

December 28, 2018

Ms. Kym Dicome, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Inspiration Subdivision (Replat of Tract P Watershed Subdivision) – Preliminary Plat, Design Variance

Dear Ms. Dicome:

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

- Application for Development Review
- Proof of Neighborhood meeting
- Ten (10) copies of each of the Preliminary Plat and Grading Plan
- Infrastructure List
- Three (3) copies of proposed street cross sections
- Seven (7) copies of Site Sketch
- Six (6) copies of Sidewalk Deferral and Waiver
- Letter for variance request
- Seven (7) copies of Subdivision Design Variance
- Letter from the Office of Neighborhood Coordination and Neighborhood Coordinate
- DR/WS and TIS forms
- Traffic Distribution Layout
- Submittal Fees

This preliminary plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. It represents the private, gated residential development. Inspiration encompasses 88.68 acres subdivided into 327 lots of varying sizes and 46 Private Open Space Parcels. Roadway right-of-way and pavement widths are indicated on the preliminary plat and cross section exhibit.

We are requesting to phase this subdivision in six phases. Phase 1A encompasses 73 lots, Phase 1B encompasses 67 lots, Phase 1C will encompass 29 lots, Phase 2A encompasses 35 lots, Phase 2B encompasses 45 lots, and Phase 2c encompasses 78 lots.

Ms. Kym Dicome, DRB Chair
City of Albuquerque
May 10, 2018
Page 2

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,

A handwritten signature in black ink that reads "Yolanda Padilla Moyer". The signature is written in a cursive style with a large initial "Y".

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

YPM/cc
Enclosures

cc: Kevin Patton, Pulte Group w/enclosures

WESTERN ALBUQUERQUE LAND HOLDINGS, LLC

c/o Garrett Development Company

6900 E. Camelback Road, Suite 607

Scottsdale, Arizona 85251

December 21, 2018

Bernalillo County

1 Civic Plaza NW #1011

Albuquerque, NM 87102

City of Albuquerque

P.O. Box 1293

Albuquerque, NM 87103

Re: Letter of Authorization to Execute and File Inspiration Preliminary Plat

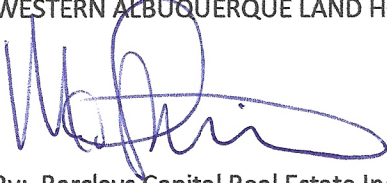
To Whom It May Concern:

Western Albuquerque Land Holdings LLC, a Delaware limited liability company ("**WALH**"), hereby authorizes Garrett Development Corporation, an Arizona corporation ("**GDC**"), as WALH's agent for all purposes described in this letter. In particular, GDC and its officers, members and designates, are authorized by WALH to take all actions relating to the preparation, execution, submission, and processing of that certain preliminary plat for the Inspiration (replat of Tract P) property in Albuquerque, New Mexico, dated as of December 2019, attached hereto for reference.

Any other acts with respect to property owned by WALH shall require a separate authorization letter.

Sincerely,

WESTERN ALBUQUERQUE LAND HOLDINGS LLC

A handwritten signature in blue ink, appearing to read 'Mark West', written over a horizontal line.

By: Barclays Capital Real Estate Inc., as Servicing Member

Printed Name: MARK WEST

Title: VICE PRESIDENT

Notice address regarding WALH's Property:

Western Albuquerque Land Holdings LLC

c/o Garrett Development Corporation

6900 E. Camelback Road, Suite 607

Scottsdale, Arizona 85251

Phone: 480-970-4002

Email: jeff@gdc-az.com



September 20, 2018

Bernalillo County
Planning and 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 87102

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

Re: Letter of Authorization for Entitlement and Permit Applications – Tract P, Plat of the Watershed
Subdivision

To Whom It May Concern:

Garrett Development Corporation ("GDC"), hereby authorizes Bohannon Huston, Inc. ("BHI"), Consensus Planning ("CP"), Pulte Homes ("Pulte") and Price Land & Development Group ("PLDG") to obtain information, submit and process entitlements, permits and all related applications, and act as an agent for GDC for the purpose of entitling, zoning, permitting, platting and subdividing the property known as Inspiration located within the City of Albuquerque (the "Property"). Any other acts with respect to the Property shall require a separate authorization letter.

Sincerely,

GARRETT DEVELOPMENT CORPORATION
Agent, Western Albuquerque Land Holdings LLC

By:

A handwritten signature in black ink, appearing to read "Matthew Cook", with a long horizontal flourish extending to the right.

Printed Name:

MATTHEW COOK

Title:

VICE PRESIDENT



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input checked="" type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input checked="" type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Western Albuquerque Land Holdings c/o Garrett Real Estate Dev. (Jeff Garret)		Phone: 602-427-4064
Address: 6991 East Camelback Rd, Suite D-212		Email: jeff@gdc-az.com
City: Phoenix	State: AZ	Zip: 85016
Professional/Agent (if any): Bohannon Huston INC.		Phone: (505) 823-1000
Address: 7500 Jefferson St. NE		Email: ypadilla@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

Preliminary Plat Approval

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tract P of the Watershed Subdivision	Block:	Unit:
Subdivision/Addition: Watershed Subdivision	MRGCD Map No.:	UPC Code: 100705841947510201
Zone Atlas Page(s): H-07, J-08, & J-07	Existing Zoning: PC	Proposed Zoning: No Change
# of Existing Lots: 1	# of Proposed Lots: 327	Total Area of Site (acres): 88.68

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Arroyo Vista	Between:	and: 118th/High Mesa
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: <i>Yolanda Padilla Moyer</i>	Date: 12-28-2018
Printed Name: Yolanda Padilla Moyer, P.E.	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project #

FORM S1: SUBDIVISION OF LAND – MAJOR

Please refer to the DRB public hearing schedule for hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL MAJOR SUBDIVISION REQUESTS

- Interpreter Needed for Hearing? if yes, indicate language: _____
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled
- Sign Posting Agreement

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

MAJOR AMENDMENT TO PRELIMINARY PLAT

- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (10 copies, 24" x 36" folded)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Proposed Infrastructure List
- Cross sections of proposed streets (3 copies, 11" x 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(J)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to applicable Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Signed** Pre-Annexation Agreement if Annexation required
- Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- TIS Traffic Impact Study Form


EXTENSION OF PRELIMINARY PLAT

MAJOR INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

For temporary sidewalk deferral extension, use Form V.

- Proof of Pre-Application Meeting with City staff (not required for extension of an IIA)
- Preliminary Plat or site plan reduced to 8.5" x 11"
- Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(W) and 14-16-6-6(J)
- Copy of DRB approved infrastructure list
- Copy of the Official DRB Notice of Decision for the original approval
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to applicable Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

Note: Only one extension for a time not to exceed the original period of validity is allowed before re-application for a new preliminary plat.

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

FORM V: Vacations of Easements or Right-of-way and Variances – DRB

Please refer to the DRB case schedules for meeting / hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

VARIANCE – DRB Requires Public Hearing

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(B)
- Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3), compliance with the DPM, and all improvements to be waived, as applicable
- If the request is based on a bulk land transfer, an application for Subdivision of Land – Minor shall be filed concurrently with the variance request and notice shall be provided on that plat regarding the applicant's agreement that building permits shall not be issued before further action by the DRB.
- Zone Atlas map with the entire site clearly outlined and labeled
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives

VACATION OF PRIVATE EASEMENT Requires Public Hearing

VACATION OF PUBLIC EASEMENT OR RIGHT-OF-WAY – DRB Requires Public Hearing

VACATION OF PUBLIC EASEMENT OR RIGHT-OF-WAY – COUNCIL Requires Public Hearing

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Copy of the complete document which created the easement(s) (7 copies, folded)
Not required for City owned public right-of-way.
- Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- If easements, list number to be vacated _____
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)(3)
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement (not required for easements if IDO Section 14-16-6-6(K)(2)(a) is satisfied)


The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the deferral or extension

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature:	Date:	
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY		
Project Number:	Case Numbers	
	-	
	-	
	-	
Staff Signature:		
Date:		

PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. ***PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.*** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

<i>Official Use only</i>		
PA#: _____	Received By: _____	Date: _____
APPOINTMENT DATE & TIME: _____		

Applicant Name: Yolanda Moyer Phone#: 505-798-7945 Email: ypadilla@bhinc.com

PROJECT INFORMATION:

For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.

Size of Site: 88.71 Ac Existing Zoning: PC Proposed Zoning: no change

Previous case number(s) for this site: _____

Applicable Overlays or Mapped Areas: Westland Master Plan

Residential – Type and No. of Units: Single family Detached, approx 327 units

Non-residential – Estimated building square footage: n/a No. of Employees: n/a

Mixed-use – Project specifics: n/a

LOCATION OF REQUEST:

Physical Address: not assigned Zone Atlas Page (Please identify subject site on the map and attach) J-7, J-8

H-7

BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

single family detached residential development consisting of approx. 327 lots with private common areas which include private open space and a private park. The community will be gated.

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

We asked the questions below for the EPC PRT. We believe they were answered during the EPC process but wanted to make sure City Staff doesn't have any additional concerns.

1. Confirm that the PC zoning requirements refer to the Westland Master Plan for home design requirements. 2. Are there additional restrictions to design requirements for lots and improvements near or abutting the Petroglyph Monument and/or City Open Space? 3. The proposed development plan shows a roadway and open space adjacent to a significant portion of the open space. This occurs where offsite drainage can be collected and controlled as it impacts the development. Homes backing the open space are not subject to offsite storm water flows. 4. Please provide comment on issues associated with the development plan relative to the abutting open space areas.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-360 Date: 12/17/18 Time: 2:30 PM

Address: Arroyo Vista + 118th St. NW

AGENCY REPRESENTATIVES AT MEETING:

Planning: Michael Vos

Code Enforcement: Jacobo Martinez

Fire Marshall: _____

Transportation: _____

Other: _____

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..

Additional research may be necessary to determine the exact type of application and/or process needed.

Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: 327 lot subdivision

SITE INFORMATION:

Zone: PC Size: 88.71 acres

Use: single-family residential Overlay Zone: NW Mesa VPO-2

Comp Plan Area Of: Consistency Comp Plan Corridor: N/A

Comp Plan Center: N/A MPOS or Sensitive Lands: Yes

Parking: 5-5, Table 5-5-1 MR Area: N/A

Landscaping: 5-6 Street Trees: _____

Use Specific Standards: 4-3(B)(i) + Westland Plan

Dimensional Standards: Westland Plan + Site Plan-EPC

*Neighborhood Organization/s: Westside Coalition

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.*

PROCESS:

Type of Action: Subdivision of Land - Major

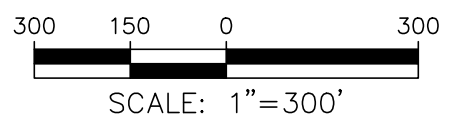
Review and Approval Body: DRB Is this PRT a requirement? Sketch Plan

PARCEL B
WESTLAND NORTH
FILED: DEC. 27, 2000
(2000C-316)

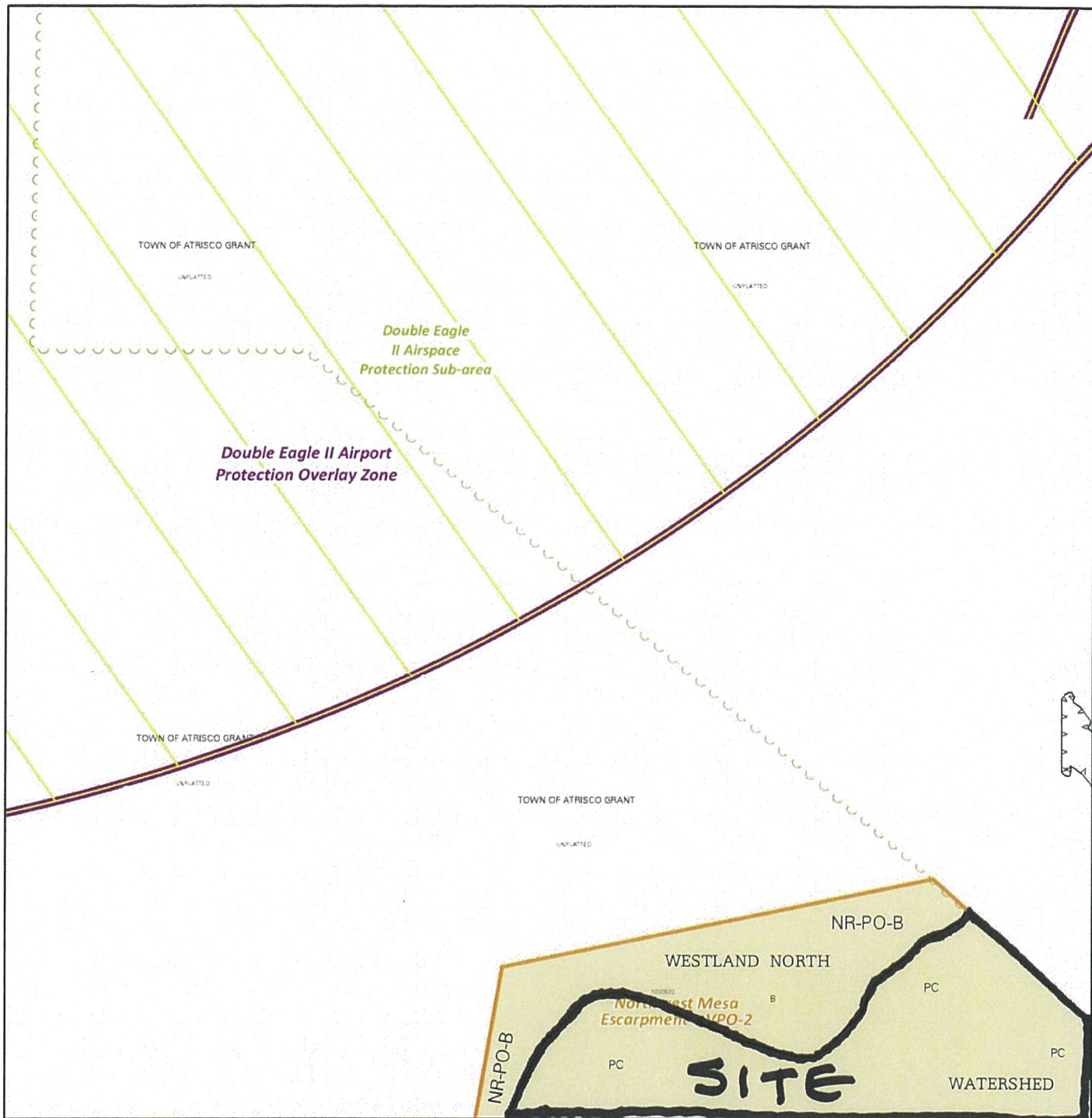
PETROGLYPH NATIONAL MONUMENT



TOWN OF ATRISCO GRANT
UNPLATTED LANDS OF WESTLAND DEVELOPMENT CO., INC.

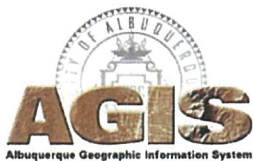


SCALE: 1"=300'

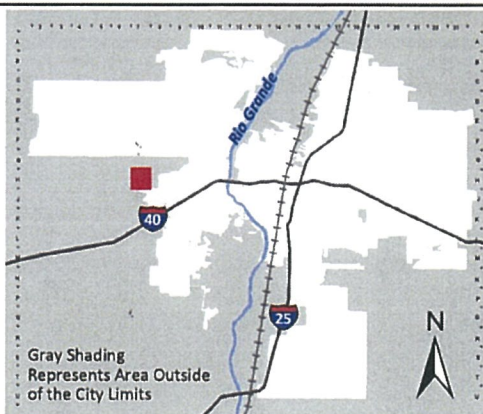


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

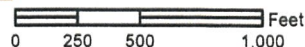


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-07-Z


- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



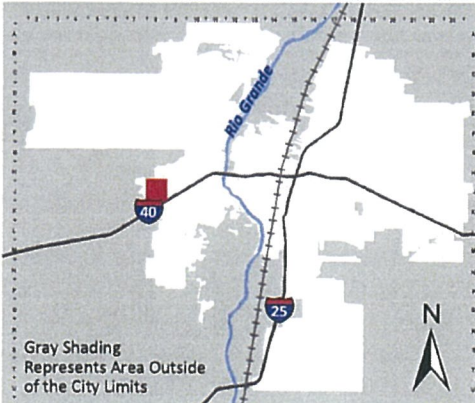


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

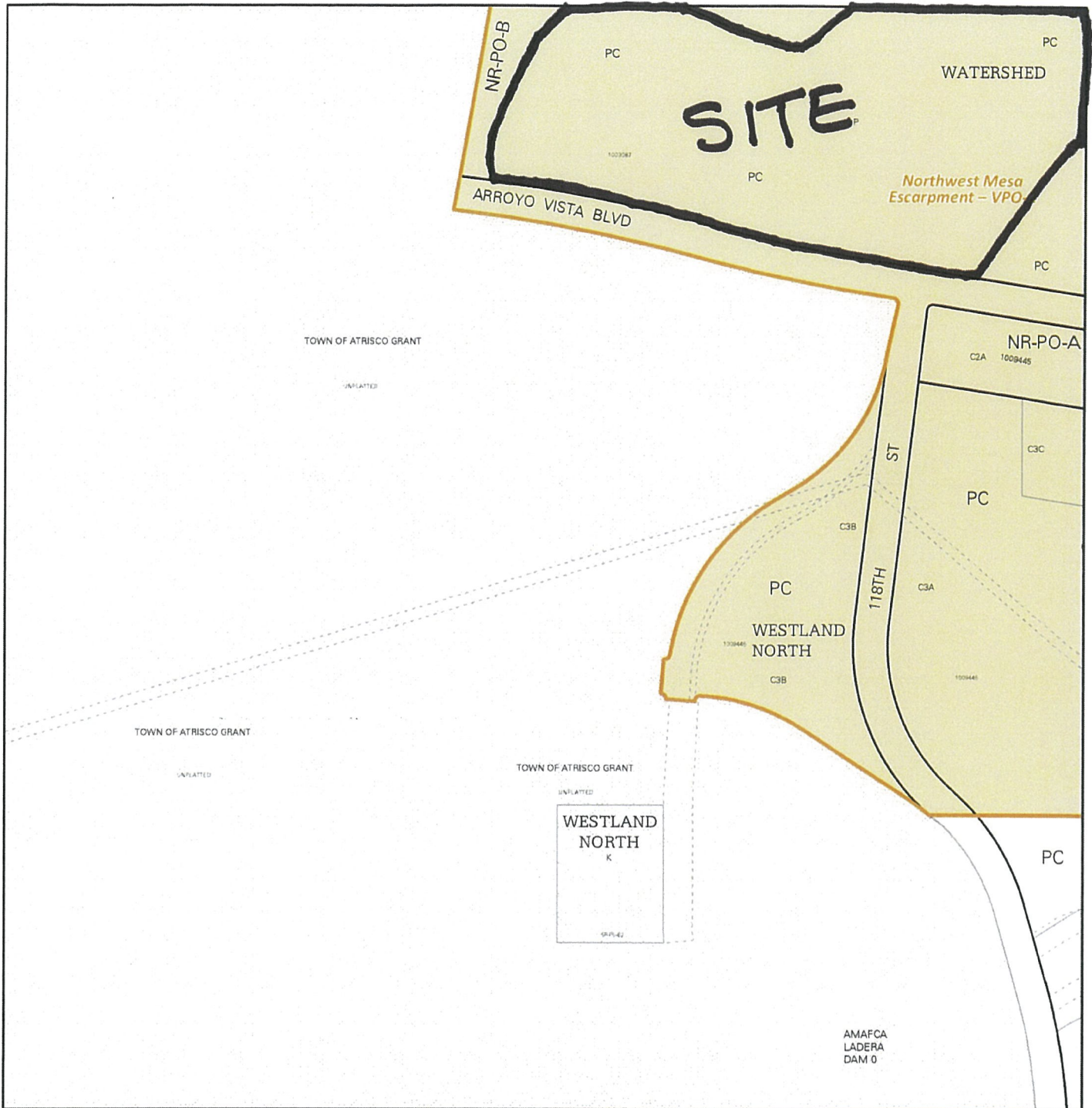


Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
J-08-Z

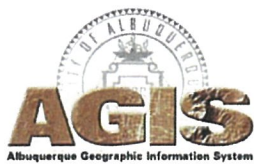
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

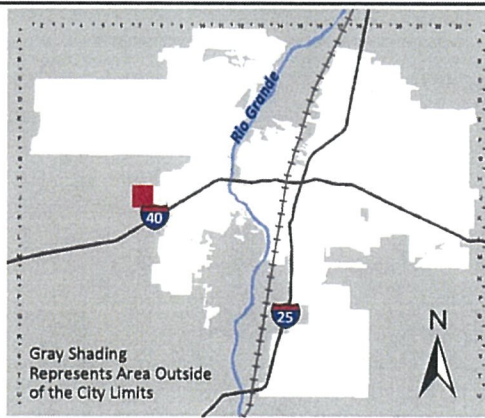


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

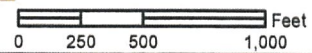


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
J-07-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone





City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
David S. Campbell, Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: November 2, 2018

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s):

Agent: R.P. Bohannon
Applicant: Western Albuquerque Land Holdings
Legal Description: Tract P, Watershed Subdivision
Zoning: R-1
Acreage: 86.41 acres
Zone Atlas Page(s): H-9

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Railey, Jim A. (2018). Archaeological Testing and Data Recovery at Six Sites (LA 124602, LA 179413, LA 175021, LA 175022, LA 175024, and LA 172026) in the Western Albuquerque Land Holding's Watershed Subdivision Tract P, Albuquerque, Bernalillo County, New Mexico. Report No. 2018-635, SWCA Environmental Consultants, Albuquerque.

