

FORM S1: SUBDIVISION OF LAND – MAJOR

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

>> INFORMATION REQUIRED FOR ALL MAJOR SUBDIVISION REQUESTS

- Interpreter Needed for Hearing? if yes, indicate language: _____
- A Single PDF file of the complete application including all 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. PDF *shall be organized* with the Development Review Application and this Form P1 at the front followed by the remaining documents *in the order provided on this form*.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Sign Posting Agreement

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

MAJOR AMENDMENT TO PRELIMINARY PLAT


- Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
- TIS Traffic Impact Study Form
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(J)
- Proof of Sketch Plat per IDO Section 14-16-6-6(J)(2)(b)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response
 - Copy of notification 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) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (7 copies, 24" x 36" folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 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)
- Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List

EXTENSION OF PRELIMINARY PLAT

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

For temporary sidewalk deferral extension, use Form V.

- Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(W) and 14-16-6-6(J)
- Copy of the Official DRB Notice of Decision for any prior approvals
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response
 - Copy of notification 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) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- Preliminary Plat or site plan reduced to 8.5" x 11"
- Copy of DRB approved infrastructure list

<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>	
<p>Signature: <i>Yolanda Padilla Moyer</i></p>	<p>Date: <i>6/14/19</i></p>
<p>Printed Name: <i>Yolanda Padilla Moyer</i></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____ Project Number: _____</p>	
<p> </p>	
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

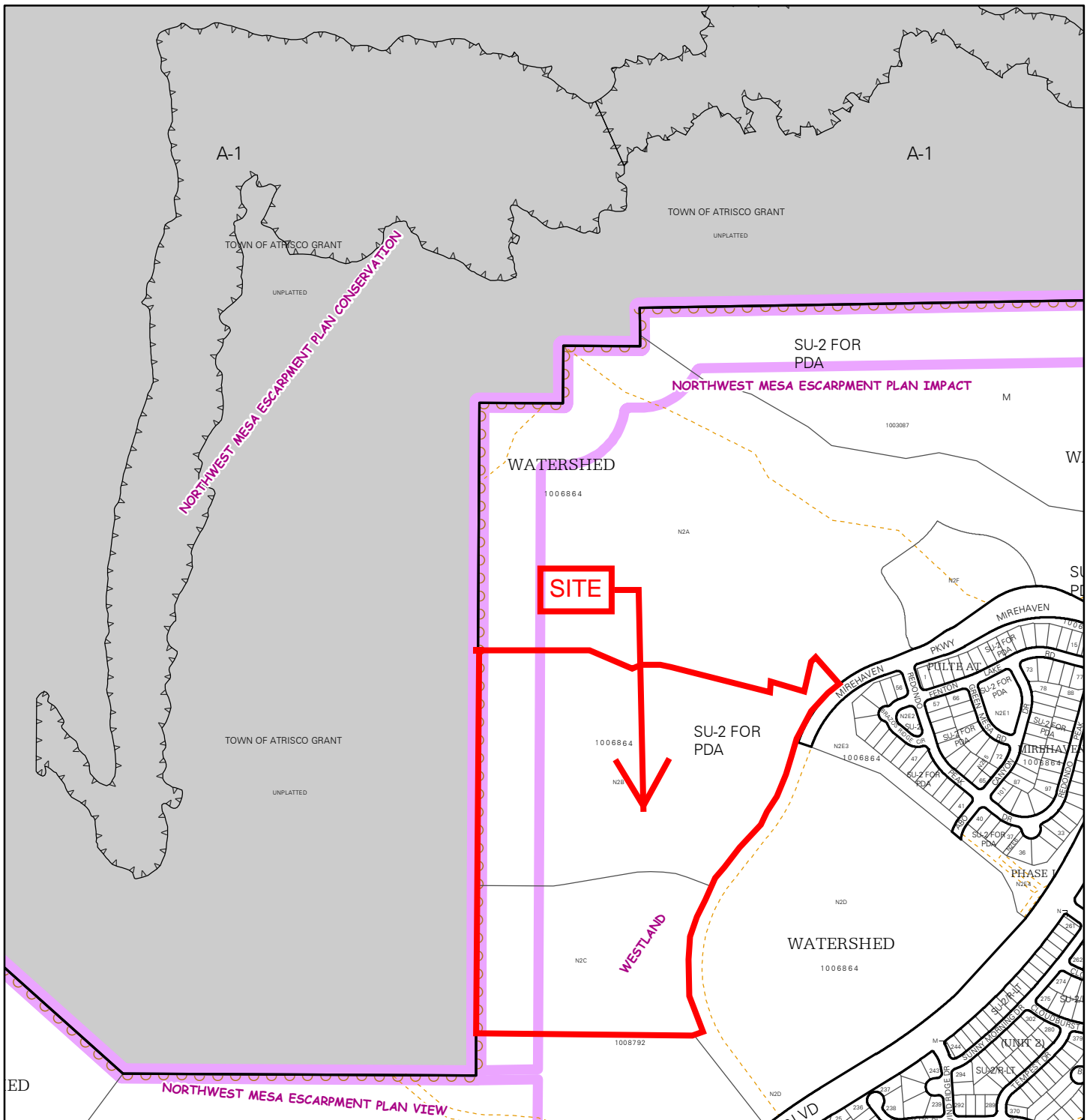


Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input checked="" type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Extension of Preliminary Plat		

APPLICATION INFORMATION		
Applicant: Pulte Development of New Mexico, Inc.		Phone: 505.761.9606
Address: 7601 Jefferson St NE, Suite 320		Email: kevin.patton@pultegroup.com
City: Albuquerque	State: NM	Zip: 87109
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:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Bulk Plat of Tract N-2-B-1, Tract N-2-B-2, & Tract N-2-C-1 of the Watershed Subdivision	Block:	Unit:
Subdivision/Addition: Watershed Subdivision	MRGCD Map No.:	UPC Code: 100805927014240101, 100805935214140102, 100805930304240103
Zone Atlas Page(s): H-8-Z	Existing Zoning: SU-2 for PDA	Proposed Zoning No Change
# of Existing Lots: 3	# of Proposed Lots: 222	Total Area of Site (Acres): 61.84
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Mirehaven Parkway	Between: Bear Lake Way	and: Mirehaven Parkway
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
1006864, 15EPC-40049, 18DRB-70155, 156, 157, 158, 159, PR-2018-001916		

Signature: <i>Yolanda Padilla Moyer</i>	Date: 6/14/19				
Printed Name: Yolanda Padilla Moyer, PE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent				
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:		Date:		Project #	



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-08-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 9/2/2014

Pulte Development of New Mexico, Inc.
7601 Jefferson St NE, Suite 320
Albuquerque, NM 87109

June 14, 2019

City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Letter of Authorization for Entitlement and Permit Applications – Del Webb Phase 3 & 4
at Mirehaven

To Whom It May Concern:

Pulte Development of New Mexico, Inc. ("Pulte"), hereby authorizes Bohannon Huston, Inc. ("BHI") to obtain information, submit and process entitlements, permits and all related applications, and act as an agent for Pulte for the purpose of entitling, zoning, permitting, platting, and subdividing the properties known as TRACT N-2-B-1, TRACT N-2-B-2, & TRACT N-2-C-1 OF THE WATERSHED SUBDIVISION located within the City of Albuquerque (the "Property"). Any other acts with respect to the Property shall require a separate authorization letter.

Sincerely,

Pulte Group of New Mexico, Inc.

By: 

Name: Kevin G. Patton, PE
Its: Director of Land Planning and Entitlements.
New Mexico Division

June 14, 2019

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

Re: Del Webb at Mirehaven Phase 3&4 (Tract N-2-B-1, Tract N-2-B-2, Tract N-2-C-1 Watershed Subdivision) – Preliminary Plat Extension -- DRB# 1006864, 15EPC-40049, 18DRB-70155, 156, 157, 158, 159, PR-2018-001916

Dear Ms. Dicome:

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

- Form S1
- Development Review Application
- Zone Atlas Map
- Property owner's Letter of Authorization
- One (1) Copy of Official DRB Notice of Decision
- Office of Neighborhood Coordination notice inquiry response
- Copy of notification 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 and associated letters
- One (1) Preliminary Plat (8.5"x11")
- One (1) Copy of DRB approved infrastructure list
- Submittal Fees

This preliminary plat extension is being presented to the Development Review Board for the purpose of obtaining City review and approval. There is one last phase that will need to be constructed and the duration of construction is taking longer than the one (1) year preliminary plat approval period, therefore we are requesting a one (1) year extension.

The site consists of the third and fourth phases of the private, age restricted residential development Del Webb at Mirehaven. Del Webb Phase 3 encompasses 40.69 acres subdivided into 144 lots of varying sizes and 18 Private Open Space Parcels. Del Webb Phase 4 encompasses 21.14 acres subdivided into 78 lots of varying sizes and 8 Private Open Space Parcels Roadway right-of-way and pavement widths are indicated on the preliminary plat.

Engineering 

Spatial Data 

Advanced Technologies 

Ms. Kym Dicome, DRB Chair
City of Albuquerque
June 14, 2019
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



OFFICIAL NOTICE OF DECISION

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD**

July 11, 2018

Project #1006864

18DRB-70155 MAJOR - PRELIMINARY PLAT APPROVAL

18DRB-70157 SIDEWALK WAIVER

18DRB-70158 SUBDN DESIGN VARIANCE FROM MIN DPM STDS

18DRB-70159 MINOR - TEMP DEFR SWDK CONST

BOHANNAN HUSTON INC agent(s) for **PULTE DEVELOPMENT OF NEW MEXICO, INC** request(s) the aforementioned action(s) for all or a portion of: Tract(s) N-2-B-1, N-2-B-2, N-2-C-1, WATERSHED SUBDIVISION, zoned PC (SU-2 FOR PDA), located on MIREHAVEN PARKWAY between BEAR LAKE WAY and MIREHAVEN PARKWAY containing approximately 61.84 acre(s). (H-8)

At the July 11, 2018 Development Review Board meeting, with the signing of the infrastructure list dated July 11th, 2018 and with an approved grading and drainage plan engineer stamp dated July 9, 2018 the preliminary plat was approved. The sidewalk waiver was approved as shown on exhibit in the Planning file. A subdivision design variance from minimum DPM design standards was approved as shown on exhibit in the Planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the Planning file.

