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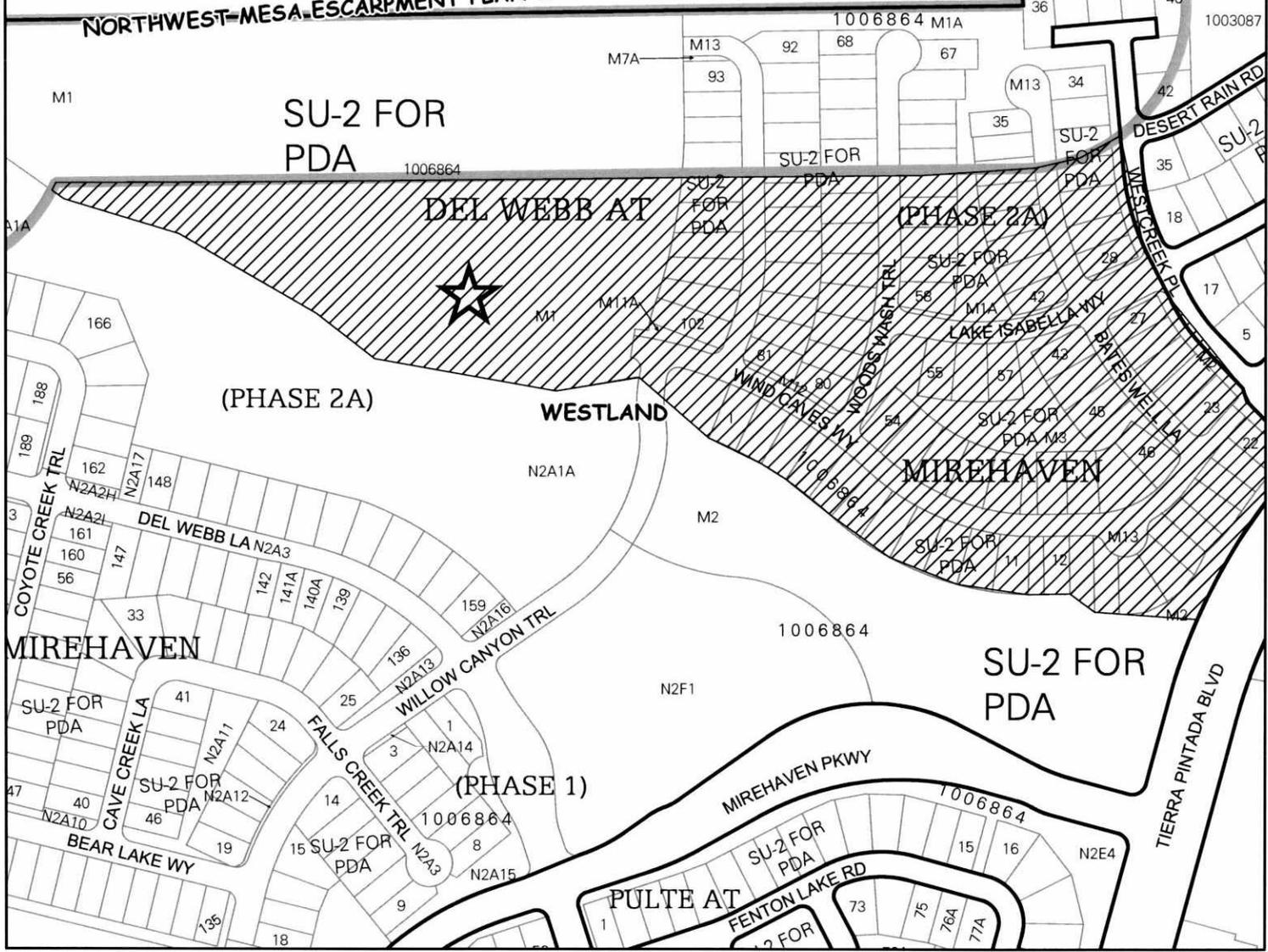
NORTHWEST MESA ESCARPMENT PLAN CONSERVATION

COLLEGE ZONE 2
RESERVOIR SITE

A

SP--99--206

NORTHWEST-MESA-ESCARPMENT PLAN IMPACT



ZONING MAP

Note: Grey shading indicates County.

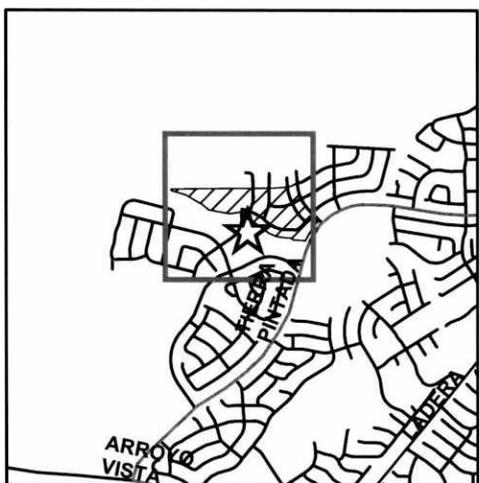


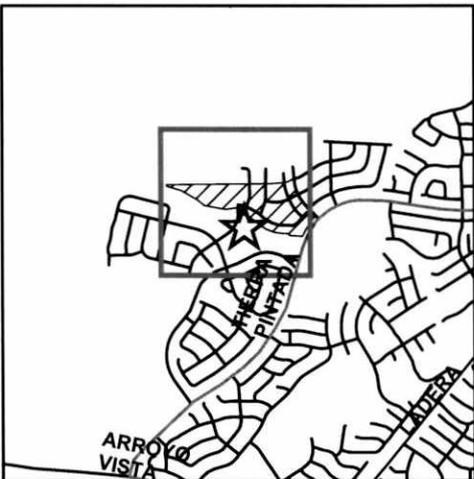
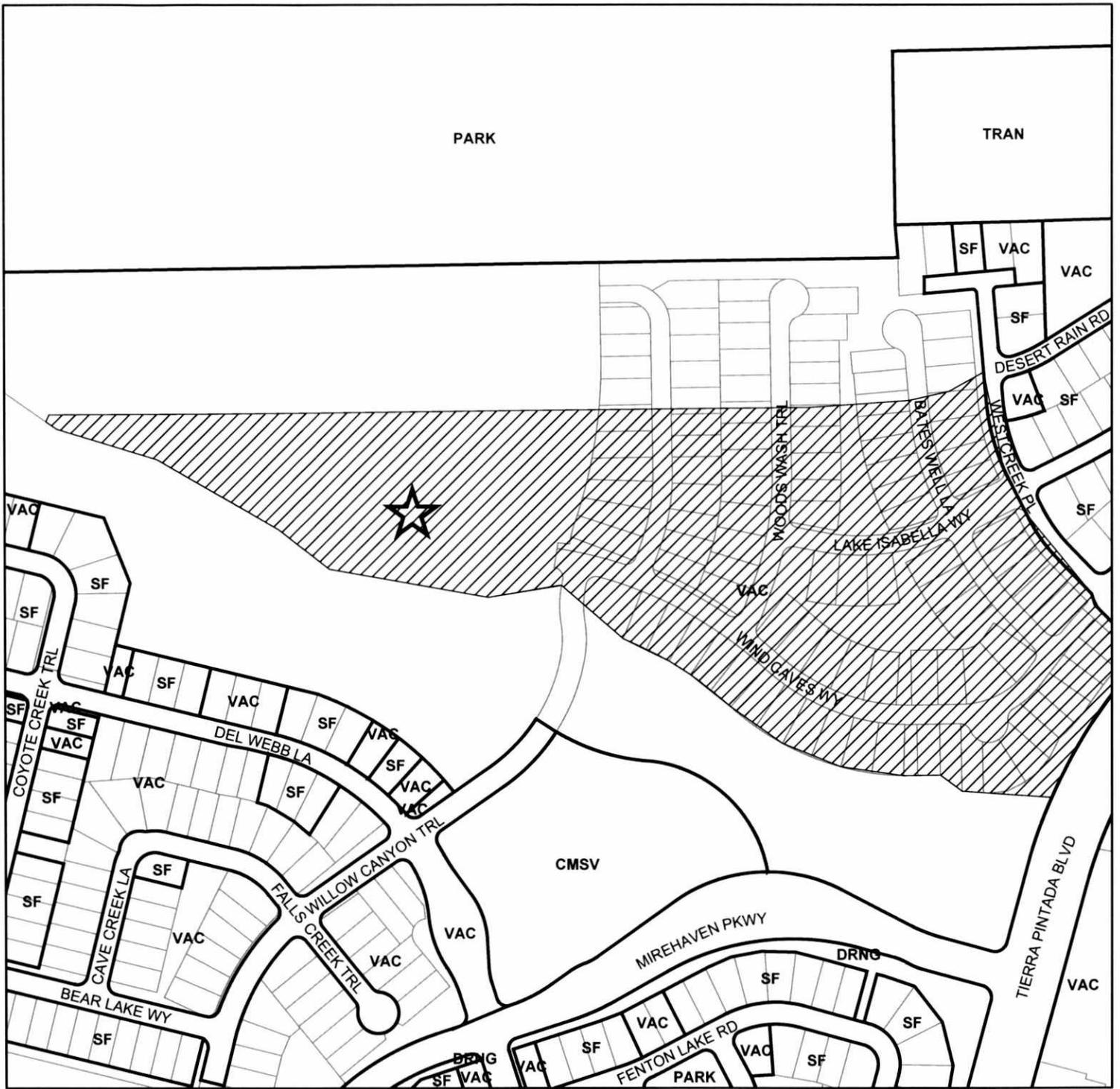
1 inch = 333 feet

Project Number:
1006864

Hearing Date:
04/13/2017

Zone Map Page: H-09
Additional Case Numbers:
17EPC-40004





LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

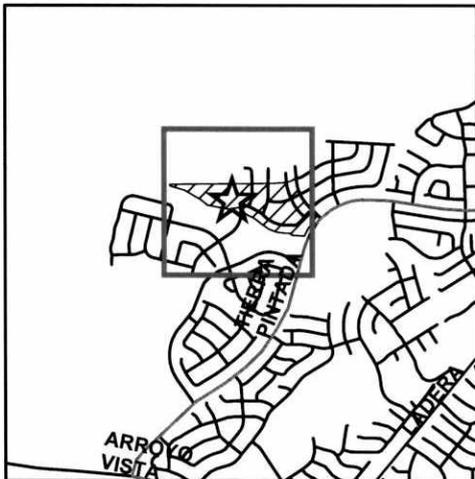
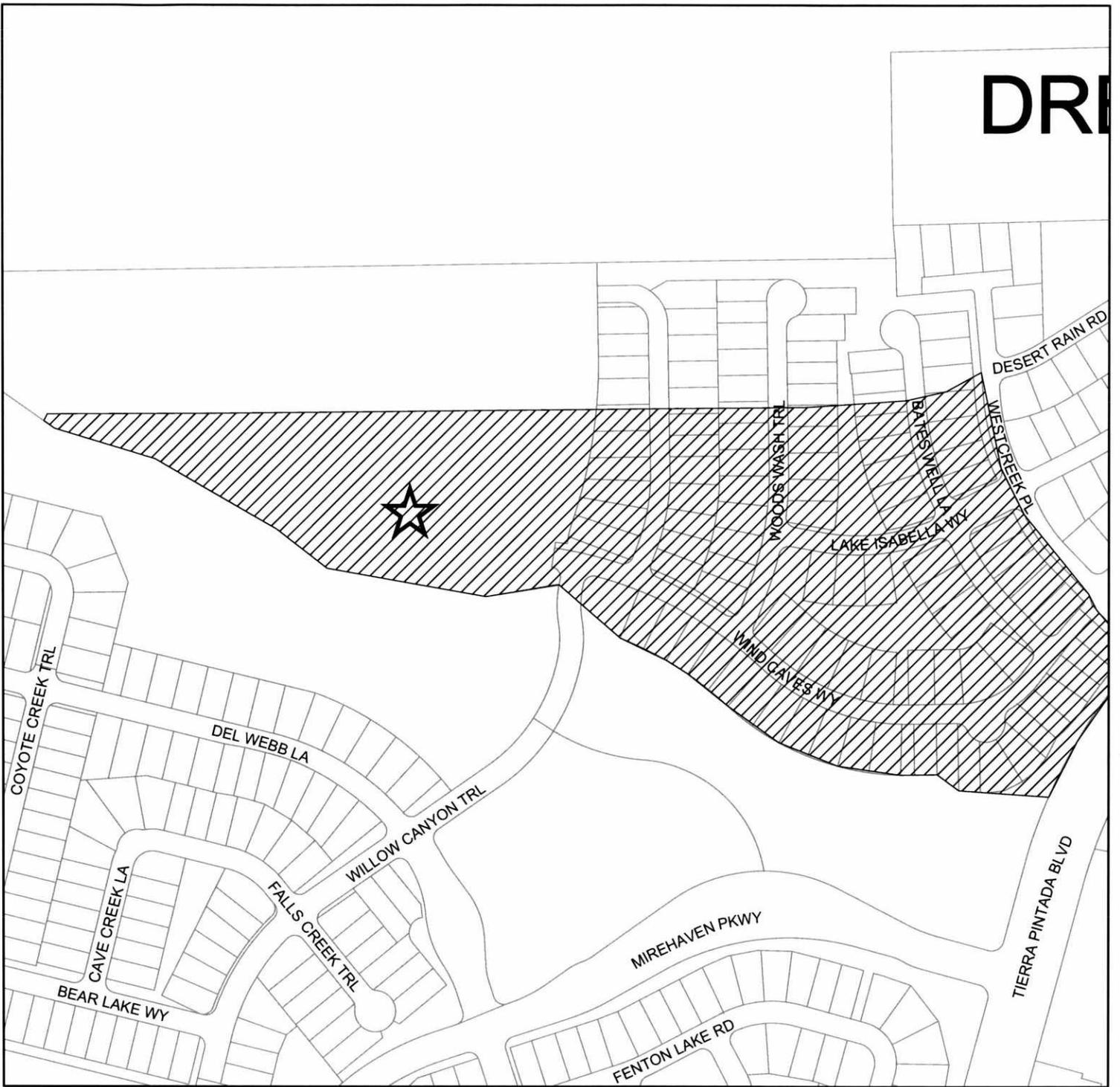
- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



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DRP



HISTORY MAP

Note: Grey shading indicates County.

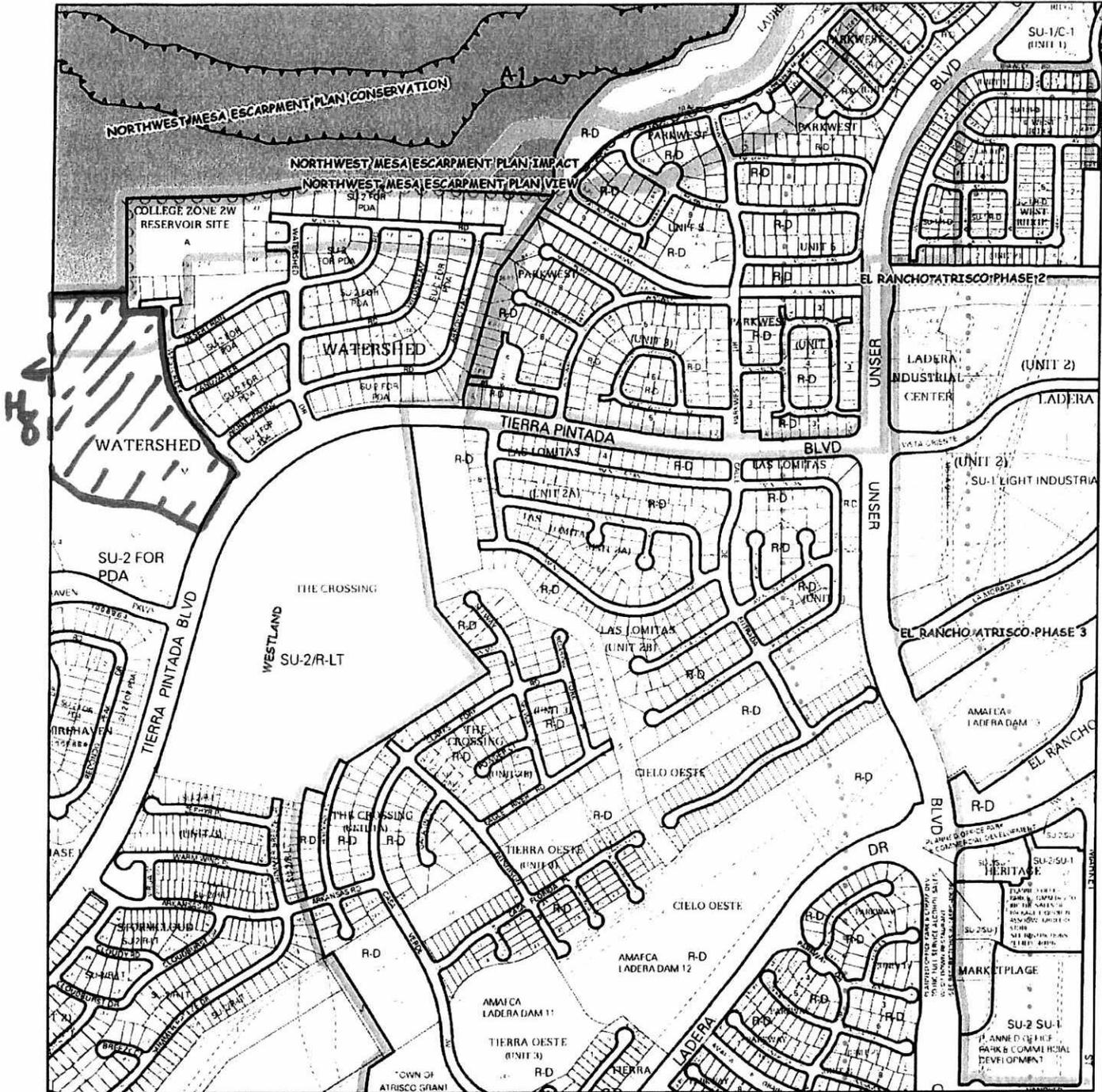


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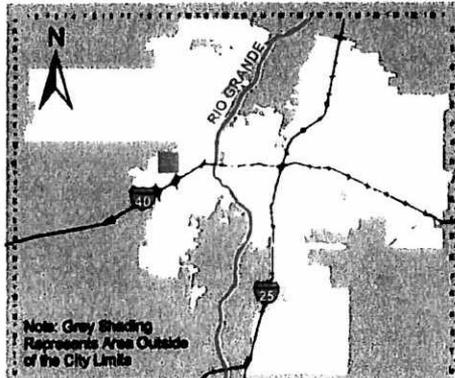
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For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 1/28/2016



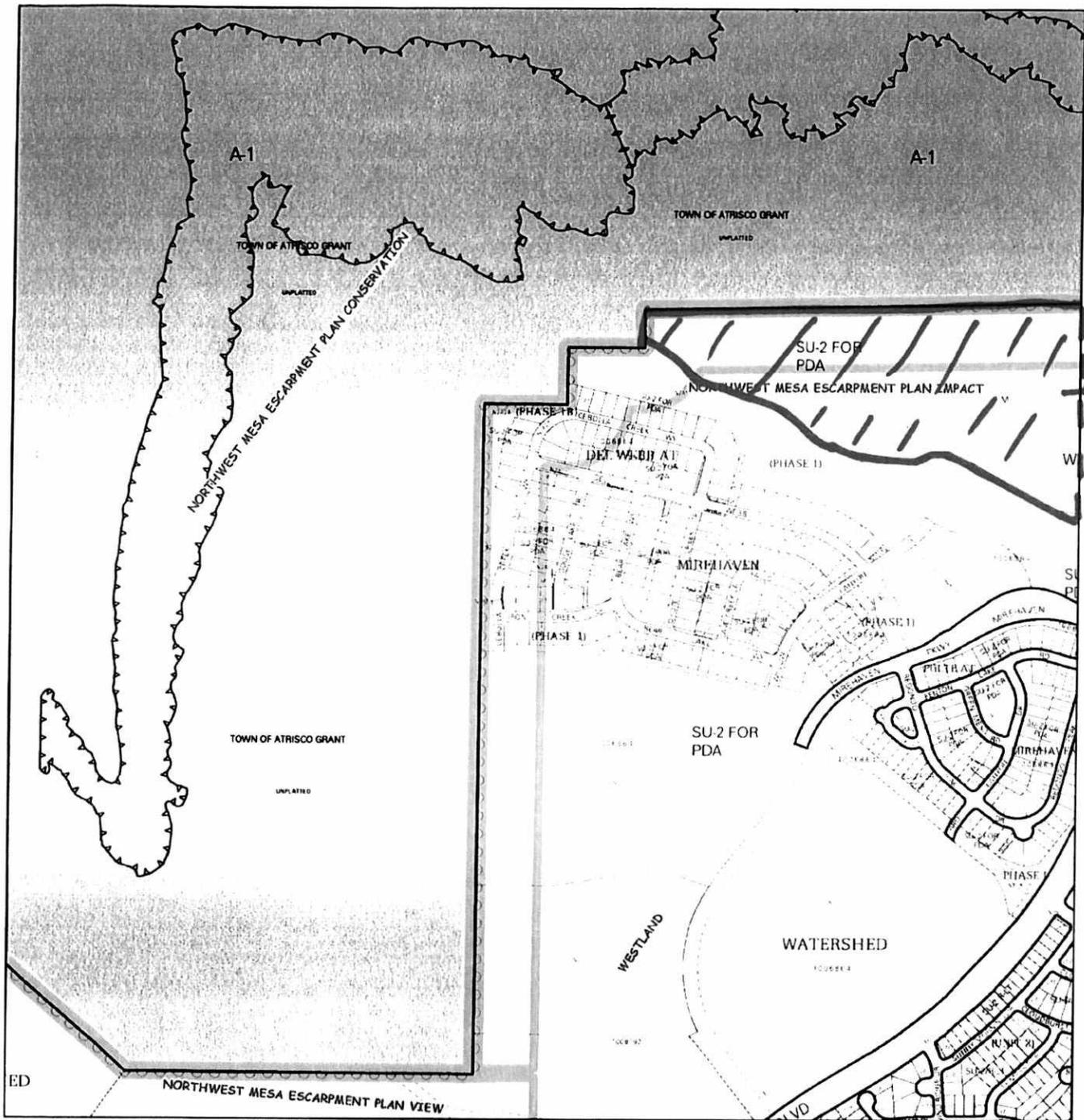
Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-09-Z

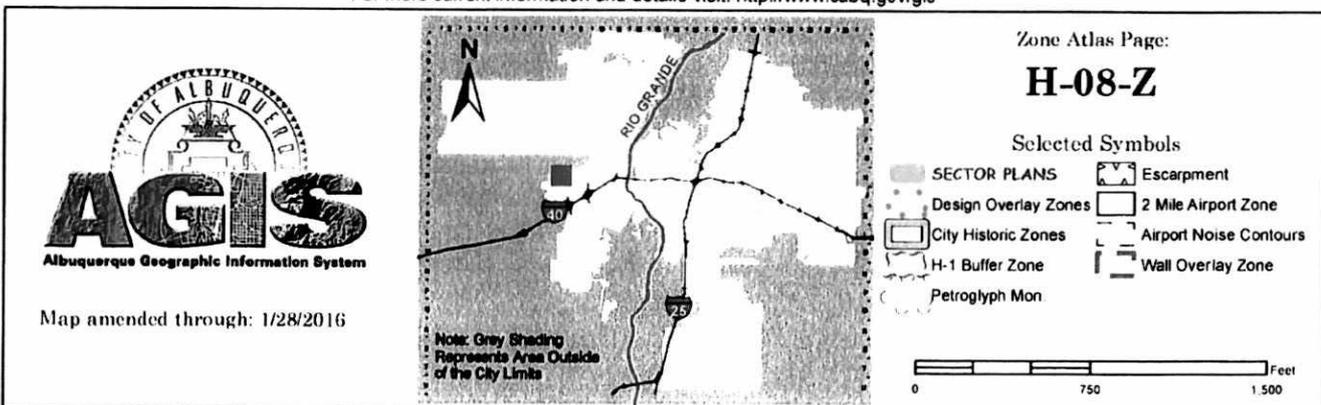
Selected Symbols

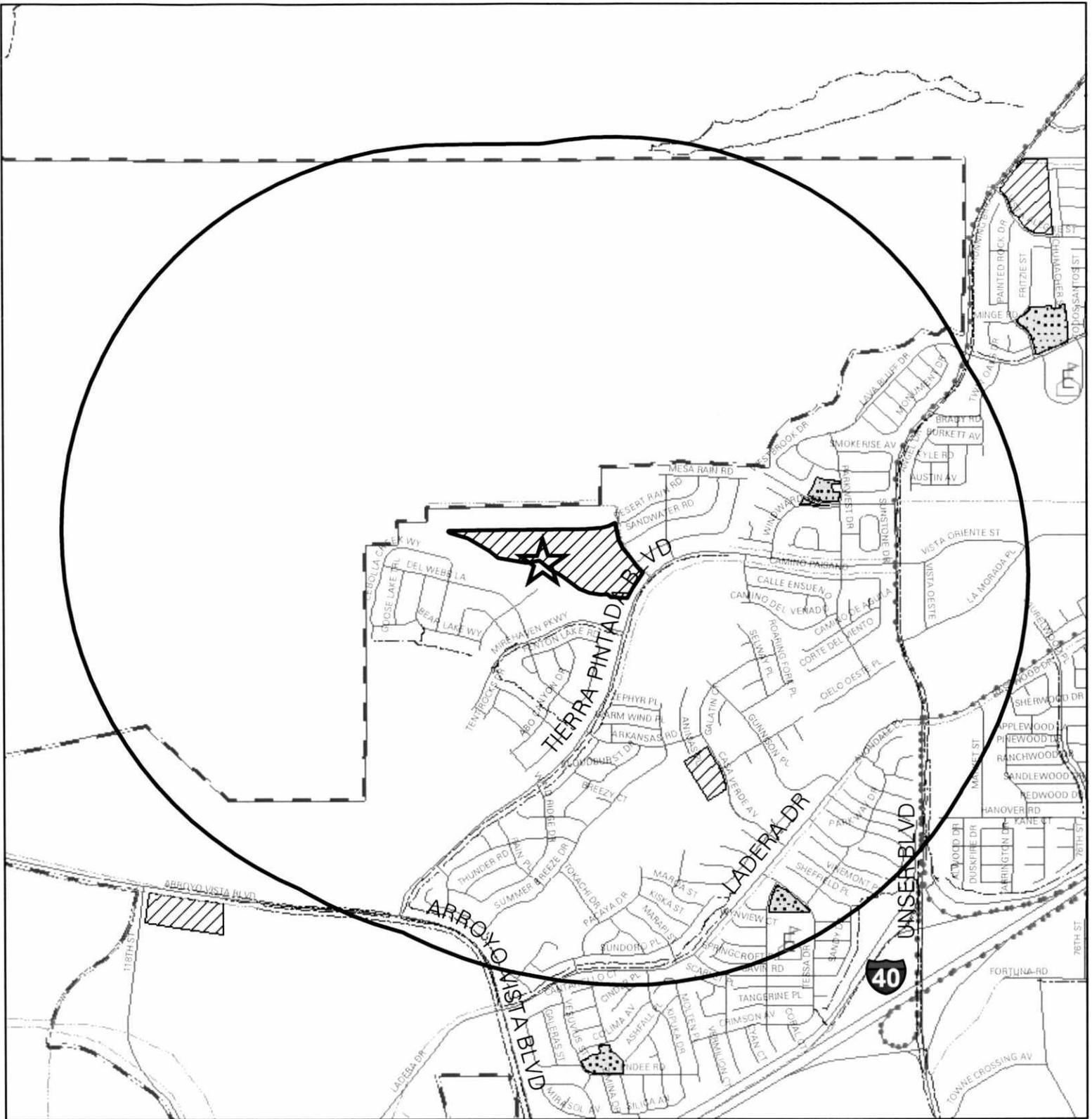
SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet



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



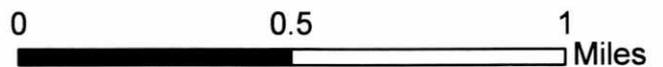


Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------|--------------------------|-----------------------------|
| COMMUNITY CENTER | FIRE | Public Schools | Landfill Buffer (1000 feet) |
| MULTI-SERVICE CENTER | POLICE | Proposed Bike Facilities | Landfills designated by EHD |
| SENIOR CENTER | SHERIFF | ABQ Bike Facilities | Developed County Park |
| LIBRARY | SOLID WASTE | ABQ Ride Routes | Undeveloped County Park |
| MUSEUM | | Albuquerque City Limits | Developed City Park |
| | | | Undeveloped City Park |



Project Number: 1006864



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-2 PDA	Developing Urban, WSSP, Northwest Mesa Escarpment Plan	Vacant
North	A-1	Same	Petroglyph National Monument
South	SU-2 PDA	Same	Single family housing
East	SU-2 PDA	Same	Vacant, single family housing
West	A-1, SU-2 PDA	Same	Petroglyph Nation Monument, Single Family Homes

II. INTRODUCTION

Proposal

The applicant requests an exception to the maximum allowed heights in the Northwest Mesa Escarpment Plan (NWMEP) for seven lots located on Tract M of the Watershed subdivision, located in the northwest portion of the city, just south of the Petroglyph Nation Monument. The applicant requests an exception under the process recently approved by City Council which allows an exception for lots that would be undevelopable if the building height regulations were strictly applied.