SITE VISIT: N/A

RECOMMENDATIONS:

As a result of testing and data recovery efforts, the proposed development will not adversely impact any significant archaeological sites (Ref O-07-72 Section 4(B)).

SUBMITTED BY:

Ethan Kalosky, MA
Cultural Resource Specialist
Acting City Archaeologist
Parametrix

November 2, 2018

Date

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: Inspiration Subdivision

AGIS MAP # H-07, J-07, and J-08

LEGAL DESCRIPTIONS: Tract P of Watershed Subdivision

___ DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).

Applicant/Agent _____
Date

Hydrology Division Representative _____
Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

___ WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on 09-28-2018 (date).

Applicant/Agent _____
Date

ABCWUA Representative _____
Date

PROJECT # _____

Yolanda Padilla Moyer

From: Abraham Ortiz
Sent: Friday, September 28, 2018 11:22 AM
To: Yolanda Padilla Moyer
Cc: kevin.patton@pultegroup.com
Subject: FW: Availabilty Statement Request Form

Abraham Mena Ortiz, EI
Engineer Intern Community Development & Planning Bohannon Huston p. 505.823.1000 | d. 505.798.7971
Connect: bhinc.com | [Facebook](#) | [LinkedIn](#) | [Twitter](#)

-----Original Message-----

From: donotreply donotreply <donotreply@abcwua.org>
Sent: Friday, September 28, 2018 11:21 AM
To: Abraham Ortiz <aortiz@bhinc.com>
Subject: Availabilty Statement Request Form

Thank you. Your Availability Statement Form submission has been sent.

Project Name:
Inspiration Subdivision

Project Description:
This project
proposes approximately 327 single-family residential lots within water zones 5W and 6W located in Tract P Plat of Watershed Subdivision.

Project Address:
The site is located north of Arroyo Vista Boulevard, west of the APS property in NW Albuquerque and north west of Albuquerque Baseball Complex.

Development Type:
Residential

Fire Flow Requirement (if Residential enter N/A):
N/A

Legal Description:
TR P PLAT OF WATERSHED SUBDIVISION CONT 88.7115 AC

Zone Atlas Page:
H-07 & J-07

DRB Project Number (if applicable)

CDRA Project Number (if applicable)

Jurisdiction:

City

Requestor Name:

Abraham Mena Ortiz

Requestor Company:

Bohannon Huston Inc

Requestor Address:

7500 Jefferson St NE, Albuquerque, NM 87109

Requestor Phone Number:

505-823-1000

Requestor Email:

aortiz@bhinc.com

Prior Availability Statement Number:

Attachment:

20190120_Inspiration_WL_SAS_request.pdf

Figure 12

INFRASTRUCTURE LIST

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

**INSPIRATION AT WATERSHED PHASE 1A, 1B, 1C & 2A, 2B, 2C
 (TRACT P)**

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
<u>PUBLIC WATERLINE IMPROVEMENTS-PHASE 1A</u>									
		8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BEAR VALLEY LANE	PHASE 1C/ 1A BOUNDARY	PHASE 1A/ 1B BOUNDARY	/	/	/
		6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BEAVER MOUNTAIN ROAD	ANGEL FIRE AVE	BEAR VALLEY LANE	/	/	/
		6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COPPER MOUNTAIN DRIVE	ANGEL FIRE AVE	BEAR VALLEY LANE	/	/	/
		6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ANGEL FIRE AVE	PHASE 2A/ 1A BOUNDARY	COPPER MOUNTAIN DRIVE	/	/	/
		8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GATEWAY LANE	BEAR VALLEY LANE	ARROYO VISTA	/	/	/
		6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ALPINE MEADOWS PLACE	COPPER MOUNTAIN DRIVE	BEAR VALLEY LANE	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<u>PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 1A</u>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BEAR VALLEY LANE	PHASE 1C/ 1A BOUNDARY	LOT 143	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BEAVER MOUNTAIN ROAD	LOT 84	BEAR VALLEY LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	COPPER MOUNTAIN DRIVE	LOT 85	BEAR VALLEY LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BETWEEN LOTS 143-236 20' SANITARY SEWER EASEMENT	BEAR VALLEY LANE	ARROYO VISTA	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ALPINE MEADOWS PLACE	LOT 101	BEAR VALLEY LANE	/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE STORM DRAIN IMPROVEMENTS-PHASE 1A				
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BEAVER MOUNTAIN RD	POND 1	BEAR VALLEY LANE
18-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ANGEL FIRE AVE	ROUNDAABOUT RETURN	POND 1
18-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BEAR VALLEY LN	LOT 113	POND 2
18-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ARROYO VISTA	POND 2	APS DIVERSION CHANNEL
18-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ARROYO VISTA	POND 2	STORM DRAIN ON ARROYO VISTA
		POND 1		BUFFER NORTH OF ANGEL FIRE AVE
		POND 2	LOT 143	MAMMOTH ST
		WALH POND		SOUTH OF ARROYO VISTA
NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY				
ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER				
* ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC				

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE ROADWAY IMPROVEMENTS - ON-SITE PHASE 1A				
32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	BEAR VALLEY LANE	PHASE 1C/ 1A BOUNDARY	PHASE 1A/ 1B BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	BEAVER MOUNTAIN ROAD	ANGEL FIRE AVE	BEAR VALLEY LANE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	SANDIA WAY	BEAVER MOUNTAIN ROAD	COPPER MOUNTAIN DRIVE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	COPPER MOUNTAIN DRIVE	ANGEL FIRE AVE	BEAR VALLEY LANE
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON ONE SIDE	ANGEL FIRE AVE	PHASE 2A/ 1A BOUNDARY	COPPER MOUNTAIN DRIVE
52' F-F 10' MEDIAN 20' INGRESS 22' EGRESS	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE ON ONE SIDE	GATEWAY LANE	BEAR VALLEY LANE	ARROYO VISTA

Private Inspector	City Inspector	City Cnst Engineer
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Size	Type of Improvement	Location	From	To
PRIVATE ROADWAY IMPROVEMENTS - ON-SITE PHASE 1A continued				
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	ALPINE MEADOWS PLACE	COPPER MOUNTAIN DRIVE	BEAR VALLEY LANE
NOTE:	STREET LIGHTS AS REQUIRED PER THE COA DPM			
*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS				
†SIDEWALK TO BE WAIVED ON: 1) GATEWAY LANE AND 2) ANGEL FIRE AVE				
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC				

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Size	Type of Improvement	Location	From	To
PUBLIC WATERLINE IMPROVEMENTS-PHASE 1B				
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BEAR VALLEY LANE	PHASE 1A/ 1B BOUNDARY	MAMMOTH STREET
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MAMMOTH STREET	BEAR VALLEY LANE	PHASE 1B/ 2C BOUNDARY
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TAOS MOUNTAIN ROAD	ECHO VALLEY DRIVE	BEAR VALLEY LANE
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ECHO VALLEY DRIVE	PHASE 2B/ 1B BOUNDARY	MAMMOTH STREET
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BADGER MOUNTAIN STREET	PHASE 2B/ 1B BOUNDARY	MAMMOTH STREET

Private Inspector	City Inspector	City Cnst Engineer
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Size	Type of Improvement	Location	From	To
PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 1B				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MAMMOTH STREET	PHASE 1B/ 2C BOUNDARY	BEAR VALLEY LANE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TAOS MOUNTAIN ROAD	LOT 148	BEAR VALLEY LANE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ECHO VALLEY DRIVE	PHASE 2B/ 1B BOUNDARY	MAMMOTH STREET
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BADGER MOUNTAIN STREET	PHASE 2B/ 1B BOUNDARY	MAMMOTH STREET

Private Inspector	City Inspector	City Cnst Engineer
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Size	Type of Improvement	Location	From	To
PRIVATE STORM DRAIN IMPROVEMENTS-PHASE 1B				
18-42** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MAMMOTH ST	PHASE 1B/ 2C BOUNDARY	236
18-42** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BADGER MOUNTAIN ST	LOT 234	MAMMOTH ST
NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY			
ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER				

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE ROADWAY IMPROVEMENTS - OFFSITE PHASE 1B				
32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	BEAR VALLEY LANE	PHASE 1A/ 1B BOUNDARY	MAMMOTH STREET
32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	MAMMOTH STREET	BEAR VALLEY LANE	PHASE 1B/ 2C BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	TAOS MOUNTAIN ROAD	ECHO VALLEY DRIVE	BEAR VALLEY LANE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	ECHO VALLEY DRIVE	PHASE 2B/ 1B BOUNDARY	MAMMOTH STREET
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	BADGER MOUNTAIN STREET	PHASE 2B/ 1B BOUNDARY	MAMMOTH STREET
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	HEAVENLY WAY	PHASE 1B/ 2C BOUNDARY	ECHO VALLEY DRIVE
	NOTE: STREET LIGHTS AS REQUIRED PER THE COA DPM			
	*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS			
	**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC			

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC WATERLINE IMPROVEMENTS-PHASE 1C				
8" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BEAR VALLEY LANE	CRYSTAL MOUNTAIN PLACE	PHASE 1C/ 1A BOUNDARY
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BEAR VALLEY LANE	CRYSTAL MOUNTAIN PLACE	PHASE 1C/ 1A BOUNDARY
8" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CRYSTAL MOUNTAIN PLACE	PHASE 1C/ 2A BOUNDARY	MOUNT HOOD LANE
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CRYSTAL MOUNTAIN PLACE	BEAR VALLEY LANE	DEER VALLEY DRIVE
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEER VALLEY DRIVE	CRYSTAL MOUNTAIN PLACE	PHASE 2A/ 1C BOUNDARY
8" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEER VALLEY DRIVE	BEAR VALLEY LANE	ARROYO VISTA
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEER VALLEY DRIVE	BEAR VALLEY LANE	ARROYO VISTA

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 1C				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BEAR VALLEY LANE	LOT 12	PHASE 1C/ 1A BOUNDARY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CRYSTAL MOUNTAIN PLACE	PHASE 1C/ 1A BOUNDARY	DEER VALLEY DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DEER VALLEY DRIVE	PHASE 2A/ 1C BOUNDARY	BEAR VALLEY LANE

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE STORM DRAIN IMPROVEMENTS-PHASE 1C				
18-24* DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DEER VALLEY DR	LOT 56	BEAR VALLEY LANE
18-24** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BEAR VALLEY LANE	DEER VALLEY DR.	PHASE 1A/ 1C BOUNDARY
NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY			
	ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER			
	* ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC			

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE ROADWAY IMPROVEMENTS - PHASE 1C				
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	BEAR VALLEY LANE	CRYSTAL MOUNTAIN PLACE	PHASE 1C/ 1A BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	CRYSTAL MOUNTAIN PLACE	PHASE 1C/ 2A BOUNDARY	DEER VALLEY DRIVE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	DEER VALLEY DRIVE	PHASE 2A/ 1C BOUNDARY	BEAR VALLEY LANE
52' F-F 10' MEDIAN 20' INGRESS 22' EGRESS	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE	DEER VALLEY DRIVE	BEAR VALLEY LANE	ARROYO VISTA

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC WATERLINE IMPROVEMENTS-PHASE 2A				
8" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MT. ROSE LANE	ANGEL FIRE AVE	PHASE 1C/ 2A BOUNDARY
8" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ANGEL FIRE LANE	MT ROSE LANE	MOUNT HOOD LANE
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ANGEL FIRE AVE	MOUNTHOOD LANE	PHASE 2A/ 1A BOUNDARY
8" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOUNT HOOD LANE	ANGEL FIRE AVE	PHASE 1C/ 2A BOUNDARY
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOUNTHOOD LANE	ANGEL FIRE AVE	PHASE 1C/ 2A BOUNDARY
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEER VALLEY DRIVE	ANGEL FIRE AVE	PHASE 1C/ 2A BOUNDARY

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 2A				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MT. ROSE LANE	LOT 20	PHASE 1C/ 2A BOUNDARY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOUNTHOOD LANE	LOT 35	CRYSTAL MOUNTAIN PLACE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DEER VALLEY DRIVE	LOT 36	CRYSTAL MOUNTAIN PLACE

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE STORM DRAIN IMPROVMENTS-PHASE 2A				
18-24** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ANGEL FIRE AVE	ANGEL FIRE AVE	POND 1
NOTE:	A GRADING AND DRAINAGE CERTIFICAION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY			
	ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER			
	* ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC			

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE ROADWAY IMPROVEMENTS - ON-SITE PHASE 2A				
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON ONE SIDE	MT. ROSE LANE	ANGEL FIRE AVE	PHASE 1C/ 2A BOUNDARY
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON ONE SIDE	ANGEL FIRE AVE	MT. ROSE LANE	PHASE 2A/ 1A BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	MOUNT HOOD LANE	ANGEL FIRE AVE	PHASE 1C/ 2A BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	DEER VALLEY DRIVE	ANGEL FIRE AVE	PHASE 1C/ 2A BOUNDARY
NOTE:	STREET LIGHTS AS REQUIRED PER THE COA DPM			
*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS				
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC				

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC WATERLINE IMPROVEMENTS-PHASE 2B				
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SODA SPRING DRIVE	PHASE 2B/ 2C BOUNDARY	PHASE 1A/ 2B BOUNDARY
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ECHO VALLEY DRIVE	SODA SPRING DRIVE	PHASE 2B/ 1B BOUNDARY
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BADGER MOUNTAIN STREET	SODA SPRING DRIVE	PHASE 2B/ 1B BOUNDARY

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 2B				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ECHO VALLEY DRIVE	LOT 171	PHASE 2B/ 1B BOUNDARY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BADGER MOUNTAIN STREET	LOT 215	PHASE 2B/ 1B BOUNDARY

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE STORM DRAIN IMPROVEMENTS-PHASE 2B				
NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY			
	ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER			

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE ROADWAY IMPROVEMENTS - OFFSITE PHASE 2B				
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE ON ONE SIDE	SODA SPRING DRIVE	PHASE 2B/ 2C BOUNDARY	PHASE 1A/ 2B BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	ECHO VALLEY DRIVE	SODA SPRING DRIVE	PHASE 2B/ 1B BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	BADGER MOUNTAIN STREET	SODA SPRING DRIVE	PHASE 2B/ 1B BOUNDARY
NOTE:	STREET LIGHTS AS REQUIRED PER THE COA DPM			
*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS				
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC				

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

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC WATERLINE IMPROVEMENTS-PHASE 2C				
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SODA SPRING DRIVE	NORTH STAR TRAIL	PHASE 2B/ 2C BOUNDARY
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	NORTH STAR TRAIL	SODA SPRING DRIVE	MAMMOTH STREET
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MAMMOTH STREET	NORTH STAR TRAIL	PHASE 1B/ 2C BOUNDARY
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KACHINA PEAK PLACE	SODA SPRING DRIVE	MAMMOTH STREET

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

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 2C				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	NORTH STAR TRAIL	LOT 276	MAMMOTH STREET
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MAMMOTH STREET	SODA SPRING DRIVE	PHASE 1B/ 2C BOUNDARY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	KACHINA PEAK PLACE	SODA SPRING DRIVE	MAMMOTH STREET

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

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE STORM DRAIN IMPROVEMENTS-PHASE 2C				
18-30* DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MAMMOTH ST	NORTH STAR TRAIL	PHASE 1B/ 2C BOUNDARY
18-24** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	NORTH STAR TRAIL	LOT 260	MAMMOTH ST
	SWALE			
NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY			
	ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER			
	* ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC			

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

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE ROADWAY IMPROVEMENTS - PHASE 2C				
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON ONE SIDE	SODA SPRING DRIVE	NORTH STAR TRAIL	PHASE 2B/ 2C BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	NORTH STAR TRAIL	SODA SPRING DRIVE	MAMMOTH ST
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	MAMMOTH STREET	NORTH STAR TRAIL	PHASE 1B/ 2C BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	KACHINA PEAK PLACE	SODA SPRING DRIVE	MAMMOTH STREET