The conditions of final plat still apply.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

If you wish to appeal this decision, you must do so by July 26, 2018, in the manner described below.

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

to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

Kym Dicome, DRB Chair

Erica Newman

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Wednesday, June 12, 2019 8:38 AM
To: Erica Newman
Subject: RE: Public Notice Inquiry_Mirehaven Pkwy and Redondo Peak_DRB

Erica,

I inadvertently listed your notice inquiry response as an EPC submittal when it should have been a DRB submittal. I have corrected it in the subject line and below. 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



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: Quevedo, Vicente M.
Sent: Wednesday, June 12, 2019 8:37 AM
To: 'enewman@bhinc.com' <enewman@bhinc.com>
Subject: Public Notice Inquiry_Mirehaven Pkwy and Redondo Peak_DRB

Erica,

See list of associations below and attached regarding your DRB 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
The Manors at Mirehaven Community Association Incorporated	Brandy	Hetherington	bhetherington@aamnm.com
The Manors at Mirehaven Community Association Incorporated	Jody	Roman	jroman@associatedasset.com
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard10@juno.com
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hlhen@comcast.net

Del Webb Mirehaven NA	Rorik	Rivenburgh	rorik.rivenburgh@gmail.com
Del Webb Mirehaven NA	Larry	Leahy	leahylarry@gmail.com
The Estates at Mirehaven Community Association Incorporated	Angela	Manzanedo	amanzanedo@associatedasset.com
The Estates at Mirehaven Community Association Incorporated	Julie	Karl	jkarl@aamm.com

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: Tuesday, June 11, 2019 11:42 AM

To: Office of Neighborhood Coordination <enewman@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

Erica G. Newman

Telephone Number

505.823.1000

Email Address

enewman@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:

REPLAT OF TRACT N-2-B-1, N-2-B-2, N-2-C-1 WATERSHED SUBDIVISION

Physical address of subject site:

Mirehaven Parkway between Bear Lake Way & Mirehaven Parkway

Subject site cross streets:

Mirehaven Parkway between Bear Lake Way & Mirehaven Parkway

Other subject site identifiers:

This site is located on the following zone atlas page:

H-8-Z

=====

This message has been analyzed by Deep Discovery Email Inspector.

FIRST CLASS MAIL

June 14, 2019

Brandy Hetherington
8212 Louisiana Boulevard NE, Suite C
Albuquerque, NM 87113

Re: Del Webb at Mirehaven Phases 3 & 4 (Bulk plat of Tract N-2-B-1, Tract N-2-B-2, Tract N-2-C-1) – Preliminary Plat Extension Request; DRB # 1006864, PR-2018-001916

Dear Ms. Hetherington:

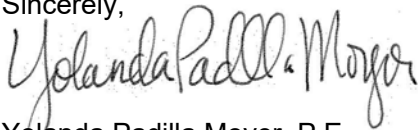
The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of THE MANORS AT MIREHAVEN COMMUNITY ASSOCIATION INCORPORATED.

This letter is to advise you that Bohannon Huston, Inc., agent for Pulte Homes, is seeking approval for a Preliminary Plat Extension Request for Del Webb at Mirehaven Phases 3 & 4. The site is located west of Tierra Pintada Blvd and north of the Mirehaven Arroyo. Phase 3 encompasses 40.69 acres and Phase 4 encompasses 21.15 acres which are subdivided into 144 lots and 78 lots respectively of varying sizes and Private Open Space Parcels.

The public hearing is on July 10, 2019 at 9:00 am at Plaza del Sol, Hearing Room, 600 2nd St NW, Albuquerque.

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

Sincerely,



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

Enclosure
YPM/egn

FIRST CLASS MAIL

June 14, 2019

Jody Roman
8212 Louisiana Boulevard NE, Suite C
Albuquerque, NM 87113

Re: Del Webb at Mirehaven Phases 3 & 4 (Bulk plat of Tract N-2-B-1, Tract N-2-B-2, Tract N-2-C-1) – Preliminary Plat Extension Request; DRB # 1006864, PR-2018-001916

Dear Ms. Roman:

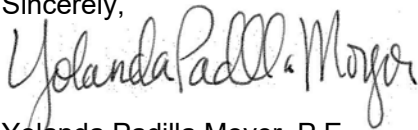
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Sincerely,



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

Enclosure
YPM/egn

FIRST CLASS MAIL

June 14, 2019

Rene Horvath
5515 Palomino Drive NW
Albuquerque, NM 87120

Re: Del Webb at Mirehaven Phases 3 & 4 (Bulk plat of Tract N-2-B-1, Tract N-2-B-2, Tract N-2-C-1) – Preliminary Plat Extension Request; DRB # 1006864, PR-2018-001916

Dear Ms. Horvath:

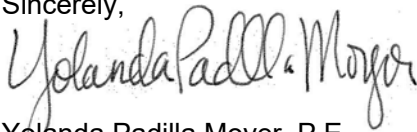
The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of WESTSIDE COALITION OF NEIGHBORHOOD ASSOCIATIONS.

This letter is to advise you that Bohannon Huston, Inc., agent for Pulte Homes, is seeking approval for a Preliminary Plat Extension Request for Del Webb at Mirehaven Phases 3 & 4. The site is located west of Tierra Pintada Blvd and north of the Mirehaven Arroyo. Phase 3 encompasses 40.69 acres and Phase 4 encompasses 21.15 acres which are subdivided into 144 lots and 78 lots respectively of varying sizes and Private Open Space Parcels.

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Sincerely,



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

Enclosure
YPM/egn

FIRST CLASS MAIL

June 14, 2019

Harry Hendriksen
10592 Rio Del Sol NW
Albuquerque, NM 87114

Re: Del Webb at Mirehaven Phases 3 & 4 (Bulk plat of Tract N-2-B-1, Tract N-2-B-2, Tract N-2-C-1) – Preliminary Plat Extension Request; DRB # 1006864, PR-2018-001916

Dear Mr. Hendriksen:

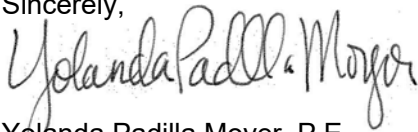
The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of WESTSIDE COALITION OF NEIGHBORHOOD ASSOCIATIONS.

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Sincerely,



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

Enclosure
YPM/egn

FIRST CLASS MAIL

June 14, 2019

Rorik Rivenburgh
9204 Bear Lake Way NW
Albuquerque, NM 87120

Re: Del Webb at Mirehaven Phases 3 & 4 (Bulk plat of Tract N-2-B-1, Tract N-2-B-2, Tract N-2-C-1) – Preliminary Plat Extension Request; DRB # 1006864, PR-2018-001916

Dear Mr. Rivenburgh:

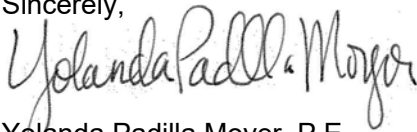
The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of DEL WEBB MIREHAVEN NA.

This letter is to advise you that Bohannon Huston, Inc., agent for Pulte Homes, is seeking approval for a Preliminary Plat Extension Request for Del Webb at Mirehaven Phases 3 & 4. The site is located west of Tierra Pintada Blvd and north of the Mirehaven Arroyo. Phase 3 encompasses 40.69 acres and Phase 4 encompasses 21.15 acres which are subdivided into 144 lots and 78 lots respectively of varying sizes and Private Open Space Parcels.

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Sincerely,



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

Enclosure
YPM/egn

FIRST CLASS MAIL

June 14, 2019

Larry Leahy
2120 Coyote Creek Trail NW
Albuquerque, NM 87120

Re: Del Webb at Mirehaven Phases 3 & 4 (Bulk plat of Tract N-2-B-1, Tract N-2-B-2, Tract N-2-C-1) – Preliminary Plat Extension Request; DRB # 1006864, PR-2018-001916

Dear Mr. Leahy:

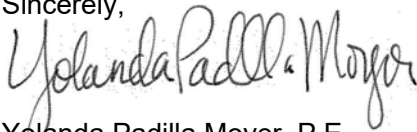
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Sincerely,



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

Enclosure
YPM/egn

FIRST CLASS MAIL

June 14, 2019

Angela Manzanedo
9100 Del Webb Lane NW
Albuquerque, NM 87120

Re: Del Webb at Mirehaven Phases 3 & 4 (Bulk plat of Tract N-2-B-1, Tract N-2-B-2, Tract N-2-C-1) – Preliminary Plat Extension Request; DRB # 1006864, PR-2018-001916

Dear Ms. Manzanedo:

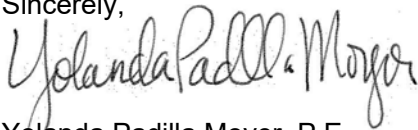
The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of THE ESTATES AT MIREHAVEN COMMUNITY ASSOCIATION INCORPORATED.