Because the pad site elevations and grading plan were previously approved by the EPC as part the Site Development Plan for Subdivision, this request constitutes an amendment to the Site Development Plan for Subdivision. The applicant is asking that the height for homes lots, 63, 64, 66, 108, 109 and 116 be 19 feet from finished grade, except for lot 67, which would be limited to 17.8 feet.

EPC Role

The subject site is part on a larger subdivision, the Watershed Subdivision. Site Development Plan for Subdivision (SPS) for the subdivision stipulated that tracts adjacent to the Petroglyph National would be reviewed by the EPC (13EPC-40115). The EPC reviewed and approved the Site Development Plan for Subdivision for tracts M in November of 2015. This plan showed a grading and drainage plan with specific elevations for each pad site within the development. The EPC is hearing this case

because it is an amendment to the previously approved SPS and because of the process for exceptions outlined in the 2016 amendments to the NWMEP. This is a quasi-judicial matter.

History/Background

On July 11, 2013, the EPC approved the Site Development Plan for Subdivision for approximately 285 acres comprising the Watershed Subdivision (Project No. 1006864, 13EPC-40115) zoned SU-2 for PDA (Planned Development Area) and located north of 98th St./Arroyo Vista Blvd. NW, west of Tierra Pintada Blvd., and south and east of the Petroglyph National Monument.

The approved SPS subdivides the property into six tracts (Tracts N-2-A - E and Tract M) designated for single-family residential lots. Tract N-2- F is the site of an amenity center for the development and Tract N-2-G (shown as tract N-2-A-1) was designated as private open space. Tracts N-2-A – C, N-2-G and M were designated for residential development abutting the Petroglyph National Monument.

The approved SPS provided design standards for the entire subdivision including restrictions on height, color and design within 350 feet of the Petroglyph National Monument (the Impact Area as designated by NWMEP), as well as standards for lighting, signage, roadways , trail and special treatment for development adjacent to the Mirehaven Arroyo and the Petroglyph National Monument.

The EPC approved a Site Development Plan for Subdivision for Tract N-2-A in November of 2013 (13 EPC-40143); the DRB approved a Site Development Plan for Subdivision for Tract N-2-E in 2013 and the Site Development Plan for Building Permit in 2015. The DRB approved a Site Development Plan for Building Permit for the Amenity center on tract N-2-F. The Planning Department administratively approved an amendment to the 2013 overall SPS (13EPC-40115) to change the entry sign types for Tract M and show the bridge design for the crossing of the Mirehaven Arroyo. In November of 2015 the EPC approved the SPS for tracts M and N-2-A-1. Tract N-2-A-1 contains the Mirehaven Arroyo, part of the private, on site open space for the development. In 2016, after review and a recommendation of approval by the EPC, the City Council approved an amendment to the NWMEP to provide a process for exceptions to the 19 foot above natural grade height limit for lots that would be undevelopable if the height restrictions were strictly enforced.

Context

The subject site is part of a larger residential development that includes two previous phases of south of the Mirehaven Arroyo, also developed as housing for persons over 55 years of age. The area to the east of the subject site is developed with single family residential use. The Petroglyph National Monument is to the north and west of the site, public access is allowed on portions of the monument, but is limited.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates Tierra Pintada as a Collector street.

The Long Range Roadway System designates West Creek as a Local street.

Comprehensive Plan Corridor Designation

The subject site is not adjacent to a designated Comprehensive Plan corridor.

Trails/Bikeways

Tierra Pintada Boulevard contains a designated bike lane; Arroyo Vista Boulevard and Tierra Pintada Boulevard both contain portions of the Arroyo Vista multi use trail to the south west of the subject site.

Transit

Refer to Transit Agency comments

Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The subject site is zoned SU-2 for Planned Development Area (PDA), a zone established by the Westland Master Plan in 2000.

This zone “provides suitable sites for a mix of residential uses which are special because of the relationship of this property to the Petroglyph National Monument. This zone, as applied by this Plan, provides suitable sites for a wide range of residential densities, schools, active and passive recreational uses (parks, trails, community centers, etc.)” (WMP, p. 44). Permissive uses for “PDA” are those uses allowed permissively in the RT Zone. The RT Zone permissive uses are uses permissive in the R-1 Zone, with a few exceptions including more than one house per lot is allowed. The approved SPS (13 EPC-40115) identified the ‘casita’ as an option available to homebuyers, and the ‘casita’ will therefore be allowed as accessory living quarters within the proposed development.

Building height up to 40 feet is allowed, except within the View and Impact areas of the NWMEP. The minimum lot size is 3,200 square feet per dwelling unit, and the minimum lot width is 32 feet. Setbacks are defined by an SPS. Off-street parking is regulated by the City Zoning Code.

Single family housing, single family housing with an accessory living quarters and open space are allowed uses in the underlying zone.

Development on the site is also subject to the requirements of the approved SPS for the entire subdivision (13 EPC-40115).

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated as Developing Urban. The Comprehensive Plan goal of Developing and Established Urban Areas is “to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment.” Applicable policies include:

Policy II.B.5d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposed development will be similar in scale, layout and use to the existing nearby development. The streets adjacent to the Petroglyph National Monument are primarily single loaded so that housing is only developed on the side opposite the Monument; this adds a buffer for both the residents and the monument. The additional height allowed by the request will result in structures that are a comparable height to adjacent structures and to other nearby development. Public access to the Monument will not be altered by this request. The request furthers Policy II.B.5d.

Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Urban infrastructure and services exist in the area, including roads and utilities. The request furthers Policy II.B.5e.

WEST SIDE STRATEGIC PLAN (WSSP) (Rank II)

The West Side Strategic Plan (WSSP) was adopted in 1997 and amended several times since then, in 2002, 2005, 2008, 2009 and 2011. The WSSP area encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on p.2 of the WSSP.

The Southwest Albuquerque Strategic Action Plan (SWASAP) became part of the WSSP in 2009 (Enactment R-2009-035).

The WSSP identifies 13 communities in established areas of the West Side. The subject site is located in the Westland North community, one of the largest in the Plan area.

Policy 3.81: The City of Albuquerque and Bernalillo County shall, through their land use and design decisions, minimize negative impacts upon the National Monument. The Park Service shall, through their actions, attempt to minimize their negative impacts on the City, County, and adjacent neighborhoods and landowners.

The EPC, acting for the City, will make land use and design decisions that will affect the Petroglyph National Monument (PNM). The proposed additional height shows will not have a negative impact on the monument, because views will still be protected. The request does not alter the access to the PNM or move drainage on to the PNM. The request furthers policy 3.81

NORTHWEST MESA ESCARPMENT PLAN (Rank 3)

The Northwest Mesa Escarpment Plan (NWMEP) was adopted by City Council on November 30, 1987. The Northwest Mesa Escarpment is a seventeen-mile long face of exposed volcanic basalt and associated soils approximately 50 to 200 feet high, which runs north-south along the northwest mesa of Albuquerque. The NWMEP was created to maintain the volcanic escarpment as open space for public health, welfare and safety reasons, as well as to define urban form and satisfy other open space needs.

The NWMEP contains a design overlay zone and is utilized as a tool to help preserve the Escarpment area. There are four areas within the design overlay zone:

- The Escarpment Face
- The Impact Area
- The Conservation Area
- The View Area

The subject site contains lands in the Impact Area and in the View Area. Policies in the NWMEP include general regulations that apply in multiple areas, and specific View Area regulations and Impact Area regulations.

Policy 7: For property within the City of Albuquerque and Bernalillo County, a design overlay zone is established which covers the Conservation Area, the Impact Area and the View Area as shown on Map 10. All development within the Design Overlay Zone shall comply with the design regulations of this chapter. Variances other than those specifically allowed constitute plan amendments and must follow the standard plan amendment procedure. A request for amendment to the Plan may be processed simultaneously with a request for site plan approval. Site plan approval by either the City or County Planning Commission shall be conditional on Plan amendment approval by the City Council.

The request complies with Policy 7. The amendment request includes a request for a height between 15 feet and 19 feet for seven lots, within the Impact Area. The process laid out within the NWMEP for the height increase request is that it is reviewed by the EPC as part of a site plan review, as with the process for the requested height increases.

12-1 Structure height (as defined in the Zoning Code) shall not exceed 15 feet. Up to four feet additional height for non-residential structures may be allowed by seeking a variance.

12-2 Applications to allow exceptions to the 15' height limit will be reviewed as site plan submittals on a case-by-case basis by the EPC. No exception will be allowed unless the applicant demonstrates that the impact of the proposed development on views to and from the escarpment will be the same as, or less than, the impact if the 15 foot height limit were met.

Residential structures are proposed for this site, so the variance process in 12-1 does not apply and the applicant must present a site plan to the EPC that demonstrates that impact on the views

to and from the Escarpment will be the same or less than the impact of a development at the 15 foot height.

The 2016 amendment to the NWMEP provided a process for exceptions to 12-2 for lots that would be rendered undevelopable if the height restrictions were strictly enforced. This amendment allows building heights to exceed 19 feet above the natural grade, but does not allow buildings to exceed 19 feet from the finished grade and does not allow buildings seeking exceptions to be taller than adjacent buildings.

Policy 12-2 was amended to include the following language:

Heights shall in no case exceed 19' from natural grade, unless adherence to this policy would render the lot undevelopable. Applications for exceptions to the 19' height limit shall be reviewed and approved by the EPC and shall demonstrate both:

Hardship: The intent of the view regulations contained in Policy #12 must be met. The burden is upon the applicant to demonstrate that strict adherence to the policy would render the lot undevelopable because of physical and/or engineering constraints (rock outcroppings, street grades, ADA compliance, utility design). The application shall include a Grading and Drainage Plan that has been approved by the City Engineer.

Visual Impact: The resulting building shall not be taller than the tallest abutting building located within the Impact Area and shall not block views of the escarpment, as shown in the view plane exhibits as detailed in the exception submittals a. through c. No structure shall exceed 19 feet in height from the finished grade (pad elevation), even with an exception.

The chart on page 7 of 9 of the SPS shows the natural elevation plus 19 feet (the maximum height for a structure in the Impact Area), the pad elevation (elevation at which the structure will be built or finished grade) and the "umbrella" (the height between the pad site elevation and the maximum allowable height).

If there is at least 19 feet between the pad elevation and the natural grade plus 19 feet, then a structure of 19 feet in height could be allowed on that pad site because the height would not exceed maximum allowable height. The lots that exceeded this height were limited to less than 19 feet. Prior to the 2016 amendment to the NWMEP no structure could exceed 19 feet above the natural grade.

In the 2015 approval of the SPS, the applicant cited the following issues with regard to the site.

1. The escarpment face is significant distance from the property line and is approximately 30 feet in elevation higher than the property. There is a ridge within the Petroglyph National Monument to the north, between the Escarpment face and the property line, which is generally 10 to 20 feet higher than the property line and impedes the view of the Escarpment from the south. The ridge is 40 to 70 feet higher than the bottom of the Escarpment face, so the ridge blocks a significant portion of the view to the Escarpment.
2. The property slopes down from north to south at slopes ranging from 6 to 7 percent.

3. The majority of the development adjacent to the Monument boundary is a single loaded street to provide for views into the Monument and to the escarpment face.
4. A majority of the lots are behind the first row of lots nearest to the Monument boundary and will not have any impact on views to the Monument.

The applicant is requesting that an exception to allow the building to exceed 19 feet above the natural grade be made for lots, 63, 64, 66, and 67 and lots 108, 109 and 116. No homes within the development can exceed 19 feet about finished grade.

Hardship:

The applicant states that the grading plan was altered to allow to construction of a service road for access to the Petroglyph National Monument (PNM) for PNM staff. Additional, the grading plan allows for drainage to run into the developed streets, rather than on to individual lots. The reconfigured drainage moves water into the developed streets which are designed to accommodate this drainage instead of into areas where the storm water may cause erosion and damage to the retaining walls.

The topography of the site varies considerably and requires that some lots are cut to a lower elevation, while others are filled to a higher elevation to achieve buildable lots throughout the development. The lots in question are lots are in valleys, areas where fill is required. This

That applicant additional states if the exceptions are not approved, then the lower heights would significantly limit the range of housing choices for futures buyers.

The additional height for lots 64, 109 and 116 are negligible. The additional height ranges from approximately 1.2 inches to approximately 8 inches. The impact on the development of having to make special adjustments for these lots would be considered a hardship.

Lots 63, 64, 66 and 67 have changed in pad elevation since the original approval of the SPS due the changes in drainage discussed above.

Lots 108,109 and 116 remain at the same pad elevation.

Visual Impact:

The applicant looked at the elevation of the adjacent lots, impact on the views to the escarpment, impact on the views to the natural ridge behind the development and the percentage that the height deviates from the previously approved height. The applicant submitted view analysis diagrams to show that the impact of the additional height on views to the escarpment will not be significant

The applicant is asking that the allowed height for all lots be 19 feet from finished grade, except for lot 67, which would be limited to 17.8 feet.

For all of the lots the escarpment face would be visible with the additional height, except for lots 66 and 67 a portion of the ridge behind the development and a small portion of the escarpment will be obscured. Lots 66 and 67 are the lots closest to the PNM . Lot 67 was originally limited to 15 feet. Staff finds that the proximity to the monument and the proximity to ridge should leave lots 66 and 67 limited to lower heights; ideally 17 feet or lower. Allowing the two

additional feet in height would still give the development flexibility, but would more fully protect the views and be consistent with the intent of the NWMEP.

While Lot 65 is adjacent to lot 66, it does not require an exception and can be developed with a 19 foot tall home. Lot 66 has a pad elevation that is 3 feet higher than lot 65, lot 67 sits 3 feet higher than lot 66.

The chart on sheet 4 of 6 of the SPS, Exception Justification, shows that the additional height on lots 66 and 67 will have more of an impact on the views than the additional height on other lots because of the proximity to the monument and because the escarpment and the ridge slope is lower at this point in the development.

The applicant has demonstrated that the visual impact of the additional height will not be significant, with the exception of lots 66 and 67.

The additional height for lots 64, 109 and 116 are negligible. The additional height ranges from approximately 1.2 inches to approximately 8 inches. Although the additional height for lot 66 would be less than 1 foot, the location of lot 66 makes the additional height have a greater impact on the views to the escarpment face.

Lots 63, and 108 are asking for additional height of more than one foot from what was originally approved, but will still be the same height or lower than adjacent homes and are farther away from the edge of the monument. The impact on views from these homes is not significant because both ridge and the escarpment will be visible, even with the additional height.

Additional NWMEP Policies that are relevant to the request

Policy 13: Sites which cannot be set aside as open space, including recreational facilities, and sites adjacent to open space, shall have minimum visual impact.

The heights of buildings area limited to 19 feet or lower within the Impact Area of NWMEP. The request does not change the previously approved open space areas. Sheet 4 of 6, Exception Justification shows that the structures will generally be below the escarpment face and will not block the views to the escarpment. The condition that lots 66 and 67 have limited height addresses additional view protection. The request furthers policy 13.

Policy 15.7: Natural contours of the land shall be taken into account in determining the placement of roads and utilities. Grading and filling of existing contours shall be kept to a minimum. It is recognized that retaining walls will be necessary in some cases, but facility designs shall minimize their height and insure that they blend visually with their surroundings. The maximum height allowed for a retaining wall designed to limit the width of a road corridor is 8'. Retaining walls must meet all other requirements in the design overlay zone with regard to color and materials.

Although there will be grading (cut and fill) throughout the site; the result will be to lessen the visible profile of the new buildings in views of the Escarpment. Retaining walls will be utilized in some locations, with wall heights a maximum of eight feet, the walls will be required to meet

the design standards in the approved overall SPS(13 EPC 40115). Graded slopes will be less 5%. The request complies with Policy 15.7.

NWMEP Conclusion

The NWMEP seeks to protect views to the escarpment and protect the Petroglyph National Monument by capping the height of structures and also discouraging mass grading of the area, but allows that grading if it improves the site plan. In this case the lower heights of the proposed structures can only be achieved through a grading plan that alters the natural topography of the site. The additional height for five of the seven lots will not have a significant impact on the escarpment face. Staff has included a condition to address the height on the other two lots. The grading plan does show varied elevation in the pad site elevations, which, while not the same as the natural topography mimics the variation in topography and provides visual relief in the development.

TRAILS & BIKEWAYS FACILITY PLAN (Rank II)

FACILITY PLAN FOR ARROYOS (Rank II)

WESTLAND MASTER PLAN (RANK III)

These three plan were included in the original SPS approval, the current request does not change the access to trails, design of the development near arroyos or the over all design of the development, and therefore they are not relevant to the request.

WESTLAND MASTER PLAN (RANK III)

The City adopted the Westland Master Plan (WMP) in 1998 to provide guidance for more detailed planning, zoning and platting actions within the designated plan boundaries. The WMP was amended in 2008 in conjunction with amendments to the Westland Sector Plan, and also amended in 2012. The Plan encompasses approximately the area between the Petroglyph National Monument and Interstate 40, and between Unser Boulevard and a boundary line to the west of Paseo del Volcan. The WMP contains information regarding the area's physical characteristics and addresses land use, zoning, transportation and the development vision for the area. There are no specific goals or policies in the WMP, but the plan

Westland Master Plan Design Guidelines (p. 75 – 99)

B. Views (p. 79): The Westland properties offer spectacular views of the Sandias, the Rio Grande Bosque, and the Volcanic Escarpment. Significant visual features should be retained and enhanced through the methods described. Buildings with flat roofs are encouraged.

The proposed additional height will not have a negative impact on the escarpment or the views to the escarpment. Sheet 4 of 6, Exception Justification shows that all structures will be below the escarpment face and will not block the views to the escarpment. The condition that lots 66 and 67 have limited height addresses additional view protection. The development generally slopes from northwest to southeast and will still offer views to the Sandias

The request furthers Westland Master Plan Guideline B, Views.

SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT

Request

The applicant requests an amendment to the previously approved SPS to allow an exception to the height regulation of the Northwest Mesa Escarpment plan.

Section 14-16-3-11(B) of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, the Comprehensive Zoning Code and all other applicable City planning documents.

Site Plan Layout / Configuration

The SPS approved in 2016 showed the elevations of the pad sites for each lot in the subdivision and analyzed the impact that a 19 foot building would have on the views to the escarpment.

Because the pad site elevations and grading plan were previously approved by the EPC as part the Site Development Plan for Subdivision, this request constitutes an amendment to the Site Development Plan for Subdivision.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

APS commented on the number of children that future development on the site could generate. The applicant states that the development is age restricted and will not include school age children.

The applicant will continue to work with the Water Utility Authority as development occurs. The applicant states that Lots 63, 64, 66, and 67 are located in Del Webb @ Mirehaven Phase 2A, and have received Final Plat approval. Lots 108, 109, and 116 are located in Del Webb @Mirehaven Phase 2B and have received Preliminary Plat approval with an approved infrastructure list.

The Superintendent of the PNM submitted a letter stating that the PNM is not opposed to the request and does not believe the requested building heights will block the views to the escarpment.

Neighborhood/Public

The Tres Volcanes NA and Westside Coalition of Neighborhood Associations were notified. A facilitated meeting was not requested or recommended.

V. CONCLUSION

The applicant requests for an exception to the maximum allowed heights in the Northwest Mesa Escarpment Plan (NWMEP) for seven lots located on Tract M of the Watershed subdivision,

located in the northwest portion of the city, just south of the Petroglyph Nation Monument. The applicant requests an exception under the recently approved process which allows an exception for lots that would be undevelopable if the regulations were strictly applied.

Because the pad site elevations and grading plan were previously approved by the EPC as part the Site Development Plan for Subdivision, this request constitutes an amendment to the Site Development Plan for Subdivision. The applicant is asking that the allowed height for all be 19 feet from finished grade, except for lot 67, which would be limited to 17.8 feet.

The request is generally consistent with intent of the NWMEP to protect views to the escarpment face and to protect the edge of the Petroglyph National Monument. The applicant submitted view analysis diagrams to show that the impact of the additional height on views to the escarpment will not be significant, except for lots 66 and 67 where staff recommends that heights be limited to less than 17 feet to protect the views.

The applicant has addressed the hardship criteria by citing drainage, engineering constraints in the form of the changes needed to allow the service for the PNM, the topography of the site and the need to accommodate the storm water drainage in the street to prevent erosion and protect the stability if the retaining walls. Also, the need for continuity within the development.

FINDINGS – 17 EPC-40004 April 13, 2017 Site Development Plan for Subdivision

1. This is a request for an amendment to a Site Development Plan for Subdivision for all or a portion of Lots 63, 64, 66, and 67 of Del Webb @ Mirehaven Phase 2A subdivision and future Lots 108, 109, and 116 of Del Webb@ Mirehaven Phase 2B subdivision (currently a portion of Tract M1, Watershed Subdivision). To request Exceptions to the Height Restrictions per the Northwest Mesa Escarpment Plan, containing approximately 47.05 acres.
2. The subject site is zoned SU-2 for PDA (Planned Development Area) pursuant to the Westland Sector Development Plan and Westland Master Plan. The SU-2 for PDA zone is intended to provide for “a mix of residential uses” that are “special because of the relationship of this property to Petroglyph National Monument.” The proposed residential and open space uses are allowed under the existing zoning.
3. The subject is part of a larger Site Development Plan for Subdivision (SPS) approved by the EPC in 2013 (13EPC-40115). This SPS contains design standards, street and trail sections and illustrative renderings of home types. Future development on the subject tracts is subject to the requirements of the SPS (13EPC-40115).
4. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Northwest Mesa Escarpment Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within the Developing Urban Area of the comprehensive Plan; the following polices are applicable to this request:
 - A. Policy II.B.5d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposed development will be similar in scale, layout and use to the existing nearby development. The streets adjacent to the Petroglyph National Monument are primarily single loaded so that housing is only developed on the side opposite the Monument; this adds a buffer for both the residents and the monument. The additional height allowed by the request will result in structures that are a comparable height to adjacent structures and to other nearby development. Public access to the Monument will not be altered by this request. The request furthers Policy II.B.5d.

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- B. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Urban infrastructure and services exist in the area, including roads and utilities. The request furthers Policy II.B.5e.

6. The site is within the boundaries of the West Side Strategic Plan. The following policies are relevant:

Policy 3.81: The City of Albuquerque and Bernalillo County shall, through their land use and design decisions, minimize negative impacts upon the National Monument. The Park Service shall, through their actions, attempt to minimize their negative impacts on the City, County, and adjacent neighborhoods and landowners.

The EPC, acting for the City, will make land use and design decisions that will affect the Petroglyph National Monument (PNM). The proposed additional height shows will not have a negative impact on the monument, because views will still be protected. The request does not alter the access to the PNM or move drainage on to the PNM. The request furthers policy 3.81

7. The site is within the boundaries of the Northwest Mesa Escarpment Plan . The following policies are relevant:

- A. Policy 7: For property within the City of Albuquerque and Bernalillo County, a design overlay zone is established which covers the Conservation Area, the Impact Area and the View Area as shown on Map 10. All development within the Design Overlay Zone shall comply with the design regulations of this chapter. Variances other than those specifically allowed constitute plan amendments and must follow the standard plan amendment procedure. A request for amendment to the Plan may be processed simultaneously with a request for site plan approval. Site plan approval by either the City or County Planning Commission shall be conditional on Plan amendment approval by the City Council.

The request complies with Policy 7. The amendment request includes a request for a height between 15 feet and 19 feet for seven lots, within the Impact Area. The process laid out within the NWMEP for the height increase request is that it is reviewed by the EPC as part of a site plan review, as with the process for the requested height increases.

- B. Policy 12.2(paraphrased): Heights shall not exceed 19' from natural grade, unless adherence policy makes the lot undevelopable. Applications for exceptions to the 19' height limit shall be reviewed and approved by the EPC and shall demonstrate both hardship and visual impact:

The application includes a Grading and Drainage Plan that has been approved by the City Engineer as required by the exception process in the Northwest Mesa Escarpment Plan. The applicant submitted view analysis diagrams to show that the impact of the additional height on views to the escarpment will not be significant, except for lots 66 and 67 where staff recommends that heights be limited to protect the views.

The applicant has addressed the hardship criteria by citing drainage, engineering constraints and the need for continuity of development.

- C. Policy 13: Sites which cannot be set aside as open space, including recreational facilities, and sites adjacent to open space, shall have minimum visual impact.

The heights of buildings area limited to 19 feet or lower within the Impact Area of NWMEP. The request does not change the previously approved open space areas. Sheet 4 of 6, Exception Justification shows that the structures will generally be below the escarpment face and will not block the views to the escarpment. The condition that lots 66 and 67 have limited height addresses additional view protection. The request furthers policy 13.

- D. Policy 15.7: Natural contours of the land shall be taken into account in determining the placement of roads and utilities. Grading and filling of existing contours shall be kept to a minimum. It is recognized that retaining walls will be necessary in some cases, but facility designs shall minimize their height and insure that they blend visually with their surroundings. The maximum height allowed for a retaining wall designed to limit the width of a road corridor is 8'. Retaining walls must meet all other requirements in the design overlay zone with regard to color and materials.

Although there will be grading (cut and fill) throughout the site; the result will be to lessen the visible profile of the new buildings in views of the Escarpment. Retaining walls will be utilized in some locations, with wall heights a maximum of eight feet, the walls will be required to meet the design standards in the approved overall SPS(13 EPC 40115). Graded slopes will be less 5%. The request complies with Policy 15.7.

8. The Tres Volcanes NA and Westside Coalition of Neighborhood Associations were notified. A facilitated meeting was not requested or recommended. Property owners within 100 feet of the site were notified.
9. The Superintendent of the PNM submitted a letter stating that the PNM is not opposed to the request and does not believe the requested building heights will block the views to the escarpment.

RECOMMENDATION - 17 EPC-40004 April 13, 2017

APPROVAL of 17EPC-40004, a request for Site Development Plan for Subdivision , for (legal description), based on the preceding Findings (and subject to the following Conditions of Approval.)

CONDITIONS OF APPROVAL - 17 EPC-40004 April 13, 2017 Site Development Plan for Subdivision Amendment

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Height on lots 66 and 67 shall be limited to less than 17 feet from finished grade.
4. Conditions of Approval from other agencies...

Maggie Gould
Planner



Notice of Decision cc list:

Consensus Planning
Pulte Homes
Tres Volcanes NA,
Westside Coalition of Neighborhood Associations

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No Adverse comment

Office of Neighborhood Coordination

NA's and Coalitions Contacted: Tres Volcanes NA, Westside Coalition of Neighborhood Associations

Long Range Planning

- The NWMEP states that heights shall in no case exceed 19' from natural grade, unless adherence to this policy would render the lot undevelopable.
- The proposed building heights listed for each of the 7 lots list proposes height from *finished grade not natural grade*. Is that a typo? Should it read 19' from natural grade or do heights need to be adjusted to state height above natural grade?
- What is the nexus between developability of the lots and the height of the proposed buildings? Please explain why these lots are undevelopable with 15' tall buildings.