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

SIA Sequence #	COA DRC Project #

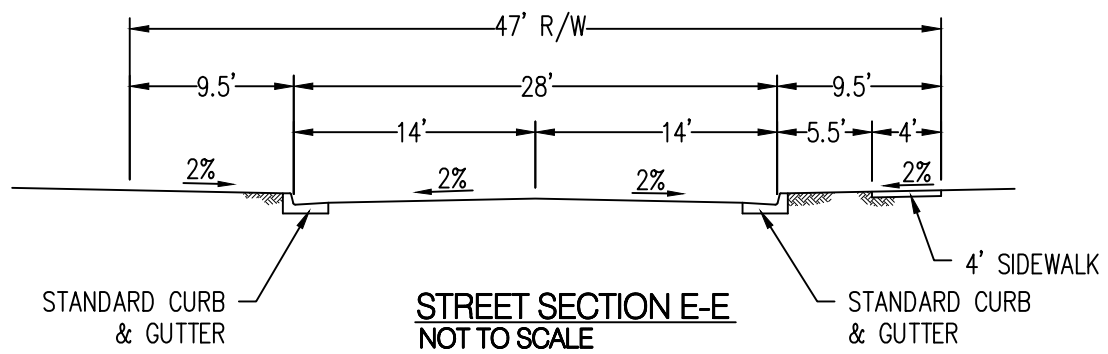
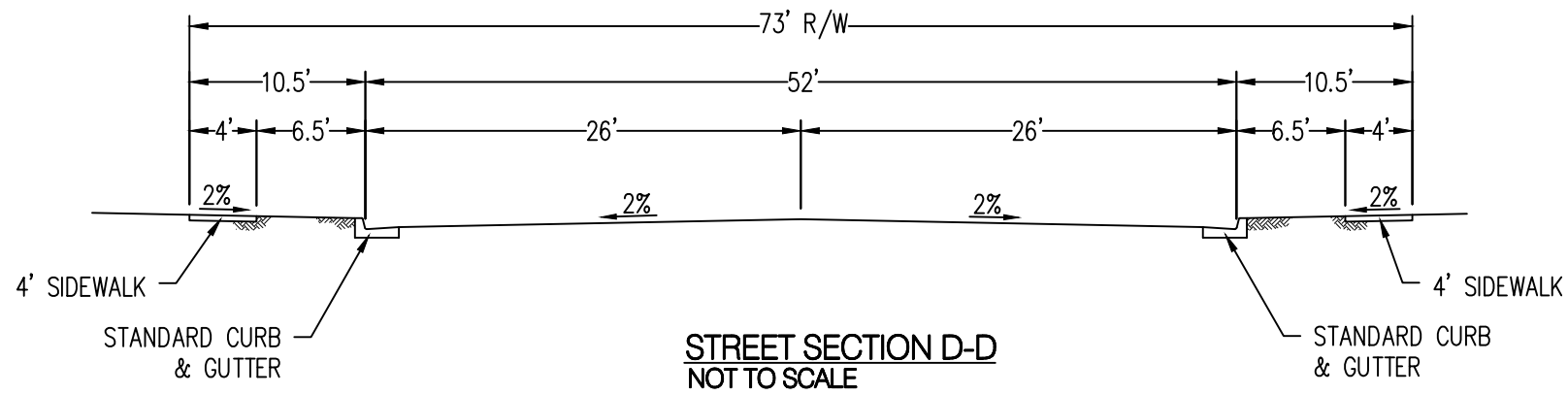
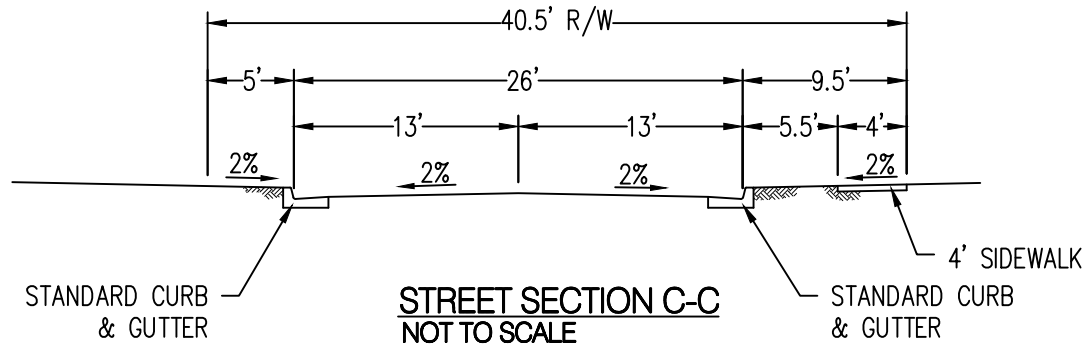
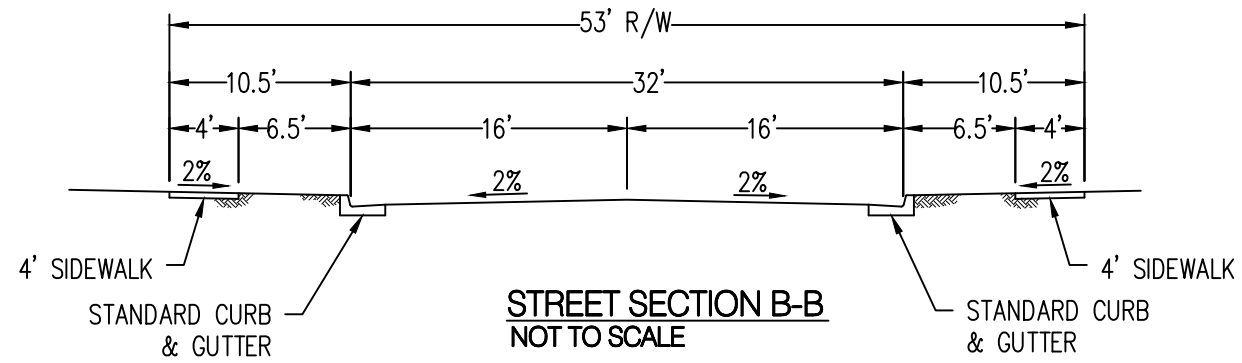
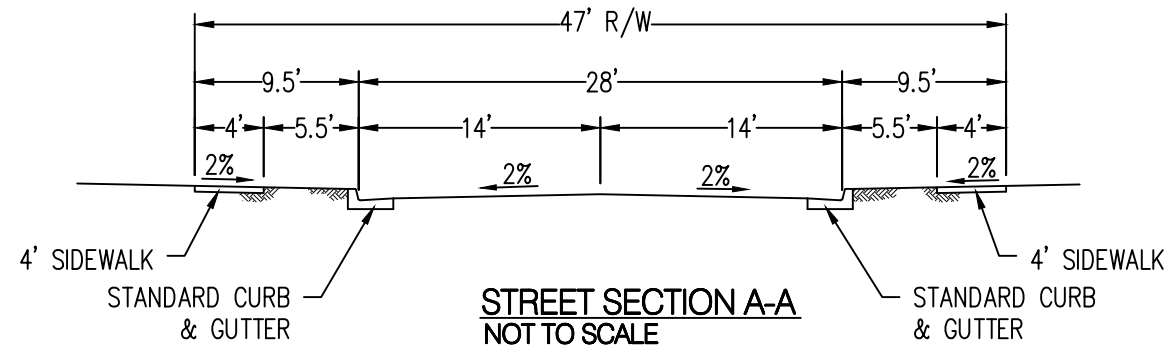
Size	Type of Improvement	Location	From	To
PRIVATE ROADWAY IMPROVEMENTS - PHASE 2C (CONTINUED)				
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	HEAVENLY WAY	NORTH STAR TRAIL	PHASE 1B/ 2C BOUNDARY
NOTE:	STREET LIGHTS AS REQUIRED PER THE COA DPM			
	*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS			
	**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC			

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC IMPROVEMENTS - OFFSITE									
		10" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ARROYO VISTA	WEST PROPERTY BOUNDARY	118TH ST/HIGH MESA	/	/	/
		10" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	118TH ST/HIGH MESA	ARROYO VISTA	OTTO PUMP STATION	/	/	/
			PRESSURE REDUCTION VALVE	ARROYO VISTA BLVD AT GATEWAY LANE			/	/	/
			PRESSURE REDUCTION VALVE	ARROYO VISTA BLVD AT DEER VALLEY DR			/	/	/
		12" SAS	SANITARY SEWER W/ NEC. MH'S & SERVICES	ARROYO VISTA BLVD	EXISTING 12 " STUB	SOUTH HALF ARROYO VISTA @ 118TH/ HIGH MESA	/	/	/
		18-24* DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ARROYO VISTA	ARROYO VISTA	ARROYO SOUTH OF ARROYO VISTA	/	/	/
		1/2 SECTION 44' F-F	ARTERIAL PAVEMENT STD C&G, MED C&G, 10' ASPHALT TRAIL ON NORTH SIDE	ARROYO VISTA BLVD (NORTHERN HALF)	WEST PROPERTY BOUNDARY	EAST PROPERTY BOUND	/	/	/
		NOTE:	STREET LIGHTS AS REQUIRED PER THE COA DPM						
*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS									
**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.		DRB CHAIR		DATE	PARKS & RECREATION	DATE
PREPARED BY: PRINT NAME						
BOHANNAN HUSTON INC.		TRANSPORTATION DEVELOPMENT		DATE	AMAFCA	DATE
FIRM:						
SIGNATURE		ABCWUA		DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION				DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS						
REVISION	DATE	DRC CHAIR	USER DEPARTMENT			AGENT/OWNER



Malak Hakim

From: Malak Hakim
Sent: Friday, August 03, 2018 8:28 AM
To: Jim Strozier
Subject: FW: Neighborhood Meeting Inquiry_Arroyo Vista and 118th St_EPC
Attachments: IDOZoneAtlasPage_H-07-Z.PDF; Neighborhood Meeting Inquiry_Arroyo Vista and 118th St_EPC.xlsx; Neighborhood Mtg Inq Instruction Sheet_5_21_18.pdf

Looks like he got it done the day I requested it!

Malak Hakim, AICP

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Friday, July 27, 2018 2:20 PM
To: Malak Hakim <hakim@consensusplanning.com>
Subject: Neighborhood Meeting Inquiry_Arroyo Vista and 118th St_EPC

Malak,

Good afternoon. See list of affected associations below and attached related to your scheduling of a Neighborhood Meeting. Please also review the attached instruction sheet. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hlhen@comcast.net	10592 Rio del Sol NW
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard10@juno.com	5515 Palomino Drive NW

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of** ISD WebMaster
Sent: Friday, July 27, 2018 9:28 AM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Pre-Application Neighborhood Meeting

Contact Name

Malak Hakim

Telephone Number

5057649801

Email Address

hakim@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 Eighth Street NW, On Copper Avenue, between Cedar Street and Mulberry Street.

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Tract P; Plat of Watershed Subdivision

Physical address of subject site:

302 Eighth Street NW

Subject site cross streets:

Arroyo Vista

Other subject site identifiers:

This site is located on the following zone atlas page:

H-7 and J-7

=====
This message has been analyzed by Deep Discovery Email Inspector.

Neighborhood Meeting Request to Applicable Associations

For those types of applications where TABLE 6-1-1 of the Integrated Development Ordinance requires a meeting with a neighborhood, the applicant shall offer at least 1 meeting to all Recognized and Non-recognized Neighborhood Associations whose boundaries include or are adjacent to the subject project site before filing the application. In such cases, project applications will not be accepted until a neighborhood meeting has been held, or the requirements for a reasonable attempt have been met (see the Integrated Development Ordinance (IDO) Subsection 14-16-6-4 (C)(3)).

Each required Neighborhood Meeting Notice shall include (per IDO Subsection 14-16-6-(K)(6)):

1. The address of the property listed in the application;
2. The name of the property owner;
3. The name of the applicant;
4. Applicant mailing address;
5. Applicant telephone number and/or email address;
6. A short summary of the approval being requested;
7. Website where additional information about the project can be obtained, if applicable.

Neighborhood Meeting Notice Checklist

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

- A copy of ONC's "Neighborhood Meeting Notice Email" outlining any applicable associations;
- Proof that the meeting occurred, including:
 - A sign-in sheet of attendance; meeting location, date, and time; summary of discussion, including concerns raised, areas of agreement and disagreement, and next steps identified, if any.
 - Identification of any design accommodations that may have been made as a result of the meeting.
- If the concerns raised at the meeting have not been accommodated, the applicant must identify the site or project constraints that limit the ability to address those concerns.
- See Subsection 14-16-6-4(C) of the IDO for more details regarding Neighborhood Meetings via the following weblink: <https://abc-zone.com/>.

Malak Hakim

From: Jim Strozier
Sent: Tuesday, August 21, 2018 5:07 PM
To: Harry; aboard10@juno.com
Cc: Kevin Patton; David Newell; Paul Wymer; Malak Hakim; Yolanda Padilla Moyer; Vos, Michael J.
Subject: Pre-Application Notification for an EPC Site Plan and DRB Preliminary and Final Plat
Attachments: IDOZoneAtlasPage_H-07-Z.PDF; IDOZoneAtlasPage_J-07-Z.PDF

August 21, 2018

Harry Hendriksen
10592 Rio del Sol NW
Albuquerque, NM 87114

Rene Horvath
5515 Palomino Drive NW
Albuquerque, NM 87120

Dear Mr. Hendriksen, Ms. Horvath, and the Westside Coalition of Neighborhood Associations:

This letter is notification that Consensus Planning and Bohannon Huston will be submitting an application for a Site Plan to the Environmental Planning Commission (EPC) and, after approval, a Preliminary and Final Plat applications to the Development Review Board (DRB), on behalf of Pulte Group. The applicant is proposing a single family detached residential gated development on a 88 acre property. The project will consist of 325-350 subdivided lots with common areas, including a private park. The subject property is zoned PC (planned community) and is located within the Westland Master Plan and the Western Albuquerque Land Holdings Sector Plan. The property is located on Arroyo Vista Boulevard, west of Tierra Pintada Boulevard NW.

The entirety of the project will include a Site Plan application and hearing before the EPC, Development Review Board (DRB), Preliminary and Final Plat applications, Vacation request, design Variances, and Sidewalk Waiver and Deferral. We anticipate submitting the Site Plan to the EPC in September and we will notify you again at that time.

Please do not hesitate to contact me if you have any questions or desire any additional information. You may also contact us if you would like to meet to discuss this project. An meeting request must be received by September 5, 2018 and the meeting must be scheduled within 30 days of the request.

Sincerely,

Jim Strozier, FAICP
Principal

Attached: Zone Atlas Map J-07-Z and J-08-Z

From: [Microsoft Outlook](#)
To: [Harry](#)
Subject: Relayed: Pre-Application Notification for an EPC Site Plan and DRB Preliminary and Final Plat
Date: Tuesday, August 21, 2018 5:07:27 PM
Attachments: [Pre-Application Notification for an EPC Site Plan and DRB Preliminary and Final Plat .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

Harry (hlhen@comcast.net) <mailto:hlhen@comcast.net>

Subject: Pre-Application Notification for an EPC Site Plan and DRB Preliminary and Final Plat

From: [Microsoft Outlook](#)
To: aboard10@juno.com
Subject: Relayed: Pre-Application Notification for an EPC Site Plan and DRB Preliminary and Final Plat
Date: Tuesday, August 21, 2018 5:07:15 PM
Attachments: [Pre-Application Notification for an EPC Site Plan and DRB Preliminary and Final Plat .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

aboard10@juno.com (aboard10@juno.com) <<mailto:aboard10@juno.com>>

Subject: Pre-Application Notification for an EPC Site Plan and DRB Preliminary and Final Plat

Malak Hakim

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Thursday, October 18, 2018 3:28 PM
To: Malak Hakim
Subject: Public Notice Inquiry_Arroyo Vista Blvd and 118th St_EPC
Attachments: IDOZoneAtlasPage_J-07-Z.PDF; Public Notice Inquiry_Arroyo Vista Blvd and 118th St_EPC.xlsx

Malak,

See list of associations below and attached regarding your EPC submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard10@juno.com	5515 Palomino Drive NW
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hlhen@comcast.net	10592 Rio del Sol NW

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Wednesday, October 17, 2018 1:39 PM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name
Malak Hakim
Telephone Number
5057649801
Email Address
hakim@consensusplanning.com

Company Name
Consensus Planning, Inc.

Company Address
302 Eighth Street NW

City
Albuquerque

State
NM

ZIP
87102

Legal description of the subject site for this project:
Tract P, Watershed Subdivision

Physical address of subject site:

Subject site cross streets:
Arroyo Vista Boulevard, west of Tierra Pintada Boulevard NW

Other subject site identifiers:

This site is located on the following zone atlas page:
H-07-Z; J-07=Z

=====
This message has been analyzed by Deep Discovery Email Inspector.



PLANNING

CONSENSUS

November 1, 2018

Harry Hendriksen
10592 Rio del Sol NW
Albuquerque, NM 87114

Rene Horvath
5515 Palomino Drive NW
Albuquerque, NM 87120

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Mr. Hendriksen, Ms. Horvath, and the Westside Coalition of Neighborhood Associations:

This letter is notification that Consensus Planning and Bohannon Huston has submitted an application for a Site Plan to the Environmental Planning Commission (EPC) on behalf of PulteGroup. The applicant is proposing a single family detached residential gated development on an 88 acre property. The project will consist of 327 subdivided lots with common areas, including a private park. The subject property is zoned PC (planned community) and is located within the Westland Master Plan and the Western Albuquerque Land Holdings Sector Plan. The property is located on the north side of Arroyo Vista Boulevard, west of Tierra Pintada Boulevard NW.

The EPC hearing for this request will be held on December 13, 2018 beginning at 9:00 a.m. at the Plaza del Sol Building, located at 600 2nd Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Under the IDO, anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505.924.3955. Per IDO Section 14-16-6-4(D)(2), "If a facilitated meeting is required by the City, the City shall assign a facilitator, who shall attempt to schedule the facilitated meeting within 15 consecutive days. The meeting shall occur within a period of 7 consecutive days prior to the next scheduled hearing or meeting of the decision-making body."

Sincerely,

Jim Strozier, FAICP
Principal

PRINCIPALS

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

Attached: Zone Atlas Map J-07-Z and J-08-Z
11x17 copy of the Site Plan and Landscape Plan

Malak Hakim

From: Jim Strozier
Sent: Thursday, November 01, 2018 10:01 AM
To: Harry; aboard10@juno.com
Cc: Vos, Michael J.; Kevin Patton; Malak Hakim
Subject: Neighborhood Notification for a Site Plan - EPC
Attachments: IDOZoneAtlasPage_H-07-Z.PDF; Pages from Inspiration_SPS&LP.PDF

November 1, 2018

Harry Hendriksen
10592 Rio del Sol NW
Albuquerque, NM 87114

Rene Horvath
5515 Palomino Drive NW
Albuquerque, NM 87120

Dear Mr. Hendriksen, Ms. Horvath, and the Westside Coalition of Neighborhood Associations:

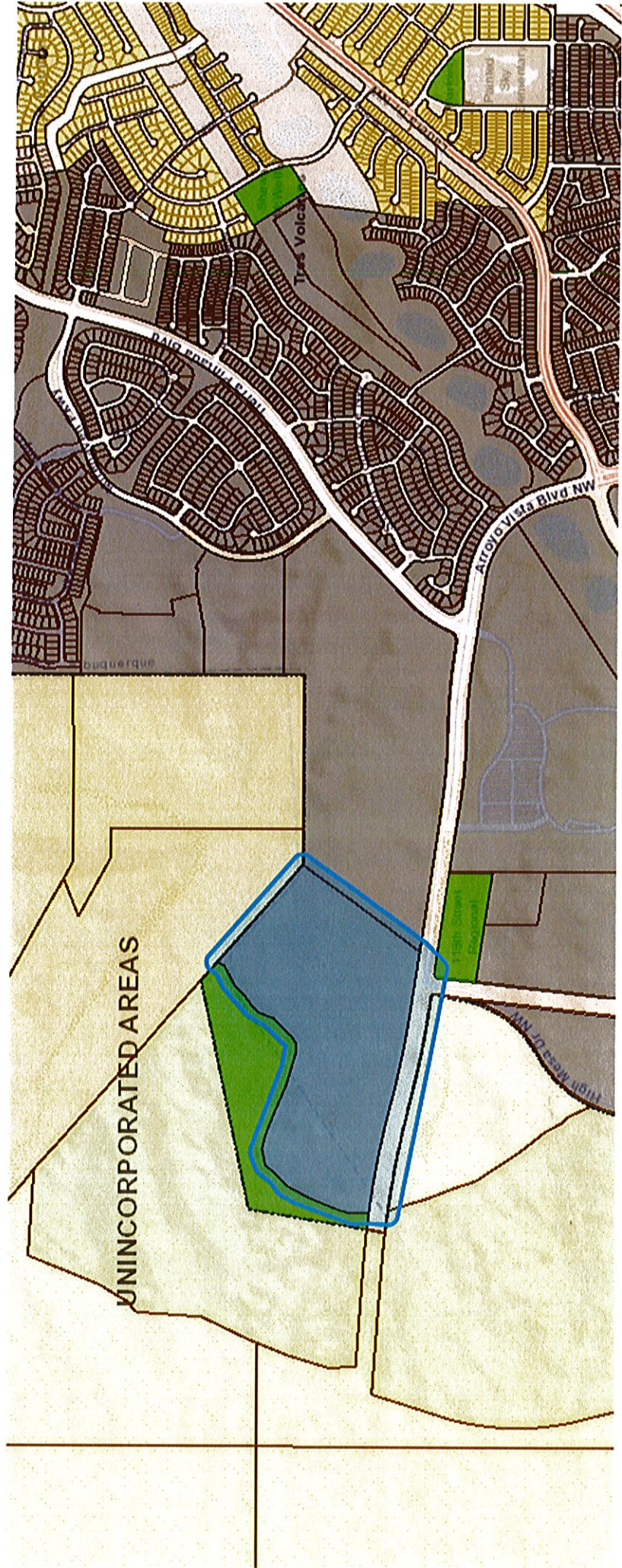
This letter is notification that Consensus Planning and Bohannon Huston has submitted an application for a Site Plan to the Environmental Planning Commission (EPC) on behalf of PulteGroup. The applicant is proposing a single family detached residential gated development on an 88 acre property. The project will consist of 327 subdivided lots with common areas, including a private park. The subject property is zoned PC (planned community) and is located within the Westland Master Plan and the Western Albuquerque Land Holdings Sector Plan. The property is located on the north side of Arroyo Vista Boulevard, west of Tierra Pintada Boulevard NW.