This letter is to advise you that Bohannon Huston, Inc., agent for Pulte Homes, is seeking approval for a Preliminary Plat Extension Request for Del Webb at Mirehaven Phases 3 & 4. The site is located west of Tierra Pintada Blvd and north of the Mirehaven Arroyo. Phase 3 encompasses 40.69 acres and Phase 4 encompasses 21.15 acres which are subdivided into 144 lots and 78 lots respectively of varying sizes and Private Open Space Parcels.

The public hearing is on July 10, 2019 at 9:00 am at Plaza del Sol, Hearing Room, 600 2nd St NW, Albuquerque.

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

Sincerely,



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

Enclosure
YPM/egn

FIRST CLASS MAIL

June 14, 2019

Julie Karl
9100 Del Webb Lane NW
Albuquerque, NM 87120

Re: Del Webb at Mirehaven Phases 3 & 4 (Bulk plat of Tract N-2-B-1, Tract N-2-B-2, Tract N-2-C-1) – Preliminary Plat Extension Request; DRB # 1006864, PR-2018-001916

Dear Ms. Karl:

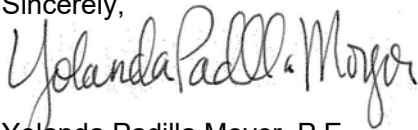
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Sincerely,



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

Enclosure
YPM/egn

Erica Newman

From: Erica Newman
Sent: Friday, June 14, 2019 8:41 AM
To: bhetherington@aamnm.com
Cc: Yolanda Padilla Moyer
Subject: Del Webb at Mirehaven Phases 3 & 4 (Bulk plat of Tract N-2-B-1, Tract N-2-B-2, Tract N-2-C-1) – Preliminary Plat Extension Request; DRB # 1006864, PR-2018-001916

Sent on behalf of Yolanda Padilla Moyer:

Dear Ms. Hetherington:

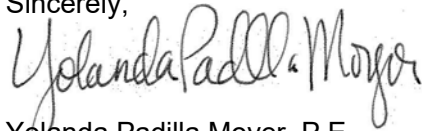
The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of THE MANORS AT MIREHAVEN COMMUNITY ASSOCIATION INCORPORATED.

This letter is to advise you that Bohannon Huston, Inc., agent for Pulte Homes, is seeking approval for a Preliminary Plat Extension Request for Del Webb at Mirehaven Phases 3 & 4. The site is located west of Tierra Pintada Blvd and north of the Mirehaven Arroyo. Phase 3 encompasses 40.69 acres and Phase 4 encompasses 21.15 acres which are subdivided into 144 lots and 78 lots respectively of varying sizes and Private Open Space Parcels.

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Sincerely,



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



Bohannon Huston

p. 505.823.1000

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Erica Newman

From: Erica Newman
Sent: Friday, June 14, 2019 8:42 AM
To: jroman@associatedasset.com
Cc: Yolanda Padilla Moyer
Subject: Del Webb at Mirehaven Phases 3 & 4 (Bulk plat of Tract N-2-B-1, Tract N-2-B-2, Tract N-2-C-1) – Preliminary Plat Extension Request; DRB # 1006864, PR-2018-001916

Sent on behalf of Yolanda Padilla Moyer:

Dear Ms. Roman:

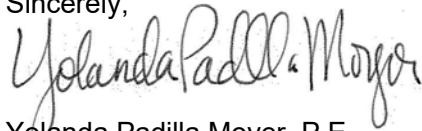
The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of THE MANORS AT MIREHAVEN COMMUNITY ASSOCIATION INCORPORATED.

This letter is to advise you that Bohannon Huston, Inc., agent for Pulte Homes, is seeking approval for a Preliminary Plat Extension Request for Del Webb at Mirehaven Phases 3 & 4. The site is located west of Tierra Pintada Blvd and north of the Mirehaven Arroyo. Phase 3 encompasses 40.69 acres and Phase 4 encompasses 21.15 acres which are subdivided into 144 lots and 78 lots respectively of varying sizes and Private Open Space Parcels.

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

Sincerely,



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



Bohannon Huston

p. 505.823.1000

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Erica Newman

From: Erica Newman
Sent: Friday, June 14, 2019 8:44 AM
To: aboard10@juno.com
Cc: Yolanda Padilla Moyer
Subject: Del Webb at Mirehaven Phases 3 & 4 (Bulk plat of Tract N-2-B-1, Tract N-2-B-2, Tract N-2-C-1) – Preliminary Plat Extension Request; DRB # 1006864, PR-2018-001916

Sent on behalf of Yolanda Padilla Moyer:

Dear Ms. Horvath:

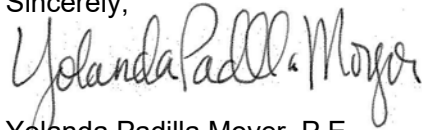
The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of WESTSIDE COALITION OF NEIGHBORHOOD ASSOCIATIONS.

This letter is to advise you that Bohannon Huston, Inc., agent for Pulte Homes, is seeking approval for a Preliminary Plat Extension Request for Del Webb at Mirehaven Phases 3 & 4. The site is located west of Tierra Pintada Blvd and north of the Mirehaven Arroyo. Phase 3 encompasses 40.69 acres and Phase 4 encompasses 21.15 acres which are subdivided into 144 lots and 78 lots respectively of varying sizes and Private Open Space Parcels.

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

Sincerely,



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



Bohannon Huston

p. 505.823.1000

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Erica Newman

From: Erica Newman
Sent: Friday, June 14, 2019 8:45 AM
To: hlhen@comcast.net
Cc: Yolanda Padilla Moyer
Subject: Del Webb at Mirehaven Phases 3 & 4 (Bulk plat of Tract N-2-B-1, Tract N-2-B-2, Tract N-2-C-1) – Preliminary Plat Extension Request; DRB # 1006864, PR-2018-001916

Sent on behalf of Yolanda Padilla Moyer:

Dear Mr. Hendriksen:

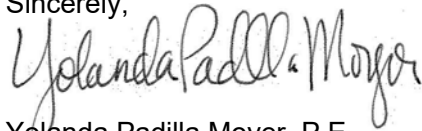
The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of WESTSIDE COALITION OF NEIGHBORHOOD ASSOCIATIONS.

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Sincerely,



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



Bohannon Huston

p. 505.823.1000

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Erica Newman

From: Erica Newman
Sent: Friday, June 14, 2019 8:46 AM
To: rorik.rivenburgh@gmail.com
Cc: Yolanda Padilla Moyer
Subject: Del Webb at Mirehaven Phases 3 & 4 (Bulk plat of Tract N-2-B-1, Tract N-2-B-2, Tract N-2-C-1) – Preliminary Plat Extension Request; DRB # 1006864, PR-2018-001916

Sent on behalf of Yolanda Padilla Moyer:

Dear Mr. Rivenburgh:

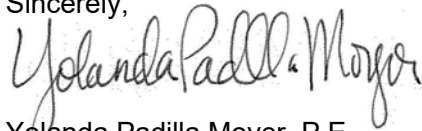
The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of DEL WEBB MIREHAVEN NA.

This letter is to advise you that Bohannon Huston, Inc., agent for Pulte Homes, is seeking approval for a Preliminary Plat Extension Request for Del Webb at Mirehaven Phases 3 & 4. The site is located west of Tierra Pintada Blvd and north of the Mirehaven Arroyo. Phase 3 encompasses 40.69 acres and Phase 4 encompasses 21.15 acres which are subdivided into 144 lots and 78 lots respectively of varying sizes and Private Open Space Parcels.

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Sincerely,



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



Bohannon Huston

p. 505.823.1000

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Erica Newman

From: Erica Newman
Sent: Friday, June 14, 2019 8:47 AM
To: leahylarry@gmail.com
Cc: Yolanda Padilla Moyer
Subject: Del Webb at Mirehaven Phases 3 & 4 (Bulk plat of Tract N-2-B-1, Tract N-2-B-2, Tract N-2-C-1) – Preliminary Plat Extension Request; DRB # 1006864, PR-2018-001916

Sent on behalf of Yolanda Padilla Moyer:

Dear Mr. Leahy:

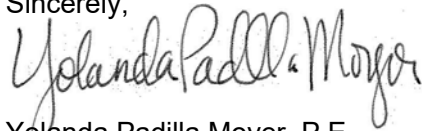
The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of DEL WEBB MIREHAVEN NA.

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

Sincerely,



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



Bohannon Huston

p. 505.823.1000

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Erica Newman

From: Erica Newman
Sent: Friday, June 14, 2019 8:48 AM
To: amanzanedo@associatedasset.com
Cc: Yolanda Padilla Moyer
Subject: Del Webb at Mirehaven Phases 3 & 4 (Bulk plat of Tract N-2-B-1, Tract N-2-B-2, Tract N-2-C-1) – Preliminary Plat Extension Request; DRB # 1006864, PR-2018-001916

Sent on behalf of Yolanda Padilla Moyer:

Dear Ms. Manzanedo:

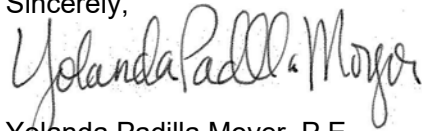
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Sincerely,



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



Bohannon Huston

p. 505.823.1000

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Erica Newman

From: Erica Newman
Sent: Friday, June 14, 2019 8:48 AM
To: jkarl@aamnm.com
Cc: Yolanda Padilla Moyer
Subject: Del Webb at Mirehaven Phases 3 & 4 (Bulk plat of Tract N-2-B-1, Tract N-2-B-2, Tract N-2-C-1) – Preliminary Plat Extension Request; DRB # 1006864, PR-2018-001916

Sent on behalf of Yolanda Padilla Moyer:

Dear Ms. Karl:

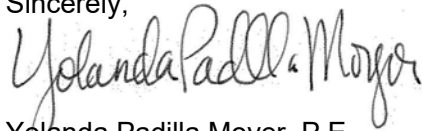
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Yolanda Padilla Moyer, P.E.
Senior Project Manager
Community Development & Planning



Bohannon Huston

p. 505.823.1000

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SERVADIO DOMINICK JR & FERGER SHARON K
DEL WEBB HOMEOWNERS ASSOC C/O AAM LLC
DEL WEBB HOMEOWNERS ASSOC C/O AAM LLC
DEL WEBB HOMEOWNERS ASSOC C/O AAM LLC
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
MANORS AT MIREHAVEN ASSOCIATION INC C/O AAM LLC
POLING DONALD E & VALERIE E
AGUAYO JOSE RUVALCABA
PULTE HOMES
ARGUELLO JOSEPH J JR & ELISHA
MONTROYA CELINA J
MONTROYA JULIA R
GUTIERREZ RUDY MARVIN & BERNADETTE F
MANORS AT MIREHAVEN ASSOCIATION INC C/O AAM LLC
PULTE HOMES
PULTE HOMES
JAMES JOSHUA JERRY LEE & CATHERINE MARIE
PULTE HOMES
COSTELLO ALICE MARIE & TIMOTHY JAMES
PULTE HOMES
PULTE HOMES
LOVATO NICHOLAS THOMAS & CALLIE DEAN
ROACH SCOTT E & GARCIA-ROACH MONICA A
PULTE HOMES
PULTE HOMES
PULTE HOMES
PULTE HOMES
PULTE HOMES
PULTE HOMES
MCCONNELL LARRY L & DEBRA S
MANORS AT MIREHAVEN ASSOCIATION INC C/O AAM LLC
PULTE HOMES
PULTE HOMES
PULTE HOMES

9304 IRON CREEK LN NW ALBUQUERQUE NM 87120-7405
9100 DEL WEBB LN NW ALBUQUERQUE NM 87120-7426
9100 DEL WEBB LN NW ALBUQUERQUE NM 87120-7426
9100 DEL WEBB LN NW ALBUQUERQUE NM 87120-7426
PO BOX 1293 ALBUQUERQUE NM 87103-1293
1600 W BROADWAY RD SUITE 200 TEMPE AZ 85282-1136
1801 TENT ROCKS DR NW ALBUQUERQUE NM 87120-6280
1805 TENT ROCKS DR NW ALBUQUERQUE NM 87120-6280
7601 JEFFERSON ST NE SUITE 320 ALBUQUERQUE NM 87109
1815 TENT ROCKS DR NW ALBUQUERQUE NM 87120-6280
1819 TENT ROCKS DR NW ALBUQUERQUE NM 87120-6280
9255 TIMBER RIDGE RD NW ALBUQUERQUE NM 87120-6279
9259 TIMBER RIDGE RD NW ALBUQUERQUE NM 87120-6279
1600 W BROADWAY RD SUITE 200 TEMPE AZ 85282-1136
7601 JEFFERSON ST NE SUITE 320 ALBUQUERQUE NM 87109
7601 JEFFERSON ST NE SUITE 320 ALBUQUERQUE NM 87109
9200 RED BUTTE PL NW ALBUQUERQUE NM 87120-6286
7601 JEFFERSON ST NE SUITE 320 ALBUQUERQUE NM 87109
9208 RED BUTTE PL NW ALBUQUERQUE NM 87120-6286
7601 JEFFERSON ST NE SUITE 320 ALBUQUERQUE NM 87109
7601 JEFFERSON ST NE SUITE 320 ALBUQUERQUE NM 87109
9220 RED BUTTE PL NW ALBUQUERQUE NM 87120-6286
1701 TENT ROCKS DR NW ALBUQUERQUE NM 87120-6287
7601 JEFFERSON ST NE SUITE 320 ALBUQUERQUE NM 87109
7601 JEFFERSON ST NE SUITE 320 ALBUQUERQUE NM 87109
7601 JEFFERSON ST NE SUITE 320 ALBUQUERQUE NM 87109
7601 JEFFERSON ST NE SUITE 320 ALBUQUERQUE NM 87109
7601 JEFFERSON ST NE SUITE 320 ALBUQUERQUE NM 87109
7601 JEFFERSON ST NE SUITE 320 ALBUQUERQUE NM 87109
1731 TENT ROCKS DR NW ALBUQUERQUE NM 87120-6287
1600 W BROADWAY RD SUITE 200 TEMPE AZ 85282-1136
7601 JEFFERSON ST NE SUITE 320 ALBUQUERQUE NM 87109
7601 JEFFERSON ST NE SUITE 320 ALBUQUERQUE NM 87109
7601 JEFFERSON ST NE SUITE 320 ALBUQUERQUE NM 87109

FIRST CLASS MAIL

June 14, 2019

Re: **Public Notice of Preliminary Plat Extension
Del Webb at Mirehaven Phase 3&4 -- DRB# 1006864, PR-2018-001916**

To Whom It May Concern:

Through the new Integrated Development Ordinance (IDO) process, the City of Albuquerque has required that we notify property owners within 100' (excluding public right-of-way) of actions effecting the subject property. Coordination with the city's GIS map, has informed us that your property lies within this 100' Buffer.

We are requesting an extension of the Preliminary Plat for the above referenced project (further noted in the attached City of Albuquerque Zone Atlas Maps). With this submittal we are requesting the approval of a one (1) year extension through the Development Review Board (DRB).

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

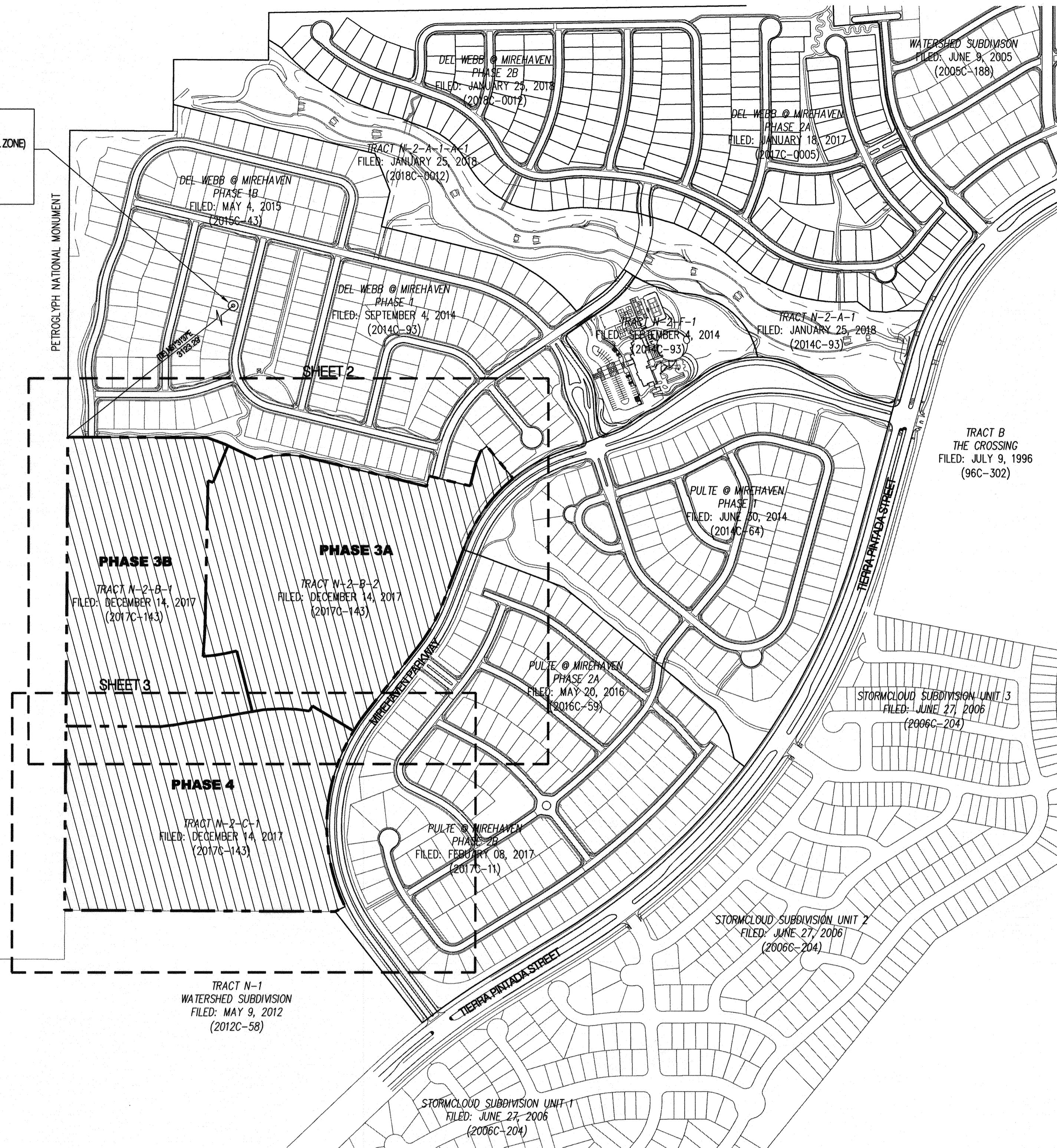
Sincerely,



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

YPM/egn
Enclosures

ACS BRASS TABLE "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 = 0.99967088
 DELTA ALPHA = -0°17'03.70"

