OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 18, 2015

Project# 1000965
[TO BE HEARD AS 1006864]
15DRB-70370 EASEMENT VACATION
15DRB-70371 SIDEWALK WAIVER &
15DRB-70414 TEMP DEFERRAL
15DRB-70372 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS
15DRB-70373 PRELIMINARY PLAT
15DRB-70374 SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

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

Findings

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

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

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

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

CONDITIONS:

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

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

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

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

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

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

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

Jack Cloud, DRB Chair

DR CASE ACTION LOG – BLUE SHEET

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

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

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

Project# 1006864
Application # 15DRB-70376
To be known as: Pulte @ Mirehaven Phase 1
AGENT: Bohannan Huston Inc.
Your request was approved on 10-21-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

☐ **Transportation:**

☐ **ABCWUA:**

☐ **City Engineer:**

☐ **Parks and Recreation :**

☐ **Planning:**

PLATS:

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

ALL SITE PLANS:

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

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S Z
- ___ Major Subdivision action
- _x_ Minor Subdivision action
- ___ Vacation V
- _x_ Variance (Non-Zoning)

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

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

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

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

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

APPLICATION INFORMATION:

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

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

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

APPLICANT: Western Albuquerque Land Holdings c/o Garrett Real Estate Dev. (Jeff Garret) PHONE: 505-602-427-4064

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

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

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

DESCRIPTION OF REQUEST: Preliminary Plat Approval

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

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

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

Subdiv/Addn/TBKA: Watershed Subdivsion

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

Zone Atlas page(s): H-88 UPC Code: 100805943305340106

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 10006864

CASE INFORMATION:

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

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

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

Between: Arroyo Vista and Mirehaven Parkway

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

SIGNATURE Yolanda Padilla-Moyer DATE 11/9/15

(Print) Yolanda Padilla Moyer ___ Applicant _X_ Agent

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

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

Application case numbers	Action	S.F.	Fees
15 - DRB - 70414	TDS		$ Ø
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
			Total $ 20.00

Hearing date Nov. 18, 2015

11-10-15
Planner signature / date

Project # 10006864

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

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

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

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

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

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

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

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

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

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

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

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

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

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

Yolanda Padilla Moyer
Applicant name (print)

Yolanda Padilla Moyer 10/9/15
Applicant signature / date

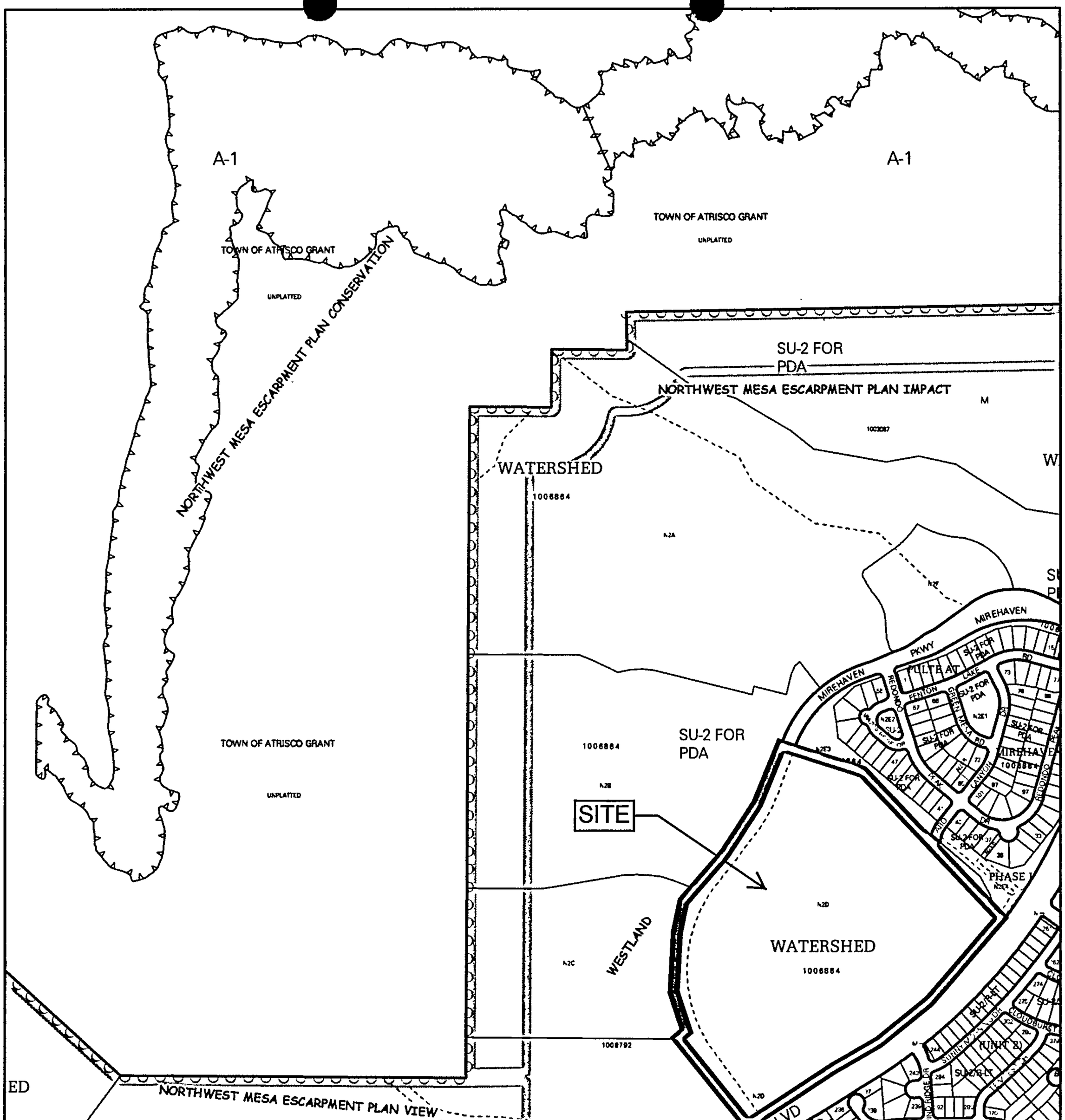
Form revised 4/07

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

Application case numbers
15 - DRB - 70414
- -
- -

11-10-15
Planner signature / date

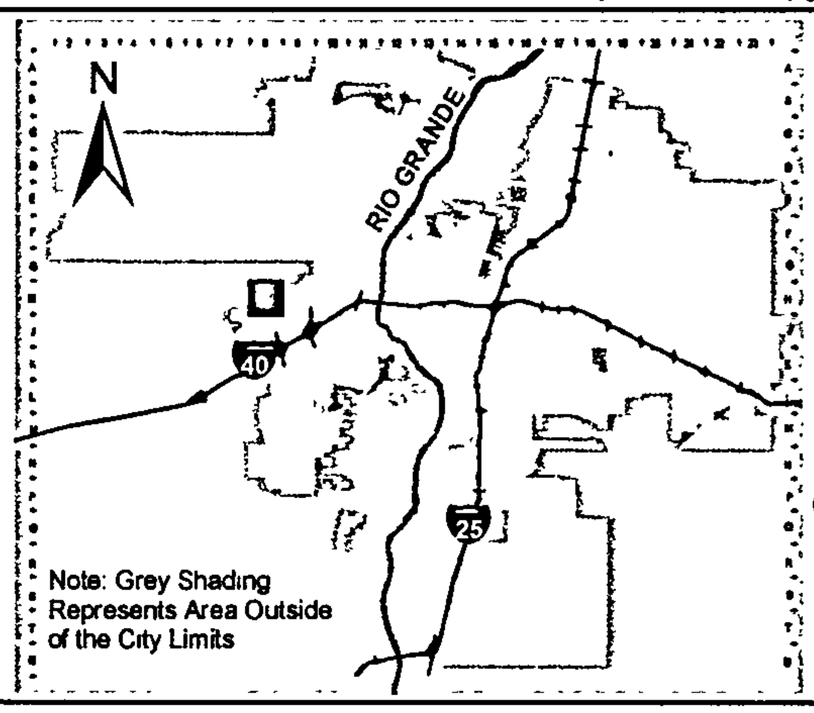
Project # 1001686 4



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

Albuquerque Geographic Information System

Map amended through: 9/2/2014



Zone Atlas Page:

H-08-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

November 10, 2015

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

Re: Pulte at Mirehaven Phase 2 (Replat of Tract N-2-D; Watershed) –Sidewalk Deferral 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
- Six (6) copies of Sidewalk Deferral
- Zone Atlas Page

This sidewalk deferral is being presented to the Development Review Board for the purpose of obtaining City review and approval. In our original Preliminary Plat Submittal the Temporary Deferral of Sidewalk Construction box was inadvertently not checked. However, it was stated in my letter and all submittal documentation and shown on the exhibits. I have spoken with the Traffic Engineer and she has indicated she is fine with the deferral but needed a formal application.

Please find enclosed the application along with the Sidewalk Exhibit and Zone Atlas Page.

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

Sincerely,

Yolanda Padilla Moyer

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

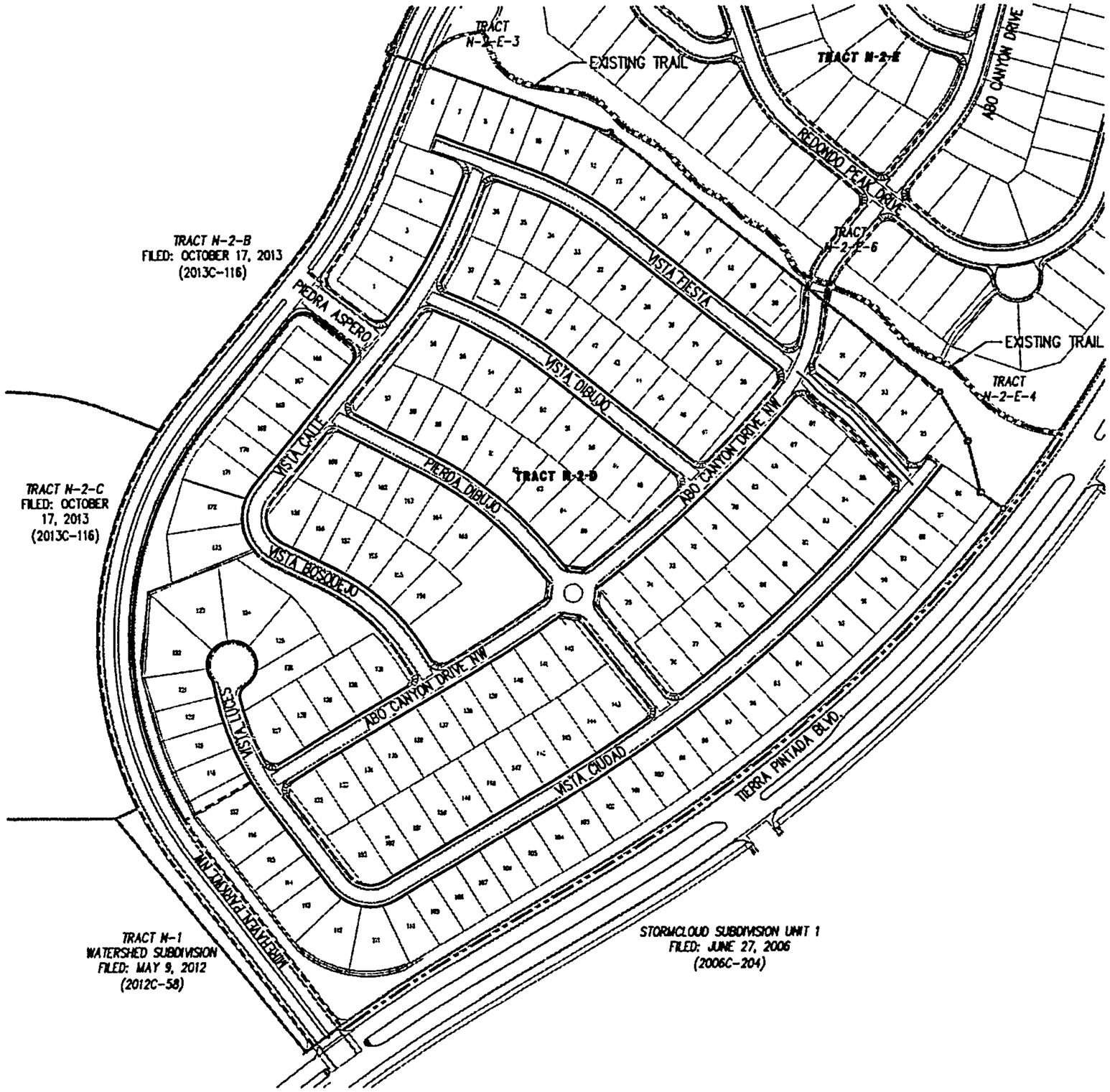
YPM/cc
Enclosures

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

PULTE @ MIREHAVEN PHASE 2

SIDEWALK WAIVER EXHIBIT

October, 2015



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

TO BE BUILT – SIDEWALK

TO BE BUILT – TRAIL

WAIVED

EXISTING SIDEWALK / TRAIL

N

300 150 0 300

SCALE: 1"=300'

Bohannan Huston
www.bhinc.com 800.877.5332

Tue, 3-Nov-2015 – 8:43am, Plotted by: AROMERO
P:\20160103\CDP\Plans\General\20160103_Sidewalk Deferral.dwg

Bohannan Huston

Engineering
Spatial Data
Advanced Technologies

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87109-4335

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toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Jack Cloud, PE
DRB Chair
COA-PDS

Requested by: Yolanda Moyer

Date: 11-10-15

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

Phone:

Job No.: 20160103

Job Name: Pulte @ Mirehaven Phase 2

DELIVERY VIA

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

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	Sidewalk Defferal
2	1	Letter
3	1	Sidewalk Waiver Exhibit
4	1	Application
5	1	Disc

COMMENTS / INSTRUCTIONS

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

Bohannan Huston

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CLIENT/COURIER TRANSMITTAL

To: Jack Cloud, PE
DRB Chair
COA-PDS

Requested by: Yolanda Moyer

Date: 11-10-15

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

Phone:

Job No.: 20160103

Job Name: Pulte @ Mirehaven Phase 2

DELIVERY VIA

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

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	Sidewalk Defferal
2	1	Letter
3	1	Sidewalk Waiver Exhibit
4	1	Application
5	1	Disc

COMMENTS / INSTRUCTIONS

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

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, November 4, 2015** beginning at **9:00 a.m.** and proceeding according to that day's agenda for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on Tuesday **November 3, 2015,** beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1000965
15DRB-70370 VACATION/ PUBLIC EASEMENT
15DRB-70371 SIDEWALK WAIVER
15DRB-70372 SUBDN DESIGN VARIANCE FROM MINIMUM DPM STANDARDS
15DRB-70373 PRELIMINARY PLAT
15DRB-70374 SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, October 19, 2015.

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

TRANSPORTATION DEVELOPMENT .....*John MacKenzie*
TRANSIT & PARKING DEPARTMENT .....*Shabih Rizvi*
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
AMAFCA.....*Lynn Mazur*
APD CRIME PREVENTION.....*Steve Sink*
OPEN SPACE DIVISION.....*Kent Reed Swanson/Sarah Brown*
FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*Vince Montano*
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
PNM.....*Daniel Aragon*
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
COMCAST CABLE..... *Mike Mortus*
Mid.Rio Grande Conserv. Dist. (MRGCD)..... *Ray Gomez*
ENVIRONMENTAL HEALTH.....*Paul Olson*

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

PROJECT # 1010636

Board hearing date:

WEDNESDAY, November 4, 2015

PROJECT #

10068864

NOVEMBER 18. 2015

TDS

Current DRC
Project No _____

Date Submitted: 10/9/2015
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____

DRB Project No. 1006864

Figure 12

INFRASTRUCTURE LIST

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

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

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC WATERLINE IMPROVEMENTS-PHASE 1							
		8" DIA (4W)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	VISTA CALLE DRIVE	VISTA BOSQUEJO ROAD	LOT 166 PHASE 1 BOUNDARY LINE	/	/	/
		8" DIA (4W)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	PIEDRA ASPERO AVENUE	NORTH OF MIREHAVEN PARKWAY	VISTA CALLE DRIVE	/	/	/
		10" DIA (3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	PIEDRA ASPERO AVENUE	NORTH OF MIREHAVEN PARKWAY	VISTA CALLE DRIVE	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	VISTA CALLE DRIVE	LOT 166 PHASE 1 BOUNDARY LINE	PIEDRA ASPERO AVENUE	/	/	/
		10" DIA (3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	VISTA CALLE DRIVE	PIEDRA ASPERO AVENUE	VISTA DIBUJO ROAD	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	VISTA CALLE DRIVE	VISTA DIBUJO ROAD	VISTA FIESTA AVENUE	/	/	/
		10" DIA (3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	ABO CANYON DRIVE	LOT 166 PHASE 1 BOUNDARY LINE	NORTH PROPERTY BOUNDARY	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	VISTA CIUDAD DRIVE	LOT 166 PHASE 1 BOUNDARY LINE	VISTA FIESTA AVENUE	/	/	/
		4" DIA (3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	VISTA CIUDAD DRIVE	VISTA FIESTA AVENUE	LOT 86 STREET TERMINUS	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	PIEDRA DIBUJO ROAD	ABO CANYON DRIVE	VISTA CIUDAD DRIVE	/	/	/
		10" DIA (3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	VISTA DIBUJO ROAD	VISTA CALLE DRIVE	ABO CANYON DRIVE	/	/	/
		4" DIA (3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	VISTA FIESTA AVENUE	LOT 6 STREET TERMINUS	VISTA CALLE DRIVE	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	VISTA FIESTA AVENUE	VISTA CALLE DRIVE	VISTA CIUDAD DRIVE	/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 1							
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	VISTA CALLE DRIVE	LOT 166 PHASE 1 BOUNDARY LINE	VISTA FIESTA AVENUE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	ABO CANYON DRIVE	LOT 166 PHASE 1 BOUNDARY LINE	VISTA FIESTA AVENUE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	VISTA CIUDAD DRIVE	LOT 166 PHASE 1 BOUNDARY LINE	LOT 86 STREET TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	PUBLIC SANITARY SEWER EASEMENT IN TRACT N-2-D-10	LOT 86 VISTA CIUDAD DRIVE	EX SANITARY SEWER TRACT N-2-E-4	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	VISTA DISBUJO ROAD	LOTS 37/57	ABO CANYON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	VISTA FIESTA AVENUE	LOT 6 STREET TERMINUS	VISTA CIUDAD DRIVE	/	/	/
							/	/	/
		PUBLIC STORM DRAIN IMPROVMENTS-PHASE 1							
		18-36" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	VISTA CIUDAD DRIVE	PIEDRA DIBUJO	LOT 86 STREET TERMINUS	/	/	/
		18-36" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PUBLIC STORM DRAIN EASEMENT IN TRACT N-2-D-10 AND N-2-E-4	VISTA CIUDAD DRIVE STREET TERMINUS	EX PUBLIC SD EASEMENT IN TRACT N-2-E-4	/	/	/
		18-36" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	VISTA FIESTA AVENUE	ABO CANYON DRIVE	VISTA CIUDAD DRIVE	/	/	/
		18"-24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PIEDRA DIBUJO ROAD	ABO CANYON DRIVE	VISTA CIUDAD DRIVE	/	/	/
							/	/	/
		PUBLIC ROADWAY IMPROVEMENTS - OFFSITE PHASE 1							
		22' F-F (WB/EB) 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, 8' WIDE PCC SIDEWALK†*ON WEST SIDE. 6' WIDE ASPHALT SIDEWALK†* ON EAST 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY	PIEDRA ASPERO AVENUE	NORTH PROPERTY BOUNDARY	/	/	/
		PUBLIC ROADWAY IMPROVEMENTS - ON-SITE PHASE 1							
		22' F-F (EGRESS) 20' F-F (INGRESS) 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, 4' WIDE PCC SIDEWALK†* N SIDE ONLY	PIEDRA ASPERO AVENUE	MIREHAVEN PARKWAY	VISTA CALLE DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	VISTA CALLE DRIVE DRIVE	LOT 166 PHASE 1 BOUNDARY LINE	VISTA FIESTA ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	ABO CANYON DRIVE	PIEDRA DIBUJO ROAD	NORTH PROPERTY BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	VISTA CIUDAD DRIVE	PIEDRA DIBUJO ROAD	VISTA FIESTA AVENUE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON EAST SIDE ONLY	VISTA CIUDAD DRIVE	VISTA FIESTA AVENUE	LOT 86 STREET TERMINUS	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMENTS - ON-SITE PHASE 1 continued...							
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	VISTA DIBUJO ROAD	VISTA CIUDAD DRIVE	ABO CANYON DRIVE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON NORTH SIDE ONLY	VISTA FIESTA ROAD	LOT 6 STREET TERMINUS	VISTA CALLE DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	VISTA FIESTA ROAD	VISTA CALLE DRIVE	VISTA CIUDAD DRIVE	/	/	/
		NOTE:	STREET LIGHTS ARE REQUIRED PER THE COA DPM				/	/	/
		*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS †SIDEWALK TO BE WAIVED ON 1) EAST/NORTHSIDE OF MIREHAVEN PARKWAY EXCEPT AS NOTED, 2) SOUTHSIDE OF PIEDRA ASPERO AVENUE					/	/	/
		**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC					/	/	/
		PUBLIC WATERLINE IMPROVEMENTS-PHASE 2							
		8" DIA (4W)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	MIREHAVEN PARKWAY	TIERRA PINTADA BLVD	PEDESTRIAN ACCESS ESMNT BTWN LOTS 117/118	/	/	/
		8" DIA (4W)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	PEDESTRIAN ACCESS ESMNT BTWN LOTS 117/118	TIERRA PINTADA BLVD	VISTA LUCES PLACE	/	/	/
		8" DIA (4W)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	ABO CANYON DRIVE	VISTA LUCES PLACE	VISTA BOSQUEJO ROAD	/	/	/
		8" DIA (4W)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	VISTA BOSQUEJO ROAD	ABO CANYON DRIVE	VISTA CALLE DRIVE	/	/	/
		8" DIA (4W)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	VISTA CALLE DRIVE	VISTA BOSQUEJO ROAD	LOT 166 PHASE 1 BOUNDARY LINE	/	/	/
		6" DIA (4W)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	VISTA LUCES PLACE	ABO CANYON	CUL-DE-SAC TERMINUS	/	/	/
		10" DIA (3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	MIREHAVEN PARKWAY	TIERRA PINTADA BLVD	PEDESTRIAN ACCESS ESMNT BTWN LOTS 117/118	/	/	/
		10" DIA (3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	PEDESTRIAN ACCESS ESMNT BTWN LOTS 117/118	TIERRA PINTADA BLVD	VISTA LUCES PLACE	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	VISTA CIUDAD DRIVE	VISTA LUCES PLACE	LOT 166 PHASE 1 BOUNDARY LINE	/	/	/
		10" DIA (3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	ABO CANYON DRIVE	VISTA LUCES PLACE	LOT 166 PHASE 1 BOUNDARY LINE	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	VISTA BOSQUEJO ROAD	ABO CANYON DRIVE	VISTA CALLE DRIVE	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	VISTA CALLE DRIVE	VISTA BOSQUEJO ROAD	LOT 166 PHASE 1 BOUNDARY LINE	/	/	/
		6" DIA (3WR)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	PIEDRA DIBUJO ROAD	VISTA CALLE DRIVE	ABO CANYON DRIVE	/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 2							
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	VISTA LUCES PLACE	CUL-DE-SAC TERMINUS	VISTA CIUDAD DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	VISTA CIUDAD DRIVE	VISTA LUCES PLACE	LOT 166 PHASE 1 BOUNDARY LINE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	ABO CANYON DRIVE	VISTA LUCES PLACE	LOT 166 PHASE 1 BOUNDARY LINE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	VISTA BOSQUEJO ROAD	LOT 172/173	ABO CANYON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	VISTA CALLE DRIVE	LOT 172/173	LOT 166 PHASE 1 BOUNDARY LINE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	PIEDRA DIBUJO ROAD	LOT 160	ABO CANYON DRIVE	/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC STORM DRAIN IMPROVMENTS-PHASE 2 (DEFFERED)							
		18"-36" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	MIREHAVEN PARKWAY	TRACT N-2-C	TIERRA PINTADA PARKWAY	/	/	/
							/	/	/
		PUBLIC STORM DRAIN IMPROVMENTS-PHASE 2							
		18"-24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	ABO CANYON DRIVE	25'-50' SOUTH OF PIEDRA DIBUJO ROAD	PIEDRA DIBUJO ROAD	/	/	/
		18"-24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	VISTA CIUDAD DRIVE	25'-50' SOUTH OF PIEDRA DIBUJO ROAD	PIEDRA DIBUJO ROAD	/	/	/
							/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY				/	/	/
							/	/	/

		PUBLIC ROADWAY IMPROVEMENTS - OFFSITE PHASE 2 (DEFFERED)							
		22' F-F (WB/EB) 8' MEDIAN	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, 8' WIDE PCC SIDEWALK†*ON WEST/SOUTH SIDE 6' BIKE LANE ON BOTH SIDES	MIREHAVEN PARKWAY	TIERRA PINTADA BLVD	PIEDRA ASPERO AVENUE	/	/	/
		8'	ASPHALT TRAIL	MIREHAVEN PARKWAY	TIERRA PINTADA BLVD	PEDESTRIAN EASEMENT LOT 166/167	/	/	/
		8'	ASPHALT TRAIL	PEDESTRIAN EASEMENT LOT 166/167	MIREHAVEN PARKWAY	VISTA LUCES PLACE	/	/	/
		12' LEFT TURN LANE	ARTERIAL PAVING W/ PCC CURB & GUTTER	TIERRA PINTADA BLVD	150' SOUTH OF MIREHAVEN PARKWAY WITH NEC TRANSITIONS	MIREHAVEN PARKWAY	/	/	/
		PUBLIC ROADWAY IMPROVEMENTS - ON-SITE PHASE 2							
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	VISTA LUCES PLACE	CUL-DE-SAC TERMINUS	VISTA CIUDAD DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	VISTA CIUDAD DRIVE	VISTA LUCES PLACE	LOT 166 PHASE 1 BOUNDARY LINE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	ABO CANYON DRIVE	VISTA LUCES PLACE	LOT 166 PHASE 1 BOUNDARY LINE	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMENTS - ON-SITE PHASE 2 continued...							
		29' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	VISTA BOSQUEJO ROAD	ABO CANYON DRIVE	VISTA CALLE DRIVE	/	/	/
		29' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	VISTA CALLE DRIVE	VISTA BOSQUEJO ROAD	LOT 166 PHASE 1 BOUNDARY LINE	/	/	/
		29' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	PIEDRA DIBUJO ROAD	VISTA CALLE DRIVE	ABO CANYON DRIVE	/	/	/
		NOTE:	STREET LIGHTS ARE REQUIRED PER THE COA DPM				/	/	/
							/	/	/

*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS
†SIDEWALK TO BE WAIVED ON: 1) EAST/NORTHSIDE OF MIREHAVEN PARKWAY EXCEPT AS NOTED

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

AGENT/OWNER | DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

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

REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT			AGENT/OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S Z
- _x_ Major Subdivision action
- ____ Minor Subdivision action
- _x_ Vacation V
- _x_ Variance (Non-Zoning)

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

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

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

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

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

APPLICATION INFORMATION:

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

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

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

APPLICANT: Western Albuquerque Land Holdings c/o Garrett Real Estate Dev. (Jeff Garret) PHONE: 505-602-427-4064

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

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

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

DESCRIPTION OF REQUEST: Preliminary Plat Approval

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

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

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

Subdiv/Addn/TBKA: Watershed Subdivsion

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

Zone Atlas page(s): H-8 UPC Code: 100805943305340106

CASE HISTORY:

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

10000965 06EPC-01314/01315

CASE INFORMATION:

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

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

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

Between: Arroyo Vista and Mirehaven Parkway

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

SIGNATURE Yolanda Padilla Moyer DATE 11/10/15

(Print) Yolanda Padilla Moyer ___ Applicant _X_ Agent

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

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

Application case numbers	Action	S.F.	Fees
15DRB - - 70370	VPE		$ 45.00
15DRB - - 70371	SW		$ Ø
15DRB - - 70372	SDV		$ Ø
15DRB - - 70373	PP		$ 3500.00
15DRB - - 70374	SPS		$ 385.00
	ADV		Total 75.00
	EMF		20.00
Hearing date November 4 2015			$ 4,025.00

10-9-15
Planner signature / date

Project # 1000965

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

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

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

✓ 5 Acres or more: Certificate of No Effect or Approval
✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
✓ Proposed Infrastructure List
N/A 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
NA **Signed** Pre-Annexation Agreement if Annexation required.
✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

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

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

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

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

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

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

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Yolanda Padilla Moyer
Applicant name (print)

Yolanda Padilla Moyer 10/2/15
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
15DRB - - 70373
- -
- -

10-9-15
Planner signature / date

Project # 1000965

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

☑ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **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) **24 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 (signature on preplat)
✓ Copy of the document delegating approval authority to the DRB
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Completed Site Plan for Subdivision Checklist
✓ 6 copies of the Infrastructure List, if relevant to the site plan
✓ TIS/AQIA Traffic Impact Study form with required signature
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14) 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) **24 copies**
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ 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
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Building Permit Checklist
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10) Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 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
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

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

Yolanda Padilla Moyer
Applicant name (print)

Yolanda Padilla Moyer 10/7/15
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
15DRB-70374
___-___-___
___-___-___

10-9-15
Planner signature / date

Project # 1000965

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- __ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- __ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- __ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- ✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the request
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ Fee (see schedule)
- ✓ List any original and/or related file numbers on the cover application

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

☐ **SIDEWALK VARIANCE (DRB20)**

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

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

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

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

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

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

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

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

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

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

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

Yolanda Padilla Moyer
Applicant name (print)

Yolanda Padilla Moyer 10/7/15
Applicant signature / date

Form revised 4/07

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

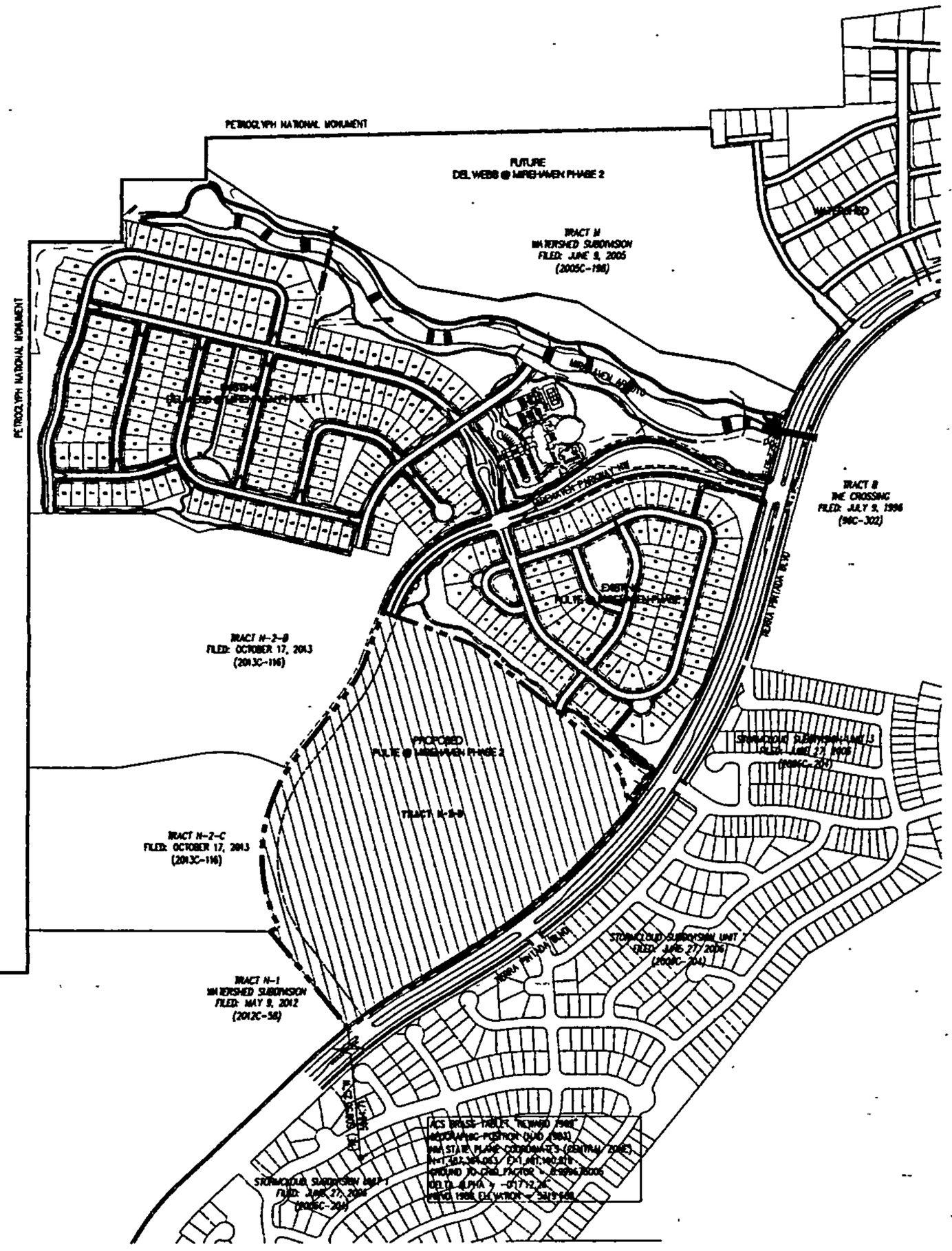
Application case numbers
15DRB-70370
15DRB-70371
15DRB-70372

10-9-15
Planner signature / date

Project # 1000965

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

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



LOCATION MAP
SCALE: 1"=3000'

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

SURVEY NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (⊕) SHALL BE MARKED BY A #5 REBAR STAMPED "CROMATZKY, PS 14469"
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (⊕) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 14469".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

Lorenzo M. Rainhorn PS. 10/8/15
CITY SURVEYOR DATE

OWNER:

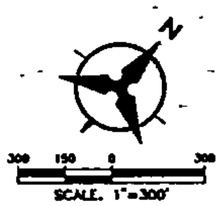
WESTERN ALBUQUERQUE LAND HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: GARRETT DEVELOPMENT CORPORATION, AGENT

BY: Fred E. Garrett
FRED E. GARRETT
VICE PRESIDENT

DATE: OCTOBER 7, 2015

LEGEND

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



SHEET 1 of 2

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Wed, 7-Oct-2015 - 11:40am, Plotted by: YPADILLA
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PRELIMINARY PLAT
PULTE @ MIREHAVEN PHASE 2
(REPLAT OF TRACT N-2-D)
ALBUQUERQUE, NEW MEXICO
OCTOBER, 2015

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

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

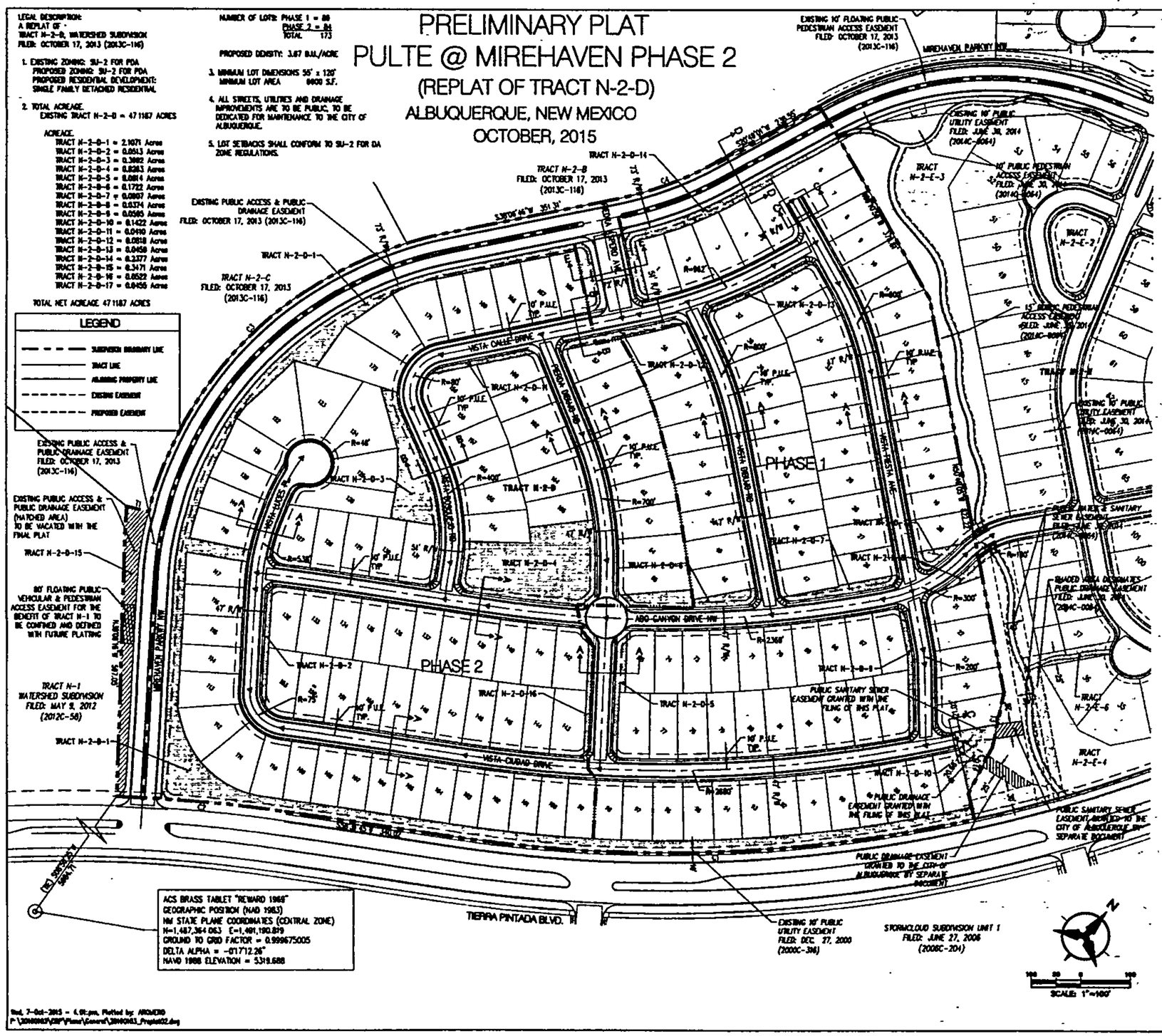
ACREAGE
TRACT N-2-D-1 = 2.1971 Acres
TRACT N-2-D-2 = 0.6513 Acres
TRACT N-2-D-3 = 0.3882 Acres
TRACT N-2-D-4 = 0.8283 Acres
TRACT N-2-D-5 = 0.8814 Acres
TRACT N-2-D-6 = 0.1722 Acres
TRACT N-2-D-7 = 0.0807 Acres
TRACT N-2-D-8 = 0.6374 Acres
TRACT N-2-D-9 = 0.6585 Acres
TRACT N-2-D-10 = 0.1422 Acres
TRACT N-2-D-11 = 0.0410 Acres
TRACT N-2-D-12 = 0.0818 Acres
TRACT N-2-D-13 = 0.0458 Acres
TRACT N-2-D-14 = 0.2377 Acres
TRACT N-2-D-15 = 0.3471 Acres
TRACT N-2-D-16 = 0.0522 Acres
TRACT N-2-D-17 = 0.0456 Acres

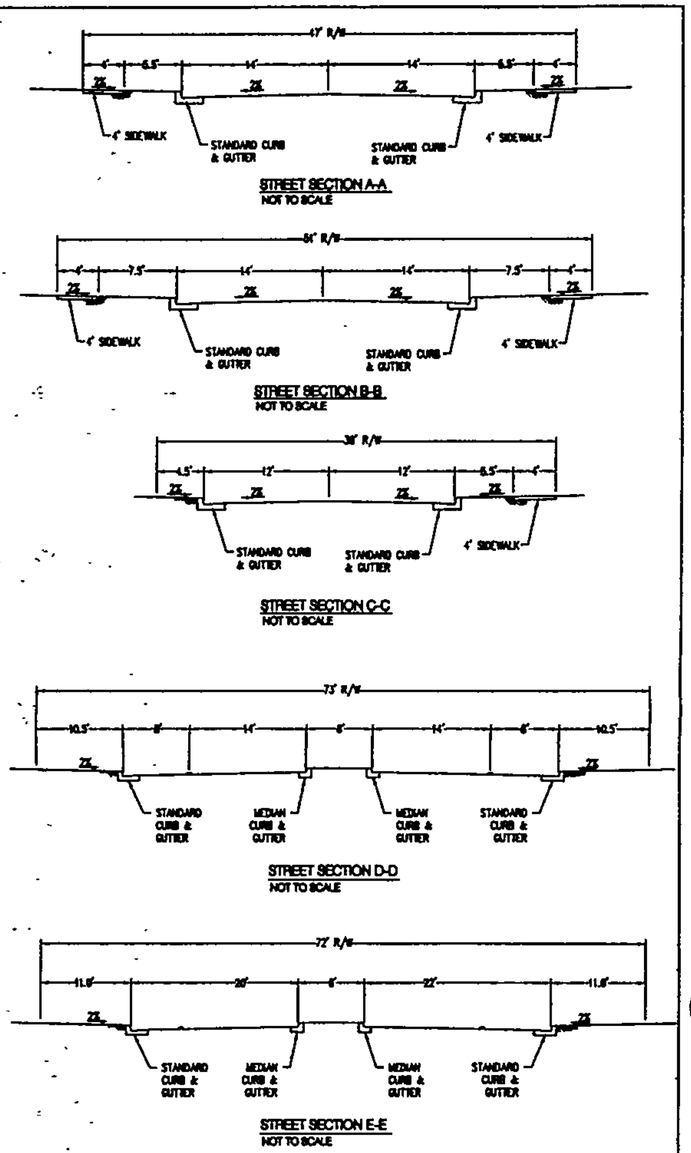
TOTAL NET ACREAGE 47.1187 ACRES

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

PROPOSED DENSITY: 3.67 DU/ACRE

3. MINIMUM LOT DIMENSIONS 55' x 120'
   MINIMUM LOT AREA 6600 S.F.
4. ALL STREETS, UTILITIES AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
5. LOT SETBACKS SHALL CONFORM TO SU-2 FOR DA ZONE REGULATIONS.





Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	21°20'28"	536.81'	1060.78'	2846.00'	1054.66'	S47°34'22"W
C2	08°41'04"	173.08'	345.79'	2364.00'	345.68'	S50°11'13"W
C3	63°37'35"	408.13'	888.33'	779.50'	824.96'	N08°08'48"E
C4	171°7'45"	108.56'	217.30'	720.50'	216.67'	N28°27'54"E

Tangent Data		
ID	BEARING	DISTANCE
T1	S64°12'34"W	46.91'
T2	N70°15'34"W	75.52'
T3	N28°47'32"W	113.85'
T4	N13°29'28"W	106.12'
T5	N52°46'34"W	54.87'

SHEET 2 of 2

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Wed, 7-Oct-2015 - 4:01pm, Plotted by: ARCHERO
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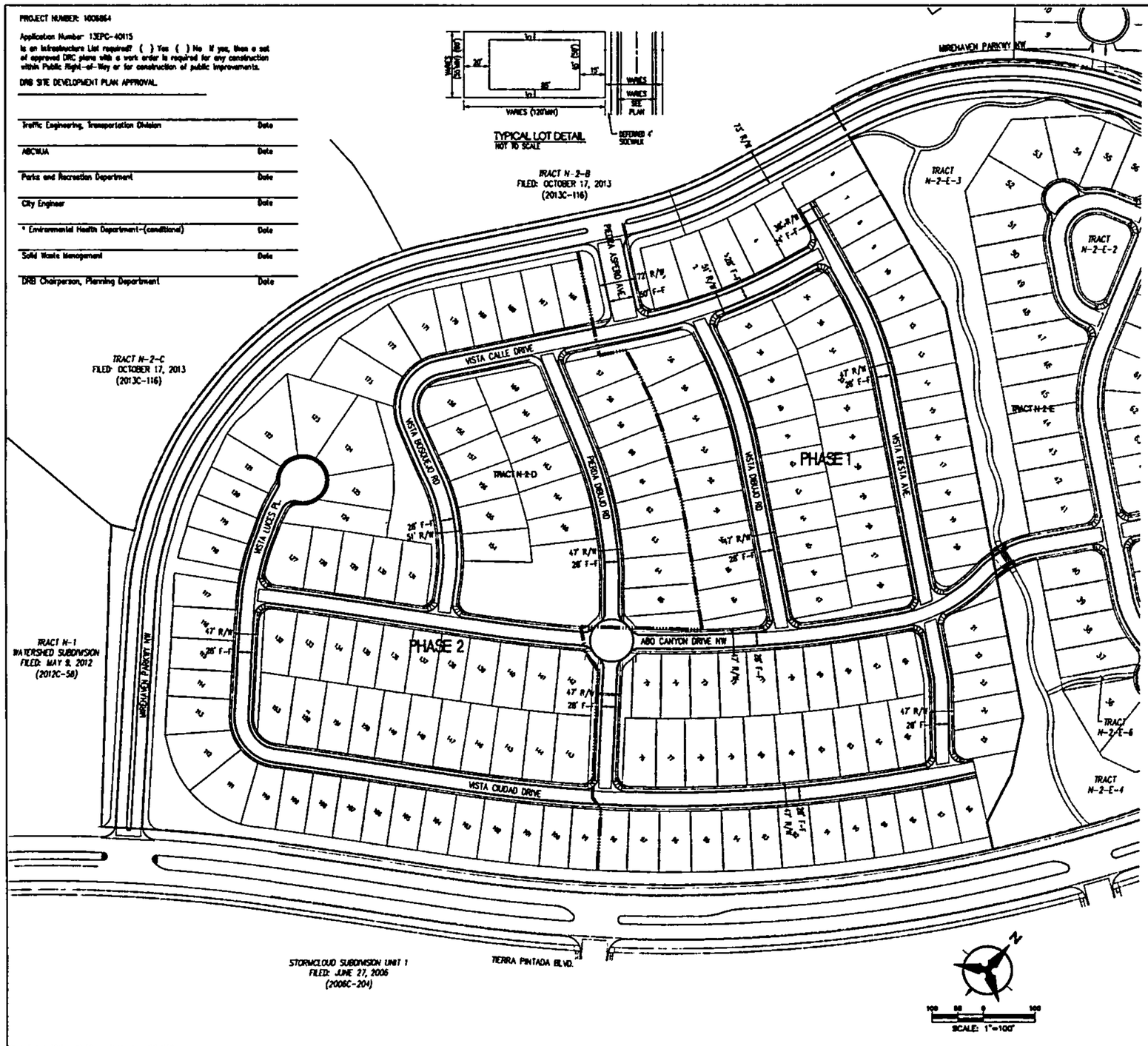
PROJECT NUMBER: 1006864

Application Number: 13EPC-40115

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

DRB SITE DEVELOPMENT PLAN APPROVAL

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department-(conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



LEGEND

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

LOCATION MAP
SCALE: 1"=3000'

PULTE TRADITIONAL PHASE 2 @ MIREHAVEN SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THE SITE: PULTE TRADITIONAL PHASE 2 @ MIREHAVEN (TRACT N-2-B) IS WITHIN THE LARGER SITE DEVELOPMENT PLAN FOR SUBDIVISION AREA THAT WAS APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION EPC (PROJECT #1006864; 13EPC-40115). THE SITE IS COMPRISED OF 47.12 ACRES, WHICH WILL INCLUDE 173 RESIDENTIAL LOTS DIVIDED AMONGST 2 PHASES. PHASE 1 (21.88 ACRES) INCLUDES 88 RESIDENTIAL LOTS AND APPROXIMATELY 1.28 ACRES OF PRIVATE OPEN SPACE/LANDSCAPED AREAS. PHASE 2 (25.23 ACRES) INCLUDES 84 RESIDENTIAL LOTS AND APPROXIMATELY 3.64 ACRES OF PRIVATE OPEN SPACE/LANDSCAPED AREAS.

ZONING: SU-2 FOR PDA, SEE WESTLAND MASTER PLAN FOR SU-2 FOR PDA REGULATIONS.

LAND USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH PRIVATE POCKET PARKS, PRIVATE OPEN SPACE AREAS, AND TRAILS. NO COMMERCIAL USE IS ALLOWED.

PEDESTRIAN AND VEHICULAR ACCESS AND STREETS

PRIMARY VEHICULAR ACCESS IS FROM MIREHAVEN PARKWAY, VIA TIERRA PINTADA BOULEVARD, AN EXISTING MINOR ARTERIAL. MIREHAVEN PARKWAY IS THE PRIMARY ACCESS TO TRACT N-2-B. THE SITE CAN ALSO BE ACCESSED VIA ABO CANYON DRIVE AND PULTE TRADITIONAL PHASE 1.

PEDESTRIAN ACCESS/CIRCULATION WILL BE MIREHAVEN PARKWAY TO WEST, MIREHAVEN PARKWAY FROM SOUTH, THE LINEAR PARK TO THE NORTH. INTERNAL PEDESTRIAN CIRCULATION IS PROVIDED IN THE SIDEWALKS PLANNED ALONG THE PROPOSED LOCAL ROADWAYS.

TRAILS SHALL BE DESIGNED FOR MULTI-USE AND ACCOMMODATE PEDESTRIANS, RUNNERS, AND BICYCLISTS.

TRANSIT ACCESS: TRANSIT ACCESS IS NOT CURRENTLY AVAILABLE.

BUILDING HEIGHT:
DEVELOPMENT WITHIN THE 350 FOOT IMPACT AREA OF THE NORTHWEST MESA ESCARPMENT AREA PLAN SHALL BE LIMITED TO A BUILDING HEIGHT OF 19 FEET, IN ACCORDANCE WITH THE DESIGN OVERLAY ZONE POLICY 12-2, WHICH ALLOWS EXCEPTIONS TO THE 13 FOOT HEIGHT LIMIT ON A CASE-BY-CASE BASIS BY THE ENVIRONMENTAL PLANNING COMMISSION.

NO LOTS ARE WITHIN THE 350 FOOT IMPACT AREA.

AREAS OUTSIDE THE 350 FOOT IMPACT AREA SHALL BE LIMITED TO 26 FEET IN HEIGHT

SETBACK:
- MINIMUM FRONT YARD SETBACKS: 15 FEET, EXCEPT 20 FEET FOR GARAGES FACING STREET.
- MINIMUM REAR YARD SETBACKS: 15 FEET.
- MINIMUM SIDE YARD SETBACKS: 5 FEET, EXCEPT 10 FEET FOR LOTS ADJACENT TO ROADWAY. ZERO LOT LINE IS PERMITTED PROVIDED 10 FEET OF SEPARATION BETWEEN BUILDINGS IS MAINTAINED. FOR SINGLE FAMILY ATTACHED UNITS, NO REQUIRED SIDE YARD SETBACK, EXCEPT THERE SHALL BE 10 FEET ON THE STREET SIDE OF CORNER LOTS.

DENSITY:
THE DENSITY IS 3.67 DWELLING UNITS PER ACRE, CONSISTENT WITH THE OVERALL DENSITY ALLOWED BY THE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION. SEE DENSITY TABLE BELOW.

LANDSCAPE PLAN:
THE LANDSCAPE PLAN FOR TRACT N-2-B IS PROVIDED AND IS CONSISTENT WITH THE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION.

GENERAL NOTES:

1. THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION IS CONSISTENT WITH THE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION AND THE ASSOCIATED DESIGN STANDARDS (PROJECT #1006864, 13EPC-40115).
2. LOCAL RESIDENTIAL STREET CROSS SECTIONS AS STATED IN THE APPROVED SITE PLAN FOR SUBDIVISION (PROJECT #1006864, 13EPC-40115) ARE USED WITHIN THIS SITE.

SITE PLAN FOR SUBDIVISION
PULTE @ MIREHAVEN PHASE 2

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Wed, 7-Oct-2015 - 10:30 am, Plotted by: AROMERO
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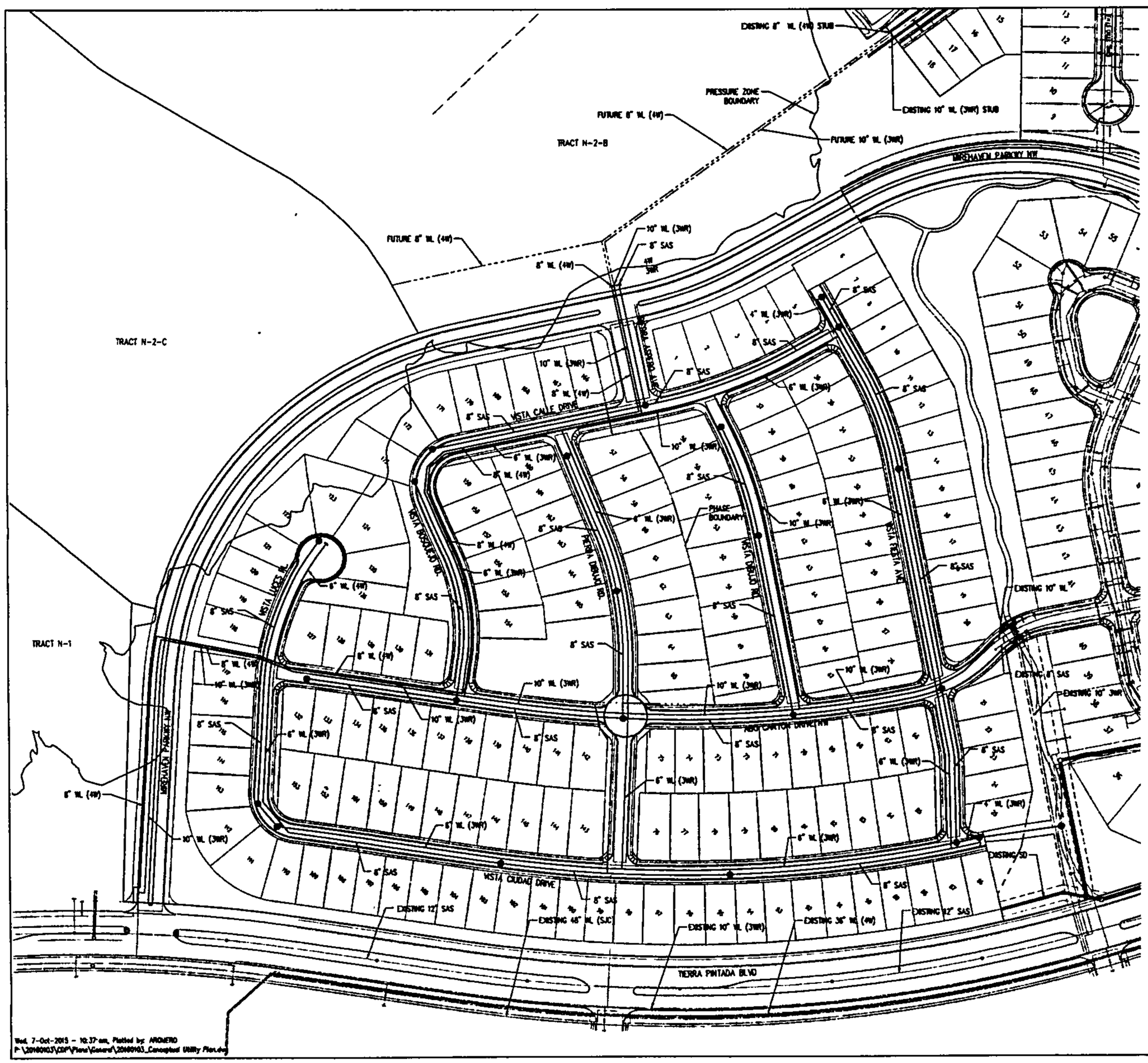

SCALE: 1"=100'

1. ALL WATER AND SANITARY SEWER LINES SHALL BE LOCATED WITHIN CITY OF ALBUQUERQUE (COA) PUBLIC RIGHT-OF-WAY OR WITHIN AN UTILITY EASEMENT THAT WILL BE DEDICATED TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) WITH FUTURE PLATS.

2. ALL EXISTING WATER AND SANITARY SEWER LINES ARE LOCATED WITHIN CITY OF ALBUQUERQUE (COA) PUBLIC RIGHT-OF-WAY OR WITHIN AN EXISTING UTILITY EASEMENT.

3. UTILITY LINES AND FIRE HYDRANTS SHALL BE LOCATED PER CRITERIA STATED IN THE COA'S DEVELOPMENT PROCESS MANUAL.

4. ALL FUTURE WATER AND SANITARY SEWER LINES SHALL BE DESIGNED IN ACCORDANCE WITH CRITERIA STATED IN THE APPROVED WATER-SANITARY SEWER AVAILABILITY LETTER PROVIDED BY ABCWUA.

5. THE SITE LIES WITHIN TWO (2) WATER PRESSURE ZONES: 4W AND 3WR w/4W 8" STUB TO 4W

WATER PRESSURE ZONE 4W
- THERE IS AN EXISTING 8" STUB FROM DEL WEBB PHASE 1 WILLOW CANYON TRAIL WHICH WILL LOOP THE FUTURE PHASE DEL WEBB (N-2-B).

WATER PRESSURE ZONE 3WR
- THERE IS AN EXISTING 10" WATERLINE LOCATED IN ABO CANYON DR NW
- THERE IS AN EXISTING 10" STUB ON WILLOW CANYON TRAIL WHICH WILL LOOP THROUGH FUTURE PHASE OF DEL WEBB (N-2-B).

LEGEND

PROPERTY LINE	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED SANITARY SEWER	
PROPOSED WATER LINE	
EXISTING STORM DRAIN	
EXISTING SANITARY SEWER	
EXISTING WATER LINE	

CONCEPTUAL UTILITY PLAN
PULTE @ MIREHAVEN PHASE 2

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PLANT LEGEND

Qty	Symbol	Scientific Name / Common Name	Size	Water Use
		Trees		
25		Chilopsis linearis Desert Willow	24" Box	RW
28		Cotinus Smoke Tree	36-Gal	Medium
32		Forestiera neomexicana New Mexico Olive	24" Box	Medium
27		Gleditsia triacanthos Honeylocust	2" B&B	Medium
10		Pinus nigra Austrian Pine	8'-6' Ht.	Medium
27		Ulmus pervifolia Lacebark Elm	2" B&B	Medium
9		Vitex agnus-castus Chaste Tree	15-Gal	Medium
2		Pseudosmia Desilla	15-Gal	Medium
14		Juniperus scopulorum Rocky Mountain Juniper	5'-6' Ht.	Low
21		Juniperus monosperma One Seed Juniper	5'-6' Ht.	RW
		Shrub/Groundcovers		
9		Caesalpinia gilliesii Yellow Bird of Paradise	15-Gal	RW
48		Caryopteris clandonensis Blue Mist	5-Gal	Medium
46		Vauquelinia Rosewood	5-Gal	Low +
98		Yucca baccata Banana Yucca	5-Gal	RW
79		Ericameria laricifolia 'Aguirre' Turpentine Bush	5-Gal	Low+
38		Ericameria nauseosus Chamisa	1-Gal	RW
48		Fallugia paradoxa Apache Plume	1-Gal	Low
65		Hesperaloe parviflora Red Yucca	5-Gal	Low+
68		Juniperus horizontalis Blue Chip Juniper	5-Gal	Low +
82		Nepeta mussini Giant Catmint	1-Gal	Medium
14		Artemisia filifolia Sand Sage	1-Gal	Low +
79		Perovskia atriplicifolia Russian Sage	1-Gal	Medium
21		Prunus besseyi Western Sand Cherry	5-Gal	Medium
48		Baccharis x Stern Stern Coyote Brush	5-Gal	Low+
38		Rhus trilobata Three-leaf Sumac	5-Gal	Low+
72		Salvia greggii Cherry Sage	1-Gal	Medium
43		Santolina virens Green Santolina	1-Gal	Low
95		Dasylirion Sotol	5-Gal	RW
16		Opuntia Prickly Pear	5-Gal	RW
48		Yucca neomexicana Soaptree Yucca	5-Gal	Low+
22		Yucca rostrata Beaked Yucca	4'-6' Ht.	RW
43		Salvia May Night Salvia	1-Gal	Medium+
		Ornamental Grasses		
80		Calamagrostis acutiflora Karl Foerster Grass	5-Gal	Medium
44		Panicum Maiden Grass	5-Gal	Medium
48		Nolina Bear Grass	5-Gal	RW
36		Muhlenbergia Deer Grass	1-Gal	Low+
36		Muhlenbergia Regal Mist Grass	1-Gal	Low+

MATERIALS LEGEND

- Crusher Fines at 2" Depth
- 1"-4" Cobblestone at 4" Depth
- 3/8"-1" Gravel at 2" Depth
- 4"-8" Cobblestone at 8" Depth
- Accent Boulder

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Albuquerque, NM 87184
505.898.9815
505.898.2105 (fax)
design@hulc.com

STATE OF NEW MEXICO
JOHN GILLIES BRALY
128
REGISTERED LANDSCAPE ARCHITECT

Date: 9/24/15
Revisions:

Drawn by: jc
Reviewed by: jb

Mirehaven Pulte
Phase 2

Albuquerque, New Mexico

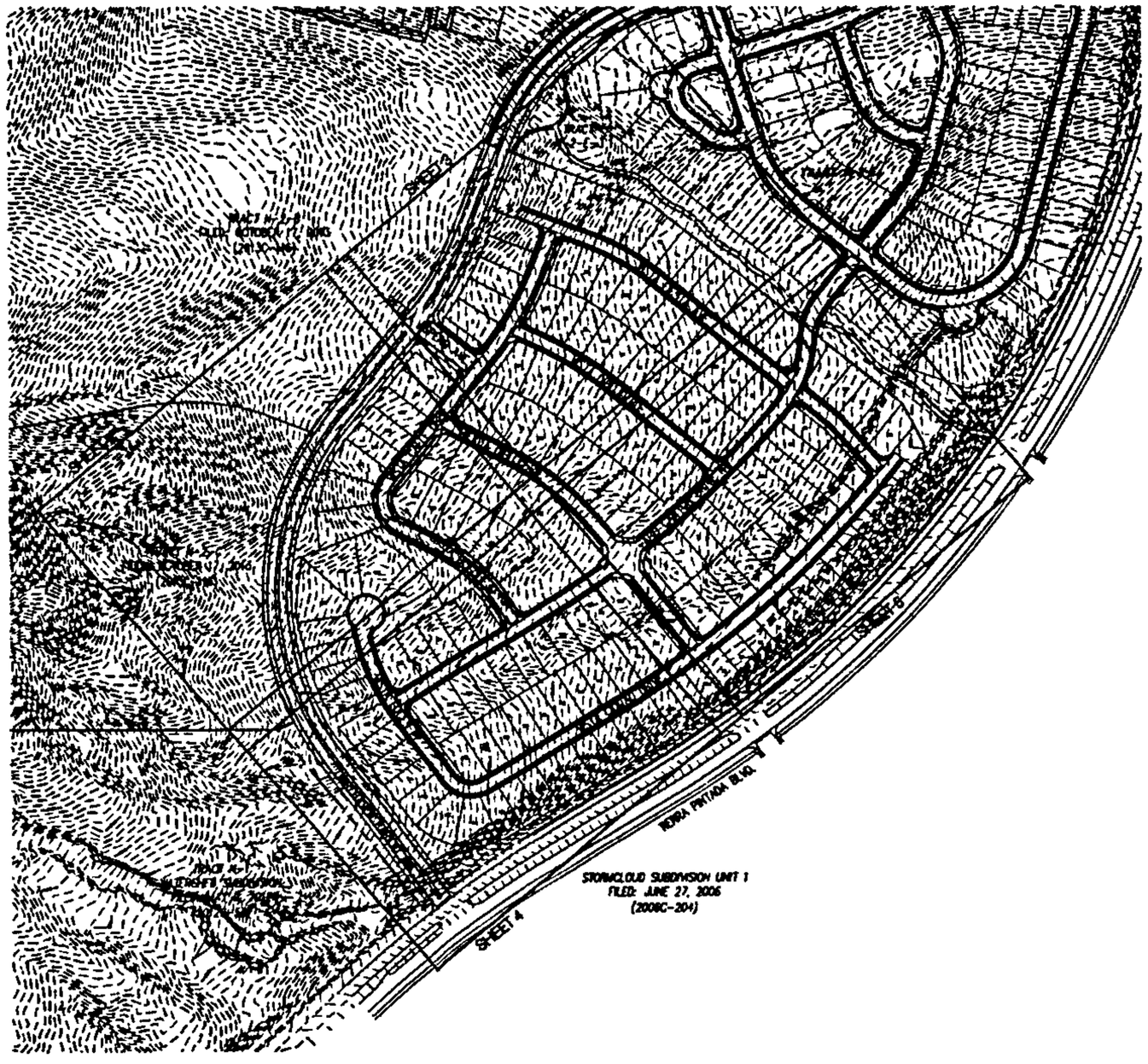
NORTH

Scale: 1" = 100'

50' 0 100' 200'

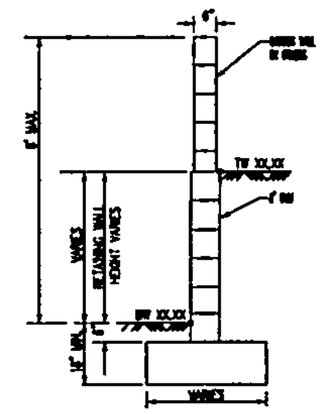
Sheet Title:
Landscape Plan

Sheet Number:
LS-00



LEGEND

PROPOSED SPOT ELEVATION	• 5236.25
EXISTING SPOT ELEVATION	• EX 5235.25
PROPOSED CONTOUR	5000
EXISTING STORM DRAIN LINE	
PROPOSED STORM DRAIN INLET	
PROPOSED STORM DRAIN LINE	
PROPOSED STORM DRAIN MANHOLE	
PROPOSED WATER BLOCK	
RETAINING WALL	
PAD	10 PAD100-00
TB	TURNED BLOCK
STREET SLOPE	22'



TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL
BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL

TYPICAL RETAINING WALL NOMENCLATURE
NOT TO SCALE

(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)

HEIGHT IS IN ACCORDANCE WITH CITY COMPREHENSIVE ZONING CODE, SECTION 14-16-3-19, GENERAL HEIGHT AND DESIGN REGULATIONS FOR WALLS, FENCES, AND RETAINING WALLS.

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. 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.

3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY INTERWEST DATED JULY 22, 2013. ALL OTHER WORK, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREIN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).

4. TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-4264) FOR LOCATION OF EXISTING UTILITIES.

5. PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.

6. EARTH SLOPES SHALL NOT EXCEED 4 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

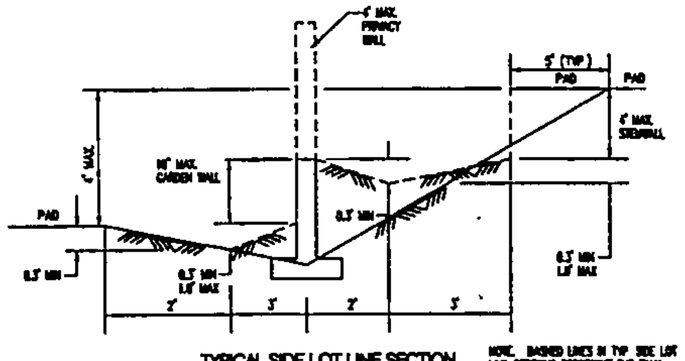
7. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

8. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES VESTING THE SOIL TO PROTECT IT FROM WIND EROSION.

9. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THEREIN SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

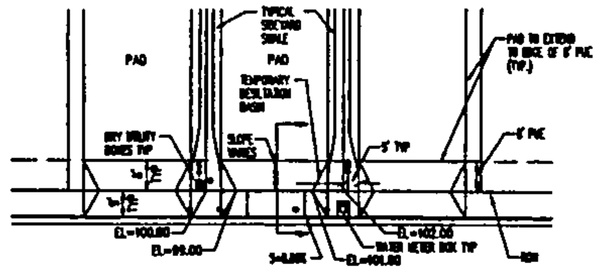
10. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATIONS.

11. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.



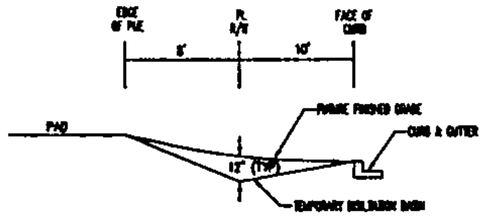
TYPICAL SIDE LOT LINE SECTION
NOT TO SCALE

NOTE: DASHED LINES IN TYP SIDE LOT LINE SECTIONS REPRESENT THE FINAL CONDITION AFTER THE GARDEN, SEAL 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.



TEMPORARY DESILTATION BASIN
NOT TO SCALE

** BOTTOM OF BASIN IS 1' BELOW PROPERTY LINE ELEVATION SEE GRADING PLANS FOR EXACT ELEVATIONS



TEMPORARY DESILTATION SECTION A-A
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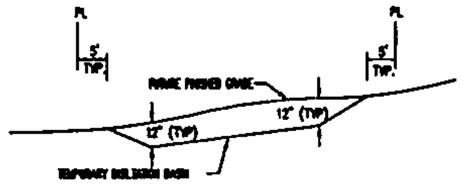

TEMPORARY DESILTATION SECTION B-B
NOT TO SCALE

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| ENGINEER'S SEAL | SURVEY INFORMATION | | |

LEGEND

PROPOSED SPOT ELEVATION	• 5236.25
EXISTING SPOT ELEVATION	• EX 5236.25
PROPOSED CONTOUR	5625
EXISTING STORM DRAIN LINE	
PROPOSED STORM DRAIN INLET	
PROPOSED STORM DRAIN LINE	
PROPOSED STORM DRAIN MANHOLE	
PROPOSED WATER BLOCK	
RETAINING WALL	
PAD	10 P-5280.40
WALL OPENING	
STREET SLOPE	20'

SCALE: 1"=40'

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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

PULTE @ MIREHAVEN PHASE 2
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. | ZONE MAP NO. | SHEET 2 OF 5

AS-BUILT INFORMATION

CONTRACTOR	DATE
REPRESENTATIVE PROVIDED BY	DATE
REPRESENTATIVE PERFORMED FIELD VERIFICATIONS BY	DATE
REPRESENTATIVE PROVIDED AS-BUILT DRAWINGS BY	DATE
REPRESENTATIVE CORRECTED AS-BUILT DRAWINGS BY	DATE

MICRO-FILM INFORMATION

RECORDED BY DATE
NO. DATE

BENCH MARKS

USC&GS BRASS DISC STAMPED "REWARD 1968"
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°17'12.28"
HAVG ELEVATION = 5319.688

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

REMARKS
REVISIONS
DESIGN

NO.	DATE	BY

DESIGNED BY YPM DATE 08/2015
DRAWN BY AR DATE 08/2015
CHECKED BY YPM DATE 08/2015

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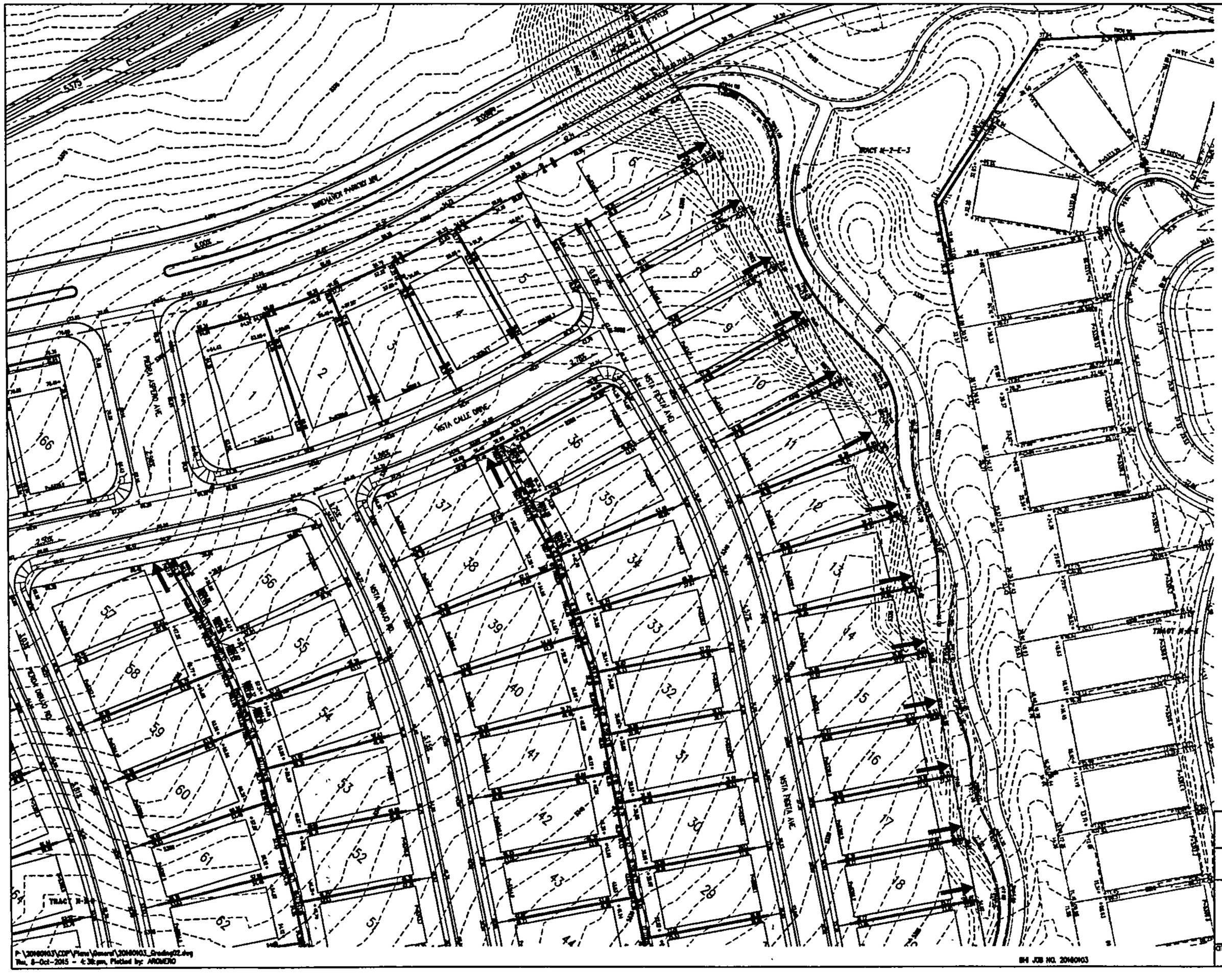
MIREHAVEN PARKWAY NW
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VISTA CALLE DRIVE
VISTA PRESTIGIO AVE
VISTA DIVINA AVE
VISTA TRESTA AVE
PEDRO DIEGO RD
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TRACT N-2-E-1
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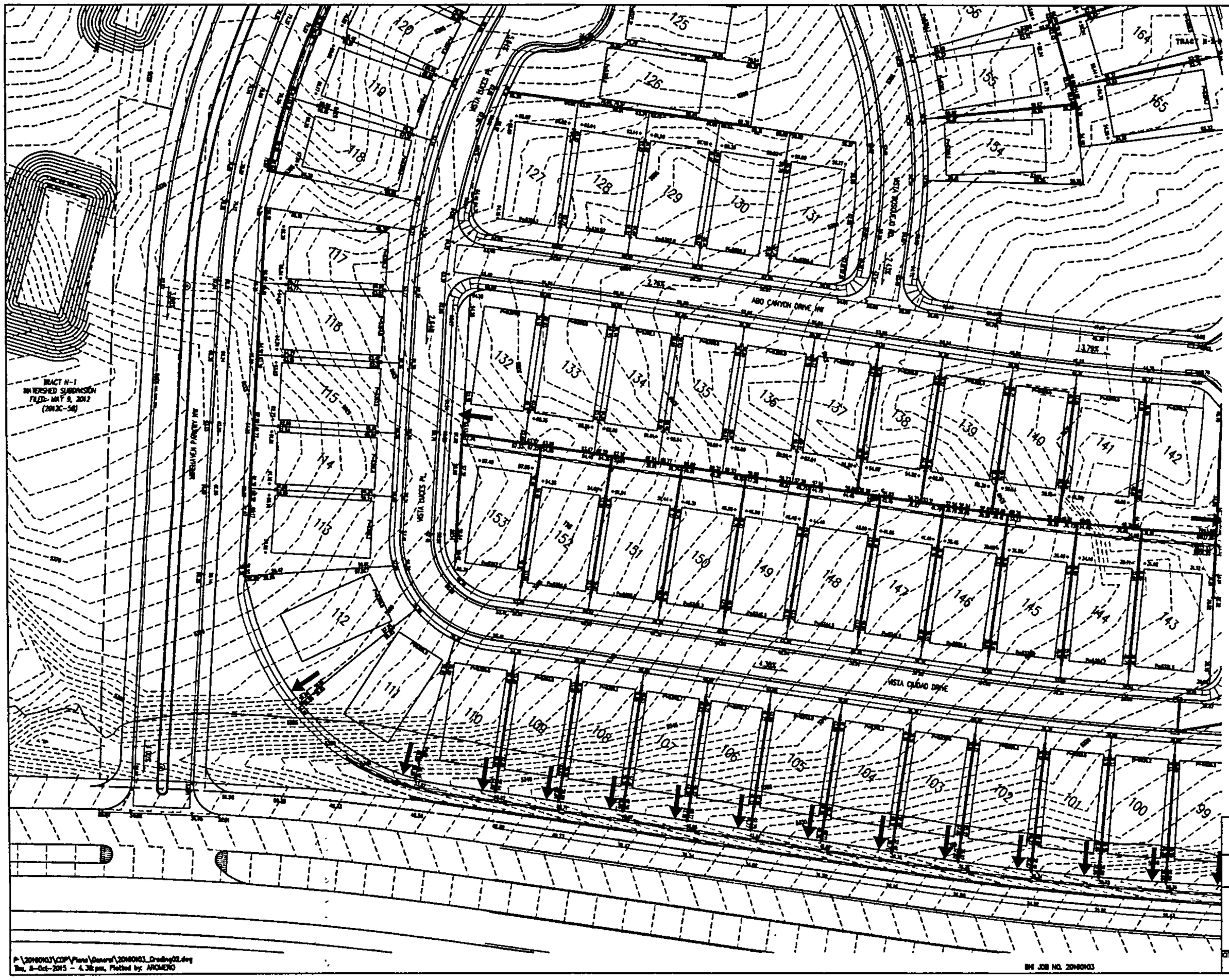


LEGEND

PROPOSED SPOT ELEVATION	• 5235.25
EXISTING SPOT ELEVATION	▫ EX 5235.25
PROPOSED CONTOUR	5235
EXISTING STORM DRAIN LINE	
PROPOSED STORM DRAIN INLET	
PROPOSED STORM DRAIN LINE	
PROPOSED STORM DRAIN MANHOLE	
PROPOSED WATER BLOCK	
RETAINING WALL	
PAD	10 PAD@5.00
WALL OPENING	
STREET SLOPE	2.0%

N

SCALE: 1"=40'

Bohannan ▲ Huston
www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

PULTE @ MIREHAVEN PHASE 2
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
		4	5

ENGINEER'S SEAL

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS

USC&GS BRASS DISC STAMPED "REWARD 1949"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
N=1487384.063 E=1491190.819
GROUND TO GRID = 0.99967505025
DELTA ANGLE = -00°17'12.26"
NAVD VATION = 5319.606

AS-BUILT INFORMATION

CONTRACTOR	DATE
STAKED BY	DATE
INSPECTED BY	DATE
FINAL INSPECTION BY	DATE
CONDITION BY	DATE

MICRO-FILM INFORMATION

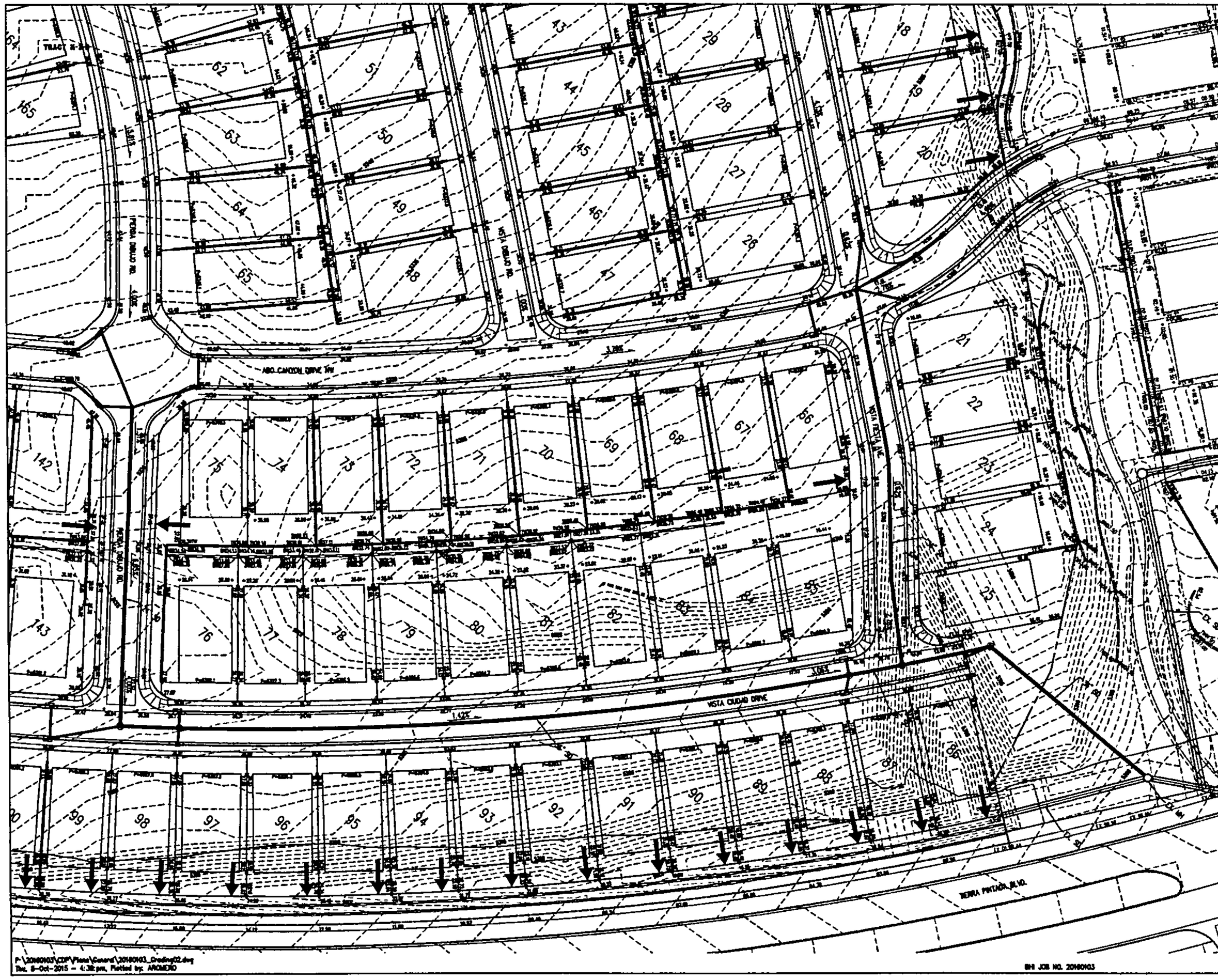
RECORDED BY	DATE
NO.	DATE

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY YPM DATE 06/2015
DRAWN BY AR DATE 06/2015
CHECKED BY YPM DATE 06/2015

P:\20160103\CDP\Plans\General\20160103_Grading02.dwg
Tue, 6-Oct-2015 - 4:38 pm, Plotted by: ARGMERO

BHI JOB NO. 20160103


TRACT A-3-A
ABO CANYON DRIVE NW
VISTA CIUDAD DRIVE
NORTH PINTADA BLVD.
TOM OTERO WAY
TOM OTERO WAY
TOM OTERO WAY

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 October 20 2015 To November 4, 2015

5. REMOVAL

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

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

Scott Stel (Applicant or Agent) 10/9/15 (Date)

I issued 3 signs for this application, 10-9-15 (Date), VM (Staff Member)

PROJECT NUMBER: 1000965

Rev. 1/11/05

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.

August 4, 2015

Anthony Romero
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 505-823-1000/Fax: 505-798-7988
E-mail: aromero@bhinc.com

Dear Anthony

Thank you for your inquiry of **August 4, 2015** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) TRACT N-2-D OF THE WATERSHED SUBDIVISION LOCATED ON TIERRA PINTADA BOULEVARD NW BETWEEN ARROYO VISTA BOULEVARD NW AND UNSER BOULEVARD NW** zone map **H-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)
Antionette Lopez, 9774 Summer Shower Pl. NW/87120 710-7084 (c)

Please note that according to *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,
Stephani Winklepleck
Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING DEPARTMENT SUBMITTAL

planningrnaform(05/26/15)

!!!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 **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

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

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

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

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

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

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

Thank you for your cooperation on this matter.

* * * \

DEVELOPER INQUIRY SHEET
(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: **(505) 924-3913** – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at **(505) 924-3914. Your Developer Inquiry is for the following:**

Cell Tower & Type: [ ] Free-Standing Tower -OR- [ ] Concealed Tower

Private Development [ ] EPC [X] DRB [ ] LUCC [ ] Liquor Submittal

[ ] Administrative Amendments (AA's)

City Project [ ] **Special Exception Application** (ZHE) **[ ]**

CONTACT NAME: Yolanda Moyer

COMPANY NAME: Bohannan Huston Inc.

ADDRESS/ZIP: 7500 Jefferson NE, Albuquerque, NM 87109

PHONE: 505-823-1000 FAX: 505-798-7988

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

TRACTS N-2-D OF THE WATERSHED

SUBDIVISION

LEGAL DESCRIPTION

LOCATED ON TIERRA PINTADA BLVD.

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN ARROYO VISTA BLVD. AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

UNSER BLVD.

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (H-8).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map MUST be provided with request)

developinquirysheet (11/17/08)

SIGN POSTING AGREEMENT

REQUIREMENTS

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S. H. Sel _____ (Applicant or Agent) 10/9/15 _____ (Date)

I issued 3 signs for this application, 10-9-15 (Date) _____ (Staff Member)

PROJECT NUMBER: 1000965

Rev. 1/11/05

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

PROJECT NAME: **PULTE @MIREHAVEN PHASE 2**

AGIS MAP # **H-8**

LEGAL DESCRIPTIONS: **TRACTS N-2-D**

DRAINAGE REPORT

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

Applicant/Agent — Date: 10/9/15

Hydrology Division Representative — Date: 10-29-15

WATER AND SEWER AVAILABILITY STATEMENT

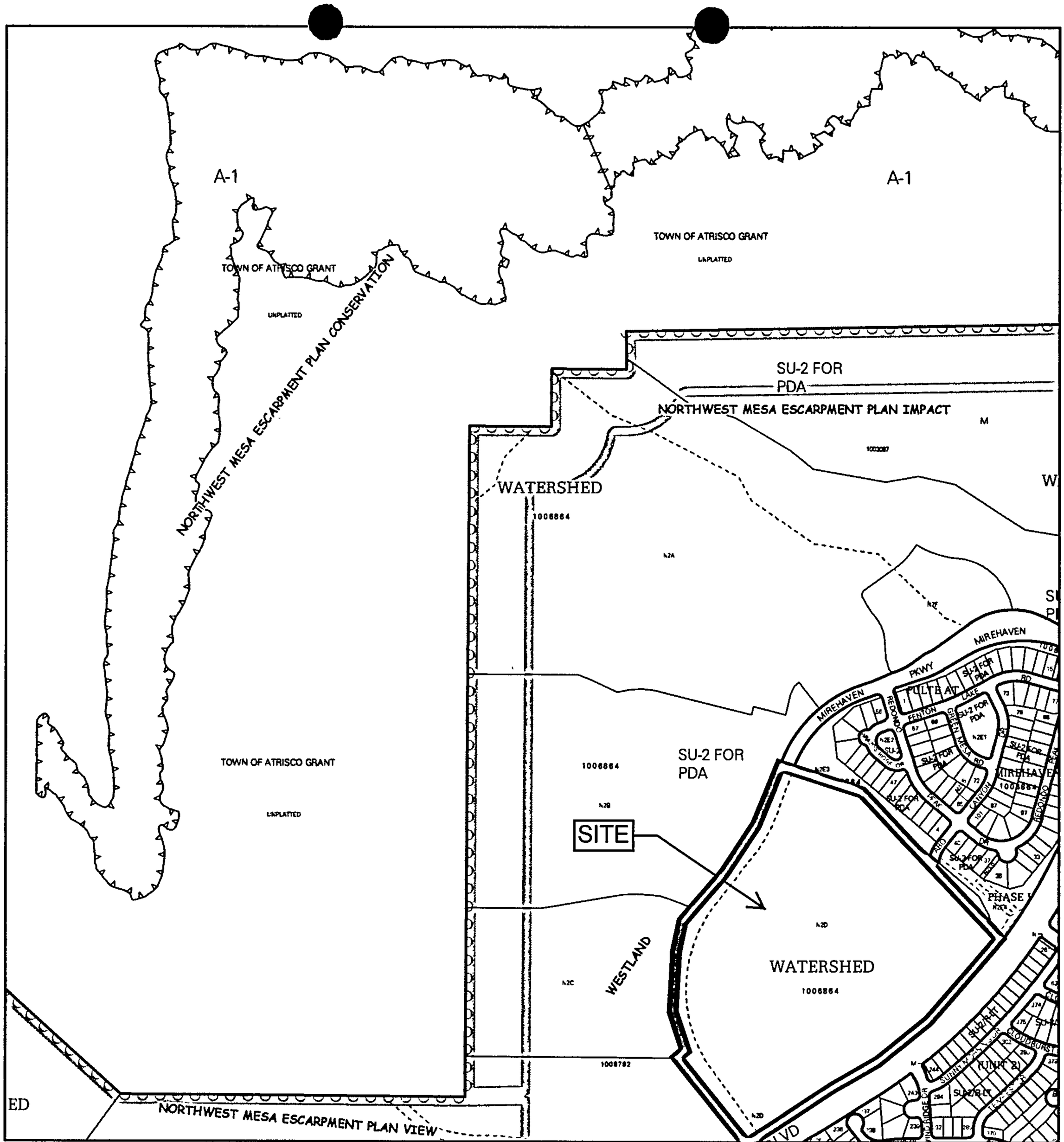
A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor, Plaza del Sol) on _____ (date).

Applicant/Agent — Date: 10/9/15

Utilities Division Representative — Date: 10/9/15

PROJECT # 1000965

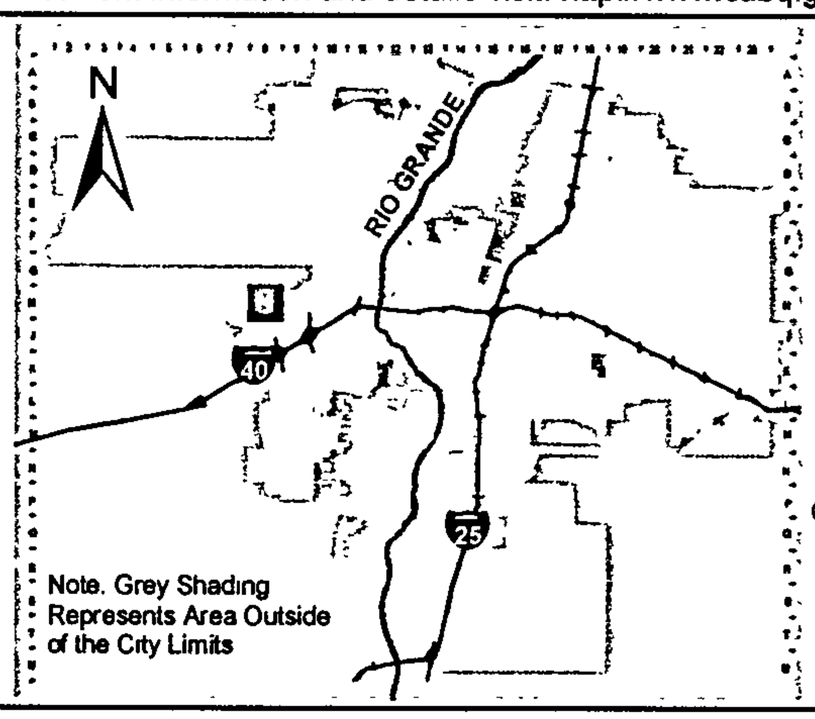
Revised 4/03



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

Albuquerque Geographic Information System

Map amended through: 9/2/2014



Zone Atlas Page:

H-08-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 6, 2015

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

Re: Pulte at Mirehaven Phase 2 (Replat of Tract N-2-D; Watershed) – Preliminary Plat, Vacation of Public Easement, 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
- DRWS and TIS forms
- Traffic Distribution Layout
- Design Variance Request/Justification
- Submittal Fees
- Perimeter Wall details C3 copies

This preliminary plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. It represents the second phase of the non- private residential development at Mirehaven and encompasses approximately 47.12 acres subdivided into approximately 173 lots of varying sizes and 17 Private Open Space Parcels. Roadway right-of-way and pavement widths are indicated on the preliminary plat.

We are requesting to phase this subdivision in two phases. Phase 1 encompasses 89 lots and Phase 2 will encompass 84 lots. Mirehaven Parkway will also be phased along the frontage of each phase. We are requesting with Phase 2, Mirehaven Parkway be deferred until either one of the subdivision on the westside are developed in order to identify exact locations of entrances as well as to see if APS has any planning on

entrances to their site which will effect Mirehaven Parkway as well as the Left Turn Lane on Tierra Pintada Blvd.

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

Sincerely,

Yolanda Padilla Moyer

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

YPM/cc
Enclosures

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

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

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 6, 2015

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

Re: Pulte at Mirehaven Phase 2 (Replat of Tract N-2-D, Watershed) DRB# 1006864 – **Site Plan for Subdivision**

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 Site Plan Package
- Site Plan Check List
- Authorization Letter
- Letter from the Office of Neighborhood Coordination and neighborhood notification
- Zone Atlas Map showing the location of the property
- Submittal Fees

As a condition of the Master Site Plan for Subdivision for Mirehaven @ Estrella, we are submitting a Site Plan Package for Subdivision for Pulte at Mirehaven Phase 2 for DRB approval. This package includes the Site Plan, Conceptual Utility Plan, and Conceptual Landscape Plan. A Final Grading and Drainage is being submitted concurrently with this submittal for Preliminary Plat.

This proposed subdivision is located on approximately 47.12 acres and included 173 single family residential lots along with 17 private tracts to be owned and maintained by the Home Owner's Association

This proposed development is not located within the 350' Impact Zone of the Northwest Escarpment Plan.

We request that this item be scheduled for the next appropriate DRB hearing, November 4, 2015. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

Yolanda Padilla Moyer

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

YPM
Enclosures

cc: Kevin Patton, Pulte Group

GARRETT DEVELOPMENT CORPORATION
6991 E. Camelback Road, Suite D-212
Scottsdale, Arizona 85251

October 9, 2015

Re: Pulte at Mirehaven Phase 2 (Replat of Tract N-2-D, Watershed) DRB# 1006864

To whom it may concern,

I hereby authorize Bohannan Huston, Inc. staff to act as my agent in all matters associated with the Site Plan for Subdivision for the above mentioned project

Sincerely,

Ted E. Garrett

Ted E. Garrett
Vice President

WESTERN ALBUQUERQUE LAND HOLDINGS LLC
c/o Garrett Development Company
6991 E. Camelback Road, Suite D-212
Scottsdale, Arizona 85251

October 2, 2015

Bernalillo County
Planning & Development Services
111 Union Square SE, Suite 100
Albuquerque, NM 87102

City of Albuquerque
Planning, Engineering and Building Departments
P.O. Box 1293
Albuquerque, NM 87103

Albuquerque Bernalillo County Water Utility Authority
One Civic Plaza NW
Albuquerque, New Mexico 87102

Re: Letter of Authorization for Entitlement and Permit Applications

To Whom It May Concern:

Western Albuquerque Land Holdings LLC, a Delaware limited liability company ("WALH"), hereby authorizes Garrett Development Corporation, an Arizona limited liability company ("GDC") and its members, to obtain information, submit and process entitlements, permits and all related applications, and act as an agent for WALH for the purpose of entitling, zoning, permitting, platting and subdividing all property owned by WALH within Bernalillo County and the City of Albuquerque ("Property"). Any other acts with respect to property owned by WALH shall require a separate authorization letter.

Sincerely,

WESTERN ALBUQUERQUE LAND HOLDINGS LLC

By: C-III Asset Management LLC, as Special Servicer

By: Deborah A Bacon
Printed Name: DEBORAH A. BACON
Title: Servicing Officer

Notice address regarding WALH's Property:

Western Albuquerque Land Holdings LLC
c/o Garrett Development Corporation
6991 E. Camelback Road, Suite D-212
Scottsdale, Arizona 85251
Phone: 480-970-4002
Email: jeff@gdc-az.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

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

October 6, 2015

Antionette Lopez
9774 Summer Shower Place NW
Albuquerque, NM 87120

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

Dear Mr. Borst:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Pulte Homes, is seeking approval for a Preliminary Plat, Vacation of Public Easement, Design Variance and Sidewalk Deferral/Waiver Request for S Pulte at Mirehaven Phase 2 (Replat of Tract N-2-D, Watershed). 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 second phase of the residential development at Mirehaven and encompasses approximately 47.12 acres subdivided into approximately 173 residential lots of varying sizes and 17 Private Open Space Parcels.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

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

Enclosure

YPM/jcm

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

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

WATERSHED

1006864

TOWN OF ATRISCO GRANT

UNPLATTED

1006864

SU-2 FOR PDA

SITE

WESTLAND

WATERSHED

1006864

1008792

MIREHAVEN PKWY

PULTE AT

MIREHAVEN

PHASE I

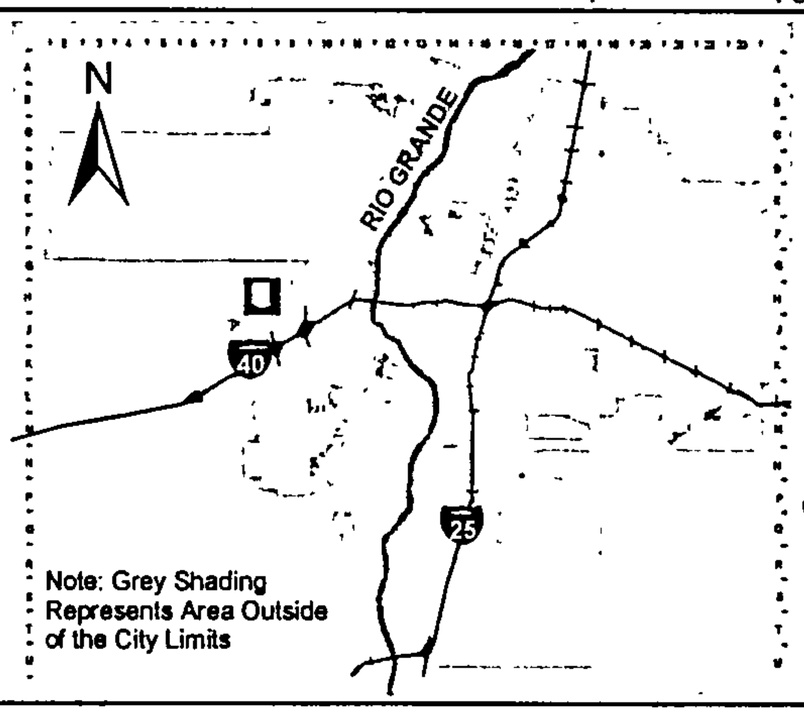
(UNIT 2)

NORTHWEST MESA ESCARPMENT PLAN VIEW

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

Albuquerque Geographic Information System

Map amended through: 9/2/2014



Zone Atlas Page:

H-08-Z

Selected Symbols

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

0 750 1,500 Feet

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™

7010 1870 0000 2738 8390

7010 1870 0000 2738 8390

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

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

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Antionette Lopez
9774 Summer Shower Pl. NW
Albuquerque, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

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

2. Article Number
(Transfer from service label) 7010 1870 0000 2738 8390

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

Antionette Lopez
9774 Summer Shower Place NW
Albuquerque, NM 87120

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

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 6, 2015

Thomas Borst
1908 Selway Place NW
Albuquerque, NM 87120

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

Dear Mr. Borst:

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

This letter is to advise you that Bohannan Huston, Inc., agent for Pulte Homes, is seeking approval for a Preliminary Plat, Vacation of Public Easement, Design Variance and Sidewalk Deferral/Waiver Request for S Pulte at Mirehaven Phase 2 (Replat of Tract N-2-D, Watershed). 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 second phase of the residential development at Mirehaven and encompasses approximately 47.12 acres subdivided into approximately 173 residential lots of varying sizes and 17 Private Open Space Parcels.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

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

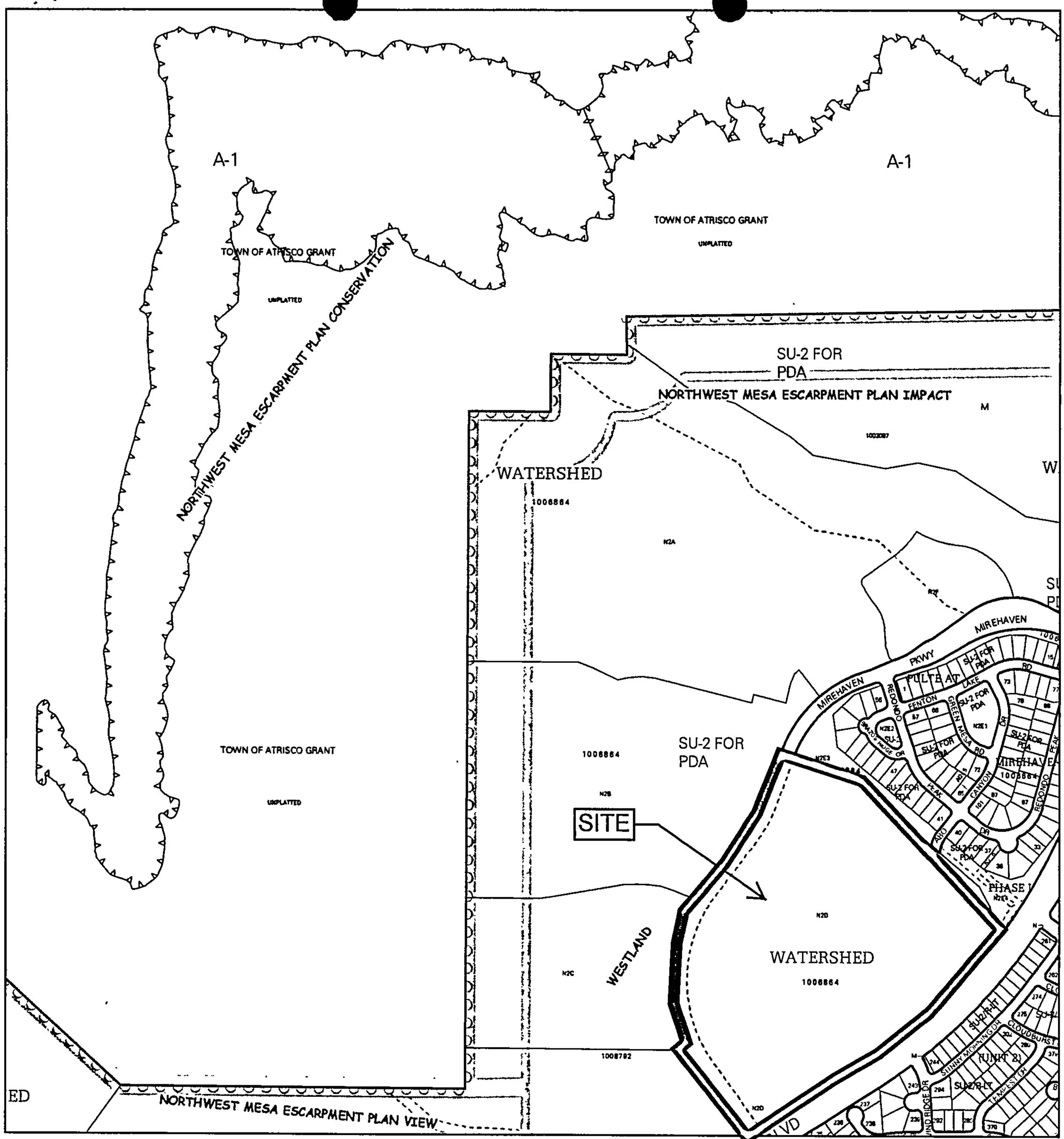
Enclosure

YPM/jcm

Engineering ▲

Spatial Data ▲

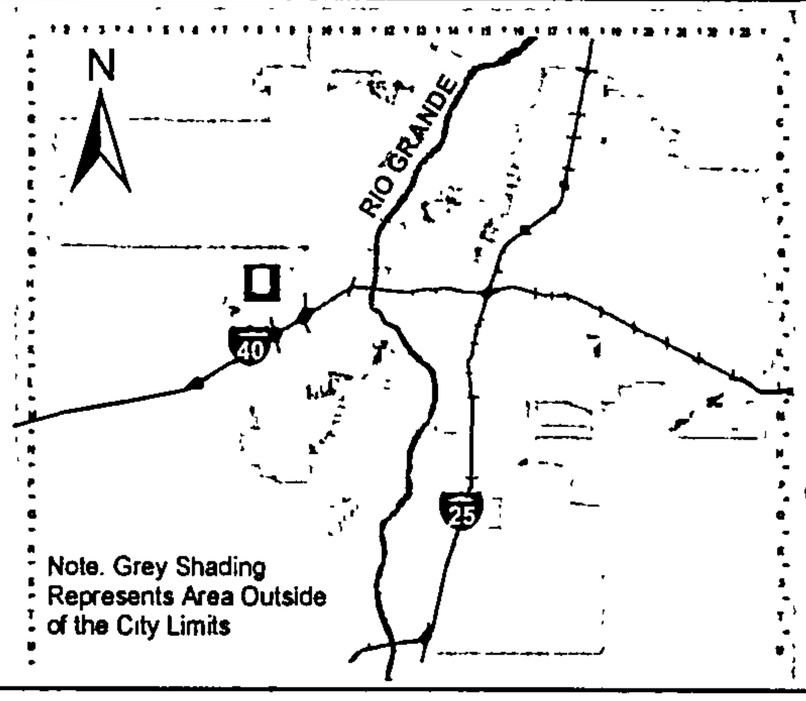
Advanced Technologies ▲



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

Albuquerque Geographic Information System

Map amended through: 9/2/2014



Zone Atlas Page:

H-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

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™

7010 1870 0000 2738 8383

7010 1870 0000 2738 8383

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To: THOMAS BORST
Street, Apt. No.; or PO Box No. 1908 SELWAY PLACE NW
City, State, ZIP+4 ALBUQUERQUE, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

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 PLACE 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) 7010 1870 0000 2738 8383

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Thomas Borst
1908 Selway Place NW
Albuquerque, NM 87120

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

==========

Perfectly Legal

5659 Jefferson St NE Ste A

Albuquerque, NM, 87109-3403

340128-B001

10/06/2015 03:16:20 PM

==========

---------- Sales Receipt ----------

Product Description	Sale Qty	Final Price
First-Class Letter	1	$0.49
(Expected Delivery Day: Thu 10/08)		
(ALBUQUERQUE, NM 87120)		
(Weight:0 Lb 0.65 Oz)		
Certified	1	$3.45
(@@USPS Certified Mail #)		
(70101870000027388383)		
Return Rcpt	1	$2.80
(@@USPS Return Rcpt #)		
(9590952106150019320968)		
First-Class Letter	1	$0.49
(Expected Delivery Day: Thu 10/08)		
(ALBUQUERQUE, NM 87120)		
(Weight:0 Lb 0.75 Oz)		
Certified	1	$3.45
(@@USPS Certified Mail #)		
(70101870000027388390)		
Return Rcpt	1	$2.80
(@@USPS Return Rcpt #)		
(9590952106150019320951)		
Total		$13.48
Credit Card		$13.48

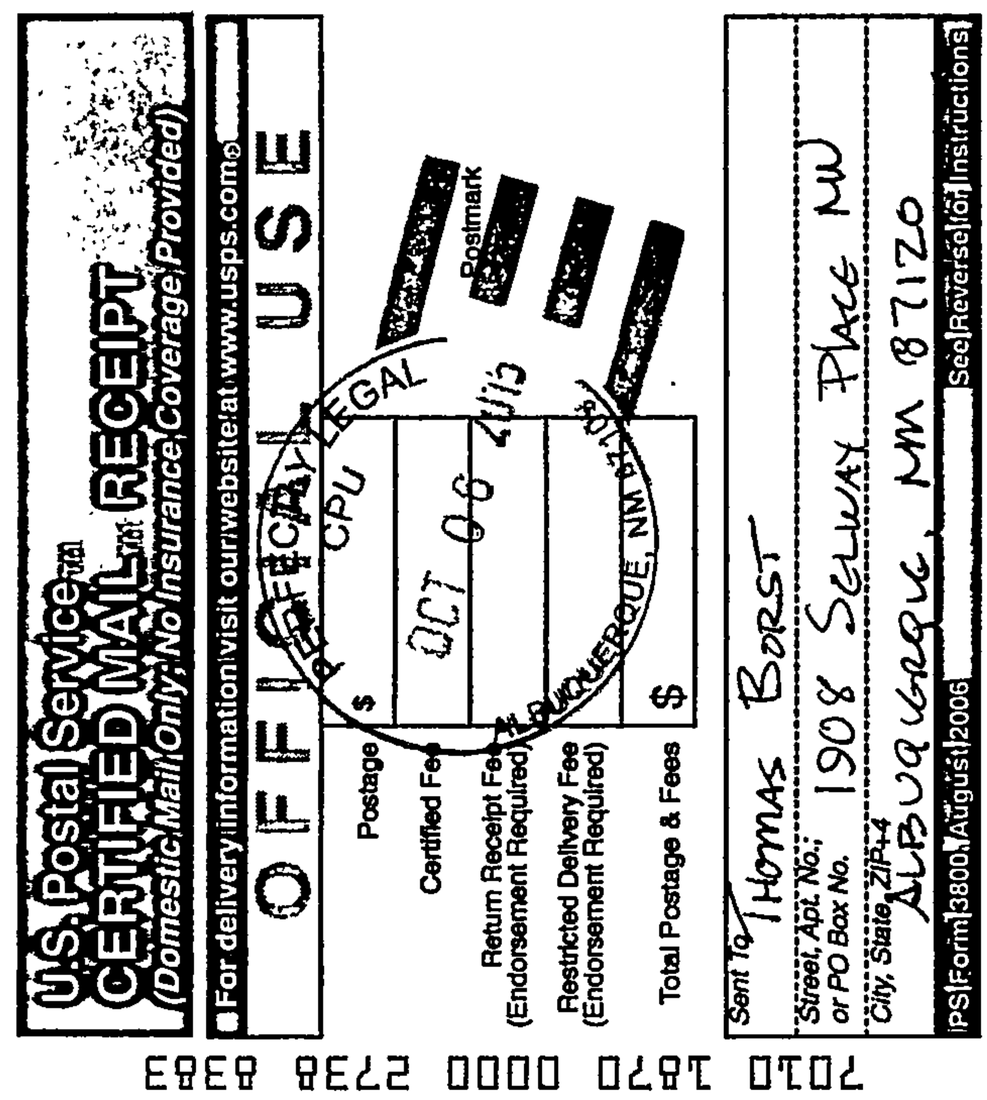
@@For tracking or inquiries go to USPS.com
or call 1-800-222-1811.

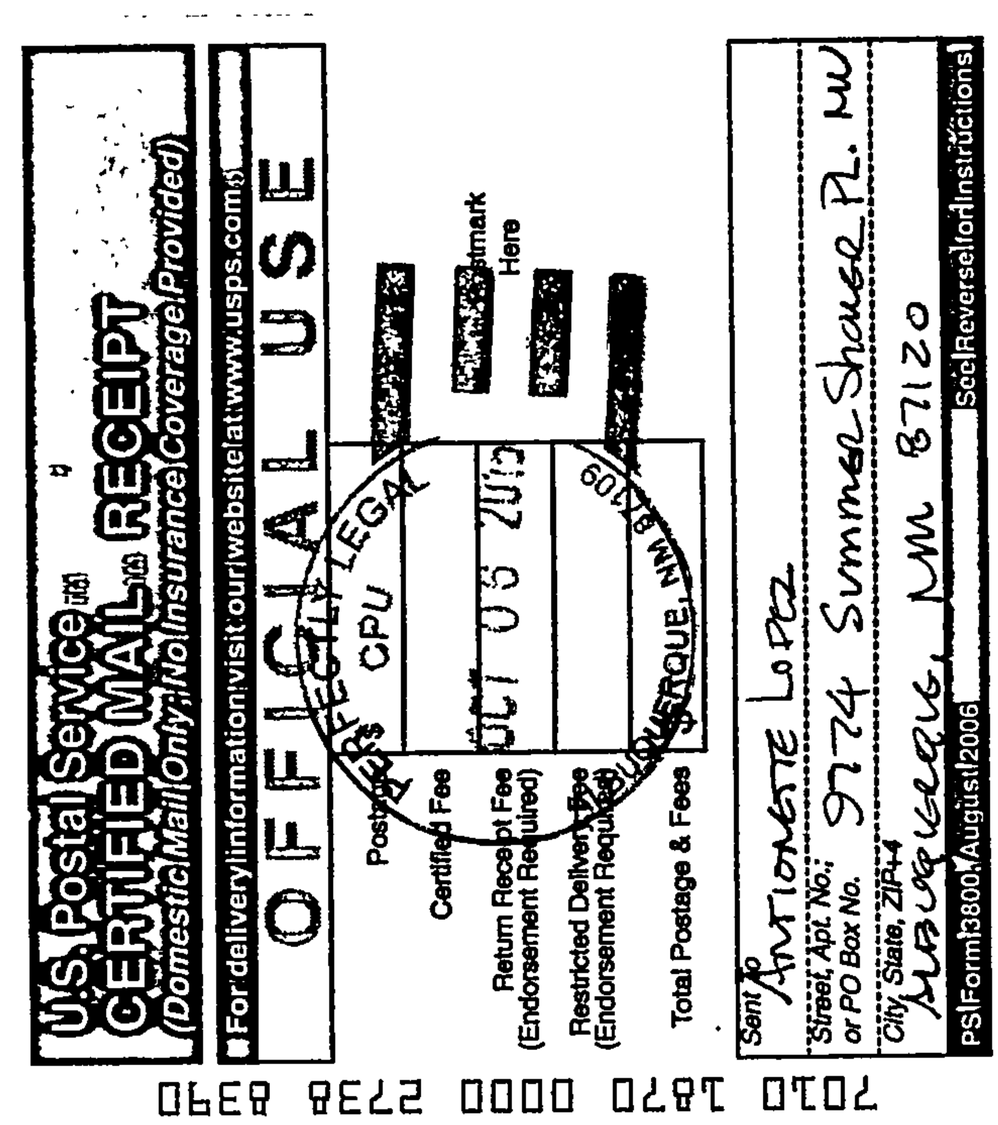
Thank you!

Bill#: 1-14187-1-2206627-2

Clerk: CAT

All sales final on stamps and postage.





SITE DEVELOPMENT PLAN FOR SUBDIVISION *CHECKLIST*

This checklist is used by the Planning Department to verify the completeness of site development plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Because development proposals vary in type and scale, there may be submittal requirements that are not specified here and Planning Staff may require additional information. Nonetheless, it is the applicant's responsibility to provide a complete submittal.

Site development plans should generally be composed of the following plan sheets. **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

SHEET # 1 – SITE PLAN (Required)

- ✓ 1. Scale: at least 1" = 100'
- ✓ 2. Bar Scale
- ✓ 3. North Arrow
- ✓ 4. Vicinity Map
- ✓ 5. Signature Block (for DRB site dev. plans only)
- ✓ 6. The Site (property lines)
- ✓ 7. Current/Existing Zoning
- ✓ 8. Proposed Use(s) and List of Applicable Plans
- ✓ 9. Pedestrian Ingress and Egress (Access)
- ✓ 10. Vehicular Ingress and Egress (Access)
- ✓ 11. Any Internal Circulation Requirements
- ✓ 12. Existing easements with recording information
- ✓ 13. For each lot:
  - ✓ a. Maximum Building Height
  - ✓ b. Minimum Building Setback
  - ✓ c. Maximum Total Dwelling Units and / or
  - N/A d. Maximum Floor Area Ratio (F.A.R.) for Nonresidential Uses

SHEET # 2 – CONCEPTUAL GRADING AND DRAINAGE PLAN

A. Conceptual Grading and Drainage Plan is required for the following:
   - Commercial Development: The applicant shall consult with the City Engineer or his/her designee to determine what documentation is necessary to provide the EPC and/or DRB with an understanding of site topography and how it relates to adjacent property.
   - Residential Development, Volcano Heights Sector Development Plan, or other sector development plans that do not require a site development plan for building permit submittal: Show existing and proposed contours, Finished Floor Elevation, retaining wall heights, approximate street slopes, ponding and flood zone status.

B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required to be submitted, but does not have to be approved at time of submittal.

SHEET # 3 – DESIGN STANDARDS *(OPTIONAL – beneficial if seeking delegation of EPC approval authority for future site development plans for building permit)*

ACCOMPANYING MATERIAL

___ A. Fee payment
___ B. Complete application
___ C. Written Summary of Request including a narrative describing compliance with applicable plans and/or zoning requirements per *§14-16-3-11(B)* of the Comprehensive Zoning Code.
___ D. 8-1/2" x 11" reductions
___ E. **Electronic Copy (pdf) of Site Development Plan**

SITE DEVELOPMENT PLAN FOR SUBDIVISION *CHECKLIST*
DESIGN STANDARDS FOR FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT

In cases where sites are not governed by design regulations other than those in the Zoning Code, and where an applicant is requesting delegation of future phases of development or future site development plans for building permit to the DRB or other approval body, design standards shall be provided and approved by the EPC to guide future development. The Design Standards should be written so that they can be enforced by the DRB and/or Code Enforcement and should reference compliance with applicable plans and regulations. Since Zoning Code design requirements are considered minimal, the proposed Design Standards should go above and beyond what is already required by the Zoning Code. At a minimum, the design standards should address the following categories.

Purpose/Intent or Site Plan Layout/Configuration

- Overall layout of site and buildings, relationship to adjacent buildings and sites
- Building placement and orientation

Setbacks & Building Height

- Minimum setback requirements
- Maximum building height requirements

Vehicular Access, Circulation and Parking

- Parking location and design (parking should not dominate the street frontage; shared parking/cross parking is strongly encouraged)

Pedestrian Circulation and Bicycle Access

- Pedestrian circulation and connectivity (internal and external)
- Public outdoor spaces including pedestrian amenities, shading, etc. (aggregate outdoor space is strongly encouraged)
- Connectivity to bicycle routes, lanes and trails

Screening

- Screening/buffering techniques

Walls/Fences

- Design and purpose of all walls and wall openings

Lighting and Security

- Design and purpose of all lighting

Landscaping

- Landscape buffers, sidewalks and other amenities in the public r-o-w
- Street trees – subject to the Street Tree Ordinance
- Overall landscape theme including plant palette and general location, height, and purpose of plants and trees
- Water conservation techniques

Architecture/Design

- Context
- Architectural theme or style
- Scale, massing, materials, colors, and articulation

SITE DEVELOPMENT PLAN FOR SUBDIVISION *CHECKLIST*

Signage

- Signage Plan indicating the general dimensions, location, colors, lighting and materials of all proposed signage.
- Freestanding and building mounted signs

Process

- Identify the process the site plan intends to follow (is applicant requesting delegation of future phases of development or future site development plans for building permit to the DRB or other approval body).

These are other items that can be addressed and you can make your own category depending on site specifics.

- How to address topographic challenges/opportunities
- Sustainable techniques such as permeable paving and other "green" features
- WTF's

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 6, 2015

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

Re: Pulte at Mirehaven Phase 2 (Replat of Tract N-2-D, Watershed) DRB# 1006864 – **Vacation of Public Easement**

Dear Mr. Cloud:

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

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

The purpose of our vacation action being presented to the DRB, is a request to remove existing public easement as follows.

- A portion of the Public Access and Public Drainage Easement located at the southend of Tract N-2-D adjacent to Tract N-1. It is proposed to have the right of way for Mirehaven Parkway be consistent throughout to Tierra Pintada and create an HOA Tract on the vacated portion of easement where an 80' floating Public Vehicular and Pedestrian Access Easement for the benefit of Tract N-1 will be dedicated so that if APS, the owner of Tract N-1, needs and entrance off of Mirehaven Parkway an easement is available.

We request that this item be scheduled for the next appropriate DRB hearing, November 4, 2015. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

Yolanda Padilla Moyer

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

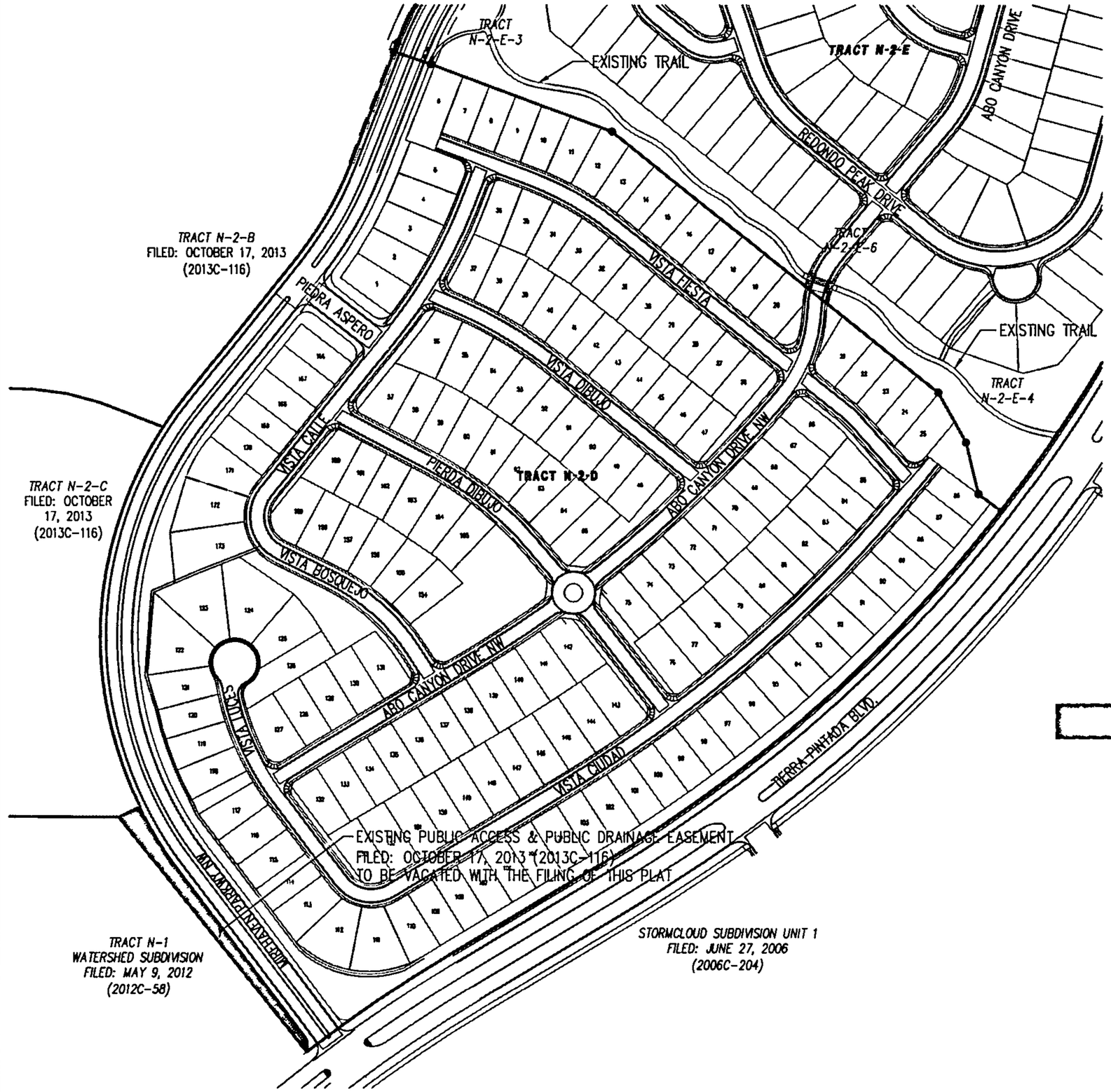
YPM/jcm
Enclosures

cc: Kevin Patton, Pulte Group

PULTE @ MIREHAVEN PHASE 2

VACATION EXHIBIT

October, 2015



VACATION OF PUBLIC ACCESS & PUBLIC DRAINAGE EASEMENT

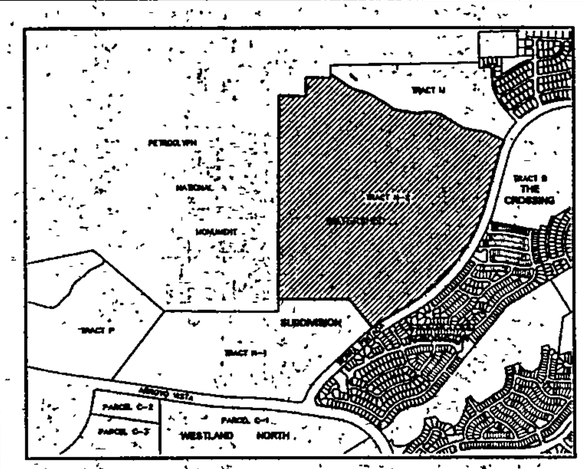
N

300 150 0 300

SCALE: 1"=300'

Bohannan Huston
www.bhinc.com 800.877.5332

Tue, 6-Oct-2015 - 2:33:pm, Plotted by: YPADILLA
P:\20160103\CDP\Plans\General\20160103_Vacation.dwg



LOCATION MAP

ZONE ATLAS INDEX MAP NO. H-8, H-9 & J-7
NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Nos. H-8, H-9 & J-7.
3. Gross Subdivision Acreage: 237.7947 acres.
4. Total Number of Tracts Created: 7 Tracts.
5. No Streets were created.
6. Date of Survey: July, 2013.
7. Plat is located within the Town of Atrisco Grant, within projected Sections 8, 9 & 17, T10N, R2E, NMPM.

PURPOSE OF PLAT

The Purpose of this plat is to subdivide Tract N-2, Watershed Subdivision, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, page 58, into seven (7) tracts and to grant easements.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 (above ground 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

DESCRIPTION

A certain tract of land located within the Town of Atrisco Grant, projected Sections 8, 9, & 17, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract "N-2", Watershed Subdivision, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, page 58.

This tract contains 237.7947 acres, more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927. Basis of Bearings is between City of Albuquerque Control Monuments "REWARD" and "BH 41", Bearing = N03°08'40"E
2. Distances are ground distances.
3. Record Bearings and distances are the same as shown on this plat and the same as shown on the Plat of Tracts N-1 & N-2, Watershed Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, page 58.
4. Record Bearings and distances of Dependent Resurvey and Metes and Bounds Survey for the Petroglyph National Monument, United States Department of the Interior, Bureau of Land Management, Santa Fe, New Mexico dated June 21, 1991 are shown in parenthesis.
5. This Plat was prepared with information included in Title Commitment issued by First American Title Insurance Company, Commitment No. 1519638-AL04, Effective Date: March 8, 2011.
6. Portions of Tract N-2 are located in Flood Zones "AO" and "X", per FIRM Map Number 35001C0307H, Revised August 16, 2012 and FIRM Map Number 35001C0326G, Revised August 16, 2012.
7. SOLAR NOTE - Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or tracts within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
8. Interior tract corners shall be monumented with a 5/8" rebar and plastic cap stamped "GROMATZKY PS 16469".

FREE CONSENT AND DEDICATION

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as may be shown on this plat to the City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

WESTERN ALBUQUERQUE LAND HOLDINGS LLC,
a Delaware limited liability company

BY: BARCLAYS CAPITAL REAL ESTATE INC.
as Servicing Member

By: _____
Mark Wuest
Vice President, Barclays Capital Real Estate Inc.

OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
May 29, 2014

~~State of New York~~) STATE OF ILLINOIS
SS
~~County of New York~~) COUNTY OF COOK

This instrument was acknowledged before me on 16 day of SEPTEMBER 2013, by Mark Wuest, Vice President of Barclays Capital Real Estate Inc., servicing member of Western Albuquerque Land Holdings LLC, a Delaware limited liability company.

My Commission Expires: MAY 29, 2014 _____
Notary Public

NOTICE OF SUBDIVISION PLAT CONDITIONS

Future subdivision of Tracts shown on 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 of this subdivision 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: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements, and; 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 recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

PLAT OF
TRACTS N-2-A, N-2-B, N-2-C N-2-D, N-2-E & N-2-F WATERSHED SUBDIVISION

(A REPLAT OF TRACT N-2, WATERSHED SUBDIVISION)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2013

PROJECT NUMBER 1006864

APPLICATION NUMBER 13DRB-70658, 13DRB-70646

UTILITY APPROVALS:

QWEST TELECOMMUNICATIONS — DATE 10/2/13

COMCAST CABLE — DATE 9/30/13

PNM ELECTRIC SERVICES — DATE 9-13-13

NEW MEXICO GAS COMPANY — DATE 10/1/2013

CITY APPROVALS:

CITY SURVEYOR — DATE 9-17-13

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION — DATE 09-18-13

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY — DATE 09/18/13

PARKS & RECREATION DEPARTMENT — DATE 9-18-13

AMAFCA — DATE 10/2/2013

CITY ENGINEER — DATE 10-2-13

DRB CHAIRPERSON, PLANNING DEPARTMENT — DATE 10-4-13

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

100805943416101010 1

PROPERTY OWNER OF RECORD Western Albuq Land Holding LLC

BERNALILLO COUNTY TREASURER'S OFFICE — DATE 10/17/13

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: July 31, 2013

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

DOCN 2013115035
10/17/2013 02:36 PM Page 1 of 2
1pPLAT R $25.00 B 2012C P 0116 R Toulous Olivera Bernalillo Cour

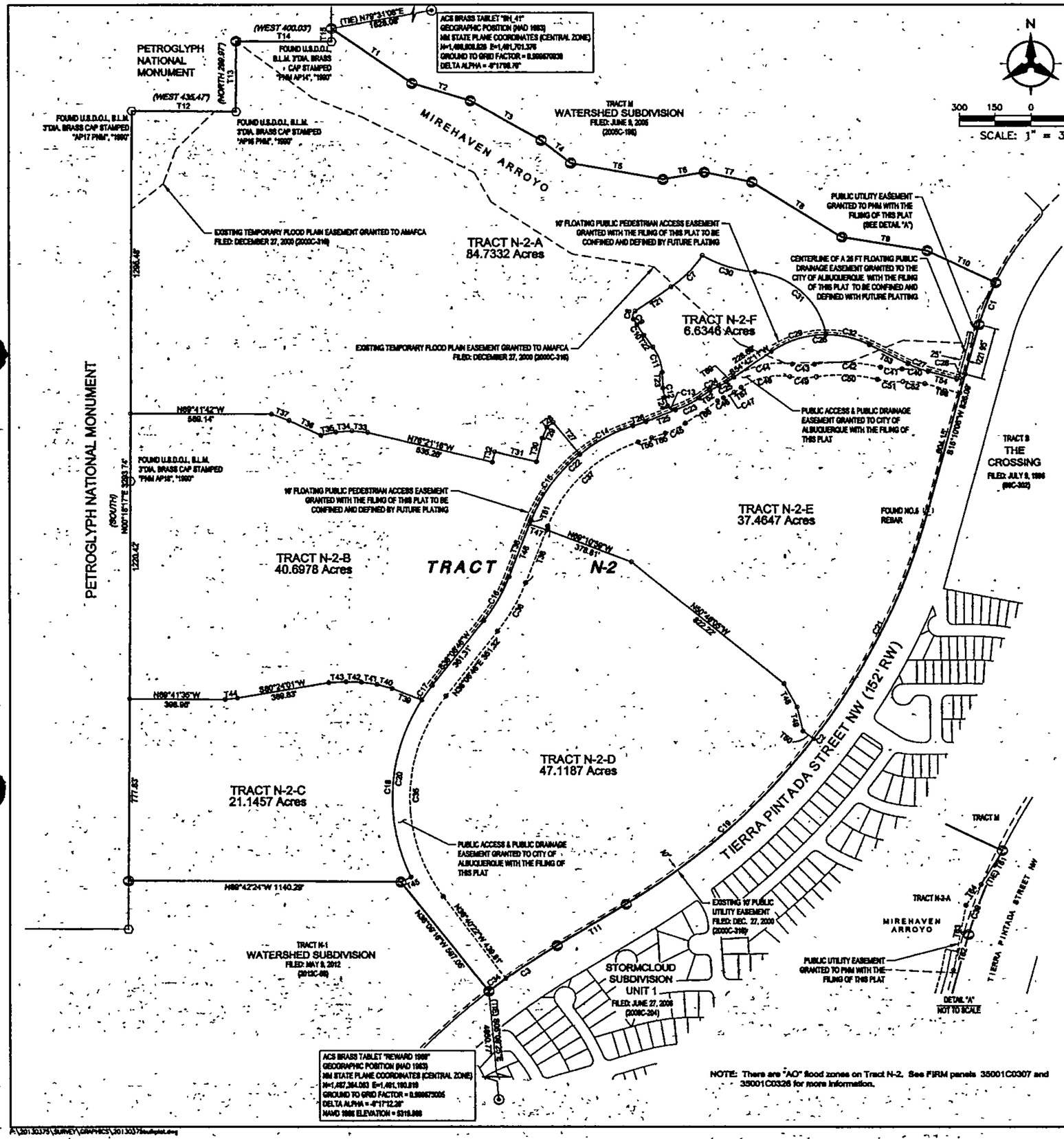
SHEET 1 OF 2

Bohannan Huston
7500 JEFFERSON STREET NE · ALBUQUERQUE, NEW MEXICO

PLAT OF
TRACTS N-2-A, N-2-B, N-2-C N-2-D, N-2-E & N-2-F
WATERSHED SUBDIVISION

(A REPLAT OF TRACT N-2, WATERSHED SUBDIVISION)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2013



NOTE: There are "AO" flood zones on Tract N-2. See FIRM panels 35001C0307 and 35001C0326 for more information.

LEGEND

- CITY OF ALBUQUERQUE CONTROL MONUMENT
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- FND-NO.5 REBAR NO CAP
- FND #5 REBAR WITH CAP STAMPED "GROMATZKY PS 16469"
- FND-BRASS CAP AS NOTED
- BOUNDARY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ADJOINING PROPERTY LINE

Curve Data

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	08°51'21"	96.99'	193.52'	1252.00'	193.32'	S21°24'31"W
C2	43°21'03"	1131.94'	2154.84'	2848.00'	2103.81'	S36°51'23"W
C3	06°41'04"	173.09'	345.79'	2964.00'	345.60'	S56°11'13"W
C7	22°30'36"	96.32'	188.19'	479.00'	186.98'	S44°03'44"W
C8	87°14'36"	23.83'	38.07'	25.00'	34.49'	S11°41'43"W
C9	02°29'38"	14.03'	28.06'	644.50'	28.06'	S30°40'47"E
C10	06°46'13"	27.08'	54.08'	457.50'	54.03'	S32°49'04"E
C11	33°04'18"	59.97'	116.89'	202.00'	114.98'	S19°40'03"E
C12	14°49'39"	20.49'	40.78'	157.50'	40.66'	S10°32'45"E
C13	89°56'54"	24.99'	39.28'	25.00'	35.39'	S62°57'01"E
C14	21°33'30"	129.37'	255.67'	679.50'	254.17'	S61°16'41"W
C15	29°39'55"	179.96'	351.82'	679.50'	347.90'	S36°38'59"W
C16	17°17'49"	109.56'	217.90'	720.50'	216.67'	S29°27'54"W
C17	06°37'21"	38.28'	76.49'	779.50'	76.46'	S35°18'06"W
C18	66°16'36"	434.54'	792.84'	779.50'	750.10'	S03°21'06"W
C19	21°20'28"	536.61'	1060.78'	2848.00'	1054.66'	S47°51'22"W
C20	63°53'55"	496.13'	868.33'	779.50'	824.98'	N06°09'46"E
C21	22°01'47"	554.36'	1095.03'	2848.00'	1088.30'	S26°10'15"W
C22	51°13'24"	325.73'	607.49'	679.50'	587.46'	N46°25'43"E
C23	17°21'21"	56.24'	111.62'	368.50'	111.20'	N63°22'51"E
C24	14°50'06"	20.90'	41.56'	160.50'	41.44'	N62°07'14"E
C25	14°50'06"	18.18'	36.12'	139.50'	36.02'	N62°07'14"E
C26	62°36'25"	241.27'	433.48'	396.50'	412.22'	N66°01'23"E
C27	12°09'51"	45.66'	90.97'	428.50'	90.80'	S66°44'20"E
C28	90°00'36"	30.01'	47.13'	30.00'	42.43'	N60°10'25"E
C29	36°11'22"	125.74'	243.52'	386.50'	239.71'	S72°17'52"W
C30	26°40'46"	118.56'	232.62'	500.00'	230.73'	S72°12'14"E
C31	75°45'59"	252.89'	429.77'	325.00'	399.14'	S47°39'36"E
C32	27°27'02"	96.64'	189.97'	396.50'	188.15'	N76°22'56"W
C34	01°43'56"	44.81'	89.61'	2964.00'	89.61'	N52°42'39"E
C35	74°41'06"	540.02'	922.16'	706.50'	858.08'	N00°43'12"E
C36	17°17'49"	120.66'	239.53'	793.50'	238.62'	N29°27'54"E
C37	61°13'24"	290.74'	542.22'	506.50'	524.34'	N46°25'43"E
C39	06°02'17"	56.62'	110.97'	1262.00'	110.93'	S19°30'13"W
C40	19°24'09"	56.90'	110.73'	327.00'	110.21'	N84°31'20"W
C41	18°40'58"	44.91'	88.01'	273.00'	88.62'	N84°52'57"W
C42	23°54'43"	142.19'	280.29'	671.50'	278.22'	N67°29'51"W
C43	19°18'34"	46.44'	92.01'	273.00'	91.57'	N89°47'55"W
C44	45°09'11"	136.99'	257.70'	327.00'	251.08'	S77°16'46"W
C45	16°22'57"	47.07'	93.50'	327.00'	93.18'	N62°53'39"E
C46	14°50'06"	13.87'	27.58'	106.50'	27.50'	N62°07'14"E
C47	14°50'06"	25.19'	50.10'	193.90'	49.96'	N62°07'14"E
C48	45°08'11"	113.51'	215.14'	273.00'	209.62'	N77°16'46"E
C49	19°18'34"	56.63'	110.20'	327.00'	109.68'	S89°47'55"E
C50	23°54'43"	130.76'	257.71'	617.50'	255.84'	S67°29'51"E
C51	18°40'58"	53.79'	106.62'	327.00'	106.18'	S84°52'57"E
C52	19°24'09"	48.67'	92.49'	273.00'	92.01'	S84°31'20"E

Tangent Data

ID	BEARING	DISTANCE
T1	S55°05'53"E	408.99'
T2	S73°12'01"E	255.39'
T3	S80°03'22"E	339.94'
T4	S52°00'10"E	156.80'
T5	S79°54'17"E	393.07'
T6	N60°08'14"E	175.33'
T7	S78°18'21"E	201.89'
T8	S57°52'44"E	443.83'
T9	S80°39'34"E	361.04'
T10	S64°38'27"E	319.71'
T11	S58°31'46"W	339.76'
T12	S89°38'46"E	435.62'
T13	N00°18'32"E	300.02'
T14	S89°43'28"E	400.09'
T15	N00°17'20"E	56.11'
T21	S56°18'02"W	184.36'
T22	N36°12'11"W	63.99'
T23	N03°07'56"W	67.17'
T24	N17°57'34"W	39.10'
T25	S67°44'26"W	133.42'
T26	S72°02'26"W	57.69'
T27	N39°06'33"W	176.25'
T28	S50°18'30"W	33.41'
T29	S22°57'21"W	49.83'
T30	S13°38'44"W	104.00'
T31	N76°21'16"W	178.00'
T32	S13°38'44"W	45.07'
T33	N83°32'17"W	67.17'
T34	S85°37'22"W	67.32'
T35	S77°25'21"W	64.68'
T36	N64°41'53"W	147.78'
T37	N69°28'52"W	78.78'
T38	S20°49'01"W	257.31'
T39	N66°20'32"W	132.47'
T40	N74°04'48"W	66.49'
T41	N82°01'48"W	66.67'
T42	N67°47'36"W	66.57'
T43	S86°42'59"W	71.57'
T44	S63°18'14"W	51.79'
T45	S64°12'51"W	46.91'
T46	S20°49'01"W	238.55'
T47	N70°45'54"W	75.52'
T48	N28°47'32"W	113.86'
T49	N13°29'28"W	106.12'
T50	N52°48'51"W	54.87'
T51	S20°49'01"W	18.76'
T52	S54°42'11"W	56.01'
T53	N62°39'25"W	179.56'
T54	N74°49'16"W	124.65'
T55	N72°02'26"E	59.74'
T61	N30°57'16"E	85.05'
T62	S15°10'44"W	61.70'
T63	N10°47'14"E	141.70'
T64	N35°48'46"E	54.53'
T65	N71°06'06"E	61.36'
T66	N54°42'11"E	164.60'
T67	N54°42'11"E	36.24'
T68	S74°49'16"E	154.67'
T69	S54°42'11"W	36.24'

DOC# 2013115035

ROBERT GROMATZKY NEW MEXICO 16469 PROFESSIONAL SURVEYOR

SHEET 2 OF 2

Bohannan Huston
7500 JEFFERSON STREET NE · ALBUQUERQUE, NEW MEXICO

A:\20130375\SURVEY\GRAPHICS\20130375subplat.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

October 6, 2015

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

Re: Pulte at Mirehaven Phase 2 (Replat of Tract N-2-D, Watershed) DRB# 1006864–**Design Variance and Sidewalk Deferral/Waiver Request**

Dear Mr. Cloud:

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

Design Variances:

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 Piedra Aspero Drive for the following reason:
    - 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 Mirehaven Parkway and Piedra Aspero Drive (all four sections of the intersection). 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 Block length (Access Local Roadway)

- We are requesting a proposed block length greater than the recommend 600' block length on Vista Fiesta Ave. The proposed block length is 675'. Vista Fiesta will be the stop condition at the 4-way intersection with Abo Canyon Dr. to the east and has a stub street to the west with no street continuation. Traffic must stop and a make a right to existing the subdivision.

Standard Centerline Radius for a Local Access Street

- The DPM indicates that "local residential streets with 90 or near 90 degree turns may be designed with a minimum centerline radius of 75' with the approval of the Traffic Engineer."
  - There are two locations where there is a 75' centerline radius, where the road is 90 or near 90 degrees. One is located at the southeast corner of the subdivision at Vista Luces Pl and Vista Ciudad Dr; the other is located on the western most road at Vista Calle Dr and Vista Bosquejo Rd. Given that the two locations will have no public thoroughfare the vehicular speeds will be low allowing for a tighter turning radius.

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

- Deferred Sidewalk – we are requesting to defer sidewalk along the frontage of homes and request that they be constructed with and as each home is constructed.
- Waived Sidewalk – We are requesting to waive sidewalk on the east\north side of Mirehaven Parkway per the EPC approved Site Plan. We are also requesting to waive sidewalk internal to the Subdivision along the south side of Piedra Aspero Ave, the south side of Vista Fiesta Ave stub street west of Vista Calle Dr. and on Vista Ciudad Dr. stub street north of Vista Fiesta Ave.

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

Sincerely,

Yolanda Padilla Moyer

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

YPM/jcm
Enclosures

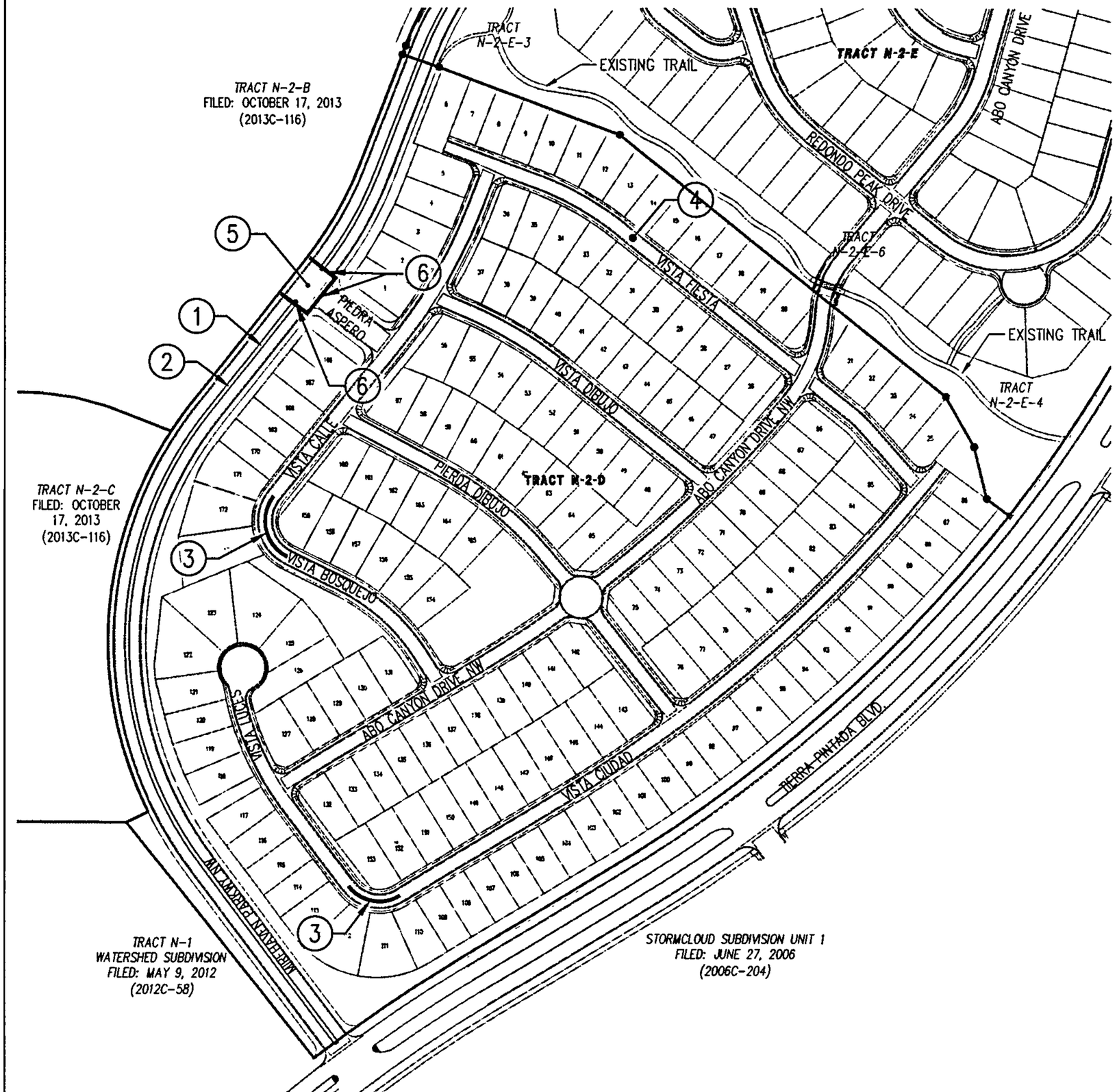
cc: Kevin Patton, Pulte Group

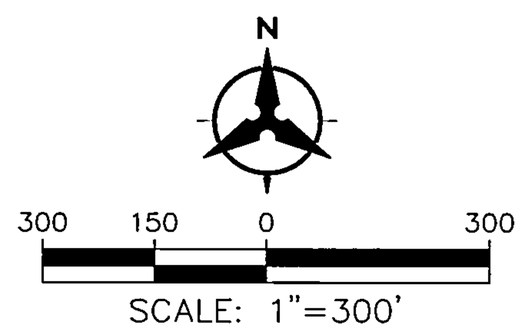
PULTE @ MIREHAVEN PHASE 2

VARIANCE EXHIBIT

October, 2015

1. MEDIAN WIDTH FOR A MAJOR LOCAL ROADWAY
2. INVERTED CROWN IN MIREHAVEN PARKWAY
3. STANDARD CENTERLINE RADIUS FOR A LOCAL ACCESS STREET
4. BLOCK LENGTH VARIANCE < 600'
5. 3 WAY STOP CONDITION
6. ROADWAY CROSSWALK SECTION CITY STANDARD DWG. 2415





Bohannan Huston
www bhinc com
800 877 5332

Tue, 6-Oct-2015 - 2:35:pm, Plotted by: YPADILLA
P:\20160103\CDP\Plans\General\20160103_Variance.dwg

PULTE @ MIREHAVEN PHASE 2

SIDEWALK WAIVER EXHIBIT

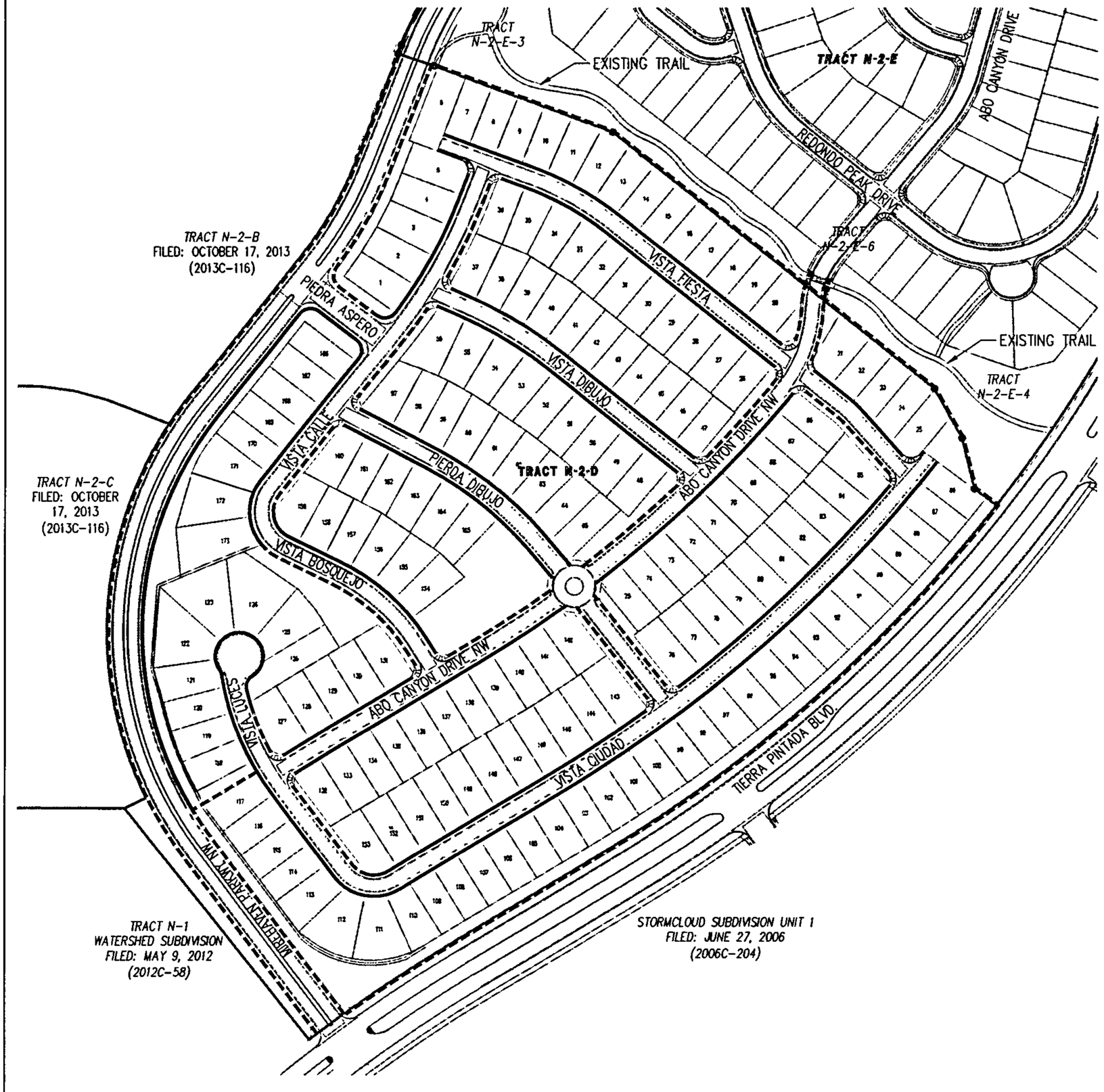
October, 2015

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

TO BE BUILT – SIDEWALK

TO BE BUILT – TRAIL

WAIVED



N

300 150 0 300

SCALE: 1"=300'

Bohannan Huston

www bhinc com 800 877 5332

Tue, 6-Oct-2015 – 2:36 pm, Plotted by: YPADILLA
P:\20160103\CDP\Plans\General\20160103_Sidewalk Defferal dwg

PROJECT #
10068641

NOVEMBER 4, 2015

VPE
SW
SDV
PP
SPS

Yolanda Padilla Moyer

From: Gaulden, Tim H. <tgaulden@cabq.gov>
Sent: Tuesday, October 20, 2015 9:54 AM
To: Robert Gromatzky; Trollinger, Ryan E.; Bradley, Catherine P.; Gricius, Michelle A.
Cc: Cloud, Jack W.; Yolanda Padilla Moyer
Subject: RE: DXF file for Lots 76-A 77-A 88-A Pulte @ Mirehaven

Robert:

The dxf for project 1006864, lots 76a, 77a and 88a pulte @ mirehaven phase 1 has been approved.

Also, I noticed the original email came to me and to gis@cabq.gov. It does seem like gis@cabq.gov would be an email address that would come to everyone in AGIS, but it actually goes to the I.T. Department people who maintain the online GIS webpage. Therefore, please send the dxf and pdf of the plat for future dxf submittals to all four of us in AGIS. You can send one email, but address it to:
cbradley@cabq.gov
rtrollinger@cabq.gov
tgaulden@cabq.gov
mgricius@cabq.gov

That way, if I or anyone else is out of the office, someone will be able to get to and process the dxf.

Thanks,

Tim

Tim Gaulden
GIS Coordinator
505 924-3805
tgaulden@cabq.gov

From: Robert Gromatzky [mailto:rgromatzky@bhinc.com]
Sent: Monday, October 19, 2015 12:04 PM
To: Gaulden, Tim H.; GIS
Cc: Cloud, Jack W.; Yolanda Padilla Moyer
Subject: DXF file for Lots 76-A 77-A 88-A Pulte @ Mirehaven

Hello Tim,

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S Z
- ____ Major Subdivision action
- __x__ Minor Subdivision action
- ____ Vacation V
- ____ Variance (Non-Zoning)

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

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

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

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

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

APPLICATION INFORMATION:

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

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

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

APPLICANT: Pulte PHONE: 505-341-8591

ADDRESS: 7601 Jefferson Ste NE Suite 320 FAX: 505-761-9850

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: kevin.patton@pultegroup.com

Proprietary interest in site: Owner **List all owners:** Pulte Homes.

DESCRIPTION OF REQUEST: Lot Line Revision.

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

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

Lot or Tract No. Lots 76, 77 and 88 Block: ____ Unit: ____

Subdiv/Addn/TBKA: Pulte @ Mirehaven Phase 1

Existing Zoning: SU-1/PRD Proposed zoning: No change MRGCD Map No ____

Zone Atlas page(s): H-8, H-9 UPC Code: 100905902218232311, 100905902019232313, 100905902618932312

CASE HISTORY:

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

10006864.

CASE INFORMATION:

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

No. of **existing** lots: 3 No. of **proposed** lots: 3 Total area of site (acres): 0.3017 ac

LOCATION PROPERTY BY STREETS: On or Near: Fenton Lake RD and Redondo Peak DR

Between: Fenton Lake RD and Redondo Peak D.

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

SIGNATURE [signature] DATE 11/10/13/15

(Print) Yolanda Meyer ___ Applicant _X_ Agent

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

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

Application case numbers	Action	S.F.	Fees
15DRB - ____ - 70376	PBF		$ 355.00
____ - ____ - ____	CMF		$ 20.00
____ - ____ - ____			$
____ - ____ - ____			$
____ - ____ - ____			$
			Total
Hearing date ~~November~~ October 21, 2015			$ 375.00

[signature] 10-13-15
Planner signature / date

Project # 1008608(4)

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.**

NA 5 Acres or more: Certificate of No Effect or Approval
✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
_NA_ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
_NA_ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
_NA_ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
_NA_ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
_NA_ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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

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

Amended preliminary plat approval expires after one year

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

Yolanda Moyer
Applicant name (print)

Yolanda Moyer 10/13/15
Applicant signature / date

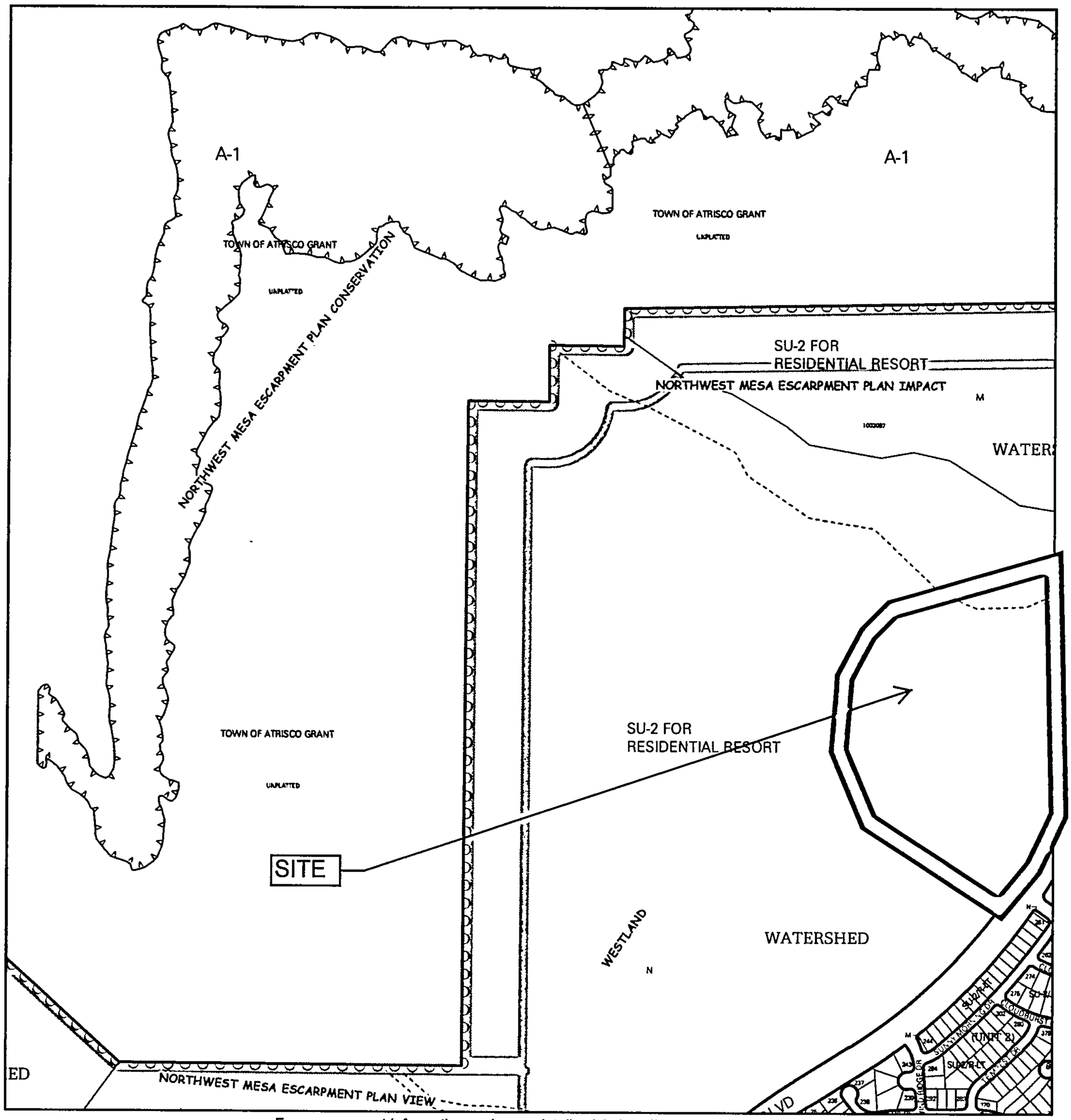
Form revised **October 2007**

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

Application case numbers
SDRB - - 70376
- -
- -

10-13-15
Planner signature / date

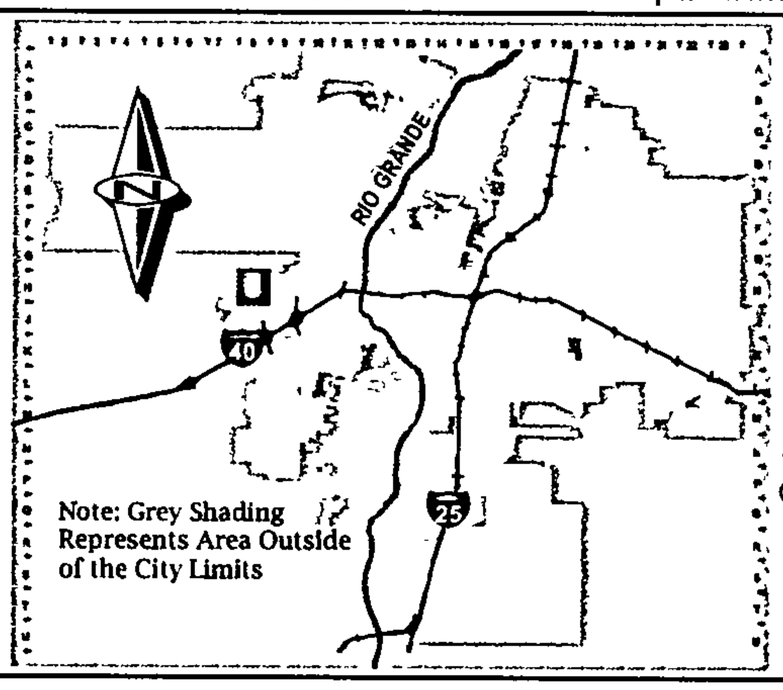
Project # 1000 68 64



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



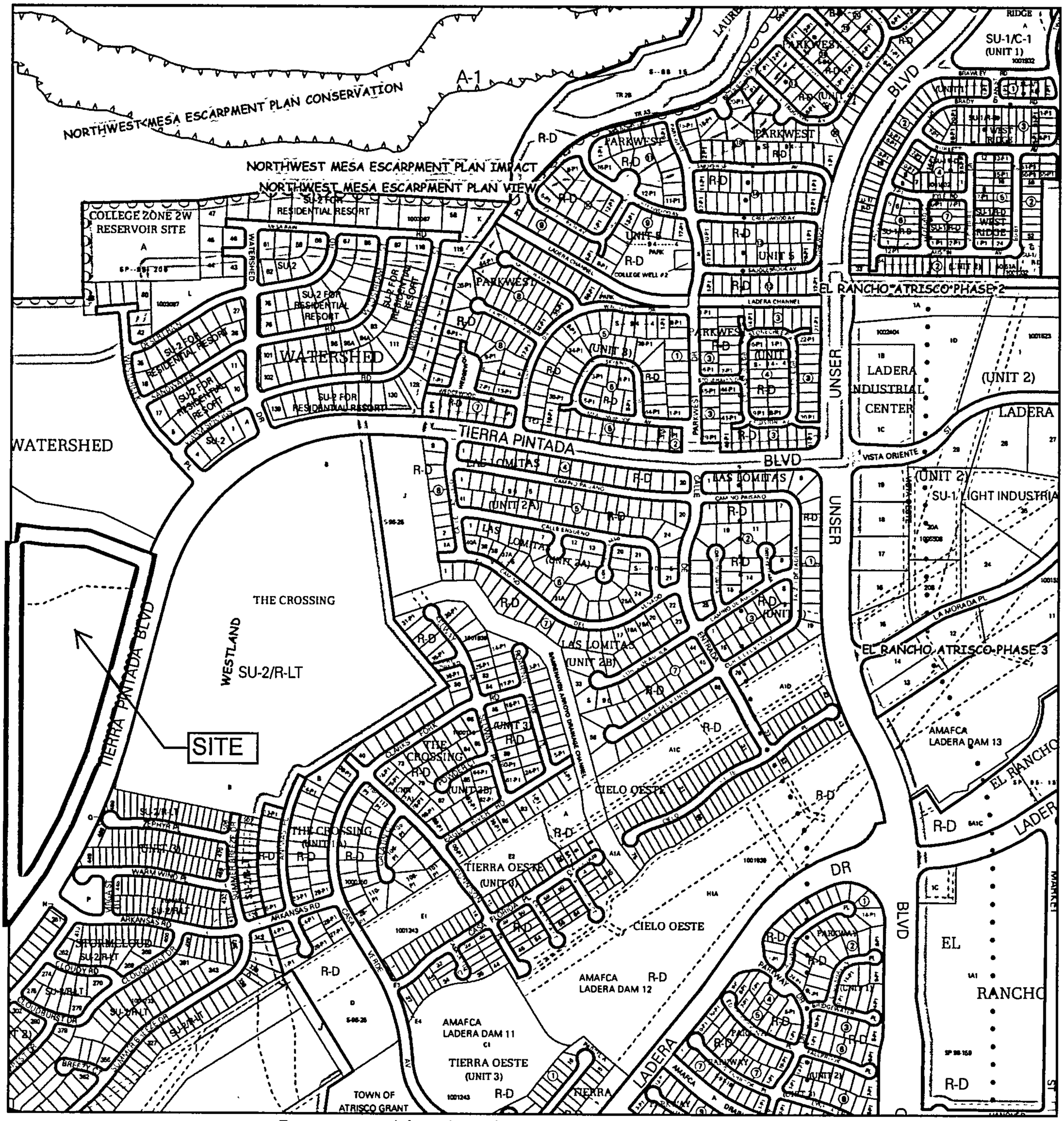
Zone Atlas Page:

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

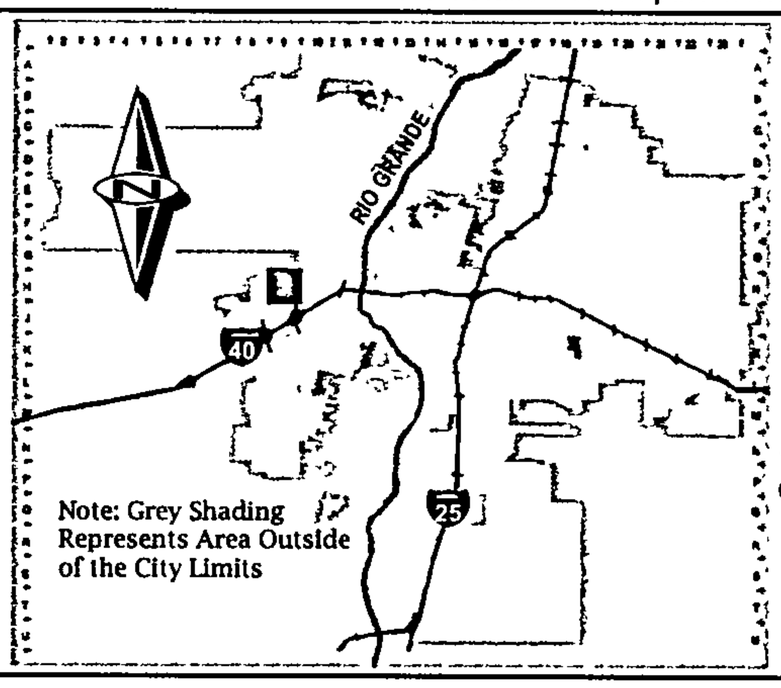
0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

H-09-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
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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

October 13, 2015

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

Re: Lots 76, 77 and 88 of Pulte @ Mirehaven Phase 1 Lot Line Revision

Dear Mr. Cloud:

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

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

This replat is being presented to the Development Review Board for the purpose of revising the lot line between the back lot line of Lots 76 and 77 and the side lot line of Lot 88. The side lot line of Lot 88 was place at a slight skew which causing a violation to the minimum lot width and side yard setback. The replat corrects the line so there is no violation on this lot. The backyard setback for Lots 76 and 77 are greater than the minimum therefore there is room in the lot line adjustment. We request that this item be scheduled for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,
Bohannan Huston, Inc.

Yolanda Padilla Moyer

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

YPM/cc

Enclosures

cc: Kevin Patton, Pulte Group

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

Yolanda Padilla Moyer

From: Yolanda Padilla Moyer
Sent: Tuesday, October 13, 2015 8:42 AM
To: PLNDRS@cabq.gov
Subject: PULTE @ MIREHAVEN PH1 LOT 76 77 88 digital submittal
Attachments: PULTE @ MIREHAVEN PH1 LOT 76 77 88 digital submittal.pdf

Enclosed is the digital submittal for the Minor Subdivision Preliminary/Final Plat at Mirehaven request to DRB.

PROJECT #

10016864

OCTOBER 21. 2015

P&F

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S Z
- ____ Major Subdivision action
- ___ Minor Subdivision action
- ____ Vacation V
- _x_ Variance (Non-Zoning)
- _ ___ Sketch Plat

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

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

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

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

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

APPLICATION INFORMATION:

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

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

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

APPLICANT: Pulte Group PHONE: 505-761-9606

ADDRESS: 7601 Jefferson NE Suite 180 FAX: ____

CITY: Albuquerque STATE NM ZIP 87109

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

DESCRIPTION OF REQUEST: Sidewalk Waiver on Westside of Future Willow Canyon Trail on Tract N-2-A-1 at Mirehaven

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

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

Lot or Tract No. N-2-A-1 and N-2-A-3 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: 100805942229341115; 100805935527941901; 100805949134210101

CASE HISTORY:

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

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: ____ No. of **proposed** lots: ____ Total area of site (acres): ____

LOCATION PROPERTY BY STREETS: On or Near: Willow Canyon Trail\Future extension across Mirehaven Arroyo

Between: Del Webb Lane and across the arroyo to future street In Tract M.

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

SIGNATURE Yolanda Padilla Moyer DATE 9/22/2015

(Print) Yolanda Padilla Moyer, PE ___ Applicant X Agent

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

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

Application case numbers	Action	S.F.	Fees
15DRB - - 70339	SW		$ Ø
- -	CMF		$
- -			$
- -			$
- -			$
			Total $ Ø

Hearing date September 30, 2015

9-22-15
Planner signature / date

Project # 1006864

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

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

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

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

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

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

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

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

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

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

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

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

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

Yolanda Padilla Moyer
Applicant name (print)

Yolanda Padilla Moyer
Applicant signature / date

Form revised 4/07

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

Application case numbers
15DRB - - 70339
- -
- -

9-22-15
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

September 22, 2015

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

Re: Tract N-2-A-1 and Tract N-2-A-3 at Mirehaven – Sidewalk Waiver

Dear Mr. Cloud:

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

- Development Review Application
- Six (6) copies of the Exhibit
- Zone Atlas page
- Approved Administrative Amendment for Site Plan for Subdivision

This sidewalk waiver is being presented to the Development Review Board for the purpose of obtaining City review and comment. Tract N-2-A-1 and Tract N-2-A-3 represents the Tracts where the current Willow Canyon Trail and future extension of Willow Canyon Trail is located. Tract N-2-A-3 is the current HOA tract which encompasses the Private Roadway Willow Canyon Trail and Tract N-2-A-1 is the Mirehaven Arroyo where there will be a future bridge crossing and roadway to connect Del Webb Phase 1 to the future Del Webb Phase 2, Tract M. The future tract which will encompass this future extension of Willow Canyon Trail over the Mirehaven Arroyo will be included in the platting action for Tract M when this subdivision moves forward. We are requesting a Sidewalk Waiver on the west side of the bridge crossing and up the future roadway located in Tract M as shown on the enclosed exhibit. The eastside of Willow Canyon Trail is where the main gathering areas are located. The future Amenity Center is on the eastside located on Tract N-2-F-1 and will have 10' sidewalk along the arroyo side south of the Amenity Center. On the future subdivision on Tract M, north of the arroyo, a future park will be located on the eastside of Willow Canyon as shown on the enclosed exhibit. Furthermore, the only access to the Petroglyph National Monument will be at the NE corner of Tract M. A pedestrian crossing on one side would also allow a wider pedestrian corridor versus two smaller ones on either side.

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

Sincerely,

Yolanda Padilla-Moyer

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

YPM/
Enclosures

cc: Kevin Patton, Pulte Homes

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

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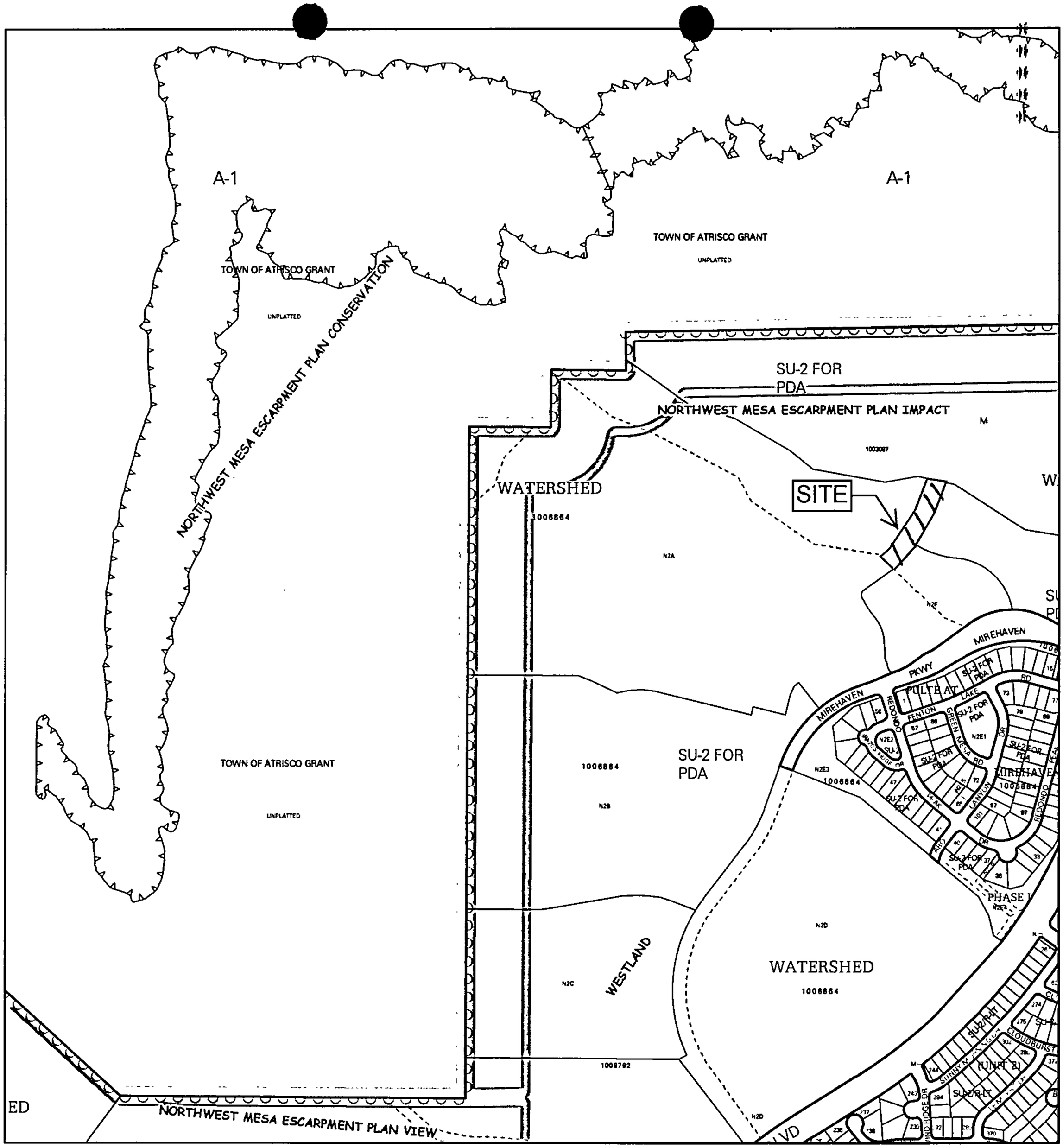
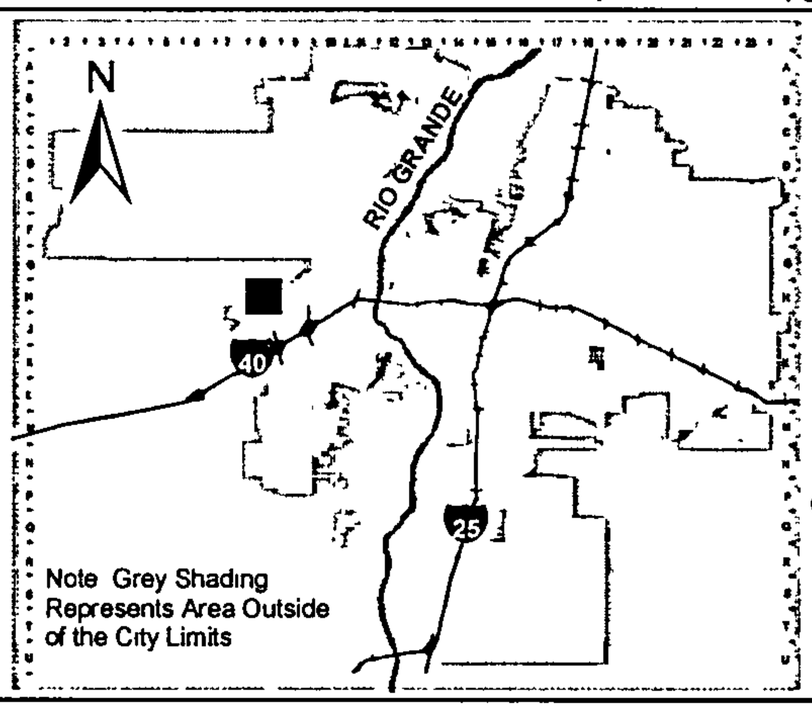


For more current information and details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 9/2/2014



Zone Atlas Page:

H-08-Z

Selected Symbols

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

0 750 1,500 Feet

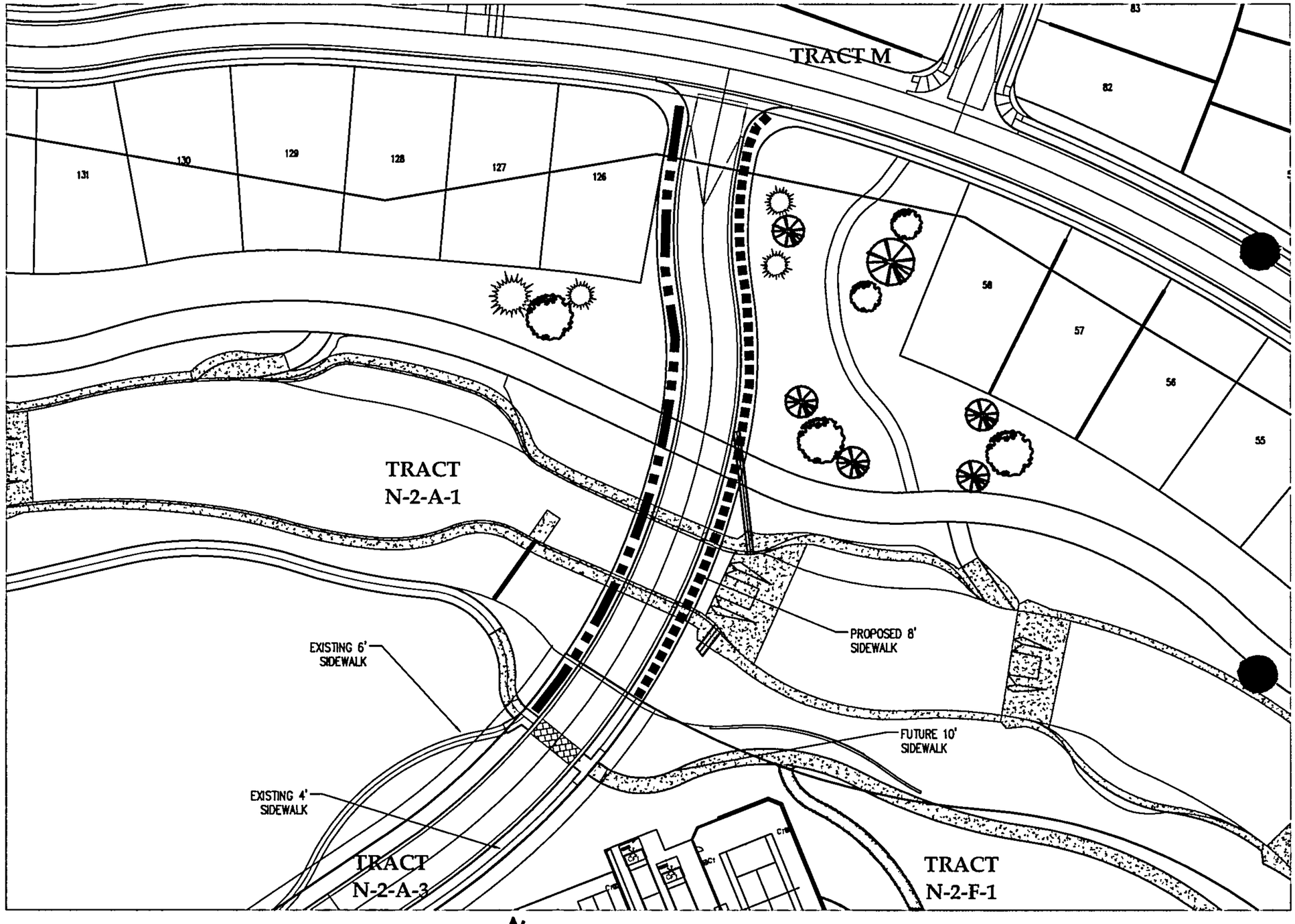
DEL WEBB @ MIREHAVEN

SIDEWALK WAIVER EXHIBIT

September, 2015

TO BE BUILT – SIDEWALK

WAIVED – SIDEWALK



N

100 50 0 100

SCALE: 1"=100'

Tue, 22-Sep-2015 – 8:07:am, Plotted by: YPADILLA
P:\20160120\Correspondence\Submittals\DRB\sidewalk waiver\20160120sidewalkwaiver.dwg

Bohannan Huston
www bhinc.com 800.877.5332

Yolanda Padilla Moyer

From: Yolanda Padilla Moyer
Sent: Tuesday, September 22, 2015 8:32 AM
To: 'PLNDRS@cabq.gov'
Cc: Kevin Patton (Kevin.Patton@PulteGroup.com)
Subject: RE: DRB -Sidewalk Waiver @ Mirehaven Digital Submittal
Attachments: Mirehaven Sidewalk Waiver 9-22-15_Digital submittal.pdf

Enclosed is an amended digital submittal for the Sidewalk Waiver at Mirehaven request to DRB. This includes the Approved Administrative Amendment for Site Plan for Subdivision for reference.

From: Yolanda Padilla Moyer
Sent: Tuesday, September 22, 2015 8:14 AM
To: PLNDRS@cabq.gov
Cc: Kevin Patton (Kevin.Patton@PulteGroup.com)
Subject: DRB -Sidewalk Waiver @ Mirehaven Digital Submittal

Enclosed is the digital submittal for the Sidewalk Waiver at Mirehaven request to DRB.

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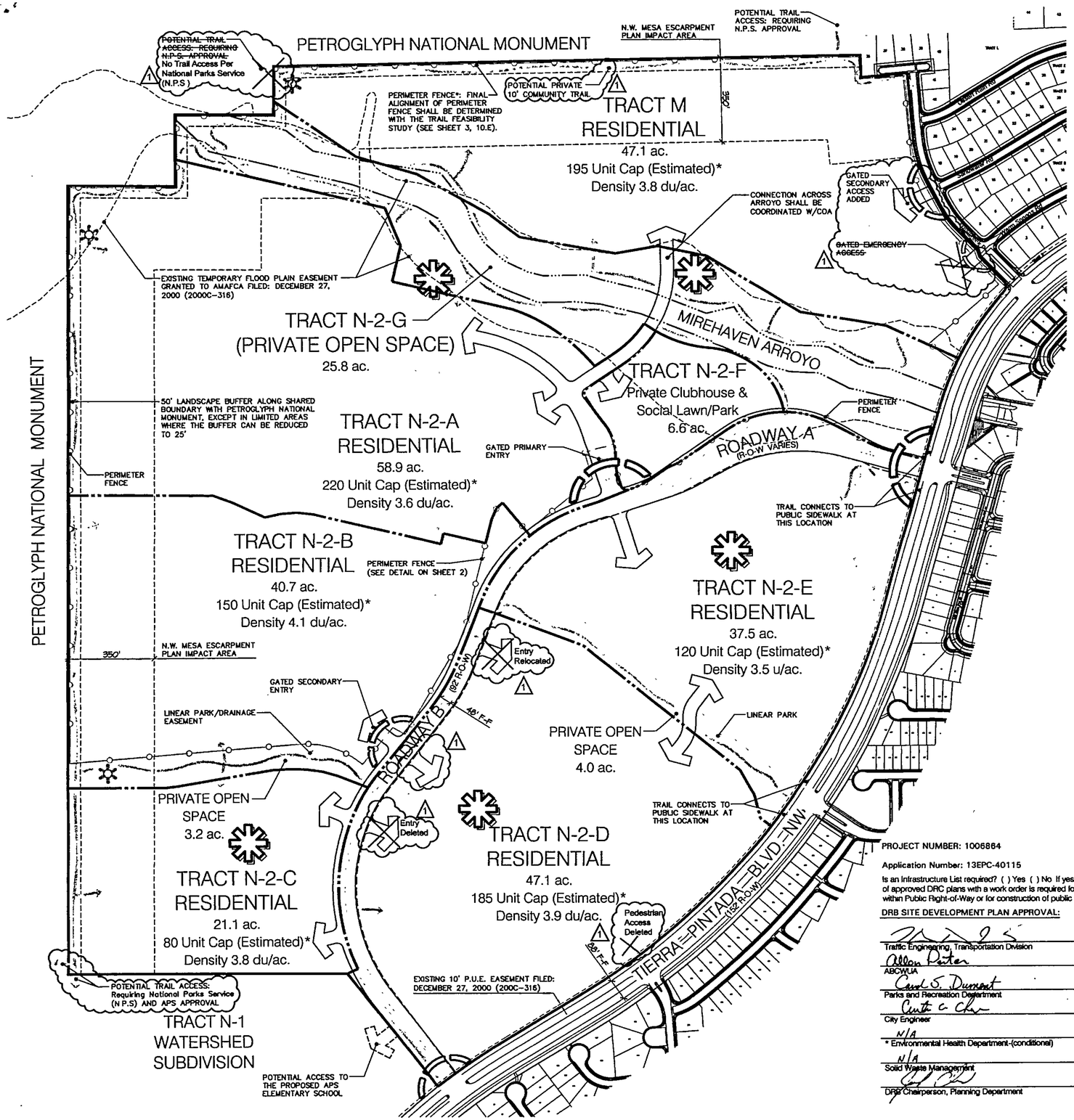


SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

The Site: 284 8 acres comprised of Tract N-2 (237 7 acres) and Tract M (47 1 acres) within the Westside Strategic Plan, Northwest Mesa Escarpment Plan, Arroyo Facility Plan, Westland Master Plan, and Western Albuquerque Land Holdings Sector Plan area and subject to the regulations of those plans The boundary between Tracts N-2 and M shall be vacated with plat. Development within the Northwest Mesa Escarpment Plan shall be subject to the applicable regulations contained in the Design Overlay Zone

Zoning: SU-2 for PDA, see Westland Master Plan for details of regulations for SU-2 zones.

Land Use: R-T Uses Single Family Residential Subdivision, Private Clubhouse (including indoor and outdoor recreational amenities), and private pocket parks and trails Accessory structures are allowed. A Conditional Use permit shall be required for accessory living quarters (with a kitchen) No Commercial Use is allowed

Pedestrian and Vehicular Ingress and Egress

Vehicular Access: Vehicular access is from Tierra Pintada, an existing minor arterial, via Roadways A and B Roadway A (northern access point) is the primary access to Watershed and Roadway B (southern access point) is the secondary access There is also an emergency access and egress point north of the Mirehaven Arroyo within Tract A, which connects to Tierra Pintada Anticipated access points into the individual neighborhoods have been identified along Roadways A and B and between the individual tracts. Final access shall be determined through preliminary and final plats as determined by the Development Review Board (DRB) A potential access point to the future APS Educational Campus has been provided from Roadway B, which will require coordination with APS

Pedestrian Access/Circulation. There will be an extensive trail network developed as part of the project. The primary trail network will be along the naturalized arroyos through the property and along the Petroglyph National Monument boundary. Connections into the individual neighborhood will also be provided to ensure that all residents have access to the trails and interior private pocket parks (See sheet 3 for more detail on trails)

Transit Access: Transit access is not currently available along Tierra Pintada, but additional transit service is anticipated as development occurs in this area.

Petroglyph National Monument Emergency Access. Vehicular access at the northeastern corner of the proposed project shall be provided for emergency response in the event of an incident. Two public access points are shown, but these are dependent on a feasibility study and N.P.S. approval (See Sheet 3, 10.E)

Building Heights:

- Buildings within the 350 foot Impact Area of the Northwest Mesa Escarpment Plan (NWMEP) shall be limited to a building height of 15 feet, in accordance with the Design Overlay Zone.
- Buildings outside the 350 foot Impact Area of the Northwest Mesa Escarpment Plan shall be limited to 26 feet in height, with the exception of the Private Clubhouse, which is limited by the 40-foot height restriction of the SU-2/PDA zone as provided by the Westland Master Plan

Setbacks:

- Minimum Front Yard Setbacks: 15 feet, except 20 feet for garages facing street.
- Minimum Rear Yard Setbacks: 15 feet
- Minimum Rear Yard Setbacks for Alley-loaded Garages: 5 feet to allow for proper turning clearances
- Minimum Side Yard Setbacks 5 feet, except 10 feet for lots adjacent to roadway Zero lot line is permitted provided 10 feet of separation between buildings is maintained For single family attached units, no required side yard setback, except there shall be 10 feet on the street side of corner lots.

Density

The overall density is established through the Westland North Sector Plan and Western Albuquerque Land Holdings Sector Plan. The Sector Plan calls for a maximum gross density of 4 dwelling units per acre. This project is consistent with that requirement and allows for a maximum of 950 dwellings (3 34 du/ac)

TRACT	ACREAGE	LAND USE	*ESTIMATED UNIT CAP	DENSITY
M	47 1	Residential	195	3 8
N-2-A	58 9	Residential	220	3 6
N-2-B	40 7	Residential	150	4 1
N-2-C	21 1	Residential	80	3 8
N-2-D	47 1	Residential	185	3 9
N-2-E	37 5	Residential	120	3 5
N-2-F	6 6	Private Clubhouse	N/A	N/A
N-2-G	25 8	Private Open Space	N/A	N/A
TOTAL	284 8		950	3 34*

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

Landscape Plan

Future Landscape Plans will be prepared in conjunction with each phase and subdivision plat and shall be consistent with the design standards These standards provide for landscaping along the public rights-of-way and along the internal drives (See Section 14, Sheet 6)

Approval Process.

1. This Site Plan for Subdivision shall be submitted for final sign-off to the Development Review Board (DRB) concurrently with a Bulk Land Plat/Variance.
2. The first tract to develop adjacent to 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 retain its approval authority and review a subsequent submittal. Administrative review would consist of the Planning Director, or his/her 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
3. 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. A data recovery plan has been completed for Tract N-2 (Tracts B-F), which has been cleared for construction by the SHPO. A data recovery plan shall be completed for Tract M (Tract A), prior to any building permits being issued for this portion of the property
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

PROJECT NUMBER: 1006864

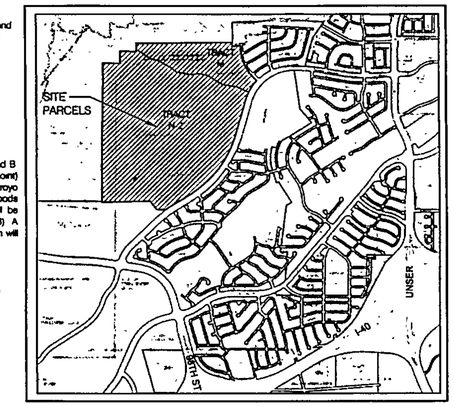
Application Number: 13EPC-40115

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	09-11-13 Date
ABCWUA	09/11/13 Date
Parks and Recreation Department	9-24-13 Date
City Engineer	9-11-13 Date
* Environmental Health Department-(conditional)	N/A Date
Solid Waste Management	N/A Date
DRB Chairperson, Planning Department	9-25-13 Date

SITE VICINITY MAP



LEGEND

- Property Boundary
- Parcel Boundary
- Trailhead Park
- Private Pocket Park (Built and maintained by HOA-See sheet 3).
- Pedestrian/ Vehicular Access
- Trail & Pedestrian Access
- Potential APS Elementary School Access
- Gated Primary Entry/ Primary Entry
- Gated Secondary Entry/ Secondary Entry
- ~~Gated Emergency Access~~
- Perimeter Fence

ADMINISTRATIVE AMENDMENT	
FILE # 12224	PROJECT # 1006864
CHANGES TO B/W, ACCESS POINTS, ETC.... AS SHOWN	
APPROVED BY	DATE 9.18.2015

WATERSHED @ ESTRELLA

SITE PLAN FOR SUBDIVISION

Prepared For:

PulteGroup

Prepared By:

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

9-8-15

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" = 200'

NORTH 100 0 200 400

September 3, 2013

WATERSHED DESIGN STANDARDS

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

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

1. APPROVAL PROCESS

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

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

2. DENSITY and MINIMUM LOT AREA

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

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

3. PARKING and PARKING LOT STANDARDS

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

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

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

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

4. UTILITIES and SCREENING

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

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

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

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

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

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

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

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

5. SIGNAGE

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

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

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

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

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

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

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

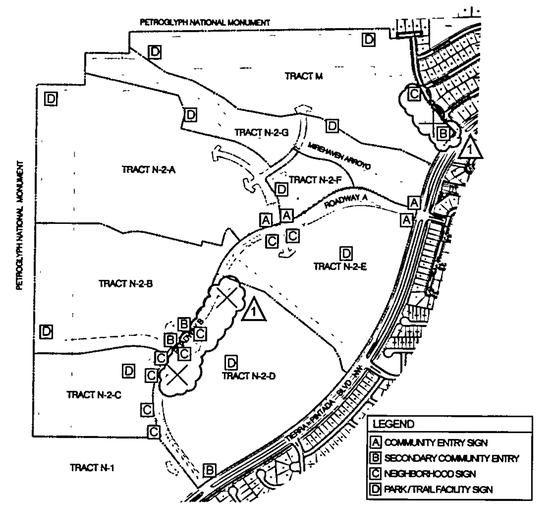
G. Landscaping and signage shall not interfere with clear sight requirements. All signs, walls, trees, and shrubs between 3 and 8 feet tall (as measured from the gutter pan) shall not be acceptable in this area.

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

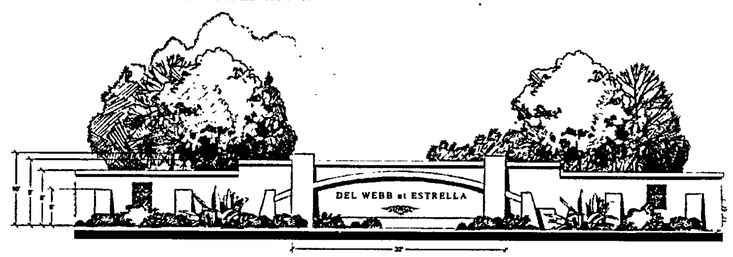
I. Building-mounted signs shall not be permitted.

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

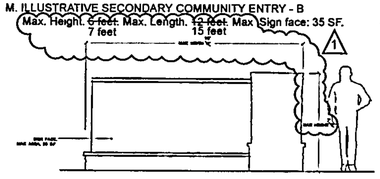
K. ILLUSTRATIVE SIGNAGE LOCATIONS. The following illustrations provide the location and size standards for the sign program at Watershed.



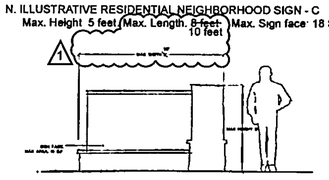
L. ILLUSTRATIVE COMMUNITY ENTRY WALL / SIGN - A



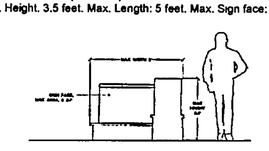
M. ILLUSTRATIVE SECONDARY COMMUNITY ENTRY - B
Max. Height. ~~6 feet~~ 7 feet Max. Length. ~~12 feet~~ 15 feet Max Sign face: 35 SF.



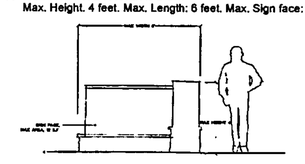
N. ILLUSTRATIVE RESIDENTIAL NEIGHBORHOOD SIGN - C
Max. Height 5 feet Max. Length. ~~8 feet~~ 10 feet Max. Sign face 18 SF



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



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



6. WALLS / FENCES

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

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

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

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

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

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

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

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

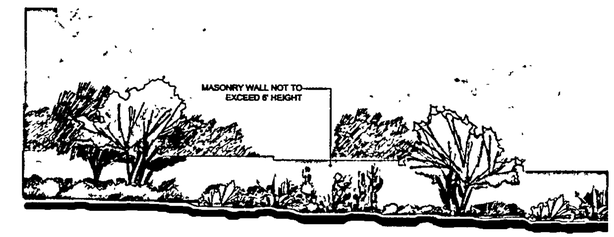
H. Pursuant to the Northwest Mesa Escarpment Plan (NWMEP), stucco wall colors within the Impact Area shall be limited to yellow ochres, browns, dull reds, and grey-greens existing on the mesa and escarpment, exclusive of the basalt The reflectance of the approved colors ranges between 14 percent and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

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

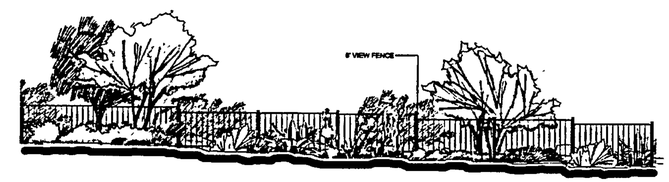
J. Development at the edge of public or private open space shall be designed to complement and enhance the open space. Where the adjacent land use requires visual privacy, non-continuous, non-perimeter walls may be constructed. Varied setbacks and landscaping are required

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

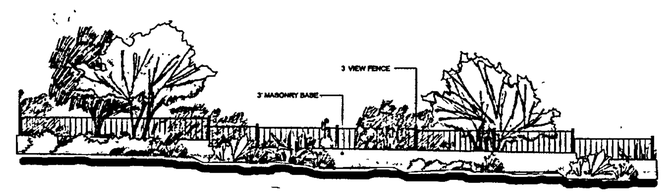
L. ILLUSTRATIVE WALL ELEVATION



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



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



WATERSHED @ ESTRELLA

SITE PLAN FOR SUBDIVISION

Prepared For:

Pulte Group

August 30, 2013

Prepared By:

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

7. SIDEWALKS, TRAILS, and PEDESTRIAN CROSSINGS

Sidewalks and trails at Watershed are intended to lessen the need for vehicular use and provide connectivity to create a pedestrian-oriented community. Individual development phases should ensure off-road pedestrian and bicycle access to the various park facilities, Petroglyph Monument, and the Mirehaven Arroyo, as applicable.

A. All sidewalks and ramps within public rights-of-way shall meet City standards and be designed to be handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design), except where topography makes this unfeasible.

B. Sidewalks on local residential streets shall be a minimum of 4 feet in width. Sidewalks along collectors or major local streets shall be a minimum of 6 feet in width. Where sidewalks are planned on one side only of the collector or major local street, that sidewalk shall be a minimum of 8 feet in width (Roadways A and B), and shall require a sidewalk design variance request to the DRB.

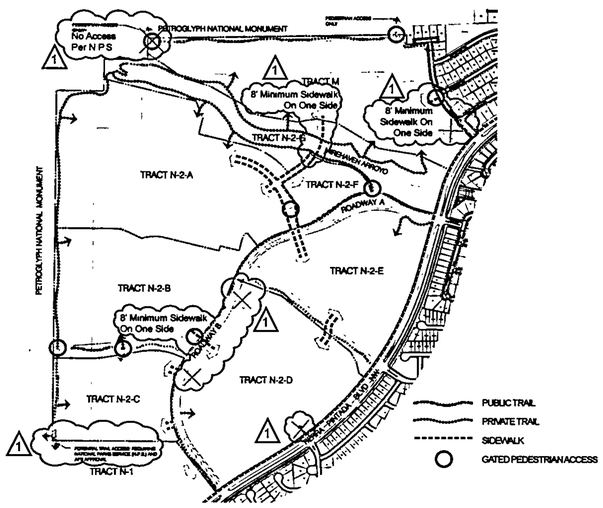
C. Trails shall be designed for multi-use and accommodate pedestrians, runners, and bicyclists, except the perimeter trail shall prohibit bicycles due to soil conditions and erosion potential. Connections shall be made from individual neighborhoods to the community trail system via trails and/or sidewalks as determined in the subdivision phase.

D. Trails shall use Barrier-Free Design to accommodate physically challenged individuals as trail users, where feasible.

E. All private trails shall be concrete, asphalt, or stabilized crusher fines and have a minimum width of 8 feet.

F. Pedestrian crossings shall be clearly demarcated with colored, textured paving where they cross vehicular entrances and streets.

G. ILLUSTRATIVE PEDESTRIAN CIRCULATION



8. PRIVATE PARKS and COMMON AREAS

A defining feature of Watershed are the common areas along the Petroglyph National Monument, Mirehaven Arroyo, and private pocket parks that are spread throughout Watershed, within the active adult areas and the traditional, mixed generation areas.

GENERAL

A. Where private parks or private open space are adjacent to the Mirehaven Arroyo or other drainageways, natural landscaping elements shall be provided to guide or restrict access, where appropriate.

B. Where houses are adjacent to the Mirehaven Arroyo or other drainageways, the boundary between the house and the Arroyo / drainageway shall be treated similarly to houses abutting the Petroglyph National Monument as specified in the Walls and Fences section.

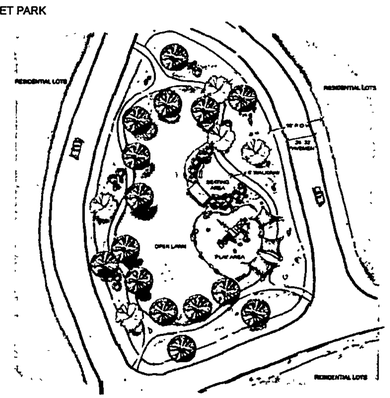
PRIVATE PARKS

C. Private pocket parks shall be provided throughout the Watershed community. Each pocket park shall include turf grass, deciduous and evergreen trees, shrubs, and groundcovers; and benches, shade structures, and pedestrian pathways. Childrens' play areas shall also be provided in the traditional, mixed generation neighborhood, private pocket parks.

D. Private pocket parks shall be provided throughout Watershed and shall be built and maintained by the Homeowners' Association.

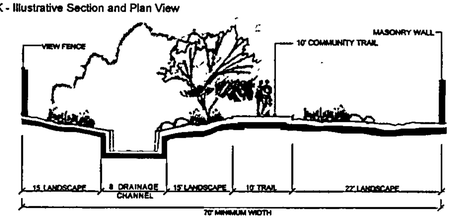
E. Tract F (see Sheet 1) shall contain a larger private park facility and private clubhouse, both to be built and maintained by the Homeowners' Association.

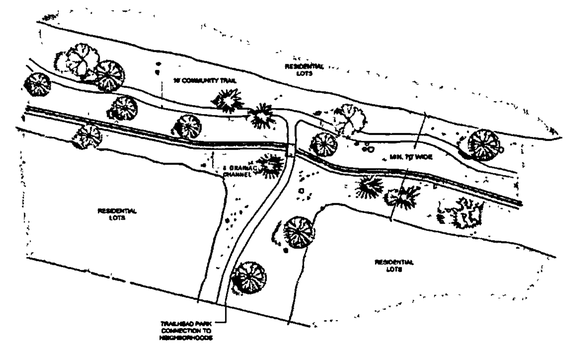
F. ILLUSTRATIVE POCKET PARK



F. In addition to private pocket parks, the drainageways that run through the project shall be developed as private linear parks that convey stormwater, serve as a recreational amenity for Watershed residents, and are open to the public. The linear park section (see Section and Plan View below) shall be a minimum of 70 feet in width, and include landscape on both sides of the arroyo and a meandering 10-foot trail. The private linear parks shall be built and maintained by the Homeowners' Association.

G. LINEAR PARK - Illustrative Section and Plan View





9. MIREHAVEN ARROYO

The Mirehaven Arroyo is a significant drainage feature that is designated by the Facility Plan for Arroyos as an Urban Recreational Arroyo. The intent is to treat the Mirehaven Arroyo as an important element of the private open space area within Watershed and to provide visual relief from development.

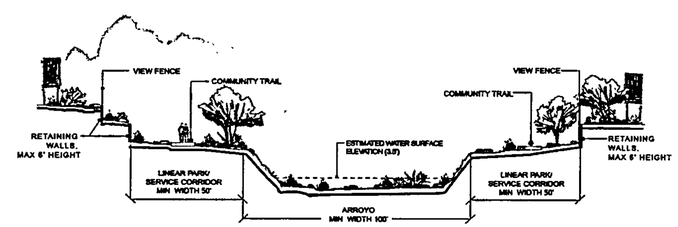
A. Mirehaven Arroyo shall be preserved in a naturalized state and shall require bank stabilization, in accordance with Section 14, Drainage on Sheet 6.

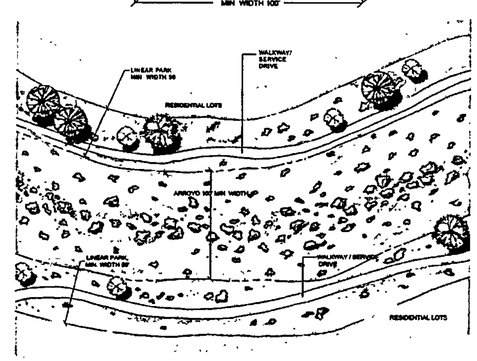
B. Treatment for the Mirehaven Arroyo shall be in coordination with and to the satisfaction of the City of Albuquerque.

C. The buffer between the channel edge of the Mirehaven Arroyo and the development area of Watershed shall be a minimum of 50 feet in width and shall contain trails with a minimum width of 8 feet.

D. Access to the Mirehaven Arroyo shall be restricted to the residents of the active adult community

E. MIREHAVEN ARROYO - Illustrative Section and Plan View





10. PETROGLYPH NATIONAL MONUMENT

The edge treatment adjacent to the Petroglyph National Monument is intended to minimize the development impact to the Monument and to provide for visual surveillance into the Monument.

A. A primarily single-loaded local street shall run along the shared edge with the Petroglyph National Monument. There shall be a minimum 25 to 50 foot buffer between the Monument edge and the local street or residential lots. With regard to the buffer proposed along the common boundary between the project and the Monument, no more than 30% of the linear footage of this buffer shall be permitted to encroach into the 50 foot buffer, and in no case shall the buffer be less than a minimum width of 25 feet.

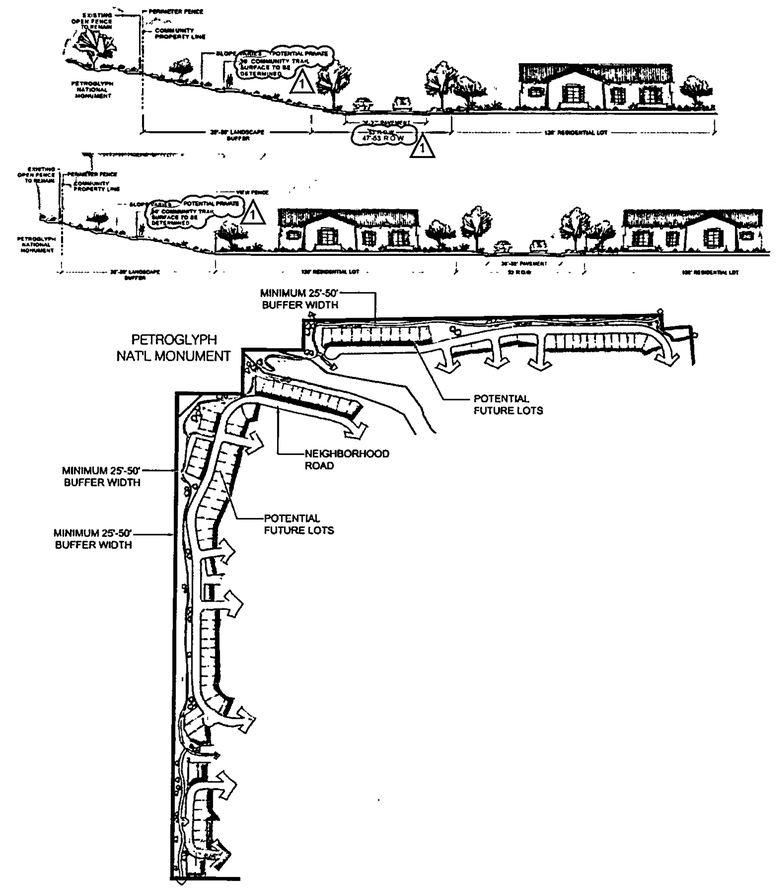
B. Residential lots shall not abut more than 30% (approximately 23 lots) of the Monument edge.

C. The typical section for the Monument edge will include a 10-foot meandering trail within a naturalized landscape area adjacent to the Monument and a single-loaded 26 to 32-foot paved roadway (see Section and Plan View below)

D. The location of access points into the Monument shall be coordinated with and contingent upon approval from the National Park Service.

E. 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 Park 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.

F. PETROGLYPH NATIONAL MONUMENT EDGE TREATMENT - Illustrative Sections (top - single-loaded; bottom - double-loaded) and Plan View



WATERSHED @ ESTRELLA

SITE PLAN FOR SUBDIVISION

Prepared For:

Pulte Group

Prepared By:

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

September 11, 2013

11. STREETS and STREETSCAPES

The design of streets within Watershed are intended to serve multi-modal transportation systems Vehicular travel lanes, sidewalks and/or trails, and bicycle lanes will be provided within all major streets as shown below in the street sections.

A. Streets within Tracts C, D, and E shall be public and streets within Tracts A, B, and F shall be private and maintained by the Homeowners' Association.

B. Public streets within Watershed shall meet the City's Development Process Manual (DPM) standards, except as noted below Any necessary variances shall go through the standard variance process.

C. All streets within Watershed shall comply with the DPM's Single Access Criteria.

D. Where possible, street design shall maximize water harvesting for landscaping

E. Major Local Street A is the primary entry off Tierra Pintada Boulevard and includes a large landscaped median with significant slope. The section will include a 20-foot paved roadway surface in each direction, with 14 feet of travel lane and 6 feet of bicycle lane (see section - 11.J).

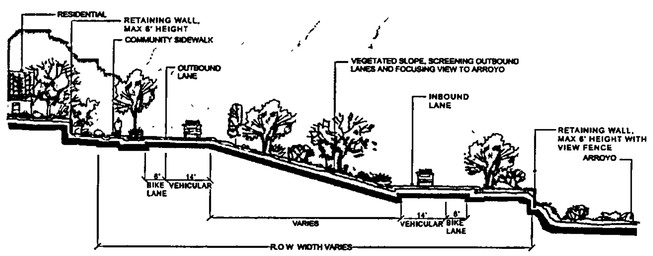
F. Major Local Street B is a continuation of the same roadway, but the right-of-way is 92 feet in width. The section includes an 8-foot landscaped median, 15-foot landscaped area, 14-foot trail lanes, and a 6-foot bicycle lane. Sloped areas will include retaining walls in accordance with City regulations (see section - 11.K).

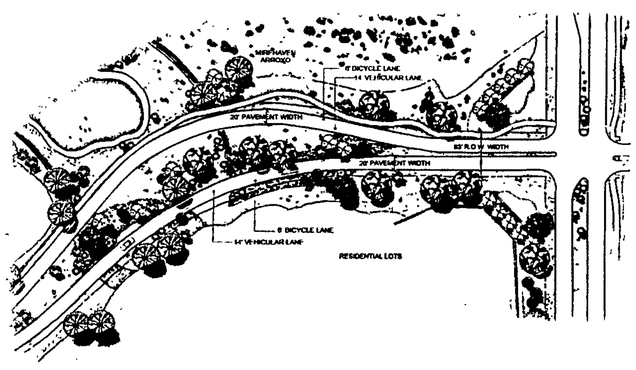
G. A sidewalk design variance request to the Development Review Board (DRB) shall be required to allow for the single 8-foot wide meandering sidewalk on Roadways A and B

H. A design variance request to the DRB shall be required to allow for the 8-foot wide median in Roadway B.

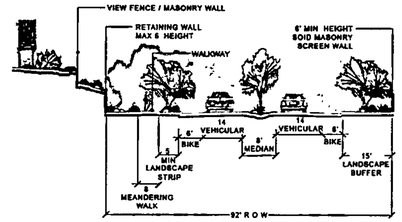
I. A landscape maintenance agreement with the City of Albuquerque shall be required for Tierra Pintada (west side) and Roadways A and B. Coordination between Watershed and Stormcloud (to the east) neighborhoods shall be required to provide consistency with design and maintenance of the streetscapes and medians. All landscaping along streets and medians are to be maintained by the Homeowners' Association.

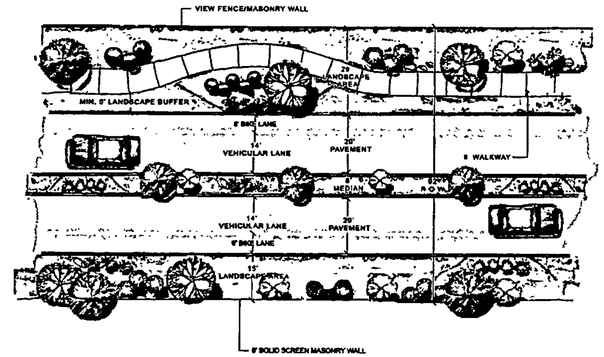
J ROADWAY A (MAJOR LOCAL STREET) - Illustrative Section and Plan Views





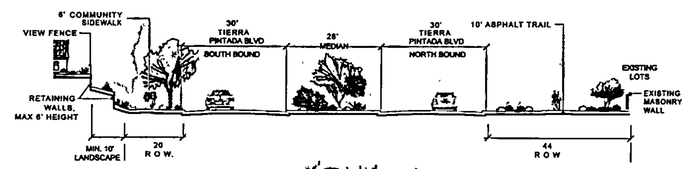
K. ROADWAY B (MAJOR LOCAL STREET) - Illustrative Section and Plan Views

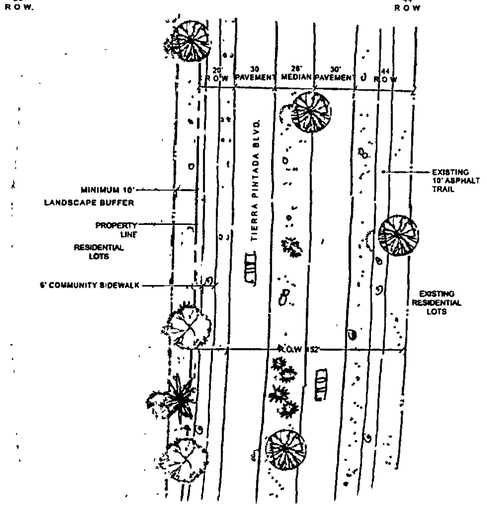




L. The roadway section for Tierra Pintada includes a landscaped median, an existing 10-foot wide trail on the east side and an existing 6-foot wide sidewalk on the west side. Landscaped parkways and buffers shall be provided on both sides of the roadway

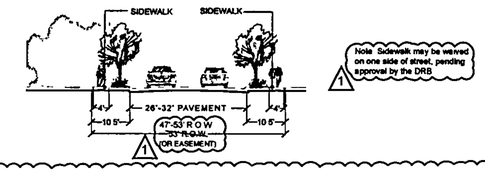
M. TIERRA PINTADA BOULEVARD - Illustrative Section and Plan Views





N The majority of streets within Watershed shall be private local residential streets. The street section shall include 26 to 32 feet of road surface, and 4-foot sidewalks and a landscaped parkway on both sides of the street.

O. LOCAL RESIDENTIAL STREET - Illustrative Section View

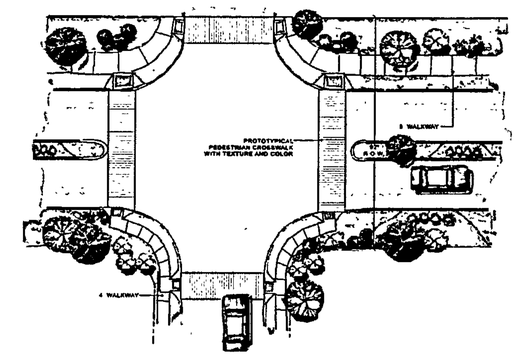


P. The bridge crossing shall have an 8 foot wide minimum sidewalk on one side of the bridge across the Mirehaven Arroyo.

Q. R. Pedestrian crosswalks shall be a minimum of 6 feet in width and constructed of colored textured paving.

R. S. Coordination with City Traffic Operations shall be required for proposed crosswalks within City rights-of-way at any unsignalized intersections or mid-block crossings.

S. R. TYPICAL PEDESTRIAN CROSSWALK - Illustrative Plan View



WATERSHED @ ESTRELLA

SITE PLAN FOR SUBDIVISION

Prepared For:

Pulte Group

Prepared By:

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

August 30, 2013

12. ARCHITECTURE

This section is intended to convey the high quality of construction desired for Watershed. It applies to the residential units and the private clubhouse, unless explicitly stated otherwise

Views and Maximum Building Height
The goal is to retain views, as much as feasible, by minimizing the visual impact of structures, enhancing the views from the structures, while still allowing for full development of the property

A. Pursuant to the Westland Master Plan Design Guidelines, though not required, buildings with flat roofs are encouraged because they will help preserve views in addition to being more Southwestern in style.

B. Buildings located within the 350 foot Impact Area of the Northwest Mesa Escarpment Plan (NWMEP) shall be limited to a building height of 15 feet, in accordance with the Design Overlay Zone

C. Buildings located outside the 350 foot Impact Area of the NWMEP shall not exceed 2 stories and are limited to 26 feet in height (height as defined in the City Comprehensive Zoning Code), with the exception of the Private Clubhouse, which is limited by the 40-foot height restriction of the SU-2/PDA zone as provided for in the Westland Master Plan.

Casitas
D. For residential structures with casitas, the casitas in the front yard shall not block the view to the main building entrance.

Front Porches
E. Front porches, if used, shall have a minimum 6 foot depth.

Building Materials, Colors, and Reflectivity
F. Stucco shall be the primary building material for both the residential units and the private clubhouse.

G. Pursuant to the NWMEP, stucco colors within the Impact Area shall be limited to yellow ochres, browns, dull reds, and grey-greens existing on the mesa and escarpment, exclusive of the basalt. Mechanical devices, and roof vents shall also be consistent with approved colors. The reflectance of the approved colors ranges between 14 percent and 63 percent of the light which falls on them. This middle range of reflectance is intended to avoid very light and very dark colors. A chart of the approved colors is available for review at the City Planning Department.

H Stucco colors in areas outside of the NWMEP Impact Area (including residential units and the private clubhouse) shall be limited to warm, desert earth tones Other colors may be used to accent architectural features, such as entry ways, window trim, fascias, and other traditional southwestern architectural features. Metallic and high intensity colors will not be permitted.

I. Stone or brick can be used as accent materials on the residential units and the private clubhouse. Colors shall be limited to earth tone colors.

J. Windows may be wood, metal, or solid vinyl. All windows visible from nearby streets and paths shall be glazed with clear, non-reflective glass. Reflective film is prohibited.

K. Exterior doors, including garage doors, shall be stained or painted wood, or painted metal.

Roof Forms, Colors, and Materials
L. Roofs may be flat, pitched, or combination of both and shall be made of non-reflective materials Roof colors within the NWMEP Impact Area shall be limited to the approved colors as noted above.

M Allowable pitched roof materials include clay or concrete barrel tile, or architectural shingles Metal roofs are not allowed

N. Dish antennae shall not be placed on roofs within the NWMEP Impact Area.

Articulation
O. Residential structures shall provide articulation through massing, changes in height, accent materials, recessed glazing, and covered entries

Private Clubhouse and Social Lawn
The private clubhouse is intended to be a landmark for the active adult community, and will contain a variety of amenities (e g , fitness center, social gathering spaces, class and meeting rooms, staff offices, restrooms and lockers) The social lawn provides a variety of outdoor amenities for the residents of the active adult community (tennis, bocce, pickleball, hardscape, landscape, gathering areas for outdoor entertainment, etc.).

P. The private clubhouse building shall contain 9,000 to 12,000 square feet of interior space, one story, and shall be no greater than the maximum building height allowed by the SU-2 PDA zone (40 foot maximum)

Q. The architectural style shall be Contemporary Southwestern, as described below, and will include recessed windows and door openings, and heavy timber structures to create covered and shaded exterior spaces.

Architectural Style - Residential and Private Clubhouse
R. The following descriptions are intended to portray the architectural styles desired for the Watershed development. The use of a single architectural style within a neighborhood is discouraged The intent is to offer a homebuyer a choice in architectural styles with a variety of one and two story units, pitched and flat roofs, rear and front loaded units.

- Contemporary Southwestern - This style is characterized by multiple, volumetric masses with clean, sharp lines; walls punctuated with small asymmetrical windows; and flat roofs (with varying parapet heights) or a combination of flat and pitched roofs. Windows are typically recessed and casement style, (awning and fixed). Covered, portal entries with stucco columns are typical of this style.

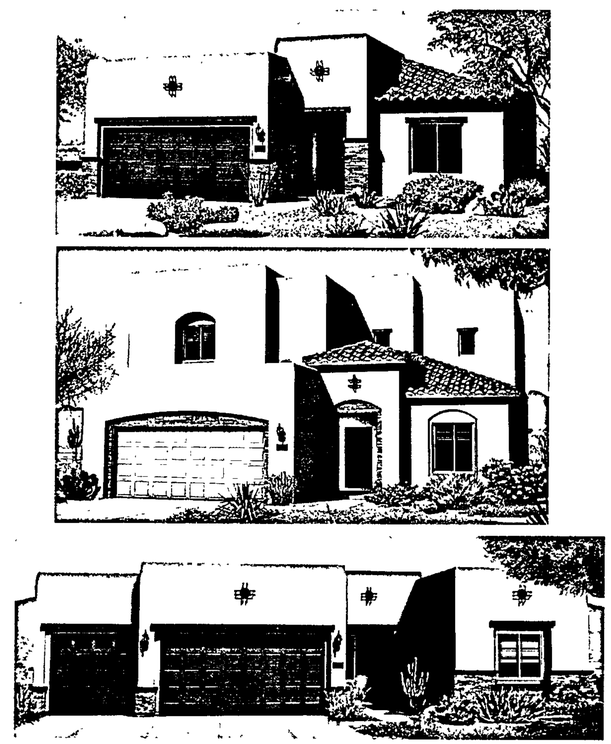
- Territorial - This style is characterized by multiple, volumetric, rectilinear forms; flat roofs with varying parapet heights that are straight and accented with brick coping; metal or wood canales; and windows that are divided into vertically proportioned rectangles Windows and doors typically include white painted trim, with pediment or corniced header trim. Covered, portal entries with painted columns, lintels, and trim are typical of this style.

- Spanish Eclectic - This style is characterized by a L-shaped or rectangular footprint; one or two stories, with an asymmetrical front elevation and round or square towers as accents. Roofs are pitched with a low to medium slope (gable or hip) and are covered in clay or concrete barrel tile. Windows and doors can be recessed and accented with painted trim, lintels, and sills.

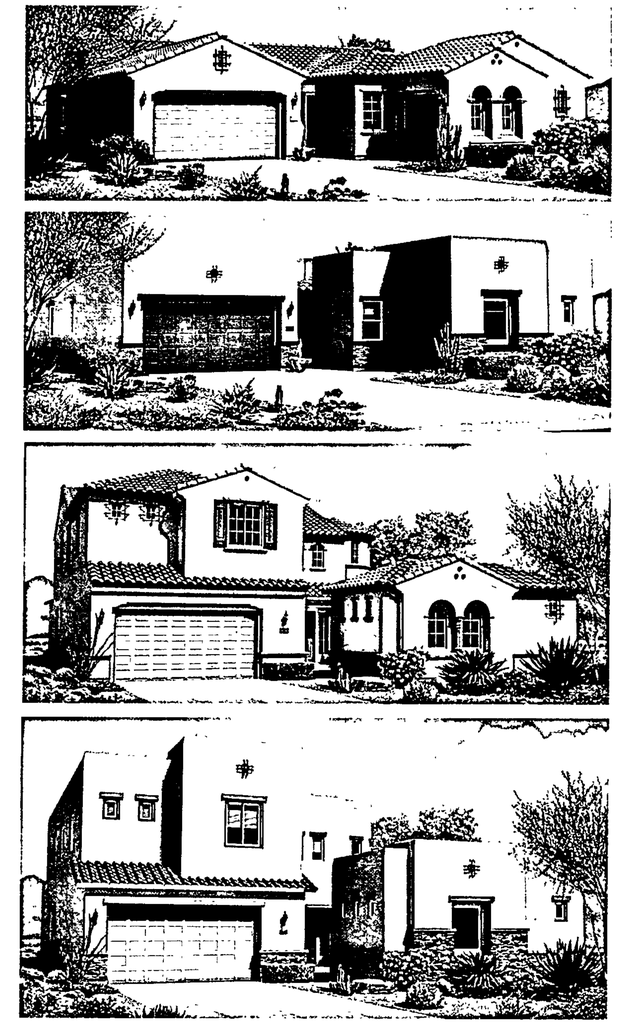
S. ILLUSTRATIVE - FRONT-LOADED, PITCHED ROOF, ONE-STORY UNITS

T. ILLUSTRATIVE - REAR-LOADED, FLAT ROOF, ONE AND TWO-STORY UNITS

U. ILLUSTRATIVE - FRONT-LOADED, FLAT ROOF, ONE AND TWO-STORY UNITS



V. ILLUSTRATIVE - FRONT-LOADED, PITCHED and FLAT ROOF, ONE and TWO-STORY UNITS - OPTIONAL J-LOAD GARAGE OR CASITA



WATERSHED @ ESTRELLA

SITE PLAN FOR SUBDIVISION

Prepared For:

Pulte Group

August 30, 2013

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13. LIGHTING

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to both the daytime and night-time appearance of the lighting design and fixtures. The primary design objective of the site lighting system shall be to preserve the "dark sky" and maximize public safety, while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

In order to accomplish the lighting goals, the following standards shall be required for the design of the Watershed lighting program.

A. Placement of fixtures and standards shall conform to state and local safety and illumination standards.

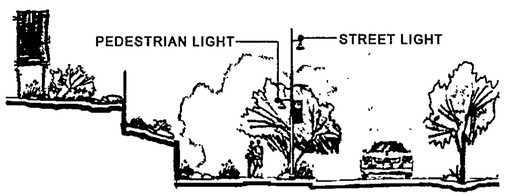
B. All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". Cobra lights and high pressure sodium lights are prohibited.

C. The maximum height of private clubhouse parking lot fixtures shall be 20 feet

D. The maximum height of street lights shall be 20 feet. Street lights shall be coordinated with and approved by the City of Albuquerque and maintained by the Homeowners' Association.

E. Pedestrian lighting shall not exceed 15 feet in height from the adjacent grade to the top of the fixture. Bollards, if provided, shall not be greater than 3 feet in height and shall include shatter-proof covering Ground-mounted (flush) lights are also allowed.

F. ILLUSTRATIVE STREET LIGHT / PEDESTRIAN LIGHT



14. LANDSCAPE

The landscape standards shall be required in addition to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Street Tree Ordinance, landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code, and the Westland Master Plan Design Guidelines.

A. In locations where residential lots do not face the street, street trees shall be provided along public rights-of-way with either even spacing or in random clusters. The spacing of evenly spaced street trees shall be no greater than the diameter of the street tree canopy at full maturity (i e, smaller trees require closer spacing than larger trees). Where street trees are randomly clustered, the number of street trees shall be equal to or exceed the number required if trees were evenly spaced, however, gaps between randomly spaced street trees that exceed 50 feet are prohibited

B. Within residential subdivisions, street trees shall be provided at a rate of one tree per residential lot. Street trees shall be planted within 12 feet of the curb.

C. Individual residential lot owners will be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the lot owner in a living, attractive condition.

D All landscape within Watershed private pocket parks, common areas, rights-of-way, and social lawn / private clubhouse shall be built and maintained by the Homeowners' Association.

E. All planting areas not covered with turf shall have a ground topping of river rock, shredded bark, gravel mulch, or similar material which extends completely under the plant material.

F. An automatic underground irrigation system shall be provided to support all required landscaping Irrigation components should be maintained periodically to ensure maximum efficiency

G. All plant materials for residential yards, streetscapes, and social lawn / private clubhouse shall be chosen from the Westland Master Plan Design Guidelines or the Albuquerque Bernalillo County Water Utility Authority Xeriscaping Plant List.

H. Plant materials for the natural and private open space areas (excluding the private pocket parks and Social Lawn) shall be chosen from the following list.

NATURALIZED AND PRIVATE OPEN SPACE PLANT PALETTE

TREES

Scientific Name	Common Name
Cercocarpus ledifolius	Curleaf Mountain Mahogany
Chilopsis Linearis	Desert Willow
Juniperus monosperma	Oneseed Juniper
Juniperus scopulorum	Rocket Mountain Juniper, female
Juniperus virginiana	Juniper, female
Leucana retusa	Golden ball leadtree
Melia azedarach	Chinaberry
Prosopis gladulosa	Honey mesquite
Prosopis pubescens	Screwbean Mesquite
Prosopis torreyana	Western Honey Mesquite
Quercus grisea	Gray Oak
Quercus suber	Cork Oak
Quercus turbinella	Shrub live oak
Sambucus mexicana	Mexican Elder
Sapindus drummondii	Western soapberry
Zizyphus jujuba	Jujube

SHRUBS

Scientific Name	Common Name
Agave sp.	Agave
Artemisia filifolia	Sand sage
Atriplex canescens	Fourwing saltbrush
Brickellia californica	California brickellbush
Salvia dorrii	Purple sage
Dasylirion sp.	Sotol
Fallugia paradoxa	Apache plume
Fouquieria splendens	Ocotillo
Krascheninnikovia lanata	Winterfat
Nolina microcarpa	Beargrass
Opuntia sp.	Prickly pear
Rhus trilobata	Skunkbush sumac
Ribes sp.	Gooseberry
Yucca sp.	Yucca

FORBS, GRASSES, AND GROUNDCOVERS

Scientific Name	Common Name
Abronia Villosa	Sand verbena
Andropogon Saccharoids	Silver beardgrass
Abronia villosa	Sand verbena
Andropogon saccharoides	Silver beardgrass
Aristida purpurea	Purple threeawn
Artemisia ludoviciana	Prairie sage
Asclepias speciosa	Showy milkweeds
Baileya multradiata	Desert Marigold
Bouteloua curtipendula	Sideoats grama
Bouteloua gracilis	Blue grama
Bouteloua eripoda	Black grama
Elymus elymoides	Bottlebrush squirreltail
Eriogonum annum	Annual buckwheat
Gaillardia pulchella	Firewheel
Hilaria jamesii	Galleta
Linum perenne lewisii	Blue flax
Mirabilis sp.	Four O'clock
Muhlenbergia porteri	Bush Muhly
Oenothera sp.	Evening primrose
Oryzopsis hymenoides	Indian ricegrass
Parthenium incanum	Mariola
Penstemon ambiguous	Beartongue
Phacelia integrifolia	Scorpionflower
Philostrophe taetina	Paperflower
Sporobolus cryptandrus	Sand dropseed
Zinnia grandiflora	Desert zinnia

I. Minimum plant sizes at time of installation shall be as follows:
- Trees. 2 inch caliper measured 6 inches above grade, or 10 to 12 feet in height
- Shrubs and low-growing evergreens: 1 gallon
- Groundcover and turf grass: shall provide general ground coverage within 1 growing season after installation.

J. For residential lots, proposed landscape plans shall have a limited amount of turf area, in accordance with the City Comprehensive Zoning Code and Water Conservation Landscaping and Waste Water Ordinance.

K. For common areas, turf shall generally be located in high pedestrian use areas, including the private pocket parks and the social lawn. It shall not be planted on slopes greater than 5.1 or in any street medians. If turf is to be used in non-pedestrian areas, it shall be one or a combination of the drought tolerant grass species.

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

M. The landscape within the private clubhouse parking area shall be designed in accordance with the City Zoning Code, Section 14-16-3-10 Landscaping Regulations Applicable to Apartment and Nonresidential Development

15. DRAINAGE

The Mirehaven Arroyo and other drainage ways are intended to be treated as a significant design feature for Watershed, and are considered to be a significant private open space element for the community The intent is to preserve and stabilize the Mirehaven Arroyo by contouring and stabilizing the arroyo bottom using and maintaining its existing earthen bedding while installing adjacent bank protection and isolated strategically located drop structures.

A. The Mirehaven Arroyo shall reflect a more naturalized appearance The arroyo treatment shall include rip-rap, concrete structures (some hidden) for isolated areas along the bank stabilization and drop structures, and native vegetation instead of concrete for lining drainage ways.

B. In order to provide the necessary protection to the adjacent development, vertical and sloped bank stabilization shall be provided Necessary drop structures shall be provided at isolated areas within the arroyo to control and stabilize the degradation.

C. The bottom of the Mirehaven Arroyo shall not be hard-lined concrete, except for isolated drop structures to control and stabilize the natural arroyo bottom.

D. The project shall accept existing drainage (generally in a sheet manner, not concentrated) from the Petroglyph National Monument within the 50 foot buffer zone along the north and west edges and intersect the single-loaded roadway that parallels the Monument boundary The storm water shall be directed safely to the internal downstream drainage infrastructure.

E. Where concentrated flows occur from the Monument, the storm water shall be either captured in rain gardens (e g , water harvesting areas) adjacent to the single-loaded roadway where it will be allowed to pond and overflow into the roadway or captured and directed into a small drainage canal that will convey the stormwater to the internal downstream infrastructure. City Hydrology shall evaluate whether and how ponds should overflow into the roadway on a case-by-case basis

F. No developed flows shall be allowed into Petroglyph National Monument.

G. On-site drainage, including rear-lot ponding, is encouraged for decreasing street flows and the need for large, drainage facilities. Detention ponds and other water harvesting methods shall be utilized to supplement landscape irrigation. Pursuant to the City DPM, there will be no credit for rear lot ponding

H. The use of private open space areas and private parks for water harvesting of more frequent storm events (2 and 10 year) is encouraged, with the City's concurrence

I. The use of rear yard alleys may be used for the conveyance of drainage.

J. Cut and fill required by drainage and detention facilities shall be rounded whenever possible to avoid steep unnatural slopes

16. GRADING and SURFACE DISTURBANCE

The intent of the project is to provide for grading that meets the overall intent of the NWMEP and the Westland Master Plan. Within the NWMEP Impact Area, the intent is to generally lower the existing topography so that the building heights can be minimized in order to create a more unobstructed view of the Petroglyph National Monument as viewed from the east and to create better view corridors from the project towards the Rio Grande Bosque and the Sandia Mountains. As related to grading activities, an overall goal for the project is to engage in adequate dust control measures during surface disturbance.

GRADING

A. Grading shall comply with the development criteria as defined in the NWMEP Impact Area and the Westland Master Plan.

B Grading plans for the NWMEP Impact Area 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. Cut and fill shall be done in a manner that does not negatively impact trail feasibility

C. The transition between new grades and the existing terrain shall be smooth and rounded. All graded slopes and disturbed areas shall be revegetated to prevent soil erosion.

D. Individual parcels shall be graded in such a way to direct runoff away from buildings and into drainage facilities.

E. Grading for new roads should run with the existing contours, whenever feasible. Natural drainage patterns should be maintained to prevent soil erosion.

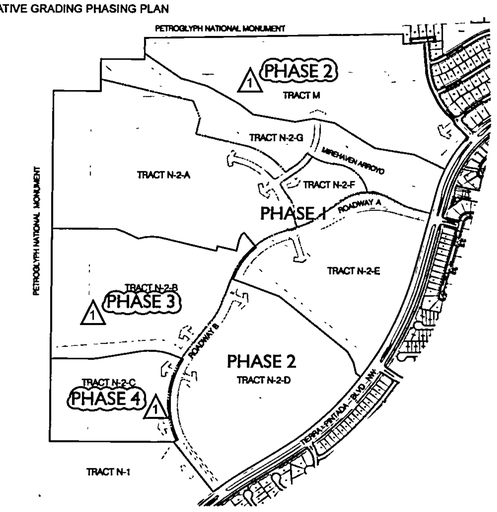
F. Graded slopes, in conjunction with landscape materials and walls, may be used to help screen the parking area at the private clubhouse.

G Retaining walls may be used as a technique to minimize grading and stabilize slopes. Terracing of walls is encouraged for retaining walls, and shall be designed in accordance with the City Comprehensive Zoning Code, Section 14-16-3-19, General Height and Design Regulations for Walls, Fences, and Retaining Walls.

H Slope enhancements shall include local boulder stabilization and revegetation with a native flora mix including grasses, forbs, shrubs, and limited native trees chosen from the plant palette provided in Section 14, Landscape, to lend the landscape an appearance and function similar to that of the undisturbed expanses of the adjacent Petroglyph National Monument.

I. Areas which are damaged or altered shall be restored through the replacement of boulders to approximate the original location, angle, and surface exposure. Revegetation to approximate original cover with appropriate native or naturalized plants as identified in Section 14, Landscape, is required within 90 days of project completion. A variance may be granted if the type of vegetation or time of year make vegetation within 90 days impossible

J. ILLUSTRATIVE GRADING PHASING PLAN



K. The Grading Phasing Plan is illustrative. Specific grading and drainage plans shall be reviewed and approved by City Hydrology

SURFACE DISTURBANCE

L. The developer shall obtain a fugitive dust control permit as required pursuant to Albuquerque/Bernalillo County Air Quality Control Board (AQCB) regulations and shall comply with these regulations.

M. Reasonably available control measures (RACT), or any other effective control measure, shall be used during active operations and/or on inactive disturbed surface areas as necessary to prevent the release of fugitive dust.

N The developer shall comply with any applicable EPA regulations concerning surface disturbance that are applicable at the time of development of the individual tracts

WATERSHED @ ESTRELLA

SITE PLAN FOR SUBDIVISION

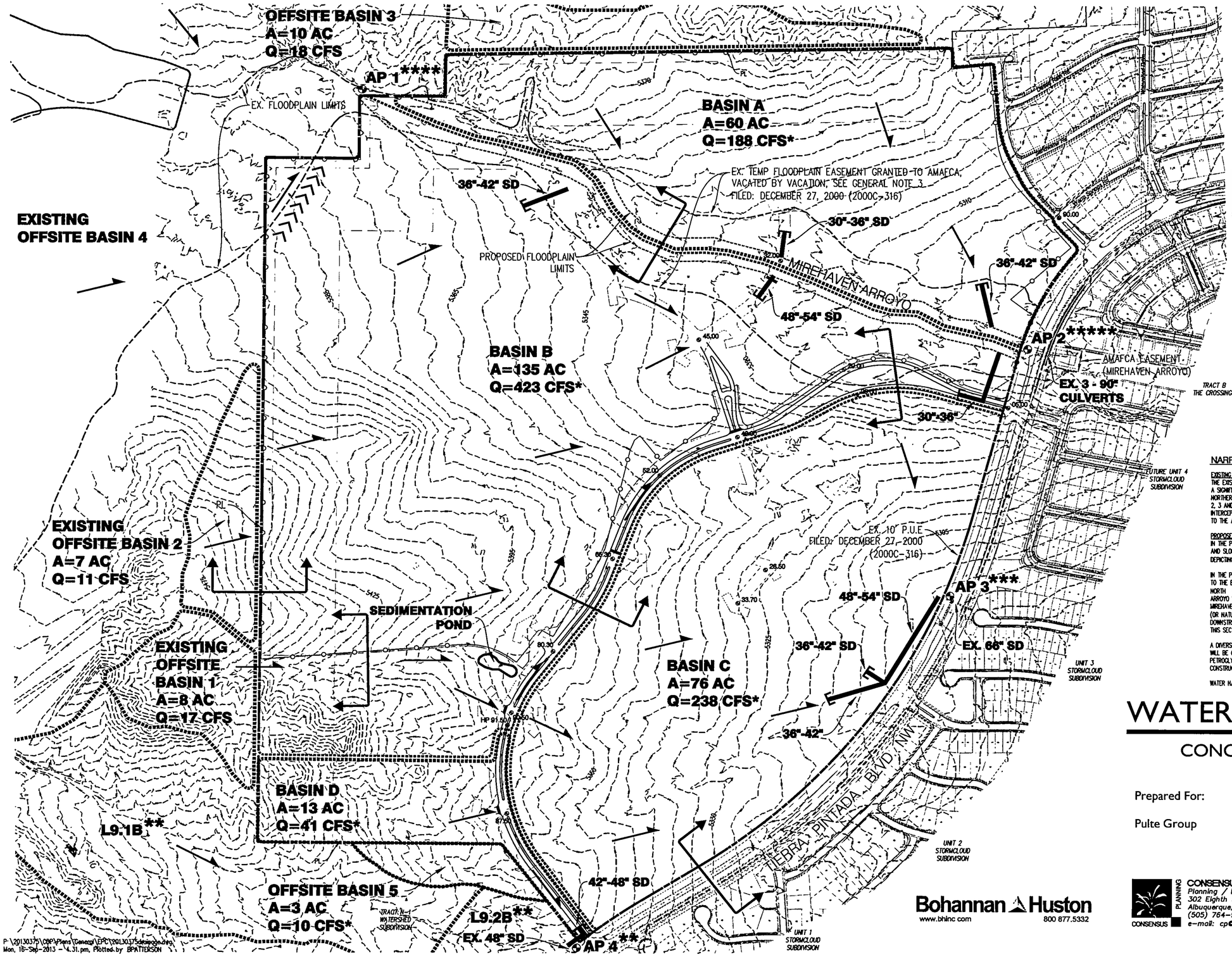
Prepared For:

Pulte Group

Prepared By:

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

September 11, 2013



LEGEND

- PROPOSED STORM DRAIN
- STORM DRAIN CULVERT
- EXISTING STORM DRAIN
- FLOW ARROWS
- PROPOSED SPOT ELEVATION (XX.XX)
- DIVERSION BANK
- EXISTING FLOODPLAIN LIMITS
- PROPOSED FLOODPLAIN LIMITS
- PROPOSED BASIN BOUNDARY
- PROPOSED FENCE

ANALYSIS POINT	Qallowable (CFS)	Qproposed (CFS)
1	N/A	1373****
2	1495*****	1495
3	375***	238
4	216**	216

* BASED ON 3.17 DU/AC AND USING THE DPM TABLE A-5, GIVES A Q VALUE OF 3.13 CFS/AC

** PER "DRAINAGE ANALYSIS REPORT FOR ARROYO VISTA BLVD & TIERRA PINTADA BLVD", APRIL 4, 2012

*** PER "DRAINAGE REPORT FOR STORMCLOUD SUBDIVISION", MAY 27, 2005

****UPSTREAM FLOWS ARE FROM "WEST I-40 DMP UPDATE 2011", DECEMBER 2011

***** PER TECHNICAL MEMORADANDUM "PRELIMINARY HYDRAULIC ANALYSIS FOR MIREHAVEN ARROYO CROSSING", JANUARY 10, 2012.

GENERAL NOTES

1. EXISTING TOPO CONTOURS ARE SHOWN AT 5' INTERVALS.
2. FOR ALL CROSS SECTIONS, PLEASE SEE THE SITE PLAN FOR SUBDIVISION SHEETS.
3. THE EXISTING AMAFCA TEMPORARY FLOODPLAIN EASEMENT WILL BE VACATED BY FUTURE ACTION BY EITHER REMOVING ALL OR A PORTION OF THE EASEMENT / FLOODPLAIN TO CONTAIN THE SAID EASEMENT / FLOODPLAIN TO WITHIN THE PROPOSED CHANNEL LIMITS. IT IS ANTICIPATED THAT AMAFCA MAY ASSIGN THEIR TEMPORARY FLOODPLAIN EASEMENT TO THE CITY OF ALBUQUERQUE BY FUTURE ACTION. A LETTER OF MAP REVISION WILL BE REQUIRED TO REMOVE ALL OR A PORTION OF THE EXISTING FLOODPLAIN.
4. DESIGN CRITERIA FOR GRADING AND DRAINAGE WILL FOLLOW DESIGN STANDARDS ESTABLISHED IN THE NORTHWEST MESA ESCARPMENT PLAN AND THE WESTLAND MASTER PLAN AS DESCRIBED IN THE DESIGN STANDARDS.
5. SIZES OF PROPOSED STORM DRAIN STUBS ASSUME A SLOPE RANGE OF 2-5%.

NARRATIVE

EXISTING CONDITIONS

THE EXISTING TOPOGRAPHY SLOPES FROM WEST TO EAST ACROSS THE SITE AND RANGE FROM 4% – 15%. A SIGNIFICANT PORTION OF THE SITE DRAINS TO THE MIREHAVEN ARROYO, WHICH RUNS THROUGH THE NORTHERN PORTION OF THE SITE. STORM WATER FLOWS THAT LEAVE THE SITE, DO SO AT ANALYSIS POINTS 2, 3 AND 4. THERE IS AN EXISTING SWALE ALONG THE WEST SIDE OF TIERRA PINTADA BLVD WHICH INTERCEPTS UPLAND STORM WATER AND CONVEYS IT TO EXISTING STORM DRAINS THAT DIRECT THE WATER TO THE AMAFCA LADERA FACILITIES.

PROPOSED CONDITIONS

IN THE PROPOSED CONDITION, GRADING WILL BE DESIGNED WITH THE USE OF TERRACED RETAINING WALLS AND SLOPING WITHIN OPEN SPACE AREA. SEE SITE PLAN FOR SUBDIVISION SHEETS FOR CROSS SECTIONS DEPICTING HOW THIS MIGHT BE ACCOMPLISHED ALONG THE PERIMETER / BOUNDARY.

IN THE PROPOSED CONDITION, DRAINAGE PATTERNS WILL REMAIN FOR THE MOST PART THE SAME, DRAINING TO THE EAST INTO THE EXISTING DRAINAGE INFRASTRUCTURE AND TO THE MIREHAVEN ARROYO TO THE NORTH. WE WILL SUBMIT A LOMR/CLOMR TO REDUCE THE EXISTING FLOODPLAINS OF THE MIREHAVEN ARROYO WITHIN THE STRETCH OF THE WATERSHED SITE LIMITS. WE ANTICIPATE DUPLICATING DOWNSTREAM MIREHAVEN ARROYO IMPROVEMENTS BY STABILIZING THE MIREHAVEN ARROYO BANKS WHILE, LEAVING A SOFT (OR NATURAL) BOTTOM WITH ISOLATED DROP STRUCTURES AS NECESSARY. BY REPLICATING THE DOWNSTREAM IMPROVEMENTS, WE ESTIMATE A WATER SURFACE ELEVATION OF APPROXIMATELY 3.5 FT IN THIS SECTION OF THE MIREHAVEN ARROYO.

A DIVERSION BANK IS PROPOSED ALONG THE NORTHWEST BOUNDARY OF THE SITE. THE DIVERSION BANK WILL BE CONSTRUCTED ONSITE AND IS INTENDED TO DIVERT EXISTING, UNDEVELOPED FLOWS FROM THE PETROGLYPH NATIONAL MONUMENT NORTH INTO THE MIREHAVEN ARROYO. THE DIVERSION BANK SHALL BE CONSTRUCTED TO AVOID CONFLICTS WITH PROPOSED IMPROVEMENTS INCLUDING THE PERIMETER TRAIL.

WATER HARVESTING TECHNIQUES WILL BE IMPLEMENTED WHERE POSSIBLE.

WATERSHED @ ESTRELLA

CONCEPTUAL GRADING AND DRAINAGE PLAN

Prepared For:

Pulte Group

Prepared By:

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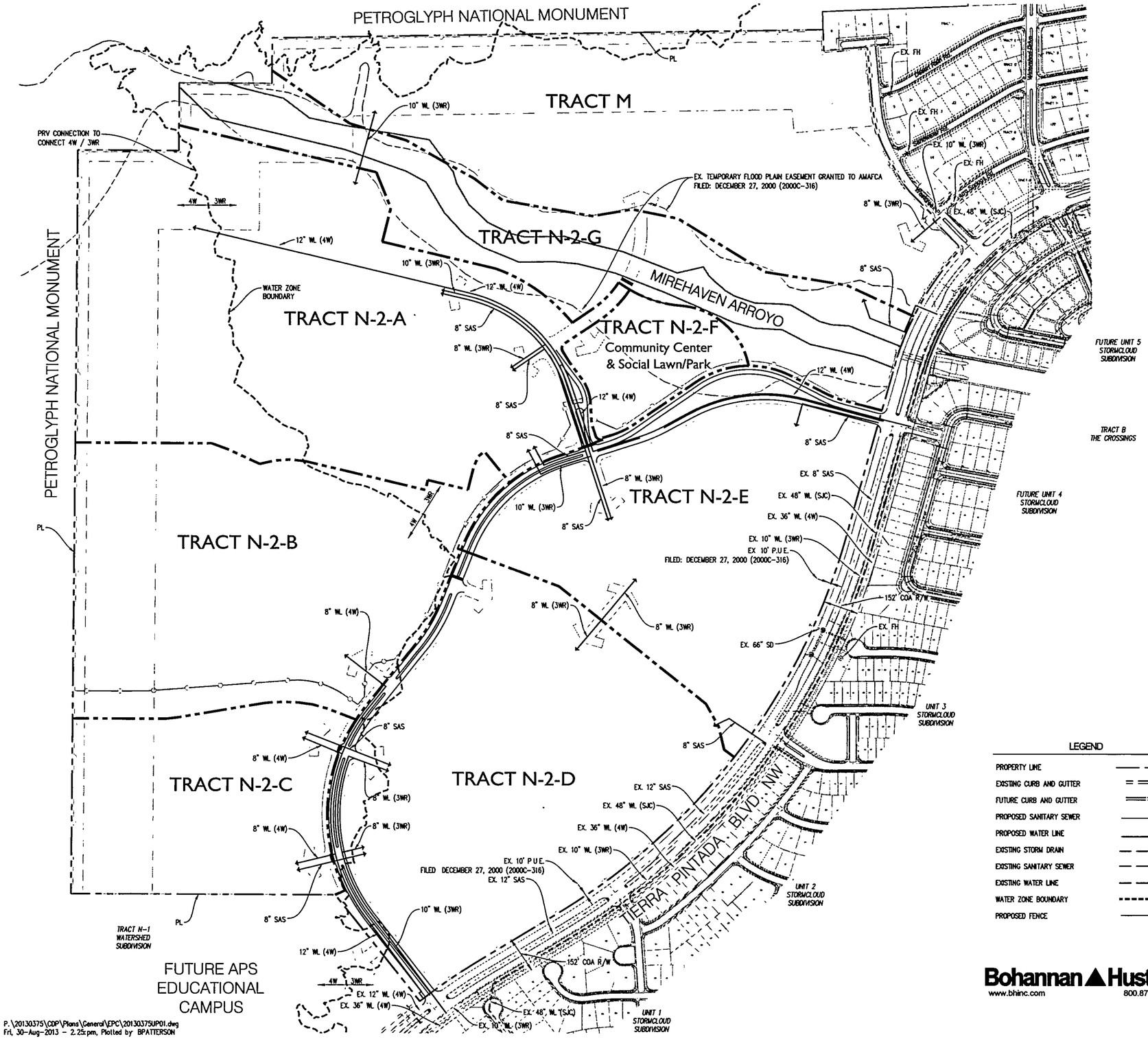
e-mail: cp@consensusplanning.com

Scale: 1" = 200'

NORTH 200 0 200 400

August 30, 2013

Sheet 7 of 8



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GENERAL NOTES

1 ALL WATER AND SANITARY SEWER LINES SHALL BE LOCATED WITHIN CITY OF ALBUQUERQUE (COA) PUBLIC RIGHT-OF-WAY OR WITHIN AN UTILITY EASEMENT THAT WILL BE DEDICATED TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) WITH FUTURE PLATS.

2 ALL EXISTING WATER AND SANITARY SEWER LINES ARE LOCATED WITHIN CITY OF ALBUQUERQUE (COA) PUBLIC RIGHT-OF-WAY OR WITHIN AN EXISTING UTILITY EASEMENT.

3 UTILITY LINES AND FIRE HYDRANT'S SHALL BE LOCATED PER CRITERIA STATED IN THE COA'S DEVELOPMENT PROCESS MANUAL.

4 ALL FUTURE WATER AND SANITARY SEWER LINES SHALL BE DESIGNED IN ACCORDANCE WITH CRITERIA STATED IN THE APPROVED WATER-SANITARY SEWER AVAILABILITY LETTER PROVIDED BY ABCWUA.

5 FUTURE SANITARY SEWER LINES WILL TIE TO EXISTING 8" AND 12" SANITARY SEWER LINES IN TIERRA PINTADA BLVD.

6. THE SITE LIES WITHIN TWO (2) WATER PRESSURE ZONES: 4W AND 3WR.

WATER PRESSURE ZONE 4W
-THERE IS AN EXISTING 10"/12" WATERLINE LOCATED IN TIERRA PINTADA BLVD THAT APPEARS WILL BE ABLE TO SERVE FUTURE LOTS LOCATED WITHIN THE 4W WATER PRESSURE ZONE.

-THERE IS AN EXISTING 36" TRANSMISSION LINE WITHIN TIERRA PINTADA BLVD AND ADJACENT TO THE PROPOSED DEVELOPMENT.

-THERE IS A 48" SAN JUAN-CHAMA WATERLINE ADJACENT TO THE PROPERTY LOCATED WITH TIERRA PINTADA BLVD.

WATER PRESSURE ZONE 3WR
-THERE IS AN EXISTING 36" TRANSMISSION LINE LOCATED IN TIERRA PINTADA BLVD.

-THERE IS AN EXISTING 10" WATERLINE LOCATED IN TIERRA PINTADA BLVD.

-THERE IS AN EXISTING 10" WATERLINE LOCATED IN WESTCREEK PLACE.

LEGEND

PROPERTY LINE	
EXISTING CURB AND GUTTER	
FUTURE CURB AND GUTTER	
PROPOSED SANITARY SEWER	
PROPOSED WATER LINE	
EXISTING STORM DRAIN	
EXISTING SANITARY SEWER	
EXISTING WATER LINE	
WATER ZONE BOUNDARY	
PROPOSED FENCE	

Bohannan ▲ Huston
www.bhinc.com 800.877.5332

WATERSHED @ ESTRELLA

CONCEPTUAL UTILITY PLAN

Prepared For:

Pulte Group

Prepared By:

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

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" = 200'
NORTH 200 0 200 400

August 30, 2013
Sheet 8 of 8

PROJECT #
10068864

September 30. 2015

SW

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S Z

____ Major Subdivision action
___ Minor Subdivision action
____ Vacation V
__x__ Variance (Non-Zoning)
_ __ Sketch Plat

SITE DEVELOPMENT PLAN P

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

STORM DRAINAGE (Form D)

____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING

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

APPEAL / PROTEST of...

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc. PHONE: (505) 823-1000
ADDRESS: 7500 Jefferson NE FAX (505) 798-7988
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ypadilla@bhinc.com
APPLICANT: Pulte Group PHONE: 505-761-9606
ADDRESS: 7601 Jefferson NE Suite 180 FAX: _____
CITY: Albuquerque STATE NM ZIP 87109
Proprietary interest in site: Owner/Developer **List all owners:** Pulte Group

DESCRIPTION OF REQUEST: Sidewalk Waiver on Westside of Future Willow Canyon Trail on Tract N-2-A-1 at Mirehaven

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

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

Lot or Tract No. N-2-A-1 and N-2-A-3 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: 100805942229341115; 100805935527941901; 100805949134210101

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): _____
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: _____ No. of **proposed** lots: _____ Total area of site (acres): _____
LOCATION PROPERTY BY STREETS: On or Near: Willow Canyon Trail\Future extension across Mirehaven Arroyo
Between: Del Webb Lane and across the arroyo to future street In Tract M.
Check-off if project was previously reviewed by Sketch Plat/Plan☐ or Pre-application Review Team. Date of review: _____.

SIGNATURE Yolanda Padilla Moyer DATE 9/8/2015
(Print) Yolanda Padilla Moyer, PE ___ Applicant X Agent

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

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

Application case numbers	Action	S.F.	Fees
15DRB - - 70323	SW		$ 0
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
- -			$
			Total $ 20.00

Hearing date September 16, 2015

9-8-15
Planner signature / date

Project # 1006864

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

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

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

☐ **SIDEWALK VARIANCE (DRB20)**
☒ **SIDEWALK WAIVER (DRB21)**

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

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

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

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

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

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

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

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

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

Yolanda Padilla Moyer
Applicant name (print)

Yolanda Padilla Moyer 9/8/2015
Applicant signature / date

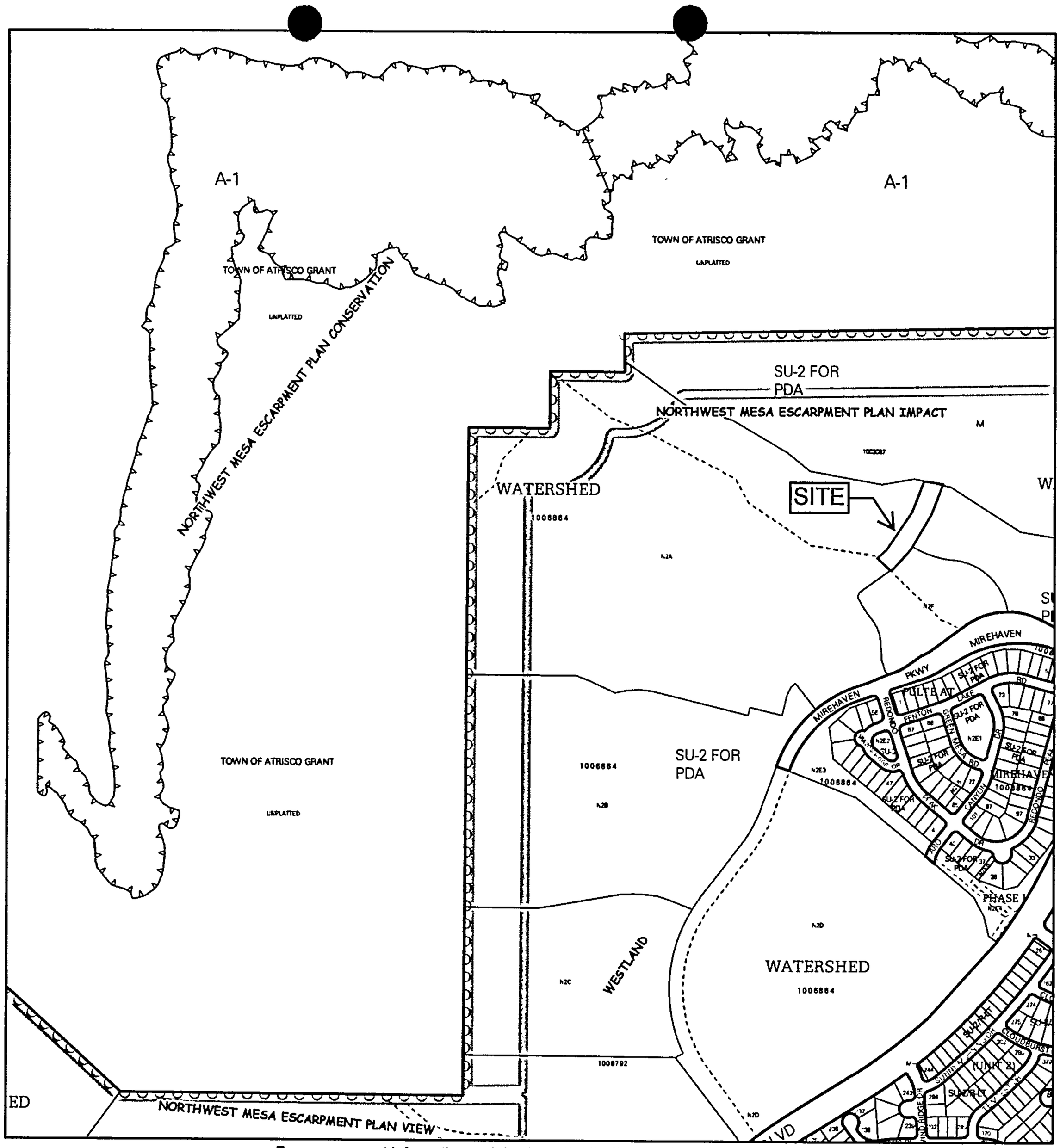
Form revised 4/07

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

Application case numbers
15DRB - - 70323
- -
- -

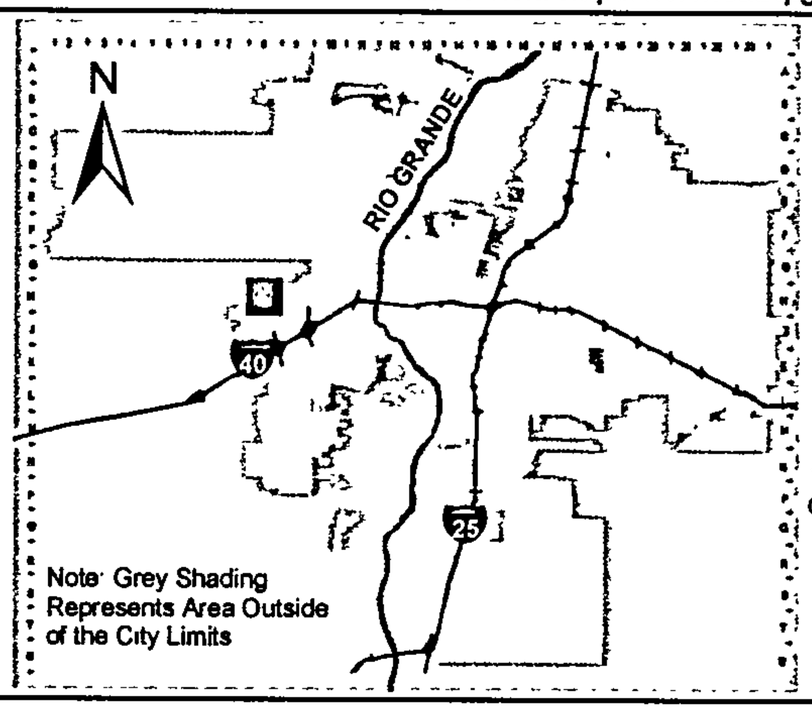
9-8-15
Planner signature / date

Project # 1006864



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

Map amended through: 9/2/2014



Zone Atlas Page:

H-08-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 8, 2015

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

Re: Tract N-2-A-1 and Tract N-2-A-3 at Mirehaven – Sidewalk Waiver

Dear Mr. Cloud:

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

- Development Review Application
- Six (6) copies of the Exhibit
- Zone Atlas page

This sidewalk waiver is being presented to the Development Review Board for the purpose of obtaining City review and comment. Tract N-2-A-1 and Tract N-2-A-3 represents the Tracts where the current Willow Canyon Trail and future extension of Willow Canyon Trail is located. Tract N-2-A-3 is the current HOA tract which encompasses the Private Roadway Willow Canyon Trail and Tract N-2-A-1 is the Mirehaven Arroyo where there will be a future bridge crossing and roadway to connect Del Webb Phase 1 to the future Del Webb Phase 2, Tract M. The future tract which will encompass this future extension of Willow Canyon Trail over the Mirehaven Arroyo will be included in the platting action for Tract M when this subdivision moves forward. We are requesting a Sidewalk Waiver on the west side of the bridge crossing and up the future roadway located in Tract M as shown on the enclosed exhibit. The eastside of Willow Canyon Trail is where the main gathering areas are located. The future Amenity Center is on the eastside located on Tract N-2-F-1 and will have 10' sidewalk along the arroyo side south of the Amenity Center. On the future subdivision on Tract M, north of the arroyo, a future park will be located on the eastside of Willow Canyon as shown on the enclosed exhibit. A pedestrian crossing on one side would also allow a wider pedestrian corridor versus two smaller ones on either side.

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

Sincerely,

Yolanda Padilla-Moyer

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

YPM/
Enclosures

cc: Kevin Patton, Pulte Homes
2-6-14

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Document1

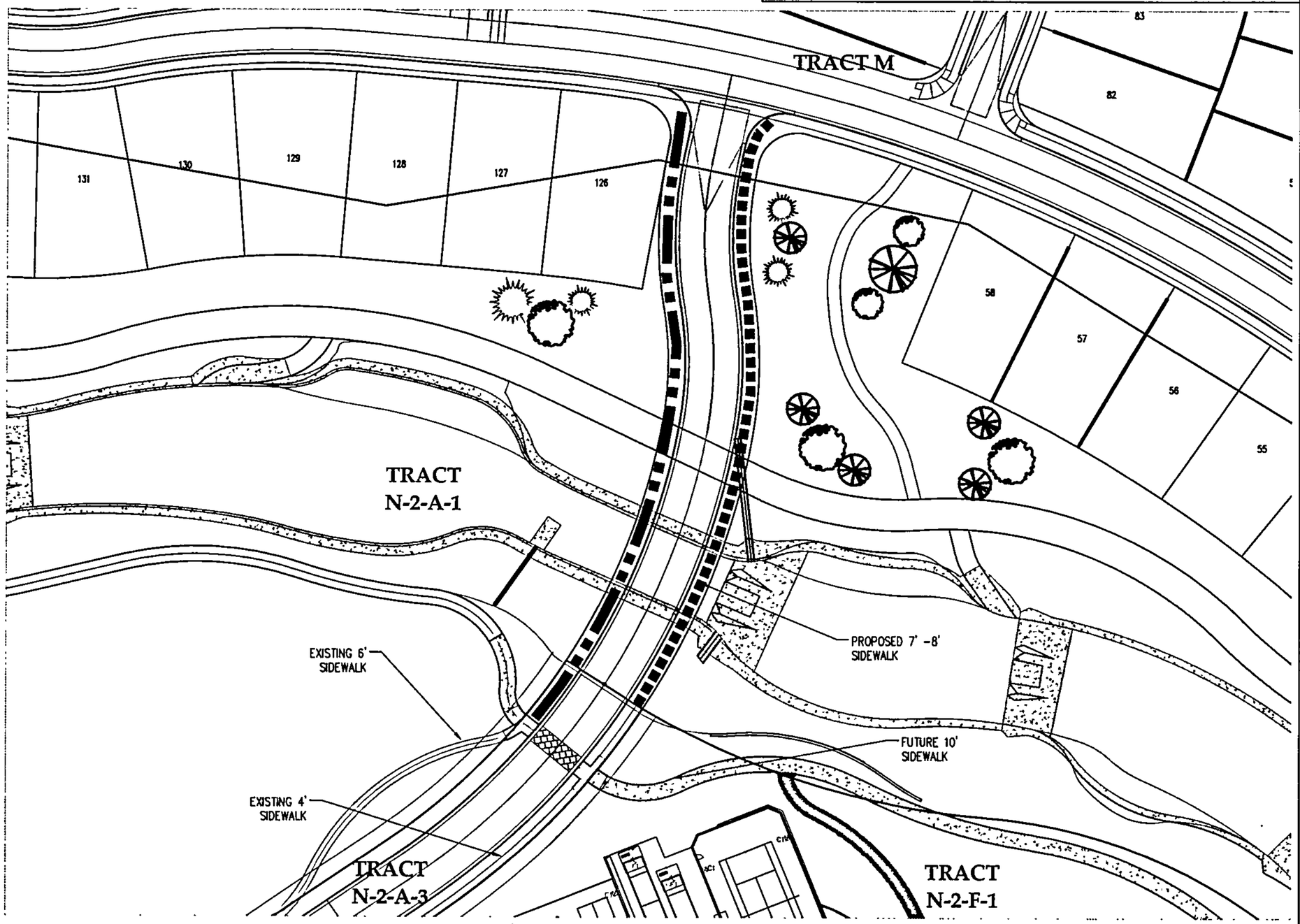
DEL WEBB @ MIREHAVEN

SIDEWALK WAIVER EXHIBIT

September, 2015

TO BE BUILT – SIDEWALK

WAIVED – SIDEWALK



N

100 50 0 100

SCALE: 1"=100'

Bohannan Huston

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Wed, 2-Sep-2015 – 9:30:am, Plotted by: YPADILLA

P:\20160120\Correspondence\Submittals\DRB\sidewalk waiver\20160120sidewalkwaiver.dwg

Bohannan Huston

Engineering
Spatial Data
Advanced Technologies

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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
Planning Dept
600 2nd St
2nd Floor PDS

Requested by: Yolanda Moyer

Date: 9/8/15

Time Due:
- [x] This A.M.
- [ ] This P.M.
- [ ] Rush _____
- [ ] By Tomorrow

Phone:

Job No.: 20160158
Del Webb Phase 2

Job Name: Del Webb Phase 2
Sidewalk Waiver

DELIVERY VIA

- [ ] Courier
- [ ] Federal Express
- [ ] Mail
- [ ] UPS
- [x] Other hand delivery

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	Letter
2	1	Application
3	1	Zone Atlas Page
4	6	SW waiver exhibit

COMMENTS / INSTRUCTIONS

RECEIVED
SEP 08 2015
LAND DEVELOPMENT SECTION

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

PROJECT #

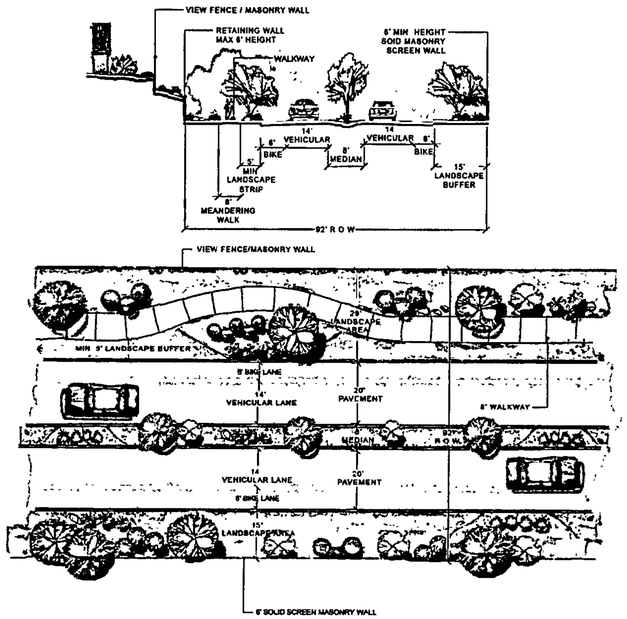
10068641

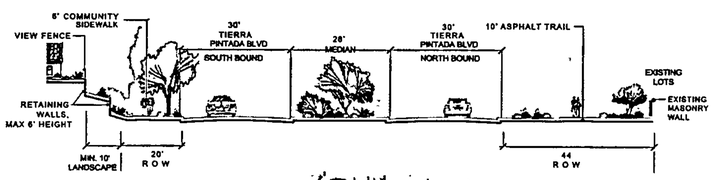
September 16. 2015

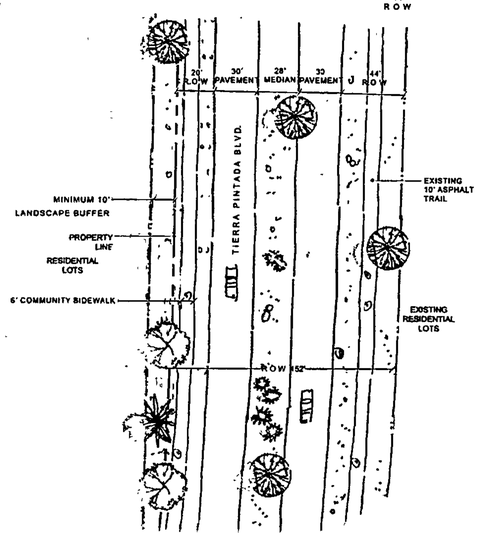
SW

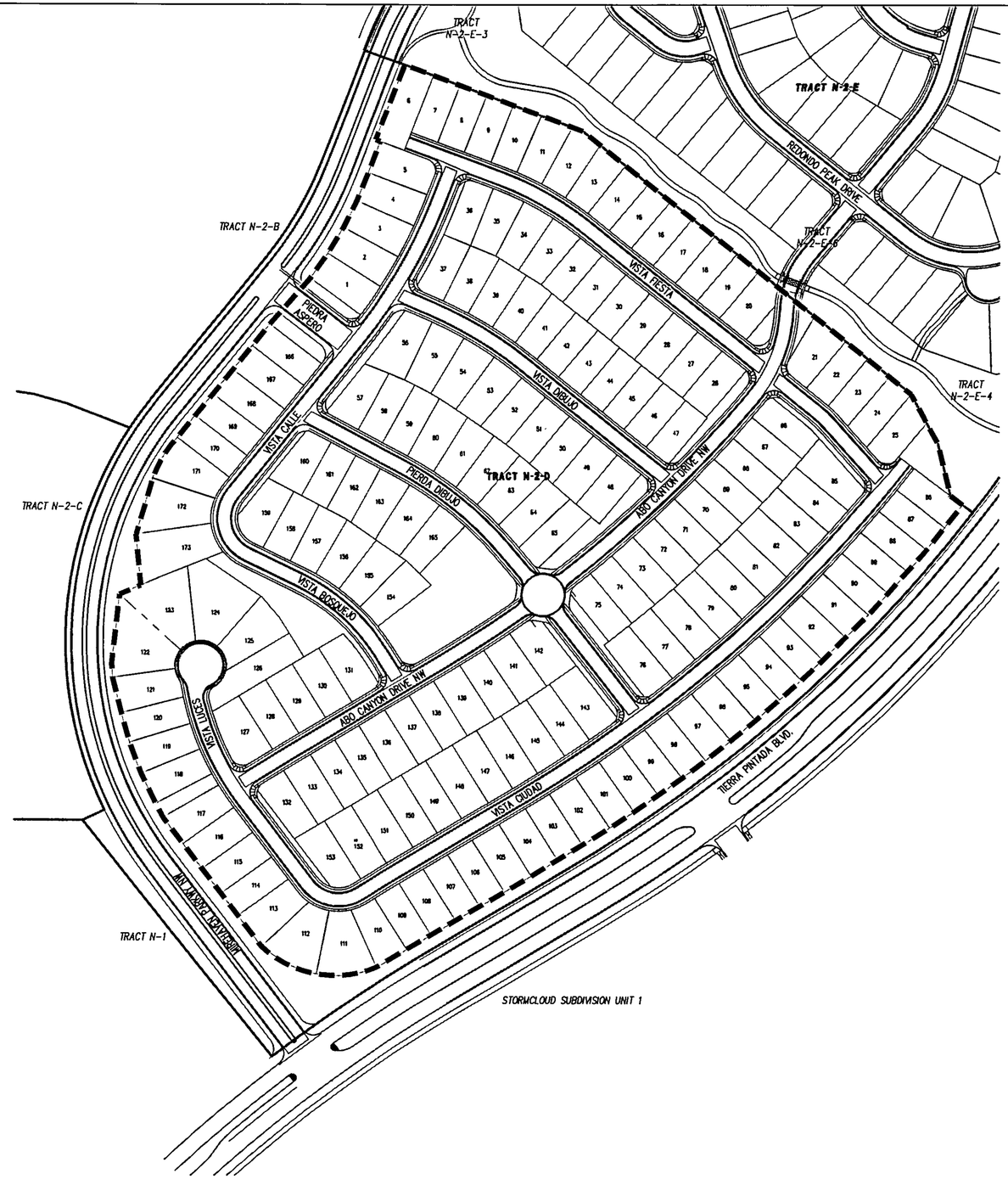
PULTE @ MIREHAVEN PHASE 2

PROJECT #: 100968
DATE: 11-4-15
REV #:
SEC, TOV, SDS









PROPSED PERIMETER WALL LOCATION

N

N.T.S

Wed, 7-Oct-2015 - 8:32:am, Plotted by: AROMERO
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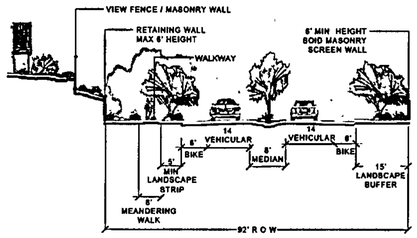
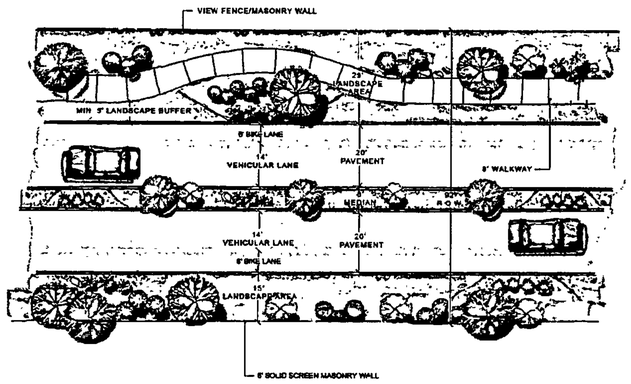
Bohannan Huston
www.bhinc.com 800.877.5332

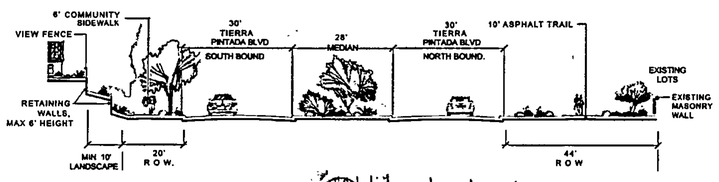
PULTE @ MIREHAVEN PHASE 2

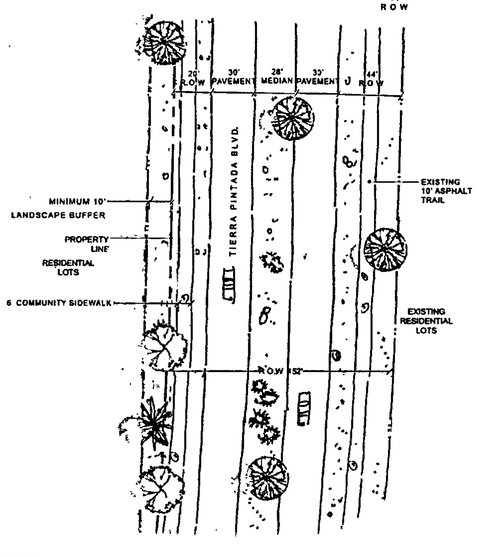
WALL EXHIBIT

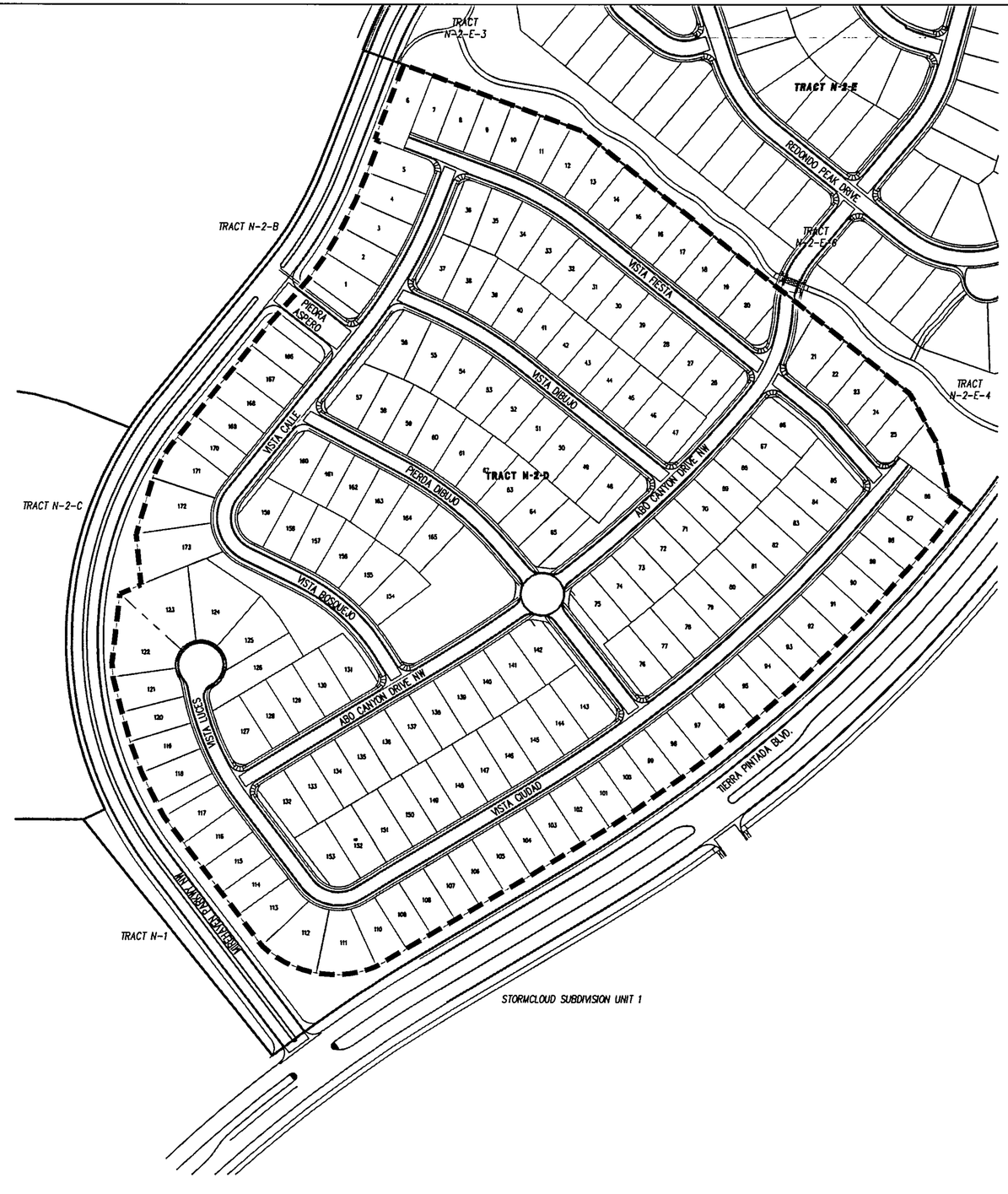
October, 2015











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N.T.S

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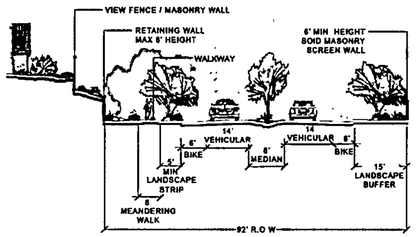
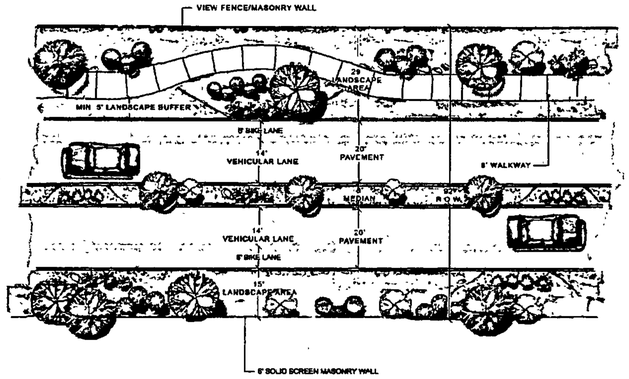
Bohannan Huston
www.bhinc.com 800.877.5332

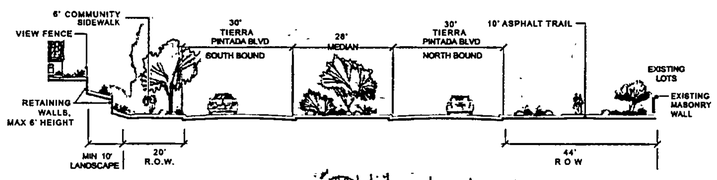
PULTE @ MIREHAVEN PHASE 2

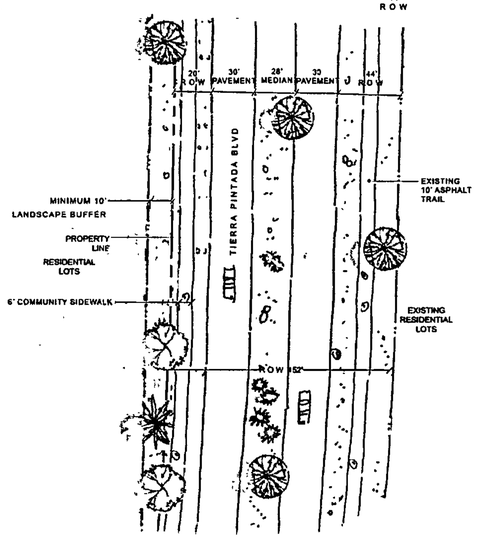
WALL EXHIBIT

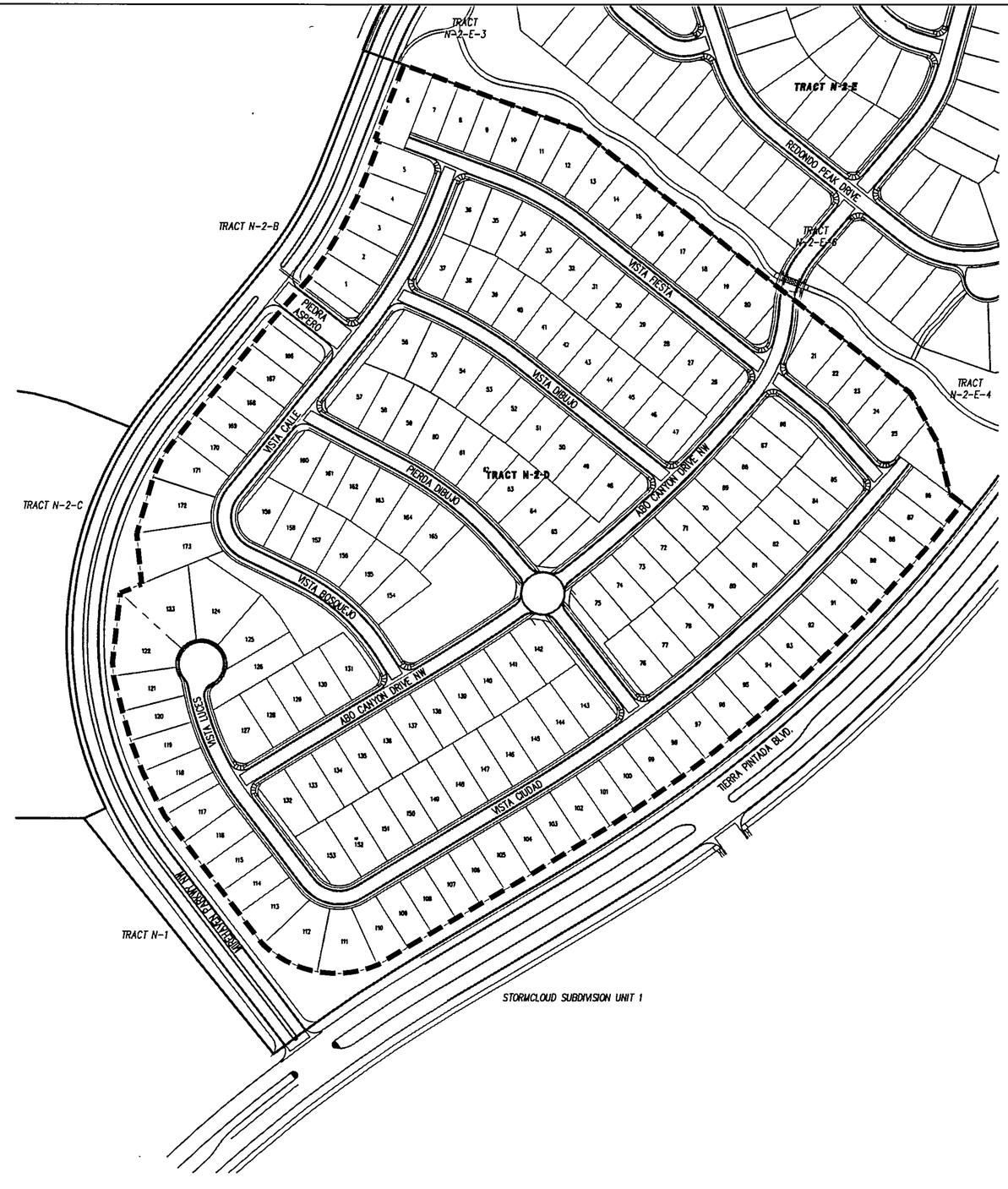
October, 2015











PROPSED PERIMETER WALL LOCATION

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N.T.S

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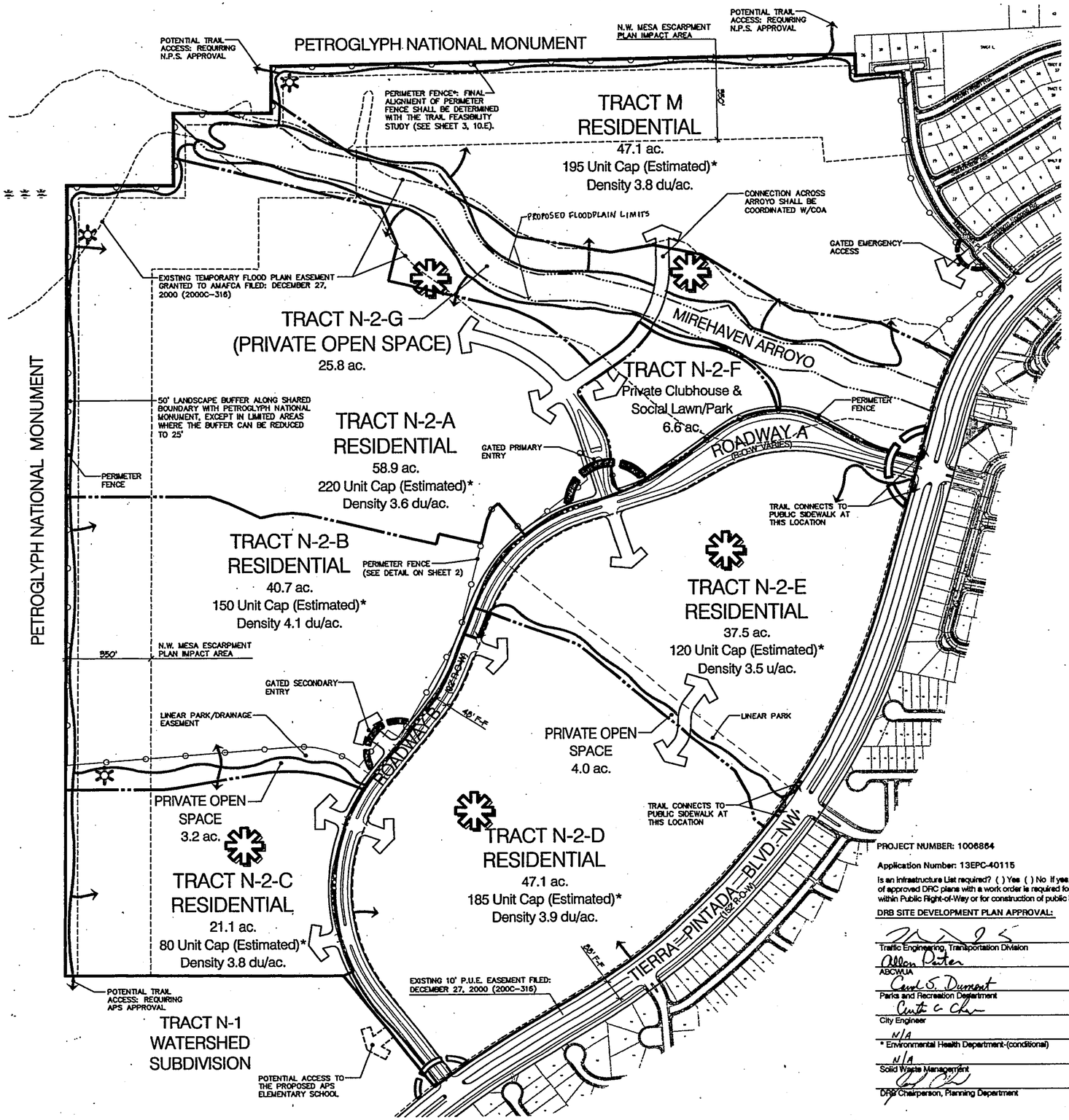


SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

The Site: 284.8 acres comprised of Tract N-2 (237.7 acres) and Tract M (47.1 acres) within the Westside Strategic Plan, Northwest Mesa Escarpment Plan, Arroyo Facility Plan, Westland Master Plan, and Western Albuquerque Land Holdings Sector Plan area and subject to the regulations of those plans. The boundary between Tracts N-2 and M shall be vacated with plat. Development within the Northwest Mesa Escarpment Plan shall be subject to the applicable regulations contained in the Design Overlay Zone.

Zoning: SU-2 for PDA, see Westland Master Plan for details of regulations for SU-2 zones.

Land Use: R-T Uses. Single Family Residential Subdivision, Private Clubhouse (including indoor and outdoor recreational amenities), and private pocket parks and trails. Accessory structures are allowed. A Conditional Use permit shall be required for accessory living quarters (with a kitchen). No Commercial Use is allowed.

Pedestrian and Vehicular Ingress and Egress

Vehicular Access: Vehicular access is from Tierra Pintada, an existing minor arterial, via Roadways A and B. Roadway A (northern access point) is the primary access to Watershed and Roadway B (southern access point) is the secondary access. There is also an emergency access and egress point north of the Mirehaven Arroyo within Tract A, which connects to Tierra Pintada. Anticipated access points into the individual neighborhoods have been identified along Roadways A and B and between the individual tracts. Final access shall be determined through preliminary and final plats as determined by the Development Review Board (DRB). A potential access point to the future APS Educational Campus has been provided from Roadway B, which will require coordination with APS.

Pedestrian Access/Circulation: There will be an extensive trail network developed as part of the project. The primary trail network will be along the naturalized arroyos through the property and along the Petroglyph National Monument boundary. Connections into the individual neighborhood will also be provided to ensure that all residents have access to the trails and interior private pocket parks. (See sheet 3 for more detail on trails).

Transit Access: Transit access is not currently available along Tierra Pintada, but additional transit service is anticipated as development occurs in this area.

Petroglyph National Monument Emergency Access: Vehicular access at the northeastern corner of the proposed project shall be provided for emergency response in the event of an incident. Two public access points are shown, but these are dependent on a feasibility study and N.P.S. approval (See Sheet 3, 10.E).

Building Heights:

- Buildings within the 350 foot Impact Area of the Northwest Mesa Escarpment Plan (NWMEP) shall be limited to a building height of 15 feet, in accordance with the Design Overlay Zone.
- Buildings outside the 350 foot Impact Area of the Northwest Mesa Escarpment Plan shall be limited to 26 feet in height, with the exception of the Private Clubhouse, which is limited by the 40-foot height restriction of the SU-2/PDA zone as provided by the Westland Master Plan.

Setbacks:

- Minimum Front Yard Setbacks: 15 feet, except 20 feet for garages facing street.
- Minimum Rear Yard Setback: 15 feet.
- Minimum Rear Yard Setbacks for Alley-loaded Garages: 5 feet to allow for proper turning clearances.
- Minimum Side Yard Setbacks: 5 feet, except 10 feet for lots adjacent to roadway. Zero lot line is permitted provided 10 feet of separation between buildings is maintained. For single family attached units, no required side yard setback, except there shall be 10 feet on the street side of corner lots.

Density:

The overall density is established through the Westland North Sector Plan and Western Albuquerque Land Holdings Sector Plan. The Sector Plan calls for a maximum gross density of 4 dwelling units per acre. This project is consistent with that requirement and allows for a maximum of 950 dwellings (3.34 du/ac.).

TRACT	ACREAGE	LAND USE	*ESTIMATED UNIT CAP	DENSITY
M	47.1	Residential	195	3.8
N-2-A	58.9	Residential	220	3.6
N-2-B	40.7	Residential	150	4.1
N-2-C	21.1	Residential	80	3.8
N-2-D	47.1	Residential	185	3.9
N-2-E	37.5	Residential	120	3.5
N-2-F	6.6	Private Clubhouse	N/A	N/A
N-2-G	25.8	Private Open Space	N/A	N/A
TOTAL	284.8		950	3.34*

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

Landscape Plan:

Future Landscape Plans will be prepared in conjunction with each phase and subdivision plat and shall be consistent with the design standards. These standards provide for landscaping along the public rights-of-way and along the internal drives (See Section 14, Sheet 6).

Approval Process:

1. This Site Plan for Subdivision shall be submitted for final sign-off to the Development Review Board (DRB) concurrently with a Bulk Land Plat/Variance.
2. The first tract to develop adjacent to 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 retain its approval authority and review a subsequent submittal. Administrative review would consist of the Planning Director, or his/her 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.
3. 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. A data recovery plan has been completed for Tract N-2 (Tracts B-F), which has been cleared for construction by the SHPO. A data recovery plan shall be completed for Tract M (Tract A), prior to any building permits being issued for this portion of the property.
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.

PROJECT NUMBER: 1006864

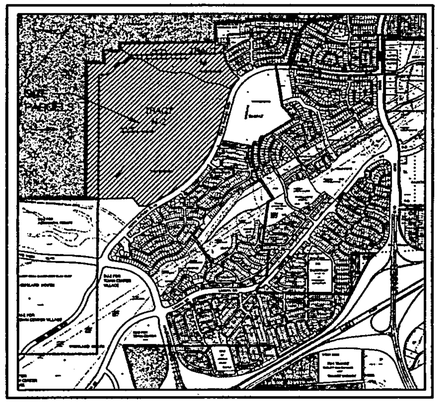
Application Number: 13EPC-40115

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	09-11-13 Date
ABCWUA	09/11/13 Date
Parks and Recreation Department	9-24-13 Date
City Engineer	9-11-13 Date
N/A * Environmental Health Department-(conditional)	Date
N/A Solid Waste Management	Date
DRB Chairperson, Planning Department	9-25-13 Date

SITE VICINITY MAP



LEGEND

- Property Boundary
- Parcel Boundary
- Trailhead Park
- Private Pocket Park (Built and maintained by HOA-See sheet 3).
- Pedestrian/ Vehicular Access
- Trail & Pedestrian Access
- Potential APS Elementary School Access
- Gated Primary Entry/ Primary Entry
- Gated Secondary Entry/ Secondary Entry
- Gated Emergency Access
- Perimeter Fence

WATERSHED @ ESTRELLA

SITE PLAN FOR SUBDIVISION

Prepared For:

PulteGroup

Prepared By:

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

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" = 200'

NORTH 100 0 200 400

September 3, 2013

the approved Master
Site Plan is the
authorization for
EPC to go to DRB

WATERSHED DESIGN STANDARDS

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

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

1. APPROVAL PROCESS

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

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

2. DENSITY and MINIMUM LOT AREA

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

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

3. PARKING and PARKING LOT STANDARDS

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

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

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

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

4. UTILITIES and SCREENING

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

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

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

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

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

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

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

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

5. SIGNAGE

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

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

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

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

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

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

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

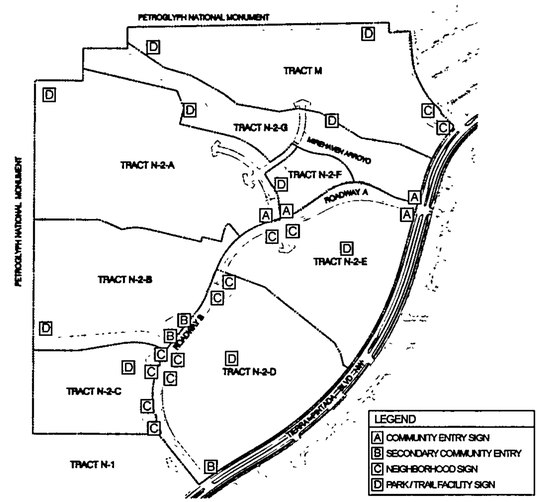
G. Landscaping and signage shall not interfere with clear sight requirements. All signs, walls, trees, and shrubs between 3 and 8 feet tall (as measured from the gutter pan) shall not be acceptable in this area.

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

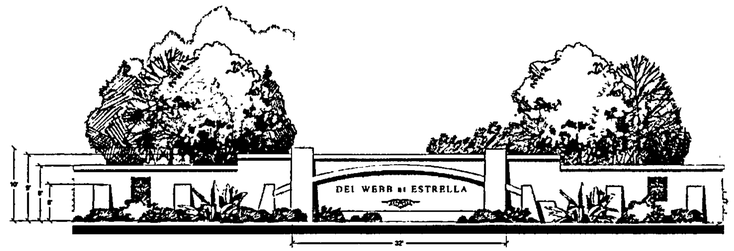
I. Building-mounted signs shall not be permitted.

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

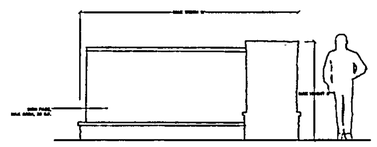
K. ILLUSTRATIVE SIGNAGE LOCATIONS. The following illustrations provide the location and size standards for the sign program at Watershed:



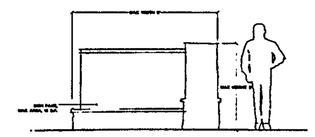
L. ILLUSTRATIVE COMMUNITY ENTRY WALL / SIGN - A



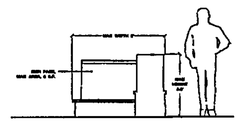
M. ILLUSTRATIVE SECONDARY COMMUNITY ENTRY - B
Max. Height: 6 feet. Max. Length. 12 feet. Max. Sign face: 35 SF.



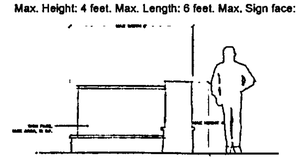
N. ILLUSTRATIVE RESIDENTIAL NEIGHBORHOOD SIGN - C
Max. Height. 5 feet. Max. Length: 8 feet. Max. Sign face. 18 SF



O. ILLUSTRATIVE FACILITIES SIGN - D
(within NWMEP Impact Area)
Max. Height: 3 5 feet. Max. Length: 5 feet. Max. Sign face: 6 SF



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



6. WALLS / FENCES

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

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

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

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

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

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

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

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

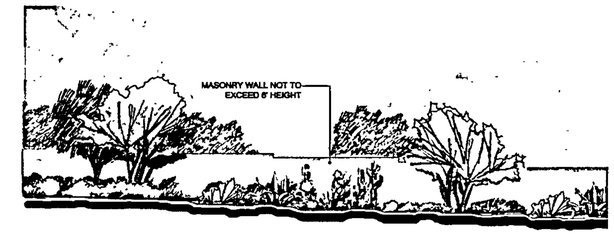
H. Pursuant to the Northwest Mesa Escarpment Plan (NWMEP), stucco wall colors within the Impact Area shall be limited to yellow ochres, browns, dull reds, and grey-greens existing on the mesa and escarpment, exclusive of the basalt. The reflectance of the approved colors ranges between 14 percent and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

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

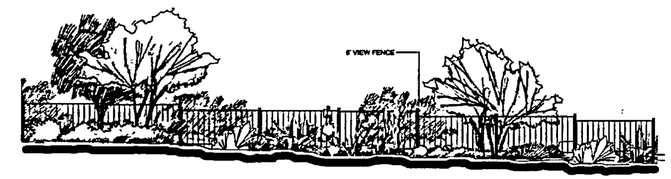
J. Development at the edge of public or private open space shall be designed to complement and enhance the open space. Where the adjacent land use requires visual privacy, non-continuous, non-perimeter walls may be constructed. Varied setbacks and landscaping are required.

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

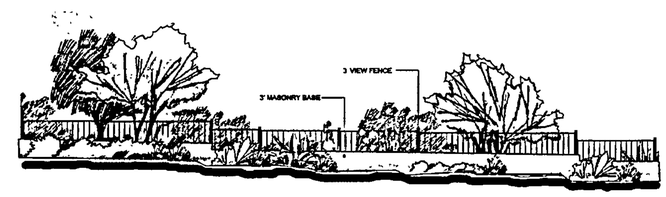
L. ILLUSTRATIVE WALL ELEVATION



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



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



WATERSHED @ ESTRELLA

SITE PLAN FOR SUBDIVISION

Prepared For:

Pulte Group

Prepared By:

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

August 30, 2013

7. SIDEWALKS, TRAILS, and PEDESTRIAN CROSSINGS

Sidewalks and trails at Watershed are intended to lessen the need for vehicular use and provide connectivity to create a pedestrian-oriented community. Individual development phases should ensure off-road pedestrian and bicycle access to the various park facilities, Petroglyph Monument, and the Mirehaven Arroyo, as applicable.

A. All sidewalks and ramps within public rights-of-way shall meet City standards and be designed to be handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design), except where topography makes this unfeasible.

B. Sidewalks on local residential streets shall be a minimum of 4 feet in width. Sidewalks along collectors or major local streets shall be a minimum of 6 feet in width. Where sidewalks are planned on one side only of the collector or major local street, that sidewalk shall be a minimum of 8 feet in width (Roadways A and B), and shall require a sidewalk design variance request to the DRB

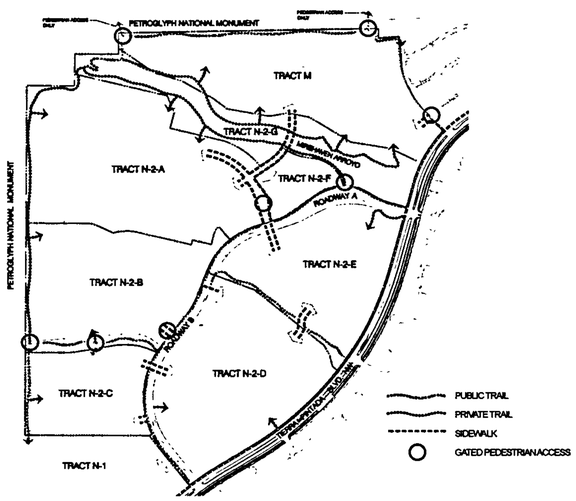
C. Trails shall be designed for multi-use and accommodate pedestrians, runners, and bicyclists, except the perimeter trail shall prohibit bicycles due to soil conditions and erosion potential. Connections shall be made from individual neighborhoods to the community trail system via trails and/or sidewalks as determined in the subdivision phase.

D. Trails shall use Barrier-Free Design to accommodate physically challenged individuals as trail users, where feasible.

E. All private trails shall be concrete, asphalt, or stabilized crusher fines and have a minimum width of 8 feet.

F. Pedestrian crossings shall be clearly demarcated with colored, textured paving where they cross vehicular entrances and streets.

G. ILLUSTRATIVE PEDESTRIAN CIRCULATION



8. PRIVATE PARKS and COMMON AREAS

A defining feature of Watershed are the common areas along the Petroglyph National Monument, Mirehaven Arroyo, and private pocket parks that are spread throughout Watershed, within the active adult areas and the traditional, mixed generation areas.

GENERAL

A. Where private parks or private open space are adjacent to the Mirehaven Arroyo or other drainageways, natural landscaping elements shall be provided to guide or restrict access, where appropriate.

B. Where houses are adjacent to the Mirehaven Arroyo or other drainageways, the boundary between the house and the Arroyo / drainageway shall be treated similarly to houses abutting the Petroglyph National Monument as specified in the Walls and Fences section.

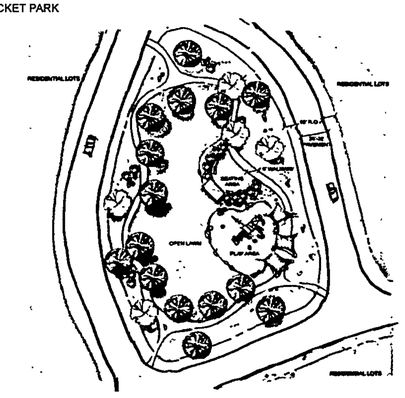
PRIVATE PARKS

C. Private pocket parks shall be provided throughout the Watershed community. Each pocket park shall include turf grass, deciduous and evergreen trees, shrubs, and groundcovers; and benches, shade structures, and pedestrian pathways. Childrens' play areas shall also be provided in the traditional, mixed generation neighborhood, private pocket parks.

D. Private pocket parks shall be provided throughout Watershed and shall be built and maintained by the Homeowners' Association.

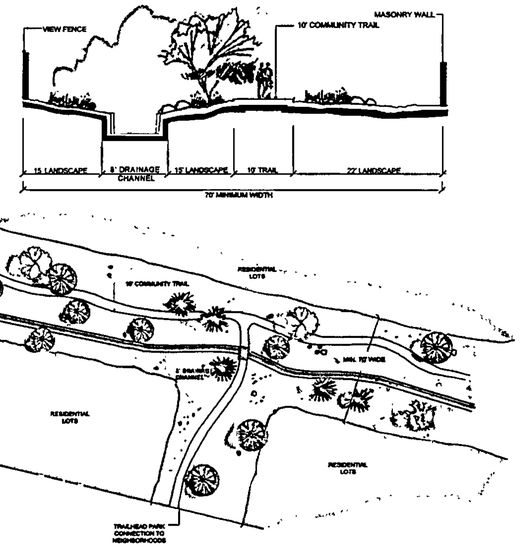
E. Tract F (see Sheet 1) shall contain a larger private park facility and private clubhouse, both to be built and maintained by the Homeowners' Association.

F. ILLUSTRATIVE POCKET PARK



F. In addition to private pocket parks, the drainageways that run through the project shall be developed as private linear parks that convey stormwater, serve as a recreational amenity for Watershed residents, and are open to the public. The linear park section (see Section and Plan View below) shall be a minimum of 70 feet in width, and include landscape on both sides of the arroyo and a meandering 10-foot trail. The private linear parks shall be built and maintained by the Homeowners' Association.

G. LINEAR PARK - Illustrative Section and Plan View



9. MIREHAVEN ARROYO

The Mirehaven Arroyo is a significant drainage feature that is designated by the Facility Plan for Arroyos as an Urban Recreational Arroyo. The intent is to treat the Mirehaven Arroyo as an important element of the private open space area within Watershed and to provide visual relief from development.

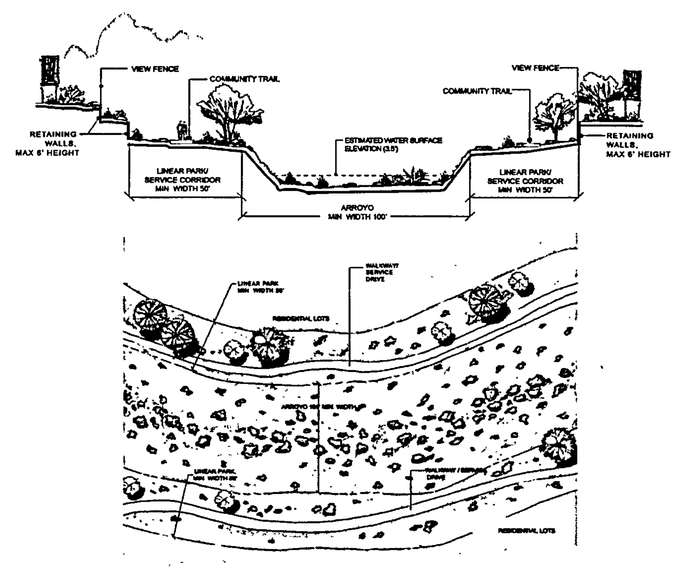
A. Mirehaven Arroyo shall be preserved in a naturalized state and shall require bank stabilization, in accordance with Section 14, Drainage on Sheet 6.

B. Treatment for the Mirehaven Arroyo shall be in coordination with and to the satisfaction of the City of Albuquerque.

C. The buffer between the channel edge of the Mirehaven Arroyo and the development area of Watershed shall be a minimum of 50 feet in width and shall contain trails with a minimum width of 8 feet.

D. Access to the Mirehaven Arroyo shall be restricted to the residents of the active adult community.

E. MIREHAVEN ARROYO - Illustrative Section and Plan View



10. PETROGLYPH NATIONAL MONUMENT

The edge treatment adjacent to the Petroglyph National Monument is intended to minimize the development impact to the Monument and to provide for visual surveillance into the Monument.

A. A primarily single-loaded local street shall run along the shared edge with the Petroglyph National Monument. There shall be a minimum 25 to 50 foot buffer between the Monument edge and the local street or residential lots. With regard to the buffer proposed along the common boundary between the project and the Monument, no more than 30% of the linear footage of this buffer shall be permitted to encroach into the 50 foot buffer, and in no case shall the buffer be less than a minimum width of 25 feet.

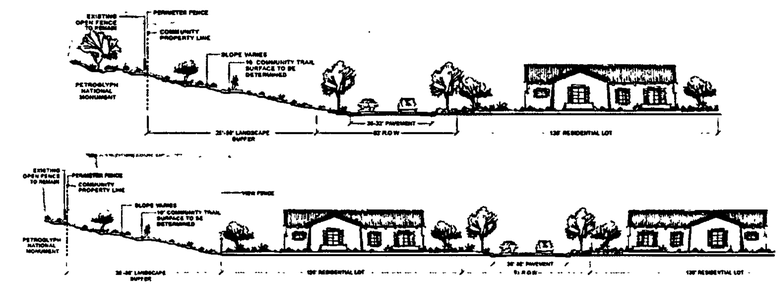
B. Residential lots shall not abut more than 30% (approximately 23 lots) of the Monument edge.

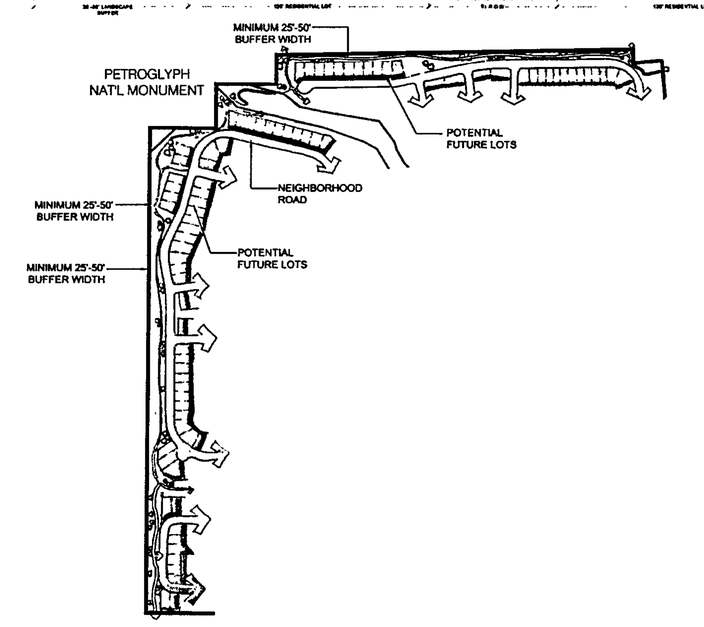
C. The typical section for the Monument edge will include a 10-foot meandering trail within a naturalized landscape area adjacent to the Monument and a single-loaded 26 to 32-foot paved roadway (see Section and Plan View below).

D. The location of access points into the Monument shall be coordinated with and contingent upon approval from the National Park Service.

E. 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 Park 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.

F. PETROGLYPH NATIONAL MONUMENT EDGE TREATMENT - Illustrative Sections (top - single-loaded, bottom - double-loaded) and Plan View





WATERSHED @ ESTRELLA

SITE PLAN FOR SUBDIVISION

Prepared For:

Pulte Group

Prepared By:

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

September 11, 2013

11. STREETS and STREETSCAPES

The design of streets within Watershed are intended to serve multi-modal transportation systems. Vehicular travel lanes, sidewalks and/or trails, and bicycle lanes will be provided within all major streets as shown below in the street sections.

A. Streets within Tracts C, D, and E shall be public and streets within Tracts A, B, and F shall be private and maintained by the Homeowners' Association.

B. Public streets within Watershed shall meet the City's Development Process Manual (DPM) standards, except as noted below. Any necessary variances shall go through the standard variance process.

C. All streets within Watershed shall comply with the DPM's Single Access Criteria.

D. Where possible, street design shall maximize water harvesting for landscaping

E. Major Local Street A is the primary entry off Tierra Pintada Boulevard and includes a large landscaped median with significant slope The section will include a 20-foot paved roadway surface in each direction, with 14 feet of travel lane and 6 feet of bicycle lane (see section - 11.J).

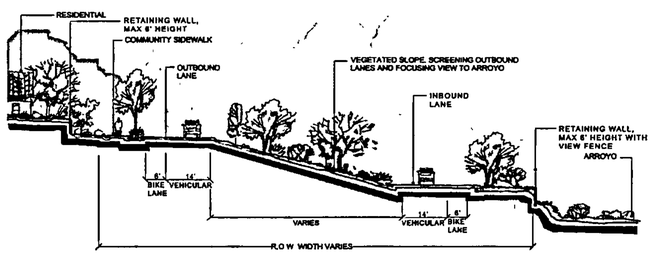
F. Major Local Street B is a continuation of the same roadway, but the right-of-way is 92 feet in width. The section includes an 8-foot landscaped median, 15-foot landscaped area, 14-foot trail lanes, and a 6-foot bicycle lane. Sloped areas will include retaining walls in accordance with City regulations (see section - 11.K).

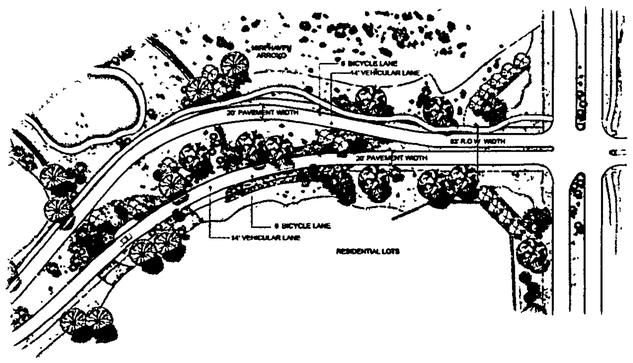
G. A sidewalk design variance request to the Development Review Board (DRB) shall be required to allow for the single 8-foot wide meandering sidewalk on Roadways A and B.

H. A design variance request to the DRB shall be required to allow for the 8-foot wide median in Roadway B.

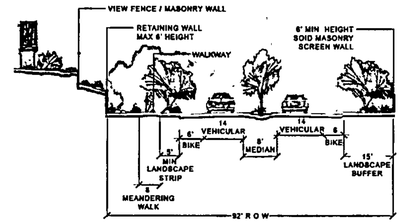
I. A landscape maintenance agreement with the City of Albuquerque shall be required for Tierra Pintada (west side) and Roadways A and B. Coordination between Watershed and Stormcloud (to the east) neighborhoods shall be required to provide consistency with design and maintenance of the streetscapes and medians. All landscaping along streets and medians are to be maintained by the Homeowners' Association.

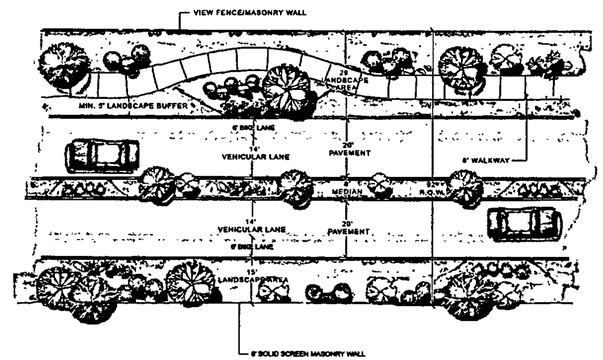
J. ROADWAY A (MAJOR LOCAL STREET) - Illustrative Section and Plan Views





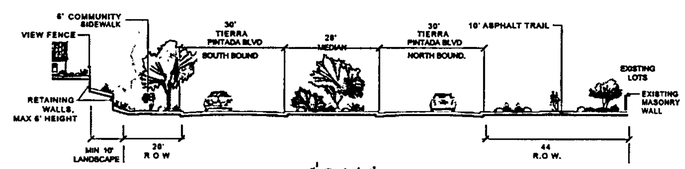
K. ROADWAY B (MAJOR LOCAL STREET) - Illustrative Section and Plan Views

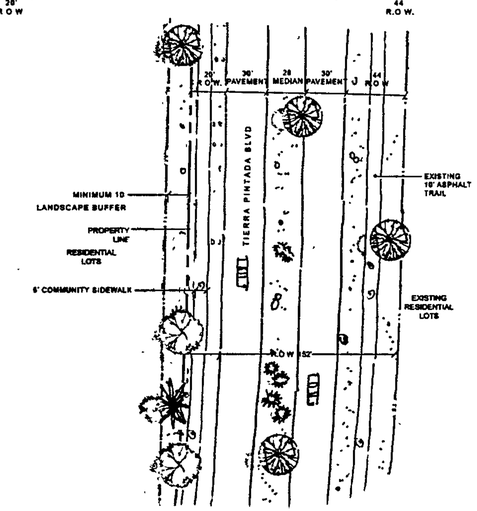




L. The roadway section for Tierra Pintada includes a landscaped median, an existing 10-foot wide trail on the east side and an existing 6-foot wide sidewalk on the west side. Landscaped parkways and buffers shall be provided on both sides of the roadway

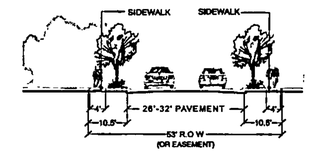
M. TIERRA PINTADA BOULEVARD - Illustrative Section and Plan Views





N. The majority of streets within Watershed shall be private local residential streets. The street section shall include 26 to 32 feet of road surface, and 4-foot sidewalks and a landscaped parkway on both sides of the street.

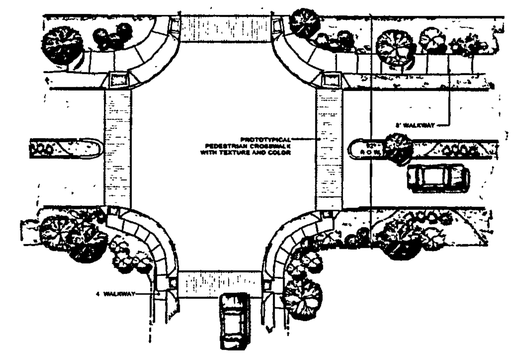
O. LOCAL RESIDENTIAL STREET - Illustrative Section View



P. Pedestrian crosswalks shall be a minimum of 6 feet in width and constructed of colored textured paving

Q. Coordination with City Traffic Operations shall be required for proposed crosswalks within City rights-of-way at any unsignalized intersections or mid-block crossings.

R. TYPICAL PEDESTRIAN CROSSWALK - Illustrative Plan View



WATERSHED @ ESTRELLA

SITE PLAN FOR SUBDIVISION

Prepared For:

Pulte Group

August 30, 2013

Prepared By:

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

12. ARCHITECTURE

This section is intended to convey the high quality of construction desired for Watershed. It applies to the residential units and the private clubhouse, unless explicitly stated otherwise.

Views and Maximum Building Height
The goal is to retain views, as much as feasible, by minimizing the visual impact of structures, enhancing the views from the structures, while still allowing for full development of the property

A. Pursuant to the Westland Master Plan Design Guidelines, though not required, buildings with flat roofs are encouraged because they will help preserve views in addition to being more Southwestern in style.

B. Buildings located within the 350 foot Impact Area of the Northwest Mesa Escarpment Plan (NWMEP) shall be limited to a building height of 15 feet, in accordance with the Design Overlay Zone.

C. Buildings located outside the 350 foot Impact Area of the NWMEP shall not exceed 2 stories and are limited to 26 feet in height (height as defined in the City Comprehensive Zoning Code), with the exception of the Private Clubhouse, which is limited by the 40-foot height restriction of the SU-2/PDA zone as provided for in the Westland Master Plan.

Casitas
D. For residential structures with casitas, the casitas in the front yard shall not block the view to the main building entrance.

Front Porches
E. Front porches, if used, shall have a minimum 6 foot depth.

Building Materials, Colors, and Reflectivity
F. Stucco shall be the primary building material for both the residential units and the private clubhouse.

G. Pursuant to the NWMEP, stucco colors within the Impact Area shall be limited to yellow ochres, browns, dull reds, and grey-greens existing on the mesa and escarpment, exclusive of the basalt. Mechanical devices, and roof vents shall also be consistent with approved colors. The reflectance of the approved colors ranges between 14 percent and 63 percent of the light which falls on them. This middle range of reflectance is intended to avoid very light and very dark colors. A chart of the approved colors is available for review at the City Planning Department.

H. Stucco colors in areas outside of the NWMEP Impact Area (including residential units and the private clubhouse) shall be limited to warm, desert earth tones. Other colors may be used to accent architectural features, such as entry ways, window trim, fascias, and other traditional southwestern architectural features. Metallic and high intensity colors will not be permitted.

I. Stone or brick can be used as accent materials on the residential units and the private clubhouse. Colors shall be limited to earth tone colors.

J. Windows may be wood, metal, or solid vinyl. All windows visible from nearby streets and paths shall be glazed with clear, non-reflective glass. Reflective film is prohibited.

K. Exterior doors, including garage doors, shall be stained or painted wood, or painted metal.

Roof Forms, Colors, and Materials
L. Roofs may be flat, pitched, or combination of both and shall be made of non-reflective materials. Roof colors within the NWMEP Impact Area shall be limited to the approved colors as noted above.

M. Allowable pitched roof materials include clay or concrete barrel tile, or architectural shingles. Metal roofs are not allowed.

N. Dish antennae shall not be placed on roofs within the NWMEP Impact Area.

Articulation
O. Residential structures shall provide articulation through massing, changes in height, accent materials, recessed glazing, and covered entries.

Private Clubhouse and Social Lawn
The private clubhouse is intended to be a landmark for the active adult community, and will contain a variety of amenities (e.g., fitness center, social gathering spaces, class and meeting rooms, staff offices, restrooms and lockers) The social lawn provides a variety of outdoor amenities for the residents of the active adult community (tennis, bocce, pickleball, hardscape, landscape, gathering areas for outdoor entertainment, etc.).

P. The private clubhouse building shall contain 9,000 to 12,000 square feet of interior space, one story, and shall be no greater than the maximum building height allowed by the SU-2 PDA zone (40 foot maximum).

Q. The architectural style shall be Contemporary Southwestern, as described below, and will include recessed windows and door openings, and heavy timber structures to create covered and shaded exterior spaces.

Architectural Style - Residential and Private Clubhouse
R. The following descriptions are intended to portray the architectural styles desired for the Watershed development. The use of a single architectural style within a neighborhood is discouraged The intent is to offer a homebuyer a choice in architectural styles with a variety of one and two story units, pitched and flat roofs, rear and front loaded units.

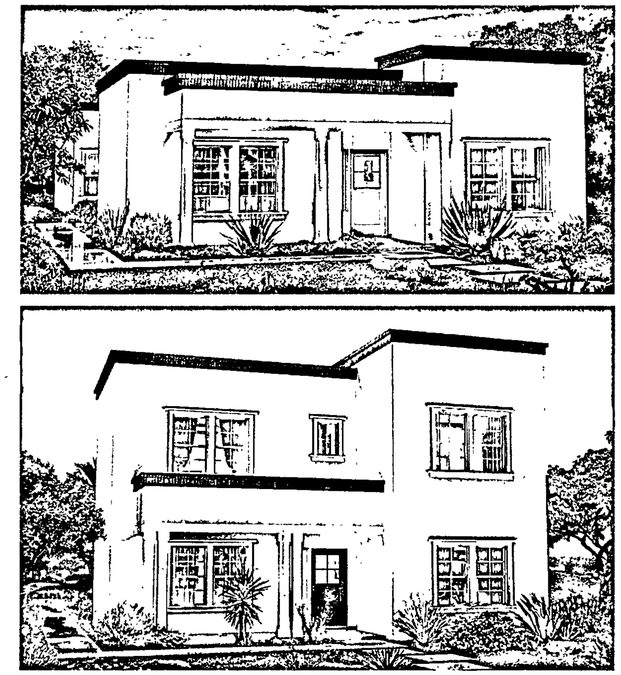
- Contemporary Southwestern - This style is characterized by multiple, volumetric masses with clean, sharp lines, walls punctuated with small asymmetrical windows; and flat roofs (with varying parapet heights) or a combination of flat and pitched roofs Windows are typically recessed and casement style, (awning and fixed). Covered, portal entries with stucco columns are typical of this style.

- Territorial - This style is characterized by multiple, volumetric, rectilinear forms; flat roofs with varying parapet heights that are straight and accented with brick coping; metal or wood canales; and windows that are divided into vertically proportioned rectangles. Windows and doors typically include white painted trim, with pediment or corniced header trim. Covered, portal entries with painted columns, lintels, and trim are typical of this style.

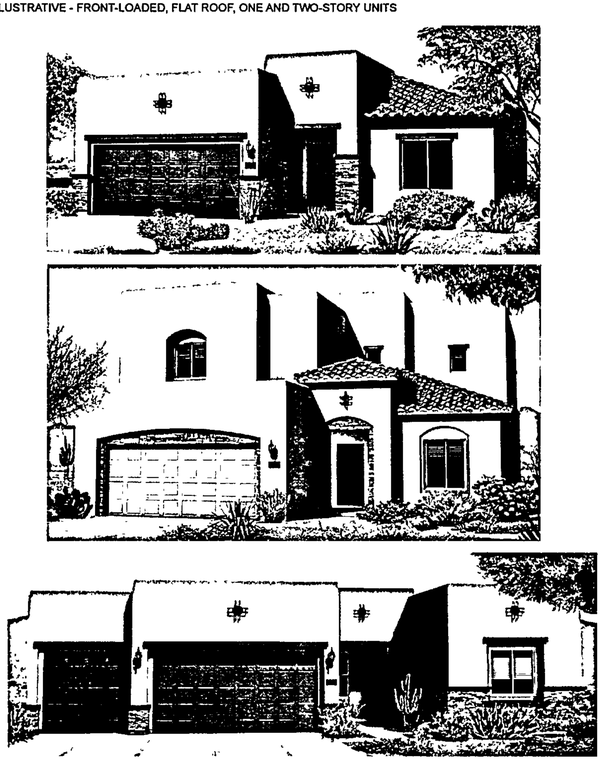
- Spanish Eclectic - This style is characterized by a L-shaped or rectangular footprint, one or two stories; with an asymmetrical front elevation and round or square towers as accents. Roofs are pitched with a low to medium slope (gable or hip) and are covered in clay or concrete barrel tile. Windows and doors can be recessed and accented with painted trim, lintels, and sills.

S. ILLUSTRATIVE - FRONT-LOADED, PITCHED ROOF, ONE-STORY UNITS

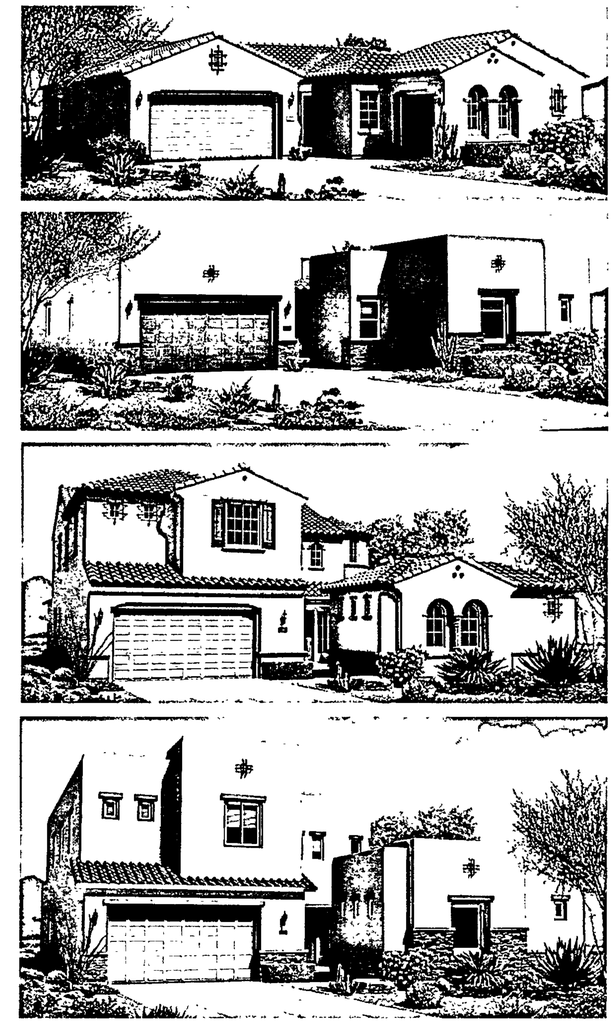
T. ILLUSTRATIVE - REAR-LOADED, FLAT ROOF, ONE AND TWO-STORY UNITS



U. ILLUSTRATIVE - FRONT-LOADED, FLAT ROOF, ONE AND TWO-STORY UNITS



V. ILLUSTRATIVE - FRONT-LOADED, PITCHED and FLAT ROOF, ONE and TWO-STORY UNITS - OPTIONAL J-LOAD GARAGE OR CASITA



WATERSHED @ ESTRELLA

SITE PLAN FOR SUBDIVISION

Prepared For:

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August 30, 2013

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13. LIGHTING

In order to enhance the safety, security, and visual aesthetics; careful consideration must be given to both the daytime and night-time appearance of the lighting design and fixtures. The primary design objective of the site lighting system shall be to preserve the "dark sky" and maximize public safety, while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

In order to accomplish the lighting goals, the following standards shall be required for the design of the Watershed lighting program.

A. Placement of fixtures and standards shall conform to state and local safety and illumination standards

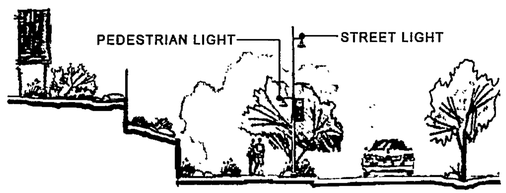
B. All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". Cobra lights and high pressure sodium lights are prohibited

C. The maximum height of private clubhouse parking lot fixtures shall be 20 feet.

D. The maximum height of street lights shall be 20 feet. Street lights shall be coordinated with and approved by the City of Albuquerque and maintained by the Homeowners' Association.

E. Pedestrian lighting shall not exceed 15 feet in height from the adjacent grade to the top of the fixture. Bollards, if provided, shall not be greater than 3 feet in height and shall include shatter-proof covering. Ground-mounted (flush) lights are also allowed.

F. ILLUSTRATIVE STREET LIGHT / PEDESTRIAN LIGHT



14. LANDSCAPE

The landscape standards shall be required in addition to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Street Tree Ordinance, landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code, and the Westland Master Plan Design Guidelines.

A. In locations where residential lots do not face the street, street trees shall be provided along public rights-of-way with either even spacing or in random clusters. The spacing of evenly spaced street trees shall be no greater than the diameter of the street tree canopy at full maturity (i e, smaller trees require closer spacing than larger trees). Where street trees are randomly clustered, the number of street trees shall be equal to or exceed the number required if trees were evenly spaced; however, gaps between randomly spaced street trees that exceed 50 feet are prohibited.

B. Within residential subdivisions, street trees shall be provided at a rate of one tree per residential lot. Street trees shall be planted within 12 feet of the curb.

C. Individual residential lot owners will be responsible for the installation and maintenance of the landscape on their property All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the lot owner in a living, attractive condition.

D. All landscape within Watershed private pocket parks, common areas, rights-of-way, and social lawn / private clubhouse shall be built and maintained by the Homeowners' Association.

E. All planting areas not covered with turf shall have a ground topping of river rock, shredded bark, gravel mulch, or similar material which extends completely under the plant material.

F. An automatic underground irrigation system shall be provided to support all required landscaping Irrigation components should be maintained periodically to ensure maximum efficiency

G. All plant materials for residential yards, streetscapes, and social lawn / private clubhouse shall be chosen from the Westland Master Plan Design Guidelines or the Albuquerque Bernalillo County Water Utility Authority Xenscaping Plant List.

H. Plant materials for the natural and private open space areas (excluding the private pocket parks and Social Lawn) shall be chosen from the following list:

NATURALIZED AND PRIVATE OPEN SPACE PLANT PALETTE

TREES

Scientific Name	Common Name
Cercocarpus ledifolius	Curlleaf Mountain Mahogany
Chilopsis Linearis	Desert Willow
Juniperus monosperma	Oneseed Juniper
Juniperus scopulorum	Rocket Mountain Juniper, female
Juniperus virginiana	Juniper, female
Leucana retusa	Golden ball leadtree
Melia azedarach	Chinaberry
Prosopis gladulosa	Honey mesquite
Prosopis pubescens	Screwbean Mesquite
Prosopis torreyana	Western Honey Mesquite
Quercus grisea	Gray Oak
Quercus suber	Cork Oak
Quercus turbinella	Shrub live oak
Sambucus mexicana	Mexican Elder
Sapindus drummondii	Western soapberry
Zizyphus jujuba	Jujube

SHRUBS

Scientific Name	Common Name
Agave sp.	Agave
Artemisia filifolia	Sand sage
Atriplex canescens	Fourwing saltbrush
Brickellia californica	California brickellbush
Salvia dorrii	Purple sage
Dasylirion sp.	Sotol
Fallugia paradoxa	Apache plume
Fouquieria splendens	Ocotillo
Krascheninnikovia lanata	Winterfat
Nolina microcarpa	Beargrass
Opuntia sp.	Prickly pear
Rhus trilobata	Skunkbush sumac
Ribes sp.	Gooseberry
Yucca sp.	Yucca

FORBS, GRASSES, AND GROUNDCOVERS

Scientific Name	Common Name
Abronia Villosa	Sand verbena
Andropogon Saccharoids	Silver beardgrass
Abronia villosa	Sand verbena
Andropogon saccharoides	Silver beardgrass
Aristida purpurea	Purple threeawan
Artemisia ludoviciana	Prairie sage
Asclepias speciosa	Showy milkweeds
Baileya multiradiata	Desert Marigold
Bouteloua curtipendula	Sideoats grama
Bouteloua gracilis	Blue grama
Bouteloua eripoda	Black grama
Elymus elymoides	Bottlebrush squirreltail
Eriogonum annum	Annual buckwheat
Gaillardia pulchella	Firewheel
Hilaria jamesii	Galleta
Linum perenne lewisii	Blue flax
Mirabilis sp.	Four O'clock
Muhlenbergia porteri	Bush Muhly
Oenothera sp.	Evening primrose
Oryzopsis hymenoides	Indian ricegrass
Parthenium incanum	Mariola
Penstemon ambiguous	Beartongue
Phacelia integnfolia	Scorpionflower
Philostrophe taetina	Paperflower
Sporobolus cryptandrus	Sand dropseed
Zinnia grandiflora	Desert zinnia

I. Minimum plant sizes at time of installation shall be as follows:
- Trees: 2 inch caliper measured 6 inches above grade, or 10 to 12 feet in height
- Shrubs and low-growing evergreens: 1 gallon
- Groundcover and turf grass: shall provide general ground coverage within 1 growing season after installation

J. For residential lots, proposed landscape plans shall have a limited amount of turf area, in accordance with the City Comprehensive Zoning Code and Water Conservation Landscaping and Waste Water Ordinance.

K. For common areas, turf shall generally be located in high pedestrian use areas, including the private pocket parks and the social lawn. It shall not be planted on slopes greater than 5.1 or in any street medians. If turf is to be used in non-pedestrian areas, it shall be one or a combination of the drought tolerant grass species.

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

M. The landscape within the private clubhouse parking area shall be designed in accordance with the City Zoning Code, Section 14-16-3-10 Landscaping Regulations Applicable to Apartment and Nonresidential Development.

15. DRAINAGE

The Mirehaven Arroyo and other drainage ways are intended to be treated as a significant design feature for Watershed, and are considered to be a significant private open space element for the community. The intent is to preserve and stabilize the Mirehaven Arroyo by contouring and stabilizing the arroyo bottom using and maintaining its existing earthen bedding while installing adjacent bank protection and isolated strategically located drop structures

A. The Mirehaven Arroyo shall reflect a more naturalized appearance. The arroyo treatment shall include rip-rap, concrete structures (some hidden) for isolated areas along the bank stabilization and drop structures, and native vegetation instead of concrete for lining drainage ways.

B. In order to provide the necessary protection to the adjacent development, vertical and sloped bank stabilization shall be provided. Necessary drop structures shall be provided at isolated areas within the arroyo to control and stabilize the degradation.

C. The bottom of the Mirehaven Arroyo shall not be hard-lined concrete, except for isolated drop structures to control and stabilize the natural arroyo bottom.

D. The project shall accept existing drainage (generally in a sheet manner, not concentrated) from the Petroglyph National Monument within the 50 foot buffer zone along the north and west edges and intersect the single-loaded roadway that parallels the Monument boundary The storm water shall be directed safely to the internal downstream drainage infrastructure.

E. Where concentrated flows occur from the Monument, the storm water shall be either captured in rain gardens (e g , water harvesting areas) adjacent to the single-loaded roadway where it will be allowed to pond and overflow into the roadway or captured and directed into a small drainage canal that will convey the stormwater to the internal downstream infrastructure. City Hydrology shall evaluate whether and how ponds should overflow into the roadway on a case-by-case basis.

F. No developed flows shall be allowed into Petroglyph National Monument.

G. On-site drainage, including rear-lot ponding, is encouraged for decreasing street flows and the need for large, drainage facilities. Detention ponds and other water harvesting methods shall be utilized to supplement landscape irrigation. Pursuant to the City DPM, there will be no credit for rear lot ponding.

H. The use of private open space areas and private parks for water harvesting of more frequent storm events (2 and 10 year) is encouraged, with the City's concurrence.

I. The use of rear yard alleys may be used for the conveyance of drainage.

J. Cut and fill required by drainage and detention facilities shall be rounded whenever possible to avoid steep unnatural slopes.

16. GRADING and SURFACE DISTURBANCE

The intent of the project is to provide for grading that meets the overall intent of the NWMEP and the Westland Master Plan. Within the NWMEP Impact Area, the intent is to generally lower the existing topography so that the building heights can be minimized in order to create a more unobstructed view of the Petroglyph National Monument as viewed from the east and to create better view corridors from the project towards the Rio Grande Bosque and the Sandia Mountains. As related to grading activities, an overall goal for the project is to engage in adequate dust control measures during surface disturbance.

GRADING

A. Grading shall comply with the development criteria as defined in the NWMEP Impact Area and the Westland Master Plan.

B. Grading plans for the NWMEP Impact Area 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. Cut and fill shall be done in a manner that does not negatively impact trail feasibility.

C. The transition between new grades and the existing terrain shall be smooth and rounded All graded slopes and disturbed areas shall be revegetated to prevent soil erosion.

D. Individual parcels shall be graded in such a way to direct runoff away from buildings and into drainage facilities.

E. Grading for new roads should run with the existing contours, whenever feasible. Natural drainage patterns should be maintained to prevent soil erosion.

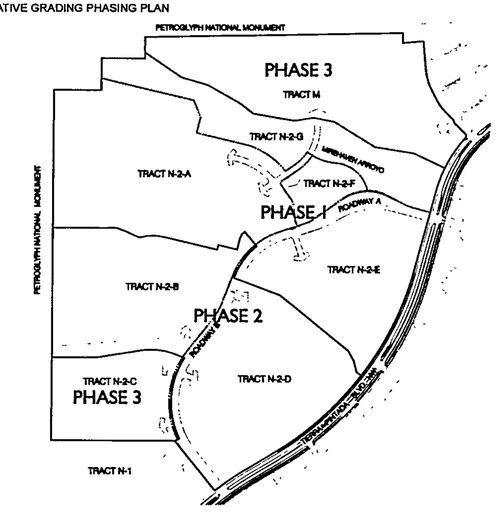
F. Graded slopes, in conjunction with landscape materials and walls, may be used to help screen the parking area at the private clubhouse.

G. Retaining walls may be used as a technique to minimize grading and stabilize slopes Terracing of walls is encouraged for retaining walls, and shall be designed in accordance with the City Comprehensive Zoning Code, Section 14-16-3-19, General Height and Design Regulations for Walls, Fences, and Retaining Walls.

H. Slope enhancements shall include local boulder stabilization and revegetation with a native flora mix including grasses, forbs, shrubs, and limited native trees chosen from the plant palette provided in Section 14, Landscape, to lend the landscape an appearance and function similar to that of the undisturbed expanses of the adjacent Petroglyph National Monument.

I. Areas which are damaged or altered shall be restored through the replacement of boulders to approximate the original location, angle, and surface exposure. Revegetation to approximate original cover with appropriate native or naturalized plants as identified in Section 14, Landscape, is required within 90 days of project completion. A variance may be granted if the type of vegetation or time of year make vegetation within 90 days impossible.

J. ILLUSTRATIVE GRADING PHASING PLAN



K. The Grading Phasing Plan is illustrative. Specific grading and drainage plans shall be reviewed and approved by City Hydrology.

SURFACE DISTURBANCE

L. The developer shall obtain a fugitive dust control permit as required pursuant to Albuquerque/Bernalillo County Air Quality Control Board (AQCB) regulations and shall comply with these regulations.

M. Reasonably available control measures (RACT), or any other effective control measure, shall be used during active operations and/or on inactive disturbed surface areas as necessary to prevent the release of fugitive dust.

N. The developer shall comply with any applicable EPA regulations concerning surface disturbance that are applicable at the time of development of the individual tracts.

WATERSHED @ ESTRELLA

SITE PLAN FOR SUBDIVISION

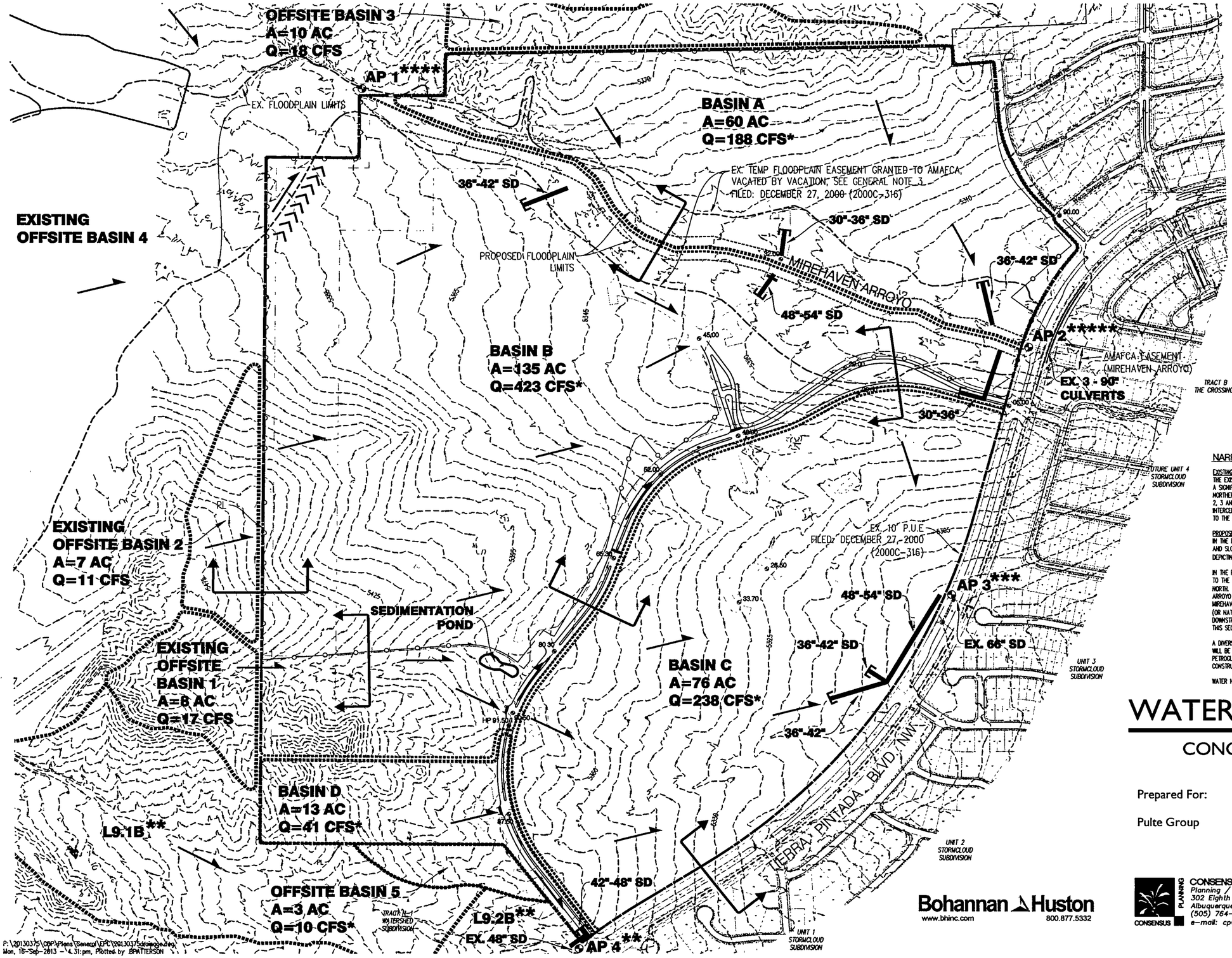
Prepared For:

Pulte Group

September 11, 2013

Prepared By:

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



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LEGEND

- PROPOSED STORM DRAIN
- STORM DRAIN CULVERT
- EXISTING STORM DRAIN
- FLOW ARROWS
- PROPOSED SPOT ELEVATION (XX.XX)
- DIVERSION BANK
- EXISTING FLOODPLAIN LIMITS
- PROPOSED FLOODPLAIN LIMITS
- PROPOSED BASIN BOUNDARY
- PROPOSED FENCE

ANALYSIS POINT	Qallowable (CFS)	Qproposed (CFS)
1	N/A	1373****
2	1495*****	1495
3	375***	238
4	216**	216

* BASED ON 3.17 DU/AC AND USING THE DPM TABLE A-5, GIVES A Q VALUE OF 3.13 CFS/AC

** PER "DRAINAGE ANALYSIS REPORT FOR ARROYO VISTA BLVD & TIERRA PINTADA BLVD", APRIL 4, 2012

*** PER "DRAINAGE REPORT FOR STORMCLOUD SUBDIVISION", MAY 27, 2005

****UPSTREAM FLOWS ARE FROM "WEST I-40 DMP UPDATE 2011", DECEMBER 2011

***** PER TECHNICAL MEMORADANDUM "PRELIMINARY HYDRAULIC ANALYSIS FOR MIREHAVEN ARROYO CROSSING", JANUARY 10, 2012.

GENERAL NOTES

1. EXISTING TOPO CONTOURS ARE SHOWN AT 5' INTERVALS.
2. FOR ALL CROSS SECTIONS, PLEASE SEE THE SITE PLAN FOR SUBDIVISION SHEETS.
3. THE EXISTING AMAFCA TEMPORARY FLOODPLAIN EASEMENT WILL BE VACATED BY FUTURE ACTION BY EITHER REMOVING ALL OR A PORTION OF THE EASEMENT / FLOODPLAIN TO CONTAIN THE SAID EASEMENT / FLOODPLAIN TO WITHIN THE PROPOSED CHANNEL LIMITS. IT IS ANTICIPATED THAT AMAFCA MAY ASSIGN THEIR TEMPORARY FLOODPLAIN EASEMENT TO THE CITY OF ALBUQUERQUE BY FUTURE ACTION. A LETTER OF MAP REVISION WILL BE REQUIRED TO REMOVE ALL OR A PORTION OF THE EXISTING FLOODPLAIN.
4. DESIGN CRITERIA FOR GRADING AND DRAINAGE WILL FOLLOW DESIGN STANDARDS ESTABLISHED IN THE NORTHWEST MESA ESCARPMENT PLAN AND THE WESTLAND MASTER PLAN AS DESCRIBED IN THE DESIGN STANDARDS.
5. SIZES OF PROPOSED STORM DRAIN STUBS ASSUME A SLOPE RANGE OF 2-5%

NARRATIVE

EXISTING CONDITIONS

THE EXISTING TOPOGRAPHY SLOPES FROM WEST TO EAST ACROSS THE SITE AND RANGE FROM 4% - 15%. A SIGNIFICANT PORTION OF THE SITE DRAINS TO THE MIREHAVEN ARROYO, WHICH RUNS THROUGH THE NORTHERN PORTION OF THE SITE. STORM WATER FLOWS THAT LEAVE THE SITE, DO SO AT ANALYSIS POINTS 2, 3 AND 4. THERE IS AN EXISTING SWALE ALONG THE WEST SIDE OF TIERRA PINTADA BLVD WHICH INTERCEPTS UPLAND STORM WATER AND CONVEYS IT TO EXISTING STORM DRAINS THAT DIRECT THE WATER TO THE AMAFCA LADERA FACILITIES.

PROPOSED CONDITIONS

IN THE PROPOSED CONDITION, GRADING WILL BE DESIGNED WITH THE USE OF TERRACED RETAINING WALLS AND SLOPING WITHIN OPEN SPACE AREA. SEE SITE PLAN FOR SUBDIVISION SHEETS FOR CROSS SECTIONS DEPICTING HOW THIS MIGHT BE ACCOMPLISHED ALONG THE PERIMETER / BOUNDARY.

IN THE PROPOSED CONDITION, DRAINAGE PATTERNS WILL REMAIN FOR THE MOST PART THE SAME, DRAINING TO THE EAST INTO THE EXISTING DRAINAGE INFRASTRUCTURE AND TO THE MIREHAVEN ARROYO TO THE NORTH. WE WILL SUBMIT A LOMR/CLOMR TO REDUCE THE EXISTING FLOODPLAINS OF THE MIREHAVEN ARROYO WITHIN THE STRETCH OF THE WATERSHED SITE LIMITS. WE ANTICIPATE DUPLICATING DOWNSTREAM MIREHAVEN ARROYO IMPROVEMENTS BY STABILIZING THE MIREHAVEN ARROYO BANKS WHILE, LEAVING A SOFT (OR NATURAL) BOTTOM WITH ISOLATED DROP STRUCTURES AS NECESSARY. BY REPLICATING THE DOWNSTREAM IMPROVEMENTS, WE ESTIMATE A WATER SURFACE ELEVATION OF APPROXIMATELY 3.5 FT IN THIS SECTION OF THE MIREHAVEN ARROYO.

A DIVERSION BANK IS PROPOSED ALONG THE NORTHWEST BOUNDARY OF THE SITE. THE DIVERSION BANK WILL BE CONSTRUCTED ONSITE AND IS INTENDED TO DIVERT EXISTING, UNDEVELOPED FLOWS FROM THE PETROGLYPH NATIONAL MONUMENT NORTH INTO THE MIREHAVEN ARROYO. THE DIVERSION BANK SHALL BE CONSTRUCTED TO AVOID CONFLICTS WITH PROPOSED IMPROVEMENTS INCLUDING THE PERIMETER TRAIL.

WATER HARVESTING TECHNIQUES WILL BE IMPLEMENTED WHERE POSSIBLE.

WATERSHED @ ESTRELLA

CONCEPTUAL GRADING AND DRAINAGE PLAN

Prepared For:

Pulte Group

Prepared By:

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

Bohannan Huston
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302 Eighth Street NW
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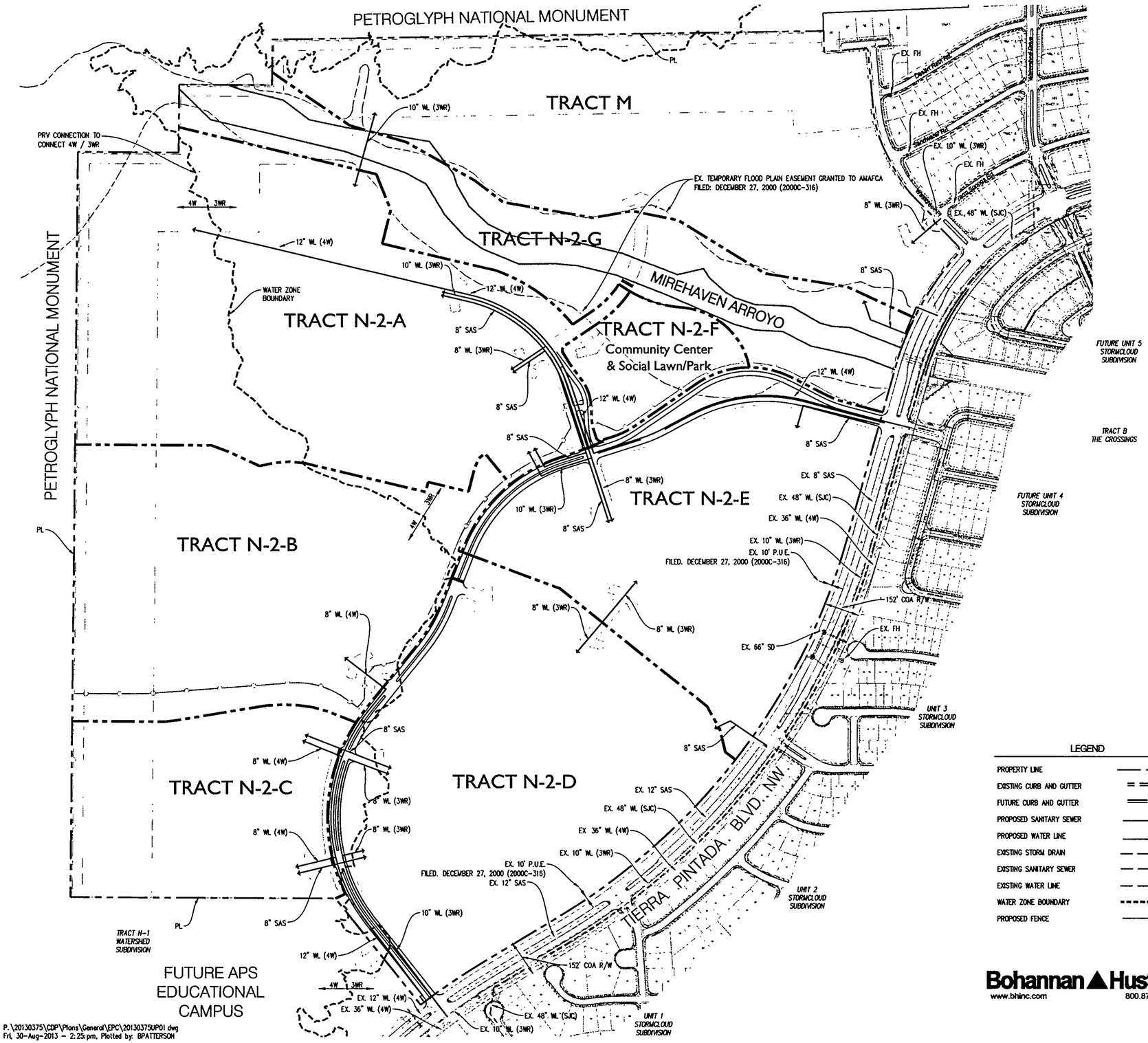
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

Scale: 1" = 200'
NORTH 200 0 200 400

August 30, 2013

Sheet 7 of 8



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Fri, 30-Aug-2013 - 2:25:pm, Plotted by: BPATTERSON

GENERAL NOTES

1 ALL WATER AND SANITARY SEWER LINES SHALL BE LOCATED WITHIN CITY OF ALBUQUERQUE (COA) PUBLIC RIGHT-OF-WAY OR WITHIN AN UTILITY EASEMENT THAT WILL BE DEDICATED TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) WITH FUTURE PLATS.

2. ALL EXISTING WATER AND SANITARY SEWER LINES ARE LOCATED WITHIN CITY OF ALBUQUERQUE (COA) PUBLIC RIGHT-OF-WAY OR WITHIN AN EXISTING UTILITY EASEMENT

3 UTILITY LINES AND FIRE HYDRANT'S SHALL BE LOCATED PER CRITERIA STATED IN THE COA'S DEVELOPMENT PROCESS MANUAL.

4 ALL FUTURE WATER AND SANITARY SEWER LINES SHALL BE DESIGNED IN ACCORDANCE WITH CRITERIA STATED IN THE APPROVED WATER-SANITARY SEWER AVAILABILITY LETTER PROVIDED BY ABCWUA.

5 FUTURE SANITARY SEWER LINES WILL TIE TO EXISTING 8" AND 12" SANITARY SEWER LINES IN TIERRA PINTADA BLVD.

6. THE SITE LIES WITHIN TWO (2) WATER PRESSURE ZONES: 4W AND 3WR.

WATER PRESSURE ZONE 4W
- THERE IS AN EXISTING 10"/12" WATERLINE LOCATED IN TIERRA PINTADA BLVD THAT APPEARS WILL BE ABLE TO SERVE FUTURE LOTS LOCATED WITHIN THE 4W WATER PRESSURE ZONE.

- THERE IS AN EXISTING 36" TRANSMISSION LINE WITHIN TIERRA PINTADA BLVD AND ADJACENT TO THE PROPOSED DEVELOPMENT.

- THERE IS A 48" SAN JUAN-CHAMA WATERLINE ADJACENT TO THE PROPERTY LOCATED WITH TIERRA PINTADA BLVD

WATER PRESSURE ZONE 3WR
- THERE IS AN EXISTING 36" TRANSMISSION LINE LOCATED IN TIERRA PINTADA BLVD.

- THERE IS AN EXISTING 10" WATERLINE LOCATED IN TIERRA PINTADA BLVD.

- THERE IS AN EXISTING 10" WATERLINE LOCATED IN WESTCREEK PLACE.

LEGEND

PROPERTY LINE	
EXISTING CURB AND GUTTER	
FUTURE CURB AND GUTTER	
PROPOSED SANITARY SEWER	
PROPOSED WATER LINE	
EXISTING STORM DRAIN	
EXISTING SANITARY SEWER	
EXISTING WATER LINE	
WATER ZONE BOUNDARY	
PROPOSED FENCE	

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WATERSHED @ ESTRELLA

CONCEPTUAL UTILITY PLAN

Prepared For:

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NORTH

Scale: 1" = 200'
200 0 200 400

August 30, 2013

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: **PROJECT NO.** 1006864

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**
Carol Dumont

NEXT HEARING DATE: Nov 10, 2015

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 Sidewalk Waiver Exhibit, Additional Perimeter Wall Detail

Revised grading Plan

RECEIVED
NOV 03 2015
LAND DEVELOPMENT SECTION

CONTACT NAME: Yolanda Padilla Moyer, P.E.

TELEPHONE: 798-7945 EMAIL: ypadilla@bhinc.com

PULTE @ MIREHAVEN PHASE 2

SIDEWALK WAIVER EXHIBIT

October, 2015

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

TO BE BUILT – SIDEWALK

TO BE BUILT – TRAIL

WAIVED

EXISTING SIDEWALK / TRAIL

N

300 150 0 300

SCALE: 1"=300'

Bohannan Huston
www.bhinc.com 800 877.5332

Tue, 3-Nov-2015 – 8:43:am, Plotted by: AROMERO
P:\20160103\CDP\Plans\General\20160103_Sidewalk Defferal.dwg

WATERSHED DESIGN STANDARDS

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

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

1. APPROVAL PROCESS

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

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

2. DENSITY and MINIMUM LOT AREA

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

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

3. PARKING and PARKING LOT STANDARDS

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

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

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

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

4. UTILITIES and SCREENING

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

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

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

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

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

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

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

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

5. SIGNAGE

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

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

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

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

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

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

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

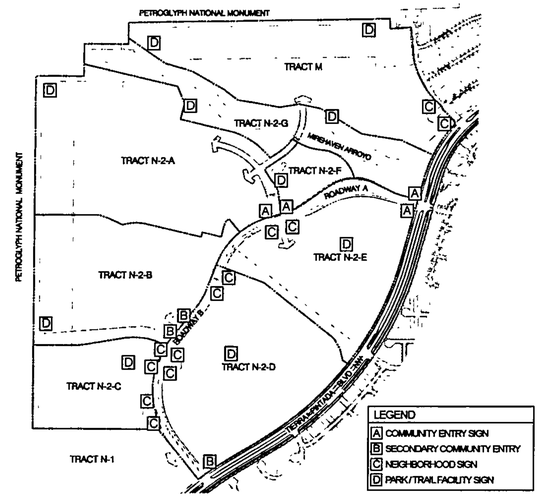
G. Landscaping and signage shall not interfere with clear sight requirements. All signs, walls, trees, and shrubs between 3 and 8 feet tall (as measured from the gutter pan) shall not be acceptable in this area.

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

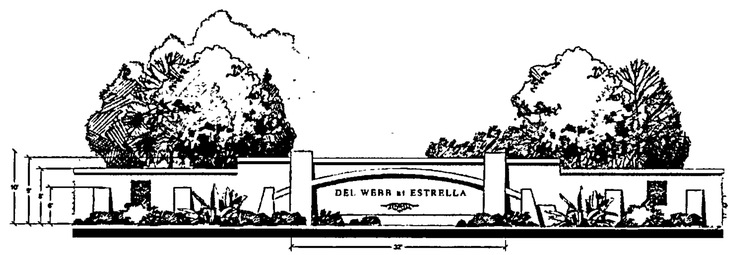
I. Building-mounted signs shall not be permitted.

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

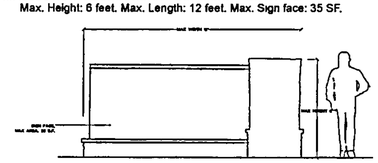
K. ILLUSTRATIVE SIGNAGE LOCATIONS. The following illustrations provide the location and size standards for the sign program at Watershed:



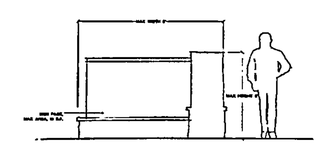
L. ILLUSTRATIVE COMMUNITY ENTRY WALL / SIGN - A



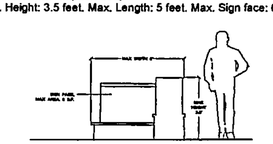
M. ILLUSTRATIVE SECONDARY COMMUNITY ENTRY - B
Max. Height: 6 feet. Max. Length: 12 feet. Max. Sign face: 35 SF.



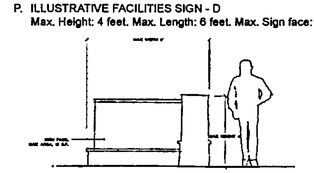
N. ILLUSTRATIVE RESIDENTIAL NEIGHBORHOOD SIGN - C
Max. Height: 5 feet. Max. Length: 8 feet. Max. Sign face: 18 SF



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



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



6. WALLS / FENCES

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

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

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

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

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

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

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

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

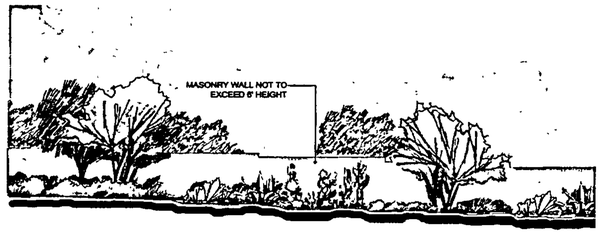
H. Pursuant to the Northwest Mesa Escarpment Plan (NWMEP), stucco wall colors within the Impact Area shall be limited to yellow ochres, browns, dull reds, and grey-greens existing on the mesa and escarpment, exclusive of the basalt. The reflectance of the approved colors ranges between 14 percent and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

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

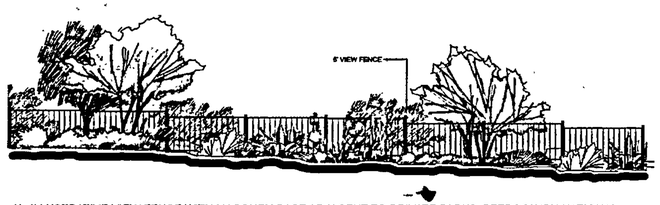
J. Development at the edge of public or private open space shall be designed to complement and enhance the open space. Where the adjacent land use requires visual privacy, non-continuous, non-perimeter walls may be constructed. Varied setbacks and landscaping are required.

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

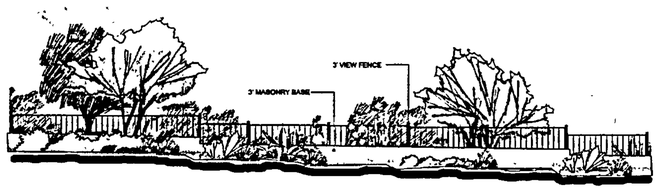
L. ILLUSTRATIVE WALL ELEVATION



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



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



WATERSHED @ ESTRELLA

SITE PLAN FOR SUBDIVISION

Prepared For:

Pulte Group

August 30, 2013

Prepared By:

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