Reference R-127, 2016 Amendments for Height, Measurement from Natural Grade and Approval Process

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

Transportation Development Conditions:

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

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

1. 17EPC-40004 Site Development Plan for Subdivision
 - a. Availability 150811 was issued 09/28/2015 and has since expired. A new request can be made by following the link provided below:
 - i.
http://www.abcwua.org/Availability_Statements.aspx
 - ii. New requests shall include an approved Fire 1 Plan as well as a site map showing the location of the site in question.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

No Comment

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Transit Corridor- Not in a corridor

Transit Route-Not on a route

Current Service/Stops No existing service and none planned at this time

Comments/Support/Requests - No comment

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

1. Project# 1006864

- a. EPC Description: 17EPC-40004 Site Development Plan for Subdivision
- b. Site Information: portion of Tract M, proposed Lots 63, 64, 66, 67, 108, 109, 116, Watershed Subdivision
- c. Request Description: The property owner requests exceptions for 7 lots to the maximum allowed heights within the regulations in the Northwest Mesa Escarpment Plan (NWMEP).
- d. APS Case Comments: APS does not oppose the request for exceptions for maximum height regulations, however, this development as a whole will have impacts to the APS district. Del Webb Phase 2 at Mirehaven (also known as Watershed at Estrella) will consist of 159 single family units. This will have impacts to Painted Sky Elementary School, Jimmy Carter Middle School, and West Mesa High School. Currently, Painted Sky Elementary is exceeding capacity, Jimmy Carter Middle School is nearing capacity, and West Mesa High School has excess capacity.

- Residential Units: 159
- Est. Elementary School Students: 41
- Est. Middle School Students: 17
- Est. High School Students: 18
- Est. Total # of Students from Project: 76

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM has no further comments based on information provided to date.



Looking northwest across the subdivision near the northern boundary with the PNM
Looking southwest across the subdivision toward the existing development





Looking north from the existing development south of the Mirehaven Arroyo, lots are to the west of the water tank
Northern border of the subdivision along the PNM boundary



HISTORY

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1 utility design, etc.). The application shall include a Grading and Drainage Plan
2 that has been approved by the City Engineer.

3 **Visual Impact: The resulting building shall not be taller than the tallest**
4 **abutting building located within the Impact Area and shall not block views of**
5 **the escarpment, as shown in the view plane exhibits as detailed in the**
6 **exception submittals a. through c. No structure shall exceed 19 feet in height**
7 **from the finished grade, even with an exception.**

8 **All exception submittals shall at a minimum include:**

9 **a. site plans, site elevations, and site sections showing the location of the**
10 **major public views (generally taken from the site perimeter or nearest public**
11 **road to the east, west, south and north, and the escarpment);**

12 **b. the relationship between slopes, building heights, setbacks, the height of**
13 **the escarpment, and views as noted in “a” above; and**

14 **c. use of a combination of the techniques suggested in Appendix N –**
15 **including A. Height/slope, B. View corridors, and C. Height/slope/setback – to**
16 **minimize the impact on views to and from the escarpment.**

17 **“Natural grade” means the grade (as defined in the Zoning Code) based on the**
18 **original site contours, prior to any grading.”**

19 **SECTION 2: That NWMEP, page 77 be amended as follows:**

20 **“12-1 p.58 Structure heights limited to 15’, or 19’ with a variance if needed to**
21 **screen rooftop equipment on non-residential structures. Exception granted for**
22 **very low density developments (1 du/net acre or less) which reserve a**
23 **minimum 200’ setback from the Escarpment Face (9% or greater slopes) –**
24 **maximum height is then 26’.**

25 **12-2 p. 58 Provides for exceptions to the 15’ height limit on a case-by-case**
26 **basis per site plan review by the EPC. See Policy 12-2 and Appendix N for**
27 **Specifics. Heights shall not exceed 19’ from natural grade, unless an**
28 **exception is requested and approved through the Environmental Planning**
29 **Commission, as part of an approved Site Development Plan.”**

30 **SECTION 3: That NWMEP, Appendix N, Page N-1 be amended as follows:**

31 **“A. Height/Slope:**

32 **Allow an increase in height in response to slope. For example, 1’ in increased**
33 **height may be granted for every 3’ to 4’ drop in ground elevation from a base**

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1 SECTION 6: NWMEP, Appendix N, Page N-4 be amended as follows: insert
2 illustration, exhibit A

3 SECTION 7: SEVERABILITY CLAUSE. If any section, paragraph, sentence,
4 clause, word or phrase of this resolution is for any reason held to be invalid or
5 unenforceable by any court of competent jurisdiction, such decision shall not
6 affect the validity of the remaining provisions of this resolution. The Council
7 hereby declares that it would have passed this resolution and each section,
8 paragraph, sentence, clause, word or phrase thereof irrespective of any
9 provision being declared unconstitutional or otherwise invalid.

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CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

November 13, 2015

Pulte Homes of NM, Inc
9601 Jefferson Blvd NE, Suite 180
ABQ, NM 87109

Project# 1006864
15EPC-40049 Site Development Plan for
Subdivision

LEGAL DESCRIPTION:

For all or a portion of Tracts M and N-2-A-1, Watershed Subdivision, zoned SU-2 for PDA, located on Tierra Pintada Blvd. between Mirehaven Parkway and West Creek Place, containing approximately 72.9 acres. (H-8 & 9)

Staff Planner: Maggie Gould

On November 12, 2015, the Environmental Planning Commission (EPC) voted to APPROVE Project #1006864/15EPC-40049 a Site Development Plan for Subdivision and 15EPC-40050 an Amendment to Site Development Plan for Subdivision, based on the following findings and conditions:

FINDINGS:

Albuquerque

New Mexico 87103

www.cabq.gov

1. This request is for a site development plan for subdivision for Tracts M and N-2-A-1 Watershed at Estrella subdivision, an approximately 72.9 acre area located north and west of Tierra Pintada Boulevard NW, and south and east of the Petroglyph National Monument (the "subject site") to contain 183 residential lots and the Mirehaven Arroyo private open space.
2. The subject site is zoned SU-2 for PDA (Planned Development Area) pursuant to the Westland Sector Development Plan and Westland Master Plan. The SU-2 for PDA zone is intended to provide for "a mix of residential uses" that are "special because of the relationship of this property to Petroglyph National Monument." The proposed residential and open space uses are allowed under the existing zoning.
3. The subject is part of a larger Site Development Plan for Subdivision (SPS) approved by the EPC in 2013 (13EPC-40115). This SPS contains design standards, street and trail sections and illustrative renderings of home types. Future development on the subject tracts is subject to the requirements of the SPS (13EPC-40115).
4. The subject site lies within the boundaries of the Developing Urban area of the Comprehensive Plan. Additional applicable plans include the Westside Strategic Plan, the Facilities Plan for Arroyos, the Trails & Bikeways Facilities Plan, the Westland Sector Development Plan, the Westland Master Plan and the Northwest Mesa Escarpment Plan (NWMEP). Part of the site is also within the boundaries of the Impact Area of the NWMEP Design Overlay Zone and is subject to applicable design regulations.

OFFICIAL NOTICE OF DECISION

Project #1006864

November 12, 2015

Page 2 of 8

5. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, the Facilities Plan for Arroyos, the Trails & Bikeways Facilities Plan, the Westland Sector Plan, the Westland Master Plan and the Northwest Mesa Escarpment Plan (NWMEP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within the Developing Urban Area of the comprehensive Plan; the following polices are applicable to this request:

Land Use

- A. Open Space Goal: Provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

The request furthers the Open Space Goal. The site plan includes perimeter open space abutting the Petroglyph National Monument boundary, open space area within the Mirehaven Arroyo and open space within the residential portion of the development. A trail system will connect these areas. Landscaping will be largely native plant species including many from the WMP Design Guidelines Plant List.

- B. Policy II.B.1f: A multi-purpose network of open areas and trail corridors along arroyos and appropriate ditches shall be created. Trail corridors shall be acquired, regulated, or appropriately managed to protect natural features, views, drainage and other functions or to link to other areas within the Open Space network.

Multi-use trails are proposed along the Mirehaven Arroyo. Treatment of the arroyo will preserve natural features where grading is not required, and will preserve views into the Monument from the trails within the Arroyo and to the east. Trail connections are shown from the public street, West Creek Pl, through the northeast corner of the development to the Petroglyph National Monument. The request furthers Policy II.B.1f.

- C. Policy II.B.5d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposed development will be similar in scale, layout and use to the existing nearby development. The SPS shows that the Mirehaven arroyo remains open, preserving views and providing a natural area within the development. The streets adjacent to the Petroglyph National Monument are primarily single loaded so that housing is only developed on the side opposite the Monument; this adds a buffer for both the residents and the monument. Public access to the Monument will be maintained through an access point in the the northeast corner of the development.

- D. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

OFFICIAL NOTICE OF DECISION

Project #1006864

November 12, 2015

Page 3 of 8

Urban infrastructure and services exist in the area, including roads and utilities. A water serviceability statement was issued by ABCWUA in 2012 and a development agreement exists for all development within the Albuquerque Land Holdings Sector Plan. A water availability statement for this site will be required before construction begins. The request furthers Policy II.B.5e.

7. The site is within the boundaries of the Westside Strategic Plan, the following policies are applicable to the request:

- A. Policy 1.1: Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.

The subject site is located within the Westland North Community but is not within a designated activity center. Density for the proposed residential project would be 2.8 du/acre, which is moderately low and therefore appropriate outside of designated activity centers. The request furthers WSSP Policy 1.1.

- B. Policy 3.81: The City of Albuquerque and Bernalillo County shall, through their land use and design decisions, minimize negative impacts upon the National Monument. The Park Service shall, through their actions, attempt to minimize their negative impacts on the City, County, and adjacent neighborhoods and landowners.

The EPC, acting for the City, will make land use and design decisions that will affect the National Monument. The proposed SPS shows special landscaping and fencing along the National Monument boundary and the building heights are restricted to preserve views to the monument. The request furthers policy 3.81

- C. Policy 4.6.c: Gated and/or walled communities and cul-de-sacs are strongly discouraged on the West Side. In rare instances when these design features are permitted, openings through perimeter walls and cul-de-sacs shall be provided every 600 feet so that pedestrians and bicyclists are provided direct access to transit service and other destinations.

The proposed development will be gated, contrary to the intent of this policy. The SPS shows pedestrian access to the Petroglyph National Monument and West Creek PI in the northeast corner of tract M and a full access point along West Creek PI between Tierra Pintada Blvd. and the northern boundary of the site. There will be additional full access from Roadway A, south of the Arroyo. The subject site is surrounded on two sides by the Petroglyph National Monument making it impossible to have a road grid to the north or east. The request partially furthers Policy 4.6.c.

8. The Facility Plan for Arroyos is applicable to the site:

Urban Recreational Arroyos Policies:

OFFICIAL NOTICE OF DECISION

Project #1006864

November 12, 2015

Page 4 of 8

- A. Policy 1: The City shall encourage the development of parks adjacent to the drainage channels of designated Urban Recreational Arroyos, and along segments of arroyos connecting significant activity areas.

The area around the channel of the Mirehaven Arroyo will be developed with recreational amenities provided for residents of the Del Webb development. The landscape treatment within the arroyo 'zone' will leave the arroyo banks with generally native plantings. The request furthers Policy 1.

- B. Policy 2: A minimum fifteen foot easement on one side of the drainage channel is recommended to allow for trail development.

A proposed trail is shown along both the north and south sides of the Mirehaven Arroyo, within landscaped areas of at least 20 feet in width between residential lot boundaries and the arroyo channel improvements zone. The request furthers Policy 2.

- C. Policy 4: The location of crossing structures shall be determined on a case-by-case basis according to the specific channel characteristics, the distance between the access points crossing the channel, and the identification of potential pedestrian desire-lines during the park design process.

One street crossing of the Mirehaven Arroyo is proposed. The crossing would allow residents to access the existing development on the south side of the arroyo, including the amenity center and trails connecting to the public streets. The crossing will contain pedestrian and bike facilities, as well as auto access. Access to the arroyo will be restricted to Del Webb residents. The request furthers Policy 4

9. The site is subject to provisions of the Bike and Trails Plan :

- A. Goal 1. Improve and enhance cycling and pedestrian opportunities.

Goal 1, Principle a. Develop a legible and predictable trail and bikeway system through planning, design and implementation of physical improvements.

The SPS shows a trail network throughout the subdivision connecting to the public sidewalk and the Petroglyph National Monument. These connections may encourage residents to bike or walk beyond the boundaries of the subdivision. The request is consistent with the Goal 1, and Goal 1, principle a.

- B. Goal 2. Develop a continuous, interconnected, and comprehensive system of bikeways and trails.

Goal 2, Principle c. Provide access to destinations, such as activity centers, schools, parks, Major Public Open Space, shopping areas, and employment areas, for pedestrians and cyclists as part of a multi-modal approach.

Goal 2, Principle d. Consider connections between transit and bicycle and pedestrian facilities and reduce barriers where possible.

The SPS shows a series of trails throughout the development that will connect to the open space and local roads. There is not an existing transit route adjacent to the site, but transit is planned in the future and the Transit Department is requesting a bus stop to serve the site. The request furthers Goal 2, principles c and d.

10. Northwest Mesa Escarpment Plan:

OFFICIAL NOTICE OF DECISION

Project #1006864

November 12, 2015

Page 5 of 8

- A. Policy 9: Development at the edge of public or private open space shall be designed to complement and enhance the open space.

The SPS shows special designs for treatment of the edge of the National Monument and Arroyo open space through grading, landscaping and building design. The proposed designs of perimeter fencing and monument edge treatments use native or naturalized plants and are terraced to address drainage, the treatment will provide a visual and physical transition from the open space to the development that compliments both spaces. The request complies with Policy 9.

- B. Policy 9.1: On-site open areas shall be designed to connect with adjacent public or private open space and to be visually integrated with the open space system. Orientation of the on-site open areas to the larger open space system is required. In mixed-use developments, lower densities and less intense uses shall border the open space and higher densities and more intense uses shall be placed away from the open space. Site plans shall allow for shifting excessive density to a part of the premises outside of the Conservation Area boundary, whenever flexible.

The site contains a small pocket park, open areas adjacent to the Petroglyph National Monument and the Mirehaven Arroyo, the arroyo connects to the large open space of the Petroglyph National Monument, the pocket park is adjacent to the arroyo and open space along the edge of the monument provides a transition from the development to the Monument. Request furthers policy 9.1

- C. Policy 13: Sites which cannot be set aside as open space, including recreational facilities, and sites adjacent to open space, shall have minimum visual impact.

The heights of buildings area limited to 19 feet or lower within the Impact Area and the Mirehaven Arroyo will be designated as private open space. The request furthers policy 13.

- D. Policy 13.2.a: Plants selected for landscaping on privately or publicly owned land shall be selected from the Plant Species List (Appendix D). Landscaping plans shall indicate a pattern that does not obscure major public views of the escarpment as defined in this document.

The request complies with Policy 13.2.a. The SPS landscape plan, for perimeter common areas and individual front yards, specifies that plants shall be chosen from the WMP Design Guidelines, or from the Water Utility Authority Xeriscaping Plant List. These plantings will appear to be natural to the location.

- E. Policy 15.7: Natural contours of the land shall be taken into account in determining the placement of roads and utilities. Grading and filling of existing contours shall be kept to a minimum. It is recognized that retaining walls will be necessary in some cases, but facility designs shall minimize their height and insure that they blend visually with their surroundings. The maximum height allowed for a retaining wall designed to limit the width of a road corridor is 8'. Retaining walls must meet all other requirements in the design overlay zone with regard to color and materials.

Although there will be grading and filling throughout the site; the result will be to lessen the visible profile of the new buildings in views of the Escarpment. Retaining

OFFICIAL NOTICE OF DECISION

Project #1006864

November 12, 2015

Page 6 of 8

walls will be utilized in some locations, with wall heights a maximum of eight feet. Graded slopes will be less 5%. The request complies with Policy 15.7.

- F. Policy 15.8: Where the road surface cannot be at grade with the prevailing adjacent contours, the exposed embankment must be stabilized. The covering of that stabilization shall be with a combination of basalt, earth, and vegetation that is in similar proportion to the surrounding portions of the escarpment.

The approved 2013 SPS shows street designs and landscaping treatments that will provide stabilization for the areas around the proposed streets. The Monument edge treatments shown in this submittal also show landscaping adjacent to the roadways that will stabilize these areas. The request complies with Policy 15.8.

- G. The request is generally consistent with the applicable design requirements of the NWMEP.
11. The request is consistent with the design guidelines and zoning of the Westland Master Plan.
 12. The request is consistent with the process and land use identified in the Westland Sector Plan.
 13. This SPS approval includes a maximum building height of nineteen feet above natural grade for Lots 35-38, 64-66, 68-72, 88-97, 11-116, 128-134 and 142 – 167; a maximum building height above natural grade of 18.61 feet for Lot 63; a maximum building height above natural grade of 15.58 feet for Lot 67; a maximum building height above natural grade of 16.93 feet for Lot 109; a maximum building height above natural grade of 18.30 feet for Lot 110; a maximum building height above natural grade of 18.51 feet for Lot 117 and a maximum building height above natural grade of 18.96 for lot 135 .
 14. The approved SPS (13 EPC-40115) identified the 'casita' as an option available to homebuyers, and the 'casita' will therefore be allowed as accessory living quarters within the proposed development.
 15. The trail proposed along the northern boundary of the site in the 2013 SPS (13-EPC 400-115) will be removed because the National Park Service has not granted access to the Petroglyph National Monument at the proposed location.
 16. The Tres Volcanes Neighborhood and Westside Coalition of Neighborhoods were notified of this request, as were property owners within 100 feet of the site. Staff has not received any public comment as of this writing. A facilitated meeting was not recommended or requested.
 17. The Parks and Recreation Department and the Open Space Division have requested that the trail along the northern boundary of the site remain.
 18. The applicant's project engineer coordinated with the City Traffic Engineer regarding the proposed subdivision layout, circulation, and block lengths. The layout, circulation, and block lengths were found to be acceptable by the City Traffic Engineer.
 19. The entry drive (Lake Isabella Way), stub street (Wind Caves Way), and the road running parallel and adjacent to the Petroglyph National Monument (Granite Mountain Loop) have

OFFICIAL NOTICE OF DECISION

Project #1006864

November 12, 2015

Page 7 of 8

been proposed to have sidewalk on one side of the street only. This is appropriate due to the short length and location of these streets.

20. The Superintendent of the Petroglyph National Monument gave testimony that the northeast access shown on the Site Development Plan for Subdivision is the preferred access and is acceptable.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
4. The overall Site Development Plan for Subdivision (13-EPC-40015) will be amended to show the changes to the trail along the northern boundary of the site.
5. A design variance request for block lengths shall be required at the DRB at the time of preliminary subdivision plat. A sidewalk variance to request a waiver shall be required at the DRB for the entry drive (Lake Isabella Way), stub street (Wind Caves Way), and the road running parallel and adjacent to the Petroglyph National Monument (Granite Mountain Loop).
6. A note shall be added to the Site Plan that states: Vehicular access for the National Park Service shall be provided for maintenance and law enforcement to the existing Petroglyph National Monument gate at the northeast corner of the project.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **NOVEMBER 30, 2015**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

OFFICIAL NOTICE OF DECISION

Project #1006864

November 12, 2015

Page 8 of 8

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,


For Suzanne Lubar
Planning Director

SL/MG

cc: Pulte Homes of NM, Inc. 9601 Jefferson Blvd NE, Suite 180, ABQ, NM 87109
Consensus Planning, Inc. 302 Eight Street NW, ABQ, NM 87109
Thomas Borst, 1908 Selway Pl. NW, ABQ, NM 87120
Antionette Lopez, 9774 Summer Shower Pl. NW, ABQ, NM 87120
Gerald C. Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120
Harry Hendriksen, 10592 Rio Del Sole Ct. NW, ABQ, NM 87114-2701
Dennis Vasquez, Petroglyph National Monument, 6001 Unser Blvd NW, ABQ, NM 87120

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

November 14, 2013

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

Project# 1006864
13EPC-40143 Site Development – Subdivision

LEGAL DESCRIPTION:

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

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

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

1. This request is for a site development plan for subdivision for Tracts N-2-A and N-2-G (portion), Watershed at Estrella subdivision, an approximately 59.2 acre area located north and west of Tierra Pintada Boulevard NW, and east of the Petroglyph National Monument (the "subject site").
2. The subject site is zoned SU-2 for PDA (Planned Development Area) pursuant to the Westland Sector Development Plan and Westland Master Plan. The SU-2 for PDA zone is intended to provide for "a mix of residential uses" that are "special because of the relationship of this property to Petroglyph National Monument."

OFFICIAL NOTICE OF DECISION

Project #1006864

November 14, 2013

Page 2 of 10

3. The proposed development consists of approximately 214 residential units with pocket parks and common space in the Mirehaven Arroyo. All of the residential units would be for an "active adult," gated subdivision.
4. The subject site lies within the boundaries of the Developing Urban area of the Comprehensive Plan. Additional applicable plans include the Westside Strategic Plan, the Facilities Plan for Arroyos, the Trails & Bikeways Facilities Plan, the Westland Sector Development Plan, the Westland Master Plan and the Northwest Mesa Escarpment Plan (NWMEP). Part of the site is also within the boundaries of the Impact Area of the NWMEP Design Overlay Zone and is subject to applicable design regulations.
5. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, the Facilities Plan for Arroyos, the Trails & Bikeways Facilities Plan, the Westland Sector Plan, the Westland Master Plan and the Northwest Mesa Escarpment Plan (NWMEP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request includes a height increase for residential structures, from a maximum of 15 feet to a maximum of 19 feet above natural grade, for 38 lots within the Northwest Mesa Escarpment Plan Impact Area. A site-specific height increase exception is requested for six additional lots. In the case of the six lots, maximum building height requested is between 15 feet and 19 feet above natural grade. The applicant has demonstrated that the impact of the proposed development on views to and from the escarpment as described in the NWMEP will be the same as, or less than, the impact if the 15 foot height limit were met. Heights shall in no case exceed 19 feet from natural grade.
7. The request generally **further**s or is **consistent with** the following Comprehensive Plan goals and policies:

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

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

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

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

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

OFFICIAL NOTICE OF DECISION

Project #1006864

November 14, 2013

Page 3 of 10

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

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

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

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

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

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

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

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

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

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

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

OFFICIAL NOTICE OF DECISION

Project #1006864

November 14, 2013

Page 4 of 10

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

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

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

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

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

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

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

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

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

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

OFFICIAL NOTICE OF DECISION

Project #1006864

November 14, 2013

Page 5 of 10

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

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

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

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

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

NWMEP Policy 11.7: For construction within the Conservation and Impact Areas grading plans shall demonstrate that cut and fill has been kept to a minimum unless the excavation reduces the profile of construction and improves the site plan. The overall topography is not to be substantially altered. NWMEP Policy 12 - Structures shall not block views of the Escarpment or visually contrast with the natural environment. NWMEP Policy 12.2 - Exceptions to the 15' height limit will be reviewed on a case-by-case basis. The impact on views to and from the escarpment will be the same or less than if the 15' height limit were met. Heights shall not exceed 19' from natural grade. NWMEP Policy 13 - Sites which cannot be set aside as open space, including recreational facilities, and sites adjacent to open space, shall have minimum visual impact. NWMEP Policy 15.7 - Natural contours shall be taken into account in roads and utilities. Grading and filling shall be kept to a minimum. Retaining walls will be necessary in some cases, but designs shall minimize their height and insure they blend visually and meet the design overlay zone.

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

OFFICIAL NOTICE OF DECISION

Project #1006864

November 14, 2013

Page 6 of 10

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

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

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

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

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

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

E. Landscape and Streetscape. The key to livable and high quality will be an overall landscape master plan. 1.B. One street tree per lot is required. Street trees shall be within 12 feet of the curb. The proposed SPS N2A meets these design guidelines as demonstrated by the landscape plan.

F. Architectural Styles: Provide for high-quality design. Exterior materials shall be predominantly contextual. 4. Walls: Walls shall be integrated. A wall's style, materials and color shall be consistent with building architecture. Masonry and stucco are recommended materials. The approved SPS design guidelines meets these design guidelines.

I. Drainage: Arroyos present an opportunity for use as scenic corridors. Arroyos and other natural drainageways should be preserved in their natural state. The proposed SPS N2A meets these design guidelines. The Arroyo treatment maximizes existing conditions while making improvements to slow the velocity of stormwater runoff.

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

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

OFFICIAL NOTICE OF DECISION

Project #1006864

November 14, 2013

Page 7 of 10

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

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

15. The applicant is working toward addressing comments from Transportation Development and Hydrology Development, which are addressed in the Conditions of Approval.
16. This SPS approval includes a maximum building height of nineteen feet above natural grade for Lots 92 - 96, 98 - 107, 112 - 115, and 177 - 206; a maximum building height above natural grade of 16.3 feet for Lot 173; a maximum building height above natural grade of 17.3 feet for Lot 174; a maximum building height above natural grade of 17.6 feet above natural grade for Lot 108; a maximum building height above natural grade of 17.7 feet for Lot 97; a maximum building height above natural grade of 18.2 feet for Lot 175; and a maximum building height above natural grade of 18.8 feet for Lot 176. Lots 109 - 111, and 170 - 172 shall be limited to maximum building height of 15 feet above natural grade.
17. If future subdivisions abutting the National Monument require amendments to the 15-foot height limit within the NWMEP Impact Area, the requests will have to be integrated into a Site Plan for Subdivision request to the EPC.
18. The property zoning of SU2-PDA allows permissively the R-T Zone permissive uses. Per Zoning Code §14-16-2-9(A) the R-T Zone permissive uses include more than one house per lot; thus the proposed 'Casita' option to homebuyers is a permissive use in the SU2-PDA Zone.

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

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

OFFICIAL NOTICE OF DECISION

Project #1006864

November 14, 2013

Page 8 of 10

3. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
4. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards / requirements.
5. The SPSD shall comply with the Single Access Criteria per the DPM, Chapter 23 Sec. 5.E. The proposed development includes 214 dwelling units which shall require 2 access points per DPM standards or a variance. This condition shall be addressed at DRB.
6. The temporary road design and barricades required between build phases to meet DPM criteria shall be addressed at DRB.
7. All of the site specific water and wastewater infrastructure required for the development must be coordinated through the ABCWUA. A site specific request for availability should be made when local street network is finalized in order to determine actual line sizing
8. If the maximum height increase request is approved by the EPC, the approved SPS shall be amended to reflect the maximum building height allowable, prior to DRB review of any plat for the SPS N2A area. The SPS Amendment may be approved by the Planning Director.
9. The applicant shall submit the report of analysis of the operation and mitigation necessary to return traffic operations to that of the No-Build condition at the Ladera and Unser intersection to the City prior to DRB review of any plat for the SPS N2A area.
10. There shall be no rear yard walls bordering on the National Monument boundary.
11. The buffer area between the single-loaded street and developed lots with the Monument boundary shall be used for construction of a separately located recreational trail and drainage structures as needed.
12. Show illustrative locations of the HOA owned and maintained Private Pocket Parks on Sheet 1 and Sheet 3.
13. All future Tracts of the Watershed subdivision bordering on the boundary of Petroglyph National Monument shall be submitted to EPC for review and approval if site plans for development within the Impact Area request exceptions to the 15' height limit, and EPC approval would be required.
14. The proposed subdivision will be subject to review by the DRB for conformance with City Code Article 14, Subdivision Regulations §14-14-2-2 and §14-14-2-3.
15. Adjust the Phase Line between Phases 1 and 3 to accommodate the proposed storm drain improvements.
16. The DRB may make minor adjustments to street locations, street slopes, proposed grades and the lot layout based on the drainage report and grading and drainage plan for Preliminary Plat approval.

