OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 27, 2016

Project# 1006864
15DRB-70451 - PRELIMINARY PLAT
15DRB-70452 SIDEWALK VARIANCE
15DRB-70453 SIDEWALK WAIVER
15DRB-70454 SUBDN DESIGN VARIANCE FROM MIN DPM STDS
15DRB-70455 - TEMP DEFERRAL OF SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC & CONSENSUS PLANNING agents for WESTERN ALBUQUERQUE LAND HOLDINGS request the referenced/ above actions for Tract M, **WATERSHED SUBDIVISION** and Tract N-2-A-1, **DEL WEBB @ MIREHAVEN PHASE 1**, zoned SU-2 FOR PDA, located on the west side of TIERRA PINTADA BLVD NW south of WEST CREEK PL NW containing approximately 73 acres. (H-8 & 9) *[Deferred from 1/6/16,1/20/16]*

At the January 27, 2016 Development Review Board meeting, with the signing of the infra-structure list dated 1/27/16 and with an approved grading and drainage plan engineer stamp 1/15/16 the preliminary plat was approved. A sidewalk variance to sidewalks was approved as shown on exhibit in the planning file. The sidewalk waiver was approved as shown on exhibit c in the planning file. A subdivision design variance from minimum DPM design standards was approved as shown on the exhibit in the planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file.

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 February 11, 2016, 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

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

SITE DEVELOPMENT PLAN
- X for Subdivision DRB Final Sign-Off
- ___ for Building Permit
- ___ Administrative Amendment/Approval (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

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

S	Z	**ZONING & PLANNING**
		___ Annexation
V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
P		___ Adoption of Rank 2 or 3 Plan or similar
		___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
D		___ Street Name Change (Local & Collector)
L	A	**APPEAL / PROTEST of...**
		___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: (505) 764-9801
ADDRESS: 302 Eighth Street NW FAX: (505) 842-5495
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: fishman@consensusplanning.com

APPLICANT: Pulte Homes of New Mexico, Inc. PHONE: (505) 761-9606
ADDRESS: 9601 Jefferson Blvd NE Suite 180 FAX:
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: Contract Purchaser (Tract M) Owner (Tract N-2-A-1) **List all owners:** Western Albuquerque Land Holdings and Pulte Homes

DESCRIPTION OF REQUEST: Site Plan for Subdivision, DRB Final Sign-Off

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 M and Tract N-2-A-1 Block: Unit:
Subdiv/Addn/TBKA: Watershed Subdivision
Existing Zoning: SU-2 for PDA Proposed zoning: Same MRGCD Map No
Zone Atlas page(s): H-08-Z & H-09-Z UPC Code: 100805949134210101; 100805942229341115

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Project # 1006864; 13EPC-40143 and 40115, 15EPC 40049; 13DRB-70658 ; Project # 1010442 15DRB-70154

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 2 No. of **proposed** lots: 2 Total site area (acres): 72.9 acres
LOCATION OF PROPERTY BY STREETS: On or Near: Tierra Pintada Boulevard
Between: Mirehaven Parkway and West Creek Placel

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE JACQUELINE FISHMAN DATE 12/16/15
(Print Name) Jacqueline Fishman, AICP, Principal 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
15DRB - 70473	SPS		$ Ø
-	CMF		$ 20.00
-			$
-			$
-			$
			Total $ 20.00

Hearing date January 6, 2016

12-21-15
Staff 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)**

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

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

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

JACQUELINE FISHMAN
Applicant name (print)

12/16/15
Applicant signature / date

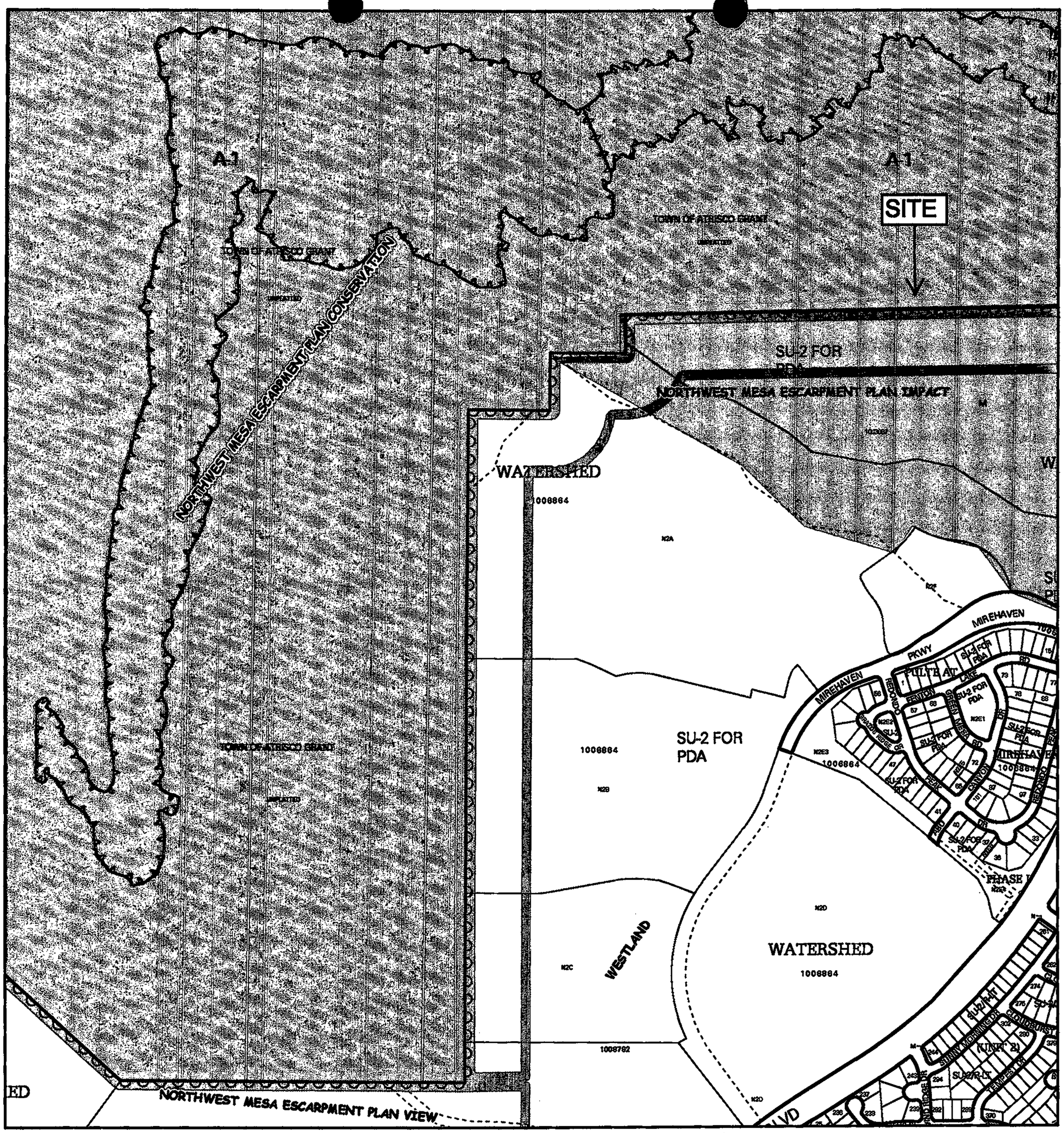
Form revised October 2007

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

Application case numbers
15-DRB-70473
____-____-____
____-____-____

12-21-15
Planner signature / date

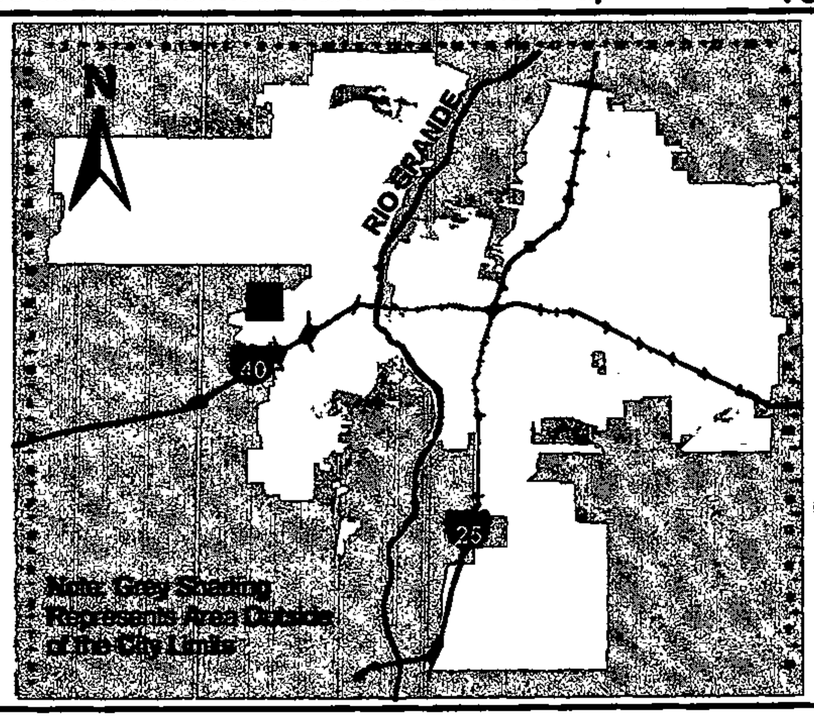
Project # 1000 8864



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

Albuquerque Geographic Information System

Map amended through: 9/2/2014



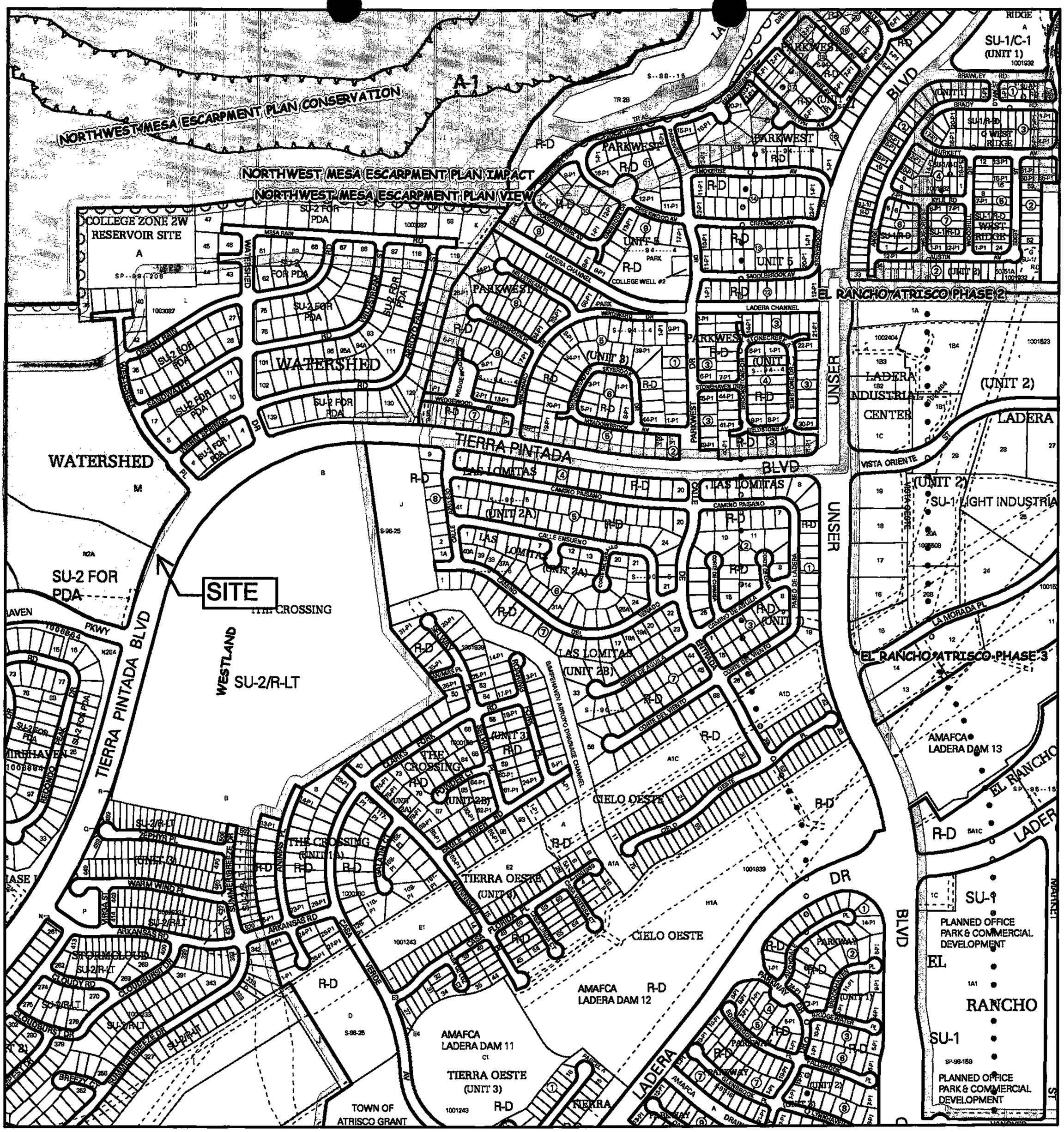
Zone Atlas Page:

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



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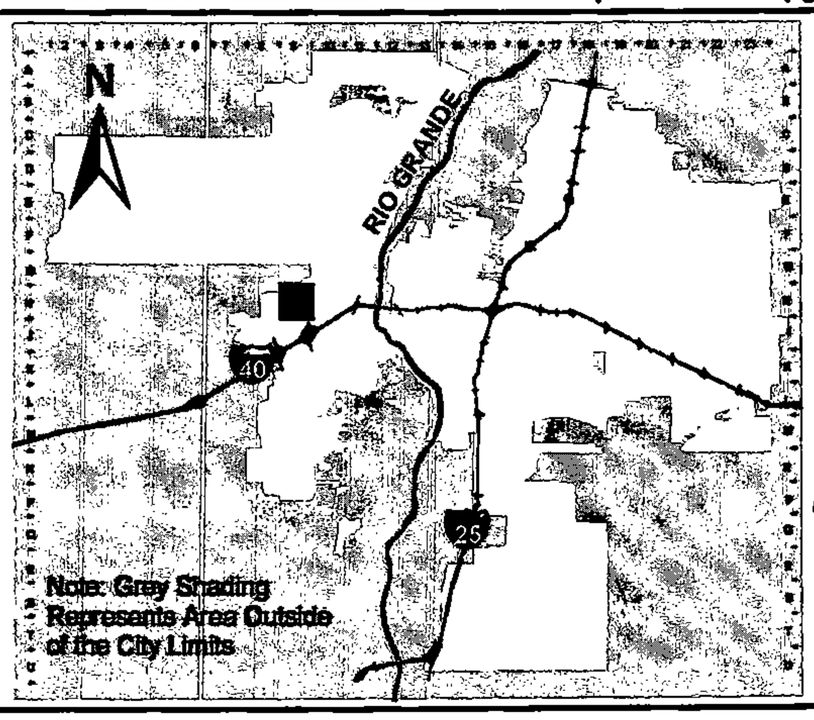
Albuquerque Geographic Information System

Map amended through: 9/2/2014



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

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

December 22, 2015

Jack Cloud, Chairman
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Project 1006864, 15EPC-40049

Dear Mr. Chairman:

The purpose of this letter is to explain how we have addressed the Environmental Planning Commission's (EPC) conditions of approval for Project #1006864, Case Number 15EPC-40049, a Site Development Plan for Subdivision which was approved on November 13, 2015.

CONDITIONS OF APPROVAL FOR THE AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

   This letter satisfies this condition.

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

   The applicant met with Staff Planner Maggie Gould on December 11, 2015 to review the conditions and she is aware of this submittal.

3. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

   The Site Development Plan complies with the City's General Regulations.

4. The overall Site Development Plan for Subdivision (13-EPC-40015) will be amended to show the changes to the trail along the northern boundary of the site.

   The applicant submitted an Administrative Amendment Application on December 16, 2015 to show the changes to the trail along the northern boundary of the site.

PRINCIPALS

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

CONSENSUS PLANNING

5. A design variance request for block lengths shall be required at the DRB at the time of preliminary subdivision plat. A sidewalk variance to request a waiver shall be required at the DRB for the entry drive (Lake Isabella Way), stub street (Wind Caves Way), and the road running parallel and adjacent to the Petroglyph National Monument (Granite Mountain Loop).

   A design variance request was submitted with the Preliminary Plat application on December 11, 2015.

6. A note shall be added to the Site Plan that states: Vehicular access for the National Park Service shall be provided for maintenance and law enforcement to the existing Petroglyph National Monument gate at the northeast comer of the project.

   Please see Site Plan for Subdivision, sheet 1 for this note.

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

Sincerely,

Jacqueline Fishman, AICP
Principal

CITY OF ALBUQUERQUE

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

OFFICIAL NOTIFICATION OF DECISION

November 13, 2015

Pulte Homes of NM, Inc
9601 Jefferson Blvd NE, Suite 180
ABQ, NM 87109

Project# 1006864
15EPC-40049 Site Development Plan for Subdivision

LEGAL DESCRIPTION:
For all or a portion of Tracts M and N-2-A-1, Watershed Subdivision, zoned SU-2 for PDA, located on Tierra Pintada Blvd. between Mirehaven Parkway and West Creek Place, containing approximately 72.9 acres. (H-8 & 9)
Staff Planner: Maggie Gould

On November 12, 2015, the Environmental Planning Commission (EPC) voted to APPROVE Project #1006864/15EPC-40049 a Site Development Plan for Subdivision and 15EPC-40050 an Amendment to Site Development Plan for Subdivision, based on the following findings and conditions:

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

FINDINGS:

1. This request is for a site development plan for subdivision for Tracts M and N-2-A-1 Watershed at Estrella subdivision, an approximately 72.9 acre area located north and west of Tierra Pintada Boulevard NW, and south and east of the Petroglyph National Monument (the "subject site") to contain 183 residential lots and the Mirehaven Arroyo private open space.
2. The subject site is zoned SU-2 for PDA (Planned Development Area) pursuant to the Westland Sector Development Plan and Westland Master Plan. The SU-2 for PDA zone is intended to provide for "a mix of residential uses" that are "special because of the relationship of this property to Petroglyph National Monument." The proposed residential and open space uses are allowed under the existing zoning.
3. The subject is part of a larger Site Development Plan for Subdivision (SPS) approved by the EPC in 2013 (13EPC-40115). This SPS contains design standards, street and trail sections and illustrative renderings of home types. Future development on the subject tracts is subject to the requirements of the SPS (13EPC-40115).
4. The subject site lies within the boundaries of the Developing Urban area of the Comprehensive Plan. Additional applicable plans include the Westside Strategic Plan, the Facilities Plan for Arroyos, the Trails & Bikeways Facilities Plan, the Westland Sector Development Plan, the Westland Master Plan and the Northwest Mesa Escarpment Plan (NWMEP). Part of the site is also within the boundaries of the Impact Area of the NWMEP Design Overlay Zone and is subject to applicable design regulations.

5. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, the Facilities Plan for Arroyos, the Trails & Bikeways Facilities Plan, the Westland Sector Plan, the Westland Master Plan and the Northwest Mesa Escarpment Plan (NWMEP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within the Developing Urban Area of the comprehensive Plan; the following polices are applicable to this request:

   Land Use

   A. Open Space Goal: Provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

      The request furthers the Open Space Goal. The site plan includes perimeter open space abutting the Petroglyph National Monument boundary, open space area within the Mirehaven Arroyo and open space within the residential portion of the development. A trail system will connect these areas. Landscaping will be largely native plant species including many from the WMP Design Guidelines Plant List.
   B. Policy II.B.1f: A multi-purpose network of open areas and trail corridors along arroyos and appropriate ditches shall be created. Trail corridors shall be acquired, regulated, or appropriately managed to protect natural features, views, drainage and other functions or to link to other areas within the Open Space network.

      Multi-use trails are proposed along the Mirehaven Arroyo. Treatment of the arroyo will preserve natural features where grading is not required, and will preserve views into the Monument from the trails within the Arroyo and to the east. Trail connections are shown from the public street, West Creek Pl, through the northeast corner of the development to the Petroglyph National Monument. The request furthers Policy II.B.1f.
   C. Policy II.B.5d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

      The proposed development will be similar in scale, layout and use to the existing nearby development. The SPS shows that the Mirehaven arroyo remains open, preserving views and providing a natural area within the development. The streets adjacent to the Petroglyph National Monument are primarily single loaded so that housing is only developed on the side opposite the Monument; this adds a buffer for both the residents and the monument. Public access to the Monument will be maintained through an access point in the the northeast corner of the development.
   D. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Urban infrastructure and services exist in the area, including roads and utilities. A water serviceability statement was issued by ABCWUA in 2012 and a development agreement exists for all development within the Albuquerque Land Holdings Sector Plan. A water availability statement for this site will be required before construction begins. The request furthers Policy II.B.5e.

7. The site is within the boundaries of the Westside Strategic Plan, the following policies are applicable to the request:

   A. Policy 1.1: Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.

      The subject site is located within the Westland North Community but is not within a designated activity center. Density for the proposed residential project would be 2.8 du/acre, which is moderately low and therefore appropriate outside of designated activity centers. The request furthers WSSP Policy 1.1.

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

      The EPC, acting for the City, will make land use and design decisions that will affect the National Monument. The proposed SPS shows special landscaping and fencing along the National Monument boundary and the building heights are restricted to preserve views to the monument. The request furthers policy 3.81

   C. Policy 4.6.c: Gated and/or walled communities and cul-de-sacs are strongly discouraged on the West Side. In rare instances when these design features are permitted, openings through perimeter walls and cul-de-sacs shall be provided every 600 feet so that pedestrians and bicyclists are provided direct access to transit service and other destinations.

      The proposed development will be gated, contrary to the intent of this policy .The SPS shows pedestrian access to the Petroglyph National Monument and West Creek Pl in the northeast corner of tract M and a full access point along West Creek Pl between Tierra Pintada Blvd. and the northern boundary of the site. There will be additional full access from Roadway A, south of the Arroyo. The subject site is surrounded on two sides by the Petroglyph National Monument making it impossible to have a road grid to the north or east. The request partially furthers Policy 4.6.c.

8. The Facility Plan for Arroyos is applicable to the site:

   Urban Recreational Arroyos Policies:

A. Policy 1: The City shall encourage the development of parks adjacent to the drainage channels of designated Urban Recreational Arroyos, and along segments of arroyos connecting significant activity areas.

   The area around the channel of the Mirehaven Arroyo will be developed with recreational amenities provided for residents of the Del Webb development. The landscape treatment within the arroyo 'zone' will leave the arroyo banks with generally native plantings. The request furthers Policy 1.

B. Policy 2: A minimum fifteen foot easement on one side of the drainage channel is recommended to allow for trail development.

   A proposed trail is shown along both the north and south sides of the Mirehaven Arroyo, within landscaped areas of at least 20 feet in width between residential lot boundaries and the arroyo channel improvements zone. The request furthers Policy 2.

C. Policy 4: The location of crossing structures shall be determined on a case-by-case basis according to the specific channel characteristics, the distance between the access points crossing the channel, and the identification of potential pedestrian desire-lines during the park design process.

   One street crossing of the Mirehaven Arroyo is proposed. The crossing would allow residents to access the existing development on the south side of the arroyo, including the amenity center and trails connecting to the public streets. The crossing will contain pedestrian and bike facilities, as well as auto access. Access to the arroyo will be restricted to Del Webb residents. The request furthers Policy 4

9. The site is subject to provisions of the Bike and Trails Plan :

   A. Goal 1. Improve and enhance cycling and pedestrian opportunities.

      Goal 1, Principle a. Develop a legible and predictable trail and bikeway system through planning, design and implementation of physical improvements.
      The SPS shows a trail network throughout the subdivision connecting to the public sidewalk and the Petroglyph National Monument. These connections may encourage residents to bike or walk beyond the boundaries of the subdivision. The request is consistent with the Goal 1, and Goal 1, principle a.

   B. Goal 2. Develop a continuous, interconnected, and comprehensive system of bikeways and trails.

      Goal 2, Principle c. Provide access to destinations, such as activity centers, schools, parks, Major Public Open Space, shopping areas, and employment areas, for pedestrians and cyclists as part of a multi-modal approach.
      Goal 2, Principle d. Consider connections between transit and bicycle and pedestrian facilities and reduce barriers where possible.
      The SPS shows a series of trails throughout the development that will connect to the open space and local roads. There is not an existing transit route adjacent to the site, but transit is planned in the future and the Transit Department is requesting a bus stop to serve the site. The request furthers Goal 2, principles c and d.

10. Northwest Mesa Escarpment Plan:

A. Policy 9: Development at the edge of public or private open space shall be designed to complement and enhance the open space.

The SPS shows special designs for treatment of the edge of the National Monument and Arroyo open space through grading, landscaping and building design. The proposed designs of perimeter fencing and monument edge treatments use native or naturalized plants and are terraced to address drainage, the treatment will provide a visual and physical transition from the open space to the development that compliments both spaces. The request complies with Policy 9.

B. Policy 9.1: On-site open areas shall be designed to connect with adjacent public or private open space and to be visually integrated with the open space system. Orientation of the on-site open areas to the larger open space system is required. In mixed-use developments, lower densities and less intense uses shall border the open space and higher densities and more intense uses shall be placed away from the open space. Site plans shall allow for shifting excessive density to a part of the premises outside of the Conservation Area boundary, whenever flexible.

The site contains a small pocket park, open areas adjacent to the Petroglyph National Monument and the Mirehaven Arroyo, the arroyo connects to the large open space of the Petroglyph National Monument, the pocket park is adjacent to the arroyo and open space along the edge of the monument provides a transition from the development to the Monument. Request furthers policy 9.1

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

The heights of buildings area limited to 19 feet or lower within the Impact Area and the Mirehaven Arroyo will be designated as private open space. The request furthers policy 13.

D. Policy 13.2.a: Plants selected for landscaping on privately or publicly owned land shall be selected from the Plant Species List (Appendix D). Landscaping plans shall indicate a pattern that does not obscure major public views of the escarpment as defined in this document.

The request complies with Policy 13.2.a. The SPS landscape plan, for perimeter common areas and individual front yards, specifies that plants shall be chosen from the WMP Design Guidelines, or from the Water Utility Authority Xeriscaping Plant List. These plantings will appear to be natural to the location.

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

Although there will be grading and filling throughout the site; the result will be to lessen the visible profile of the new buildings in views of the Escarpment. Retaining

walls will be utilized in some locations, with wall heights a maximum of eight feet. Graded slopes will be less 5%. The request complies with Policy 15.7.

F. Policy 15.8: Where the road surface cannot be at grade with the prevailing adjacent contours, the exposed embankment must be stabilized. The covering of that stabilization shall be with a combination of basalt, earth, and vegetation that is in similar proportion to the surrounding portions of the escarpment.

The approved 2013 SPS shows street designs and landscaping treatments that will provide stabilization for the areas around the proposed streets. The Monument edge treatments shown in this submittal also show landscaping adjacent to the roadways that will stabilize these areas. The request complies with Policy 15.8.

G. The request is generally consistent with the applicable design requirements of the NWMEP.

11. The request is consistent with the design guidelines and zoning of the Westland Master Plan.

12. The request is consistent with the process and land use identified in the Westland Sector Plan.

13. This SPS approval includes a maximum building height of nineteen feet above natural grade for Lots 35-38, 64-66, 68-72, 88-97, 11-116, 128-134 and 142 – 167; a maximum building height above natural grade of 18.61 feet for Lot 63; a maximum building height above natural grade of 15.58 feet for Lot 67; a maximum building height above natural grade of 16.93 feet for Lot 109; a maximum building height above natural grade of 18.30 feet for Lot 110; a maximum building height above natural grade of 18.51 feet for Lot 117 and a maximum building height above natural grade of 18.96 for lot 135 .

14. The approved SPS (13 EPC-40115) identified the 'casita' as an option available to homebuyers, and the 'casita' will therefore be allowed as accessory living quarters within the proposed development.

15. The trail proposed along the northern boundary of the site in the 2013 SPS (13-EPC 400-115) will be removed because the National Park Service has not granted access to the Petroglyph National Monument at the proposed location.

16. The Tres Volcanes Neighborhood and Westside Coalition of Neighborhoods were notified of this request, as were property owners within 100 feet of the site. Staff has not received any public comment as of this writing. A facilitated meeting was not recommended or requested.

17. The Parks and Recreation Department and the Open Space Division have requested that the trail along the northern boundary of the site remain.

18. The applicant's project engineer coordinated with the City Traffic Engineer regarding the proposed subdivision layout, circulation, and block lengths. The layout, circulation, and block lengths were found to be acceptable by the City Traffic Engineer.

19. The entry drive (Lake Isabella Way), stub street (Wind Caves Way), and the road running parallel and adjacent to the Petroglyph National Monument (Granite Mountain Loop) have

been proposed to have sidewalk on one side of the street only. This is appropriate due to the short length and location of these streets.

20. The Superintendent of the Petroglyph National Monument gave testimony that the northeast access shown on the Site Development Plan for Subdivision is the preferred access and is acceptable.

CONDITIONS:

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

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

3. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

4. The overall Site Development Plan for Subdivision (13-EPC-40015) will be amended to show the changes to the trail along the northern boundary of the site.

5. A design variance request for block lengths shall be required at the DRB at the time of preliminary subdivision plat. A sidewalk variance to request a waiver shall be required at the DRB for the entry drive (Lake Isabella Way), stub street (Wind Caves Way), and the road running parallel and adjacent to the Petroglyph National Monument (Granite Mountain Loop).

6. A note shall be added to the Site Plan that states: Vehicular access for the National Park Service shall be provided for maintenance and law enforcement to the existing Petroglyph National Monument gate at the northeast corner of the project.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **NOVEMBER 30, 2015.** The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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

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

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a $110.00 fee per case.

Sincerely,

for Suzanne Lubar
Planning Director

SL/MG

cc: Pulte Homes of NM, Inc. 9601 Jefferson Blvd NE, Suite 180, ABQ, NM 87109
Consensus Planning, Inc. 302 Eight Street NW, ABQ, NM 87109
Thomas Borst, 1908 Selway Pl. NW, ABQ, NM 87120
Antionette Lopez, 9774 Summer Shower Pl. NW, ABQ, NM 87120
Gerald C. Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120
Harry Hendriksen, 10592 Rio Del Sole Ct. NW, ABQ, NM 87114-2701
Dennis Vasquez, Petroglyph National Monument, 6001 Unser Blvd NW, ABQ, NM 87120

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 6, 2015

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S Z
- _x_ Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation V
- _x_ 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: Western Albuquerque Land Holdings c/o Garrett Real Estate Dev. (Jeff Garret) PHONE: 505-602-427-4064

ADDRESS: 6991 East Camelback Rd, Suite D-212 FAX: ____

CITY: Phoenix STATE AZ ZIP 85016 E-MAIL: jeff@gdc-az.com

Proprietary interest in site: Owner **List all owners:** ____

DESCRIPTION OF REQUEST: Preliminary Plat Approval

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 M of Watershed and Tract N-2-A-1 of Del Webb @ Mirehaven Ph1 Block: ____

Subdiv/Addn/TBKA: Watershed Subdivsion

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

Zone Atlas page(s): H-8 H-9 UPC Code: 100805949134210101 & 100805949134210101

CASE HISTORY:

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

1006864 15EPC-40049

CASE INFORMATION:

Within city limits? ____Yes Within 1000FT of a landfill? no

No. of **existing** lots: 2 No. of **proposed** lots: 197 Total area of site (acres): 72.89 ac

LOCATION PROPERTY BY STREETS: On or Near: Tierra Pintada Blvd

Between: MIREHAVEN PARKWAY and WESTCREEK PLACE

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

SIGNATURE Yolanda Padilla Moyer DATE 12/11/15

(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
15 - DRB - 70464	PP		$3,500.00
- -	CMF		$20.00
- -	ADV		$75.00
- - 70452	SV		$ Ø
- - 70453	SW		$ Ø
70454	SDV		Total Ø
70455	TDS		$3,595.00

Hearing date Jan. 6, 2015

12-11-15
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)**

- X 5 Acres or more: Certificate of No Effect or Approval
- X Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- X Proposed Infrastructure List
- __ Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- X Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- X Property owner's and City Surveyor's signature on the proposed plat
- __ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X Sign Posting Agreement
- __ **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 12/11/15
Applicant signature / date

Form revised October 2007

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

Application case numbers
15 - DRB - 70451
- -
- -

10-11-15
Planner 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)**
- X Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the variance or waiver
- X 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)**
- X Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the variance
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X Sign Posting Agreement
- X Fee (see schedule)
- X 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)**
- X Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the deferral or extension
- X 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 12/11/15
Applicant signature / date

Form revised 4/07

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

Application case numbers
15 - DRB - 70452
- - 70453
- - 70454
70455

12-11-15
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 Dec. 22, 2015 To Jan. 6, 2015

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.

Yolanda Moyer (Applicant or Agent) 12/11/15 (Date)

I issued 2 signs for this application, 12-11-15 (Date), [signature] (Staff Member)

PROJECT NUMBER: 10068604

Rev. 1/11/05

FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: **DEL WEBB @MIREHAVEN PHASE 2**

AGIS MAP # **H-8/H-9**

LEGAL DESCRIPTIONS: **TRACT M AND TRACT N-2-A-1**

___ **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd Floor Plaza del Sol) on _____ (date).

Yolanda Moya — 12/11/15
Applicant/Agent — Date

John Elliott — 12-11-15
Hydrology Division Representative — Date

___ **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor, Plaza del Sol) on _____ (date).

Yolanda Moya — 12/11/15
Applicant/Agent — Date

[illegible] — 12/11/15
Utilities Division Representative — Date

PROJECT # _____

Revised 4/03

PLEASE NOTE: **The NA/HOA 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

November 3, 2015

Yolanda Moyer
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 505-823-1000/Fax: 505-798-7988
E-mail: ypadilla@bhinc.com

Dear Yolanda:

Thank you for your inquiry of **November 3, 2015** 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 M OF THE WATERSHED SUBDIVISION, LOCATED ON TIERRA PINTADA BOULEVARD NW BETWEEN ARROYO VISTA BOULEVARD NW AND UNSER BOULEVARD NW** zone map **H-8-9.**

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 710-7084 (c)

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.

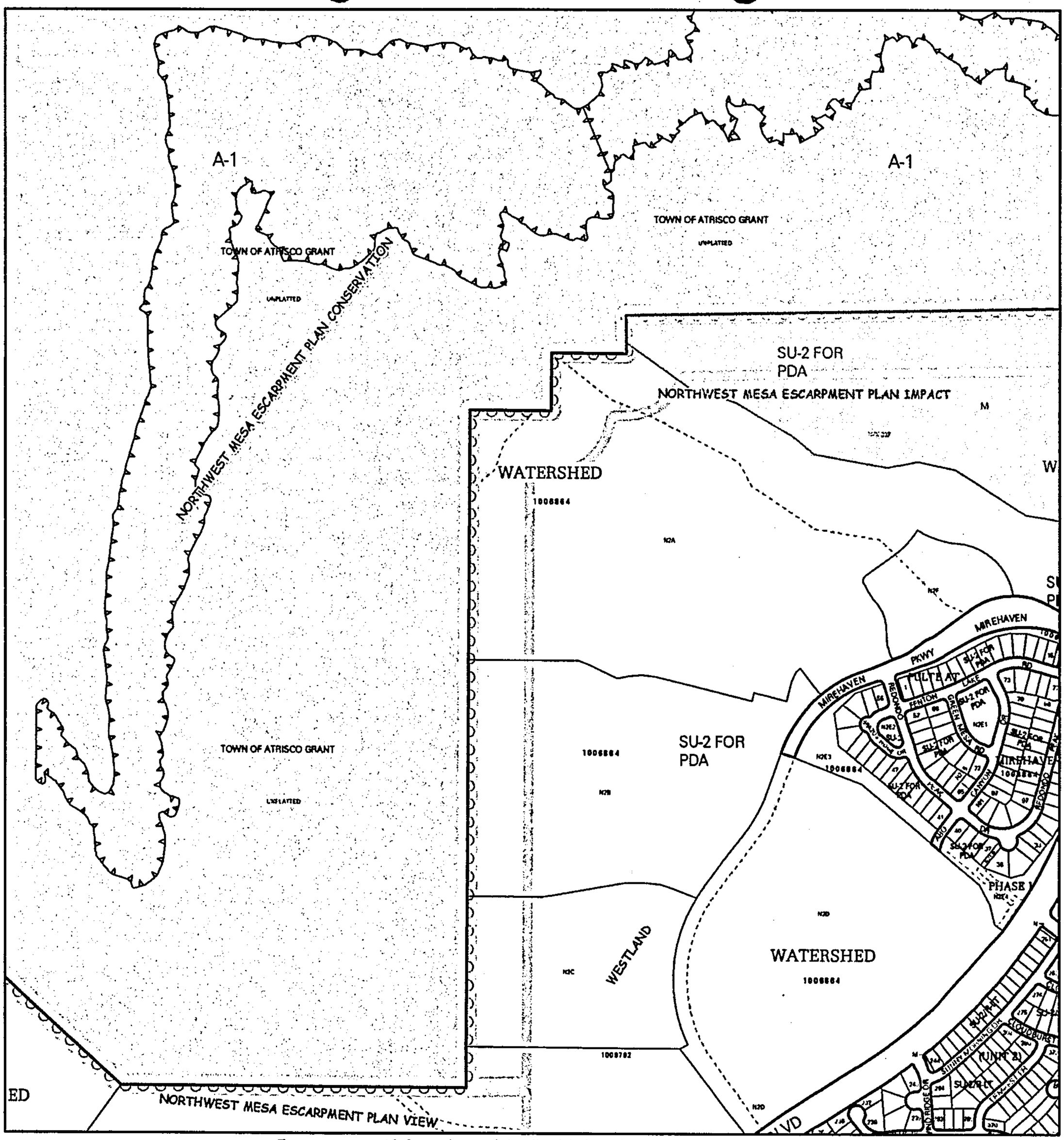
Sincerely,

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

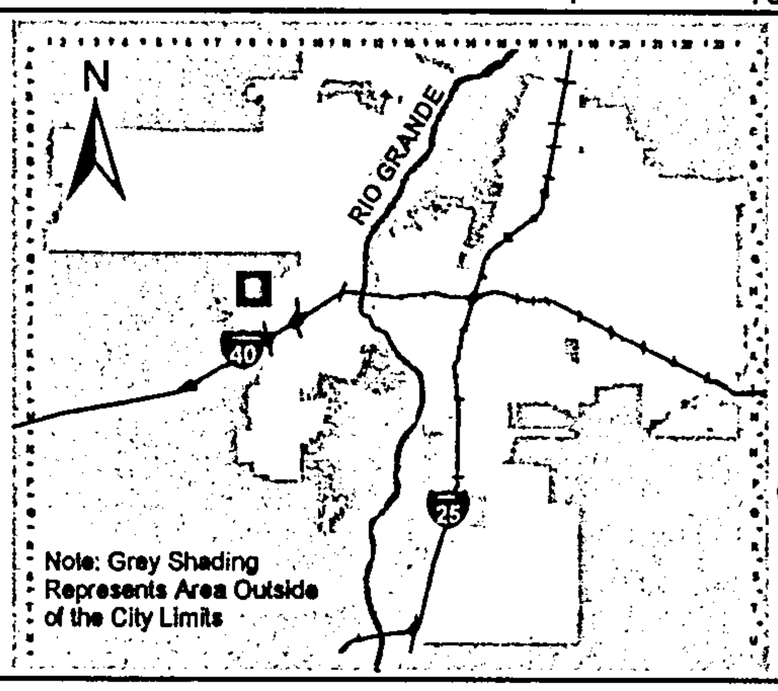
planningrnaform(11/03/15)



