexico, Inc., a Michigan corporation.

(SEAL)

Notary Public

My Commission Expires: 10/18/15

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 19th day of May, 2014 by Shahab Biazar, Acting City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public

My Commission Expires: 10-17-16

EXHIBIT A ATTACHED
[POWER OF ATTORNEY ATTACHED IF SUBDIVIDER IS NOT THE OWNER OF THE SUBDIVISION]

[To be used with SIA Procedure B, B-Modified, or Sidewalk Deferral

POWER OF ATTORNEY

NOTE: Must be signed and notarized by the owner if the Subdivider is not the owner of the Subdivision.

STATE OF New Mexico_____)
) ss.
COUNTY OF Bernalillo_____)

[State name of present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] **Pulte Homes of New Mexico, Inc., a Michigan corporation** ("Owner"), of [address:] **7601 Jefferson NE Ste 180** [City:] **Albuquerque**, [State:]**NM** [zip code:] **87109**, hereby makes, constitutes and appoints [name of Subdivider:] **Pulte Development of New Mexico, Inc., a Michigan corporation** ("Subdivider") as my true and lawful attorney in fact, for me and in my name, place and stead, giving unto the Subdivider full power to do and perform all and every act that I may legally do through an attorney in fact, and every proper power necessary to meet the City of Albuquerque's ("City") subdivision requirements regarding the real estate owned by me and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Subdivider lawfully does or causes to be done by virtue of the power herein conferred upon the Subdivider.

This Power of Attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Engineer in order to provide notice to City of the termination of this Power of Attorney; or (2) upon release of the Agreement by the City.

NOTE: Alternate wording may be acceptable, but must be submitted to the City Legal Department for review and approval before the final contract package is submitted to the City for review. The City may require evidence of ownership and/or authority to execute the Power of Attorney, if the Owner is not the Subdivider. If Owner is a corporation, the Power of Attorney must be signed by the president or by someone specifically empowered by the Board of Directors, in which case the corporate Secretary's certification and a copy of the Board's resolution empowering execution must accompany this document.

OWNER: Pulte Homes of New Mexico, Inc., a Michigan corporation

By [Signature:]: Garret Price Dated: 5/15/14

Name [Print]: Garret Price Title: VP Land

The foregoing Power of Attorney was acknowledged before me on May 15, 20 14 by [name of person:] Garret Price, [title or capacity, for instance "President":] VP of Land of [Owner:] Pulte Homes of New Mexico, Inc., a Michigan corporation on behalf of the Owner.

(SEAL)

Polly E Lydens
Notary Public

My Commission Expires: 10/18/15

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 31, 2013

Project# 1006864
13DRB-70714 S/WALK WAIVER
13DRB-70715 SUBDN DESIGN VARIANCE FROM MINIMUM DPM STANDARDS
13DRB-70716 MAJOR - PRELIMINARY PLAT
13DRB-70751 PARTIAL VACATION OF AMAFCA FLOODPLAIN EASEMENT

BOHANNAN HUSTON INC agents for WESTERN ALBUQUERQUE LAND HOLDINGS request the referenced/ above actions for Tract N-2-E, **WATERSHED SUBDIVISION** zoned SU-2/ PDA, located on TIERRA PINTADA BLVD NW bewteen ARROYO VISTA BLVD NW and WEST CREEK PL NW containing approximately 37.4647 acres. (H8-9) *[Deferred from 11/6/13, 11/21/13]*

At the December 31, 2013 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the planning file based on the following Findings per section 14-14-7-2(a) (1) and (b) (1)(3) of the Subdivision Ordinance. A subdivision design variance from minimum DPM design standards was approved as shown on Exhibit in the planning file. The sidewalk waiver was approved as shown on Exhibit in the planning file.

Findings

Based on the EPC approved Site Development Plan for Subdivision and the proposed/ required replat and associated improvements, the public welfare is in no way served by retaining all of the existing easement.

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.
2. The replacement Floodplain Easement shall substantially conform to the approved Grading and Drainage Plan.
3. The Trail Easement shall substantially conform to the approved Grading and Drainage Plan.

If you wish to appeal this decision, you must do so by January 15, 2014 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

Cc: BOHANNAN HUSTON INC
file

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

FIGURE 16

CIRCLE ONE:
SUBDIVISON BOND FOR:
SIA, SW'S, SPECIAL AGREEMENT.

BOND NO. (SURETYS NO.) 59BSBGL2781
CONTACT PERSON'S NAME: Garret Price or Peter Steen

SUBDIVISION IMPROVEMENTS AND WARRANTY BOND

KNOW ALL MEN BY THESE PRESENTS: That we Pulte Homes of New Mexico, Inc, A Michigan Corp. as "Principal", and Hartford Fire Insurance Company, a corporation organized and existing under and by virtue of the laws of the State of CT and authorized to do business in the State of New Mexico, as "Surety," whose address is 1 Hartford Plaza Hartford, CT 06155 and whose telephone number is 602-674-2700, are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of One Hundred Forty Five Thousand One Hundred Fifty and 35/100 Dollars and One Cent, ($145,150.35), as amended by change orders approved by the Surety or changes to the infrastructure list approve by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally , and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Mirehaven Phase 1, Phase/Unit#:1, Project # 650381; and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the payment for the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: Sidewalks ("IMPROVEMENTS").

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between we Pulte Homes of New Mexico, Inc, A Michigan Corp. and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. _____ [leave blank], pages ____ through ___, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work herein above specified to be performed, then this obligation shall be null and void; if the Principal does not faithfully complete construction, the City may call on this obligation until released by the City. The Principal and Surety shall guarantee any

and all work performed under this bond against defective materials and workmanship, for a period of one (1) year following its completion and its acceptance by the City of Albuquerque.

IN WITNESS WHEREOF, this bond has been executed this 31st day of March, 2014.

SUBDIVIDER: PULTE HOMES OF NEW MEXICO INC., A MICHIGAN CORPORATION

By [signature]: _____
Name: Bruce E. Robinson
Title: VP & Treasurer
Dated: March 31, 2014

SURETY: Hartford Fire Insurance Company

By [signature]: _____
Name: Jessica Hollaender
Title: Attorney-in-Fact
Dated: March 31st, 2014

STATE OF Arizona)
)ss.
COUNTY OF Marciopa)

Subscribed and sworn to before me this 31st day of March, 2014.

_____
Notary Public

My Commission Expires:
July 4th, 2014

Virginia Jackson
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
July 04, 2014

NOTE: Power of Attorney for Surety must be attached.

ACKNOWLEDGEMENT BY PRINCIPAL

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

On this 31st day of March, 2014, before me, the undersigned authorized employee, personally appeared Bruce E. Robinson who acknowledges himself to be VP & Treasurer of Pulte Homes of New Mexico, Inc., a Michigan Corporation and as such employee, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as such officer.

WITNESS my hand and official seal.

Shirley E. Hutchins, Notary Public
Wayne County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: March 30, 2017

SHIRLEY E. HUTCHINS
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Mar 30, 2017
ACTING IN COUNTY OF Oakland

POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD
Bond T-4
One Hartford Plaza
Hartford, Connecticut 06155
call: **888-266-3488** *or fax:* **860-757-5835)**

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Code: 59-300168

- [X] **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [X] **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [X] **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Hartford Underwriters Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Twin City Fire Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of Illinois**, a corporation duly organized under the laws of the State of Illinois
- [ ] **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of the Southeast**, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, ***up to the amount of*** Unlimited :

Virginia Erickson, Jessica Hollaender of PHOENIX, Arizona

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on August 1, 2009, the Companies have caused these presents to be signed by its Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

Wesley W. Cowling, Assistant Secretary

M. Ross Fisher, Vice President

STATE OF CONNECTICUT
COUNTY OF HARTFORD } ss. Hartford

On this 12th day of July, 2012, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.

Kathleen T. Maynard
Notary Public
My Commission Expires July 31, 2016

CERTIFICATE

I, the undersigned, Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of 03/31/2014

Signed and sealed at the City of Hartford.

Gary W. Stumper, Vice President

POA 2012

FINANCIAL GUARANTY AMOUNT

01/24/2014

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 650381, Pulte @ Mirehaven Phase 1, Phase/Unit #: 1

Requested By: **Brian Patterson, P.E. w/BHI**

Approved estimate amount:		$108,523.63
NMGRT	7.00%	$7,596.65
Subtotal:		$116,120.28
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		**$145,150.35**

APPROVAL: DATE:

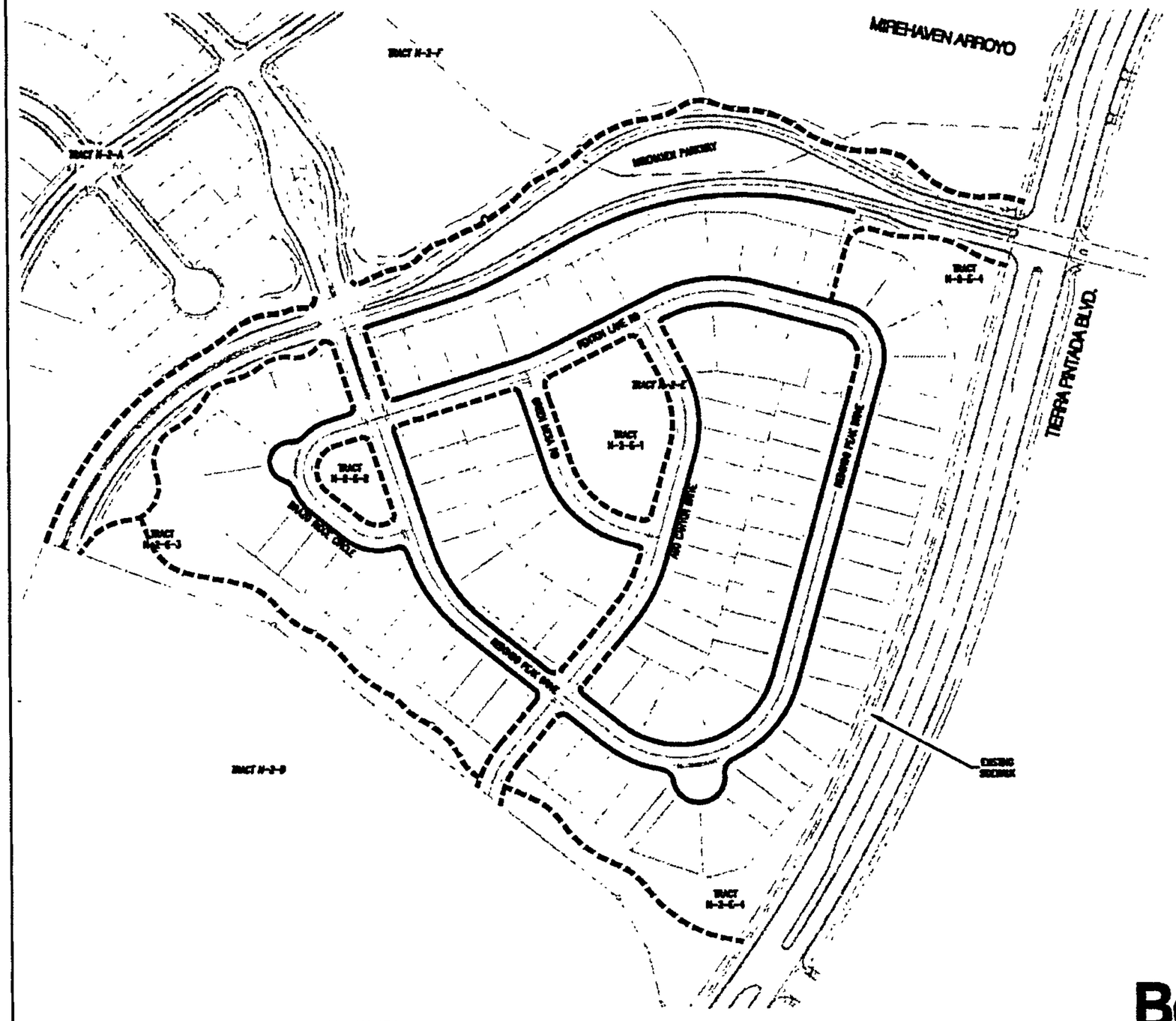
S Woodall 1-24-14

Notes: SDWK Deferred Along Lot Frontage As Note On SDWK Exhibit

PULTE @ MIREHAVEN PHASE I

SIDEWALK WAIVER EXHIBIT

December, 2013



DEFERRED Sidewalks are to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

TO BE BUILT – SIDEWALK

TO BE BUILT – TRAIL

WAIVED

N

300 150 0 300

SCALE: 1"=300'

Bohannan Huston

www.bhinc.com 800.877.5332

Wed, 4-Dec-2013 – 4:31:pm, Plotted by: MSATCHES
P:\20130375\CDP\Plans\General\Pulte_Traditional\20130375 Sidewalk Defferal.dwg

BOND RIDER

To: **City of Albuquerque**

To be attached to and form part of Subdivision Improvements and Warranty Bond No. **59BSBGL2781**
issued by **Hartford Fire Insurance Company** on behalf of:

Pulte Homes of New Mexico, Inc, a Michigan Corp.
It is agreed and understood that the **following paragraph is amended** as follows:

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work herein above specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended:]
April 1,2019 ("the Construction Completion Deadline "), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

Signed, sealed and dated: **13th Day of May, 2014**

All other terms and conditions remain in full force and effect.