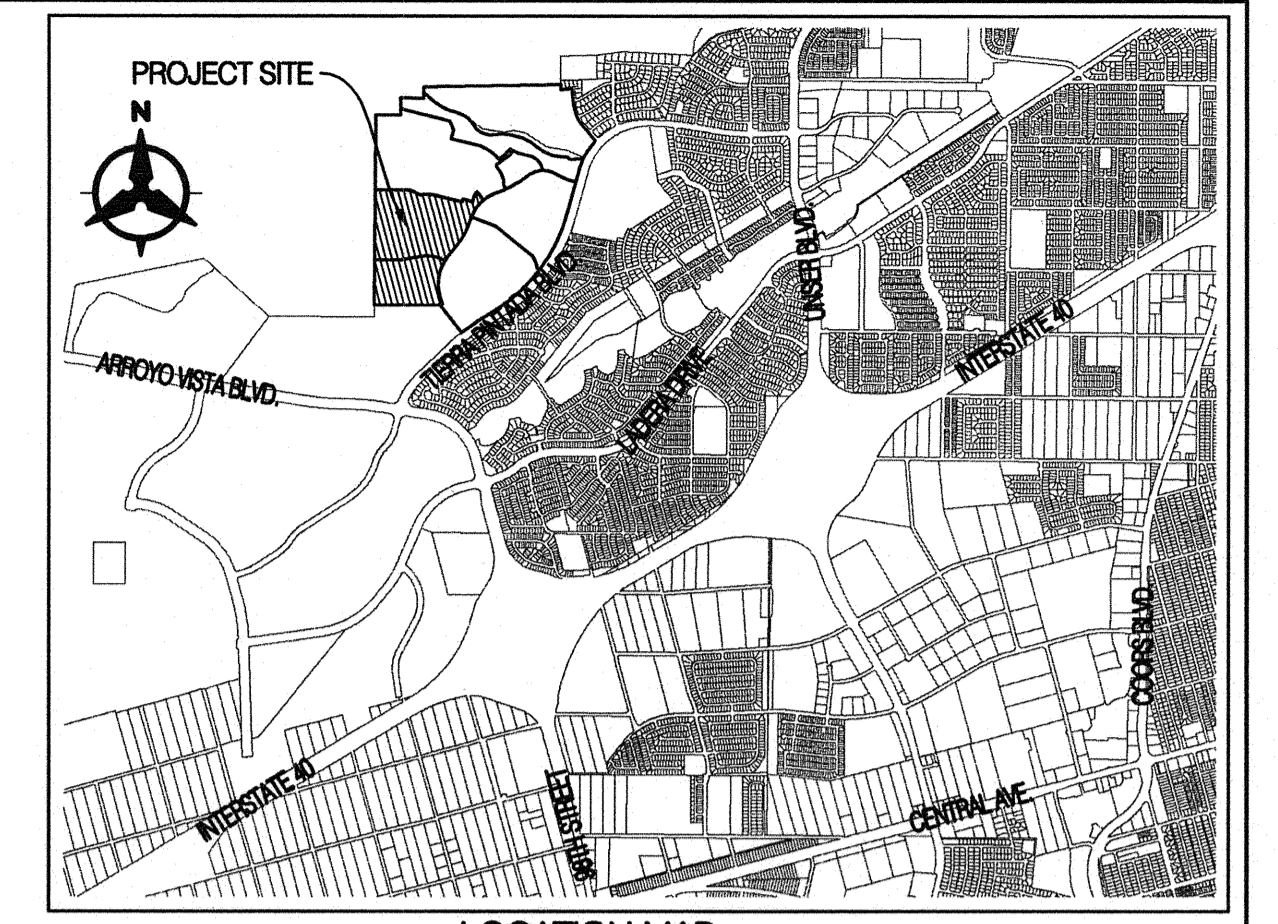
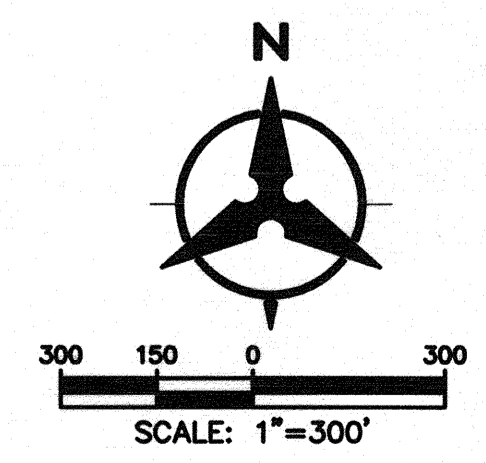


PRELIMINARY PLAT
 DEL WEBB @ MIREHAVEN PHASE 3 AND PHASE 4
 (REPLAT OF TRACT N-2-B-1, N-2-B-2 AND TRACT N-2-C-1)
 ALBUQUERQUE, NEW MEXICO

APRIL, 2018

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.

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



LOCATION MAP
 SCALE: 1"=3000'
 Zone Atlas Index Number: H-8

SURVEY NOTES:

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "PLOTNER, PS 14271".
- 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".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- 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

James M. Rimbauer, P.S. 05/09/18
 CITY SURVEYOR DATE

OWNER:

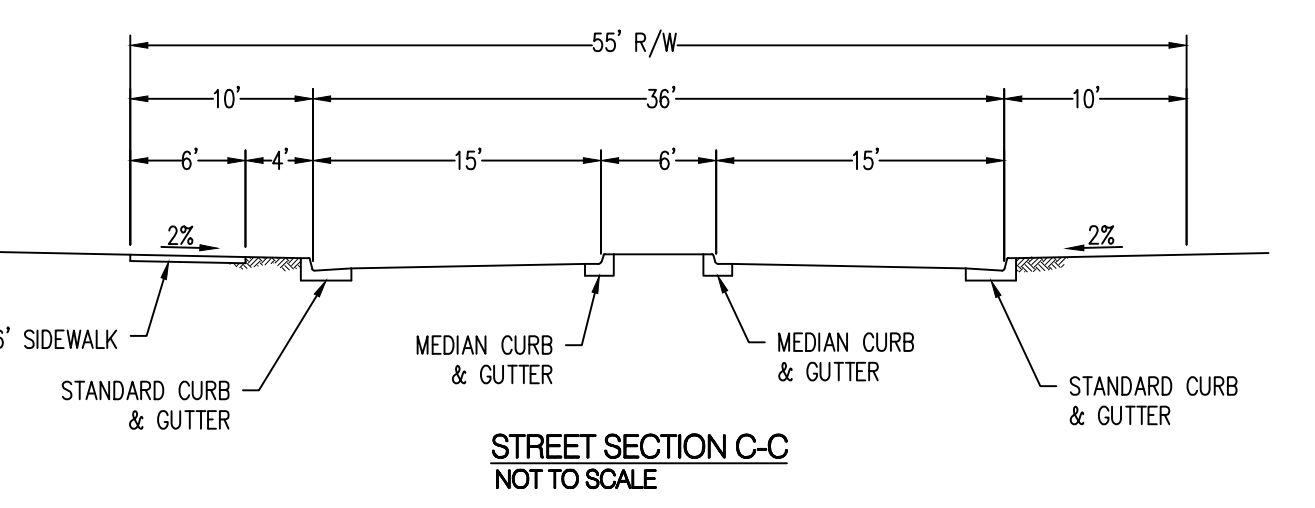
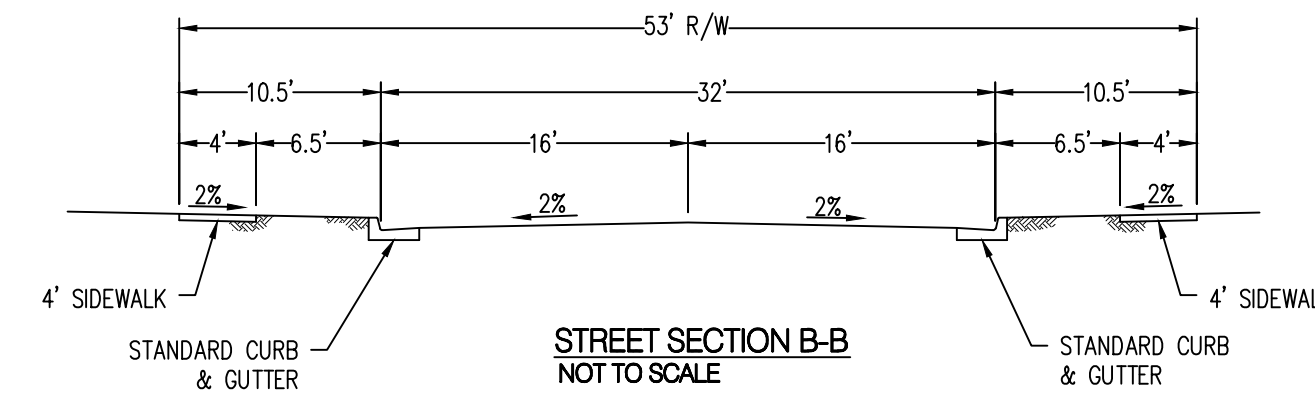
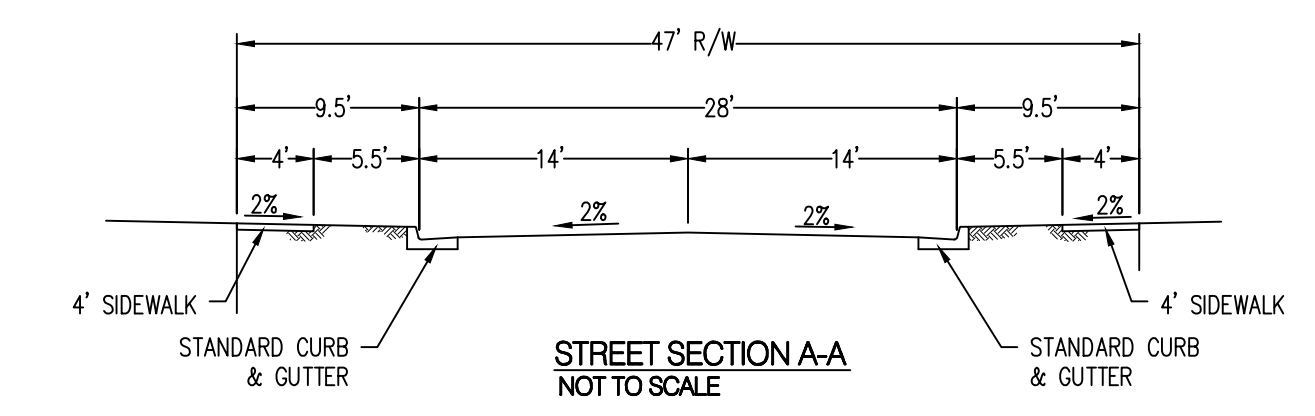
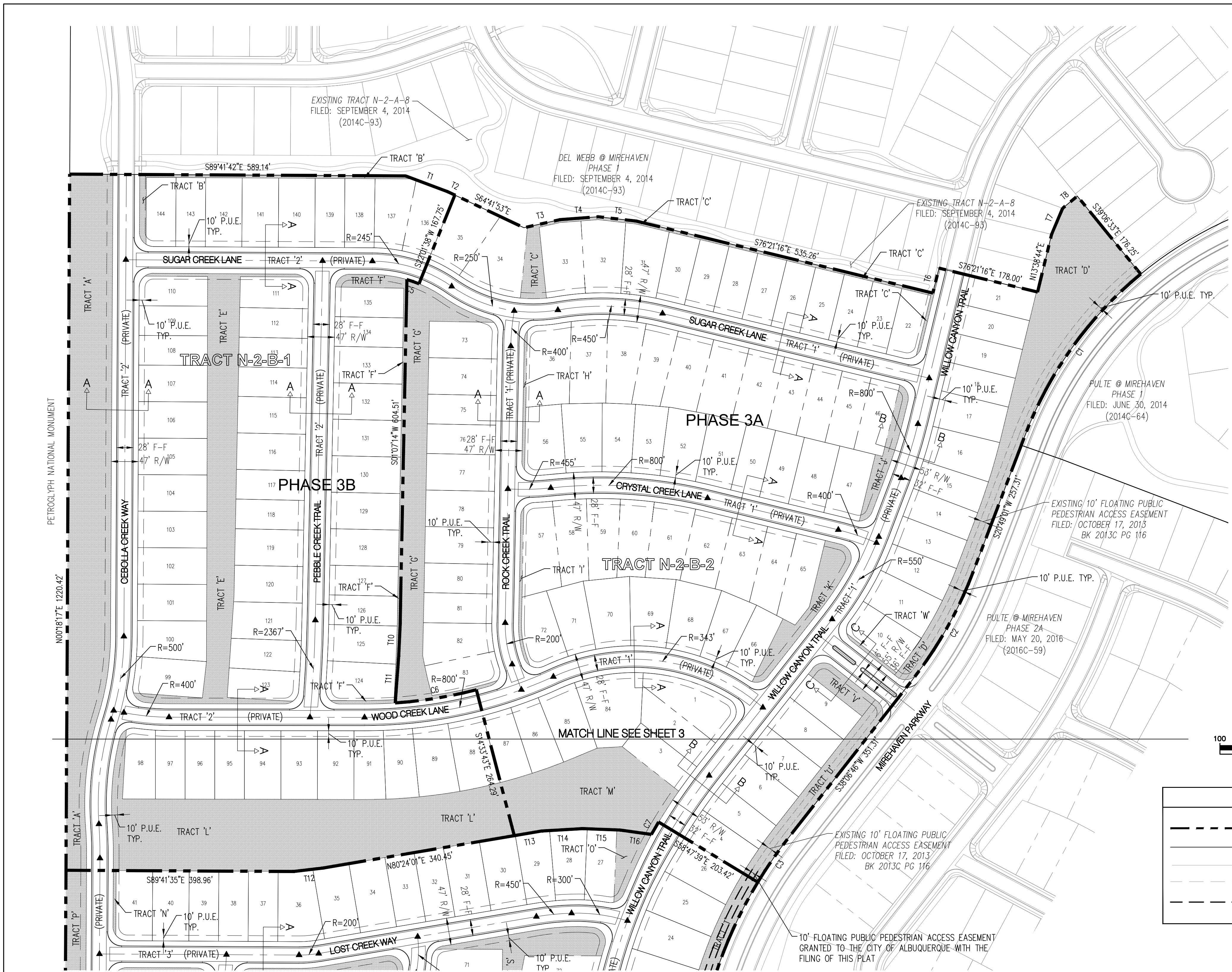
WESTERN ALBUQUERQUE LAND HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY
 BY: GARRETT DEVELOPMENT CORPORATION, AGENT
 BY: *Paul E. Swartzell, LP*
 VP