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

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

December 7, 2015

Thomas Borst
1908 Selway Place NW
Albuquerque, NM 87120

Re: Del Webb at Mirehaven Phase 2 (Replat of Tract M and Tract N-2-A-1, Watershed)
DRB# 1006864 - Preliminary Plat, Design Variance and Sidewalk Deferral/Waiver Request

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 approval for a Preliminary Plat and Sidewalk Deferral/Waiver Request for Del Webb at Mirehaven Phase 2 (Replat of Tract N-2-D and Tract N-2-A-1, Watershed). The site is located west of Tierra Pintada Blvd, east of the Petroglyph National Monument and north of the Mirehaven Arroyo. The proposed project represents the second phase of the Del Webb development at Mirehaven and encompasses approximately 72.89 acres subdivided into approximately 182 residential lots of varying sizes and 15 Private Open Space Parcels.

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.

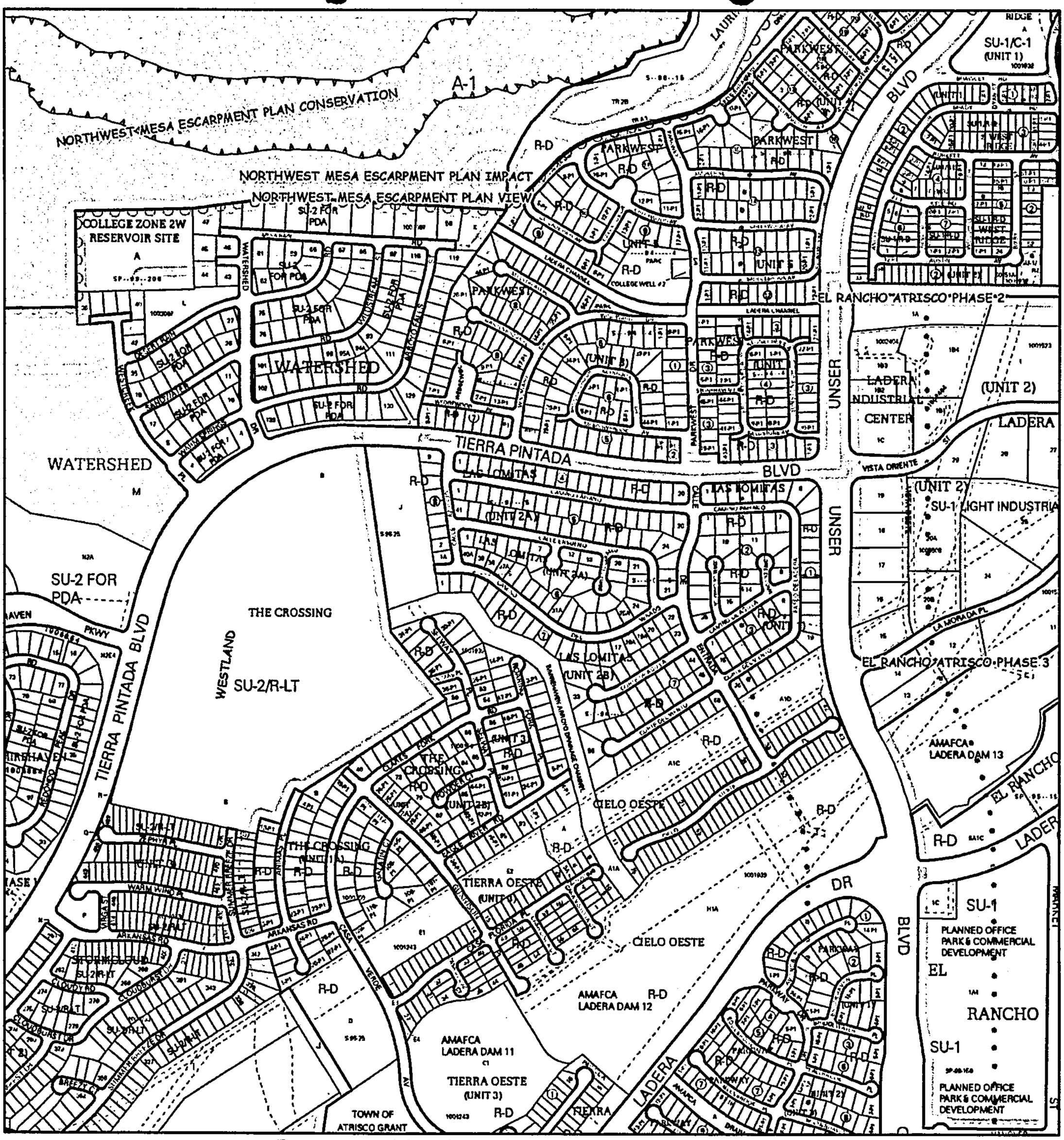
Sincerely,

Yolanda Moyer

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

YPM/jcm
Enclosure

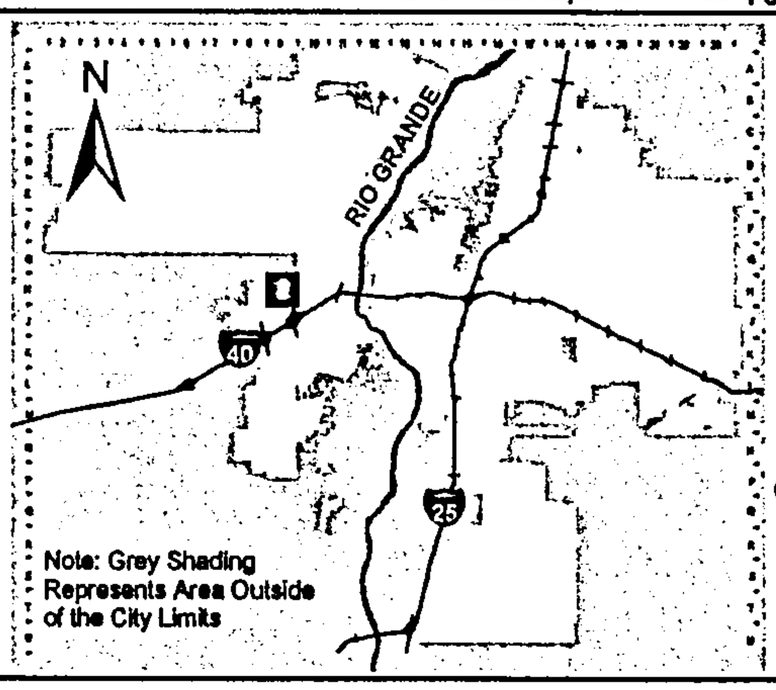
Engineering ▲
Spatial Data ▲
Advanced Technologies ▲



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-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 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

Thomas Borst
1908 Selway Place NW
Albuquerque, NM 87120

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THOMAS BORST
1908 SELWAY PLACE NW
ALBUQUERQUE, NM 87120

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X ☐ Agent ☐ Addressee

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3. Service Type
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☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

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City, State, ZIP+4 ALBUQUERQUE, NM 87120

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7010 1870 0000 2738 8413

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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

December 7, 2015

Antionette Lopez
9774 Summer Shower Place NW
Albuquerque, NM 87120

Re: Del Webb at Mirehaven Phase 2 (Replat of Tract M and Tract N-2-A-1, Watershed)
DRB# 1006864 - Preliminary Plat, Design Variance and Sidewalk Deferral/Waiver Request

Dear Ms. Lopez:

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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,

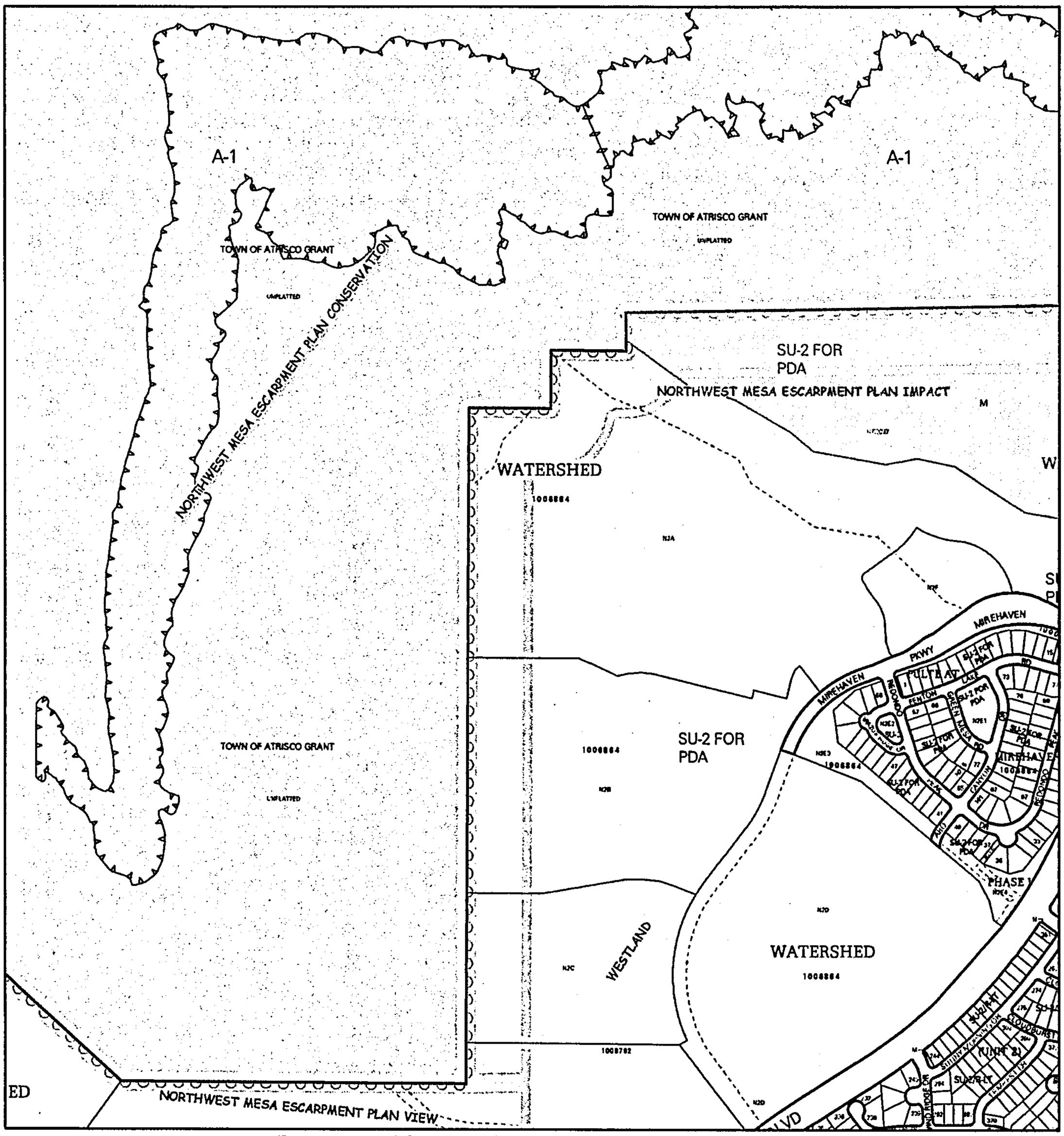
Yolanda Moyer

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

YPM/jcm
Enclosure

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

\\a-abq-fs2\projects\20160158\Correspondence\Submittals\DRB\Preliminary Plat\Neighborhood Letters\20160103-NA-Notice LTR.doc



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Albuquerque Geographic Information System

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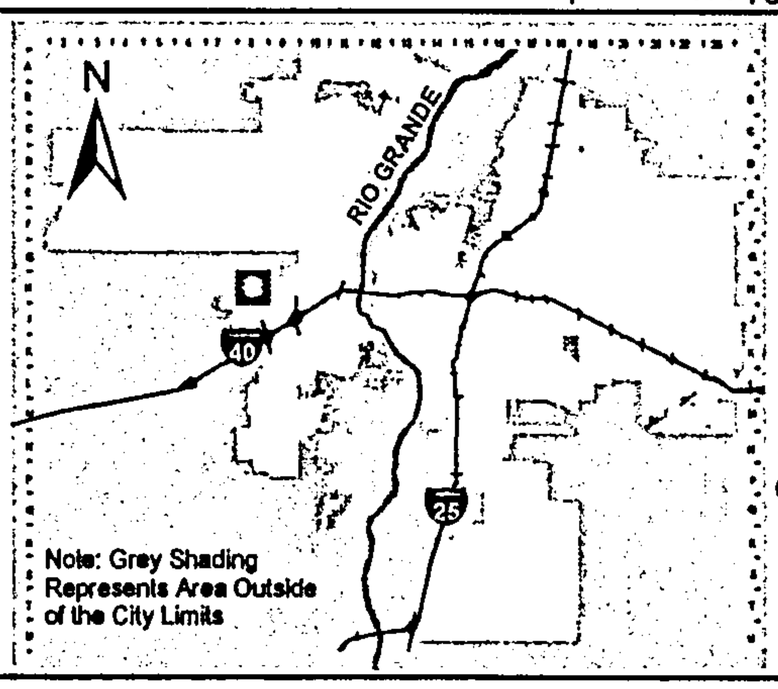

Zone Atlas Page:

H-08-Z

Selected Symbols

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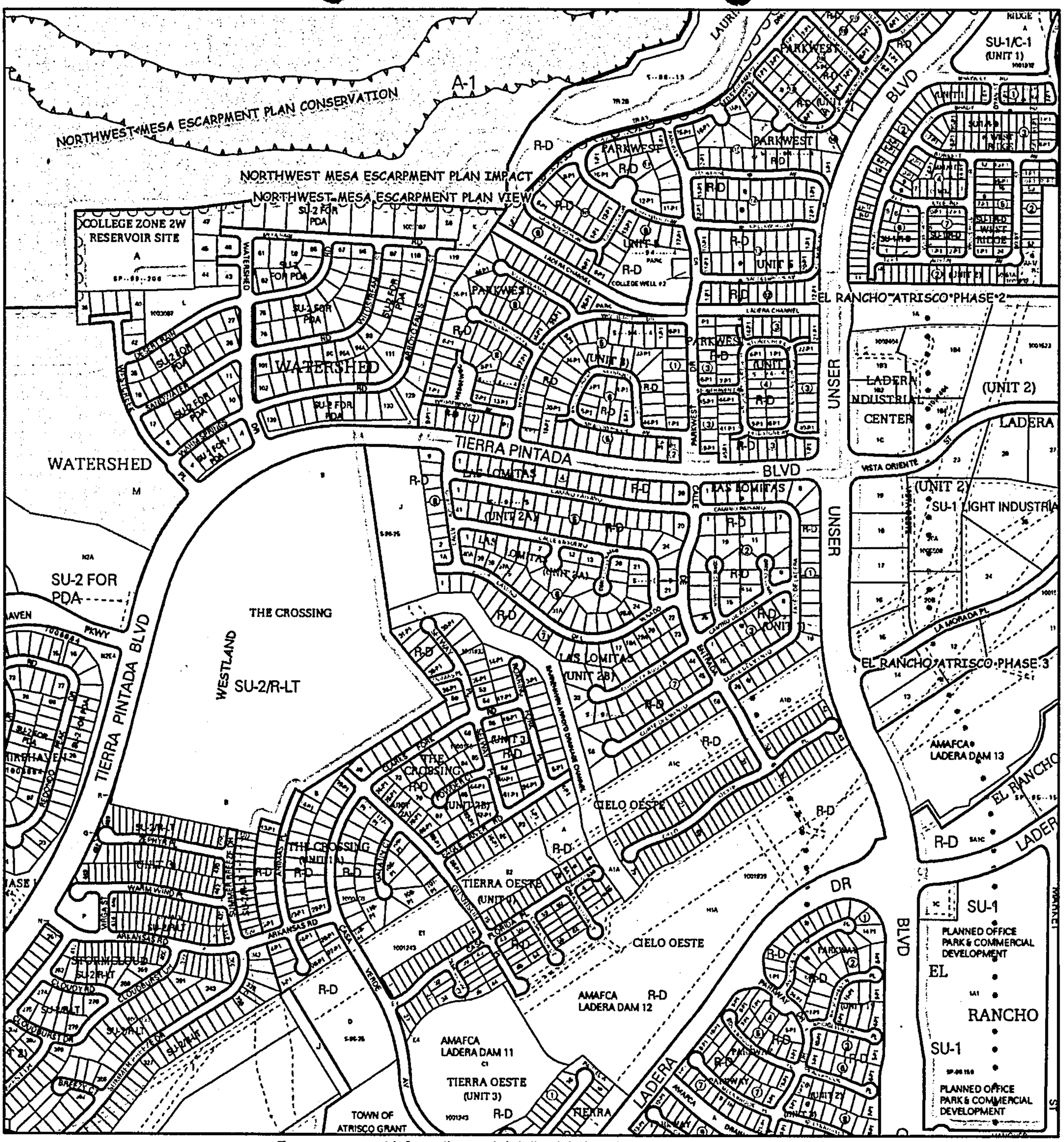
- Wall Overlay Zone