Hartford Fire Insurance Company
By: Virginia Erickson
Virginia Erickson, Attorney in Fact

Broker of Record:

Wells Fargo Insurance Services USA, Inc.
100 West Washington Street, 4th Floor
Phoenix, AZ 85003-1808
602-528-3061

POWER OF ATTORNEY

Direct Inquiries/Claims to:
THE HARTFORD
Bond T-4
One Hartford Plaza
Hartford, Connecticut 06155
call: **888-266-3488** *or fax:* **860-757-5835)**

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Code: 59-300168

- [X] **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [X] **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [X] **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Hartford Underwriters Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Twin City Fire Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of Illinois**, a corporation duly organized under the laws of the State of Illinois
- [ ] **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of the Southeast**, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, ***up to the amount of*** Unlimited :

Virginia Erickson, Jessica Hollaender of PHOENIX, Arizona

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on August 1, 2009, the Companies have caused these presents to be signed by its Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

Wesley W. Cowling, Assistant Secretary

M. Ross Fisher, Vice President

STATE OF CONNECTICUT }
COUNTY OF HARTFORD } ss. Hartford

On this 12th day of July, 2012, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.

Kathleen T. Maynard
Notary Public
My Commission Expires July 31, 2016

CERTIFICATE

I, the undersigned, Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of May 13, 2014
Signed and sealed at the City of Hartford.

Gary W. Stumper, Vice President

POA 2012

* * * * *

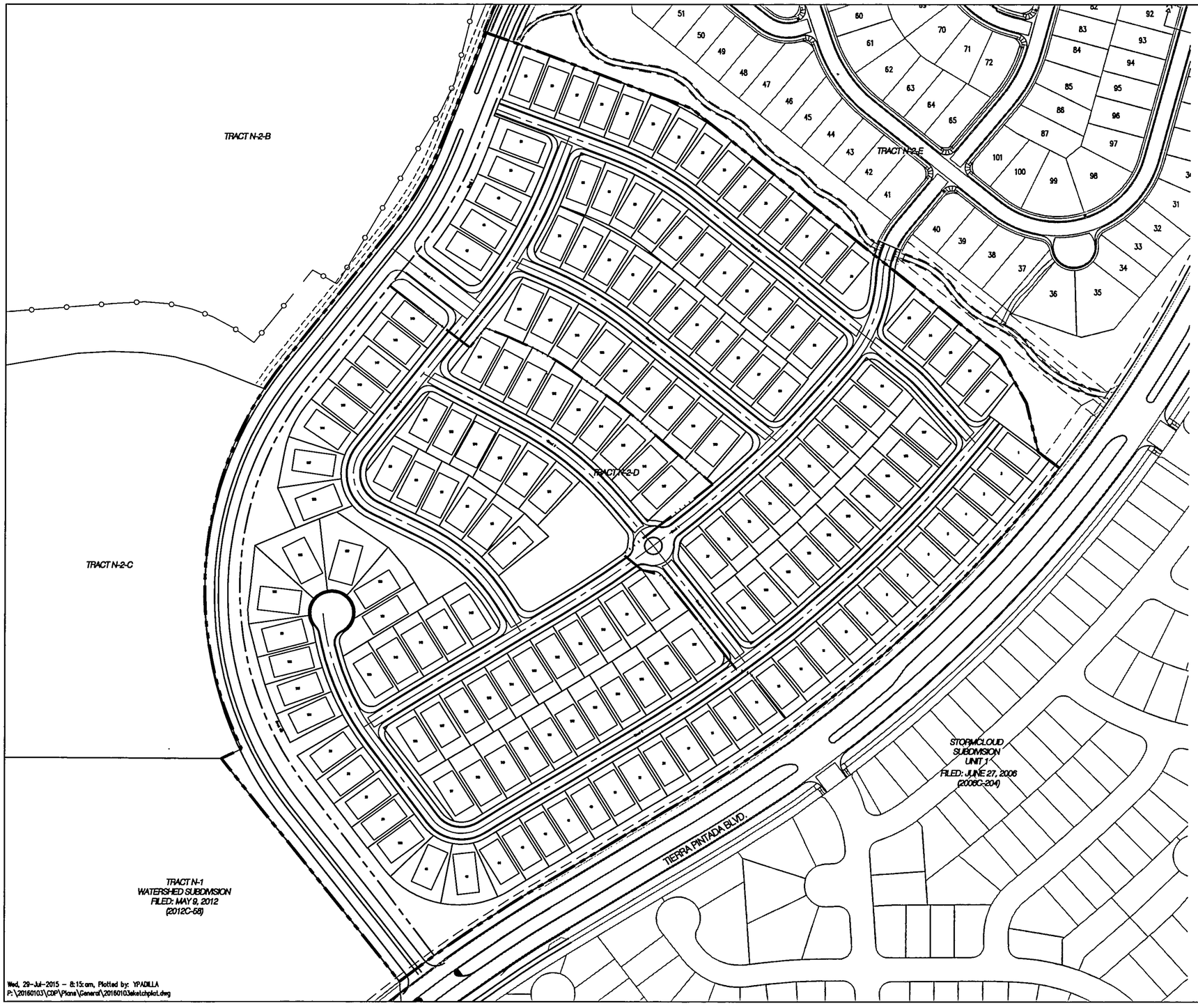
PROJECT #
10068864

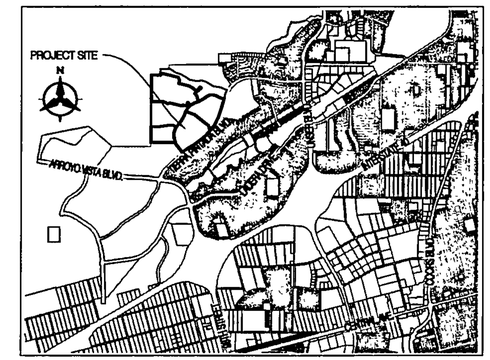
June 11. 2014

FP**

SKETCH PLAT

PULTE @ MIREHAVEN PHASE 2
(A PORTION OF TRACT N-2-A OF THE WATERSHED SUBDIVISION)





LOCATION MAP
SCALE: 1"=3000'

EXISTING ZONING: SU-2 FOR PDA

PROPOSED DEVELOPMENT: RESIDENTIAL SUBDIVISION

PROPOSED ACREAGE: 38.115 AC.

MINIMUM LOT DIMENSION: 55'x120'

PROPOSED NUMBER OF LOTS: 173 RESIDENTIAL LOTS

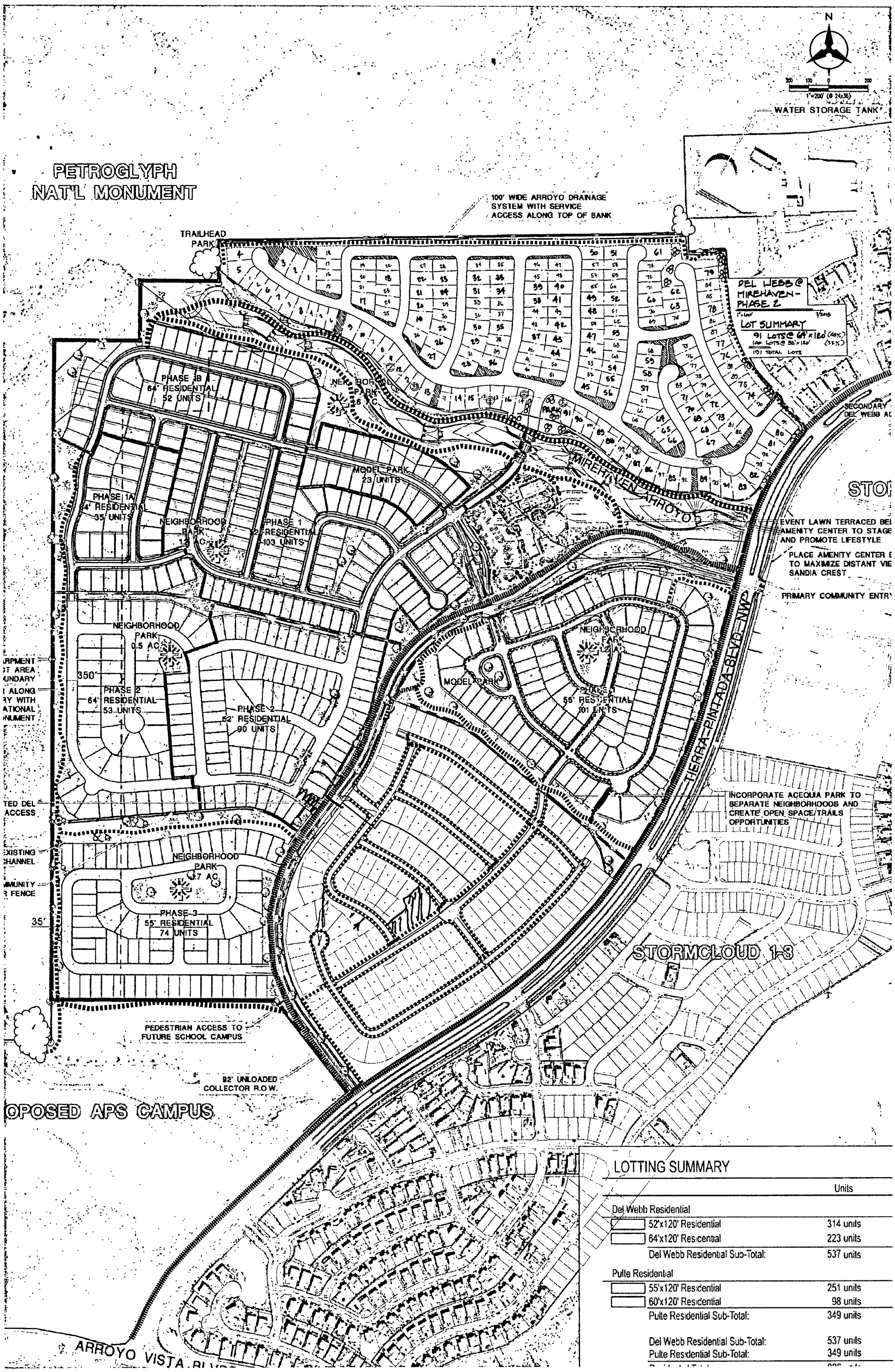
N

100 50 0 100
SCALE: 1"=100'

Bohannan Huston
www.bhinc.com 800.877.5332

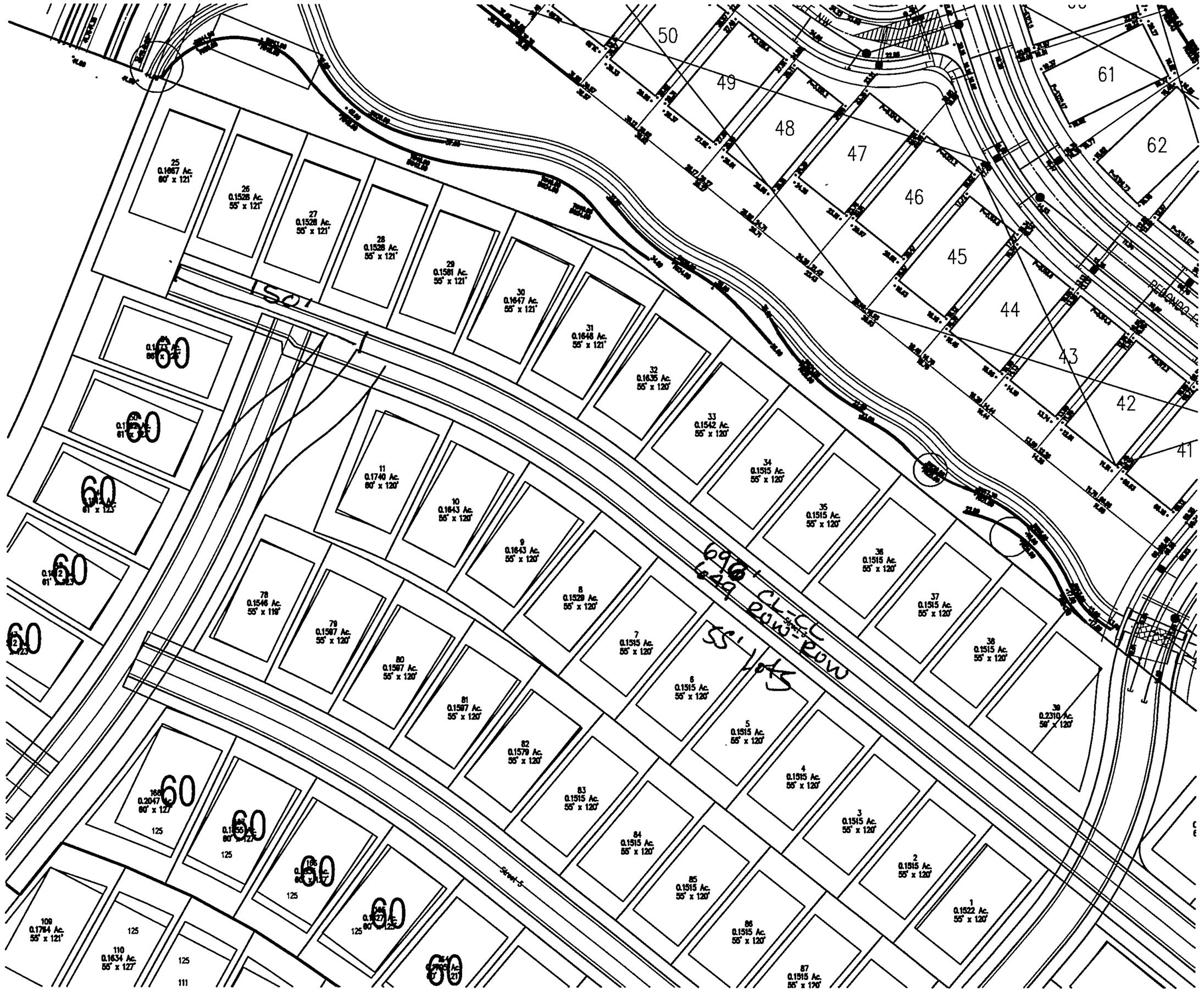
Wed, 29-Jul-2015 - 8:15:am, Plotted by: YPADILLA
P:\20160103\CDP\Plans\General\20160103sketchplat.dwg

#1006864
7-29-15 SKETCH



LOTTING SUMMARY

	Units
Del Webb Residential	
52'x120' Residential	314 units
64'x120' Residential	223 units
Del Webb Residential Sub-Total:	537 units
Pulte Residential	
55'x120' Residential	251 units
60'x120' Residential	98 units
Pulte Residential Sub-Total:	349 units
Del Webb Residential Sub-Total:	537 units
Pulte Residential Sub-Total:	349 units


50
49
48
47
46
45
44
43
42
41
61
62
60
60
60
60
60
60
60
60
60
60
125
125
125
125
125
111
Street 5
69' CL-CL
Lot Row
55' Lots

ALL
85' lots
Total Circle
Bldg. ROW-ROW
REDONDO BEACH BOULEVARD
50
49
48
47
46
45
44
43
42
41
61
62
63
60

1" = 100'

11. STREETS and STREETSCAPES

The design of streets within Watershed are intended to serve multi-modal transportation systems Vehicular travel lanes, sidewalks and/or trails, and bicycle lanes will be provided within all major streets as shown below in the street sections

A. Streets within Tracts C, D, and E shall be public and streets within Tracts A, B, and F shall be private and maintained by the Homeowners' Association.