DATE: May 10, 2018

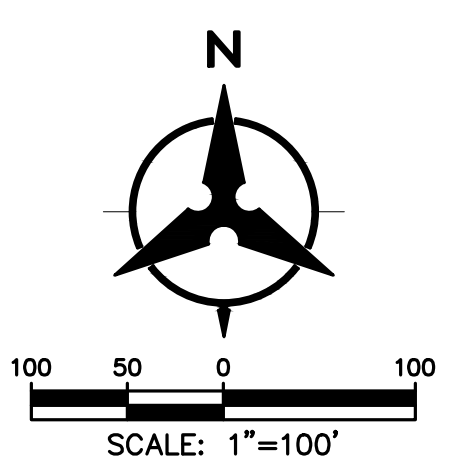
PULTE HOMES OF NEW MEXICO, INC

BY: *[Signature]*

DATE: May 8, 2018



- LEGAL DESCRIPTION:
 A REPLAT OF:
 TRACT N-2-B-1, N-2-B-2, N-2-C-1
 WATERSHED SUBDIVISION
 FILED: DECEMBER 14, 2017 (2017C-0143)
- NUMBER OF LOTS: DEL WEBB PHASE 3A = 87
 DEL WEBB PHASE 3B = 57
 DEL WEBB PHASE 4 = 78
 TOTAL 222
- PROPOSED DENSITY: 3.67 D.U./ACRE
3. MINIMUM LOT DIMENSIONS: 52'x115', 64'x115'
 MINIMUM LOT AREA: 5980 S.F. 7360 S.F.
4. TRACTS 1, 2, & 3 TO BE OWNED BY THE DEL WEBB H.O.A. AND CONTAINS THE FOLLOWING BLANKET EASEMENTS:
- PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT GRANTED TO ABCWUA FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE.
 - A PUBLIC SURFACE & SUBSURFACE DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF ALL DRAINAGE INFRASTRUCTURE.
 - A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT GRANTED TO THE DEL WEBB H.O.A. FOR THE OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE SIDEWALK AND ROADWAY INFRASTRUCTURE TO SERVE THE RESIDENCE IN DEL WEBB.
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 'A' THROUGH TRACT 'W' AND TRACTS 1, 2, & 3 TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
9. TRACTS A.M.P. & L CONTAIN A PUBLIC SURFACE DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF ALL DRAINAGE INFRASTRUCTURE.
10. TRACTS 'B' - 'K', 'M' - 'O', AND 'Q' - 'T' CONTAIN A PRIVATE DRAINAGE EASEMENT GRANTED TO THE DEL WEBB H.O.A. FOR THE OWNERSHIP, OPERATIONS AND MAINTENANCE OF ALL DRAINAGE INFRASTRUCTURE
- ACREAGE:
 PHASE 3B
 TRACT 'A' = 1.8660 Acres
 TRACT 'B' = 0.0839 Acres
 TRACT 'E' = 0.9529 Acres
 TRACT 'F' = 0.116 Acres
 TRACT 'L' = 1.8566 Acres
 TRACT 'I' = 4.2281 Acres (SEE NOTE 4)
 PHASE 3A
 TRACT 'C' = 0.1926 Acres
 TRACT 'D' = 1.2139 Acres
 TRACT 'G' = 0.8345 Acres
 TRACT 'H' = 0.0267 Acres
 TRACT 'J' = 0.0310 Acres
 TRACT 'K' = 0.1171 Acres
 TRACT 'M' = 0.2091 Acres
 TRACT 'U' = 0.2605 Acres
 TRACT 'V' = 0.0994 Acres
 TRACT 'W' = 0.0126 Acres
 TRACT '2' = 3.3709 Acres (SEE NOTE 4)
 PHASE 4
 TRACT 'N' = 0.0124 Acres
 TRACT 'O' = 0.1003 Acres
 TRACT 'P' = 0.7206 Acres
 TRACT 'Q' = 0.3412 Acres
 TRACT 'R' = 0.5943 Acres
 TRACT 'S' = 0.6548 Acres
 TRACT 'T' = 1.1206 Acres
 TRACT '3' = 4.3312 Acres (SEE NOTE 4)