The EPC hearing for this request will be held on December 13, 2018 beginning at 9:00 a.m. at the Plaza del Sol Building, located at 600 2nd Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Under the IDO, anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505.924.3955. Per IDO Section 14-16-6-4(D)(2), "If a facilitated meeting is required by the City, the City shall assign a facilitator, who shall attempt to schedule the facilitated meeting within 15 consecutive days. The meeting shall occur within a period of 7 consecutive days prior to the next scheduled hearing or meeting of the decision-making body."

Sincerely,

Jim Strozier, FAICP
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801



UNINCORPORATED AREAS

Tres Vistas

Ridge Park Blvd

Arroyo Vista Blvd NW

Highway 101

100' prop.
owners

WESTERN ALBUQ LAND HOLDINGS LLC
% GARRETT DEV CORP/JEFF GARRETT
PO BOX 56790
ALBUQUERQUE NM 87187

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

UNITED STATES OF AMERICA
PO BOX 728
SANTA FE NM 87504-0728

ALBUQUERQUE PUBLIC SCHOOLS
PO BOX 25704
ALBUQUERQUE NM 87125-0704

November 1, 2018

Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Development Review Board will hold a **Public Hearing on Thursday, December 13, 2018 at 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item.

EPC RULES OF CONDUCT OF BUSINESS

A copy of the Rules of Conduct is posted on the Planning Department's website at <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission> and printed copies are available in the Planning Department office on the third floor of the Plaza del Sol Building, 600 Second Street NW. For more information, please contact Russell Brito, Current Planning Division Manager, at (505) 924-3337 or at rbrito@cabq.gov.

Staff reports and supplemental materials are posted on the City website, <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports>, on Thursday, December 6, 2017.

REQUEST

Consensus Planning, agent for PulteGroup, Inc., request a Site Plan - EPC for Tract P, Plat of Watershed Subdivision, zoned PC (planned community), located on Arroyo Vista Boulevard, west of Tierra Pintada Boulevard NW., containing approximately 88.7 acres. The request is for an Amendment to the Site Plan was originally approved by the DRB in March, 2018.

If you have questions or need additional information regarding this request contact Mr. Russell Brito, City Planning at (505) 924-3337 or at rbrito@cabq.gov.

Sincerely,

Consensus Planning, Inc.



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From:

CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: WESTERN ALBUQ LAND HOLDINGS LLC
% GARRETT DEV CORP/JEFF GARRETT
PO BOX 56790
ALBUQUERQUE NM 87187



PS Form 3817, April 2007 PSN 7530-02-000-9065



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This form may be used for domestic and international mail.

To pay fee, affix stamps or meter postage here.

From:

CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103



PS Form 3817, April 2007 PSN 7530-02-000-9065

Yolanda Padilla Moyer

From: Abraham Ortiz
Sent: Tuesday, December 11, 2018 8:48 AM
To: Yolanda Padilla Moyer
Subject: FW: Public Notice Inquiry_Arroyo Vista Blvd. NW & High Mesa Dr NW_DRB
Attachments: Zone Atlas.pdf

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Tuesday, December 11, 2018 8:47 AM
To: Abraham Ortiz <aortiz@bhinc.com>
Subject: Public Notice Inquiry_Arroyo Vista Blvd. NW & High Mesa Dr NW_DRB

Abraham,

The purpose of this email is to confirm that as of today, Tuesday December 11, 2018, there are no affected associations to notify regarding your DRB submittal. Thank you.

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of**
webmaster@cabq.gov
Sent: Monday, December 10, 2018 3:39 PM
To: Office of Neighborhood Coordination <aortiz@bhinc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Abraham Mena Ortiz

Telephone Number

5058231000

Email Address

aortiz@bhinc.com

Company Name

Bohannan Huston INC.

Company Address

7500 Jefferson St NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TR P PLAT OF WATERSHED SUBDIVISION

Physical address of subject site:

Arroyo Vista Blvd. NW

Subject site cross streets:

Arroyo Vista Blvd. NW & High Mesa Dr NW

Other subject site identifiers:

This site is located on the following zone atlas page:

H-07-Z & J-07-Z

=====
This message has been analyzed by Deep Discovery Email Inspector.

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: PulteGroup DATE OF REQUEST: 10/5/18 ZONE ATLAS PAGE(S): H-07-Z and J-07-Z

CURRENT:

ZONING PC
PARCEL SIZE (AC/SQ. FT.) 88.7 acres

LEGAL DESCRIPTION:

LOT OR TRACT # P BLOCK # _____
SUBDIVISION NAME Watershed Subdivision

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From _____ To _____
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT [] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION []
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 325-350
BUILDING SIZE: Single-family home (sq. ft.)
TBD

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE *malaff* DATE October 5, 2018

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [] BORDERLINE []

THRESHOLDS MET? YES [] NO [] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []

Notes:

Please contact Ernest Armijo when you are ready for a scoping meeting.

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature]
TRAFFIC ENGINEER

10/5/18
DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / / _____ DATE _____
-FINALIZED / / TRAFFIC ENGINEER

Revised January 20, 2011

SCOPE OF TRAFFIC IMPACT STUDY (TIS)

TO: Eric Wrage, PE, PTOE
Bohannon Huston
7500 Jefferson St. NE
Albuquerque, NM 87109

MEETING DATE: August 17, 2018

ATTENDEES: Consultant Team; COA Transportation Development Review

PROJECT: Inspiration, Zone Atlas # J-8

REQUESTED CITY ACTION: Zone Change Site Development Plan

Subdivision Building Permit Sector Plan Sector Plan Amendment

Curb Cut Permit Conditional Use Annexation Site Plan Amendment

ASSOCIATED APPLICATION: 340 lot gated community

SCOPE OF REPORT:

The Traffic Impact Study should follow the standard report format, which is outlined in the DPM. The following supplemental information is provided for the preparation of this specific study.

1. Trip Generation - Use Trip Generation Manual, 10th Edition.
Local data may be used for certain land use types as determined by staff.
Consultant to provide.
2. Appropriate study area:
Signalized Intersections;
 - a. Arroyo Vista Blvd. and Tierra Pintada Blvd.
 - b. Arroyo Vista Blvd. and Ladera Dr.
 - c. Tierra Pintada Blvd. and Storm Cloud Ave.
Unsignalized Intersections;
 - a. None
Driveway Intersections: all site drives.
3. Intersection turning movement counts
Study Time – 7-9 a.m. peak hour, 4-6 p.m. peak hour
Consultant to provide for all intersections listed above.
4. Type of intersection progression and factors to be used.
Type III arrival type (see "2016 Highway Capacity Manual" or equivalent as approved by staff). Unless otherwise justified, peak hour factors and % heavy commercial should be taken directly from the MRCOG turning movement data provided or as calculated from current count data by consultant.

5. Boundaries of area to be used for trip distribution.
City Wide - residential, office or industrial;

6. Basis for trip distribution.

Residential – Use inverse relationship based upon distance and employment. Use employment data from 2040 Socioeconomic Forecasts, MRCOG – See MRCOG website for most current data.

Office/Industrial - Use inverse relationship based upon distance and population. Use population data from 2040 Socioeconomic Forecasts, MRCOG – See MRCOG website for most current data.

Commercial - Use relationship based upon population. Use population data from 2040 Socioeconomic Forecasts, MRCOG – See MRCOG website for most current data.

Residential - $T_s = (T_t) (S_e / D) / (S_e / D)$
Ts = Development to Individual Subarea Trips
Tt = Total Trips
Se = Subarea Employment
D = Distance from Development to Subarea

Office/Industrial - $T_s = (T_t) (S_p / D) / (S_p / D)$
Ts = Development to Individual Subarea Trips
Tt = Total Trips
Sp = Subarea Population
D = Distance from Development to Subarea

Commercial -
 $T_s = (T_t) (S_p) / (S_p)$
Ts = Development to Individual Subarea Trips
Tt = Total Trips
Sp = Subarea Population

7. Traffic Assignment. Logical routing on the major street system.
8. Proposed developments which have been approved but not constructed that are to be included in the analyses. Projects in the area include:
a. N/A
9. Method of intersection capacity analysis - planning or operational (see “2016 Highway Capacity Manual” or equivalent [i.e. HCS, Synchro, Teapac, etc.] as approved by staff). Must use latest version of design software and/or current edition of design manual.
Implementation Year:
10. Traffic conditions for analysis:
a. Existing analysis ___ yes X no - year (xxxx);
b. Phase implementation year(s) without proposed development – 2019

- c. Phase implementation year(s) with proposed development – 2019
- d. Project completion year without proposed development – 2024
- e. Project completion year with proposed development – 2024
- f. Other –

11. Background traffic growth.

Method: use 10-year historical growth based on standard data from the MRCOG Traffic Flow Maps. Minimum growth rate to be used is 1/2%.

12. Planned (programmed) traffic improvements.

List planned CIP improvements in study area and projected project implementation year:

- a. Project – Location (Implementation Year)

13. Items to be included in the study:

- a. Intersection analysis.
- b. Signal progression - An analysis is required if the driveway analysis indicates a traffic signal is possibly warranted. Analysis Method:
- c. Arterial LOS analysis;
- d. Recommended street, intersection and signal improvements.
- e. Site design features such as turning lanes, median cuts, queuing requirements and site circulation, including driveway signalization and visibility.
- f. Transportation system impacts.
- g. Other mitigating measures.
- h. Accident analyses yes no; Location(s):
- i. Weaving analyses yes no; Location(s):

14. Other:

SUBMITTAL REQUIREMENTS:

- 1. Number of copies of report required
 - a. 1 paper copy
 - b. 1 digital copy
- 2. Submittal Fee – \$1300 for up to 3 reviews

The Traffic Impact Study for this development proposal, project name, shall be performed in accordance with the above criteria. If there are any questions regarding the above items, please contact me at 924-3633.

Ernest Armijo, P.E.
Senior Engineer for
Transportation Development Section

Date

via: email

C: TIS Task Force Attendees, file

December 28, 2018

Western Albuquerque Land Holdings LLC Garrett Dev Corp
PO Box 56790
Albuquerque, NM 87187

City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

United States of America
PO Box 728
Santa Fe, NM 87504-0728

Albuquerque Public Schools
PO Box 25704
Albuquerque, NM 87125-0704

This letter is notification Bohannon Huston has submitted an application for Preliminary Plat to the Development Review Board (DRB) on behalf of Western Albuquerque Land Holding (WAHL). The applicant is proposing a single family detached residential gated development on an 88-acre property. The project will consist of 327 subdivided lots with common areas, including a private park. The subject property is zoned PC (planned community) and is located within the Westland Master Plan and the Western Albuquerque land Holdings Sector Plan. The property is located on the north side of Arroyo Vista Boulevard, west of Tierra Pintada Boulevard NW.

The DRB hearing for this request will be held on January 23, beginning at 9:00a.m. at the Plaza del Sol Building, located at 600 2nd Street NW.

Please do not hesitate to contact me if you have any questions or desire any additional information.

Sincerely,

[Yolanda Padilla Moyer](#)
Bohannon Huston INC.
7500 Jefferson St.
(505) 823-1000

December 28, 2018

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Ms. Kym Dicome, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Inspiration (Replat of Tract P Watershed Subdivision) DRB#
–**Design Variance and Sidewalk Waiver Request**

Dear Ms. Dicome:

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

Design Variances:

Roadway Width for a Local Access Street

- The DPM indicates that “lesser total right-of-way and pavement widths may be considered by the DRB where vehicular access and parking are controlled and less than 100 AWDT are anticipated on a street segment.”
- There are two roads in which we are requesting a lesser right-of-way and pavement width. The first road is Angel Fire Road, and the other road is Soda Spring Drive. Both locations are anticipated to have less than 100 AWDT.

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 five locations where there is a 75’ centerline radius, where the road is 90 or near 90 degrees. Two are located on Bear Valley Lane, one on Mammoth Street, one on Copper Mountain Drive, and one on Mount Rose Lane. Given that the five locations will have no public thoroughfare the vehicular speeds will be low allowing for a tighter turning radius.

4 Tier Retaining Wall

- We are requesting to allow for a 4-tier retaining wall on the North side of Soda Spring Drive, adjacent to Mount Rose Lane, Southeast of Mammoth Street, and some interior location (see variance exhibit). The tiered retaining wall on Soda Spring Drive and Mount Rose Lane will have a proposed grade that will be lower than the open space to the North.

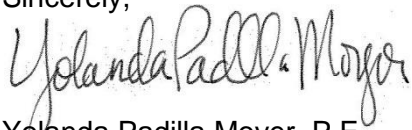
Ms. Kym Dicome, DRB Chair
City of Albuquerque
December 28, 2018
Page 2

Waived Sidewalk - Please refer to the enclosed exhibit for sidewalk waiver.

- Waived Sidewalk – We are requesting to waive the sidewalk on the north side of Angel Fire Lane and Soda Spring Drive and west side of Mount Rose Lane. It will be designed in the same way as Del Webb Unit 2. The sidewalk east of Deer Valley Lane, only at the main entrance, is also being requested to be waived, as well as the east side of Gateway Lane per the EPC approved Site Plan to allow for only one pedestrian gate.

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,



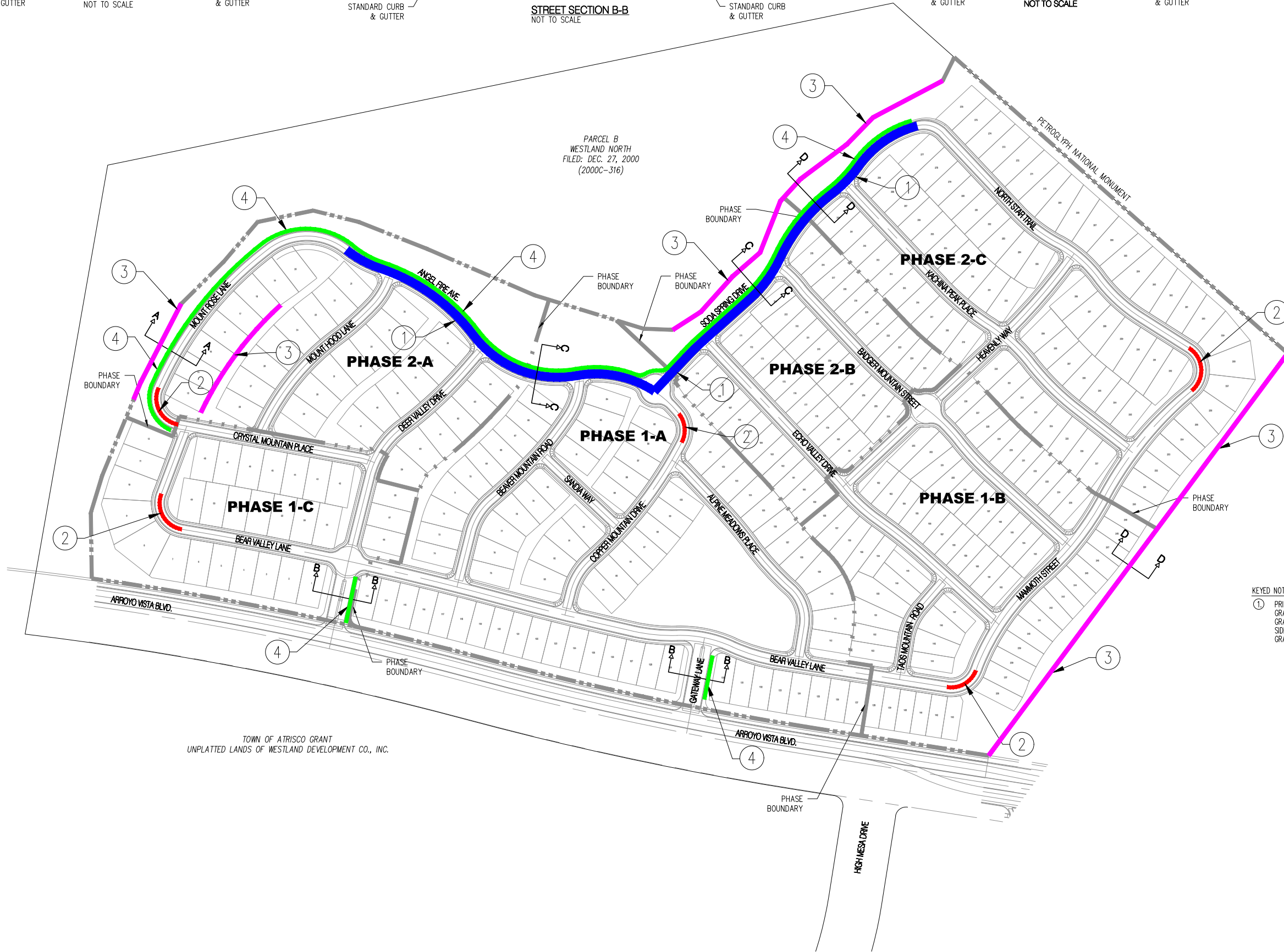
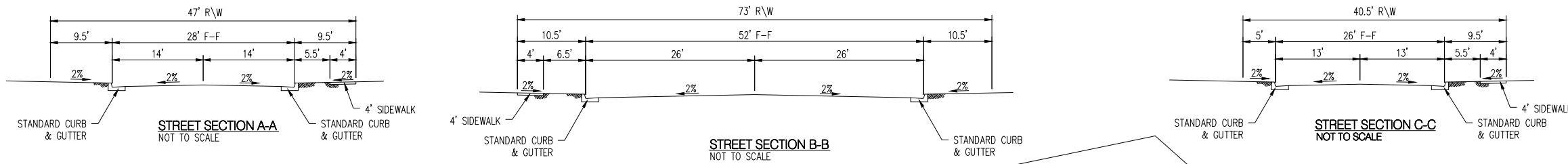
Yolanda Padilla Moyer, P.E.
Senior Project Manager
Community Development and Planning

YPM
Enclosures

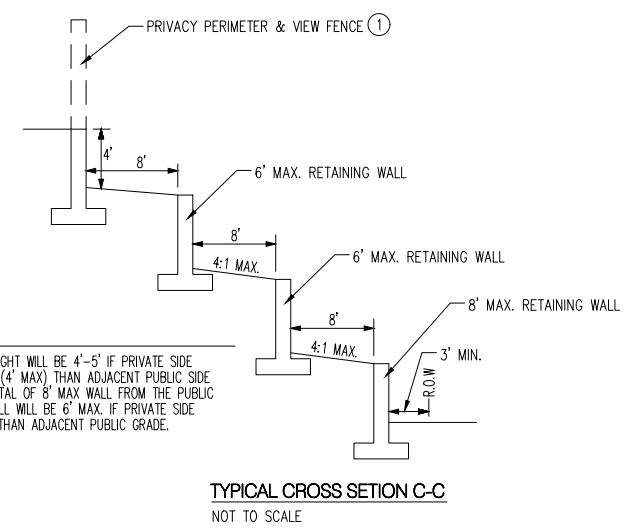
cc: Kevin Patton, Pulte Group

VARIANCE EXHIBIT INSPIRATION SUBDIVISION

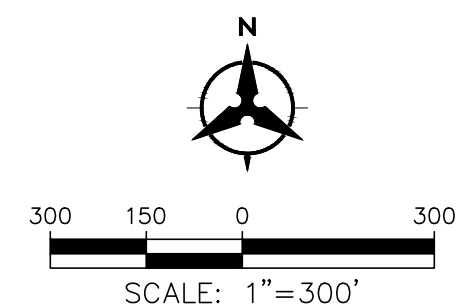
December, 2018



- ① ROADWAY WIDTH FOR A LOCAL ACCESS STREET
- ② STANDARD CENTERLINE RADIUS FOR A LOCAL ACCESS STREET
- ③ 4 TIER RETAINING WALL
- ④ SIDEWALK WAIVER



TOWN OF ATRISCO GRANT
UNPLATTED LANDS OF WESTLAND DEVELOPMENT CO., INC.



SIDEWALK EXHIBIT

INSPIRATION SUBDIVISION

December, 2018

PARCEL B
WESTLAND NORTH
FILED: DEC. 27, 2000
(2000C-316)



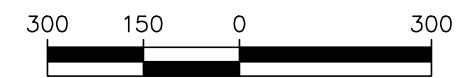
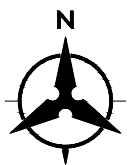
TOWN OF ATRISCO GRANT
UNPLATTED LANDS OF WESTLAND DEVELOPMENT CO., INC.

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.

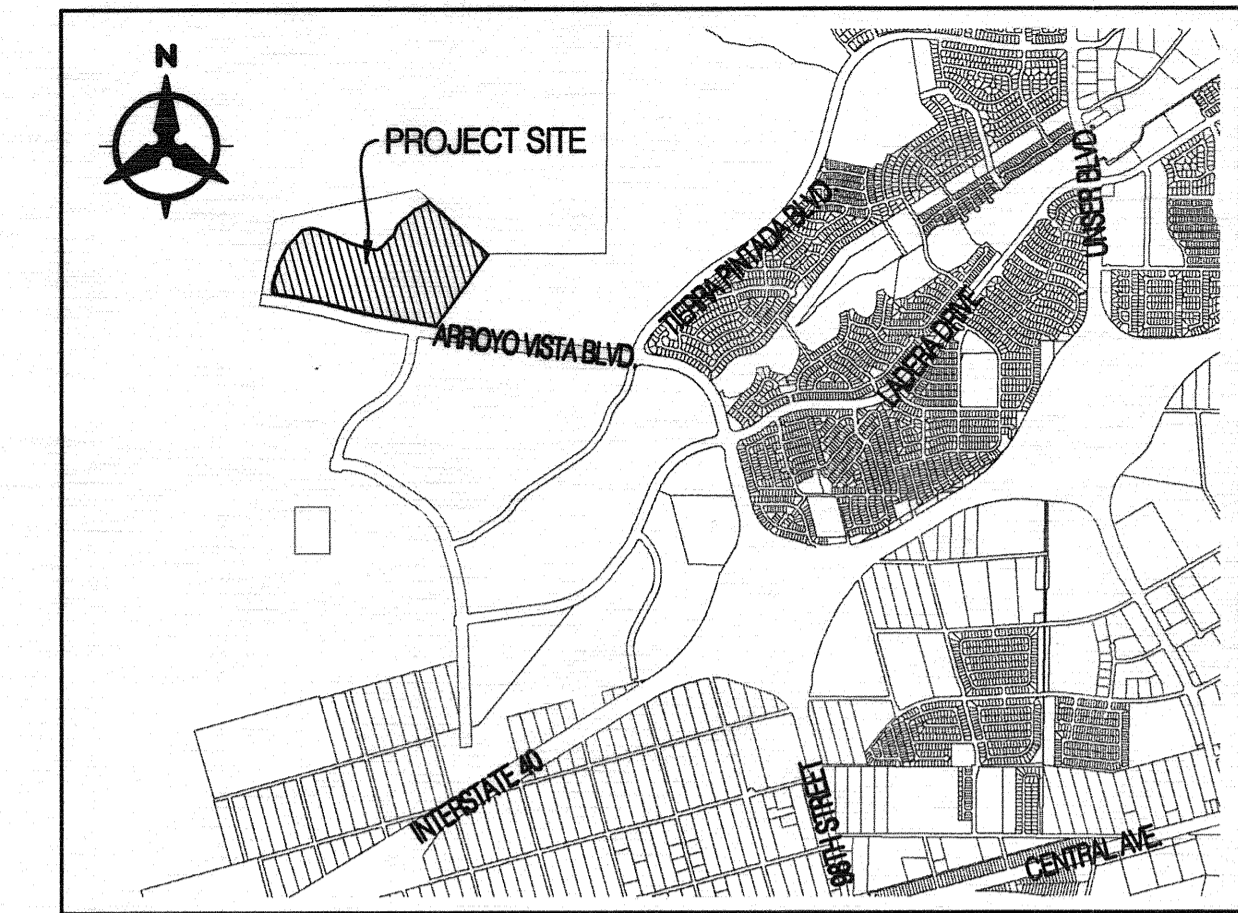


TO BE BUILT - SIDEWALK

WAIVED



SCALE: 1" = 300'



LOCATION MAP
SCALE: 1"=3000'
Zone Atlas Index Number: H-7, J-7

PLAT IS LOCATED WITHIN TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 8, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

SURVEY NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "PLOTNER, PS 14271".
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. 14271".
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

Ted E. Garrett P.S. 12/21/18
CITY SURVEYOR DATE

OWNER:

WESTERN ALBUQUERQUE LAND HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: GARRETT DEVELOPMENT CORPORATION

ITS: AGENT

Ted E. Garrett

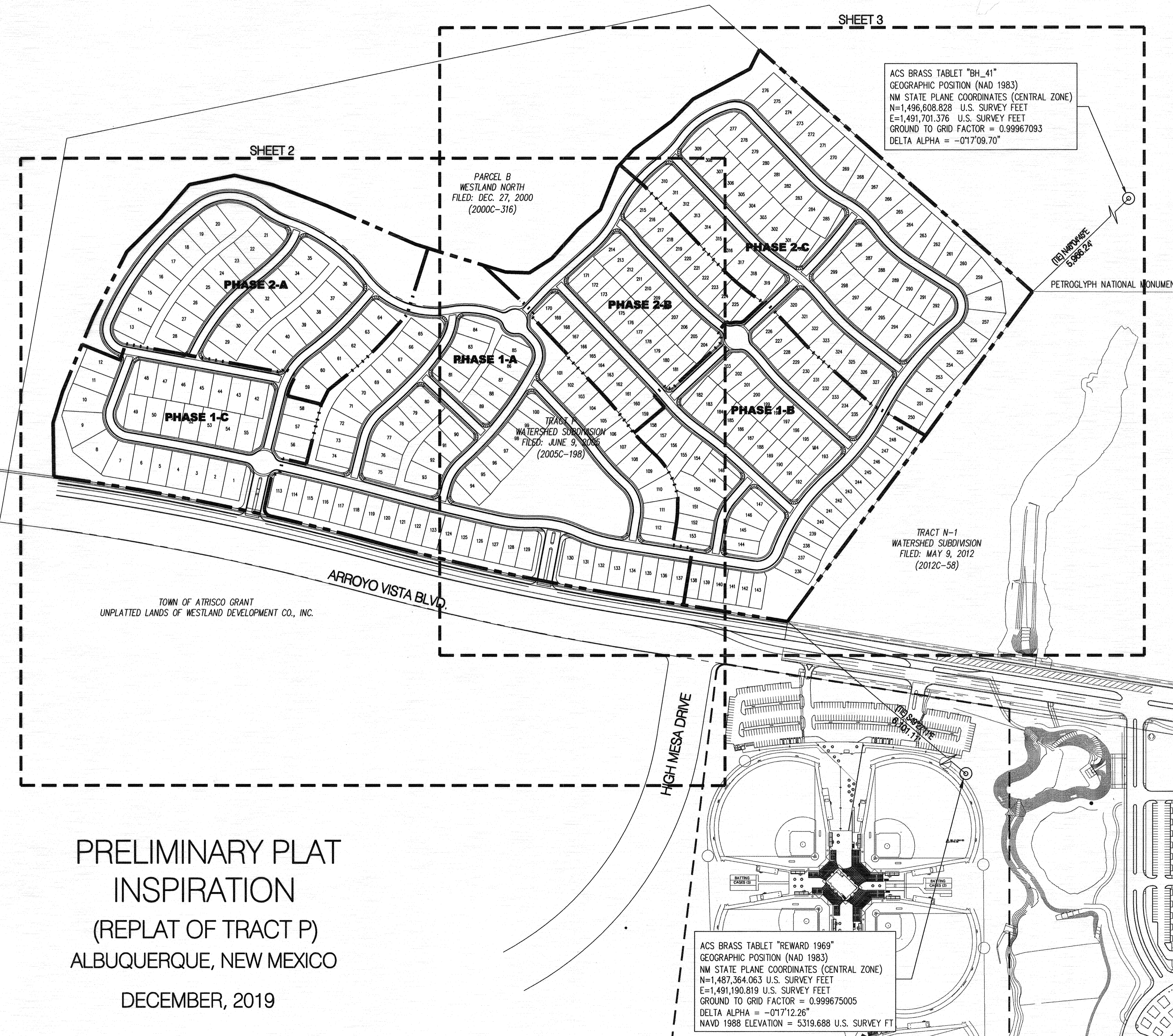
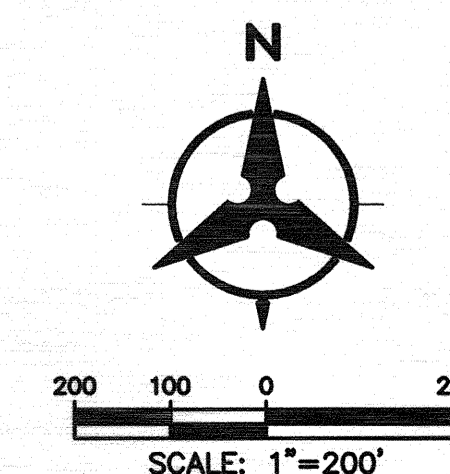
BY: _____

NAME: TED E. GARRETT

TITLE: VICE PRESIDENT

DATE: DECEMBER 26, 2018

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



ACS BRASS TABLET "BH_41"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,496,608.828 U.S. SURVEY FEET
E=1,491,701.376 U.S. SURVEY FEET
GROUND TO GRID FACTOR = 0.99967093
DELTA ALPHA = -01709.70"

PARCEL B
WESTLAND NORTH
FILED: DEC. 27, 2000
(2000C-316)

TRACT N-1
WATERSHED SUBDIVISION
FILED: JUNE 9, 2006
(2005C-198)

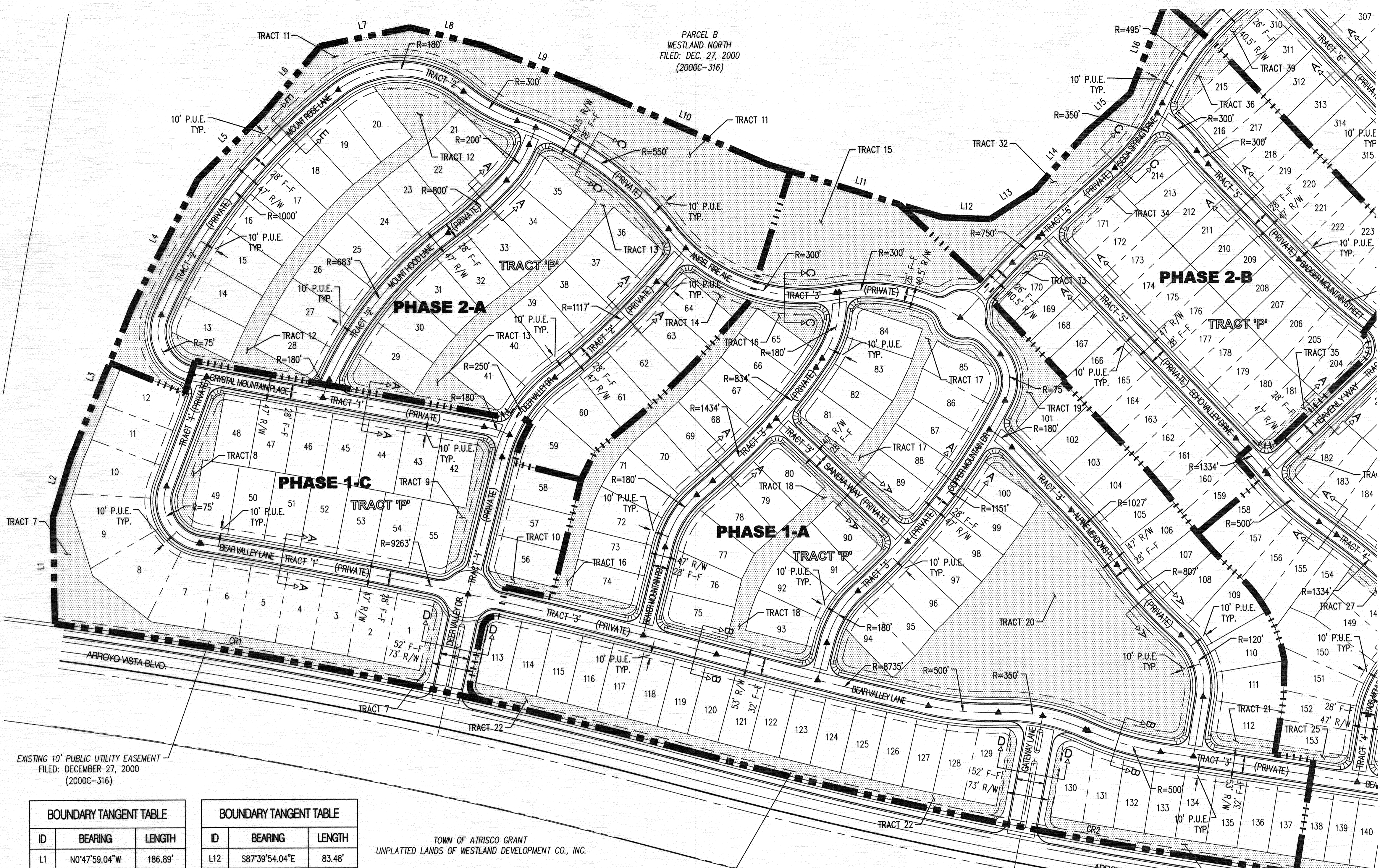
TRACT N-1
WATERSHED SUBDIVISION
FILED: MAY 9, 2012
(2012C-58)

ACS BRASS TABLET "REWARD 1969"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,487,364.063 U.S. SURVEY FEET
E=1,491,190.819 U.S. SURVEY FEET
GROUND TO GRID FACTOR = 0.999675005
DELTA ALPHA = -01712.26"
NAVD 1988 ELEVATION = 5319.688 U.S. SURVEY FT

PRELIMINARY PLAT
INSPIRATION
(REPLAT OF TRACT P)
ALBUQUERQUE, NEW MEXICO

DECEMBER, 2019

TOWN OF ATRISCO GRANT
UNPLATTED LANDS OF WESTLAND DEVELOPMENT CO., INC.



PARCEL B
WESTLAND NORTH
FILED: DEC. 27, 2000
(2000C-316)

TOWN OF ATRISCO GRANT
UNPLATTED LANDS OF WESTLAND DEVELOPMENT CO., INC.

EXISTING 10' PUBLIC UTILITY EASEMENT
FILED: DECEMBER 27, 2000
(2000C-316)

EXISTING 10' PUBLIC UTILITY EASEMENT
FILED: DECEMBER 27, 2000
(2000C-316)

PRELIMINARY PLAT
INSPIRATION
(REPLAT OF TRACT P)
ALBUQUERQUE, NEW MEXICO
DECEMBER, 2019

BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
L1	N047°59.04'W	186.89'
L2	N17°02'14.96"E	111.32'
L3	N22°24'39.96"E	285.01'
L4	N27°15'55.96"E	102.54'
L5	N45°14'06.96"E	169.99'
L6	N40°28'05.96"E	149.01'
L7	N78°27'15.96"E	161.28'
L8	S76°00'04.04"E	132.77'
L9	S68°29'05.04"E	210.31'
L10	S66°39'16.04"E	331.92'
L11	S72°56'24.04"E	323.37'

BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
L12	S87°39'54.04"E	83.48'
L13	N57°15'31.96"E	94.55'
L14	N41°53'45.96"E	136.06'
L15	N49°02'26.96"E	102.36'
L16	N21°36'15.96"E	157.88'
L17	N42°22'21.96"E	85.02'
L18	N53°14'38.96"E	163.54'
L19	N44°16'51.96"E	107.64'
L20	N62°13'40.96"E	223.17'
L21	N26°24'54.96"E	74.49'

BOUNDARY CURVE TABLE

ID	APC	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD DIRECTION
CR1	1130.78'	9090.00'	7°07'39"	566.12'	1130.05	N78° 30' 40"W
CR2	944.75'	8910.00'	6°04'31"	472.82'	944.31	N77° 59' 06"W

LEGAL DESCRIPTION:
A REPLAT OF:
WATERSHED SUBDIVISION
FILED: JUNE 9, 2005 (2005C-198)

1. EXISTING ZONING: SEE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION
PROPOSED ZONING: SEE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION
PROPOSED RESIDENTIAL DEVELOPMENT: SINGLE FAMILY DETACHED RESIDENTIAL

2. TOTAL ACREAGE:
EXISTING TRACT P = 88.6810 ACRES

ACREAGE:

PHASE	ACREAGE	ENCUMBERED BY EASEMENT
PHASE 1-A		
TRACT '15'	1.1385 Acres	A
TRACT '16'	0.5797 Acres	B
TRACT '17'	0.3417 Acres	B
TRACT '18'	0.3642 Acres	B
TRACT '19'	0.2104 Acres	B
TRACT '20'	2.6535 Acres	B
TRACT '21'	0.0562 Acres	B
TRACT '22'	0.6615 Acres	B
TRACT '23'	0.3022 Acres	B
TRACT '3'	5.1590 Acres	A C D
PHASE 1-B		
TRACT '24'	0.6559 Acres	B
TRACT '25'	0.0466 Acres	B
TRACT '26'	0.2325 Acres	B
TRACT '27'	0.0539 Acres	B
TRACT '28'	0.0576 Acres	B
TRACT '29'	0.0513 Acres	B
TRACT '30'	0.0680 Acres	B
TRACT '31'	0.0483 Acres	B
TRACT '4'	3.2717 Acres	A C D
PHASE 1-C		
TRACT '7'	0.9075 Acres	B
TRACT '8'	0.1440 Acres	B
TRACT '9'	0.1234 Acres	B
TRACT '10'	0.0484 Acres	B
TRACT '1'	2.1466 Acres	A C D
PHASE 2-A		
TRACT '11'	2.5254 Acres	A
TRACT '12'	0.7173 Acres	B
TRACT '13'	0.6670 Acres	B
TRACT '14'	0.0611 Acres	B
TRACT '2'	2.6137 Acres	A C D
PHASE 2-B		
TRACT '32'	0.8670 Acres	A
TRACT '33'	0.0231 Acres	B
TRACT '34'	0.0711 Acres	B
TRACT '35'	0.0748 Acres	B
TRACT '36'	0.0848 Acres	B
TRACT '37'	0.1032 Acres	B
TRACT '5'	1.6479 Acres	A C D
PHASE 2-C		
TRACT '38'	1.8763 Acres	A
TRACT '39'	0.0396 Acres	B
TRACT '40'	0.0309 Acres	B
TRACT '41'	0.1405 Acres	B
TRACT '42'	0.0831 Acres	B
TRACT '43'	0.0127 Acres	B
TRACT '44'	0.0345 Acres	B
TRACT '45'	0.1251 Acres	B
TRACT '46'	0.1533 Acres	B
TRACT '6'	3.6983 Acres	A C D

NUMBER OF LOTS: INSPIRATION PHASE 1-A = 73
INSPIRATION PHASE 1-B = 67
INSPIRATION PHASE 1-C = 29
INSPIRATION PHASE 2-A = 35
INSPIRATION PHASE 2-B = 45
INSPIRATION PHASE 2-C = 78
TOTAL = 327

PROPOSED DENSITY: 3.69 D.U./ACRE
3. MINIMUM LOT DIMENSIONS: 45'x115', 55'x115', 65'x115'
MINIMUM LOT AREA: 5175 S.F. 6325 S.F. 7475 S.F.