B Public streets within Watershed shall meet the City's Development Process Manual (DPM) standards, except as noted below Any necessary variances shall go through the standard variance process

C. All streets within Watershed shall comply with the DPM's Single Access Criteria

D. Where possible, street design shall maximize water harvesting for landscaping

E. Major Local Street A is the primary entry off Tierra Pintada Boulevard and includes a large landscaped median with significant slope The section will include a 20-foot paved roadway surface in each direction, with 14 feet of travel lane and 6 feet of bicycle lane (see section - 11 J)

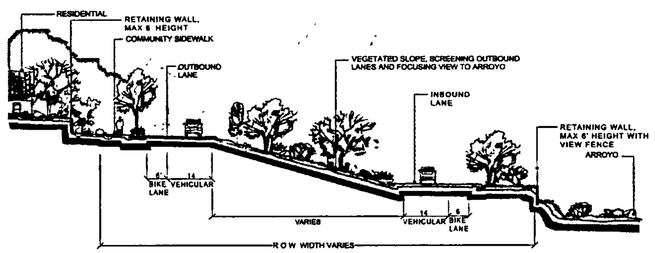
F Major Local Street B is a continuation of the same roadway, but the right-of-way is 92 feet in width The section includes an 8-foot landscaped median, 15-foot landscaped area, 14-foot trail lanes, and a 6-foot bicycle lane Sloped areas will include retaining walls in accordance with City regulations (see section - 11.K)

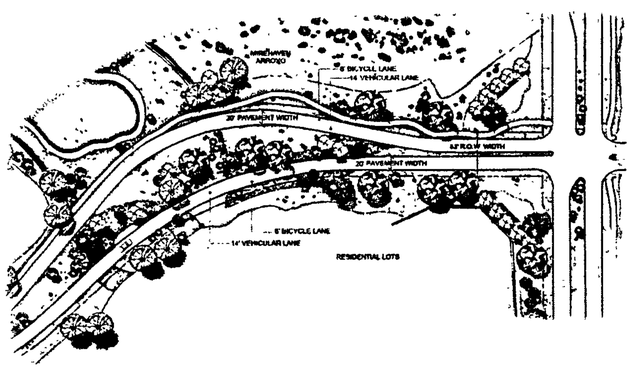
G A sidewalk design variance request to the Development Review Board (DRB) shall be required to allow for the single 8-foot wide meandering sidewalk on Roadways A and B

H A design variance request to the DRB shall be required to allow for the 8-foot wide median in Roadway B.

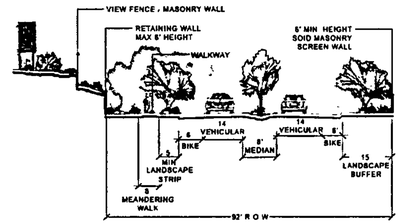
I. A landscape maintenance agreement with the City of Albuquerque shall be required for Tierra Pintada (west side) and Roadways A and B Coordination between Watershed and Stormcloud (to the east) neighborhoods shall be required to provide consistency with design and maintenance of the streetscapes and medians. All landscaping along streets and medians are to be maintained by the Homeowners' Association

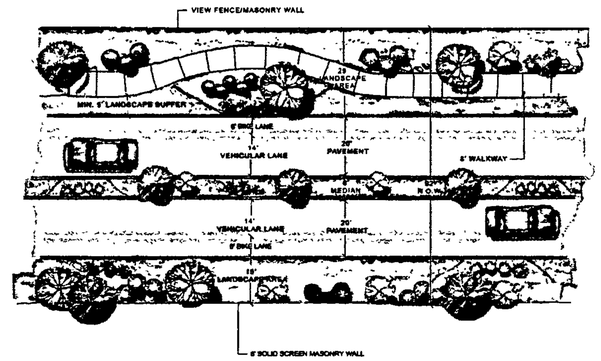
J ROADWAY A (MAJOR LOCAL STREET) - Illustrative Section and Plan Views





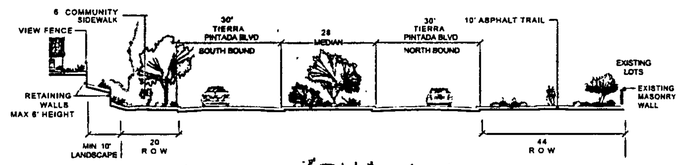
K ROADWAY B (MAJOR LOCAL STREET) - Illustrative Section and Plan Views

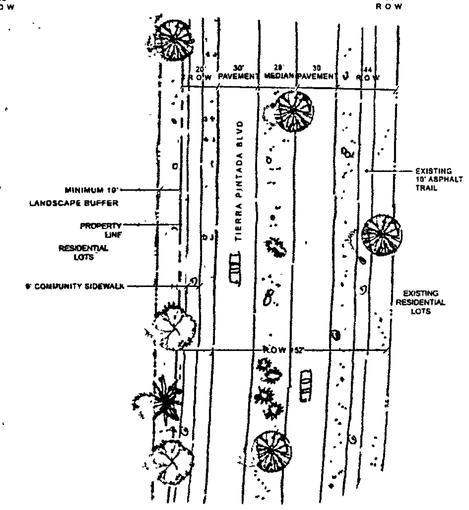




L. The roadway section for Tierra Pintada includes a landscaped median, an existing 10-foot wide trail on the east side and an existing 6-foot wide sidewalk on the west side. Landscaped parkways and buffers shall be provided on both sides of the roadway

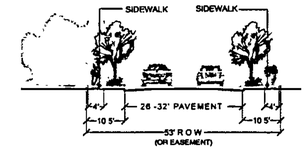
M. TIERRA PINTADA BOULEVARD - Illustrative Section and Plan Views





N The majority of streets within Watershed shall be private local residential streets The street section shall include 26 to 32 feet of road surface, and 4-foot sidewalks and a landscaped parkway on both sides of the street.

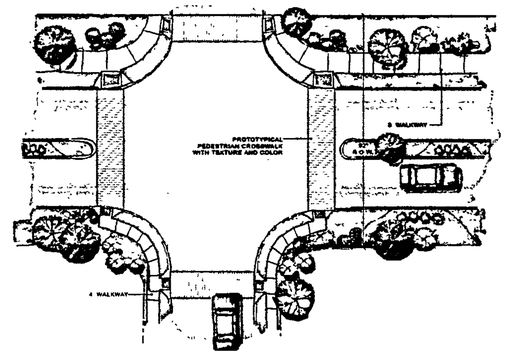
O. LOCAL RESIDENTIAL STREET - Illustrative Section View



P Pedestrian crosswalks shall be a minimum of 6 feet in width and constructed of colored textured paving

Q Coordination with City Traffic Operations shall be required for proposed crosswalks within City rights-of-way at any unsignalized intersections or mid-block crossings

R TYPICAL PEDESTRIAN CROSSWALK - Illustrative Plan View



WATERSHED @ ESTRELLA

SITE PLAN FOR SUBDIVISION

Prepared For:

Pulte Group

Prepared By:

SEC Planning, LLC
Consensus Planning, Inc.
Bohannan Huston, Inc.

August 30, 2013

11. STREETS and STREETSCAPES

The design of streets within Watershed are intended to serve multi-modal transportation systems. Vehicular travel lanes, sidewalks and/or trails, and bicycle lanes will be provided within all major streets as shown below in the street sections

A. Streets within Tracts C, D, and E shall be public and streets within Tracts A, B, and F shall be private and maintained by the Homeowners' Association

B Public streets within Watershed shall meet the City's Development Process Manual (DPM) standards, except as noted below Any necessary variances shall go through the standard variance process

C. All streets within Watershed shall comply with the DPM's Single Access Criteria

D Where possible, street design shall maximize water harvesting for landscaping

E. Major Local Street A is the primary entry off Tierra Pintada Boulevard and includes a large landscaped median with significant slope The section will include a 20-foot paved roadway surface in each direction, with 14 feet of travel lane and 6 feet of bicycle lane (see section - 11 J)

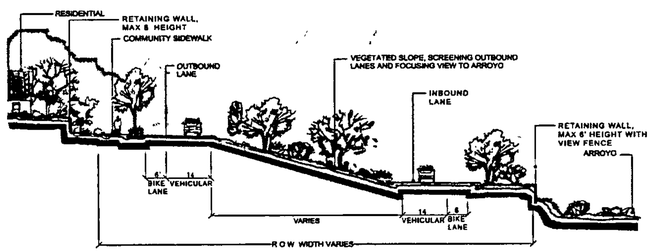
F. Major Local Street B is a continuation of the same roadway, but the right-of-way is 92 feet in width. The section includes an 8-foot landscaped median, 15-foot landscaped area, 14-foot trail lanes, and a 6-foot bicycle lane. Sloped areas will include retaining walls in accordance with City regulations (see section - 11.K)

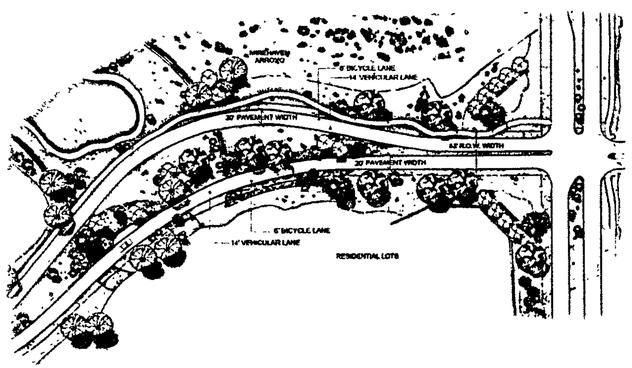
G A sidewalk design variance request to the Development Review Board (DRB) shall be required to allow for the single 8-foot wide meandering sidewalk on Roadways A and B

H. A design variance request to the DRB shall be required to allow for the 8-foot wide median in Roadway B.

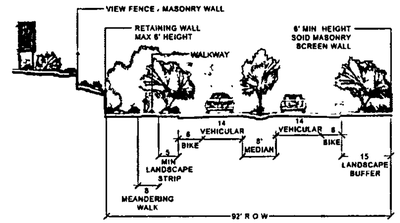
I. A landscape maintenance agreement with the City of Albuquerque shall be required for Tierra Pintada (west side) and Roadways A and B. Coordination between Watershed and Stormcloud (to the east) neighborhoods shall be required to provide consistency with design and maintenance of the streetscapes and medians. All landscaping along streets and medians are to be maintained by the Homeowners' Association

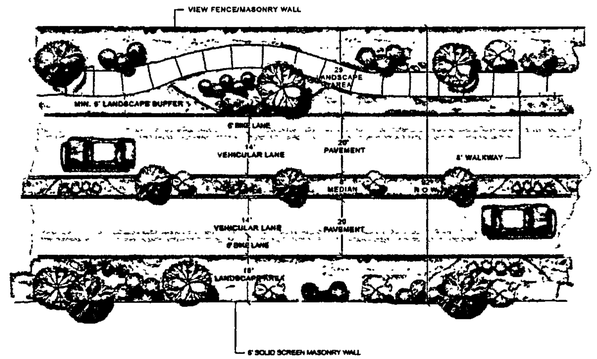
J ROADWAY A (MAJOR LOCAL STREET) - Illustrative Section and Plan Views





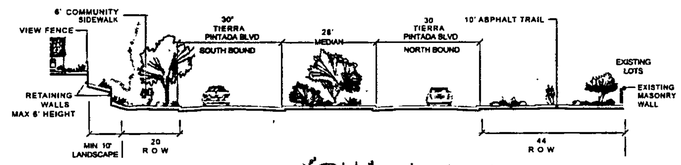
K. ROADWAY B (MAJOR LOCAL STREET) - Illustrative Section and Plan Views