LEGEND

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

Tangent Data

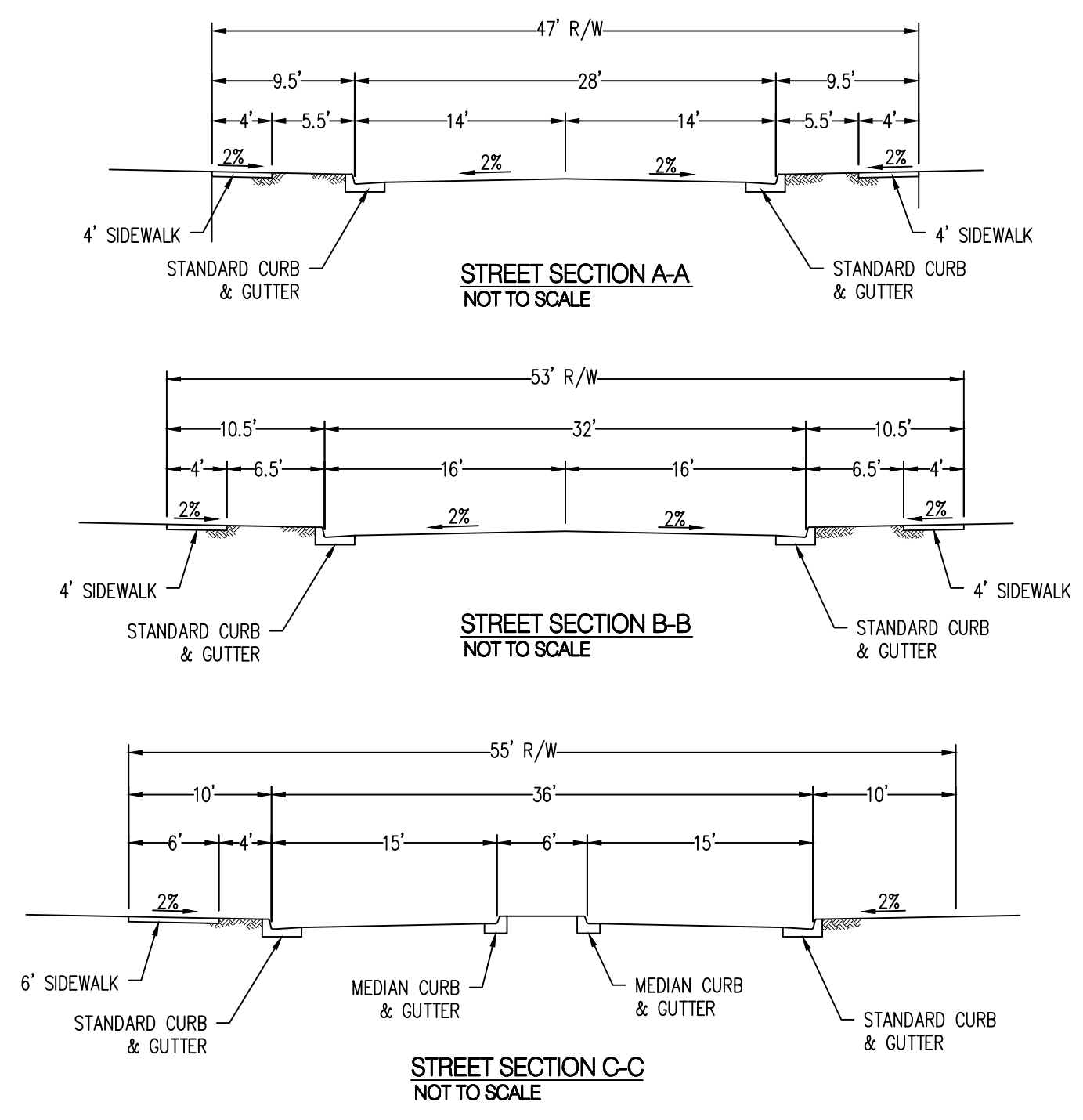
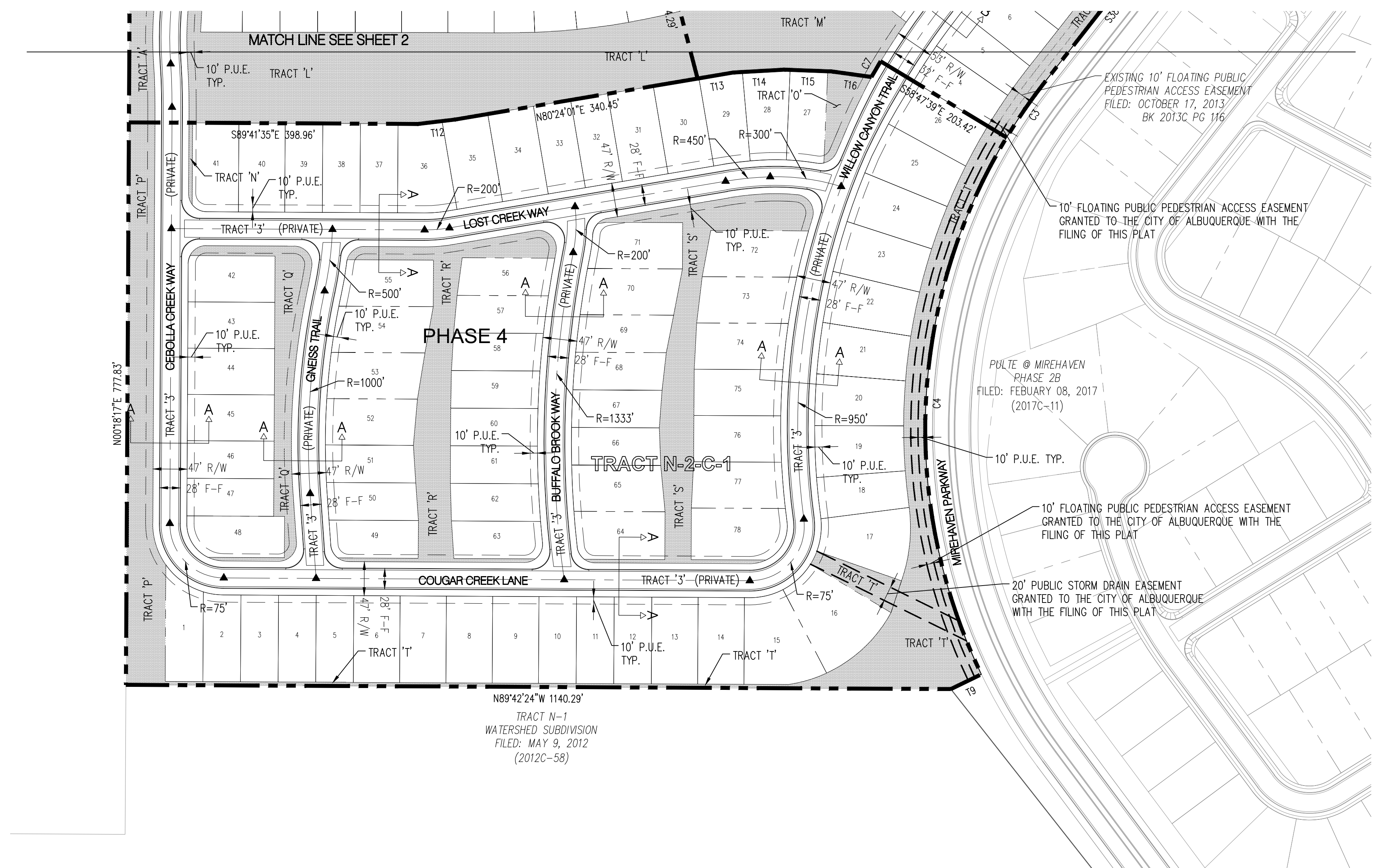
ID	BEARING	DISTANCE
T1	S89°28'52"E	78.76'
T2	S64°41'53"E	13.85'
T3	N77°25'21"E	64.68'
T4	N85°37'22"E	67.32'
T5	S83°32'17"E	67.17'
T6	N13°38'44"E	45.07'
T7	N22°57'21"E	49.83'
T8	N50°16'30"E	33.41'
T9	S64°12'51"W	46.91'
T10	S02°39'25"W	56.63'
T11	S04°10'06"W	81.48'
T12	N83°18'14"E	51.79'
T13	N80°24'01"E	49.38'
T14	N86°42'59"E	71.57'
T15	S87°47'56"E	65.57'
T16	S82°01'48"E	55.25'

Curve Data

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG	DEG OF CRV
C1	29°40'00" LT	179.96'	351.83'	679.50'	347.92'	S35°39'01"W	08°25'55"
C2	17°17'45" RT	109.58'	217.50'	720.50'	216.67'	S29°27'53"W	07°57'08"
C3	06°57'29" LT	47.39'	94.66'	779.50'	94.60'	S34°38'02"W	07°21'01"
C4	56°56'25" LT	422.71'	774.66'	779.50'	743.18'	S02°41'05"W	07°21'01"
C5	05°48'15" LT	11.23'	22.44'	221.50'	22.43'	N70°52'29"W	25°52'02"
C6	10°38'42" LT	72.34'	144.27'	776.50'	144.06'	N80°45'38"E	07°22'43"
C7	01°28'31" RT	12.57'	25.14'	976.50'	25.14'	N30°28'06"E	05°52'03"

PRELIMINARY PLAT
DEL WEBB @ MIREHAVEN PHASE 3 AND PHASE 4
 (REPLAT OF TRACT N-2-B-1, N-2-B-2 AND TRACT N-2-C-1)
 ALBUQUERQUE, NEW MEXICO
 APRIL, 2018

Thu, 14-Jun-2018 - 8:07:am, Plotted by: AROMERO
 P:\20180338\CDP\Plans\General\20180338_Prelat02.dwg



DRAINAGE FACILITIES MAINTENANCE NOTES:

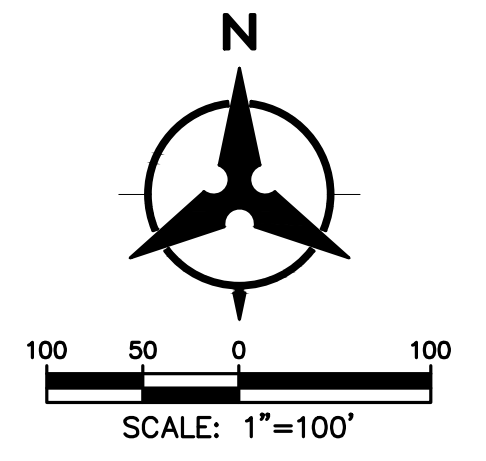
AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ["DETENTION AREAS"] ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING 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.

