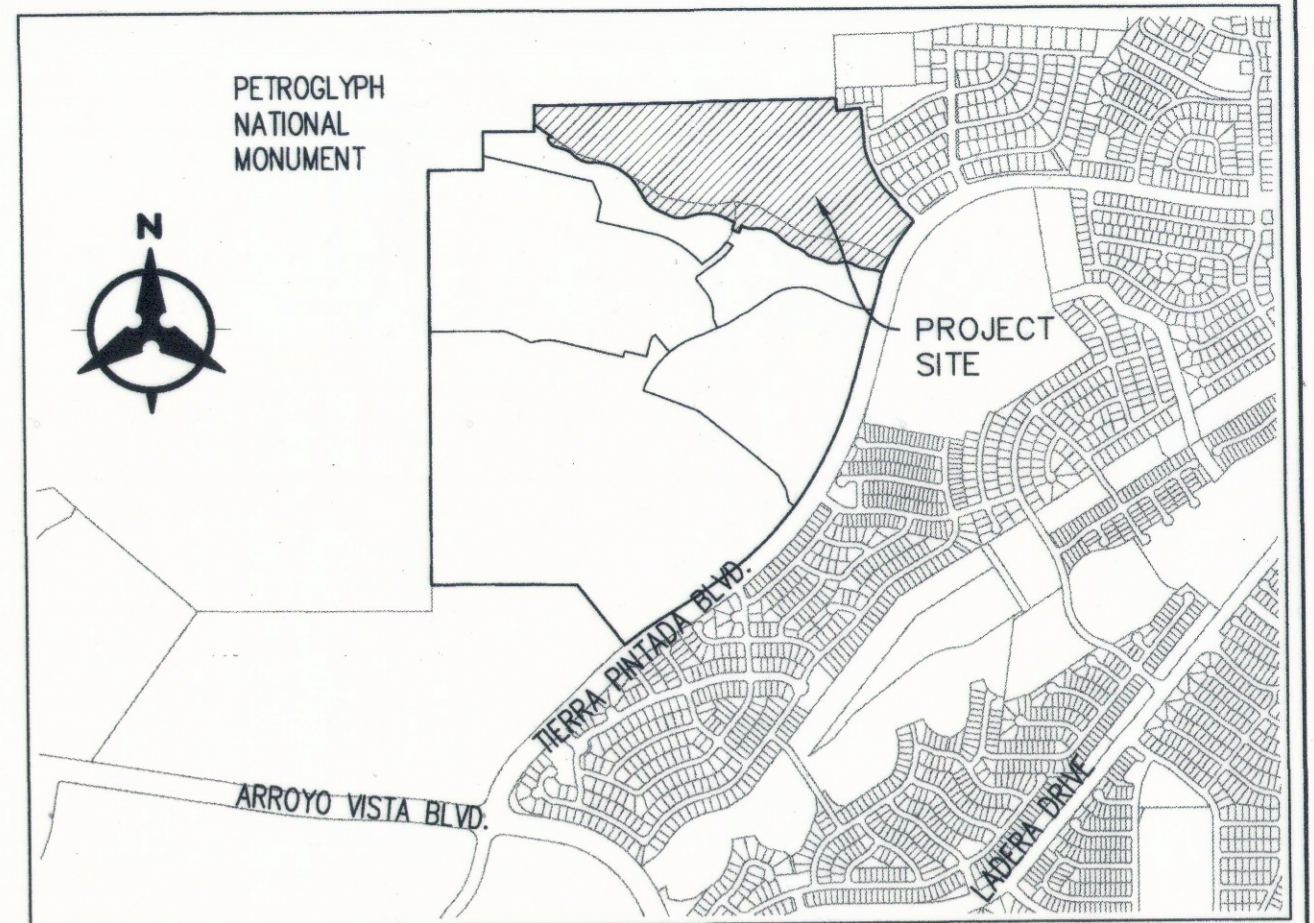


SHEET INDEX

SHEET	TITLE
1.	SITE PLAN FOR SUBDIVISION
2.	SITE PLAN FOR SUBDIVISION
3.	LANDSCAPE PLAN
4.	MONUMENT EDGE TREATMENT
5.	CONCEPTUAL GRADING AND DRAINAGE PLAN
6.	CONCEPTUAL UTILITY PLAN
7.	NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 1 of 3
8.	NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 2 of 3
9.	NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 3 of 3



LEGEND

- Property Boundary: Solid line
- Parcel Boundary: Dashed line
- Private Pocket Park (Built and maintained by HOA-See sheet 3): Star symbol
- Pedestrian/ Vehicular Access: Arrow symbol
- Private Trail & Pedestrian Access/ Proposed Public Access Pedestrian Trail: Dashed arrow symbol
- Potential APS Elementary School Access: Dashed arrow symbol
- Gated Primary Entry/ Primary Entry: Thick dashed line
- Gated Secondary Entry/ Secondary Entry: Thin dashed line
- Perimeter Fence: Dotted line
- Boundary for Site Plan: Shaded area
- Private Open Space (See Sheet 3): Dashed line

PROJECT NUMBER: 1006864
Application Number: 15EPC-40049

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated November 14, 2013 and the Findings and Conditions in the Official Notification of Decision are satisfied.

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:

<i>Roguel M. Meil</i>	1/20/14
Traffic Engineering, Transportation Division	Date
<i>Christy Cadu</i>	01/20/16
ABCWUA	Date
<i>Carol S. Dumont</i>	1-20-16
Parks and Recreation Department	Date
<i>[Signature]</i>	1-20-16
City Engineer	Date
N/A	1-20-15
* Environmental Health Department-(conditional)	Date
N/A	1-20-15
Solid Waste Management	Date
<i>[Signature]</i>	1-20-15
DRB Chairperson, Planning Department	Date

TRACT	ACREAGE	LAND USE	*ESTIMATED UNIT CAP	DENSITY	UNITS APPROVED/ PROPOSED
M/ N-2-A-1	72.9	RESIDENTIAL/ PRIVATE OPEN SPACE	195	2.5	182
N-2-A	58.9	RESIDENTIAL	220	3.6	214
N-2-B	40.7	RESIDENTIAL	150	3.7	N/A
N-2-C	21.1	RESIDENTIAL	80	3.8	N/A
N-2-D	47.1	RESIDENTIAL	185	3.9	N/A
N-2-E	37.5	RESIDENTIAL	120	3.2	101
N-2-F	6.6	PRIVATE CLUBHOUSE	N/A	N/A	N/A
TOTAL	284.8		950	3.34*	497

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

GENERAL NOTE:
1. VEHICULAR ACCESS FOR THE NATIONAL PARK SERVICE SHALL BE PROVIDED FOR MAINTENANCE AND LAW ENFORCEMENT TO THE EXISTING PETROGLYPH NATIONAL MONUMENT GATE AT THE NORTHEAST CORNER OF THE PROJECT.

PROJECT NUMBER: 1006864
Application Number: 17EPC-40004

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated May 11 2017, and the Findings and Conditions in the Official Notification of Decision are satisfied.

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 SIGNOFF APPROVAL:

<i>Roguel M. Meil</i>	6/7/17
Traffic Engineering, Transportation Division	Date
<i>Jon Entsaasard</i>	6/12/17
Utilities Development	Date
<i>Danora</i>	6/11/17
Parks and Recreation Department	Date
<i>Rene Brucetti</i>	6/7/17
City Engineer	Date
N/A	6-7-17
* Environmental Health Department (conditional)	Date
N/A	6-7-17
Solid Waste Management	Date
<i>[Signature]</i>	6-7-17
DRB Chairperson, Planning Department	Date

1. 4/28/17 Amendment is to allow for exceptions to the height regulations of the Northwest Mesa Escarpment Plan on 5 lots.

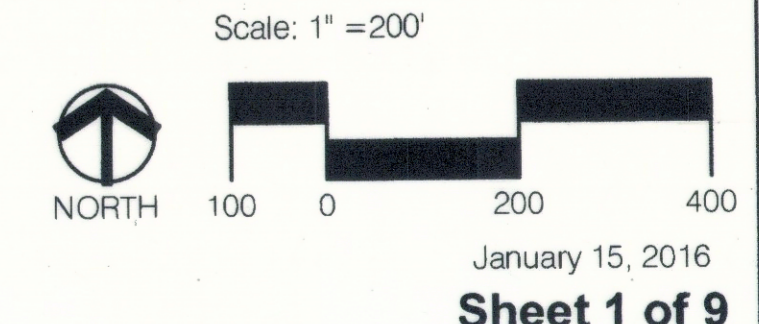
WATERSHED @ ESTRELLA

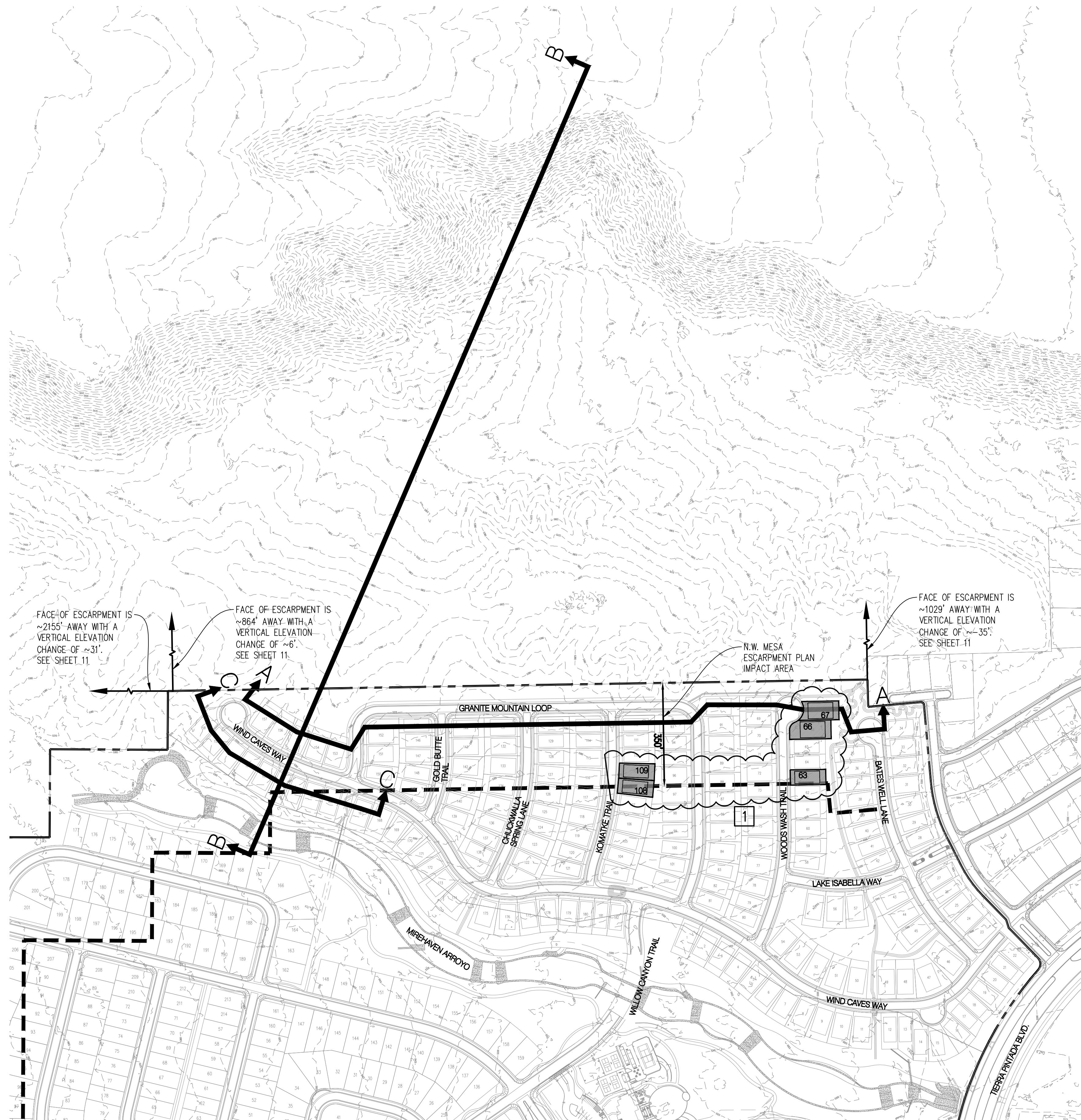
SITE PLAN FOR SUBDIVISION

Prepared For: Pulte Homes
Prepared By: Consensus Planning, Inc. Bohannon Huston, Inc.

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o annan Huston
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LOT # (#)	PAD ELEVATION (FT)	NATURAL GROUND + 19' (FT)	19' UMBRELLA - PAD ELEV (FT)	19' HOME ACCEPTABLE	EXCEPTION
35	31.98	59.84	27.86	YES	
36	29.04	56.38	27.34	YES	
37	26.64	53.53	26.89	YES	
38	24.29	50.89	26.60	YES	
63	43.39 44.20	62.00	18.61 17.80	NO, BE LIMITED TO 17.80	0.79*
64	45.71 46.50	65.39	19.68 18.89	NO, LIMITED TO 18.89	
65	48.04 48.90	68.98	20.94 20.08	YES	
66	51.48 52.30	70.49	19.01 18.19	NO, LIMITED TO 18.19	0.18*
67	54.48 55.30	70.06	15.58 14.79	NO, BE LIMITED TO 15.58	2.91*
68	55.58	84.69	29.11	YES	
69	53.28	80.79	27.51	YES	
70	50.95	75.85	24.90	YES	
71	48.09	70.46	22.37	YES	
72	45.23	65.52	20.29	YES	
88	44.97	64.81	19.84	YES	
89	47.72	69.21	21.49	YES	
90	50.47	74.16	23.69	YES	
91	52.97	80.40	27.43	YES	
92	55.28	86.39	31.11	YES	
93	54.65	85.40	30.75	YES	
94	50.68	80.03	29.35	YES	
95	48.36	74.77	26.41	YES	
96	46.03	70.62	24.59	YES	
97	43.29	67.16	23.87	YES	
108	52.34	69.31	16.97	NO, BE LIMITED TO 16.97	1.62*
109	54.81	73.15	18.34	NO, BE LIMITED TO 18.34	0.25*
110	57.29	77.36	20.07	YES	
111	59.84	81.58	21.74	YES	
112	61.99	86.35	24.36	YES	
113	51.99	86.48	34.49	YES	
114	59.85	81.98	22.13	YES	
115	57.29	77.52	20.23	YES	
116	53.79	72.30	18.51	NO, BE LIMITED TO 18.51	
127	52.12	73.64	21.52	YES	
128	53.51	77.18	23.67	YES	
129	56.26	80.48	24.22	YES	
130	56.26	84.21	27.95	YES	
131	56.16	81.34	25.18	YES	
132	54.70	78.39	23.69	YES	
133	52.84	75.19	22.35	YES	
134	50.68	71.99	21.31	YES	
141	53.41	75.32	21.91	YES	
142	55.56	78.68	23.12	YES	
143	57.79	82.71	24.92	YES	
144	59.61	85.61	26.00	YES	
145	61.13	90.63	29.50	YES	
146	58.49	87.02	28.53	YES	
147	56.61	84.09	27.48	YES	
148	54.32	81.33	27.01	YES	
149	51.79	78.97	27.18	YES	
150	56.81	85.33	28.52	YES	
151	59.18	88.11	28.93	YES	
152	61.95	90.79	28.84	YES	
153	55.79	94.00	38.21	YES	
154	56.08	93.03	36.95	YES	
155	57.55	87.88	30.33	YES	
156	61.19	84.13	22.94	YES	
157	64.83	89.81	24.98	YES	
158	70.29	91.61	21.32	YES	
159	66.78	86.57	19.79	YES	
160	64.35	83.55	19.20	YES	
161	61.42	81.24	19.82	YES	
162	58.50	78.58	20.08	YES	
163	55.96	74.97	19.01	YES	
164	55.28	79.32	24.04	YES	
165	54.94	82.02	27.08	YES	
166	54.49	82.91	28.42	YES	

THIS REQUEST SEEKS AN EXCEPTION TO THE NORTHWEST MESA ESCARPMENT PLAN'S IMPACT AREA HEIGHT RESTRICTION. THE NORTHWEST MESA ESCARPMENT PLAN (NMEP) POLICY #12, STATES THAT APPLICATIONS TO ALLOW EXCEPTIONS TO THE 15 FOOT HEIGHT LIMIT WILL BE REVIEWED AS SITE PLAN SUBMITTALS ON A CASE-BY-CASE BASIS BY THE EPC. THE FOLLOWING DEMONSTRATES THAT THE IMPACT ON THE PROPOSED DEVELOPMENT ON VIEWS TO AND FROM THE ESCARPMENT WILL BE AS, OR LESS THAN, THE IMPACT IF THE 15 FOOT HEIGHT LIMIT (FROM EXISTING OR NATURAL GRADE) WERE MET. THE PLAN REFERENCES APPENDIX C AND N FOR GUIDANCE REGARDING THE IMPACT TO VIEWS. BOTH OF THESE REFERENCES FOCUS EXTENSIVELY ON THE VIEW TO THE ESCARPMENT FACE. IN THIS LOCATION, THE ESCARPMENT FACE IS OVER 2,100 FEET TO THE WEST AND 800'-1000' TO THE NORTH WITH THE BASE OF THE ESCARPMENT BEING 30 FEET ABOVE TO THE WEST AND 10 FEET ABOVE TO 40 FEET BELOW (WITH MORE THAN HALF OF IT BEING 25 TO 40 FEET BELOW) THE MONUMENT PROPERTY LINE.

IN ORDER TO DEMONSTRATE THAT THE EXCEPTION FOR THE REQUESTED LOTS WILL BE "AS, OR LESS THAN, THE IMPACT OF A 15 FOOT HOUSE, WE HAVE PROVIDED A TABLE SHOWING THE EXISTING AND PROPOSED GRADES FOR ALL 66 LOTS WITHIN THE IMPACT AREA. WE ARE REQUESTING AN EXCEPTION TO ALLOW UP TO 19 FEET IN HEIGHT FOR 60 OF THE 66 LOTS. WE ARE REQUESTING SITE SPECIFIC EXCEPTIONS FOR 5 OF THE LOTS, AND NO EXCEPTION FOR THE REMAINING 1 LOT. THE FOLLOWING FACTORS ADD TO OUR JUSTIFICATION:

1. THE ESCARPMENT FACE IS SIGNIFICANT DISTANCE FROM THE PROPERTY LINE AND IS APPROXIMATELY 30 FEET IN ELEVATION HIGHER TO THE WEST THAN THE PROPERTY. TO THE NORTH THERE IS AN EXISTING RIDGE WITHIN THE NATIONAL MONUMENT SITE, BETWEEN THE ESCARPMENT FACE AND THE PROPERTY LINE, WHICH IS IN MOST CASES 10 TO 20 FEET HIGHER THAN THE PROPERTY BOUNDARY AND IMPEDES THE VIEW OF THE ESCARPMENT FACE ON ITS OWN. THE RIDGE IS 40 TO 70 FEET HIGHER THAN THE BOTTOM OF THE ESCARPMENT FACE. THUS THE RIDGE WITHIN THE MONUMENT IMPEDES A SIGNIFICANT PORTION OF THE NORTH ESCARPMENT FACE.
2. THE PROPERTY SLOPES DOWN FROM NORTH TO SOUTH AT AN APPROXIMATE 6 TO 7 PERCENT SLOPE.
3. THE MAJORITY OF THE DEVELOPMENT ADJACENT TO THE MONUMENT BOUNDARY IS A ROADWAY WITH NO LOTS FRONTING IT WHICH PROVIDES A GREATER BUFFER FROM THE MONUMENT PROPERTY LINE TO THE CLOSEST HOMES WITHIN THE SUBDIVISION.
4. A MAJORITY OF THE LOTS ARE BEHIND THE FIRST ROW OF LOTS NEAREST TO THE MONUMENT BOUNDARY AND LOWER THAN THE FIRST ROW OF LOTS WHICH MEET THE HEIGHT RESTRICTIONS AT 19'.

CROSS-SECTION A-A, ALL BUT ONE OF THE LOTS (72) ARE BELOW THE 15' UMBRELLA (15' ABOVE NATURAL GRADE) WITH A 19' HEIGHT. LOT 72, WILL BE LIMITED TO A HEIGHT OF 15'.

CROSS-SECTION B-B DEMONSTRATES THAT EVENTHOUGH LOT 145 (WHICH IS LOCATED IN A EXISTING DEEP SWALE) IS ABOVE 15' UMBRELLA, A 26' HOME BUILT OUTSIDE THE 350' IMPACT ZONE WOULD BE HIGHER IN ELEVATION THAN A 19' HOME AT THE CURRENT PAD ELEVATION, FURTHERMORE IT SHOWS THAT THE EXISTING RIDGE WITHIN THE NATIONAL MONUMENT IS FAR GREATER IN HEIGHT AND BLOCKS THE VIEW OF THE NORTH ESCARPMENT FACE.

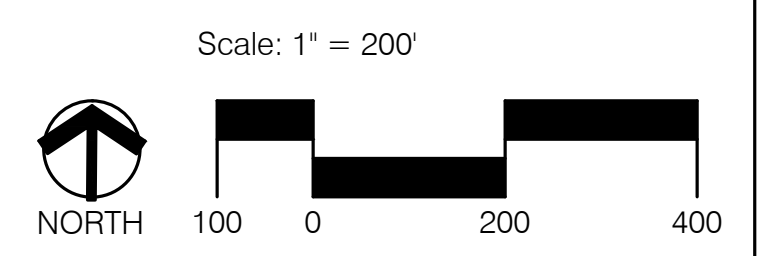
CROSS-SECTION C-C ARE BELOW THE 19' UMBRELLA (19' ABOVE NATURAL GRADE) WITH THREE LOTS (142, 143 AND 144) BELOW THE 15' UMBRELLA (15' ABOVE NATURAL GRADE) WITH A 19' HOME.

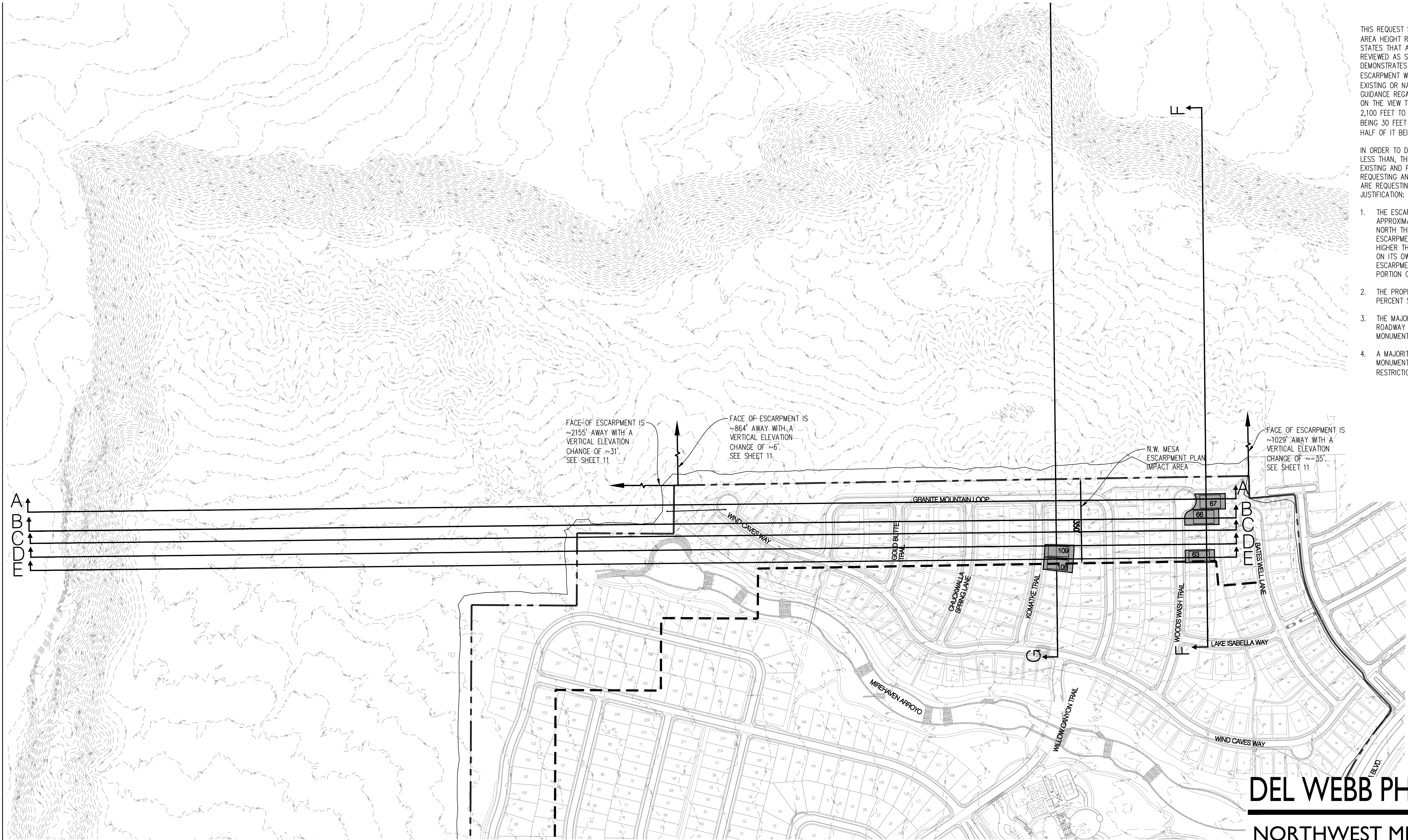
1 4/28/17 Amendment is to allow for exceptions to the height regulations of the Northwest Mesa Escarpment Plan on 5 lots.

DEL WEBB PHASE 2 @ MIREHAVEN

NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 1 of 3

Prepared For: Pulte Group
 Prepared By: Consensus Planning, Inc. Bohannon Huston, Inc.





THIS REQUEST SEEKS AN EXCEPTION TO THE NORTHWEST MESA ESCARPMENT PLAN'S IMPACT AREA HEIGHT RESTRICTION. THE NORTHWEST MESA ESCARPMENT PLAN (NMEP) POLICY #12, STATES THAT APPLICATIONS TO ALLOW EXCEPTIONS TO THE 15 FOOT HEIGHT LIMIT WILL BE REVIEWED AS SITE PLAN SUBMITTALS ON A CASE-BY-CASE BASIS BY THE EPC. THE FOLLOWING DEMONSTRATES THAT THE IMPACT ON THE PROPOSED DEVELOPMENT ON VIEWS TO AND FROM THE ESCARPMENT WILL BE AS, OR LESS THAN, THE IMPACT IF THE 15 FOOT HEIGHT LIMIT (FROM EXISTING OR NATURAL GRADE) WERE MET. THE PLAN REFERENCES APPENDIX C AND N FOR GUIDANCE REGARDING THE IMPACT TO VIEWS. BOTH OF THESE APPENDICES FOCUS EXTENSIVELY ON THE VIEW TO THE ESCARPMENT FACE. IN THIS LOCATION, THE ESCARPMENT FACE IS OVER 2,100 FEET TO THE WEST AND 800'-1000' TO THE NORTH WITH THE BASE OF THE ESCARPMENT BEING 30 FEET ABOVE TO THE WEST AND 10 FEET ABOVE TO 40 FEET BELOW (WITH MORE THAN HALF OF IT BEING 25 TO 40 FEET BELOW) THE MONUMENT PROPERTY LINE.

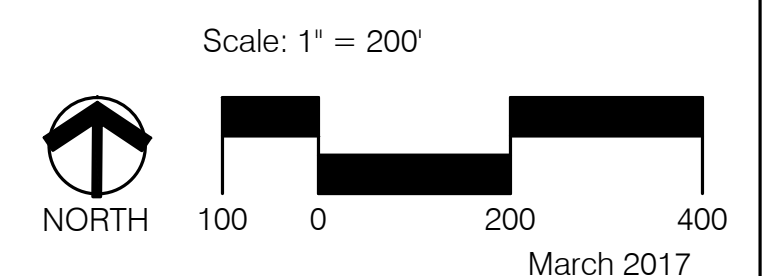
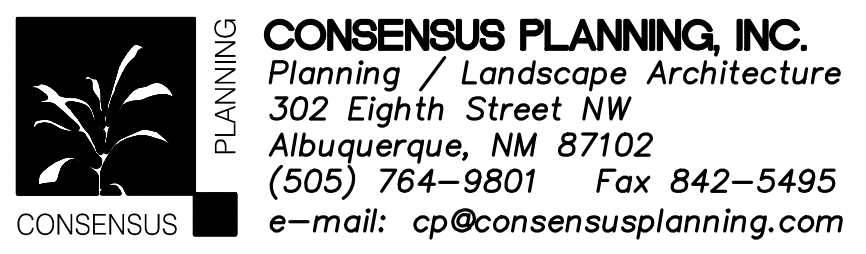
IN ORDER TO DEMONSTRATE THAT THE EXCEPTION FOR THE REQUESTED LOTS WILL BE "AS, OR LESS THAN, THE IMPACT OF A 15 FOOT HOUSE, WE HAVE PROVIDED A TABLE SHOWING THE EXISTING AND PROPOSED GRADES FOR ALL 68 LOTS WITHIN THE IMPACT AREA. WE ARE REQUESTING AN EXCEPTION TO ALLOW UP TO 19 FEET IN HEIGHT FOR 63 OF THE 68 LOTS. WE ARE REQUESTING SITE SPECIFIC EXCEPTIONS FOR 5 LOTS. THE FOLLOWING FACTORS ADD TO OUR JUSTIFICATION:

1. THE ESCARPMENT FACE IS SIGNIFICANT DISTANCE FROM THE PROPERTY LINE AND IS APPROXIMATELY 30 FEET IN ELEVATION HIGHER TO THE WEST THAN THE PROPERTY. TO THE NORTH THERE IS AN EXISTING RIDGE WITHIN THE NATIONAL MONUMENT SITE, BETWEEN THE ESCARPMENT FACE AND THE PROPERTY LINE, WHICH IS IN MOST CASES 10 TO 20 FEET HIGHER THAN THE PROPERTY BOUNDARY AND IMPEDES THE VIEW OF THE ESCARPMENT FACE ON ITS OWN. THE RIDGE IS 40 TO 70 FEET HIGHER THAN THE BOTTOM OF THE ESCARPMENT FACE. THUS THE RIDGE WITHIN THE MONUMENT IMPEDES A SIGNIFICANT PORTION OF THE NORTH ESCARPMENT FACE.
2. THE PROPERTY SLOPES DOWN FROM NORTH TO SOUTH AT AN APPROXIMATE 6 TO 7 PERCENT SLOPE.
3. THE MAJORITY OF THE DEVELOPMENT ADJACENT TO THE MONUMENT BOUNDARY IS A ROADWAY WITH NO LOTS FRONTING IT WHICH PROVIDES A GREATER BUFFER FROM THE MONUMENT PROPERTY LINE TO THE CLOSEST HOMES WITHIN THE SUBDIVISION.
4. A MAJORITY OF THE LOTS ARE BEHIND THE FIRST ROW OF LOTS NEAREST TO THE MONUMENT BOUNDARY AND LOWER THAN THE FIRST ROW OF LOTS WHICH MEET THE HEIGHT RESTRICTIONS AT 19'.

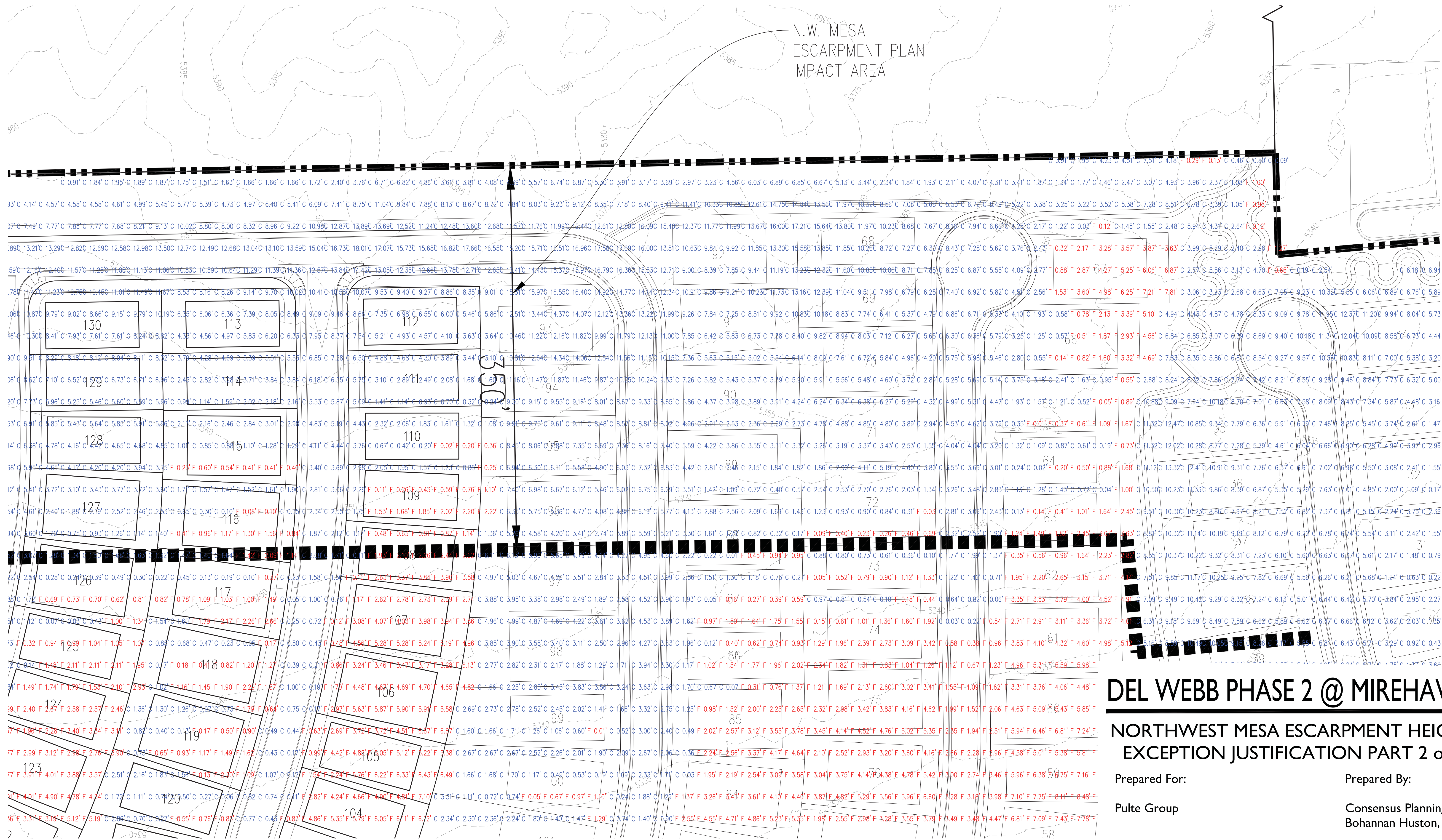
DEL WEBB PHASE 2 @ MIREHAVEN

NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART I of 5

Prepared For: Pulte Group
 Prepared By: Consensus Planning, Inc. Bohannon Huston, Inc.



N.W. MESA
 ESCARPMENT PLAN
 IMPACT AREA



DEL WEBB PHASE 2 @ MIREHAVEN

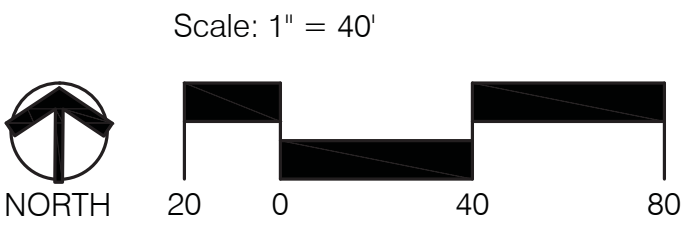
NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 2 of 5

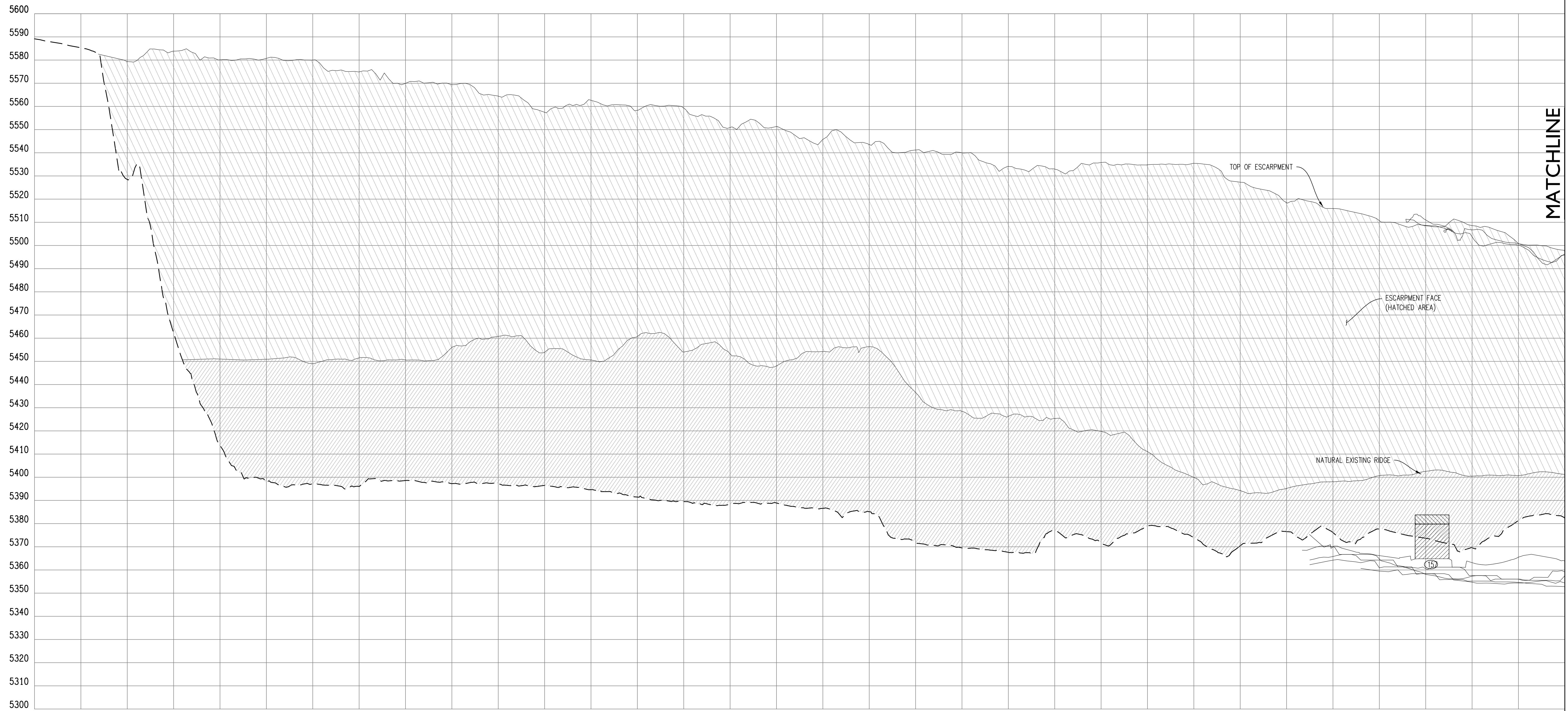
Prepared For:

Pulte Group

Prepared By:

Consensus Planning, Inc.
 Bohannon Huston, Inc.





MATCHLINE
SEE SHEET 4 OF 5

SECTION A-A
SECTION B-B
SECTION C-C
SECTION D-D
SECTION E-E
SCALE: 1"=100'

DEL WEBB PHASE 2 @ MIREHAVEN

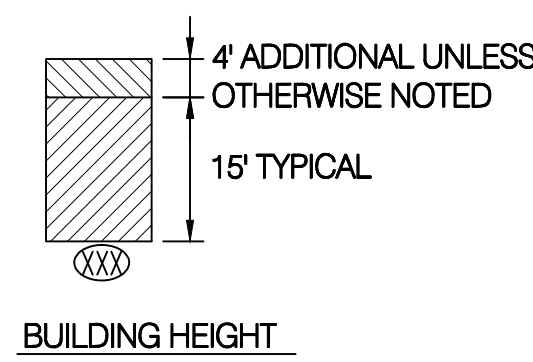
NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 3 of 5

Prepared For:

Prepared By:

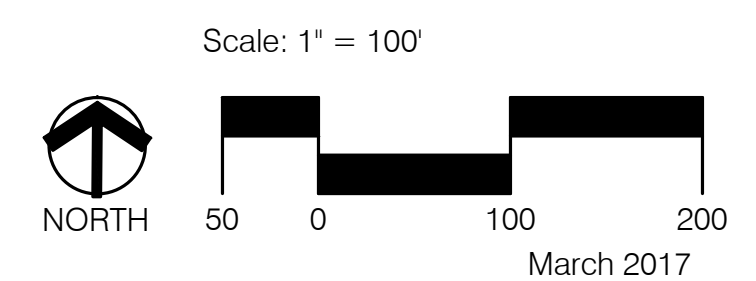
Pulte Group

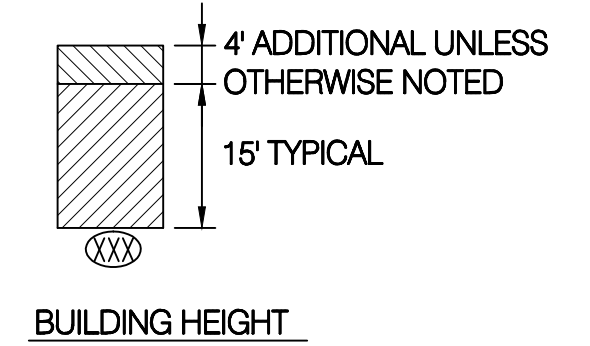
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e-mail: cp@consensusplanning.com





MATCHLINE
SEE SHEET 3 OF 5



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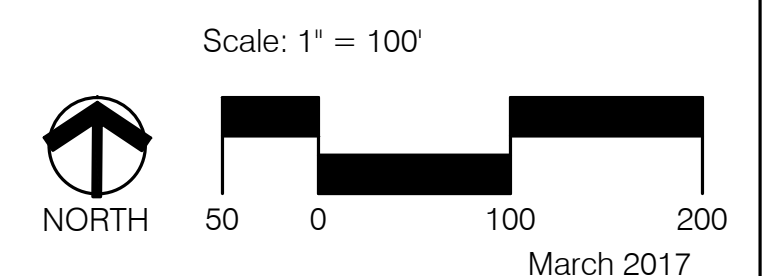
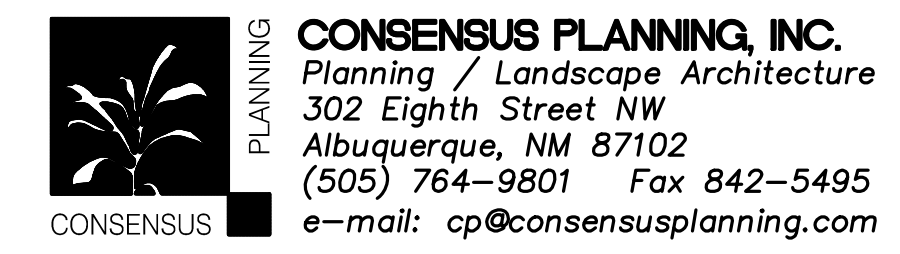
SECTION A-A
SECTION B-B
SECTION C-C
SECTION D-D
SECTION E-E
SCALE: 1"=100'

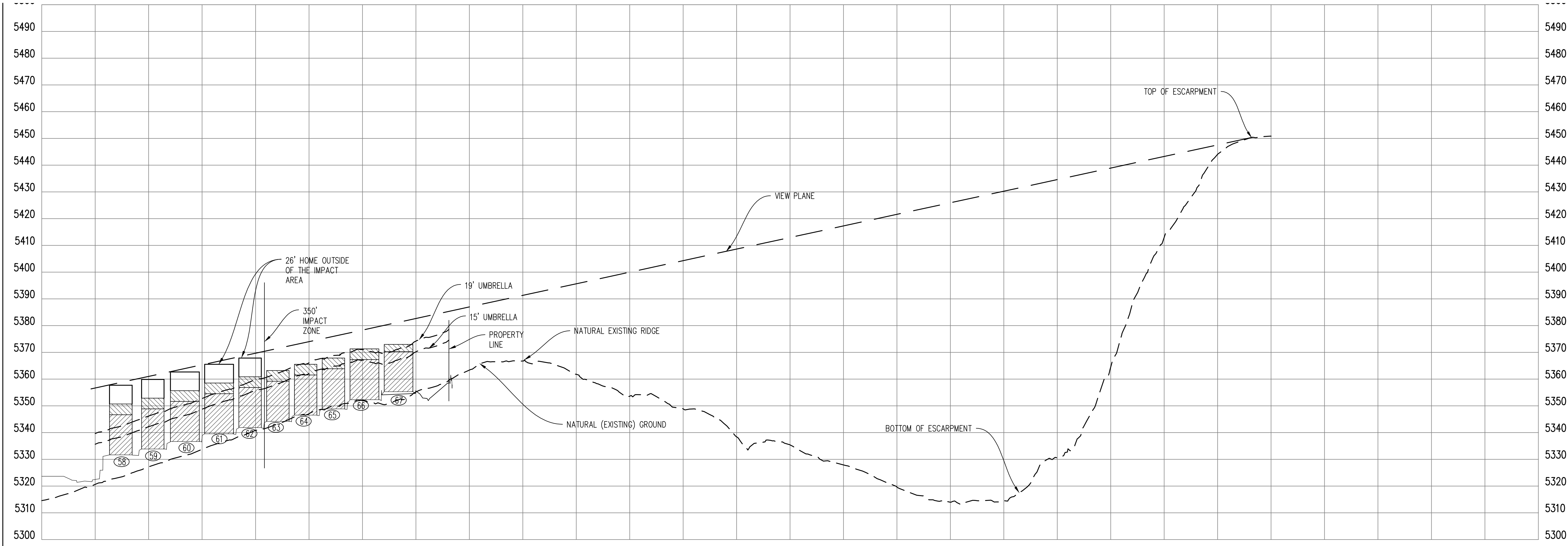
DEL WEBB PHASE 2 @ MIREHAVEN

NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 4 of 5

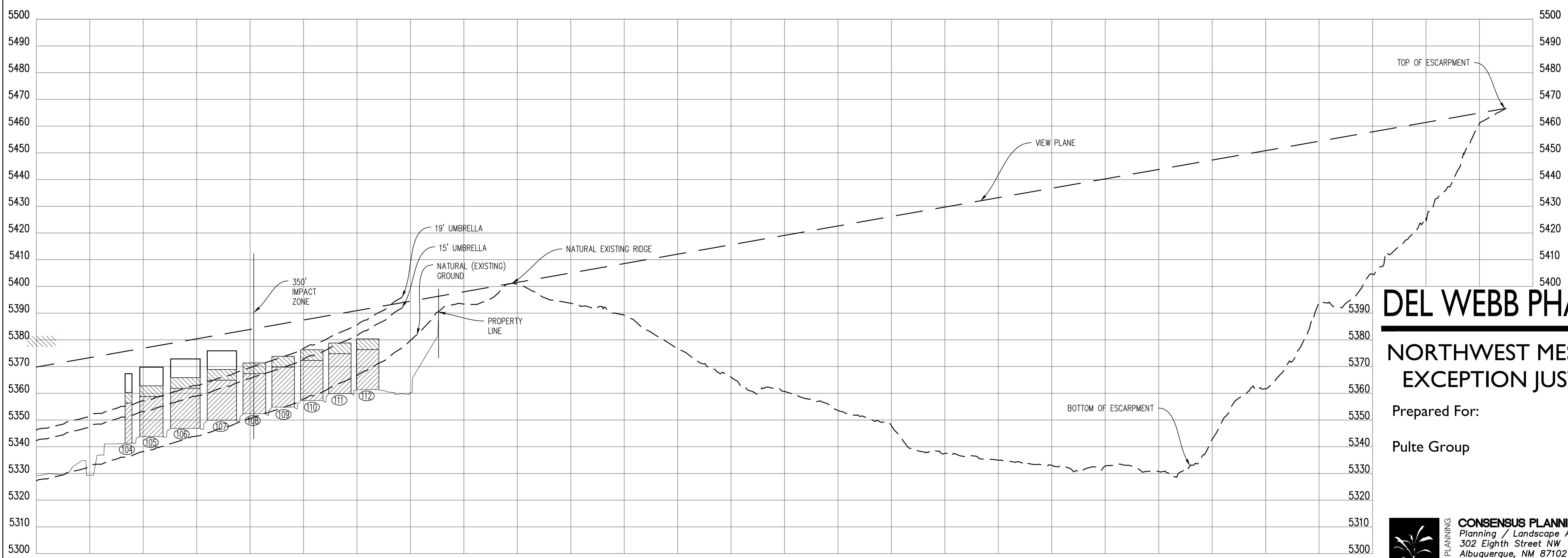
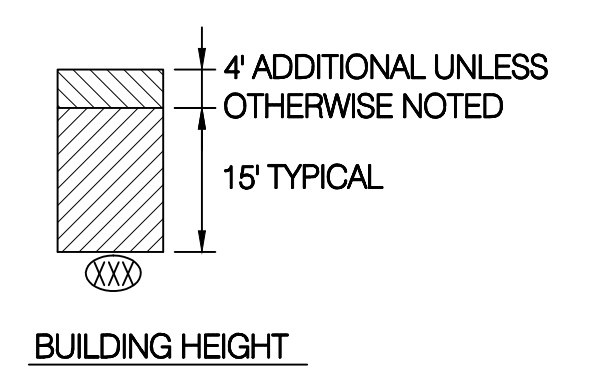
Prepared For:
Pulte Group

Prepared By:
Consensus Planning, Inc.
Bohannon Huston, Inc.





SECTION F-F
SCALE: 1"=100'



SECTION G-G
SCALE: 1"=100'

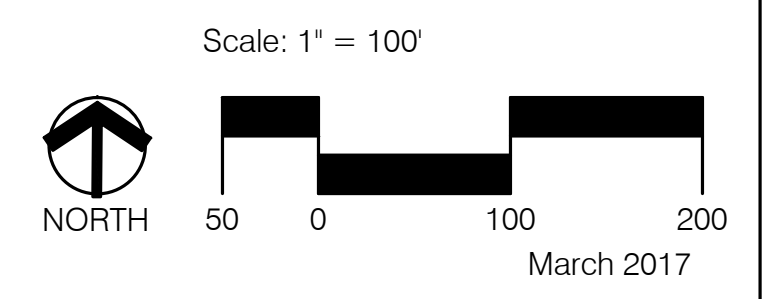
DEL WEBB PHASE 2 @ MIREHAVEN

NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 5 of 5

Prepared For:
Pulte Group

Prepared By:
**Consensus Planning, Inc.
Bohannon Huston, Inc.**

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