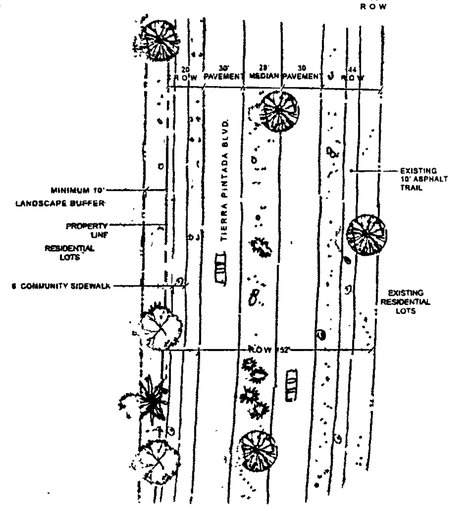




L. The roadway section for Tierra Pintada includes a landscaped median, an existing 10-foot wide trail on the east side and an existing 6-foot wide sidewalk on the west side Landscaped parkways and buffers shall be provided on both sides of the roadway

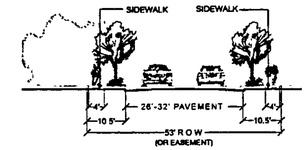
M TIERRA PINTADA BOULEVARD - Illustrative Section and Plan Views





N The majority of streets within Watershed shall be private local residential streets. The street section shall include 26 to 32 feet of road surface, and 4-foot sidewalks and a landscaped parkway on both sides of the street

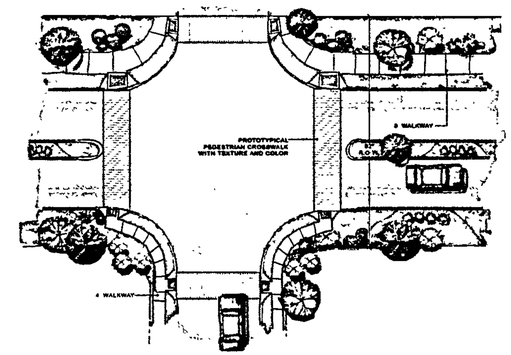
O LOCAL RESIDENTIAL STREET - Illustrative Section View



P. Pedestrian crosswalks shall be a minimum of 6 feet in width and constructed of colored textured paving

Q Coordination with City Traffic Operations shall be required for proposed crosswalks within City rights-of-way at any unsignalized intersections or mid-block crossings

R. TYPICAL PEDESTRIAN CROSSWALK - Illustrative Plan View



WATERSHED @ ESTRELLA

SITE PLAN FOR SUBDIVISION

Prepared For:

Pulte Group

Prepared By:

SEC Planning, LLC
Consensus Planning, Inc.
Bohannan Huston, Inc.

August 30, 2013

11. STREETS and STREETSCAPES

The design of streets within Watershed are intended to serve multi-modal transportation systems Vehicular travel lanes, sidewalks and/or trails, and bicycle lanes will be provided within all major streets as shown below in the street sections.

A. Streets within Tracts C, D, and E shall be public and streets within Tracts A, B, and F shall be private and maintained by the Homeowners' Association

B Public streets within Watershed shall meet the City's Development Process Manual (DPM) standards, except as noted below Any necessary variances shall go through the standard variance process

C. All streets within Watershed shall comply with the DPM's Single Access Criteria.

D. Where possible, street design shall maximize water harvesting for landscaping

E. Major Local Street A is the primary entry off Tierra Pintada Boulevard and includes a large landscaped median with significant slope The section will include a 20-foot paved roadway surface in each direction, with 14 feet of travel lane and 6 feet of bicycle lane (see section - 11 J)

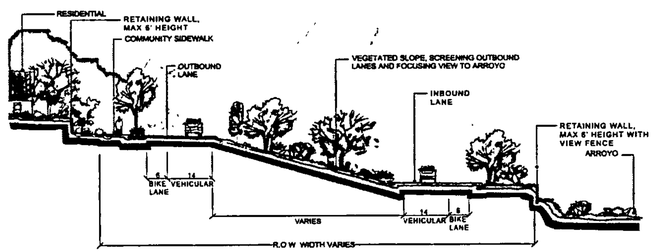
F. Major Local Street B is a continuation of the same roadway, but the right-of-way is 92 feet in width The section includes an 8-foot landscaped median, 15-foot landscaped area, 14-foot trail lanes, and a 6-foot bicycle lane. Sloped areas will include retaining walls in accordance with City regulations (see section - 11.K)

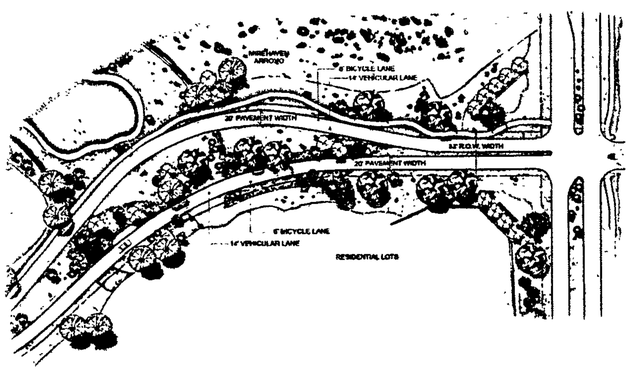
G. A sidewalk design variance request to the Development Review Board (DRB) shall be required to allow for the single 8-foot wide meandering sidewalk on Roadways A and B

H. A design variance request to the DRB shall be required to allow for the 8-foot wide median in Roadway B

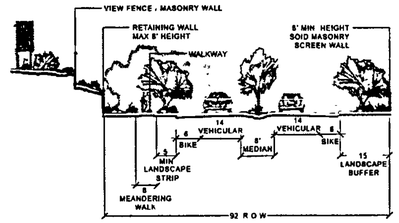
I A landscape maintenance agreement with the City of Albuquerque shall be required for Tierra Pintada (west side) and Roadways A and B. Coordination between Watershed and Stormcloud (to the east) neighborhoods shall be required to provide consistency with design and maintenance of the streetscapes and medians. All landscaping along streets and medians are to be maintained by the Homeowners' Association.

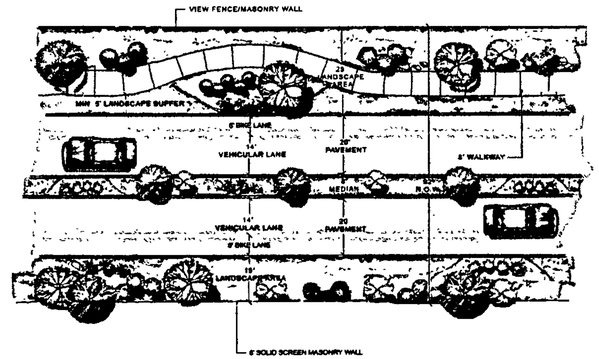
J ROADWAY A (MAJOR LOCAL STREET) - Illustrative Section and Plan Views





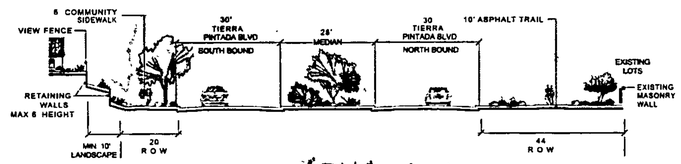
K. ROADWAY B (MAJOR LOCAL STREET) - Illustrative Section and Plan Views

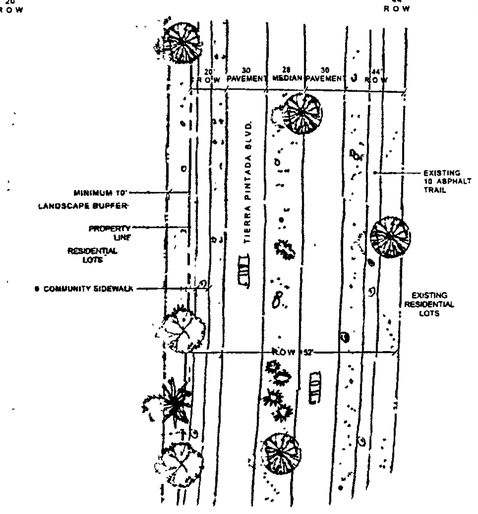




L. The roadway section for Tierra Pintada includes a landscaped median, an existing 10-foot wide trail on the east side and an existing 6-foot wide sidewalk on the west side Landscaped parkways and buffers shall be provided on both sides of the roadway

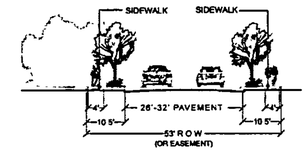
M TIERRA PINTADA BOULEVARD - Illustrative Section and Plan Views





N The majority of streets within Watershed shall be private local residential streets The street section shall include 26 to 32 feet of road surface, and 4-foot sidewalks and a landscaped parkway on both sides of the street.

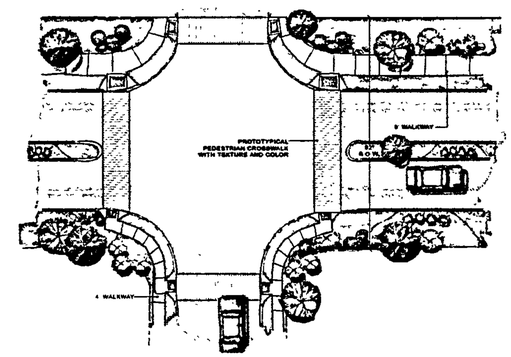
O. LOCAL RESIDENTIAL STREET - Illustrative Section View



P Pedestrian crosswalks shall be a minimum of 6 feet in width and constructed of colored textured paving

Q. Coordination with City Traffic Operations shall be required for proposed crosswalks within City rights-of-way at any unsignalized intersections or mid-block crossings.

R. TYPICAL PEDESTRIAN CROSSWALK - Illustrative Plan View



WATERSHED @ ESTRELLA

SITE PLAN FOR SUBDIVISION

Prepared For:

Pulte Group

August 30, 2013

Prepared By:

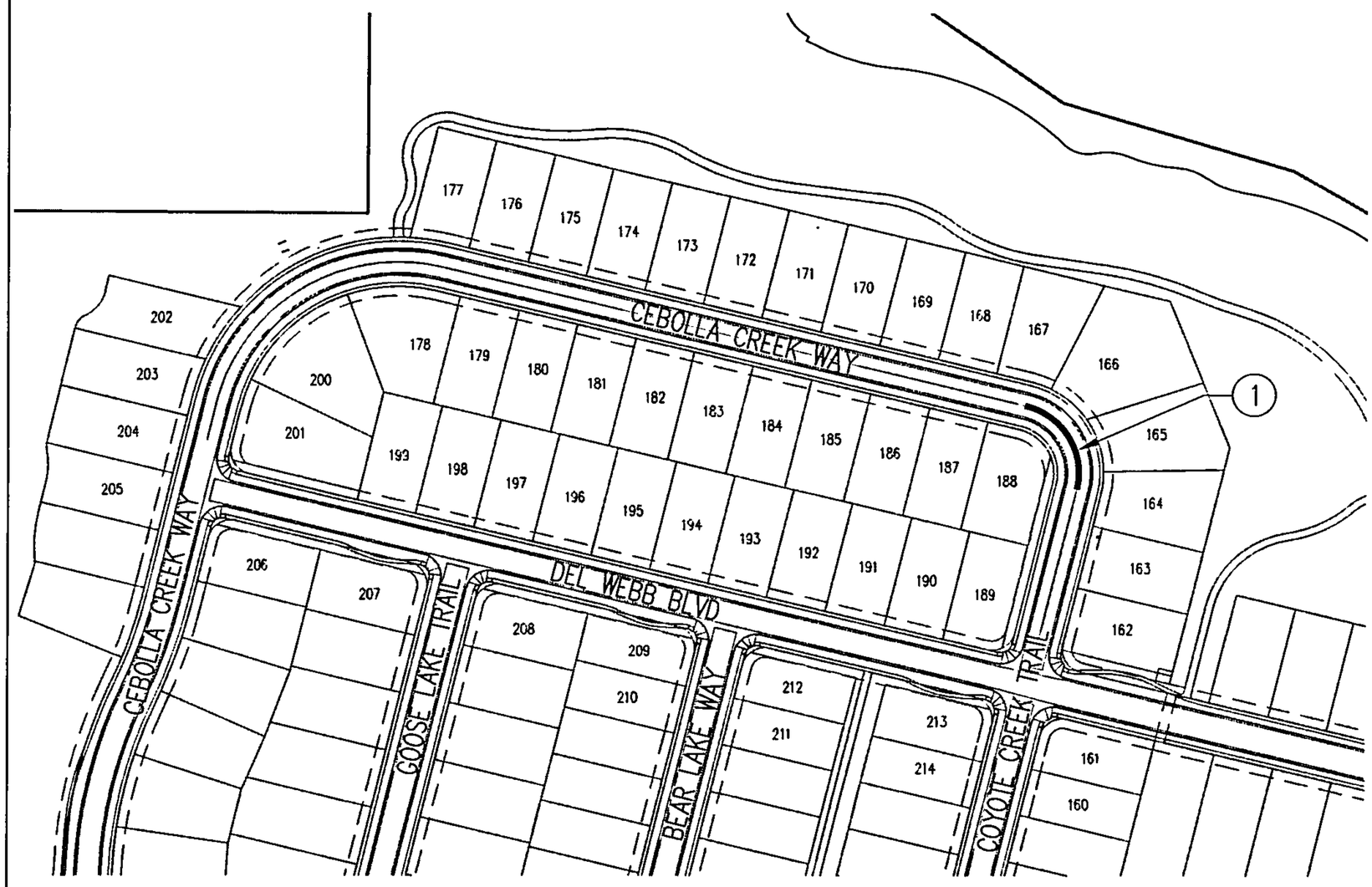
SEC Planning, LLC
Consensus Planning, Inc.
Bohannan Huston, Inc.

#1006864
1-14-15
14-70420

DEL WEBB @ MIREHAVEN PHASE IB

DESIGN VARIANCE EXHIBIT

DECEMBER, 2014



1 STANDARD CENTERLINE RADIUS FOR A LOCAL ACCESS STREET

N

200 100 0 200

SCALE: 1"=200'

Bohannan Huston
www.bhinc.com 800 877.5332

Fri, 19-Dec-2014 - 10:50am, Plotted by AROMERO
P:\20130375\CDP\Plans\General\DW_1B\20130375_VarianceExhibit.dwg

#1006864
1-14-15
14-70417

DEL WEBB @ MIREHAVEN PHASE IB

SIDEWALK WAIVER EXHIBIT

DECEMBER, 2014

DEFERRED Sidewalks are to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

TO BE BUILT – SIDEWALK

TO BE BUILT – TRAIL

N

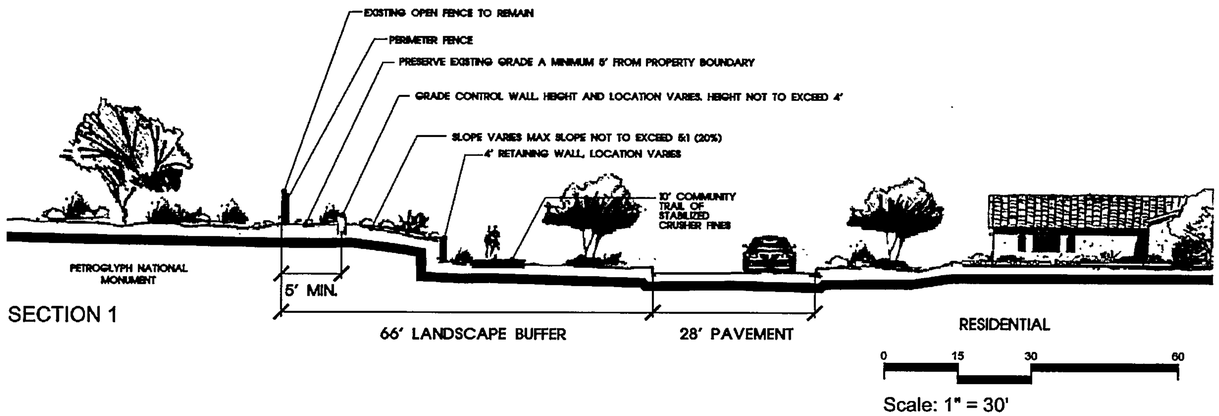
200 100 0 200

SCALE: 1"=200'

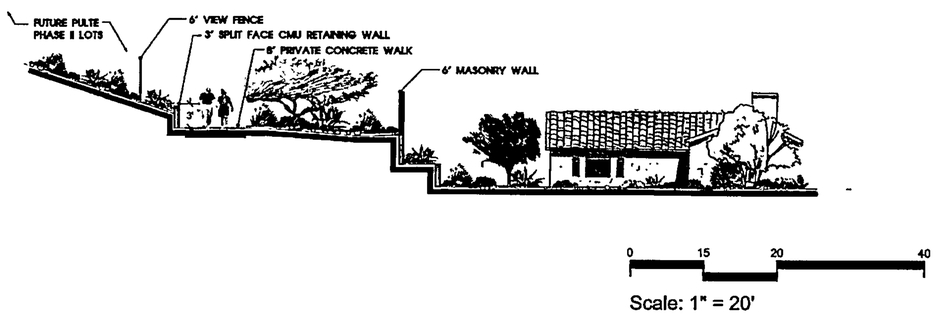
Bohannan Huston
www.bhinc.com 800 877.5332

Fri, 19-Dec-2014 – 10:53 am, Plotted by: AROMERO
P:\20130375\CDP\Plans\General\DW_1B\20130375 Sidewalk Defferal.dwg

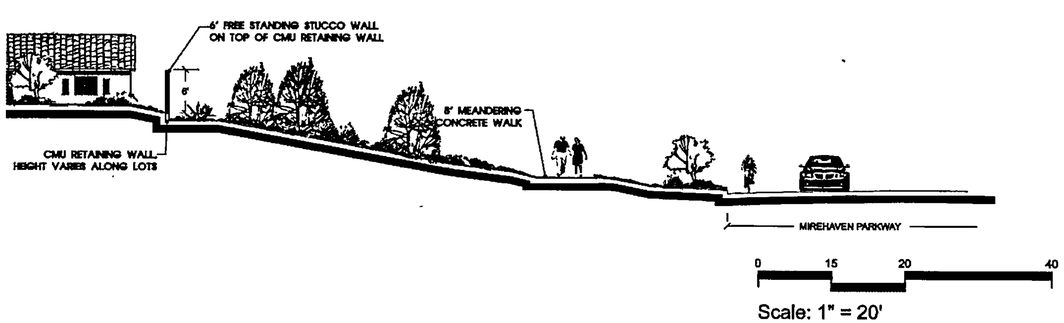
#1006B64
1-14-15
WALL EXHIB.



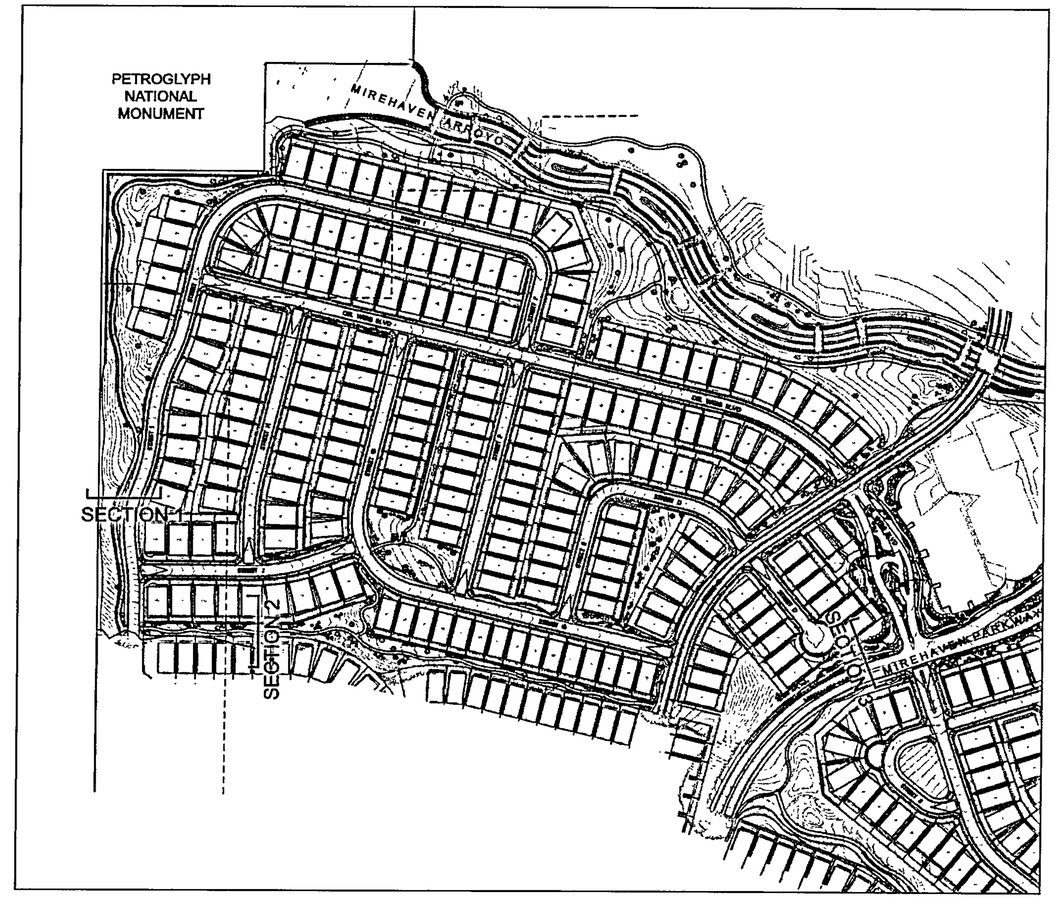
SECTION 1



SECTION 2



SECTION 3



SECTION LOCATION KEY

0 200 400 800
Scale: 1" = 400'

North

DEL WEBB PHASE 1
NEIGHBORHOOD BUFFER SECTIONS

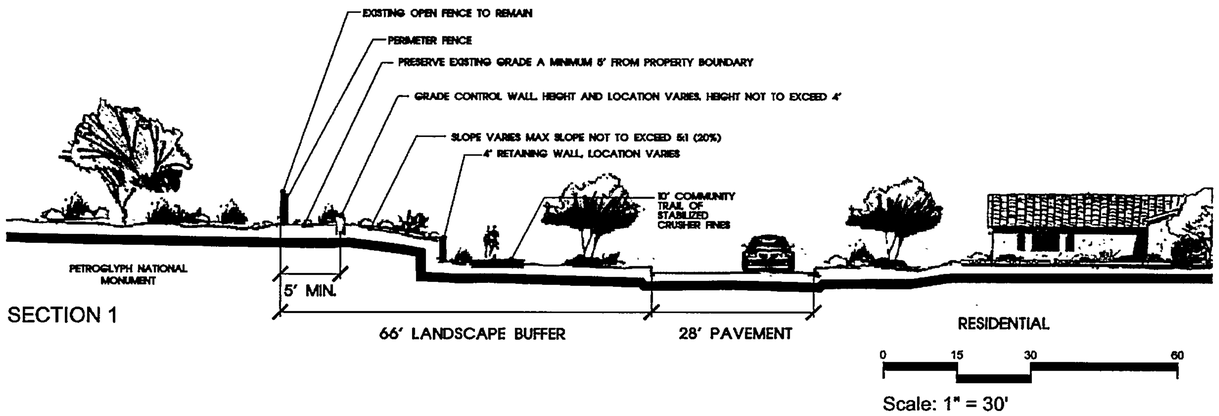
Date: November 19, 2013

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003 + f 512.246.7703
www.secplanning.com + info@secplanning.com

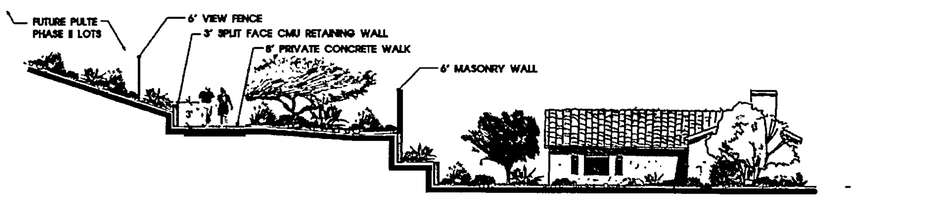
MIREHAVEN
ALBUQUERQUE, NEW MEXICO

SHEET FILE: P:\120064-PUNM\Cadfiles\LANDSCAPE ARCHITECTURE\130108 Del Webb Ph 1\Del Webb PH1 Site Plan for Subdivision\Del Webb PH1 Buffer Sections.dwg

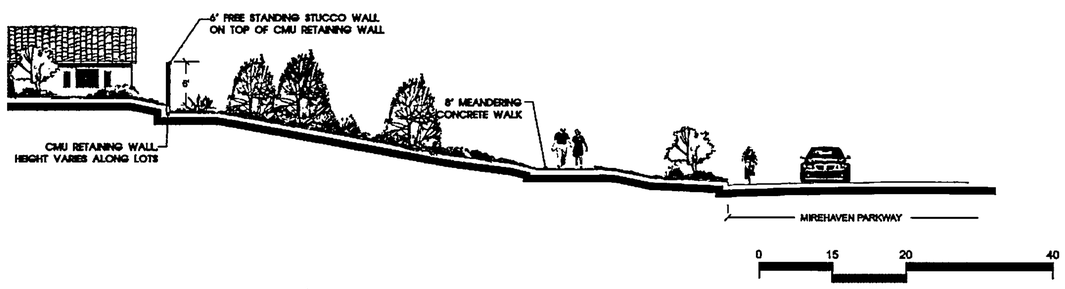
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