PRELIMINARY PLAT
 DEL WEBB @ MIREHAVEN PHASE 3 AND PHASE 4
 (REPLAT OF TRACT N-2-B-1, N-2-B-2 AND TRACT N-2-C-1)
 ALBUQUERQUE, NEW MEXICO

APRIL, 2018

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



SHEET 3 of 3

ORIGINAL

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
DEL WEBB AT MIREHAVEN PHASE 3 & 4
(TRACT M AND TRACT N-2-A-1, WATERSHED)

Figure 12

INFRASTRUCTURE LIST

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 DRG Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRG Chair may include those items in the listing and related financial guarantee. Likewise, if the DRG 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 DRG 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 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.

Date Submitted: _____
Date Site Plan Approved: 7-11-18
Date Preliminary Plat Approved: 7-26-18
Date Preliminary Plat Expires: 10-19-19
DRB Project No. 1006864

SIA Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
		PUBLIC WATERLINE IMPROVEMENTS-PHASE 3A							
		8" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	WILLOW CANYON TRAIL	PHASE 3A/4 BOUNDARY	NORTH BOUNDARY	/	/	/
		10" DIA (3WR)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	WILLOW CANYON TRAIL	ECHO CANYON LANE	NORTH BOUNDARY	/	/	/
		6" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	ROCK CREEK TRAIL	WOOD CREEK LANE	SUGAR CREEK LANE	/	/	/
		6" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	SUGAR CREEK LANE	PHASE 3A/ 3B BOUNDARY	WILLOW CANYON TRAIL	/	/	/
		4" DIA (3WR)	WATERLINE W/ NEC. VALVES , M/S & R/S	SUGAR CREEK LANE	5' PAST EAST PROPERTY LINE OF LOT 43	WILLOW CANYON TRAIL	/	/	/
		6" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	CRYSTAL CREEK LANE	ROCK CREEK TRAIL	WILLOW CANYON TRAIL	/	/	/
		8" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	ECHO CANYON LANE	WILLOW CANYON TRAIL	MIREHAVEN PARKWAY	/	/	/
		10" DIA (3WR)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	ECHO CANYON LANE	WILLOW CANYON TRAIL	MIREHAVEN PARKWAY	/	/	/
		6" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	WOOD CREEK LANE	PHASE 3A/ 3B BOUNDARY	WILLOW CANYON TRAIL	/	/	/

SIA Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
		PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 3A							
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	WILLOW CANYON TRAIL	PHASE 3A/ 4 BOUNDARY	NORTH BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	ROCK CREEK TRAIL	LOT 83	SUGAR CREEK LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	SUGAR CREEK LANE	PHASE 3A/ 3B BOUNDARY	WILLOW CANYON TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	CRYSTAL CREEK LANE	LOT 57	WILLOW CANYON TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	WOOD CREEK LANE	PHASE 3A/ 3B BOUNDARY	WILLOW CANYON TRAIL	/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
6" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	PEBBLE CREEK TRAIL	WOOD CREEK LANE	SUGAR CREEK LANE
8" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	CEBOLLA CREEK WAY	PHASE 3B/ 4 BOUNDARY	NORTH BOUNDARY
6" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	SUGAR CREEK LANE	CEBOLLA CREEK WAY	PHASE 3A/ 3B BOUNDARY
6" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	WOOD CREEK LANE	CEBOLLA CREEK WAY	PHASE 3A/ 3B BOUNDARY

Private Inspector	City Inspector	City Cnst Engineer

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	PEBBLE CREEK TRAIL	LOT 123	WOODCREEK LANE
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	CEBOLLA CREEK WAY	LOT 99	NORTH BOUNDARY
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	SUGAR CREEK LANE	LOT 144	PHASE 3A/ 3B BOUNDARY
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	WOOD CREEK LANE	LOT 98	PHASE 3A/ 3B BOUNDARY

Private Inspector	City Inspector	City Cnst Engineer

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
	INLET	SUGAR CREEK LANE	ON PHASE 3A/3B BOUNDARY	

PUBLIC STORM DRAIN IMPROVEMENTS-PHASE 3B

DRAINAGE STRUCTURE TO BE LOCATED AT NATURAL LOWPOINTS ON WESTERN MONUMENT BOUNDARY WHERE A WALL IS TO BE CONSTRUCTED

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

SIA Sequence #	COA DRC Project #

PRIVATE ROADWAY IMPROVEMENTS - OFFSITE PHASE 3B

Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	PEBBLE CREEK TRAIL	WOOD CREEK LANE	SUGAR CREEK LANE	/	/	/
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE TRAIL ON WEST SIDE	CEBOLLA CREEK WAY	PHASE 3B/ 4 BOUNDARY	NORTH BOUNDARY	/	/	/
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	SUGAR CREEK LANE	CEBOLLA CREEK WAY	PHASE 3A/ 3B BOUNDARY	/	/	/
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	WOOD CREEK LANE	CEBOLLA CREEK WAY	PHASE 3A/ 3B 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							

SIA Sequence #	COA DRC Project #

PUBLIC WATERLINE IMPROVEMENTS-PHASE 4

Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
8" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	WILLOW CANYON TRAIL	COUGAR CREEK LANE	PHASE 3A/ 4 BOUNDARY	/	/	/
6" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	BUFFALO BROOK WAY	COUGAR CREEK LANE	LOST CREEK WAY	/	/	/
6" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	GNEISS TRAIL	COUGAR CREEK LANE	LOST CREEK WAY	/	/	/
8" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	CEBOLLA CREEK WAY	COUGAR CREEK LANE	PHASE 3B/ 4 BOUNDARY	/	/	/
6" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	LOST CREEK WAY	CEBOLLA CREEK WAY	WILLOW CANYON TRAIL	/	/	/
8" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	COUGAR CREEK LANE	CEBOLLA CREEK WAY	WILLOW CANYON TRAIL	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	WILLOW CANYON TRAIL	COUGAR CREEK LANE	PHASE 3A/ 4 BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	BUFFALO BROOK WAY	LOT 67	COUGAR CREEK LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	BUFFALO BROOK WAY	LOT 88	LOST CREEK WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	GNEISS TRAIL	LOT 52	COUGAR CREEK LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	GNEISS TRAIL	LOT 53	LOST CREEK WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	CEBOLLA CREEK WAY	LOT 42	COUGAR CREEK LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	LOST CREEK WAY	LOT 41	WILLOW CANYON TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	COUGAR CREEK LANE	CEBOLLA CREEK WAY	WILLOW CANYON TRAIL	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 4

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		24" DIA	RCP W/ NEC. MHS, LATERALS & INLETS	STORM DRAIN EASEMENT BETWEEN LOTS 16 & 17	WILLOW CANYON TRAIL	MIREHAVEN PARKWAY	/	/	/
			SWALE	LINEAR PARK	CEBOLLA CREEK WAY	WILLOW CANYON TRAIL	/	/	/
							/	/	/
							/	/	/
							/	/	/

PUBLIC STORM DRAIN IMPROVEMENTS -PHASE 4

NOTE:
 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
 DRAINAGE STRUCTURE TO BE LOCATED AT NATURAL LOWPOINTS ON WESTERN MONUMENT BOUNDARY WHERE A WALL IS TO BE CONSTRUCTED
 A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY

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
		28" F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5" WIDE SIDEWALK ON BOTH SIDES	WILLOW CANYON TRAIL	COUGAR CREEK LANE	PHASE 3A/ 4 BOUNDARY	/	/	/
		28" F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4" WIDE SIDEWALK ON BOTH SIDES	BUFFALO BROOK WAY	COUGAR CREEK LANE	LOST CREEK WAY	/	/	/
		28" F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4" WIDE SIDEWALK ON BOTH SIDES	GNEISS TRAIL	COUGAR CREEK LANE	LOST CREEK WAY	/	/	/
		28" F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4" WIDE SIDEWALK ON WEST SIDE	CEBOLLA CREEK WAY	COUGAR CREEK LANE	PHASE 3B/ 4 BOUNDARY	/	/	/

PRIVATE ROADWAY IMPROVEMENTS - PHASE 4

NOTE:
 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
 DRAINAGE STRUCTURE TO BE LOCATED AT NATURAL LOWPOINTS ON WESTERN MONUMENT BOUNDARY WHERE A WALL IS TO BE CONSTRUCTED
 A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY

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

Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4" WIDE SIDEWALK ON BOTH SIDES	LOST CREEK WAY	CEBOLLA CREEK WAY	WILLOW CANYON TRAIL
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4" WIDE SIDEWALK ON BOTH SIDES	COUGAR CREEK LANE	CEBOLLA CREEK WAY	WILLOW CANYON TRAIL
8'	TRAIL	WEST OF LOT 1	CEBOLLA CREEK WAY	SOUTH BOUNDARY
8'	TRAIL	LINEAR PARK	CEBOLLA CREEK WAY	WILLOW CANYON TRAIL

Private Inspector	City Inspector	City Const Engineer

*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** _____

PREPARED BY: PRINT NAME: YOLANDA PADILLA MOYER, P.E.

FIRM: BOHANNAN HUSTON INC.

SIGNATURE: *Yolanda Padilla Moyer*

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DRB CHAIR: *[Signature]*

DATE: 7.11.18

AMATECA PARKS & RECREATION: *[Signature]*

DATE: 7/11/18

TRANSPORTATION DEVELOPMENT

DRB CHAIR: *[Signature]*

DATE: 7/11/18

CITY ENGINEER: *[Signature]*

DATE: 7/11/2018

Code Enforcement

DATE: 7/11/18

DATE: 7/11/18

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER