OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 12, 2014

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

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

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

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

If you wish to appeal this decision, you must do so by February 27, 2014, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

Jack Cloud, DRB Chair

Cc: BOHANNAN HUSTON INC
CONSENSUS PLANNING
file

DEVELOPMENT REVIEW BOARD MEETING – February 5, 2014

PARKS & RECREATION DEPARTMENT COMMENTS - Item #3

Project #1006864 – Tract N-2-A Watershed Subdivision

13DRB-70808 –Preliminary Plat

Need more information about grading to occur adjacent the Petroglyph National Monument. Property lines are not shown on most recent Grading and Drainage Plans that we have been able to review. Am awaiting review by Hydrology prior to providing Parks and Recreation comments.

13DRB-70809 Sidewalk Variance and 13DRB-70810 Sidewalk Waiver

We prefer that trails be built with this phase of the construction rather than build partial sections. Coordination with Hydrology regarding grading and drainage is related, especially adjacent the Mirehaven and the Monument.

13DRB-70811 -Subdivision Design Variance from Minimum DPM Standards

No comments, defer to Transportation

14DRB-70010 EPC Approved SDP for Subdivision

See above comments for Preliminary Plat request.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 11, 2013
DRB Comments

ITEM # 2

PROJECT # 1006864 **APPLICATION # 13-70646**

RE: Tract N-2, Watershed Subdivision

The revised plat needs to be acknowledged and authorized by the owner and the City Surveyor.
It is not acceptable to have a Flood Plain Easement encumbering a Public Access Easement.
Please provide a reference line to insert the recording information for the separate Notice of Plat Conditions required by the DPM.

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

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Jack Cloud, DRB Chair

FROM: Carrie Barkhurst, Planner

SUBJECT: Project # 1006864

DATE: August 26, 2013

On July 11, 2013, the Environmental Planning Commission approved Project 1006864, 13EPC-40115, for a Site Development Plan for Subdivision, for Tracts N-2 and M, Watershed Subdivision, located on Tierra Pintada Blvd. south and east of the Petroglyph National Monument, containing 285 acres.

Staff notes that a minor change to the size and number of parcels has been made since the EPC approved version. The size of each parcel, except one, has been slightly modified. The largest shift is approximately 4 acres. Two private "Open Space" parcels have been removed, and the land incorporated *into the adjacent residential parcel. There is a note on the plan that indicates the previous size of each* parcel is still designated as "open space."

The applicant has satisfied the EPC Conditions of Approval 1 - 11 of the Site Plan for Subdivision.

Compliance with Conditions 12.a – 12.d and 13a – 13.g should be confirmed with the Parks and Recreation Department. In the meeting with the applicant, the Planning Department determined that the changes made to the site plan appear to comply with the stated conditions.

The applicant has not demonstrated resolution of Conditions 14 and 16. The applicant indicated that they would coordinate directly with the NPS and NMDOT to address their respective concerns. A letter from each agency is to be provided to the DRB.

Compliance with City Engineer Condition of Approval 15.a – 15.h and 17a – 17.c should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3879.

The applicant has stated that they comply with Conditions 18.a and 18.b.

If you have any further questions, please contact either me or Carmen Marrone.

Thank you.

CONSENSUS PLANNING

Memorandum

To: Carol Dumont, Parks Department representative on the DRB

From: Jim Strozier

Date: September 4, 2013

Re: DRB Case # 1006864 – Site Plan for Subdivision Sign Off

The purpose of this memo is to respond to Parks comments provided at the Development Review Board Meeting of August 28, 2013. The original comments are in normal text and the responses are in red, italics.

13DRB-70658 EPC Site Development Plan for Subdivision

12. a – The boundary of the gated community is now shown on Sheet 1 as a view fence situated on the property line. The section drawings in Section 8, 9 and 10 show the view fence on the boundary of the buffer area. This inconsistency should be corrected. *There appears to be some confusion between the view fence and the perimeter fence. They are similar, but are constructed for different purposes. The perimeter fence is shown on the Site Plan Sheet 1 and that is an open fence. The view fence is constructed on the rear property line of a lot that backs up to open space and is a combination of solid wall and open fencing. Both the sketches and the Site Plan are correct. No changes are proposed.*

12. b. The condition of approval is meant to provide an understanding that the HOA is responsible for any damage that occurs to the PETR boundary fencing from residents. *That is the purpose of the perimeter fencing in the areas that the NPS does not want to allow access – to prevent residents from accessing that portion of the boundary. No changes are proposed.*

12.c. The new section on Sheet 3 does illustrate the intent of the double loaded streets with the PETR boundary, however the illustrative Plan View also shows trails within the gated area with access into the PETR. No trail is shown on the north edge of the property on the Petroglyph National Monument Edge Treatment Plan View which is inconsistent with the Page 1 Site Plan for Subdivision. Please see comments below in general comments. *This sketch has been revised.*

12.d. Defer to Hydrology.

13.a. Please provide citations of where these clarifications have occurred. *The main clarifications were made to diagram 7.G that indicates public vs. private trails; 9.D was revised to "residents of the active adult community"; and 8.F was revised to "Watershed residents".*

13.b. The diagram in 7.g. has been clarified but raises more questions as to what the "trailhead shown on Sheet 1 at the "linear park" really is as it is shown to be located in the non-gated area but the public accessible trail only continues to dead end at the south boundary of the property. *The trailhead parks are meant to indicate small privately constructed areas that may include benches, information signage (trail map, access points, facts, etc.). These are not like public trailheads with parking lots, but rather, internal way stations at key points. No changes are proposed.*

13.c. Addressed.

13.d. Addressed.

13.e. Please add note to Site Plan that "cut and fill shall be done in a manner that does not negatively impact trail feasibility". *As discussed at the DRB Hearing, the purpose of the feasibility study is to determine if the grading and trail design can be done in a way that accommodates a public trail. This seems to be covered by the feasibility study condition and language that was developed by all the parties prior to EPC. No changes are proposed.*

13.f. Addressed.

13.g. The diversion bank is stated to be "constructed to avoid conflicts with proposed improvements. Please add at the end of that statement, "including the perimeter trail. Trails are not to be drainage features". *The design of the buffer area takes into consideration drainage, views, and accessibility. Trails are not drainage features, but since the grades are falling from west to east in this section, drainage will need to be accommodated as it travels across our property and back to the Mirehaven channel. The pedestrian circulation diagram, perimeter monument treatment sketch, and drainage plan have been revised to better show this relationship.*

General Comments

1. Although it is understood that a trail feasibility study shall be done to determine the location of a publicly accessible trail along the northern boundary of the property adjacent to and providing public access to the PETR, the trail should be shown on all illustrative and Plan drawings for consistency with intent to construct the trail in the future. The location of the view fence should be adjusted for consistency in all plan drawings to indicate that there is a trail on the north and west boundaries and a note added (perhaps under "Site Plan for Subdivision – Required Information" on Sheet 1) that there will be approval of the N.P.S., a location identified for trail access to the PETR for the public as well as the gated community residents. *The sketch has been amended to show the northern trail consistently. The Site Plan Sheet 1 has also been amended to show the potential connection to the public right-of-way.*
2. Please use the Term "trail" in lieu of "multi-use trail" as any trail providing access to the Monument shall not allow bicycle use. *The term trail has been used where appropriate on the Site Plan Sheet 1 and in 10.E. A note was added to the diagram 7.E indicating that the trail connections into the Monument are pedestrian only.*
3. Please add note to Site Plan "future continuation of trail at south end of Tract N-2-C to be coordinated with APS. *This has been revised.*
4. The linear parks are still labeled on Sheet 1 and 8.g. shows the section and plan view but the parcels have disappeared from the site Plan. Please explain this change. *The Site Plan parcels have been modified to comport with the proposed Plat and Bulk Land Variance.*
5. Please identify a manner of measuring "limited areas" with respect to when the edge landscape buffer is reduced from 50'. This might be proposed as a percentage of area or a percentage of distance along the boundary or identified as in specific areas on the Site Plan. *As we discussed previously, we changed the language to be 50 feet with an allowance to go down to 25 where necessary. It is our opinion that allowing flexibility in the detailed designs which may result in buffers that are wider than 50 feet in certain circumstances. We believe that the intent is clear, but will allow some flexibility in design for future neighborhoods. It is anticipated that the "limited area" will be less than 15 percent of the monument boundary.*
6. 7.g. Illustrative Pedestrian Circulation drawing shows a public trail along the north boundary with two possible access points into the PETR however, there is no way shown for the public to get to the trail. Defer to National Park Service and Open Space Division as to the need for public access to the Monument. *This has been revised.*
7. The Petroglyph National Monument Edge Treatment Illustrative Plan View is inconsistent with Sheet 1 and 7.g. Illustrative Pedestrian Circulation as it does not show the southern extension of the western boundary trail. *The drawings have been revised to show this extension to the south.* IT is also inconsistent with the Grading and Drainage Plan showing the Diversion Berm in the approximate location of a trail, residential lots and road in the northwest portion of the

property south of the Mirehaven Arroyo. *We acknowledge that the design of this area requires coordination of those different aspects and this will be addressed in the more detailed Site Plan for this neighborhood. No changes are proposed.*

8. Please correct Sheet 1 to indicate that the Landscaping Standards are on Sheet 6, Section 14. *This has been revised.*
9. There are inconsistencies with the buffer size throughout the Plan Elsewhere it states minimum 25', minimum 25' – 50' and in other places it states 50' (15.d.0 *See response to item 5 above. No changes are proposed.*
10. Section 11.f. Local Street B – please add that the Street includes a 6' Bike Lane as shown on K. Illustrative Section and Plan Views. *This has been revised.*

Please do not hesitate to contact me at 764-9801 if you have any questions or require any additional information.

c: Jack Cloud, DRB Chair
Carrie Barkhurst, EPC Case Planner
Matthew Conrad, Assistant Planning Director

Attachment: Updated Site Plan (Sheet 1), updated Design Guideline (Sheets 3 and 4), and Updated Grading Plan (Sheet 7)

#3

DRB PUBLIC HEARING SIGN IN SHEET

Project #: 1006864

Date:

NAME: Josh Sanchez ADDRESS: Petroglyph National Monument ZIP: 87120

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

DRB CASE ACTION LOG - BLUE SHEET

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

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

Project #: 1001804 *Application #:* 13DRB-70646 13DRB-70658

Project Name: WATERSHED SUBDIVISION

Agent: CAMPBELL CAMPBELL & BOHANNAN *Phone #:* HISTORIC INC.

****Your request was approved on** 9-11-19 **by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☐ **CITY ENGINEER / AMAFCA:**

☑ **PARKS / CIP:** address comments - SPS

☑ **PLANNING (Last to sign):** modify G & D, address Mittauer

PLATS:

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

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

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

ALL SITE PLANS:

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 28, 2013

Project# 1006864
13DRB-70645 BULK LAND VARIANCE
13DRB-70646 PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agents for WESTERN ALBUQUERQUE LAND HOLDINGS LLC request the referenced/ above actions for Tract N-2, **WATERSHED SUBDIVISION** zoned SU-2/ PDA, located on the west side of TIERRA PINTADA BLVD NW between ARROYO VISTA BLVD NW and WEST CREEK PL NW containing approximately 237.7947 acres. (H-8, H-9 & J-8)

AMAFCA
Watershed Subdivision, Tract N-2, (H-8, H-9, J-8) AMAFCA will not sign the Bulk Land Plat until the AMAFCA Board of Directors approves quitclaim/release of the vacated Temporary Floodplain Easement.

COG
No comments provided.

TRANSIT
No comments.

ZONING ENFORCEMENT
No comments provided.

NEIGHBORHOOD COORDINATION

APS
Watershed, Tract N-2, is located on the west side of Tierra Pintada Blvd NW between Arroyo Vista Blvd NW and West Creek Pl NW. The owner of the above property requests a Bulk Land Variance and approval of a Preliminary/Final Plat for a development that will consist of residential units in the future.

Pursuant to discussions between APS and the Owner, and/or the Agents for the Owner, of Tract N-2 when Tract N-2 recently went before the EPC, it is the understand of APS that a future proposed public "Roadway A" will be constructed in the City of Albuquerque Public Access & Public Drainage Easement that is being granted with this plat. It is APS's further understanding that APS will be allowed ingress and egress to and from the adjacent Tract N-1 (owned by APS) to and from said future proposed public "Roadway A". It is with these understandings that APS has no objection to the requested action.

However, any residential development in this area will impact Painted Sky Elementary School, Jimmy Carter Middle School, and West Mesa High School. Currently, Painted Sky Elementary School and Jimmy Carter Middle School are exceeding capacity, while West Mesa High School currently has excess capacity.

Loc No	School	2012-13 40th Day	2012-13 Capacity	Space Available
275	Painted Sky ES	1028	1000	-28
445	Jimmy Carter MS	1233	1200	-33
570	West Mesa HS	1551	2000	449

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

POLICE DEPARTMENT

This project is in the Northwest Area Command.
- No Crime Prevention or CPTED comments concerning the proposed Bulk Land Variance or Minor Subdivision Preliminary/Final Plat Approval requests at this time.

FIRE DEPARTMENT

No comments provided.

PNM ELECTRIC & GAS

No comments provided.

COMCAST

No comments provided.

CENTURYLINK

No comments provided.

ENVIRONMENTAL HEALTH

No comments provided.

M.R.G.C.D

No Adverse Comments.

OPEN SPACE DIVISION

No adverse comments. Future site development plans will need to be coordinated with Parks and Recreation Open Space and NPS.

CITY ENGINEER

TRANSPORTATION DEVELOPMENT

Per the Long Range Bike System Map, Tierra Pintada Blvd. is identified as having bicycle lanes from Arroyo Vista Blvd. to Unser Blvd. No further comments regarding on-street bikeways or roadway system facilities. – (comments provided by DMD).

PARKS AND RECREATION

No Comments

ABCWUA

PLANNING DEPARTMENT

Refer to any public hearing comments regarding proposed bulk land variance.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

City of Albuquerque

Parks and Recreation Department

Development Review Board Meeting of August 28, 2013

Item #3 Project #1006864

13DRB-70645 Bulk Land Variance

No comments

13DRB-70646 Preliminary/Final Plat Approval

No comments

13DRB-70658 EPC Site Development Plan for Subdivision

12.a – The boundary of the gated community is now shown on Sheet 1 as a view fence situated on the property line. The section drawings in Section 8, 9 and 10 show the view fence on the boundary of the buffer area. This inconsistency should be corrected.

12.b. This condition of approval is meant to provide an understanding that the HOA is responsible for any damage that occurs to the PETR boundary fencing from residents.

12.c The new section on Sheet 3 does illustrate the intent of the double loaded streets with the PETR boundary, however the Illustrative Plan View also shows trails within the gated area with access into the PETR. No trail is shown on the north edge of the property on the Petroglyph National Monument Edge Treatment Plan View which is inconsistent with the Page 1 Site Plan for Subdivision. Please see comment below in general comments.

12.d. Defer to Hydrology.

13.a. Please provide citations of where these clarifications have occurred.

13.b. The diagram in 7.g. has been clarified but raises more questions as to what the "trailhead shown on Sheet 1 at the "linear park" really is as it is shown to be located in the non-gated area but the public accessible trail only continues to dead end at the south boundary of the property.

13.c. Addressed.

13.d. Addressed.

13.e. Please add note to Site Plan that "cut and fill shall be done in a manner that does not negatively impact trail feasibility"

13.f. Addressed.

13.g. The diversion bank is stated to be "constructed to avoid conflicts with proposed improvements. Please add at the end of that statement, " including the perimeter trail. Trails are not to be drainage features."

General Comments:

1. Although it is understood that a trail feasibility study shall be done to determine the location of a publicly accessible trail along the northern boundary of the property adjacent to and providing public access to the PETR, the trail should be shown on all illustrative and Plan drawings for consistency with intent to construct the trail in the future. The location of the view fence should be adjusted for consistency in all plan drawings to indicate that there is a trail on the north and west boundaries and a note added (perhaps under "Site Plan for Subdivision-Required Information" on Sheet 1) that there will be, with approval of the N.P.S., a location identified for trail access to the PETR for the public as well as the gated community residents.
2. Please use the term "trail" in lieu of "multi-use trail" as any trail providing access to the Monument shall not allow bicycle use.
3. Please add note to Site Plan "future continuation of trail at south end of Tract N-2-C to be coordinated with APS
4. The linear parks are still labeled on Sheet 1 and 8.g. shows the section and plan view but the parcels have disappeared from the Site Plan. Please explain this change.
5. Please identify a manner of measuring "limited areas" with respect to when the edge landscape buffer is reduced from 50'. This might be proposed as a percentage of area or a percentage of distance along the boundary or identified as in specific areas on the Site Plan.
6. 7.g. Illustrative Pedestrian Circulation drawing shows a public trail along the north boundary with two possible access points into the PETR however, there is no way shown for the public to get to the trail. Defer to National Park Service and Open Space Division as to the need for public access to the Monument.
7. The Petroglyph National Monument Edge Treatment Illustrative Plan View is inconsistent with Sheet 1 and 7.g. Illustrative Pedestrian Circulation as it does not show the southern extension of the western boundary trail. It is also inconsistent with the Grading and Drainage Plan showing the Diversion Berm in the approximate location of a trail, residential lots and road in the northwest portion of the property south of the Mirehaven Arroyo.
8. Please correct Sheet 1 to indicate that the Landscaping Standards are on Sheet 16, Section 14.
9. There are inconsistencies with the buffer size throughout the Plan. Elsewhere it states minimum 25', minimum 25'-50' and in other places it states 50' (15.d.)
10. Section 11.f. Local Street B – please add that the Street includes a 6' Bike Lane as shown on K. Illustrative Section and Plan Views.

City of Albuquerque

Parks and Recreation Department

Development Review Board Meeting of September 11, 2013

Item #2 Project #1006864

13DRB-70645 Bulk Land Variance

No comments

13DRB-70646 Preliminary/Final Plat Approval

No comments

13DRB-70658 EPC Site Development Plan for Subdivision (new comments in bold)

12.a – The boundary of the gated community is now shown on Sheet 1 as a view fence situated on the property line. The section drawings in Section 8, 9 and 10 show the view fence on the boundary of the buffer area. This inconsistency should be corrected.

Thank you for your comments clarifying the perimeter fencing. That said, the illustrative Sections in 10.F. do not show the perimeter fencing in either section. The Site Plan for Subdivision on page 1 shows the perimeter fencing along the property boundary of the entire gated area so the section shown in 10.F. should also show the perimeter fence. Show perimeter fencing in addition to view fencing on 10.F. Petroglyph National Monument Edge Treatment to be consistent with Site Plan for Subdivision.

13.e. Please add note to Site Plan that "cut and fill shall be done in a manner that does not negatively impact trail feasibility" **See 13.g.**

13.g. The diversion bank is stated to be "constructed to avoid conflicts with proposed improvements". **Please add at the end of that statement, " including the perimeter trail".**

General Comments:

1. **Strike "multi-use" from "trail" on 7.G. Illustrative Pedestrian Circulation.** Trails are either public or private. They are already described in 7.C. as whether the type of trail is appropriate for multi-use or not. The perimeter trail is identified in 7.c. as not permitted for bicycle use.
2. **Add note that states: A minimum of 85% of the PETR boundary shall have a minimum 50' buffer area. A maximum of 15% of the PETR boundary shall have a minimum of 25' buffer area.**

City of Albuquerque

Parks and Recreation Department

Development Review Board Meeting of September 11, 2013

Item #2 Project #1006864

13DRB-70645 Bulk Land Variance

No comments

13DRB-70646 Preliminary/Final Plat Approval

No comments

13DRB-70658 EPC Site Development Plan for Subdivision (new comments in bold)

12.a – The boundary of the gated community is now shown on Sheet 1 as a view fence situated on the property line. The section drawings in Section 8, 9 and 10 show the view fence on the boundary of the buffer area. This inconsistency should be corrected.

Thank you for your comments clarifying the perimeter fencing. That said, the illustrative Sections in 10.F. do not show the perimeter fencing in either section. The Site Plan for Subdivision on page 1 shows the perimeter fencing along the property boundary of the entire gated area so the section shown in 10.F. should also show the perimeter fence. Show perimeter fencing in addition to view fencing on 10.F. Petroglyph National Monument Edge Treatment to be consistent with Site Plan for Subdivision.

13.e. Please add note to Site Plan that "cut and fill shall be done in a manner that does not negatively impact trail feasibility" **See 13.g.**

13.g. The diversion bank is stated to be "constructed to avoid conflicts with proposed improvements". **Please add at the end of that statement, " including the perimeter trail".**

General Comments:

1. **Strike "multi-use" from "trail" on 7.G. Illustrative Pedestrian Circulation.** Trails are either public or private. They are already described in 7.C. as whether the type of trail is appropriate for multi-use or not. The perimeter trail is identified in 7.c. as not permitted for bicycle use.
2. **Add note that states: A minimum of 85% of the PETR boundary shall have a minimum 50' buffer area. A maximum of 15% of the PETR boundary shall have a minimum of 25' buffer area.**

City of Albuquerque

Planning Department

Richard J. Berry, Mayor

Interoffice Memorandum

09 September 2013

To: Jack Cloud, DRB Chair

From: Suzanne G. Lubar, Planning Director

Subject: **DRB Case #1006864 – Watershed Site Development Plan for Subdivision**

The purpose of this memo is to provide my approval of the following amendments to the Site Development Plan for Subdivision that have been made since the EPC's approval. Matthew Conrad, Russell Brito, Kevin Curran and I met with the applicant and their agents to review the following changes:

a. Tract Boundary Changes – incorporating linear parks into the adjacent bulk tracts, splitting up the larger Tract N-2 into two tracts (N-2-A and N-2-B) to represent the phasing, and matching the proper numbering of the tracts consistent with the City surveyor's direction, and the bulk plat;
b. The City conditionally taking over the maintenance of the Mirehaven Arroyo from AMAFCA, which is now noted on the Grading and Drainage Plan (Sheet 7); and
c. Minor changes to the configuration of the Mirehaven Tract.

These changes are consistent with the intent of the EPC's approval and are approved administratively with this memo.

Thank you for working with this applicant to bring this project to fruition while ensuring that the City's interests are adequately addressed.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 11, 2013
DRB Comments

ITEM # 5

PROJECT # 1006864 APPLICATION # 13-70667

RE: Tract N-2, Watershed Subdivision

Based on AMAFCA comments, it does not appear that the referenced Flood Plain Easement was previously vacated (delete reference to 11DRB-70202); vacation action would be needed prior to or concurrent with platting and dedication of right of way.

Major Local 75' ℄

It is not appropriate to designate a separate tract ("A") for or within dedicated right of way. An acceptable Landscape Maintenance agreement would be required for the proposed median.

A Trip Distribution Exhibit and four (22') lanes with divided entry are needed to justify proposed single access; alternatively, an improved, emergency access easement connecting to public right of way and one less lot could comply with the DPM. Refer to comments from Transportation Development.

The linear trail along the south portion of the tract needs to equal 4 acres exclusive of land that abuts the rear of lots against Tierra Pintada and proposed Street "A."

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

City of Albuquerque

Parks and Recreation Department

Development Review Board Meeting of September 11, 2013

Item #5 Project #1006864

13DRB-70667 Sketch Plat Review and Comment

1. Label Tracts A-D as to use and show acreage.
2. Show trail in Tract B to be consistent with Site Plan for Subdivision.
3. Tract B differs in configuration from the Site Plan for Subdivision. It's purpose as shown on the Site Plan for Subdivision is a Linear Park of 4.0 acres. It is now a "surround" for the proposed neighborhood which appears to diminish the linear park.
4. The Linear Park should be 4.0 acres and not include property behind lots bordering on Street A or Tierra Pintada.
5. A Streetscape Agreement will be necessary for the proposed large median/streetscape area shown on Street A.

City of Albuquerque

Parks and Recreation Department

Development Review Board Meeting of September 11, 2013

Item #5-Project #1006864

13DRB-70667 Sketch Plat Review and Comment

1. Label Tracts A-D as to use and show acreage.
2. Show trail in Tract B to be consistent with Site Plan for Subdivision.
3. Tract B differs in configuration from the Site Plan for Subdivision. It's purpose as shown on the Site Plan for Subdivision is a Linear Park of 4.0 acres. It is now a "surround" for the proposed neighborhood which appears to diminish the linear park.
4. The Linear Park should be 4.0 acres and not include property behind lots bordering on Street A or Tierra Pintada.
5. A Streetscape Agreement will be necessary for the proposed large median/streetscape area shown on Street A.

DRB CASE ACTION LOG (Site Plan - Subdivision)

REVISED 10/08/07

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

DRB Application No.: 09DRB-70144 Project # 1006864

Project Name: Watershed & Inspiration

Agent: Hartman & Majewski Group Phone No.:

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☐ TRANSPORTATION:

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☒ PARKS / CIP: - verify Open Space Conditions

☒ PLANNING (Last to sign): - address case planner's comments

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

-The original plat and a mylar copy for the County Clerk.

-Tax certificate from the County Treasurer.

-Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____

-Tax printout from the County Assessor.

- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

Created On:

3.	**Project# 1007720** 09DRB-70125 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT	BOHANNAN HUSTON INC agent(s) for CITY OF ALBUQUERQUE TRANSIT DEPT request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-43, **TOWN ATRISCO Unit(s) 4,** zoned SU-2 IP, located on the north side of CENTRAL AVE NW between UNSER BLVD NW and 98TH ST NW containing approximately 4.8 acre(s). (K-10) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF TRANS-PORTATION FOR ACCESS EASEMENT AND TO PLANNING FOR ZONING VERIFICATION REGARDING SETBACK.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

4.	**Project# 1006864** 09DRB-70144 EPC APPROVED SDP FOR SUBDIVISION	HARTMAN & MAJEWSKI DESIGN GROUP agent(s) for SUNCAL COMPANY NEW MEXICO DIVISION request(s) the above action(s) for all or a portion of Tract(s) M, N & P, **WATERSHED & INSPIRATION** zoned RR, located on TIERRA PINTADA BLVD NW BETWEEN ARROYO VISTA BLVD NW AND PETROGLYPH NATIONAL MONUMENT containing approximately 483.5169 acre(s). (H-7-9/J-7-9) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PARKS TO VERIFY OPEN SPACE CONDITIONS AND TO PLANNING TO ADDRESS CASE PLANNERS COMMENTS.**

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

5.	**Project# 1003698** 09DRB-70145 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	JACKS HIGH COUNTRY INC agent(s) for CHRIS & JANET BURKS request(s) the above action(s) for all or a portion of Lot(s) NORTH 1/3 OF 10-12, Block(s) 18, **BROWNEWELL & LAIL'S HIGHLAND ADDITION** zoned SU-2 MD-1, located on MAPLE NE BETWEEN COPPER NE AND TIJERAS NE containing approximately .1631 acre(s). (K-15) **THE PRELIMINARY/FINAL PLAT WAS APPROVED. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**
6.	**Project# 1007675** 09DRB-70138 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	DIRK EDMONDS request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 55, **RAYNOLDS** zoned SU-2 R-1, located on STOVER SW BETWEEN 11TH ST SW AND 10TH ST SW containing approximately .33 acre(s). (K-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006864 **AGENDA ITEM NO: 4**

SUBJECT:

Site Plan for Subd

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED _____; DEFERRED _____; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: April 22, 2009

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

INTER-OFFICE MEMO

DATE: April 17, 2009

TO: Jack Cloud, DRB Chair

FROM: Catalina Lehner, Senior Planner CLL

RE: Project #1006864, SunCal Watershed & Inspiration Subdivisions

---

On December 18, 2008, the EPC voted to approve the Site Development Plan for Subdivision, with design standards, for Tracts M, N and P of the Watershed and Inspiration Subdivision, approx. 500 acres.

Staff met with the applicant and agent, Mark Wade of the Design Group, on January 21, 2009 (see Explanation below).

The Site Development Plan for Subdivision does not comply with the EPC conditions of approval as elaborated in the Official Notification of Decision. Some responses warrant explanation, while others do not meet the conditions, as follows:

Condition 2- Explanation:
At the January 21 meeting, we discussed the post-EPC process, language in some of the Conditions of Approval, and potential plan for the first residential subdivision. We did not check for compliance with the Conditions of Approval at that time.

Condition 6:
The table on Sheet 6, Average Residential Gross Densities, has been revised. However, the corresponding table "Densities by Site Plan Area" on Sheet 1 still needs to be revised to comply with this condition.

Condition 8:
Sheets 4, 5 and 6 correctly depict the residential street along the Impact Area as being single-loaded. However, a note/explanation needs to be added to the cross-section for Street Type G to clarify that this particular street segment shall be single-loaded, since the cross-section depicts the standard, double-loaded street.

Condition 9A:
The reference should be to NWMEP policy 15.

Condition 11A:
To provide clarification, Staff suggests adding the word "open space" to Line 9 of the language under "Open Space, Trails and Edge Treatments." Doing so will provide a

response to the second component of the condition, which requires an explanation of "The proposed conservation areas."

Condition 11-General:
Under "Trail Sections", the first sentence needs to be reworded. The EPC did not amend the Trails & Bikeways facility plan as part of this submittal. (The City Council is the final approval authority for amendments to Rank II plans.)

Staff recommends deletion of the second sentence in this section. The EPC approved the width of the trails as shown in the cross-sections and referred to in the design standards, consistent with the Official Notice of Decision.

Condition 11D:
Verbiage regarding landscaping and the multi-purpose trails needs to be added. How will landscaping along the trails be dealt with? This language could fit under "Trails" on Sheet 10, or elsewhere as appropriate.

Condition 14-Explanation:
The legend used to indicate 3 transit stops-now it indicates 2. If the Transit Department determines that more transit stops are needed in the future, such stops should not be precluded, but should be encouraged as Transit believes is appropriate.

Condition 17A:
This condition is found as the last sentence in the middle of Sheet 14, just before the "Retaining Walls" subsection. This sentence is awkward to read, and needs to be rephrased (ex. by removing the last phrase beginning with "shall be specified as suitable materials..").

Condition 17B-Explanation & Modifications:
This condition requires the addition of a "Retaining Walls" subsection, which was done. The specific language was not included in the Official Notice of Decision. The applicant has added language from Zoning Code14-16-3-19.

Staff has cross-checked this added language with the language in14-16-3-19 and has the following comments:

Penultimate column on Sheet 14: At the end of the first paragraph, the word should be "grade" and not "edge" [ref: 14-16-3-19(A)(2)(a)].

Last column on Sheet 14: The language found in 14-16-3-19(B)(2)(b)(1)(a) was omitted and needs to be included. (b)(1)(b) – (e) are included, but)(b)(1)(a) was forgotten.

In Number 5.1 (which will become 5.2), after the words "height restrictions", a reference to 14-16-3-19(A)(3) needs to be added.

In the last paragraph of this subsection, first sentence, the phrase "but are not limited to" needs to be deleted. The materials are limited to those listed by the Official Notice of Decision.

Condition 28:
The applicant explains that conversion numbers are provided, since Welborn Paint Co. was bought by Dunn Edwards paints. Staff cross-checked all of the color selections and found that they are consistent with those in the NWMEP color palette.

However, in the second column, the following 46 colors have been added that are not called out in the NWMEP and therefore would not be allowed:

All start with Q9: Q9-10D, 11P, 12P, 13T, 14D, 15D, 16P, 1P, 21P, 22T, 23T, 24D, 25D, 26P, 27T, 28T, 29D, 2P, 30D, 31P, 32T, 36P, 37T, 3T, 41P, 42T, 43T, 44D, 45D, 46P, 47P, 48T, 49D, 4D, 50D, 51P, 52T, 56P, 57T, 5D, 64X, 65U, 6P, 7T, 8T, and 9D.

If you have any questions regarding this case, please call me at 924-3935.

DRB CASE ACTION LOG – BLUE SHEET

☑ *Preliminary/Final Plat [FP]*

☐ *Site Plan – Subdivision [SPS]*

☐ *Site Plan – Building Permit [SBP]*

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

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

Project #: 1006864 *Application #:* 15DRB-70059 (FP)

Project Name: Watershed

Agent: Bohannan Huston *Phone #:*

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

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☑ **CITY ENGINEER / AMAFCA:** OK add ref to connect

☐ **PARKS / CIP:**

☑ **PLANNING (Last to sign):**

PLATS:

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

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

☑ **Property Management's signature must be obtained prior to Planning Department's signature.**

☑ **AGIS DXF File approval required.**

Copy of recorded plat for Planning.

ALL SITE PLANS:

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

Bohannan Huston

Engineering
Spatial Data
Advanced Technologies

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

CLIENT/COURIER TRANSMITTAL

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

Requested by: Yolanda Padilla Moyer/jcm

Date: May 6, 2015

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

Phone: (505) 924-3880
Job No.: 20150327

Job Name: Del Webb Phase 1B

DELIVERY VIA

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

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	Recorded Final Plat

COMMENTS / INSTRUCTIONS

Blue Sheet

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

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2014 070 010

01/14/2014 Issued By: BLDAVM 221814

Application Number: **14DRB-70010**, Epc Approved Sdp For Subdivision

Address:

Location Description: TIERRA PINTADA BETWEEN ARROYO VISTA AND WEST CREEK

Project Number: 1006864

Applicant
PULTE HOMES

7601 JEFFERSON BLVD NE SUITE 180
ALBUQUERQUE NM 87109
761-9606

Agent / Contact
CONSENSUS PLANNING
JAMES STROZIER
302 8TH ST NW
ALBUQUERQUE NM 87102

CP@CONSENSUSPLANNING

Application Fees	
APN Fee	
Conflict Mgmt Fee	$20.00
DRB Actions	
TOTAL:	$20.00

City of Albuquerque Treasury
Date:1/14/2014 Office:ANNEX
Stat ID:WS000008 Cashier:TRSCXG
Batch: 3112 Trans #:7
Permit: 2014070010
Receipt Num 00172078
Payment Total:$20.00
0901 Conflict Manag. Fee $20.00
Check Tendered : $20.00

Current DRC
Project No. _____

ORIGINAL

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

DRB Project No. 1006864

Figure 12

INFRASTRUCTURE LIST

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

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

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

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC SANITARY SEWER IMPROVEMENTS - (VIA A PUBLIC SANITARY SEWER EASEMENT W/IN HOA TRACT N-2-A-3 UNLESS NOTED; PRIVATE STREETS)							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PULBIC EASEMENT OR ROW VIA TRACT N-2-E	MIREHAVEN PARKWAY & DEL WEBB BLVD INTERSECTION	TIERRA PINTADA BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DEL WEBB BLVD	MIREHAVEN PARKWAY	CEBOLLA CREEK WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CEBOLLA CREEK WAY	CEBOLLA CREEK WAY SOUTH TERMINUS	DEL WEBB BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GOOSE LAKE TRAIL	LOT 81	DEL WEBB BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	IRON CREEK LANE	LO 112	BEAR LAKE WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BEAR LAKE WAY	IRON CREEK LANE	DEL WEBB BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BEAR LAKE WAY	LOT 121	WILLOW CANYON TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	COYOTE CREEK TRAIL	LOT 47	DEL WEBB BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CAVE CREEK LANE	LOT 40	FALLS CREEK TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	FALLS CREEK TRAIL	CAVE CREEK LANE	WILLOW CANYON TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	FALLS CREEK TRAIL	FALLS CREEK TRAIL EAST CUL DE SAC TERMINUS	WILLOW CANYON TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	WILLOW CANYON TRAIL	WILLOW CANYON TRAIL SOUTH TERMINUS	DEL WEBB BLVD	/	/	/

		PUBLIC STORM DRAIN IMPROVMENTS -(VIA A PUBLIC SOTRM DRAIN EASEMENT W/IN HOA TRACT N-2-A-3 UNLESS NOTED; PRIVATE STREETS)							
		48-54" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	DEL WEBB BLVD	MIREHAVEN PARKWAY LOW POINT	WILLOW CANYON TRAIL	/	/	/
		48-54" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WILLOW CANYON TRAIL	MIREHAVEN ARROYO	WILLOW CANYON TRAIL SOUTH TERMINUS	/	/	/
		48" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT ON TRACTS N-2-A-1 & N-2-A-17	MIREHAVEN ARROYO	DEL WEBB BLVD	/	/	/
		18-48" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	DEL WEBB BLVD	PUBLIC SD EASEMENT ON TRACTS N-2-A-1 & N-2-A-17	CEBOLLA CREEK WAY	/	/	/
		18-30" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	CEBOLLA CREEK WAY	LOT 100 / 101 PL CEBOLLA CREEK WAY	DEL WEBB BLVD	/	/	/
		18-24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	BEAR LAKE WAY & COYOTE CREEK TRAIL	W/IN 100 FEET OF THE INTRSCTN OF DEL WEBB BLVD	DEL WEBB BLVD	/	/	/
		"70'-100' WIDE	NECESSARY ARROYO/CHANNEL IMPROVMENTS W/ SD STUBS &	PUBLIC SD EASEMENT ON TRACTS N-2-A-1	TIERRA PINTADA BLVD	WEST BDRY OF TRACTS N-2-A-1	/	/	/
		LOMR	A FEMA LETTER OF MAP REVISION IS REQUIRED; A SPECIFIED FINANICAL GUARANTY AMOUNT OF $50,000 IS REQUIRED UNTIL AN APPROVED LOMR IS PROVIDED BY FEMA FOR THE MIREHAVEN ARROYO				/	/	/
		5' CHANNEL	5 FT WIDE PCC PRIVATE DRAINAGE CHANNEL W/IN TRACT N-2-A-2 & N-2-A-4 FROM LOT 107 TO THE MIREHAVEN ARROYO				/	/	/
		NOTE.	PRIVATE FACILITIES COVENANT FOR 5 FT WIDE PCC PRIVATE DRAINAGE CHANNEL W/IN TRACT N-2-A-2 & N-2-A-4				/	/	/
			A MAINTENANCE AGREEMENT & EASEMENT IS REQUIRED FOR THE MIREHAVEN ARROYO.				/	/	/
			GRADING & DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/

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

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

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

AGENT/OWNER

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

BOHANNAN HUSTON INC.
FIRM:

Kevin Patton 2-12-14
SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	2-12-14 DATE	PARKS & ~~GENERAL SERVICES~~ Recreation	Carl C S. Dumont 2-12-14 DATE
TRANSPORTATION DEVELOPMENT	2/12/14 DATE	AMAFCA	DATE
ABCWUA	Allen Patton 02/12/14 DATE	CITY ENGINEER	Curtis C Chan 2-12-14 DATE
	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2014 070 189

05/30/2014 Issued By: BLDAVM 240214

Application Number: **14DRB-70189**, Vacation Of Public Easement

Address:

Location Description: TIERRA PINTADA AND UNSER

Project Number: 1006864

Applicant
PULTE HOMES

ALBUQUERQUE NM 87109

Agent / Contact
BOHANNAN HUSTON INC
KEVIN PATTON
7500 JEFFERSON NE COURTYARD I
ALBUQUERQUE NM 87109
5058231000
KPATTON@BHINC.COM

Application Fees

APN Fee	**$75.00**
Conflict Mgmt Fee	**$20.00**
DRB Actions	**$45.00**
TOTAL:	**$140.00**

City of Albuquerque Treasury
Date=5/30/2014 Office=ANNEX
Stat=D=WSD0UD08 Cashier=TRSDLF
Batch= 3727 Trans #=13
Permit= 2014070189
Receipt Num 00202160
Payment Total=$140.00

0900 APN Fee $75.00
0901 Conflict Mgmt Fee $20.00
0903 DRB Actions $45.00
Cash Tendered = $140.00

Current DRC
Project No. _____

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

DRB Project No. 1006864

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

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

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

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

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

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

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

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

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

AGENT/OWNER

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

BOHANNAN HUSTON INC.
FIRM:

SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	12-31-13 DATE	Carl S. Dumont PARKS & ~~GENERAL SERVICES~~ Recreation	12-31-13 DATE
TRANSPORTATION DEVELOPMENT	12-31-13 DATE	AMAFCA	DATE
ABCWUA	12/31/13 DATE	Curtis C. Chen CITY ENGINEER	12-31-13 DATE
	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

6864

DXF Electronic Approval Form

DRB Project Case #: 1006864

Subdivision Name: WATERSHEDSHED SUBDIVISION TRACKS N2A, N2B, N2C, N2D, N2E, N2F

Surveyor: ROBERT GROMATZKY

Contact Person: MARY COLE

Contact Information: 823-1000

DXF Received: 10/3/2013 Hard Copy Received: 10/3/2013

Coordinate System: NMSP Grid (NAD 83)

Approved

10/4/2013
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc **6864** to agiscov on **10/4/2013** Contact person notified on **10/4/2013**

DEVELOPMENT REVIEW BOARD MEETING -December 11, 2013

PARKS & RECREATION DEPARTMENT COMMENTS Item #12

Project#1006864 – Tract N-2-A, Watershed Subdivision

13DRB-70773 – Sketch Plat Review and Comment

Defer to Hydrology re: site layout and drainage , specifically at Lots 106-107. As no drainage plan was submitted, it is unclear how this will be designed.

No trails are shown. Please add trails on Plat.

Defer to Transportation regarding timing of permanent roadway improvements.

DEVELOPMENT REVIEW BOARD MEETING – January 22, 2014

PARKS & RECREATION DEPARTMENT COMMENTS - Item #2

Project #1006864 – Tract N-2-A Watershed Subdivision

13DRB-70808 – Major – Preliminary Plat

Need more information about grading to occur adjacent the Petroglyph National Monument. Am awaiting review by Hydrology to provide Parks and Recreation comments.

13DRB-70809 Sidewalk Variance and 13DRB-70810 Sidewalk Waiver

We prefer that the trail to be built shown on the Exhibit along Cebola Creek Way be deferred as it does not connect to anything at this Phase. It would leave trail users going nowhere for the time being until the lots and trail to the north are developed. Same request for the trail north off Del Webb Blvd as the Mirehaven improvements are not in place yet and same request for sidewalk north of Del Webb Blvd. at the NW side of Tract N-2-F, please defer these as well. The trail to be built between Bear Lake Way and Coyote Creek Way should either be extended to Del Webb Blvd or deferred until this connection can be made.

13DRB-70811 -Subdivision Design Variance from Minimum DPM Standards

No comments, defer to Transportation

DEVELOPMENT REVIEW BOARD MEETING -December 4, 2013

PARKS & RECREATION DEPARTMENT COMMENTS Item #6

Project#1006864 – Tract N-2-E, Watershed Subdivision

13DRB-70714 –Sidewalk Waiver

The revised Sidewalk Waiver Exhibit shows the additional sidewalk requested along Abo Canyon Drive however, the offsetof the crossing adjacent the trail is of concern. Parks would prefer that the sidewalk cross directly rather than offset but defer to Transportation regarding safety issue.

13DRB-70715 – Subdivision Design Variance From Minimum DPM Standards.

Defer to Transportation.

13DRB-70716 – Major-Preliminary Plat

Sidewalks are shown on the Infrastructure List; Trails should be added as well.

13DRB-70751 - Partial Vacation of AMAFCA Floodplain Easement

Defer to Hydrology/City Engineer.

Current DRC
Project No _____

ORIGINAL

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

DRB Project No 1006864

Figure 12

INFRASTRUCTURE LIST

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

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

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

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

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

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

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

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

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
KEVIN G PATTON, P E PREPARED BY PRINT NAME	[signature] DRB CHAIR	2-12-14 DATE	Carol S. Dumont PARKS & ~~GENERAL SERVICES~~ Recreation Cnd	2-12-14 DATE
BOHANNAN HUSTON INC FIRM	[signature] TRANSPORTATION DEVELOPMENT	2/12/14 DATE	AMAFCA	DATE
[signature] 2-12-14 SIGNATURE	Allan Patton ABCWUA	02/12/14 DATE	[signature] CITY ENGINEER	2-12-14 DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION		DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC
Project No _____

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

DRB Project No 1006864

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

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

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

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	REDONDO PEAK DRIVE	DEL WEBB BLVD	FENTON LAKE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	BRAZOS RIDGE CIRCLE	HIGH PT IN BRAZOS RIDGE CIRCLE	REDONDO PEAK DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	FENTON LAKE ROAD	REDONDO PEAK DRIVE	REDONDO PEAK DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GREEN MESA ROAD	HIGH PT IN GREEN MESA ROAD	ABO CANYON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	ABO CANYON DRIVE	HIGH PT IN ABO CANYON DRIVE (NEAR FENTON LAKE)	REDONDO PEAK DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	PUBLIC SAS EASEMENT LOT 37	REDONDO PEAK DRIVE LOW PT	PUBLIC SAS EASEMENT IN TRACT N-2-E-4	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	PUBLIC SAS EASEMENT IN TRACT N-2-E-4	PUBLIC SAS EASEMENT LOT 37	TIERRA PINTADA BLVD	/	/	/
							/	/	/
			PUBLIC STORM DRAIN IMPROVMENTS						
		18-36" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT	MIREHAVEN PARKWAY INLETS IN ROADWAY	MIREHAVEN ARROYO IMPROVMENTS	/	/	/
		18-42" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	REDONDO PEAK DRIVE	LOT 41	LOT 33	/	/	/
		18-24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	ABO CANYON DRIVE	200 FT NORTH OF REDONDO PEAK	REDONDO PEAK DRIVE	/	/	/
		54" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	TRACT N-2-E-6	REDONDO PEAK DRIVE LOW PT	PUBLIC SD EASEMENT IN TRACT N-2-E-4	/	/	/
		60-66" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT IN TRACT N-2-E-4	TRACT N-2-E-6	TIERRA PINTADA BLVD EXISTING SD STUB	/	/	/
		36-42" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	MIREHAVEN PARKWAY	MIREHAVEN PARKWAY LOW PT (WEST OF LOT 55)	REDONDO PEAK DRIVE	/	/	/
		42-60" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT TRACT N-2-A	MIREHAVEN PARKWAY	MIREHAVEN ARROYO	/	/	/
		70'-100' WIDE	NECESSARY ARROYO/CHANNEL & INLETS	MIREHAVEN ARROYO	TIERRA PINTADA BLVD	WEST BDRY OF TRACT N-2-A	/	/	/
		48" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT IN TRACT N-2-E-4	60" RCP SD	170 FT SOUTH OF 60" RCP SD	/	/	/
		LOMR	A FEMA LETTER OF MAP REVISION IS REQUIRED; A $50,000 FINANICAL GUARANTY AMOUNT WILL BE REQUIRED BY DEVELOPER UNTIL A LOMR IS PROVIDED BY FEMA				/	/	/
		NOTE	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/

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

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

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

AGENT/OWNER

KEVIN G PATTON, P E
PREPARED BY: PRINT NAME

BOHANNAN HUSTON INC
FIRM

SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	12-31-13 DATE	Carol S. Dumont PARKS & ~~GENERAL SERVICES~~ Recreation	12-31-13 DATE
TRANSPORTATION DEVELOPMENT	12-31-13 DATE	AMAFCA	DATE
ABCWUA	12/31/13 DATE	CITY ENGINEER	12-31-13 DATE
	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

S	Z		
		SUBDIVISION	
		___	Major subdivision action
		___	Minor subdivision action
		___	Vacation
V		___	Variance (Non-Zoning)
		SITE DEVELOPMENT PLAN	
P		✓	for Subdivision DRB 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
		___	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
		___	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 St. NW FAX: (505) 842-5495
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: Pulte Homes PHONE: (505) 761-9606
ADDRESS: 7601 Jefferson Boulevard NE Suite 180 FAX:
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: Garret.Price@PulteGroup.com
Proprietary interest in site: _____ **List all owners**: Western Albuquerque Land Holdings LLC

DESCRIPTION OF REQUEST: Site Development Plan for Subdivision for final sign off

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

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

Lot or Tract No. Tract N-2A and a portion of N-2-G Block: _____ Unit: _____
Subdiv/Addn/TBKA: Watershed Subdivision
Existing Zoning: SU-2 for PDA Proposed zoning: N/A MRGCD Map No _____
Zone Atlas page(s): H-08-Z UPC Code: 100805942416140101

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Project # 1006864; 07EPC-40065; 13EPC-40115

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? No
No. of **existing** lots: 2 No. of **proposed** lots: 237 Total site area (acres): 59.2
LOCATION OF PROPERTY BY STREETS: On or Near: The west side of Tierra Pintada
Between: Arroyo Vista and West Creek

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

SIGNATURE _____ DATE 1/14/14
(Print Name) James C. Strozier, AICP Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	14DRB-70010	SPS	___	$ 0
☒ All fees have been collected	_____	CMF	___	$ 20.00
☒ All case #s are assigned	_____	___	___	$ _____
☒ AGIS copy has been sent	_____	___	___	$ _____
☒ Case history #s are listed	_____	___	___	$ _____
☐ Site is within 1000ft of a landfill	_____	___	___	$ _____
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	**Hearing date** January 22, 2013			$ 2000

1-14-14
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)**
X **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**
N/A 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
N/A Infrastructure List, if relevant to the site plan
N/A 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)

1/13/14
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
14DRB - 10010
- -
- -

1-14-14
Planner signature / date

Project # 1008864

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION	**S**	**Z**	**ZONING & PLANNING**
___ Major subdivision action			___ Annexation
___ Minor subdivision action			
___ Vacation		**V**	___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN		**P**	___ Adoption of Rank 2 or 3 Plan or similar
✓ for Subdivision DRB Sign-Off			___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ for Building Permit			
___ Administrative Amendment/Approval (AA)			
___ IP Master Development Plan		**D**	___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)			
	L	**A**	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			___ Decision by DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
___ Storm Drainage Cost Allocation Plan			

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

APPLICATION INFORMATION:

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

APPLICANT: Pulte Homes PHONE: (505) 761-9606
ADDRESS: 7601 Jefferson Boulevard NE Suite 180 FAX: ___
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: Garret.Price@PulteGroup.com
Proprietary interest in site: ___ **List all owners:** Western Albuquerque Land Holdings LLC

DESCRIPTION OF REQUEST: Site Development Plan for Subdivision for final sign off

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

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

Lot or Tract No. Tract N-2A and a portion of N-2-G Block: ___ Unit: ___
Subdiv/Addn/TBKA: Watershed Subdivision
Existing Zoning: SU-2 for PDA Proposed zoning N/A MRGCD Map No ___
Zone Atlas page(s): H-08-Z UPC Code: 100805942416140101

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Project # 1006864; 07EPC-40065; 13EPC-40115

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? No
No. of **existing** lots: 2 No. of **proposed** lots: 237 Total site area (acres) 59.2
LOCATION OF PROPERTY BY STREETS: On or Near The west side of Tierra Pintada
Between: Arroyo Vista and West Creek
Check if project was previously reviewed by. Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date. ___

SIGNATURE ___ DATE 1/14/14
(Print Name) James K. Strozier, AICP Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☐ **INTERNAL ROUTING**	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	14DRB-70010	SPS	___	$ 0
☒ All fees have been collected	___-___	CMF	___	$ 20.00
☒ All case #s are assigned	___-___	___	___	$ ___
☒ AGIS copy has been sent	___-___	___	___	$ ___
☒ Case history #s are listed	___-___	___	___	$ ___
☐ Site is within 1000ft of a landfill	___-___	___	___	$ ___
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	**Hearing date** January 22, 2013			$ 20.00

1-14-14
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)**

X **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**
N/A 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
N/A Infrastructure List, if relevant to the site plan
N/A 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)

1/13/14
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
14DRB - 70010
- -
- -

1-14-14
Planner signature / date

Project # 1008864

A-1

TOWN OF ATRISCO GRANT

UNPLATTED

NORTHWEST MESA ESCARPMENT PLAN CONSERVATION

A-1

TOWN OF ATRISCO GRANT

UNPLATTED

SU-2 FOR
RESIDENTIAL RESORT

NORTHWEST MESA ESCARPMENT PLAN IMPACT

M

1003087

WATER

SITE

SU-2 FOR
RESIDENTIAL RESORT

TOWN OF ATRISCO GRANT

UNPLATTED

ED

NORTHWEST MESA ESCARPMENT PLAN VIEW

WESTLAND

N

WATERSHED

SU-2/R-LT

SUNNY MORNING DR

CLOUDBURST

(UNIT 2)

TEMPEST DR

SU-2/R-LT

VD

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

Albuquerque Geographic Information System

Map amended through: 1/24/2011

Note: Grey Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:

H-08-Z

Selected Symbols

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

0 750 1,500 Feet

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

January 14, 2014

Jack Cloud, Chairman
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Project #1006864; 13EPC-40143 Site Development Plan for Subdivision Tract N-2-A and N-2-G (portion)

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; 13EPC-40143.

Each condition is listed below and the response as to how it was satisfied follows in italics:

CONDITIONS OF APPROVAL: 13EPC-40143 Site Development Plan for Subdivision Tract N-2-A and N-2-G (portion)

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.
   Agreed.

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.
   A meeting was held on January 13, 2014 with Mr. Chris Glore to review these conditions.

3. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
   Agreed, these improvements will be addressed through infrastructure lists associated with future subdivision platting actions.

4. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/requirements.

PRINCIPALS
Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES
Jacqueline Fishman, AICP

CONSENSUS PLANNING

Agreed, in compliance with the DPM street standards, the face to face dimension for the residential streets is 28 feet.

5. The SPSD shall comply with the Single Access Criteria per the DPM, Chapter 23, Section 5.E. The proposed development includes 214 dwelling units which shall require 2 access points per DPM standards or a variance. This condition shall be addressed at DRB.
   See attached correspondence and approval from the Fire Department and City Transportation. The phasing and temporary roadway connections have been provided with the preliminary plat.

6. The temporary road design and barricades required between build phases to meet DPM criteria shall be addressed at DRB.
   Agreed, see preliminary plat and infrastructure list submitted by BHI.

7. All of the site specific water and wastewater infrastructure required for the development must be coordinated through the ABCWUA. A site specific request for availability should be made when local street network is finalized in order to determine actual line sizing.
   Agreed, a water and sewer availability request has been submitted. See attached email from Alan Porter indicating his concurrence.

8. If the maximum height increase request is approved by the EPC, the approved SPS shall be amended to reflect the maximum building height allowable, prior to DRB review of any plat for the SPS N2A area. The SPS Amendment may be approved by the Planning Director.
   Agreed, the maximum height has been indicated on each lot within the NWMEP Impact Area on Sheet 2 consistent with the table on Sheet 11.

9. The applicant shall submit the report of analysis of the operation and mitigation necessary to return traffic operations to that of the No-Build condition at the Ladera and Unser intersection to the City prior to DRB review of any plat for the SPS N2a area.
   Completed and provided to NMDOT on August 20, 2013; no response has been received. This was a condition of the overall Site Plan for Subdivision and completed prior to DRB approval for that project on September 11, 2013.

10. There shall be no rear yard walls bordering on the National Monument boundary.
    Agreed, there are no rear yard walls bordering the National Monument boundary.

11. The buffer area between the single-loaded street and developed lots with the Monument boundary shall be used for construction of a separately located recreational trail and drainage structures as needed.
    Agreed, see sections on Sheet 6.

12. Show illustrative locations of the HOA owned and maintained Private Pocket Parks on Sheet 1 and Sheet 3.
    Agreed, these have been shown on Sheets 1 and 3, and also on Sheet 2.

CONSENSUS PLANNING

13. All future Tracts of the Watershed subdivision bordering on the boundary of Petroglyph National Monument shall be submitted to EPC for review and approval if site plans for development within the impact Area request exceptions to the 15' height limit, and EPC would be required.
Agreed.

14. The proposed subdivision will be subject to review by the DRB for conformance with City Code Article 14, Subdivision Regulations 14-14-2-2 and 14-14-2-3.
Agreed.

15. Adjust the Phase Line between Phases 1 and 3 to accommodate the proposed storm drain improvements.
Per Curtis Cherne, Hydrology is no longer requiring this, see attached email.

16. The DRB may make minor adjustments to street locations, street slopes, proposed grades and the lot layout based on the drainage report and grading and drainage plan for Preliminary Plat approval.
Agreed. The refined Grading Plan and Drainage Report have been submitted to City Hydrology in association with the Preliminary Plat for review and approval. The Preliminary Plat will be heard at the same DRB Hearing as this Site Development Plan.

17. The applicant shall revise the landscape plan plant palette as recommended by the National Park Service.
Agreed, the plant palette has been revised accordingly as applicable to the naturalized and private open space with the NWMEP Impact Area as provided for on Sheet 3.

Please feel free to call me if you have any questions or need additional information.

Sincerely,

James K. Strozier, AICP
Principal

Jackie Fishman

From: Brian Patterson <bpatterson@bhinc.com>
Sent: Monday, January 13, 2014 11:00 AM
To: fishman@consensusplanning.com
Subject: FW: Del Webb Site Plan for Subdivision-Concurrance to EPC Conditions

---

From: Porter, Allan K. [mailto:aporter@abcwua.org]
Sent: Monday, January 13, 2014 10:57 AM
To: Brian Patterson
Cc: Kevin Patton
Subject: RE: Del Webb Site Plan for Subdivision-Concurrance to EPC Conditions

I concur.

Allan Porter, P.E.
Principal Engineer
Utility Development Section
Albuquerque Bernalillo County Water Utility Authority
Ph: 505.924.3989
Fax: 505.924.3864

From: Brian Patterson [mailto:bpatterson@bhinc.com]
Sent: Thursday, January 09, 2014 4:09 PM
To: Porter, Allan K.
Cc: Kevin Patton
Subject: Del Webb Site Plan for Subdivision-Concurrance to EPC Conditions

Allan,
The intent of this email is to get ABCWUA confirmation that the following condition has been satisfied for the Site Plan for Subdivision for Del Webb @ Mirehaven (Project #1006864, 13EPC-40143).

Condition of Approval #7 states (Official Notice of Decision is also attached): All of the site specific water and wastewater infrastructure required for the development must be coordinated through the ABCWUA. A site specific request for availability should be made when local street network is finalized in order to determine actual line sizing.

The request for availability has been submitted (see attached) and we have meet already to discuss line sizing for Del Webb (at or around December 12, 2013). I have included the infrastructure list that has been submitted for Del Webb which reflects the line sizing.

If you concur with what I have stated, could you please respond to this email with your concurrence? Thanks.

Brian Patterson, PE
Project Engineer
Community Development & Planning

Bohannan Huston
Courtyard I
7500 Jefferson St. NE

Jackie Fishman

From: Brian Patterson <bpatterson@bhinc.com>
Sent: Sunday, January 12, 2014 2:13 PM
To: fishman@consensusplanning.com
Cc: Kevin Patton
Subject: FW: Del Webb Site Plan for Subdivision-Concurrance to EPC Conditions
Attachments: SHEET 2_1-12-14.pdf

Jackie,
Below is Curtis's response/concurrence. Per his email, I have added his comment to sheet 2 which is attached.
Brian

From: Cherne, Curtis [timailto:CCherne@cabq.gov]
Sent: Friday, January 10, 2014 3:26 PM
To: Brian Patterson
Cc: Kevin Patton
Subject: RE: Del Webb Site Plan for Subdivision-Concurrance to EPC Conditions

Brian/Kevin,

I reviewed the IL and some of the plans in the drainage report, and the requested drainage and street improvements on the "other" side of the phase line are proposed. Therefore, Hydrology does not require adjusting the Phase Line between phases 1 and 3.

Add a note to the Site Plan, Sheet 2 of 11 in the upper left in the Keyed Note section (number 2?) that states "Street and storm drain improvements in Phase 3 that are required to support Phase 1 will be constructed with Phase 1" or similar.

Curtis

From: Brian Patterson [mailto:bpatterson@bhinc.com]
Sent: Thursday, January 09, 2014 3:42 PM
To: Cherne, Curtis
Cc: Kevin Patton
Subject: Del Webb Site Plan for Subdivision-Concurrance to EPC Conditions

Curtis,
The intent of this email is to get Hydrology's confirmation that the following condition has been satisfied for the Site Plan for Subdivision for Del Webb @ Mirehaven (Project #1006864, 13EPC-40143).

Condition of Approval #15 states(Official Notice of Decision is also attached): Adjust the Phase Line between Phases 1 and 3 to accommodate the proposed storm drain improvements. (Official Notice of Decision is also attached)

Through our conversations, the phase line between phases 1 and 3 will remain the same as proposed on the site plan for subdivision with the understanding that the drainage improvements (i.e. construction of Del Webb Blvd and storm drain inlets and pipe within phase 3) will be constructed with phases 1 and 2. I have attached the proposed Infrastructure List and Preliminary Plat which show those improvements.

If you concur with what I have stated, could you please respond to this email with your concurrence? Thanks.

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 14, 2013

Pulte Group
7601 Jefferson NE, Suite 180
Albuquerque, NM 87109

Project# 1006864
13EPC-40143 Site Development – Subdivision

LEGAL DESCRIPTION:
For all or a portion of tract N-2-A & portion of N-2-G, Watershed Subdivision, located on West Side of Tierra Pintada between Arroyo Vista and West Creek containing approximately 59.2 acres.
Staff Planner: Staff Planner, Chris Glore

PO Box 1293

Albuquerque

New Mexico 87103

On November 14, 2013, the Environmental Planning Commission (EPC), voted to APPROVE Project 1006864, 13EPC-40143, a request for a Site Development Plan for Subdivision, based on the following Findings and Conditions:

www.cabq.gov

FINDINGS: ***13EPC-40143 – Site Development Plan for Subdivision for Tracts N-2-A and N-2-G (portion)***

1. This request is for a site development plan for subdivision for Tracts N-2-A and N-2-G (portion), Watershed at Estrella subdivision, an approximately 59.2 acre area located north and west of Tierra Pintada Boulevard NW, and east of the Petroglyph National Monument (the "subject site").

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."

3. The proposed development consists of approximately 214 residential units with pocket parks and common space in the Mirehaven Arroyo. All of the residential units would be for an "active adult," gated subdivision.

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 request includes a height increase for residential structures, from a maximum of 15 feet to a maximum of 19 feet above natural grade, for 38 lots within the Northwest Mesa Escarpment Plan Impact Area. A site-specific height increase exception is requested for six additional lots. In the case of the six lots, maximum building height requested is between 15 feet and 19 feet above natural grade. The applicant has demonstrated that the impact of the proposed development on views to and from the escarpment as described in the NWMEP will be the same as, or less than, the impact if the 15 foot height limit were met. Heights shall in no case exceed 19 feet from natural grade.

7. The request generally **furthers or is consistent with** the following Comprehensive Plan goals and policies:

Open Space Goal and Policy II.B.1f: regarding a multi-purpose network of open areas and trail corridors;

The request includes perimeter open space of varying dimensions and one significant open space area (Mirehaven Arroyo) for residents. Multi-use trails are proposed along both sides of the Mirehaven Arroyo and throughout the private development area.

Policy II.B.5e - New growth contiguous to urban facilities and services. *Policy II.B.5k*- Land adjacent to arterial streets.

Urban infrastructure and services exist, serving the Stormcloud subdivision east of Tierra Pintada Blvd. A water serviceability statement was issued by ABCWUA and a development agreement exists. Traffic generation from the Watershed development was addressed with a TIS update for the approved SPS.

Noise Goal: Prevent land use/noise conflicts: None of the homes will be located so as to make a land use/noise conflict likely, and will not produce noise beyond the usual residential level.

Policy II.C.8d: - Landscaping to control water erosion and dust and create a pleasing environment. *Water Management Goal* - efficient water management and use. *Policy II.D.2a* - Discourage wasteful water uses. *Policy II.D.2b* - Maximum absorption of precipitation through retention of natural arroyos and runoff conservation.

Many of the proposed plants are low-water users. The landscape plans incorporate plantings from the Westland Master Plan or the Water Utility Authority xeriscaping plant list. The Mirehaven Arroyo will be maintained in a partially natural state, and utilize mostly xeric plant materials. The SPS landscape plan commits to water harvesting techniques where possible.

8. The request **partially furthers** the following Comprehensive Plan goals and policies:

Transportation and Transit Goal - Develop corridors, both streets and adjacent land uses that provide a balanced circulation system. *Policy II.C.1b* - Adverse effects on air quality shall be reduced through a balanced land use/ transportation system.

The proposed development is auto-centric. The Westland Master Plan Land Use/Zoning Plan includes commercial and service uses eventually developed near the I-40 / 98th Street interchange, closer to the development. The provision of a trail network will encourage walking and bicycling, but walls and gates will limit integration into a network of trails.

Housing Goal - Increase the supply of affordable housing. *Policy II.B.5f* - Clustering of homes is encouraged.

The proposed development represents more quality housing on the Westside, however none of the housing units will be affordable in the context of the Goal. The lot layout does not address cluster development.

Policy II.B.5m - Design improves the quality of the visual environment. *Policy II.C.8e* - Development design and materials in harmony with the landscape.

Views from the Monument will be impacted by significant alteration of existing topography and residential building profiles that will exceed 15 feet even with grading cuts to lower lot elevations. The base of the Escarpment is approximately 40 feet higher in elevation than the highest point in the development after grading. Site design will include perimeter open space areas along the border with the Monument, to partially mitigate impacts to views from the Monument. Planned building materials and colors will be consistent with newer high-quality single family residential development on the West Side.

9. The request complies with the design requirements of the NWMEP regarding building design and colors, landscaping, walls, and lighting.

10. The request generally **furthers or is consistent with** the following **Rank II** West Side Strategic Plan (WSSP), Facility Plan for Arroyos (FPA) and **Rank III** Northwest Mesa Escarpment Plan (NWMEP) Goals and Policies:

FPA Policy 2 - A minimum fifteen foot easement on one side to allow for trail development; *FPA Policy 4* - The location of crossings shall be determined by channel characteristics, the distance between crossings, and pedestrian desire-lines.

A proposed trail will be along both the north and south sides of the Mirehaven Arroyo, within landscaped areas of at least 30 feet in width. One street crossing of the Arroyo is proposed. Arroyo access will be restricted to residents.

NWMEP Policy 15: Public access and facilities shall be compatible with the Escarpment. Utilities and roads shall be limited to areas which are least sensitive. *NWMEP Policy 15.8* - Where the road surface cannot be at grade with adjacent contours, the exposed embankment must be stabilized.

The Monument boundaries are generally avoided by proposed roads and utilities. There is no public access to the Monument from the development.

NWMEP Policy 19 - Drainage facilities' design shall be sensitive to the escarpment. Arroyo corridor and drainage management plans are appropriate for specific channel treatment recommendations. *FPA Policy 1*: Encourage the development of parks adjacent to designated Urban Recreational Arroyos.

The Mirehaven Arroyo is a designated Urban Recreational Arroyo. The request demonstrates dedicated open space with trails along both sides of the arroyo. The specific channel treatment includes landscaping and alterations to the arroyo bottom to improve drainage within the arroyo.

11. The request **partially furthers** the following **Rank II** West Side Strategic Plan (WSSP), Facility Plan for Arroyos (FPA), Trails & Bikeways Facility Plan (TBFP), and **Rank III** Northwest Mesa Escarpment Plan (NWMEP) Goals and Policies:

WSSP Policy 3.81 - Minimize negative impacts upon the National Monument. *NWMEP Policy 7* - Design overlay zone covers the Conservation Area, the Impact Area and the View Area, all development shall comply. *NWMEP Policy 21.1* - The height of structures within the View Area shall comply with the requirements of the Zoning Code, except that no structure shall exceed 40'0" in height.

The approved SPS limits building height to between 15 feet and 19 feet on 44 lots within the NWMEP Impact Area and to 26 feet outside of the Impact Area. Within the Impact Area height over 15 feet above natural grade must be approved by the EPC with site plan review under the process laid out within the NWMEP. The EPC will make decisions regarding the effect on the National Monument.

WSSP Policy 4.6.a - Design subdivisions to provide an efficient pattern for transit. *WSSP Policy 4.6.b* - Design subdivisions to provide safe, attractive and efficient patterns for pedestrians. *WSSP Policy 4.10* - Promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel and public transportation. *TBFP Goal 2* - Accommodate users in the trail system: cyclists (both mountain and touring), pedestrians, runners, equestrians, and the physically challenged. *TBFP Goal 3* - Develop strategies to mitigate between trail user types. *TBFP Goal 4* - Develop a safe trail system. *TBFP Goal 5* - Facilitate commuter cycling.

The proposed development is auto-centric; however, a comprehensive system of sidewalks and trails will be developed within the subdivision. The design indicates that pedestrians, runners, and bicyclists would be accommodated but does not address potential conflicts between trail user types and whether equestrians would be accommodated. The trails will provide connectivity to adjacent Del Webb development tracts, however connection to future transit service and commuter cycling along Tierra Pintada could only be accessed from one point.

TBFP Goal 6 - Provide amenities for the trail system. Trail signage is consistent with the approved SPS. Pedestrian or trail amenities such as benches, shade structures and trash receptacles are not identified.

NWMEP Policy 9 - Development at the edge of open space shall complement and enhance the open space. *NWMEP Policy 9.1* - On-site open areas shall connect with adjacent open space. Orientation of on-site open areas to the larger open space system is required.

Proposed development at the edge of the National Monument and Arroyo open space will minimize visual profiles of structures through grading, landscaping and building design. In three locations along the Mirehaven Arroyo, on-site open space is connected to open space within the Arroyo. However, the open space system within the development is fragmented and does not connect sufficiently to create usable corridors for people and wildlife.

NWMEP Policy 9.2 - For visual privacy walls may be constructed. Varied setbacks and landscaping are required. Platting adjacent to the Conservation Area shall avoid a linear corridor appearance. The proposed building setbacks do not provide for varied perimeter setbacks of fencing, however fences abutting the Monument are required to be the open, view fence design and where abutting the Arroyo are required to be the partially open, view design.

NWMEP Policy 11.7: For construction within the Conservation and Impact Areas grading plans shall demonstrate that cut and fill has been kept to a minimum unless the excavation reduces the profile of construction and improves the site plan. The overall topography is not to be substantially altered. *NWMEP Policy 12* - Structures shall not block views of the Escarpment or visually contrast with the natural environment. *NWMEP Policy 12.2* - Exceptions to the 15' height limit will be reviewed on a case-by-case basis. The impact on views to and from the escarpment will be the same or less than if the 15' height limit were met. Heights shall not exceed 19' from natural grade. *NWMEP 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. *NWMEP Policy 15.7* - Natural contours shall be taken into account in roads and utilities. Grading and filling shall be kept to a minimum. Retaining walls will be necessary in some cases, but designs shall minimize their height and insure they blend visually and meet the design overlay zone.

Views of the Escarpment from within the Monument will be impacted by the proposed development. Site grading will include cuts and fills of up to 10-15 feet depth. The grading plan notes that 85% of the Impact Area will be 'cut below natural grade'. Graded slopes up to 5:1 will be created. Even with substantial grading the structure profiles will alter views of the Escarpment Area from some viewpoints within the Monument. The base of the Escarpment is approximately 40 feet above the high point of the SPS N2A grading plan; however new structures will alter existing

views of the Escarpment Area across the site, from locations within the Monument west and north of the proposed development. The applicant has provided all of the required information for an EPC review of the requested exceptions to the 15 foot height limit. Criteria for this review include whether the additional height will result in better building design and therefore be better aesthetically than a strict adherence to the 15-foot height limit.

NWMEP Policy 11 - Any damage to the vegetation, slope, or placement of boulders due to or related to construction shall be mitigated. *NWMEP Policy 11.8* - Areas which are damaged or altered shall be restored. Revegetation to original cover with appropriate plants is required. A portion of the subject site is subject to Impact Area regulations. The grading plan does not indicate that re-vegetation will be undertaken, however this will be a requirement of building permit approval.

12. The request **furthers** the following Westland Master Plan (WMP) statement of intent:

If this portion of the Master Plan does not develop as a residential resort, high-density apartment units shall be prohibited...A maximum density of 5.0 single-family units per acre will be allowed. The subject site will not develop as part of the Residential Resort and will not have high density residential. The proposed density is 3.6 single-family units per acre.

13. The request **complies** with the following WMP design guidelines:

D. Lighting. : The maximum height of street light fixtures shall be 30 feet. Lighting should be pedestrian oriented. The proposed SPS N2A street lighting fixture height of 20 ft. meets these design guidelines. Lighting of sidewalks and trails is not addressed.

E. Landscape and Streetscape. The key to livable and high quality will be an overall landscape master plan. *1.B.* One street tree per lot is required. Street trees shall be within 12 feet of the curb. The proposed SPS N2A meets these design guidelines as demonstrated by the landscape plan.
F. Architectural Styles: Provide for high-quality design. Exterior materials shall be predominantly contextual. *4.* Walls: Walls shall be integrated. A wall's style, materials and color shall be consistent with building architecture. Masonry and stucco are recommended materials. The approved SPS design guidelines meets these design guidelines.
I. Drainage: Arroyos present an opportunity for use as scenic corridors. Arroyos and other natural drainageways should be preserved in their natural state. The proposed SPS N2A meets these design guidelines. The Arroyo treatment maximizes existing conditions while making improvements to slow the velocity of stormwater runoff.

14. The request **partially complies** with the following WMP design guidelines:

1. Site Design: A primary focus is a pedestrian-oriented community. *3.* Residential: Pedestrian connections between neighborhoods should be planned. The proposed SPS N2A provides a fairly complete system of pedestrian trails and sidewalks within the development; however, the gated design impedes connections with adjacent developments and with the public street network.

B. Views: Significant visual features should be retained. Buildings with flat roofs are encouraged. The development will impact views from the Monument and from the Escarpment. The residential models were identified by illustrative drawings in the approved SPS, and exhibited more than half with flat roofs. However, this will not be a requirement.

H. Grading: Grading for new roads shall run with existing contours. As shown in the SPS N2A Conceptual Grading and Drainage Plan, streets closer to the Monument boundary are less consistent with the existing topography than streets further from the boundaries. This is a result of the overall large-scale alteration of the topography of the site. However, the grading cuts are necessary to reduce the profile of buildings within a production home subdivision.

15. The applicant is working toward addressing comments from Transportation Development and Hydrology Development, which are addressed in the Conditions of Approval.

16. This SPS approval includes a maximum building height of nineteen feet above natural grade for Lots 92 - 96, 98 – 107, 112 – 115, and 177 – 206; a maximum building height above natural grade of 16.3 feet for Lot 173; a maximum building height above natural grade of 17.3 feet for Lot 174; a maximum building height above natural grade of 17.6 feet above natural grade for Lot 108; a maximum building height above natural grade of 17.7 feet for Lot 97; a maximum building height above natural grade of 18.2 feet for Lot 175; and a maximum building height above natural grade of 18.8 feet for Lot 176. Lots 109 - 111, and 170 - 172 shall be limited to maximum building height of 15 feet above natural grade.

17. If future subdivisions abutting the National Monument require amendments to the 15-foot height limit within the NWMEP Impact Area, the requests will have to be integrated into a Site Plan for Subdivision request to the EPC.

18. The property zoning of SU2-PDA allows permissively the R-T Zone permissive uses. Per Zoning Code §14-16-2-9(A) the R-T Zone permissive uses include more than one house per lot; thus the proposed 'Casita' option to homebuyers is a permissive use in the SU2-PDA Zone.

CONDITIONS OF APPROVAL: ***13EPC-40143 Site Development Plan for Subdivision Tract N-2-A and N-2-G (portion)***

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 Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

4. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards / requirements.

5. The SPSD shall comply with the Single Access Criteria per the DPM, Chapter 23 Sec. 5.E. The proposed development includes 214 dwelling units which shall require 2 access points per DPM standards or a variance. This condition shall be addressed at DRB.

6. The temporary road design and barricades required between build phases to meet DPM criteria shall be addressed at DRB.

7. All of the site specific water and wastewater infrastructure required for the development must be coordinated through the ABCWUA. A site specific request for availability should be made when local street network is finalized in order to determine actual line sizing

8. If the maximum height increase request is approved by the EPC, the approved SPS shall be amended to reflect the maximum building height allowable, prior to DRB review of any plat for the SPS N2A area. The SPS Amendment may be approved by the Planning Director.

9. The applicant shall submit the report of analysis of the operation and mitigation necessary to return traffic operations to that of the No-Build condition at the Ladera and Unser intersection to the City prior to DRB review of any plat for the SPS N2A area.

10. There shall be no rear yard walls bordering on the National Monument boundary.

11. The buffer area between the single-loaded street and developed lots with the Monument boundary shall be used for construction of a separately located recreational trail and drainage structures as needed.

12. Show illustrative locations of the HOA owned and maintained Private Pocket Parks on Sheet 1 and Sheet 3.

13. All future Tracts of the Watershed subdivision bordering on the boundary of Petroglyph National Monument shall be submitted to EPC for review and approval if site plans for development within the Impact Area request exceptions to the 15' height limit, and EPC approval would be required.

14. The proposed subdivision will be subject to review by the DRB for conformance with City Code Article 14, Subdivision Regulations §14-14-2-2 and §14-14-2-3.

15. Adjust the Phase Line between Phases 1 and 3 to accommodate the proposed storm drain improvements.

16. The DRB may make minor adjustments to street locations, street slopes, proposed grades and the lot layout based on the drainage report and grading and drainage plan for Preliminary Plat approval.

17. The applicant shall revise the landscape plan plant palette as recommended by the National Park Service.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **NOVEMBER 29, 2013.** 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 thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

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,

C Marrone

for Suzanne Lubar
Acting Director, Planning Department

SL/CG/mc

cc: Thomas Borst, 1908 Selway Pl. NW, Albuquerque NM 87120
Aurther Retburg, 9732 Summer Shower Pl. NW, Albuquerque NM 87120
Candelaria Patterson, 7608 Elderwood NW, Albuquerque NM 87120
Harry Hendrickson, 10592 Rio del Sol Ct. NW, Albuquerque NM 87114
Jim Strozier, Consensus Planning, 302 Eighth St NW, Albuquerque, NM 87102
Curtis Cherne, COA Hydrology
Diane Souder, Petroglyph National Park, 6001 Unser Blvd NW, Albuquerque, NM 87120
Matt Schmader, COA Open Space Division
Rene Horvath, TRNA, 5515 Palomino Dr NW, Albuquerque, NM 87120

City of Albuquerque Fire Department
Administration/ Headquarters
11510 Sunset Gardens SW
Albuquerque, NM 87121

Fire Chief James Breen

October 17th 2013

To: Brian Patterson

Fr: Inspector Eric Mendoza

Su: Watershed subdivision

Mr. Patterson, I am writing to you in regards to the Watershed project subdivision, specifically the emergency vehicle access as discussed. We have reviewed your exhibit and find this an acceptable plan of action.

We look forward to working with you on future endeavors. Please feel free to contact our office if there is anything further we can do to assist you.

Respectfully

Inspector Eric Mendoza
Albuquerque Fire Marshal's Office
505-944-3611

INSPECTOR F. M. QUINTANA

11/26/13

January 22. 2014

SPS

Current DRC
Project No _____

Date Submitted 11/27/2013
Date Site Plan Approved 9/11/2013
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 1
(TRACT N-2-A, WATERSHED)

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

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC SANITARY SEWER IMPROVEMENTS - (VIA A PUBLIC SANITARY SEWER EASEMENT W/IN HOA TRACT N-2-A-3 UNLESS NOTED, PRIVATE STREETS)							
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	PULBIC EASEMENT OR ROW VIA TRACT N-2-E	MIREHAVEN PARKWAY & DEL WEBB BLVD INTERSECTION	TIERRA PINTADA BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	DEL WEBB BLVD	MIREHAVEN PARKWAY	CEBOLLA CREEK WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	CEBOLLA CREEK WAY	CEBOLLA CREEK WAY SOUTH TERMINUS	DEL WEBB BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	GOOSE LAKE TRAIL	LOT 81	DEL WEBB BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	IRON CREEK LANE	LO 112	BEAR LAKE WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	BEAR LAKE WAY	IRON CREEK LANE	DEL WEBB BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	BEAR LAKE WAY	LOT 121	WILLOW CANYON TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	COYOTE CREEK TRAIL	LOT 47	DEL WEBB BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	CAVE CREEK LANE	LOT 40	FALLS CREEK TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	FALLS CREEK TRAIL	CAVE CREEK LANE	WILLOW CANYON TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	FALLS CREEK TRAIL	FALLS CREEK TRAIL EAST CUL DE SAC TERMINUS	WILLOW CANYON TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	WILLOW CANYON TRAIL	WILLOW CANYON TRAIL SOUTH TERMINUS	DEL WEBB BLVD	/	/	/

PUBLIC STORM DRAIN IMPROVMENTS -(VIA A PUBLIC SOTRM DRAIN EASEMENT W/IN HOA TRACT N-2-A-3 UNLESS NOTED; PRIVATE STREETS)								
48-54" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	DEL WEBB BLVD	MIREHAVEN PARKWAY LOW POINT	WILLOW CANYON TRAIL	/	/	/
48-54" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	WILLOW CANYON TRAIL	MIREHAVEN ARROYO	WILLOW CANYON TRAIL SOUTH TERMINUS	/	/	/
48" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT ON TRACTS N-2-A-1 & N-2-A-17	MIREHAVEN ARROYO	DEL WEBB BLVD	/	/	/
18-48" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	DEL WEBB BLVD	PUBLIC SD EASEMENT ON TRACTS N-2-A-1 & N-2-A-17	CEBOLLA CREEK WAY	/	/	/
18-24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	CEBOLLA CREEK WAY	LOT 100 / 101 PL CEBOLLA CREEK WAY	DEL WEBB BLVD	/	/	/
18-24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT ON TRACTS N-2-A-1	INLETS IN MIREHAVEN PRKWY	MIREHAVEN ARROYO	/	/	/
70'-100' WIDE	NECESSARY ARROYO/CHANNEL IMPROVMENTS W/ SD STUBS	PUBLIC SD EASEMENT ON TRACTS N-2-A-1	TIERRA PINTADA BLVD	WEST BDRY OF TRACTS N-2-A-1	/	/	/
LOMR	A FEMA LETTER OF MAP REVISION IS REQUIRED; A SPECIFIED FINANICAL GUARANTY AMOUNT DETERMINED BY THE CITY ENGINEER WILL BE REQUIRED BY DEVLOPER UNTIL A LOMR IS PROVIDED BY FEMA				/	/	/
NOTE	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/

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

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

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

AGENT/OWNER

KEVIN G PATTON, P E
PREPARED BY PRINT NAME

BOHANNAN HUSTON INC
FIRM

SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN/ JOHN MAKENZIE -	Transportation Development
SHABIH RIZVI -	Transit & Parking Department
KENDRA WATKINS/ ANDREW GINGERICH -	Council of Governments
LYNN MAZUR -	AMAFCA
STEVE SINK -	APD Crime Prevention
SUSANNAH ABBEY -	Open Space Division
ANTONIO CHINCHILLA -	Fire Department
DAVID KILPATRICK -	Zoning Enforcement Inspector
STEPHANI WINKLEPLECK -	Neighborhood Coordination
DANIEL ARAGON -	Public Service Company of New Mexico
PATRICK SANCHEZ -	New Mexico Gas Company
APRIL WINTERS -	Albuquerque Public Schools
MICHELE RAMIREZ -	CenturyLink
MIKE MORTUS -	Comcast Cable
RAY GOMEZ -	Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH -	Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1006864

WEDNESDAY, January 22, 2014

Comments must be received by:

Monday, January 20, 2014

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.**If you have any questions, please contact me at 924-**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC PHONE: 505.823.1000

ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: bpatterson@bhinc.com

Western Albuquerque Land Holdings c/o

APPLICANT: Garrett Real Estate Dev.(Jeff Garrett) PHONE: 602.427.4064

ADDRESS: 3131 Camelback Road, Ste. 200 FAX: ____

CITY: Phoenix STATE AZ ZIP 85016 E-MAIL: ____

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

DESCRIPTION OF REQUEST: Preliminary Plat

Design Variance and Sidewalk Deferral/Waiver Request

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

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

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

Subdiv/Addn/TBKA: WATERSHED SUBDIVISION

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

Zone Atlas page(s): H8 UPC Code: ____

CASE HISTORY:

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

CASE INFORMATION:

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

No. of **existing** lots: 1 No. of **proposed** lots: 181 Total area of site (acres): 84.7

LOCATION OF PROPERTY BY STREETS: On or Near: TIERRA PINTADA NW

Between: ARROYO VISTA NW and WEST CREEK PLACE APPOX.

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

SIGNATURE ____ DATE December 23, 2013

(Print) KEVIN PATTON Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

☒	**INTERNAL ROUTING**	Application case numbers	Action	S.F.	Fees
☒	All checklists are complete	13-DRB-70808	PP	___	$3,280.00
☒	All fees have been collected	____-____-____	CMF	___	$20.00
☒	All case #s are assigned	____-____-____	ADV	___	$75.00
☒	AGIS copy has been sent	____-____-70809	SV	___	$ Ø
☐	Case history #s are listed	____-____-70810	SW	___	$ Ø
☐	Site is within 1000ft of a landfill	70811	SDV		Total Ø
☐	F.H.D.P. density bonus				
☐	F.H.D.P. fee rebate	Hearing date Jan. 22, 2013			$3375.00

12-30-13
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
- X 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
- X 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
- N/A **Signed** Pre-Annexation Agreement if Annexation required.
- X TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- X Fee (see schedule)
- X 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.

BRIAN PATTERSON
Applicant name (print)

Applicant signature / date

Form revised **October 2007**

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

Application case numbers
13 - DRB - 70808
_____ - _____ - _____
_____ - _____ - _____

12-30-13
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. <u>Your attendance is required.</u>

❑ **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. <u>Your attendance is required.</u>

☒ **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. <u>Your attendance is required.</u>

☒ **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. <u>Your attendance is required.</u>

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

❑ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- __ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the deferral or extension
- __ List any original and/or related file numbers on the cover application

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

❑ **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. <u>Your attendance is required.</u>

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

BRIAN PATTERSON
Applicant name (print)

Applicant signature / date

Form revised 4/07

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

Application case numbers
13-DRB-70809
-70810
-70811

12-30-13
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 Jan. 7, 2014 To Jan. 22, 2014

5. REMOVAL

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

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

[signature] 12-27-13
(Applicant or Agent) (Date)

I issued 2 signs for this application, 12-30-13 [signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1000864

Rev. 1/11/05

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC PHONE: 505.823.1000

ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: bpatterson@bhinc.com

APPLICANT: Western Albuquerque Land Holdings c/o Garrett Real Estate Dev. (Jeff Garrett) PHONE: 602.427.4064

ADDRESS: 3131 Camelback Road, Ste. 200 FAX:

CITY: Phoenix STATE AZ ZIP 85016 E-MAIL:

Proprietary interest in site: Owner List all owners:

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

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

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

Lot or Tract No. TRACTS N-2-A Block: Unit:

Subdiv/Addn/TBKA: WATERSHED SUBDIVISION

Existing Zoning: SU-2 Proposed zoning: SU-2 MRGCD Map No

Zone Atlas page(s): H8 UPC Code:

CASE HISTORY:

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

CASE INFORMATION:

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

No. of existing lots. 1 No of proposed lots. 181 Total area of site (acres) 84.7

LOCATION OF PROPERTY BY STREETS. On or Near. TIERRA PINTADA NW

Between: ARROYO VISTA NW and WEST CREEK PLACE APPOX.

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

SIGNATURE [signature] DATE December 23, 2013

(Print) KEVIN PATTON Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
13 - DRB - 70808	PP		$3,280.00
- -	CMF		$ 20.00
- -	ADV		$ 75.00
- - 70809	SV		$ Ø
- - 70810	SW		$ Ø
70811	SDV		Total Ø
			$ 3375.00

Hearing date Jan. 22, 2013

[signature] 12-30-13
Planner signature / date

Project # 1006864

FORM S(2): SUBDIVISION - D.R.B. P C 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
- X 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
- X 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
- X **Signed** Pre-Annexation Agreement if Annexation required.
- X TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- X Fee (see schedule)
- X 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.

BRIAN PATTERSON
Applicant name (print)

Applicant signature / date

Form revised **October 2007**

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

Application case numbers
13 - DRB - 70808
_____ - _____ - _____
_____ - _____ - _____

12-30-13
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)**
- __ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the deferral or extension
- __ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

BRIAN PETERSON — Applicant name (print)

Applicant signature / date

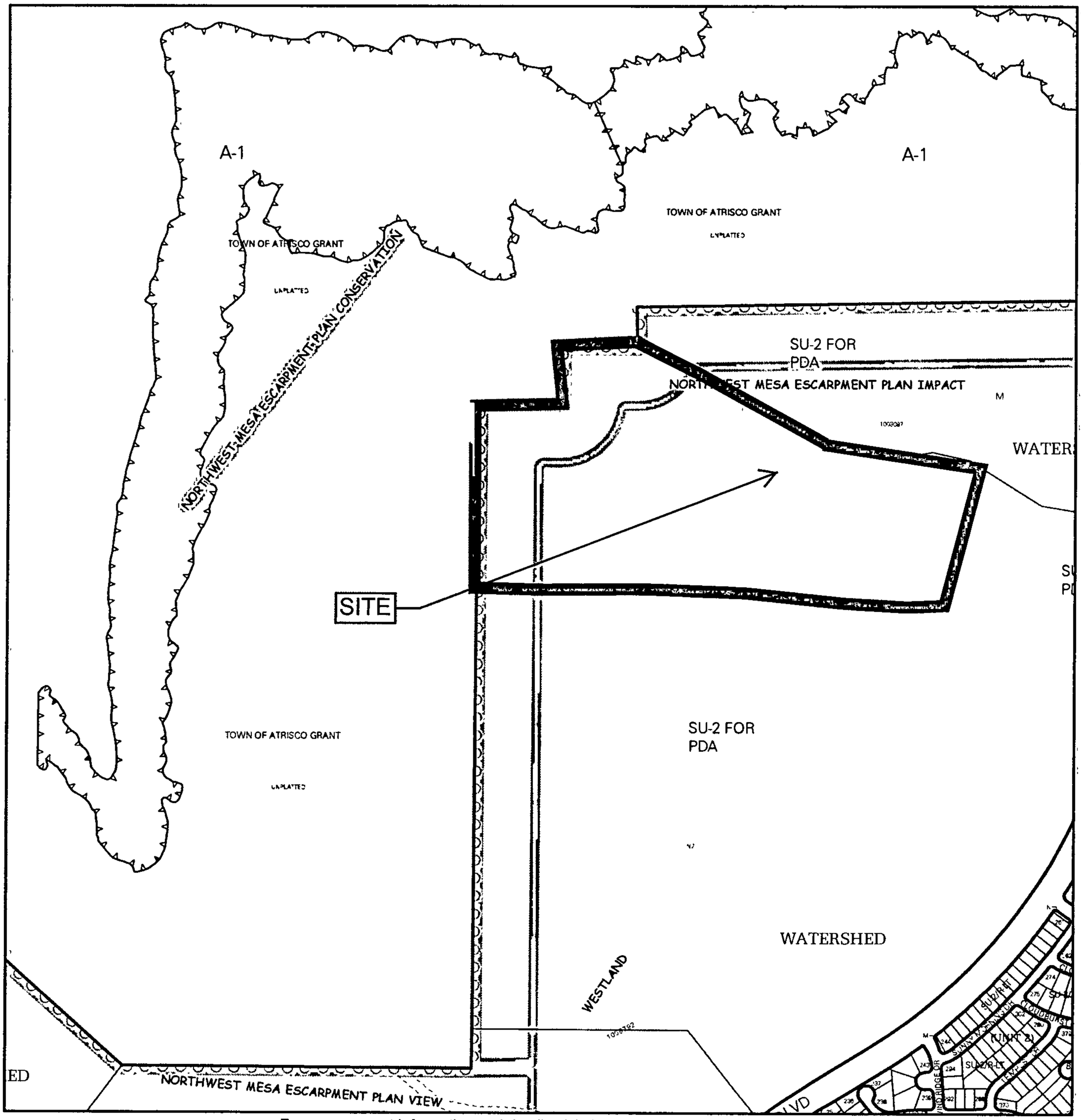
Form revised 4/07

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

Application case numbers
13-DRB-70809
-70810
-70811

12-30-13
Planner signature / date

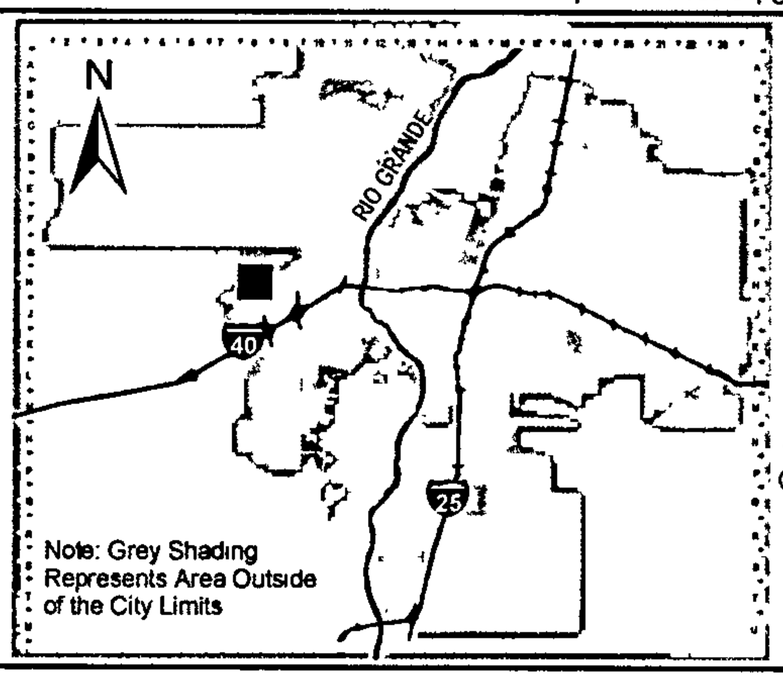
Project # 1006864



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

Albuquerque Geographic Information System

Map amended through: 1/10/2013



Zone Atlas Page:

H-08-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

December 23, 2013

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

Re: Del Webb at Mirehaven Phase 1 (Replat of Tract N-2-A; Watershed) – 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
- One (1) copy of the Infrastructure List
- Twenty-four (24) copies of Sidewalk Deferral and Waiver
- Letter from the Office of Neighborhood Coordination
- DR/WS and TIS forms
- Design Variance Request/Justification
- Submittal Fees

This preliminary plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. It represents the first phase of the private residential community development at the Mirehaven Community. Tract N-2-A is approximately 84.7 acres and will be subdivided into approximately 159 residential lots of carrying size and 22 Private Commons Tracts. Roadway right-of-way and pavement widths are indicated on the preliminary plat.

We request that this item be scheduled for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

Kevin G. Patton, P.E.
Senior Vice President
Community Development and Planning

KGP/cc
Enclosures

cc: Jeff Garret, WALH
Garret Price, Pulte Group

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

December 23, 2013

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

Re: Del Webb at Mirehaven Phase 1 (Replat of Tract N-2-A; Watershed) –**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 & Special Exceptions:

Median in Willow Canyon Trail (Residential Roadway)

- We are requesting to construct a non typical roadway section within the gated development. We are proposing to design and construct a 4 foot wide mountable median with 16 foot wide driving lanes in accordance with the approved Master Site Plan for Subdivision. Please refer to the preliminary plat and the approved SPSD for a cross section of the proposed roadway section. This section is similar to the existing Alamogordo Blvd within the Oxbow Park Subdivision just south of St. Joseph's Drive.

Standard Centerline Radius for a Local Access Street

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

Single Access

- We are requesting temporary single access for 159 lots. The DPM indicates that:
  - "Variances to the single access criteria shall be considered on a case by case basis based upon the factors which demonstrates that public safety and adequate design concerns are covered."
  - The single access is temporary in that additional access will be provided in future phases.
  - The entry to this subdivision (Del Webb Blvd) and all along Mirehaven Parkway are divided roadways allowing for better emergency vehicular access than non-divided roadways.
  - We met with the Fire Marshall and the Traffic Engineer concerning this request. Both have indicated their preliminary approval of a variance for a temporary single access.

Sidewalk Design Variance and Deferred / Waived Sidewalk - Please refer to the enclosed exhibit for sidewalk deferral and waiver.

- As indicated in the approved master site plan, a sidewalk design variance request to that DRB shall be required to allow for the single 8 ft wide meandering sidewalk on Mirehaven Parkway.
- 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 in accordance with the approved Master Site Plan along the south side of Del Webb Blvd from Mirehaven Parkway to Willow Canyon Trail which is the location of the entry and exit from the gated portion of the community.

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,

Kevin G. Patton, P.E.
Senior Vice President
Community Development and Planning

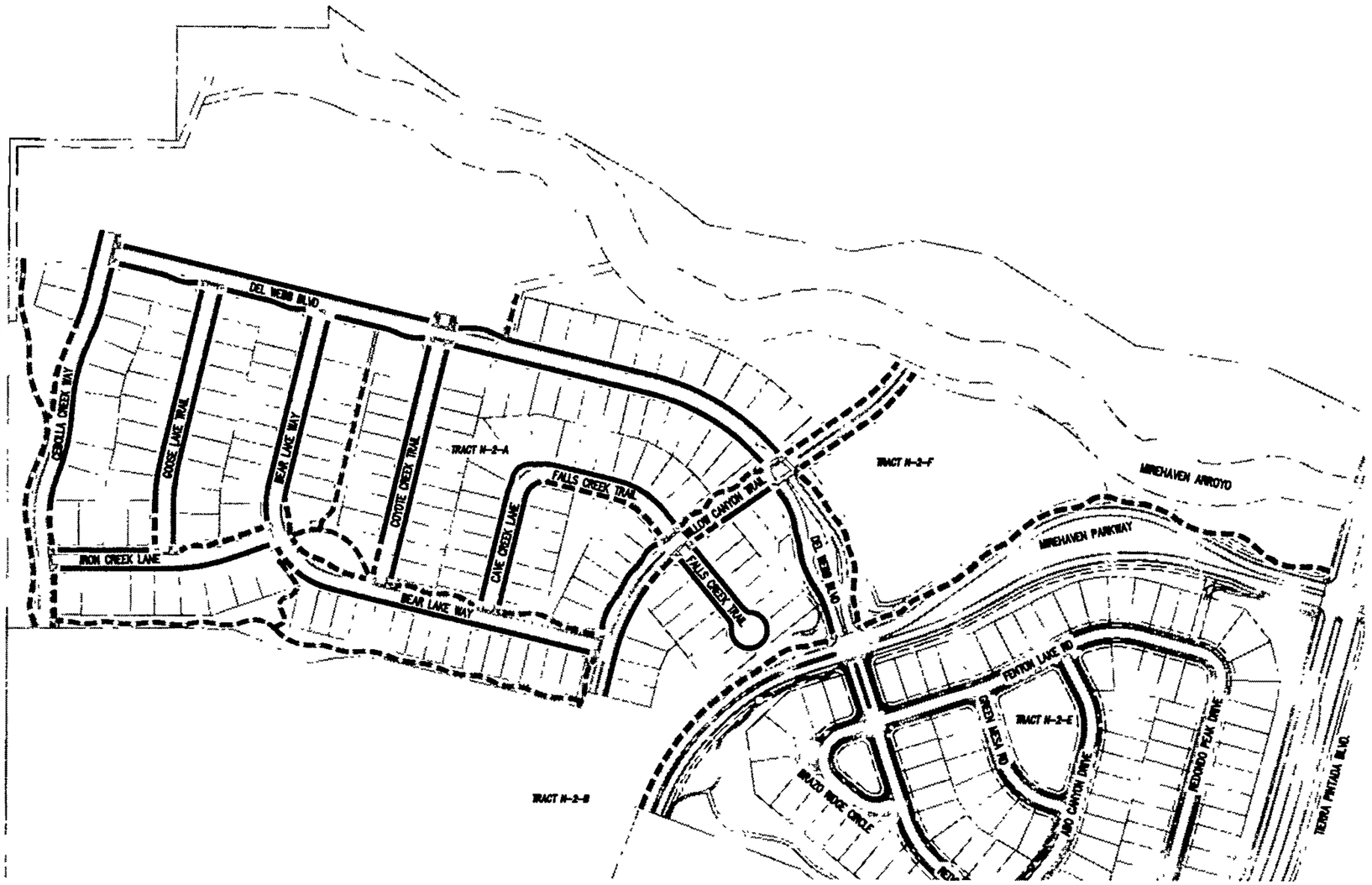
KGP/cc
Enclosures

cc: Jeff Garret, WALH
Garret Price, Pulte Group

DEL WEBB @ MIREHAVEN PHASE I

SIDEWALK WAIVER EXHIBIT

December, 2013



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

TO BE BUILT – SIDEWALK

TO BE BUILT – TRAIL

WAIVED – SIDEWALK

N

500 250 0 500

SCALE: 1"=500'

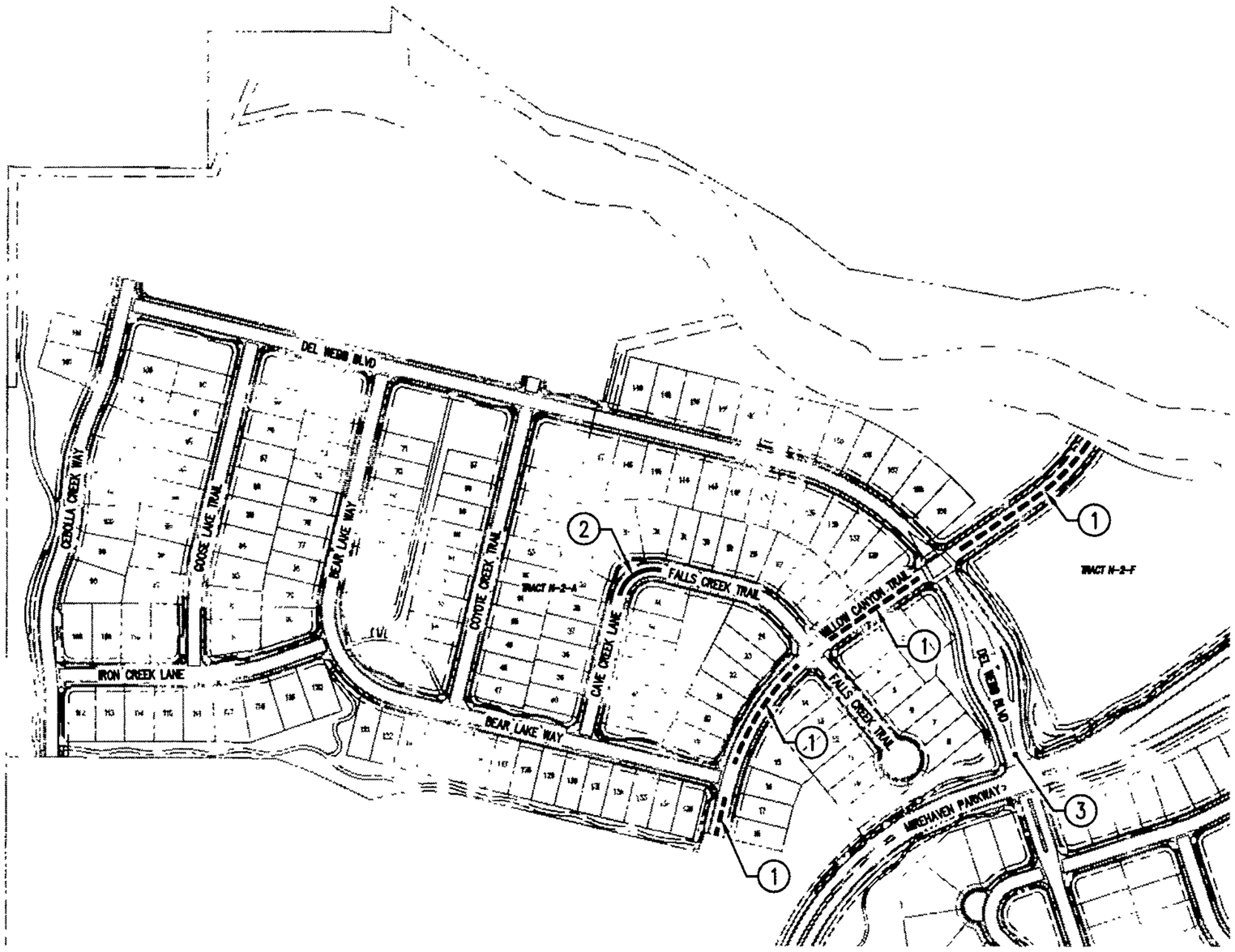
Mon, 23-Dec-2013 – 2:56:pm, Plotted by BPATTERSON
P:\20130375\CDP\Plans\General\DW_1A\20130375 Sidewalk Defferal.dwg

Bohannan Huston
www.bhinc.com 800 877 5332

DEL WEBB @ MIREHAVEN PHASE I

DESIGN VARIANCE EXHIBIT

December, 2013



1. MEDIAN IN RESIDENTIAL ROADWAY
2. STANDARD CENTERLINE RADIUS FOR A LOCAL ACCESS STREET
3. SINGLE ACCESS

N

400 200 0 400

SCALE: 1"=400'

Mon, 23-Dec-2013 - 3:03:pm, Plotted by: BPATTERSON
P:\20130375\CDP\Plans\General\DW_1A\20130375 Variance Exhibit.dwg

Bohannan Huston
www.bhinc.com 800.877.5332

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

December 18, 2013

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

This letter will serve to notify you that on **December 18, 2013:**

Contact Name: BRIAN PATTERSON

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

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACT N-2-A, WATERSHED SUBDIVISION, LOCATED ON TIERRA PINTADA BOULEVARD NW BETWEEN ARROYO VISTA BOULEVARD NW AND UNSER BOULEVARD NW** zone map **H-8-9.**

Our records indicate that as of December 18, 2013, there were no Neighborhood and/or Homeowner Associations in this area.

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(03/20/12)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

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

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

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

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

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

Thank you for your cooperation on this matter.

****

(below this line for ONC use only)

Date of Inquiry: **12/18/13** Time Entered: **11:10 a.m.** ONC Rep. Initials: **siw**

SEE ATTACHMENT "A"

SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's.

(DRB SUBMITTAL) TRACT N-2-E, WATERSHED SUBDIVISION LOCATED ON TIERRA PINTADA BOULEVARD BETWEEN ARROYO VISTA BOULEVARD AND UNSER BOULEVARD zone map H-8-9.

TRES VOLCANES N.A. (TVN) "R"

Council District: 1
County District: 1
Police Beat: 639/NW
Zone Map #: H-J-8-9

*Thomas Borst *e-mail:* t0m2pat@yahoo.com
1908 Selway Pl. NW/87120 352-6563 (h)

*Arthur Retberg *e-mail:* alretberg@gmail.com
9732 Summer Shower Pl. NW/87120 220-7917 (c)

Website: www.tresvolcanes.org **NA E-mail:** info@tresvolcanes.org

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 20, 2013

Thomas Borst
1908 Selway Pl, NW
Albuquerque, NM 87120

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

Dear Mr. Borst:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannan Huston, Inc., agent for Pulte Homes, is seeking approval for a Preliminary Plat Approval, Design Variance and Sidewalk Deferral/Waiver for Del Webb @ Mirehaven Phase 1 (Replat of Tract N-2-A of the Watershed Subdivision). The site is located west of Tierra Pintada Blvd, east of the Petroglyph National Monument and south of the Mirehaven Arroyo. The proposed project encompasses approximately 84.7 acres subdivided into approximately 159 residential lots of varying sizes and 22 Private Commons 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,

Brian C. Patterson, P.E.
Community Development & Planning

Enclosure
BCP/

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

P:\20130375\Correspondence\Submittals\DRB\Del Webb Phase 1\Pre Plat\Neighborhood Coordination\20130375-NA-Notice LTR.doc

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

December 20, 2013

Arthur Retberg
9732 Summer Shower Pl NW
Albuquerque, NM 87120

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

Dear Mr. Retberg:

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 Approval, Design Variance and Sidewalk Deferral/Waiver for Del Webb @ Mirehaven Phase 1 (Replat of Tract N-2-A of the Watershed Subdivision). The site is located west of Tierra Pintada Blvd, east of the Petroglyph National Monument and south of the Mirehaven Arroyo. The proposed project encompasses approximately 84.7 acres subdivided into approximately 159 residential lots of varying sizes and 22 Private Commons 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,

Brian C. Patterson, P.E.
Community Development & Planning

Enclosure
BCP/

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

CERTIFIED MAIL

91 7199 9991 7031 0468 6049

Arthur Retberg
9732 Summer Shower Pl. NW
Albuquerque, NM 87120

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

CERTIFIED MAIL

91 7199 9991 7031 0468 6032

Thomas Borst
1908 Selway Pl. NW
Albuquerque, NM 87120

UNITED STATES POSTAL SERVICE

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

BOHANNAN HUSTON, INC.
7500 JEFFERSON ST. NE, COURTYARD I
ALBUQUERQUE, NM 87109
ATTN: BRIAN PATTERSON

UNITED STATES POSTAL SERVICE

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

BOHANNAN HUSTON, INC.
7500 JEFFERSON ST. NE, COURTYARD I
ALBUQUERQUE, NM 87109
ATTN: BRIAN PATTERSON

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

THOMAS BORST
1908 SELWAY PL NW
ALBUQUERQUE, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7199 9991 7031 0468 6032

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

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ARTHUR ROTBERG
9732 SUMMER SHOWER PL NW
ALBUQUERQUE, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7199 9991 7031 0468 6049

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

Bohannan Huston

Engineering
Spatial Data
Advanced Technologies

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Jack Cloud
DRB Chair
COA-PDS

Requested by: Brian Patterson

Date: 1-7-14

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

Phone:

Job No.: 20130375.024.01

Job Name: Watershed

DELIVERY VIA

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

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	APS Pre-Development Fee Agreement-Del Webb Phase 1

COMMENTS / INSTRUCTIONS

RECEIVED
JAN 07 2014
LAND DEVELOPMENT SECTION

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

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1006864

___ALL MEMBERS

X Jack Cloud, DRB Chairman, Planning Department

___Curtis Cherne, P.E., Hydrology
___Kristal Metro, P.E. , Transportation Development
___Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: 1/22/14

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: APS PRE-DEVELOPMENT FACILITY

FEE AGREEMENT IS ATTACHED.

CONTACT NAME: BRIAN PATTERSON

TELEPHONE: 823-1000 EMAIL: bpatterson@bhinc.com

EXHIBIT A

PRELIMINARY

PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

PULTE ("Developer") effective as of this 6 day of JANUARY ,2014 and pertains to the subdivision commonly known as DELWEBB @ MIREHAVEN PHASE 1 , and more particularly described as TRACT N-2-A OF THE WATERSHED SUBDIVISION
(use current legal description of subdivision) (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS,DEVELOPER is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

    - If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.
    - If the permit is issued on or after August 1, 2011 the fee shall be $1075 per dwelling

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60%) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the

transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5 . This contract may be recorded in the office the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6 . APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgement in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

DRB Project # 1006864

APS Cluster West Mesa

Signature

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 23, by Garret Price as VP of Pulte Group, a corporation.

(Seal) OFFICIAL SEAL Polly E. Lydens NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 10/18/15

Notary Public

My commission expires: 10/18/15

ALBUQUERQUE PUBLIC SCHOOLS

By

Signature

April L. Winters, Facility Fee Planner

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on Jan 7th 2014, by April L. Winters as Facility Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, and school district organized and existing under the laws of the State of New Mexico.

(Seal) OFFICIAL SEAL Anastasia Wolfe NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 6/17/2016

Notary Public

My commission expires: 6/17/2016

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Deborah Stover, Director

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

May 5, 2011

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

CERTIFICATE OF NO EFFECT: Yes _____ No _____

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

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

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

SITE VISIT: April 29, 2011

RECOMMENDATION(S):

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

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

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

January 22. 2013 (PP, SV, SW, SDV)***

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S	Z
X Major Subdivision action		
____ Minor Subdivision action		
____ Vacation	V	
____ Variance (Non-Zoning)		
SITE DEVELOPMENT PLAN	P	
____ for Subdivision Purposes		
____ for Building Permit		
____ Administrative Amendment (AA)		
____ IP Master Development Plan	D	
____ Cert. of Appropriateness (LUCC)	L	A
STORM DRAINAGE (Form D)		
____ Storm Drainage Cost Allocation Plan		

ZONING & PLANNING
____ Annexation
____ County Submittal
____ EPC Submittal
____ Zone Map Amendment (Establish or Change Zoning)
____ Sector Plan (**Phase I, II, III**)
____ Amendment to Sector, Area, Facility or Comprehensive Plan
____ Text Amendment (Zoning Code/Sub Regs)
____ Street Name Change (Local & Collector)
APPEAL / PROTEST of...
____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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

APPLICATION INFORMATION:

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

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

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

APPLICANT: Pulte Homes PHONE: 505-761-9606

ADDRESS: 7601 Jefferson NE Suite 180 FAX: ____

CITY: Albuquerque STATE NM ZIP 87109

Proprietary interest in site: Owner/Developer **List all owners**: Western Albuquerque Land Holdings LLC

DESCRIPTION OF REQUEST: Sketch Plat Review Del Webb @ Mirehaven Phase 2.

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

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

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

Subdiv/Addn/TBKA: Watershed Subdivision

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

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

CASE HISTORY:

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

Proj. No's 1006864; 13EPC-10143; 13EPC-40115.

CASE INFORMATION:

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

No. of **existing** lots: 1 No. of **proposed** lots: 27 Total area of site (acres): 5.7 ac

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

Between: Arroyo Vista and West Creek.

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

SIGNATURE ____ DATE 12 /3 /2013

(Print) Brian C Patterson, PE ____ Applicant X Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, **04/04**

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

Application case numbers	Action	S.F.	Fees
DRB - - 70773	SK		$ 0
- -			$
- -			$
- -			$
- -			$
			Total $ 0

Hearing date December 11, 2013

12-3-13
Planner signature / date

Project # 1006864

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

☒ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

X 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.
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X 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 (SC): 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.

☐ **AMEND SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
☐ **AMEND 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, EPC-APPROVED SDP FOR BUILDING PERMIT (DRB05) Maximum Size: 24" x 36"**
☐ **FINAL SIGN-OFF, EPC-APPROVED SDP FOR SUBDIVISION (DRB06) Maximum Size: 24" x 36"**

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

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

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

BRIAN PATTERSON
Applicant name (print)

12/3/13
Applicant signature / date

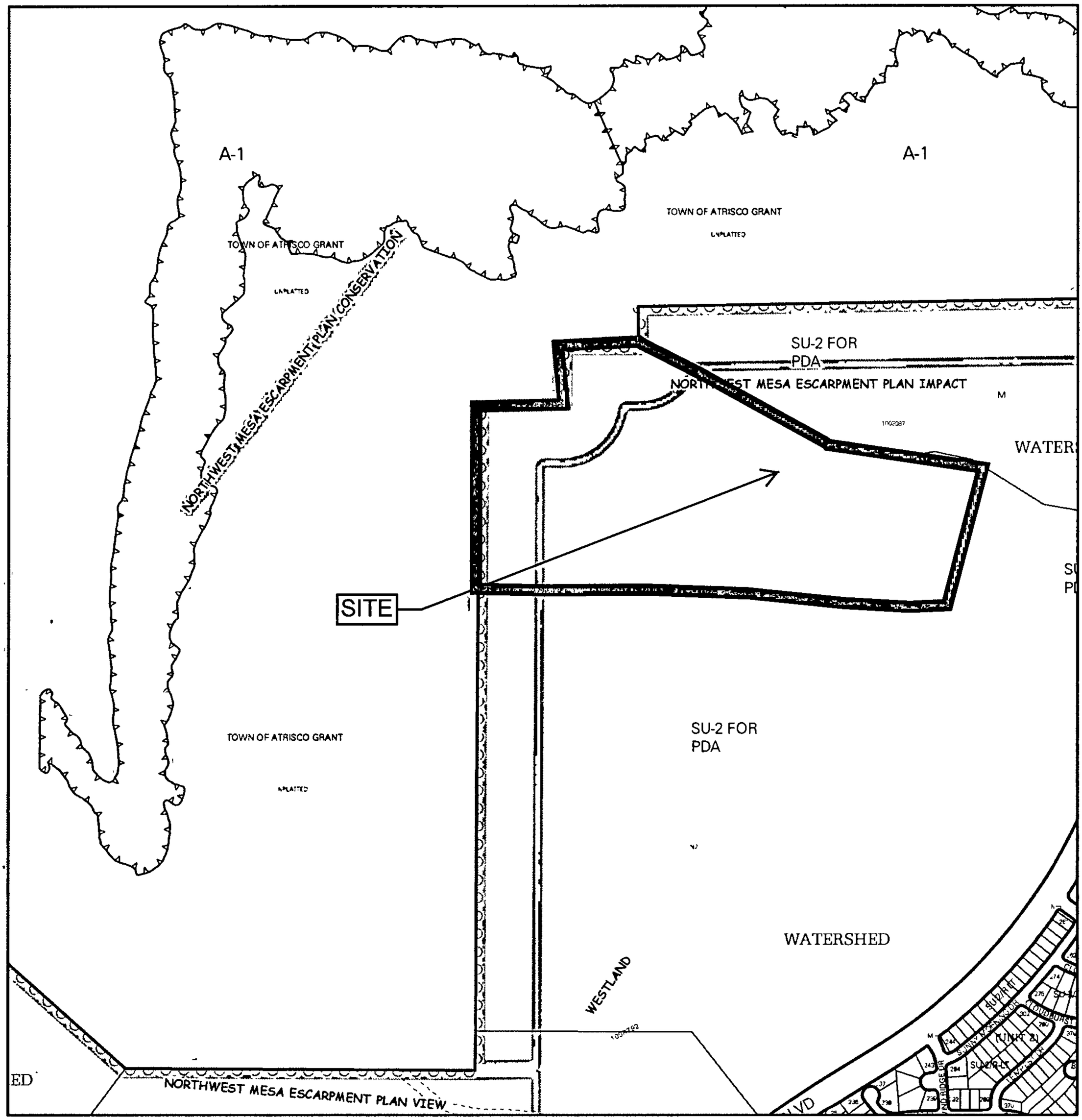
☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
13DRB - ____ - 20773
____ - ____ - ____
____ - ____ - ____

Form revised **November 2010**

12-3-13
Planner signature / date

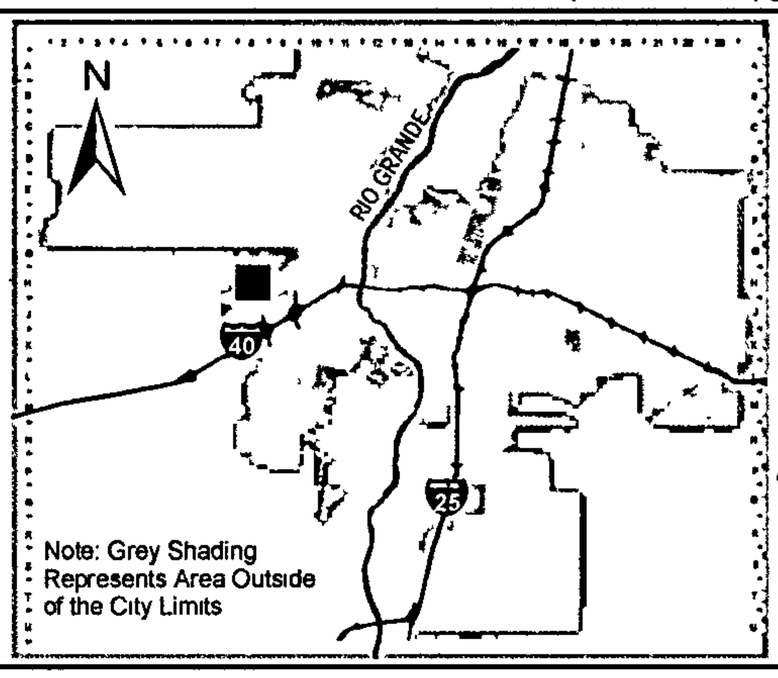
Project #: 1006664



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

Albuquerque Geographic Information System

Map amended through: 1/10/2013



Zone Atlas Page:

H-08-Z

Selected Symbols

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

Feet: 0 — 750 — 1,500

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

		S	Z
SUBDIVISION			
X	Major Subdivision action		
____	Minor Subdivision action		
____	Vacation	V	
____	Variance (Non-Zoning)		
SITE DEVELOPMENT PLAN		P	
____	for Subdivision Purposes		
____	for Building Permit		
____	Administrative Amendment (AA)		
____	IP Master Development Plan	D	
____	Cert. of Appropriateness (LUCC)	L	A
STORM DRAINAGE (Form D)			
____	Storm Drainage Cost Allocation Plan		

ZONING & PLANNING	
____	Annexation
____	County Submittal
____	EPC Submittal
____	Zone Map Amendment (Establish or Change Zoning)
____	Sector Plan (**Phase I, II, III**)
____	Amendment to Sector, Area, Facility or Comprehensive Plan
____	Text Amendment (Zoning Code/Sub Regs)
____	Street Name Change (Local & Collector)
APPEAL / PROTEST of...	
____	Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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

APPLICATION INFORMATION:

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

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

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

APPLICANT: Pulte Homes PHONE: 505-761-9606

ADDRESS: 7601 Jefferson NE Suite 180 FAX: ____

CITY: Albuquerque STATE NM ZIP 87109

Proprietary interest in site: Owner/Developer **List all owners**: Western Albuquerque Land Holdings LLC

DESCRIPTION OF REQUEST: Sketch Plat Review Del Webb @ Mirehaven Phase 2.

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

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

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

Subdiv/Addn/TBKA: Watershed Subdivision

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

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

CASE HISTORY:

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

Proj. No's 1006864; 13EPC-10143; 13EPC-40115.

CASE INFORMATION:

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

No. of **existing** lots: 1 No. of **proposed** lots: 27 Total area of site (acres): 5.7 ac

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

Between: Arroyo Vista and West Creek.

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

SIGNATURE ____ DATE 12/3/2013

(Print) Brian C Patterson, PE ___ Applicant X Agent

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

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

Application case numbers	Action	S.F.	Fees
BDRB - - 70773	SK		$ 0
- -			$
- -			$
- -			$
- -			$
			Total $ 0

Hearing date December 11, 2013

12-3-13
Planner signature / date

Project # 1006864

FORM P(3): SITE DEVELOPML 'LAN REVIEW - D.R.B. MEETING (UNAD' 'ISED)

☒ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

X 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.
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X 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 (SC): 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.

❑ **AMEND SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
❑ **AMEND 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, EPC-APPROVED SDP FOR BUILDING PERMIT (DRB05) Maximum Size: 24" x 36"**
❑ **FINAL SIGN-OFF, EPC-APPROVED SDP FOR SUBDIVISION (DRB06) Maximum Size: 24" x 36"**

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

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

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

BRIAN PATTERSON
Applicant name (print)

12/3/13
Applicant signature / date

Form revised **November 2010**

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

Application case numbers
13DRB - _____ - 20773
_____ - _____ - _____
_____ - _____ - _____

12-3-13
Planner signature / date

Project #: 1006664

December 11. 2013

Cloud, Jack W.

From: Sanchez, Joseph [joseph_sanchez@nps.gov]
Sent: Tuesday, September 10, 2013 2:54 PM
To: Cloud, Jack W.
Cc: Diane Souder
Subject: Garret Price Email of September 6 2013

Dear Mr. Cloud,

Below is a copy of the requested September 6, 2013 email to me from Mr. Garret Price.

Joseph P. Sánchez, PhD
Superintendent, Petroglyph National Monument
and the Spanish Colonial Research Center
(505) 899-0205 Ext. 221

Garret Price <Garret.Price@pultegroup.com> Sep 6 (4 days ago)
to me, diane_souder, Kpatton, cp, Peter, jeff
Images are not displayed. Display images below - Always display images from Garret.Price@pultegroup.com

Dr. Joseph Sanchez,

This e-mail is being sent to you in an effort to summarize the meeting held at Consensus Planning on Thursday September 5, 2013 regarding PulteGroup's proposed residential development, Watershed.

Attendees:

Joseph Sanchez, Ph.D. – Superintendent, National Park Service

Diane Souder – Chief of Interpretation and Outreach, National Park Service

Jeff Garrett – President, Garrett Development Corporation on behalf of WAHL

Matt Butcher – Garret Development Corporation on behalf of WAHL

Kevin Patton – Senior Vice President, Bohannan Huston

Peter Steen – Land Development Manager, Pulte Homes of New Mexico

Garret Price – Vice President, Pulte Homes of New Mexico

4 Ac per SDP

The group discussed several key concerns relating to National Park Services ("NPS") interim access to the Petroglyph National Monument ("the Monument") as well as the need for permanent access once Pulte purchases Tract M (northern most parcel) from the current land owner, Western Albuquerque Land Holdings ("WAHL"). Three key items were agreed upon by the attendees. They are as follows:

1) Interim Access Solution:

a. The current land owner, WAHL, has agreed to grant NPS a 12' wide floating emergency vehicular access easement to be confined and defined by future platting granted to the NPS via paper document. Please reference NPS *Easement Exhibit #20130375 attached to this e-mail. All parties recognize* currently there is no formal easement providing NPS access over private property.

2) Long- Term Access Solution:

a. Once Pulte Homes purchases Tract M from WAHL for the 3rd and final phases of their Del Webb community (anticipated in 2016/2017), Pulte Homes shall provide a permanent easement at the NE Corner of Tract M for the purposes of NPS access and public pedestrian access to the Monument. This is regardless of the outcome of Pulte's trail feasibility study as required by EPC's conditional approval of Site Development Plan for Subdivision, for Tracts N-2 and M, Watershed Subdivision (Project #1006864, 13EPC-40115). This easement shall be shown on the recorded final plat when Pulte subdivides Tract M for residential development. All parties recognize this easement will be located at the NE corner of Tract M and will not extend the length of the northern property line of Tract M.

b. Pulte Homes agrees to provide vehicular access to NPS via the primary gate into Del Webb and the secondary gated entrance to Del Webb Phase 3 (Tract M) to be located on Westcreek Place NW. Pulte agrees to provide either a gate code, gate remote and/or knox box key to NPS for NPS vehicular access purposes. In addition to access at the primary and secondary gate to be located on Westcreek Place, Pulte agrees to provide a vehicular access easement exclusive to NPS from within Pulte's roadway in Del Webb Phase 3 to connect to easement described in Paragraph A above.

Current DRC
Project No _____

Date Submitted 10/11/2013
Date Site Plan Approved 9/11/2013
Date Preliminary Plat Approved _____
Date Preliminary Plat Expiers _____

DRB Project No **1006864**

Figure 12

INFRASTRUCTURE LIST

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

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

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

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

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

			PUBLIC STORM DRAIN IMPROVMENTS						
		18-24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT	MIREHAVEN PARKWAY INLETS IN ROADWAY	MIREHAVEN ARROYO IMPROVMENTS	/	/	/
		18-42" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	REDONDO PEAK DRIVE	REDONDO PEAK DRIVE LOW PT	ABO CANYON DRIVE	/	/	/
		18-24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	ABO CANYON DRIVE	200 FT NORTH OF REDONDO PEAK	REDONDO PEAK DRIVE	/	/	/
		54" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT LOT 37	REDONDO PEAK DRIVE LOW PT	PUBLIC SD EASEMENT IN TRACT N-2-E-4	/	/	/
		60" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT IN TRACT N-2-E-4	PUBLIC SD EASEMENT LOT 37	TIERRA PINTADA BLVD EXISTING SD STUB	/	/	/
		36-42" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	MIREHAVEN PARKWAY	MIREHAVEN PARKWAY LOW PT	PUBLIC SD EASEMENT TRACT N-2-A	/	/	/
		42-60" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT TRACT N-2-A	MIREHAVEN PARKWAY LOW PT	MIREHAVEN ARROYO	/	/	/
		70'-100' WIDE	NECESSARY ARROYO/CHANNEL IMPROVMENTS W/ SD STUBS	PUBLIC DRAINAGE EASEMENT ON TRACT N-2-A	TIERRA PINTADA BLVD	WEST BDRY OF TRACT N-2-A	/	/	/
		LOMR	A FEMA LETTER OF MAP REVISION IS REQUIRED, A SPECIFIED FINANICAL GUARANTY AMOUNT DETERMINED BY THE CITY ENGINEER WILL BE REQUIRED BY DEVLOPER UNTIL A LOMR IS PROVIDED BY FEMA				/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMENTS - ON-SITE							
		22' F-F (WB) 32' F-F (EB) 12' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, 10' N SIDE & 4' S SIDE PCC SIDEWALK†* & 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY	TIERRA PINTADA BLVD	220 FT WEST OF TEIRRA PINTADA BLVD	/	/	/
		22' F-F (WB/EB) MEDIAN WIDTH VARIES (>10')	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, 10' WIDE PCC SIDEWALK†* N SIDE ONLY 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY	220 FT WEST OF TEIRRA PINTADA BLVD	220 NORTH REDONDO PEAK DRIVE	/	/	/
		32' F-F (WB) 22' F-F (EB) 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER; 10' WIDE PCC SIDEWALK†* N SIDE ONLY 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY	220 NORTH REDONDO PEAK DRIVE	REDONDO PEAK DRIVE	/	/	/
		22' F-F (WB/EB) 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, 10' WIDE PCC SIDEWALK†* N SIDE ONLY 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY	REDONDO PEAK DRIVE	MIREHAVEN PARKWAY TRACT N-2-E-3 S BDRY	/	/	/
		22' F-F (OUT) 20' F-F (IN) 6' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	REDONDO PEAK DRIVE	MIREHAVEN PARKWAY	FENTON LAKE ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	REDONDO PEAK DRIVE	FENTON LAKE ROAD	FENTON LAKE ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	FENTON LAKE ROAD	REDONDO PEAK DRIVE	REDONDO PEAK DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	GREEN MESA ROAD	FENTON LAKE ROAD	ABO CANYON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	ABO CANYON DRIVE	REDONDO PEAK DRIVE	FENTON LAKE ROAD	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	ABO CANYON DRIVE	REDONDO PEAK DRIVE	220' SOUTH OF REDONDO PEAK DRIVE	/	/	/
							/	/	/
							/	/	/

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

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS
†SIDEWALK TO BE WAIVED ON 1) SOUTH SIDE OF MIREHAVEN PARKWAY EXCEPT AS NOTED, 2) WEST SIDE OF ABO CANYON SOUTH OF REDONDO PEAK DRIVE
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC

AGENT/OWNER

KEVIN G PATTON, P E
PREPARED BY: PRINT NAME

BOHANNAN HUSTON INC
FIRM

SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

CONSENSUS PLANNING

transmittal memo

Date:	September 9, 2013	**Via:**	Hand Delivery
To:	Mr. Jack Cloud, DRB Chair	**From:**	Jim Strozier
Re:	Watershed Site Plan for Subdivision	**Project #:**	1006864

We are transmitting the following:

One full size set of the amended drawings addressing the individual DRB Member comments.

Memo responding to Carol Dumont's comments.

For your:

Review and Project File.

Comments:

Do not hesitate to contact me if you have any questions.

c w/attachments: Carol Dumont, Parks DRB Representative
Curtis Cherne, City Hydrology DRB Representative
Alan Porter, ABCWUA DRB Representative
Kristal Metro, Traffic DRB Representative
Carrie Barkhurst, EPC Case Planner

302 Eighth Street NW • Albuquerque, NM • 87102
Ofc (505) 764-9801 • Fax (505) 842-5495 • E-Mail cp@consensusplanning.com

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z		
		SUBDIVISION	
		___	Major Subdivision action
		___	Minor Subdivision action
	V	X	Vacation
		___	Variance (Non-Zoning)
		SITE DEVELOPMENT PLAN	
P		___	for Subdivision
		___	for Building Permit
		___	Administrative Amendment (AA)
		___	IP Master Development Plan
D		___	Cert. of Appropriateness (LUCC)
		STORM DRAINAGE (Form D)	
L	A	___	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 Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC PHONE: 505.823.1000

ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: bpatterson@bhinc.com

APPLICANT: Western Albuquerque Land Holdings c/o Garrett Real Estate Dev.(Jeff Garrett) PHONE: 602.427.4064

ADDRESS: 3131 Camelback Road, Ste. 200 FAX:

CITY: Phoenix STATE AZ ZIP 85016 E-MAIL:

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

DESCRIPTION OF REQUEST: Vacation of Public Easements and Temp Floodplain

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

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

Lot or Tract No. TRACTS N-2-E Block: Unit:

Subdiv/Addn/TBKA: WATERSHED SUBDIVISION

Existing Zoning: SU-2 Proposed zoning: SU-2 MRGCD Map No

Zone Atlas page(s): H8, H9 AND J8 UPC Code:

CASE HISTORY:

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

CASE INFORMATION:

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

No. of **existing** lots: 1 No. of **proposed** lots: 105 Total area of site (acres): 37.4647

LOCATION OF PROPERTY BY STREETS: On or Near: TIERRA PINTADA NW

Between: ARROYO VISTA NW and WEST CREEK PLACE APPOX.

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

SIGNATURE DATE November 7, 2013

(Print) KEVIN PATTON Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

☒	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☒	All checklists are complete	13-DRB-70751	VPE		$45.00
☒	All fees have been collected		CMF		$20.00
☒	All case #s are assigned		ADV		$75.00
☒	AGIS copy has been sent				$
☐	Case history #s are listed				$
☐	Site is within 1000ft of a landfill				Total
☐	F.H.D.P. density bonus	Hearing date Dec. 4, 2013			$140.00
☐	F.H.D.P. fee rebate				

11-7-13
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)**
- X 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.)
- X Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- 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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

❑ **SIDEWALK VARIANCE (DRB20)**

❑ **SIDEWALK WAIVER (DRB21)**
- ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the variance or waiver
- ___ List any original and/or related file numbers on the cover application

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

❑ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the variance
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

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

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

❑ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the deferral or extension
- ___ List any original and/or related file numbers on the cover application

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

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

❑ **VACATION OF RECORDED PLAT (DRB29)**
- ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire..
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

KEVIN ATTOP
Applicant name (print)

Applicant signature / date

Form revised 4/07

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

Application case numbers
13 - DRB - 70751
- -
- -

11-7-13
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 Nov. 19, 2013 To Dec. 4, 2013

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.

_____ 11-7-13
(Applicant or Agent) (Date)

I issued 2 signs for this application, 11-7-13 _____
(Date) (Staff Member)

DRB PROJECT NUMBER: 10068864

Rev. 1/11/05

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN -	Transportation Development
SHABIH RIZVI -	Transit & Parking Department
KENDRA WATKINS/ ANDREW GINGERICH -	Council of Governments
LYNN MAZUR -	AMAFCA
STEVE SINK -	APD Crime Prevention
SUSANNAH ABBEY -	Open Space Division
ANTONIO CHINCHILLA -	Fire Department
DAVID KILPATRICK -	Zoning Enforcement Inspector
STEPHANI WINKLEPLECK -	Neighborhood Coordination
DANIEL ARAGON -	Public Service Company of New Mexico
PATRICK SANCHEZ -	New Mexico Gas Company
APRIL WINTERS -	Albuquerque Public Schools
MICHELE RAMIREZ -	CenturyLink
MIKE MORTUS -	Comcast Cable
RAY GOMEZ -	Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH -	Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1006864

THURSDAY, December 4, 2013

Comments must be received by:

Monday, November 25, 2013

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.**If you have any questions, please contact me at 924-3946 or agomez@cabq.gov**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z	V	P	D	L	A	

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

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

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

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 Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC PHONE: 505.823.1000

ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: bpatterson@bhinc.com

APPLICANT: Western Albuquerque Land Holdings c/o Garrett Real Estate Dev. (Jeff Garrett) PHONE: 602.427.4064

ADDRESS: 3131 Camelback Road, Ste. 200 FAX:

CITY: Phoenix STATE AZ ZIP 85016 E-MAIL:

Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Vacation of Public Easements and Temp Floodplain

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

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

Lot or Tract No. TRACTS N-2-E Block Unit:

Subdiv/Addn/TBKA: WATERSHED SUBDIVISION

Existing Zoning: SU-2 Proposed zoning: SU-2 MRGCD Map No

Zone Atlas page(s) H8, H9 AND J8 UPC Code:

CASE HISTORY:

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

CASE INFORMATION:

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

No. of existing lots: 1 No. of proposed lots: 105 Total area of site (acres): 37.4647

LOCATION OF PROPERTY BY STREETS: On or Near: TIERRA PINTADA NW

Between: ARROYO VISTA NW and WEST CREEK PLACE APPOX.

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

SIGNATURE [signature] DATE November 7, 2013

(Print) KEVIN PATTON Applicant: ☐ Agent. ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F	Fees
13 - DRB - 70751	VPE		$ 45.00
	CMF		$ 20.00
	ADV		$ 75.00
			$
			$
			Total $ 140.00

Hearing date Dec. 4, 2013

[signature] 11-7-13
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)**
- X 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.)
- X Drawing showing the easement or right-of-way to be vacated, etc (not to exceed 8.5" by 11") **24 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- 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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**
- __ Scale drawing showing the proposed variance or waiver (not to exceed 8 5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance or waiver
- __ List any original and/or related file numbers on the cover application

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- __ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- __ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the deferral or extension
- __ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

KEVIN ALTON
Applicant name (print)

Applicant signature / date

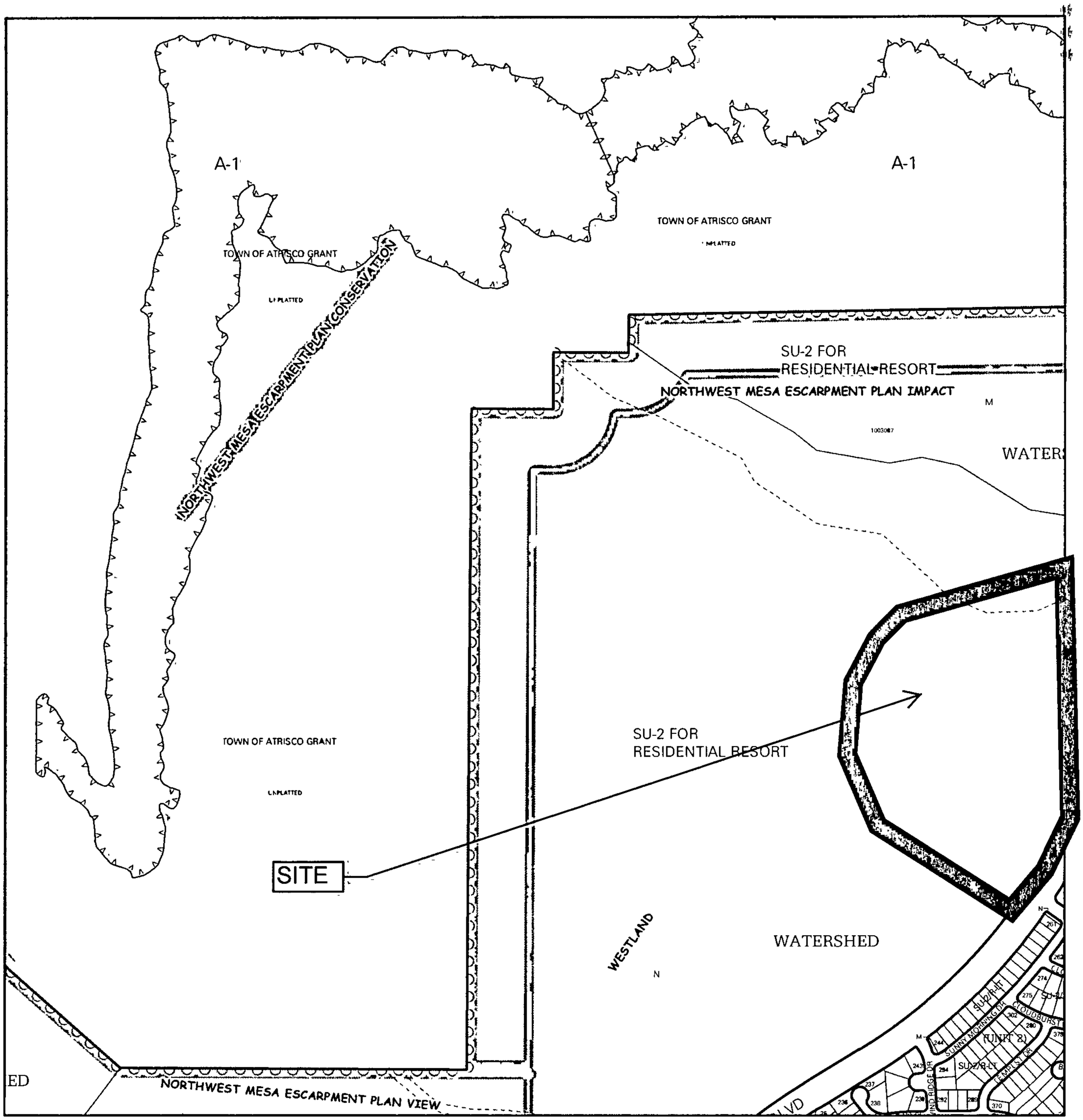
Form revised 4/07

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

Application case numbers
13 -DRB - 70751
____ - ____ - ____
____ - ____ - ____

11-7-13
Planner signature / date

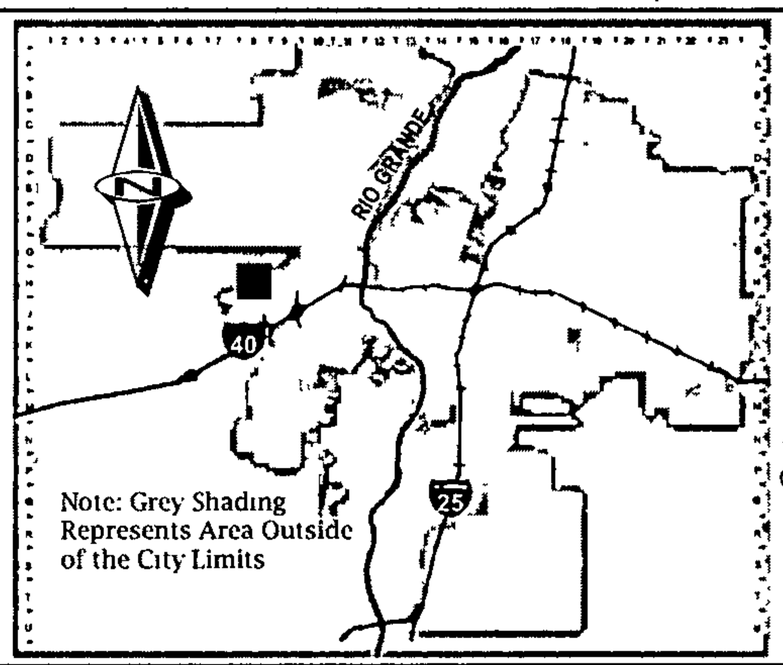
Project # 1006864



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

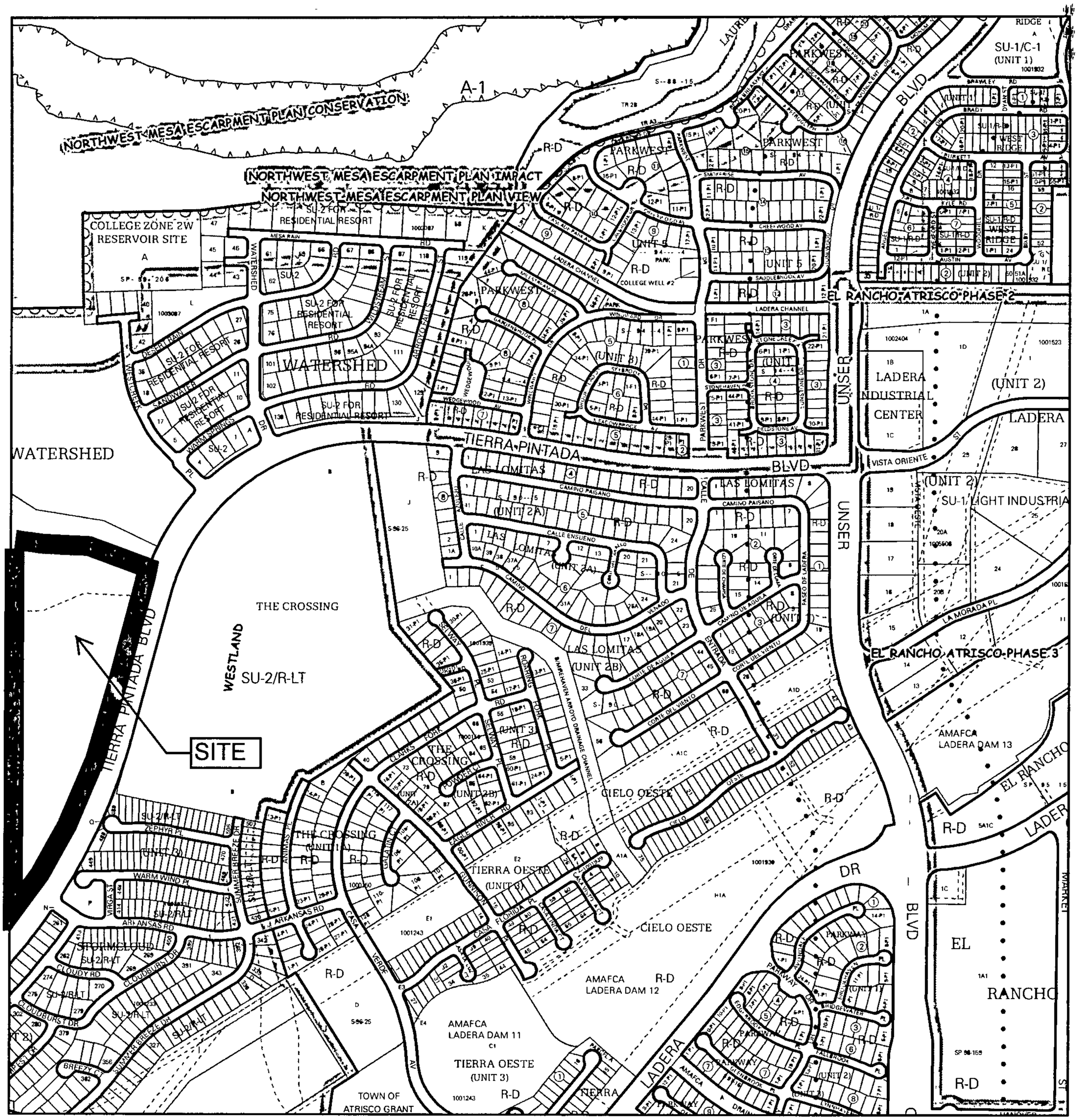
H-08-Z

Selected Symbols

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

Feet

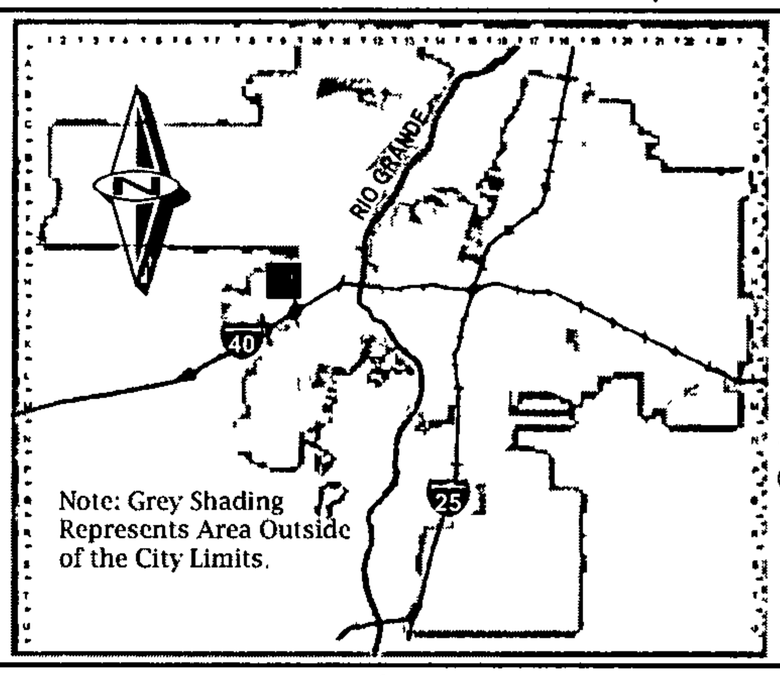
0 750 1,500



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

H-09-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

November 7, 2013

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

Re: Pulte at Mirehaven Phase 1 (Replat of Tract N-2-E; Watershed) –Vacation of Public Easement & Temporary Floodplain Request

Dear Mr. Cloud:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Application for Development Review
- Twenty-four (24) copies of the document which created the public easement
- Twenty-four (24) copies of Vacation Action Exhibit
- Letter from the Office of Neighborhood Coordination and neighborhood notification
- Zone Atlas Map showing the location of the property
- Submittal Fees

This vacation request that is being presented to the DRB is to remove all or a portion of the Temporary Flood Plain Easement for the Mirehaven Arroyo. We are requesting this vacation because we are proposing permanent improvement to the Mirehaven Arroyo which would reduce the floodplain to that shown in the attached exhibit.

We request that this item be scheduled for the next appropriate DRB hearing, December 4, 2013 and we are requesting that it be heard concurrently with Project #1006864 (13DRB-70714, 13DRB70715 and 13DRB-70716) that are anticipated to be heard at this time. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

Kevin G. Patton, P.E.
Senior Vice President
Community Development and Planning

KGP/cc
Enclosures

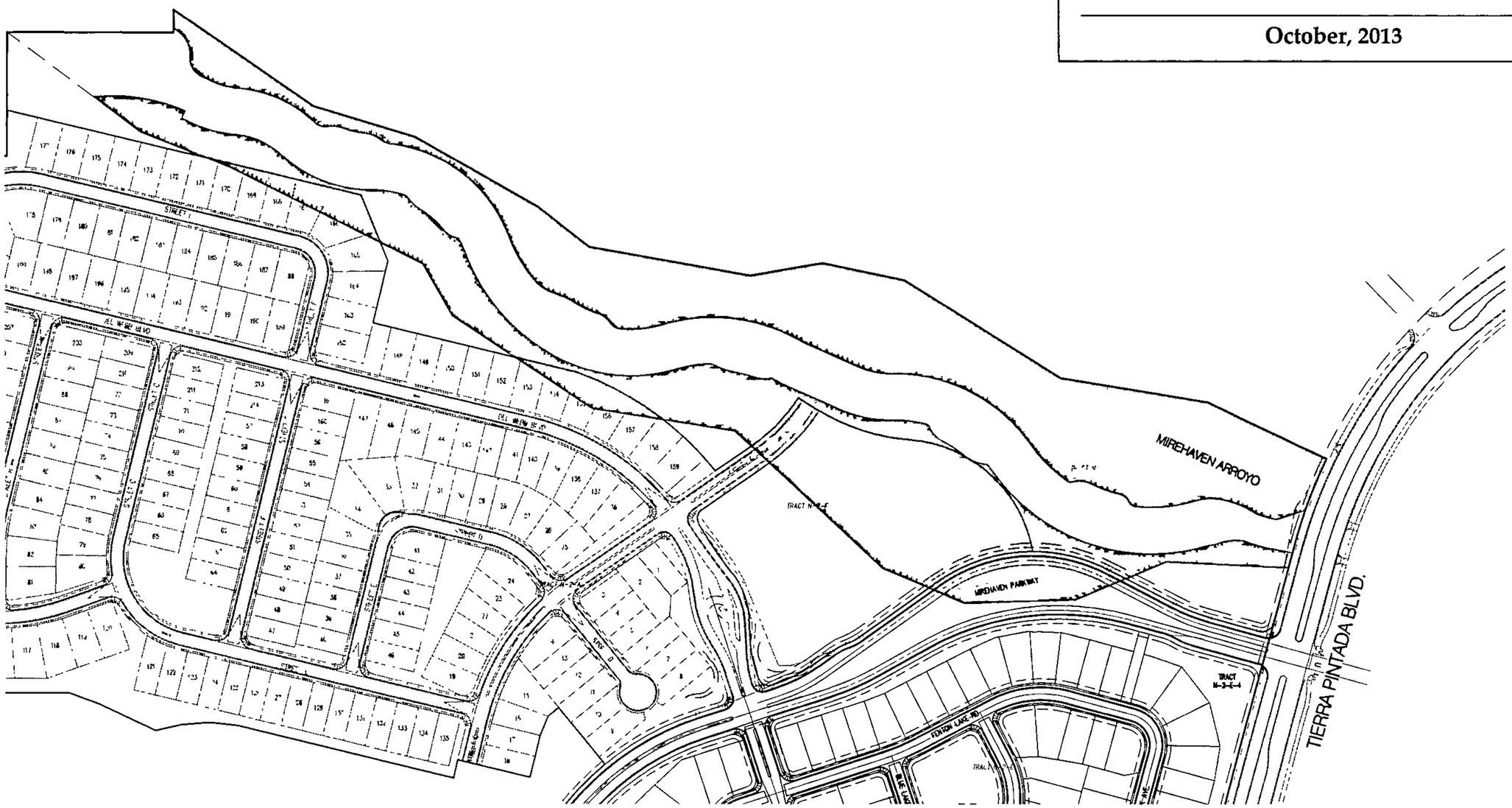
cc: Garret Price, Pulte Group

PULTE @ MIREHAVEN PHASE I

VACATION OF PUBLIC EASEMENT EXHIBIT

October, 2013

VACATION OF TEMPORARY FLOOD PLAIN EASEMENT GRANTED TO AMAFCA



N

200 100 0 200

SCALE: 1"=200'

Tue, 1-Oct-2013 - 2:53:pm, Plotted by: BORTEGA
P.\20130375\CDP\Plans\General\Pulte_Traditional\20130375 Vacation Exhibit 2.dwg

Bohannan Huston
www.bhinc.com
800.877.5332

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

October 1, 2013

Brian Patterson
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 505-823-1000 Fax: 505-798-7988

Dear Brian:

Thank you for your inquiry of October 1, 2013 requesting the names of ALL Neighborhood and/or Homeowners Associations who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) TRACT N-2-E, WATERSHED SUBDIVISION LOCATED ON TIERRA PINTADA BOULEVARD BETWEEN ARROYO VISTA BOULEVARD AND UNSER BOULEVARD** zone map H-8-9.

Our records indicate that the ALL Neighborhood and/or Homeowners Associations affected by this proposal and the contact names are as follows:

SEE ATTACHMENT "A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attaché this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's.

Please note that according to O-92 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 for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3906 or via an e-mail message at dlcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

[X] The 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 Associations *(if there are associations)*. A copy must be submitted with application packet.

[X] Copies of the certified receipts to Neighborhood 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 Dalaina at 924-3906 or via an e-mail message at dlcarmona@cabq.gov.

Thank you for your cooperation on this matter.

* *

(below this line for ONC use only)

Date of Inquiry: **__10/1/13__** Time Entered: **__4:50 p.m.__** ONC Rep. Initials: **__DC__**

SEE ATTACHMENT "A"

SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's.

(DRB SUBMITTAL) TRACT N-2-E, WATERSHED SUBDIVISION LOCATED ON TIERRA PINTADA BOULEVARD BETWEEN ARROYO VISTA BOULEVARD AND UNSER BOULEVARD zone map H-8-9.

TRES VOLCANES N.A. (TVN) "R"
***Thomas Borst** *e-mail:* t0m2pat@yahoo.com
1908 Selway Pl. NW/87120 352-6563 (h)
Arthur Retberg *e-mail:* alretberg@gmail.com
9732 Summer Shower Pl. NW/87120 220-7917 (c)
Website: www.tresvolcanes.org

Council District: 1
County District: 1
Police Beat: 639/NW
Zone Map #: H-J-8-9
NA E-mail: info@tresvolcanes.org

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

October 11, 2013

Thomas Borst
1908 Selway Pl, NW
Albuquerque, NM 87120

Re: Preliminary Plat, Vacation of Public Easement & Temporary Floodplain, Design Variance and Sidewalk Deferral/Waiver Request
Pulte at Mirehaven Phase 1 (Replat of Tract N-2-E; Watershed) DRB # 1006864

Dear Mr. Borst:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannan Huston, Inc., agent for Pulte Homes, is seeking approval for a Preliminary Plat Approval, Vacation of Public Easement and Temporary Floodplain , Design Variance and Sidewalk Deferral/Waiver for Pulte @ Mirehaven Phase 1 (Replat of Tract N-2-E of the Watershed Subdivision). The site is located west of Tierra Pintada Blvd, east of the Petroglyph National Monument and south of the Mirehaven Arroyo. The proposed project represents the first phase of the first residential development at Mirehaven and encompasses approximately 37.5 acres subdivided into approximately 101 residential lots of varying sizes and 4 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,

Brian C. Patterson, P.E.
Community Development & Planning

Enclosure
BCP/

P:\20130375\Correspondence\Submittals\DRB\Pulte Phase 1\Preliminary Plat\20130375-NA-Notice LTR.doc

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

October 11, 2013

Arthur Retberg
9732 Summer Shower Pl NW
Albuquerque, NM 87120

Re: Preliminary Plat, Vacation of Public Easement & Temporary Floodplain, Design Variance and Sidewalk Deferral/Waiver Request
Pulte at Mirehaven Phase 1 (Replat of Tract N-2-E; Watershed) DRB # 1006864

Dear Mr. Retberg:

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 Approval, Vacation of Public Easement and Temporary Floodplain , Design Variance and Sidewalk Deferral/Waiver for Pulte @ Mirehaven Phase 1 (Replat of Tract N-2-E of the Watershed Subdivision). The site is located west of Tierra Pintada Blvd, east of the Petroglyph National Monument and south of the Mirehaven Arroyo. The proposed project represents the first phase of the first residential development at Mirehaven and encompasses approximately 37.5 acres subdivided into approximately 101 residential lots of varying sizes and 4 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,

Brian C. Patterson, P.E.
Community Development & Planning

Enclosure
BCP/

P:\20130375\Correspondence\Submittals\DRB\Pulte Phase 1\Preliminary Plat\20130375-NA-Notice LTR.doc

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

91 7199 9991 7031 0468 6506

Arthur Retberg
9732 Summer Shower Pl. NW
Albuquerque, NM 87120

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

CERTIFIED MAIL

91 7199 9991 7031 0468 6490

Thomas Borst
1908 Selway Pl. NW
Albuquerque, NM 87120

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Arthur Retberg
9732 Summer Shiver Pl. NW
Albuquerque, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 91 7199 9991 7031 0468 6506

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Thomas Borst
1918 Selway Pl. NW
Albuquerque, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 91 7199 9991 7031 0468 6490

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

UNITED STATES POSTAL SERVICE

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

Bohannan Huston
7500 Jefferson St. NE
Albuquerque, NM 87109

Attn: Brian Patterson

UNITED STATES POSTAL SERVICE

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

Bohannan Huston
7500 Jefferson St NE
Albuquerque, NM. 87109

Attn: Brian Patterson

December 4. 2013

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1006864

TO:
X ALL MEMBERS
___Jack Cloud, DRB Chairman, Planning Department
___Curtis Cherne, P.E., Hydrology
___Kristal Metro, P.E. , Transportation Development
___Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: 9-18-13

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: RE-SUBMITAL OF THE BULK PLAT THAT ADDRESES COMMENTS PROVIDED AT THE 9-11-13 DRB MEETING.

RECEIVED
SEP 13 2013
LAND DEVELOPMENT SECTION

CONTACT NAME: KEVIN PATTON

TELEPHONE: 823-1000 EMAIL: Kpatton@bhinc.com

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 13, 2013

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

Re: **Parcel N-2, Watershed Subdivision**
Minor Subdivision and Bulk Land Variance Requests Re-Submittal (Project # 1006864)

Dear Mr. Cloud:

Enclosed are six (6) copies of the revised / updated Bulk Land Plat incorporating the comments you provided at the DRB meeting on September 11, 2013.The enclosed revised Bulk Land Plat incorporates the following revisions:

- Removed a portion of the proposed Public Access Easement within Tract N-2-E that encroached onto the existing floodplain easement.
- Added a 25' public drainage easement and a 25' private floating utility easement within the portion of where Tract N-2-A abuts Tierra Pintada Blvd.

Please feel free to contact me at 823-1000 with any additional questions or comments.

Sincerely,

Kevin G. Patton, P.E.
Senior Vice President
Community Development & Planning

BCP/tms
Enclosures

cc: Garret Price, Pulte
Jeff Garrett, WALH

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Bohannan ▲ Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 9, 2013

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

Re: **Parcel N-2, Watershed Subdivision**
Minor Subdivision and Bulk Land Variance Requests Re-Submittal (Project # 1006864)

Dear Mr. Cloud:

Enclosed is the revised / updated Bulk Land Plat incorporating the comments you provided at the DRB meeting on August 28, 2013 as well as additional comments provided in a follow up meeting on August 30, 2013. The enclosed updated Bulk Land Plat incorporates the following revisions:

- Tract N-2-G (encompassing the Mirehaven Arroyo) has been eliminated and has been incorporated in Tract N-2-A as requested.
- The existing temporary floodplain easement language for the Mirehaven Arroyo has been revised to reflect a previous error reverting back to the easement provided on the Bulk Land Plat recorded in 2000.
- We are currently working with AMAFCA to quitclaim or reassign this easement.

With the revised plat, the subdivision of Parcel N-2 of the Watershed Subdivision is now being divided into six (6) tracts. The City has agreed to oversee the management of the Mirehaven Arroyo and the maintenance of the Mirehaven Arroyo has been verbally agreed upon with the details currently being worked out between the developer and City. As stated previously, we were originally heard on August 28, 2013 and were given a 2 week deferral and scheduled to be reheard on September 11, 2013. Please feel free to contact me at 823-1000 with any additional questions or comments.

Sincerely,

Kevin G. Patton, P.E.
Senior Vice President
Community Development & Planning

BCP/tms
Enclosures

cc: Garret Price, Pulte
Jeff Garrett, WALH

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO:

PROJECT NO. 1006864

X ALL MEMBERS

X Jack Cloud, DRB Chairman, Planning Department

___Curtis Cherne, P.E., Hydrology
___Kristal Metro, P.E. , Transportation Development
___Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: 9-11-13

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: RE-SUBMITTAL OF A BULK LAND PLAT

RECEIVED
SEP 09 2013
LAND DEVELOPMENT SECTION

CONTACT NAME: KEVIN PATTON

TELEPHONE: 823-1000 EMAIL: kpatton@bhinc.com

Bohannan Huston

Engineering
Spatial Data
Advanced Technologies

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

CLIENT/COURIER TRANSMITTAL

To: Jack Cloud
DRB Chair

Requested by: Brian Patterson

Date: 9-9-13

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

Phone:
Job No.: 20130375

Job Name: Watershed

DELIVERY VIA

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

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	5	Bulk Plat
2	1	Letter
3	1	DRB Supplemental Submittal

RECEIVED
SEP 09 2013
LAND DEVELOPMENT SECTION

COMMENTS / INSTRUCTIONS

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

DRB CASE ACTION LOG - BLUE SHEET

- ❑ *Preliminary/Final Plat [FP]*
- ❑ *Site Plan - Subdivision [SPS]*
- ❑ *Site Plan - Building Permit [SBP]*

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

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

Project #: **1006864** *Application #:* 13DRB-70658, 13DRB-70646

Project Name: **WATERSHED SUBDIVISION**

Agent: CONSENSUS PLANNING/BOHANNAN HUSTON INC. *Phone #:*

****Your request was approved on 9-18-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

❑ **TRANSPORTATION**:

❑ **ABCWUA**:

☑ **CITY ENGINEER / AMAFCA**: Curtis, Shelly Eliason

❑ **PARKS / CIP**:

☑ **PLANNING (Last to sign)**:

PLATS:

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

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

❑ **Property Management's signature must be obtained prior to Planning Department's signature.**

❑ **AGIS DXF File approval required.**

❑ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

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

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN -	Transportation Development
SHABIH RIZVI -	Transit & Parking Department
KENDRA WATKINS/ ANDREW GINGERICH -	Council of Governments
LYNN MAZUR -	AMAFCA
STEVE SINK -	APD Crime Prevention
SUSANNAH ABBEY -	Open Space Division
ANTONIO CHINCHILLA -	Fire Department
DAVID KILPATRICK -	Zoning Enforcement Inspector
STEPHANI WINKLEPLECK -	Neighborhood Coordination
DANIEL ARAGON -	Public Service Company of New Mexico
PATRICK SANCHEZ -	New Mexico Gas Company
APRIL WINTERS -	Albuquerque Public Schools
MICHELE RAMIREZ -	CenturyLink
MIKE MORTUS -	Comcast Cable
RAY GOMEZ -	Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH -	Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1006864

Wednesday, November 6, 2013

Comments must be received by:

Wednesday, October 30, 2013

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.**If you have any questions, please contact me at 924-3946 or agomez@cabq.gov**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z	V	P	D	L	A	
							SUBDIVISION
X							Major Subdivision action
							Minor Subdivision action
X							Vacation
X							Variance (Non-Zoning)
							SITE DEVELOPMENT PLAN
							for Subdivision
							for Building Permit
							Administrative Amendment (AA)
							IP Master Development Plan
							Cert of Appropriateness (LUCC)
							STORM DRAINAGE (Form D)
							Storm Drainage Cost Allocation Plan

S	Z	
		ZONING & PLANNING
		Annexation
		County Submittal
		EPC Submittal
		Zone Map Amendment (Establish or Change Zoning)
		Sector Plan **(Phase I, II, III)**
		Amendment to Sector, Area, Facility or Comprehensive Plan
		Text Amendment (Zoning Code/Sub Regs)
		Street Name Change (Local & Collector)
		APPEAL / PROTEST of...
		Decision by DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC PHONE: 505.823.1000

ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: bpatterson@bhinc.com

APPLICANT: Western Albuquerque Land Holdings c/o Garrett Real Estate Dev. (Jeff Garrett) PHONE: 602.427.4064

ADDRESS: 3131 Camelback Road, Ste. 200 FAX.

CITY: Phoenix STATE AZ ZIP 85016 E-MAIL:

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

DESCRIPTION OF REQUEST: Preliminary Plat, Vacation of Public Easements and Temp Floodplain, Design Variance and Sidewalk Deferral/Waiver Request

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

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

Lot or Tract No. TRACTS N-2-E Block: Unit:

Subdiv/Addn/TBKA. WATERSHED SUBDIVISION

Existing Zoning: SU-2 Proposed zoning: SU-2 MRGCD Map No

Zone Atlas page(s). H8, H9 AND J8 UPC Code:

CASE HISTORY:

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

CASE INFORMATION:

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

No. of **existing** lots 1 No of **proposed** lots: 105 Total area of site (acres): 37.4647

LOCATION OF PROPERTY BY STREETS. On or Near: TIERRA PINTADA NW

Between: ARROYO VISTA NW and WEST CREEK PLACE APPOX.

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

SIGNATURE [signature] for DATE October 11, 2013

(Print) KEVIN PATTON Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
13-DRB-70714	SW		$ 0
	CmF		$ 20.00
-70715			$ 0
-70716	PP		$ 2,140.00
	AQV		$ 75.00
		Total	$ 2235.00

Hearing date Nov. 6, 2013

[signature] 10-11-13
Planner signature / date

Project # 1006864

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Oct. 22, 2013 To Nov 6, 2013

5. REMOVAL

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

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

[signature] 10/11/13
(Applicant or Agent) (Date)

I issued 2 signs for this application, 10-11-13 [signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1[redacted]
1006864

Rev. 1/11/05

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)**
- __ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8 5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the deferral or extension
- __ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8 5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

BRIAN PATTERSON
Applicant name (print)

Applicant signature / date 10/11/13

Form revised 4/07

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

Application case numbers
13 - DRB - 70714
- - 70715
- -

10-11-13
Planner signature / date

Project # 1006864

FORM S(2): SUBDIVISION - D.R.B. PU[illegible]C HEARING

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

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

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

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

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

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

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

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

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

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

BRIAN PATTERSON
Applicant name (print)

10/11/13
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
13 - DRB - 70716
_____ - _____ - _____
_____ - _____ - _____

10-11-13
Planner signature / date

Project # 1006864

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

October 11, 2013

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

Re: Pulte at Mirehaven Phase 1 (Replat of Tract N-2-E; Watershed) –**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 & Special Exceptions:

Median Width for a Major Local Roadway

- The city standard median width for a Major Local Roadway is 10 feet. Mirehaven Parkway has been analyzed as a Major Local Road. We are requesting to reduce the median width from ten feet (10') to eight feet (8') for the following reasons:
  - EPC Approved Master Site Plan reflects an 8 foot median width in Mirehaven Parkway and speaks to a design variance to allow for a 8 ft median.
  - An 8 foot median width has been used in other areas of town.
    - High Desert Master Plan (Spain and Academy Road)
    - Ventana Ranch West (Ventana West Parkway)
  - The Mirehaven Parkway Roadway Section reflected in the Master Site Plan is one lane each direction, 22 ft from face of curb to median curb and a 8 ft median. The 22 ft consist of a 6 ft bike land measured from the lip of gutter and a 14 ft driving lane. The paved area is 2 ft wider in each direction than normal. An 8 ft median provides sufficient separation between the driving lanes while allow sufficient width to provide landscaping.

Inverted Crown in Mirehaven Parkway

- We are requesting to invert the roadway crown in Mirehaven Parkway for the following reasons:
  - EPC Approved Master Site Plan reflects an inverted roadway crown in Mirehaven Parkway.
  - To take advantage of frequent storm events which would drain to the median, creating water harvesting.
  - Reduce the necessary public storm drain infrastructure; inverted roadways can carry more storm water than normal crown roadways.

Four Way Stop Condition

- We are requesting a four way stop condition at the intersection of Mirehaven Parkway and Redondo Peak Drive for the following reasons:
    - The Del Webb gated access opposite of Redondo Peak Drive anticipates ~1500 average week day travel. The number of vehicles making left turn in and out of this entry warrants a stop condition.
    - Mirehaven Parkway has sidewalk located on the West or North side of the street (except in isolated areas). A four way stop condition at this intersection will allow for safe pedestrian crossing east side to west side and vice versa.

Roadway Crosswalk Section City Standard Dwg 2412

- We are requesting to use City Standard Drawing 2412 in isolated areas throughout the Master Planned area.
    - More specific to this Preliminary Plat we are requesting to use this standard drawing at the intersection of Redondo Peak Drive and Mirehaven Parkway (all four sections of the intersection) and in Abo Canyon Drive at the pedestrian crossing of the linear park (Tract N-2-E-3 to Tract N-2-E-4).
    - The approved master site plan speaks to pedestrian crossings shall be clearly demarcated with colored, textured paving where they cross vehicular entrances and streets.

Standard Centerline Radius for a Local Access Street

- We are requesting to reduce the centerline radius on the following local access streets:
    - Brazos Ridge Circle (from 120 ft to 75 ft)
    - At the transition between Redondo Peak Drive and Fenton Lake Road (from 120 ft to 75 ft)
- The DPM indicates that "local residential streets with 90 or near 90 degree turns may be designed with a minimum centerline radius of 75 ft with the approval of the Traffic Engineer."
    - Given that these roadways are at near 90 degree turns and they are classified as local access streets the vehicular speeds will be low allowing for a tighter turning radius.

Single Access

- We are requesting temporary single access for 101 lots. The DPM indicates that:
    - "Variances to the single access criteria shall be considered on a case by case basis based upon the factors which demonstrates that public safety and adequate design concerns are covered."
    - The single access is temporary in that additional access will be provided in future phases.
    - The entry to this subdivision (Redondo Peak Drive) and all along Mirehaven Parkway are divided roadways allowing for better emergency vehicular access than non-divided roadways.
    - We met with the Fire Marshall and the Traffic Engineer concerning this request. Both have indicated their preliminary approval of a variance for a temporary single access.

Street Name Signs and Street Lighting

- Street Name Signs
  - We are requesting a special public street name sign that will be maintained by the Homeowners Association. The Del Webb Development within the Master Planned Community is gated and will have private streets that will require the HOA to own and maintain those private street name signs. We are requesting to use the same street name signs for public streets within this Master Planned Community. If approved, the sign maintenance could be written into streetscape agreement.
- Street Lighting
  - As indicated with the street name signs, two thirds of the master planned community will be gated with private streets. Those streets will have privately owned street name signs and street lighting. It is our request to have street lighting similar in privately maintained streets as to those in the public streets. We would work with both the City and PNM to provide street lighting (fixtures or poles) that are different than what is the current standard but meet the DPM requirement of "100 watt High Pressure...".
  - There are a number of areas through the city that have public streets with "nonstandard" street lighting. The street would be maintained by the HOA. If approved, the street light maintenance could be written into streetscape agreement.
  - The approved Master Site Plan speaks to the street lighting.

Sidewalk Design Variance and Deferred / Waived Sidewalk - Please refer to the enclosed exhibit for sidewalk deferral and waiver.

- As indicated in the approved master site plan, a sidewalk design variance request to that DRB shall be required to allow for the single 8 ft wide meandering sidewalk on Mirehaven Parkway.
- 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 in accordance with the approved Master Site Plan along Mirehaven Parkway (except as noted on the exhibit) and on the west side of Abo Canyon Drive from Redondo Peak Drive south until the next roadway intersection (future phase 2).

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,

Kevin G. Patton, P.E.
Senior Vice President
Community Development and Planning

KGP/cc
Enclosures

cc: Jeff Garret, WALH
Garret Price, Pulte Group

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

October 11, 2013

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

Re: Pulte at Mirehaven Phase 1 (Replat of Tract N-2-E; Watershed) – Preliminary Plat, Vacation of Public Easement & Temporary Floodplain, 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
- One (1) copy of the Infrastructure List
- Twenty-four (24) copies of Sidewalk Deferral and Waiver
- Twenty-four (24) copies of Vacation Action Exhibit
- Letter from the Office of Neighborhood Coordination
- DR/WS and TIS forms
- Traffic Distribution Layout (Exhibit A)
- Design Variance Request/Justification
- Submittal Fees

This preliminary plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. It represents the first phase of the first residential development at Mirehaven and encompasses approximately 37.5 acres subdivided into approximately 101 lots of varying sizes and 4 Private Open Space Parcels. Roadway right-of-way and pavement widths are indicated on the preliminary plat.

We request that this item be scheduled for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

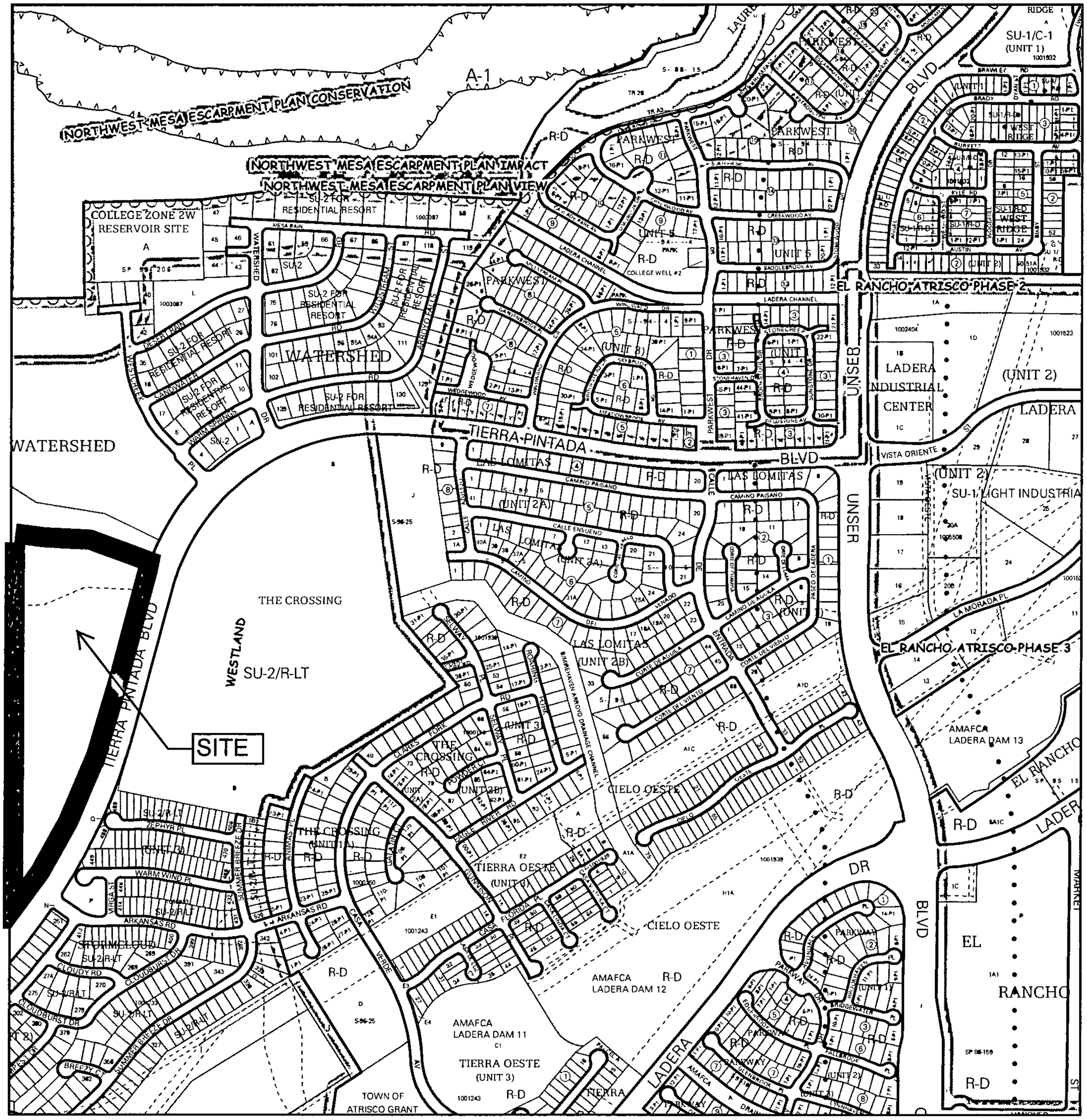
Sincerely,

Kevin G. Patton, P.E.
Senior Vice President
Community Development and Planning

KGP/cc
Enclosures

cc: Jeff Garret, WALH
Garret Price, Pulte Group

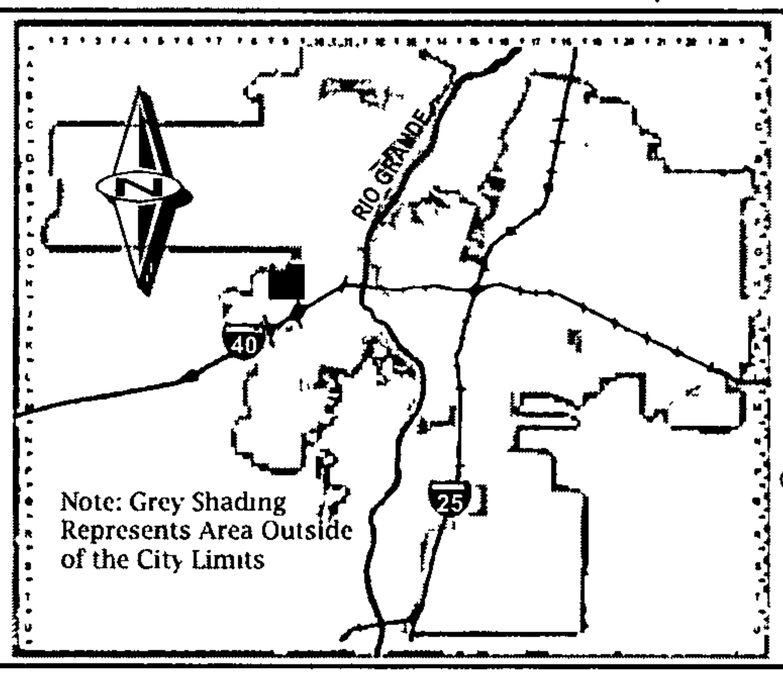
Engineering ▲
Spatial Data ▲
Advanced Technologies ▲



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



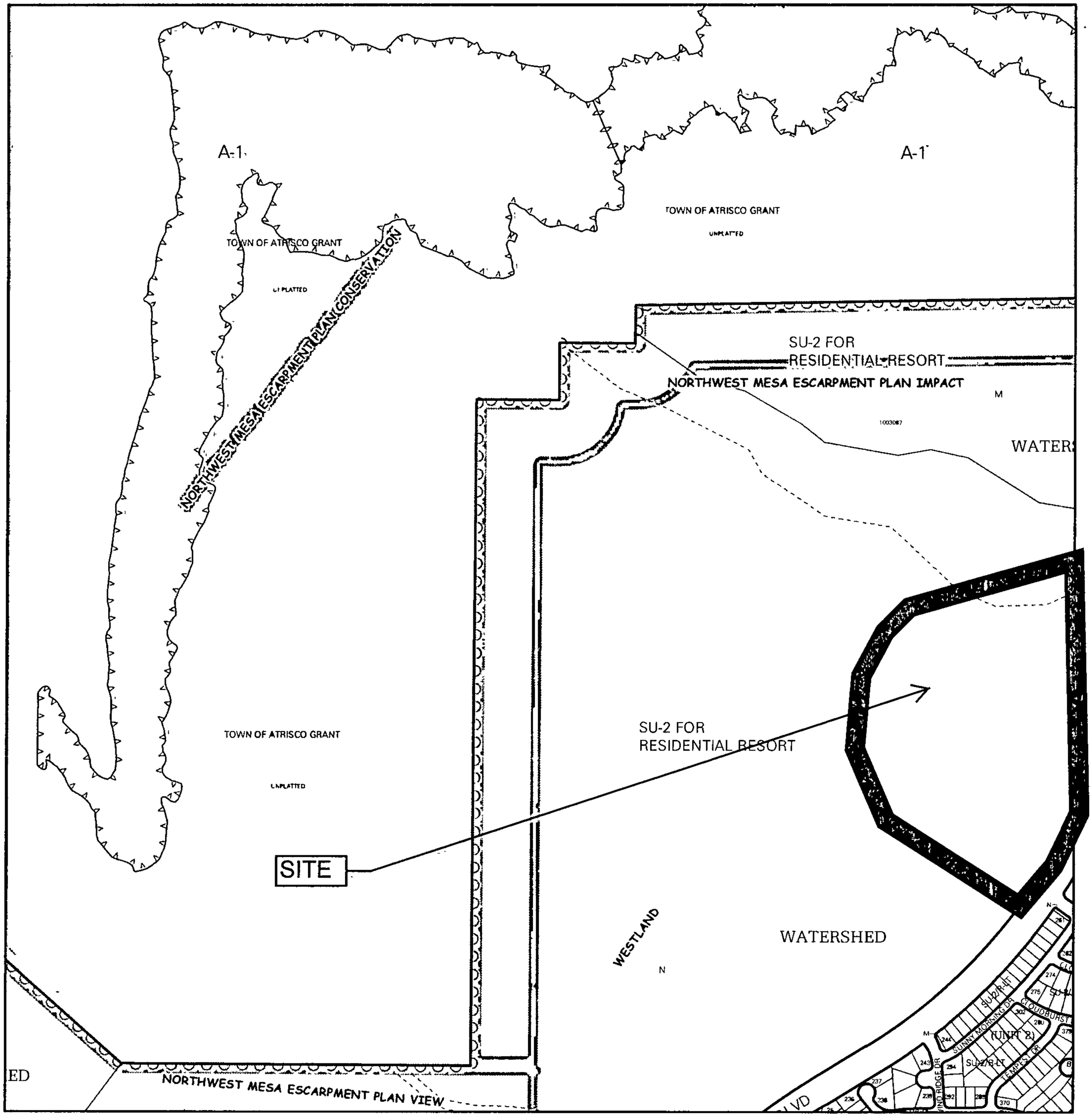
Zone Atlas Page:

H-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

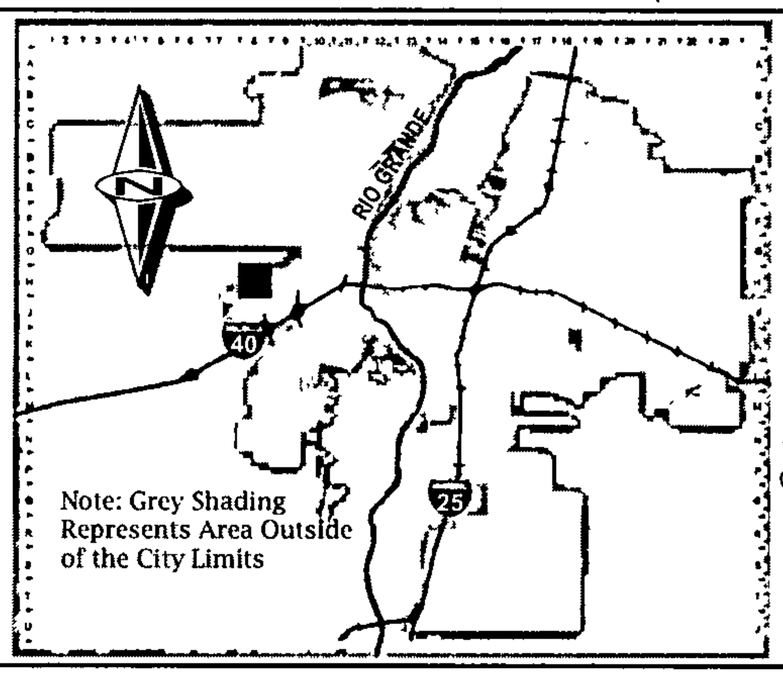
0 — 750 — 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

H-08-Z

Selected Symbols

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

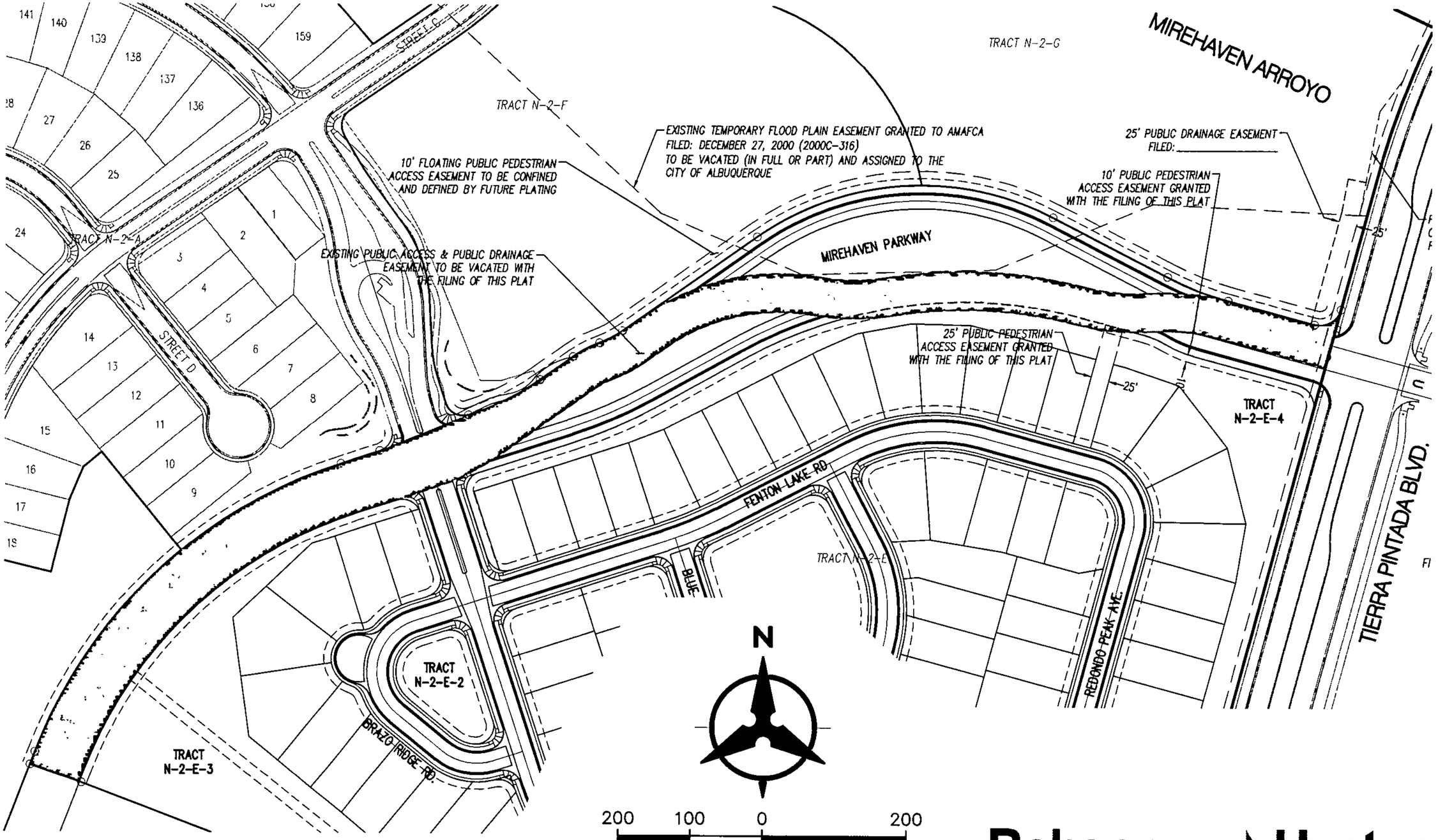
0 750 1,500 Feet

PULTE @ MIREHAVEN PHASE I

VACATION OF PUBLIC EASEMENT EXHIBIT

October, 2013

VACATION OF PUBLIC ACCESS & PUBLIC DRAINAGE EASEMENT



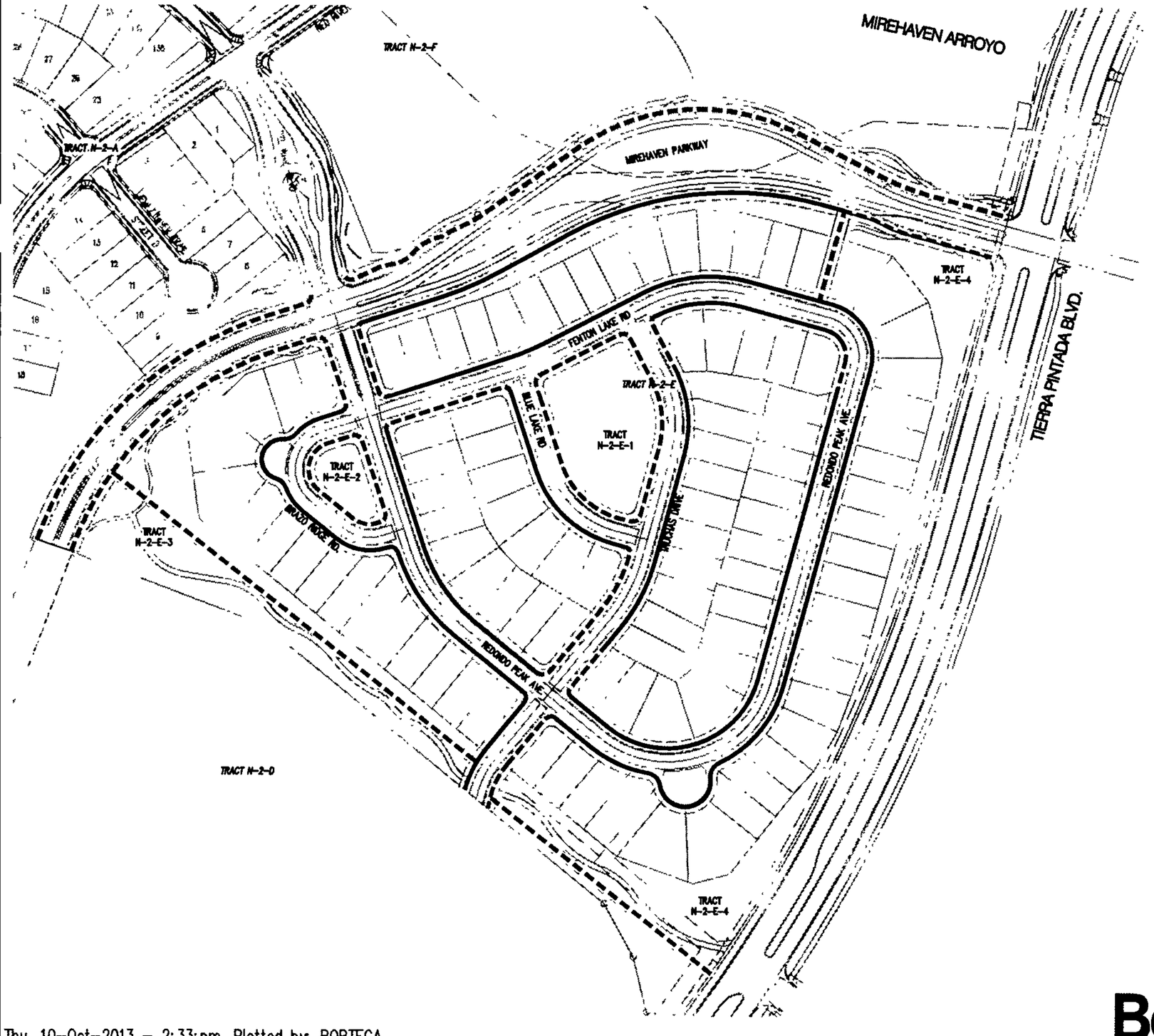
Tue, 1-Oct-2013 - 2:47:pm, Plotted by: BORTEGA
P:\20130375\CDP\Plans\General\Pulte_Traditional\20130375 Vacation Exhibit.dwg

Bohannan Huston
www.bhinc.com 800.877.5332

PULTE @ MIREHAVEN PHASE I

SIDEWALK WAIVER EXHIBIT

October, 2013



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

BUILT

WAIVED

N

300 150 0 300

SCALE: 1"=300'

Bohannan Huston

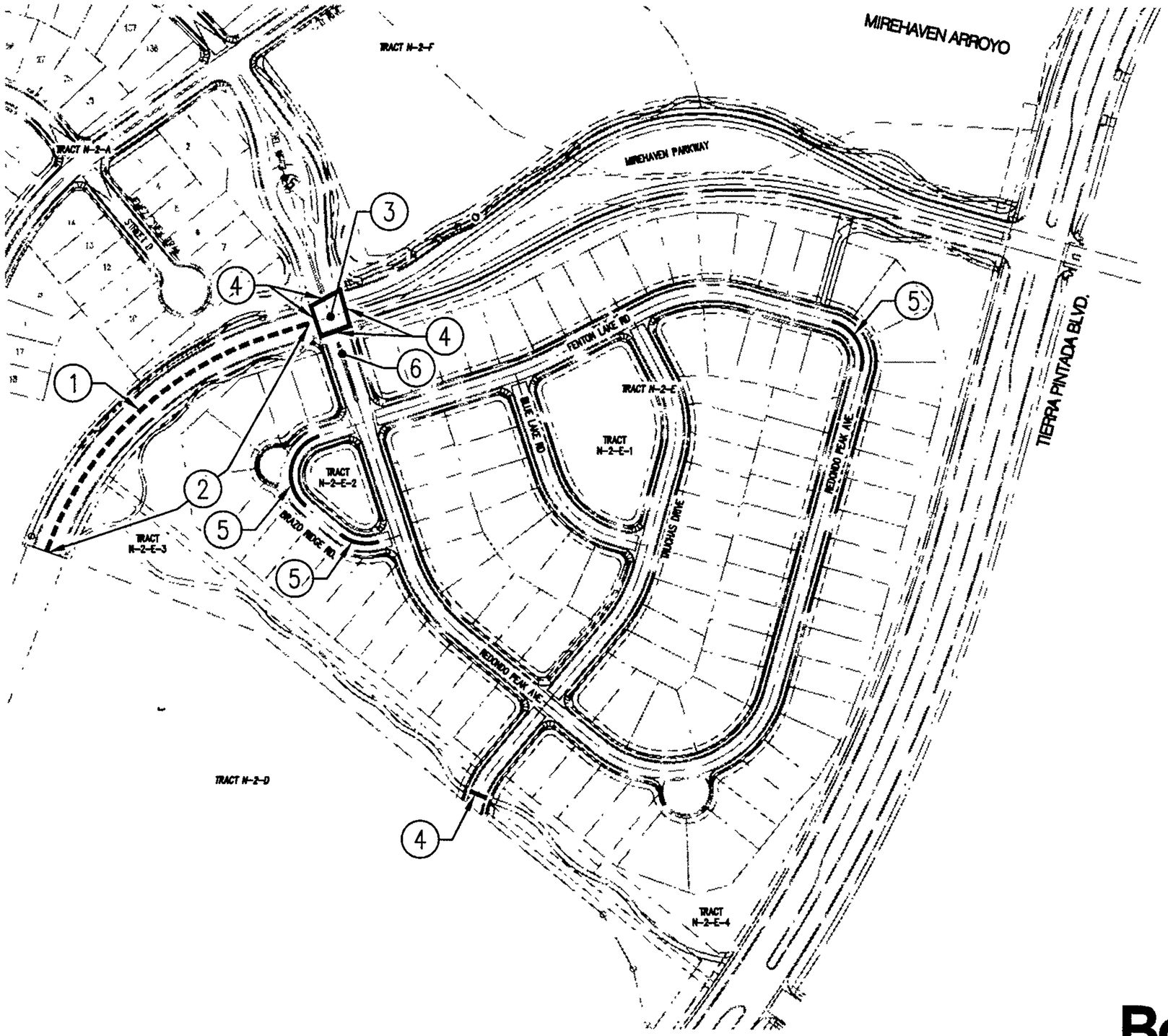
www.bhinc.com 800.877.5332

Thu, 10-Oct-2013 - 2:33:pm, Plotted by: BORTEGA
P:\20130375\CDP\Plans\General\Pulte_Traditional\20130375 Sidewalk Defferal.dwg

PULTE @ MIREHAVEN PHASE I

VARIANCE EXHIBIT

October, 2013



1. MEDIAN WIDTH FOR A MAJOR LOCAL ROADWAY
2. INVERTED CROWN IN MIREHAVEN PARKWAY
3. FOUR WAY STOP CONDITION
4. ROADWAY CROSSWALK SECTION CITY STANDARD DWG 2412
5. STANDARD CENTERLINE RADIUS FOR A LOCAL ACCESS STREET
6. SINGLE ACCESS

N

300 150 0 300

SCALE: 1"=300'

Fri, 11-Oct-2013 - 9:33:am, Plotted by: BORTEGA
P:\20130375\CDP\Plans\General\Pulte_Traditional\20130375 Variance Exhibit.dwg

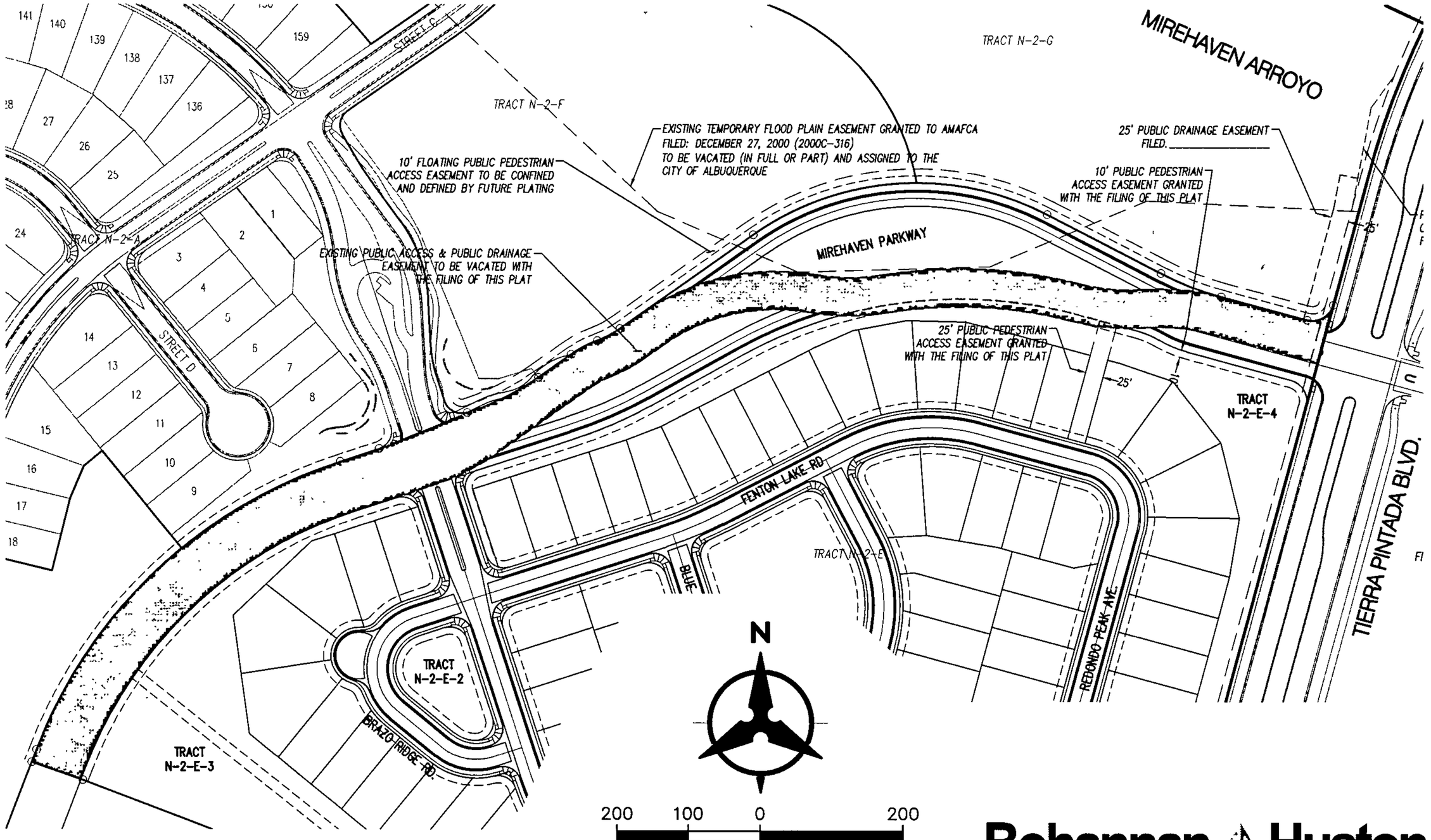
Bohannan Huston
www.bhinc.com
800.877.5332

PULTE @ MIREHAVEN PHASE I

VACATION OF PUBLIC EASEMENT EXHIBIT

October, 2013

VACATION OF PUBLIC ACCESS & PUBLIC DRAINAGE EASEMENT



Tue, 1-Oct-2013 - 2:47:pm, Plotted by: BORTEGA
P:\20130375\CDP\Plans\General\Pulte_Traditional\20130375 Vacation Exhibit.dwg

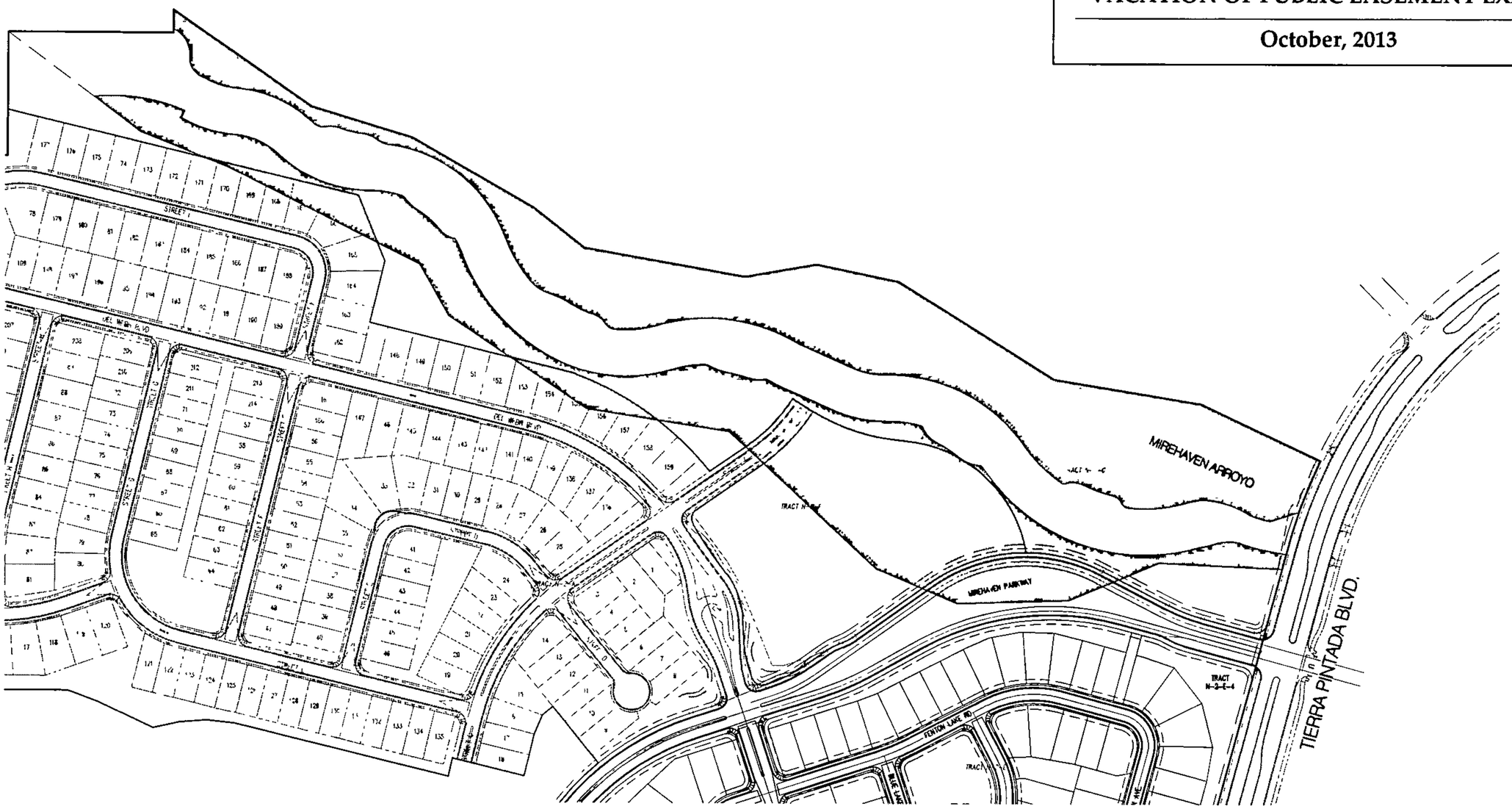
Bohannan Huston
www.bhinc.com 800.877.5332

PULTE @ MIREHAVEN PHASE I

VACATION OF PUBLIC EASEMENT EXHIBIT

October, 2013

VACATION OF TEMPORARY FLOOD PLAIN EASEMENT GRANTED TO AMAFCA



N

200 100 0 200

SCALE: 1"=200'

Tue, 1-Oct-2013 - 2:53 pm, Plotted by: BORTEGA
P:\20130375\CDP\Plans\General\Pulte_Traditional\20130375 Vacation Exhibit 2.dwg

Bohannan Huston
www.bhinc.com 800.877.5332

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

October 1, 2013

Brian Patterson
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 505-823-1000 Fax: 505-798-7988

Dear Brian:

Thank you for your inquiry of **October 1, 2013** requesting the names of **ALL Neighborhood and/or Homeowners Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) TRACT N-2-E, WATERSHED SUBDIVISION LOCATED ON TIERRA PINTADA BOULEVARD BETWEEN ARROYO VISTA BOULEVARD AND UNSER BOULEVARD** zone map **H-8-9.**

Our records indicate that the **ALL Neighborhood and/or Homeowners Associations** affected by this proposal and the contact names are as follows:

SEE ATTACHMENT "A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attaché this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's.

Please note that according to O-92 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 for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3906 or via an e-mail message at dlcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.

2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.

3. A physical description of the location, referenced to streets and existing land uses.

4. A complete description of the actions requested of the EPC:

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

Information from the Office of Neighborhood Coordination

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

[X] The 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 Associations *(if there are associations)*. A copy must be submitted with application packet.

[X] Copies of the certified receipts to Neighborhood 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 Dalaina at 924-3906 or via an e-mail message at <u>dlcarmona@cabq.gov</u>.

Thank you for your cooperation on this matter.

****

(below this line for ONC use only)

Date of Inquiry: **10/1/13** Time Entered: **4:50 p.m.** ONC Rep. Initials: **DC**

SEE ATTACHMENT "A"

SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's.

(DRB SUBMITTAL) TRACT N-2-E, WATERSHED SUBDIVISION LOCATED ON TIERRA PINTADA BOULEVARD BETWEEN ARROYO VISTA BOULEVARD AND UNSER BOULEVARD zone map H-8-9.

TRES VOLCANES N.A. (TVN) "R"
***Thomas Borst** *e-mail:* t0m2pat@yahoo.com
1908 Selway Pl. NW/87120 352-6563 (h)
Arthur Retberg *e-mail:* alretberg@gmail.com
9732 Summer Shower Pl. NW/87120 220-7917 (c)
Website: www.tresvolcanes.org

Council District: 1
County District: 1
Police Beat: 639/NW
Zone Map #: H-J-8-9

NA E-mail: Info@tresvolcanes.org

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

October 11, 2013

Thomas Borst
1908 Selway Pl, NW
Albuquerque, NM 87120

Re: Preliminary Plat, Vacation of Public Easement & Temporary Floodplain, Design Variance and Sidewalk Deferral/Waiver Request
Pulte at Mirehaven Phase 1 (Replat of Tract N-2-E; Watershed) DRB # 1006864

Dear Mr. Borst:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannan Huston, Inc., agent for Pulte Homes, is seeking approval for a Preliminary Plat Approval, Vacation of Public Easement and Temporary Floodplain , Design Variance and Sidewalk Deferral/Waiver for Pulte @ Mirehaven Phase 1 (Replat of Tract N-2-E of the Watershed Subdivision). The site is located west of Tierra Pintada Blvd, east of the Petroglyph National Monument and south of the Mirehaven Arroyo. The proposed project represents the first phase of the first residential development at Mirehaven and encompasses approximately 37.5 acres subdivided into approximately 101 residential lots of varying sizes and 4 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,

Brian C. Patterson, P.E.
Community Development & Planning

Enclosure
BCP/

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

October 11, 2013

Arthur Retberg
9732 Summer Shower Pl NW
Albuquerque, NM 87120

Re: Preliminary Plat, Vacation of Public Easement & Temporary Floodplain, Design Variance and Sidewalk Deferral/Waiver Request
Pulte at Mirehaven Phase 1 (Replat of Tract N-2-E; Watershed) DRB # 1006864

Dear Mr. Retberg:

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 Approval, Vacation of Public Easement and Temporary Floodplain , Design Variance and Sidewalk Deferral/Waiver for Pulte @ Mirehaven Phase 1 (Replat of Tract N-2-E of the Watershed Subdivision). The site is located west of Tierra Pintada Blvd, east of the Petroglyph National Monument and south of the Mirehaven Arroyo. The proposed project represents the first phase of the first residential development at Mirehaven and encompasses approximately 37.5 acres subdivided into approximately 101 residential lots of varying sizes and 4 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.

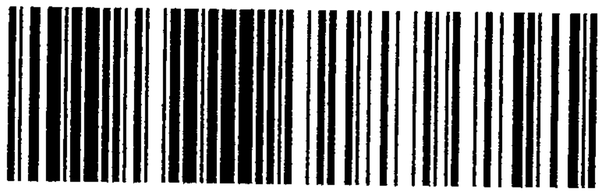
Sincerely,

Brian C. Patterson, P.E.
Community Development & Planning

Enclosure
BCP/

P:\20130375\Correspondence\Submittals\DRB\Pulte Phase 1\Preliminary Plat\20130375-NA-Notice LTR.doc

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

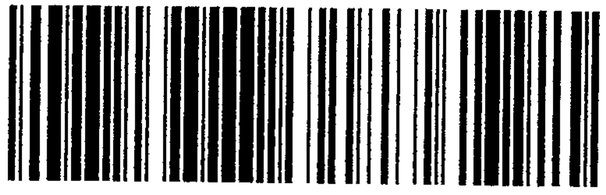


91 7199 9991 7031 0468 6506

Arthur Retberg
9732 Summer Shower Pl. NW
Albuquerque, NM 87120

CERTIFIED MAIL

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



91 7199 9991 7031 0468 6490

Thomas Borst
1908 Selway Pl. NW
Albuquerque, NM 87120

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Arthur Retberg
9732 Summer Shower Pl. NW
Albuquerque, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 91 7199 9991 7031 0468 6506

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

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Thomas Borst
1908 Selway Pl. NW
Albuquerque, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 91 7199 9991 7031 0468 6490

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

UNITED STATES POSTAL SERVICE

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

Bohannan Huston
7500 Jefferson St. NE
Albuquerque, NM 87109

Attn: Brian Patterson

UNITED STATES POSTAL SERVICE

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

Bohannan Huston
7500 Jefferson St NE
Albuquerque, NM. 87109

Attn: Brian Patterson

CITY OF A. BUQUERQUL

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

July 11, 2013

Pulte Homes
7601 Jefferson NE, Ste. 180
Albuquerque, NM 87109

Project# 1006864
13EPC-40115 Site Dev. Plan for Subdivision

LEGAL DESCRIPTION:
For all or a portion of Tracts N-2 & M, Watershed Subdivision, located west of Tierra Pintada Blvd., and south and east of the Petroglyph National Monument, containing approximately 285 acres.
Staff Planners: Catalina Lehner and Carrie Barkhurst

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

On July 11, 2013, the Environmental Planning Commission (EPC) voted to **APPROVE** Project 1006864, 13EPC-40115, a request for a Site Development Plan for Subdivision, based on the following Findings and Conditions:

FINDINGS:

1. This request is for a site development plan for subdivision with design standards for Tracts N-2 and M, Watershed subdivision, an approximately 285 acre area located north of 98th Street/Arroyo Vista Boulevard NW, west of Tierra Pintada Boulevard, and south and east of the Petroglyph National Monument (the "subject site").

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."

3. The proposed development consists of approximately 950 residential units with pocket parks and a private clubhouse. Approximately 565 units would be for an "active adult," gated subdivision. The remainder would be non-gated subdivisions.

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 (WSSP), the Facilities Plan for Arroyos, the Trails & Bikeways Facilities Plan, the Western Albuquerque Land Holdings Sector Development Plan, the Westland Master Plan and the Northwest Mesa Escarpment Plan (NWMEP). The site is also within the boundaries of the Impact Area of the NWMEP Design Overlay Zone and is subject to the applicable design regulations.

5. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan (WSSP), the Facilities Plan for Arroyos, the Trails & Bikeways Facilities Plan, the Western Albuquerque Land Holdings 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 request is generally consistent with the following Comprehensive Plan (CP), West Side Strategic Plan (WSSP), and Facility Plan for Arroyos (FPA) Goals and Policies:

   A. CP Open Space Goal: Provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources - The request includes parks of varying sizes and one significant open space area (Mirehaven Arroyo). Three open space corridors are proposed that provide trail connections to the street networks. Some open space corridors dead-end at streets and do not connect with each other.

   B. CP Policy II.B.5k: land adjacent to arterial streets - Residential development, consistent with the existing zoning, is proposed adjacent to a large arterial street, Tierra Pintada Blvd. All proposed streets are indicated as local streets. Bicycle facilities and trails have been provided, which improve transportation options.

   C. CP Policy II.B.5e: New growth contiguous to existing facilities and services - Urban infrastructure and services exist in the area. A water serviceability statement was issued by ABCWUA in 2012 and is currently being updated and there is an existing development agreement with the ABCWUA for all development within the Western Albuquerque Land Holdings Sector Development Plan.

   D. WSSP Policy 1.1: Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density - The subject site is located within the Westland North Community (WSSP, page 70) but not within a designated activity center. Average densities for the proposed residential project would be 4 du/acre, which is consistent with the zoning established in the WMP, and therefore, appropriate outside of designated activity centers.

   E. WSSP Policy 2.5: When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes - The Planning Department is considering school capacity. The request would result in approx. 950 new households, a portion of which would not impact the local school

system. (565 homes are active adult and will not allow children). A future APS campus will develop adjacent SW of the subject site and will help ease school overcrowding.

F. WSSP 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 EPC, acting for the City, will in this case make land use and design decisions regarding the request that will affect the National Monument. The WSSP states that the City shall minimize negative impacts, which in this case include impacts to natural resources and scenic resources, access to a public resource, and possibly cultural impacts. The applicant and agent have been working directly with National Park Service staff on concerns related to the Monument and have adequately addressed those concerns as indicated in correspondence provided to Planning staff. The proposed site plan provides for single family residential uses, a 50 foot buffer including a public trail along the northern boundary (within the Impact Area of the NWMEP), trails, and design standards ensuring compliance with the height and color restrictions (within the Impact Area of the NWMEP), from the NWMEP to mitigate potential negative impacts to the National Monument.

G. FPA 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 - Tract F, the private Clubhouse & Social Lawn/Park, two "private pocket parks," landscaping, and private trails are proposed adjacent to the Mirehaven Arroyo (Urban Recreational Arroyo). The arroyo's location within the gated subdivision may limit the potential to connect adjacent parks with significant activity areas.

H. FPA Policy 4: The location of crossing structures shall be determined on a case-by-case basis according to the specific channel characteristics - One street crossing of the Mirehaven Arroyo is proposed. The crossing would allow vehicular, bicycle, and pedestrian residents to access lots on the north side of the Mirehaven Arroyo. Proposed crossings of the Mirehaven are within the jurisdiction of AMAFCA.

7. The request partially furthers the following Comprehensive Plan (CP), West Side Strategic Plan (WSSP), and Facility Plan for Arroyos (FPA) Goals and Policies:

   A. CP Noise Goal: Enhance the quality of life by reducing noise and by preventing new land use/noise conflicts - The request would locate approximately 950 high-end homes on the subject site. About half of them may be impacted by the nearby APS campus and sports stadium; a land use/noise conflict is possible. The proposed development, does not propose any uses that would produce noise beyond the usual residential level.

   B. CP Housing Goal: Increase the supply of affordable housing; conserve and improve the quality of housing – Provision of 20% affordable housing is required in the Westland Master Plan area, though this project is not proposed or required to be developed with affordable housing.

   C. CP Transportation and Transit Goal: Develop a balanced circulation system through efficient placement of employment and services, alternatives to automobile travel, and

sufficient roadway capacity to meet mobility and access needs - The request aims to encourage walking and bicycling within the residential development, and there are 5 pedestrian connections provided to Tierra Pintada. However, much of the development is proposed to be low density and gated, which limits potential for alternatives to automobile travel. The existing zoning does not allow any employment or service uses. Roadway capacity is sufficient in the area.

8. Through application of the recommended Conditions of Approval, the request could be generally consistent with the following Comprehensive Plan (CP), West Side Strategic Plan (WSSP), Facility Plan for Arroyos (FPA) Goals and Policies:

   A. CP Policy II.B.1f: Open Areas and trail corridors shall be acquired, regulated, or appropriately managed to protect natural features, views, drainage and other functions or to link other areas within the Open Space network - Multi-use trails are proposed along the development's entire north and west edges and between neighborhoods, and along the Mirehaven Arroyo (some are private and access-controlled and some may be semi-public). The Design Standards address the views to the Petroglyph National Monument from the development. The drainage section addresses bank stabilization that will protect natural features. Additional details to explain how the trails would connect and function as a system may benefit future development.

   B. CP Policy II.B.5f: Clustering of homes and housing oriented towards pedestrian and bikeways - The submittal proposes two large "open space" tracts and a "Private Clubhouse & Social Lawn/Park" tract. There are additional private pocket parks identified in the 5 residential tracts. It is currently not known how housing will be oriented and if clustering is proposed.

   C. CP Water Management Goal: Efficient water management and use - Preservation of the Mirehaven arroyo with a soft/unlined bottom and the use of mostly xeric plant materials (as described in the WMP) will contribute to efficient water management. High water use turf will be limited, and water harvesting is encouraged. The proposed design standards will address water management in this area with some additional verbiage.

   D. Policy II.D.2a: Measures shall be adopted to discourage wasteful water uses, such as extensive landscape-water runoff to uncultivated areas - Most of the WMP designated plants are xeric, and plant spacing will be based on xeric principles. This policy could be more substantially furthered with a design standard regarding rainwater harvesting into landscaped areas.

   E. CP Policy II.D.2b: Maximum absorption of precipitation shall be encouraged through retention of natural arroyos and other means of runoff conservation within the context of overall water resource management - Water management is especially important in this area because of the limited water supply. Most of the proposed plants are low-water users. Runoff conservation techniques in the context of the development could help address overall water management techniques. The Design Standards state that the Mirehaven Arroyo will be maintained in a partially natural state with stabilized banks, drop structures, and with a soft (natural) bottom.

F. Goal 2 of the Trails and Bikeways Facility Plan: Accommodate the following users in the trail system recognizing that not all can be accommodated on every trail: cyclists (both mountain and touring), pedestrians, runners, equestrians, and the physically challenged - The Trails Design Standards indicate that pedestrians, runners, and bicyclists would be accommodated within the trail system. A standard indicating that some or all of the trails would use Barrier-Free Design would help accommodate physically challenged individuals as trail users.

9. The submittal complies with the following Impact Area Regulations of the Northwest Mesa Escarpment Plan:

A. Regulation 9.3: Height of the walls and fences shall not exceed 6'0". Color of finish materials shall match Approved Color List (Appendix E) - The proposed design standards address wall and/or fence colors, and indicate the maximum fence/wall height is 6 feet.

B. Regulation 12.1: Structure height shall not exceed 15'0" - Residential building heights in the Impact Area are proposed to not exceed the 15-foot height limitation of the regulations.

C. Regulation 12.4: Glass on any façade shall not be reflective or mirror glass - Proposed structures in the Impact Area are required to use clear, non-reflective glass.

D. Regulation 12.5: No exposed roof-mounted heating or air-conditioning equipment shall be permitted. Roof mounted heating and air conditioning equipment shall be fully screened from views, both from the ground and from the escarpment. Screening materials shall be of Approved Colors (Appendix E) - Proposed structures in the Impact Area would comply with this policy. Screening of roof-mounted equipment with materials that are the same as the primary building materials would be required.

E. Regulation 13.4.a: Site lighting- Height of luminaries shall not exceed 20'0" - A design standard indicates that the maximum height of street lights shall be 20 feet

F. Regulation 15.3: Street lighting- Height of luminaries shall not exceed 28'0" - The request complies with Policy 15.3. The proposed standards state that the maximum height of street lights shall be 20 feet.

G. Regulation 13: Sites which cannot be set aside as open space, including recreational facilities, and sites adjacent to open space, shall have minimum visual impact - Proposed structures in the Impact Area would comply with the NWMEP height restrictions. A view section is provided in the design standards.

H. Regulation 13.1.c: There shall be wheel stops or curbs around all landscaped areas in order to protect landscaping from vehicles - There is a statement of general compliance on Sheet 5 with the parking regulations contained in the Zoning Code.

I. Regulation 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 - Parks and Recreation Department provided the applicant with a preferred list of plant materials for the naturalized and private open space areas.

J. Regulation 13.4.b: Light fixtures shall be of a type that throws light downward and have baffles, hoods, or diffusers so that any light point source is not directly visible from a distance greater than 1000 feet - The lighting section states that lights shall be shielded.

K. Regulation 19: Drainage facilities' design shall be sensitive to the character of the existing escarpment. Arroyo corridor and drainage management plans are the appropriate planning level for specific channel treatment recommendations for arroyos identified in the "Facility Plan for Arroyos" - The Mirehaven Arroyo is designated as an Urban Recreational Arroyo. There is no specified treatment for this arroyo type, outside of dedicated parks. Because no dedicated parks are proposed along this arroyo, Policy 2 (FPA, p. 53) would not apply.

10. Through application of the recommended Conditions of Approval and/or through review of future development, the request could comply with the following Impact Area Regulations of the Northwest Mesa Escarpment Plan:

A. Regulation 9.1: Development at the edge of public or private open space shall be designed to complement and enhance the open space. 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 three locations along the Mirehaven Arroyo, on-site open space areas are connected with adjacent open space. The proposed density is 3.34 du/ac, lower than the allowed 4 du/ac, which will provide greater protection to the natural features and the Monument. However, the proposed open space system is fragmented and its component parts do not connect with each other. The opportunity for open space to be oriented to the larger open space system is possible with future development.

B. Regulation 9.2: Where the adjacent land use requires visual privacy, non-continuous, non-perimeter walls may be constructed. The request indicates the residential perimeter walls will be off-set every 3 lots, but the standard does not require that the properties have non-perimeter walls.

C. Regulation 12: Structures shall not block views of the Escarpment or visually contrast with the natural environment - Proposed structures in the Impact Area would comply with the NWMEP height restrictions and are limited to 15 feet in height. The example of structures proposed (sheet 7) should show that they would not visually contrast with the natural environment.

D. Regulation 12.3: The exterior surfaces of structures must be Approved Colors (Appendix E) - Proposed structures in the Impact Area are limited to a neutral, earth-toned palette, including the mechanical devices and roof vents. More information is needed regarding the specific NWMEP approved exterior colors.

E. Regulation 13.3.a: Free-standing signs other than street signs, traffic signs or informational signs shall be limited to 6 square feet of sign area - Free-standing signs are limited to monument signs and would be a uniform style; the four proposed sign sizes can be no larger than 6 sf in area.

F. Regulation 15.3.b: Street lighting- Light fixtures shall be of a type that projects light downward and have baffles, hoods or diffusers so that any light point source is not directly visible from a distance greater than 100 feet - The proposed lighting section requires that all light fixtures be shielded-source and respect Night Skies. A design standard indicates that generally "placement of fixtures and standards shall conform to state and local safety and illumination standards." Review of future development will ensure compliance.

G. Regulation 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 - Typical street sections demonstrate landscaped medians that accommodate grade changes. Review of future development will ensure compliance.

11. A facilitated meeting was held on May 21, 2013. Though there is general support for the single-family home use, there is concern about the gates, mass grading, homogeneous development, relationship with the Monument, impacts to services in the area, and water resources.

12. The applicant is working toward addressing the comments of other departments and agencies, which are detailed as Conditions of Approval.

13. Any access to the Petroglyph National Monument is contingent on approval from the National Park Service. It has been determined that the National Park Service cannot allow a private-only or exclusionary access to Petroglyph National Monument.

14. It is warranted that the EPC retain its approval authority of future site development plans until the EPC determines that delegation is warranted.

A. Specific details regarding how the Petroglyph National Monument boundary is to be treated have not yet been provided, including the extent of cut and fill, the maximum height of a series of retaining walls, the treatment of drainage corridors, and the design of the each parcel's required non-perimeter walls (see NWMEP page 54). The environmental, cultural, topographical, and visual sensitivity of this area warrant that the EPC retain its approval authority for future site development plans of land adjacent to the Petroglyph National Monument until the EPC determines that authority delegation is appropriate.

B. The proposed design standards need additional information to warrant delegation of the EPC's approval authority to the Development Review Board (DRB). As a technical body, the DRB relies on the work of the EPC to ensure compliance with regulations and consistency with Goals and policies. At this time, the submittal provides insufficient guidance for future reviewers and developers with clear, consistent expectations.

CONDITIONS OF APPROVAL:

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(s) to ensure that all conditions of approval are met.

3. A Process section shall be added to the design standards and General Note 2 shall be revised to state:

   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.

4. The Required Information narrative section, Sheet 1, shall be revised as follows:

   Revise the second sentence of the subsection entitled "The Site" to indicate that the subject site is within the boundaries of the listed plans and subject to the regulations of those Plans.

5. Lighting, Utilities & Screening: The language from the WMP regarding antennas and towers (see p. 88) shall be added as a standard to the Utilities section.

6. Signage:

   A. A standard shall be added to state that signage in the NWMEP Impact Area cannot exceed 6 square feet of sign face area (NWMEP, p. 61).

   B. The illustration for prototypical Facilities Sign Type D, when located in the Impact Area, shall be revised correspondingly.

7. Sidewalks, Trails & Pedestrian Crossings:

   A. A standard shall be added indicating that trails would use Barrier-Free Design, physically challenged individuals would also be accommodated as trail users where feasible.

   B. A trail feasibility study shall be required prior to development of Tract A for the northern perimeter trail for public access to the Petroglyph National Monument and submitted to the Planning Director, City Parks and Recreation Department/Open Space Division, and Petroglyph National Monument for review. The study shall consider existing soils, grade, slope and parking. If it is determined by the Planning Director that this trail is not feasible, the applicant shall not be required or allowed to construct the trail or access to the Petroglyph National Monument. This shall be added to Section 10, Petroglyph National Monument.

8. The Walls/Fences Design Standards shall be revised as follows:

   A new standard shall be added for development in the Impact Area of the NWMEP that states: 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, NWMEP Regulation 9.2.

9. Streets & Streetscapes:

   Add text that states: Where possible, street design shall maximize water harvesting for landscaping.

10. The Grading & Surface Disturbance Standards shall be revised as follows:

    A. NWMEP Policy 11.8 regarding damaged areas/re-vegetation shall be included as a standard.

    B. A phasing plan shall be included to indicate the order in which the tracts are to be graded.

11. Clarification & "Clean-Up":

    A. For clarity for future review, each illustration, plan, diagram or cross-section contained in the design standards shall be identified as either illustrative (conceptual) or as a standard (regulatory).

    B. The landscaping standards shall be numbered as 13, with renumbering of subsequent sections.

    C. Numbers shall be added to sections 9 and 10.

    D. Sheet 1, Line 7: the term "private clubhouse" shall be used.

E. Utility Plan: Add a symbol for the new line type.

12. Conditions of Approval from the Open Space Division:

A. Please show the boundary line of the gated community (i.e., the proposed location of the view fence) on all sheets.

B. The west perimeter trail will require monitoring and protection from residents. If residents of the gated community begin encroaching on, or creating unofficial entrances to the PETR, HOA should take financial responsibility for repairing fence along the boundary.

C. Typical sections on drawing should be labeled and referenced to the plan. Sections showing double-loaded street with housing and PETR boundary should be included in drawings for full disclosure of intent.

D. Need consistent information about intent for arroyo bottom; either "natural" and "allowed to degrade and drop," or containing "drop structures" that will "stabilize the bottom."

13. Conditions of Approval from the Parks & Recreation Department, Strategic Planning Division:

A. COMMUNITY. Throughout the Site Plan for Subdivision, the word "community" is used and it is not clear if the "community" amenity such as "community trail" is intended to refer to the gated community residents or all of the Watershed Subdivision "community". It is confusing. In sections and plan views the term is used interchangeably so it is not clear what is public and what is private. For example, the section on the Mirehaven Arroyo states that the "Access to the Mirehaven Arroyo shall be restricted to the residents of the community". That would be "the residents of the *gated* community"? Another example, the private linear parks..."also serve as a recreational amenity for the "community" when in this case, some sections of the linear parks are for both the gated and non-gated residents as we understand from the illustration of "Pedestrian Circulation". Please clarify.

B. PEDESTRIAN CIRCULATION. Page Three, item #7 the diagram showing "Pedestrian Circulation" is unclear as to what trails are public and what are private for the gated residents. Please clarify.

C. STREETS AND STREETSCAPES. Section Eleven item H, please add a sentence stating "All landscaping along streets and medians are to be maintained by the HOA". Landscaping of medians and/or streetscapes by the Developer within the City ROW will require a Streetscape Agreement between the Developer and the City.

D. LANDSCAPE. Is there a percentage of minimum landscape coverage required? If so, please identify what percentage that would be.

E. GRADING AND SURFACE DISTURBANCE. Defer to Environmental Health on this section of the Plan regarding dust control. However, item B is vague as to how the minimum of cut and fill have been addressed and who determines that more cut and fill results in "construction materially (that) improves the site plan"? Our concern here has to do with the cut and fill solutions for home sites and roads potentially affecting the feasibility of a trail alignment.

F. DRAINAGE. Item D. We realize this is a difficult site with the Monument on two sides and steep slopes so that retaining walls will be or may be necessary in certain locations. We have concerns about terracing walls next to the Monument such as those in Watershed One development adjacent the Well Tank Site. Terracing walls should protect views of the Monument and view fences used as much as possible. Item H, please add "private" to ...parks...so that it is clear that it is "private open space" and "private parks"....

G. CONCEPTUAL GRADING AND DRAINAGE PLAN. The Diversion Bank proposed along the northwest boundary of the site appears to be in the approximate location of the proposed perimeter trail, housing, and a road. There is not enough information on this Plan which does not show proposed grades, only existing grades, to identify if there is a potential conflict that would preclude a trail in that location. Our Department supports and encourages water harvesting when possible. The statement that "water harvesting techniques will try to be incorporated with future subdivision as possible" is vague and non-committal. We would suggest "Water harvesting techniques will be implemented where possible".

14. <u>Conditions of Approval from the National Park Service:</u> Vehicular access at the northeastern corner of the proposed project (by the existing water tank with an existing gate) shall be provided for emergency services response in the event of an incident.

15. <u>Conditions of Approval from the City Engineer:</u>
    A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
    B. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements. Any necessary variances must go through the standard variance process.
    C. All easements, access agreements and property lines must be shown and labeled on Site Plan. Provide recording information.
    D. Right-of-way dedication to the City of Albuquerque may be required at DRB.
    E. Public ROW location for Primary Trails shall be as designated by the Long Range bikeway System Map and the Trails and Bikeways Facility Plan and shall be built in accordance with the standards detailed in the DPM.

F. The developer shall coordinate with the DMD to ensure that transportation infrastructure is provided as planned and included in the 2030 MTP.

G. Add to the end of drainage standard E: "Hydrology will evaluate whether and how ponds should overflow into the roadway on a case-by-case basis."

H. Remove the phrase "pedestrian ways" from the sentence in drainage standard I.

16. Traffic Operations: A note shall be added to state the following: An analysis of the operation and mitigation necessary to return traffic operations to that of the no build condition at the Ladera and Unser Intersection is required. This analysis shall be performed and submitted to the City and NMDOT for review prior to the first subdivision plat approval by the DRB.

17. Conditions of Approval from AMAFCA:

A. Bank stabilization on the Mirehaven Arroyo will be required. This can be bank protection and drop structures backfilled with native material like what has been installed on the downstream section of the arroyo.

B. AMAFCA has Temporary Floodplain Easements on the Mirehaven Arroyo and the arroyo north of Arroyo Vista Boulevard. Any drainage improvements that will alter the easements will require a vacation action through the City DRB and a quitclaim / release approval from the AMAFCA Board of Directors.

C. The West I-40 Drainage Management Plan Update (2011) identifies a potential storage capacity deficiency in Ladera Dam 12. Development of this subdivision will require a more detailed analysis of the Ladera Dam system capacity and possibly funding contribution for upgrade of the dam.

18. Conditions of Approval from the Public Service Company of New Mexico:

A. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

B. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JULY 26, 2013.** 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 thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

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,

CMarrone

for Suzanne Lubar
Acting Director, Planning Department

SL/CLL/KCB/mc

cc: Consensus Planning, Inc., 302 Eighth Street NW, Albuquerque, NM 87102
Thomas Borst, 1908 Selway Pl, Albuquerque, NM 87120
Art Retberg, 9732 Summer Shower Pl, Albuquerque, NM 87120
Diane Souder, 6001 Unser Blvd. NW, Albuquerque, NM 87120
Jay Lee Evans, P.O. Box 1293, Albuquerque, NM 87104
Rene Horvath, 5515 Palomino Dr. NW, Albuquerque, NM 87120
Candelaria Patterson, 7608 Elderwood NW, Albuquerque, NM 87120
Matt Schmader, COA, Open Space
Jolene Wolfley, 7216 Carson Trl NW, Albuquerque, NM 87120

EXHIBIT A

PRELIMINARY

PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

PULTE ("Developer") effective as of this 10 day of OCTOBER ,2013 and pertains to the subdivision commonly known as PULTE @ MIREHAVEN PHASE 1 and more particularly described as TRACT N-2-E OF THE WATERSHED SUBDIVISION *(use current legal description of subdivision)* (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS,DEVELOPER is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

   - If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.
   - If the permit is issued on or after August 1, 2011 the fee shall be $1075 per dwelling

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60%) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3 . Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4 . Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the

transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5 . This contract may be recorded in the office the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6 . APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgement in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

DRB Project # 1006864

APS Cluster West Mesa HS.

Signature

Garrett Price - VICE PRESIDENT-LAND

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 10/10/2013, by Garrett Price as VP-Land of Sulte Group, Inc., a corporation.

(Seal)

OFFICIAL SEAL
MARIA ELENA MAESTAS
Notary Public
State of New Mexico
My Comm. Expires 3/15/2015

Notary Public

My commission expires: 3/15/2015

ALBUQUERQUE PUBLIC SCHOOLS

By:

Signature

Elvira Lopez

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 10/11/2013, by Elvira Lopez as PLANNER DEMOGRAPHER of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, and school district organized and existing under the laws of the State of New Mexico.

OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/17/2013

Notary Public

My commission expires: 6/17/2013

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC PHONE: 505.823.1000

ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: bpatterson@bhinc.com

APPLICANT: Western Albuquerque Land Holdings c/o Garrett Real Estate Dev.(Jeff Garrett) PHONE: 602.427.4064

ADDRESS: 3131 Camelback Road, Ste. 200 FAX:

CITY: Phoenix STATE AZ ZIP 85016 E-MAIL:

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

DESCRIPTION OF REQUEST: Preliminary Plat, Vacation of Public Easements and Temp Floodplain, Design Variance and Sidewalk Deferral/Waiver Request

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

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

Lot or Tract No. TRACTS N-2-E Block: Unit:

Subdiv/Addn/TBKA: WATERSHED SUBDIVISION

Existing Zoning: SU-2 Proposed zoning: SU-2 MRGCD Map No

Zone Atlas page(s): H8, H9 AND J8 UPC Code:

CASE HISTORY:

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

CASE INFORMATION:

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

No. of **existing** lots: 1 No. of **proposed** lots: 105 Total area of site (acres): 37.4647

LOCATION OF PROPERTY BY STREETS: On or Near: TIERRA PINTADA NW

Between: ARROYO VISTA NW and WEST CREEK PLACE APPOX.

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

SIGNATURE [signature] FOR DATE October 11, 2013

(Print) KEVIN PATTON Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

INTERNAL ROUTING

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

Application case numbers: 13-DRB-70714; 70715; 70716

Action	S.F.	Fees
SW		$ 0
CmF		$ 20.00
		$ 0
PP		$ 2,140.00
ADV		$ 75.00
	Total	$ 2235.00

Hearing date Nov. 6, 2013

[signature] 10-11-13
Planner signature / date

Project # 1006864

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Oct. 22, 2013 To Nov. 6, 2013

5. REMOVAL

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

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

_____ 10/11/13
(Applicant or Agent) (Date)

I issued 2 signs for this application, 10-11-13 _____
(Date) (Staff Member)

DRB PROJECT NUMBER: 1[redacted]
10068864

Rev. 1/11/05

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. <u>Your attendance is required.</u>

❑ **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. <u>Your attendance is required.</u>

❑ **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. <u>Your attendance is required.</u>

☒ **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. <u>Your attendance is required.</u>

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

❑ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- __ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the deferral or extension
- __ List any original and/or related file numbers on the cover application

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

❑ **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. <u>Your attendance is required.</u>

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

BRIAN PATTERSON
Applicant name (print)

10/11/13
Applicant signature / date

Form revised 4/07

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

Application case numbers
13 - DRB - 70714
- - 70715
- -

10-11-13
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
- X 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
- X 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
- N/A **Signed** Pre-Annexation Agreement if Annexation required.
- X TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- X Fee (see schedule)
- X 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.

BRIAN PATTERSON
Applicant name (print)

10/11/13
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
13-DRB-70716
_____-_____-_____
_____-_____-_____

10-11-13
Planner signature / date

Project # 1006804

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Suzanne Lubar, Director

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

October 2, 2013

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation
Project Number(s):
Case Number(s):
Agent: Bohannan Huston, Inc.
Applicant: Western Albuquerque Land Holdings LLC
Legal Description: Tract N-2-E, Watershed Subdivision
Zoning: SU-2 for PDA
Acreage: 37.47 acres
Zone Atlas Page: H-8, H-9 & J-7

CERTIFICATE OF APPROVAL: Yes __X__ No _____

SUPPORTING DOCUMENTATION:
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.)

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.)

A Preliminary Report of the Data Recovery Investigations for Western Albuquerque Land Holdings, and Albuquerque Public Schools on Parcels N - 1, N - 2 and D - 1/D - 2 Bernalillo County, New Mexico. by Toni Goar (2012). Marron and Associates (Toni Goar, P.I. conducted under NMHPD Permit No. ME - 024 and Permit No. SE - 310).

RECOMMENDATION(S):

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

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

November 6. 2013

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S	Z
X Major Subdivision action		
____ Minor Subdivision action		
____ Vacation	V	
____ Variance (Non-Zoning)		

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

STORM DRAINAGE (Form D)

____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING

____ Annexation
- ____ County Submittal
- ____ EPC Submittal

____ Zone Map Amendment (Establish or Change Zoning)

____ Sector Plan (**Phase I, II, III**)

____ Amendment to Sector, Area, Facility or Comprehensive Plan

____ Text Amendment (Zoning Code/Sub Regs)

____ Street Name Change (Local & Collector)

APPEAL / PROTEST of...

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

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

APPLICATION INFORMATION:

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

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

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

APPLICANT: Pulte Homes PHONE: 505-761-9606

ADDRESS: 7601 Jefferson NE Suite 180 FAX: _____

CITY: Albuquerque STATE NM ZIP 87109

Proprietary interest in site: Owner/Developer **List all owners**: Western Albuquerque Land Holdings LLC

DESCRIPTION OF REQUEST: Sketch Plat Review for the Tract N-2-E @ Watershed.

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

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

Lot or Tract No. N-2 and M Block: _____ Unit: _____

Subdiv/Addn/TBKA: Watershed Subdivision

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

Zone Atlas page(s): H-08 & H-09 UPC Code: 100805949134210101; 100805942416140101

CASE HISTORY:

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

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

CASE INFORMATION:

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

No. of **existing** lots: 1 No. of **proposed** lots: 105 Total area of site (acres): 37 ac

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

Between: Arroyo Vista and West Creek.

Check-off if project was previously reviewed by Sketch Plat/Plan☐ or Pre-application Review Team **X** . Date of review: 4-18-2013.

SIGNATURE _____ DATE 9 /3 /2013

(Print) Brian C Patterson, PE ___ Applicant __X__ Agent

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

☑ **INTERNAL ROUTING**	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	13 - DRB - 70667	SP		$ 0
☑ 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				Total
☐ F.H.D.P. fee rebate	Hearing date Sept. 11, 2013			$ 0

9-3-13
Planner signature / date

Project # 1006864

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

☒ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

- X 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.
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- X 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 (SC): 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.**

❑ **AMEND SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**

❑ **AMEND 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, EPC-APPROVED SDP FOR BUILDING PERMIT (DRB05)** **Maximum Size: 24" x 36"**

❑ **FINAL SIGN-OFF, EPC-APPROVED SDP FOR SUBDIVISION (DRB06)** **Maximum Size: 24" x 36"**

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

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

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

BRIAN PATTERSON
Applicant name (print)

9-3-13
Applicant signature / date

Form revised **November 2010**

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

Application case numbers
13 - DRB-706667
- -
- -

9-3-13
Planner signature / date

Project #: 1006864

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	**S**	**Z**
_X_ Major Subdivision action		
____ Minor Subdivision action		
____ Vacation	**V**	
____ Variance (Non-Zoning)		
SITE DEVELOPMENT PLAN	**P**	
____ for Subdivision Purposes		
____ for Building Permit		
____ Administrative Amendment (AA)		
____ IP Master Development Plan	**D**	
____ Cert. of Appropriateness (LUCC)	**L**	**A**
STORM DRAINAGE (Form D)		
____ Storm Drainage Cost Allocation Plan		

ZONING & PLANNING
____ Annexation
____ County Submittal
____ EPC Submittal
____ Zone Map Amendment (Establish or Change Zoning)
____ Sector Plan (**Phase I, II, III**)
____ Amendment to Sector, Area, Facility or Comprehensive Plan
____ Text Amendment (Zoning Code/Sub Regs)
____ Street Name Change (Local & Collector)
APPEAL / PROTEST of...
____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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

APPLICATION INFORMATION:

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

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

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

APPLICANT: Pulte Homes PHONE: 505-761-9606

ADDRESS: 7601 Jefferson NE Suite 180 FAX: _____

CITY: Albuquerque STATE NM ZIP 87109

Proprietary interest in site: Owner/Developer **List all owners**: Western Albuquerque Land Holdings LLC

DESCRIPTION OF REQUEST: Sketch Plat Review for the Tract N-2-E @ Watershed.

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

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

Lot or Tract No. N-2 and M Block: _____ Unit: _____

Subdiv/Addn/TBKA: Watershed Subdivision

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

Zone Atlas page(s): H-08 & H-09 UPC Code: 100805949134210101; 100805942416140101

CASE HISTORY:

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

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

CASE INFORMATION:

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

No. of **existing** lots: 1 No. of **proposed** lots: 105 Total area of site (acres): 37 ac

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

Between: Arroyo Vista and West Creek.

Check-off if project was previously reviewed by Sketch Plat/Plan☐ or Pre-application Review Team X. Date of review: 4-18-2013.

SIGNATURE _____ DATE 9/3/2013

(Print) Brian C Patterson, PE ___ Applicant _X_ Agent

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

	Application case numbers	Action	S.F.	Fees
☑ **INTERNAL ROUTING**				
☑ All checklists are complete	13 - DRB - 70667	SP		$ 0
☑ 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				Total
☐ F.H.D.P. fee rebate	Hearing date Sept. 11, 2013			$ 0

9-3-13
Planner signature / date

Project # 1006864

FORM P(3): SITE DEVELOPMENT . _ ..N REVIEW - D.R.B. MEETING (UNADVER D)

☒ **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 (SC). 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.

❑ **AMEND SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
❑ **AMEND 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, EPC-APPROVED SDP FOR BUILDING PERMIT (DRB05) Maximum Size: 24" x 36"**
❑ **FINAL SIGN-OFF, EPC-APPROVED SDP FOR SUBDIVISION (DRB06) Maximum Size: 24" x 36"**

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

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

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

BRIAN PATTERSON
Applicant name (print)

9-3-13
Applicant signature / date

Form revised **November 2010**

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

Application case numbers
13 - DRB - 70667
_____ - _____ - _____
_____ - _____ - _____

9-3-13
Planner signature / date

Project #: 1006864

A-1

A-1

TOWN OF ATRISCO GRANT

UNPLATTED

TOWN OF ATRISCO GRANT

UNPLATTED

NORTHWEST MESA ESCARPMENT PLAN CONSERVATION

SU-2 FOR
PDA

NORTHWEST MESA ESCARPMENT PLAN IMPACT

M

WATER

SITE

SU-2 FOR
PDA

TOWN OF ATRISCO GRANT

UNPLATTED

WATERSHED

WESTLAND

ED

NORTHWEST MESA ESCARPMENT PLAN VIEW

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

Albuquerque Geographic Information System

Map amended through: 1/10/2013

N

RIO GRANDE

40

25

Note: Grey Shading
Represents Area Outside
of the City Limits

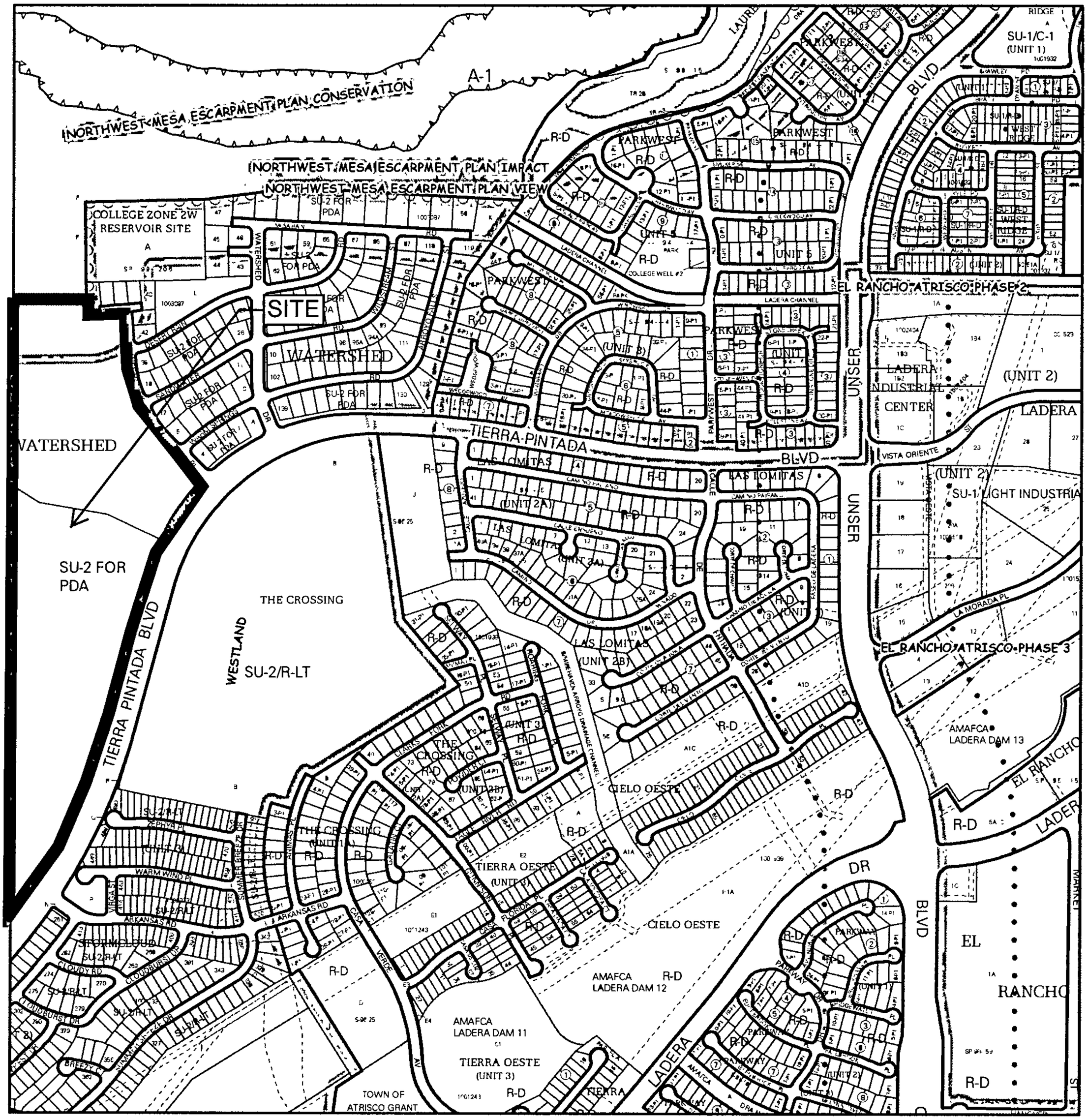
Zone Atlas Page:

H-08-Z

Selected Symbols

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

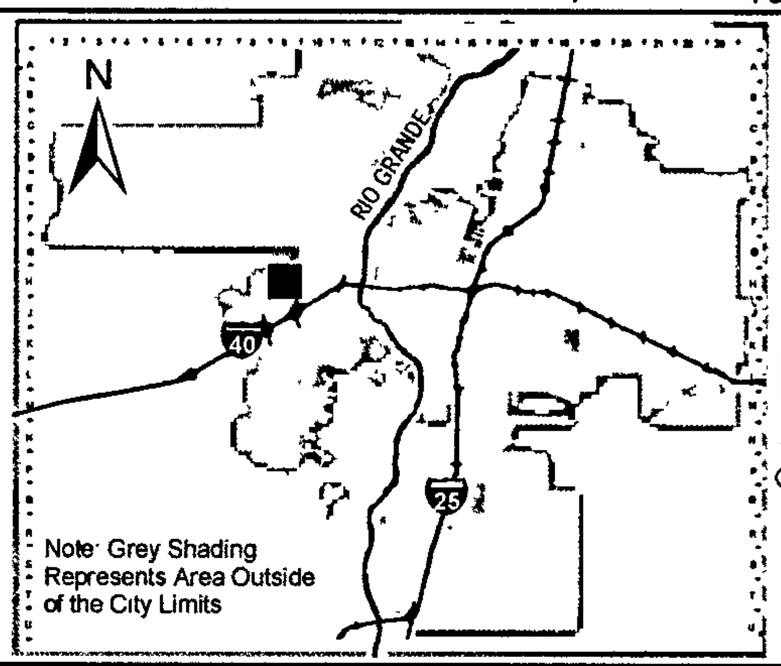
0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 1/10/2013



Zone Atlas Page:

H-09-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

Bohannan ▲ Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 3, 2013

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

Re: Tract N-2-E @ Watershed - Sketch Plat Submittal (DRB #1006864)

Dear Mr. Cloud:

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

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

This sketch plat is being presented to the Development Review Board for the purpose of obtaining City input and comment. Tract N-2-E represents the first residential development at Watershed and encompasses approximately 37 acres subdivided into approximately 105 lots (101 residential lots and 4 tracts) of varying sizes. Roadway right-of-way and pavement widths are indicated on the plan. The Site Plan for Subdivision has been heard and Approved with Conditions at EPC (13EPC-40115). This Site Plan for Subdivision along with a Bulk Land Plat had been heard on August 28, 2013 at DRB (DRB #1006864) and was deferred to September 11, 2013.

We request that this item be scheduled for the September 11, 2013 DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

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

BCP
Enclosures

cc:

August 28. 2013

City of
Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — **S**
- ___ Major subdivision action
- ___ Minor subdivision action
- ___ Vacation — **V**
- ___ Variance (Non-Zoning)

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

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

Z **ZONING & PLANNING**
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- ___ Street Name Change (Local & Collector)

A **APPEAL / PROTEST of...**
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): CONSENSUS PLANNING PHONE: 7649801
ADDRESS: 302 EIGHTH ST. NW FAX: 8425495
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: FISHMAN@CONSENSUSPLANNING.COM

APPLICANT: PULTEGROUP - NEW MEXICO PHONE: 761-9606
ADDRESS: 7601 JEFFERSON BLVD NE SUITE 180 FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: CONTRACT PURCHASER **List all owners:** WESTERN ALBUQUERQUE LAND HOLDINGS

DESCRIPTION OF REQUEST: FINAL SIGNOFF OF EPC APPROVED SDP FOR SUBDIVISION

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. N-2 AND M Block: Unit:
Subdiv/Addn/TBKA: WATERSHED SUBDIVISION
Existing Zoning: SU-2 / PDA Proposed zoning: N/A MRGCD Map No
Zone Atlas page(s): H8, H9 UPC Code: 100805942416140101; 100805949134221011

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; 13EPC40115

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 2 No. of **proposed** lots: 6 Total site area (acres): 284.4
LOCATION OF PROPERTY BY STREETS: On or Near: WEST SIDE OF TIERRA PINTADA NW
Between: ARROYO VISTA and WEST CREEK
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒ Review Date: 4/18/13

SIGNATURE DATE 8/20/13
(Print Name) JACQUELINE FISHMAN, AICP 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
13DRB - 70658	SPS		$ 0
-	CMF		$ 20.00
-			$
-			$
-			$
			Total $ 20.00

Hearing date August 28, 2013

8-19-13
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)**

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

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

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

JACQUELINE FISHMAN
Applicant name (print)

8/20/13
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
13DRB-_____-20658
_____-_____-_____
_____-_____-_____

8-19-13
Planner signature / date

Project # 1001666 4

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — **S**
- ___ Major subdivision action
- ___ Minor subdivision action
- ___ Vacation — **V**
- ___ Variance (Non-Zoning)

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

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

Z **ZONING & PLANNING**
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- ___ Street Name Change (Local & Collector)

A **APPEAL / PROTEST of...**
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): CONSENSUS PLANNING PHONE: 7649801
ADDRESS: 302 EIGHTH ST. NW FAX: 8425495
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: FISHMAN@CONSENSUSPLANNING.COM

APPLICANT: PULTEGROUP-NEW MEXICO PHONE: 761-9606
ADDRESS: 7601 JEFFERSON BLVD NE SUITE 180 FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: CONTRACT PURCHASER **List all owners**: WESTERN ALBUQUERQUE LAND HOLDINGS

DESCRIPTION OF REQUEST: FINAL SIGNOFF OF EPC APPROVED SDP FOR SUBDIVISION

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. N-2 AND M Block: Unit:
Subdiv/Addn/TBKA: WATERSHED SUBDIVISION
Existing Zoning: SU-2 / PDA Proposed zoning: N/A MRGCD Map No
Zone Atlas page(s): H8, H9 UPC Code: 100805942416140101; 100805949134211011

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; 13EPC40115

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 2 No. of **proposed** lots: 6 Total site area (acres): 284.4
LOCATION OF PROPERTY BY STREETS: On or Near: WEST SIDE OF TIERRA PINTADA NW
Between: ARROYO VISTA and WEST CREEK
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒ Review Date: 4/18/13

SIGNATURE DATE 8/20/13
(Print Name) JACQUELINE FISHMAN, AICP 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
13DRB - 70658	SPS		$ 0
	CMF		$ 20.00
			$
			$
			$
			Total $ 20.00

Hearing date August 26, 2013

8-19-13
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)**

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

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

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

JACQUELINE FISHMAN
Applicant name (print)

8/20/13
Applicant signature / date

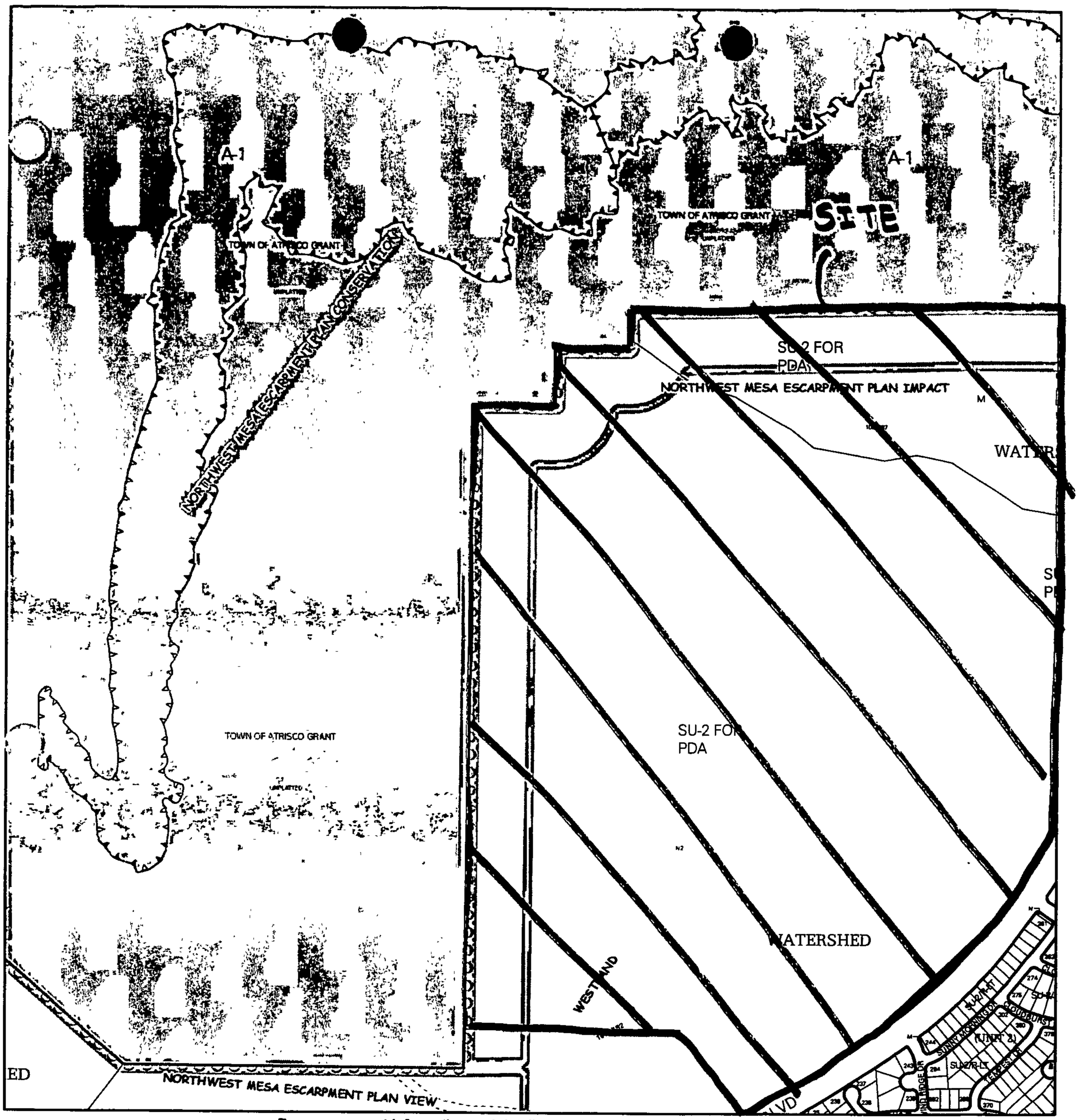
Form revised **October 2007**

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

Application case numbers
13DRB-____-20658
____-____-____
____-____-____

8-19-13
Planner signature / date

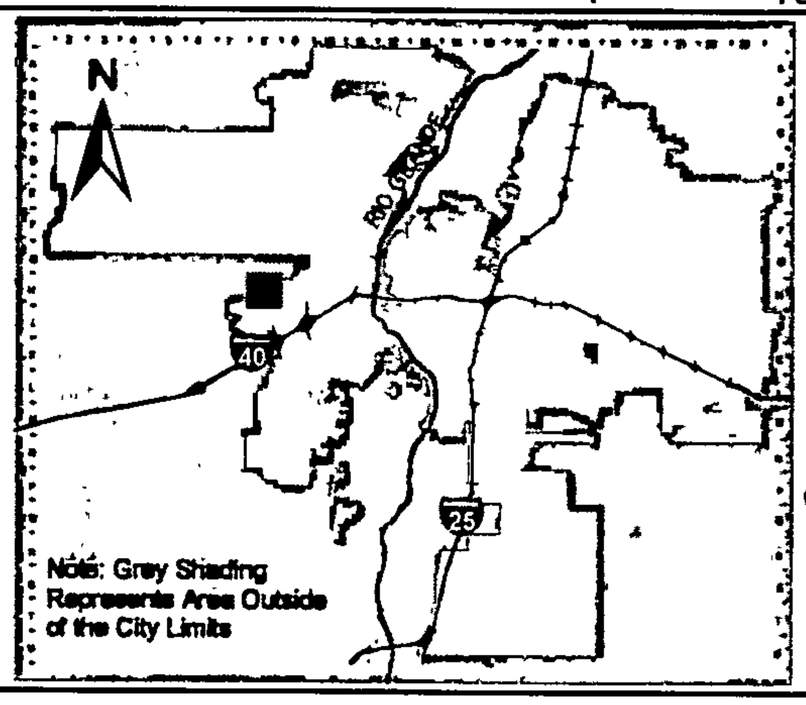
Project # 1001656104



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

Albuquerque Geographic Information System

Map amended through: 1/10/2013



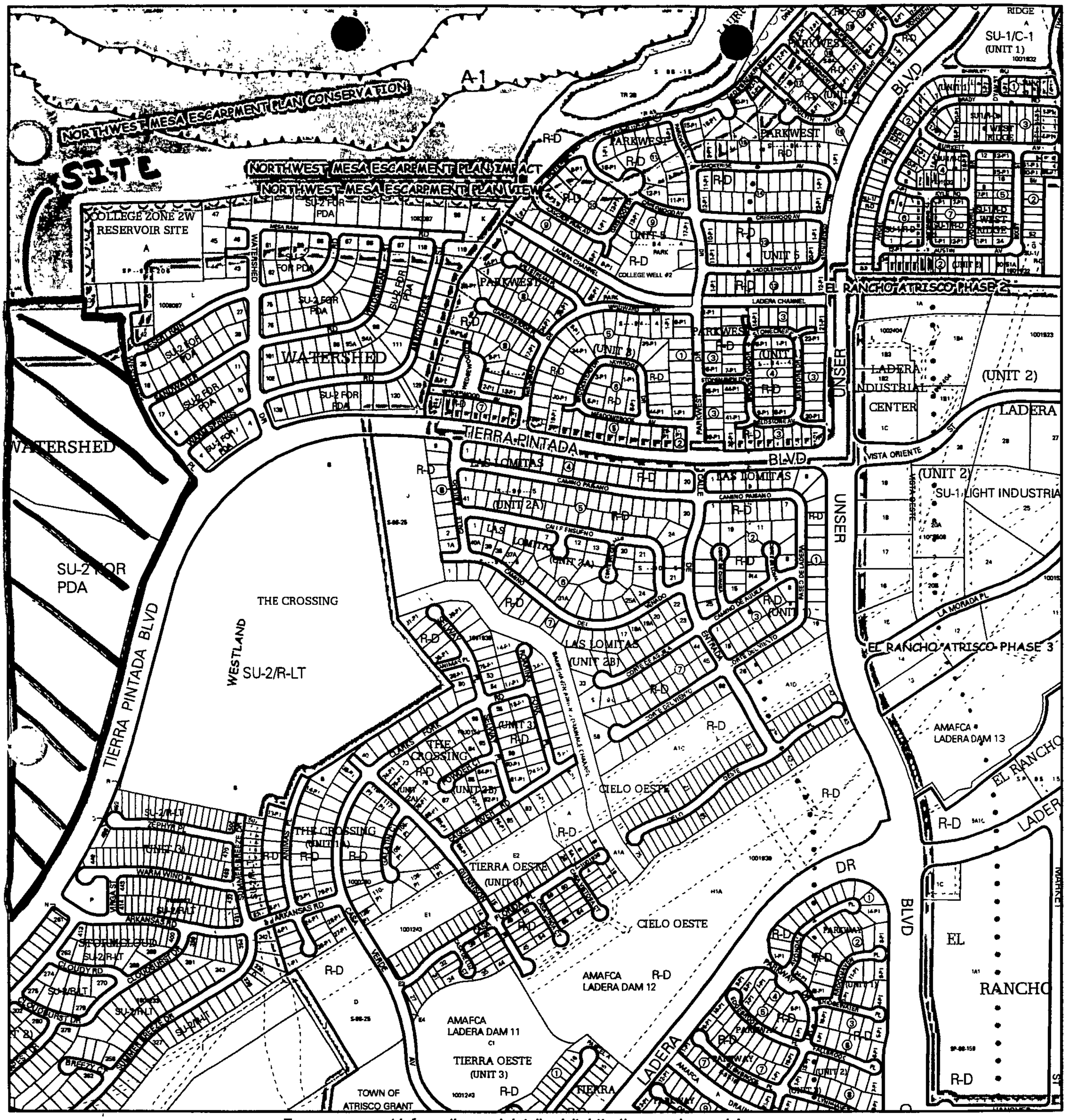
Zone Atlas Page:

H-08-Z

Selected Symbols

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

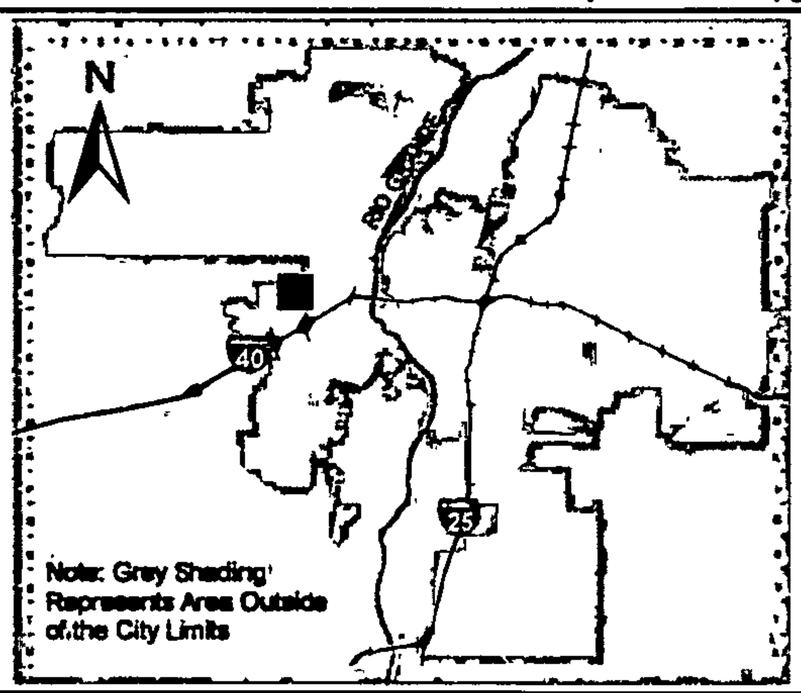
0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 1/10/2013



Zone Atlas Page:

H-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

August 16, 2013

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

RE: Project 1006864/13EPC-40115

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 1006864/13EPC-40115, a Site Development Plan for Subdivision for Tracts N-2 and M, Watershed Subdivision. The Site Plan for Subdivision has been submitted to coincide with a submittal by Bohannan Huston of a Bulk Land Variance and Preliminary Plat (13DRB-70645), to be heard together at DRB.

CONDITIONS OF APPROVAL:

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 the condition.

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

   We met with the case planners on August 14th to review the revised Site Plan for Subdivision prior to DRB submittal.

3. A Process section shall be added to the design standards and General Note 2 shall be revised to state:
   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.

   This language has been added to Sheet 1, General Notes #2, and Sheet 2, 1.A.

PRINCIPALS
Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES
Jacqueline Fishman, AICP

CONSENSUS PLANNING

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.

This language has been added to Sheet 1, General Notes #3, and Sheet 2, 1.B.

4. The required Information narrative section, Sheet 1, shall be revised as follows: Revise the second sentence of the subsection entitled "The Site" to indicate that the subject site is within the boundaries of the listed plans and subject to the regulations of those Plans.

The note has been revised accordingly.

5. Lighting, Utilities & Screening: The language from the WMP regarding antennas and towers (see p.88) shall be added as a standard to the Utilities section.

This language has been added to Sheet 2, 4F.

6. Signage:
   A. A standard shall be added to state that signage in the NWMEP Impact Area cannot exceed 6 square feet of sign face area (NWMEP p. 61).

   This language has been added to Sheet 2, 5F.

   B. The illustration for prototypical Facilities Sign Type D, when located in the Impact Area, shall be revised correspondingly.

   The sign has been added to Sheet 2, 5O.

7. Sidewalks, Trails & Pedestrian Crossings:

   A. A standard shall be added indicating that trails would use Barrier-Free Design; physically challenged individuals would also be accommodated as trail users where feasible.

   This language has been added to Sheet 3, 7D.

B. A trail feasibility study shall be required prior to development of Tract A for the northern perimeter trail for public access to the Petroglyph National Monument and submitted to the Palling Director, City Parks and Recreation Department/Open Space Division, and Petroglyph National Monument for review. The study shall consider existing soils, grade, slope and parking. If it is determined by the Planning Director that this trail is not feasible, the applicant shall not be required or allowed to construct the trail or access to the petroglyph National Monument. This shall be added to Section 10, Petroglyph National Monument.

This language has been added to Sheet 3, 10E.

CONSENSUS PLANNING

8. The Walls/Fences Design Standard shall be revised as follows:
   A new standard shall be added for development of the Impact Area of the NWMEP that states: 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 maybe constructed. Varied setbacks and landscaping are required, NWMEP Regulation 9.2.

   This language has been added to Sheet 2, 6J.

9. Street & Streetscapes:
   Add text that states: Where possible, street design shall maximize water harvesting for landscaping.

   This language has been added to Sheet 4, 11D.

10. The Grading & Surface Disturbance Standards shall be revised as follows:

    A. NWMEP Policy 11.8 regarding damaged areas/re-vegetation shall be included as a standard.

       This language has been added to Sheet 6, 16I.

    B. A phasing plan shall be included to indicate the order in which the tracts are to be graded.

       A grading phasing plan has been added to Sheet 6, 16J.

11. Clarification & "Clean-Up";
    A. For clarity for future review, each illustration, plan, diagram or cross-section contained in the design standards shall be identified as either Illustrative (Conceptual) or as a standard (regulatory).
    B. The landscaping standards shall be numbered as 13, with renumbering of subsequent sections.
    C. Numbers shall be added to sections 9 and 10.
    D. Sheet 1, Line 7: the term "private clubhouse" shall be used.
    E. Utility Plan: Add a symbol for the new line type.

       Revisions have been made to clarify these items. Landscaping standards are now Section 14 on Sheet 6.

12. Conditions of Approval from the Open Space Division:
    A. Please show the boundary line of the gated community (i.e. the proposed location of the view fence) on all sheets.

       The fence boundary is shown on all sheets.

CONSENSUS PLANNING

B. The west perimeter trail will require monitoring and protection from residents. If residents of the gated community begin encroaching on, or creating unofficial entrances to the PETR, HOA should take financial responsibility for repairing fence along the boundary.

Agreed.

C. Typical sections on drawing should be labeled and referenced to the plan. Sections showing double-loaded street with housing and PETR boundary should be included in drawings for full disclosure of intent.

A new section has been provided (Sheet 3) showing double loaded street on Sheet 3, 10F.

D. Need consistent information about intent for arroyo bottom; either "natural" and "allowed to degrade and drop," or containing drop structures" that will "stabilize the bottom".

This language has been revised on Sheet 6, 15.

13. <u>Conditions of Approval from the Parks & Recreation Department, Strategic Planning Division:</u>

A. COMMUNITY. Throughout the Site Plan for Subdivision, the word "Community" is used and it is not clear if the "community" amenity such as "community trail" is intended to refer to the gated community residents or all of the Watershed Subdivision "community". It is confusing. In sections and plan views the term is used interchangeably so it is not clear what is public and what is private. For example, the section on the Mirehaven Arroyo states that the "Access to the Mirehaven Arroyo shall be restricted to the residents of the community." That would be "the residents of the gated community"? Another example, the private linear parks..."also serve as a recreational amenity for the "community" when in this case, some sections of the linear parks are for both the gated and non-gated residents as we understand from the illustration of "Pedestrian Circulation". Please clarify.

Most of this condition is commentary. The language has been clarified where appropriate.

B. PEDESTRIAN CIRCULATION. Page Three, item #7 the diagram showing "Pedestrian Circulation" is unclear as to what trails are public and what are private for the gated residents. Please clarify.

The diagram has been clarified, Sheet 3, 7G.

C. STREETS AND STREETSCAPES. Section Eleven, item H, please add a sentence stating "All landscaping along streets and medians are to be maintained by the HOA". Landscaping of medians and/or streetscapes

CONSENSUS PLANNING

by the Developer within the City ROW will require a Streetscape Agreement between the Developer and the City.

This language has been added to Sheet 4, 11I.

D. LANDSCAPE. Is there a percentage of minimum landscape coverage required? If so, please identify what percentage that would be.

Minimum landscape is per the Code; compliance with the Code is stated in the first sentence under Landscape, Sheet 6, 14.

E. GRADNG AND SURFACE DISTURBANCE. Defer to Environmental Health on this section of the Plan regarding dust control. However, item B is vague as to how the minimum of cut and fill have been addressed and who determines that more cut and fill results in "construction materially (that) improves the site plan"? Our concern here has to do with the cut and fill solutions for home sites and roads potentially affecting the feasibility of a trail alignment.

This is commentary; no revision made.

F. DRAINAGE. Item D. We realize this is difficult site with the Monument on two sides and steep slopes so that retaining walls will be or may be necessary in certain locations. We have concerns about terracing walls next to the Monument such as those in Watershed One development adjacent the Well Tank Site. Terracing walls should protect views of the Monument and view fences used as much as possible. Item H, please add "private" to...parks...so that it is clear that it is "private open space" and "private parks"...

A portion of this condition is commentary. The language has been revised on Sheet 6, 15H.

G. CONCEPTUAL GRADING AND DRAINAGE PLAN. The Diversion Bank proposed along the northwest boundary of the site appears to be in the approximate location of the proposed perimeter trail, housing, and a road. There is not enough information on this Plan which does not show proposed grades, only existing grades, to identify if there is a potential conflict that would preclude a trail in that location. Our Department supports and encourages water harvesting when possible. The statement that "Water harvesting techniques will try to be incorporated with future subdivision as possible" is vague and non-committal. We would suggest "Water harvesting techniques will be implemented where possible".

This language has been revised on Sheet 7, under Narrative, Proposed Conditions.

CONSENSUS PLANNING

14. Conditions of Approval from the National Park Service: Vehicular access at the northeastern corner of the proposed project (by the existing water tank with an existing gate) shall be provided for emergency services response in the event of an incident.

    This language has been added (Sheet 1, under Pedestrian and Vehicular Ingress and Egress).

15. Conditions of Approval from the City Engineer:
    A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
    B. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards / requirements. Any necessary variances must go through the standard variance process.
    C. All easements, access agreements and property lines must be shown and labeled on Site Plan. Provide recording information.
    D. Right-of-way dedication to the City of Albuquerque may be required at DRB.
    E. Public ROW location for Primary Trails shall be as designated by the Long Range bikeway System Map and the Trails and Bikeway Facility Plan and shall be built in accordance with the standards detailed in the DPM.
    F. The developer shall coordinate with that DMD to ensure that transportation infrastructure is provided as planned and included in the 2030 MTP.
    G. Add to the end of drainage standard E. "Hydrology will evaluate whether and how ponds should overflow into the roadway on a case-by-case basis."
    H. Remove the phase "pedestrian ways" from the sentence in drainage standard I.

    Agreed on A-F. The language in G has been added to Sheet 6, 15E. The phrase "pedestrian ways" has been deleted.

16. Traffic Operations: A note shall be added to state the following: An analysis of the operation and mitigation necessary to return traffic operations to that of the no build condition at the Ladera and Unser Intersection is required. This analysis shall be performed and submitted to the City and NMDOT for review prior to the first subdivision plat approval by the DRB.

    This language has been added (Sheet 1).

17. Conditions of Approval from AMAFCA:
    A. Bank stabilization on the Mirehaven Arroyo will be required. This can be bank protection and drop structures backfilled with native material like what has been installed on the downstream section of the arroyo.
    B. AMAFCA has Temporary Floodplain Easements on the Mirehaven Arroyo and the arroyo north of Arroyo Vista Boulevard. Any drainage improvements that will alter the easements will require a vacation action

CONSENSUS PLANNING

through the City DRB and a quitclaim / release approval from the AMAFCA Board of Directors.

C. The West 1-40 Drainage Management Plan Update (2011) identifies a potential storage capacity deficiency in Ladera Dam 12. Development of this subdivision will require a more detailed analysis of the Ladera Dam system capacity and possibly funding contribution for upgrade of the dam

We are in agreement with A-C. The applicant has been closely working with AMAFCA on issues regarding the Mirehaven Arroyo and other concerns, and attended an AMAFCA Board meeting on July 25th.

18. Conditions of Approval from the Public Service Company of New Mexico:
    A. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
    B. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review.

    Agreed on applicant's obligation under A. All existing and known PUE's are shown on the utility plan. Additional PUE's will be provided at subsequent subdivision phases when the interior streets are set in place by the plat.

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

Sincerely,

Jacqueline Fishman, AICP
Associate

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

July 11, 2013

Pulte Homes
7601 Jefferson NE, Ste. 180
Albuquerque, NM 87109

Project# 1006864
13EPC-40115 Site Dev. Plan for Subdivision

LEGAL DESCRIPTION:
For all or a portion of Tracts N-2 & M, Watershed Subdivision, located west of Tierra Pintada Blvd., and south and east of the Petroglyph National Monument, containing approximately 285 acres.
Staff Planners: Catalina Lehner and Carrie Barkhurst

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

On July 11, 2013, the Environmental Planning Commission (EPC) voted to **APPROVE** Project 1006864, 13EPC-40115, a request for a Site Development Plan for Subdivision, based on the following Findings and Conditions:

FINDINGS:

1. This request is for a site development plan for subdivision with design standards for Tracts N-2 and M, Watershed subdivision, an approximately 285 acre area located north of 98th Street/Arroyo Vista Boulevard NW, west of Tierra Pintada Boulevard, and south and east of the Petroglyph National Monument (the "subject site").

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."

3. The proposed development consists of approximately 950 residential units with pocket parks and a private clubhouse. Approximately 565 units would be for an "active adult," gated subdivision. The remainder would be non-gated subdivisions.

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 (WSSP), the Facilities Plan for Arroyos, the Trails & Bikeways Facilities Plan, the Western Albuquerque Land Holdings Sector Development Plan, the Westland Master Plan and the Northwest Mesa Escarpment Plan (NWMEP). The site is also within the boundaries of the Impact Area of the NWMEP Design Overlay Zone and is subject to the applicable design regulations.

5. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan (WSSP), the Facilities Plan for Arroyos, the Trails & Bikeways Facilities Plan, the Western Albuquerque Land Holdings 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 request is generally consistent with the following Comprehensive Plan (CP), West Side Strategic Plan (WSSP), and Facility Plan for Arroyos (FPA) Goals and Policies:

   A. CP Open Space Goal: Provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources - The request includes parks of varying sizes and one significant open space area (Mirehaven Arroyo). Three open space corridors are proposed that provide trail connections to the street networks. Some open space corridors dead-end at streets and do not connect with each other.

   B. CP Policy II.B.5k: land adjacent to arterial streets - Residential development, consistent with the existing zoning, is proposed adjacent to a large arterial street, Tierra Pintada Blvd. All proposed streets are indicated as local streets. Bicycle facilities and trails have been provided, which improve transportation options.

   C. CP Policy II.B.5e: New growth contiguous to existing facilities and services - Urban infrastructure and services exist in the area. A water serviceability statement was issued by ABCWUA in 2012 and is currently being updated and there is an existing development agreement with the ABCWUA for all development within the Western Albuquerque Land Holdings Sector Development Plan.

   D. WSSP Policy 1.1: Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density - The subject site is located within the Westland North Community (WSSP, page 70) but not within a designated activity center. Average densities for the proposed residential project would be 4 du/acre, which is consistent with the zoning established in the WMP, and therefore, appropriate outside of designated activity centers.

   E. WSSP Policy 2.5: When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes - The Planning Department is considering school capacity. The request would result in approx. 950 new households, a portion of which would not impact the local school

system. (565 homes are active adult and will not allow children). A future APS campus will develop adjacent SW of the subject site and will help ease school overcrowding.

F. WSSP 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 EPC, acting for the City, will in this case make land use and design decisions regarding the request that will affect the National Monument. The WSSP states that the City shall minimize negative impacts, which in this case include impacts to natural resources and scenic resources, access to a public resource, and possibly cultural impacts. The applicant and agent have been working directly with National Park Service staff on concerns related to the Monument and have adequately addressed those concerns as indicated in correspondence provided to Planning staff. The proposed site plan provides for single family residential uses, a 50 foot buffer including a public trail along the northern boundary (within the Impact Area of the NWMEP), trails, and design standards ensuring compliance with the height and color restrictions (within the Impact Area of the NWMEP), from the NWMEP to mitigate potential negative impacts to the National Monument.

G. FPA 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 - Tract F, the private Clubhouse & Social Lawn/Park, two "private pocket parks," landscaping, and private trails are proposed adjacent to the Mirehaven Arroyo (Urban Recreational Arroyo). The arroyo's location within the gated subdivision may limit the potential to connect adjacent parks with significant activity areas.

H. FPA Policy 4: The location of crossing structures shall be determined on a case-by-case basis according to the specific channel characteristics - One street crossing of the Mirehaven Arroyo is proposed. The crossing would allow vehicular, bicycle, and pedestrian residents to access lots on the north side of the Mirehaven Arroyo. Proposed crossings of the Mirehaven are within the jurisdiction of AMAFCA.

7. The request partially furthers the following Comprehensive Plan (CP), West Side Strategic Plan (WSSP), and Facility Plan for Arroyos (FPA) Goals and Policies:

   A. CP Noise Goal: Enhance the quality of life by reducing noise and by preventing new land use/noise conflicts - The request would locate approximately 950 high-end homes on the subject site. About half of them may be impacted by the nearby APS campus and sports stadium; a land use/noise conflict is possible. The proposed development, does not propose any uses that would produce noise beyond the usual residential level.

   B. CP Housing Goal: Increase the supply of affordable housing; conserve and improve the quality of housing – Provision of 20% affordable housing is required in the Westland Master Plan area, though this project is not proposed or required to be developed with affordable housing.

   C. CP Transportation and Transit Goal: Develop a balanced circulation system through efficient placement of employment and services, alternatives to automobile travel, and

sufficient roadway capacity to meet mobility and access needs - The request aims to encourage walking and bicycling within the residential development, and there are 5 pedestrian connections provided to Tierra Pintada. However, much of the development is proposed to be low density and gated, which limits potential for alternatives to automobile travel. The existing zoning does not allow any employment or service uses. Roadway capacity is sufficient in the area.

8. Through application of the recommended Conditions of Approval, the request could be generally consistent with the following Comprehensive Plan (CP), West Side Strategic Plan (WSSP), Facility Plan for Arroyos (FPA) Goals and Policies:

   A. CP Policy II.B.1f: Open Areas and trail corridors shall be acquired, regulated, or appropriately managed to protect natural features, views, drainage and other functions or to link other areas within the Open Space network - Multi-use trails are proposed along the development's entire north and west edges and between neighborhoods, and along the Mirehaven Arroyo (some are private and access-controlled and some may be semi-public). The Design Standards address the views to the Petroglyph National Monument from the development. The drainage section addresses bank stabilization that will protect natural features. Additional details to explain how the trails would connect and function as a system may benefit future development.

   B. CP Policy II.B.5f: Clustering of homes and housing oriented towards pedestrian and bikeways - The submittal proposes two large "open space" tracts and a "Private Clubhouse & Social Lawn/Park" tract. There are additional private pocket parks identified in the 5 residential tracts. It is currently not known how housing will be oriented and if clustering is proposed.

   C. CP Water Management Goal: Efficient water management and use - Preservation of the Mirehaven arroyo with a soft/unlined bottom and the use of mostly xeric plant materials (as described in the WMP) will contribute to efficient water management. High water use turf will be limited, and water harvesting is encouraged. The proposed design standards will address water management in this area with some additional verbiage.

   D. Policy II.D.2a: Measures shall be adopted to discourage wasteful water uses, such as extensive landscape-water runoff to uncultivated areas - Most of the WMP designated plants are xeric, and plant spacing will be based on xeric principles. This policy could be more substantially furthered with a design standard regarding rainwater harvesting into landscaped areas.

   E. CP Policy II.D.2b: Maximum absorption of precipitation shall be encouraged through retention of natural arroyos and other means of runoff conservation within the context of overall water resource management - Water management is especially important in this area because of the limited water supply. Most of the proposed plants are low-water users. Runoff conservation techniques in the context of the development could help address overall water management techniques. The Design Standards state that the Mirehaven Arroyo will be maintained in a partially natural state with stabilized banks, drop structures, and with a soft (natural) bottom.

F. Goal 2 of the Trails and Bikeways Facility Plan: Accommodate the following users in the trail system recognizing that not all can be accommodated on every trail: cyclists (both mountain and touring), pedestrians, runners, equestrians, and the physically challenged - The Trails Design Standards indicate that pedestrians, runners, and bicyclists would be accommodated within the trail system. A standard indicating that some or all of the trails would use Barrier-Free Design would help accommodate physically challenged individuals as trail users.

9. The submittal complies with the following Impact Area Regulations of the Northwest Mesa Escarpment Plan:

A. Regulation 9.3: Height of the walls and fences shall not exceed 6'0". Color of finish materials shall match Approved Color List (Appendix E) - The proposed design standards address wall and/or fence colors, and indicate the maximum fence/wall height is 6 feet.

B. Regulation 12.1: Structure height shall not exceed 15'0" - Residential building heights in the Impact Area are proposed to not exceed the 15-foot height limitation of the regulations.

C. Regulation 12.4: Glass on any façade shall not be reflective or mirror glass - Proposed structures in the Impact Area are required to use clear, non-reflective glass.

D. Regulation 12.5: No exposed roof-mounted heating or air-conditioning equipment shall be permitted. Roof mounted heating and air conditioning equipment shall be fully screened from views, both from the ground and from the escarpment. Screening materials shall be of Approved Colors (Appendix E) - Proposed structures in the Impact Area would comply with this policy. Screening of roof-mounted equipment with materials that are the same as the primary building materials would be required.

E. Regulation 13.4.a: Site lighting- Height of luminaries shall not exceed 20'0" - A design standard indicates that the maximum height of street lights shall be 20 feet

F. Regulation 15.3: Street lighting- Height of luminaries shall not exceed 28'0" - The request complies with Policy 15.3. The proposed standards state that the maximum height of street lights shall be 20 feet.

G. Regulation 13: Sites which cannot be set aside as open space, including recreational facilities, and sites adjacent to open space, shall have minimum visual impact - Proposed structures in the Impact Area would comply with the NWMEP height restrictions. A view section is provided in the design standards.

H. Regulation 13.1.c: There shall be wheel stops or curbs around all landscaped areas in order to protect landscaping from vehicles - There is a statement of general compliance on Sheet 5 with the parking regulations contained in the Zoning Code.

I. Regulation 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 - Parks and Recreation Department provided the applicant with a preferred list of plant materials for the naturalized and private open space areas.

J. Regulation 13.4.b: Light fixtures shall be of a type that throws light downward and have baffles, hoods, or diffusers so that any light point source is not directly visible from a distance greater than 1000 feet - The lighting section states that lights shall be shielded.

K. Regulation 19: Drainage facilities' design shall be sensitive to the character of the existing escarpment. Arroyo corridor and drainage management plans are the appropriate planning level for specific channel treatment recommendations for arroyos identified in the "Facility Plan for Arroyos" - The Mirehaven Arroyo is designated as an Urban Recreational Arroyo. There is no specified treatment for this arroyo type, outside of dedicated parks. Because no dedicated parks are proposed along this arroyo, Policy 2 (FPA, p. 53) would not apply.

10. Through application of the recommended Conditions of Approval and/or through review of future development, the request could comply with the following Impact Area Regulations of the Northwest Mesa Escarpment Plan:

A. Regulation 9.1: Development at the edge of public or private open space shall be designed to complement and enhance the open space. 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 three locations along the Mirehaven Arroyo, on-site open space areas are connected with adjacent open space. The proposed density is 3.34 du/ac, lower than the allowed 4 du/ac, which will provide greater protection to the natural features and the Monument. However, the proposed open space system is fragmented and its component parts do not connect with each other. The opportunity for open space to be oriented to the larger open space system is possible with future development.

B. Regulation 9.2: Where the adjacent land use requires visual privacy, non-continuous, non-perimeter walls may be constructed. The request indicates the residential perimeter walls will be off-set every 3 lots, but the standard does not require that the properties have non-perimeter walls.

C. Regulation 12: Structures shall not block views of the Escarpment or visually contrast with the natural environment - Proposed structures in the Impact Area would comply with the NWMEP height restrictions and are limited to 15 feet in height. The example of structures proposed (sheet 7) should show that they would not visually contrast with the natural environment.

D. Regulation 12.3: The exterior surfaces of structures must be Approved Colors (Appendix E) - Proposed structures in the Impact Area are limited to a neutral, earth-toned palette, including the mechanical devices and roof vents. More information is needed regarding the specific NWMEP approved exterior colors.

E. Regulation 13.3.a: Free-standing signs other than street signs, traffic signs or informational signs shall be limited to 6 square feet of sign area - Free-standing signs are limited to monument signs and would be a uniform style; the four proposed sign sizes can be no larger than 6 sf in area.

F. Regulation 15.3.b: Street lighting- Light fixtures shall be of a type that projects light downward and have baffles, hoods or diffusers so that any light point source is not directly visible from a distance greater than 100 feet - The proposed lighting section requires that all light fixtures be shielded-source and respect Night Skies. A design standard indicates that generally "placement of fixtures and standards shall conform to state and local safety and illumination standards." Review of future development will ensure compliance.

G. Regulation 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 - Typical street sections demonstrate landscaped medians that accommodate grade changes. Review of future development will ensure compliance.

11. A facilitated meeting was held on May 21, 2013. Though there is general support for the single-family home use, there is concern about the gates, mass grading, homogeneous development, relationship with the Monument, impacts to services in the area, and water resources.

12. The applicant is working toward addressing the comments of other departments and agencies, which are detailed as Conditions of Approval.

13. Any access to the Petroglyph National Monument is contingent on approval from the National Park Service. It has been determined that the National Park Service cannot allow a private-only or exclusionary access to Petroglyph National Monument.

14. It is warranted that the EPC retain its approval authority of future site development plans until the EPC determines that delegation is warranted.

A. Specific details regarding how the Petroglyph National Monument boundary is to be treated have not yet been provided, including the extent of cut and fill, the maximum height of a series of retaining walls, the treatment of drainage corridors, and the design of the each parcel's required non-perimeter walls (see NWMEP page 54). The environmental, cultural, topographical, and visual sensitivity of this area warrant that the EPC retain its approval authority for future site development plans of land adjacent to the Petroglyph National Monument until the EPC determines that authority delegation is appropriate.

B. The proposed design standards need additional information to warrant delegation of the EPC's approval authority to the Development Review Board (DRB). As a technical body, the DRB relies on the work of the EPC to ensure compliance with regulations and consistency with Goals and policies. At this time, the submittal provides insufficient guidance for future reviewers and developers with clear, consistent expectations.

CONDITIONS OF APPROVAL:

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(s) to ensure that all conditions of approval are met.

3. A Process section shall be added to the design standards and General Note 2 shall be revised to state:

   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.

4. The Required Information narrative section, Sheet 1, shall be revised as follows:
   Revise the second sentence of the subsection entitled "The Site" to indicate that the subject site is within the boundaries of the listed plans and subject to the regulations of those Plans.

5. Lighting, Utilities & Screening: The language from the WMP regarding antennas and towers (see p. 88) shall be added as a standard to the Utilities section.

6.Signage:

   A. A standard shall be added to state that signage in the NWMEP Impact Area cannot exceed 6 square feet of sign face area (NWMEP, p. 61).

   B. The illustration for prototypical Facilities Sign Type D, when located in the Impact Area, shall be revised correspondingly.

7. Sidewalks, Trails & Pedestrian Crossings:

   A. A standard shall be added indicating that trails would use Barrier-Free Design, physically challenged individuals would also be accommodated as trail users where feasible.

   B. A trail feasibility study shall be required prior to development of Tract A for the northern perimeter trail for public access to the Petroglyph National Monument and submitted to the Planning Director, City Parks and Recreation Department/Open Space Division, and Petroglyph National Monument for review. The study shall consider existing soils, grade, slope and parking. If it is determined by the Planning Director that this trail is not feasible, the applicant shall not be required or allowed to construct the trail or access to the Petroglyph National Monument. This shall be added to Section 10, Petroglyph National Monument.

8. The Walls/Fences Design Standards shall be revised as follows:

   A new standard shall be added for development in the Impact Area of the NWMEP that states: 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, NWMEP Regulation 9.2.

9. Streets & Streetscapes:

   Add text that states: Where possible, street design shall maximize water harvesting for landscaping.

10. The Grading & Surface Disturbance Standards shall be revised as follows:

    A. NWMEP Policy 11.8 regarding damaged areas/re-vegetation shall be included as a standard.

    B. A phasing plan shall be included to indicate the order in which the tracts are to be graded.

11. Clarification & "Clean-Up":

    A. For clarity for future review, each illustration, plan, diagram or cross-section contained in the design standards shall be identified as either illustrative (conceptual) or as a standard (regulatory).

    B. The landscaping standards shall be numbered as 13, with renumbering of subsequent sections.

    C. Numbers shall be added to sections 9 and 10.

    D. Sheet 1, Line 7: the term "private clubhouse" shall be used.

E. Utility Plan: Add a symbol for the new line type.

12. Conditions of Approval from the Open Space Division:

A. Please show the boundary line of the gated community (i.e., the proposed location of the view fence) on all sheets.

B. The west perimeter trail will require monitoring and protection from residents. If residents of the gated community begin encroaching on, or creating unofficial entrances to the PETR, HOA should take financial responsibility for repairing fence along the boundary.

C. Typical sections on drawing should be labeled and referenced to the plan. Sections showing double-loaded street with housing and PETR boundary should be included in drawings for full disclosure of intent.

D. Need consistent information about intent for arroyo bottom; either "natural" and "allowed to degrade and drop," or containing "drop structures" that will "stabilize the bottom."

13. Conditions of Approval from the Parks & Recreation Department, Strategic Planning Division:

A. COMMUNITY. Throughout the Site Plan for Subdivision, the word "community" is used and it is not clear if the "community" amenity such as "community trail" is intended to refer to the gated community residents or all of the Watershed Subdivision "community". It is confusing. In sections and plan views the term is used interchangeably so it is not clear what is public and what is private. For example, the section on the Mirehaven Arroyo states that the "Access to the Mirehaven Arroyo shall be restricted to the residents of the community". That would be "the residents of the *gated* community"? Another example, the private linear parks..."also serve as a recreational amenity for the "community" when in this case, some sections of the linear parks are for both the gated and non-gated residents as we understand from the illustration of "Pedestrian Circulation". Please clarify.

B. PEDESTRIAN CIRCULATION. Page Three, item #7 the diagram showing "Pedestrian Circulation" is unclear as to what trails are public and what are private for the gated residents. Please clarify.

C. STREETS AND STREETSCAPES. Section Eleven item H, please add a sentence stating "All landscaping along streets and medians are to be maintained by the HOA". Landscaping of medians and/or streetscapes by the Developer within the City ROW will require a Streetscape Agreement between the Developer and the City.

D. LANDSCAPE. Is there a percentage of minimum landscape coverage required? If so, please identify what percentage that would be.

E. GRADING AND SURFACE DISTURBANCE. Defer to Environmental Health on this section of the Plan regarding dust control. However, item B is vague as to how the minimum of cut and fill have been addressed and who determines that more cut and fill results in "construction materially (that) improves the site plan"? Our concern here has to do with the cut and fill solutions for home sites and roads potentially affecting the feasibility of a trail alignment.

F. DRAINAGE. Item D. We realize this is a difficult site with the Monument on two sides and steep slopes so that retaining walls will be or may be necessary in certain locations. We have concerns about terracing walls next to the Monument such as those in Watershed One development adjacent the Well Tank Site. Terracing walls should protect views of the Monument and view fences used as much as possible. Item H, please add "private" to ...parks...so that it is clear that it is "private open space" and "private parks"....

G. CONCEPTUAL GRADING AND DRAINAGE PLAN. The Diversion Bank proposed along the northwest boundary of the site appears to be in the approximate location of the proposed perimeter trail, housing, and a road. There is not enough information on this Plan which does not show proposed grades, only existing grades, to identify if there is a potential conflict that would preclude a trail in that location. Our Department supports and encourages water harvesting when possible. The statement that "water harvesting techniques will try to be incorporated with future subdivision as possible" is vague and non-committal. We would suggest "Water harvesting techniques will be implemented where possible".

14. Conditions of Approval from the National Park Service: Vehicular access at the northeastern corner of the proposed project (by the existing water tank with an existing gate) shall be provided for emergency services response in the event of an incident.

15. Conditions of Approval from the City Engineer:
    A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
    B. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements. Any necessary variances must go through the standard variance process.
    C. All easements, access agreements and property lines must be shown and labeled on Site Plan. Provide recording information.
    D. Right-of-way dedication to the City of Albuquerque may be required at DRB.
    E. Public ROW location for Primary Trails shall be as designated by the Long Range bikeway System Map and the Trails and Bikeways Facility Plan and shall be built in accordance with the standards detailed in the DPM.

F. The developer shall coordinate with the DMD to ensure that transportation infrastructure is provided as planned and included in the 2030 MTP.

G. Add to the end of drainage standard E: "Hydrology will evaluate whether and how ponds should overflow into the roadway on a case-by-case basis."

H. Remove the phrase "pedestrian ways" from the sentence in drainage standard I.

16. Traffic Operations: A note shall be added to state the following: An analysis of the operation and mitigation necessary to return traffic operations to that of the no build condition at the Ladera and Unser Intersection is required. This analysis shall be performed and submitted to the City and NMDOT for review prior to the first subdivision plat approval by the DRB.

17. Conditions of Approval from AMAFCA:

A. Bank stabilization on the Mirehaven Arroyo will be required. This can be bank protection and drop structures backfilled with native material like what has been installed on the downstream section of the arroyo.

B. AMAFCA has Temporary Floodplain Easements on the Mirehaven Arroyo and the arroyo north of Arroyo Vista Boulevard. Any drainage improvements that will alter the easements will require a vacation action through the City DRB and a quitclaim / release approval from the AMAFCA Board of Directors.

C. The West I-40 Drainage Management Plan Update (2011) identifies a potential storage capacity deficiency in Ladera Dam 12. Development of this subdivision will require a more detailed analysis of the Ladera Dam system capacity and possibly funding contribution for upgrade of the dam.

18. Conditions of Approval from the Public Service Company of New Mexico:

A. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

B. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JULY 26, 2013.** 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 thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

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,

CMarrone

for Suzanne Lubar
Acting Director, Planning Department

SL/CLL/KCB/mc

cc: Consensus Planning, Inc., 302 Eighth Street NW, Albuquerque, NM 87102
Thomas Borst, 1908 Selway Pl, Albuquerque, NM 87120
Art Retberg, 9732 Summer Shower Pl, Albuquerque, NM 87120
Diane Souder, 6001 Unser Blvd. NW, Albuquerque, NM 87120
Jay Lee Evans, P.O. Box 1293, Albuquerque, NM 87104
Rene Horvath, 5515 Palomino Dr. NW, Albuquerque, NM 87120
Candelaria Patterson, 7608 Elderwood NW, Albuquerque, NM 87120
Matt Schmader, COA, Open Space
Jolene Wolfley, 7216 Carson Trl NW, Albuquerque, NM 87120

August 28. 2013

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
KENDRA WATKINS/ANDREW GINGERICH, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1006864

Wednesday, August 28, 2013

Comments must be received by:

Wednesday, August 21, 2013

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S** **Z** **ZONING & PLANNING**

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

V

- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)

SITE DEVELOPMENT PLAN — **P**

- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)

D

- ___ Street Name Change (Local & Collector)

L **A** **APPEAL / PROTEST of...**

STORM DRAINAGE (Form D)

- ___ Storm Drainage Cost Allocation Plan
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC PHONE: 505.823.1000

ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: bpatterson@bhinc.com

APPLICANT: Western Albuquerque Land Holdings c/o Garrett Real Estate Dev.(Jeff Garrett) PHONE: 602.427.4064

ADDRESS: 3131 Camelback Road, Ste. 200 FAX:

CITY: Phoenix STATE AZ ZIP 85016 E-MAIL:

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

DESCRIPTION OF REQUEST: Preliminary/Final Plat, "Bulk Land" Infrastructure Variance

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

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

Lot or Tract No. TRACTS N-2 Block: Unit:

Subdiv/Addn/TBKA: WATERSHED SUBDIVISION

Existing Zoning: SU-2 Proposed zoning: SU-2 MRGCD Map No

Zone Atlas page(s): H8,H9 AND J8 UPC Code: 100805942416140101

CASE HISTORY:

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

CASE INFORMATION:

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

No. of **existing** lots: 1 No. of **proposed** lots: 7 Total area of site (acres): 237.7947

LOCATION OF PROPERTY BY STREETS: On or Near: TIERRA PINTADA NW

Between: ARROYO VISTA NW and WEST CREEK PLACE APPOX.

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

SIGNATURE DATE August 2, 2013

(Print) KEVIN PATTON Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
13-DRB-70645	BLV		$145.00
	CMF		$20.00
	ADV		$75.00
-70646	P&F		$635.00
			$
			Total $875.00

Hearing date Aug. 28, 2013

8-2-13
Planner signature / date

Project # 1006864

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

☐ **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. <u>Your attendance is required.</u>

☐ **SIDEWALK VARIANCE (DRB20)**

☐ **SIDEWALK WAIVER (DRB21)**

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

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

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

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

DRB meetings are approximately 30 DAYS after the filing deadline. <u>Your attendance is required.</u>

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

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

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

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

☐ **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. <u>Your attendance is required.</u>

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

Kevin Patton
Applicant name (print)

Applicant signature / date 8-2-13

Form revised 4/07

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

Application case numbers
13 - DRB - 70645
____ - ____ - ____
____ - ____ - ____

8-2-13
Planner signature / date

Project # 1001864

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

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

❑ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

❑ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application
Extension of preliminary plat approval expires after one year.

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☒ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

X 5 Acres or more: Certificate of No Effect or Approval
X Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
X Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
N/A Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
X Fee (see schedule)
X List any original and/or related file numbers on the cover application
N/A Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application
Amended preliminary plat approval expires after one year

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

Kevin Patton — Applicant name (print)

Applicant signature / date 8-2-13

Form revised **October 2007**

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

Application case numbers
13 - DRB - 70646
- -
- -

8-2-13
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 Aug. 13, 2013 To Aug. 28, 2013

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.

[signature] 8/2/13
(Applicant or Agent) (Date)

I issued 2 signs for this application, 8-2-13 [signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 10068864

Rev. 1/11/05

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z	V	P	D	L	A	
							SUBDIVISION
							___ Major Subdivision action
							X Minor Subdivision action
							___ Vacation
							X Variance (Non-Zoning)
							SITE DEVELOPMENT PLAN
							___ for Subdivision
							___ for Building Permit
							___ Administrative Amendment (AA)
							___ IP Master Development Plan
							___ Cert of Appropriateness (LUCC)
							STORM DRAINAGE (Form D)
							___ Storm Drainage Cost Allocation Plan
							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 Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC PHONE: 505.823.1000

ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: bpatterson@bhinc.com

APPLICANT: Western Albuquerque Land Holdings c/o Garrett Real Estate Dev. (Jeff Garrett) PHONE: 602.427.4064

ADDRESS: 3131 Camelback Road, Ste. 200 FAX: ___

CITY: Phoenix STATE AZ ZIP 85016 E-MAIL: ___

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

DESCRIPTION OF REQUEST: Preliminary/Final Plat, "Bulk Land" Infrastructure Variance

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

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

Lot or Tract No TRACTS N-2 Block: ___ Unit: ___

Subdiv/Addn/TBKA: WATERSHED SUBDIVISION

Existing Zoning: SU-2 Proposed zoning: SU-2 MRGCD Map No ___

Zone Atlas page(s) H8, H9 AND J8 UPC Code: 100805942416140101

CASE HISTORY:

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

CASE INFORMATION:

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

No of **existing** lots: 1 No. of **proposed** lots: 7 Total area of site (acres): 237.7947

LOCATION OF PROPERTY BY STREETS: On or Near TIERRA PINTADA NW

Between: ARROYO VISTA NW and WEST CREEK PLACE APPOX.

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

SIGNATURE [signature] DATE August 2, 2013

(Print) KEVIN PATTON Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
13 - DRB - 70645	BLV	___	$ 145.00
___ - ___ - ___	CMF	___	$ 20.00
___ - ___ - ___	ADV	___	$ 75.00
___ - ___ - 70646	P&F	___	$ 635.00
___ - ___ - ___	___	___	$ ___
			Total $ 875.00

Hearing date Aug. 28, 2013

8-2-13
Planner signature / date

Project # 1006864

FORM V: SUBDIVISION VARIANCES & VACATIONS

☒ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- X Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- X Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- X Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- X Fee (see schedule)
- X List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- __ The complete document which created the public easement (folded to fit into an 8 5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way)
- __ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**
- __ Scale drawing showing the proposed variance or waiver (not to exceed 8 5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance or waiver
- __ List any original and/or related file numbers on the cover application

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- __ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- __ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8 5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the deferral or extension
- __ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8 5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Kevin Patton
Applicant name (print)

8-2-13
Applicant signature / date

Form revised 4/07

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

Application case numbers
13 - DRB - 70645
____ - ____ - ____
____ - ____ - ____

8-2-13
Planner signature / date

Project # 1006864

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

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

❑ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- __ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
- __ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ List any original and/or related file numbers on the cover application

❑ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
- __ Preliminary Plat reduced to 8.5" x 11"
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Copy of DRB approved infrastructure list
- __ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- __ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
- __ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- __ Design elevations & cross sections of perimeter walls **3 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- __ Copy of recorded SIA
- __ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- __ List any original and/or related file numbers on the cover application
- __ DXF file and hard copy of final plat data for AGIS is required.

X **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- X 5 Acres or more: Certificate of No Effect or Approval
- X Proposed Preliminary / Final Plat (folded to fit into an 8 5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- X Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- N/A Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- __ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- X Fee (see schedule)
- X List any original and/or related file numbers on the cover application
- N/A Infrastructure list if required **(verify with DRB Engineer)**
- __ DXF file and hard copy of final plat data for AGIS is required.

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing
- __ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- __ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Kevin Pafford
Applicant name (print)

Applicant signature / date 8-2-13

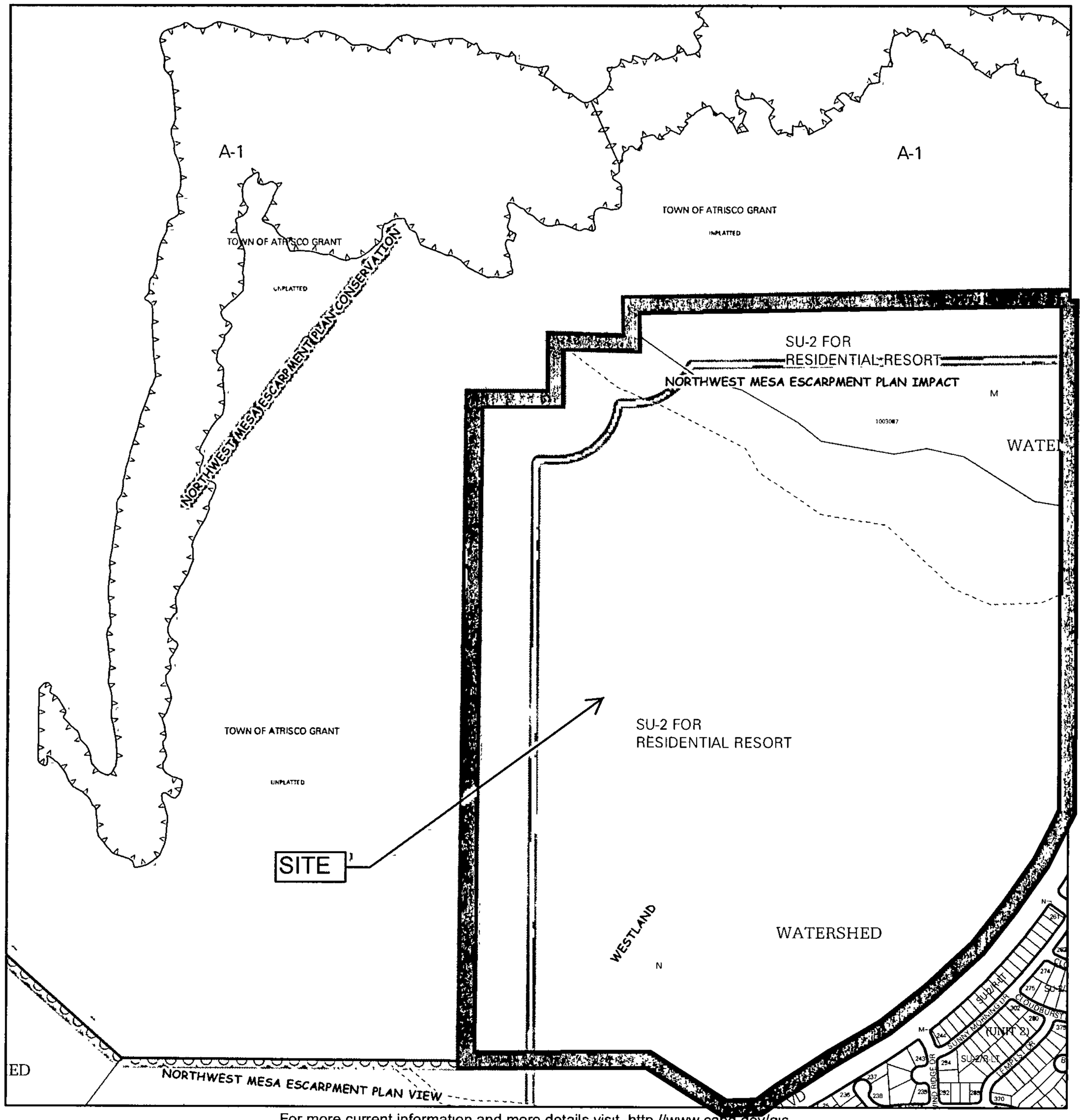
Form revised **October 2007**

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

Application case numbers
13 - DRB - 70646
____ - ____ - ____
____ - ____ - ____

8-2-13
Planner signature / date

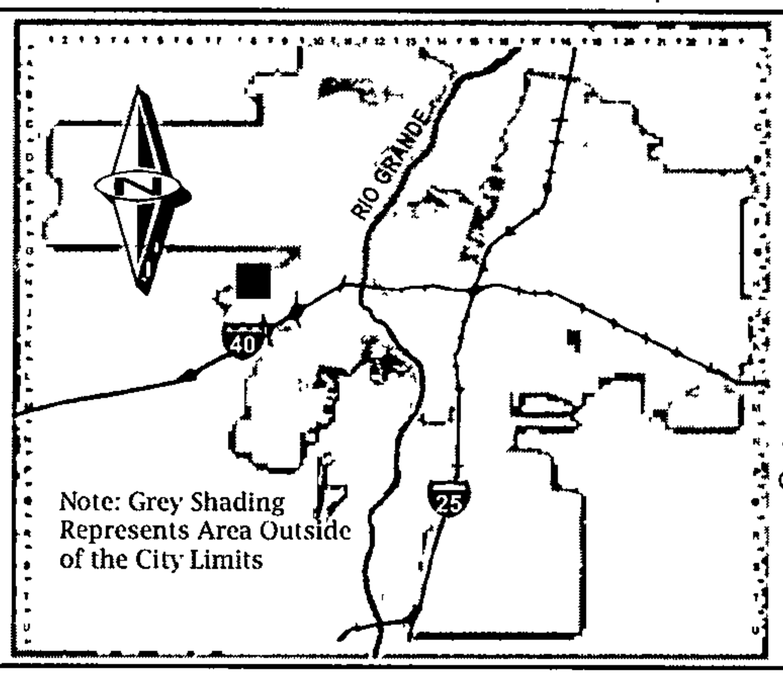
Project # 1006864



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

H-08-Z

Selected Symbols

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

0 750 1,500 Feet

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

Albuquerque Geographic Information System

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

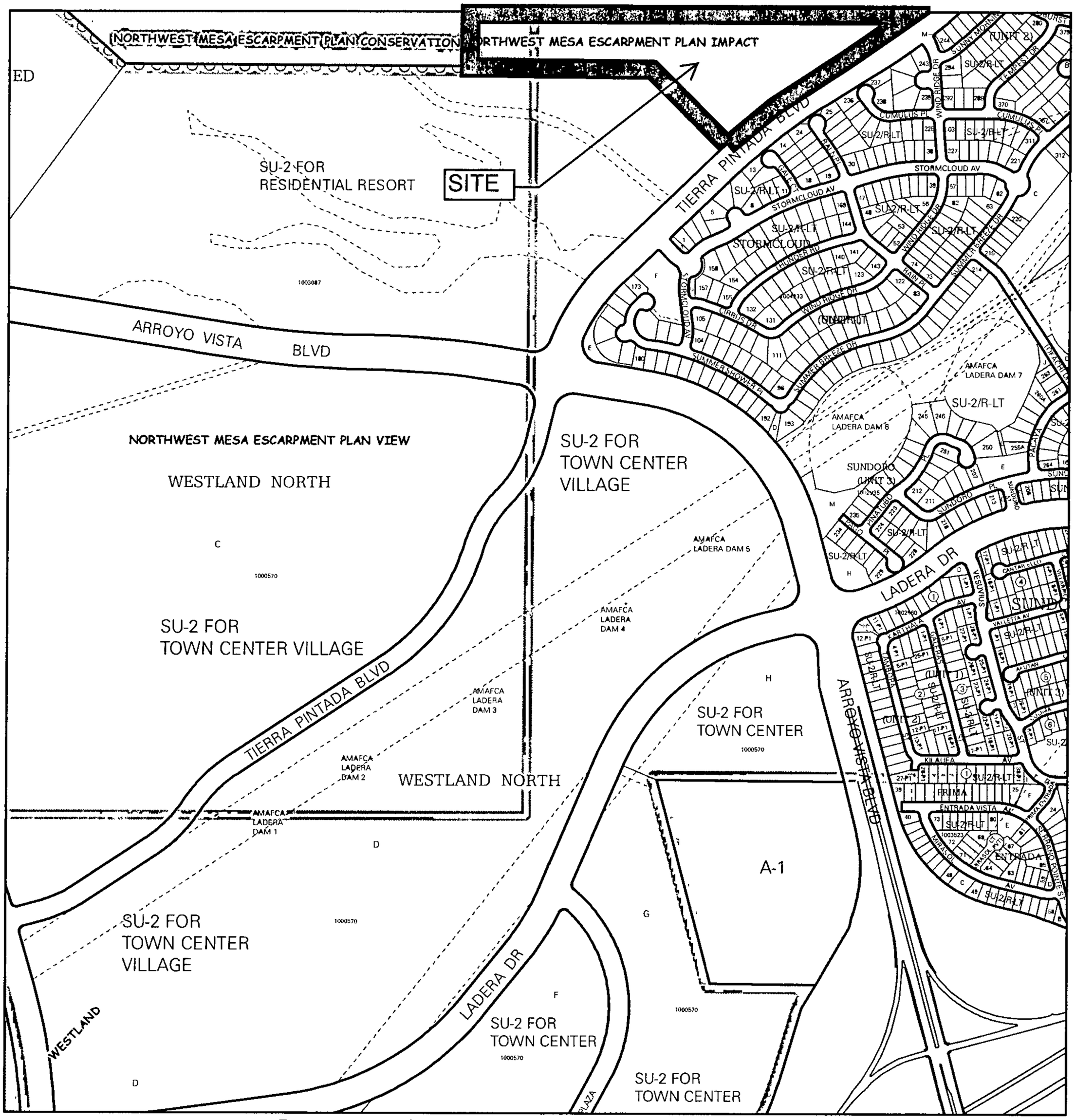
Zone Atlas Page:

H-09-Z

Selected Symbols

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

0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

J-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

August 2, 2013

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

Re: **Parcel N-2, Watershed Subdivision**
Minor Subdivision and Bulk Land Variance Requests (Project # 1006864)

Dear Mr. Cloud:

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

- Application for Development Review
- Cover letter w/Justification for Variance Request
- Twenty-four (24) copies of the Bulk Land Plat
- Facilities Fee Agreement Waiver
- Letter from the Office of Neighborhood Coordination
- Submittal Fees
- Zone Atlas map with the entire property outlined

This plat and accompanying requests are being presented to the Development Review Board for the purpose of obtaining City review and approval. The submittal is a subdivision of Parcel N-2, Watershed Subdivision into seven (7) tracts. This site is zoned SU-2 for PDA. A Site Plan for Subdivision (13EPC-40115) was approved for this site on July 11, 2013. As conditions of approval, EPC has delegated final sign-off authority of the Site Plan for Subdivision to DRB. The EPC Site Plan will be submitted to DRB on August 20, 2013 with the intentions of being heard concurrently with the Bulk Land Plat on August 28, 2013.

Bulk Land Variance- Justification

We are seeking an infrastructure waiver or variance for Parcels N-2-A, N-2-B, N-2-C, N-2-D, N-2-E, N-2-F & N-2-G. Future subdivision of these tracts will be subject to the DRB review process when developed.

Please place this item on the DRB Agenda to be heard on August 28, 2013. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

Kevin G. Patton, P.E.
Senior Vice President
Community Development & Planning

BCP/tms
Enclosures

cc: Garret Price, Pulte
Jeff Garrett, WALH

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Brian Patterson

From: Lubar, Suzanne G. <slubar@cabq.gov>
Sent: Friday, August 02, 2013 8:21 AM
To: Kevin Patton; Cloud, Jack W.; Segura, Vanessa; Wolfe, Bryan K.; Ortiz, Annette
Cc: Brian Patterson; Andrade-Miranda, Ramona P.; Garret.Price@PulteGroup.com; Conrad, Matthew A.; Brito, Russell D.; Hennessy, Maryellen; Williams, Brennon; Schmader, Mathew F.; Baca, Barbara C.
Subject: RE: Certificate of No Effect - Watershed Subdivision

Hi Kevin,
Matthew Schmader is out of town through all of next week. He is the only person who may currently approve and issue a Certificate of No Effect or a Certificate of Approval. That being said, pursuant to Section 14-16-3-20(E)(1), the Certificate of No Effect or Certificate of Approval must be submitted prior to the approval of a preliminary plat or a site development or master development plan. I am instructing our staff, to accept your DRB application for a Bulk Land Plat without the Certificate of No Effect or Certificate of Approval, and as soon as Matt Schmader returns to town, you may work with him to obtain the necessary documentation and submit it to the Planning Department prior to DRB being able to approve your bulk land plat. Thank you.
Suzie

Suzanne Lubar
Acting Director, Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, New Mexico 87102
(505) 924-3352 Direct
(505) 924-3339 Facsimile

From: Kevin Patton [mailto:Kpatton@bhinc.com]
Sent: Thursday, August 01, 2013 5:00 PM
To: Lubar, Suzanne G.
Cc: Brian Patterson; Andrade-Miranda, Ramona P.; Garret Price (Garret.Price@PulteGroup.com)
Subject: FW: Certificate of No Effect - Watershed Subdivision
Importance: High

Hey Suzie,

We could use your assistance. We were hoping to submit our Bulk Land Plat for the Watershed project tomorrow but we need a Certificate of No Effect from the city. The certificates come from Matt Schmader but he is out of town and his email requests us to go through Matt Conrad but Matt Conrad is out of town unit August 8 and we don't know who to go to in order to obtain this certificate. I've enclosed the email string and what is need. The submittal is due no later than noon tomorrow. Please let us know how to proceed.

Thanks,

Kevin G. Patton
Senior Vice President
Community Development & Planning
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 **Direct:** 505.798.7885

DISCLAIMER: This e-mail, including attachments, may include confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. Any unauthorized review, use, disclosure or dissemination is strictly prohibited If you received this e-mail in error, please notify the sender by reply e-mail and delete this e-mail immediately.

From: Brian Patterson
Sent: Tuesday, July 30, 2013 5:24 PM
To: 'mconrad@cabq.gov'
Cc: Kevin Patton
Subject: FW: Certificate of No Effect - Watershed Subdivision

Matt,

Per Matt Schmader's out of office autoreply, I have been directed to contract you regarding any archaeological issues. I'm attempting to gain a Certificate of No Effect or Approval for a DRB submittal on Friday.

Attached is the partially completed form for the Certificate of No Effect or Approval for the Watershed Subdivision that we typically submit to Matt Schmader along with the zone atlas pages. We are planning on submitting a Bulk Land Plat this Friday to DRB. Would it be possible for you to issue the Certificate of No Effect or Approval by Thursday? If you have any questions or need any additional information, please let me know.

Thanks,

Brian Patterson, PE
Project Engineer
Community Development & Planning

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

From: Schmader, Mathew F. [mailto:mschmader@cabq.gov]
Sent: Tuesday, July 30, 2013 5:04 PM
To: Brian Patterson
Subject: Out of Office AutoReply: Certificate of No Effect - Watershed Subdivision

I will be out of town on July 25 through August 11 and returning to work on August 12, 2013.
While I am gone, Tony Barron will be the Acting Open Space Superintendent and Jay Lee Evans will be his back-up for policy decisions and overall operations.
For permit issues, contact Nicole Trujillo nmtrujillo@cabq.gov or Jolynn Maestas jmaestas@cabq.gov

For archaeological issues, Ed Boles has now retired and I have no current back-up- possibly contact Matt Conrad at Planning Department mconrad@cabq.gov, otherwise I may have to help when I get back.

For Open Space planning, please contact Kent Swanson kswanson@cabq.gov or Susannah Abbey sabbey@cabq.gov.

For any matters regrading the Open Space Visitor Center, please contact Jodi Hedderig jhedderig@cabq.gov.

Thank you !
-- Matt Schmader

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

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

July 31, 2013

Brian Patterson
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 505-823-1000/Fax: 505-798-7988

Dear Brian:

Thank you for your inquiry of **July 31, 2013** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACT N-2 CORRECTION PLAT OF TRACTS N-1 AND N-2, WATERSHED SUBDIVISION LOCATED ON TIERRA PINTADA BOULEVARD NW BETWEEN ARROYO VISTA BOULEVARD NW AND UNSER BOULEVARD NW** zone map **H-8-9, J-8.**

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)
Arthur Retberg, 9732 Summer Shower Pl. NW/87120 220-7917 (c)

Please note that according to O-92 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 for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING DEPARTMENT SUBMITTAL

planningrnaform(03/20/12)

!!!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 <u>swinklepleck@cabq.gov</u>.

Thank you for your cooperation on this matter.

****

(below this line for ONC use only)

Date of Inquiry: **<u>07/31/13</u>** Time Entered: **<u>2:25 p.m.</u>** ONC Rep. Initials: **<u>siw</u>**

Bohannan Huston

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

91 7199 9991 7031 0880 7570

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 006.11⁰
0003100114 AUG 01 2013
MAILED FROM ZIP CODE 87109

THE SIGN STORE CPU
AUG 01 2013
ALBUQUERQUE, NM 87109-4429

Thomas Barst
1908 Selway Pl. NW
Albuquerque, NM 87120

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Thomas Barst
1908 Selway Pl. NW
Albuquerque, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

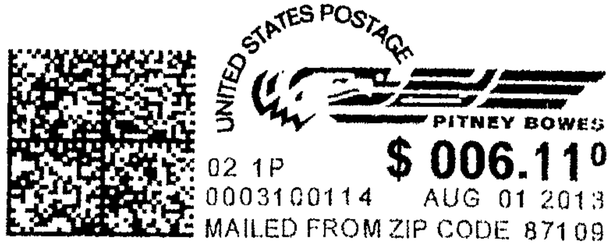
4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7199 9991 7031 0880 7570

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

Bohannan Huston

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



Arthur Retberg
9732 Summer Shower Pl NW
Albuquerque, NM 87120

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Arthur Retberg
9732 Summer Shower Pl NW
Albuquerque, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7199 9991 7031 0880 7587

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

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

August 1, 2013

Arthur Retberg
9732 Summer Shower Place NW
Albuquerque, NM 87120

Re: Parcel N-2, Watershed Subdivision
Minor Subdivision Plat Approval w/Bulk Land Variance- DRB Project # 1006864

Dear Mr. Retberg:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of Tres Volcanes N.A.

This letter is to advise you that Bohannan Huston, Inc., agent for Western Albuquerque Land Holdings, is submitting a minor subdivision plat with a "bulk land" infrastructure variance to the Development Review Board (DRB). This plat is being presented to the DRB for the purpose of obtaining City review and approval. The submittal is a subdivision of Parcel N-2, Watershed Subdivision into seven (7) tracts.

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,

Brian C. Patterson, P.E.
Project Manager
Community Development & Planning

BCP/kcp

cc: Thomas Borst

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

August 1, 2013

Thomas Borst
1908 Selway Place NW
Albuquerque, NM 87120

Re: Parcel N-2, Watershed Subdivision
Minor Subdivision Plat Approval w/Bulk Land Variance- DRB Project # 1006864

Dear Mr. Borst,

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of Tres Volcanes N.A.

This letter is to advise you that Bohannan Huston, Inc., agent for Western Albuquerque Land Holdings, is submitting a minor subdivision plat with a "bulk land" infrastructure variance to the Development Review Board (DRB). This plat is being presented to the DRB for the purpose of obtaining City review and approval. The submittal is a subdivision of Parcel N-2, Watershed Subdivision into seven (7) tracts.

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,

Brian C. Patterson, P.E.
Project Manager
Community Development & Planning

BCP/kcp

cc: Arthur Retburg

P:\20130375\Correspondence\Submittals\DRB\Bulk Plat\Neigh Notice ltr.doc

APS Project #885
APS Cluster: West Mesa

ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Tracts N-2-A, N-2-B, N-2-C, N-2-D, N-2-E, N-2-F, and N-2-G Watershed which is zoned as , on August 1, 2013 submitted by Mark Wuest, Barclays Capital Real Estate Inc., owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) propose a Bulk Land Plat dividing Tract N-2 into 7 Tracts. At this time, there will be no residential units developed on the site.

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

April L. Winters, Facility Fee Planner
Name (printed or typed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on August 1, 2013, by April L. Winters as Facility Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Anastasia Wolfe
Notary Public

My commission expires: 6/17/2016

OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/17/2016

AUGUST 28. 2013

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICATION INFORMATION: MARK WADE @

Professional/Agent (if any): HARTMAN + MAJEWSKI DESIGN GROUP PHONE: 242-6880 x139

ADDRESS: 202 CENTRAL SE SUITE 200 FAX: 242-6881

CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: MWADE@DESIGNGROUPNM.COM

LEON CHAVEZ @

APPLICANT: SUNCAL COMPANIES NEW MEXICO DIVISION PHONE: 224-2314

ADDRESS: 201 3RD ST. NW, SUITE 500 FAX: 224-2340

CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: LCHAVEZ@SUNCAL.COM

Proprietary interest in site: OWNER List all owners: SUNCAL COMPANIES

DESCRIPTION OF REQUEST: FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION

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

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

Lot or Tract No. TRACTS M, N & P Block: - Unit. -

Subdiv/Addn/TBKA: WATERSHED & INSPIRATION SUBDIVISIONS

Existing Zoning. RR Proposed zoning: RR MRGCD Map No ___

Zone Atlas page(s): H7-9, J7-8 UPC Code. ___

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1000 68604, 1000520, 07EPC40005, MB-99-27, DRB-94-387

CASE INFORMATION:

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

No of existing lots: NA No of proposed lots. NA Total area of site (acres): 483.5169 ACRES

LOCATION OF PROPERTY BY STREETS: On or Near TIERRA PINTADA BLVD. NW

Between: ARROYO VISTA BLVD. NW and PETROGLYPH NATIONAL MONUMENT. NW

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

SIGNATURE Mark E. Wade DATE 4/14/09

(Print) MARK E. WADE Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S F	Fees
09DRB - 70144	SPS	P(3)	$ 0
___ - ___ - ___	CMF	___	$ 20.00
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
			Total $ 20.00

Hearing date 04/22/09

Sandy Handley 04/15/09
Planner signature / date

Project # 10068604

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**

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

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

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
☑ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

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

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

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

MARK E. WADE
Applicant name (print)

Mark E. Wade 4/14/09
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
09DRB - 70144
_____ - _____ - _____
_____ - _____ - _____

Sandy Handley 04/14/09
Planner signature / date

Project # 1006864

A-1

A-1

TOWN OF ATRISCO GRANT

UNPLATTED

NORTHWEST MESA ESCARPMENT PLAN CONSERVATION

TOWN OF ATRISCO GRANT

UNPLATTED

A-1

NORTHWEST MESA ESCARPMENT PLAN VIEW

TOWN OF ATRISCO GRANT

UNPLATTED

TOWN OF ATRISCO GRANT

UNPLATTED

A-1

WESTLAND NORTH

1010570

B

WESTLAND

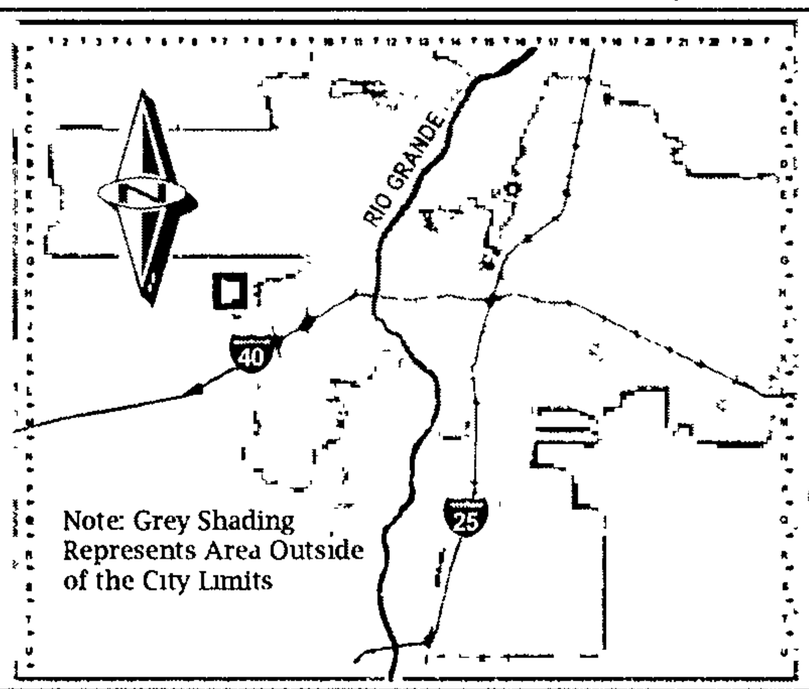
SU-2 FOR
RESIDENTIAL RESORT

WATERSHED

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

Albuquerque Geographic Information System

Map amended through: 3/10/2009



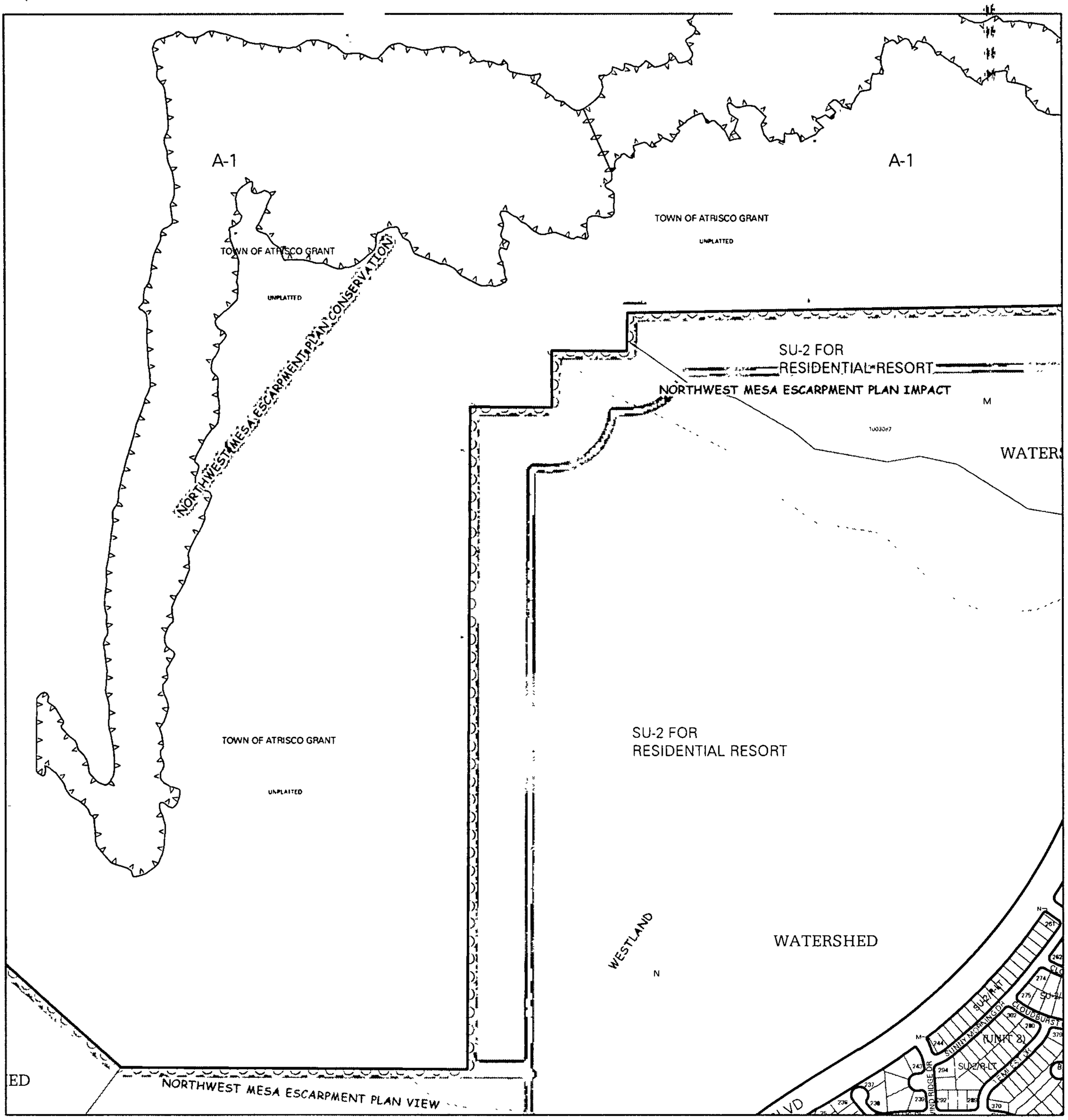
Zone Atlas Page:

H-07-Z

Selected Symbols

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

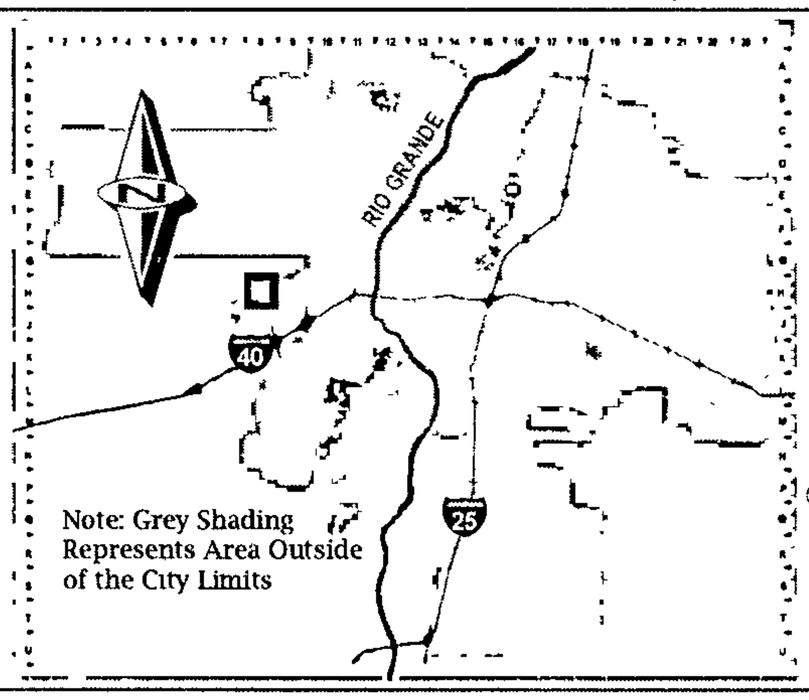
0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

H-08-Z

Selected Symbols

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

0 750 1,500 Feet

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

Albuquerque Geographic Information System

Map amended through 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

H-09-Z

Selected Symbols

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

Feet: 0 — 750 — 1,500

RESIDENTIAL RESORT

WESTLAND

WATERSHED

A-1

SU-2 FOR
RESIDENTIAL RESORT

ARROYO VISTA BLVD

TOWN OF ATRISCO GRANT

UNPLATTED

SU-2 FOR
TOWN CENTER

NORTHWEST MESA ESCARPMENT PLAN VIEW

A-1

HIGH MESA DR

C

WESTLAND NORTH

118TH ST

TOWN OF ATRISCO GRANT

UNPLATTED

TOWN OF ATRISCO GRANT

UNPLATTED

WESTLAND

K

NORTH

A-1

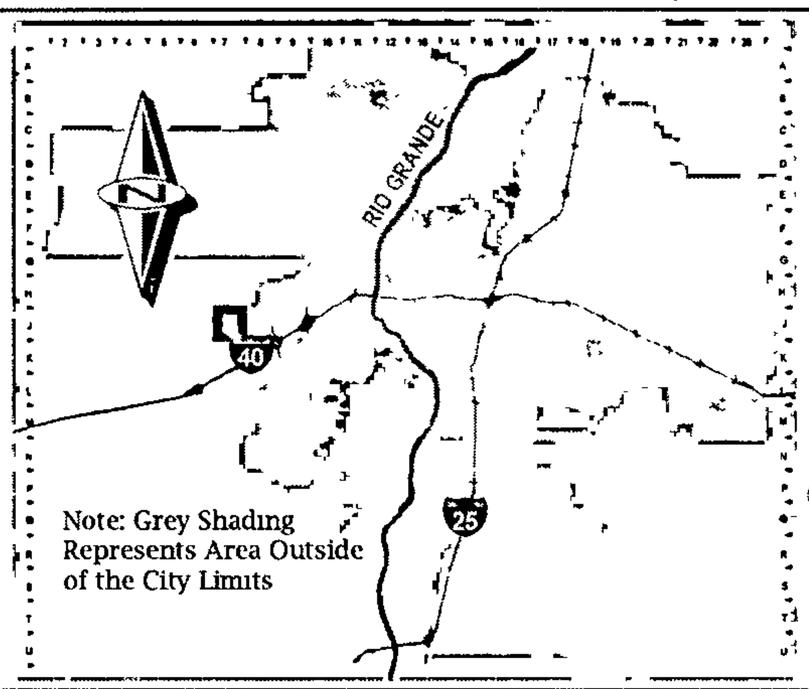
A-1

AMAFCA
LADERA
DAM 0

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

Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

J-07-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

NORTHWEST MESA ESCARPMENT PLAN CONSERVATION

NORTHWEST MESA ESCARPMENT PLAN IMPACT

ED

SU-2 FOR
RESIDENTIAL RESORT

ARROYO VISTA BLVD

NTER

NORTHWEST MESA ESCARPMENT PLAN VIEW

WESTLAND NORTH

SU-2 FOR
TOWN CENTER

TIERRA PINTADA BLVD

AMAFCA
LADERA
DAM 1

AMAFCA
LADERA
DAM 2

AMAFCA
LADERA
DAM 3

AMAFCA
LADERA
DAM 4

AMAFCA
LADERA DAM 5

AMAFCA
LADERA DAM 6

AMAFCA
LADERA DAM 7

WESTLAND NORTH

SU-2/R-2

WESTLAND

SU-2/R-2

SU-2/R-LT

LADERA DR

SU-2/O-1

A-1

SU-2/O-1

SU-2/R-LT

ARROYO VISTA BLVD

STORMCLOUD AV

WIND RIDGE DR

SUMMER BREEZE DR

SUMMER SHOWER PL

CIRRUS DR

THUNDER RD

RAIN PL

CUMULUS PL

SUNNY MORNING

SUNDORO
(UNIT 3)

SUNDORO PL

FINAURO

LADERA DR

VESUVIUS AV

KARTHALA

KILAUEA AV

PRIMA

ENTRADA VISTA AV

ENTRADA

SERRANO POINTE ST

MIRASOL

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

Albuquerque Geographic Information System

Map amended through: 3/10/2009

Note: Grey Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:

J-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

THE HAR N + MAJEWSKI
DESIGN GROUP
Architects • Engineers • Interior Design
Planners • Urban Designers• LEED®

202 Central Avenue SE, Suite 200
Albuquerque, New Mexico 87102
Tel 505.242 6880 • Fax 505.242.6881

April 14, 2009

City of Albuquerque Planning Department
600 Second Street NW
Albuquerque, New Mexico 87102

Attention: Mr. Jack Cloud, Chairman
Cit of Albuquerque Development Review Board (DRB)

Re: Final Sign-Off for EPC Approved Site Development Plan for Subdivision
SunCal Companies Inspiration & Watershed at Lower Petroglyphs
City of Albuquerque Project Number 1006854
(Official Notification of Decision dated December 19, 2008)

Dear Mr. Cloud:

We are writing on behalf of our client, SunCal New Mexico ("SunCal"), to request Final Sign-Off for Environmental Planning Commission (EPC) Approved Site Development Plan for Subdivision for the Watershed & Inspiration areas of the Westland Sector Plan (COA Project Number 1006854). A copy of the Official Notification of Decision dated December 19, 2008 is attached. Note that revisions to the drawings as a response to the EPC Conditions are shown in red on this submittal. A synopsis of our response to the EPC conditions is as follows:

CONDITION RESPONSES:

1. This letter is in response to Condition 1. It accompanies the submittal and shall specify all modifications to the site development plan as a result of the EPC hearing, including how the plan has been modified to meet each of the Conditions.
2. The applicant and agent met with Staff Planners Russell Brito and Catalina Lehner on January 21, 2009 to discuss the responses to the EPC Conditions of Approval.
3. **Sheet 1: Note 3-** The phrase "if applicable" has been removed.
4. **Sheet 1: Note 4-** References to compliance with the WMP and the NWMEP were changed so as not to be limited to the design guidelines. Applicable policies reference in the body of the design standards.
5. **Sheet 1: Note 5-** Note added.
6. a. **Sheet 6-** Densities adjusted to specified amounts.
   b. **Sheet 1-** Note added.
7. a. **Sheet 5: Note 4-** Note added.
   b. **Sheet 5-** Graphic adjusted to comply.
   c. **Sheet 5, and 6-** 'Conceptual' removed from sheet.
8. a. **Sheet 5: Note 5-** Note added.
   b. **Sheet 4, 5, 6, and 10-** Graphic changed so as to reflect removal of residential G enclave against Monument boundary..
9. a. **Sheet 13: Architectural Design Requirements-** Community Center/Club section added.
   b. **Sheet 13: Architectural Design Requirements-** Noted under the introduction.
10. a. **Sheet 11: Mirehaven Arroyo Note 9-** Note added.

THE HARN + MAJEWSKI
DESIGN GROUP
Architects • Engineers • Interior Design
Planners • Urban Designers• LEED®

202 Central Avenue SE, Suite 200
Albuquerque, New Mexico 87102
Tel 505.242 6880 • Fax 505.242.6881

b. **Sheet 10-** Maximum slope indicated in legend.

c. **Sheet 10-** Noted under Open Space, Trails, and Edge Treatments.

11. a. **Sheet 10: Open Space, Trails and Edge Treatments-** Verbiage modified.

b. **Sheet 5, 6, and 10-** Trail added to the single loaded street.

c. **Sheet 11-** Graphic added to demonstrate location and approximate distance of prescription trails.

d. **Sheet 10 and 11-** A "Trails" section, including several drawings, has been added to Open Space, Trails, and Edge Treatments.

12. a. **Sheet 9-** Street sections have at a minimum one 6 foot sidewalk clear of obstructions.

b. **Sheet 5, 6, and 10-** The trail corridor in residential area A is connected to the entrance to the National Monument by the sidewalks indicated by the blue dots.

c. **Sheet 5, 6, and 10-** The trail corridor in residential area D-1 is connected to the main trail leading to the recreation center by the sidewalks indicated by the blue dots in residential area E-3.

13. a. **Sheet 6-** Note added under CROSSWALKS .

b. **Sheet 6-** Pedestrian Crossings indicated on the Land Use and Street Plan.

c. **Sheet 6-** Pedestrian Crossings indicated on the Land Use and Street Plan.

14. **Sheet 5-** The number of transit stops have been updated to accurately reflect the Recreational and Open Space Plan. Note added regarding final location and design to legend.

15. a. **Sheet 1-** Adjustments made to Building Heights per the Condition.

b. **Sheet 2-** Adjustments made to Building Heights per the Condition.

16. **Sheet 8-** Note removed.

17. a. **Sheet 14-** The design standards for perimeter walls are addressed in the last paragraph just before the "retaining walls" subsection.

b. **Sheet 14-** A subsection has been created for the design standards of Retaining Walls.

c. **Sheet 14: Walls and Fences, Note 1-** Note edited.

d. **Sheet 14: Walls and Fences, intro-** Paragraph modified.

e. **Sheet 14: Walls and Fences, Note 5-** Note added.

f. **Sheet 14: Walls and Fences, Note 1-** Note edited.

g. **Sheet 14: Walls and Fences-** Note added at end of paragraph following Note 5.

18. **Sheet 11: Mirehaven Arroyo, Note 10-** Note added.

19. a. **Sheet 13: Grading Standards-** Note added.

b. **Sheet 13: Grading Standards-** Paragraph modified.

c. **Sheet 12: Grading Standards-** Title changed.

20. a. **Sheet 12: Grading Standards-** Paragraph modified.

b. **Sheet 12: Grading Standards-** Paragraph modified.

c. **Sheet 13: Grading Standards-** Note added.

21. a. **Sheet 11: Revegetation and Slope Stabilization Note 1-** Note modified.

THE HARN + MAJEWSKI
DESIGN GROUP
Architects • Engineers • Interior Design
Planners • Urban Designers• LEED®

202 Central Avenue SE, Suite 200
Albuquerque, New Mexico 87102
Tel 505.242.6880 • Fax 505.242.6881

b. **Sheet 11: Revegetation and Slope Stabilization Note 1**- Note modified.

c. **Sheet 11: Revegetation and Slope Stabilization Note 4**- Note added.

22. a. **Sheet 8: 4b**- Setbacks modified.

b. **Sheet** 8- Diagrams have been modified to comply with the setback requirements.

23. a. **Sheet 9**- Note added at introduction.

b. **Sheet 5 and 6**- Sheets have been made consistent and show connectivity.

c. **Sheet 9: Type G**- Street section modified.

d. **Sheet 9: Type D**- Street section modified.

e. **Sheet 9: Type E**- Street section drawing modified.

f. **Sheet 9: Type F**- Street section modified.

g. **Sheet 9**- Note added.

24. **Sheet 12: Parkways and Parking Lots**- Note 1 modified with the second part of objective ii of NWMEP Policy 13.1.b.

25. a. **Sheet 12: Plant Palette**- Flowering pear replaced with Purpleleaf Plum.

b. **Sheet 12: Plant Palette and Plant Selection Criteria**- Species of Cottonwood clarified.

c. **Sheet 9: Type B and C**- Trees added to medians of street sections.

d. **Sheet 11: Street Trees**- First paragraph modified.

26. a. **Sheet 13: Architectural Design Requirements**- Introductory paragraph modified.

b. **Sheet 13: Residential, Note 3**- Note modified.

c. **Sheet 13: Windows and Doors**- The phrase "shall be prominent in character" was removed.

d. **Sheet 13: Roofs**- Note added.

e. **Sheet 8: Garages and Driveways**- "Recommended" changed to "required." Same as Condition 27c.

27. a. **Sheet 8: Garages and Driveways, Note 8**- Note added.

b. **Sheet 8: Garages and Driveways, Note 9**- Note added.

c. **Sheet 8: Garages and Driveways**- "Recommended" changed to "required." Same as Condition 26e.

d. **Sheet 8**- Drawings modified to match setback requirements.

e. **Sheet 8: Residential, Note 6**- Note added.

28. **Sheet 13 and 14: Building Materials and Colors**- Approved colors listed. As the approved colors are now made by another company, paint color equivalents are also listed.

29. a. **Sheet 15: Administrative**- Note added.

b. **Sheet 1, Note 9**- Note Added.

c. **Sheet 15: Administrative**- Note added.

30. **Sheet 15: Administrative**- Note added. Applicant will continue to coordinate with the representatives of the Petroglyph National Monument.

31. **Sheet 7: Conceptual Drainage and Utility** Plan- Note added.

THE HARTMAN + MAJEWSKI
DESIGN GROUP
Architects • Engineers • Interior Design
Planners • Urban Designers• LEED®

202 Central Avenue SE, Suite 200
Albuquerque, New Mexico 87102
Tel 505.242.6880 • Fax 505.242 6881

32. **Sheet 7: Conceptual Drainage and Utility Plan-** Note added.
SunCal has met with PNM representatives Manuel Sanchez, PNM Manager Distribution Planning, Charlotte Otero, Sr. Electr. Engr. Distribution Planning, and Fernando Vigil, PNM ROW on Dec. 8. 2008.

33. a. **Sheet 7**- Note added.
    b. **Sheet 7**- Note added.
    c. **Sheet 7**- Note added.
    d. **Sheet 7**- Note added.

34. a. **Sheet 6: Note 1**- Note added.
    b. **Sheet 6: Note 2**- Note added.
    c. **Sheet 9: Type C**- Note added to description.
    d. **Sheet 6: Note 3**- Note added.
    e. **Sheet 6: Note 4**- Note added.
    f. **Sheet 6: Note 5**- Note added.
    g. **Sheet 6: Note 6**- Note added.
    h. **Sheet 6: Note 7**- Note added.
    i. **Sheet 6: Note 8**- Note added.
    j. **Sheet 6: Note 9**- Note added.

35. **Sheet 11: Parks**- Note added under second paragraph of "Parks" subsection.

36. a. **Sheet 8**- National **Park** changed to National **Monument** in introductory paragraph.
    b. **Sheet 13 and 14**- Items 3 and 4 reconfigured and placed under item 11.

Thank you for your attention to this matter. Please do not hesitate to contact me at 505-242-6880 if you have any questions or require additional information.

Sincerely,

Mark E. Wade

Mark Wade, AIA
Principal Architect

cc: Russell Brito, COA Planning
Catalina Lehner, COA Planning
Robert R. McCabe AIA, Director of Planning and Urban Design, Hartman & Majewski Design Group
Leroy Chavez, V.P. of Development, SunCal Companies New Mexico Division
P:\2337_suncalwatershedinspiration\C2_Agency\04-14-09 DRB Cover Letter- 2337.doc

City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: December 19, 2008

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1006864**
07EPC-40065 SITE DEVELOPMENT PLAN
FOR SUBDIVISION

Leroy Chavez, VP of Operations
SunCal Companies, New Mexico Division
Albuquerque Plaza Building
201 Third St. NW, Suite 500
Albuquerque, NM 87102

LEGAL DESCRIPTION: for all or a portion of Tracts M, N & P, WATERSHED and INSPIRATION SUBDIVISIONS, zoned SU-2 FOR RESIDENTIAL RESORT, located between Arroyo Vista and the Petroglyph National Monument and between Tierra Pintada and "Future Development Area" containing approximately 500 acres. (H 7-9, J 7-8)
Catalina Lehner, Staff Planner

On December 18, 2008 the Environmental Planning Commission voted to approve Project 1006864/ 07EPC 40065, a site development plan for subdivision with design standards for Tracts M, N, and P, Watershed and Inspiration subdivision, bounded by Arroyo Vista Boulevard, the Atrisco Terrace Open Space, Tierra Pintada Drive and the Petroglyph National Monument, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for a site development plan for subdivision with design standards for Tracts M, N, and P, Watershed and Inspiration subdivision (the subject site), an approximately 500 acre area bounded by Arroyo Vista Boulevard, the Atrisco Terrace Open Space, Tierra Pintada Drive, and the Petroglyph National Monument. The subject site is located in the Residential/ Resort zoned area of the Westland Master Plan, north of the Town Center (the designated activity center).

2. In July 2000, the EPC approved a site development plan for subdivision and a site development plan for building permit for the entire Residential/Resort zoned area which included a golf course and associated meeting facilities (Project #1000416). The site development plans have expired pursuant to Zoning Code §14-16-3-11, because they were not implemented within the seven year timeframe allowed for development.

3. The proposed development would consist of a maximum of 1,600 residential units of different types, with parks, open space areas and various types of roadways. No commercial or office uses are proposed, though neighborhood commercial development is possible on 5-15% of the adjacent Town Center Village (TCV) site.

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 (WSSP), 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).

5. The proposal partially furthers the following relevant Comprehensive Plan Goals:

   A. The Open Space Goal. The proposal includes parks of varying sizes and one major open space area (Mirehaven Arroyo). Open space corridors are proposed, thus creating a connected open space system and functional wildlife corridors.

   B. The Transportation and Transit Goal. The proposal encourages walking and bicycling within the development and has more than sufficient roadway capacity, but does not create a balanced overall circulation system. There is no mix of land uses and no employment or services located within convenient walking distance, and few opportunities for non-auto connection to outside of the development.

   C. The Water Management Goal. Preservation of the Mirehaven Arroyo and use of mostly xeric plant materials contribute to efficient water management. However, the proposed design standards do not holistically address water management in the area and the design standards do not incorporate a specific water plan.

6. The proposal partially furthers the following relevant Comprehensive Plan policies:

   A. Policy II.B.5d: Neighborhood values/environment/resources. Generally, higher density housing is intended near arterial roadways and less dense housing abutting open space. However, there is no evidence indicating how topography will be taken into account in this area characterized by unique environmental conditions.

   B. Policy II.B.5g: Development/topography/trails. The proposed development is intended to be responsive to topography. Trail corridors are proposed.

   C. Policy II.B.5k: Land adjacent to arterial streets. Though several street types are intended, residential development is proposed adjacent to large arterial streets. At this stage, it is unclear if harmful effects of traffic will be minimized.

7. With respect to the Westside Strategic Plan (WSSP), the proposal generally furthers Policy 1.1 regarding urban form and distinct communities. The subject site is located outside the designated activity center for the Westland North Community, so low density residential development is appropriate in this location. However, the proposal includes only residential development and does not further the overall intent of the WSSP to bring employment to the Westside.

8. The Facility Plan for Arroyos (FPA) contains policies for urban recreational arroyos and design guidelines for development adjacent to major open space arroyos, such as the Mirehaven Arroyo near the subject site's northwestern boundary. The proposed design standards begin to address the FPA, but need to be more specific regarding, walls and materials. Proposed conditions of approval have been crafted to improve compliance with the FPA.

9. Regarding the Northwest Mesa Escarpment Plan (NWMEP), Design Overlay Zone regulations and Impact Area regulations apply. In some instances, the proposal does not specifically address the requirement so compliance cannot be ensured without conditions of approval. In other instances, such as the following, the proposal demonstrates compliance as follows:

   A. The applicant has submitted photos of the site in its original condition (Policy 11.2).

   B. Building height in the View Area is not proposed to exceed 32 ft.; 40 ft. is allowed (Policy 21.1).

10. The Westland Master Plan (WMP) contains statements of intent regarding affordable housing and the jobs/housing balance which the proposal partially furthers. Affordable housing will be placed in another part of the WMP area. The proposal does not include any commercial or office uses and has removed job and service opportunities from the Residential/Resort zone by no longer including the hotel and golf course. These non-residential uses will be located near Interstate 40 in the Town Center.

11. The Trails & Bikeways Facility Plan (TBFP) contains applicable Goals. The proposal partially furthers Goal 3. Trails may separate pedestrians and bicycles, but trail user conflict is promoted when bicycles and vehicles are not separated. Goal 4 (a safe trail system) and Goal 5 commuter cycling) are relevant, but are not adequately addressed in the proposal.

12. The design standards in the proposed site development plan for subdivision have been revised. Areas of improvement include explicit references to NWMEP policies and improved internal consistency in the body of the document.

13. The affected neighborhood associations (NAs) are the Tres Volcanes NA and the Watershed NA. A non-facilitated meeting was held on January 16, 2008. The applicant's notes indicate that the following topics were discussed: vehicular access to the Monument, trails, parks and open space. Staff has received correspondence from the neighborhoods, and has received some updated agency comments.

CONDITIONS:

1. The Environmental Planning Commission (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 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 development plan since the EPC hearing, including how the plan has been modified to meet each of the Conditions.

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 applicant shall obtain a Certificate of No Effect or a Certificate of Approval pursuant to F/S O-07-72, the Albuquerque Archaeological Ordinance, prior to approval of a preliminary plat, site development plan or master development plan. The word "if applicable" shall be removed from this note on Sheet 1.

4. The references (Sheet 1) to compliance with the Westland Master Plan (WMP) and the Northwest Mesa Escarpment Plan (NWMEP) shall not be limited to the design guidelines. Rather, the compliance reference shall be to the WMP and the NWMEP.

5. Applicable policies, with which the submittal shall comply, shall be referenced in the body of the design standards to facilitate review of future submittals. However, a note shall be added to indicate that doing so does not preclude the requirement for compliance with applicable policies that are not specified in the design standards.

6. <u>Density:</u>
   A. Average gross residential density targets shall be as follows: Residential Area A: 2.0 DU/ac; B-1: 3.2 DU/ac; B-2: 2.5 DU/ac; C-1: 3.5 DU/ac; C-2: 4.5 DU/ac; D-1: 2.6 DU/ac; D-2: 3.1 DU/ac; D-3: 2.0 DU/ac; D-4: 2.0 DU/ac; E-1: 5.5 DU/ac; E-2: 4.8 DU/ac; E-3: 4.8 DU/ac; E-4: 4.7 DU/ac; E-5: 5.0 DU/ac; F: 3.0 DU/ac; G: 2.0 DU/ac.
   B. A note shall be added to Sheet 1 to indicate that the maximum dwelling units (DUs) shall not exceed 1,600.

7. <u>Recreational and Open Space Plan (Sheet 5):</u>
   A. Open space areas in Residential Area G at proposed National Park Service trailheads shall be left as natural open space except as needed to complete the road.
   B. The corresponding graphic shall be changed so that the natural open space referred to in A above is not shown as the greenish color.
   C. The word "illustrative" and "conceptual" shall be removed from the Recreational and Open Space Plan (Sheet 5) and Sheet 6, except such words may remain on the Grading and Drainage plan.

8. <u>Open Space:</u>
   A. Natural open space within the Impact Area (Sheet 5) shall be left in its natural undeveloped condition, or developed in accordance with an approved site plan if recreational facilities are located within it.

B. The residential street near the Monument's eastern edge (Impact Area) shall be placed against the Monument's border and shall be a single-loaded street (Watershed). The Residential Area G enclaves shall be removed.

9. Community Center/Club (Impact Area):
   A. The Community Center/Club's architecture and design shall be compatible with the sensitive nature of the Escarpment. Public access shall be at points which are least sensitive to use, whenever possible. (ref: NWMEP Policy 15).
   B. Structures above and below the Escarpment shall not dominate the views of the Escarpment from the East Side (ref: View Area regulations, Policy 21).

10. Open Space Edges:
   A. Parks adjacent to the Mirehaven Arroyo (there are two) shall visually connect with the open space area, such as by use of landscaping, color and materials, to connect people with trails (ref: Open Space Goal, Open Space Policies C, F, G and H).
   B. The landscape areas map on Sheet 10, which depicts parks and open space, shall indicate the slope of the enhanced landscape areas.
   C. Development at the edge of public or private open space shall be designed to compliment and enhance the open space (NWMEP Policy 9).

11. Trails:
   A. In the subsection Open Space, Trails and Edge Treatments, clarification of the following phrases shall be provided: "Open space areas shall be chosen…". And "The proposed conservation areas…".
   B. A multi-purpose trail corridor shall run along the single-loaded street.
   C. The location of prescription trails shall be indicated.
   D. Regarding multi-purpose trails, the location, width, materials and landscaping shall be discussed in the design standards.

12. Connectivity-Trails (internal):
   A. The sidewalk along the affected neighborhood street (most often Residential Type G) shall be a minimum of 6 feet wide and be clear of obstructions as shown by the location of the blue dots on Sheets 5, 6 and 10 of 13.
   B. The trail corridor in residential area A shall be extended to connect to the entrance to the National Monument as shown by the location of the blue dots on Sheets 5, 6 and 10 of 13.
   C. The trail corridor in residential area D-1 shall extend across residential area E-3 to connect to the main trail leading to the recreation center as shown by the location of the blue dots on Sheets 5, 6 and 10 of 13.

13. Connectivity- Pedestrian Crossings:

A. Safe and clearly delineated pedestrian crossings, of textured colored concrete or thermoplastic, shall be provided across Arroyo Vista Blvd. and Tierra Pintada Rd. at the access points shown on Sheet 1.

B. Where trail corridors end at roadways, pedestrian crossings of textured colored concrete or thermoplastic shall be provided across the roadways to connect the trail corridors.

C. Pedestrian crossings of textured colored concrete or thermoplastic shall be provided across the roadway intersections along Arroyo Vista Blvd. and Tierra Pintada Dr.

14. Transit:

The location of the proposed neighborhood-serving transit stops (the legend says there will be 3) shall be indicated on Sheet 5 and addressed in the design standards. The final locations and designs shall be determined by the Transit Department.

15. Structure Height:

A. Non-residential buildings in the Impact Area shall not exceed 15 feet in height (ref: Sheet 1 and NWMEP Policy 12.1 for the Conservation & Impact areas).

B. Residential structure height shall be limited to 26 feet (ref: Westland Master Plan, p. 87).

16. Overall Design Theme and Land Use Concept:

The note stating overall consistency with applicable requirements shall be removed, since it is likely to confuse future reviewers (Sheet 8).

17. Walls/Fences:

A. The design standards shall address the location, height and materials of the perimeter walls along Arroyo Vista and Tierra Pintada Boulevards. Adjacent to residential areas, there shall be a 50 foot minimum landscape buffer.

B. Retaining walls shall be addressed as a distinct sub-section of the design standards for walls. Exposed retaining walls shall, at a minimum, comply with the General Height and Design Regulations for Walls, Fences and Retaining Walls in Zoning Code §14-16-3-19.

C. Where the adjacent land use requires visual privacy, non-continuous, non-perimeter walls may be constructed. Varied setbacks and landscaping are required. Platting of lots adjacent to the Conservation Area shall configure the perimeter facing the open space in order to avoid a strictly linear corridor appearance. Required fence materials include brick, stone, wood, stucco over concrete block, textured concrete masonry units, wrought iron or adobe. Unfinished, smooth-face concrete masonry units are prohibited.

D. Wall and fence design, in addition to being at "the discretion of the designer", shall comply with the Design Standards which are approved by the EPC.

E. The individual subdivisions shall be not gated.

F. Chain link fencing shall be prohibited in residential areas, except its usage is allowed for pet kennels and dog runs.

G. Interior privacy walls on lots directly abutting the Petroglyph National Monument shall cumulatively extend no more than two thirds of the length of the rear property line. Any single run of interior privacy wall shall extend no more than one half of the length of the rear property line. Interior privacy walls shall be offset from each other by a minimum of five feet.

18. Mirehaven Arroyo Connections:
A minimum fifteen foot easement on at least one side of the drainage channel shall be provided to allow for development of a continuous trail system. The trail system shall be above the arroyo, descending west of the arroyo crossing.

19. Grading:
A. Open space areas in Residential Area G at proposed National Park Service trailheads shall be left as natural open space except as needed to complete the road.

B. For any construction within the Conservation and Impact Areas, the following applies in the selection of alignment and in site design: Grading plans shall demonstrate that cut and fill has been kept to a minimum unless the excavation reduces the profile of construction in a way that materially improves the site plan. Generally, the overall topography of the site is not to be substantially altered (ref: NWMEP Policy 11.7).

C. The Grading Guidelines shall be referred to as Grading Standards and shall be mandatory.

20. Grading Specifics:
A. Cut and fill slopes shall be no steeper than 3: 1.

B. Grading areas shall be sensitive to the character of the natural terrain by utilizing undulating contours, and rounding the toe and crest of any slope greater than 10 feet in height.

C. Land shall remain intact until development is ready to occur and, upon development, shall at that time comply with the Fugitive Dust Regulations for Albuquerque/Bernalillo County.

21. Revegetation/Restoration:
A. The native vegetation on the graded slopes shall be restored to its pre-disturbed density through the use of native grasses and shrubs.

B. When slope enhancement includes re-vegetation, only native shrubs allowed by the NWMEP shall be used.

C. Any damage to the vegetation, slope, or placement of boulders due to or related to construction shall be mitigated.

22. Setbacks:
A. For the attached residences (see 4B on Sheet 8), 0 shall be the minimum setback between residences and 10 feet shall be the minimum setback between series of attached buildings.

B. The setback requirements and diagrams shall be consistent with one another.

23. Streets- Cross Sections:

A. A note shall be added to indicate that the street type cross-sections, which all show level streets with no walls or changes in topography, may not appear identical to the illustrations in areas where topography is challenging.

B. Sheet 5 and 6 shall be made consistent and shall show connectivity.

C. Regarding Street type G, there shall be a 6 foot sidewalk on one side and a 4 foot sidewalk on the other.

D. Regarding Street type D, remove "No parking proposed" and add "Curbside parking is allowed."

E. Regarding Street type E, a dimension shall be added to show 6 foot sidewalks on each side.

F. Regarding Street type F, driving lanes shall be 24 feet wide from curb to curb.

G. Any streets not shown shall be Street type G.

24. Parking Lot Landscaping:

The Parkways and Parking Lot subsection shall also include the second part of objective ii of NWMEP Policy 13.1.b, which is that plant selections shall include sufficient shrubs or trees to provide a visual barrier (ref: NWMEP Policy 13.1 .b).

25. Landscaping:

A. Flowering pear shall be replaced by a tree that is not capable of reaching a mature height of over 30 feet (ref: NWMEP Appendix D).

B. Rio Grande Cottonwood species that are prohibited pursuant to 9-12-5 ROA 1994, the City's Pollen Ordinance, shall be removed.

C. Regarding Street types B and C, trees shall be added in the parkway.

D. There shall be a minimum of one street tree per lot and one street tree every 30 feet (ref: Westland Master Plan, p. 85).

26. Architecture:

A. Quality architecture is essential to the success of the Watershed and Inspiration community, its walkability, and livability. Architectural design shall be reflective of traditional Southwestern Regional residential design. Materials and colors used shall be consistent with the natural and built context of the site and with the Northwest Mesa Escarpment Plan and Westland Master Plan design requirements. Architectural design shall reflect the historic architectural forms, colors and materials found in the traditional residential architecture of New Mexico, including the indigenous regional architectural styles related to Territorial, Pueblo, Adobe, and Northern New Mexico Ranch House residential design.

B. The second story shall be limited to 65% of the building footprint and set back from the first story to eliminate the appearance of a two story wall (ref: Westland Master Plan, p. 87).

C. The phrase "shall be prominent in character", which pertains to entry doors, shall be deleted (Sheet 12).

D. Flat roofs shall be required for the first row of houses adjacent to the Petroglyph National Monument.

E. Decorative panels, windows or ornamental trim are required (Sheet 8).

27. Garages:

A. No more than 3 houses in a row shall have garage doors with similar setbacks from the front property line. The setbacks shall vary by a minimum of 5 feet.

B. Widths: On lots 50 feet or wider measured at the front of house setback, the garage door façade facing the street shall comprise no more than 50% of the combined house/garage front façade composition. On lots less than 50 feet wide measured at the front of house setback and attached residences in a series of three or less, the garage door façade facing the street shall comprise no more than 50% of the lot width.

C. Decorative panels, windows or ornamental trim are required (not strongly encouraged).

D. The first garage offset detail shall be revised to comply with the setbacks specified in the design standards.

E. For garages on lots directly abutting the Petroglyph National Monument, the minimum garage setback from the rear property line shall be 10 feet.

28. Colors:

The NWMEP approved color list shall be referenced in the design standards.

29. Process:

A. The future submittal for the proposed Community Center/Club shall return to the EPC for review.

B. All subdivision proposals shall be reviewed by the EPC until approval authority is delegated. At a minimum, subdivision proposals shall be site development plans for subdivision with design standards that include all home models and/or a kit of parts for homes within each subdivision. Typical front yard landscaping and street sections with streetscape landscaping are also required. Preliminary grading and drainage plans should be included for sites with challenging topography and for those sites that are immediately adjacent to the boundary of the Petroglyph National Monument. Alternatively, a site development plan for building permit may be submitted in lieu of, or in conjunction with, a site development plan for subdivision.

C. An EPC staff planner shall assist the building permit desk to ensure that future submittals are consistent with the design standards.

30. Coordination:

The applicant shall continue to coordinate with representatives of the Petroglyph National Monument regarding development of the steep sloped area (Residential Area G) along the development's northern boundary.

31. CONDITIONS FROM THE WATER UTILITY AUTHORITY: (updated 11/'08)
The applicant shall comply with the requirements of the Water Utility Authority as articulated at the Development Review Board (DRB).

32. Public Service Company of New Mexico (PNM):
SunCal shall meet with PNM to determine gas and electric infrastructure for their entire acreage.

33. Abq. Metropolitan Arroyo Flood Control Authority (AMAFCA):
A. Preliminary Plat submittal will trigger expansion of AMAFCA's Ladera Dams Nos. 9 and 10. This work will require an agreement with AMAFCA and a submittal to the Office of the State Engineer.

B. The Mirehaven Arroyo will be dedicated as drainage right-of-way to AMAFCA or as open space right-of-way to City Open Space with a drainage easement to AMAFCA. This action will be determined at time of plat.

C. A comprehensive erosion setback (ESB) analysis will be required for the Mirehaven Arroyo.

D. Water quality treatment for stormwater discharge will be required.

34. CONDITIONS FROM THE CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT: (updated 11/'08)

A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

B. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

C. At the discretion of the Traffic Engineer, typical section C (as shown on sheet 9 of 13 of the Site Development Plan for Subdivision) will need to be modified to provide for 20' driving lanes or 16' driving lanes with median mountable curb and gutter. In addition, median landscaping will need to meet all City criteria with respect to site distance requirements and location of landscaping within the median.

D. Provide cross access agreements as needed.

E. Site plan shall comply and be designed per DPM Standards.

F. Dedication of a minimum 90 feet of right-of-way from the centerline of Arroyo Vista a principal arterial as designated in the March 2000 Westland Master Plan.

G. Dedication of a minimum 76 feet of right-of-way from the centerline of Tierra Pintada a minor arterial as designated in the March 2000 Westland Master Plan.

H. Dedication of an additional 6 feet of right-of-way along Arroyo Vista and Tierra Pintada adjacent to the subject property, as required by the City Engineer, to provide for on-street bicycle lanes.

I. Construction of the on-street bicycle lane and a minimum 10-foot wide multi-purpose trail along Arroyo Vista adjacent to the subject property as designated on Long Range Bikeways System map.

J. Construction of the on-street bicycle lane along Tierra Pintada adjacent to the subject property as designated on Long Range Bikeways System map.

35. Parks:
Parks, except those adjacent to the Petroglyph National Monument, shall include canopy trees that provide shade (Sheet 11).

36. Minor Corrections:
A. The "National Park" shall be referred to as the "National Monument" (Sheet 8).

B. The language under Item 10, Numbers 3 and 4, shall not be repeated (Sheet 13).

PROTEST: IT I S 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, WHICH IS BY **JANUARY 2, 2009**.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY **JANUARY 2, 2009** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally, plan approval is terminated 7 years after approval by the EPC.

Sincerely,

Richard Dineen
Planning Director

RD/CLL

cc: Mark Wade, Hartman + Majewski Design Group, 202 Central Ave. SE, Albuq. NM 87102
Jerry Worrall, Tres Volcanes NA, 1039 Pinatubo Pl. NW, Albuq. NM 87120
Tom Borst, Tres Volcanes NA, 1908 Selway Pl. NW, Albuq. NM 87120
Vic Segura, Watershed NA, 8612 Warm Springs Rd. NW, Albuq. 87120
Gerald Parra, Watershed NA, 8916 Sand Water Rd. NW, Albuq. 87120
Diane Souder, US Dept. of Interior, National Park Service, Petroglyph National Monument, 6001 Unser Blvd. NW, Albuq. 87120
Joseph Sanchez, US Dept. of Interior, National Park Service, Petroglyph National Monument, 6001 Unser Blvd. NW, Albuq. NM 87120
RW Kirschner, 5004 Grande Vista Ct. NW, Albuq. NM 87120
Dan Serrano, 3305 Ronda de Lechugas NW, Albuq. NM 87120
Rene Horvath, Taylor Ranch NA, 5515 Palomino Dr. NW, Albuq. NM 87120

NONE 9-25-13

DRB CASE ACTION LOG - BLUE SHEET

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

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

Project #: 1006864 *Application #:* 13DRB-70646, 13DRB-70658

Project Name: WATERSHED SUBDIVISION

Agent: CONSENSUS PLANNING / BOHANNAN HUSTON INC *Phone #:*

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

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☐ **CITY ENGINEER / AMAFCA:**

☑ **PARKS / CIP:** address comments - SPS

☑ **PLANNING (Last to sign):** OK revise to address redlines for G & D, Maria

PLATS:

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

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

☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

☐ **AGIS DXF File approval required.**

☐ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

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

DRB CASE ACTION LOG - BLUE SHEET

12/13 Complete

☒ Preliminary/Final Plat [FP]

☐ Site Plan - Subdivision [SPS]

☐ Site Plan - Building Permit [SBP]

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

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

Project #: **1006864** *Application #:* 13DRB-70658, 13DRB-70646

Project Name: **WATERSHED SUBDIVISION**

Agent: CONSENSUS PLANNING/BOHANNAN HUSTON INC. *Phone #:*

****Your request was approved on** 9-18-13 **by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION:**

☒ **ABCWUA:** AMAFCA signature, Planting Easement

☐ **CITY ENGINEER / AMAFCA:**

☐ **PARKS / CIP:**

☒ **PLANNING (Last to sign):** Revise Easements, add Mylar once site plan signed off by all depts

PLATS:

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

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

☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

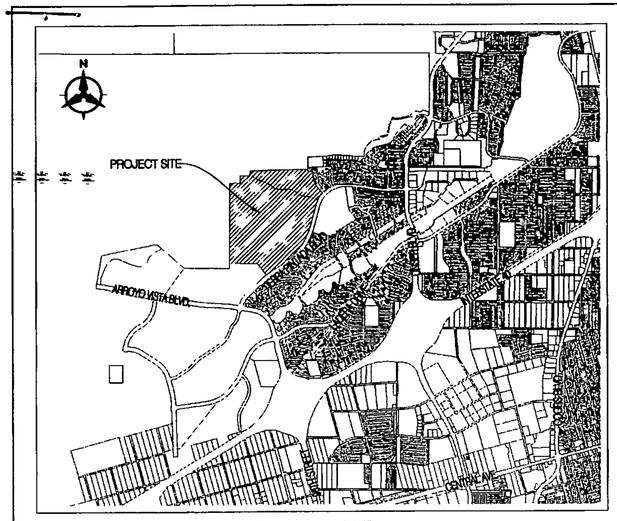
☒ **AGIS DXF File approval required.**

☐ **Copy of recorded plat for Planning.**

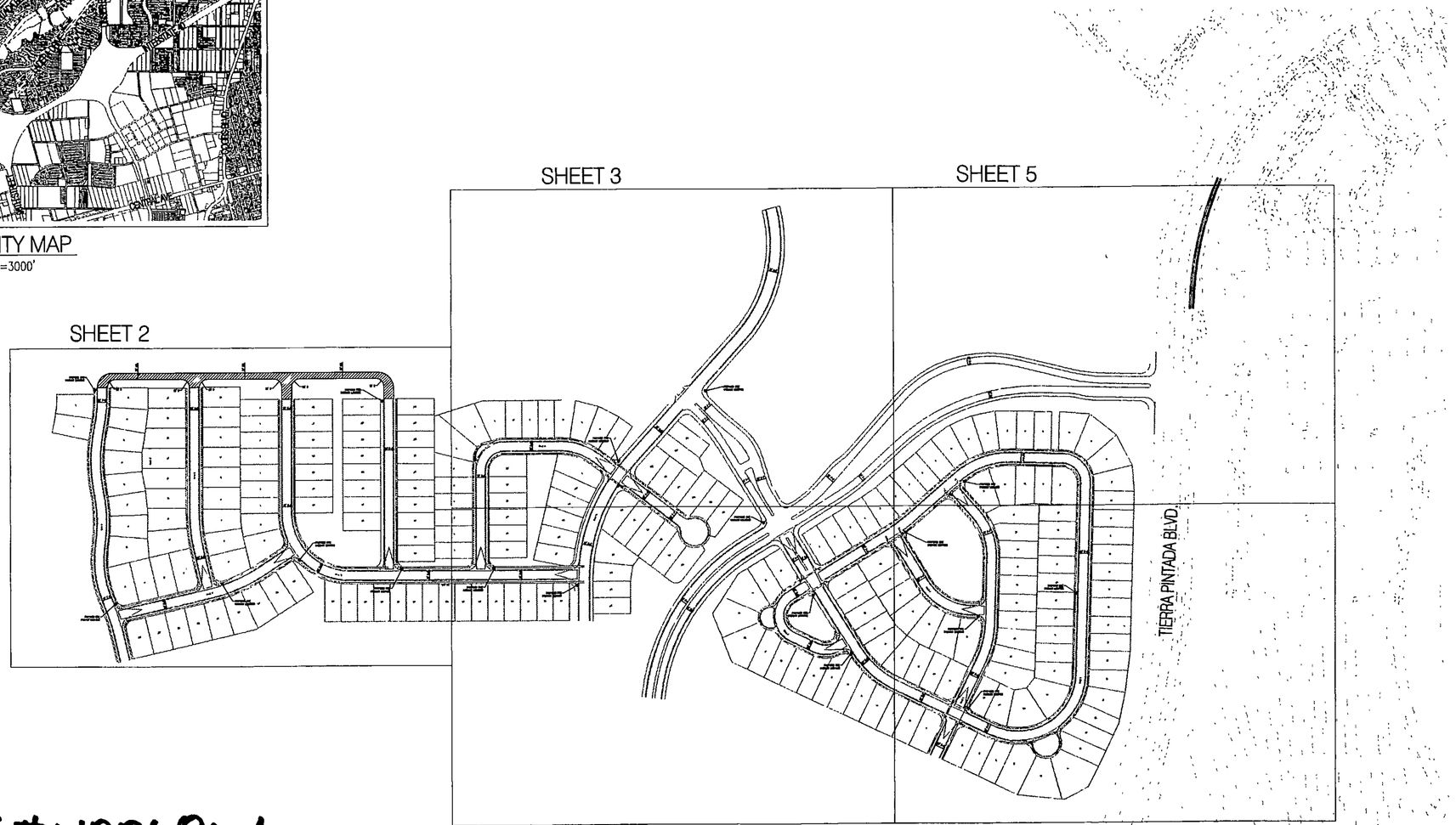
ALL SITE PLANS:

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

WATERSHED @ ESTRELLA
FIRE MARSHALL EXHIBIT

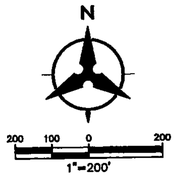


VICINITY MAP
SCALE: 1"=3000'



PROJECT #: 1006864
DATE: 1-22-14
APP #: 14-70010 (SPS)

AFD PLANS CHECKING OFFICE
924-0011
APPROVED/DISAPPROVED
11/26/13
SIGNATURE & DATE



Wed, 31-Jul-2013 - 3:24:pm, Plotted by: AROMERO
P:\20130375\CDP\Exhibits\20130375_FMO_Exhibit.dwg

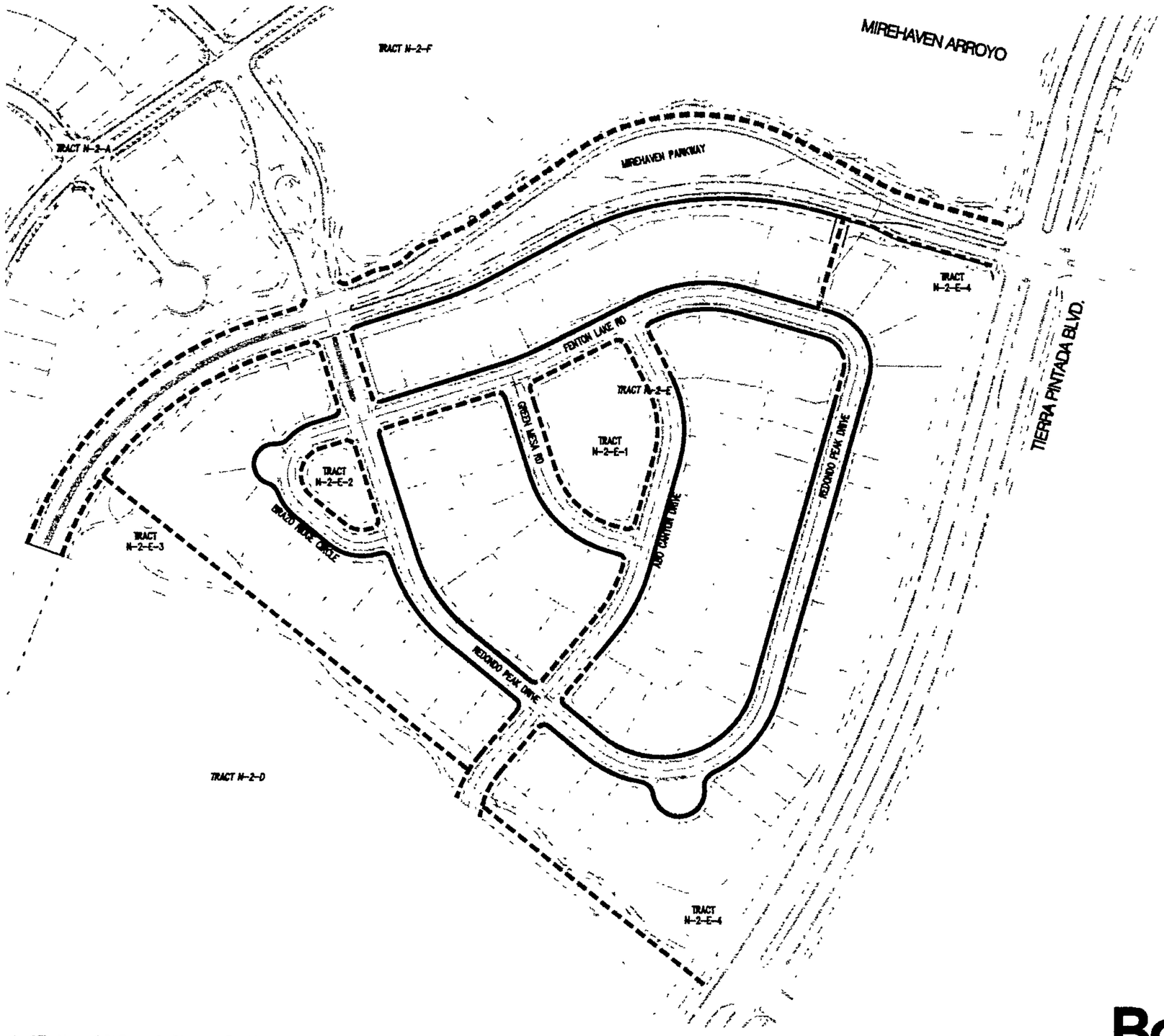
SHEET 1 of 6

Bohannan Huston
www.bhinc.com
800 877 5332

PULTE @ MIREHAVEN PHASE I

SIDEWALK WAIVER EXHIBIT

November, 2013



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

BUILT

WAIVED

N

300 150 0 300

SCALE: 1"=300'

Wed, 27-Nov-2013 - 9:31:am, Plotted by: AROMERO
P:\20130375\CDP\Plans\General\Pulte_Traditional\20130375 Sidewalk Defferal.dwg

Bohannan Huston
www.bhinc.com
800.877.5332

PULTE @ MIREHAVEN PHASE I

VACATION OF PUBLIC EASEMENT EXHIBIT

October, 2013

VACATION OF TEMPORARY
FLOOD PLAIN EASEMENT
GRANTED TO AMAFCA

#1003864
VPE
12-4-13

Bohannan Huston
www.bhinc.com
800.877.5332

Tue, 1-Oct-2013 - 2:53 pm, Plotted by BORTEGA
P:\20130375\CDP\Plans\General\Pulte_Traditional\20130375 Vacation Exhibit 2 dwg

PROJECT # 1006864 (VPE)
12-4-13

Location Map

REFERENCE: U.S.G.S. QUADRANGLE MAPS ENTITLED "ALBUQUERQUE WEST, NM" AND "LA MESITA NEGRA SE, NM"; DATED 1990

1"=2,000'

Bulk Land Plat of

Westland North

Albuquerque, Bernalillo County, New Mexico
July 2000

PROJECT # 1000570

Application No.
00410-00000-00752 (BLV)
00410-00000-00753 (VRW)
00440-00000-00754 (VPE)

Approvals

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE 12/21/00
CITY ENGINEER	DATE 7-12-00
A.M.A.F.C.A.	DATE 7-12-00
TRAFFIC ENGINEER	DATE 7-12-00
CITY SURVEYOR	DATE 7/12/00
PROPERTY MANAGEMENT	DATE 8-14-00
WATER RESOURCES DEPARTMENT	DATE 12-19-00
DESIGN AND DEVELOPMENT, CIP Parks + Recreation	DATE 7/12/00
PNM ELECTRIC SERVICES	DATE 7-12-00
PNM GAS SERVICES	DATE 7-12-00
U.S. WEST COMMUNICATIONS	DATE 07/12/00
COMCAST CABLE	DATE 8/2/00

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO 7/5/2000
N.M.P.S. No. 11993 DATE

LARRY W. MEDRANO NEW MEXICO 11993 REGISTERED PROFESSIONAL SURVEYOR

Westland Development Co., Inc.

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Project No. 1000570

Sheet 1 of 23

Sheet Index

1.	COVER SHEET AND LOCATION MAP
2.	DEDICATION AND CONSENT, LEGAL DESCRIPTION, SUBDIVISION DATA
3.	SHEET INDEX MAP
4.	SURVEY CONTROL SHEET
5. TO 16.	1"=200' DETAIL MAPS
17. TO 21.	A.M.A.F.C.A. EASEMENT DETAILS
22.	LINE AND CURVE DATA TABLES, AND DETAILS

TREASURE'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 25-UPC-Codes-See Tax Certificate
PROPERTY OWNER OF RECORD: Westland Dev. Inc.
BERNALILLO COUNTY TREASURER'S OFFICE: Arthur Kavanaugh 12/27/2000

Rec 12/27/2000 WESTLAND NORTH BULK LAND PLAT

G:\PLATS\1999\WESTLND\997190PA.DWG Wed Jul 05 10:09:24 2000

Legal Description

A certain tract of land lying and situate within the Town of Atrisco Grant, within projected Sections 7, 8, 9, 16, 17, 18, 19 and 20, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, said tract being more particularly described by New Mexico State Plane Grid Bearings (Central Zone–NAD 1983) and ground distances as follows:

Beginning at the Northeast corner of said tract lying on the intersection of the south boundary of the Petroglyph National monument and the west boundary line of Parkwest Subdivision Unit 5, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on November 30, 1995, in Volume 95C, Folio 429, marked by a set rebar with cap "PS 11993", from whence a tie to New Mexico State Highway Commission Monument "1–40–20A" bears S 19°35'19" E, a distance of 7,162.58 feet;

Thence from said beginning point, leaving said south boundary line and continuing along said west boundary line, S 35°41'29" W, a distance of 498.04 feet to an angle point marked by a set rebar with cap "PS 11993", said point also being an angle point on the west boundary line of Lot 26–P1, in Block 8, of Parkwest Subdivision Unit 3, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 23, 1995 in Volume 95C, Folio 65;

Thence continuing along said west boundary line for the next two courses, S 14°58'00" W, a distance of 686.14 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence S 00°31'27" W, a distance of 63.62 feet to an angle point lying on the north right of way line of Ninety–eighth Street, NW, marked by a set rebar with cap "PS 11993";

Thence along said north right of way line, along a non–tangent curve to the left, having a radius of 4646.34 feet, an arc length of 109.11 feet, a delta angle of 03°48'42", and a chord of N 87°53'44" W, a distance of 309.05 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence leaving said north right of way line, S 08°18'45" E along the west boundary of Tracts "A" and "J" of The Crossing Subdivision, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 8, 1996, in Volume 96C, Folio 302, a distance of 1,086.47 feet to an angle point marked by a set rebar with cap "PS 11993", said point also being an angle point in said west boundary of Tract "A";

Thence S 40°14'59" E along said west boundary of Tract "A", a distance of 458.41 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence along the east boundary line of Tract "B" of said The Crossing Subdivision, for the next three courses, S 57°54'27" W, a distance of 943.82 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence S 24°06'18" W, a distance of 164.17 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence N 74°22'37" W, a distance of 125.46 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence along a non–tangent curve to the left, having a radius of 1032.00 feet, an arc length of 590.98 feet, a delta angle of 32°48'39", and a chord of S 00°46'56" E, a distance of 582.94 feet to a point of tangency marked by a set rebar with cap "PS 11993";

Thence S 17°11'16" E, a distance of 334.65 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence N 57°54'25" E, a distance of 52.40 feet to an angle point marked by a set rebar with cap "PS 11993", said angle point also being the northwest corner of Tract "D" of said The Crossing Subdivision;

Thence S 32°05'34" E along the southwesterly boundary line of said tract "D", a distance of 625.15 feet to an angle point marked by a set rebar with cap "PS 11993", said point also being the southwest corner of said Tract "D";

Thence S 56°43'01" W through un–platted lands of Westland Development Co., Inc. for the next three courses, a distance of 160.20 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence S 07°36'12" W, a distance of 1,183.98 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence S 89°21'27" E, a distance of 178.77 feet to an angle point marked by a set rebar with cap "PS 11993", said angle point also being the northwest corner of Tract "A" of Parkway Subdivision, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 29, 1995, in Volume 95C, Folio 236;

Thence along the west boundary line of said Tract "A", S 04°17'13" W, a distance of 748.54 feet to an angle point lying on the northwesterly boundary line of the Parkland View Subdivision, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 07, 1998, in Volume 98C, Folio 93, marked by a set rebar with cap "PS 11993";

Thence along said northwesterly line, S 39°30'01" W, a distance of 447.58 feet to an angle point, said angle point also being the southwest corner of Tract "A" of said Parkland View Subdivision, marked by a set rebar with cap "PS 11993";

Thence S 89°21'06" E along the south line of said Parkland View Subdivision, and continuing through the south boundary line of Parkway Subdivision, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 2, 1996, in Volume 96C, Folio 343, a distance of 2305.24 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence N 00°38'45" E along the east boundary line of said Parkway Subdivision Unit 8, a distance of 1,035.42 feet to an angle point marked by a set rebar with cap "PS 11993" said point lying on the south boundary line of Parcel "A" of said Parkway Subdivision, Unit 6;

Thence S 89°20'38" E along said south boundary line, a distance of 644.94 feet to an angle point lying on the west right of way line of the Unser Boulevard, NW westbound on ramp to Interstate 40, marked by a set rebar with cap "PS 11993", from whence a tie to New Mexico State highway Commission Monument "1–40–20A" bears S 40°59'58" E, a distance of 1,097.19 feet;

Thence along said west right of way line for the next three courses, S 43°25'07" W, a distance of 273.82 feet to an angle point marked by a found right of way marker "Sta. 59+81.61";

Thence S 26°54'34" W, a distance of 1,252.28 feet to a point of curvature marked by a found right of way marker (Illegible), said point of curvature marking the transition from said west right of way line of Unser Boulevard, NW westbound on ramp to Interstate 40, to the north right of way line of Interstate 40, said right of way lines as defined in the New Mexico State Highway and Transportation Department Right of Way Maps for Project Number I–040–3 (28) 148;

Thence along a curve to the right, having a radius of 2,291.84 feet, an arc length of 1,276.75 feet, a delta angle of 31°55'07", and a chord of S 42°52'11" W, a distance of 1,260.30 feet to a point of tangency marked by a found right of way marker (Illegible),

Thence S 58°49'15" W along said north right of way line, a distance of 955.06 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence leaving said north right of way line, N 15°18'02" W along the east property line of Tract "B 24", Tracts Allotted from the Town of Atrisco Grant, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944, in Volume D, Folio 117, a distance of 322.84 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence N 89°48'05" W along the north boundary line of Tracts "B–24" through "B–28" of said Tracts Allotted from the Town of Atrisco Grant, a distance of 1,138.46 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence N 15°20'22" W, a distance of 14.79 feet to an angle point marked by a set rebar with cap "PS 11993", from whence a tie to A.C.S. Monument "Reward" bears S 50°30'55" W, a distance of 2,081.44 feet;

Thence N 89°48'05" W, a distance of 1,320.01 feet to an angle point lying on the east right of way line of Ninety–eighth Street, NW, marked by set rebar with cap "PS 11993";

Thence along said east right of way line for the next four courses, N 14°58'56" W, a distance of 62.08 feet to an angle point marked by a found right of way marker (Illegible);

Thence N 89°55'01" E, a distance of 62.12 feet to an angle point marked by a found right of way marker (Illegible);

Thence N 14°59'01" W, a distance of 542.13 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence N 04°21'16" W, a distance of 250.33 feet to a point of curvature marked by a set rebar with cap "PS 11993";

Thence along a curve to the left, having a radius of 130.00 feet, an arc length of 228.30 feet, a delta angle of 100°37'05", and a chord of N 54°40'16" W, a distance of 200.07 feet to an angle point lying on the north right of way line of Ninety–eighth Street, NW, marked by a set rebar with cap "PS 11993";

Thence along said north right of way line for the next three courses, S 75°01'08" W, a distance of 43.39 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence S 14°58'52" E, a distance of 100.00 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence S 75°01'08" W, a distance of 106.00 feet to an angle point lying on the west right of way line of Ninety–eighth Street, NW, marked by a found right of way marker (Illegible);

Thence along said west right of way line for the next two courses, S 02°45'21" E, a distance of 306.96 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence S 14°58'52" E, a distance of 517.12 feet to an angle point marked by a found number 4 rebar;

Thence leaving said west right of way line, N 89°37'37" W, a distance of 993.27 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence S 14°58'13" E, a distance of 1,112.21 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence S 89°37'30" E, a distance of 559.63 feet to an angle point lying on the said north right of way line of Interstate 40, marked by a set rebar with cap "PS 11993", from whence a tie to A.C.S. Monument "Reward" bears S 21°54'33" E, a distance of 284.71 feet;

Thence along said north right of way line for the next four courses, S 31°01'08" W, a distance of 145.72 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence S 16°37'08" W, a distance of 351.28 feet to a point of curvature marked by a found right of way marker (Illegible);

Thence along a curve to the right, having a radius of 2,291.83 feet, an arc length of 1,692.76 feet, a delta angle of 42°19'08", and a chord of S 37°39'28" W, a distance of 1,654.54 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence S 58°49'08" W, a distance of 1,302.56 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence leaving said north right of way line, N 14°58'52" W along the east boundary line of Tract 16, Row 4, of the said Tracts Allotted from the Town of Atrisco Grant, a distance of 356.46 to an angle point, also being the northeast corner of said Tract 16, marked by a set rebar with cap "PS 11993";

Thence S 75°01'08" W, a distance of 1,050.00 feet to an angle point, also being the northwest corner of Tract 20, Row 4, marked by a set rebar with cap "PS 11993";

Thence S 14°58'52" E along the west boundary line of said Tract 20, a distance of 661.51 feet to an angle point lying on the north right of way line of Interstate 40, marked by a set rebar with cap "PS 11993";

Thence S 58°58'42" W along said north right of way line, a distance of 1,178.25 feet to the southwest corner of described tract marked by a set rebar with cap "PS 11993";

Thence leaving said north right of way line, N 14°58'52" W, a distance of 1,022.72 to an angle point marked by a set rebar with cap "PS 11993";

Thence N 75°01'08" E, a distance of 442.38 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence N 14°58'52" W, a distance of 279.92 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence N 01°57'19" W, a distance of 1,279.15 feet to a point of curvature marked by a set rebar with cap "PS 11993";

Thence along a curve to the left, having a radius of 30.00 feet, an arc length of 50.27 feet, a delta angle of 96°00'23", and a chord of N 49°57'31" W, a distance of 44.59 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence N 00°23'11" E, a distance of 153.63 feet to a point of curvature marked by a set rebar with cap "PS 11993";

Thence along a non–tangent curve to the left, having a radius of 30.00 feet, an arc length of 44.01 feet, a delta angle of 84°02'47", and a chord of N 40°00'54" E, a distance of 40.17 feet to a point of compound curvature, marked by a set rebar with cap "PS 11993";
Thence along a curve to the left, having a radius of 2,810.00 feet, an arc length of 699.37 feet, a delta angle of 13°46'13", and a chord of N 08°33'36" W, a distance of 697.69 feet to an a point of tangency, marked by a set rebar with cap "PS 11993";

Thence N 15°46'42" W, a distance of 422.63 feet to a point of curvature marked by a set rebar with cap "PS 11993";

Thence along a curve to the left, having a radius of 1,055.92 feet, an arc length of 747.86 feet, a delta angle of 40°34'48", and a chord of N 35°04'06" W, a distance of 732.32 feet to a point of tangency, marked by a set rebar with cap "PS 11993";

Thence N 54°21'30" W, a distance of 680.68 feet to a point of curvature marked by a set rebar with cap "PS 11993";

Thence along a curve to the left, having a radius of 1,055.78 feet, an arc length of 557.12 feet, a delta angle of 30°14'04", and a chord of N 71°28'09" W, a distance of 550.68 feet to a point of tangency, marked by a set rebar with cap "PS 11993";

Thence N 86°35'04" W, a distance of 8.56 feet to a point of curvature marked by a set rebar with cap "PS 11993";

Thence along a curve to the left, having a radius of 30.00 feet, an arc length of 47.12 feet, a delta angle of 90°00'00", and a chord of S 48°24'56" W, a distance of 42.43 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence N 86°35'04" W, a distance of 152.00 feet to a point of curvature marked by a set rebar with cap "PS 11993";

Thence along a curve to the left, having a radius of 30.00 feet, an arc length of 47.12 feet, a delta angle of 90°00'00", and a chord of N 41°35'04" W, a distance of 42.43 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence N 03°19'12" E, a distance of 180.10 feet to a point of curvature marked by a set rebar with cap "PS 11993";

Thence along a non–tangent curve to the left, having a radius of 30.00 feet, an arc length of 44.13 feet, a delta angle of 84°17'22", and a chord of N 51°16'15" E, a distance of 40.28 feet to a point of reverse curvature marked by a set rebar with cap "PS 11993";

Thence along a curve to the right, having a radius of 1,178.00 feet, an arc length of 1,079.62 feet, a delta angle of 52°31'01", and a chord of N 35°25'33" E, a distance of 1,042.11 feet to a point of reverse curvature marked by a set rebar with cap "PS 11993";

Thence along a curve to the left, having a radius of 1,036.00 feet, an arc length of 953.83 feet, a delta angle of 52°45'04", and a chord of N 35°21'03" E, a distance of 920.49 feet to a point of tangency, marked by a set rebar with cap "PS 11993";

Thence N 08°58'30" E, a distance of 255.51 feet to a point of curvature marked by a set rebar with cap "PS 11993";

Thence along a curve to the left, having a radius of 30.00 feet, an arc length of 47.12 feet, a delta angle of 90°00'00", and a chord of N 36°01'30" W, a distance of 42.43 feet to a point of tangency, marked by a set rebar with cap "PS 11993";

Thence N 81°01'30" W, a distance of 106.67 feet to a point of curvature marked by a set rebar with cap "PS 11993";

Thence along a curve to the right, having a radius of 9,090.00 feet, an arc length of 963.84 feet, a delta angle of 06°04'31", and a chord of N 77°59'14" W, a distance of 963.39 feet to a point of reverse curvature marked by a set rebar with cap "PS 11993";

Thence along a curve to the left, having a radius of 8,910.00 feet, an arc length of 1,275.18 feet, a delta angle of 08°12'00", and a chord of N 78°02'59" W, a distance of 1,274.09 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence N 09°59'03" E, a distance of 1,353.48 feet to the northwest corner of described tract marked by a set rebar with cap "PS 11993";

Thence N 78°19'58" E, a distance of 2,279.05 feet to an angle point lying on the south boundary line of the Petroglyph National Monument, marked by a set rebar with cap "PS 11993", from whence a tie to N.G.S. Monument "Andy 1973" bears N 79°15'11" E, a distance of 1,196.56 feet;

Thence continuing along the said south boundary of the Petroglyph National Monument for the next 14 courses, S 48°21'57" E, a distance of 1,500.000 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence S 89°40'19" E, a distance of 1,841.36 feet to an angle point marked by a found Bureau of Land Management Brass Cap marked "PNM AP 18, 1990";

Thence N 00°19'00" E, a distance of 1,914.14 feet to an angle point marked by a found Bureau of Land Management Brass Cap marked "PNM AP 18 WP 17, 1990";

Thence N 00°17'49" E, a distance of 1,568.19 feet to an angle point marked by a found Bureau of Land Management Brass Cap marked "PNM AP 17, 1990";

Thence S 89°41'00" E, a distance of 435.53 feet to an angle point marked by a found Bureau of Land Management Brass Cap marked "PNM AP 16, 1990";

Thence N 00°19'03" E, a distance of 300.15 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence S 89°42'59" E, a distance of 398.88 feet to an angle point marked by a found Bureau of Land Management Brass Cap marked "PNM AP 14, 1990";

Thence N 00°15'44" E, a distance of 199.93 feet to an angle point marked by a found Bureau of Land Management Brass Cap marked "PNM AP 13, 1990", from whence a tie to A.C.S. Monument "BH–41 1979" bears N 84°33'34" E, a distance of 1,607.52 feet;

Thence N 89°04'46" E, a distance of 2,380.83 feet to an angle point marked by a found Bureau of Land Management Brass Cap marked "PNM AP 12, 1990";

Thence N 01°30'54" W, a distance of 500.18 feet to an angle point marked by a found Bureau of Land Management Brass Cap marked "PNM AP 11, 1990", from whence a tie to A.C.S. Monument "BH–41 1979" bears S 63°16'23" W, a distance of 858.85 feet;

Thence N 88°32'42" E, a distance of 828.36 feet to an angle point marked by a found rebar with cap "LS 6544"Bureau of Land Management Brass Cap marked "PNM AP 10, 1990";

Thence N 82°21'12" E, a distance of 472.32 feet to an angle point marked by a found Bureau of Land Management Brass Cap marked "PNM AP 9, 1990";

Thence S 86°34'52" E, a distance of 1,208.59 feet to the point of beginning containing 1,608.3929 acres more or less, less than and excepting the following described parcels;

Exception 1
Tract lettered "A" of College Zone 2, West Reservoir Site, Albuquerque, New Mexico, as the same is shown and designated on said Plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 13, 1999 in Map Book 99C, Folio 333, containing 6.0641 acres more or less.

Exception 2
Tract lettered "B" of The Crossing, Albuquerque, New Mexico, as the same is shown and designated on said plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 09, 1996 in Map Book 96C, Folio 302, containing 49.7315 acres more or less.

Exception 3
A tract of land comprising of the remaining portions of Tracts 93, 94, and 95, allotted from the Town of Atrisco Grant, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944 and being more particularly described as follows:

Beginning at the Northeast corner of the tract herein described from whence a tie to NMSHTD Monument "1–40–20A" bears S 40°59'58" E, a distance of 1,097.19 feet;

Thence from said beginning point, S 43°25'07" W a distance of 273.82 feet to an angle point marked by a found marked by a right of way marker "Sta. 59+81.61";

Thence S 26°54'34" W, a distance of 930.57 to the Southeast corner of said tract marked by a found number 5 rebar;

Thence N 89°21'06" W, a distance of 47.31 feet to the Southwest corner of said tract marked by a set rebar with cap "PS 11993";

Thence N 00°38'45" E, a distance of 1035.42 feet to the Northwest corner of said tract marked by a set rebar with cap "PS 11993";

Thence S 89°20'38" E, a distance of 644.94 feet to the point of beginning, containing 7.3964 acres, more or less.

Bulk Land Plat of

Westland North

Albuquerque, Bernalillo County, New Mexico
July 2000

2699127146
3446932
Page: 2 of 23
12/27/2699 11:18A
Judy D. Woodward Bern. Co. PLAT R 117.00 Bk-2699C Pg-316

Exception 4
A tract of land comprising of Tracts 1 and 2 of Gurule Estates, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 17, 1976, in Volume C11, Folio 60, together with four undesignated tracts of land as described in the following documents:

Quitclaim Deed (08/10/78, Doc. No. 81425539)
Quitclaim Deed (07/18/85, Doc. No. 8557961)
Disclaimer (08/14/98, Book 9814, Pg. 537)
Warranty Deed (09/10/96, Bk, 96–24, Pg. 8237)

Said tract being more particularly described as follows.

Beginning at the Southwest corner of the tract herein described, marked by a set rebar with cap "PS 11993", from whence a tie to N.G.S. Monument "REWARD" bears S 54°42'05" W, a distance of 2,361.93 feet;

Thence from said beginning point, N 15°20'30" W a distance of 1,361.45 feet to the Northwest corner of said tract marked by a set rebar with cap "PS 11993";

Thence S 89°59'57" E, a distance of 288.32 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence S 00°38'54" W, a distance of 6.97 feet to an angle point marked by a set rebar with cap "PS 11993";

Thence S 89°21'06" E, a distance of 520.28 feet to the northeast corner of described tract marked by a set rebar with cap "PS 11993";

Thence S 15°20'06" E, a distance of 1,347.56 feet to the southeast corner of said tract marked by a set rebar with cap "PS 11993";

Thence S 89°37'54" W, a distance of 804.67 feet to the point of beginning, containing 24.1375 acres, more or less

Exception 5
An undesignated tract of land as described in Warranty Deed recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 30, 1997 as Document number 97043091, being more particularly described as follows:

Beginning at the northwest corner of the tract herein described, lying on the proposed south right of way line of Ladera Drive, N.W., marked by a set rebar with cap "PS 11993", from whence a tie to N.G.S. Monument "REWARD" bears N 15°20'22" W, a distance of 1,361.44 feet;

Thence from said beginning point, along a non–tangent curve to the right, having a radius of 727.05 feet, an arc length of 9.15 feet, a delta angle of 00°43'17" and a chord of N 89°45'02" E, a distance of 9.15 feet to a point of tangency, marked by a set rebar with cap "PS 11993";

S 89°58'57" E a distance of 157.12 feet to the northeast corner of said tract marked by a set rebar with cap "PS 11993";

Thence leaving said proposed south right of way line, S 15°20'22" E, a distance of 1,361.55 feet to the southeast corner of said tract marked by a set rebar with cap "PS 11993";

Thence N 89°57'54" W, a distance of 166.26 feet to the southwest corner of said tract, marked by a set rebar with cap "PS 11993";

Thence N 15°20'22" W, a distance of 1,361.61 feet to the point of beginning containing 5.0126 acres, more or less.

Exception 6
A tract of land comprising of the remaining northerly portions of Lots numbered 10, 11, 12, and 13, Row Four, Tracts Allotted from the Town of Atrisco Grant, as the same are shown and designated on an unrecorded plat, being more particularly described as follows:

Beginning at the Northeast corner of the tract herein described from whence a tie to N.G.S. Monument "REWARD" bears N 40°50'30" E, a distance of 2,009.32 feet;

Thence from said beginning point, along said north right of way line, S 58°49'08" W a distance of 777.83 feet to the southwest corner of said tract marked by a set rebar with cap "PS 11993";

Thence leaving said north right of way line, N 14°58'52" W a distance of 217.01 feet to the northwest corner of said tract marked by a set rebar with cap "PS 11993";

Thence N 75°01'08" E, a distance of 746.94 feet to the point of beginning, containing 1.8606 acres, more or less,

Exception 7
A tract of land comprising of portions of undesigneted and un–platted tracts of land as described in the following documents:
Quitclaim Deed from Westland Development Co. to AMAFCA (09/29/97, 97–26, Doc. No. 9350)
Warranty Deed from Tafoya to the City of Albuquerque (11/14/97, Bk. 9731, Pg. 8945, Doc. No. 97120225)

Said tract being more particularly described as follows:

Beginning at a point on the north right of way line of Interstate 40, marked by a found right of way marker, from whence a tie to ACS Monument "1–40–20A" bears N 58°49'23" E, a distance of 2,725.75 feet;

Thence from said beginning point, along said north right of way line, S 58°49'15" W, a distance of 955.06 feet to the southwest corner of said tract marked by a set rebar with cap "PS 11993";

Thence leaving said north right of way line, N 15°18'02" W, a distance of 103.85 feet to the northwest corner of said tract marked by a set rebar with cap "PS 11993";

Thence N 58°49'08" E, a distance of 484.51 feet to an angle point of said tract marked by a set rebar with cap "PS 11993";

Thence N 00°23'41" E, a distance of 10.65 feet to an angle point of said tract marked by a set rebar with cap "PS 11993";

Thence N 85°50'29" E, a distance of 19.71 feet to an angle point of said tract marked by a set rebar with cap "PS 11993";

Thence N 58°49'08" E, a distance of 1,070.65 feet to the northeast corner of said tract marked by a set rebar with cap "PS 11993";

Thence S 00°43'54" W, a distance of 8.02 feet to the southeast corner of said tract, being a point of curvature lying on the north right of way line of Interstate 40,

Thence along a non–tangent curve to the right, having a radius of 2,291.84 feet, an arc length of 656.15 feet and a chord of S 50°37'40" W, a distance of 653.91 feet, to the point of beginning, containing 3.1695 acres, more or less.

Exception 8
A tract of land designated as NMSHTD right of way Tract C–1–23–EL, as the same is designated in the Second District Court judgment, filed July 7, 1974, in Book Misc. 375, Pg. 991–996, being more particularly described as follows:

Beginning at a point on the northwesterly right of way line of Interstate 40, marked by a found No. 5 rebar, from whence a tie to ACS Monument "1–40–20A" bears N 79°09'47" E, a distance of 1,383.97 feet;

Thence from said beginning point, along said northwesterly right of way line, S 26°54'34" W, a distance of 255.01 feet to a point of curvature,

Thence along a curve to the right, having a radius of 2,291.84 feet, an arc length of 116.46 feet and a chord of S 28°21'58" W, a distance of 116.45 feet to the southerly most point of said tract;

Thence leaving said north right of way line, N 00°43'54" E, a distance of 331.77 feet to the northwest corner of said tract;

Thence S 89°21'06" E, a distance of 166.51 feet to the point of beginning, containing 0.6441 acres, more or less;

Said Eight exceptions containing 98.0479 acres more or less, leaving a net acreage of 1,511.3450 acres more or less

Westland Development Co., Inc.

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Project No. 1000570

Sheet 2A of 23

97190P

G:\PLATS\1999\WESTLND\97190PA.DWG - Wed, Dec 13 16:56:21 2000

G. \PLATS\1999\WESTLAND\997100PA.DWG 13 Dec 19 2000 13:45 2000

Bulk Land Plat of

Westland North

Albuquerque, Bernalillo County, New Mexico
July 2000

A.M.A.F.C.A. Easement Grant Language

GRANTING TO THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY (AMAFCA), ITS SUCCESSORS AND ASSIGNS, OF LANDS, RIGHTS OF WAY AND EASEMENTS DESIGNATED HEREIN IS WITH THE FULL AND FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, GRANTOR. THIS DEDICATION IS FOR DRAINAGE, FLOOD CONTROL, CONVEYANCE AND STORAGE OF STORM WATER, AND THE CONSTRUCTION, OPERATION, MAINTENANCE, RECONSTRUCTION OR REPLACEMENT OF, AND ACCESS TO, SUCH FACILITIES, AND FOR SUBORDINATE RECREATIONAL USE AND ACCESS ON SUCH FACILITIES. EXCEPT BY THE WRITTEN APPROVAL OF AMAFCA, NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID EASEMENTS, AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT. THE GRANTING OF EASEMENTS SHALL NOT OBLIGATE AMAFCA TO MAINTAIN ANY ARROYOS, DRAINAGE CHANNELS OR OTHER FACILITIES, NOR SHALL THIS GRANTING REQUIRE THE PROTECTION OF PROPERTY. AMAFCA SHALL ONLY MAINTAIN PROPERTY OR IMPROVEMENTS THAT IT SPECIFICALLY AGREES, IN WRITING, TO MAINTAIN. UNLESS GRANTEE SPECIFICALLY AGREES, BY SUCH WRITTEN AGREEMENT, TO MAINTAIN PROPERTY OR IMPROVEMENTS, SUCH MAINTENANCE RESPONSIBILITY SHALL REMAIN WITH THE GRANTOR, ITS SUCCESSORS OR ASSIGNS. LANDSCAPING OR MAINTENANCE WORK, BY THE GRANTOR AND WITHIN THE EASEMENT HEREBY CONVEYS, SHALL NOT ALTER THE PRESENT FLOW LINE, CAPACITY OR PERMEABILITY OF THE PRESENT FLOOD WAY AREA EXCEPT IN AN EMERGENCY. IF EMERGENCY WORK IS PERFORMED, GRANTOR SHALL NOTIFY AMAFCA AS SOON AS PRACTICAL THEREAFTER. AMAFCA WILL THEN DETERMINE IF THE EMERGENCY WORK CAN REMAIN OR MUST BE REMOVED OR MODIFIED. SAFE LOCATIONS FOR STRUCTURES BUILT ON LANDS ADJACENT TO THE REAL PROPERTY HEREIN MAY BE SUBSTANTIALLY OUTSIDE OF THE AREA DESCRIBED HEREIN. ANY PORTION OF ANY LANDS, RIGHT OF WAY OR EASEMENTS GRANTED HEREIN SHALL REVERT TO THE GRANTOR, ITS SUCCESSORS OR ASSIGNS, AS AND TO THE EXTENT SAID PORTION IS DECLARED UNNECESSARY FOR FLOOD CONTROL OR DRAINAGE BY THE BOARD OF DIRECTORS OF AMAFCA. ANY REVERSION SHALL BE CONVEYED BY QUITCLAIM DEED.

Notes:

1. MISC. DATA: ZONING RR, TC, R SU-PDA, O-1, & OS
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE – NAD 1983).
3. ALL DISTANCES ARE GROUND DISTANCES–US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN PROJECTED SECTIONS 7, 8, 9, 16, 17, 18, 19 & 20, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ATRISCO GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. THE PURPOSE OF THIS PLAT IS TO PLAT THE EXISTING UN-PLATTED LANDS INTO 11 NEW PARCELS, VACATE RIGHT OF WAY & AN EASEMENT, GRANT EASEMENTS AND DEDICATE RIGHT OF WAY.
6. PLAT SHOWS ALL EASEMENTS OF RECORD.
7. TALOS LOG NO. 00060209410195.

Subdivision Data:

NET SUBDIVISION ACREAGE: 1,511.3450 ACRES±
ZONE ATLAS INDEX NO: H-7, H-8, H-9, J-7, J-8, J-9, & K-7
NO. OF PARCELS CREATED: 11
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 7.2909
DATE OF SURVEY: NOVEMBER 1999 THROUGH MARCH 2000

NOTE

Pursuant to Section 7 of the City of Albuquerque, New Mexico subdivision ordinance, a variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat.

Future subdivision of lands within this plat, zoning site development plan approvals and development permits may be conditioned upon dedication of rights-of-way and easements and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City (and AMAFCA with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats and/or site development plans are approved.

By its approval, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items:

1. Water and sanitary sewer availability
2. Future street dedications and/or improvements
3. Park and open space requirements
4. Drainage requirements and/or improvements
5. Excavation, filling or grading requirements

Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a re-cordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

Qwest Corporation

QWEST CORPORATION DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENT GRANTED BY DOCUMENT RECORDED IN BOOK 112, PAGE 290, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (BLANKET AT&T EASEMENT –NOT PLOTTABLE).

QWEST CORPORATION

BY: [signature]

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF December, 2000.

BY Joseph Martinez OF QWEST CORPORATION, ON BEHALF OF SAID CORPORATION.

Penelope J Porta
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-23-2003

Area Table

Gross Area	1,609.3929
Exception 1	6.0632
Exception 2	49.7315
Exception 3	7.4090
Exception 4	24.1375
Exception 5	5.0126
Exception 6	1.8606
Exception 7	3.1888
Exception 8	0.6447
Net Area	1,511.3450
Parcel A	529.9738
Parcel B	29.1793
Parcel C	181.2936
Parcel D	149.0255
Parcel E	32.2165
Parcel F	90.3782
Parcel G	43.95
Parcel H	14.2489
Parcel I	218.8523
Parcel J-1	50.7881
Parcel J-2	39.3138
Right of Way	130.8293

UPC Table

WDCI OWNED PROPERTY FOR BULK LAND PLAT

ZONE ATLAS	UPC#
K-07	1 007 057 261 398 20120
K-07	1 007 057 513 240 40802
K-08	1 008 057 018 254 30903
K-08	1 008 057 038 263 30904
K-08	1 008 057 057 271 30905
K-08	1 008 057 082 290 20501
K-08	1 008 057 168 441 20313
K-08	1 008 057 194 338 20603
J-07	1 007 058 262 264 10144
J-08	1 008 058 160 264 10101
J-08	1 008 058 170 263 20145
J-09	1 009 058 165 411 20140
J-09	1 009 058 174 193 30707
J-09	1 009 058 190 113 30401
J-09	1 009 058 229 193 30703
J-09	1 009 058 286 206 40404
J-09	1 009 058 360 306 10601
J-09	1 009 058 204 191 30704
J-09	1 009 058 259 200 40701
J-09	1 009 058 300 212 40401
J-09	1 009 058 315 227 40405
J-09	1 009 058 340 239 40402
H-07	1 007 059 171 152 30142
H-08	1 008 059 312 206 10140
H-08	1 008 059 193 236 40101
H-09	1 009 059 033 146 30101
H-09	1 009 059 122 372 20143

Judy D. Woodward Bern. Co. PLAT R 117.00 Bk-2000C Pg-316 Page: 3 of 23 12/27/2000 11:13A

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL UNDERGROUND COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR: EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT EASEMENT FOR UTILITIES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES. SAID OWNER AND/OR PROPRIETER DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNER AND/OR PROPRIETER DOES HEREBY GRANT THE DRAINAGE AND FLOOD PLAIN EASEMENTS SHOWN HEREON WITH THE STIPULATIONS LISTED ABOVE.

[signature] 7/11/00
LEROY J. CHAVEZ DATE
VICE PRESIDENT OF DEVELOPMENT– WESTLAND DEVELOPMENT CO., INC.

Acknowledgement

OFFICIAL SEAL
DEBIE LEBLANC TRUJILLO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 10-26-2002

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF July, 2000, BY LEROY J. CHAVEZ, VICE PRESIDENT OF DEVELOPMENT– WESTLAND DEVELOPMENT CO., INC

BY Debie LeBlanc Trujillo MY COMMISSION EXPIRES: October 26, 2002
NOTARY PUBLIC

Westland Development Co., Inc.

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Project No. 1000570

Sheet 2B of 23

997100P

Bulk Land Plat of
Westland North

Albuquerque, Bernalillo County, New Mexico
July 2000

2000127146
5446932
Page: 4 of 23
12/27/2000 11:18A
Judy D. Woodward Bern. Co. PLAT R 117.00 Bk-2000C Pg-316

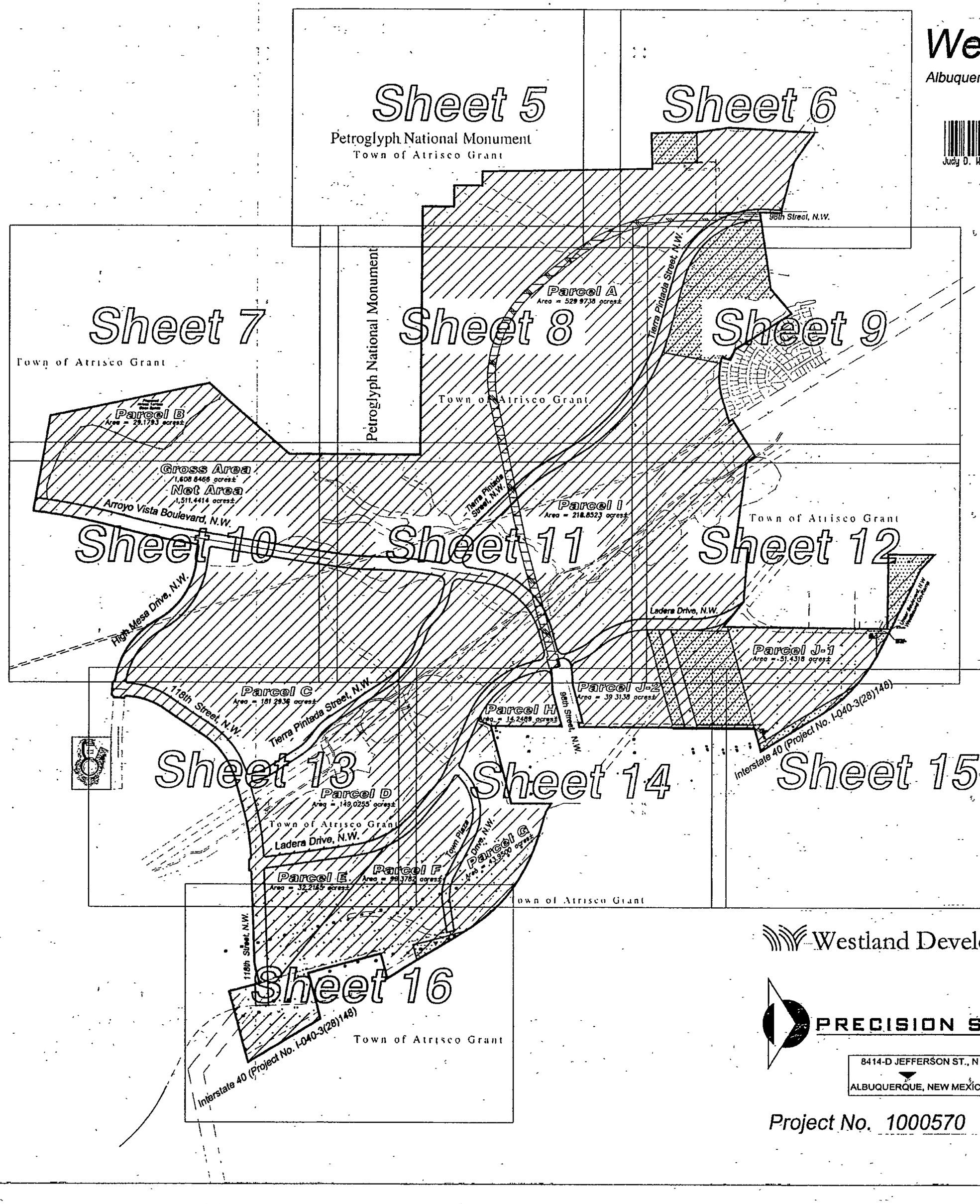
GRAPHIC SCALE

1000 0 500 1000 2000 4000

(IN FEET)
1 inch = 1000 ft.

Legend

- DENOTES LOT LINES ELIMINATED BY THIS PLAT
- DENOTES AREA OF BULK LAND PLAT
- DENOTES PART OF ANNEXATION (AX-98-2), BUT NOT A PART OF THIS PLAT (EXCEPTED PARCELS)
- DENOTES EXISTING 98TH STREET R.O.W. VACATED BY THIS PLAT (00410-00000-00753 (VRW)



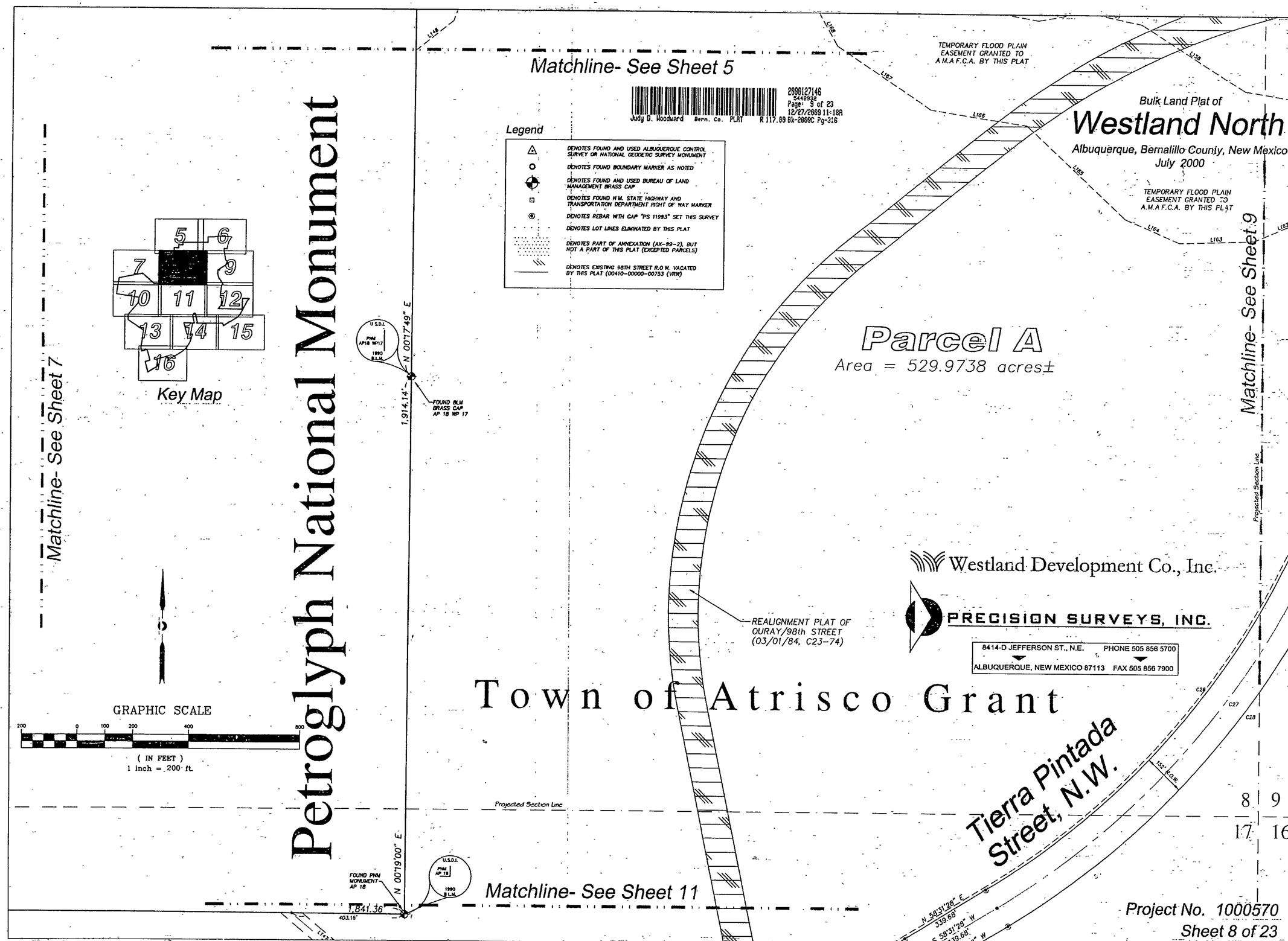
Westland Development Co., Inc.

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Project No. 1000570

Note:
THIS BULK LAND PLAT INCLUDES EXISTING EASEMENTS FOR THE A.M.A.F.C.A. LADERA STORM DRAINAGE FACILITY AS DETAILED ON SHEETS 17 THROUGH 21.

C:\PLATS\1999\WESTLND\937190PA.DWG Wed Dec 13 16:58:15 2000



Matchline- See Sheet 5
Matchline- See Sheet 7
Matchline- See Sheet 9
Matchline- See Sheet 11
Petroglyph National Monument
Town of Atrisco Grant
Tierra Pintada Street, N.W.
Parcel A
Area = 529.9738 acres±
Bulk Land Plat of
Westland North
Albuquerque, Bernalillo County, New Mexico
July 2000
Legend
DENOTES FOUND AND USED ALBUQUERQUE CONTROL SURVEY OR NATIONAL GEODETIC SURVEY MONUMENT
DENOTES FOUND BOUNDARY MARKER AS NOTED
DENOTES FOUND AND USED BUREAU OF LAND MANAGEMENT BRASS CAP
DENOTES FOUND N.M. STATE HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT OF WAY MARKER
DENOTES REBAR WITH CAP "PS 11993" SET THIS SURVEY
DENOTES LOT LINES ELIMINATED BY THIS PLAT
DENOTES PART OF ANNEXATION (AX-99-2), BUT NOT A PART OF THIS PLAT (EXCEPTED PARCELS)
DENOTES EXISTING 98TH STREET R.O.W. VACATED BY THIS PLAT (00410-00000-00753 (VRW)
TEMPORARY FLOOD PLAIN EASEMENT GRANTED TO A.M.A.F.C.A. BY THIS PLAT
REALIGNMENT PLAT OF OURAY/98th STREET (03/01/84, C23-74)
Key Map
GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.
Projected Section Line
FOUND BLM BRASS CAP AP 18 WP 17
FOUND PNM MONUMENT AP 18
N 00°17'49" E
N 00°19'00" E
1,914.14'
1,841.36'
403.16'
Westland Development Co., Inc.
PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E.
ALBUQUERQUE, NEW MEXICO 87113
PHONE 505 856 5700
FAX 505 856 7900
Project No. 1000570
Sheet 8 of 23

2899127146
2448932
Page: 1 of 3
12/27/2899 11:18A
Judy D. Woodward Bern. Co. PLAT R 117.00 Bk-2899C Pg-316

Bulk Land Plat of
Westland North

Albuquerque, Bernalillo County, New Mexico
July 2000

Matchline- See Sheet 6

10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT

Tierra Pintada Street, N.W.

Matchline- See Sheet 8

TEMPORARY FLOOD PLAIN EASEMENT GRANTED TO A.M.A.F.C.A. BY THIS PLAT

152' R.O.W.

EXCEPTION 2
49.7315 acres
TRACT B
THE CROSSING
(07/09/96, 96C-302)

EXISTING TEMPORARY DRAINAGE EASEMENT (03/23/93, 93-7, 2236)

TRACT J
THE CROSSING
(07/09/96, 96C-302)

EXISTING TEMPORARY AMAFCA DRAINAGE EASEMENT (09/09/96, 96C-302)

TRACT A
THE CROSSING
(07/09/96, 96C-302)

EXISTING TEMPORARY PUBLIC DRAINAGE EASEMENT (11/01/96, 96-29, 5250)

EXISTING AGREEMENT & COVENANT (11/01/96, 96-29, 5243)

EXISTING TEMPORARY PUBLIC TURNAROUND EASEMENT (09/09/96, 96C-302)

PROPOSED UNIT 2
THE CROSSING

PROPOSED UNIT 1
THE CROSSING

EXISTING TEMPORARY PUBLIC DRAINAGE EASEMENT (11/01/96, 96-29, 5260)
AGREEMENT & COVENANT (11/01/96, 96-29, 5253)

TRACT D
THE CROSSING
(07/09/96, 96C-302)

Coors Vendo Avenue, N.W.

Projected Section Line

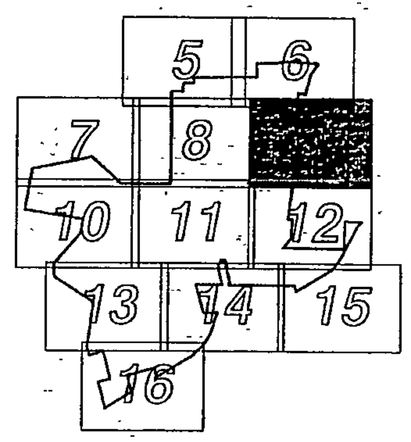
EXISTING 200' ELECTRICAL TRANSMISSION LINE EASEMENT FINAL JUDGEMENT-CNK ACTION NO. 1845, FILED MAY 14, 1952

EXISTING 30' WIDE PLAINS ELECTRIC EASEMENT (03/12/53, D-235-619)

Matchline- See Sheet 12

Legend

- DENOTES FOUND AND USED ALBUQUERQUE CONTROL SURVEY OR NATIONAL GEODETIC SURVEY MONUMENT
- DENOTES FOUND BOUNDARY MARKER AS NOTED
- DENOTES FOUND AND USED BUREAU OF LAND MANAGEMENT BRASS CAP
- DENOTES FOUND N.M. STATE HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT OF WAY MARKER
- DENOTES REBAR WITH CAP, "PS 11993" SET THIS SURVEY
- DENOTES LOT LINES ELIMINATED BY THIS PLAT
- DENOTES PART OF ANNEXATION (AX-99-2), BUT NOT A PART OF THIS PLAT (EXCEPTED PARCELS)
- DENOTES EXISTING 98TH STREET R.O.W. VACATED BY THIS PLAT (00410-00000-00753 (VRW)



Key Map

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

Westland Development Co., Inc.

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Project No. 1000570
Sheet 9 of 23

997190P

G:\PLATS\1999\WESTLNG\71908R14.DWG Thu Dec 14 09:10:37 2000

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
November 21, 2013
DRB Comments

ITEM # 6

PROJECT # 1006864 APPLICATION # 13-70714/ 70715

RE: *Tract N-2-E, Watershed Subdivision*

Regarding the variance requests for street crosswalks/ signs/ lighting/ and traffic control, these items are Construction Standards not specifically identified on Preliminary Plat Infrastructure Lists rather than DPM Design Standards, and would be dependent upon Design Review Committee/ DRC approval.

Regarding the Sidewalk Variances, Planning does not support a waiver for only one sidewalk on Abo Canyon Drive – the master site plan indicates two sidewalks and residents approaching from either side need to be able to continue on a sidewalk without crossing the street. There is no comment on the remaining variances other than the Infrastructure List, Variance request letter, and Sidewalk Exhibit need to be consistent (8 ft S/W vs. 10' and Mirehaven from Redondo Peak to S boundary). Please label the Sidewalk Exhibit as "Exhibit C."

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

Bohannan Huston

Engineering
Spatial Data
Advanced Technologies

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Jack Cloud
DRB Chair

Requested by: Brian Patterson

Date: 11-20-13

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

Phone:
Job No.: 20130375

Job Name: Watershed

DELIVERY VIA

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

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	DRB #1006864 Response to Comments

RECEIVED
NOV 20 2013
LAND DEVELOPMENT SECTION

COMMENTS / INSTRUCTIONS

Jack,
Attached is a hard copy of the email that was sent to you on November 19th, which responded to your comments provided for DRB #1006864. Please let us know if you have any questions.

Brian

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

Brian Patterson

From: Kevin Patton
Sent: Tuesday, November 19, 2013 10:21 AM
To: jcloud@cabq.gov
Cc: Brian Patterson; Yolanda Padilla Moyer; 'Jim Strozier' (cp@consensusplanning.com); Garret Price (Garret.Price@PulteGroup.com); fishman@consensusplanning.com
Subject: Mirehaven - DRB Project 1006864, Pulte Subdivision Plat
Attachments: Canyons at HD.PDF; Wilderness Compound.pdf; Policy Response Letter.pdf; 20130375_FutureOverallGrading_11-18-13.pdf; 20130375_view corridor-Pulte Ph1_11-19-13.pdf

Jack,

See Consensus Planning's (Jim Strozier's) letter dated November 11, 2013 concerning your request for additional information and how our proposed submittal complies with city policy. In addition to Jim's letter I offer the following supplemental information.

GRADING

Subdivision Ordinance § 14-14-2-2 (A) Conformance with Planning and Zoning states:
Planning. The arrangement, character, extent, width, grade, and location of all streets and the general nature and extent of the lots and uses proposed shall conform to the Albuquerque/Bernalillo County Comprehensive Plan and any other adopted plan, including but not limited to the Long Range Major Street Plan and other facility plans. No plat shall be approved if it contains elements clearly and significantly inconsistent with the adopted plans.

I have enclosed a pdf of two approved grading plans within High Desert adjacent to the Bear Canyon Arroyo that are similar in nature to grading within The Mirehaven area. These areas have similar topography (rolling hills adjacent to arroyo's and open space). Those existing subdivisions are:

- **Wilderness Compound at High Desert**
- **The Canyons at High Desert**

If necessary, I could also provide examples of additional grading plans throughout the city that reflect similar cuts and fills. Andalucia at the corner of Coors Blvd and Namaste has 17 foot cuts and fills. Andalucia is adjacent to the San Antonio Arroyo. Ventana Ranch along its western boundary has significant cuts and those adjacent to the arroyo show considerable fills.

Comp Plan Policy II.B.5.d
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.
See Consensus Planning's Letter dated November 11. 2013

Comp Plan Policy II.B.5.f
Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.
See Consensus Planning's Letter dated November 11. 2013
In addition to Jim's letter, I would add that we are providing striped bike lanes on Mirehaven Parkway. We have provided trails or sidewalks within open space and roadway networks. The layout provides private open space as an additional buffer between the public right of way and the rear property of homes. There is not a single home on the

perimeter where the rear yard property line is shared by a public right of way. Homes are oriented towards pedestrian and bikeways. There are two significant private parks/open space within the development in addition to the linear park along the south boundary and private open space surrounding the community.

Comp Plan Policy II.B.5.g
Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.
See Consensus Planning's Letter dated November 11. 2013
The roads and lots within the proposed grading plan fall with the existing topography. The cuts an fills within the development are typicall for developments with rolling hills adjacent to arroyos. I have enclosed two grading plans for developments within the High Desert Master Planned Community adjacent to the Bear Canyon Arroyo that reflect similar existing and proposed topography.

Cross-sections at the points of maximum proposed cut or fill are enclosed.

From the Watershed @ Estrella Site Development Plan for Subdivision, Grading Design Standards, need to demonstrate:

16.B. Cut and fill has been kept to a minimum
We believe we have kept the cuts and fills to a minimum where possible. We have contoured ridges and low areas in order to better tie to the elevations on either side. Other alternatives that were considered (but soon rejected) would require us to increase and steepen roadway slopes and place retaining walls between lots, resulting in steep driveway slopes and sidewalks. We felt that steep roadways, sidewalks and driveways did not further the goal of developing a walkable community, but instead we placed terraced shorter retaining walls within open space buffers (instead of the sideyards of homes) providing greater setbacks from public right of ways, greater open space corridors, and enriching the landscaping within these corridors adding to the scenic surroundings.

16.C. Transition between new grades and existing are smooth and rounded, [also 15.J.drainage facilities rounded to avoid steep unnatural slopes,]
The transition between new permanent grades and existing are smooth and rounded (which include drainage facilities rounded to avoid steep unnatural slopes. The proposed grading plans only showed hard corners on those areas that are temporary.

16.E. Grading for new roads run with existing contours,
See enclosed exhibit showing how the new roads run with the existing contours. This is an overall preliminary grading plan for the entire development south of the Mirehaven Arroyo. Please note that there will be minor adjustments to the future grading. We have provided proposed roadway grades (i.e. 5%), where existing ridges are, etc.

16.G. Compliance with 14-16-3-19 particularly wall height (retaining w/gardening wall)
We have updated the grading plan to reflect which walls are located where in accordance with the approved SPSD. The walls shown within the approved SPSD are in compliance with height regulations reflected in 14-16-3-19. Please indicate where you believe we don't comply.

Landscaping

A landscape plan is required by the Watershed @ Estrella Site Development Plan for Subdivision, and it specifically needs to address the following for the linear park:

- Park Design Standards 8B and 8G
- Wall & Fence Design Standards 6C
- Grading & Drainage Design Standards 15J, 16C, 16E, 16H, and 16L-N

A landscape plan is going to be prepared. The language on the SPSD indicates that it has to be prepared prior to plat. We assumed that this would be submitted with the construction plans. If required by DRB can this be submitted with the final plat.

Let me know if you have any additional questions or comments.

Thanks,

Kevin G. Patton P.E.
Senior Vice President
Community Development & Planning
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 **Direct:** 505.798.7885

DISCLAIMER. This e-mail, including attachments, may include confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. Any unauthorized review, use, disclosure or dissemination is strictly prohibited. If you received this e-mail in error, please notify the sender by reply e-mail and delete this e-mail immediately

From: Cloud, Jack W. [mailto:jcloud@cabq.gov]
Sent: Thursday, November 14, 2013 5:10 PM
To: Kevin Patton
Cc: cp@consensusplanning.com
Subject: RE: Project 1006864, Pulte Subdivision Plat

Following is an outline of items to be addressed with the Pulte DRB re-submittal:

Grading

From the Subdivision Ordinance § 14-14-2-2 (A) Conformance with Planning and Zoning, need to address:

Comp Plan Policy II.B.5.d specifically **respect existing …. natural environmental conditions.**

Policy II.B.5.f specifically **Clustering of homes …. oriented towards pedestrian or bikeways.**

Policy II.B.5.g specifically **to conform to topographical features.**

From the Subdivision Ordinance § 14-14-3-4 (C) (2) Required Submittals:

Cross-sections at the points of maximum proposed cut or fill.

From the Watershed @ Estrella Site Development Plan for Subdivision, Grading Design Standards, need to demonstrate:

16.B. Cut and fill has been kept to a minimum,

16.C. Transition between new grades and existing are smooth and rounded, [also 15.J.drainage facilities rounded to avoid steep unnatural slopes,]

16.E. Grading for new roads run with existing contours,

16.G. Compliance with 14-16-3-19 particularly wall height (retaining w/gardening wall)

Landscaping

A landscape plan is required by the Watershed @ Estrella Site Development Plan for Subdivision, and it specifically needs to address the following for the linear park:

- Park Design Standards 8B and 8G
- Wall & Fence Design Standards 6C
- Grading & Drainage Design Standards 15J, 16C, 16E, 16H, and 16L-N

From: Kevin Patton [mailto:Kpatton@bhinc.com]
Sent: Tuesday, November 12, 2013 2:21 PM
To: Cloud, Jack W.
Subject: RE: Project 1006864, Pulte Subdivision Plat

Jack,

3:00 pm at your office is fine. I'll see you then.

Thanks Jack,

Kevin

From: Cloud, Jack W. [mailto:jcloud@cabq.gov]
Sent: Tuesday, November 12, 2013 1:35 PM
To: Kevin Patton
Subject: RE: Project 1006864, Pulte Subdivision Plat

Kevin, I will need some time to review this tomorrow before we meet – how does 3:00 work for you?

From: Jim Strozier [mailto:cp@consensusplanning.com]
Sent: Monday, November 11, 2013 5:45 PM
To: Glore, Chris P.; Cloud, Jack W.
Cc: Garret Price; Kevin Patton; 'Jackie Fishman'; Marrone, Carmen M.
Subject: Project 1006864, 13EPC 40143 and 13DRB 70679 - Del Webb and Pulte Phase 1 Site Plan and Subdivision Plat

Please see the attached letter addressing the Comprehensive Plan policies II.5.d, f, and g.

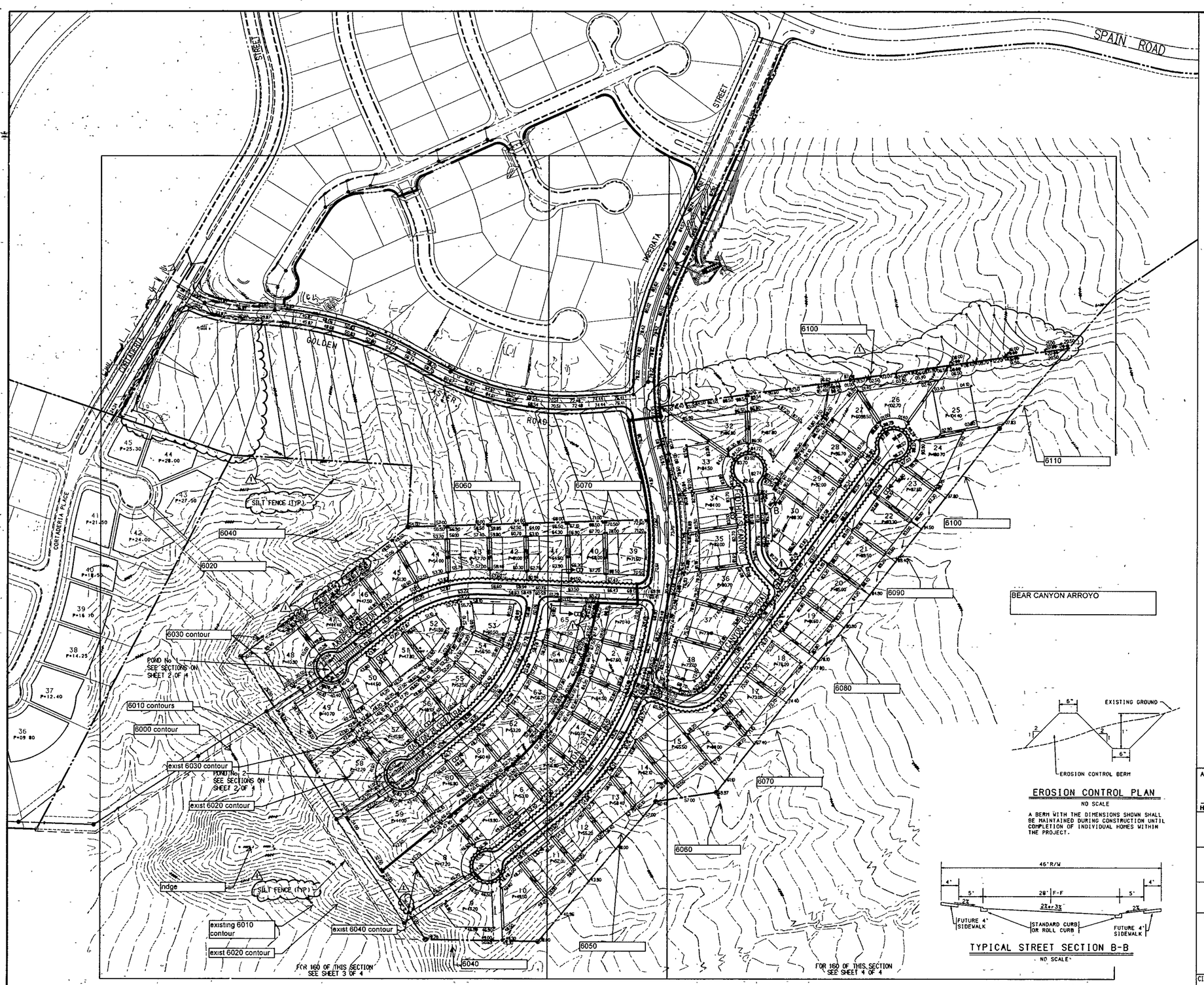
Chris, please distribute to the EPC members for Thursday's hearing.

Do not hesitate to contact me if you have any questions or require any additional information.

Jim Strozier, AICP
Consensus Planning, Inc.
☎ **505.764.9801**
www.consensusplanning.com

Follow us on

SAVE PAPER - Only print this e-mail if necessary



GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT PREPARED BY GEO - TEST. DATED JANUARY 19, 1998
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL THIS SHEET AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. ALL SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE.

N

100 50 0 100

SCALE: 1" = 100'

LEGEND

PROJECT BOUNDARY	
EXISTING CONTOUR	
EXISTING SPOT ELEVATION	0 255
PROPOSED SPOT ELEVATION	● 356
DIRECTION OF FLOW	S=2.56%
BASIN BOUNDARY	
SUB-BASIN BOUNDARY	
PROPOSED 2.5' FILLED CMU WALL	
EXISTING GARDEN WALL	
EXISTING STORM DRAIN LINE	—SD—
EXISTING STORM DRAIN MANHOLE	
EXISTING STORM DRAIN INLET	
PROPOSED STORM DRAIN LINE	—SD—
PROPOSED STORM DRAIN MANHOLE	
PROPOSED STORM DRAIN INLET	
TOE OF SLOPE	
EROSION CONTROL BERM	
SILT FENCE	

EROSION CONTROL PLAN

NO SCALE

A BERM WITH THE DIMENSIONS SHOWN SHALL BE MAINTAINED DURING CONSTRUCTION UNTIL COMPLETION OF INDIVIDUAL HOMES WITHIN THE PROJECT.

TYPICAL STREET SECTION B-B

NO SCALE

APPROVED FOR ROUGH GRADING (± 1')

HYDROLOGY ENGINEER _____ DATE _____

FHI JOB NO 97443A112

AS-BUILT INFORMATIO

CONTRACTOR

WORK DONE BY

INSPECTOR'S ACCEPTANCE BY — DATE

VERIFICATION BY — DATE

CORRECTED BY — DATE

MICRO-FILM INFORMATION

THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET. AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV.=5009.155

RECORDED BY — DATE

NO.

BENCH MARKS

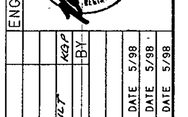
STATION TS A STANDARD UCC & GS BRASS

GEOLOGICAL SURVEY BENCH MARK. TOP TABLET STAMPED "TUMBLE 1969" SET IN CONCRETE PROJECTING 0.2 FEET ABOVE GROUND. LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET. AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV.=5009.155

FIELD SURVEY INFORMATION

NO.	BY	DATE

ENGINEER'S SEAL



REVISIONS

NO.	DATE	REMARKS	BY
1	9/2/98	REVISED GRADES ALONG SILT FENCE & CONTOURS	KP

DESIGNED BY KP, TG — DATE 5/98

DRAWN BY BS, SAR — DATE 5/98

CHECKED BY KP — DATE 5/98

BOHANNAN-HUSTON INC.
ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

THE CANYONS AT HIGH DESERT
OVERALL GRADING AND DRAINAGE PLAN

DESIGN REVIEW BOARD NO	APPROVAL DATE	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
98-168	6/22/98			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
594481	F-23	1	4

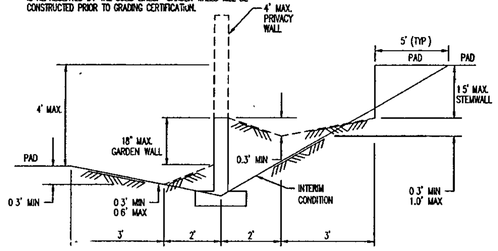
USERNAME= CDP5\CC97252A02.NEW\GRADE3\NEW-CNTS-GRADE-OVERALL.GRF

COPYRIGHT BOHANNAN-HUSTON, INC. 1998

DATE - MAY 1998

213-3

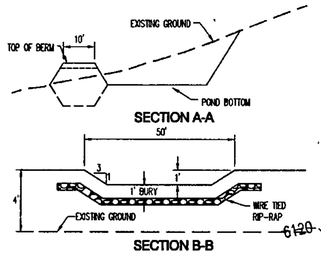
NOTE: DASHED LINES IN TYPICAL SIDE LOT LINE SECTIONS REPRESENT THE FINAL CONDITION AFTER THE GARDEN, STEM, AND PRIVACY WALLS HAVE BEEN CONSTRUCTED. THE INTERIM CONDITION, WHICH IS TO BE CONSTRUCTED BY THE GRADING CONTRACTOR AND CERTIFIED BY THE ENGINEER IS REPRESENTED BY THE SOLID LINES. GARDEN WALLS WILL BE CONSTRUCTED PRIOR TO GRADING CERTIFICATION.



TYPICAL SIDE LOT LINE SECTION
NOT TO SCALE

NOTE. DASHED LINES IN TYP SIDE LOT LINE SECTIONS REPRESENT THE FINAL CONDITION AFTER THE GARDEN, STEM, AND PRIVACY WALLS HAVE BEEN CONSTRUCTED. THE INTERIM CONDITION, WHICH IS TO BE CONSTRUCTED BY THE GRADING CONTRACTOR AND CERTIFIED BY THE ENGINEER, IS REPRESENTED BY THE SOLID LINES. RETAINING WALLS WILL BE CONSTRUCTED PRIOR TO GRADING CERTIFICATION.

TYPICAL SIDE LOT LINE SECTION
WITH RETAINING WALL
NOT TO SCALE



EROSION CONTROL POND
NOT TO SCALE

DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14884, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY THAT THE WILDERNESS VILLAGE AND COMPOUND SUBDIVISION HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 09/17/03. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CARTESIAN SURVEYS NMPS 14271. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 03/18/03 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR SUBFINANCIAL GUARANTY RELEASE.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Scott J Steffen 7/10/05

SCOTT J. STEFFEN, NMPE 14884

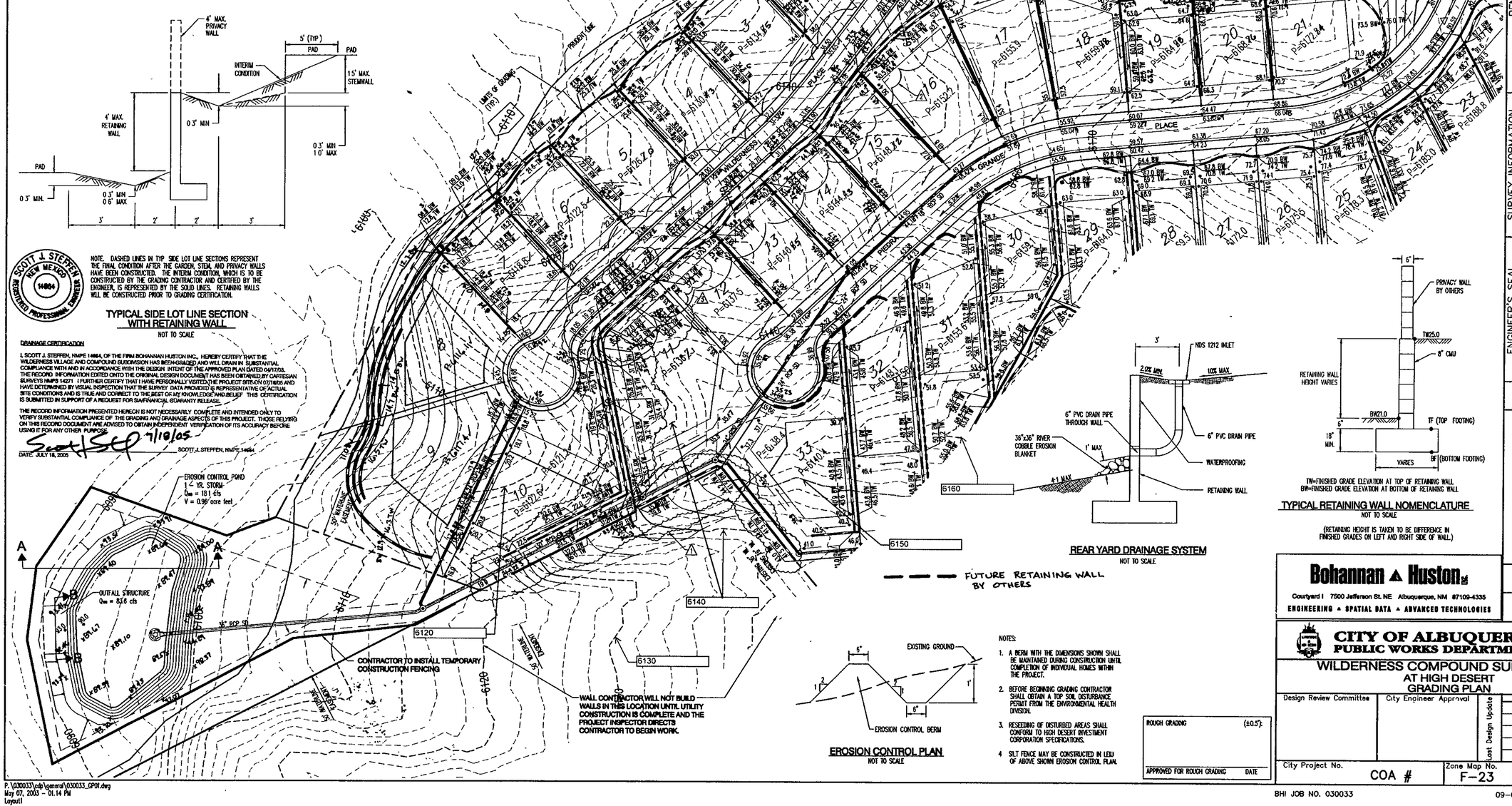
DATE: JULY 18, 2005

LEGEND
☒ INSTALL REAR YARD DRAINAGE SYSTEM LOTS 1 - 7 PER DETAIL THIS SHEET

50 25 0 50
1" = 50'

GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT PREPARED BY GEOTEST, DATED FEBRUARY, 1998.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET _1_, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.


DESERT PLACE
PRIVATE DRIVE
WILDERNESS GRADE
PIEDRA
LIMIT OF GRADING (TYP)
PROPERTY LINE
EROSION CONTROL POND
1 < YR. STORM
Qin = 18.1 cfs
V = 0.96 acre feet
OUTFALL STRUCTURE
Qin = 53.6 cfs
36" RCP SD
CONTRACTOR TO INSTALL TEMPORARY CONSTRUCTION FENCING
WALL CONTRACTOR WILL NOT BUILD WALLS IN THIS LOCATION UNTIL UTILITY CONSTRUCTION IS COMPLETE AND THE PROJECT INSPECTOR DIRECTS CONTRACTOR TO BEGIN WORK.
6" MINIMUM EXCESS
6" MINIMUM EXCESS
6" MINIMUM EXCESS

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

November 11, 2013

Mr. Chris Glore, EPC Case Planner
Mr. Jack Cloud, DRB Chairman
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, New Mexico 87102

Hand Delivered

Re: Project Number 1006864, 13EPC 40143 and 13DRB 70679

Dear Mr. Cloud and Mr. Glore:

The following response is directed towards Planning and Parks staff regarding conformance with Comprehensive Plan policies II.5.d, f, and g as presented in the staff reports for the above referenced projects. The applicant provides this information in support of our contention that the proposals not only meet, but further these policies.

The policies are provided in plain text with our response in italics. This response is provided to both the EPC related to Project Number 1006864, 13EPC 40143 for the Del Webb Site Plan for Subdivision and the DRB related to Project Number 1006864, 13DRB 70679 for the Preliminary Plat for Pulte Homes. Both of these projects fall within the recently approved Watershed @ Estrella overall Site Development Plan for Subdivision. While these policies are being called out as stand-alone requirements, it is important to realize that with all subdivision designs there is a balance that must occur between policies and design regulations and standards. The grading plan is designed to balance these policies and regulations.

The following preface to the planning section of the subdivision regulations has been raised along with these Comprehensive Plan policies:

(A) Planning. **The arrangement, character, extent, width, grade, and location of all streets and the general nature and extent of the lots and uses proposed shall conform to the Albuquerque/Bernalillo County Comprehensive Plan and any other adopted plan**, including but not limited to the Long Range Major Street Plan and other facility plans. No plat shall be approved if it contains elements clearly and significantly inconsistent with the adopted plans.

The proposal for both projects is not "clearly and significantly inconsistent" with adopted City plans and as demonstrated below, both proposals are consistent with and help to implement these policies.

Policy II.5.d – The EPC staff report and comments from the DRB Chair states that the proposal does not further this policy:

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.

PRINCIPALS
Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES
Jacqueline Fishman, AICP

CONSENSUS PLANNING

Response: *The proposal furthers this policy in a number of ways:*
As the staff report points out, the proposed development reflects the character and context of the surrounding neighborhoods. We would argue that it also takes that context and through ample open space, pocket parks, and trails – does it in a better and more creative way. The zoning and development restrictions are provided in two separate planning documents that have been approved by the City of Albuquerque through a public process. These plans address the community values and carrying capacity of the project area. The NWMEP defined and was the pre-designation of what became the Petroglyph National Monument. The NWMEP identifies a 350 foot Impact Area that includes specific design criteria, which we follow and have addressed in our submittal. The Westland Master Plan/Sector Plan and zoning for this area were recently amended by the City Council in response to the recent APS purchases (220 acres) for the education and athletic facilities. The zoning change removed the resort (golf course) and non-residential uses (commercial, office, and hotel) and slightly increased the allowable residential density. This proposal is in conformance with the zoning in the sector plan.

The EPC submittal has been designed to preserve views (scenic resources) to and from the adjacent National Monument. Specifically, views are provided to the escarpment within the Monument through a large buffer adjacent to the Monument boundary (single loaded street and trail), view corridors created by street alignments, the Mirehaven Arroyo, and open space corridors. All of the houses within the Impact Area are restricted to single story. The submittal also provides for an internal trail system along the boundary and adjacent to the Mirehaven Arroyo to meet the recreational needs of the project residents.

The development adjacent to the Monument boundary is a private, open-space buffer that will include a trail, landscaping, drainage facility (where not adjacent to a street), and retaining walls (to minimize the slope within the buffer). While recent storm events caused significant erosion problems in other neighborhoods adjacent to the Monument, the private open space buffer (the areas that experienced the erosion did not have this type of buffer) has been designed to ensure that drainage flows from the Monument are captured and directed via street or channel to the Mirehaven Arroyo. The buffer, combined with the design, will ensure that the problems experienced in other areas will not happen here. The six lots that back up to the Monument area are separated from the boundary ranging from 65 to over 100 feet. The buffer includes a drainage structure designed to capture the drainage entering the property and redirect it to the arroyo. These lots will have combination wall and view fence to ensure minimal visual impact to views from the Monument.

Possible Techniques

1) Use environmental impact analysis and design criteria in the development review process for infrastructure development and for building siting and design.
   The EPC and DRB processes are in place and provide the appropriate review for these projects.

CONSENSUS PLANNING

2) Specify development guidelines based on local environmental characteristics and community values in sector and area plans; implement through Comprehensive Land Development Code or traditional zoning, subdivision, and development review process.
Design guidelines that impact these projects are found in the Westland Master Plan, Northwest Mesa Escarpment Plan, and the Watershed @ Estrella overall Site Development Plan for Subdivision.

3) Assist area property owners, neighborhood groups, and developers, (by negotiation and public education) in achieving, with coordination and harmony of development plans.
The Watershed @ Estrella Site Plan for Subdivision was the result of staff, neighborhood, and EPC input through a public process. Del Webb also goes through an extensive survey and marketing process with its potential customers, across the country, to determine their preferences.

4) Assist appropriate development through public/private efforts when private development is not feasible (title problems, old platting).
This does not apply since the open space, trails, etc. are all private and being developed at no cost to the City.

5) Use special assessment districts, issuance of public revenue bonds, tax increment financing, and/or tax incentives for improvements where public funds are unavailable for optimum protection of resources or provision of amenities.
Same as Number 4 response provided above.

6) Shape and manage development by:
   a. Low density zoning districts – *The zoning allows for an average density of 4 du/acre and these proposals are consistent with this density.*
   b. Controlling water rights - *N/A*
   c. Subdivision and re-subdivision – *Both projects are utilizing this technique.*
   d. Cluster development – *Each project provides private open space in the form of open space buffer (adjacent to the Monument), pocket parks, and linear open space trail corridors. The project maintains the overall density permitted by the zoning and no density bonus is being requested or utilized.*
   e. Greenbelt Law – *N/A*

7) Monitor development through a comprehensive data base.
This would be the City's responsibility.

8) Consider a Zoning Ordinance amendment to specify that carrying capacity studies should accompany development applications in environmentally sensitive areas of the city and county designated Developing Urban or Established Urban.
This is a City responsibility and to our knowledge, this has not been done.

CONSENSUS PLANNING

Policy II.5.f – The staff report states that the proposal only partially furthers this policy:

Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.

Response: *The proposal furthers this policy in a number of ways:*

The Watershed @ Estrella overall Site Development Plan for Subdivision identifies 22.9 acres of private open space. This does not include the private pocket parks, which add an additional 5.2 acres within Del Webb phase 1 and 5.68 acres within Pulte phase 1 above and beyond that called for in the overall site plan. While it is true that the subdivision will be gated, the subdivision is not adjacent to any public trails or bikeways. A public trail is being planned in a future phase of the project on the north/south common boundary with the Monument. This policy does not differentiate between private and public open space.

Possible Techniques

1) Guide through Sector Plans.
   The plans are guided by the Westand North Master Plan and Sector Plan.

2) Implement through zoning and subdivision processes.
   This is being implemented by both the site plan and platting processes.

3) Identify incentives (e.g. density bonuses) potentially sponsored by local government.
   There are no public incentives available for the extensive private open spaces being, designed, built, and maintained by the developer/HOA within these projects. This is all being done voluntarily by the developer and not being done to satisfy any City regulations.

Policy II.5.g – The staff report states that the proposal does not further this policy:

Development shall be carefully designated to conform to topographic features and include trail corridors in the development where appropriate.

Response: *This proposal furthers this policy in number of ways:*
The proposed development plan furthers this policy through the use of a 65 to 100 foot buffer and a combination of single loaded street and a developed channel. This design concept allows the gentler grading of the buffer area in conjunction with intermittent retaining walls to create a smooth transition between the Monument and the development. This buffer area will include a meandering trail and landscaping to provide access for community residents to this area and allow views into a portion of the Monument (the west edge of the Watershed project) that does not have public access or trails. Staff incorrectly assumes that the height exception is the primary driver behind the grading plan. While the grading plan was not predicated upon lowering the homes within the Impact Area, the result was that the homes within the Impact Area will almost exclusively be lower than the natural grade resulting in less impact to the scenic resources. The grading plan was designed to provide streets with grades that will support the walkable nature of the project (more important than normal since this is an age restricted,

CONSENSUS PLANNING

senior community), utility design, views for the residents, floodplain issues, and balancing cuts and fills. The benefit to the scenic quality and views to and from the Monument is a guiding principle that underlies the grading plan.

Ultimately, site grading is a balance between City regulations and policies. The proposed grading plan does an excellent job of balancing those needs and the result will be very walkable neighborhood that provides for protection of scenic resources, provides trail corridors and views for the future residents, and respects neighborhood values.

Possible Techniques

1) Guide through Sector Plans.
   The plans are guided by the Westand North Master Plan and Sector Plan.

2) Implement through zoning and subdivision processes.
   This is being implemented by both the site plan and platting processes.

3) Implement the Bikeways Master Plan
   N/A – while we are implementing bike lanes and trails, they are not called for in the Bikeways Master Plan. Once again, these are being done voluntarily by the developer above and beyond City requirements.

Thank you for your time and efforts regarding this exciting project. We appreciate your consideration of these responses and we will continue working with you towards approval and implementation of these neighborhoods.

Sincerely,

James K. Strozier, AICP
Principal

SURVEY INFORMATION

FIELD NOTES

NO	BY	DATE

BENCH MARKS

USC&GS BRASS DISC STAMPED "REWARD 1969"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE)
N=1487364.063 E=1491190.819
GROUND TO GRID = 0.999675005
DELTA ALPHA = -00°17'12.26"
NAVD 1988 ELEVATION = 5319.688

AS-BUILT INFORMATION

CONTRACTOR — DATE
WORK STARTED BY — DATE
INSPECTORS ACCEPTANCE BY — DATE
VERIFICATION BY — DATE
COMMENTS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO — DATE

ENGINEER'S SEAL

NO	DATE	BY	REMARKS
			REVISIONS
			DESIGN
	DATE 10/2013	YPM	DESIGNED BY
	DATE 10/2013	ARR	DRAWN BY
	DATE 10/2013	YPM	CHECKED BY

Bohannan Huston
www bhinc com 800 877 5332

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

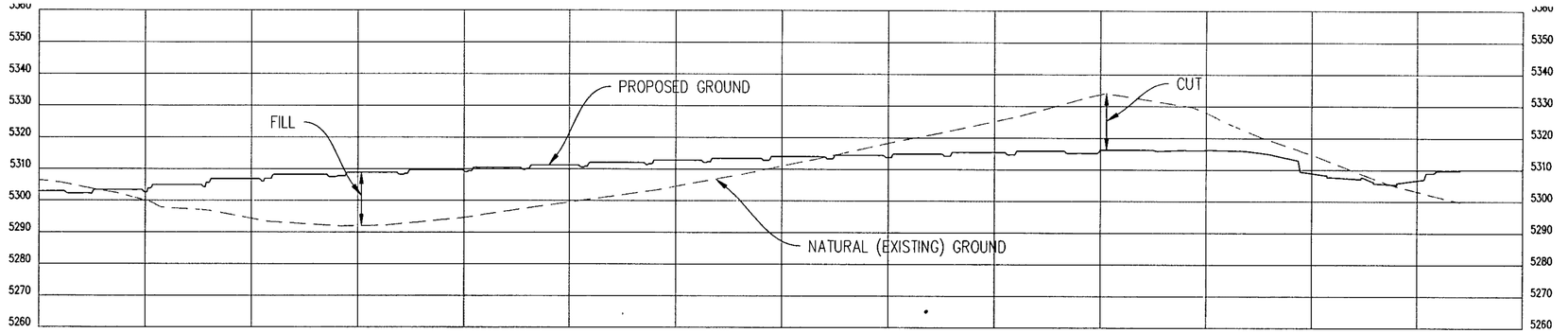
PULTE @ MIREHAVEN PHASE 1
FUTURE OVERALL GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

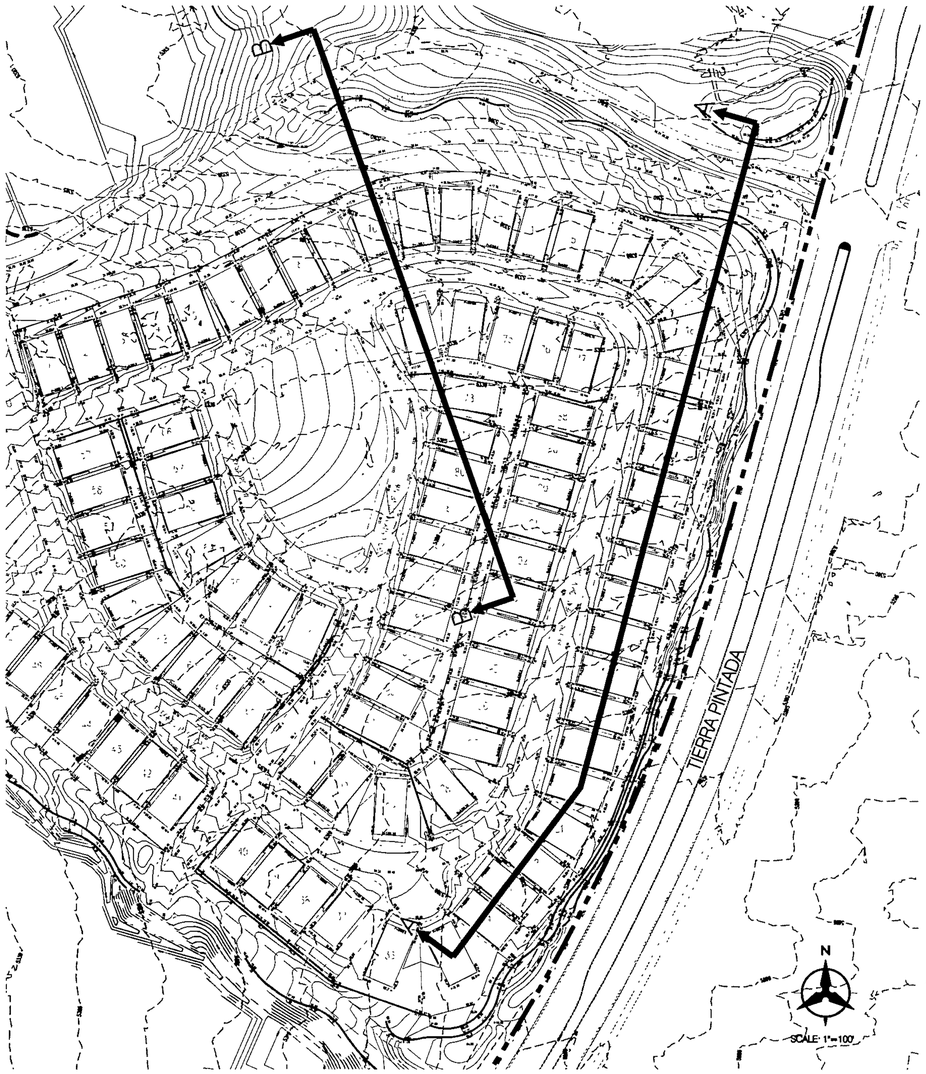
CITY PROJECT NO | ZONE MAP NO | SHEET 1 OF 6

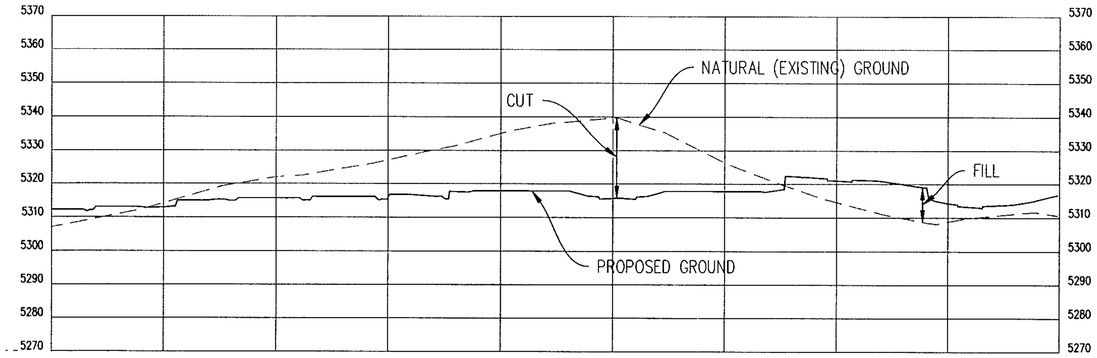
BHI JOB NO 20130375

P \20130375\CDP\Plans\General\20130375_FutureGrading dwg
Mon, 18-Nov-2013 - 4 32 pm, Plotted by: BPATTERSON



SECTION A-A
SCALE 1"=60' HORIZ
1"=20' VERT





SECTION B-B
SCALE: 1"=60' HORIZ
1"=20' VERT

Tue, 19-Nov-2013 - 10:01 am, Plotted by AROMERO
P:\20130375\CDP\Plans\General\EPC\SP for Subdivision Del Webb Phase 1\20130375_new corridor-Pulte Ph1.dwg

Bohannan Huston
www.bhinc.com 800 877 5332

Brian Patterson

From: Kevin Patton
Sent: Tuesday, November 19, 2013 4:30 PM
To: Brian Patterson; NMITE: Kristal Metro
Cc: 'Jim Strozier' (cp@consensusplanning.com); fishman@consensusplanning.com
Subject: RE: Follow up Questions - DRB #1006864

Kristal,

In addition to what Brian has provided you in addressing your comments and questions I offer some additional thoughts on how we comply to the approved EPC Site Plan for Subdivision.

In addition to Consensus Planning's letter we offer the additional following information associated with our Preliminary Plat submittal as it relates to Traffic and Transportation issues:

Transportation:

SPSD - Sheet 1

Pedestrian and Vehicular Ingress and Egress
Vehicular Access: (this condition has been met)

- Preliminary Plat reflects Vehicular access from Tierra Pintada via Roadway A (aka Mirehaven Parkway) the northern and primary access point.
- Preliminary Plat correctly reflects Roadway A & B now referenced as Mirehaven Parkway
- Preliminary Plat correctly reflects intersection into subdivision off of Mirehaven Parkway
- Preliminary Plat correctly reflects street connection (Abo Canyon Drive) between Tracts N-2-E and N-2-D

Pedestrian Access/Circulation: (this condition has been met)

- Preliminary Plat correctly reflects trail connection at the NE corner of Tract N-2-E
    - Public Pedestrian Access Easement on Tract N-2-E-4 between lots 15 and 16
- Preliminary Plat correctly reflects trail connection w/in Linear Park connecting Tierra Pintada Blvd to Mirehaven Parkway.
- Preliminary Plat provides internal sidewalks (with requested deferral or waiver) and necessary ADA ramps, crossings.

Transit Access: N/A
Petroglyph National Monument Emergency Access: N/A with this submittal
Approval Process: (this condition has been met)

5. An analysis of the operation and mitigation necessary to return traffic operations to that of the No-Build condition at the Ladera and Unser intersection is required. This analysis shall be performed and submitted to the City and NMDOT for review prior to the first subdivision plat approval by the DRB.
    - This analysis was performed and submitted to the City and NMDOT by Eric Wrage in our office on Tuesday August 20, 2013 via email to Nancy Perea NMDOT, Kristal Metro COA, Tony Loyd COA, Antonio Jaramillo NMDOT.
    - As indicated in Eric's email "The attached letter documents this required analysis. It finds the existing geometry is sufficient to accommodate 2015 no build and build, with acceptable LOS and the northbound left turn bay recently constructed by the COA will accommodate the expected queues."

SPSD - Sheet 2

Watershed Design Standards (these conditions have been met)

1. Approval Process – N/A with this submittal; not adjacent to the Petroglyph National Monument
2. Density and Minimum Lot Area – exceeds conditions
    a. Overall gross density of the Watershed development shall be limited to 4 dwelling units per acre. This first phase is 101 lots on 37.465 acres = 2.69 du/ac
    b. Minimum Lot Area shall be 3,200 sf / du and minimum lot width shall be 32 feet. As indicated on the Preliminary Plat the minimum lot area for this development is 6600 sf and the minimum lot width is 55 ft.
3. Parking and Parking Lot Standards (these conditions will be addressed at building permit)
    a. Off-Street parking for single family residential development will meet or exceed
        i. 2 spaces per 2 bedroom du
        ii. 3 spaces per 3-4 bedroom du
        iii. 4 spaces per 5 bedroom du or greater
    b. N/A with this submittal
    c. N/A with this submittal
4. Utilities and Screening – these conditions have been met and are in accordance with the approved SPSD; no traffic or transportation issues noted.
5. Signage – these conditions have been met and are in accordance with the approved SPSD; no traffic or transportation issues noted.
6. Walls / Fences - these conditions have been met and are in accordance with the approved SPSD; no traffic or transportation issues noted.

SPSD - Sheet 3

7. Sidewalk, Trails, and Pedestrian Crossings
    a. All sidewalks and ramps w/in public right of way meet city standards and are ADA accessible.
    b. Sidewalks on local residential streets are a minimum 4 ft wide. Sidewalks along collectors or major local streets are a minimum 6 ft wide and where sidewalks are located on one side of a collector or major local street, that sidewalk is a minimum 8 ft wide. A sidewalk design variance has been requested.
    c. Trails have been designed for multi-use.
    d. Trails have been designed barrier-free where feasible.
    e. The private trials are a minimum 8 ft wide and are either concrete, asphalt or stabilized crusher fines.
    f. Pedestrian crossings are clearly demarcated with colored, textured paving where crossing vehicular entrances.
8. Private Parks and Commons Areas – these conditions have been met and are in accordance with the approved SPSD; no traffic or transportation issues noted.
9. Mirehaven Arroyo - these conditions have been met and are in accordance with the approved SPSD; no traffic or transportation issues noted.
10. Petroglyph National Monument – N/A with this submittal

SPSD - Sheet 4

11. Streets and Streetscapes – - these conditions have been met and are in accordance with the approved SPSD
    a. Streets w/in Tract E are public streets
    b. Public Streets meet the City's DPM except as noted below. Variances have been requested.

c. Streets comply with the DPM Single Access Criteria. The DPM Single Access Criteria allows for variances. Variance has been requested for a temporary condition. Fire Marshall has indicated they have no issue with our request. Please refer to the variance request letter.
d. We have requested an inverted crown in Mirehaven Parkway in order to maximize water harvesting for landscaping.
e. Mirehaven Parkway (Street A) has exceed the requirement in that we are providing a 22 foot paved roadway; which includes a 14 ft travel lane and a 6 ft bike lane measured from the lip of curb verses the face of curb adding the 2 additional feet.
f. Mirehaven Parkway (Street B) was originally planned to include 92 feet of right of way. The preliminary plat provides the standard public right of way width (73 ft ROW which is 22 ft lanes, 8 ft median and 10.5 ft on each edge) per the DPM. The 8 foot landscape median is shown and a variance has been requested. The 15 foot landscaped area that would have been included in 92 feet of public right of way has been placed in the adjacent private open space parcels. A meandering public pedestrian easement was granted with the bulk land plat.
g. The appropriate design and sidewalk variances have been requested.
h. The appropriate design and sidewalk variances have been requested.
i. A landscape maintenance agreement with the City will be provided with the design plans submitted to DRC.
j. The preliminary plat has provided a roadway cross section of Mirehaven Parkway (Roadway A)
k. The preliminary plat has provided a roadway cross section of Mirehaven Parkway (Roadway B)
l. Tierra Pintada Blvd exists.
m. Tierra Pintada Blvd exists.
n. N/A – no private streets with this submittal
o. The preliminary plat has provided a roadway cross section for local streets.
p. - r. The pedestrian crosswalks are per the approved city standard detail. A variance has been request although we are not sure it is necessary. City Traffic Operations will be notified of the locations of the proposed crosswalks. An exhibit has been provide showing the locations of the proposed cross crossings.

SPSD - Sheet 5

12. Architecture - these conditions have been met where applicable and are in accordance with the approved SPSD; no traffic or transportation issues noted.
13. Lighting – we have requested a variance concerning street lights to be different than the typical standard light and to be maintained by the HOA. We have been requested to coordinate with Traffic Operations concerning our request.
14. Landscape - these conditions have been met where applicable and are in accordance with the approved SPSD; no traffic or transportation issues noted.
15. Drainage - these conditions have been met where applicable and are in accordance with the approved SPSD; no traffic or transportation issues noted.
16. Grading and Surface Disturbance - these conditions have been met
    a. The grading is in conformance with the Westland Master Plan. This submittal is not within the NWMEP.
    b. Cut and fills have been kept to a minimum where possible and has shown excavation reduces the profile of construction in a way that materially improves the site plan by providing a more walkable community. I have provide Jack Cloud with numerous approved grading plans that are similar in the existing and proposed topo.

c. The grading plan shows smooth and rounded transitions between new grades and existing terrain in permanent areas.
d. Parcels have been graded to direct runoff away from buildings and into drainage facilities.
e. Grading for new roads run with the existing contours when feasible. Natural drainage patterns have been maintained to prevent soil erosion.
f. N/A – no parking areas.
g. The proposed grading plan provides a number of terraced wall as encourage by the approved SPSD and is in accordance with comp plan 14-16-3-19.
h. The landscape plan will be in accordance with the approved SPSD.
i. The landscape plan will be in accordance with the approved SPSD.
j. Grading Phasing is in accordance with the Illustrative Plan shown.

17. Surface Disturbance - these conditions will be met when applicable and are in accordance with the approved SPSD; no traffic or transportation issues noted.

Let us know if you have any questions.

Thanks,

Kevin Patton

From: Brian Patterson
Sent: Monday, November 18, 2013 1:47 PM
To: NMITE: Kristal Metro
Cc: Kevin Patton
Subject: Follow up Questions - DRB #1006864

Kristal,
I wanted to follow up with you regarding some of your comments that you provided and make sure that we address your comments correctly. Below is your comments followed by our response or question to you:

- Provide an exhibit showing the location of sidewalk and defining the distance from back of curb to the property line. Right of way dedication may be required. **This cross sections were shown on the preliminary plat as Street Sections A-A and B-B.**
- Compliance with all EPC Conditions of Approval (July 11, 2013) must be clearly illustrated.
  A letter dated August 16, 2013 was prepared and submitted to Jack Cloud (not sure if the rest of the board received the letter) that addressed our compliance with the EPC condition. This letter have been attached to this email. We are also planning on meeting with Planning staff to assure that their DRB comments have been addressed and are still in compliance with the EPC conditions.
- Mirehaven Parkway does not meet the criteria for a stub street. A turnaround must be provided.
  Type III barricades are proposed to be placed on the south side of Mirehaven Parkway and Redondo Peak Drive. Vehicular turnaround can be provided within the subdivision (a U-turn could also be utilized in the intersection as well). Please see attached email from Kevin Patton for additional information.
- Define the length of Abo Canyon Drive from Redondo Peak Drive to the property line. Does this meet stub street criteria?
  Type III barricades are proposed to be placed on the south side of Abo Canyon and Redondo Peak Drive. Please see attached email from Kevin Patton for additional information.
- Infrastructure List Comments:
  - Major local and normal local roadways must be indicated as such on the infrastructure list.
    Ok, please see updated Infrastructure List (attached)
- Design Variance Comments:
  - Written concurrence from the Fire Marshall's office indicating approval of the proposed access and its compliance with the safety criteria is required.
    We had obtained and submitted a letter from the Fire Marshall Office that indicates their approval (see attached). If it helps, we can include the exhibits that were submitted to the FMO.
  - Street name signs are maintained by the City of Albuquerque Street Maintenance Department. Written concurrence is required prior to a variance of street name signs.
    Ok
  - Provide additional information regarding the radii variance.
    What additional information do you need? We provided in our letter our reasoning's for the request, which were the following:
    - **We are requesting to reduce the centerline radius on the following local access streets:**
      - **Brazos Ridge Circle (from 120 ft to 75 ft)**
      - **At the transition between Redondo Peak Drive and Fenton Lake Road (from 120 ft to 75 ft)**
    - **The DPM indicates that "local residential streets with 90 or near 90 degree turns may be designed with a minimum centerline radius of 75 ft with the approval of the Traffic Engineer."**
      - **Given that these roadways are at near 90 degree turns and they are classified as local access streets the vehicular speeds will be low allowing for a tighter turning radius.**

We just want to insure that our responses satisfy your comments. If you could either respond to this email or if you area available, we could come down and discuss your comments further, we would greatly appreciate that .

Thanks,

Brian Patterson, PE
Project Engineer
Community Development & Planning

Bohannan Huston
Courtyard I
7500 Jefferson St. NE

Albuquerque, NM 87109-4335
www.bhinc.com
voice: 505.823.1000 **facsimile:** 505.798.7988

City of Albuquerque Fire Department
Administration/ Headquarters
11510 Sunset Gardens SW
Albuquerque, NM 87121

Fire Chief James Breen

October 17th 2013

To: Brian Patterson

Fr: Inspector Eric Mendoza

Su: Watershed subdivision

Mr. Patterson, I am writing to you in regards to the Watershed project subdivision, specifically the emergency vehicle access as discussed. We have reviewed your exhibit and find this an acceptable plan of action.

We look forward to working with you on future endeavors. Please feel free to contact our office if there is anything further we can do to assist you.

Respectfully

Inspector Eric Mendoza
Albuquerque Fire Marshal's Office
505-944-3611

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

August 16, 2013

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

RE: Project 1006864/13EPC-40115

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 1006864/13EPC-40115, a Site Development Plan for Subdivision for Tracts N-2 and M, Watershed Subdivision. The Site Plan for Subdivision has been submitted to coincide with a submittal by Bohannan Huston of a Bulk Land Variance and Preliminary Plat (13DRB-70645), to be heard together at DRB.

CONDITIONS OF APPROVAL:

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 the condition.

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

   We met with the case planners on August 14th to review the revised Site Plan for Subdivision prior to DRB submittal.

3. A Process section shall be added to the design standards and General Note 2 shall be revised to state:
   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.

   This language has been added to Sheet 1, General Notes #2, and Sheet 2, 1.A.

PRINCIPALS
Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES
Jacqueline Fishman, AICP

CONSENSUS PLANNING

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.

This language has been added to Sheet 1, General Notes #3, and Sheet 2, 1.B.

4. The required Information narrative section, Sheet 1, shall be revised as follows: Revise the second sentence of the subsection entitled "The Site" to indicate that the subject site is within the boundaries of the listed plans and subject to the regulations of those Plans.

The note has been revised accordingly.

5. Lighting, Utilities & Screening: The language from the WMP regarding antennas and towers (see p.88) shall be added as a standard to the Utilities section.

This language has been added to Sheet 2, 4F.

6. Signage:
   A. A standard shall be added to state that signage in the NWMEP Impact Area cannot exceed 6 square feet of sign face area (NWMEP p. 61).

   This language has been added to Sheet 2, 5F.

   B. The illustration for prototypical Facilities Sign Type D, when located in the Impact Area, shall be revised correspondingly.

   The sign has been added to Sheet 2, 5O.

7. Sidewalks, Trails & Pedestrian Crossings:

   A. A standard shall be added indicating that trails would use Barrier-Free Design; physically challenged individuals would also be accommodated as trail users where feasible.

   This language has been added to Sheet 3, 7D.

   B. A trail feasibility study shall be required prior to development of Tract A for the northern perimeter trail for public access to the Petroglyph National Monument and submitted to the Palling Director, City Parks and Recreation Department/Open Space Division, and Petroglyph National Monument for review. The study shall consider existing soils, grade, slope and parking. If it is determined by the Planning Director that this trail is not feasible, the applicant shall not be required or allowed to construct the trail or access to the petroglyph National Monument. This shall be added to Section 10, Petroglyph National Monument.

   This language has been added to Sheet 3, 10E.

CONSENSUS PLANNING

8. The Walls/Fences Design Standard shall be revised as follows:
   A new standard shall be added for development of the Impact Area of the NWMEP that states: 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 maybe constructed. Varied setbacks and landscaping are required, NWMEP Regulation 9.2.

   This language has been added to Sheet 2, 6J.

9. Street & Streetscapes:
   Add text that states: Where possible, street design shall maximize water harvesting for landscaping.

   This language has been added to Sheet 4, 11D.

10. The Grading & Surface Disturbance Standards shall be revised as follows:

    A. NWMEP Policy 11.8 regarding damaged areas/re-vegetation shall be included as a standard.

       This language has been added to Sheet 6, 16I.

    B. A phasing plan shall be included to indicate the order in which the tracts are to be graded.

       A grading phasing plan has been added to Sheet 6, 16J.

11. Clarification & "Clean-Up";
    A. For clarity for future review, each illustration, plan, diagram or cross-section contained in the design standards shall be identified as either Illustrative (Conceptual) or as a standard (regulatory).
    B. The landscaping standards shall be numbered as 13, with renumbering of subsequent sections.
    C. Numbers shall be added to sections 9 and 10.
    D. Sheet 1, Line 7: the term "private clubhouse" shall be used.
    E. Utility Plan: Add a symbol for the new line type.

       Revisions have been made to clarify these items. Landscaping standards are now Section 14 on Sheet 6.

12. Conditions of Approval from the Open Space Division:
    A. Please show the boundary line of the gated community (i.e. the proposed location of the view fence) on all sheets.

       The fence boundary is shown on all sheets.

CONSENSUS PLANNING

B. The west perimeter trail will require monitoring and protection from residents. If residents of the gated community begin encroaching on, or creating unofficial entrances to the PETR, HOA should take financial responsibility for repairing fence along the boundary.

Agreed.

C. Typical sections on drawing should be labeled and referenced to the plan. Sections showing double-loaded street with housing and PETR boundary should be included in drawings for full disclosure of intent.

A new section has been provided (Sheet 3) showing double loaded street on Sheet 3, 10F.

D. Need consistent information about intent for arroyo bottom; either "natural" and "allowed to degrade and drop," or containing drop structures" that will "stabilize the bottom".

This language has been revised on Sheet 6, 15.

13. <u>Conditions of Approval from the Parks & Recreation Department, Strategic Planning Division:</u>

A. COMMUNITY. Throughout the Site Plan for Subdivision, the word "Community" is used and it is not clear if the "community" amenity such as "community trail" is intended to refer to the gated community residents or all of the Watershed Subdivision "community". It is confusing. In sections and plan views the term is used interchangeably so it is not clear what is public and what is private. For example, the section on the Mirehaven Arroyo states that the "Access to the Mirehaven Arroyo shall be restricted to the residents of the community." That would be "the residents of the gated community"? Another example, the private linear parks..."also serve as a recreational amenity for the "community" when in this case, some sections of the linear parks are for both the gated and non-gated residents as we understand from the illustration of "Pedestrian Circulation". Please clarify.

Most of this condition is commentary. The language has been clarified where appropriate.

B. PEDESTRIAN CIRCULATION. Page Three, item #7 the diagram showing "Pedestrian Circulation" is unclear as to what trails are public and what are private for the gated residents. Please clarify.

The diagram has been clarified, Sheet 3, 7G.

C. STREETS AND STREETSCAPES. Section Eleven, item H, please add a sentence stating "All landscaping along streets and medians are to be maintained by the HOA". Landscaping of medians and/or streetscapes

by the Developer within the City ROW will require a Streetscape Agreement between the Developer and the City.

This language has been added to Sheet 4, 11I.

D. LANDSCAPE. Is there a percentage of minimum landscape coverage required? If so, please identify what percentage that would be.

Minimum landscape is per the Code; compliance with the Code is stated in the first sentence under Landscape, Sheet 6, 14.

E. GRADNG AND SURFACE DISTURBANCE. Defer to Environmental Health on this section of the Plan regarding dust control. However, item B is vague as to how the minimum of cut and fill have been addressed and who determines that more cut and fill results in "construction materially (that) improves the site plan"? Our concern here has to do with the cut and fill solutions for home sites and roads potentially affecting the feasibility of a trail alignment.

This is commentary; no revision made.

F. DRAINAGE. Item D. We realize this is difficult site with the Monument on two sides and steep slopes so that retaining walls will be or may be necessary in certain locations. We have concerns about terracing walls next to the Monument such as those in Watershed One development adjacent the Well Tank Site. Terracing walls should protect views of the Monument and view fences used as much as possible. Item H, please add "private" to...parks...so that it is clear that it is "private open space" and "private parks"...

A portion of this condition is commentary. The language has been revised on Sheet 6, 15H.

G. CONCEPTUAL GRADING AND DRAINAGE PLAN. The Diversion Bank proposed along the northwest boundary of the site appears to be in the approximate location of the proposed perimeter trail, housing, and a road. There is not enough information on this Plan which does not show proposed grades, only existing grades, to identify if there is a potential conflict that would preclude a trail in that location. Our Department supports and encourages water harvesting when possible. The statement that "Water harvesting techniques will try to be incorporated with future subdivision as possible" is vague and non-committal. We would suggest "Water harvesting techniques will be implemented where possible".

This language has been revised on Sheet 7, under Narrative, Proposed Conditions.

CONSENSUS PLANNING

14. Conditions of Approval from the National Park Service: Vehicular access at the northeastern corner of the proposed project (by the existing water tank with an existing gate) shall be provided for emergency services response in the event of an incident.

    This language has been added (Sheet 1, under Pedestrian and Vehicular Ingress and Egress).

15. Conditions of Approval from the City Engineer:
    A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
    B. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards / requirements. Any necessary variances must go through the standard variance process.
    C. All easements, access agreements and property lines must be shown and labeled on Site Plan. Provide recording information.
    D. Right-of-way dedication to the City of Albuquerque may be required at DRB.
    E. Public ROW location for Primary Trails shall be as designated by the Long Range bikeway System Map and the Trails and Bikeway Facility Plan and shall be built in accordance with the standards detailed in the DPM.
    F. The developer shall coordinate with that DMD to ensure that transportation infrastructure is provided as planned and included in the 2030 MTP.
    G. Add to the end of drainage standard E. "Hydrology will evaluate whether and how ponds should overflow into the roadway on a case-by-case basis."
    H. Remove the phase "pedestrian ways" from the sentence in drainage standard I.

    Agreed on A-F. The language in G has been added to Sheet 6, 15E. The phrase "pedestrian ways" has been deleted.

16. Traffic Operations: A note shall be added to state the following: An analysis of the operation and mitigation necessary to return traffic operations to that of the no build condition at the Ladera and Unser Intersection is required. This analysis shall be performed and submitted to the City and NMDOT for review prior to the first subdivision plat approval by the DRB.

    This language has been added (Sheet 1).

17. Conditions of Approval from AMAFCA:
    A. Bank stabilization on the Mirehaven Arroyo will be required. This can be bank protection and drop structures backfilled with native material like what has been installed on the downstream section of the arroyo.
    B. AMAFCA has Temporary Floodplain Easements on the Mirehaven Arroyo and the arroyo north of Arroyo Vista Boulevard. Any drainage improvements that will alter the easements will require a vacation action

CONSENSUS PLANNING

through the City DRB and a quitclaim / release approval from the AMAFCA Board of Directors.

C. The West 1-40 Drainage Management Plan Update (2011) identifies a potential storage capacity deficiency in Ladera Dam 12. Development of this subdivision will require a more detailed analysis of the Ladera Dam system capacity and possibly funding contribution for upgrade of the dam

We are in agreement with A-C. The applicant has been closely working with AMAFCA on issues regarding the Mirehaven Arroyo and other concerns, and attended an AMAFCA Board meeting on July 25th.

18. Conditions of Approval from the Public Service Company of New Mexico:
    A. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
    B. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review.

    Agreed on applicant's obligation under A. All existing and known PUE's are shown on the utility plan. Additional PUE's will be provided at subsequent subdivision phases when the interior streets are set in place by the plat.

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

Sincerely,

Jacqueline Fishman, AICP
Associate

Brian Patterson

From: Kevin Patton
Sent: Monday, November 18, 2013 1:35 PM
To: Brian Patterson
Subject: FW: DRB this week for Project# 1006864

From: Kevin Patton
Sent: Tuesday, November 12, 2013 10:09 AM
To: 'Metro, Kristal D. (KMetro@cabq.gov)'
Subject: RE: DRB this week for Project# 1006864

Hey Kristal,

I left you a voice mail asking about when you might be available to meet to discuss your comments from DRB and thought I would also follow up with an email.

There are a few things we wanted to understand. We didn't receive any comments on the proposed infrastructure list and wanted to see if you had any. There is the fire marshals approval of the single access criteria and what additional information you require. We also wanted to better understand your concern with requiring a temporary turn around (cul de sac) at the ends of streets vs the Type III barricading. I agree the type III barricades are ugly but in a temporary situation they seem to work well. Maybe you could share the city's concern with no longer allowing them. I know a recent example would be the Arroyo Vista Blvd extension between the new APS Football Stadium and the future school. We installed the Type III barricades on that stretch of roadway (Principal Arterial) and there are a few others around town.

I have some thoughts or option I would like to pass by you to see what you think:

Our concerns with installing them are:

- Having to grant and then later vacate a temporary easement
- The additional cost of designing and constructing a temporary turn around vs the cost of the temporary type III barricades
- Location of the temporary turn around
    - WALH is limiting disturbance beyond the current phases so we may be forced to locate the turnaround w/in the phased property
        - Locating the temporary turn around in the phased area will require us to have outstanding infrastructure that will be financially guaranteed
            - The cost of financially guarantying those items for two years

Some thoughts we would ask you to consider:

- Allow the use Type III Barricades
    - If the concern is the length of how long the type III barricades would remain (concerns with how long is temporary) consider allowing us to financial guaranty the cost of a turnaround that would be advertised at DRB every two years (or at least two years to begin with and then you could determine if you would allow it to be extended). This could provide you the comfort of how long the type III barricades would be there.

- Consider alternatives to type III barricades; something similar that would address your concerns w/o having to install a turnaround.

Please let me know when you are available to meet to discuss our project and your comments.

Thanks,

Kevin G. Patton P.E.
Senior Vice President
Community Development & Planning
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 **Direct:** 505.798.7885

DISCLAIMER: This e-mail, including attachments, may include confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. Any unauthorized review, use, disclosure or dissemination is strictly prohibited. If you received this e-mail in error, please notify the sender by reply e-mail and delete this e-mail immediately.

From: Kevin Patton
Sent: Monday, November 04, 2013 5:05 PM
To: Metro, Kristal D. (KMetro@cabq.gov)
Subject: DRB this week for Project# 1006864

Hey Kristal,

I notice that we didn't receive any comments from Transportation Development on the above referenced DRB project. I would like to come prepared this Wednesday to address and or discuss any comments you might have so I thought I would check in to see if you had any available that you could share prior to DRB. Please let me know.

Thanks,

Kevin G. Patton P.E.
Senior Vice President
Community Development & Planning
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 **Direct:** 505.798.7885

DISCLAIMER. This e-mail, including attachments, may include confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. Any unauthorized review, use, disclosure or dissemination is strictly prohibited. If you received this e-mail in error, please notify the sender by reply e-mail and delete this e-mail immediately.

Current DRC
Project No. _____

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

DRB Project No. 1006864

Figure 12

INFRASTRUCTURE LIST

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

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

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

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

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

		PUBLIC STORM DRAIN IMPROVMENTS							
		18-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT	MIREHAVEN PARKWAY INLETS IN ROADWAY	MIREHAVEN ARROYO IMPROVMENTS	/	/	/
		18-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	REDONDO PEAK DRIVE	REDONDO PEAK DRIVE LOW PT	ABO CANYON DRIVE	/	/	/
		18-24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	ABO CANYON DRIVE	200 FT NORTH OF REDONDO PEAK	REDONDO PEAK DRIVE	/	/	/
		54" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT LOT 37	REDONDO PEAK DRIVE LOW PT	PUBLIC SD EASEMENT IN TRACT N-2-E-4	/	/	/
		60" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT IN TRACT N-2-E-4	PUBLIC SD EASEMENT LOT 37	TIERRA PINTADA BLVD EXISTING SD STUB	/	/	/
		36-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MIREHAVEN PARKWAY	MIREHAVEN PARKWAY LOW PT	PUBLIC SD EASEMENT TRACT N-2-A	/	/	/
		42-60" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT TRACT N-2-A	MIREHAVEN PARKWAY LOW PT	MIREHAVEN ARROYO	/	/	/
		70'-100' WIDE	NECESSARY ARROYO/CHANNEL IMPROVMENTS W/ SD STUBS	PUBLIC DRAINAGE EASEMENT ON TRACT N-2-A	TIERRA PINTADA BLVD	WEST BDRY OF TRACT N-2-A	/	/	/
							/	/	/
		LOMR	A FEMA LETTER OF MAP REVISION IS REQUIRED; A SPECIFIED FINANICAL GUARANTY AMOUNT DETERMINED BY THE CITY ENGINEER WILL BE REQUIRED BY DEVLOPER UNTIL A LOMR IS PROVIDED BY FEMA				/	/	/
		NOTE	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/
							/	/	/

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

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

*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS
†SIDEWALK TO BE WAIVED ON: 1) SOUTH SIDE OF MIREHAVEN PARKWAY EXCEPT AS NOTED, 2) WEST SIDE OF ABO CANYON SOUTH OF REDONDO PEAK DRIVE
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC

AGENT/OWNER

KEVIN G PATTON, P E
PREPARED BY PRINT NAME

BOHANNAN HUSTON INC
FIRM.

SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

CITY OF ALBUQUERQUE

November 13, 2013

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

Re: Drainage Master Plan for the Mirehaven Master Planned Community and Pulte@ Mirehaven Phase 1 Drainage Report and Grading and Drainage Plan Engineer's Stamp Date 10-11-13 (H09D017B)

Dear Mr. Patterson,

Based upon the information provided in your submittal received 10-11-13, the above referenced report and plan cannot be approved for Preliminary Plat action by the DRB until the following comments are addressed:

1. Comments pertaining to the Drainage Master Plan and Mirehaven Arroyo have been provided previously. This letter will address Pulte@Mirehaven Phase 1. As mentioned in the previous letter a drainage report specific to this phase should be resubmitted to address the following comments.
2. Provide flow-line or top of curb elevations in Tierra Pintada at regular intervals and at the intersection with Mirehaven Parkway.
3. As one proceeds up Mirehaven Parkway from Tierra Pintada, the cut/fill changes from fill near Tierra Pintada then changes to cut at approximately Lot 8 then maximizes the cut at the terminus of the street where the cut is 28 feet slopngn down to the street.
    a. Provide the street slopes of Mirehaven Parkway where it changes slope.
    b. Street slopes should be maximized to minimize the amount of cut required.
    c. Long cut slopes tend to deposit sediment in the street, which is undesirable for numerous reasons.
    d. It appears this cut slope would continue as Mirehaven Parkway continues south.
4. Please explain why the plan proposes 19 feet of fill at the existing low point (AP C) and 10 feet of cut at the intersection of Abo Canyon and Redondo Peak?
5. The plan proposes a storm drain through a residential side yard in a shared easement. This may be convenient to develop the site, but will be a hardship for the City and to the property owner of Lot 37
6. Hydrology proposes the storm drain from Phase 1 run west from the existing 66" into the subdivision through a landscape tract. This is the existing low point, would provide a more efficient storm drain layout, minimize grading required for the subdivision and reduce the amount of retaining walls along Tierra Pintada.

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

CITY OF ALBUQUERQUE

7. What is the contributing basin to inlets IN11 and IN 12. It appears to be a portion of basins B8, B4 and B11. Shouldn't these basin boundaries be redrawn so there is one basin contributing to these inlets?
8. Provide a cross section of Mirehaven Parkway at proposed grade of approximately 35. The street capacity points table shows a height of 1.1 feet at the top of curb.
9. It is not clear that a clogging factor was applied to IN 11 and IN 12. A clogging factor of 50% is usually applied. The clogging factor comment applies to all inlets.
10. For Inlet 17, why is the top of curb or ROW point ELEV 0.9 (rather than .67)? In addition the street width scales to be 28 feet wide rather than 33 feet wide.
11. The grading plan shows Mirehaven Parkway near Tierra Pintada is super elevated to drain to the median yet the inlet is on the outside of the street.
12. Why are you proposing bypass onto Tierra Pintada?
13. Similar comment for IN 18, except for the super elevated comment.
14. The flows provided in the "Storm Network B output file" printout do not correspond to the flows on the Storm Drain Network plan or to the basins provided. Provide the slope, Q actual or proposed and Q capacity in the "Summary of Pipe Flow" table.
15. Provide the approximate invert of Outfall B and D in the Mirehaven Arroyo.
16. Sedimentation ponds should be proposed at the downstream end of Red River Lane and Del Webb Blvd, where grading will occur.
17. Berms will probably still be required with the revised submittal. They should be compacted to a minimum of 90%.
18. In the Typical Side Lot Line Section on Sheet 1, is the object of the section to not have a wall higher than 4 feet? Most residents like a 6 foot tall wall.
19. Street hydraulics, storm drain and lot grading inside the subdivision was not reviewed as overall grading changes will mostly impact these items.
20. The Hydrology review fee is to be paid with the resubmittal.

If you have any questions or would like to meet, you can contact me at 924-3986.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: e-mail - Brain Patterson, P.E.

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

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

November 27, 2013

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

Re: Pulte at Mirehaven Phase 1 (Replat of Tract N-2-E; Watershed) –**Revised Design Variance and Sidewalk Deferral/Waiver Request**

Dear Mr. Cloud:

After meeting with Ms. Kristal Metro we have revised our request. We are requesting the following deferral, wavier and variances to the City Standard Design:

Design Variances & Special Exceptions:

Median Width for a Major Local Roadway

- The city standard median width for a Major Local Roadway is 10 feet. Mirehaven Parkway has been analyzed as a Major Local Road. We are requesting to reduce the median width from ten feet (10') to eight feet (8') for the following reasons:
  - EPC Approved Master Site Plan reflects an 8 foot median width in Mirehaven Parkway and speaks to a design variance to allow for a 8 ft median.
  - An 8 foot median width has been used in other areas of town.
    - High Desert Master Plan (Spain and Academy Road)
    - Ventana Ranch West (Ventana West Parkway)
  - The Mirehaven Parkway Roadway Section reflected in the Master Site Plan is one lane each direction, 22 ft from face of curb to median curb and a 8 ft median. The 22 ft consist of a 6 ft bike land measured from the lip of gutter and a 14 ft driving lane. The paved area is 2 ft wider in each direction than normal. An 8 ft median provides sufficient separation between the driving lanes while allow sufficient width to provide landscaping.

Inverted Crown in Mirehaven Parkway

- We are requesting to invert the roadway crown in Mirehaven Parkway for the following reasons:
  - EPC Approved Master Site Plan reflects an inverted roadway crown in Mirehaven Parkway.
  - To take advantage of frequent storm events which would drain to the median, creating water harvesting.
  - Reduce the necessary public storm drain infrastructure; inverted roadways can carry more storm water than normal crown roadways.

Four Way Stop Condition

- ***We've removed this request. Request to be heard at DRC.***

Roadway Crosswalk Section City Standard Dwg 2412

- **We've removed this request. This is a current City Standard and has been approved at EPC.**

Standard Centerline Radius for a Local Access Street

- We are requesting to reduce the centerline radius on the following local access streets:
  - Brazos Ridge Circle (from 120 ft to 75 ft)
  - At the transition between Redondo Peak Drive and Fenton Lake Road (from 120 ft to 75 ft)
- The DPM indicates in **Chapter 23, Section 3, Table 23.3.1, Footnote (9)** that "local residential streets with 90 or near 90 degree turns may be designed with a minimum centerline radius of 75 ft with the approval of the Traffic Engineer."
  - Given that these roadways are at near 90 degree turns and they are classified as local access streets the vehicular speeds will be low allowing for a tighter turning radius.

Single Access – (letter & exhibit from Fire Marshall are signed by his office)

- We are requesting temporary single access for 101 lots. The DPM indicates that:
  - "Variances to the single access criteria shall be considered on a case by case basis based upon the factors which demonstrates that public safety and adequate design concerns are covered."
  - The single access is temporary in that additional access will be provided in future phases.
  - The entry to this subdivision (Redondo Peak Drive) and all along Mirehaven Parkway are divided roadways allowing for better emergency vehicular access than non-divided roadways.
  - We met with the Fire Marshall and the Traffic Engineer concerning this request. Both have indicated their approval of a variance for a temporary single access.

Street Name Signs and Street Lighting

- ***We've removed this request because it is our understanding that this is not a variance request. We will work with the Traffic Engineer, Traffic Ops and PNM concerning this request***

Sidewalk Design Variance and Deferred / Waived Sidewalk - Please refer to the enclosed exhibit for sidewalk deferral and waiver. **(Updated the exhibit to remove waiver along Abo Canyon Drive)**

- As indicated in the approved master site plan, a sidewalk design variance request to that DRB shall be required to allow for the single 8 ft wide meandering sidewalk on Mirehaven Parkway.
- 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 in accordance with the approved Master Site Plan along Mirehaven Parkway (except as noted on the exhibit).

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,

FOR

Kevin G. Patton, P.E.
Senior Vice President
Community Development and Planning

KGP/cc

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1006864

TO:
- [X] ALL MEMBERS
- [X] Jack Cloud, DRB Chairman, Planning Department
- [ ] Curtis Cherne, P.E., Hydrology
- [ ] Kristal Metro, P.E. , Transportation Development
- [ ] Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
- [ ] Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: 12-4-13

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: REVISED SUPPLEMENTAL INFORMATION / EXHIBITS PER PREVIOUS DRB MEETING COMMENTS AND ADDITIONAL COMMENTS PROVIDED BY DRB MEMBERS FROM SEPERATE MEETINGS.

- REVISED DESIGN VARIANCE AND SIDEWALK WAIVER / DEFERAL REQUEST LETTER
- REVISED INFRASTRUCTURE LIST
- REVISED SIDEWALK WAIVER EXHIBIT
- REVISED DESIGN VARIANCE EXHIBIT
- SIGNED FIRE MARSHALL OFFICE CORRESPONDANCE

CONTACT NAME: BRIAN PATTERSON

TELEPHONE: 823-1100 EMAIL: bpatterson@bhinc.com

Current DRC
Project No _____

Date Submitted: 11/27/2013
Date Site Plan Approved: 9/11/2013
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expiers. _____

DRB Project No. 1006864

Figure 12

INFRASTRUCTURE LIST

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

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

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

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	REDONDO PEAK DRIVE	DEL WEBB BLVD	FENTON LAKE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	BRAZOS RIDGE CIRCLE	HIGH PT IN BRAZOS RIDGE CIRCLE	REDONDO PEAK DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	FENTON LAKE ROAD	REDONDO PEAK DRIVE	REDONDO PEAK DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	GREEN MESA ROAD	HIGH PT IN GREEN MESA ROAD	ABO CANYON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ABO CANYON DRIVE	HIGH PT IN ABO CANYON DRIVE (NEAR FENTON LAKE)	REDONDO PEAK DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC SAS EASEMENT LOT 37	REDONDO PEAK DRIVE LOW PT	PUBLIC SAS EASEMENT IN TRACT N-2-E-4	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	PUBLIC SAS EASEMENT IN TRACT N-2-E-4	PUBLIC SAS EASEMENT LOT 37	TIERRA PINTADA BLVD	/	/	/
							/	/	/
			PUBLIC STORM DRAIN IMPROVMENTS						
		18-24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT	MIREHAVEN PARKWAY INLETS IN ROADWAY	MIREHAVEN ARROYO IMPROVMENTS	/	/	/
		18-42" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	REDONDO PEAK DRIVE	REDONDO PEAK DRIVE LOW PT	ABO CANYON DRIVE	/	/	/
		18-24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	ABO CANYON DRIVE	200 FT NORTH OF REDONDO PEAK	REDONDO PEAK DRIVE	/	/	/
		54" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT LOT 37	REDONDO PEAK DRIVE LOW PT	PUBLIC SD EASEMENT IN TRACT N-2-E-4	/	/	/
		60" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT IN TRACT N-2-E-4	PUBLIC SD EASEMENT LOT 37	TIERRA PINTADA BLVD EXISTING SD STUB	/	/	/
		36-42" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	MIREHAVEN PARKWAY	MIREHAVEN PARKWAY LOW PT	PUBLIC SD EASEMENT TRACT N-2-A	/	/	/
		42-60" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT TRACT N-2-A	MIREHAVEN PARKWAY LOW PT	MIREHAVEN ARROYO	/	/	/
		70'-100' WIDE	NECESSARY ARROYO/CHANNEL IMPROVMENTS W/ SD STUBS	PUBLIC DRAINAGE EASEMENT ON TRACT N-2-A	TIERRA PINTADA BLVD	WEST BDRY OF TRACT N-2-A	/	/	/
		LOMR	A FEMA LETTER OF MAP REVISION IS REQUIRED, A SPECIFIED FINANICAL GUARANTY AMOUNT DETERMINED BY THE CITY ENGINEER WILL BE REQUIRED BY DEVLOPER UNTIL A LOMR IS PROVIDED BY FEMA				/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/
							/	/	/

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

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

*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS
†SIDEWALK TO BE WAIVED ON 1) SOUTH SIDE OF MIREHAVEN PARKWAY EXCEPT AS NOTED, 2) WEST SIDE OF ABO CANYON SOUTH OF REDONDO PEAK DRIVE
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC

AGENT/OWNER

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

BOHANNAN HUSTON INC
FIRM

SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

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

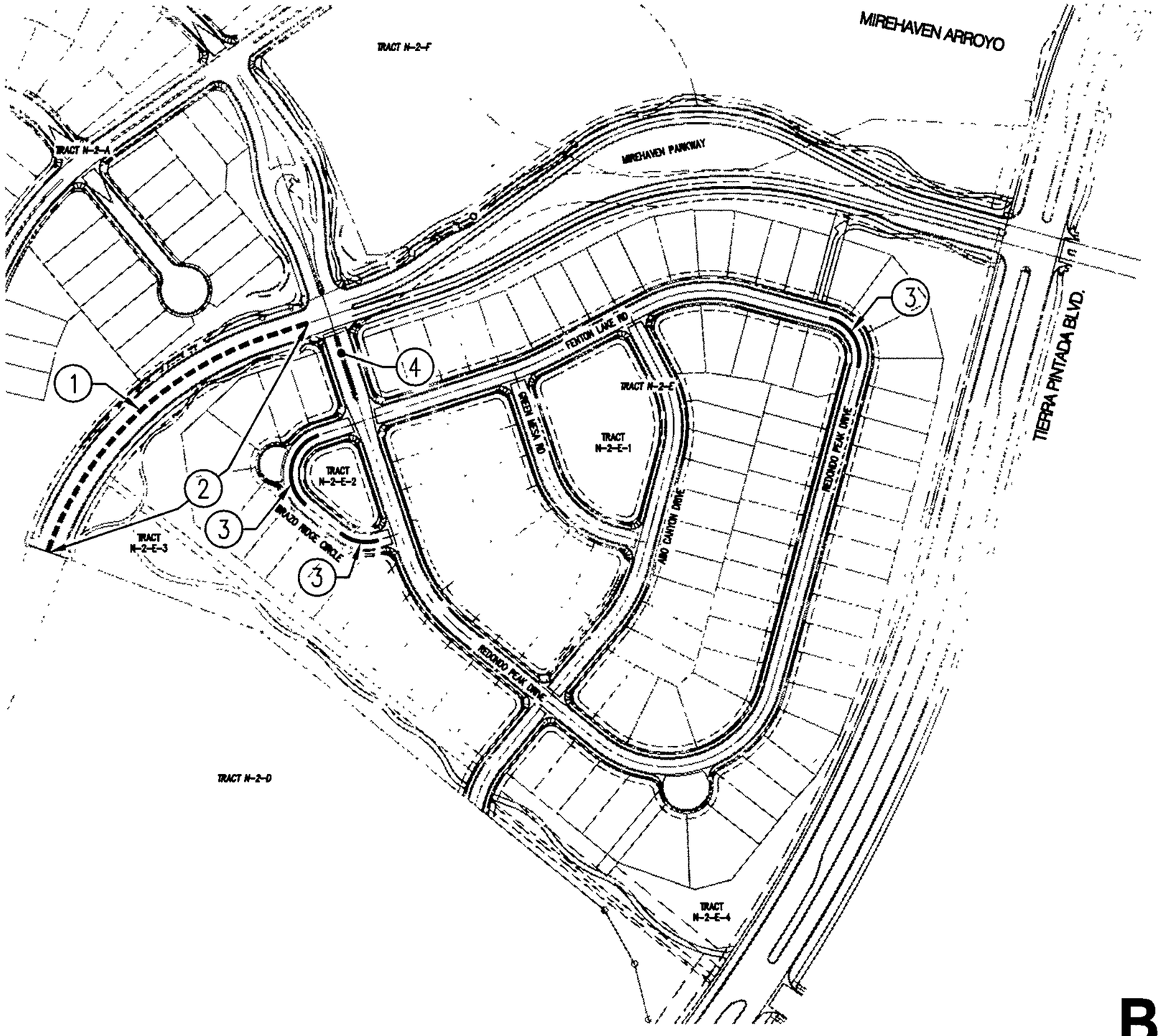
DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

PULTE @ MIREHAVEN PHASE I

VARIANCE EXHIBIT

November, 2013



1. MEDIAN WIDTH FOR A MAJOR LOCAL ROADWAY
2. INVERTED CROWN IN MIREHAVEN PARKWAY
3. STANDARD CENTERLINE RADIUS FOR A LOCAL ACCESS STREET
4. SINGLE ACCESS

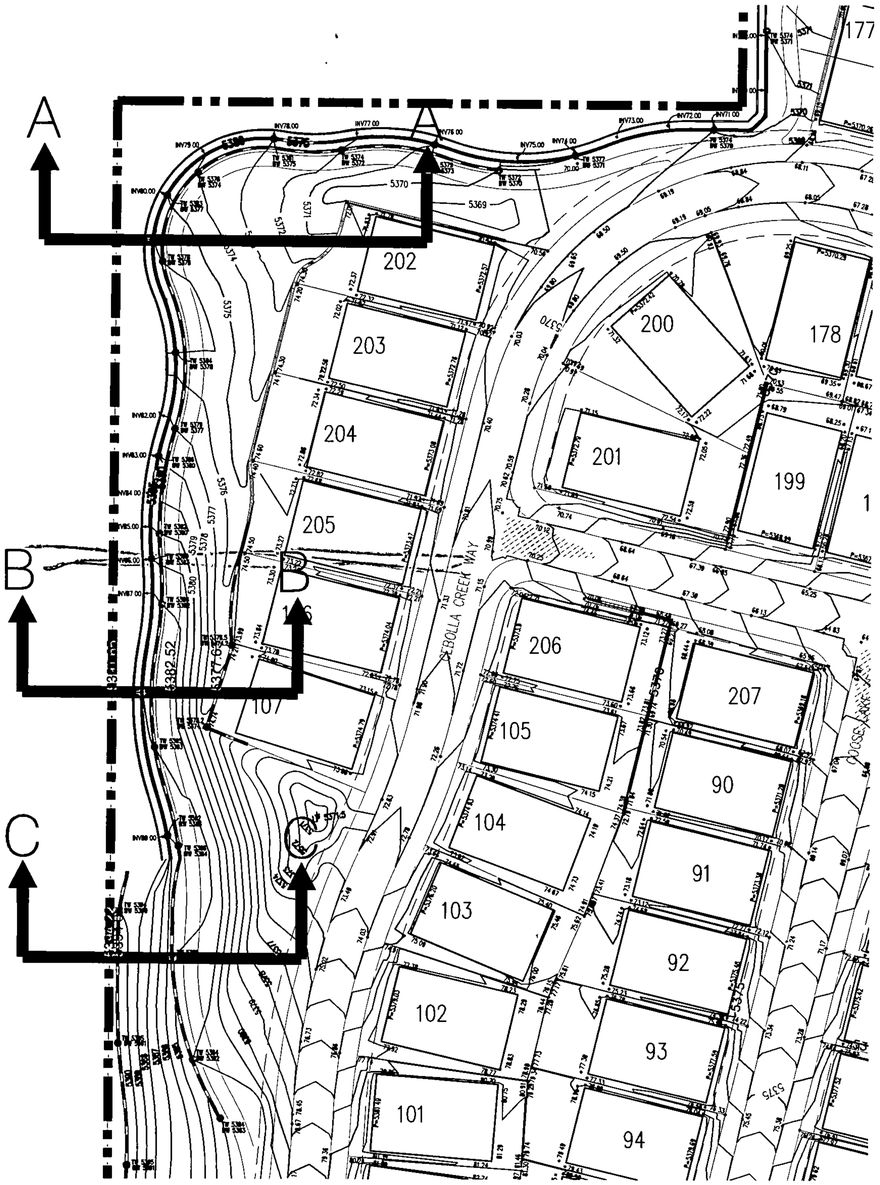
N

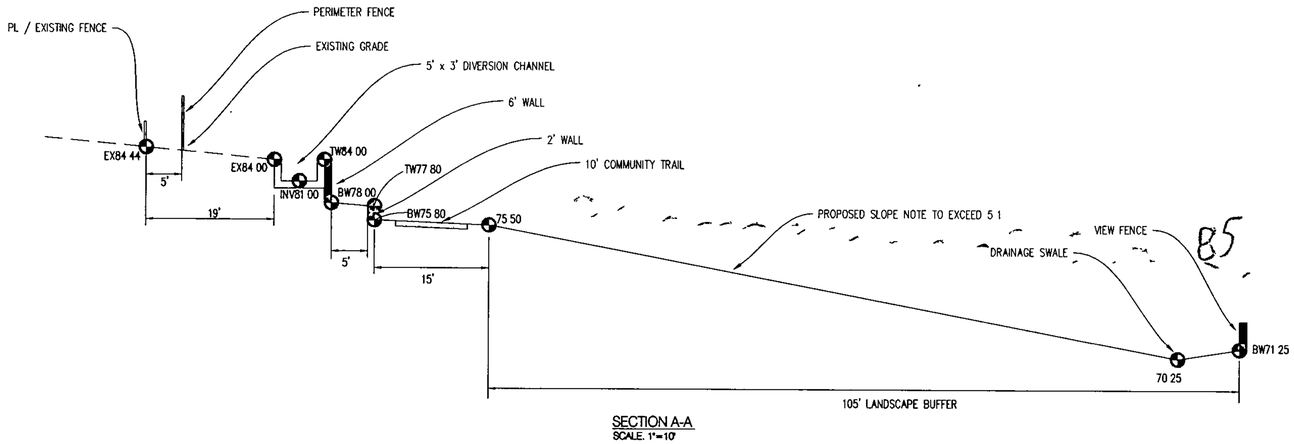
300 150 0 300

SCALE: 1"=300'

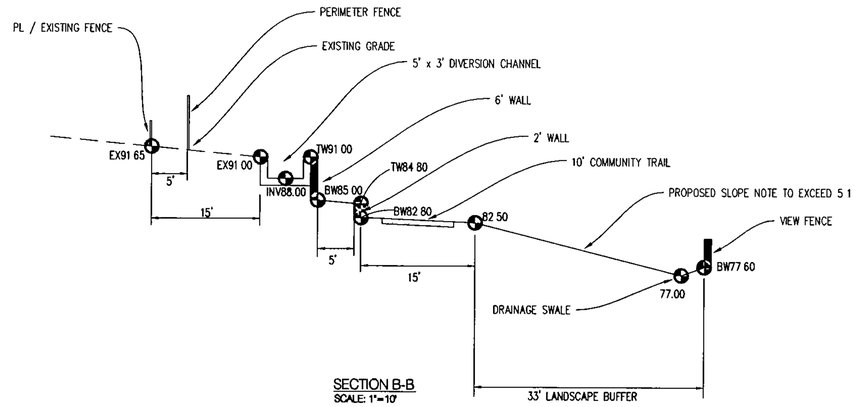
Wed, 27-Nov-2013 - 9:33:am, Plotted by: AROMERO
P:\20130375\CDP\Plans\General\Pulte_Traditional\20130375 Variance Exhibit.dwg

Bohannan Huston
www.bhinc.com 800.877.5332

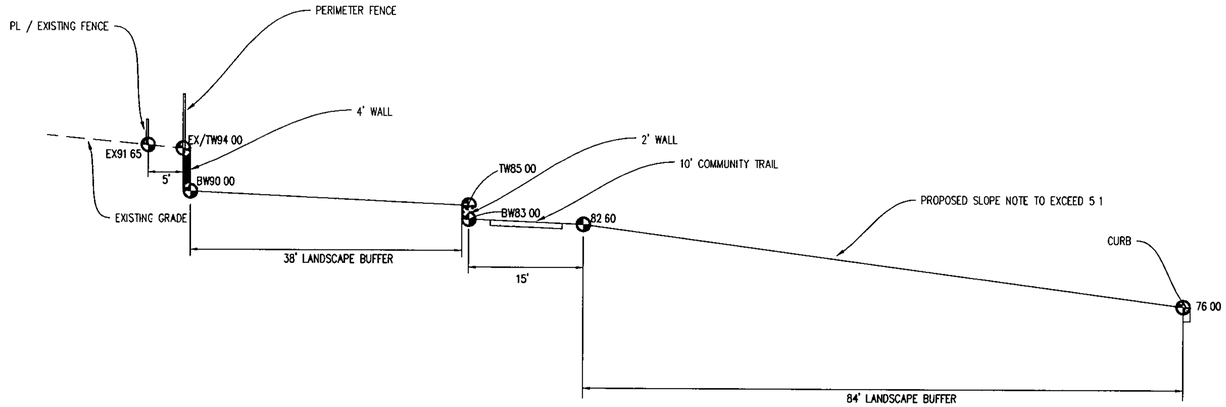




SECTION A-A
SCALE: 1"=10'



SECTION B-B
SCALE: 1"=10'



SECTION C-C
SCALE: 1"=10'

DEL WEBB @ MIREHAVEN

PROPOSED GRADING CROSS SECTIONS ALONG WESTERN BOUNDARY

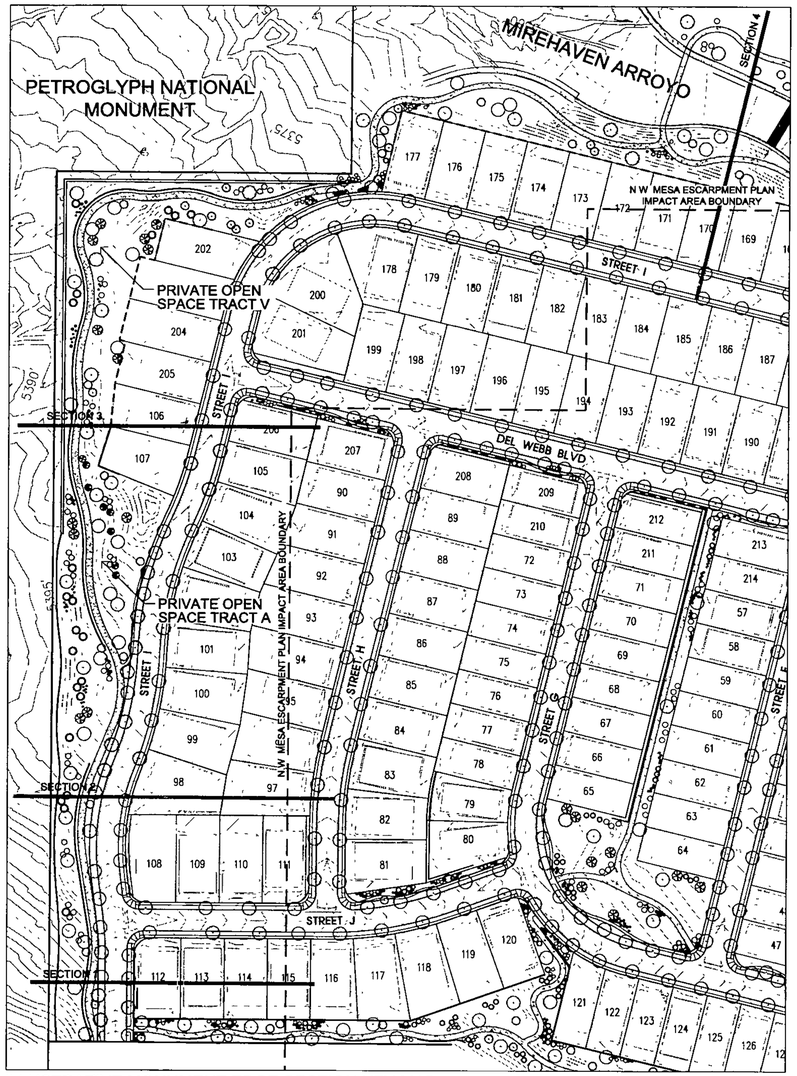
Bohannan Huston
www bhinc com
800 877 5332

Scale 1" = 100'

NORTH 25 0 50

FEBRUARY, 2014

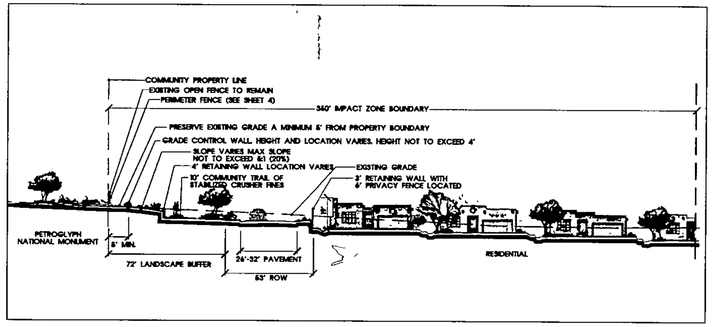
Thu, 6-Feb-2014 - 9 25 pm, Plotted by BPATTERSON
P \20130375\CDP\Plans\General\DW_1A\20130375_Monument Cross Sections dwg



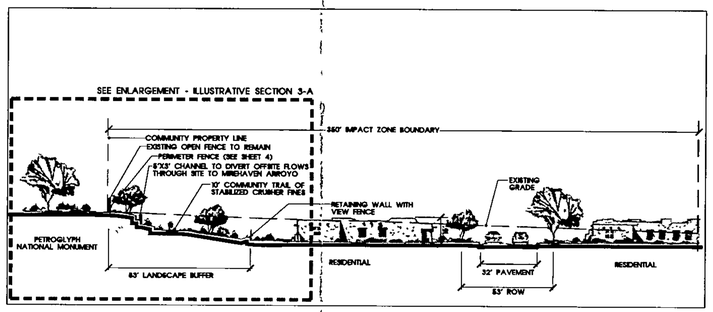
ILLUSTRATIVE MONUMENT EDGE SECTION KEY MAP

Scale: 1" = 100'

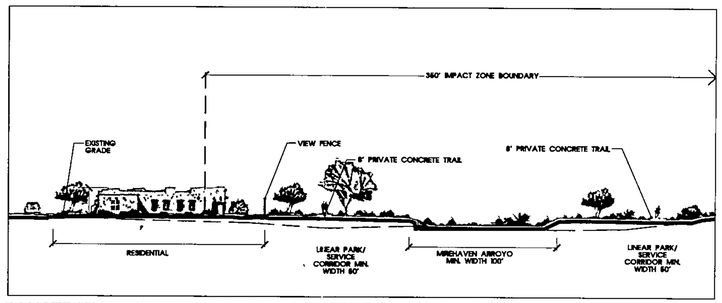
NORTH 50 0 100 200



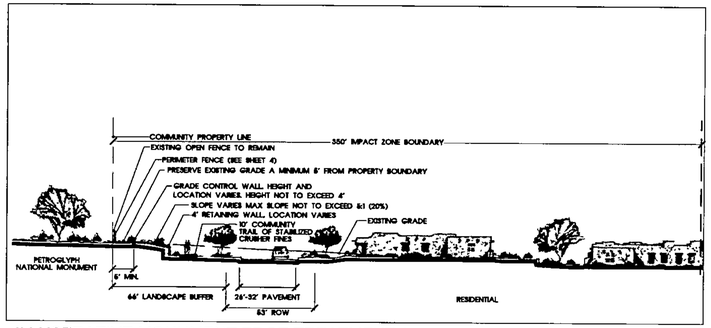
ILLUSTRATIVE MONUMENT EDGE TREATMENT SECTION 1



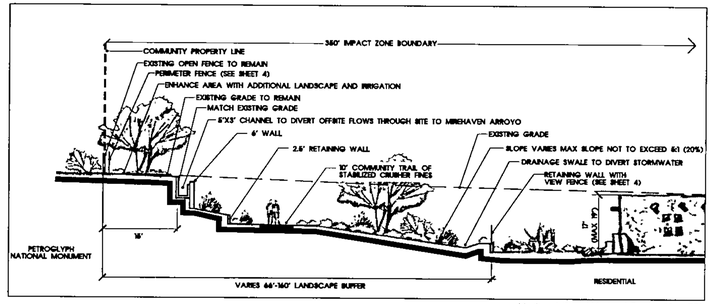
ILLUSTRATIVE MONUMENT EDGE TREATMENT SECTION 3



ILLUSTRATIVE SECTION 4 - MIREHAVEN ARROYO SOUTH EDGE TREATMENT



ILLUSTRATIVE MONUMENT EDGE TREATMENT SECTION 2



Horizontal and Vertical Scale: 1" = 20'

10 0 20 40

ILLUSTRATIVE SECTION 3-A PROPOSED DRAINAGE TREATMENT- BEHIND LOTS 106-107 AND 202-205

CROSS SECTION GENERAL NOTES:

1. THE VERTICAL SCALE ON ALL CROSS SECTIONS IS 1:1
2. THE MAXIMUM SLOPE SHALL BE 5:1 AND THE SLOPE AREAS SHALL RANGE FROM 5:1 TO 10:1
3. RETAINING OR GRADE CONTROL WALLS SHALL BE USED TO REDUCE THE SLOPE IN CUT AREAS AND SHALL BE LIMITED TO A MAXIMUM OF 4 FEET IN HEIGHT. (EXCEPT WHERE ADJACENT TO A STORM WATER CHANNEL THE WALL HEIGHT SHALL NOT EXCEED 6 0 FT IN HEIGHT)
4. RETAINING OR GRADE CONTROL WALLS SHALL MEANDER WITHIN THE BUFFER TO CREATE A SOFTER CHARACTER
5. LANDSCAPING WITHIN THE BUFFER AREA ADJACENT TO THE MONUMENT AND MIREHAVEN ARROYO WILL BE PURSUANT TO THE NATURALIZED AND PRIVATE OPEN SPACE PLAN PALETTE, SECTION 14.H OF THE OVERALL WATERSHED SITE PLAN FOR SUBDIVISION
6. THE TRAIL SHALL MEANDER THROUGH THE BUFFER AREA
7. PROVIDE EXISTING GRADE AT A MINIMUM OF 5' FROM PROPERTY BOUNDARY

DEL WEBB @ MIREHAVEN

MONUMENT EDGE TREATMENT

Prepared For:

Pulte Group

Prepared By:

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

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

Bohannan Huston
www.bhinc.com 800.877.5332

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail cp@consensusplanning.com

Scale: 1" = 40'

NORTH 20 0 40 80

October, 2013

Current DRC
Project No _____

Date Submitted 2/7/2014
Date Site Plan Approved 9/11/2013
Date Preliminary Plat Approved
Date Preliminary Plat Expiers

DRB Project No 1006864

Figure 12

INFRASTRUCTURE LIST

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

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

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

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC SANITARY SEWER IMPROVEMENTS - (VIA A PUBLIC SANITARY SEWER EASEMENT W/IN HOA TRACT N-2-A-3 UNLESS NOTED; PRIVATE STREETS)							
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	PULBIC EASEMENT OR ROW VIA TRACT N-2-E	MIREHAVEN PARKWAY & DEL WEBB BLVD INTERSECTION	TIERRA PINTADA BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	DEL WEBB BLVD	MIREHAVEN PARKWAY	CEBOLLA CREEK WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	CEBOLLA CREEK WAY	CEBOLLA CREEK WAY SOUTH TERMINUS	DEL WEBB BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	GOOSE LAKE TRAIL	LOT 81	DEL WEBB BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	IRON CREEK LANE	LO 112	BEAR LAKE WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	BEAR LAKE WAY	IRON CREEK LANE	DEL WEBB BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	BEAR LAKE WAY	LOT 121	WILLOW CANYON TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	COYOTE CREEK TRAIL	LOT 47	DEL WEBB BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	CAVE CREEK LANE	LOT 40	FALLS CREEK TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	FALLS CREEK TRAIL	CAVE CREEK LANE	WILLOW CANYON TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	FALLS CREEK TRAIL	FALLS CREEK TRAIL EAST CUL DE SAC TERMINUS	WILLOW CANYON TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	WILLOW CANYON TRAIL	WILLOW CANYON TRAIL SOUTH TERMINUS	DEL WEBB BLVD	/	/	/

		PUBLIC STORM DRAIN IMPROVMENTS -(VIA A PUBLIC SOTRM DRAIN EASEMENT W/IN HOA TRACT N-2-A-3 UNLESS NOTED; PRIVATE STREETS)							
		48-54" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	DEL WEBB BLVD	MIREHAVEN PARKWAY LOW POINT	WILLOW CANYON TRAIL	/	/	/
		48-54" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	WILLOW CANYON TRAIL	MIREHAVEN ARROYO	WILLOW CANYON TRAIL SOUTH TERMINUS	/	/	/
		48" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PUBLIC SD EASEMENT ON TRACTS N-2-A-1 & N-2-A-17	MIREHAVEN ARROYO	DEL WEBB BLVD	/	/	/
		18-48" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	DEL WEBB BLVD	PUBLIC SD EASEMENT ON TRACTS N-2-A-1 & N-2-A-17	CEBOLLA CREEK WAY	/	/	/
		18-30" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	CEBOLLA CREEK WAY	LOT 100 / 101 PL CEBOLLA CREEK WAY	DEL WEBB BLVD	/	/	/
		18-24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	TIERRA PINTADA BLVD ROW	INLETS IN MIREHAVEN PRKWY	EXISTING 90' RCP CULVERTS AT MIREHAVEN ARROYO XING	/	/	/
		18-24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	BEAR LAKE WAY & COYOTE CREEK TRAIL	W/IN 100 FEET OF THE INTRSCTN OF DEL WEBB BLVD	DEL WEBB BLVD	/	/	/
		*70'-100' WIDE	NECESSARY ARROYO/CHANNEL IMPROVMENTS W/ SD STUBS &	PUBLIC SD EASEMENT ON TRACTS N-2-A-1	TIERRA PINTADA BLVD	WEST BDRY OF TRACTS N-2-A-1	/	/	/
		LOMR	A FEMA LETTER OF MAP REVISION IS REQUIRED, A SPECIFIED FINANICAL GUARANTY AMOUNT OF $50,000 IS REQUIRED UNTIL AN APPROVE LOMR IS PROVIDED BY FEMA FOR THE MIREHAVEN ARROYO				/	/	/
		NOTE	GRADING & DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTE A MAINTENANCE AGREEMENT & EASEMENT IS REQUIRED FOR THE MIREHAVEN ARROYO 5 FT WIDE PCC PRIVATE DRAINAGE CHANNEL W/IN TRACT N-2-A-2 & N-2-A-4 FROM LOT 107 TO THE MIREHAVEN ARROYO IS REQUIRED ALONG W/ A PRIVATE FACILITIES COVENANT				/	/	/

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

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

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

AGENT/OWNER

KEVIN G PATTON, P E
PREPARED BY PRINT NAME

BOHANNAN HUSTON INC
FIRM

SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Cloud, Jack W.

From: Kevin Patton <Kpatton@bhinc.com>
Sent: Thursday, February 06, 2014 5:29 PM
To: Cloud, Jack W.
Subject: RE: DRB Project #1006864

Jack,

I appreciate your response and explanation of your decision. We could continue to debate the logic of why it should or should not be constructed but I doubt it would change either of our opinions. With that said, we will agree to disagree and because you have denied our request we will add the sidewalk to the infrastructure list as required, but please note our objection for the record.

I understand we have the right to appeal your decision to council but it's not worth time and money for this small section of sidewalk. I would ask however that in the future it would be appreciated if you could note your concern, objection or denial to the submitted request(s) at the first DRB hearing. I am not sure why we were made aware of your objection at the second DRB, two weeks later.

Later this evening we will be sending the board (via email) the grading plan that has incorporated comments we have received to date from the board (mostly from Curtis), along with the revised infrastructure list and sidewalk exhibit (showing what is to be built, deferred and or waived).

Hard copies will follow tomorrow morning. It is our hope to obtain approval at next Wednesday hearing so we would appreciate any comments you might have on the updated information we will be sending you prior to next Wednesday in hopes to address those comments and incorporate them as needed.

Thanks again Jack for the explanation, regardless of whether I agree or not, it helps us process and understand your decision. In the future we may seek your opinion on such items prior to our submittal so as not to repeat the above actions.

Kevin G. Patton P.E.
Senior Vice President
Community Development & Planning
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 **Direct:** 505.798.7885

DISCLAIMER. This e-mail, including attachments, may include confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed Any unauthorized review, use, disclosure or dissemination is strictly prohibited. If you received this e-mail in error, please notify the sender by reply e-mail and delete this e-mail immediately

---

From: Cloud, Jack W. [mailto:jcloud@cabq.gov]
Sent: Thursday, February 06, 2014 4:35 PM
To: Kevin Patton
Subject: RE: DRB Project #1006864

Kevin –

Thank you for your email and exhibits regarding the referenced Sidewalk Waiver request for proposed Del Webb Blvd. I appreciate the broader, more in-depth analysis; however the additional justification for waiver does not outweigh the need for adequate pedestrian access per the Subdivision Ordinance and Development Process Manual as noted in my responses below. I would also note that while there may have been no objection at the single EPC public hearing on this site, I did not find any specific mention on the submitted site plan, or in the staff report, or Official Notification of Decision that supports or addresses the requested waiver.

- Nearly three fourths of the total lots for this proposed subdivision will be on the south side of Del Webb Blvd, so it is not equitable to require those residents to cross a street just to travel one block and then cross again to go south out of the subdivision. While the intersection of Del Webb and Willow Canyon is not expected to be unsafe, clearly there will be impediment to vehicular ingress to the subdivision as well as to the proposed Community Recreational Facility by requiring unnecessary pedestrian utilization of that intersection.
- You did not explain how the previous waiver for a portion of sidewalk on the south side of Mirehaven Parkway or the notation that "Mirehaven Parkway dead ends to the south" are relevant to your current request. As you noted, Mirehaven Parkway will be extended to the south to provide access to Tierra Pintada. Additionally the Linear Park adjacent to Pulte @ Mirehaven will be a desirable, alternative pedestrian access to Tierra Pintada; this was a major factor in approving the previously referenced waiver. As direct pedestrian access as possible for three fourths of the proposed subdivision is needed and appropriate which, again, will avoid unnecessary street crossings and out of direction travel.
- The need for sidewalk on the south side of Del Webb is not directly related to pedestrian access for the proposed Community Recreational Facility but is for pedestrian access in and out of the subdivision. However, the notation on your Sidewalk Deferral exhibit that "residence [sic] will have to cross Del Webb" at Mirehaven Parkway if the waiver is denied is actually an argument for installation of the sidewalk on the south side of Del Webb; this additional sidewalk would then allow pedestrians coming from the south to access the intersection of Del Webb and Willow Canyon without having to cross Del Webb in front of the entrance to the subdivision.
- Having only one additional, strategically placed access gate could easily be secured by associated security personnel in the Community Gatehouse and monitored thru a rear window or camera.

Regarding the extension of Del Webb internal development to the south, please be advised that a future waiver request will similarly be reviewed for pedestrian distribution and destinations.

-Jack Cloud, Chair
Development Review Board
505.924.3880

From: Kevin Patton [mailto:Kpatton@bhinc.com]
Sent: Wednesday, February 05, 2014 4:25 PM
To: Cloud, Jack W.
Subject: DRB Project #

Hey Jack,

I wanted to make one last attempt at the sidewalk waiver request or at least try to understand your reason for denying it.

I've enclosed an exhibit showing our request and added some additional items you may not have originally received that support our request to vacate the sidewalk. As you know, EPC, through numerous public hearings, approve our request to waive sidewalk on this section of Del Webb Blvd and no objection was shared by anyone (public or private) at EPC or our first DRB hearing. With that said though we understand you have the authority to deny our request.

Our request is to waive sidewalk on the south side of Del Webb Blvd at the gated entry from Mirehaven Parkway to Willow Canyon Trail. Some additional facts to consider if you already haven't:

- The intersection of Del Webb Blvd and Willow Canyon Trial is a four way stop, allowing pedestrian's safe travel from one side to the other.
- Mirehaven Parkway, a public major local roadway, was granted a waiver for sidewalk to be located on one side of the street (there is no sidewalk on the south side of Mirehaven Parkway).
- The Community Recreational Center is located on the NE corner of this intersection (Tract N-2-F)
    - Most, if not all, residence from the community will have to cross the intersection of Del Webb & Willow Canyon in order to access the Recreational Facility (either Del Webb Blvd or Willow Canyon Trail or both).
- Del Webb Blvd between Mirehaven Parkway and Willow Canyon Trail is the gated (manned) entry for any vehicles or pedestrians entering the development.
    - Thus it would be easier to monitor access into the gated development for the associated personal with having only one entry and locating that entry on the north side which is the same side that vehicles from the public will be entering.
    - The flow of traffic will be greatly reduced by the four way stop at Willow Canyon Trail and the gated access which only allows one vehicle at a time to enter the gate thus providing a gap between vehicles and safe passage for those seeking to cross the street
        - to either access the recreation center or
        - to proceed to the trails within the Mirehaven Arroyo or
        - to proceed on the sidewalk on the north side of Del Webb to access Mirehaven Parkway.
    - Pedestrian gates are sometimes left open because they haven't swing shut or other reasons; so reducing the number of access gates and strategically locating them to work and flow well for the pedestrian as well as provide them the security they require is important. We feel that we've done this.

My understanding was that you were denying the waiver because you didn't believe the residence should have to cross the internal private intersection (Del Webb Blvd & Willow Canyon Trail) in order to reach Mirehaven Parkway. If we are denied our waiver and required to construct a sidewalk on the south side of Del Webb Blvd between Willow Canyon Trail and Mirehaven Parkway the same residence you were concern about having to cross Del Webb Blvd would have to cross it anyway, but now they would be crossing it at the intersection of Del Webb Blvd and Mirehaven Parkway instead of Willow Canyon.

Mirehaven Parkway dead ends to the south of Del Webb Blvd. In the next phase we will be extending Mirehaven Parkway south to connect to Tierra Pintada Blvd. We will also be extending the Del Web internal development to the south and be providing a non-manned gated access for the residence. This access would also provide a pedestrian access in addition to vehicular at that entry (we would be requesting to have sidewalk on one side; the south side in that particular request). So in the future residence wouldn't have to cross Del Webb Blvd if they are seeking to walk south.

With that said we would request you reconsider our waiver request. We would be happy to meet with you or provide you with additional information if you would like.

Thank you for your consideration,

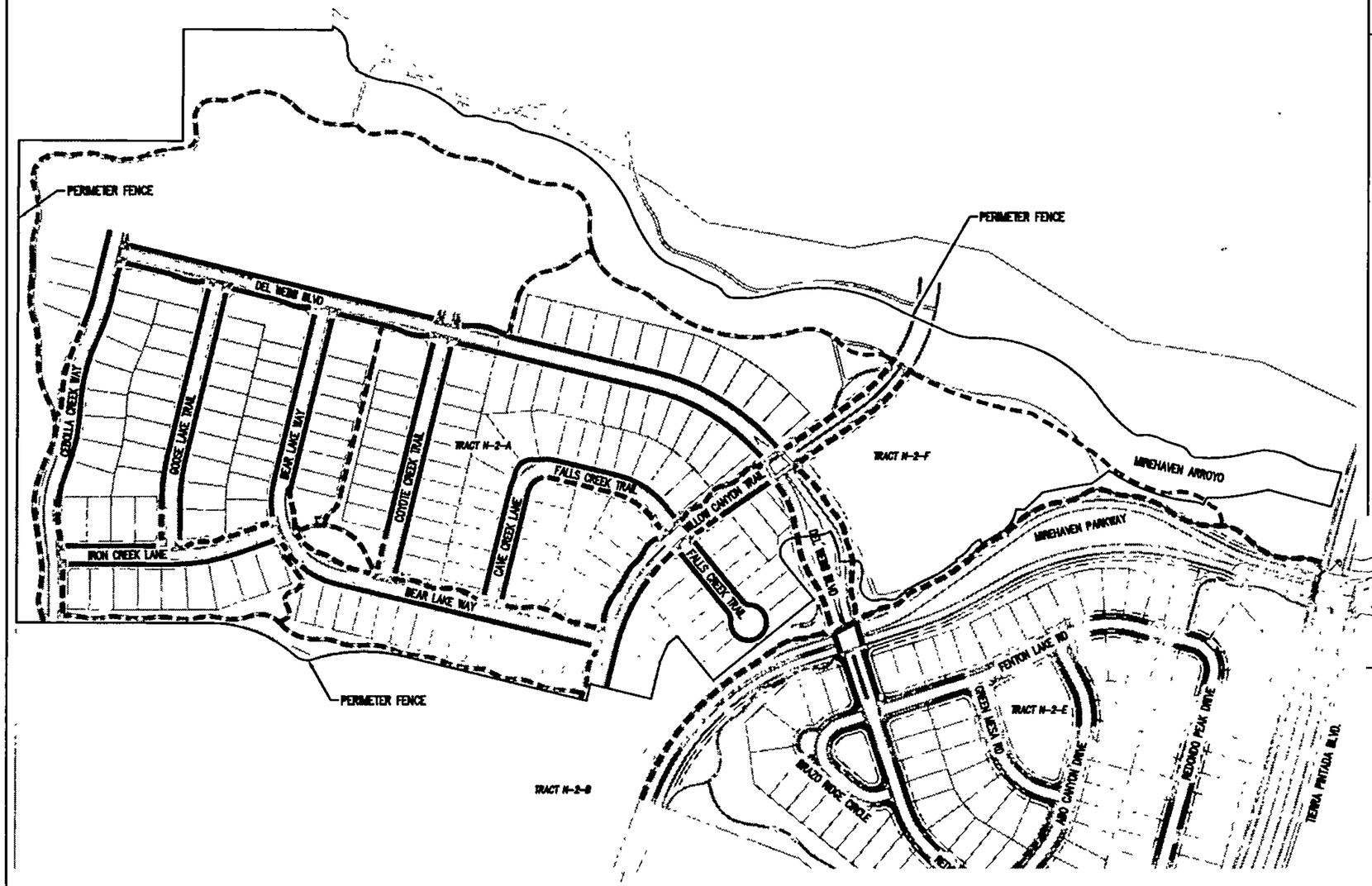
Kevin G. Patton P.E.
Senior Vice President
Community Development & Planning
Bohannan Huston
Courtyard I, 7500 Jefferson St. NE
Albuquerque, NM 87109-4335
www.bhinc.com
voice: 505.823.1000 **facsimile:** 505 798.7988 **toll free:** 800.877.5332 **Direct:** 505.798 7885

DISCLAIMER This e-mail, including attachments, may include confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed Any unauthorized review, use, disclosure or dissemination is strictly prohibited If you received this e-mail in error, please notify the sender by reply e-mail and delete this e-mail immediately

DEL WEBB @ MIREHAVEN PHASE I

SIDEWALK WAIVER EXHIBIT

JANUARY, 2013



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

TO BE BUILT – SIDEWALK

TO BE BUILT – TRAIL

WAIVED Sidewalks to be financial guaranteed with future platting.

N

500 250 0 500

SCALE: 1"=500'

Bohannan Huston
www bhinc com 800 877 5332

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

Bohannan ▲ Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

February 7, 2014

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

Re: Del Webb at Mirehaven Phase 1 (DRB # 1006864) – Supplemental Submittal

Dear Mr. Cloud:

Enclosed as a supplemental submittal for the Development Review Board (DRB) are the following information:

- Grading Plan
  - ➢ Providing greater detail within the private commons area adjacent to the PNM.
  - ➢ Addressing and incorporating minor comments from City Engineer.

- Infrastructure List
  - ➢ Adding the PRV, sidewalk on the south side of Del Webb Blvd and the trail within Tracts N-2-A-1 and N-2-A-2 (aka the Mirehaven Arroyo)

- Sidewalk Deferral Exhibit
  - ➢ We've updated the exhibit to show the trials to be built along the Mirehaven Arroyo and added a sidewalk on the south side of Del Webb Blvd between Willow Canyon Trail and Mirehaven Parkway.

- Grading Cross Section Exhibit
  - ➢ This exhibit has been included to show that the grading along the western boundary near the Petroglyph National Monument is in compliance to the approved Site Plan for Subdivision. The associated Site Plan for Subdivision has also been included for reference.

Our next DRB hearing is scheduled for February 12, 2014. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

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

BCP
Enclosures

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. ~~1008888~~ 1006864

TO:
X ALL MEMBERS
___Jack Cloud, DRB Chairman, Planning Department
___Curtis Cherne, P.E., Hydrology
___Kristal Metro, P.E. , Transportation Development
___Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: 2-12-14

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: SIDEWALK DEFERRAL EXHIBIT, GRADING PLAN, INFRASTRUCTURE LIST, GRADING CROSS SECTION ARE ALL ATTACHED.

RECEIVED
FEB 07 2014
LAND DEVELOPMENT SECTION

CONTACT NAME: BRIAN PATTERSON
TELEPHONE: 823-1000 EMAIL: bpatterson@bhinc.com

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1006864

TO:

X ALL MEMBERS

___Jack Cloud, DRB Chairman, Planning Department

___Curtis Cherne, P.E., Hydrology
___Kristal Metro, P.E. , Transportation Development
___Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: 12-30-13

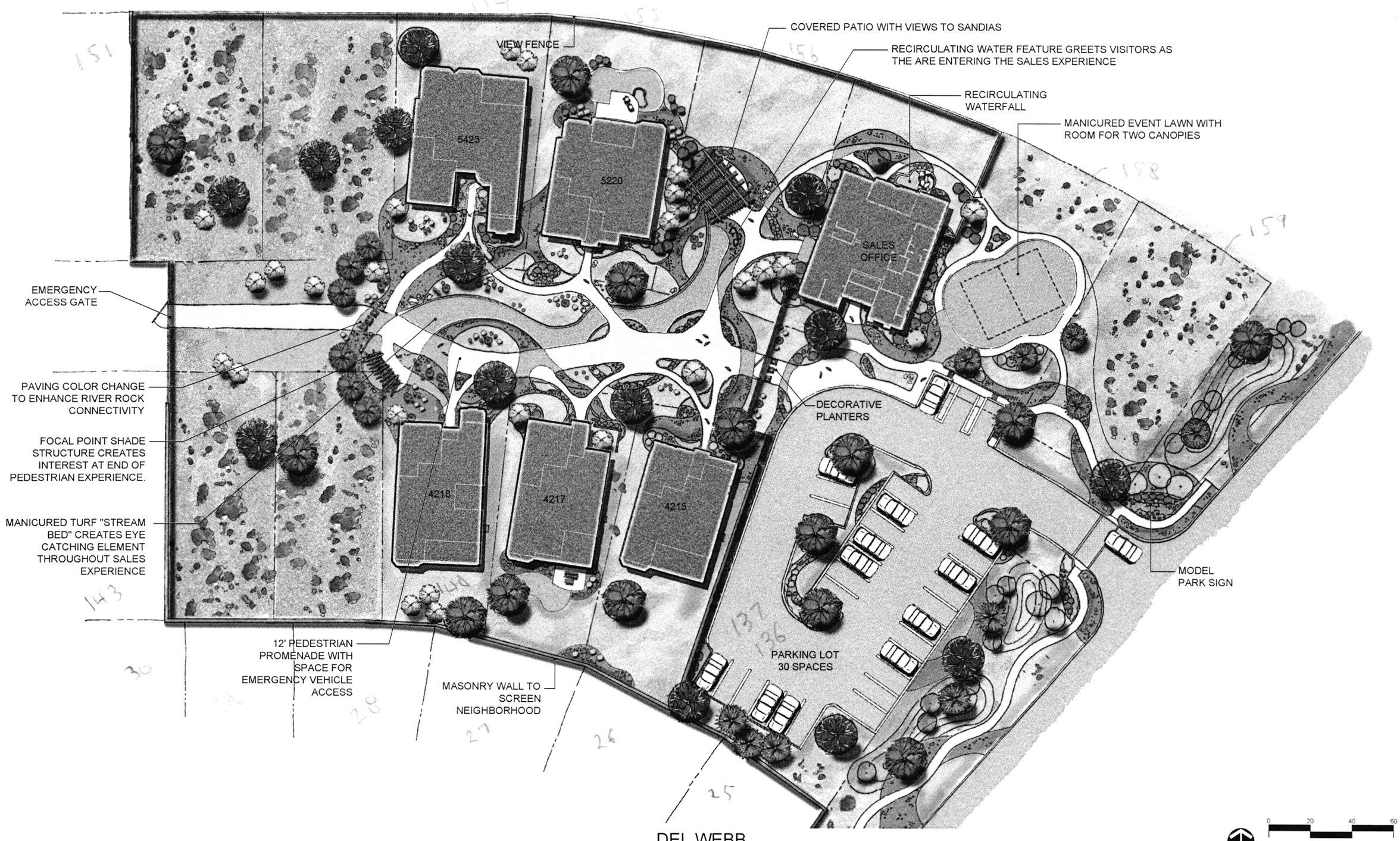
NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: UPDATED INFRASTRUCTURE LIST PER COMMENTS RECEIVED BY HYDROLOGY.

CONTACT NAME: BRIAN PATTERSON

TELEPHONE: 823-1000 EMAIL: bpatterson@bhinc.com

PROJECT #: 1006864
DATE: 12-11-13 (SK)



DEL WEBB SALES CENTER

PULTE HOMES

ALBUQUERQUE, NEW MEXICO

0 20 40 60

Scale: 1" = 20'

North

Date: September 13, 2013

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

SHEET FILE: P:\120064-PUNM\Cadfiles\Model Park\Site Plan C revised 2013-09-13.dwg

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

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

December 3, 2013

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

Re: Sketch Plat Submittal -Del Webb @ Mirehaven Phase1 & 2 – Model Park
(A portion of Tract N-2-A of the Watershed Subdivision; DRB #1006864)

Dear Mr. Cloud:

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

- Development Review Application
- Six (6) copies of:
  - Sketch Plat of Phase 1
  - Sketch Plat of Phase 2 and interim layout of Model Park
- Zone Atlas page

This sketch plat is being presented to the Development Review Board for the purpose of obtaining City input and comment.

- Del Webb @ Mirehaven Phase 1 is a portion of Tract N-2-A and will be the first phase of the Del Webb community. This phase will encompasses approximately 38 acres subdivided into approximately 148 lots (135 residential lots and 13 tracts) of varying sizes. This subdivision is within the gated portion of the master community, with private roadways and public utilities being granted via plat. Roadway tracts and pavement widths are indicated on the plan. The Site Plan for Subdivision has been heard and Approved with Conditions at EPC (13EPC-10143).

- Del Webb @ Mirehaven Phase 2 is a portion of Tract N-2-A and will be the location of the model park for the Del Webb community. This phase will encompasses approximately 5.7 acres subdivided into approximately 27 lots (24 residential lots and 3 tracts) of varying sizes. This subdivision is within the gated portion of the master community, with private roadways and public utilities being granted via plat. Roadway tracts and pavement widths are indicated on the plan. The Site Plan for Subdivision has been heard and approved with Conditions at EPC (13EPC-10143).

  - One main question before the board is should we incorporate phase 2 into phase 1? Phase

two is the proposed model park. We have enclosed a copy of the proposed interim layout of the model park. During the interim period it is the developer's desire to postpone constructing the private roadway (permanent curb and gutter, sidewalk and asphalt road) at this time and maintain a financial guaranty until such time as the permanent roadway improvements are constructed. It is estimated that the permanent roadway improvements would be constructed w/in six years. All other permanent improvements would be constructed now (wet and dry utilities).

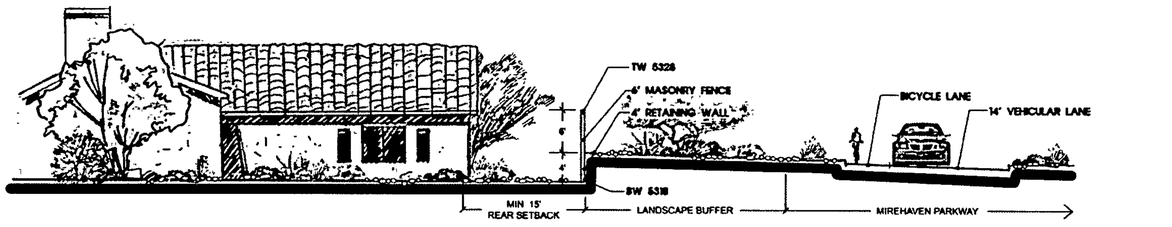
We request that this item be scheduled for the December 11, 2013 DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

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

BCP
Enclosures

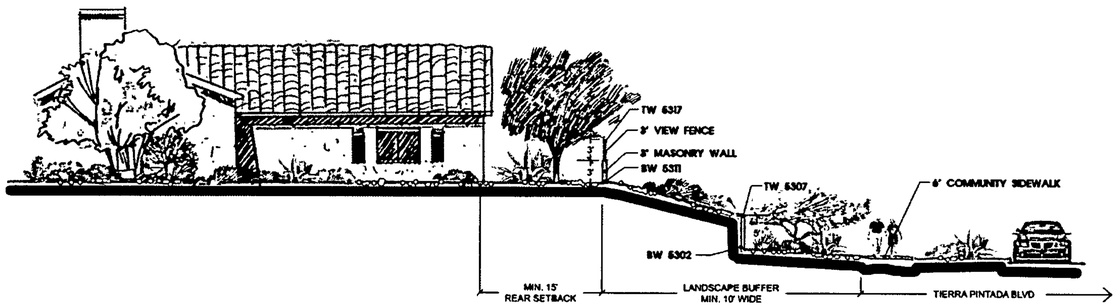
cc:



SECTION 'A'

0 10 20 40

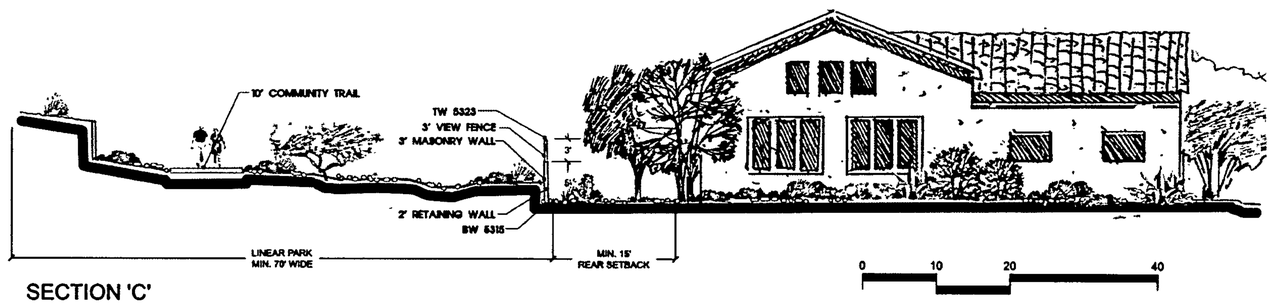
Scale: 1" = 20'



SECTION 'B'

0 10 20 40

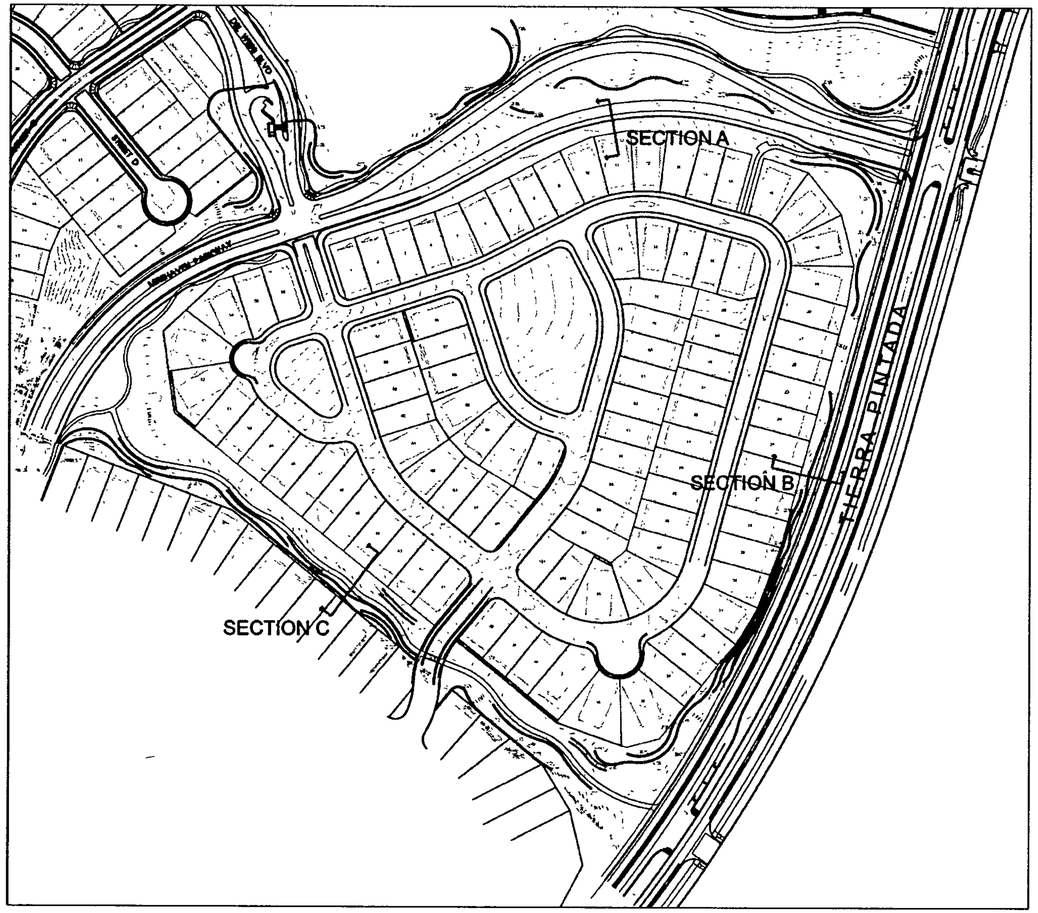
Scale: 1" = 20'



SECTION 'C'

0 10 20 40

Scale: 1" = 20'



SECTION LOCATION KEY

North

0 150 300 600

Scale: 1" = 300'

PULTE PHASE 1
NEIGHBORHOOD BUFFER SECTIONS

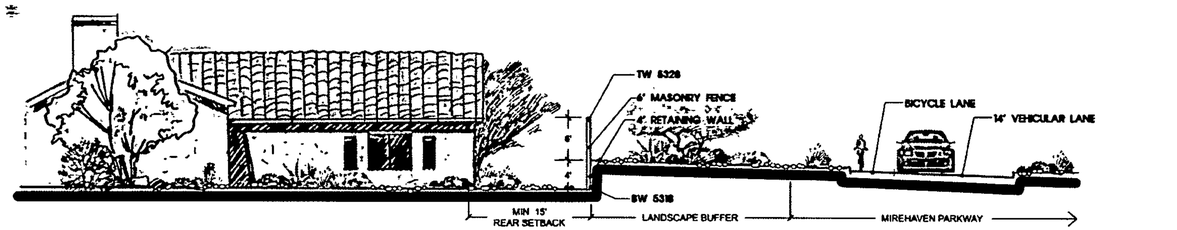
PULTE HOMES
ALBUQUERQUE, NEW MEXICO

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

Date: October 10, 2013

SHEET FILE: P:\120064-PUNM\Cadfiles\Topo Phase 1 Design\Elevations.dwg

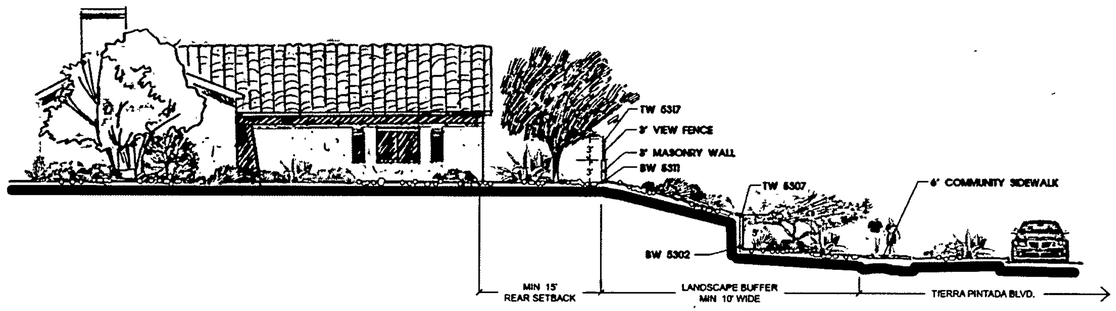
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



SECTION 'A'

0 10 20 40

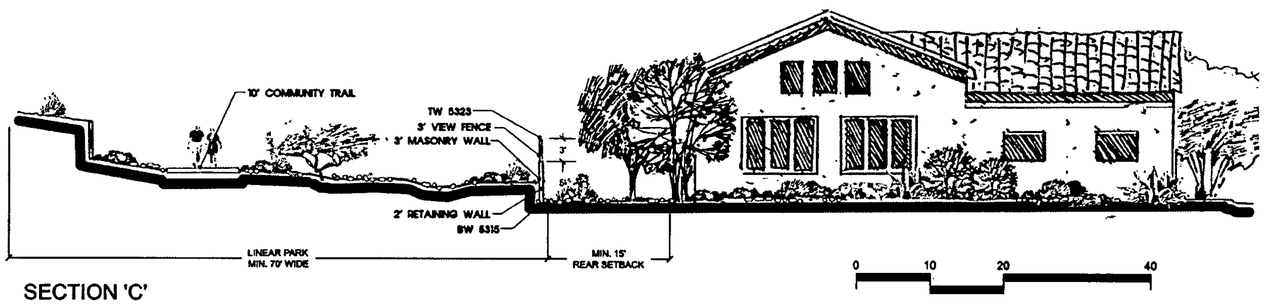
Scale: 1" = 20'



SECTION 'B'

0 10 20 40

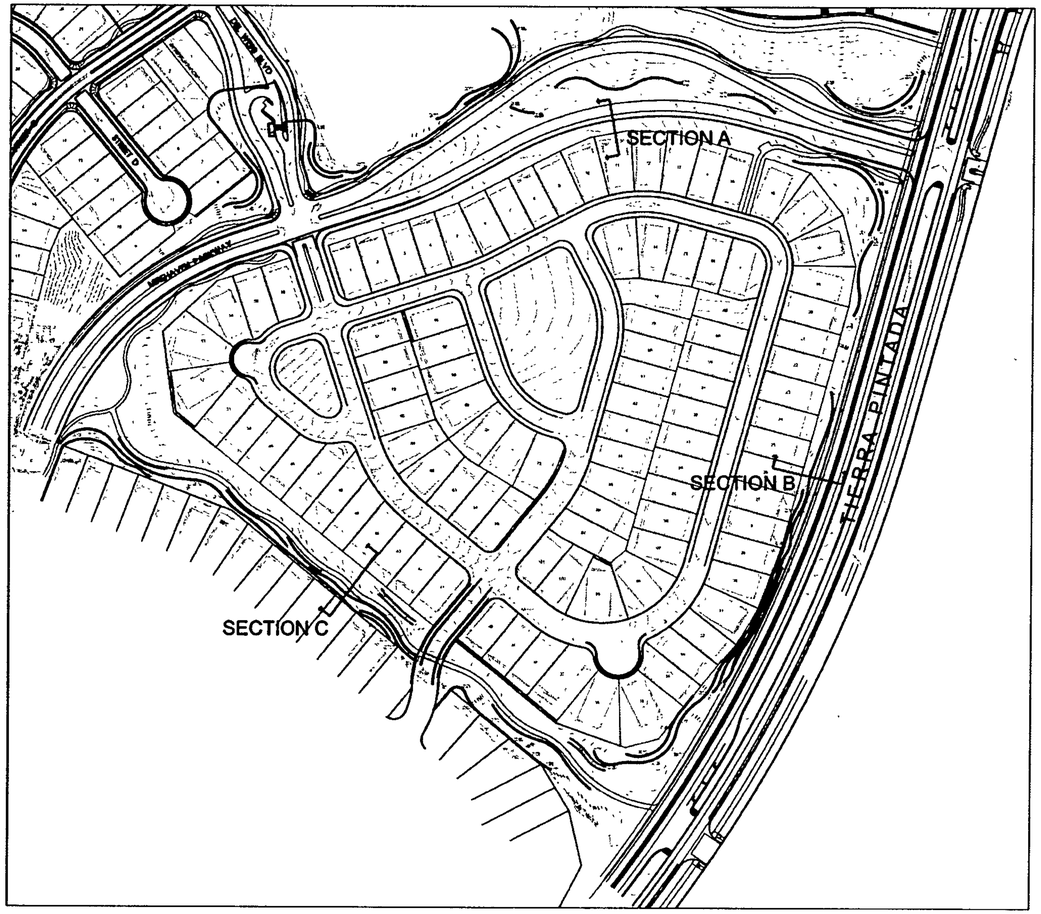
Scale: 1" = 20'



SECTION 'C'

0 10 20 40

Scale: 1" = 20'



SECTION LOCATION KEY

North

0 150 300 600

Scale: 1" = 300'

PULTE PHASE 1
NEIGHBORHOOD BUFFER SECTIONS

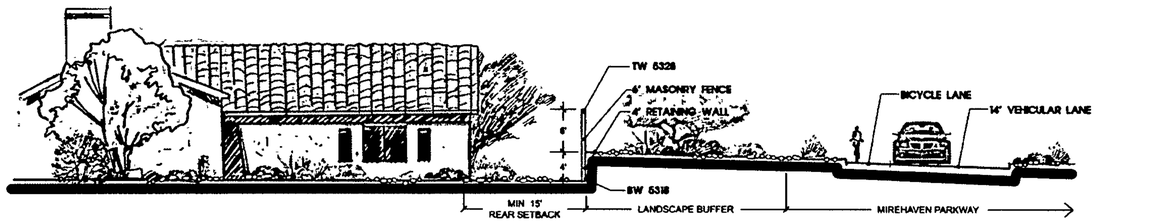
PULTE HOMES
ALBUQUERQUE, NEW MEXICO

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

Date: October 10, 2013

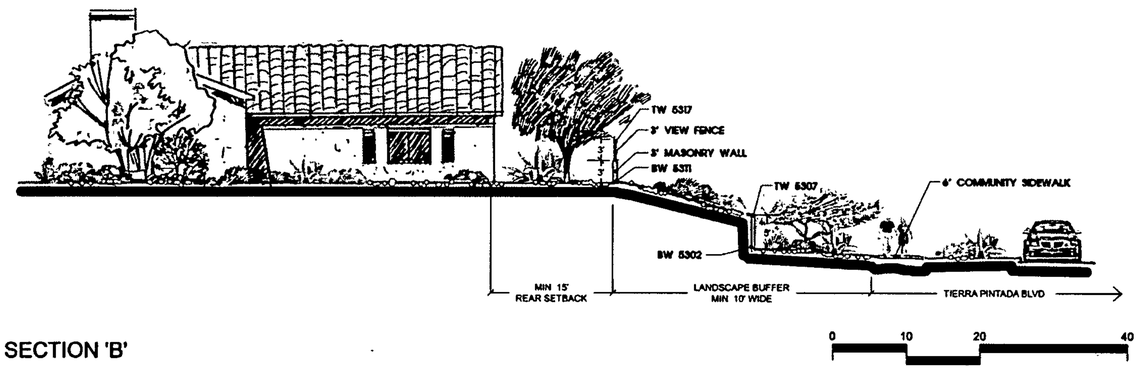
SHEET FILE: P:\120064-PUNM\Cadfiles\Topo Phase 1 Design\Elevations.dwg

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



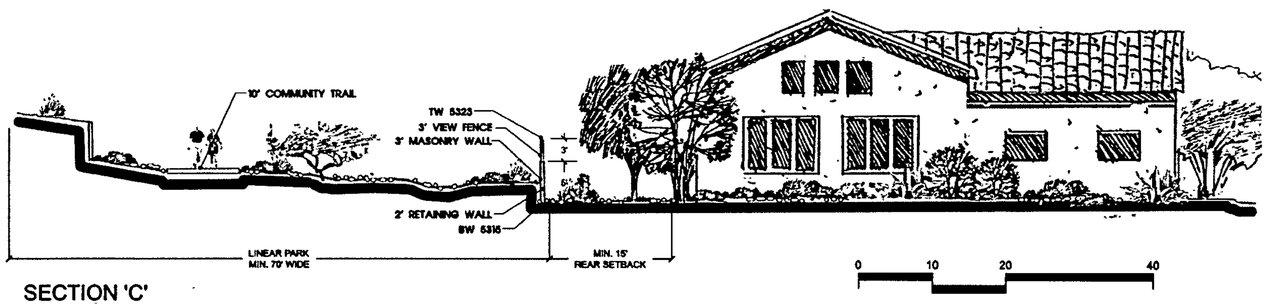
SECTION 'A'

Scale: 1" = 20'



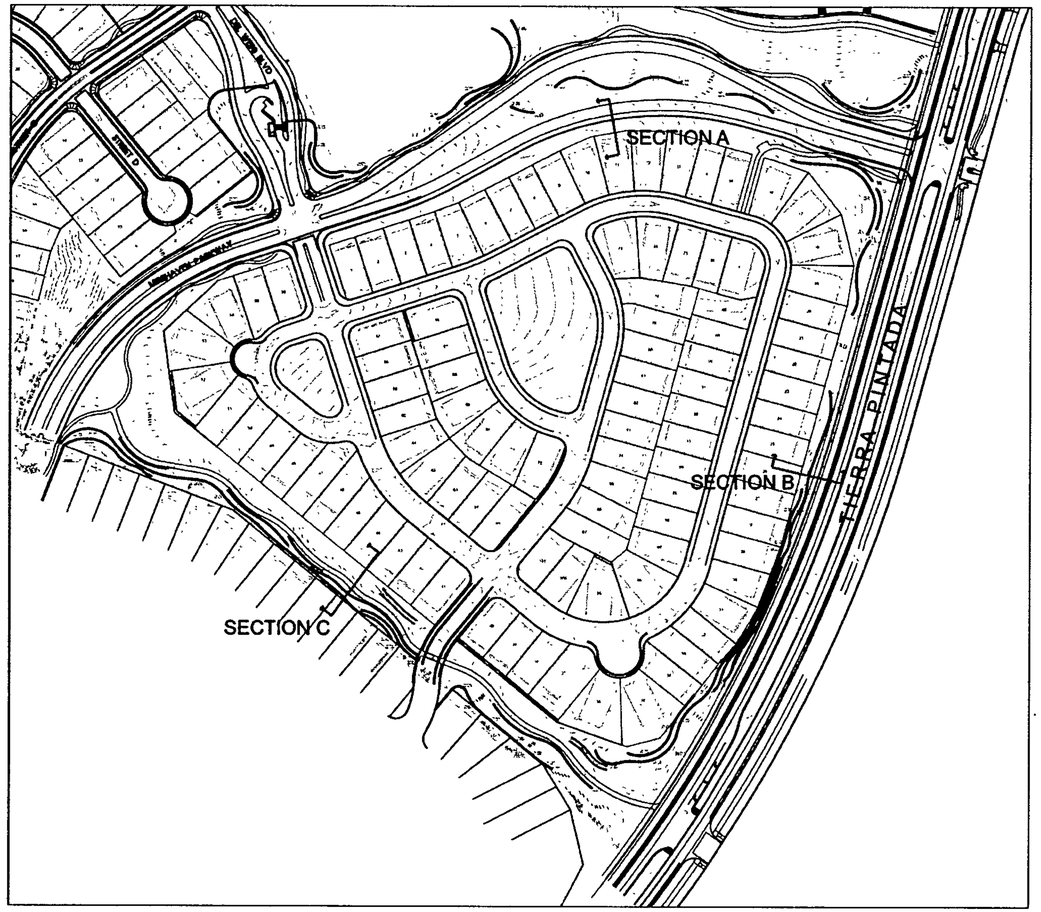
SECTION 'B'

Scale: 1" = 20'



SECTION 'C'

Scale: 1" = 20'



SECTION LOCATION KEY

North

Scale: 1" = 300'

PULTE PHASE 1
NEIGHBORHOOD BUFFER SECTIONS

PULTE HOMES
ALBUQUERQUE, NEW MEXICO

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

Date: October 10, 2013

SHEET FILE: P:\120064-PUNM\Cadfiles\Topo Phase 1 Design\Elevations.dwg

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

Bohannan Huston

Engineering
Spatial Data
Advanced Technologies

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

CLIENT/COURIER TRANSMITTAL

To: Jack Cloud
DRB Chair
COA-PDS

Requested by: Brian Patterson

Date: 9-13-12

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

Phone:

Job No.: 20130375.099

Job Name: Watershed

DELIVERY VIA

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

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	6	Bulk Land Plat
2	6	Letter addressing changes
3	6	DRB supplemental form

COMMENTS / INSTRUCTIONS

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

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 13, 2013

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

Re: **Parcel N-2, Watershed Subdivision**
Minor Subdivision and Bulk Land Variance Requests Re-Submittal (Project # 1006864)

Dear Mr. Cloud:

Enclosed are six (6) copies of the revised / updated Bulk Land Plat incorporating the comments you provided at the DRB meeting on September 11, 2013.The enclosed revised Bulk Land Plat incorporates the following revisions:

- Removed a portion of the proposed Public Access Easement within Tract N-2-E that encroached onto the existing floodplain easement.
- Added a 25' public drainage easement and a 25' private floating utility easement within the portion of where Tract N-2-A abuts Tierra Pintada Blvd.

Please feel free to contact me at 823-1000 with any additional questions or comments.

Sincerely,

Kevin G. Patton, P.E.
Senior Vice President
Community Development & Planning

BCP/tms
Enclosures

cc: Garret Price, Pulte
Jeff Garrett, WALH

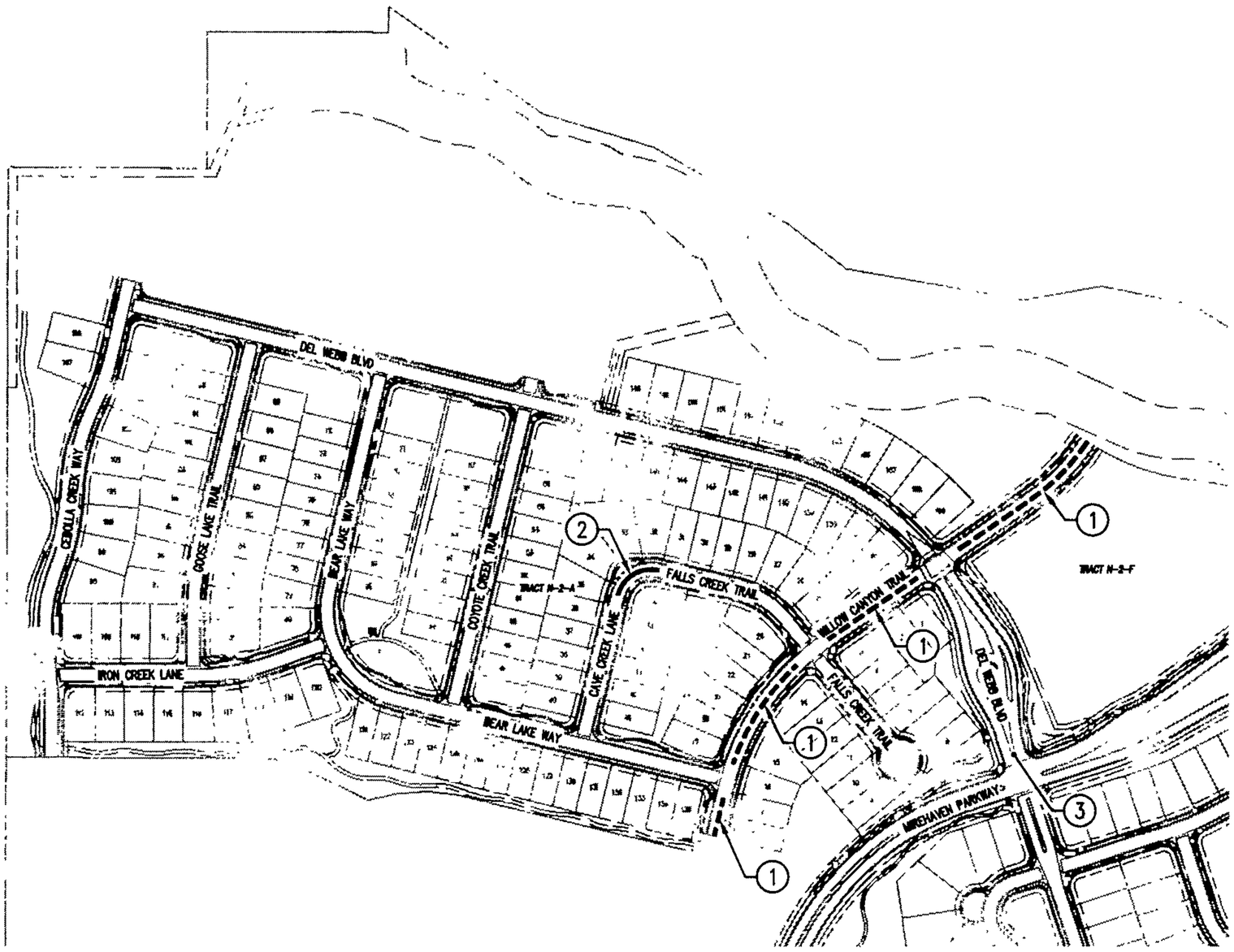
PROJECT #: 1006864
DATE:

PROJECT #: 10068864
DATE: 1-22-14

DEL WEBB @ MIREHAVEN PHASE I

DESIGN VARIANCE EXHIBIT

December, 2013



1. MEDIAN IN RESIDENTIAL ROADWAY
2. STANDARD CENTERLINE RADIUS FOR A LOCAL ACCESS STREET
3. SINGLE ACCESS

N

400 200 0 400

SCALE: 1"=400'

Mon, 23-Dec-2013 - 3:03:pm, Plotted by: BPATTERSON
P:\20130375\CDP\Plans\General\DW_1A\20130375 Variance Exhibit.dwg

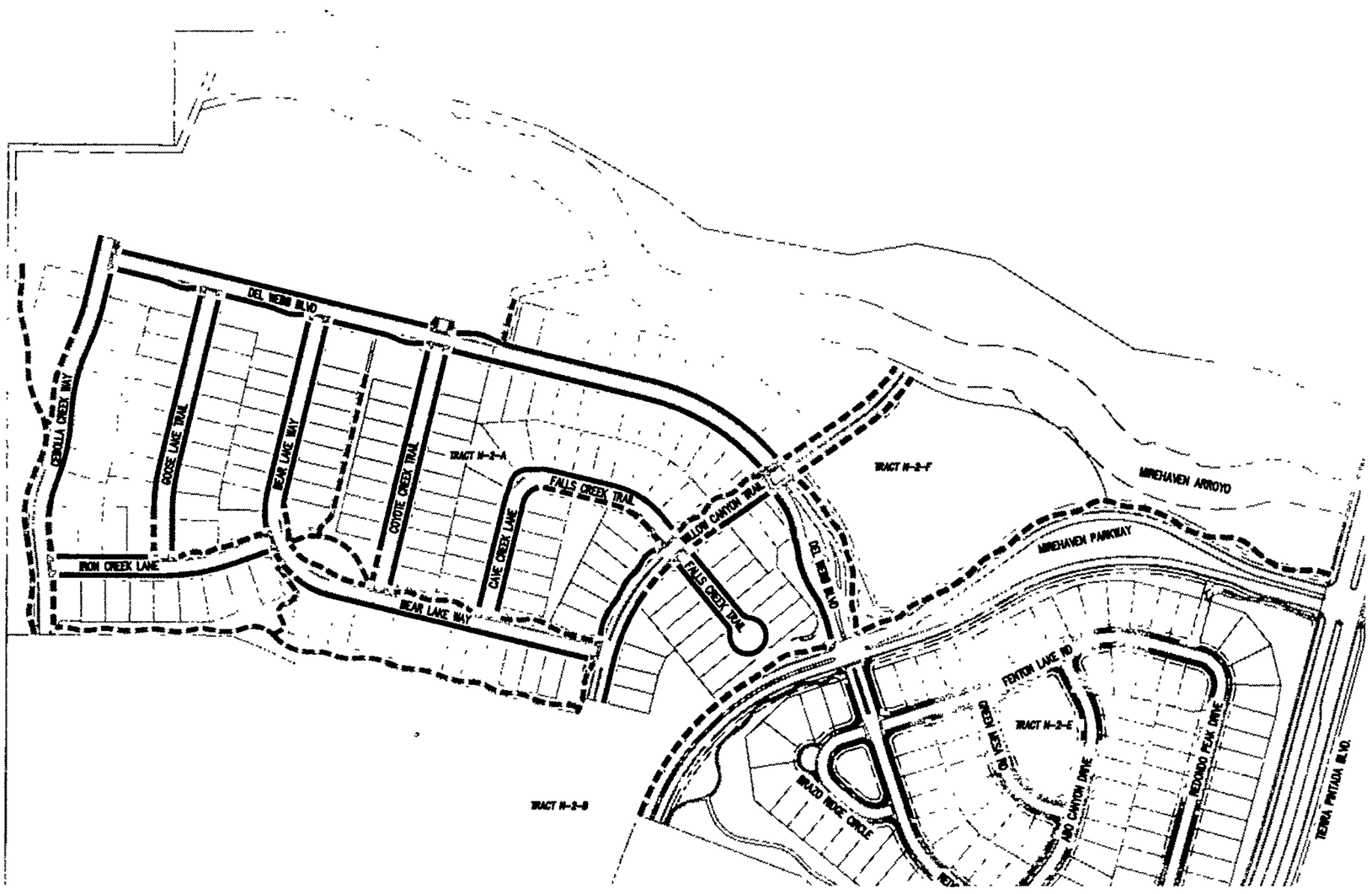
Bohannan Huston
www bhinc com 800 877 5332

PROJECT #: 10068614
DATE: 1-22-14

DEL WEBB @ MIREHAVEN PHASE I

SIDEWALK WAIVER EXHIBIT

December, 2013



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

TO BE BUILT – SIDEWALK

TO BE BUILT – TRAIL

WAIVED – SIDEWALK

N

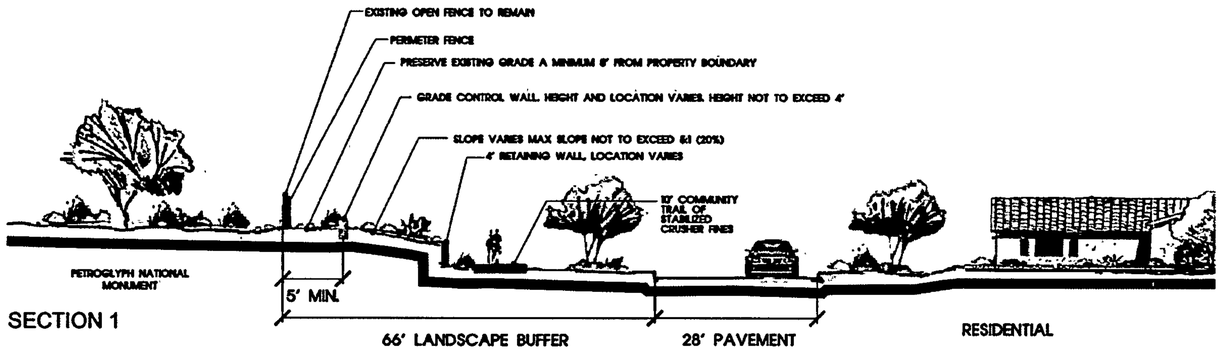
500 250 0 500

SCALE: 1"=500'

Bohannan Huston
www.bhinc.com 800 877 5332

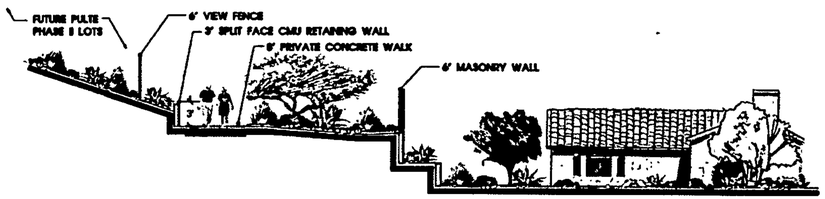
Mon, 23-Dec-2013 – 2:56:pm, Plotted by: BPATTERSON
P:\20130375\CDP\Plans\General\DW_1A\20130375 Sidewalk Defferal.dwg

PROJECT#: 1006864
DATE: 1-22-14



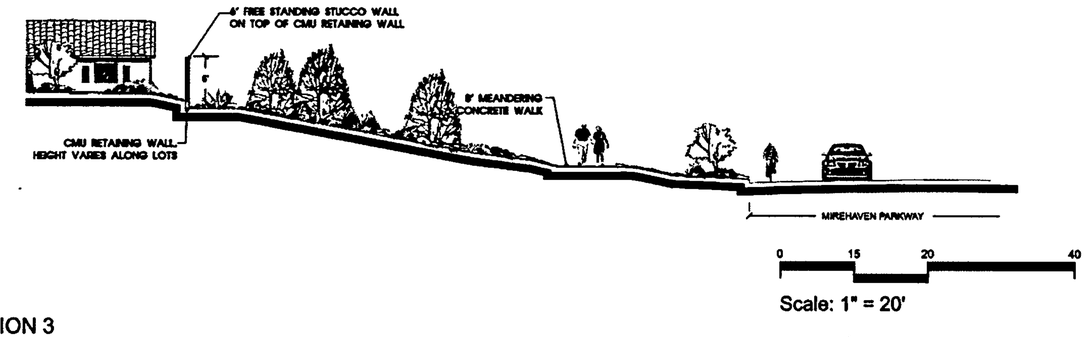
SECTION 1

Scale: 1" = 30'



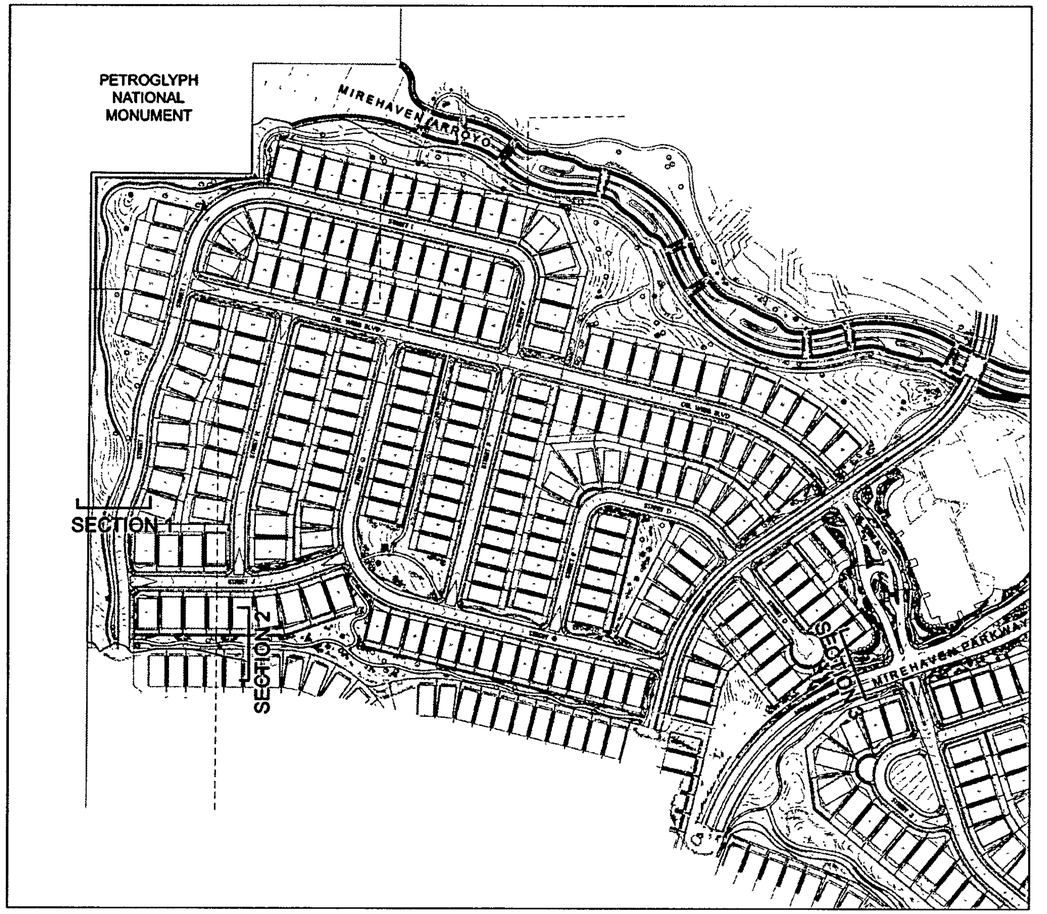
SECTION 2

Scale: 1" = 20'



SECTION 3

Scale: 1" = 20'



SECTION LOCATION KEY

0 200 400 800

Scale: 1" = 400'

North

DEL WEBB PHASE 1
NEIGHBORHOOD BUFFER SECTIONS

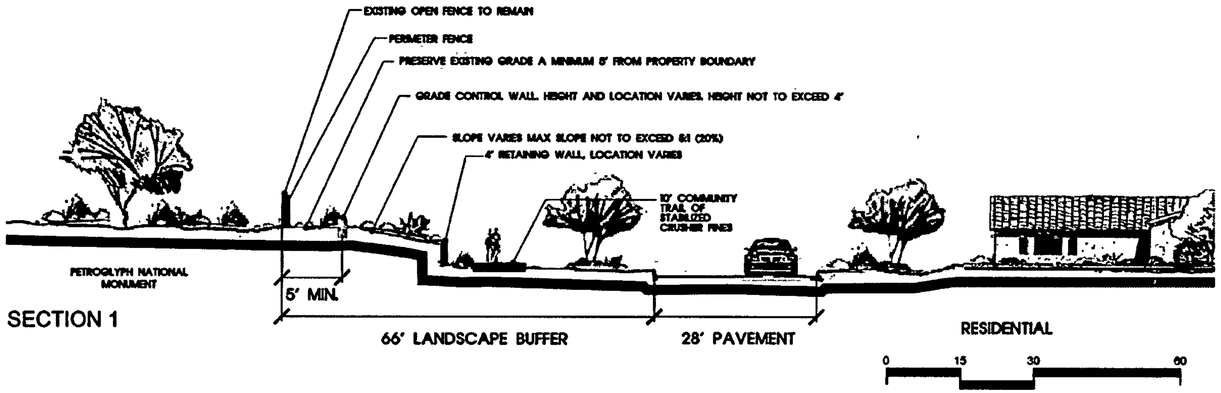
Date: November 19, 2013

MIREHAVEN
ALBUQUERQUE, NEW MEXICO

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

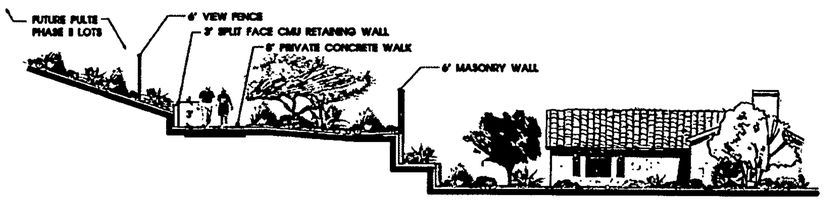
SHEET FILE: P:\120064-PUNM\Cadfiles\LANDSCAPE ARCHITECTURE\130108 Del Webb Ph 1\Del Webb PH1 Site Plan for Subdivision\Del Webb PH1 Buffer Sections.dwg

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

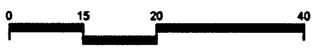


SECTION 1

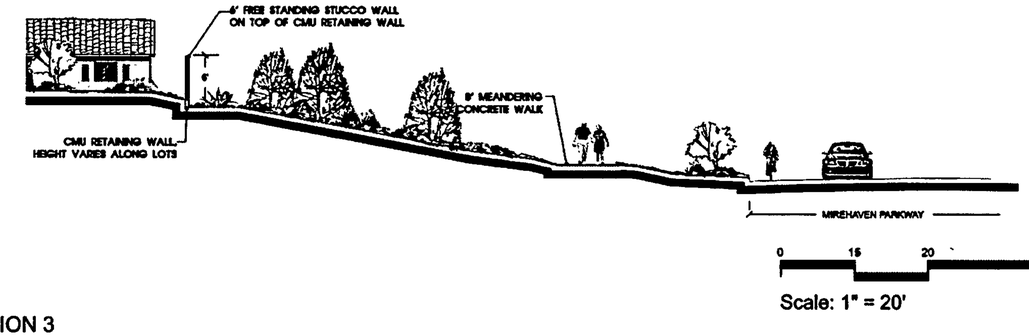
Scale: 1" = 30'



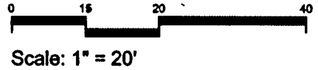
SECTION 2



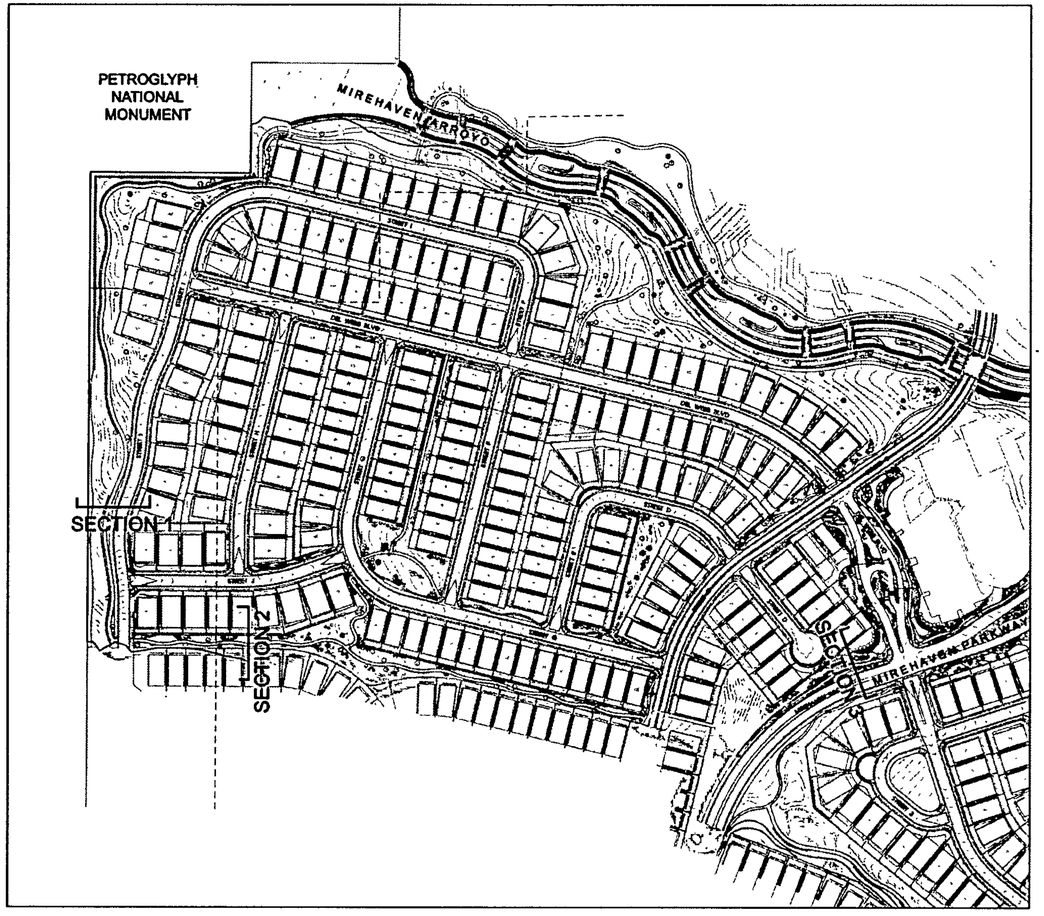
Scale: 1" = 20'



SECTION 3



Scale: 1" = 20'



SECTION LOCATION KEY

Scale: 1" = 400'

North

DEL WEBB PHASE 1
NEIGHBORHOOD BUFFER SECTIONS

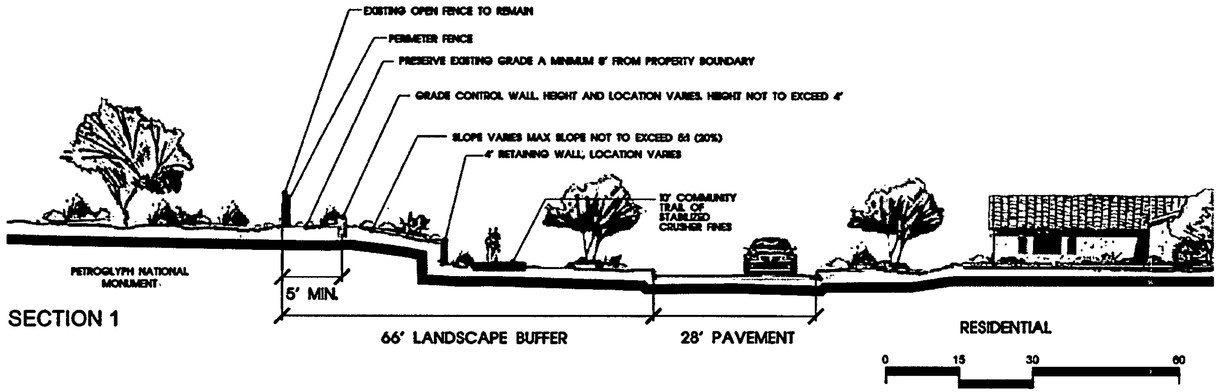
Date: November 19, 2013

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

MIREHAVEN
ALBUQUERQUE, NEW MEXICO

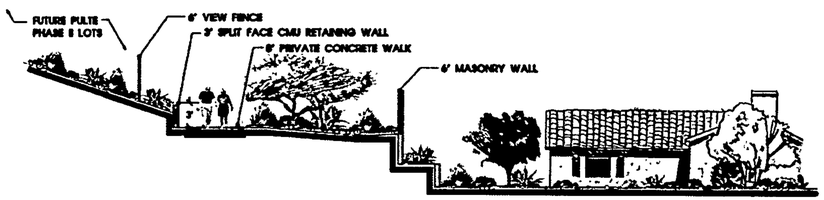
SHEET FILE: P:\120064-PUN\MCadfiles\LANDSCAPE ARCHITECTURE\130106 Del Webb Ph 1\Del Webb PH1 Site Plan for Subdivision\Del Webb PH1 Buffer Sections.dwg

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



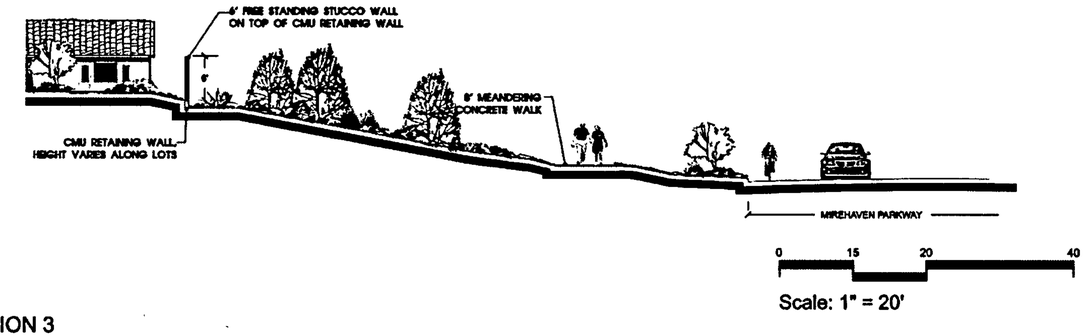
SECTION 1

Scale: 1" = 30'



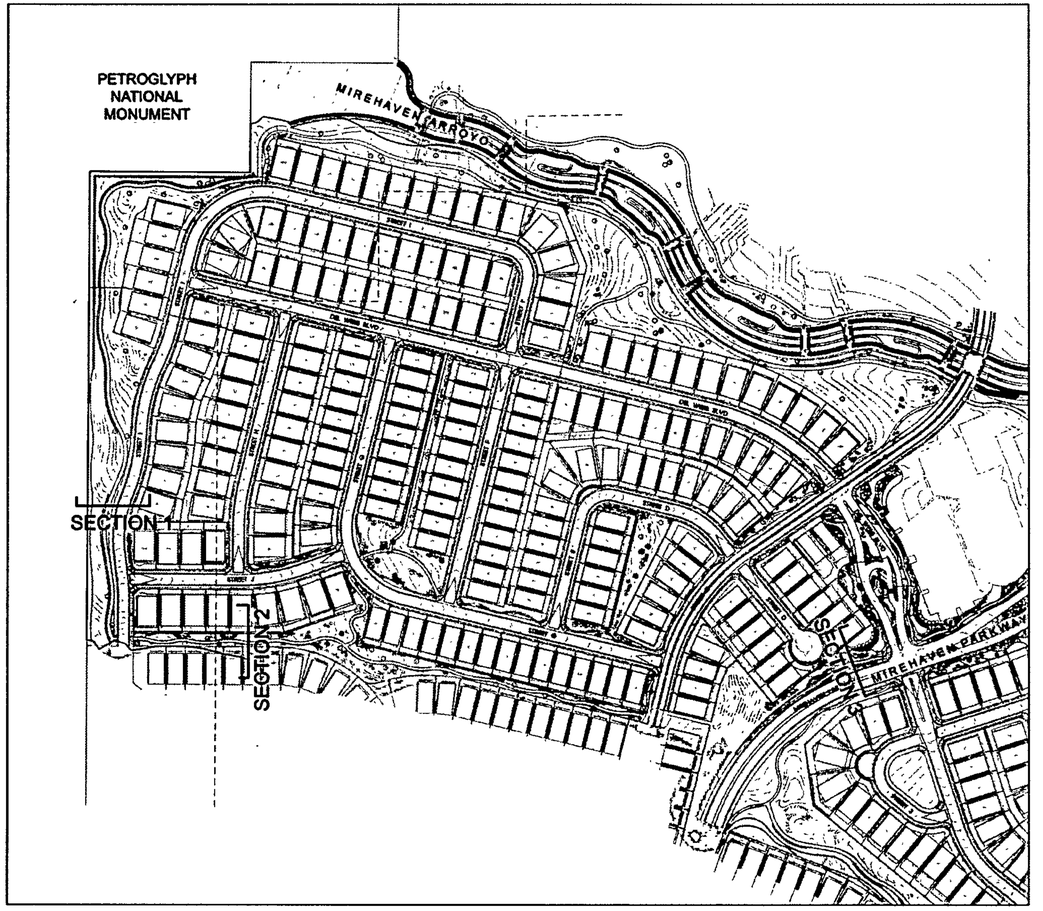
SECTION 2

Scale: 1" = 20'



SECTION 3

Scale: 1" = 20'



SECTION LOCATION KEY

0 200 400 800

Scale: 1" = 400'

North

DEL WEBB PHASE 1
NEIGHBORHOOD BUFFER SECTIONS

Date: November 19, 2013

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

MIREHAVEN
ALBUQUERQUE, NEW MEXICO

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

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