0 750 1,500 Feet



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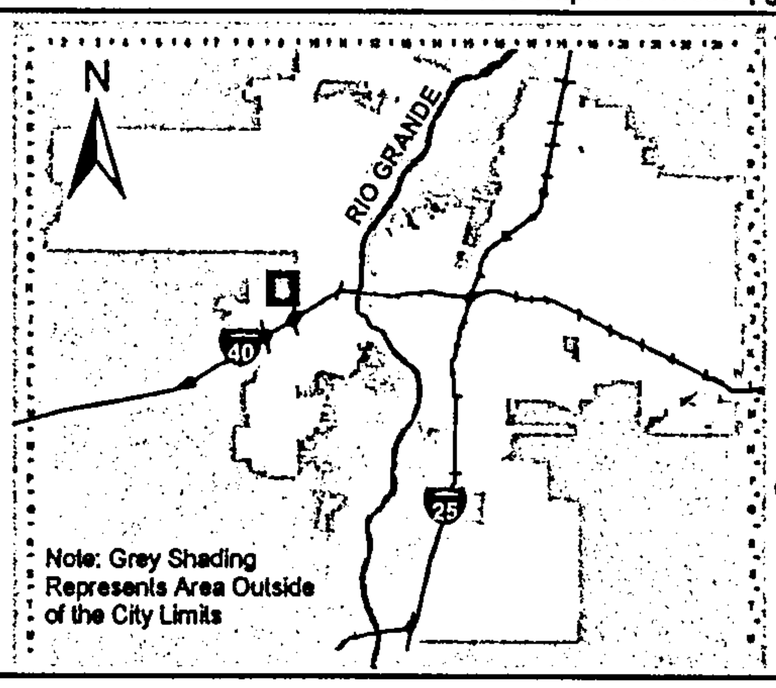

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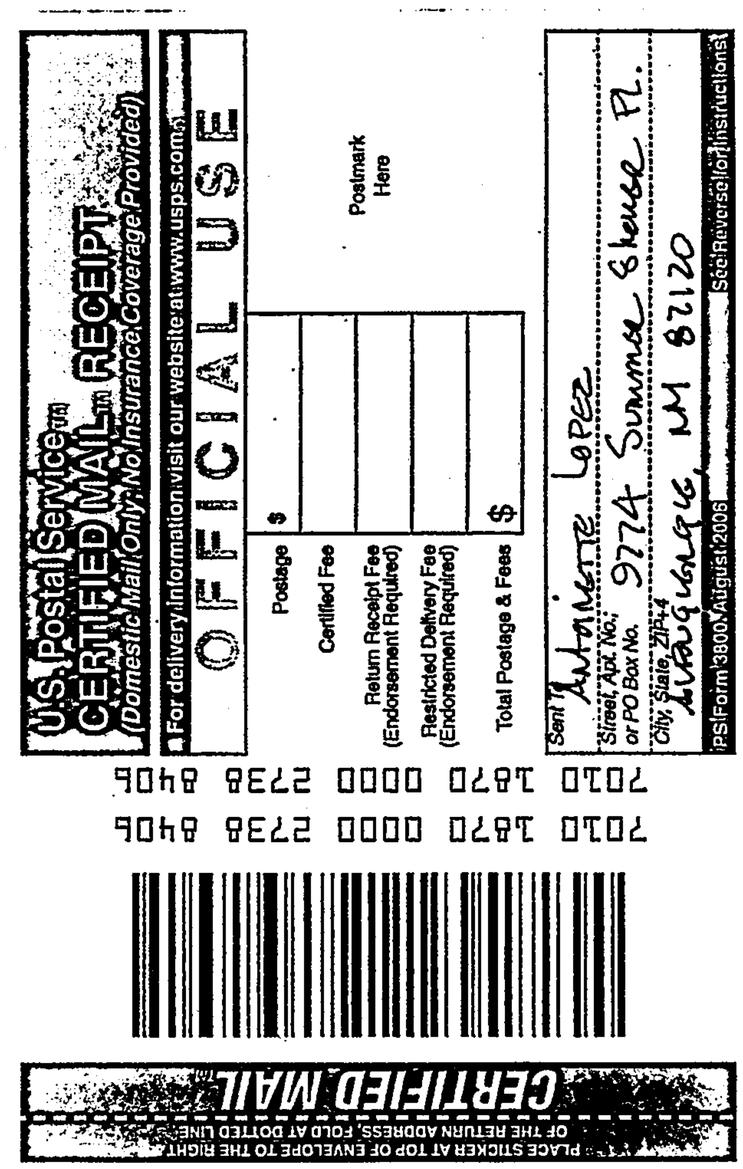
Bohannan Huston

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

Antionette Lopez
9774 Summer Shower Place NW
Albuquerque, NM 87120



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(Transfer from service label) 7010 1870 0000 2738 8406

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

Bohannan Huston

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

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UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 006.73[5]
0000619967 DEC 07 2015
MAILED FROM ZIP CODE 87109

Antionette Lopez
9774 Summer Shower Place NW
Albuquerque, NM 87120

7010 1870 0000 2738 8406

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Postage	$ .48[5]
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.735

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Street, Apt. No.; or PO Box No.: 9774 Summer Shower Pl.
City, State, ZIP+4: Albuquerque, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

Bohannan Huston

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

7010 1870 0000 2738 8413

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Bohannan Huston

Engineering
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Albuquerque, NM
87109-4335

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facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Jack Cloud, PE
DRB Chair
COA-PDS

Requested by: Yolanda Moyer

Date: 12-11-15

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

Phone:

Job No.: 20160158

Job Name: Del Webb @ Mirehaven Phase 2

DELIVERY VIA

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

PICK UP

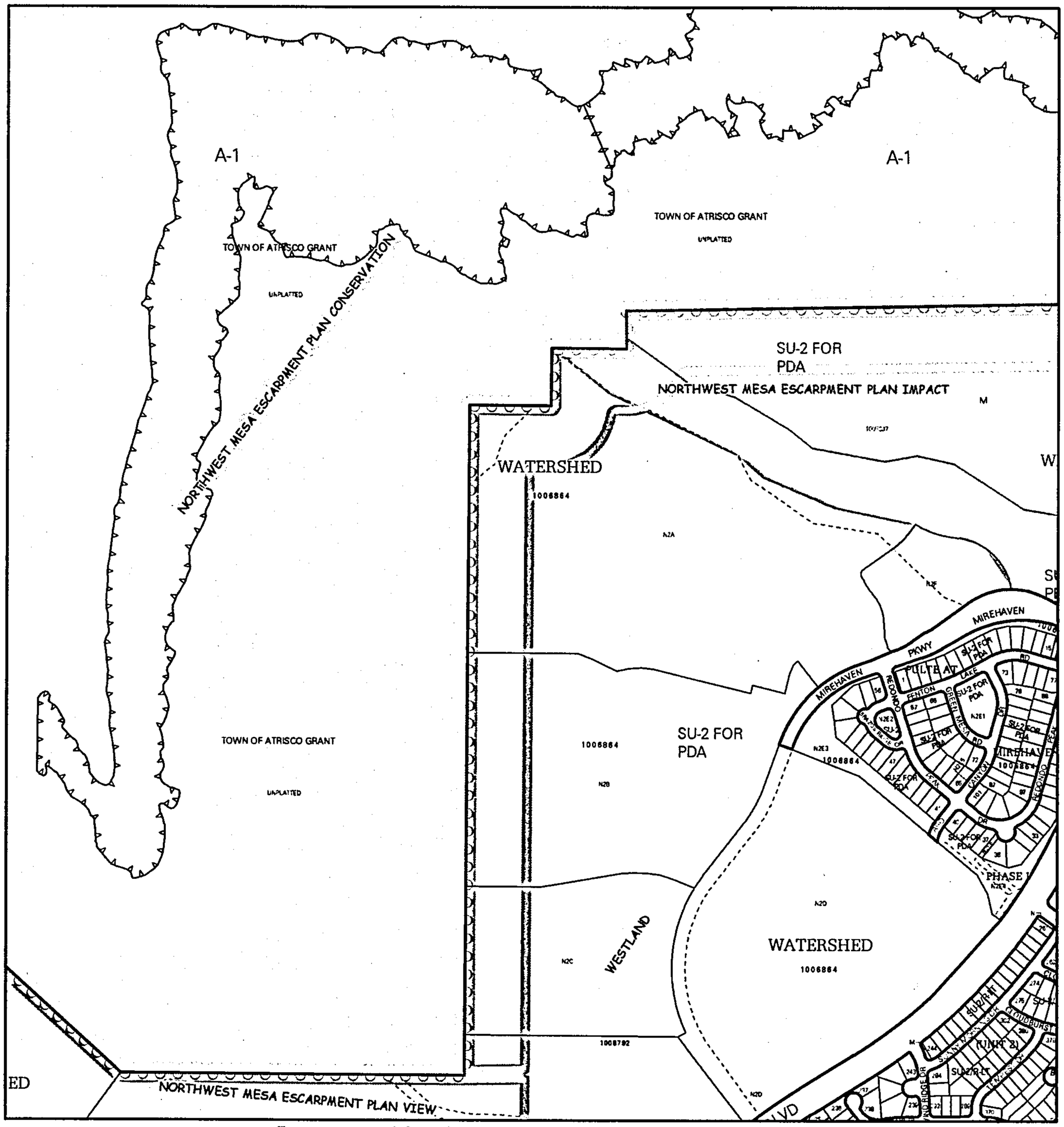
Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	DRB Preliminary Plat Package
2	1	Digital Submittal
3	1	Fee

COMMENTS / INSTRUCTIONS

RECEIVED
DEC 11 2015
LAND DEVELOPMENT SECTION

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



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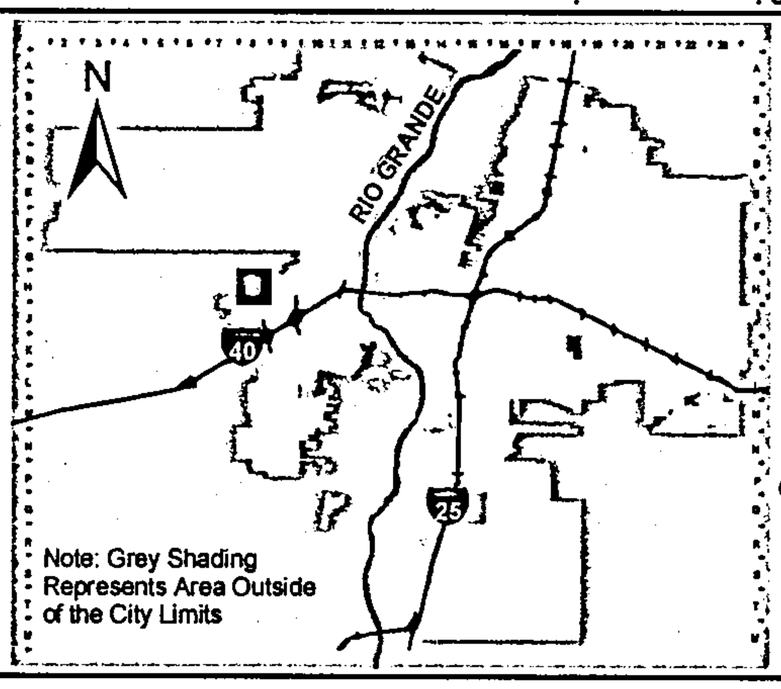

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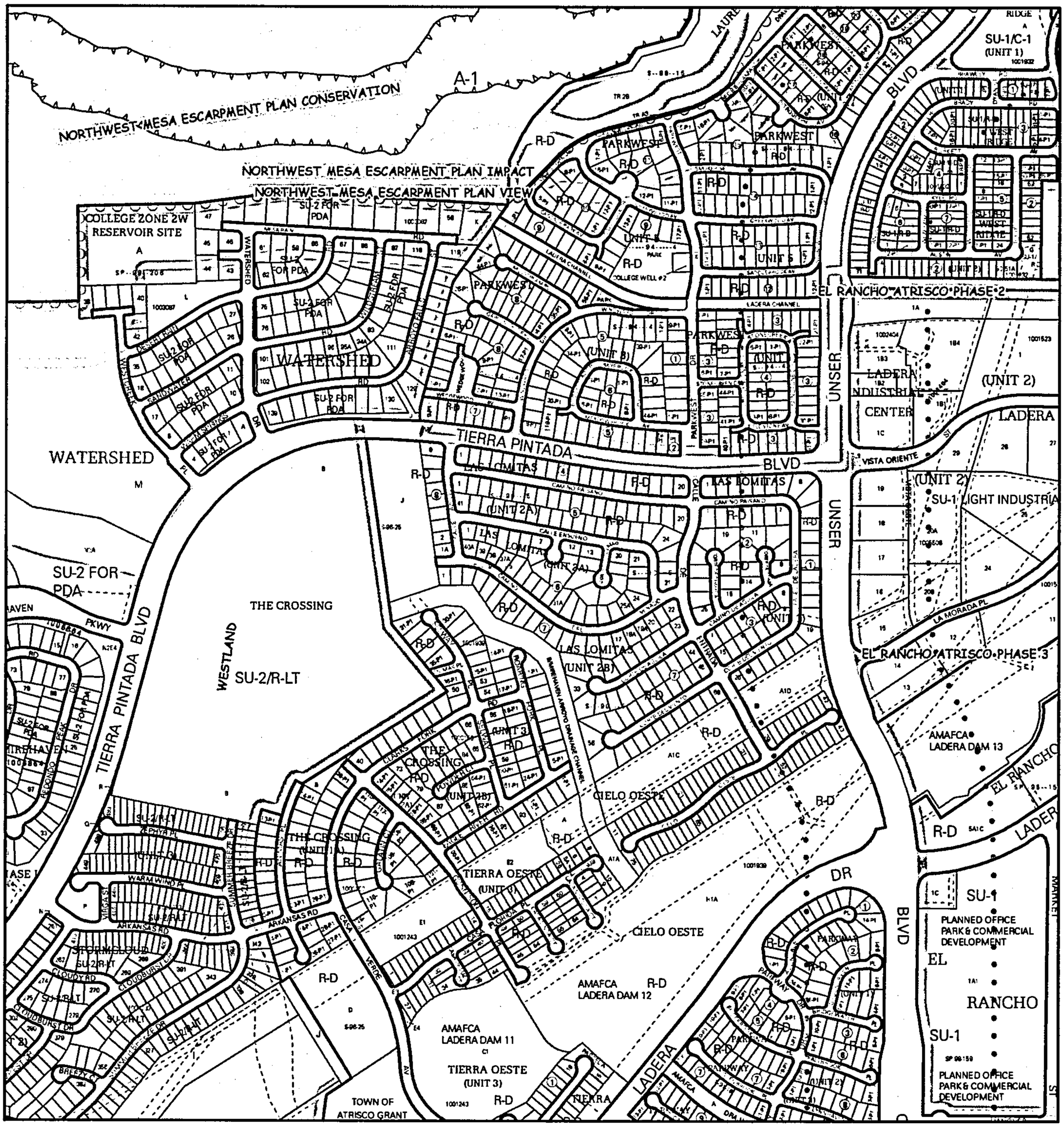
0 750 1,500 Feet



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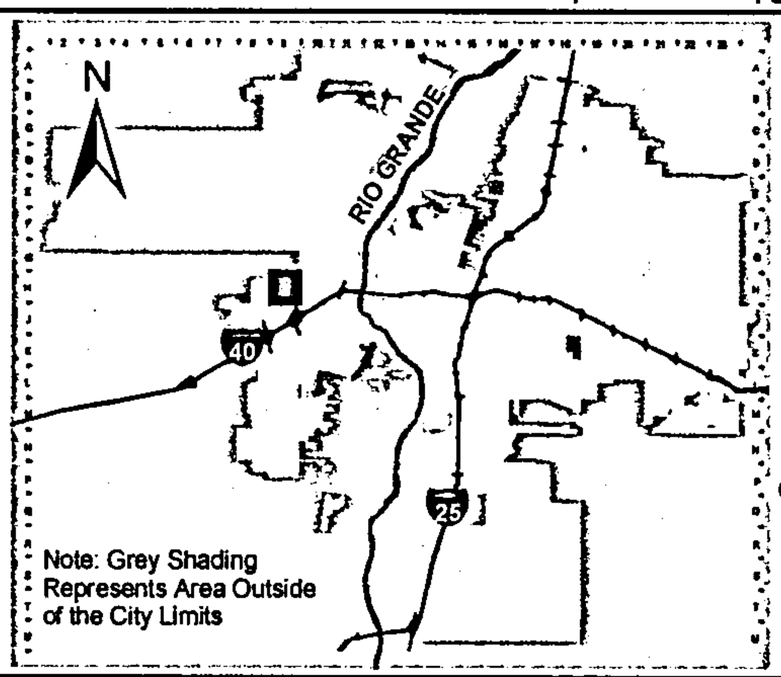

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Bohannan Huston

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December 11, 2015

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

Re: Del Webb at Mirehaven Phase 2 (Replat of Tract M at Watershed and Tract N-2-A-1 of Del Webb at Mirehaven Phase 1) – Preliminary Plat, Design Variance and Sidewalk Deferral/Waiver Request

Dear Mr. Cloud:

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

- Application for Development Review
- Twenty-four (24) copies of each of the Preliminary Plat and Grading Plan
- Six (6) copies of the Infrastructure List
- Six (6) copies of Sidewalk Deferral and Waiver
- Twenty-four (24) copies of Subdivision Design Variance
- Three (3) copies of Perimeter Wall Exhibit
- Letter from the Office of Neighborhood Coordination
- DRWS and TIS forms
- Traffic Distribution Layout
- 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, age restricted residential development at Mirehaven and encompasses approximately 53.95 acres subdivided into approximately 182 lots of varying sizes and 13 Private Open Space Parcels. Roadway right-of-way and pavement widths are indicated on the preliminary plat.

We are requesting to phase this subdivision in two phases. Phase 2A encompasses 102 lots and Phase 2B will encompass 80 lots.

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: Jeff Garret, WALH w/enclosures
Kevin Patton, Pulte Group w/enclosures

Albuquerque Bernalillo County
Water Utility Authority

PO Box 568
Albuquerque, NM 87103
505-289-3000
www.abcwua.org

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Maggie Hart Stebbins
County of Bernalillo
Commissioner, District 3

Vice Chair
Trudy E. Jones
City of Albuquerque
Councilor, District 8

Richard J. Berry
City of Albuquerque
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Art De La Cruz
County of Bernalillo
Commissioner, District 2

Rey Garduño
City of Albuquerque
Councilor, District 6

Debbie O'Malley
County of Bernalillo
Commissioner, District 1

Ken Sanchez
City of Albuquerque
Councilor, District 1

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

September 28, 2015

Chris Sholtis
Bohannan Huston, Inc.
7500 Jefferson Street NE
Albuquerque, New Mexico 87109

RE: Water and Sanitary Sewer Availability Statement #150811
Del Webb Phase 2 - Tierra Pintada/Mirehaven Pkwy
Zone Atlas Map: H – 8, H - 9

Dear Mr.Sholtis:

Project Information: The subject site is located west of Tierra Pintada. Blvd., and north of Mirehaven Arroyo. The proposed development is a 186 lot single residential family subdivision which consists of approximately 47 acres. The property is currently zoned SU-2 for residential use and lies within the Pressure Zone 3WR in the College trunk.