4. TRACTS 1 THROUGH 6 TO BE OWNED BY THE H.O.A. AND CONTAINS THE FOLLOWING BLANKET EASEMENTS:

- PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT GRANTED TO ABQWMA FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE.
- A PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE. SEE SHEET 3 OF 3 FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITY.
- A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT GRANTED TO THE H.O.A. FOR THE OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE SIDEWALK AND ROADWAY INFRASTRUCTURE TO SERVE THE RESIDENCE IN 'INSPIRATION'.

5. LOT SETBACKS: SEE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION.

6. PROPOSED SOLAR ACCESS PROVISIONS, SEE PARAGRAPH 14-14-4-(2B) OF THIS ARTICLE.

7. THE H.O.A. SHALL MAINTAIN ALL TRAILS LOCATED WITHIN H.O.A. TRACTS AND ITS CONNECTIONS TO ANY PUBLIC OWNED AND MAINTAINED SIDEWALK / TRAIL.

8. TRACT '1' THROUGH TRACT '46' TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

9. TRACTS 11, 15, 32, & 38, CONTAIN A PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE.

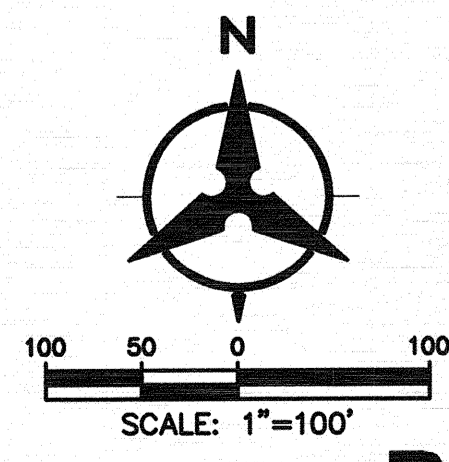
10. TRACTS '7' - '10', '12' - '14', '16' - '31', '33' - '37' AND '39' - '46' CONTAIN A PRIVATE DRAINAGE EASEMENT GRANTED TO THE H.O.A. FOR THE OWNERSHIP, OPERATIONS AND MAINTENANCE OF ALL DRAINAGE INFRASTRUCTURE

EASEMENT LEGEND

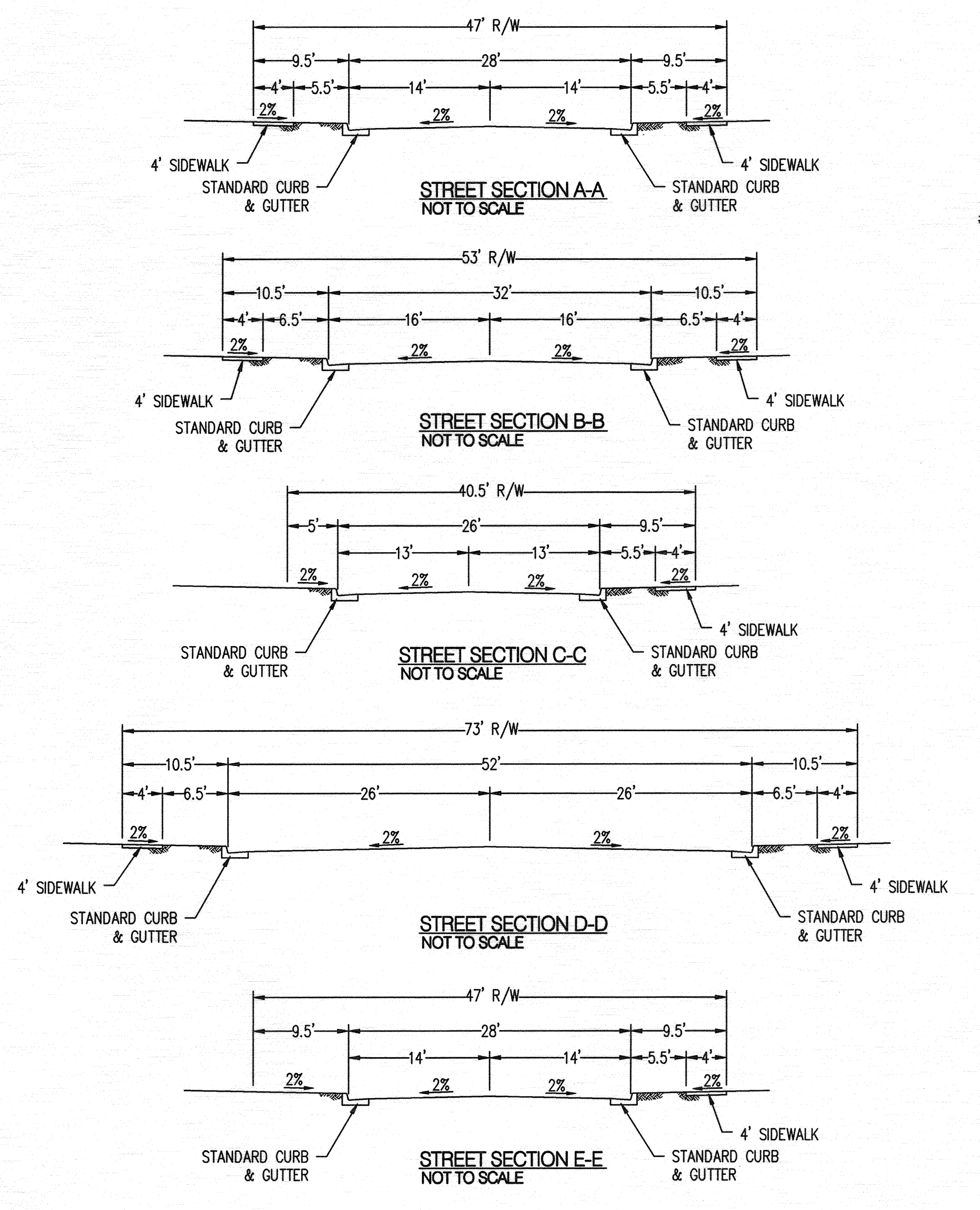
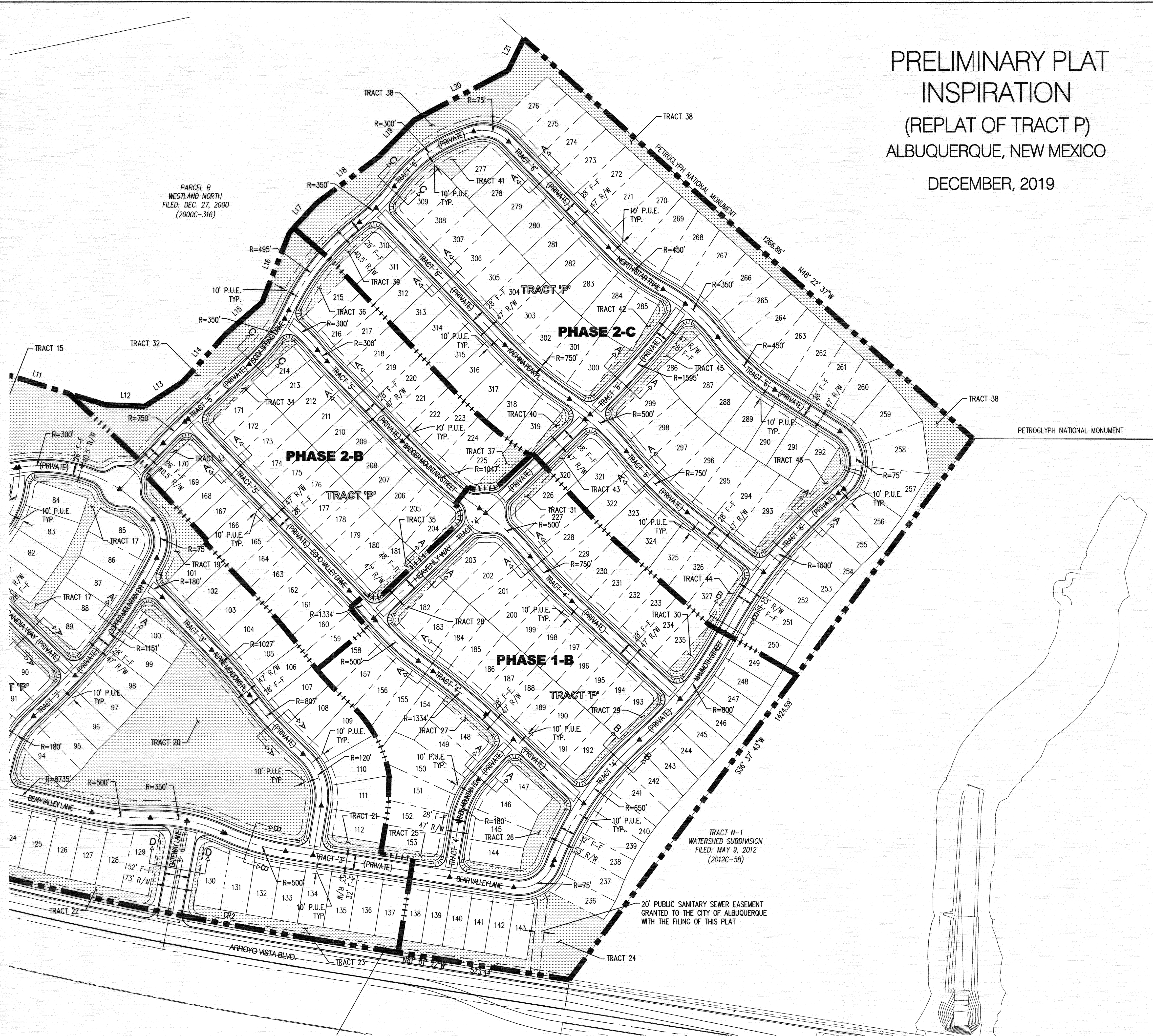
- A PUBLIC DRAINAGE EASEMENT SEE NOTE 4
- B PRIVATE DRAINAGE EASEMENT SEE NOTE 10
- C PUBLIC SUBSURFACE SANITARY AND WATERLINE EASEMENT SEE NOTE 4
- D PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT SEE NOTE 4

LEGEND

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



PRELIMINARY PLAT
 INSPIRATION
 (REPLAT OF TRACT P)
 ALBUQUERQUE, NEW MEXICO
 DECEMBER, 2019



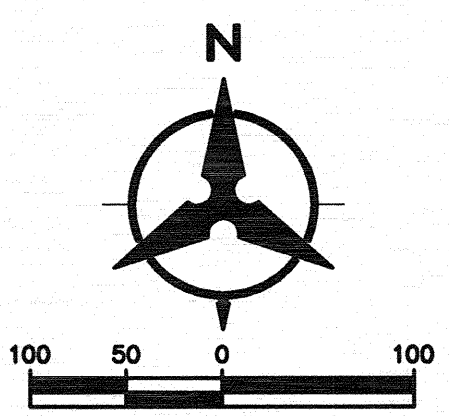
DRAINAGE FACILITIES MAINTENANCE NOTES:

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ["DETENTION AREAS"] ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES [STORM WATER DETENTION FACILITIES] IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

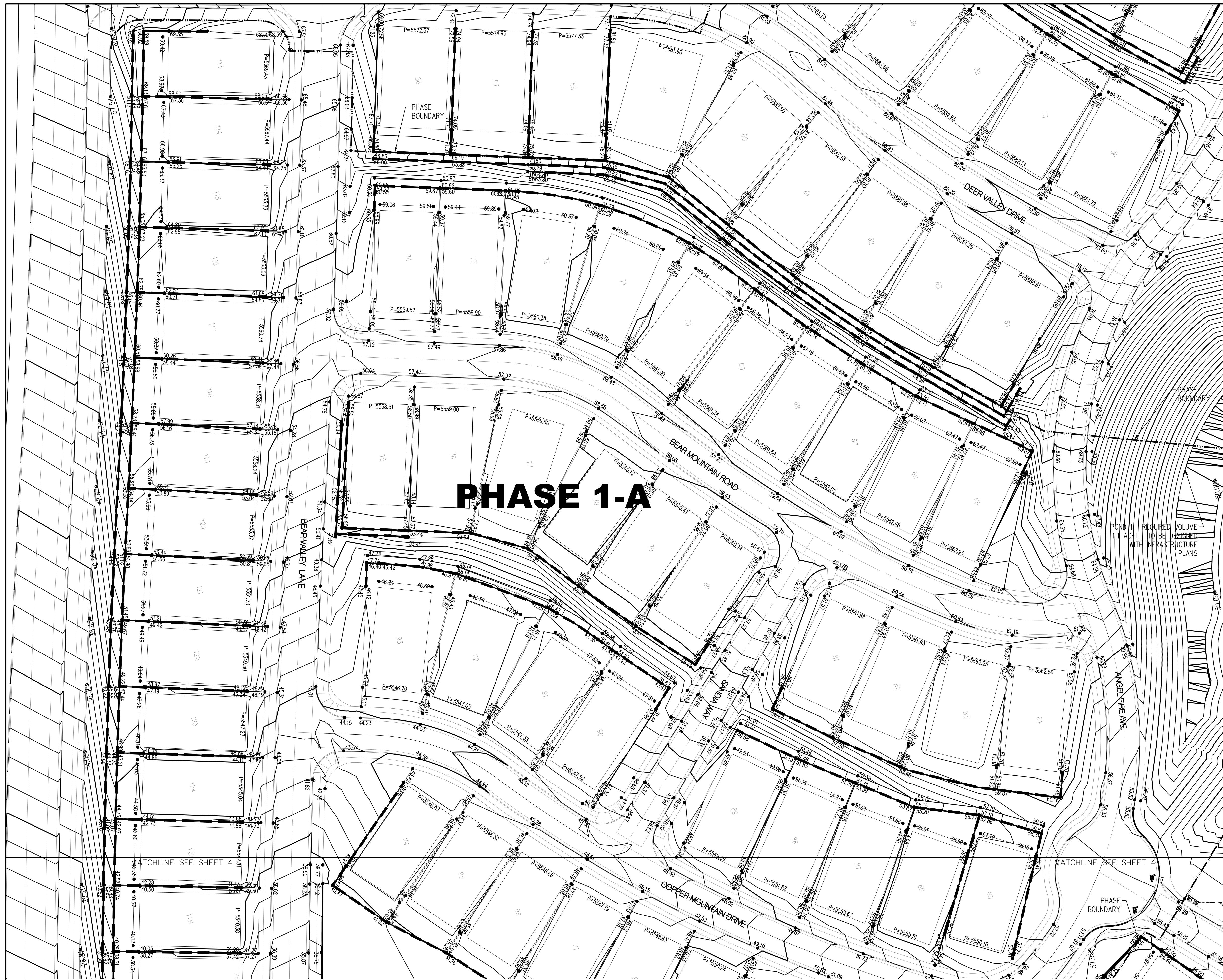
THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

LEGEND

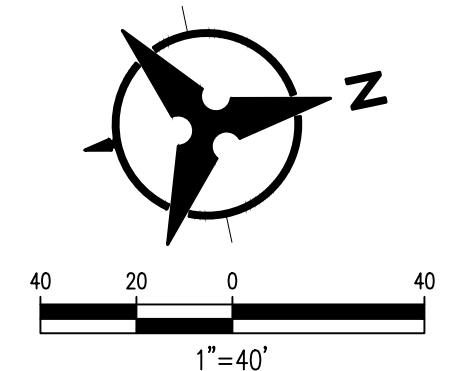
	SUBDIVISION BOUNDARY LINE
	TRACT LINE
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT



SHEET 3 of 3



- LEGEND**
- PROPOSED SPOT ELEVATION ● 5235.25
 - EXISTING SPOT ELEVATION ● EX 5235.25
 - PROPOSED CONTOUR ——— 5025
 - EXISTING STORM DRAIN LINE ———
 - PROPOSED STORM DRAIN INLET □
 - PROPOSED STORM DRAIN LINE ———
 - PROPOSED STORM DRAIN MANHOLE ○
 - PROPOSED WATER BLOCK ———
 - RETAINING WALL ———
 - PAD □
 - TURNED BLOCK ———
 - STREET SLOPE XX



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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
INSPIRATION SUBDIVISION

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

CITY PROJECT NO. _____ ZONE MAP NO. **H-7, J-7** SHEET **3** OF **9**

AS-BUILT INFORMATION

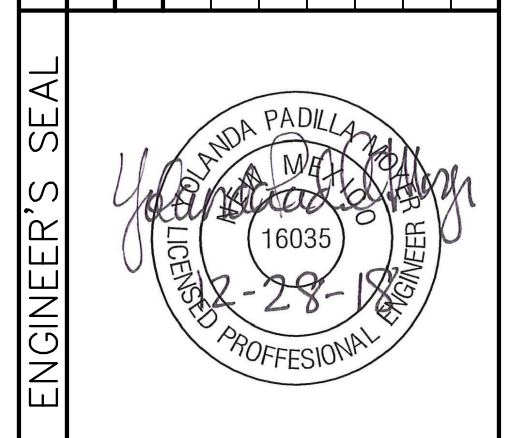
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INSPECTOR'S ACCEPTANCE BY	DATE
INSPECTOR'S VERIFICATION BY	DATE
DRAWINGS BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	NO.

BENCH MARKS

JSC&GS BRASS DISC STAMPED "REWARD 1969"	DATE
GEOGRAPHIC POSITION (NAD 83)	DATE
N.M. STATE PLANE COORDINATES	DATE
(CENTRAL ZONE)	DATE
N=1487364.063 E=1491190.819	DATE
GROUND TO GRID = 0.998675005	DATE
DELTA ALPHA = -007712.26"	DATE
NAVD 1988 ELEVATION = 5319.688	DATE

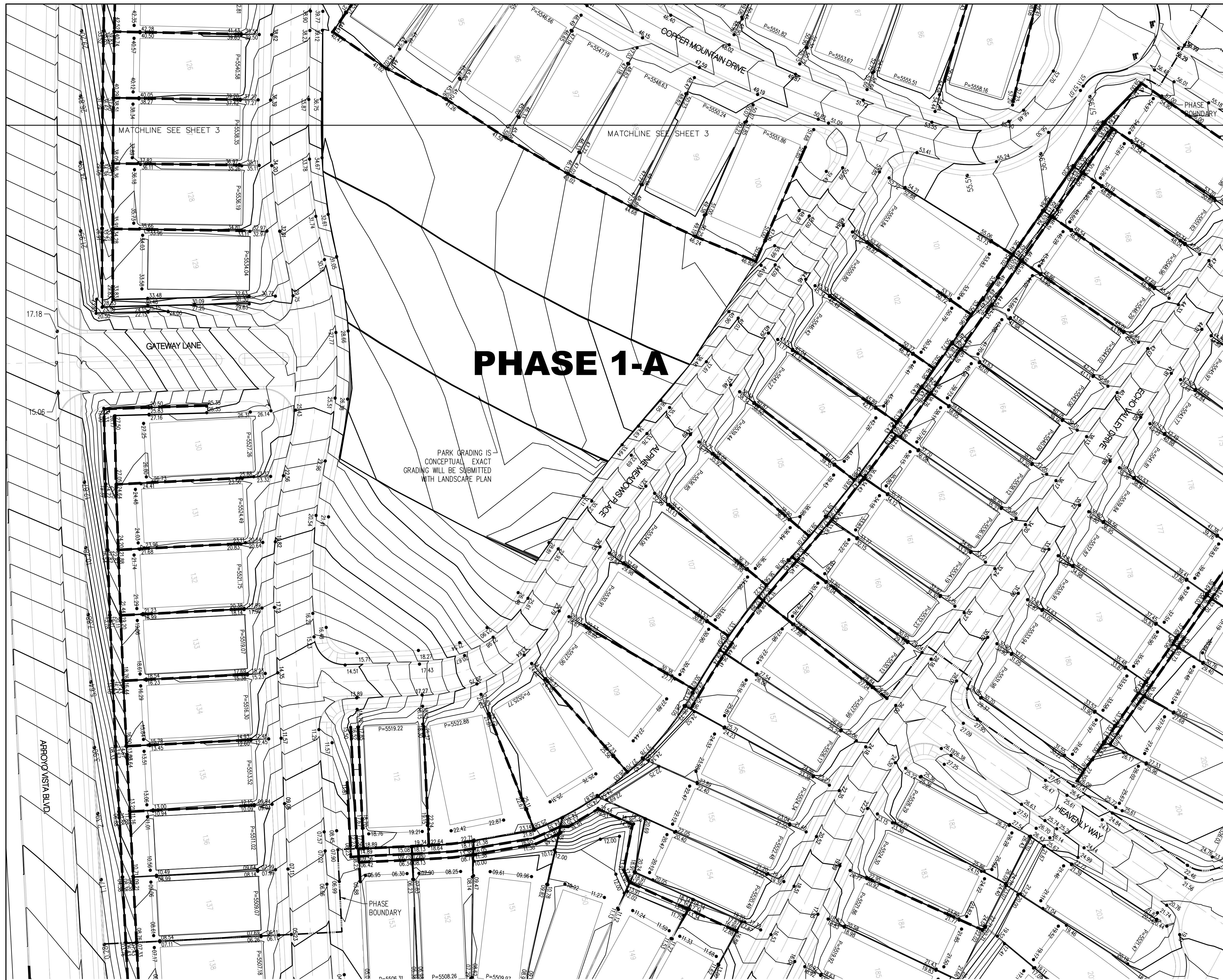
SURVEY INFORMATION

FIELD NOTES	DATE
NO.	DATE



REVISIONS	BY	DATE
DESIGN	AR	DATE11/18
	YPM	DATE11/18

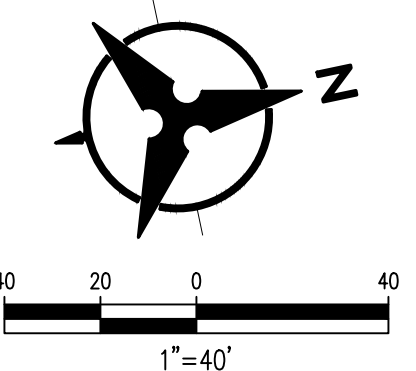
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PHASE 1-A

PARK GRADING IS
CONCEPTUAL. EXACT
GRADING WILL BE SUBMITTED
WITH LANDSCAPE PLAN

- LEGEND**
- PROPOSED SPOT ELEVATION ● 5235.25
 - EXISTING SPOT ELEVATION ● EX 5235.25
 - PROPOSED CONTOUR ——— 5025
 - EXISTING STORM DRAIN LINE - - - - -
 - PROPOSED STORM DRAIN INLET □
 - PROPOSED STORM DRAIN LINE ———
 - PROPOSED STORM DRAIN MANHOLE ○
 - PROPOSED WATER BLOCK [Symbol]
 - RETAINING WALL [Symbol]
 - PAD [Symbol]
 - TURNED BLOCK [Symbol]
 - STREET SLOPE [Symbol]



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CITY OF ALBUQUERQUE
DEPARTMENT OF
MUNICIPAL DEVELOPMENT

INSPIRATION SUBDIVISION

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	H-7, J-7	4	9

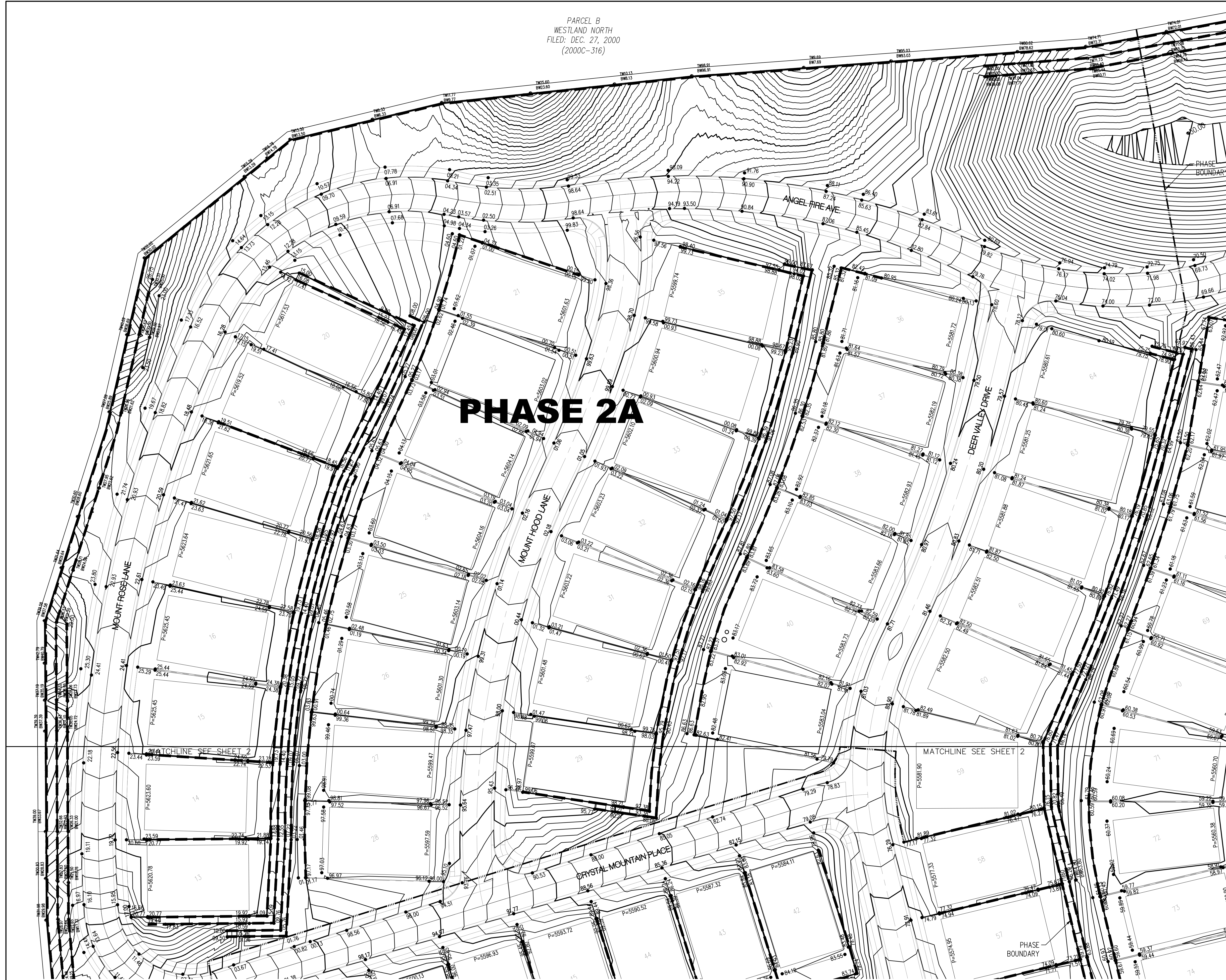
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		DELTA ALPHA = -007712.26"		NO.	DATE
		NAVD 1988 ELEVATION = 5319.688			

FIELD NOTES	
NO.	DATE

ENGINEER'S SEAL		REVISIONS	
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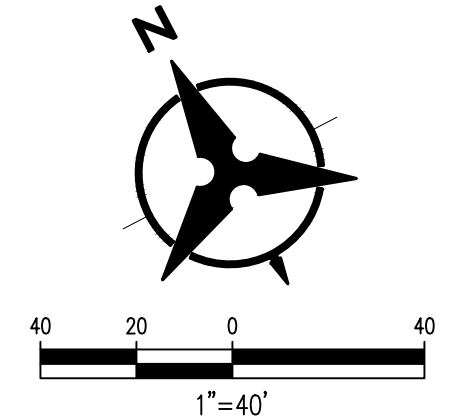
PARCEL B
WESTLAND NORTH
FILED: DEC. 27, 2000
(2000C-316)



PHASE 2A

LEGEND

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- EXISTING SPOT ELEVATION ● EX 5235.25
- PROPOSED CONTOUR ——— 5025
- EXISTING STORM DRAIN LINE - - - - -
- PROPOSED STORM DRAIN INLET □
- PROPOSED STORM DRAIN LINE ———
- PROPOSED STORM DRAIN MANHOLE ○
- PROPOSED WATER BLOCK ~~~~~
- RETAINING WALL ———
- PAD □
- TURNED BLOCK T
- STREET SLOPE XX



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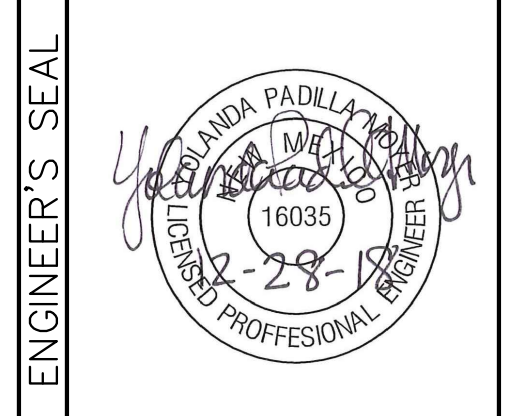
CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
INSPIRATION SUBDIVISION

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

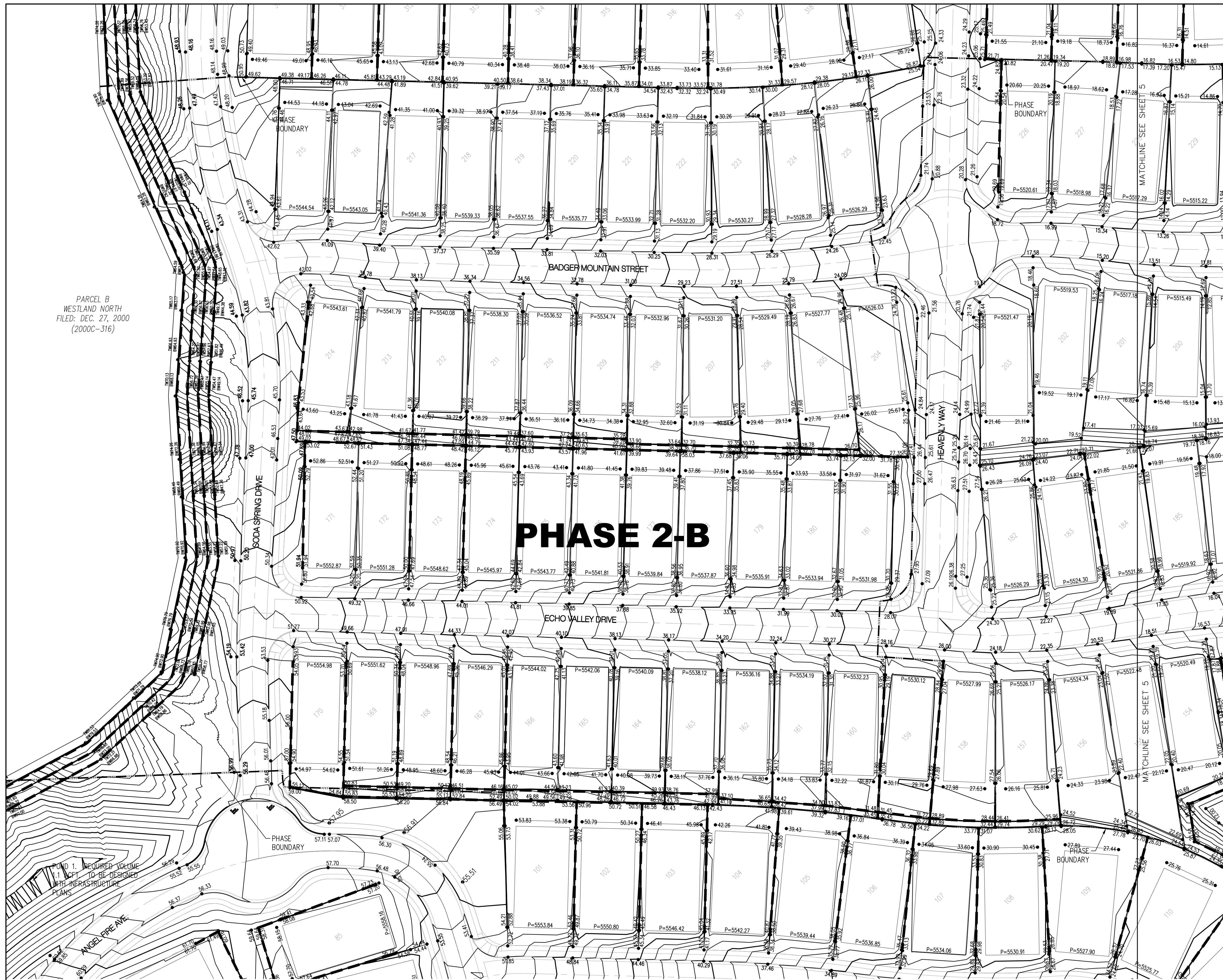
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BENCH MARKS		AS-BUILT INFORMATION	
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NO.	DATE	NO.	DATE



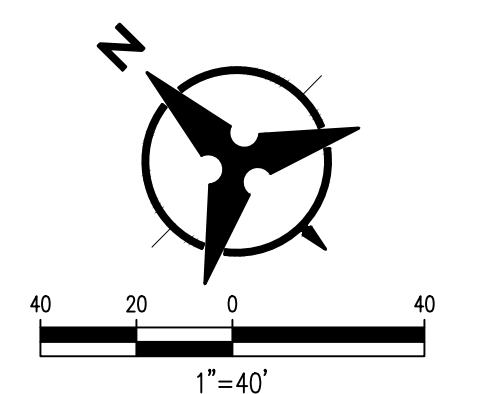
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NO.	DATE	BY	DATE
REMARKS		DESIGNED BY YPM	DATE11/18
		DRAWN BY AR	DATE11/18
		CHECKED BY YPM	DATE11/18



PARCEL B
WESTLAND NORTH
FILED: DEC. 27, 2000
(2000C-316)

PHASE 2-B

- LEGEND**
- PROPOSED SPOT ELEVATION ● 5235.25
 - EXISTING SPOT ELEVATION ● EX 5235.25
 - PROPOSED CONTOUR ——— 5025
 - EXISTING STORM DRAIN LINE - - - - -
 - PROPOSED STORM DRAIN INLET □
 - PROPOSED STORM DRAIN LINE = = = = =
 - PROPOSED STORM DRAIN MANHOLE ○
 - PROPOSED WATER BLOCK [Wavy line symbol]
 - RETAINING WALL [Stippled area symbol]
 - PAD [Rectangular symbol]
 - TURNED BLOCK [L-shaped symbol]
 - STREET SLOPE [Arrow symbol]

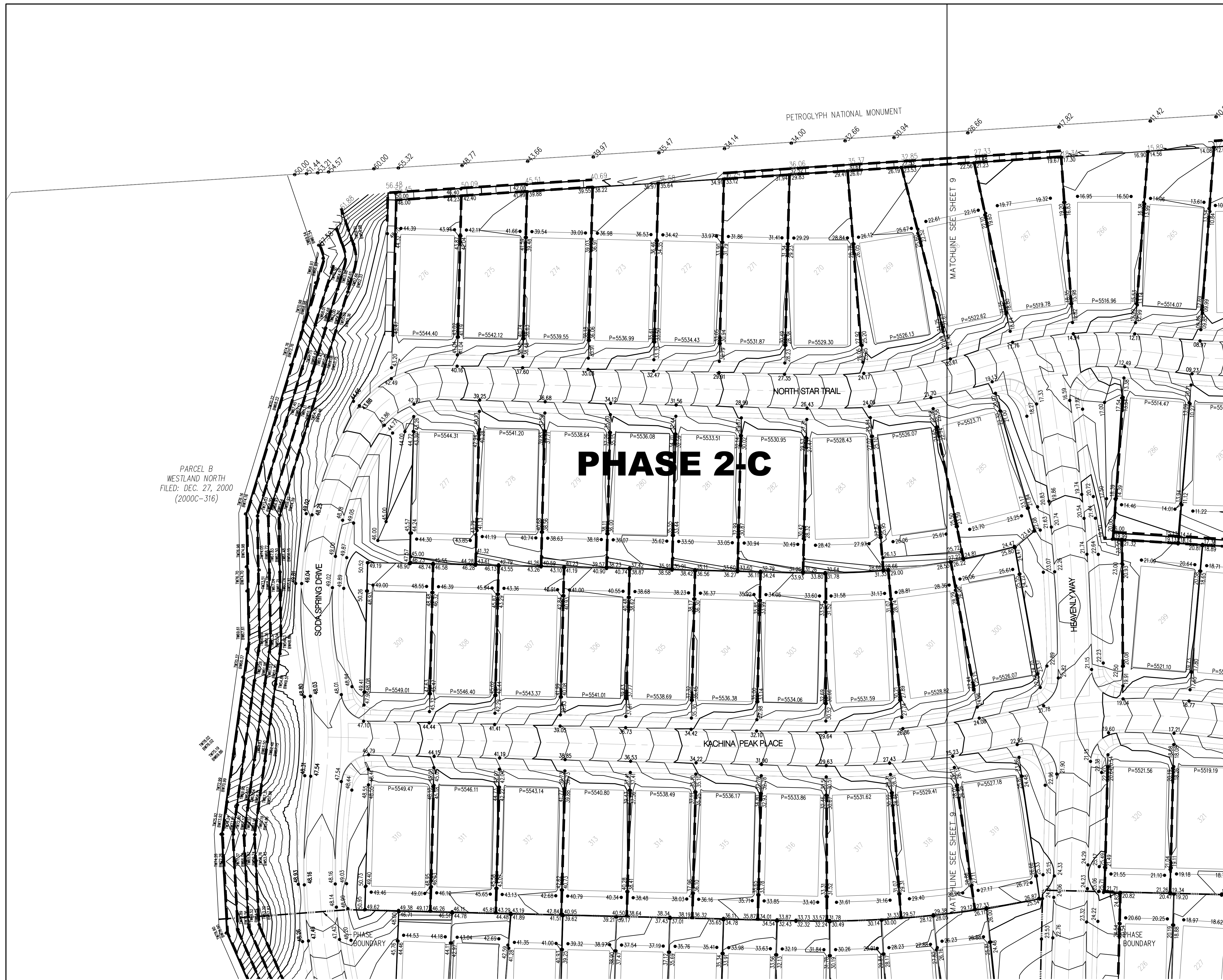


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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
INSPIRATION SUBDIVISION

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR	MO./DAY/YR
LAST DESIGN UPDATE			
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	H-7, J-7	7	9

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
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		BY	DATE	GEOGRAPHIC POSITION (NAD 83)	WORKED BY	DATE	DATE
				N.M. STATE PLANE COORDINATES	INSPECTOR'S ACCEPTANCE BY	DATE	DATE
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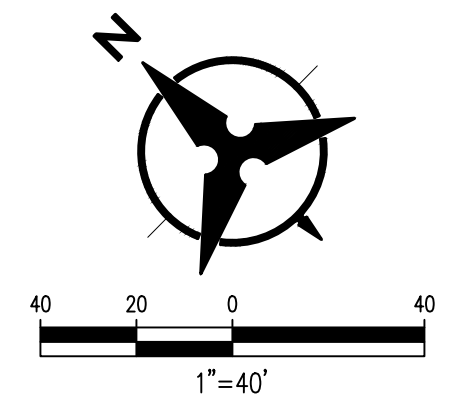


PARCEL B
WESTLAND NORTH
FILED: DEC. 27, 2000
(2000C-316)

PHASE 2-C

LEGEND

- PROPOSED SPOT ELEVATION ● 5235.25
- EXISTING SPOT ELEVATION ● EX 5235.25
- PROPOSED CONTOUR — 5025
- EXISTING STORM DRAIN LINE - - - - -
- PROPOSED STORM DRAIN INLET □
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- PROPOSED WATER BLOCK [Symbol]
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- PAD [Symbol]
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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

INSPIRATION SUBDIVISION

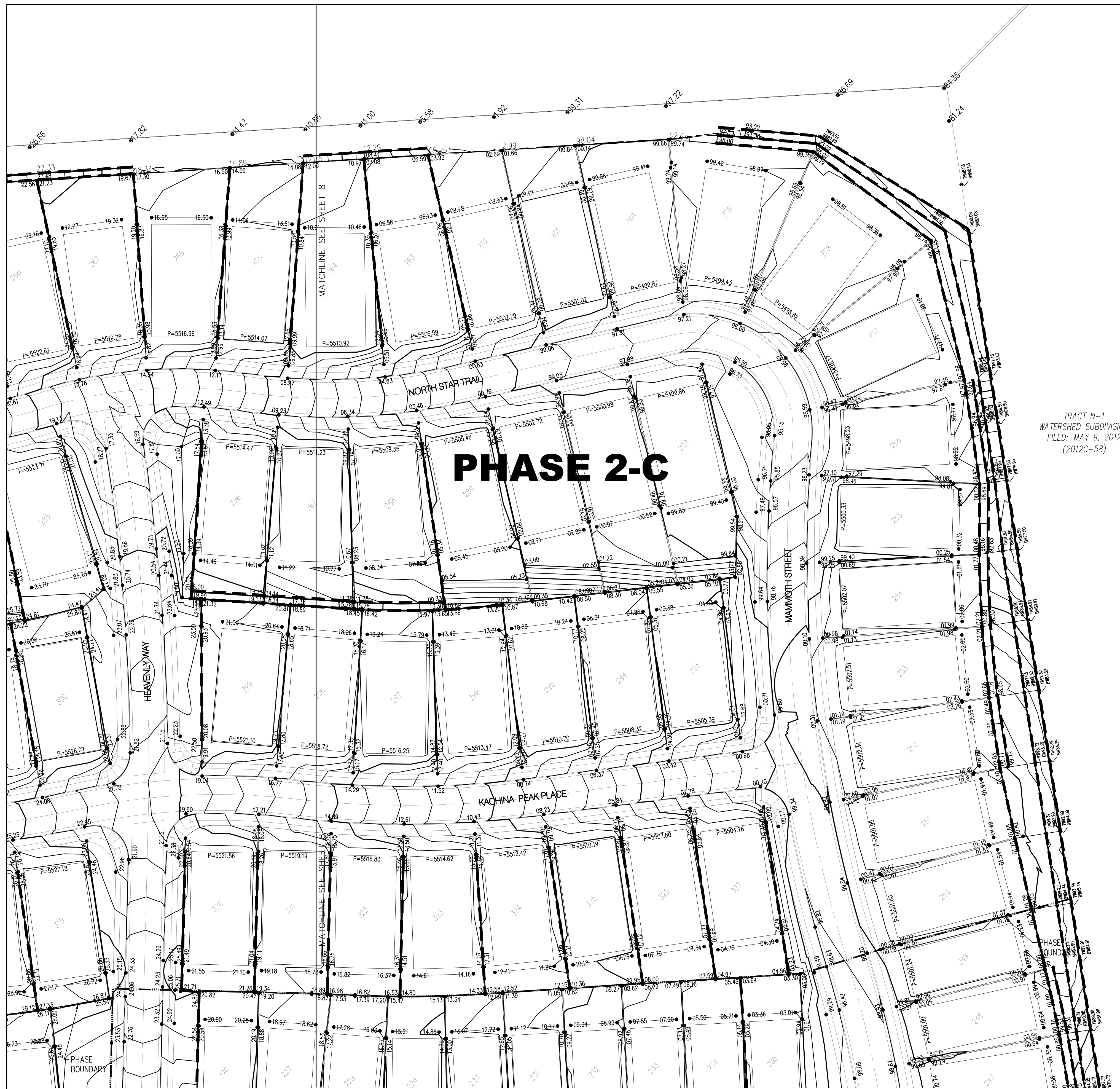
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR	MO./DAY/YR
LAST DESIGN UPDATE			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	H-7, J-7	8	9

BENCH MARKS		SURVEY INFORMATION		AS-BUILT INFORMATION	
JUS&GS BRASS DISC STAMPED "REWARD 1969"	CONTRACTOR	NO.	DATE	NO.	DATE
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ENGINEER'S SEAL		FIELD NOTES	
		NO.	DATE
		BY	DATE

REVISIONS	
NO.	DATE
1	DATE11/18
2	DATE11/18
3	DATE11/18

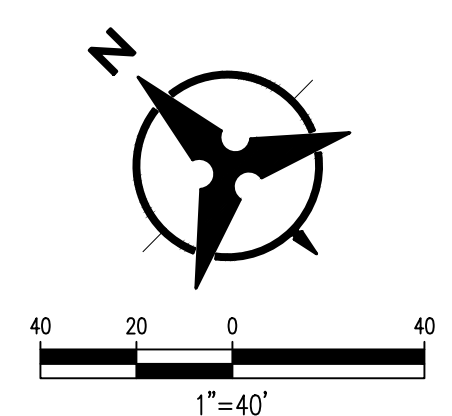


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BHI JOB NO. 20190120

LEGEND

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- PROPOSED WATER BLOCK ———
- RETAINING WALL ———
- PAD □
- TURNED BLOCK ———
- STREET SLOPE XX



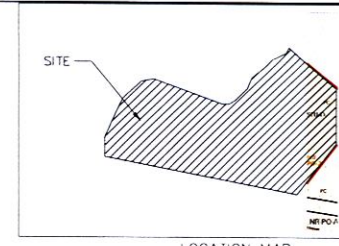
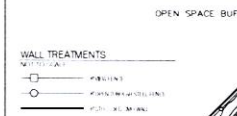
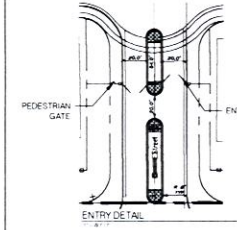
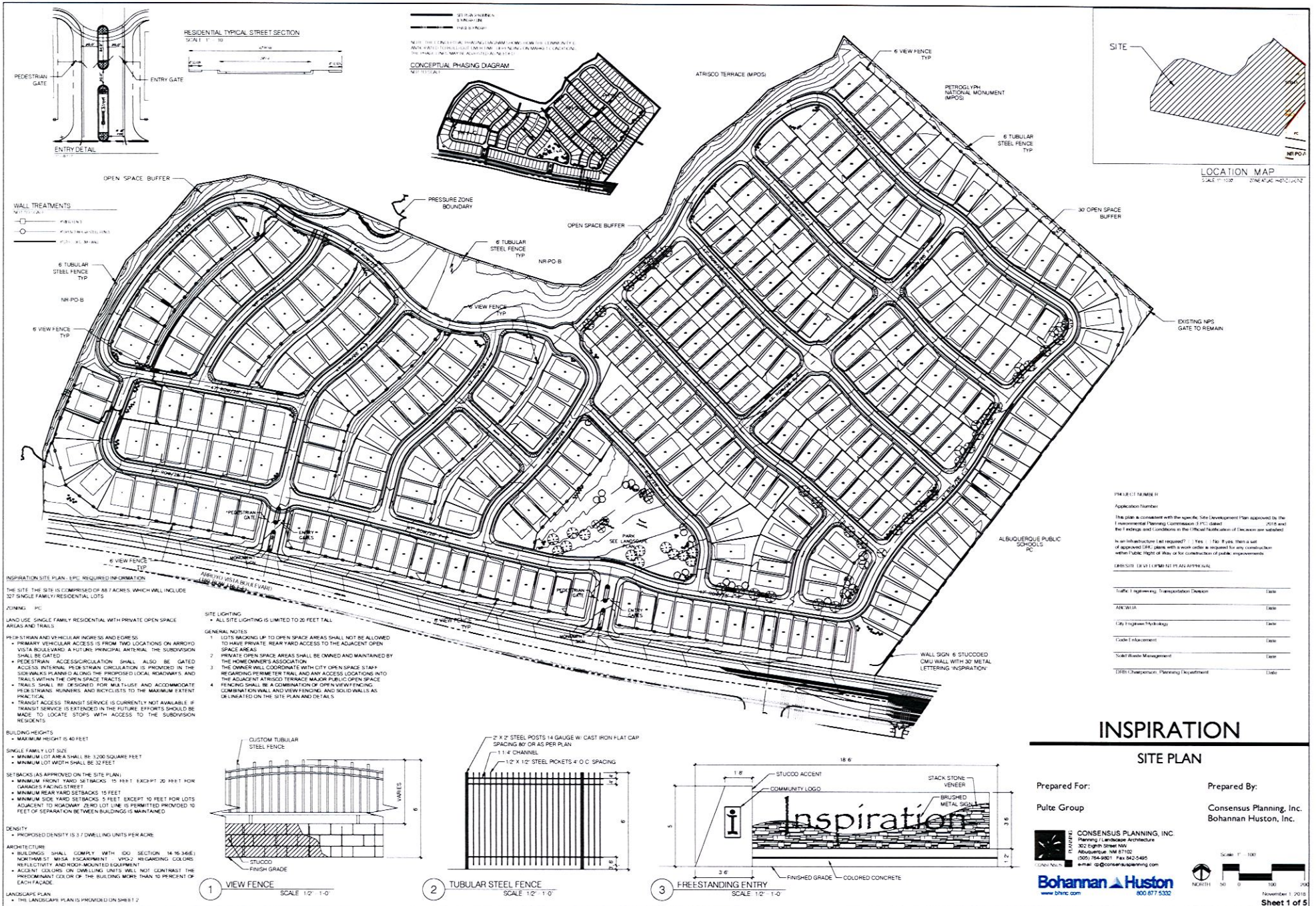
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CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT

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

CITY PROJECT NO. ZONE MAP NO. SHEET 9 OF 9
 H-7, J-7

ENGINEER'S SEAL		REVISIONS		REMARKS	
		BY	DATE		
		BY	DATE		
ENGINEER'S SEAL YOLANDA PADILLA PROFESSIONAL ENGINEER NO. 16035 STATE OF NEW MEXICO		NO.	DATE		
SURVEY INFORMATION FIELD NOTES NO. BY DATE		NO.	DATE		
BENCH MARKS USC&GS BRASS DISC STAMPED "REWARD 1969" GEOGRAPHIC POSITION (NAD 83) N.M. STATE PLANE COORDINATES (CENTRAL ZONE) N=1487364.063 E=1491190.819 GROUND TO GRID = 0.999675005 DELTA ALPHA = -00712.26" NAVD 1988 ELEVATION = 5319.688		AS-BUILT INFORMATION CONTRACTOR DATE INSPECTOR'S DATE INSPECTOR'S DATE VERIFICATION BY DATE DRAWINGS DATE MICRO-FILM INFORMATION RECORDED BY DATE NO.			



INSPIRATION SITE PLAN, EPC REQUIRED INFORMATION

THE SITE, THE SITE IS COMPRISED OF 88 ACRES, WHICH WILL INCLUDE 227 SINGLE FAMILY RESIDENTIAL LOTS

ZONING: PC

LAND USE: SINGLE FAMILY RESIDENTIAL WITH PRIVATE OPEN SPACE AREAS AND TRAILS

PEDESTRIAN AND VEHICULAR ACCESS AND EGRESS

- PRIMARY VEHICULAR ACCESS IS FROM TWO LOCATIONS ON ARROYO VISTA BOULEVARD. A FUTURE PRINCIPAL ARTERIAL, THE SUBDIVISION SHALL BE GATED.
- PEDESTRIAN ACCESS/CIRCULATION SHALL ALSO BE GATED ACCESS INTERNAL PEDESTRIAN CIRCULATION IS PROVIDED IN THE SIDE WALKS PLANNED ALONG THE PROPOSED LOCAL ROADWAYS, AND TRAILS WITHIN THE OPEN SPACE TRACTS.
- TRAILS SHALL BE DESIGNED FOR MULTIPLE AND ACCOMMODATE PEDESTRIANS, RUNNERS, AND BICYCLISTS TO THE MAXIMUM EXTENT PRACTICAL.
- TRANSIT ACCESS: TRANSIT SERVICE IS CURRENTLY NOT AVAILABLE IF TRANSIT SERVICE IS EXTENDED IN THE FUTURE, EFFORTS SHOULD BE MADE TO LOCATE STOPS WITH ACCESS TO THE SUBDIVISION RESIDENTS.

SITE LIGHTING:

- ALL SITE LIGHTING IS LIMITED TO 20 FEET TALL

GENERAL NOTES:

- LOTS BACKING UP TO OPEN SPACE AREAS SHALL NOT BE ALLOWED TO HAVE PRIVATE REAR YARD ACCESS TO THE ADJACENT OPEN SPACE AREAS.
- PRIVATE OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE OWNER WILL COORDINATE WITH CITY OPEN SPACE STAFF REGARDING PERMITS, TRAIL AND ANY ACCESS LOCATIONS INTO THE ADJACENT ATRISCO TERRACE MAJOR PUBLIC OPEN SPACE.
- FENCING SHALL BE A COMBINATION OF OPEN VIEW FENCING, COMBINATION WALL AND VIEW FENCING, AND SOLID WALLS AS DELINEATED ON THE SITE PLAN AND DETAILS.

BUILDING HEIGHTS:

- MAXIMUM HEIGHT IS 40 FEET
- SINGLE FAMILY LOT SIZE
- MINIMUM LOT AREA SHALL BE 1200 SQUARE FEET
- MINIMUM LOT WIDTH SHALL BE 32 FEET

SETBACKS AS APPROVED ON THE SITE PLAN:

- MINIMUM FRONT YARD SETBACKS TO 15:1 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 HIGHWAY 20 AND LOT 10 IS PRINTED PROVIDED 10 FEET OF SEPARATION BETWEEN BUILDINGS IS MAINTAINED.

DENSITY:

- PROPOSED DENSITY IS 3 DWELLING UNITS PER ACRE

ARCHITECTURE:

- BUILDINGS SHALL COMPLY WITH IBC SECTION 14.10.16(6) NORTHWEST WASH. REGULATION 3.02.3 REGARDING COLOR REFLECTIVITY AND ROOF MOUNTED EQUIPMENT
- ACCENT COLORS ON DWELLING UNITS WILL NOT CONTRAST THE PREDOMINANT COLOR OF THE BUILDING MORE THAN 10 PERCENT OF EACH FACADE.

LANDSCAPE PLAN:

- THE LANDSCAPE PLAN IS PROVIDED ON SHEET 2

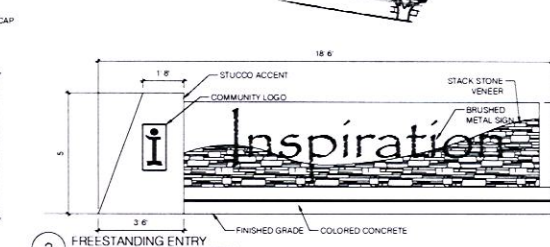
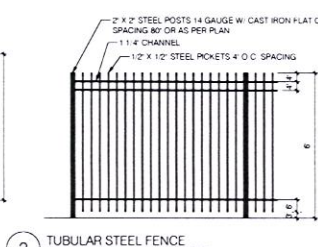
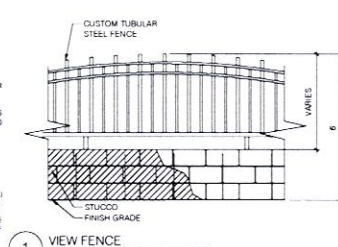


FIGURE 18-18-18-18-18

Application Number:

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) dated 10/18/18 and the EIR and EIS conditions in the Final Notification of Decision on Subpart 18-18-18-18-18.

Is an infrastructure fee required? Yes No If yes, then a fee of \$100,000 shall be paid with a work order as required for any construction within public right of way or for construction of public improvements.

DATE SITE: 10/18/18

Table 1: Engineering, Transportation Design	1/18/18
Table 2: AIR/SLIA	1/18/18
Table 3: City Engineering/Technology	1/18/18
Table 4: Code Enforcement	1/18/18
Table 5: Public Works Management	1/18/18
Table 6: EIRIS/Chapman, Planning Department	1/18/18

INSPIRATION

SITE PLAN

Prepared For: **Pulte Group**

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

DATE: 10/18/18

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Scale: 1" = 100'

November 1, 2018

Sheet 1 of 5