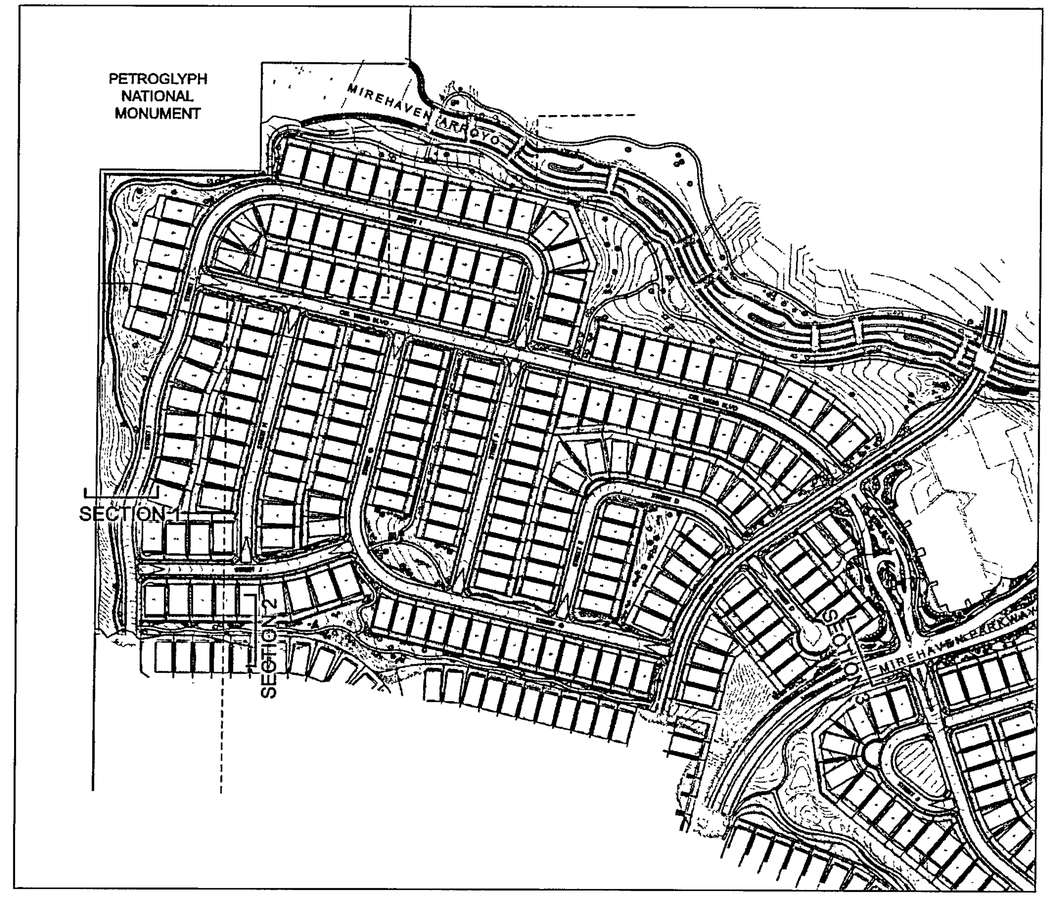
SECTION 1



SECTION 2



SECTION 3



SECTION LOCATION KEY

0 200 400 800

Scale: 1" = 400'

North

DEL WEBB PHASE 1
NEIGHBORHOOD BUFFER SECTIONS

MIREHAVEN

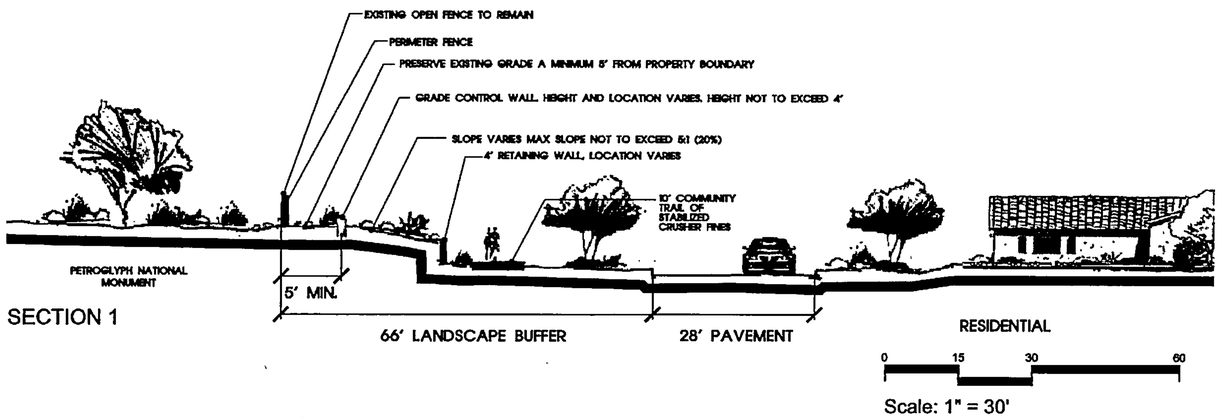
ALBUQUERQUE, NEW MEXICO

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003 + f 512.246.7703
www.secplanning.com + info@secplanning.com

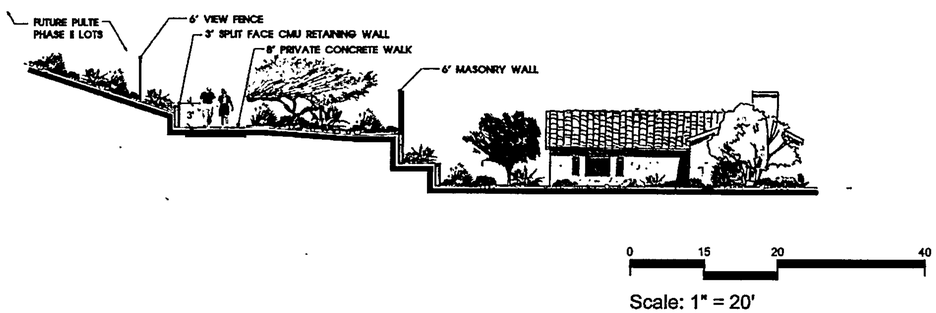
Date: November 19, 2013

SHEET FILE: P:\120064-PUNM\Cadfiles\LANDSCAPE ARCHITECTURE\130108 Del Webb Ph 1\Del Webb PH1 Site Plan for Subdivision\Del Webb PH1 Buffer Sections.dwg

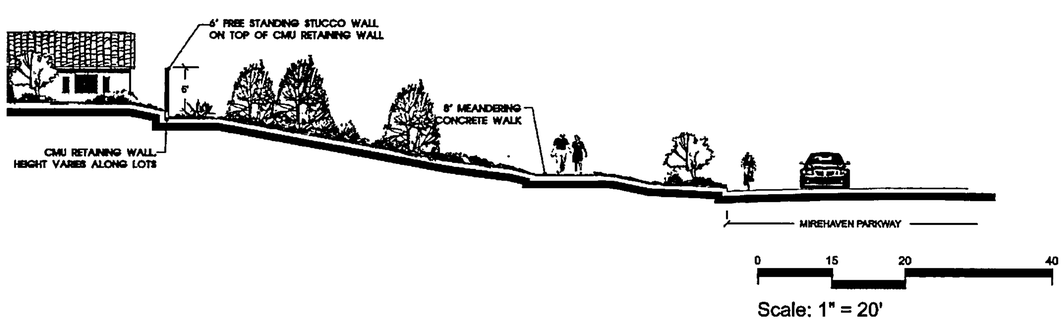
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



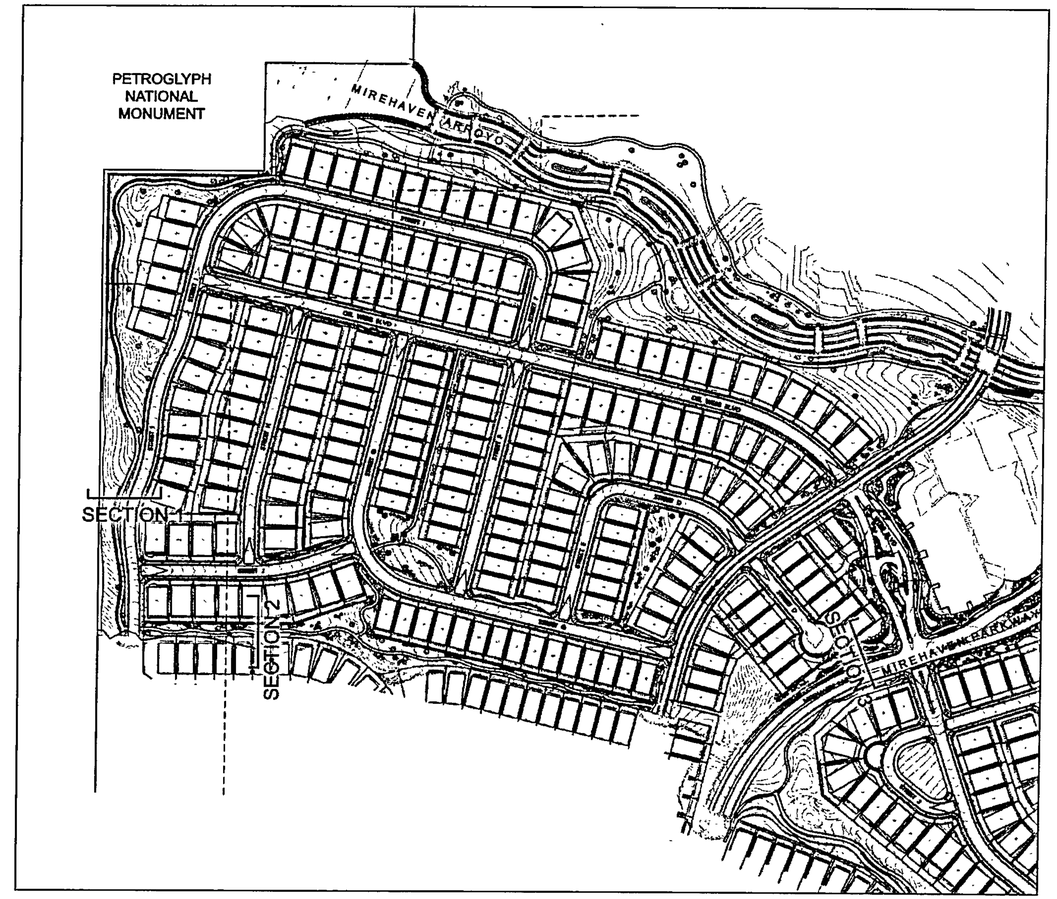
SECTION 1



SECTION 2



SECTION 3



SECTION LOCATION KEY

0 200 400 800

Scale: 1" = 400'

North

DEL WEBB PHASE 1
NEIGHBORHOOD BUFFER SECTIONS

MIREHAVEN

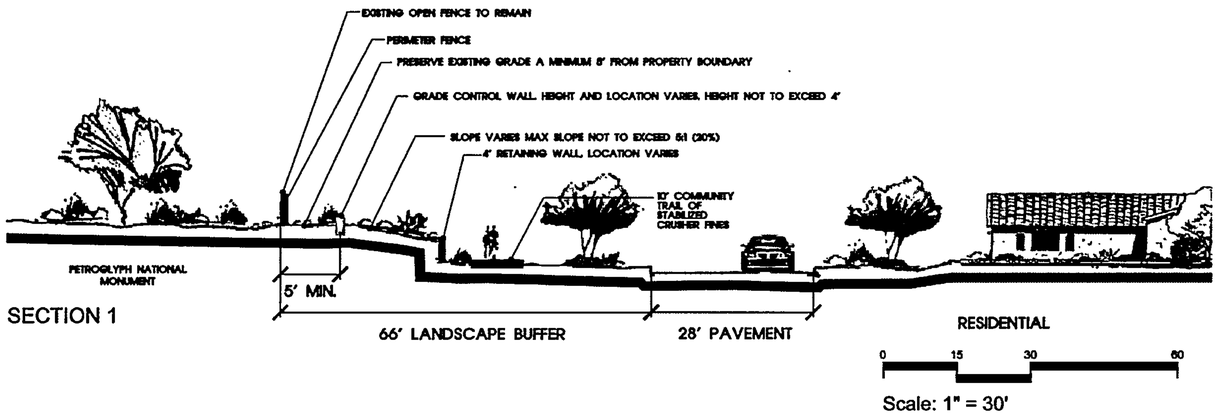
ALBUQUERQUE, NEW MEXICO

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003 + f 512.246.7703
www.secplanning.com + info@secplanning.com

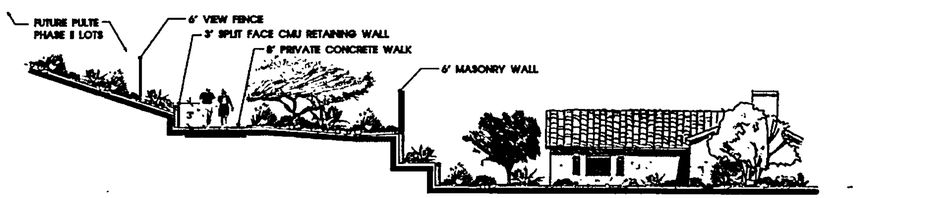
Date: November 19, 2013

SHEET FILE: P:\120064-PUNM\Cadfiles\LANDSCAPE ARCHITECTURE\130108 Del Webb Ph 1\Del Webb PH1 Site Plan for Subdivision\Del Webb PH1 Buffer Sections.dwg

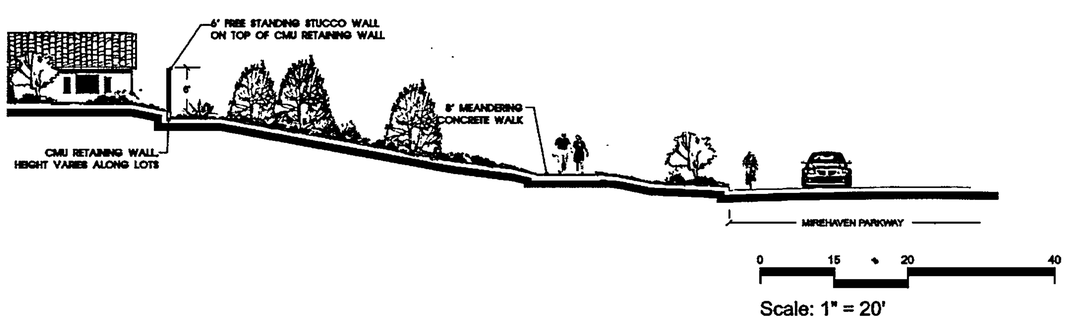
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



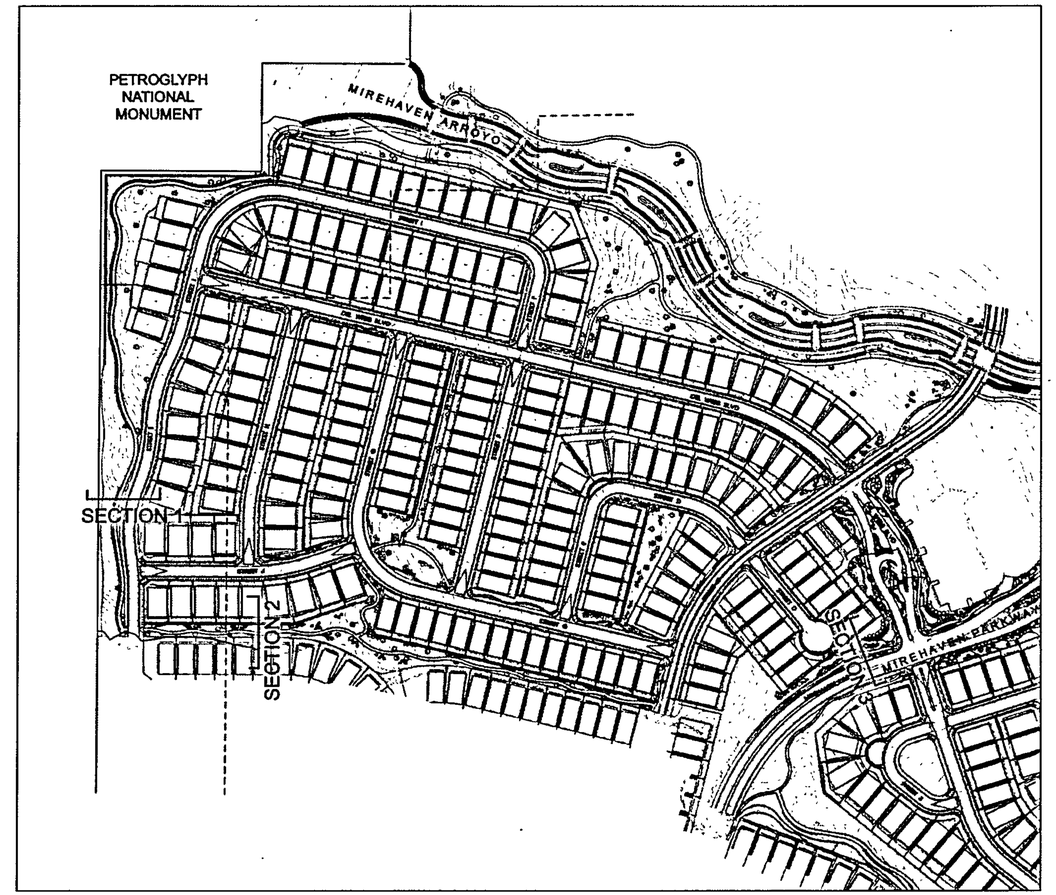
SECTION 1



SECTION 2



SECTION 3



SECTION LOCATION KEY

0 200 400 800

Scale: 1" = 400'

North

DEL WEBB PHASE 1
NEIGHBORHOOD BUFFER SECTIONS

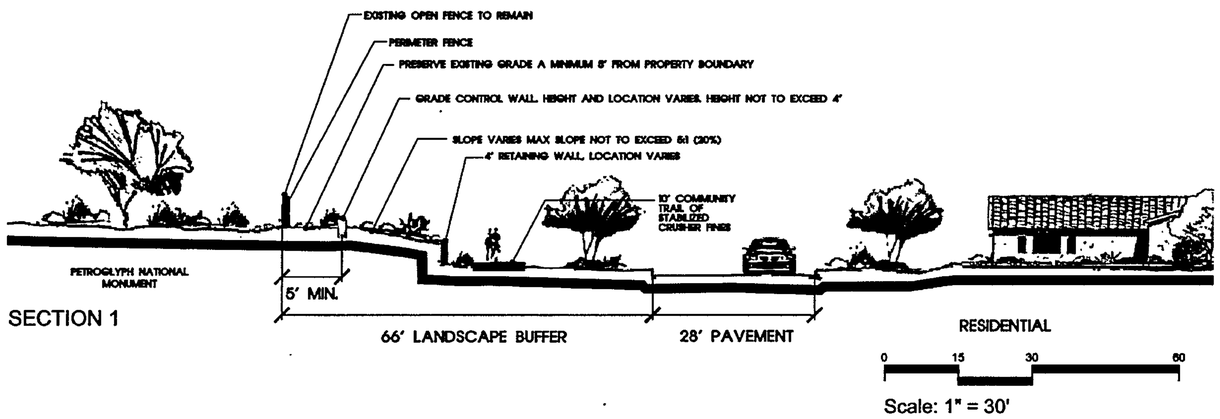
Date: November 19, 2013

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003 + f 512.246.7703
www.secplanning.com + info@secplanning.com

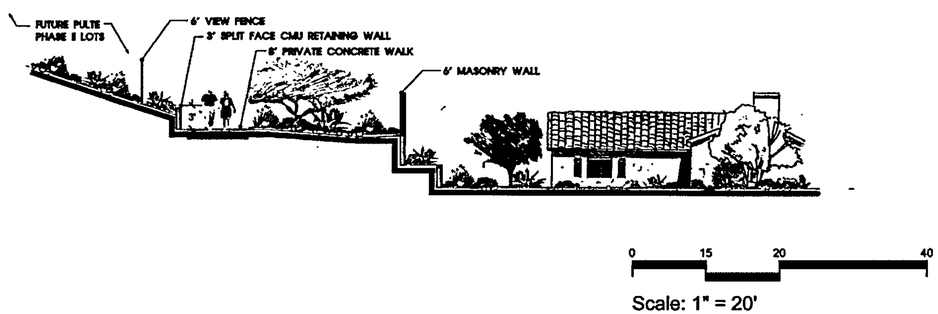
MIREHAVEN
ALBUQUERQUE, NEW MEXICO

SHEET FILE: P:\120064-PUNM\Cadfiles\LANDSCAPE ARCHITECTURE\130108 Del Webb Ph 1\Del Webb PH1 Site Plan for Subdivision\Del Webb PH1 Buffer Sections.dwg

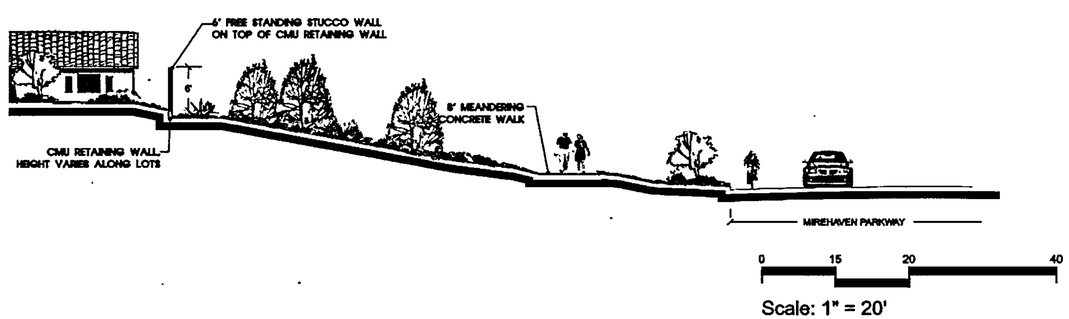
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



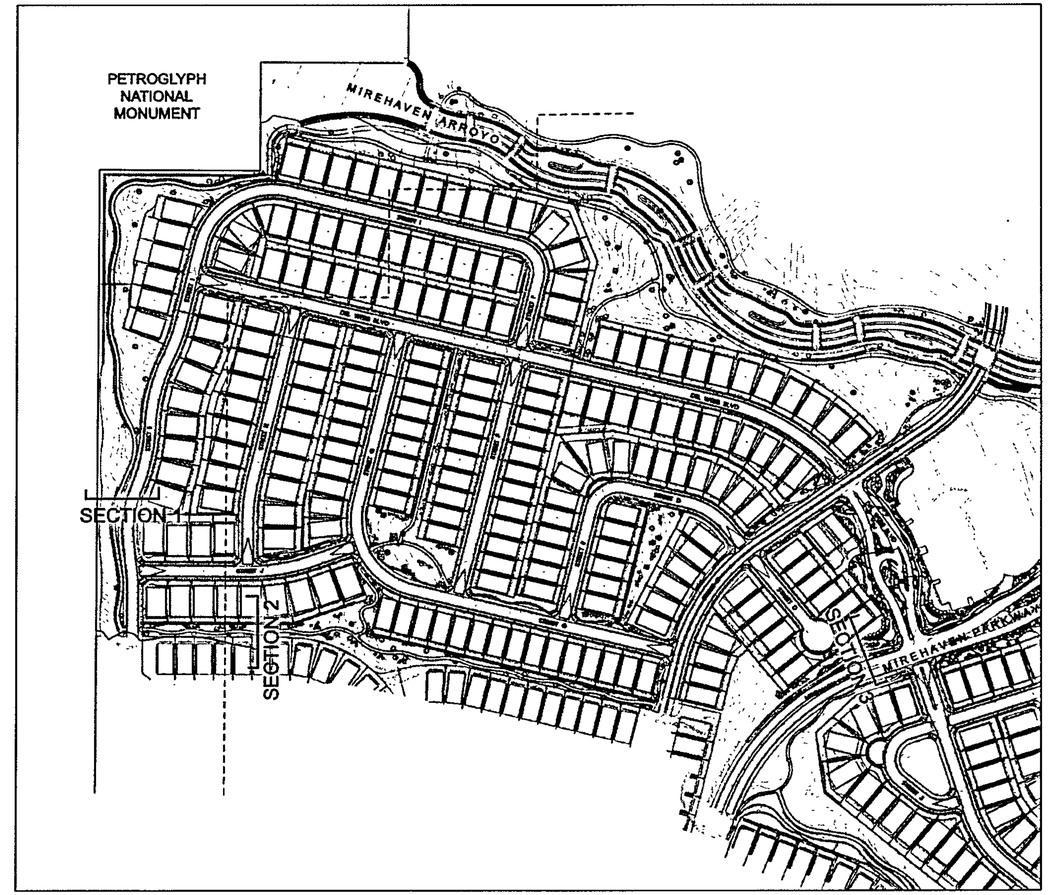
SECTION 1



SECTION 2



SECTION 3



SECTION LOCATION KEY

0 200 400 800

Scale: 1" = 400'

North

DEL WEBB PHASE 1
NEIGHBORHOOD BUFFER SECTIONS

Date: November 19, 2013

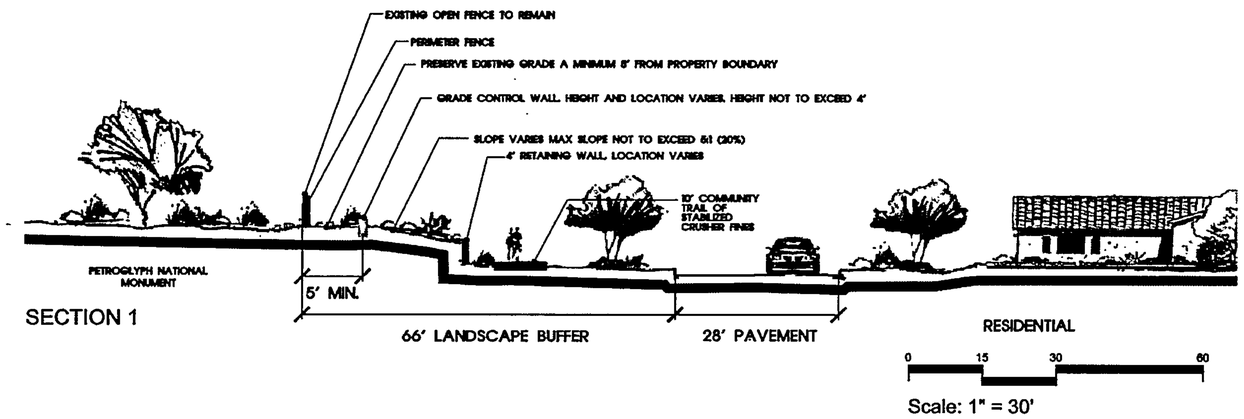
SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003 + f 512.246.7703
www.secplanning.com + info@secplanning.com

MIREHAVEN
ALBUQUERQUE, NEW MEXICO

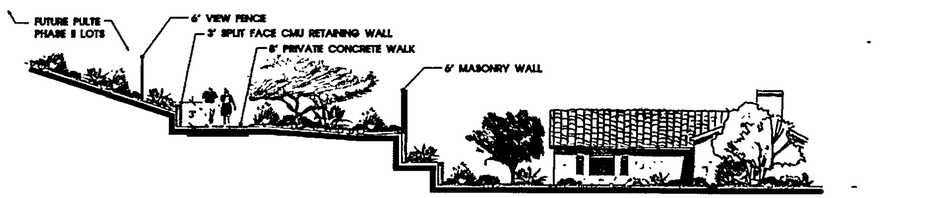
SHEET FILE: P:\120064-PUNM\Cadfiles\LANDSCAPE ARCHITECTURE\130106 Del Webb Ph 1\Del Webb PH1 Site Plan for Subdivision\Del Webb PH1 Buffer Sections.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

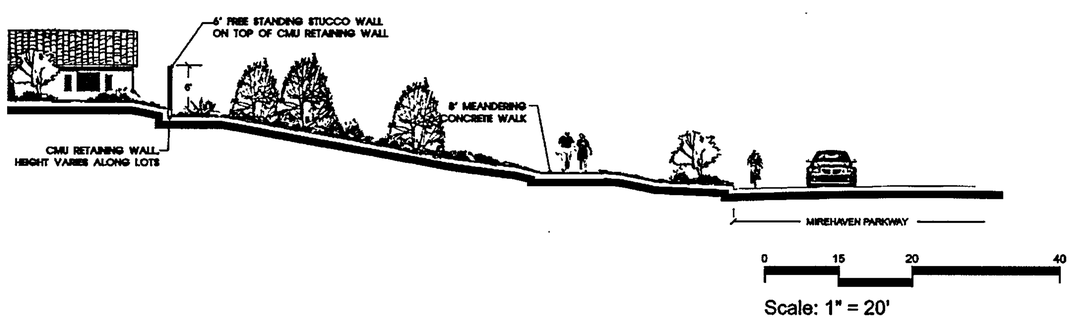
PROJECT: 1006864
DATE: 6-25-14 (CFP)



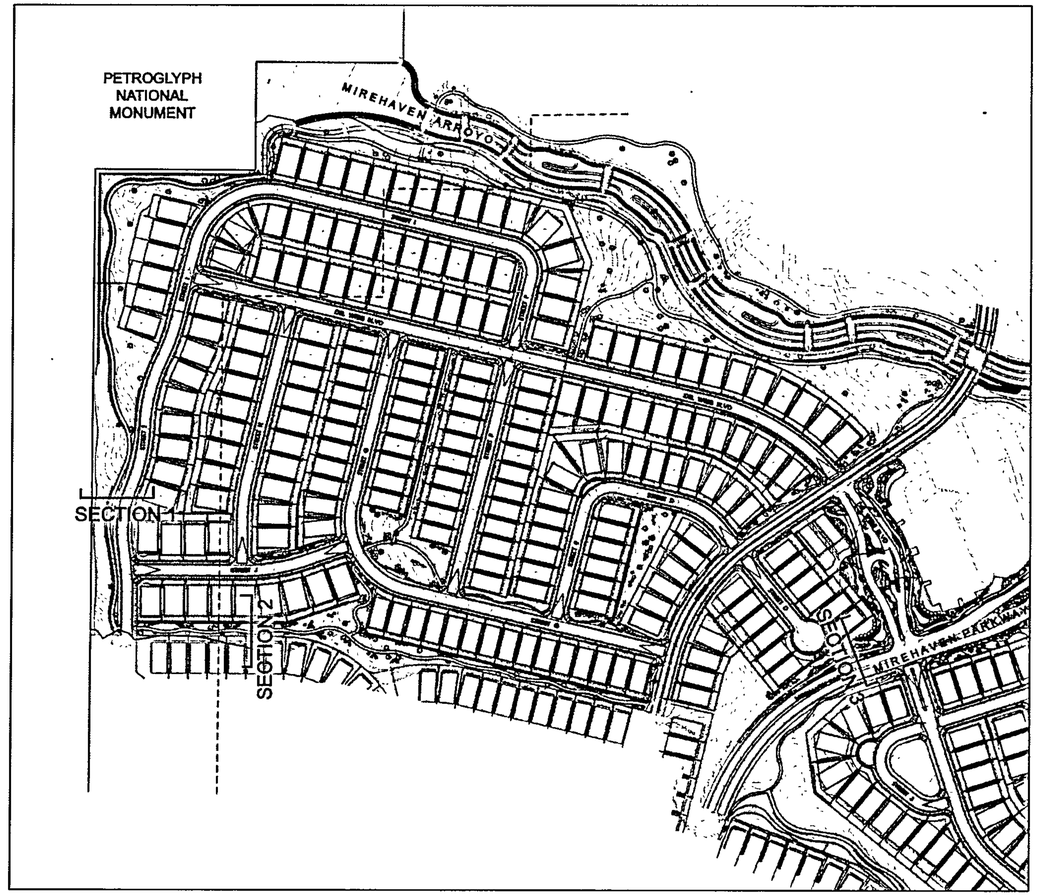
SECTION 1



SECTION 2



SECTION 3



SECTION LOCATION KEY

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003 + f 512.246.7703
www.secplanning.com + info@secplanning.com

DEL WEBB PHASE 1
NEIGHBORHOOD BUFFER SECTIONS

MIREHAVEN
ALBUQUERQUE, NEW MEXICO

Date: November 19, 2013

SHEET FILE: P:\120064-PUNM\Cadfiles\LANDSCAPE ARCHITECTURE\130106 Del Webb Ph 1\Del Webb PH1 Site Plan for Subdivision\Del Webb PH1 Buffer Sections.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

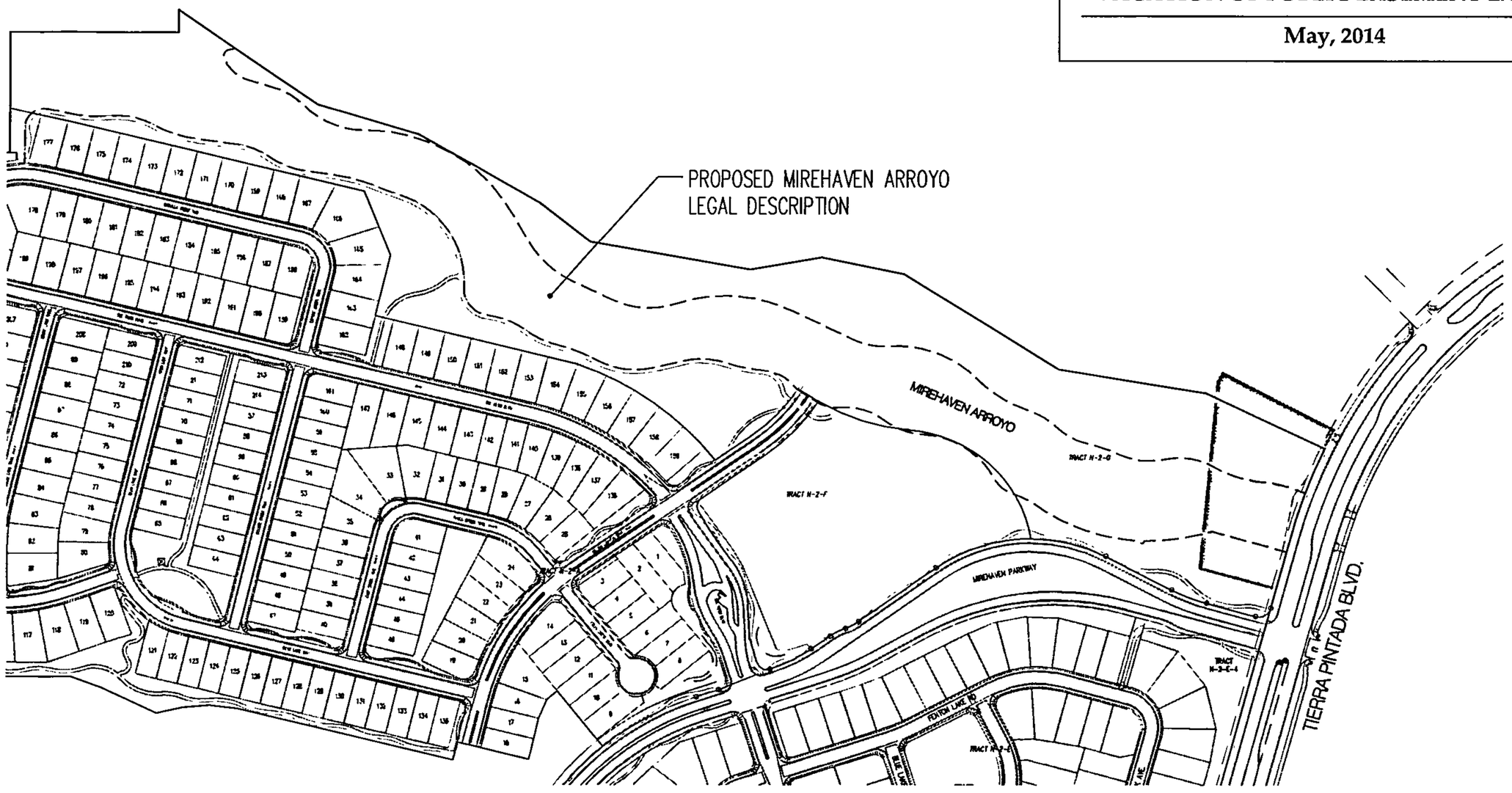
PROJECT #: 10068641
DATE: 6-25-14 (VPE)

DEL WEBB @ MIREHAVEN PHASE I

VACATION OF PUBLIC EASEMENT EXHIBIT

May, 2014

VACATION OF PUBLIC STORM DRAIN EASEMENT



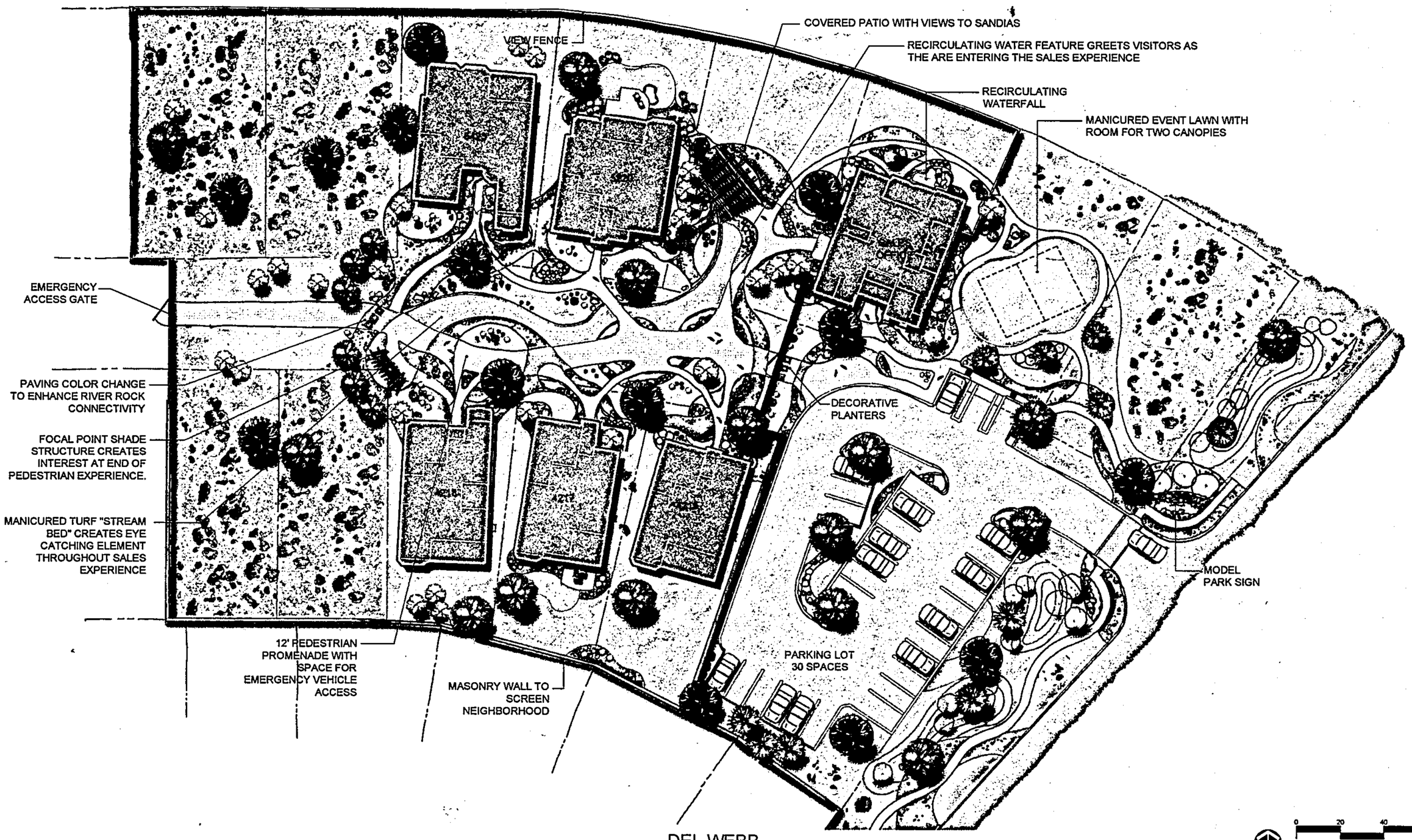
N

200 100 0 200

SCALE: 1"=200'

Bohannan Huston
www.bhinc.com 800.877.5332

Thu, 29-May-2014 - 2:28:pm, Plotted by: AROMERO
P:\20130375\CDP\Plans\General\DW_1A\20130375 Vacation Exhibit.dwg



0 20 40 60

North

Scale: 1" = 20'

Date: September 13, 2013

SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS
t 512.246.7003 + f 512.246.7703
www.secplanning.com + info@secplanning.com

DEL WEBB
SALES CENTER

PULTE HOMES
ALBUQUERQUE, NEW MEXICO

SHEET FILE: P:\120064-PUNM\Cadfiles\Model Park\Site Plan C revised 2013-09-13.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.