Existing Conditions: Water infrastructure in the area consists of the following:

- Eight inch/ten inch (3WR) PVC distribution along Westcreek Place (Project # 26-7429.81-06)
- Ten inch (3WR) PVC Distribution Main along Tierra Pintada Blvd. (Project #26-6502.89-07)
- 36 inch transmission line (4W) along Tierra Pintada Blvd. (Project #26-6511.81-05)
- 48 inch Concrete Cylinder San Juan Chama transmission line along Tierra Pintada Blvd. (Project #26-6503.81-15)
- Ten inch (3WR) PVC distribution line crossing Mirehaven Arroyo through easement (Project # 26-6503.83-15)

Sanitary sewer infrastructure in the area consists of the following:

- Eight inch PVC Collector Line along Westcreek Place (Project #26-6503.81-15)

Water and Sewer Service: New metered water service to the subdivision property can be provided contingent upon a developer funded project to install an internally looped public 3WR waterline system within the development. The looped water system shall connect to the existing eight inch waterline along Westcreek Place and the existing public ten inch waterline crossing the Mirehaven Arroyo. The 3WR system will only serve lots with finished floor elevations between 5,255 feet and 5,370 feet.

Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service

Sanitary sewer service can be provided contingent upon a developer funded project to install an internal public sanitary sewer collection system which discharges to the existing eight inch public sanitary sewer collector along Westcreek Place.

Fire Protection: The instantaneous fire flow requirements for the subject property were not submitted in the request for availability; therefore, this statement may not be complete and/or valid at the time of future construction. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

Easements: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for water meters need to be five feet by five feet and include the length of the water service if located on private property. Actual easement widths may vary depending on the depth of the lines to be installed. Side yard easements will not be allowed for public waterline or sanitary sewer. Acceptable easements must be documented prior to approval of service.

Design and Construction of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the City of Albuquerque via the Work Order process. Designs must be performed by a licensed, New Mexico registered, professional engineer. Construction must be performed by a licensed and bonded public utility contractor.

Costs and Fees: In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Water Use: All new development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita per day. Indoor water use shall consist of 70% of total use with outdoor limited to 30%. Where available, outdoor water usage shall utilize reclaimed water. All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Ordinance (O-07-13), Water Conservation Large Users Ordinance and Water Conservation Water by Request Ordinance.

Closure: This statement of service availability will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

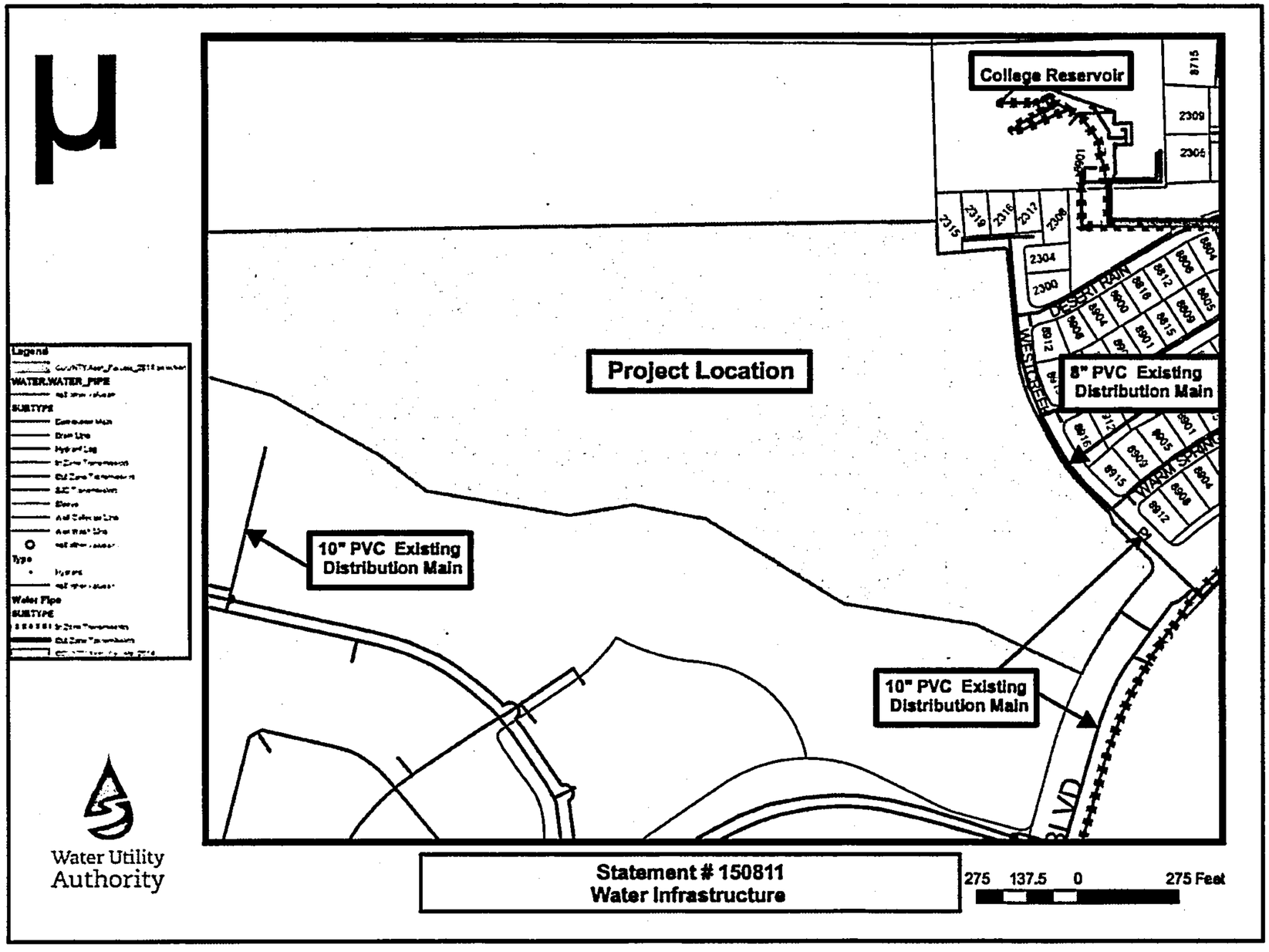
Please feel free to contact the Water Utility Development Office at (505) 289-3307, or by fax at (505) 289-3303 if you have questions regarding the information presented herein or need additional information.

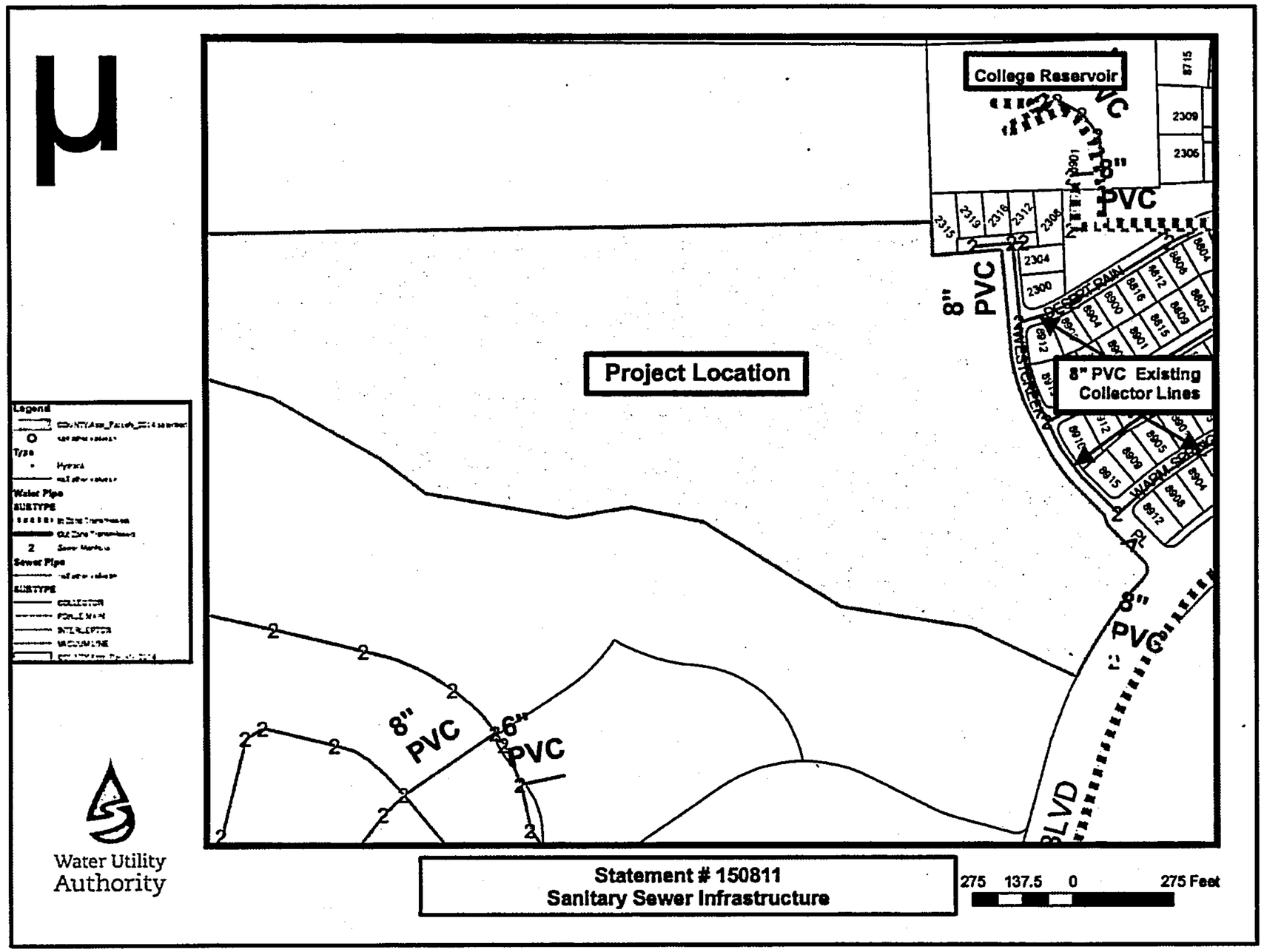
Sincerely,

Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps (2)

f/ Availability 150811


College Reservoir
Project Location
8" PVC Existing Distribution Main
10" PVC Existing Distribution Main
10" PVC Existing Distribution Main
Legend
WATER.WATER_PIPE
SUBTYPE
Water Pipe
SUBTYPE
Water Utility Authority
Statement # 150811
Water Infrastructure
275 137.5 0 275 Feet


College Reservoir
8" PVC
8" PVC
8" PVC
8" PVC
8" PVC
Project Location
8" PVC Existing Collector Lines
Legend
Water Utility Authority
Statement # 150811
Sanitary Sewer Infrastructure
275 137.5 0 275 Feet

Bohannan Huston

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December 11, 2015

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

Re: Del Webb at Mirehaven Phase 2 (Replat of Tract M at Watershed and Tract N-2-A-1 of Del Webb at Mirehaven Phase 1) DRB# 1006864–**Design Variance and Sidewalk Deferral/Waiver Request**

Dear Mr. Cloud:

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

Design Variances:

Standard Block length (Access Local Roadway)

- We are requesting a proposed block length greater than the recommend 600' block length on Wind Caves Way. The proposed block length is 870'. The Street dead ends with a stub street to the east with no street continuation. Traffic must stop and a make a right to exit the subdivision. This section of road also consists of two curves a 500' and 225' radius

Standard Centerline Radius for a Local Access Street

- The DPM indicates that "local residential streets with 90 or near 90 degree turns may be designed with a minimum centerline radius of 75' with the approval of the Traffic Engineer."
  - There are two locations where there is a 75' centerline radius, where the road is 90 or near 90 degrees. Both are located on Granite Mountain Loop where the north section of road does not have any lots that access off that section of road. Given that the two locations will have no public thoroughfare the vehicular speeds will be low allowing for a tighter turning radius.

Sidewalk Design Variance and Deferred / Waived 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.
- Waived Sidewalk – We are requesting to waive sidewalk on the north side of Granite Mountain loop, the west side of Granite Mountain loop adjacent to Lot 153, the west side of Willow Canyon Place the north side of Lake Isabella Way between Bates Well Lane and Westcreek Place, the north side of Wind Caves Way east of Bates Well Lane and the west side of Willow Canyon Trial per the EPC approved Site Plan.

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
Enclosures

cc: Kevin Patton, Pulte Group

Current DRC
Project No. _____

Date Submitted: 12/11/2015
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____

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 2
(TRACT M AND TRACT N-2-A-1, 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-PHASE 2A							
		10" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WIND CAVES WAY	PHASE 2A/2B BOUNDARY WILLOW CANYON TRAIL	WEST CREEK PLACE	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LAKE ISABELLA WAY	WOODS WASH TRAIL	BATES WELL LANE	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GRANITE MOUNTAIN LOOP	PHASE 2A/2B BOUNDARY	WIND CAVES WAY	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WOODS WASH TRAIL	CUL-DE-SAC TERMINUS	WIND CAVES WAY	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BATES WELLS LANE	CUL-DE-SAC TERMINUS	WIND CAVES WAY	/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 2A							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WIND CAVES WAY	PHASE 2A/2B BOUNDARY WILLOW CANYON TRAIL	WEST CREEK PLACE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LAKE ISABELLA WAY	LOT 55	BATES WELL LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GRANITE MOUNTAIN LOOP	LOT 92	WIND CAVES WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WOODS WASH TRAIL	CUL-DE-SAC TERMINUS	WIND CAVES WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BATES WELLS LANE	CUL-DE-SAC TERMINUS	WIND CAVES WAY	/	/	/
							/	/	/

		PUBLIC STORM DRAIN IMPROVMENTS-PHASE 2A							
		18-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WIND CAVES WAY	LOT 54/55	BATES WELLS LANE	/	/	/
		18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BATES WELLS LANE	60' NORTH OF WIND CAVES WAY INTERSECTION	WIND CAVES WAY	/	/	/
		18-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WILLOW CANYON TRAIL	WIND CAVES WAY	MIREHAVEN ARROYO	/	/	/
		42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC STORM DRAIN EASEMENT BTWN LOTS 11/12	WIND CAVES WAY	MIREHAVEN ARROYO	/	/	/
							/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY				/	/	/

PUBLIC ROADWAY IMPROVEMENTS - ON-SITE PHASE 2A

22' F-F (EGRESS) 20' F-F (INGRESS) 10' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 4' WIDE PCC SIDEWALK†* S SIDE ONLY	LAKE ISABELLA WAY	BATES WELLS LANE	WEST CREEK PLACE	/	/	/
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	LAKE ISABELLA WAY	WOODS WASH TRAIL	BATES WELLS LANE	/	/	/
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	WIND CAVES WAY	PHASE 2A/2B BOUNDARY WILLOW CANYON TRAIL	BATES WELLS LANE	/	/	/
24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON S SIDE ONLY	WIND CAVES WAY	BATES WELLS LANE	STREET TERMINUS	/	/	/
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON S SIDE ONLY	GRANITE MOUNTAIN LOOP	PHASE 2A/2B BOUNDARY	LOT 92	/	/	/
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	GRANITE MOUNTAIN LOOP	LOT 92	WIND CAVES WAY	/	/	/
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON NORTH SIDE ONLY	WOODS WASH TRAIL	CUL-DE-SAC TERMINUS	WIND CAVES WAY	/	/	/
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	BATES WELLS LANE	CUL-DE-SAC TERMINUS	WIND CAVES WAY	/	/	/
36' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 8' WIDE SIDEWALK†* EAST SIDE ONLY 6' BIKE LANES ON BOTH SIDES	WILLOW CANYON TRAIL	WIND CAVES WAY	MIREHAVEN ARROYO	/	/	/
8'	ASPHALT TRAIL	PUBLIC PEDESTRIAN ACCESS EASEMENT	EXISTING NATIONAL MONUMENT GATE AT THE NW CORNER OF SITE	WESTCREEK PLACE	/	/	/
8'	ASPHALT TRAIL	HOA TRACT M-2 BTWN LOTS 11/12	WIND CAVES WAY	MIREHAVEN ARROYO	/	/	/
8'	ASPHALT TRAIL	HOA TRACT M-1	NE CORNER GRANITE MOUNTAIN / LOT 92	EXISTING NATIONAL MONUMENT GATE AT THE NW CORNER OF SITE	/	/	/
8'	ASPHALT TRAIL	HOA TRACT M-1	BATES WELLS LANE	EXISTING NATIONAL MONUMENT GATE AT THE NW CORNER OF SITE	/	/	/
8'	ASPHALT TRAIL	HOA TRACT M-1	BATES WELLS LANE CUL-DE-SAC TERMINUS	LAKE ISABELLA WAY	/	/	/
8'	ASPHALT TRAIL	HOA TRACT M-3	LAKE ISABELLA WAY	WIND CAVES WAY BATES WELL LANE	/	/	/
NOTE:	STREET LIGHTS AS REQUIRED PER THE COA DPM				/	/	/
					/	/	/
					/	/	/

*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS
†SIDEWALK TO BE WAIVED ON: 1) NORTHSIDE OF GRANITE MOUNTAIN LOOP, 2) NORTHSIDE OF LAKE ISABELLA WAY
3)NORTHSIDE OF WIND CAVES WAY EAST OF BATES WELLS LANE

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

PUBLIC WATERLINE IMPROVEMENTS-PHASE 2B

		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WIND CAVES WAY	CUL-DE-SAC TERMINUS	GRANITE MOUNTAIN LOOP	/	/ /
		10" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WIND CAVES WAY	GRANITE MOUNTAIN LOOP	PHASE 2A/2B BOUNDARY WILLOW CANYON TRAIL	/	/ /
		10" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	20' PUBLIC WATERLINE ESMENT BTWN LOTS 166/167	PHASE 2A/2B BOUNDARY	EXISTING 10" WL MIREHAVEN ARROYO	/	/ /
		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GRANITE MOUNTAIN LOOP	WIND CAVES WAY (WEST INTERSECTION)	WIND CAVES WAY (EAST INTERSECTION)	/	/ /
		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GOLD BUTTE TRAIL	GRANITE MOUNTAIN LOOP	WIND CAVES WAY	/	/ /
		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CHUCKWALLA SPRING LANE	GRANITE MOUNTAIN LOOP	WIND CAVES WAY	/	/ /
		6" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KOMATKE TRAIL	GRANITE MOUNTAIN LOOP	WIND CAVES WAY	/	/ /
							/	/ /

PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 2B

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WIND CAVES WAY	CUL-DE-SAC TERMINUS	PHASE 2A/2B BOUNDARY WILLOW CANYON TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GRANITE MOUNTAIN LOOP	LOT 152	WIND CAVES WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GRANITE MOUNTAIN LOOP	LOT 92	WIND CAVES WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GOLD BUTTE TRAIL	LOT 145	WIND CAVES WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CHUCKWALLA SPRING LANE	LOT 130	WIND CAVES WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	KOMATKE TRAIL	LOT 112	WIND CAVES WAY	/	/	/
							/	/	/

PUBLIC STORM DRAIN IMPROVMENTS-PHASE 2B

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	CHUCKWALLA SPRING LANE	75' NORTH OF WIND CAVES WAY	WIND CAVES WAY	/	/	/
		18"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WIND CAVES WAY	CHUCKWALLA SPRING LANE	PHASE 2A/2B BOUNDARY WILLOW CANYON TRAIL	/	/	/
							/	/	/
							/	/	/
							/	/	/

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

PUBLIC ROADWAY IMPROVEMENTS - OFFSITE PHASE 2B

28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	WIND CAVES WAY	CUL-DE-SAC TERMINUS	PHASE 2A/2B BOUNDARY WILLOW CANYON TRAIL	/	/	/
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON EAST SIDE ONLY	GRANITE MOUNTAIN LOOP	WIND CAVES WAY	LOT 152	/	/	/
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON S SIDE ONLY	GRANITE MOUNTAIN LOOP	LOT 152	PHASE 2A/2B BOUNDARY	/	/	/
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	GOLD BUTTE TRAIL	GRANITE MOUNTAIN LOOP	WIND CAVES WAY	/	/	/
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	CHUCKWALLA SPRING LANE	GRANITE MOUNTAIN LOOP	WIND CAVES WAY	/	/	/
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	KOMATKE TRAIL	GRANITE MOUNTAIN LOOP	WIND CAVES WAY PHASE 1 BOUNDARY LINE	/	/	/
8'	ASPHALT TRAIL	HOA TRACT M-1 BTWN LOTS 166/167	WIND CAVES WAY	MIREHAVEN ARROYO	/	/	/
NOTE:	STREET LIGHTS AS REQUIRED PER THE COA DPM				/	/	/
					/	/	/

*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS
†SIDEWALK TO BE WAIVED ON: 1) EAST SIDE OF GRANITE MOUNTAIN LOOP AT SIDEYARD OF LOT 153, 2) NORTH SIDE OF GRANITE MOUNTAIN LOOP

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

AGENT/OWNER | **DPMENT REVIEW BOARD MEMBER APPROVALS**

YOLANDA PADILLA MOYER, P.E.. PREPARED BY: PRINT NAME	DRB CHAIR	DATE	PARKS & RECREATION	DATE
BOHANNAN HUSTON INC. FIRM:	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE	ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION		DATE		DATE

REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT			AGENT/OWNER

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Suzanne Lubar, Director

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

August 19, 2015

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):	
Case Number(s):	
Agent:	**Consensus Planning**
Applicant:	**Pulte Homes of New Mexico**
Legal Description:	**Watershed Subdivision, Tract M**
Zoning:	**SU-2 for PDA**
Acreage:	**47.1 acres**
Zone Atlas Page:	**H-8 / H-9**

CERTIFICATE OF APPROVAL: Yes __X__ No _____

SUPPORTING DOCUMENTATION:

Archaeological Data Recovery for LA 124584 and LA 124601 in Western Albuquerque Land Holding's Watershed Subdivision Tract M. Albuquerque, Bernalillo County, NM. By James A. Railey, PhD (October 2013). SWCA Environmental Consultants (James Railey, P.I.). NMCRIS #127843.

Data Recovery Plan for 31 Sites on the West Mesa, Albuquerque, Bernalillo County, NM. by Toni Goar (2011). Marron and Associates (Toni Goar P.I.)

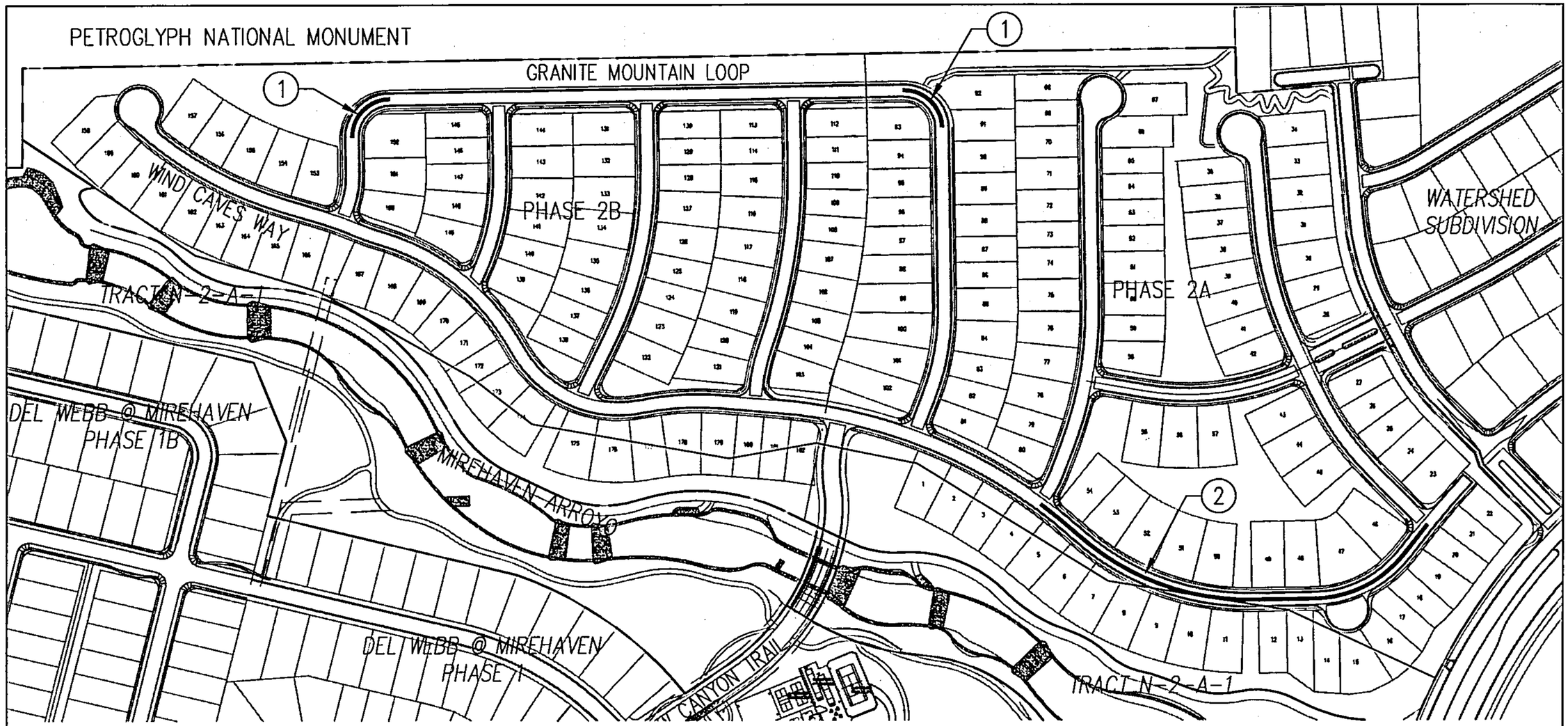
On the Monument's Doorstep: A 685 Acre Survey on Albuquerque's West Mesa for the Proposed APS Westside School and Recreational Facility. by Robin M. Cordero (2011). Office of Contract Archeology, UNM (Richard Chapman, P.I.)

RECOMMENDATION(S):

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

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist



DEL WEBB @ MIREHAVEN PHASE 2

VARIANCE EXHIBIT

December, 2015

(1) STANDARD CENTERLINE RADIUS FOR A LOCAL ACCESS STREET

(2) BLOCK LENGTH VARIANCE < 600'

N

300 150 0 300

SCALE: 1"=300'

Bohannan Huston
www.bhinc.com 800.877.5332

Thu, 10-Dec-2015 - 3:01:pm, Plotted by: YPADILLA
\\a-abq-fs2\projects\20160158\CDP\Plans\General\20160158_DesignVariance.dwg

!!!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: **11/02/15** Time Entered: **9:00 a.m.** ONC Rep. Initials: **siw**

PROJECT #
10006864

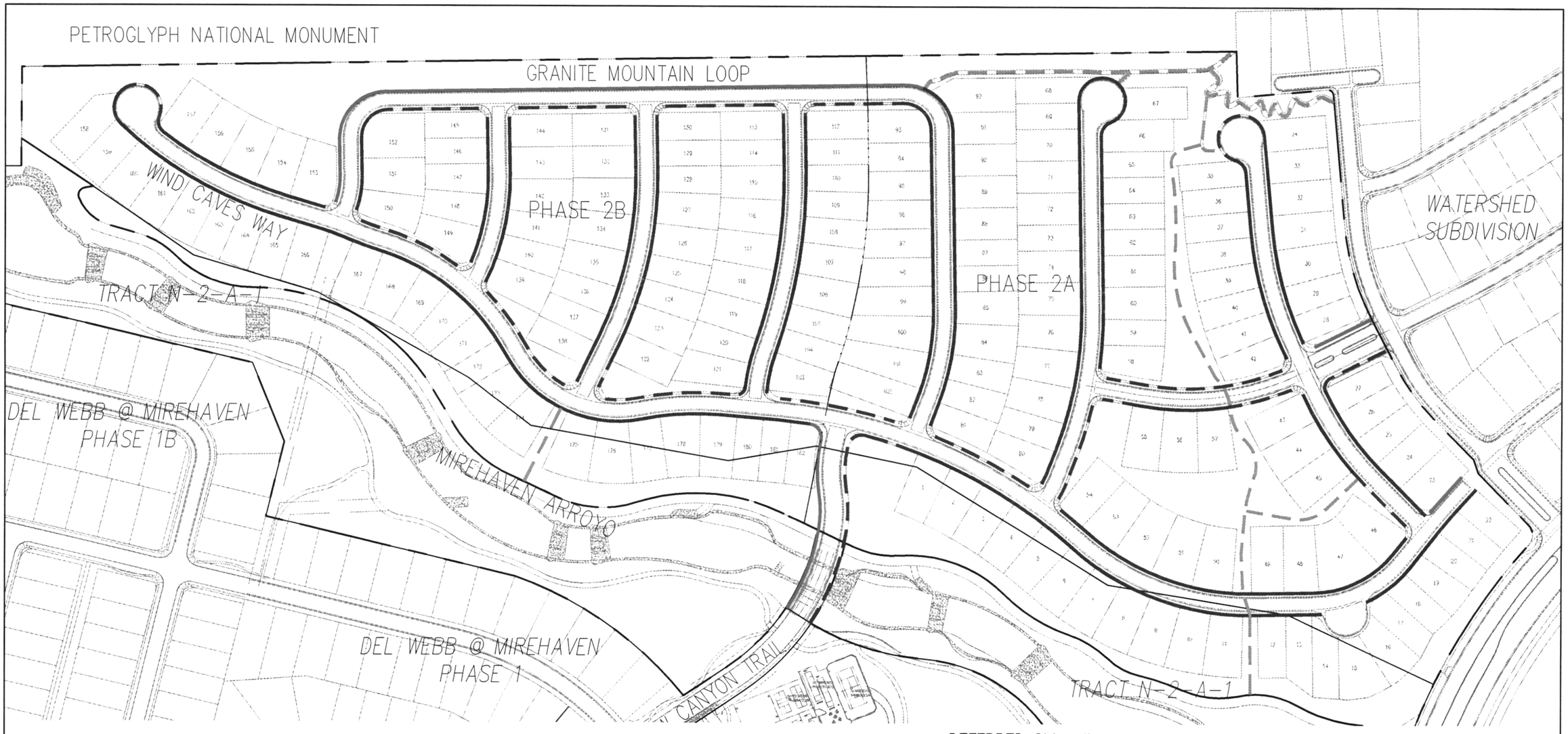
January 6. 2016

SPS

PROJECT#
10068641

TDS
PP
SV
SW
SDV

January 6. 2016



DEL WEBB @ MIREHAVEN PHASE 2

SIDEWALK WAIVER EXHIBIT

December, 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

TO BE BUILT – TRAIL

WAIVED

EXISTING SIDEWALK / TRAIL

N

300 150 0 300

SCALE: 1"=300'

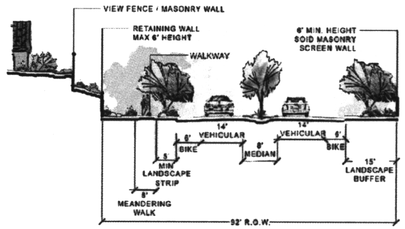
Bohannan Huston
www.bhinc.com 800.877.5332

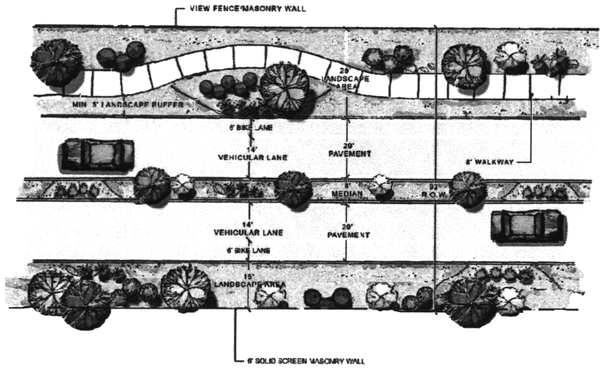
Thu, 10-Dec-2015 - 9:00:am, Plotted by: AROMERO
P:\20160158\CDP\Plans\General\20160158_SideWalk_Deferral.dwg

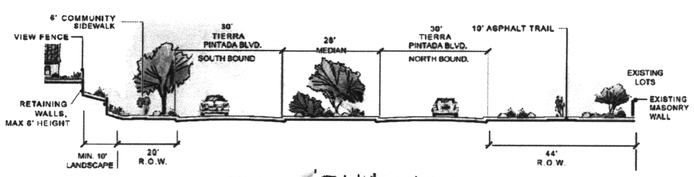
DEL WEBB @ MIREHAVEN PHASE 2

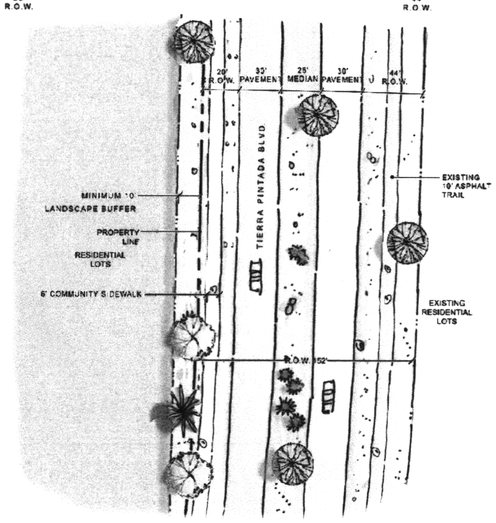
WALL EXHIBIT

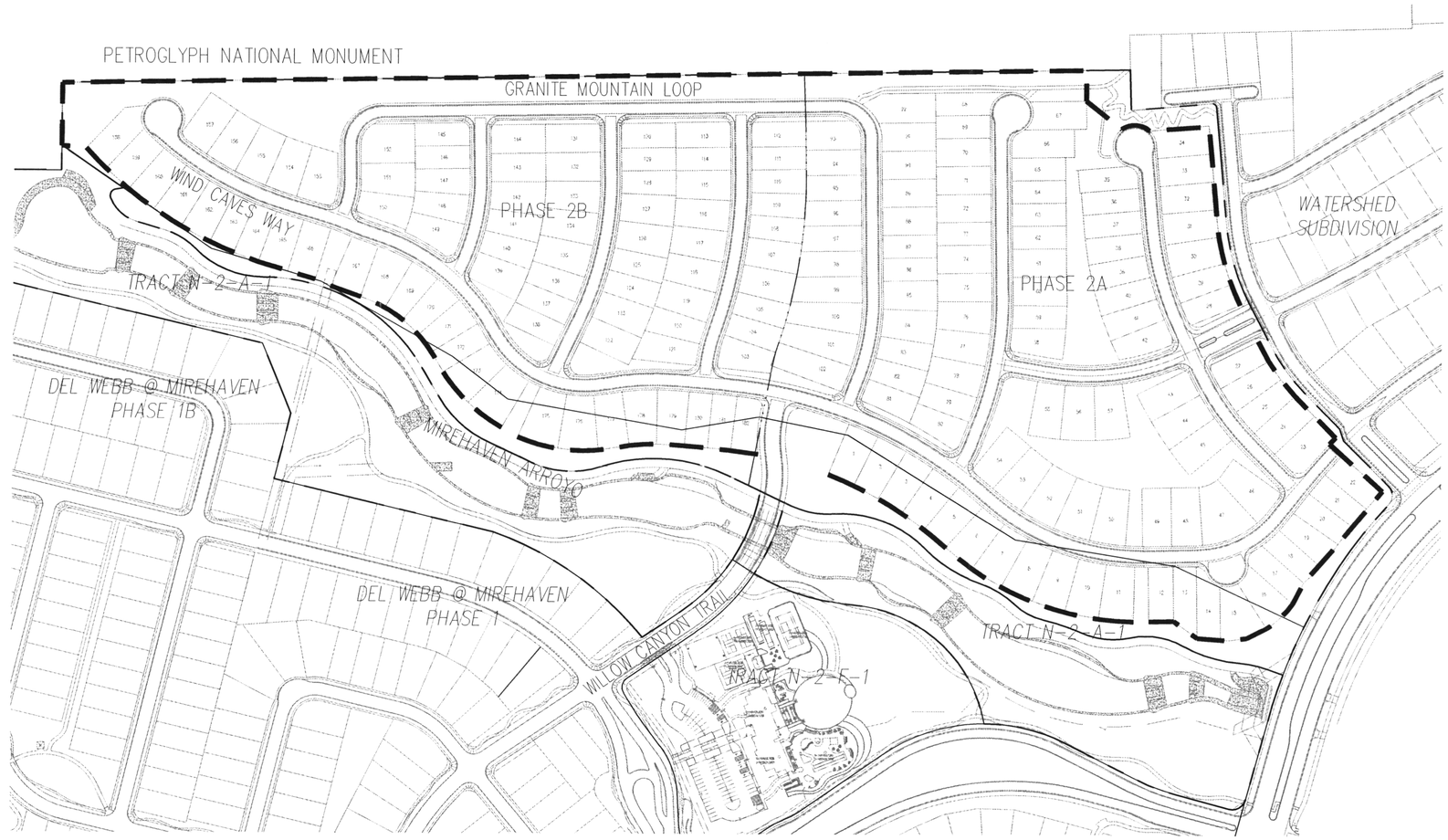
December, 2015











PROPSED PERIMETER WALL LOCATION

N

N.T.S

Bohannan Huston
www.bhinc.com 800.877.5332

Thu, 10-Dec-2015 - 9:04:am, Plotted by: AROMERO
P:\20160158\CDP\Plans\General\20160158_PerimeterWall.dwg

WATERSHED DESIGN STANDARDS

The purpose of these Design Standards is to provide a framework to assist the architects, landscape architects, and designers in understanding the vision and development goals for the property, which is anticipated to occur in phases. The primary goal for Watershed is to provide lifestyle choices for active adults and traditional, mixed-generation families within two, side-by-side communities that feature private parks, private open space, trails, and other amenities that are sensitive to and complement the adjacent Petroglyph National Monument.

These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for Watershed. These Design Standards are intended to supplement, but not replace, the Westland Master Plan Design Guidelines. Future subdivision plats and development shall be consistent with this Site Plan for Subdivision and Design Standards, Westland Master Plan, and the Northwest Mesa Escarpment Plan. Minor amendments to this Site Plan for Subdivision shall be approved administratively by the Planning Director in accordance with the Comprehensive City Zoning Code and major amendments shall be approved by the Environmental Planning Commission (EPC).

1. APPROVAL PROCESS

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- 3 spaces for rear-loaded 3-4 bedroom dwelling unit, of which 1 parking space can be met on-street

B. The minimum number of parking spaces for the private clubhouse (the only non-residential use allowed) shall be a minimum of 75, which based on a 12,000 square foot building and outdoor recreational amenities (e.g., tennis, pickleball, bocce, event lawn, etc.).

C. The number and design of handicapped spaces, motorcycle spaces, and bicycle spaces at the private clubhouse shall be based on the final number of parking spaces provided and in accordance with the City Zoning Code, Section 14-16-3-1 Off-Street Parking Regulations.

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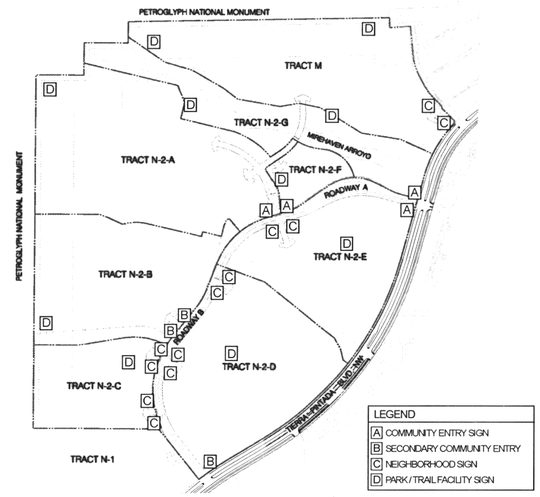

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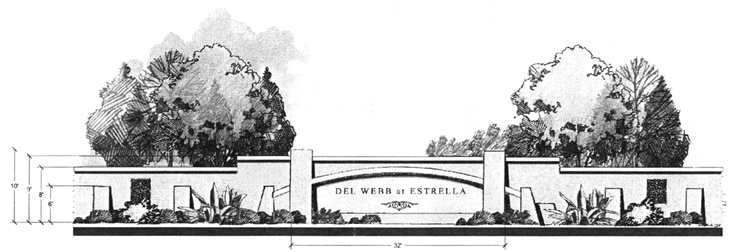

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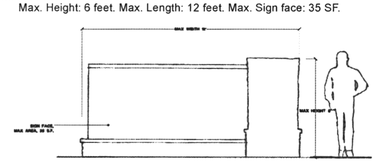

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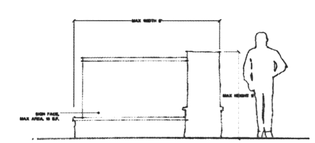
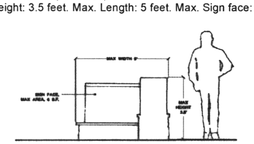


O. ILLUSTRATIVE FACILITIES SIGN - D
(within NWMEP Impact Area)
Max. Height: 3.5 feet. Max. Length: 5 feet. Max. Sign face: 6 SF



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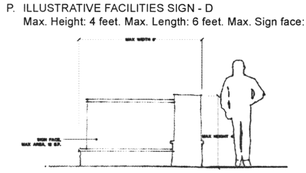

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The intent of the wall and fence program for Watershed is to minimize their visual impact through landscaping, meandering within a landscape area, providing openings, and view fence, where appropriate.

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B. Landscape provided along walls shall comply with the regulations contained in City Comprehensive Zoning Code, Section 14-16-3-19 (B) (2) (b) e.

C. View fence (tubular steel) shall be provided in areas adjoining private parks, the Petroglyph National Monument, and the Mirehaven Arroyo. The maximum height of the view fence shall be 6 feet (see illustrations below).

D. The perimeter wall shall be a combination of walls, view fence, and open fencing. Acceptable materials include CMU block, tubular steel, and other materials pursuant to the City Comprehensive Zoning Code.

E. Perimeter fences and/or walls shall include pedestrian openings (may be gated) at key locations within the development to ensure convenient access to other areas within the property.

F. Yard walls shall be finished to match adjoining exterior house walls, where applicable. Walls shall not exceed 6 feet in height except at the gate opening.

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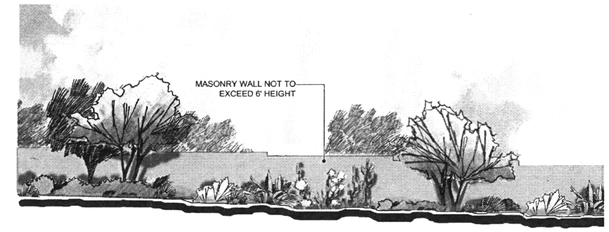

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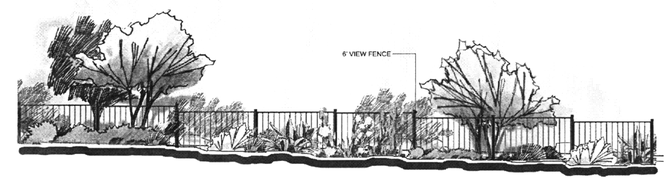

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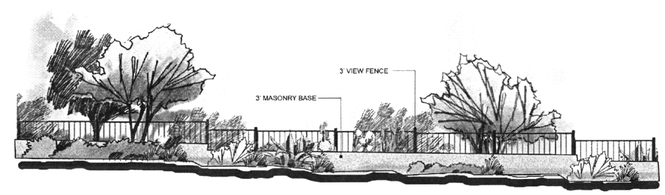

WATERSHED @ ESTRELLA

SITE PLAN FOR SUBDIVISION

Prepared For:

Pulte Group

August 30, 2013

Prepared By:

SEC Planning, LLC
Consensus Planning, Inc.
Bohannan Huston, Inc.

WATERSHED DESIGN STANDARDS

The purpose of these Design Standards is to provide a framework to assist the architects, landscape architects, and designers in understanding the vision and development goals for the property, which is anticipated to occur in phases. The primary goal for Watershed is to provide lifestyle choices for active adults and traditional, mixed-generation families within two, side-by-side communities that feature private parks, private open space, trails, and other amenities that are sensitive to and complement the adjacent Petroglyph National Monument.

These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for Watershed. These Design Standards are intended to supplement, but not replace, the Westland Master Plan Design Guidelines. Future subdivision plats and development shall be consistent with this Site Plan for Subdivision and Design Standards, Westland Master Plan, and the Northwest Mesa Escarpment Plan. Minor amendments to this Site Plan for Subdivision shall be approved administratively by the Planning Director in accordance with the Comprehensive City Zoning Code and major amendments shall be approved by the Environmental Planning Commission (EPC).

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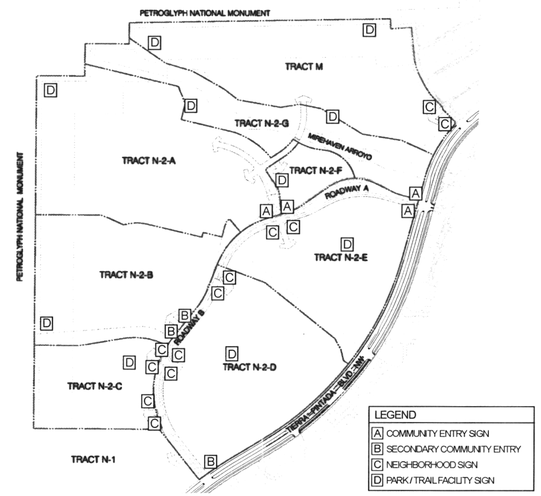

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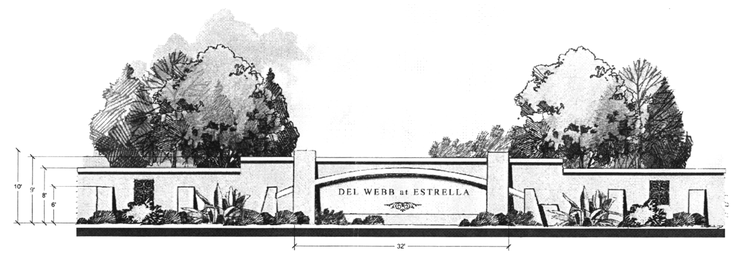

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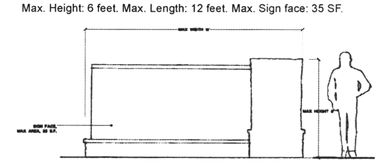

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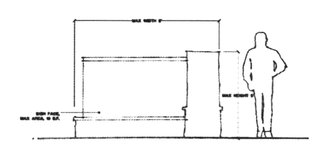

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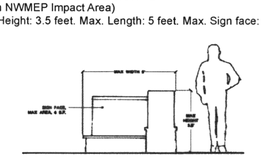

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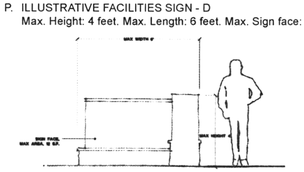

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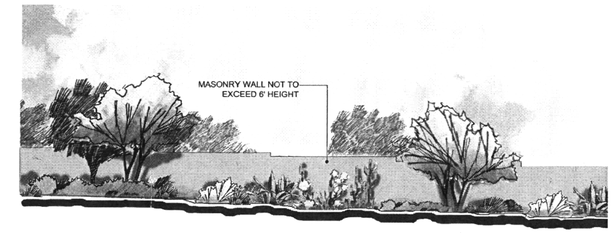

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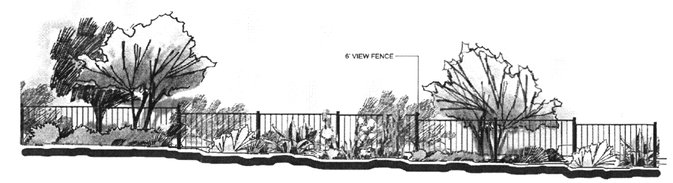

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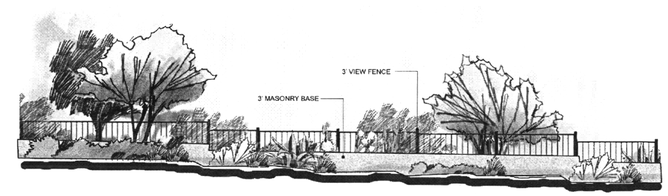

WATERSHED @ ESTRELLA

SITE PLAN FOR SUBDIVISION

Prepared For:

Pulte Group

August 30, 2013

Prepared By:

SEC Planning, LLC
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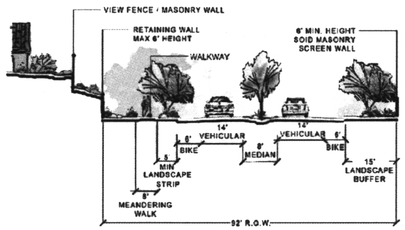
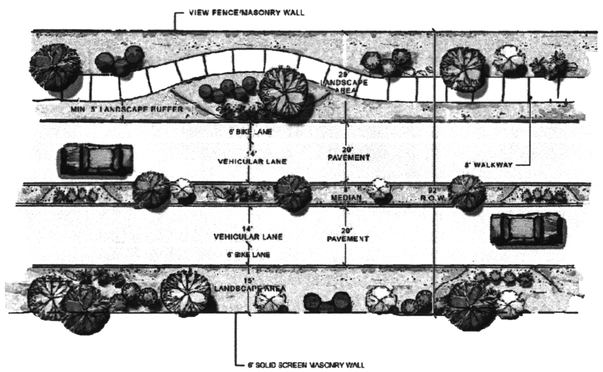
Bohannan Huston, Inc.

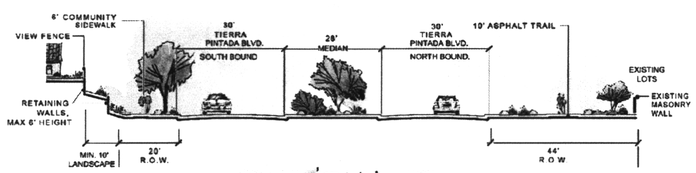
DEL WEBB @ MIREHAVEN PHASE 2

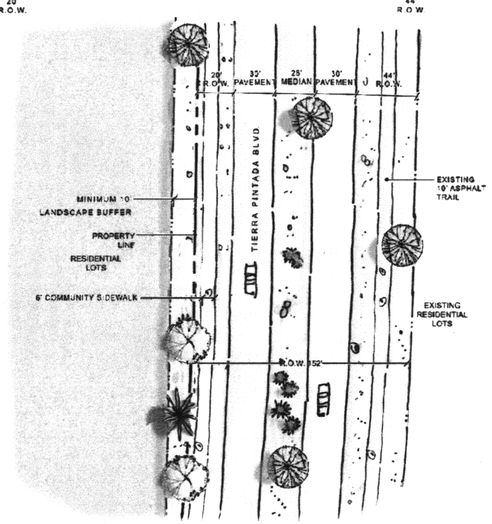
WALL EXHIBIT

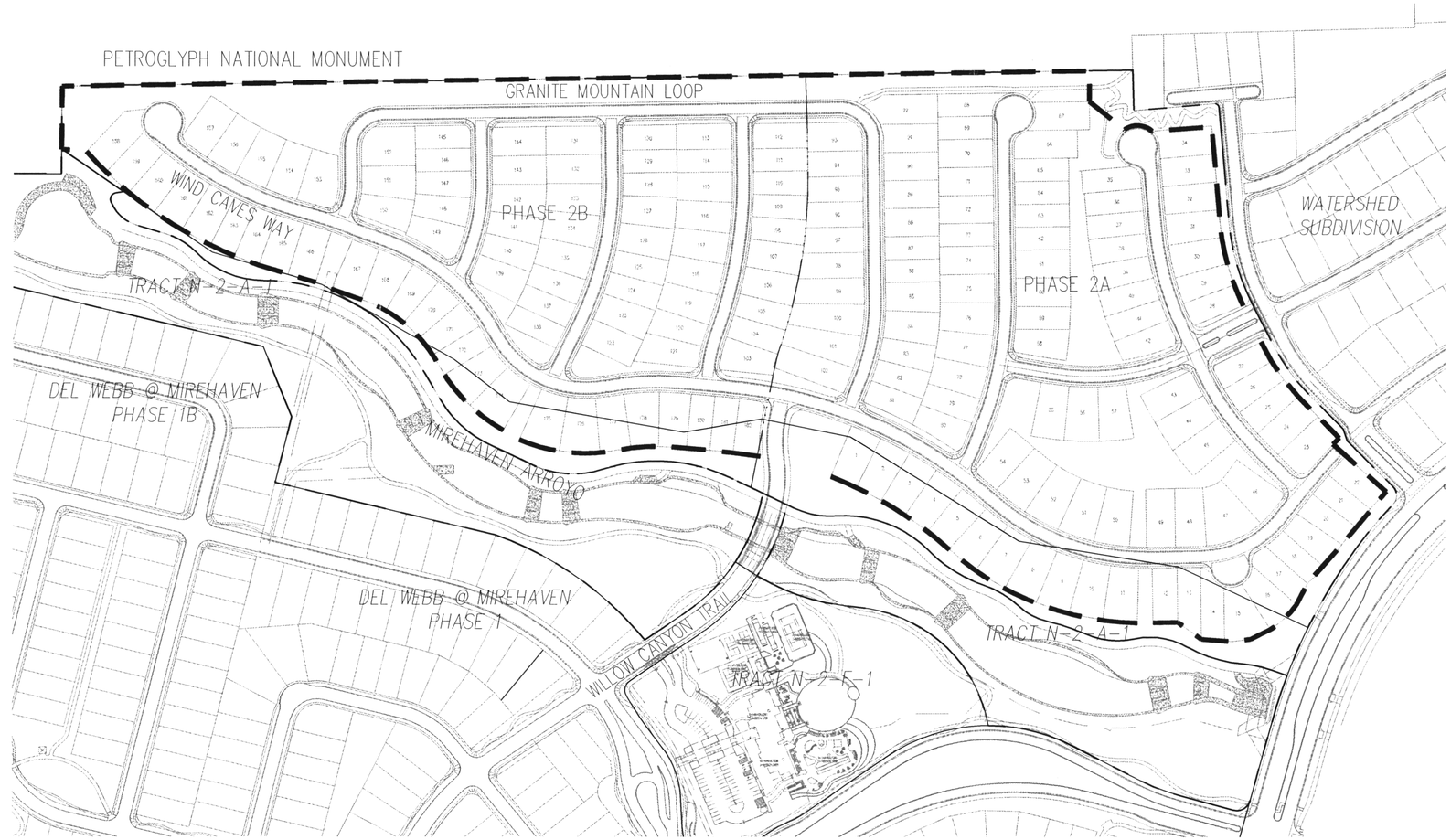
December, 2015











PROPSED PERIMETER WALL LOCATION

N

N.T.S

Bohannan Huston
www.bhinc.com 800.877.5332

Thu, 10-Dec-2015 - 9:04:am, Plotted by: AROMERO
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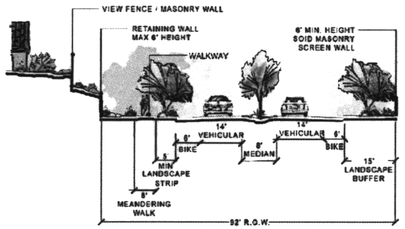
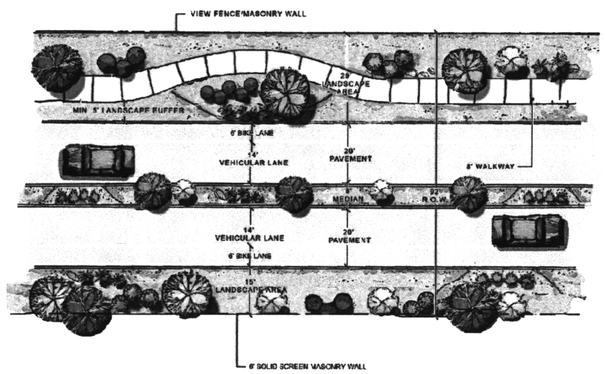
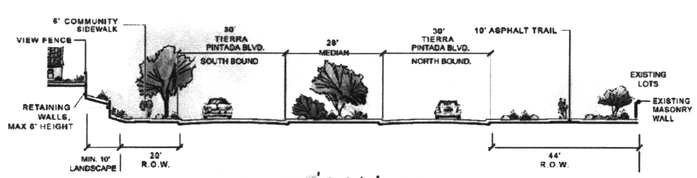
DEL WEBB @ MIREHAVEN PHASE 2

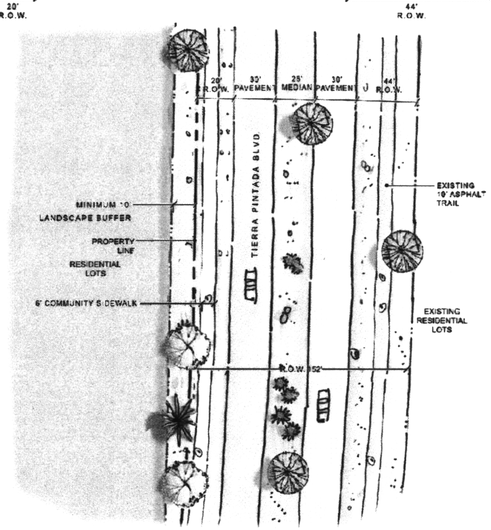
WALL EXHIBIT

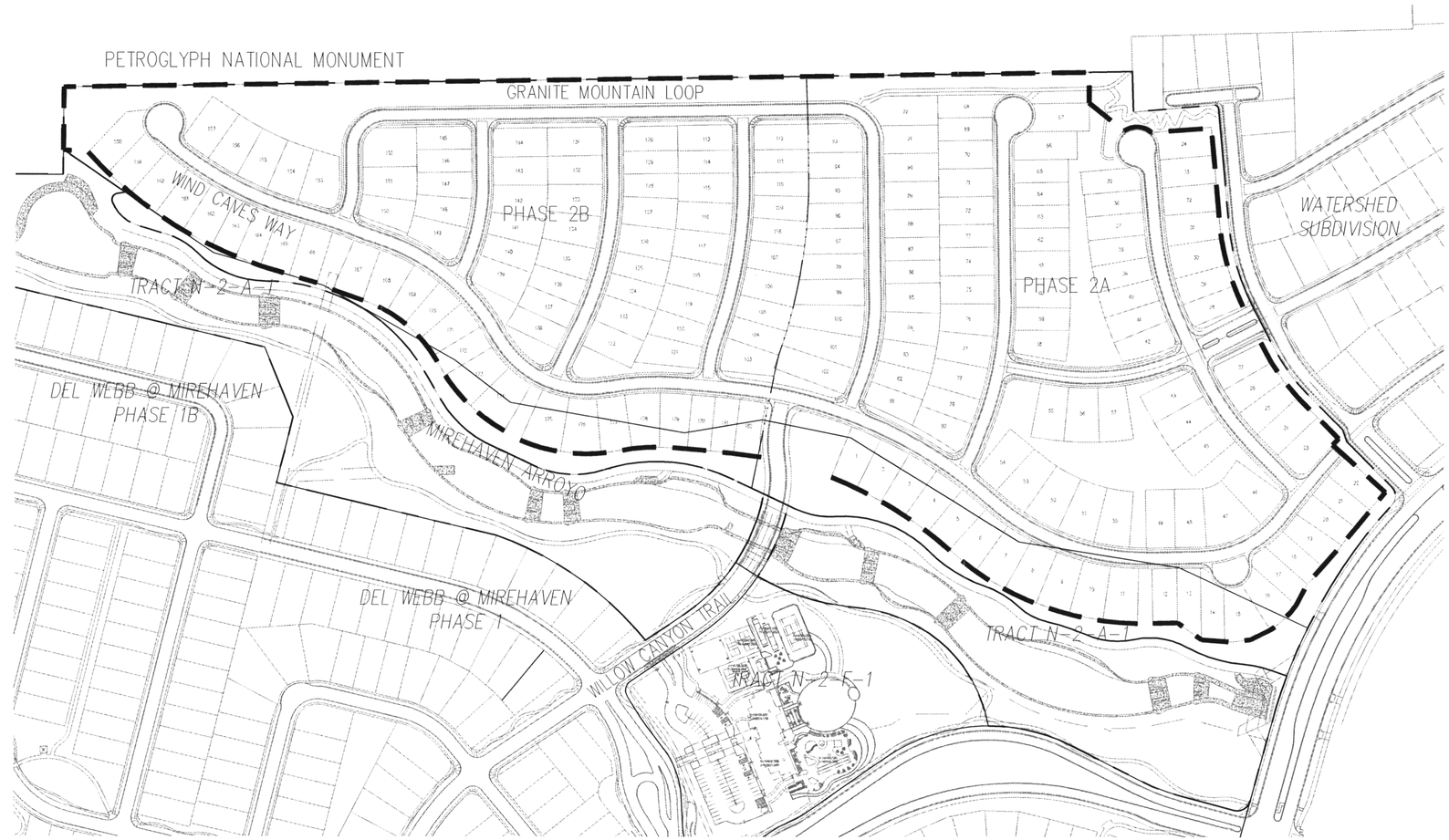
December, 2015











PROPSED PERIMETER WALL LOCATION

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Thu, 10-Dec-2015 - 9:04:am, Plotted by: AROMERO
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WATERSHED DESIGN STANDARDS

The purpose of these Design Standards is to provide a framework to assist the architects, landscape architects, and designers in understanding the vision and development goals for the property, which is anticipated to occur in phases. The primary goal for Watershed is to provide lifestyle choices for active adults and traditional, mixed-generation families within two, side-by-side communities that feature private parks, private open space, trails, and other amenities that are sensitive to and complement the adjacent Petroglyph National Monument.

These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for Watershed. These Design Standards are intended to supplement, but not replace, the Westland Master Plan Design Guidelines. Future subdivision plats and development shall be consistent with this Site Plan for Subdivision and Design Standards, Westland Master Plan, and the Northwest Mesa Escarpment Plan. Minor amendments to this Site Plan for Subdivision shall be approved administratively by the Planning Director in accordance with the Comprehensive City Zoning Code and major amendments shall be approved by the Environmental Planning Commission (EPC).

1. APPROVAL PROCESS

A. The first tract to develop adjacent to the Petroglyph National Monument shall return to the EPC for review of the Site Development Plan for Subdivision. At that time, the EPC can choose to delegate future site development plans for subdivision to administrative review or to retain its approval authority and review a subsequent submittal. Administrative review would consist of the Planning Director or her/his designee, and an EPC staff planner, performing a design review analysis with each site development plan for subdivision for the proposed tracts to ensure compliance with applicable rules, regulations, standards, and policies prior to submittal to the DRB.

B. The applicant shall consult with the National Park Service and Parks and Recreation prior to approval of development adjacent to the Petroglyph National Monument.

2. DENSITY and MINIMUM LOT AREA

A. Pursuant to the Westland Master Plan and Western Albuquerque Land Holdings Sector Development Plan, the overall gross density of the Watershed development shall be limited to 4 dwelling units per acre.

B. Pursuant to the Westland Master Plan, the minimum lot area shall be 3,200 square feet per dwelling unit and the minimum lot width shall be 32 feet for properties zoned SU-2 for PDA that will be developed with houses.

3. PARKING and PARKING LOT STANDARDS

Parking at Watershed is primarily for single family residential development, however, the private clubhouse will include parking areas. The goal is to provide enough, but not excessive, amounts of parking so that the development does not become dominated by parking. All single family residential homes will include a garage.

A. Off-street parking for single family residential development shall be provided at the following rate:
- 2 spaces per 2 bedroom dwelling unit
- 3 spaces per 3-4 bedroom dwelling unit
- 4 parking spaces per 5 bedrooms or greater dwelling unit
- 3 spaces for rear-loaded 3-4 bedroom dwelling unit, of which 1 parking space can be met on-street

B. The minimum number of parking spaces for the private clubhouse (the only non-residential use allowed) shall be a minimum of 75, which based on a 12,000 square foot building and outdoor recreational amenities (e.g., tennis, pickleball, bocce, event lawn, etc.).

C. The number and design of handicapped spaces, motorcycle spaces, and bicycle spaces at the private clubhouse shall be based on the final number of parking spaces provided and in accordance with the City Zoning Code, Section 14-16-3-1 Off-Street Parking Regulations.

4. UTILITIES and SCREENING

To ensure the overall aesthetic quality of the property, the visual impact of utilities and equipment shall be minimized by the following:

A. On-site utilities, including electrical, telephone, and communication wires and equipment shall be installed and maintained underground.

B. Transformers, utility pads, cable TV, and telephone boxes shall be located out of view from public rights-of-way or visually screened with vegetation, fences, or walls. Screening shall be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance, and repair purposes. Refer to PNM Electric Service Guide at www.pnm.com for specifications.

B. Developers shall contact PNM's New Service Delivery Department to coordinate electric service to avoid potential delays in meeting in-service target dates. Any existing or proposed public utility easements shall be indicated on subsequent Site Plan utility sheets. PNM's standard for electric distribution public utility easements is 10 feet in order to ensure adequate and safe clearances.

C. When an above-ground backflow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.

D. Alleys and interior parking courts may be used for dry utilities and sewer, wherever practical.

E. All roof-mounted equipment shall be screened from public view by materials of the same nature as the basic materials of the building.

F Freestanding cellular antenna and cell towers shall be discouraged. Antennas shall be integrated with buildings, light poles, existing utility structures and other public facilities.

5. SIGNAGE

The signage standards were developed to regulate the size, location, type, and quality of sign elements within the Watershed development. The goal is to provide a wayfinding system throughout Watershed that maintains a consistent style, creates a sense of arrival, and complements the visual character of the property. A specific signage design program shall be approved by the Planning Director, concurrently with the review of each future subdivision.

A. All signs shall be in compliance with Section 14-16-3-5 General Sign Regulations of the Comprehensive City Zoning Code and the Westland Master Plan Design Guidelines. Pursuant to the SU-2 for PDA zone, the general principles guiding signage within the SU-2 for PDA zone should follow C-1 sign controls or as determined by an approved site development plan, which is satisfied by this Site Plan for Subdivision.

B. The primary Watershed community entry sign (Sign A) shall be part of a larger wall / landscape entry, and shall identify the project with wall-mounted lettering. Active adult residential signs, neighborhood signs, facility signs (i.e., private parks, trails, trailheads), and directional signs (Signs B, C, and D) shall be monument-style.

C. All signs shall have a stone or stucco base and columns, the sign face shall be stucco, metal, or cast in place concrete, and shall be lighted with fixtures that meet night sky requirements and illuminate the lettering on the sign only.

D. Entry monument signs for Watershed and each subdivision shall be placed on both sides of the entry road, where practical.

E. Directional signs shall be provided within the private roadway easements in Tracts A, B, and F.

F. Signage within the NWMEP Impact Area cannot exceed 6 square feet of sign face area.

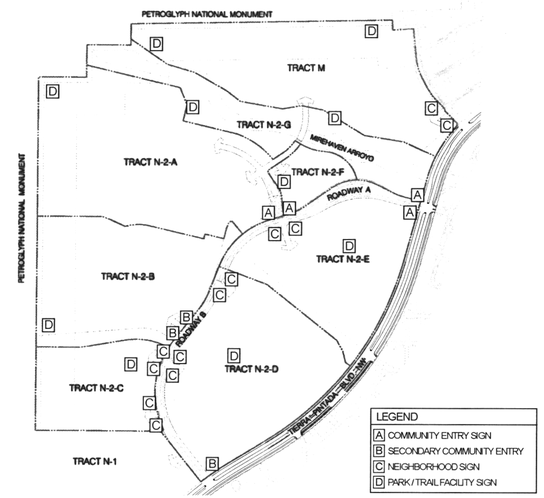
G. Landscaping and signage shall not interfere with clear sight requirements. All signs, walls, trees, and shrubs between 3 and 8 feet tall (as measured from the gutter pan) shall not be acceptable in this area.

H. Free-standing signs shall not require any external bracing, angle-iron supports, guy wires or similar devices. No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights. Off-premise signs, signs with reader boards, and electronic signs are prohibited.

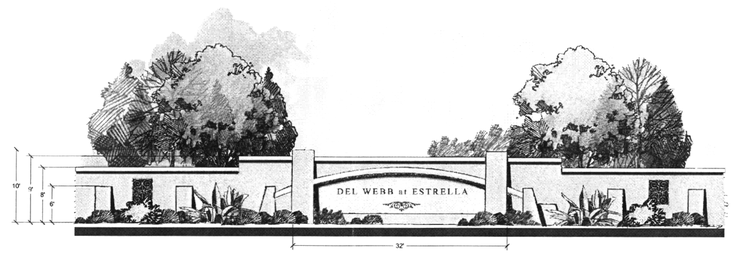
I. Building-mounted signs shall not be permitted.

J. Signs shall not overhang into the public right-of-way or extend above the building roof line.

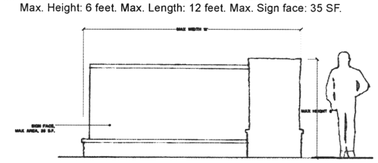
K. ILLUSTRATIVE SIGNAGE LOCATIONS. The following illustrations provide the location and size standards for the sign program at Watershed:



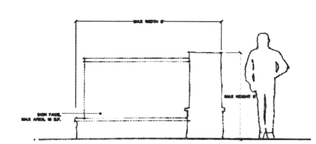
L. ILLUSTRATIVE COMMUNITY ENTRY WALL / SIGN - A



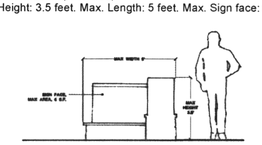
M. ILLUSTRATIVE SECONDARY COMMUNITY ENTRY - B
Max. Height: 6 feet. Max. Length: 12 feet. Max. Sign face: 35 SF.



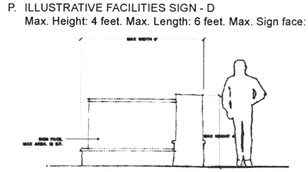
N. ILLUSTRATIVE RESIDENTIAL NEIGHBORHOOD SIGN - C
Max. Height: 5 feet. Max. Length: 8 feet. Max. Sign face: 18 SF



O. ILLUSTRATIVE FACILITIES SIGN - D
(within NWMEP Impact Area)
Max. Height: 3.5 feet. Max. Length: 5 feet. Max. Sign face: 6 SF



P. ILLUSTRATIVE FACILITIES SIGN - D
Max. Height: 4 feet. Max. Length: 6 feet. Max. Sign face: 12 SF



6. WALLS / FENCES

The intent of the wall and fence program for Watershed is to minimize their visual impact through landscaping, meandering within a landscape area, providing openings, and view fence, where appropriate.

A. Walls and fences shall comply with City Comprehensive Zoning Code, Section 14-16-3-19, General Height and Design Regulations for Walls, Fences, and Retaining Walls and as specified below.

B. Landscape provided along walls shall comply with the regulations contained in City Comprehensive Zoning Code, Section 14-16-3-19 (B) (2) (b) e.

C. View fence (tubular steel) shall be provided in areas adjoining private parks, the Petroglyph National Monument, and the Mirehaven Arroyo. The maximum height of the view fence shall be 6 feet (see illustrations below).

D. The perimeter wall shall be a combination of walls, view fence, and open fencing. Acceptable materials include CMU block, tubular steel, and other materials pursuant to the City Comprehensive Zoning Code.

E. Perimeter fences and/or walls shall include pedestrian openings (may be gated) at key locations within the development to ensure convenient access to other areas within the property.

F. Yard walls shall be finished to match adjoining exterior house walls, where applicable. Walls shall not exceed 6 feet in height except at the gate opening.

G. No pedestrian or vehicular access gates or openings from private residences directly into the Petroglyph National Monument shall be allowed.

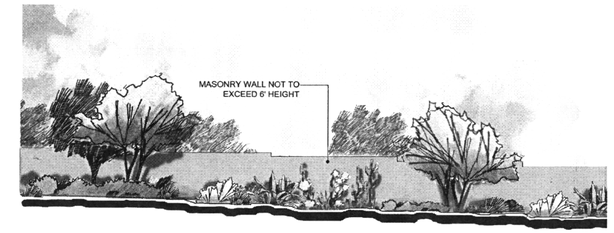
H. Pursuant to the Northwest Mesa Escarpment Plan (NWMEP), stucco wall colors within the Impact Area shall be limited to yellow ochres, browns, dull reds, and grey-greens existing on the mesa and escarpment, exclusive of the basalt. The reflectance of the approved colors ranges between 14 percent and 63 percent of the light which falls on them. This middle range of reflectance is intended to avoid very light and very dark colors. A chart of the approved colors is available for review at the City Planning Department.

I. Rear and side yard view fence/walls facing the Petroglyph National Monument shall be staggered by 3 feet horizontally for every two lots.

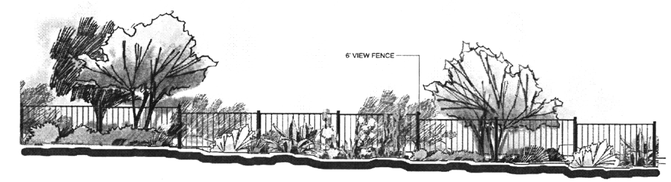
J. Development at the edge of public or private open space shall be designed to complement and enhance the open space. Where the adjacent land use requires visual privacy, non-continuous, non-perimeter walls may be constructed. Varied setbacks and landscaping are required.

K. Unfinished block walls and barbed wire, chain link, concertina wire, wood picket, and plastic/vinyl fencing are prohibited.

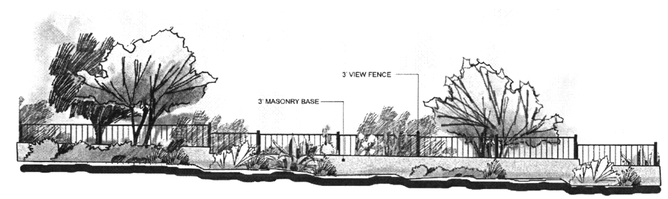
L. ILLUSTRATIVE WALL ELEVATION



M. ILLUSTRATIVE VIEW FENCE (PERIMETER FENCE) ADJACENT TO PRIVATE PARKS, PETROGLYPH NATIONAL MONUMENT, MIREHAVEN ARROYO



N. ILLUSTRATIVE VIEW FENCE WITH MASONRY BASE ADJACENT TO PRIVATE PARKS, PETROGLYPH NATIONAL MONUMENT, MIREHAVEN ARROYO



WATERSHED @ ESTRELLA

SITE PLAN FOR SUBDIVISION

Prepared For:

Pulte Group

August 30, 2013

Prepared By:

SEC Planning, LLC
Consensus Planning, Inc.
Bohannan Huston, Inc.