OFFICIAL NOTICE OF DECISION

Project #1006864

November 14, 2013

Page 9 of 10

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

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **NOVEMBER 29, 2013**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; Rather a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,



for

Suzanne Lubar
Acting Director, Planning Department

OFFICIAL NOTICE OF DECISION

Project #1006864

November 14, 2013

Page 10 of 10

SL/CG/mc

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

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

July 11, 2013

Pulte Homes
7601 Jefferson NE, Ste. 180
Albuquerque, NM 87109

Project# 1006864
13EPC-40115 Site Dev. Plan for Subdivision

LEGAL DESCRIPTION:

For all or a portion of Tracts N-2 & M, Watershed Subdivision, located west of Tierra Pintada Blvd., and south and east of the Petroglyph National Monument, containing approximately 285 acres.

Staff Planners: Catalina Lehner and Carrie Barkhurst

PO Box 1293

Albuquerque

NM 87103

On July 11, 2013, the Environmental Planning Commission (EPC) voted to **APPROVE** Project 1006864, 13EPC-40115, a request for a Site Development Plan for Subdivision, based on the following Findings and Conditions:

FINDINGS:

www.cabq.gov

1. This request is for a site development plan for subdivision with design standards for Tracts N-2 and M, Watershed subdivision, an approximately 285 acre area located north of 98th Street/Arroyo Vista Boulevard NW, west of Tierra Pintada Boulevard, and south and east of the Petroglyph National Monument (the "subject site").
2. The subject site is zoned SU-2 for PDA (Planned Development Area) pursuant to the Westland Sector Development Plan and Westland Master Plan. The SU-2 for PDA zone is intended to provide for "a mix of residential uses" that are "special because of the relationship of this property to Petroglyph National Monument."
3. The proposed development consists of approximately 950 residential units with pocket parks and a private clubhouse. Approximately 565 units would be for an "active adult," gated subdivision. The remainder would be non-gated subdivisions.

OFFICIAL NOTICE OF DECISION

Project #1006864

July 11, 2013

Page 2 of 13

4. The subject site lies within the boundaries of the Developing Urban area of the Comprehensive Plan. Additional applicable plans include the Westside Strategic Plan (WSSP), the Facilities Plan for Arroyos, the Trails & Bikeways Facilities Plan, the Western Albuquerque Land Holdings Sector Development Plan, the Westland Master Plan and the Northwest Mesa Escarpment Plan (NWMEP). The site is also within the boundaries of the Impact Area of the NWMEP Design Overlay Zone and is subject to the applicable design regulations.
5. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan (WSSP), the Facilities Plan for Arroyos, the Trails & Bikeways Facilities Plan, the Western Albuquerque Land Holdings Sector Plan, the Westland Master Plan and the Northwest Mesa Escarpment Plan (NWMEP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request is generally consistent with the following Comprehensive Plan (CP), West Side Strategic Plan (WSSP), and Facility Plan for Arroyos (FPA) Goals and Policies:
 - A. CP Open Space Goal: Provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources - The request includes parks of varying sizes and one significant open space area (Mirehaven Arroyo). Three open space corridors are proposed that provide trail connections to the street networks. Some open space corridors dead-end at streets and do not connect with each other.
 - B. CP Policy II.B.5k: land adjacent to arterial streets - Residential development, consistent with the existing zoning, is proposed adjacent to a large arterial street, Tierra Pintada Blvd. All proposed streets are indicated as local streets. Bicycle facilities and trails have been provided, which improve transportation options.
 - C. CP Policy II.B.5e: New growth contiguous to existing facilities and services - Urban infrastructure and services exist in the area. A water serviceability statement was issued by ABCWUA in 2012 and is currently being updated and there is an existing development agreement with the ABCWUA for all development within the Western Albuquerque Land Holdings Sector Development Plan.
 - D. WSSP Policy 1.1: Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density - The subject site is located within the Westland North Community (WSSP, page 70) but not within a designated activity center. Average densities for the proposed residential project would be 4 du/acre, which is consistent with the zoning established in the WMP, and therefore, appropriate outside of designated activity centers.
 - E. WSSP Policy 2.5: When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes - The Planning Department is considering school capacity. The request would result in approx. 950 new households, a portion of which would not impact the local school

OFFICIAL NOTICE OF DECISION

Project #1006864

July 11, 2013

Page 3 of 13

system. (565 homes are active adult and will not allow children). A future APS campus will develop adjacent SW of the subject site and will help ease school overcrowding.

- F. WSSP Policy 3.81: The City of Albuquerque and Bernalillo County shall, through their land use and design decisions, minimize negative impacts upon the National Monument - The EPC, acting for the City, will in this case make land use and design decisions regarding the request that will affect the National Monument. The WSSP states that the City shall minimize negative impacts, which in this case include impacts to natural resources and scenic resources, access to a public resource, and possibly cultural impacts. The applicant and agent have been working directly with National Park Service staff on concerns related to the Monument and have adequately addressed those concerns as indicated in correspondence provided to Planning staff. The proposed site plan provides for single family residential uses, a 50 foot buffer including a public trail along the northern boundary (within the Impact Area of the NWMEP), trails, and design standards ensuring compliance with the height and color restrictions (within the Impact Area of the NWMEP), from the NWMEP to mitigate potential negative impacts to the National Monument.
- G. FPA Policy 1: The City shall encourage the development of parks adjacent to the drainage channels of designated Urban Recreational Arroyos, and along segments of arroyos connecting significant activity areas - Tract F, the private Clubhouse & Social Lawn/Park, two "private pocket parks," landscaping, and private trails are proposed adjacent to the Mirehaven Arroyo (Urban Recreational Arroyo). The arroyo's location within the gated subdivision may limit the potential to connect adjacent parks with significant activity areas.
- H. FPA Policy 4: The location of crossing structures shall be determined on a case-by-case basis according to the specific channel characteristics - One street crossing of the Mirehaven Arroyo is proposed. The crossing would allow vehicular, bicycle, and pedestrian residents to access lots on the north side of the Mirehaven Arroyo. Proposed crossings of the Mirehaven are within the jurisdiction of AMAFCA.
7. The request partially furthers the following Comprehensive Plan (CP), West Side Strategic Plan (WSSP), and Facility Plan for Arroyos (FPA) Goals and Policies:
- A. CP Noise Goal: Enhance the quality of life by reducing noise and by preventing new land use/noise conflicts - The request would locate approximately 950 high-end homes on the subject site. About half of them may be impacted by the nearby APS campus and sports stadium; a land use/noise conflict is possible. The proposed development, does not propose any uses that would produce noise beyond the usual residential level.
- B. CP Housing Goal: Increase the supply of affordable housing; conserve and improve the quality of housing - Provision of 20% affordable housing is required in the Westland Master Plan area, though this project is not proposed or required to be developed with affordable housing.
- C. CP Transportation and Transit Goal: Develop a balanced circulation system through efficient placement of employment and services, alternatives to automobile travel, and

OFFICIAL NOTICE OF DECISION

Project #1006864

July 11, 2013

Page 4 of 13

sufficient roadway capacity to meet mobility and access needs - The request aims to encourage walking and bicycling within the residential development, and there are 5 pedestrian connections provided to Tierra Pintada. However, much of the development is proposed to be low density and gated, which limits potential for alternatives to automobile travel. The existing zoning does not allow any employment or service uses. Roadway capacity is sufficient in the area.

8. Through application of the recommended Conditions of Approval, the request could be generally consistent with the following Comprehensive Plan (CP), West Side Strategic Plan (WSSP), Facility Plan for Arroyos (FPA) Goals and Policies:
 - A. CP Policy II.B.1f: Open Areas and trail corridors shall be acquired, regulated, or appropriately managed to protect natural features, views, drainage and other functions or to link other areas within the Open Space network - Multi-use trails are proposed along the development's entire north and west edges and between neighborhoods, and along the Mirehaven Arroyo (some are private and access-controlled and some may be semi-public). The Design Standards address the views to the Petroglyph National Monument from the development. The drainage section addresses bank stabilization that will protect natural features. Additional details to explain how the trails would connect and function as a system may benefit future development.
 - B. CP Policy II.B.5f: Clustering of homes and housing oriented towards pedestrian and bikeways - The submittal proposes two large "open space" tracts and a "Private Clubhouse & Social Lawn/Park" tract. There are additional private pocket parks identified in the 5 residential tracts. It is currently not known how housing will be oriented and if clustering is proposed.
 - C. CP Water Management Goal: Efficient water management and use - Preservation of the Mirehaven arroyo with a soft/unlined bottom and the use of mostly xeric plant materials (as described in the WMP) will contribute to efficient water management. High water use turf will be limited, and water harvesting is encouraged. The proposed design standards will address water management in this area with some additional verbiage.
 - D. Policy II.D.2a: Measures shall be adopted to discourage wasteful water uses, such as extensive landscape-water runoff to uncultivated areas - Most of the WMP designated plants are xeric, and plant spacing will be based on xeric principles. This policy could be more substantially furthered with a design standard regarding rainwater harvesting into landscaped areas.
 - E. CP Policy II.D.2b: Maximum absorption of precipitation shall be encouraged through retention of natural arroyos and other means of runoff conservation within the context of overall water resource management - Water management is especially important in this area because of the limited water supply. Most of the proposed plants are low-water users. Runoff conservation techniques in the context of the development could help address overall water management techniques. The Design Standards state that the Mirehaven Arroyo will be maintained in a partially natural state with stabilized banks, drop structures, and with a soft (natural) bottom.

OFFICIAL NOTICE OF DECISION

Project #1006864

July 11, 2013

Page 5 of 13

- F. Goal 2 of the Trails and Bikeways Facility Plan: Accommodate the following users in the trail system recognizing that not all can be accommodated on every trail: cyclists (both mountain and touring), pedestrians, runners, equestrians, and the physically challenged - The Trails Design Standards indicate that pedestrians, runners, and bicyclists would be accommodated within the trail system. A standard indicating that some or all of the trails would use Barrier-Free Design would help accommodate physically challenged individuals as trail users.
9. The submittal complies with the following Impact Area Regulations of the Northwest Mesa Escarpment Plan:
- A. Regulation 9.3: Height of the walls and fences shall not exceed 6'0". Color of finish materials shall match Approved Color List (Appendix E) - The proposed design standards address wall and/or fence colors, and indicate the maximum fence/wall height is 6 feet.
- B. Regulation 12.1: Structure height shall not exceed 15'0" - Residential building heights in the Impact Area are proposed to not exceed the 15-foot height limitation of the regulations.
- C. Regulation 12.4: Glass on any façade shall not be reflective or mirror glass - Proposed structures in the Impact Area are required to use clear, non-reflective glass.
- D. Regulation 12.5: No exposed roof-mounted heating or air-conditioning equipment shall be permitted. Roof mounted heating and air conditioning equipment shall be fully screened from views, both from the ground and from the escarpment. Screening materials shall be of Approved Colors (Appendix E) - Proposed structures in the Impact Area would comply with this policy. Screening of roof-mounted equipment with materials that are the same as the primary building materials would be required.
- E. Regulation 13.4.a: Site lighting- Height of luminaries shall not exceed 20'0" - A design standard indicates that the maximum height of street lights shall be 20 feet
- F. Regulation 15.3: Street lighting- Height of luminaries shall not exceed 28'0" - The request complies with Policy 15.3. The proposed standards state that the maximum height of street lights shall be 20 feet.
- G. Regulation 13: Sites which cannot be set aside as open space, including recreational facilities, and sites adjacent to open space, shall have minimum visual impact - Proposed structures in the Impact Area would comply with the NWMEP height restrictions. A view section is provided in the design standards.
- H. Regulation 13.1.c: There shall be wheel stops or curbs around all landscaped areas in order to protect landscaping from vehicles - There is a statement of general compliance on Sheet 5 with the parking regulations contained in the Zoning Code.
- I. Regulation 13.2.a: Plants selected for landscaping on privately or publicly owned land shall be selected from the Plant Species List (Appendix D). Landscaping plans shall indicate a pattern that does not obscure major public views of the escarpment as defined in this document - Parks and Recreation Department provided the applicant with a preferred list of plant materials for the naturalized and private open space areas.

OFFICIAL NOTICE OF DECISION

Project #1006864

July 11, 2013

Page 6 of 13

- J. Regulation 13.4.b: Light fixtures shall be of a type that throws light downward and have baffles, hoods, or diffusers so that any light point source is not directly visible from a distance greater than 1000 feet - The lighting section states that lights shall be shielded.
 - K. Regulation 19: Drainage facilities' design shall be sensitive to the character of the existing escarpment. Arroyo corridor and drainage management plans are the appropriate planning level for specific channel treatment recommendations for arroyos identified in the "Facility Plan for Arroyos" - The Mirehaven Arroyo is designated as an Urban Recreational Arroyo. There is no specified treatment for this arroyo type, outside of dedicated parks. Because no dedicated parks are proposed along this arroyo, Policy 2 (FPA, p. 53) would not apply.
10. Through application of the recommended Conditions of Approval and/or through review of future development, the request could comply with the following Impact Area Regulations of the Northwest Mesa Escarpment Plan:
- A. Regulation 9.1: Development at the edge of public or private open space shall be designed to complement and enhance the open space. On-site open areas shall be designed to connect with adjacent public or private open space and to be visually integrated with the open space system. Orientation of the on-site open areas to the larger open space system is required - In three locations along the Mirehaven Arroyo, on-site open space areas are connected with adjacent open space. The proposed density is 3.34 du/ac, lower than the allowed 4 du/ac, which will provide greater protection to the natural features and the Monument. However, the proposed open space system is fragmented and its component parts do not connect with each other. The opportunity for open space to be oriented to the larger open space system is possible with future development.
 - B. Regulation 9.2: Where the adjacent land use requires visual privacy, non-continuous, non-perimeter walls may be constructed. The request indicates the residential perimeter walls will be off-set every 3 lots, but the standard does not require that the properties have non-perimeter walls.
 - C. Regulation 12: Structures shall not block views of the Escarpment or visually contrast with the natural environment - Proposed structures in the Impact Area would comply with the NWMEP height restrictions and are limited to 15 feet in height. The example of structures proposed (sheet 7) should show that they would not visually contrast with the natural environment.
 - D. Regulation 12.3: The exterior surfaces of structures must be Approved Colors (Appendix E) - Proposed structures in the Impact Area are limited to a neutral, earth-toned palette, including the mechanical devices and roof vents. More information is needed regarding the specific NWMEP approved exterior colors.
 - E. Regulation 13.3.a: Free-standing signs other than street signs, traffic signs or informational signs shall be limited to 6 square feet of sign area - Free-standing signs are limited to monument signs and would be a uniform style; the four proposed sign sizes can be no larger than 6 sf in area.

OFFICIAL NOTICE OF DECISION

Project #1006864

July 11, 2013

Page 7 of 13

- F. Regulation 15.3.b: Street lighting- Light fixtures shall be of a type that projects light downward and have baffles, hoods or diffusers so that any light point source is not directly visible from a distance greater than 100 feet - The proposed lighting section requires that all light fixtures be shielded-source and respect Night Skies. A design standard indicates that generally "placement of fixtures and standards shall conform to state and local safety and illumination standards." Review of future development will ensure compliance.
- G. Regulation 15.8: Where the road surface cannot be at grade with the prevailing adjacent contours, the exposed embankment must be stabilized. The covering of that stabilization shall be with a combination of basalt, earth, and vegetation that is in similar proportion to the surrounding portions of the escarpment - Typical street sections demonstrate landscaped medians that accommodate grade changes. Review of future development will ensure compliance.
11. A facilitated meeting was held on May 21, 2013. Though there is general support for the single-family home use, there is concern about the gates, mass grading, homogeneous development, relationship with the Monument, impacts to services in the area, and water resources.
12. The applicant is working toward addressing the comments of other departments and agencies, which are detailed as Conditions of Approval.
13. Any access to the Petroglyph National Monument is contingent on approval from the National Park Service. It has been determined that the National Park Service cannot allow a private-only or exclusionary access to Petroglyph National Monument.
14. It is warranted that the EPC retain its approval authority of future site development plans until the EPC determines that delegation is warranted.
- A. Specific details regarding how the Petroglyph National Monument boundary is to be treated have not yet been provided, including the extent of cut and fill, the maximum height of a series of retaining walls, the treatment of drainage corridors, and the design of the each parcel's required non-perimeter walls (see NWMEP page 54). The environmental, cultural, topographical, and visual sensitivity of this area warrant that the EPC retain its approval authority for future site development plans of land adjacent to the Petroglyph National Monument until the EPC determines that authority delegation is appropriate.
- B. The proposed design standards need additional information to warrant delegation of the EPC's approval authority to the Development Review Board (DRB). As a technical body, the DRB relies on the work of the EPC to ensure compliance with regulations and consistency with Goals and policies. At this time, the submittal provides insufficient guidance for future reviewers and developers with clear, consistent expectations.

OFFICIAL NOTICE OF DECISION

Project #1006864

July 11, 2013

Page 8 of 13

CONDITIONS OF APPROVAL:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner(s) to ensure that all conditions of approval are met.
3. A Process section shall be added to the design standards and General Note 2 shall be revised to state:
 - A. The first tract to develop adjacent to the Petroglyph National Monument shall return to the EPC for review of the Site Development Plan for Subdivision. At that time, the EPC can choose to delegate future site development plans for subdivision to administrative review or to retain its approval authority and review a subsequent submittal. Administrative review would consist of the Planning Director or her/his designee, and an EPC staff planner, performing a design review analysis with each site development plan for subdivision for the proposed tracts to ensure compliance with applicable rules, regulations, standards, and policies prior to submittal to the DRB.
 - B. The applicant shall consult with the National Park Service and Parks and Recreation prior to approval of development adjacent to the Petroglyph National Monument.
4. The Required Information narrative section, Sheet 1, shall be revised as follows:

Revise the second sentence of the subsection entitled "The Site" to indicate that the subject site is within the boundaries of the listed plans and subject to the regulations of those Plans.
5. Lighting, Utilities & Screening: The language from the WMP regarding antennas and towers (see p. 88) shall be added as a standard to the Utilities section.
6. Signage:
 - A. A standard shall be added to state that signage in the NWMEP Impact Area cannot exceed 6 square feet of sign face area (NWMEP, p. 61).
 - B. The illustration for prototypical Facilities Sign Type D, when located in the Impact Area, shall be revised correspondingly.

OFFICIAL NOTICE OF DECISION

Project #1006864

July 11, 2013

Page 9 of 13

7. Sidewalks, Trails & Pedestrian Crossings:

- A. A standard shall be added indicating that trails would use Barrier-Free Design, physically challenged individuals would also be accommodated as trail users where feasible.
- B. A trail feasibility study shall be required prior to development of Tract A for the northern perimeter trail for public access to the Petroglyph National Monument and submitted to the Planning Director, City Parks and Recreation Department/Open Space Division, and Petroglyph National Monument for review. The study shall consider existing soils, grade, slope and parking. If it is determined by the Planning Director that this trail is not feasible, the applicant shall not be required or allowed to construct the trail or access to the Petroglyph National Monument. This shall be added to Section 10, Petroglyph National Monument.

8. The Walls/Fences Design Standards shall be revised as follows:

A new standard shall be added for development in the Impact Area of the NWMEP that states: Development at the edge of public or private open space shall be designed to complement and enhance the open space. Where the adjacent land use requires visual privacy, non-continuous, non-perimeter walls may be constructed. Varied setbacks and landscaping are required, NWMEP Regulation 9.2.

9. Streets & Streetscapes:

Add text that states: Where possible, street design shall maximize water harvesting for landscaping.

10. The Grading & Surface Disturbance Standards shall be revised as follows:

- A. NWMEP Policy 11.8 regarding damaged areas/re-vegetation shall be included as a standard.
- B. A phasing plan shall be included to indicate the order in which the tracts are to be graded.

11. Clarification & "Clean-Up":

- A. For clarity for future review, each illustration, plan, diagram or cross-section contained in the design standards shall be identified as either illustrative (conceptual) or as a standard (regulatory).
- B. The landscaping standards shall be numbered as 13, with renumbering of subsequent sections.
- C. Numbers shall be added to sections 9 and 10.
- D. Sheet 1, Line 7: the term "private clubhouse" shall be used.

OFFICIAL NOTICE OF DECISION

Project #1006864

July 11, 2013

Page 10 of 13

E. Utility Plan: Add a symbol for the new line type.

12. Conditions of Approval from the Open Space Division:

- A. Please show the boundary line of the gated community (i.e., the proposed location of the view fence) on all sheets.
- B. The west perimeter trail will require monitoring and protection from residents. If residents of the gated community begin encroaching on, or creating unofficial entrances to the PETR, HOA should take financial responsibility for repairing fence along the boundary.
- C. Typical sections on drawing should be labeled and referenced to the plan. Sections showing double-loaded street with housing and PETR boundary should be included in drawings for full disclosure of intent.
- D. Need consistent information about intent for arroyo bottom; either "natural" and "allowed to degrade and drop," or containing "drop structures" that will "stabilize the bottom."

13. Conditions of Approval from the Parks & Recreation Department, Strategic Planning Division:

- A. COMMUNITY. Throughout the Site Plan for Subdivision, the word "community" is used and it is not clear if the "community" amenity such as "community trail" is intended to refer to the gated community residents or all of the Watershed Subdivision "community". It is confusing. In sections and plan views the term is used interchangeably so it is not clear what is public and what is private. For example, the section on the Mirehaven Arroyo states that the "Access to the Mirehaven Arroyo shall be restricted to the residents of the community". That would be "the residents of the gated community"? Another example, the private linear parks..."also serve as a recreational amenity for the "community" when in this case, some sections of the linear parks are for both the gated and non-gated residents as we understand from the illustration of "Pedestrian Circulation". Please clarify.
- B. PEDESTRIAN CIRCULATION. Page Three, item #7 the diagram showing "Pedestrian Circulation" is unclear as to what trails are public and what are private for the gated residents. Please clarify.
- C. STREETS AND STREETSCAPES. Section Eleven item H, please add a sentence stating "All landscaping along streets and medians are to be maintained by the HOA". Landscaping of medians and/or streetscapes by the Developer within the City ROW will require a Streetscape Agreement between the Developer and the City.
- D. LANDSCAPE. Is there a percentage of minimum landscape coverage required? If so, please identify what percentage that would be.

OFFICIAL NOTICE OF DECISION

Project #1006864

July 11, 2013

Page 11 of 13

- E. GRADING AND SURFACE DISTURBANCE. Defer to Environmental Health on this section of the Plan regarding dust control. However, item B is vague as to how the minimum of cut and fill have been addressed and who determines that more cut and fill results in "construction materially (that) improves the site plan"? Our concern here has to do with the cut and fill solutions for home sites and roads potentially affecting the feasibility of a trail alignment.
- F. DRAINAGE. Item D. We realize this is a difficult site with the Monument on two sides and steep slopes so that retaining walls will be or may be necessary in certain locations. We have concerns about terracing walls next to the Monument such as those in Watershed One development adjacent the Well Tank Site. Terracing walls should protect views of the Monument and view fences used as much as possible. Item H, please add "private" to ...parks...so that it is clear that it is "private open space" and "private parks"....
- G. CONCEPTUAL GRADING AND DRAINAGE PLAN. The Diversion Bank proposed along the northwest boundary of the site appears to be in the approximate location of the proposed perimeter trail, housing, and a road. There is not enough information on this Plan which does not show proposed grades, only existing grades, to identify if there is a potential conflict that would preclude a trail in that location. Our Department supports and encourages water harvesting when possible. The statement that "water harvesting techniques will try to be incorporated with future subdivision as possible" is vague and non-committal. We would suggest "Water harvesting techniques will be implemented where possible".
14. Conditions of Approval from the National Park Service: Vehicular access at the northeastern corner of the proposed project (by the existing water tank with an existing gate) shall be provided for emergency services response in the event of an incident.
15. Conditions of Approval from the City Engineer:
- A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - B. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements. Any necessary variances must go through the standard variance process.
 - C. All easements, access agreements and property lines must be shown and labeled on Site Plan. Provide recording information.
 - D. Right-of-way dedication to the City of Albuquerque may be required at DRB.
 - E. Public ROW location for Primary Trails shall be as designated by the Long Range bikeway System Map and the Trails and Bikeways Facility Plan and shall be built in accordance with the standards detailed in the DPM.

OFFICIAL NOTICE OF DECISION

Project #1006864

July 11, 2013

Page 12 of 13

- F. The developer shall coordinate with the DMD to ensure that transportation infrastructure is provided as planned and included in the 2030 MTP.
 - G. Add to the end of drainage standard E: "Hydrology will evaluate whether and how ponds should overflow into the roadway on a case-by-case basis."
 - H. Remove the phrase "pedestrian ways" from the sentence in drainage standard I.
16. Traffic Operations: A note shall be added to state the following: An analysis of the operation and mitigation necessary to return traffic operations to that of the no build condition at the Ladera and Unser Intersection is required. This analysis shall be performed and submitted to the City and NMDOT for review prior to the first subdivision plat approval by the DRB.
17. Conditions of Approval from AMAFCA:
- A. Bank stabilization on the Mirehaven Arroyo will be required. This can be bank protection and drop structures backfilled with native material like what has been installed on the downstream section of the arroyo.
 - B. AMAFCA has Temporary Floodplain Easements on the Mirehaven Arroyo and the arroyo north of Arroyo Vista Boulevard. Any drainage improvements that will alter the easements will require a vacation action through the City DRB and a quitclaim / release approval from the AMAFCA Board of Directors.
 - C. The West I-40 Drainage Management Plan Update (2011) identifies a potential storage capacity deficiency in Ladera Dam 12. Development of this subdivision will require a more detailed analysis of the Ladera Dam system capacity and possibly funding contribution for upgrade of the dam.
18. Conditions of Approval from the Public Service Company of New Mexico:
- A. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 - B. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JULY 26, 2013**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; Rather a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's

OFFICIAL NOTICE OF DECISION

Project #1006864

July 11, 2013

Page 13 of 14

decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,

CMarone

for Suzanne Lubar
Acting Director, Planning Department

SL/CLL/KCB/mc

cc: Consensus Planning, Inc., 302 Eighth Street NW, Albuquerque, NM 87102
Thomas Borst, 1908 Selway Pl, Albuquerque, NM 87120
Art Retberg, 9732 Summer Shower Pl, Albuquerque, NM 87120
Diane Souder, 6001 Unser Blvd. NW, Albuquerque, NM 87120
Jay Lee Evans, P.O. Box 1293, Albuquerque, NM 87104
Rene Horvath, 5515 Palomino Dr. NW, Albuquerque, NM 87120
Candelaria Patterson, 7608 Elderwood NW, Albuquerque, NM 87120
Matt Schmader, COA, Open Space
Jolene Wolfley, 7216 Carson Trl NW, Albuquerque, NM 87120

ZONING

Please refer to the Zoning Code for specifics of
The RT and R-1 zones and to the Westland Master Plan for the complete regulations for the
SU-2PDA zone

Westland Master Plan

- E. Setback. As determined by an approved Site Plan.
- F. Off -Street Parking. As defined by the City of Albuquerque Comprehensive Zoning Code.
- G. Site Development Plan Approval. A site development plan and landscaping plan shall be approved by the City Planning Director for each new building, building addition, or major use of open space on any site in the SU-PDA, Town Center zone. The Planning Director shall use the following procedures in reviewing site development plans.
 - 1. No site development plan shall be approved in the SU-PDA, Town Center Zone without a copy of notice of approval from the Design Review Committee.
- H. Site Development Plan Standards. Site development plans for property in the area zoned SU-PDA, Town Center, shall meet the intent of the design guidelines section of the Westland Master Plan.
 - 1. Specific sign regulations for each development shall be established in the site development plan. The general principals guiding signage within the SU-PDA, Town Center zone shall be that the commercial uses should follow C-2 sign controls, sign for office should follow the O-1 sign controls, and signs for residential projects should follow the General Sign Regulations in the City's Comprehensive Zoning Code.
 - 2. Non-residential open space should be provided in the form of outdoor plaza space. Pedestrian linkages between the open space/outdoor plaza and the public street shall be provided whenever possible. Pedestrian ways should be integrated with structures, parking areas, open space, and generally incorporated as a key element of the site development plan.

SU-2 for Planned Development Area

This zone provides suitable sites for a mix of residential uses which are special because of the relationship of this property to Petroglyph National Monument. This zone, as applied by this Plan, provides suitable sites for a wide range of residential densities, schools, active and passive recreational uses (parks, trails, community centers, etc.)

- A. Permissive Uses, subject to site development plan approval:
 - 1. Uses Permissive in the RT zone.
- B. Height.
 - 1. Structure height up to 40 feet shall be allowed within the SU-2 for PDA zone, except within the View and Impact Areas of the Northwest Mesa Escarpment Plan.
- C. Lot Size. Per the RT zone in the City of Albuquerque Comprehensive Zoning Code, except for a house, minimum lot area shall be 3,200 square feet per dwelling unit; minimum lot width shall be 32 feet.
- D. Setback. As defined by an approved site plan.
- E. Off-Street Parking. As defined by the City of Albuquerque Comprehensive Zoning Code.
- F. Site Plan Approval. A site plan and landscape plan shall be approved by the City Planning Director for each new building addition, residential development area, planned development area, or major use of open space on any site in the SU-2 for PDA zone. The Planning Director shall use the following procedures in reviewing site development plans:

1. No Site Development Plan shall be approved in the SU-2 For PDA zone without a copy of notice of approval from the Design Review Committee.
2. Site Development Standards. Site plans for property in the area zoned SU-2 for PDA zone shall meet the intent of the design guidelines section of the Westland Master Plan.
3. Specific sign regulations for each development shall be established in the site development plan. The general principals guiding signage within the SU-2 for PDA zone should follow C-1 sign controls, or as determined by an approved site development plan.

SU-2 for Town Center Village

This zone, as applied by this Plan, provides suitable sites for a range of residential densities, sizes, styles, and amenities that shall accommodate a broad socioeconomic range of future residents. The intent of this zone is to allow for a mixture of residential types and sizes that is not permitted by the current Zoning Ordinance. These units will be designed to complement the nearby Town Center and the commercial, office, and residential uses therein. Future site plans should be reflective of the “New Urbanist” movement in town planning and designed to be reminiscent of the pedestrian oriented neighborhoods and townscapes of old. Principals of New Urbanism including walkability, connectivity, mixed-use and diversity, mixed housing, quality architecture, traditional neighborhood structure, transportation, and sustainability will be integrated in the plan. The design and general layout of these uses shall be controlled by the following:

A. Permissive Uses

1. Uses Permissive in the R-2 zone.
2. Uses Permissive in the C-1 zone.
3. Community Recreational Center. (Publicly or privately owned facility designed to provide active and passive recreational areas for residents.)

B. Conditional Uses

1. Uses Conditional in the R-2 zone.
2. Uses Conditional in the C-1 zone.

C. Height

1. Structure height up to 40 feet shall be allowed within the Town Center Village.

D. Lot Size.

1. No general limitation.

E. Setback. As determined by an approved site plan.

F. Off-Street parking. As defined by the City of Albuquerque Comprehensive City Zoning Code.

G. Signage

1. All signage shall conform to the signage regulations found in the C-1 zone of the City of Albuquerque Comprehensive City Zoning Code unless modified as part of an approved site development plan.

H. Lighting

1. All lighting shall comply with the requirements of the Night Sky Ordinance, the Westland Master Plan and the Northwest Mesa Escarpment Plan, whichever is more restrictive.

I. Site Development Plan Approval. Site development plan approval shall comply with the requirements of the Westland Sector Plan. No site development plan shall be approved in the SU-PDA, Town Center Village Zone without a copy of a notice of approval from the Design Review Committee.

Westland Master Plan

- J. Site Development Plan Standards. Site development plans for property in the area zoned SU-TCU, town Center Village, shall meet the intent of the design guidelines section of the Westland Master Plan.

Town Center Village (TCV) Zone Housing:

1. R-1 regulations regarding lot size shall not apply.
2. A home occupation as regulated by the R-1 zone shall be allowed in the TCV zone.
3. The maximum front setback in the TCV zone shall be 20 feet. There shall be no minimum front, rear, or side setback requirement.
4. Housing within this zone shall contribute to the minimum percentage of 20% for affordable housing within the overall Master Plan and shall be based on federally-established affordability criteria.

Town Center Village (TCV) Zone-zoning:

1. The following C-1 conditional uses shall not be allowed in the TCV zone; community residential programs, auto/trailer/truck rental/service/storage, drive-up service window as approved by the EPC, and outdoor storage.
2. The following shall be allowed in the TCV zone; uses permissive in the R-2, R-T, and R-LT zones, with the following exceptions:
 - a. Density shall not exceed 36 dwelling units per acre.
 - b. There shall be no maximum FAR.
 - c. Recreation uses, including community and regional scale recreation facilities provided a Master Development Plan (Site Plan for Subdivision) is approved by the EPC.

3. To be consistent with the TC zone: adult bookstores, adult photo studios, or adult theaters shall not be allowed in the TCV zone.
4. Free-standing wireless telecommunication facilities (WTFs) shall be limited to clock or bell towers and flag poles.

TCV Zone Estimated Land Use Percentages.

Town Center Village (TCV):

Residential 16-22%

Non-Residential up to 20%

Recreation/Open Space 58%

SU-2 for RLT

SU-2 RLT Zone shall be regulated by the City of Albuquerque Comprehensive Zoning Code with the following exceptions:

1. Lot Size. For a house, minimum lot area shall be 3,500 square feet; minimum lot width shall be 35 feet.
2. Conditional Use: Single family detached housing on lots smaller than 3,500 square feet provided that the overall gross density does not exceed 8 du/acre.

Government and Public Services

Community facilities and public services are provided in a variety of ways within the Westland Master Plan area (Exhibit 11- Community Facilities Plan). Public schools will be the responsibility of Albuquerque Public Schools while libraries, sheriff/police, and fire protection will be provided by the City of Albuquerque and Bernalillo County. The needs projected in the following sections are to be used as a guide only. Future changes in technology, demographic trends, and the way that services are provided by various agencies will affect these needs, requirements, and the exact locations of facilities.

APPLICATION INFORMATION



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision *-amend-* for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D L A APPEAL / PROTEST of...

- Street Name Change (Local & Collector)
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning PHONE: 505 764 9801
 ADDRESS: 302 8th Street NW FAX: 505 842 5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: fishman@consensusplanning.com
 APPLICANT: Pulte Group PHONE: _____
 ADDRESS: 7601 Jefferson NE FAX: _____
 CITY: Alb. STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: exception for 7 lots to height regulations in the NWMEP.

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

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

Lot or Tract No. 63, 64, 66, 67, 108, 109, 116 in Tract M. Unit: _____
 Subdiv/Addn/TBKA: Watershed Subdivision
 Existing Zoning: _____ Proposed zoning: _____ MRGCD Map No.
 Zone Atlas page(s): H08 / H09 UPC Code: 100805949134210101

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z-, V-, S-, etc.): _____
1006864

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 197 No. of proposed lots: N/A Total site area (acres): 47.05
 LOCATION OF PROPERTY BY STREETS: On or Near: Tierra Pintada Blvd NW
 Between: West Creek NW and Mirehaven Parkway NW
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Jacqueline Fishman DATE 3/2/17
 (Print Name) JACQUELINE FISHMAN, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>EPC - 40004</u>	<u>ASPS</u>	_____	<u>\$ 255.00</u>
_____	<u>CMF</u>	_____	<u>\$ 50.00</u>
_____	<u>ADU</u>	_____	<u>\$ 75.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>April 13, 2017</u>			Total <u>\$ 380.00</u>

Staff signature & Date 3-2-17 Project # 1006864

Revised: 11/2014

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
 - IP MASTER DEVELOPMENT PLAN (EPC11)**
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
 - For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - ___ Site plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Completed Site Plan for Subdivision and/or Building Permit Checklist
 - ___ Sign Posting Agreement
 - ___ Traffic Impact Study (TIS) form with required signature
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
 - ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **20 copies**
 - ___ Site Plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Completed Site Plan for Subdivision and/or Building Permit Checklist
 - ___ Traffic Impact Study (TIS) form with required signature
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

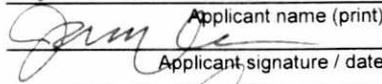
NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- ___ Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
- ___ Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
- ___ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(c)
- ___ Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
- ___ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
- ___ Registered engineer or architect's stamp on the Site Development Plans
- ___ Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
 - AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
 - Site plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

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

JACQUELINE FISHMAN
 Applicant name (print)

 Applicant signature / date
 Form revised November 2010
 Planner signature / date 3-2-17
 Project # 100108104

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

Application case numbers
 17 - EPC - 40004



March 1, 2017

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Dear Madame Chair.

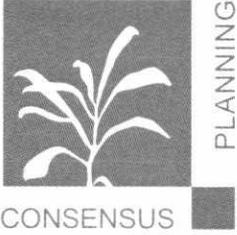
As the property owner of land within Tract M of the Watershed Subdivision, including Lots 63, 64, 66, 67, 108, 109, and 116, Consensus Planning, Inc. is hereby authorized to represent the PulteGroup in all matters regarding the application, processing, and representation before the Environmental Planning Commission regarding the request for seven exceptions to the height regulations of the Northwest Mesa Escarpment Plan, per Resolution 2016 115 (C/S R-16-127).

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Patton".

Kevin Patton
Director of Land Planning and Entitlements
PulteGroup
7601 Jefferson Street NE
Albuquerque, NM 87109





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

PRINCIPALS

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

March 30, 2017

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Height Exception Request per Northwest Mesa Escarpment Plan

Dear Madame Chair:

The purpose of this letter is to request exceptions for seven lots to the height regulations in the Northwest Mesa Escarpment Plan (NWMEP), per Resolution 2016 115 (C/S R-16-127). This resolution amended the NWMEP to allow exceptions to the maximum allowed heights.

The seven lots are located in Tract M of the Watershed Subdivision, also known as Del Webb Phase 2 @ Mirehaven, and are identified as Lots 63, 64, 66, 67 of Del Webb @ Mirehaven Phase 2A and Lots 108, 109, and 116 of Del Webb @ Mirehaven Phase 2B in the materials submitted. All the parcels are located within the Impact Area of the NWMEP and are zoned SU-2 Planned Development Area (SU-2 PDA), per the Westland Master Plan. Per the 2016 amendment to the NWMEP, requests for exceptions must be reviewed and approved by the Environmental Planning Commission (EPC). The Del Webb @ Mirehaven development is an age-restricted development currently under construction by PulteGroup in a series of phases.

As required by the text amendment to the NWMEP, our submittal includes a copy of the approved Overall Grading Plan. We have also included a site plan showing the cross sections; cross sections showing each of the seven lots in relation to the natural terrain, the existing ridge, and the Escarpment; and a cut and fill exhibit, in order to demonstrate both the existing conditions and the visual impact of these lots. We believe this analysis clearly demonstrates that these seven lots meet the criteria for exceptions to the NWMEP.

BACKGROUND

On November 13, 2015, the Site Development Plan for Subdivision for Del Webb Phase 2 @ Mirehaven (also known as Watershed @ Estrella) was approved by the Environmental Planning Commission (Project #1006864, 15EPC-40049). The Site Development Plan for Subdivision was accompanied by an Overall Grading Plan, which was approved by City Hydrology on March 11, 2016. A copy of this approved Overall Grading Plan accompanies this request. This Site Plan for Subdivision covered the approval for development of houses up to 19 feet from natural grade for all pad sites. It also identified lots where a further variance or exception process would be needed to accommodate a structure. The following exceptions are requested from the 19-foot natural grade approved by the Environmental Planning Commission in November 2015.



Subject lots 63, 64, 66, and 67 are located in Del Webb @ Mirehaven Phase 2A, which has received Final Plat approval. Lots 108, 109, and 116 are located in Del Webb @ Mirehaven Phase 2B, which has received Preliminary Plat approval with an approved infrastructure list.

On December 19, 2016, an amendment to the NWMEP was approved by the City Council (Resolution 2016 115, C/S R-16-127). This amendment provides a review and approval process by the EPC for exceptions to the height regulations of the NWMEP (Policy 12, Sections 12-1 and 12-2, page 58). These sections govern height for new development within the Conservation and Impact Areas of the NWMEP. The amendment requires exceptions to demonstrate hardship where: “strict adherence to the policy would render the lot undevelopable because of physical and/or engineering constraints”; and visual impact: “the resulting building shall not be taller than the tallest abutting building located within the Impact Area and shall not block views of the escarpment”.

As described in our 2016 application to amend the height regulations to the NWMEP, the limited number of lots that require significant amounts of fill have difficulty meeting the height regulations. This results in some lots that sit higher than adjacent lots not needing an exception to the height regulations while others that require fill and sit lower needing an exception.

JUSTIFICATION

Throughout the NWMEP, views to and from the Escarpment are emphasized. The importance of these views is encapsulated by Policy 12 of the NWMEP:

View Preservation and Visual Continuity. From a distance the mesa above and the area at the base of the escarpment are very important as the visual setting for the dark line of the escarpment. Regulation of color and reflectivity on buildings above and below is intended to minimize contrast with this background. Regulation of building height is intended to maintain views to the escarpment. Regulation of setback is intended to maintain the line of the escarpment and the protect the basaltic caprock and slopes. Therefore: Policy #12. Structure shall not block views of the Escarpment or visually contrast with the natural environment.

The requested seven exceptions meet the intent of this policy and the text amendment as the proposed residential structures will not have a significant visual impact (as presented below). No structure will be taller than 19 feet from finished floor. Furthermore, all development within the plan area meets the regulations on reflectivity, color, and setback. The following analysis and the materials submitted demonstrate that this request addresses both hardship and visual impact.

Hardship: Through the planning and development process for this site, specific planning and engineering considerations have been addressed by the Overall Grading Plan. These considerations have a significant impact on the parcels within the Impact Area, especially where the grade is the hilliest and where the changes in grade are the sharpest. The grading plan for Phase 2 provides a service vehicle road to the Petroglyph National Monument (as requested by the PNM Superintendent) and provides the appropriate transitions between the edge of the Monument and the development area. This area is also extremely hilly, with valleys and ridges throughout.



In order to meet the needs of the National Monument, as well as the engineering slope requirements for ADA and sewer and water service, there are sections throughout the subdivision that either were cut or filled. (See Sheet 2 of the application materials, which shows the cut and fill for the portion of the subdivision within the Impact Area.) The lots that require the exceptions are those where there is significant fill added. Lots 63, 64, 66, 67, 108, 109, and 116 are located in valleys, requiring the area to be filled in order to meet adjacent street grades and ensure compliance with ADA.

In response to a request by the Petroglyph National Monument, a service vehicle road to the Monument was provided north of Lot 67. This area also provides public access to the Monument. In addition, drainage for the site was revised to ensure all parcels drain to the street, which demonstrates better storm management practice since the streets are designed to carry storm water flows. Further, the hydrostatic pressure created during a storm can be very destructive in areas not designed to carry such flows, which can result in the erosion of retaining walls and destruction of rear yard areas. In order to accomplish this change in storm management, the Grading and Drainage Plan had to be revised to allow a change in the amount of cut or fill on certain lots and exacerbated the issue of the height regulations. These revisions are shown on the revised lot table (see the sheet titled "Del Webb Phase 2 @ Mirehaven Northwest Mesa Escarpment Height Exception Justification Part 1 of 3). These engineering constraints meet the hardship requirement as required by the amendment to the NWMEP. Without approval of these exceptions, these seven lots could not be reasonably developed, which would break up the continuity of the development. Limiting the heights of these developed lots would significantly limit the range of choices available to future buyers.

Visual Impact: Each lot is addressed individually for visual impact due to the varied and undulating terrain and location of each lot within the development.

Lot 63

- Visual Impact: No significant visual impact
 - Tallest abutting building: Lot 64 will sit higher than Lot 63; however, Lot 64 is also requesting an exception. Lot 65, which does not require an exception, will also sit higher.
 - Views to the Escarpment: Escarpment face remains clearly visible, (see Sheet 4 of 4). The natural existing ridge behind the development is visible and the Escarpment face is visible beyond that.
 - Proposed building height: 19 feet from pad/ finished grade
 - Requested variance: 1.21 feet (6.4%)

Lot 64

- Visual Impact: No significant visual impact
 - Tallest abutting building: Lot 65, which does not require an exception, will sit higher than Lot 64
 - Views to the Escarpment: Escarpment face remains clearly visible, (see Sheet 4 of 4). The natural existing ridge behind the development is visible and the Escarpment face is visible beyond that.
 - Proposed building height: 19 feet from pad/ finished grade
 - Requested variance: 0.11 feet (0.6%)



Lot 66

- Visual Impact: No significant visual impact
 - Tallest abutting building: Lot 67 will sit higher than Lot 66; however, Lot 67 is also requesting an exception. Lots 68 and 69 (located across Woods Wash Trail), which does not require an exception, will sit higher than Lot 66.
 - Views to the Escarpment: Escarpment face remains clearly visible, (see Sheet 4 of 4). The natural existing ridge behind the development is visible and the Escarpment face is visible beyond that.
 - Proposed building height: 19 feet from pad/ finished grade
 - Requested variance amount: 0.81 feet (4.3%)

Lot 67

- Visual Impact: No significant visual impact
 - Tallest abutting building: Lots 66 and 67 are at the north end of Woods Wash Trail; therefore, the closest site is across Woods Wash Trail on Lot 68. Lot 67 will sit slightly lower than Lot 68, which does not require an exception. Due to changes in grade and the undulating terrain, the natural grade for Lot 68 sits 14.63 feet higher than Lot 67. Lot 68 requires significant cut, while Lot 67 requires significant fill.
 - Views to the Escarpment: Escarpment face remains clearly visible (see Sheet 4 of 4).
 - Proposed building height: ^{17.8 feet}~~17.8~~ from pad/ finished grade
 - Requested variance: 2.67 feet (14.0%)

Lot 108

- Visual Impact: No significant visual impact
 - Tallest Abutting building: Lot 110 will sit higher than Lot 108
 - Views to the Escarpment: Escarpment face remains clearly visible, (see Sheet 4 of 4), as does the natural ridge that runs between the edge of the development and the Escarpment face. It should also be noted that Lot 108 is only partially located within the Impact Area.
 - Proposed building height: 19 feet from pad/ finished floor
 - Requested variance: 2.03 feet (10.7%)

Lot 109

- Visual Impact: No significant visual impact
 - Tallest abutting building: Lot 110 will sit higher than Lot 109
 - Views to the Escarpment: Escarpment face remains clearly visible, (see Sheet 4 of 4), as does the natural ridge that runs between the edge of the development and the Escarpment face.
 - Proposed building height: 19 feet from pad/ finished grade.
 - Requested variance: 0.66 feet (3.5%)

Lot 116

- Visual Impact: No significant visual impact
 - Tallest abutting building: Lot 115 will sit higher than Lot 116
 - Views to the Escarpment: Escarpment face remains clearly visible, (see Sheet 4 of 4), as does the natural ridge that runs between the edge of the development and the Escarpment face.



- Proposed building height: 19 feet from pad/ finished grade.
- Requested variance: 0.49 feet (2.6%)

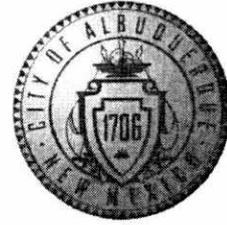
As described above, we believe that the documentation provided by the applicant demonstrates the hardship required to show that strict adherence to the policy would render these lots undevelopable because of physical and engineering constraints and the visual impact on the Monument to be insignificant. On behalf of PulteGroup, we respectfully request that the Environmental Planning Commission approve this request for seven exceptions to the height regulations in the NWMEP. Thank you for your consideration.

Sincerely,

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

Jacqueline Fishman, AICP
Principal

CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

January 24, 2017

Yolanda Padilla Moyer, P.E.
Bohannon Huston
7601 Jefferson NE, Suite 100
Albuquerque, NM, 87109

**RE: Del Webb @ Mirehaven Phase 2
Grading & Drainage Plan Revision 2
Stamp Date 3-11-16 / Hydrology File: H09D017F**

Dear Ms. Padilla-Moyer:

Based upon the information provided in your submittal received 1/9/2017, the above-referenced project is re-approved for ESC Grading Permit. We understand that the changes include changing the height of the retaining walls and increasing the slopes along the northern boundary of the site within Phase 2A. The slopes are steeper, but will not exceed 3H:1V.

PO Box 1293

Engineer's Certification will be required prior to Pad Certification/Release of Financial Guarantee per the DPM Checklist.

Albuquerque

An approved ESC Grading Permit is required prior to any grading on the site. A Floodzone Permit will be required for the Grading Permit, since the Mirehaven Arroyo A Zone is still mapped and appears to encroach into small portions of the site.

New Mexico 87103

If you have any questions, you can contact me at 924-3695.

www.cabq.gov

Sincerely,

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file

NOTIFICATION &
NEIGHBORHOOD INFORMATION



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

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

March 1, 2017

Petra Morris
Consensus Planning
302 8th Street NW
Albuquerque, NM 87102
(505) 764-9801
E-mail: morris@consensusplanning.com

Dear Petra:

Thank you for your inquiry requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed **[EPC Submittal]** project recorded as **[7 parcels within Tract M Plat of Watershed Subdivision. This request for exceptions by the EPC will be for Parcels 63, 64, 66, 67, 108, 109, and 116 of this tract in the subdivision]** located on **[Tierra Pintada Blvd. between West Creek NW and Mirehaven Parkway]** zone map **[H-8 -9]**.

This correspondence serves as your "Notification Inquiry Letter" from the Office of Neighborhood Coordination, and must be included as part of your application. Please see "ATTACHMENT A" for a list of NA's / HOA's that must be contacted regarding this submittal.

Please note that according to Section *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* you are required to notify **both** of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application. Please see Page 2 of this letter for additional requirements. If you have any questions about the information provided please contact our office at (505) 924-3914 or ONC@cabq.gov

Sincerely,
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

ATTACHMENT A

TRES VOLCANES N.A. (TVN) “R”

***Donna Swanson** *e-mail:* djswanson505@gmail.com

8620 Animas Pl. NW/87120 507-9538 (h)

Sally Breeden *e-mail:* jfbreeden@comcast.net

8619 Animas Pl. NW/87120 352-0159 (h)

Website: www.tresvolcanes.org

NA E-mail: info@tresvolcanes.org

WESTSIDE COALITION OF N.A.’S

Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h)

e-mail: hlhen@comcast.net

Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (h)

e-mail: aboard10@juno.com



Notification Inquiry Form

Use this form to submit a request to the Office of Neighborhood Coordination to obtain neighborhood or homeowner association contact information for application submittal to the Planning Department.

Instructions: Please fill out this form completely and include a zone atlas map that is marked to indicate where the subject site is located. Then, submit this form and your map in one of the following ways: 1) In person at the Office of Neighborhood Coordination, 5th Floor, 600 2nd Street NW; or 2) Email it to ONC@cabq.gov.

Developer Inquiry For:

- | | |
|---|--|
| <input type="checkbox"/> Cell Tower Submittal – Type: Select Tower Type | <input type="checkbox"/> ZHE Submittal <i>(need address & zone map only)</i> |
| <input type="checkbox"/> DRB Submittal | <input type="checkbox"/> AA Submittal |
| <input checked="" type="checkbox"/> EPC Submittal | <input type="checkbox"/> City Project Submittal |
| <input type="checkbox"/> LUCC Submittal | <input type="checkbox"/> Liquor License Submittal |
| | <input type="checkbox"/> Other: |

Anticipated Advertised Public Hearing Date: *(list here)* April 13

Contact Name: Petra Morris

Company Name: Consensus Planning

Address: 302 8th Street NW

City: Albuquerque

State: NM

Zip Code: 87102

Phone: 505 764 9801

Email: morris@consensusplanning.com

Legal Description Information:

Describe the legal description of the subject site for this project:

7 parcels within Tract M Plat of Watershed Subdivision. This request for exceptions by the EPC will be for Parcels 63, 64, 66, 67, 108, 109, and 116 of this tract in the subdivision.

Located on/between *(street name or other identifying mark):*

Tierra Pintada Blvd, between West Creek NW and Mirhaven Parkway.

This site is located on the following zone atlas page: H08 and H09



March 1, 2017

Donna Swanson
8620 Anima Pl. NW
Albuquerque, NM 87120

Sally Breeden
8619 Animas Pl. NW
Albuquerque, NM 87120

Landscape Architecture
Urban Design
Planning Services

RE: Height Exception Request per Northwest Mesa Escarpment Plan

Dear Ms. Swanson and Ms. Breeden:

302 Eighth St. NW
Albuquerque, NM 87102

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

The purpose of this letter is to inform you and the Tres Volcanes Neighborhood Association that Consensus Planning has submitted to the Environmental Planning Commission (EPC) a request for exceptions for seven lots to the height requirements of the Northwest Mesa Escarpment Plan (NWMEP) per Resolution 2016 115 (C/S R-16-127). This resolution amended the NWMEP to allow the EPC the authority to review exceptions to the maximum allowed heights provided there is a demonstrated hardship and there is no visual impact to the Petroglyph National Monument.

The seven lots are located in Tract M of the Watershed Subdivision, also known as Del Webb Phase 2 @ Mirehaven, and are identified as Lots 63, 64, 66, 67, 108, 109, and 116 in the materials submitted. All the parcels are located within the Impact Area of the NWMEP and are zoned SU-2 Planned Development Area (SU-2 PDA) per the Westland Master Plan. This request is on behalf of the PulteGroup.

This request will be heard by the EPC on Thursday, April 13, 2017 at Plaza del Sol located at 600 Second Street NW. The hearing begins at 8:30 a.m. Please do not hesitate to contact me at 764-9801 with any questions you may have regarding this request.

If you and your neighborhood association would like to schedule a neighborhood meeting, please contact the Office of Neighborhood Coordination at 505-924-3914 within 10 days of the application date (Note: March 2, 2017 application date).

Sincerely,

Jacqueline Fishman, AICP
Principal

PRINCIPALS

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

Attached: Zone Atlas Pages H-08 and H-09
11x17 copy of the exhibits

7016 2140 0000 6958 0193

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

ALBUQUERQUE, NM 87120

Certified Mail Fee	\$3.35	
\$	\$2.75	
Extra Services & Fees (check box, add fee as appropriate)		Postmark Here 03/02/2017
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.40	
Total Postage and Fees	\$7.50	
Sent To Sally Breeden		
Street and Apt. No., or PO Box No. 8619 Animas Pl NW		
City, State, ZIP+4® Alb. NM 87120		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 2140 0000 6958 0186

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Certified Mail Fee	\$3.35	
\$	\$2.75	
Extra Services & Fees (check box, add fee as appropriate)		Postmark Here 03/02/2017
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.40	
Total Postage and Fees	\$7.50	
Sent To Donna Swanson		
Street and Apt. No., or PO Box No. 8620 Animas Pl. NW		
City, State, ZIP+4® Alb. NM 87120		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 2140 0000 6958 0209

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ALBUQUERQUE, NM 87120

Certified Mail Fee	\$3.35	
\$	\$2.75	
Extra Services & Fees (check box, add fee as appropriate)		Postmark Here 03/02/2017
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.40	
Total Postage and Fees	\$7.50	
Sent To Lene Horvath		
Street and Apt. No., or PO Box No. 5515 Palamino Dr. NW		
City, State, ZIP+4® Alb. NM 87120		

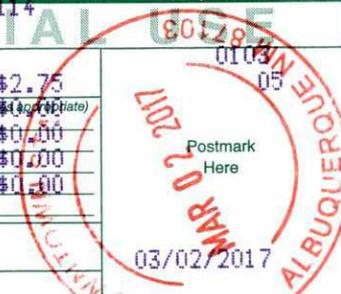
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 2140 0000 6958 0216

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

ALBUQUERQUE, NM 87114

Certified Mail Fee	\$3.35	
\$	\$2.75	
Extra Services & Fees (check box, add fee as appropriate)		Postmark Here 03/02/2017
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.40	
Total Postage and Fees	\$7.50	
Sent To Harry Hendriksen		
Street and Apt. No., or PO Box No. 10592 Rio Del Sol Ct NW		
City, State, ZIP+4® Alb. NM 87114		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Hearing Date: Thursday, April 13, 2017 **1006864**

Zone Atlas Page: H-08-09

Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: Tierra Pintada Blvd. NW between West Creek NW and
Mirehaven Parkway NW

Applicant: **Pulte Group**
7601 Jefferson NE
Albuquerque, New Mexico 87109

Agent: **Consensus Planning**
302 8th St.
Albuquerque, New Mexico 87102

Special Instructions:

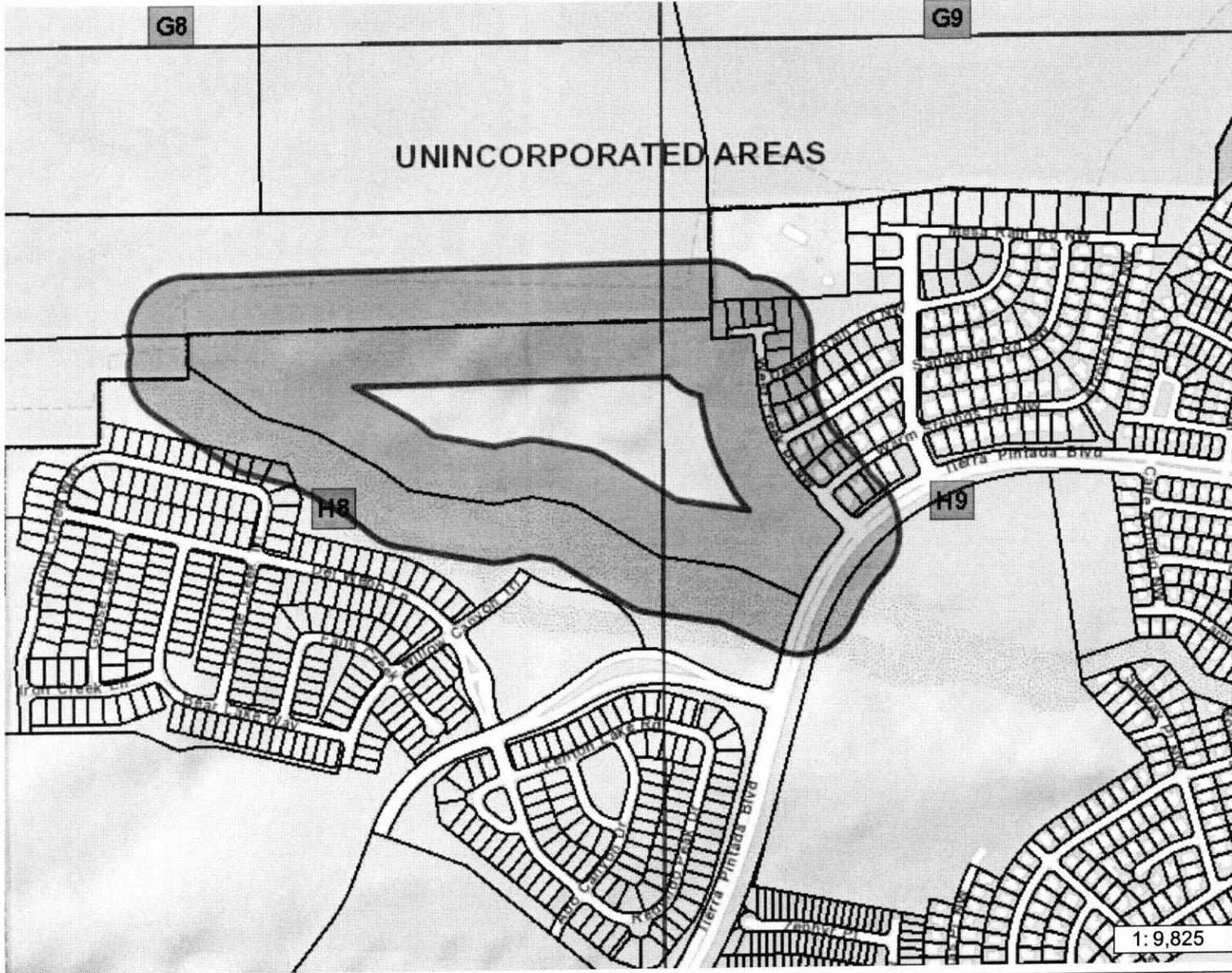
**Notice must be mailed from the
City 15 days prior to the meeting.**

Date Mailed: 03/29/17

Signature: 



1006864



Legend

- Bernalillo County Parcels
- Zone Grid
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

Buffer: 261ft
 ROW: Tierra Pintada Blvd. 161ft

0.2 0 0.11 0.2 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
 3/15/2017 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

1:9,825



STILLBROOKE HOMES INC
8801 JEFFERSON ST NE
ALBUQUERQUE NM 87113-2437

EIGHT GRADYS FAMILY LLC
4131 BARBARA LP SE SUITE 2D
RIO RANCHO NM 87124

PROCTER ERIC & GRACE
8908 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120

ORNELAS ALBERT C & KAREN C
8908 SANDWATER RD NW
ALBUQUERQUE NM 87120

SEPULVEDA SONIA Y
8905 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120

CLARK RICHARD A JR & SISTA O
8915 SANDWATER RD NW
ALBUQUERQUE NM 87120-3249

ALBUQUERQUE BERNALILLO COUNTY WATER
UTILITY AUTHORITY
PO BOX 1293
ALBUQUERQUE NM 87103-1293

LENARD IRENE G & STANLEY A
8912 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120

PETROGLYPHS MANAGEMENT ASSOCIATION
INC C/O AAM
7850 JEFFERSON ST NE SUITE 130
ALBUQUERQUE NM 87109-4314

BRIDGET NOEL FAHY CHANDON & WILLIAM
JOSEPH CHANDON LIVING TRUST
8904 DESERT RAIN RD NW
ALBUQUERQUE NM 87120

MONTOYA ELISEO & ALICE M
PO BOX 27116
ALBUQUERQUE NM 87125

PETROGLYPHS MANAGEMENT ASSOCIATION
INC C/O AAM
7850 JEFFERSON ST NE SUITE 130
ALBUQUERQUE NM 87109-4314

STILL BROOKE HOMES INC ATTN:SCOTT W
HENRY
8801 JEFFERSON ST NE
ALBUQUERQUE NM 87113-2437

UNITED STATES OF AMERICA % PETROGLYPH
NAT'L MONUMENT
6001 UNSER BLVD NW
ALBUQUERQUE NM 87120

YOUNG ANNE
2304 WESTCREEK PL NW
ALBUQUERQUE NM 87120

STILLBROOKE HOMES INC
8801 JEFFERSON ST NE
ALBUQUERQUE NM 87113-2437

FLEETWOOD CHARLES D & JOAN C
8904 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120

JOHNSON KATHERINE L
8909 WARM SPRINGS RD NW
ALBUQUERQUE NM 87120

CASTELLANO DAVID & ADONICA
8905 SANDWATER RD NW
ALBUQUERQUE NM 87120-3249

PARRAS GERALD A & GEORGIA C
8916 SANDWATER RD NW
ALBUQUERQUE NM 87120

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

TJT GROUP LTD
4131 BARBARA LP SE
RIO RANCHO NM 87124

BOCK STEVEN N & HARRIS HOPE V
8900 DESERT RAIN RD NW
ALBUQUERQUE NM 87120

JACKSON TERRY E
101 W 48TH AVE
ANCHORAGE AK 99503-7249

STILLBROOKE HOMES INC % ATTN SCOTT W
HENRY
8801 JEFFERSON ST NE
ALBUQUERQUE NM 87113-2437

UNITED STATES OF AMERICA % PETROGLYPH
NATL MONUMENT
6001 UNSER BLVD NW
ALBUQUERQUE NM 87120

CHAFFINS RONALD A & LISA
8909 SANDWATER RD NW
ALBUQUERQUE NM 87120-3249

YE TAO
6810 AIRLINE RD
DALLAS TX 75205

PULTE HOMES
7601 JEFFERSON ST NE SUITE 320
ALBUQUERQUE NM 87109

TJT GROUP
4131 BARBARA LP SE
RIO RANCHO NM 87124

TJT GROUP
4131 BARBARA LP SE
RIO RANCHO NM 87124

DE LLANO LEONARD & MATESKI WAYNE A
2247 CEBOLLA CREEK WAY NW
ALBUQUERQUE NM 87120

PULTE HOMES OF NEW MEXICO INC
7601 JEFFERSON ST NE SUITE 180
ALBUQUERQUE NM 87109-4496

PULTE HOMES OF NEW MEXICO INC
7601 JEFFERSON ST NE SUITE 180
ALBUQUERQUE NM 87109-4496

PULTE HOMES OF NEW MEXICO INC
7601 JEFFERSON ST NE SUITE 180
ALBUQUERQUE NM 87109-4496

DEL WEBB HOMEOWNERS ASSOC
7601 JEFFERSON ST NE SUITE 180
ALBUQUERQUE NM 87109-4496

SPEAKMAN DARYL D & SPEAKMAN SUSAN G
TRUSTEES SPEAKMAN FAMILY TRUST
2160 COYOTE CREEK TRL NW
ALBUQUERQUE NM 87120

PULTE HOMES OF NEW MEXICO INC
7601 JEFFERSON ST NE SUITE 180
ALBUQUERQUE NM 87109-4496

PULTE HOMES OF NEW MEXICO INC
7601 JEFFERSON ST NE SUITE 180
ALBUQUERQUE NM 87109-4496

PULTE HOMES OF NEW MEXICO INC
7601 JEFFERSON ST NE SUITE 180
ALBUQUERQUE NM 87109-4496

Tres Volcanes N.A. (TVN) "R"
Donna Swanson
8620 Animas Pl. NW
Albuquerque, New Mexico 87120

Tres Volcanes N.A. (TVN) "R"
Sally Breeden
8619 Animas Pl. NW
Albuquerque, New Mexico 87120

Westside Coalition of N.A.'S
Harry Hendriksen
10592 Rio Del Sole Ct. NW
Albuquerque, New Mexico 87114

Westside Coalition of N.A.'S
Rne Horvath
5515 Palomino Dr. NW
Albuquerque, New Mexico 87120

Consensus Planning
302 8th St. NW
Albuquerque, New Mexico 87102

Pulte Group
7601 Jefferson NE
Albuquerque, New Mexico 87109



United States Department of the Interior

NATIONAL PARK SERVICE
PETROGLYPH NATIONAL MONUMENT
6001 Unser Blvd., NW
Albuquerque, New Mexico 87120

In reply refer to:
(D34) PETR

April 4, 2017

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

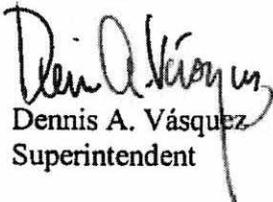
RE: Height Exception Request for Seven lots in Tract M, Watershed Subdivision
17EPC-40004

Dear Chair Hudson:

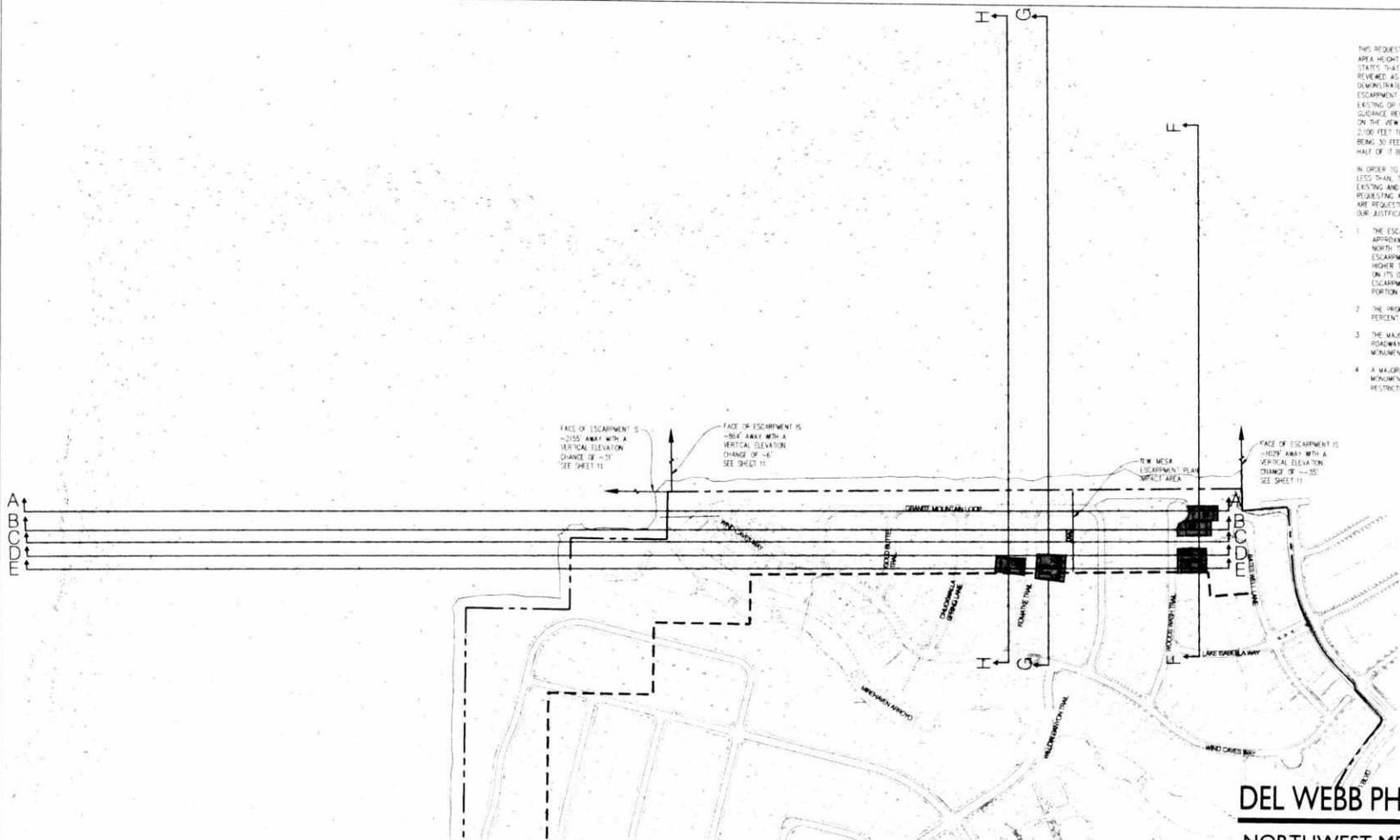
Petroglyph National Monument is not opposed to the request for exceptions to the height regulations in the Northwest Mesa Escarpment Plan. We do not believe that the building heights as requested will block views of the escarpment.

Thank you for the opportunity to comment.

Sincerely,


Dennis A. Vásquez
Superintendent

SITE PLAN REDUCTIONS



THIS REQUEST SEeks AN EXCEPTION TO THE NORTHWEST MESA ESCARPMENT PLAIN IMPACT AREA HEIGHT RESTRICTION. THE NORTHWEST MESA ESCARPMENT PLAIN IMPACT POLICY #122 STATES THAT APPLICATIONS TO ALLOW EXCEPTIONS TO THE 15 FOOT HEIGHT LIMIT WILL BE REVIEWED AS SITE PLAN SUBMITTALS ON A CASE-BY-CASE BASIS BY THE LPC. THE FOLLOWING DEMONSTRATES THAT THE IMPACT ON THE PROPOSED DEVELOPMENT ON YEARS 10 AND 20 FROM THE ESCARPMENT WILL BE AS OR LESS THAN THE IMPACT IF THE 15 FOOT HEIGHT LIMIT FROM EXISTING OR NATURAL GRADE WERE MET. THE PLAN REFERENCES APPENDIX C AND IN FOR GUIDANCE REGARDING THE IMPACT TO VIEW. BOTH OF THESE APPENDICES FOCUS ENTIRELY ON THE VIEW TO THE ESCARPMENT FACE IN THIS LOCATION. THE ESCARPMENT FACE IS OVER 2,000 FEET TO THE WEST AND 800-1,000 TO THE NORTH WITH THE BASE OF THE ESCARPMENT BEING 30 FEET ABOVE TO THE WEST AND 10 FEET ABOVE TO 40 FEET BELOW (WITH MORE THAN HALF OF IT BEING 25 TO 40 FEET BELOW) THE MONUMENT PROPERTY LINE.

IN ORDER TO DEMONSTRATE THAT THE EXCEPTION FOR THE REQUESTED LOTS WILL BE 1/3 OR LESS THAN THE IMPACT OF A 15 FOOT HOUSE WE HAVE PROVIDED A TABLE SHOWING THE EXISTING AND PROPOSED GRADES FOR ALL 68 LOTS WITHIN THE IMPACT AREA. WE ARE REQUESTING AN EXCEPTION TO ALLOW UP TO 15 FEET IN HEIGHT FOR 61 OF THE 68 LOTS. WE ARE REQUESTING SITE SPECIFIC EXCEPTIONS FOR ALL 7 LOTS. THE FOLLOWING FACTORS ADD TO OUR JUSTIFICATION:

1. THE ESCARPMENT FACE IS SIGNIFICANT DISTANCE FROM THE PROPERTY LINE AND IS APPROXIMATELY 20 FEET IN ELEVATION HIGHER TO THE WEST THAN THE PROPERTY TO THE NORTH. THERE IS AN EXISTING ROADS WITHIN THE NATIONAL MONUMENT SITE BETWEEN THE ESCARPMENT FACE AND THE PROPERTY LINE WHICH IS IN MOST CASES TO 20 FEET HIGHER THAN THE PROPERTY BOUNDARY AND MEETS THE VIEW OF THE ESCARPMENT FACE ON ITS OWN. THE ROADS IS 40 TO FEET HIGHER THAN THE BOTTOM OF THE ESCARPMENT FACE. THUS THE ROAD WITHIN THE MONUMENT MEETS A SIGNIFICANT PORTION OF THE NORTH ESCARPMENT FACE.
2. THE PROPERTY SLOPES DOWN FROM NORTH TO SOUTH AT AN APPROXIMATE 6 TO 7 PERCENT SLOPE.
3. THE MAJORITY OF THE DEVELOPMENT ADJACENT TO THE MONUMENT BOUNDARY IS A ROADWAY WITH NO LOTS FRONTING IT WHICH PROVIDES A GREATER BUFFER FROM THE MONUMENT PROPERTY LINE TO THE CLOSEST HOMES WITHIN THE SUBDIVISION.
4. A MAJORITY OF THE LOTS ARE BEHIND THE FIRST ROW OF LOTS NEAREST TO THE MONUMENT BOUNDARY AND LOWER THAN THE FIRST ROW OF LOTS WHICH MEET THE HEIGHT RESTRICTIONS AT 14.

DEL WEBB PHASE 2 @ MIREHAVEN

NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 1 of 6

Prepared For:

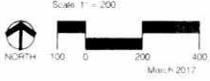
Prepared By:

Pulte Group

Consensus Planning, Inc.
Bohannon Huston, Inc.

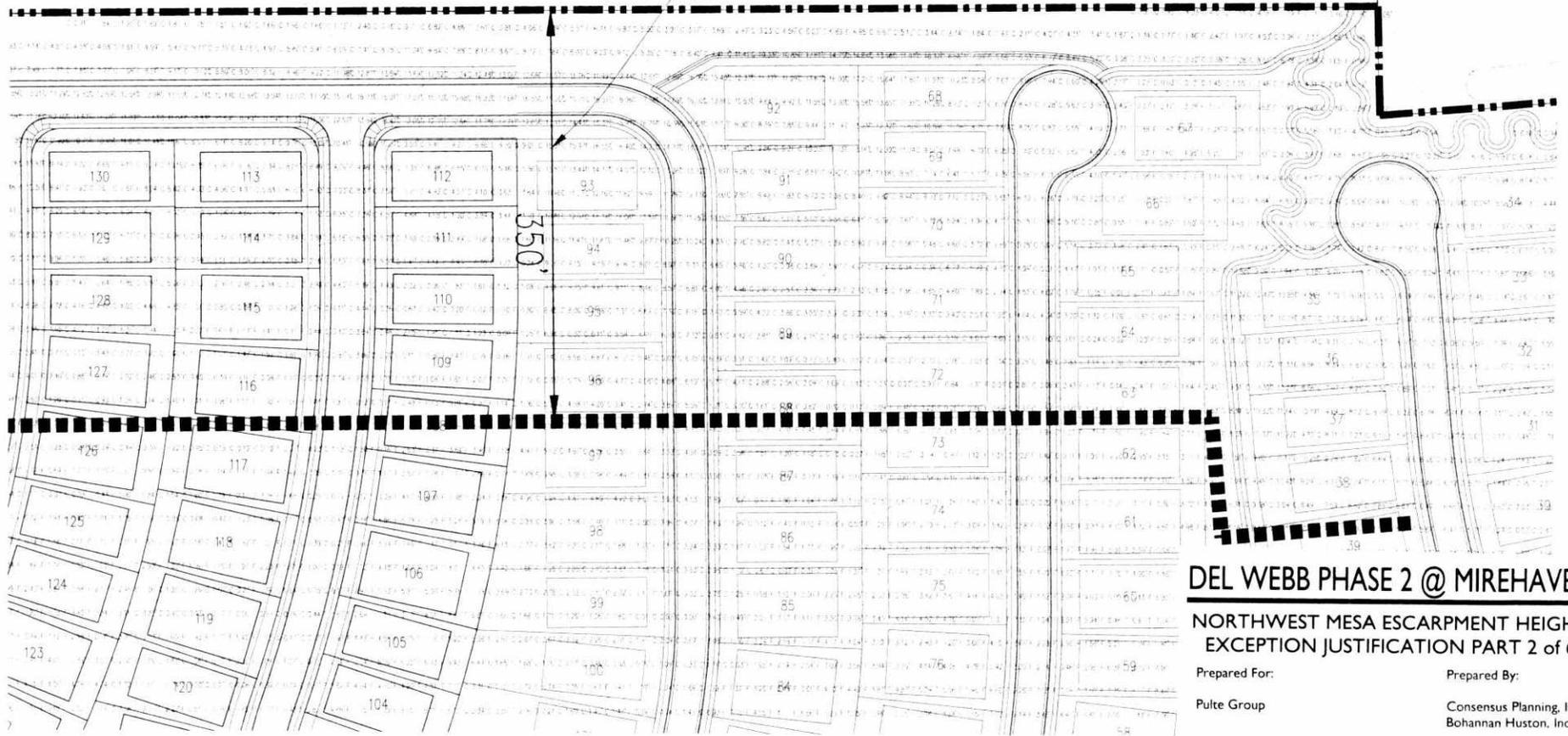


CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com



Wed, 29-Mar-2017 - 2:43pm, Plotted by: ARWERO
P:\2016\158\158\Plans\General\PC\2162158_new_color\DelWebbPH2_158\DelWebb_Lots.dwg

N.W. MESA
ESCARPMENT PLAN
IMPACT AREA



DEL WEBB PHASE 2 @ MIREHAVEN

NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 2 of 6

Prepared For:

Pulte Group

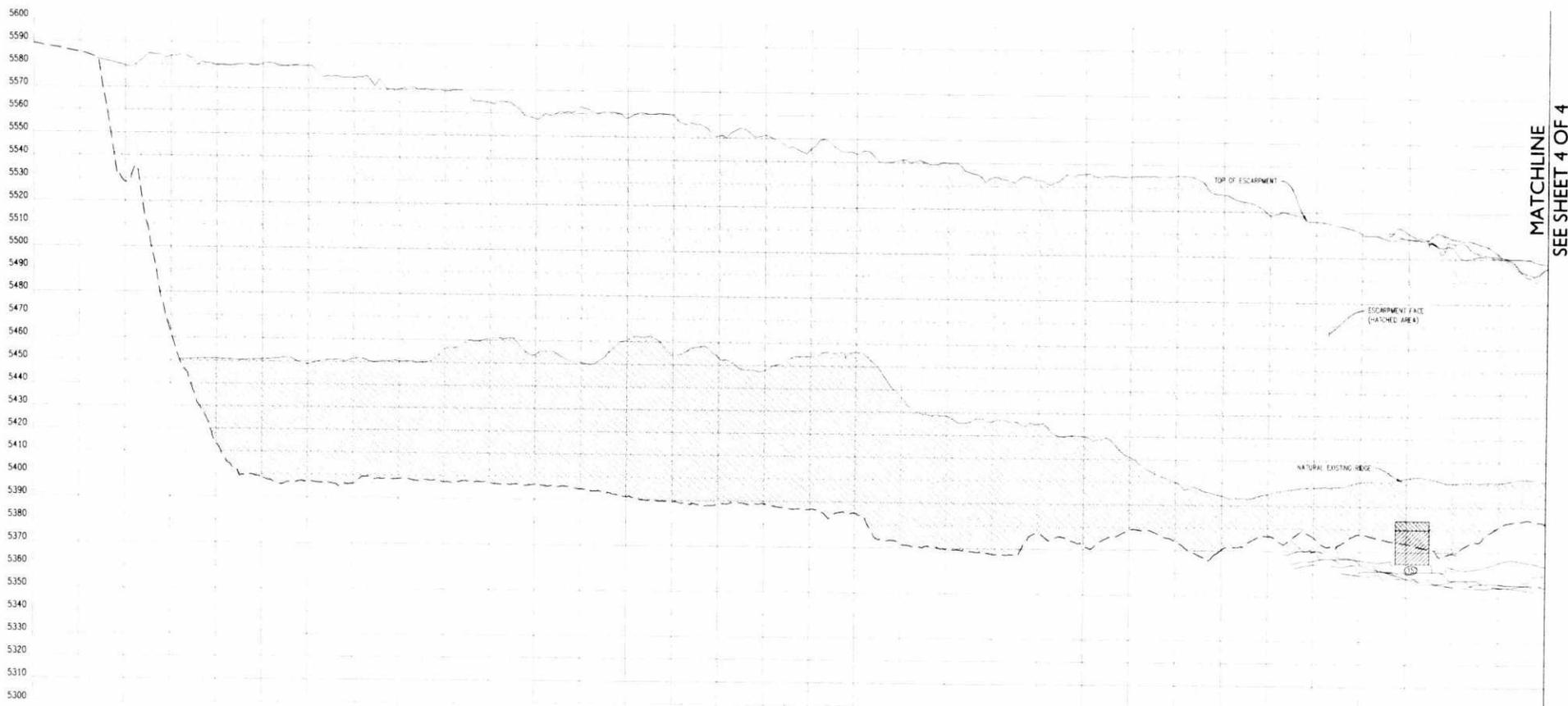
Prepared By:

Consensus Planning, Inc.
Bohannon Huston, Inc.

Bohannon Huston
www.bhm.com 801.377.132

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 642-5495
e-mail: cp@consensusplanning.com

Scale: 1" = 40'
NORTH
0 40 80
March 2017



MATCHLINE
SEE SHEET 4 OF 4

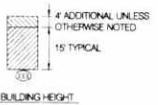
SECTION A-A
SECTION B-B
SECTION C-C
SECTION D-D
SECTION E-E
SCALE 1"=100'

DEL WEBB PHASE 2 @ MIREHAVEN

NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 3 of 6

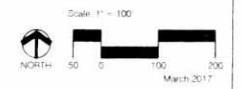
Prepared For:
Pulte Group

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

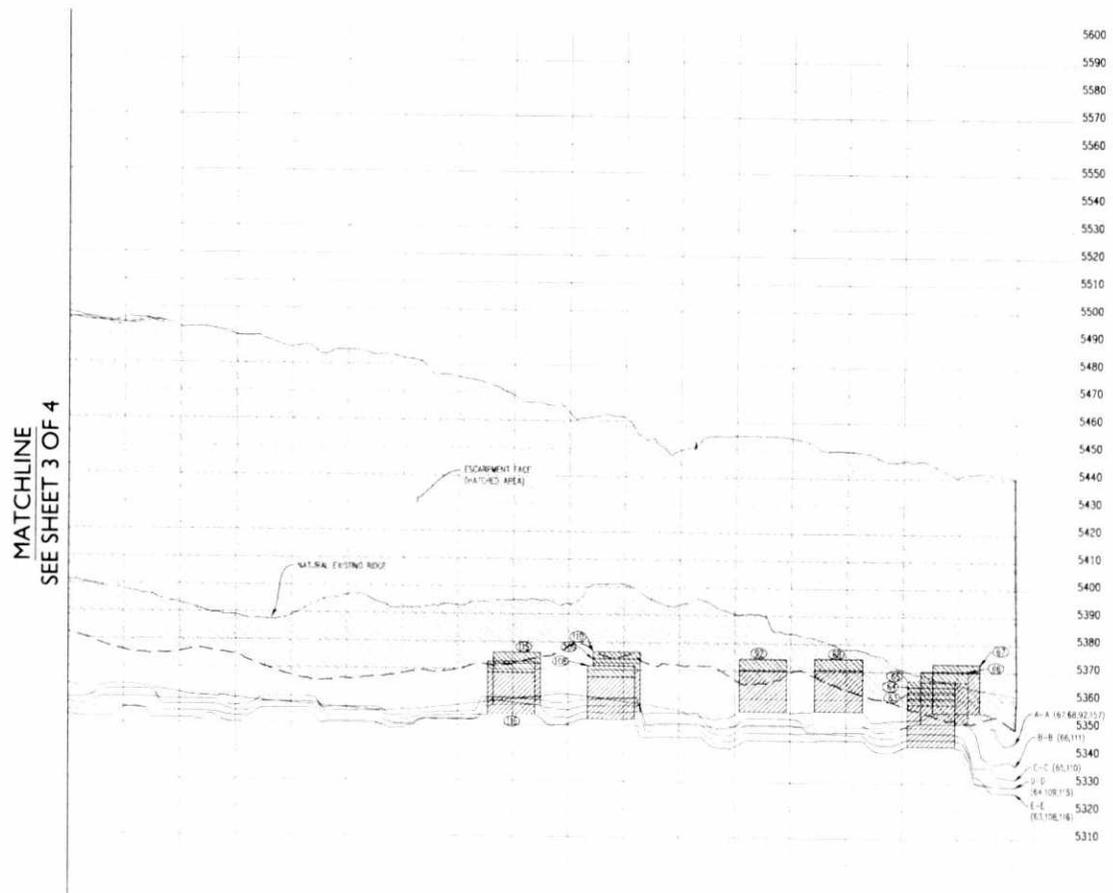
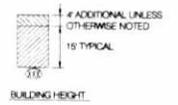


Bohannon Huston
www.bhinc.com 800.377.5142

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 754-9801 Fax 842-5495
e-mail: cp@consensusplanning.com



Mod. 29-Mar-2017 - 2:44 pm, Plotted by: ACINERO
P:\2016\151201\Plans\General\PLN\2016151201.dwg c:\admin\delwebb\2 - Individual\lot1.dwg



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

DEL WEBB PHASE 2 @ MIREHAVEN

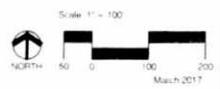
NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 4 of 6

Prepared For:

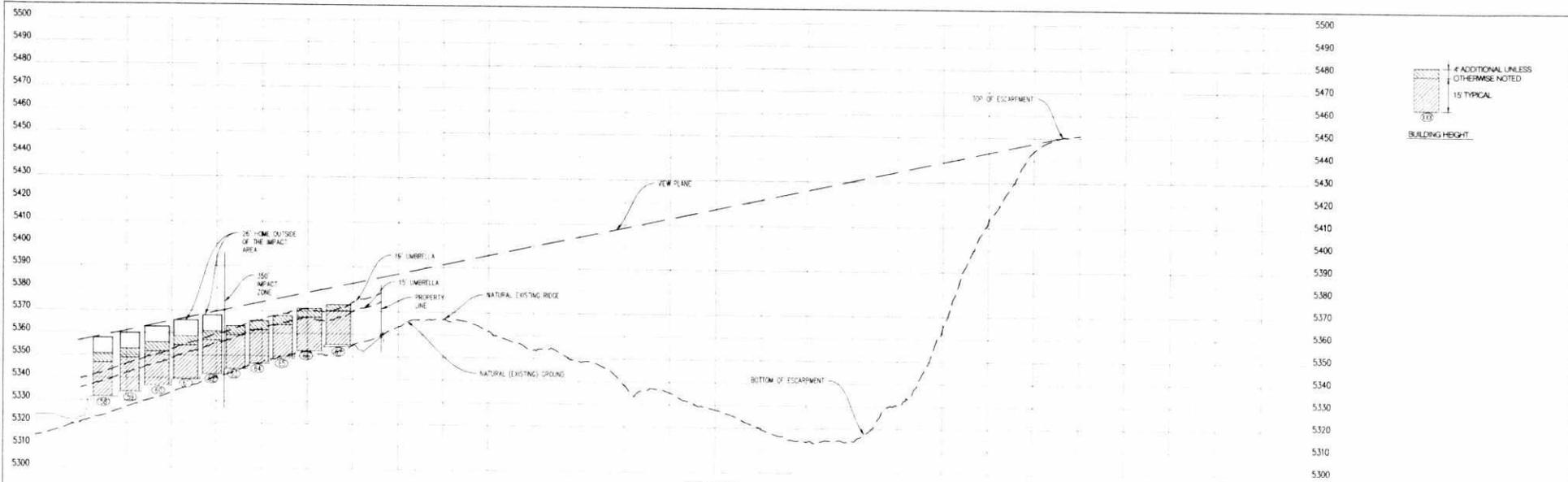
Prepared By:

Pulte Group

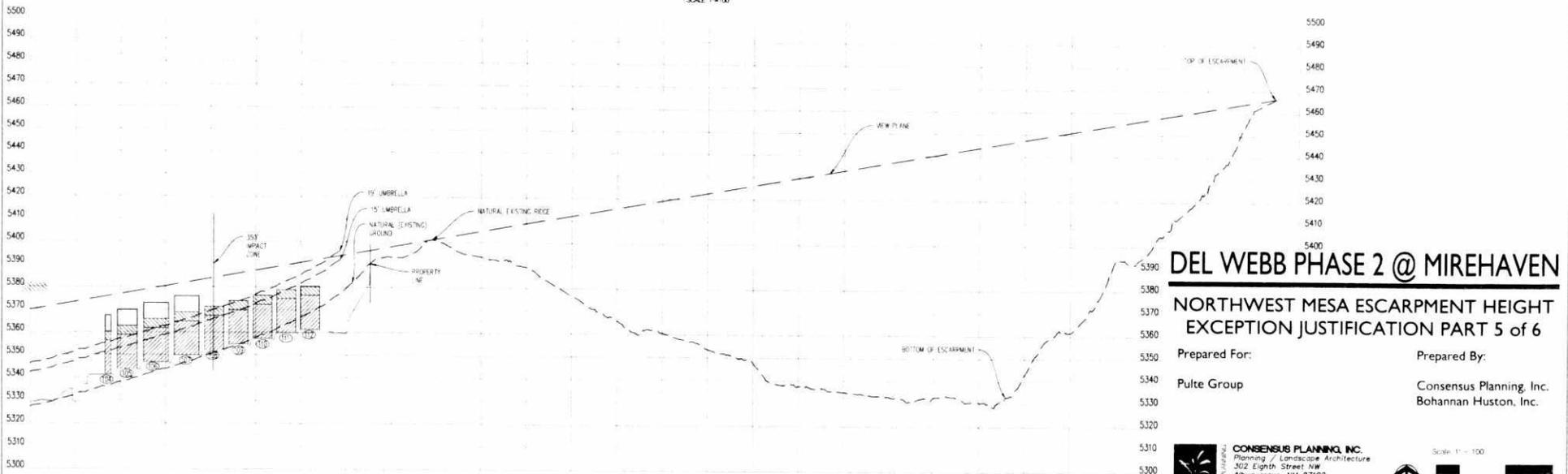
Consensus Planning, Inc.
Bohannon Huston, Inc.



Wed, 29-Mar-2017 - 2:44 pm. Plotted by: AP/NERO
P:\2016\2587\2587 Plans\General\PC\2101018.dwg User: DelWebb\PKT Individual Lots.dwg



SECTION F-F
SCALE 1"=100'



SECTION G-G
SCALE 1"=100'

DEL WEBB PHASE 2 @ MIREHAVEN

NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 5 of 6

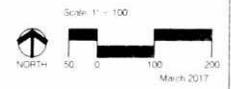
Prepared For:

Prepared By:

Pulte Group

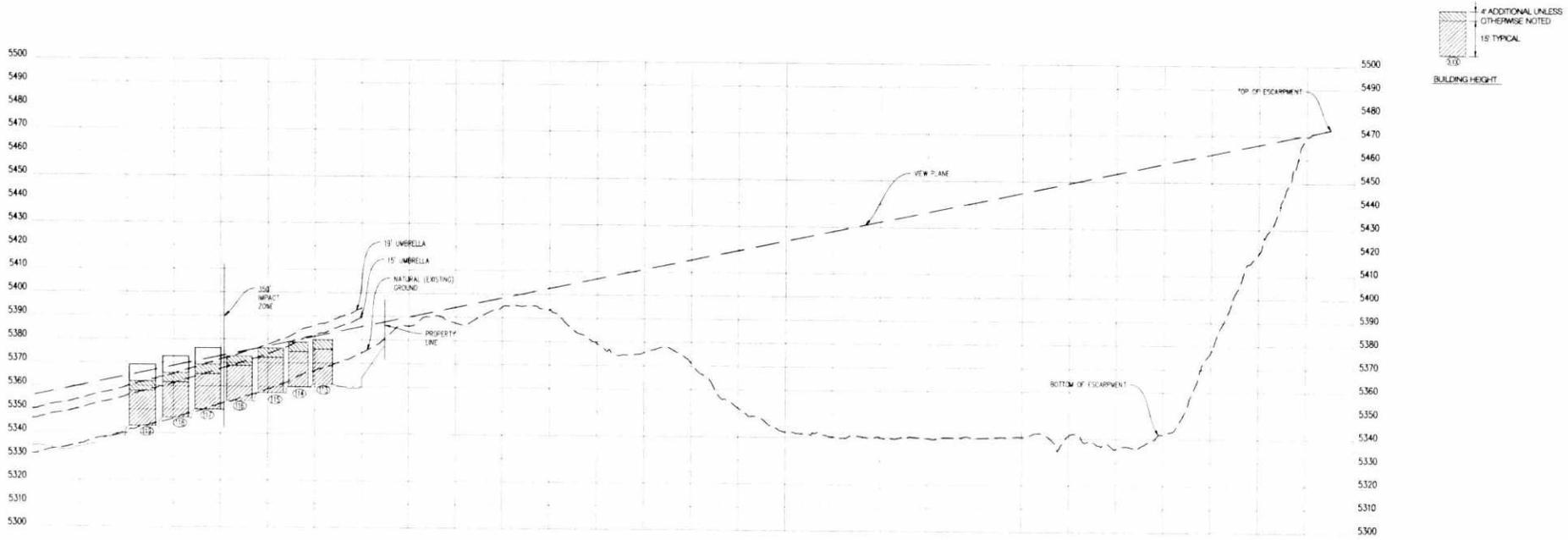
Consensus Planning, Inc.
Bohannon Huston, Inc.

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Rev. 29-Mar-2017 - 2:45 pm. Prepared by: HPM/ERG
P: 2298738 (L2P) Plans General (LPC), 2298738 www.sundor.com/2298738 h84kba_csh.dwg



SECTION H-H
SCALE 1"=100'

DEL WEBB PHASE 2 @ MIREHAVEN

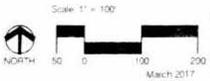
NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 6 of 6

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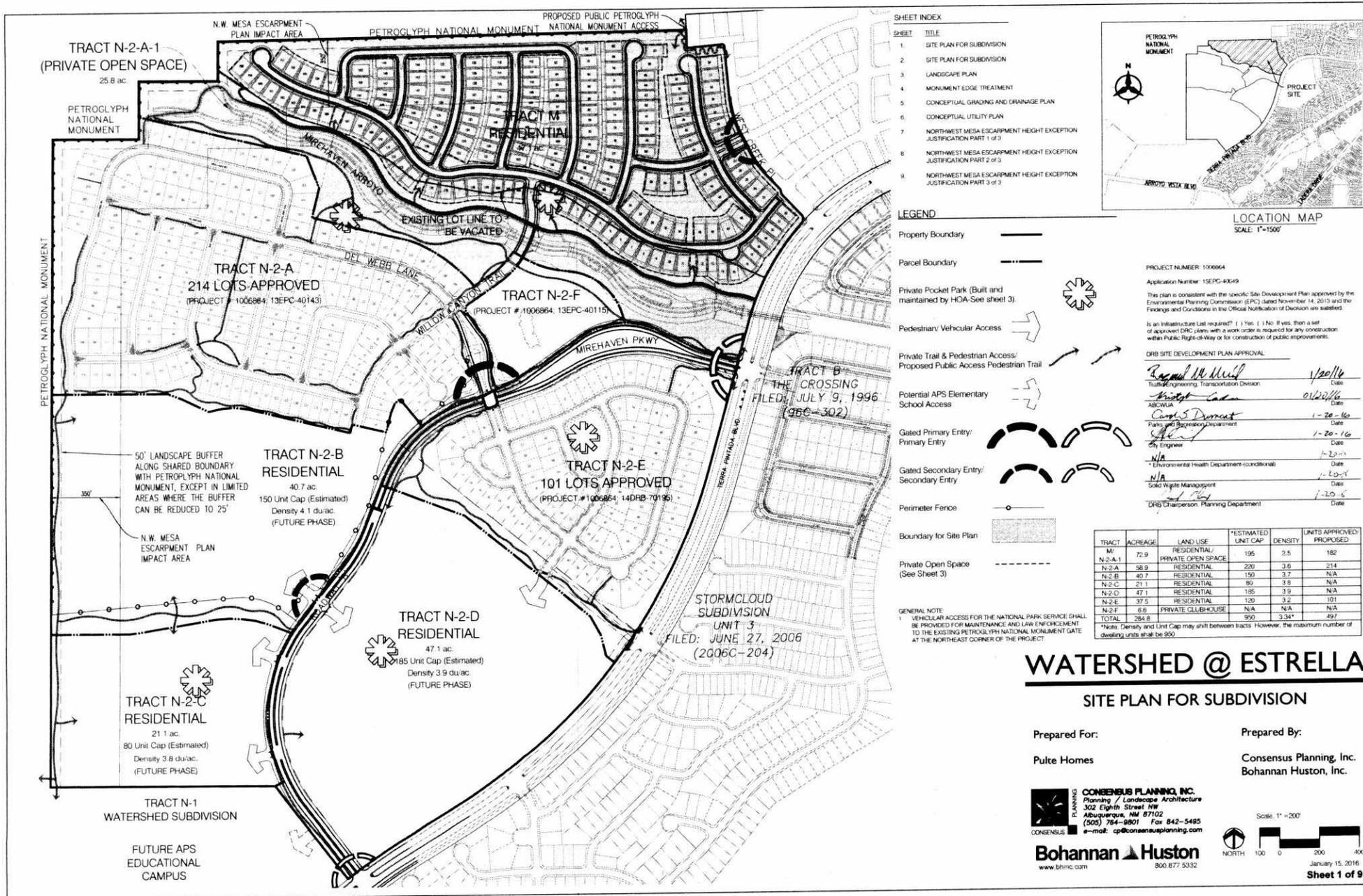
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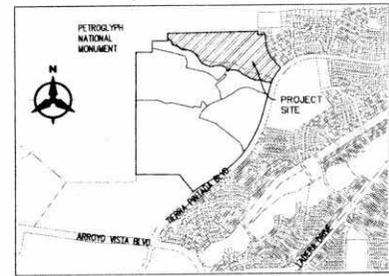


Wed, 29-Mar-2017 2:47 pm, Plotted by: ARNERO
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SHEET INDEX

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



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

PROJECT NUMBER: 1006864
 Application Number: 15EPC-40349
 This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated November 14, 2013 and the Findings and Conditions in the Official Notification of Decision are satisfied.
 Is an Infrastructure List required? () Yes () No. If Yes from a set of approved DRP items with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRP SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i>	1/20/16	Date
Transportation Department		
<i>[Signature]</i>	01/20/16	Date
ABC/WIA		
<i>[Signature]</i>	1-20-16	Date
Parks and Recreation Department		
<i>[Signature]</i>	1-20-16	Date
City Engineer		
N/A	1-23-16	Date
Environmental Health Department (conditional)		
N/A	1-20-16	Date
Solid Waste Management		
<i>[Signature]</i>	1-20-16	Date
DRP Chairperson: Planning Department		

TRACT	ACREAGE	LAND USE	ESTIMATED UNIT CAP	DENSITY	UNITS APPROVED PROPOSED
M		RESIDENTIAL	195	2.5	182
N-2-A-1	72.9	PRIVATE OPEN SPACE			
N-2-A	58.9	RESIDENTIAL	220	3.8	214
N-2-B	40.7	RESIDENTIAL	190	3.7	N/A
N-2-C	21.1	RESIDENTIAL	80	3.8	N/A
N-2-D	47.1	RESIDENTIAL	185	3.9	N/A
N-2-E	37.5	RESIDENTIAL	150	3.2	101
N-2-F	8.8	PRIVATE CLUBHOUSE	N/A	N/A	N/A
TOTAL	394.8		950	3.34*	497

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

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

WATERSHED @ ESTRELLA

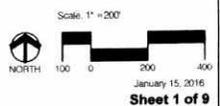
SITE PLAN FOR SUBDIVISION

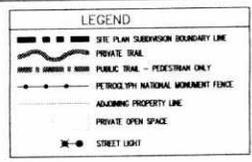
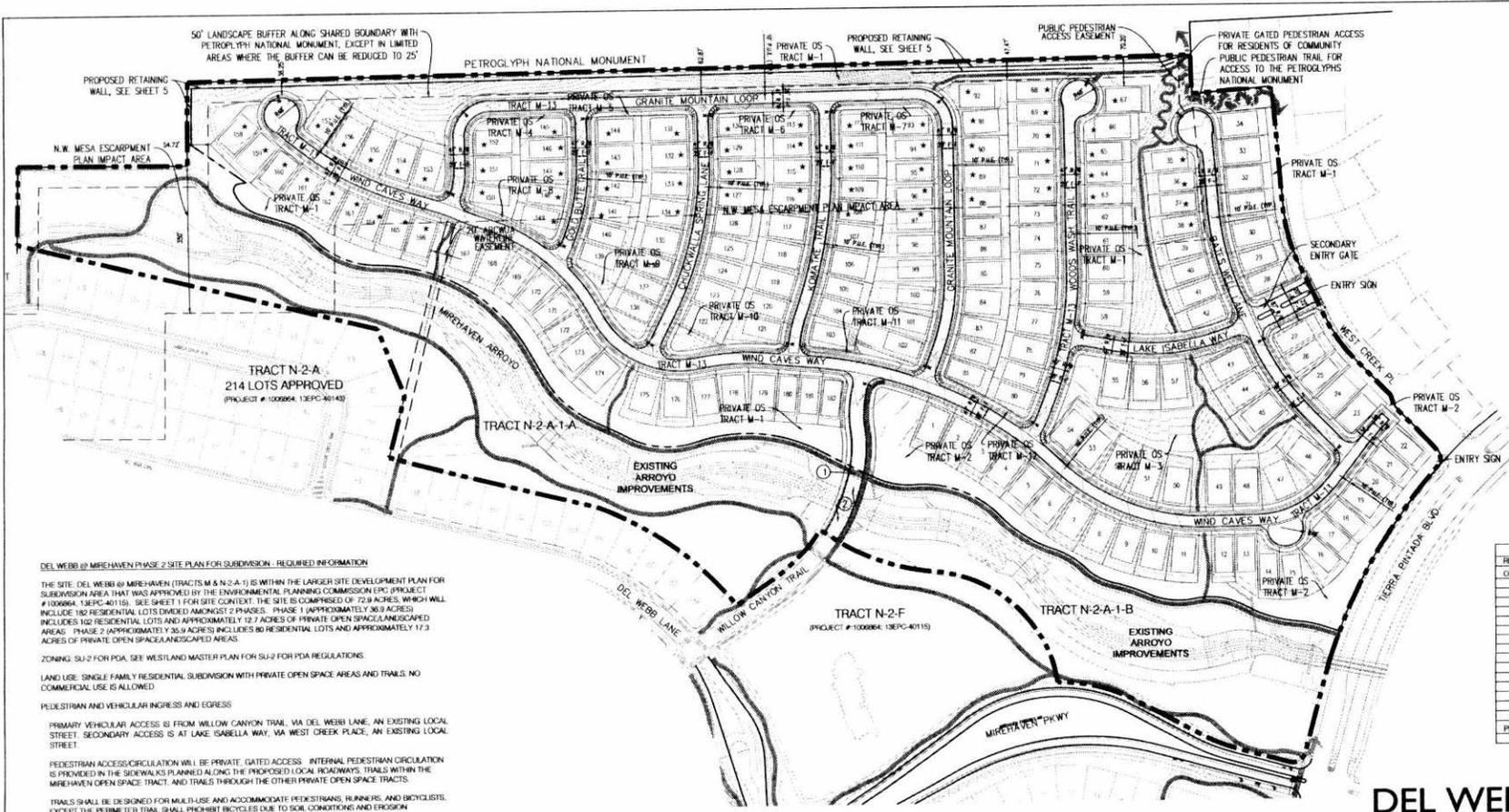
Prepared For: **Pulte Homes**

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

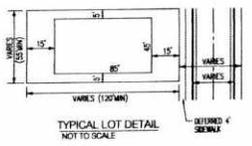
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KEYED NOTE:
 ① TYPICAL PEDESTRIAN CROSS WALKS AS STATED WITHIN THE APPROVED SITE PLAN FOR SUBDIVISION (PROJECT #1000684, 13EPC-40115)
 ② BRIDGE CROSSING WITH ONE 8' SIDEWALK ON EAST SIDE AS APPROVED BY ADMINISTRATIVE AGREEMENT (PROJECT #1000684, 15A-10124)



DEL WEBB @ MIREHAVEN PHASE 2 SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THE SITE, DEL WEBB @ MIREHAVEN (TRACTS M & N 2-A-1) IS WITHIN THE LARGER SITE DEVELOPMENT PLAN FOR SUBDIVISION AREA THAT WAS APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) (PROJECT #1000684, 13EPC-40115). SEE SHEET 1 FOR SITE CONTEXT. THE SITE IS COMPRISED OF 72.9 ACRES, WHICH WILL INCLUDE 182 RESIDENTIAL LOTS (DIVIDED AMONGST 2 PHASES: PHASE 1 (APPROXIMATELY 360 ACRES) INCLUDES 102 RESIDENTIAL LOTS AND APPROXIMATELY 12.7 ACRES OF PRIVATE OPEN SPACE/LANDSCAPED AREAS. PHASE 2 (APPROXIMATELY 36.9 ACRES) INCLUDES 80 RESIDENTIAL LOTS AND APPROXIMATELY 17.3 ACRES OF PRIVATE OPEN SPACE/LANDSCAPED AREAS.

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

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

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS

PRIMARY VEHICULAR ACCESS IS FROM WILLOW CANYON TRAIL, VIA DEL WEBB LANE, AN EXISTING LOCAL STREET. SECONDARY ACCESS IS AT LAKE ISABELLA WAY, VIA WEST CREEK PLACE, AN EXISTING LOCAL STREET.

PEDESTRIAN ACCESS/CIRCULATION WILL BE PRIVATE, GATED ACCESS. INTERNAL PEDESTRIAN CIRCULATION IS PROVIDED IN THE SIDEWALKS PLANNED ALONG THE PROPOSED LOCAL ROADWAYS. TRAILS WITHIN THE MIREHAVEN OPEN SPACE TRACT AND TRAILS THROUGH THE OTHER PRIVATE OPEN SPACE TRACTS.

TRAILS SHALL BE DESIGNED FOR MULTIPLE USE AND ACCOMMODATE PEDESTRIANS, RUNNERS, AND BICYCLISTS. EXCEPT THE PERIMETER TRAIL, SHALL PROHIBIT BICYCLES DUE TO SOIL CONDITIONS AND EROSION POTENTIAL.

TRANSIT ACCESS: TRANSIT ACCESS IS NOT CURRENTLY AVAILABLE.

BUILDING HEIGHTS:
 DEVELOPMENT WITHIN THE 300 FOOT IMPACT AREA OF THE NORTHWEST MESA ESCARPMENT AREA PLAN SHALL HAVE A MAXIMUM BUILDING HEIGHT OF 19 FEET, IN ACCORDANCE WITH THE DESIGN OVERLAY ZONE POLICY 12-2, WHICH ALLOWS EXCEPTIONS TO THE 15 FOOT HEIGHT LIMIT ON A CASE-BY-CASE BASIS BY THE ENVIRONMENTAL PLANNING COMMISSION. SEE SHEET 5, CONCEPTUAL DRAWING AND DRAINAGE PLAN FOR JUSTIFICATION AND COMPLIANCE WITH THE EXCEPTION REQUIREMENTS.

*** NOTE:** SEE SHEETS 7-9 FOR RESTRICTIONS ON MAXIMUM HEIGHT FOR EACH LOT
 AREAS OUTSIDE THE 300 FOOT IMPACT AREA SHALL BE LIMITED TO 28 FEET IN HEIGHT

SETBACKS:

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

DENSITY:
 THE DENSITY IS 2.5 DWELLING UNITS PER ACRE, CONSISTENT WITH THE OVERALL DENSITY ALLOWED BY THE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION. SEE DENSITY TABLE SHEET 1.

LANDSCAPE PLAN:
 THE LANDSCAPE PLAN IS PROVIDED ON SHEET 3, AND IS CONSISTENT WITH THE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION.

GENERAL NOTES:

- THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION IS CONSISTENT WITH THE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION AND THE ASSOCIATED DESIGN STANDARDS (PROJECT #1000684, 13EPC-40115).
- LOCAL RESIDENTIAL STREET CROSS SECTIONS AS STATED IN THE APPROVED SITE PLAN FOR SUBDIVISION (PROJECT #1000684, 13EPC-40115) ARE USED WITHIN THIS SITE.
- ALL ROADWAYS WITHIN DEL WEBB WILL BE PRIVATE. SEPARATE TRACTS THAT WILL BE OWNED AND MAINTAINED BY THE H.O.A. A PRIVATE ACCESS EASEMENT AND A PUBLIC UTILITY EASEMENT WILL BE GRANTED OVER THIS PRIVATE SEPARATE TRACTS.
- VEHICULAR ACCESS FOR THE NATIONAL PARK SERVICE SHALL BE PROVIDED FOR MAINTENANCE AND LAW ENFORCEMENT TO THE EXISTING PETROGLYPH NATIONAL MONUMENT GATE AT THE NORTHEAST CORNER OF THE PROJECT.



CONCEPTUAL PHASING DIAGRAM NOT TO SCALE

NOTE: THE CONCEPTUAL PHASING DIAGRAM SHOWS HOW THE COMMUNITY IS ANTICIPATED TO BUILD OUT OVER TIME, DEPENDING ON MARKET CONDITIONS. THE PHASE LINES MAY BE ADJUSTED AS NEEDED.

RESIDENTIAL LOTS	DESCRIPTION	# OF LOTS
182	LOTS 1 THRU 182	182
	ACREAGE	
	PRIVATE OS TRACT N-2-A-1-A	12.14
	PRIVATE OS TRACT N-2-A-1-B	6.56
	PRIVATE OS TRACT M-1	6.96
	PRIVATE OS TRACT M-2	2.28
	PRIVATE OS TRACT M-3	1.41
	PRIVATE OS TRACT M-4	0.92
	PRIVATE OS TRACT M-5	0.95
	PRIVATE OS TRACT M-6	0.95
	PRIVATE OS TRACT M-7	0.95
	PRIVATE OS TRACT M-8	0.93
	PRIVATE OS TRACT M-9	0.17
	PRIVATE OS TRACT M-10	0.19
	PRIVATE OS TRACT M-11	0.11
	PRIVATE OS TRACT M-12	0.96
	TOTAL	29.88
	PRIVATE ROADS	
	LOCAL STREETS TRACT M-13	10.54

DEL WEBB PHASE 2 @ MIREHAVEN

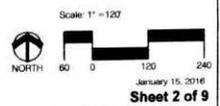
SITE PLAN FOR SUBDIVISION

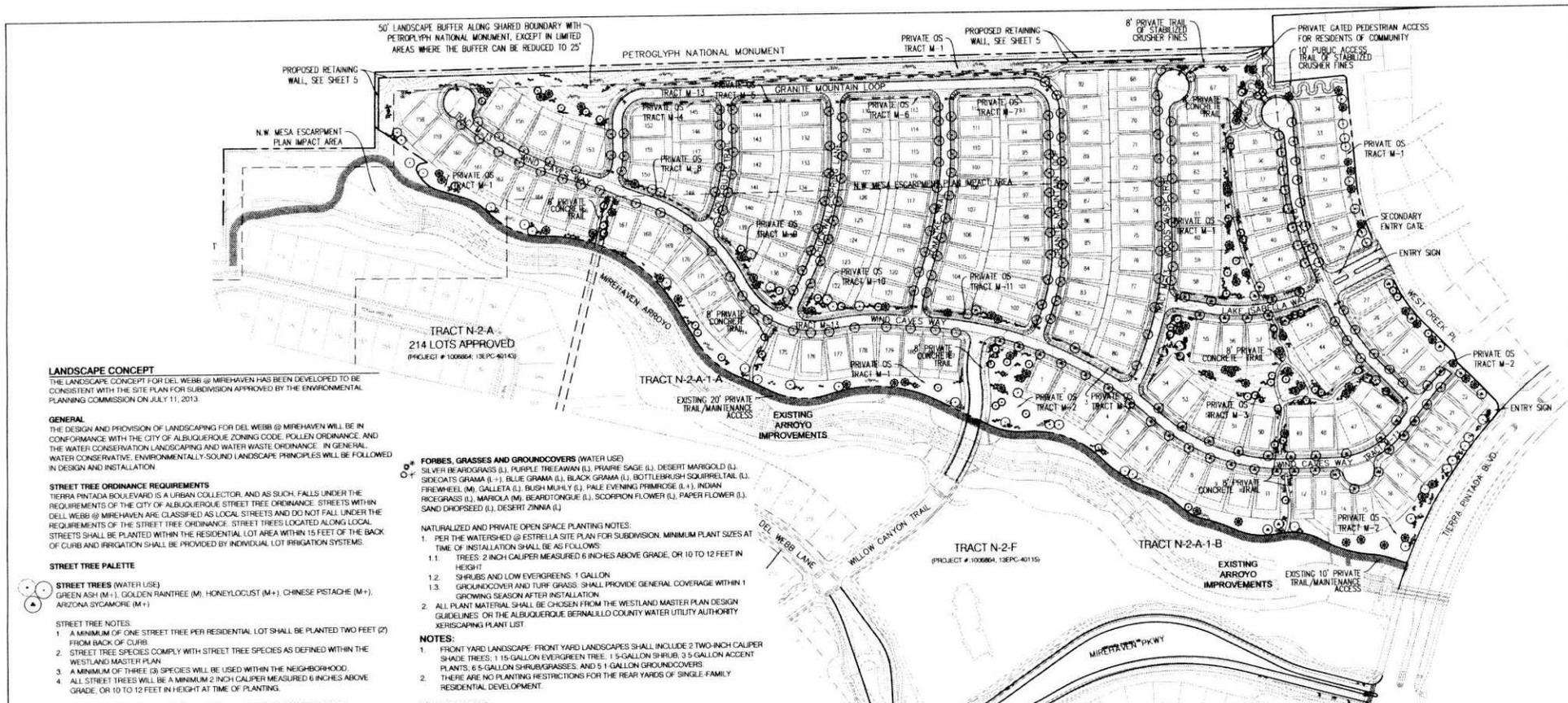
Prepared For:
 Pulte Homes

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LANDSCAPE CONCEPT

THE LANDSCAPE CONCEPT FOR DEL WEBB @ MIREHAVEN HAS BEEN DEVELOPED TO BE CONSISTENT WITH THE SITE PLAN FOR SUBDIVISION APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON JULY 11, 2013.

GENERAL

THE DESIGN AND PROVISION OF LANDSCAPING FOR DEL WEBB @ MIREHAVEN WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, POLLEN ORDINANCE, AND THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY-SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

STREET TREE ORDINANCE REQUIREMENTS

TIERRA PRINCEPS BOULEVARD IS A URBAN COLLECTOR, AND AS SUCH, FALLS UNDER THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE STREET TREE ORDINANCE. STREETS WITHIN DEL WEBB @ MIREHAVEN ARE CLASSIFIED AS LOCAL STREETS AND DO NOT FALL UNDER THE REQUIREMENTS OF THE STREET TREE ORDINANCE. STREET TREES LOCATED ALONG LOCAL STREETS SHALL BE PLANTED WITHIN THE RESIDENTIAL LOT AREA WITHIN 15 FEET OF THE BACK OF CURB AND IRRIGATION SHALL BE PROVIDED BY INDIVIDUAL LOT IRRIGATION SYSTEMS.

STREET TREE PALETTE

STREET TREES (WATER USE)

- 1. GREEN ASH (M+)
- 2. GOLDEN RAIN TREE (M)
- 3. HONEYLOCUST (M+)
- 4. CHINESE PISTACHE (M+)
- 5. ARIZONA SYCAMORE (M+)

STREET TREE NOTES:

1. A MINIMUM OF ONE STREET TREE PER RESIDENTIAL LOT SHALL BE PLANTED TWO FEET (2') FROM BACK OF CURB.
2. STREET TREE SPECIES COMPLY WITH STREET TREE SPECIES AS DEFINED WITHIN THE WESTLAND MASTER PLAN.
3. A MINIMUM OF THREE (3) SPECIES WILL BE USED WITHIN THE NEIGHBORHOOD.
4. ALL STREET TREES WILL BE A MINIMUM 2 INCH CALIPER MEASURED 6 INCHES ABOVE GRADE, OR 10 TO 12 FEET IN HEIGHT AT TIME OF PLANTING.

NATURALIZED AND PRIVATE OPEN SPACE PLANT PALETTE WITHIN IMPACT AREA

SHADE TREES & ORNAMENTAL TREES (WATER USE)

- 1. TRUE MOUNTAIN MAHOGANY (L+)
- 2. DESERT WILLOW (L)
- 3. ONESEED JUNIPER (L)
- 4. HONEY MESQUITE (L)
- 5. SCREWBEAN MESQUITE (L)
- 6. GRAY OAK (L+)
- 7. NEW MEXICO LOCUST (M)
- 8. NEW MEXICO ELDER (L-)

SHRUBS (WATER USE)

- 1. SAND SAGE (L)
- 2. FOURWING SALTBUSH (L)
- 3. CALIFORNIA BRICKELL BUSH (L)
- 4. BROOM DALEA (L)
- 5. APACHE PLUME (L)
- 6. WINTERFAT (L)
- 7. TULIP PRICKLY PEAR (L)
- 8. PLAINS PRICKLY PEAR (L)
- 9. SKUNKBUSH SUMAC (L-)
- 10. TRUMPET GOOSEBERRY (M)
- 11. NARROWLEAF YUCCA (L)

FORBES, GRASSES AND GROUNDCOVERS (WATER USE)

- 1. SILVER BEARDGRASS (L)
- 2. PURPLE TREEAWAY (L)
- 3. PRAIRIE SAGE (L)
- 4. DESERT MARIGOLD (L)
- 5. SIDICATA GRAMA (L-)
- 6. BLUE GRAMA (L)
- 7. BLACK GRAMA (L)
- 8. BOTTLEBRUSH SCURFRELTA (L)
- 9. FIREWHEEL (M)
- 10. GALLETIA (L)
- 11. BUSH MULHLY (L)
- 12. PALE EVENING PRIMROSE (L+)
- 13. INDIAN RICEGRASS (L)
- 14. MARIOLA (M)
- 15. BEARDTONGUE (L)
- 16. SCORPION FLOWER (L)
- 17. PAPER FLOWER (L)
- 18. SAND DROPSSEED (L)
- 19. DESERT ZINNIA (L)

NATURALIZED AND PRIVATE OPEN SPACE PLANTING NOTES:

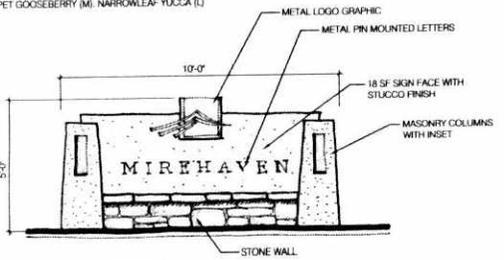
1. PER THE WATERSHED @ ESTRELLA SITE PLAN FOR SUBDIVISION, MINIMUM PLANT SIZES AT TIME OF INSTALLATION SHALL BE AS FOLLOWS:
 - 1.1. TREES: 2 INCH CALIPER MEASURED 6 INCHES ABOVE GRADE, OR 10 TO 12 FEET IN HEIGHT
 - 1.2. SHRUBS AND LOW EVERGREENS: 1 GALLON
 - 1.3. GROUNDCOVER AND TURF GRASS: SHALL PROVIDE GENERAL COVERAGE WITHIN 1 GROWING SEASON AFTER INSTALLATION.
2. ALL PLANT MATERIAL SHALL BE CHOSEN FROM THE WESTLAND MASTER PLAN DESIGN GUIDELINES OR THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY XERISCAPING PLANT LIST.

NOTES:

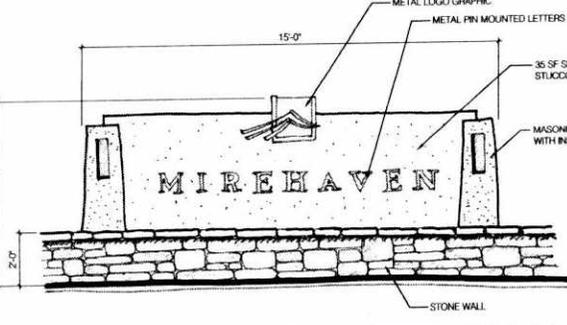
1. FRONT YARD LANDSCAPE: FRONT YARD LANDSCAPES SHALL INCLUDE 2 TWO-INCH CALIPER SHADE TREES, 1 15-GALLON EVERGREEN TREE, 1 5-GALLON SHRUB, 3 5-GALLON ACCENT PLANTS, 6 5-GALLON SHRUBS/GRASSES, AND 5 1-GALLON GROUNDCOVERS.
2. THERE ARE NO PLANTING RESTRICTIONS FOR THE REAR YARDS OF SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

MAINTENANCE

MAINTENANCE OF THE STREET TREES, PLANTINGS WITHIN THE PARKWAYS, AND FRONT YARDS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER. THE LANDSCAPE WHICH IS LOCATED IN THE PUBLIC R.O.W. AND THE PRIVATE OPEN SPACE TRACTS, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



ILLUSTRATIVE ENTRY SIGN ELEVATIONS
SCALE: 1/2" = 1'-0"



DEL WEBB PHASE 2 @ MIREHAVEN

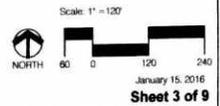
LANDSCAPE PLAN

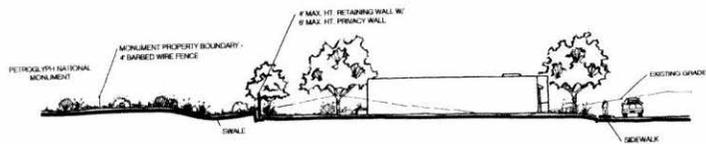
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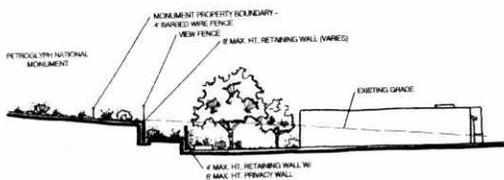
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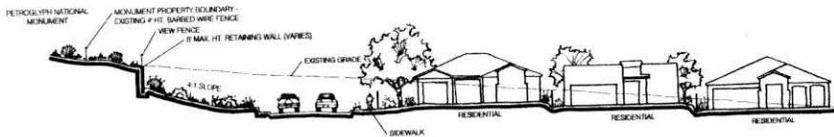




ILLUSTRATIVE MONUMENT EDGE TREATMENT SECTION A



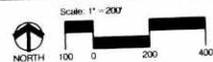
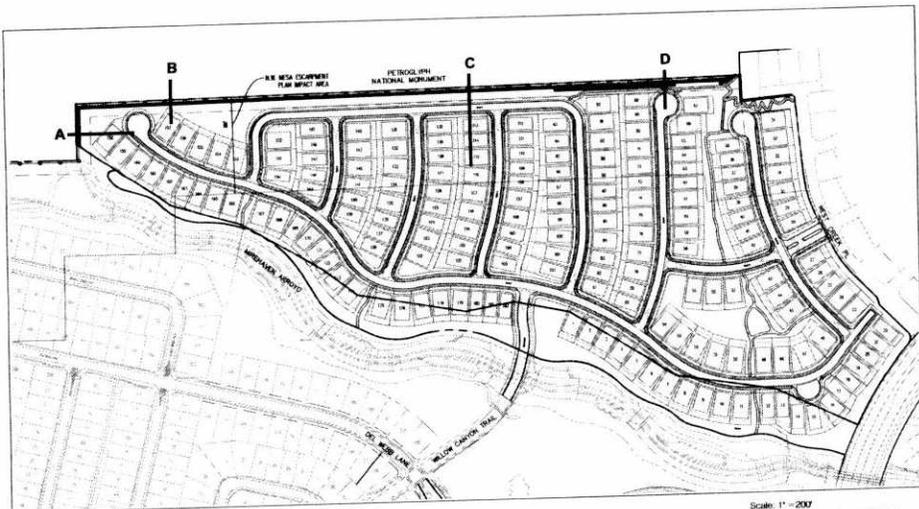
ILLUSTRATIVE MONUMENT EDGE TREATMENT SECTION B



ILLUSTRATIVE MONUMENT EDGE TREATMENT SECTION C



ILLUSTRATIVE MONUMENT EDGE TREATMENT SECTION D



CROSS SECTION GENERAL NOTES

1. THE VERTICAL SCALE ON ALL CROSS SECTIONS IS 1:1.
2. THE MAXIMUM SLOPE SHALL BE 4:1.
3. RETAINING WALLS SHALL BE USED TO REDUCE THE SLOPE IN CUT AREAS AND SHALL BE LIMITED TO A MAXIMUM OF 8' IN HEIGHT AND WILL VARY IN HEIGHT.
4. LANDSCAPING WITHIN THE BUFFER AREA ADJACENT TO THE MONUMENT AND MIREHAVEN ARROYO WILL BE PURSUANT TO THE NATURALIZED AND PRIVATE OPEN SPACE PLANT PALETTE, SECTION 14.H OF THE OVERALL WATERSHED SITE PLAN FOR SUBDIVISION.

DEL WEBB PHASE 2 @ MIREHAVEN

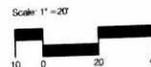
MONUMENT EDGE TREATMENT

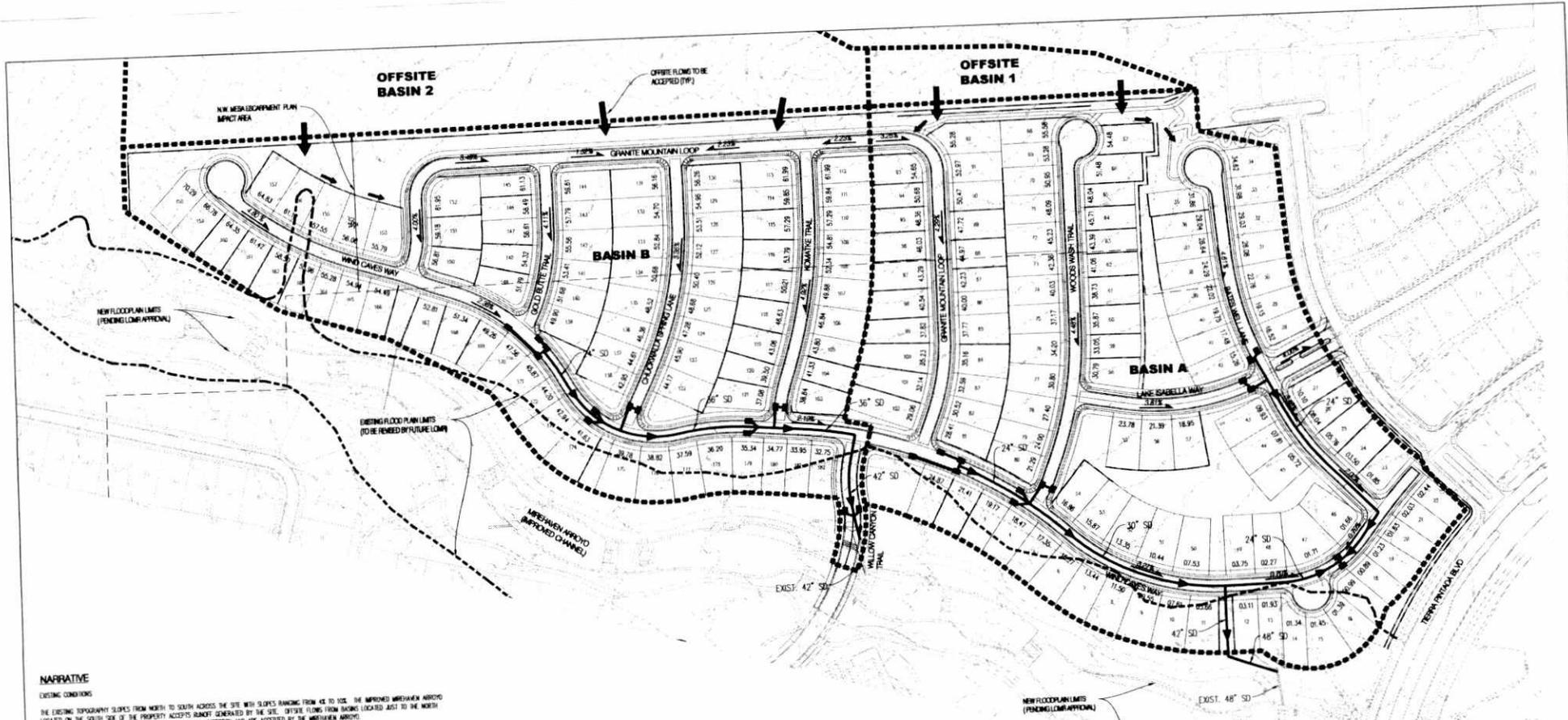
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NARRATIVE

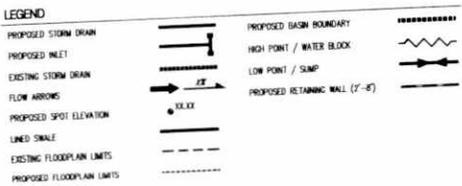
EXISTING CONDITIONS
 THE EXISTING TOPOGRAPHY SLOPES FROM NORTH TO SOUTH ACROSS THE SITE WITH SLOPES RANGING FROM 4% TO 10%. THE IMPROVED MIREHAVEN ARROWS LOCATED ON THE SOUTH SIDE OF THE PROPERTY ACCESS DRIVE GENERATED BY THE SITE. OFFSITE FLOWS FROM BASINS LOCATED JUST TO THE NORTH IMPACT THE SITE DRAINING THROUGH THE SITE IN A SOUTHERLY DIRECTION AND ARE ACCEPTED BY THE MIREHAVEN ARROWS.

DEVELOPED CONDITIONS
 IN THE PROPOSED DEVELOPED CONDITION, FLOWS WILL BE CONVEYED BY THE PROPOSED STREETS AS WELL AS PROPOSED UNDERGROUND STORM DRAIN PIPE TO THE FULLY IMPROVED MIREHAVEN ARROWS. CONSISTENT WITH THE HISTORIC FLOW PATTERN, AS DEMONSTRATED BY THE DRAINAGE MANAGEMENT PLAN FOR DEL WEBB @ MIREHAVEN PHASES 1 AND 2, GATED MARSH 2014, THE IMPROVED MIREHAVEN ARROWS HAS BEEN SIZED TO ACCOMMODATE FULLY DEVELOPED FLOWS FROM THE PROJECT SITE AND ADJACENT AREAS. DEVELOPED FLOWS WILL ENTER THE MIREHAVEN ARROWS UTILIZING TWO EXISTING STORM DRAIN PIPE STUBS SITED AS PART OF THE MIREHAVEN ARROWS PROJECT. OFFSITE FLOWS TO THE NORTH OF THE SITE WILL BE ACCEPTED AND CONVEYED THROUGH THE SITE, AND WILL ALSO DISCHARGE INTO THE MIREHAVEN ARROWS. THIS DRAINAGE PLAN CONFORMS WITH THE DRAINAGE CONCEPTS PRESENTED BY THE PREVIOUSLY APPROVED REPORT.

BASIN SUMMARY TABLE		
DRAINAGE BASIN	AREA (AC)	Q ₁₀ (CFS)
A	27.5	86.4
B	25.0	74.8
OFFSITE 1	1.1	3.9
OFFSITE 2	9.8	37.3

GENERAL NOTES

- EXISTING TOPO CONTOURS ARE SHOWN AT 5' INTERVALS.
- DESIGN CRITERIA FOR DRAINAGE AND DRAINAGE WILL FOLLOW DESIGN STANDARDS ESTABLISHED IN THE MIREHAVEN MESA ESCARPMENT PLAN AND THE MIREHAVEN MASTER PLAN AS DESCRIBED IN THE DESIGN STANDARDS. IT WILL ALSO FOLLOW GUIDELINES ESTABLISHED IN THE MIREHAVEN @ ESABELLA SITE PLAN FOR SUBDIVISION.
- SIZES OF PROPOSED STORM DRAIN OUTFALLS ASSUME SAME SLOPE AS STREET.
- THE APPLICANT IS REQUESTING AN EXCEPTION TO THE 15 FOOT HEIGHT LIMIT WITHIN THE IMPACT AREA OF THE MIMP (D-2, PAGE 54). THE DETAILED JUSTIFICATION FOR THIS REQUEST IS PROVIDED ON SHEETS 7 AND 8.

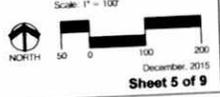


DEL WEBB PHASE 2 @ MIREHAVEN
CONCEPTUAL GRADING AND DRAINAGE PLAN

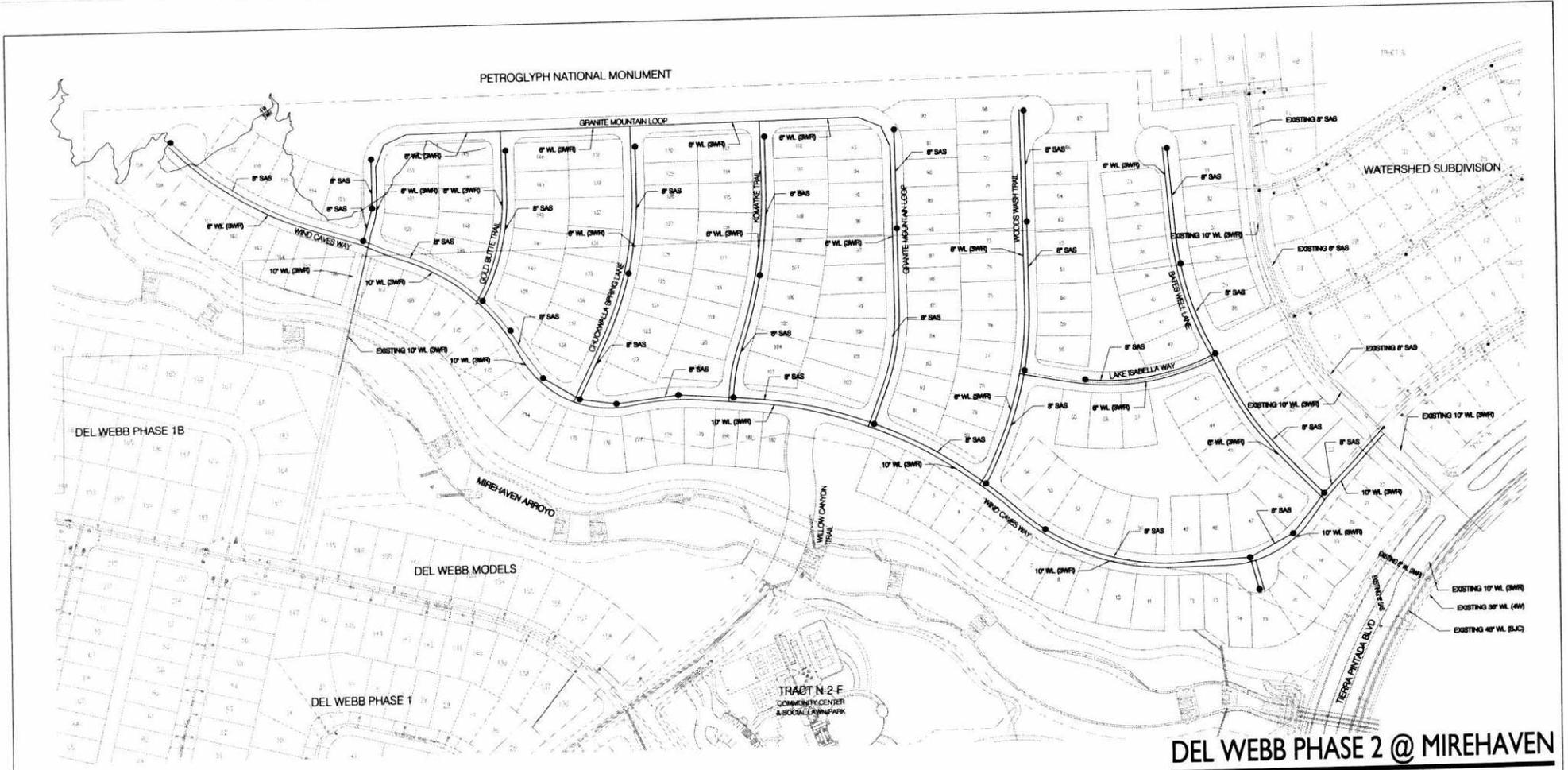
Prepared For: Pulte Group
 Prepared By: Consensus Planning, Inc. Bohannon Huston, Inc.

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CONCEPTUAL UTILITY PLAN

LEGEND

PROPERTY LINE	---
EXISTING CURB AND GUTTER	----
PROPOSED CURB AND GUTTER	----
PROPOSED SANITARY SEWER	—●—
PROPOSED WATER LINE	—○—
EXISTING STORM DRAIN	----
EXISTING SANITARY SEWER	—●—
EXISTING WATER LINE	—○—

WATER PRESSURE ZONE 3MR
 - THERE IS AN EXISTING 10" WATERLINE LOCATED IN WESTDREX PL NW
 - THERE IS AN EXISTING 10" STUB ACROSS THE MIREHAVEN ARROYO AT THE WEST SIDE OF THE SITE.

1. ALL WATER AND SANITARY SEWER LINES SHALL BE LOCATED WITHIN AN UTILITY EASEMENT THAT WILL BE DEDICATED TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABWCWA) WITH FUTURE PLANTS.
2. ALL EXISTING WATER AND SANITARY SEWER LINES ARE LOCATED WITHIN CITY OF ALBUQUERQUE (COA) PUBLIC RIGHT-OF-WAY OR WITHIN AN EXISTING ABWCWA UTILITY EASEMENT.
3. UTILITY LINES AND FIRE HYDRANTS SHALL BE LOCATED PER CRITERIA STATED IN THE COA'S DEVELOPMENT PROCESS MANUAL.
4. ALL FUTURE WATER AND SANITARY SEWER LINES SHALL BE DESIGNED IN ACCORDANCE WITH CRITERIA STATED IN THE APPROVED WATER-SANITARY SEWER AVAILABILITY LETTER PROVIDED BY ABWCWA.
5. THE SITE LIES WITHIN PRESSURE ZONE 3MR w/ 10" STUB INTO THE SITE.

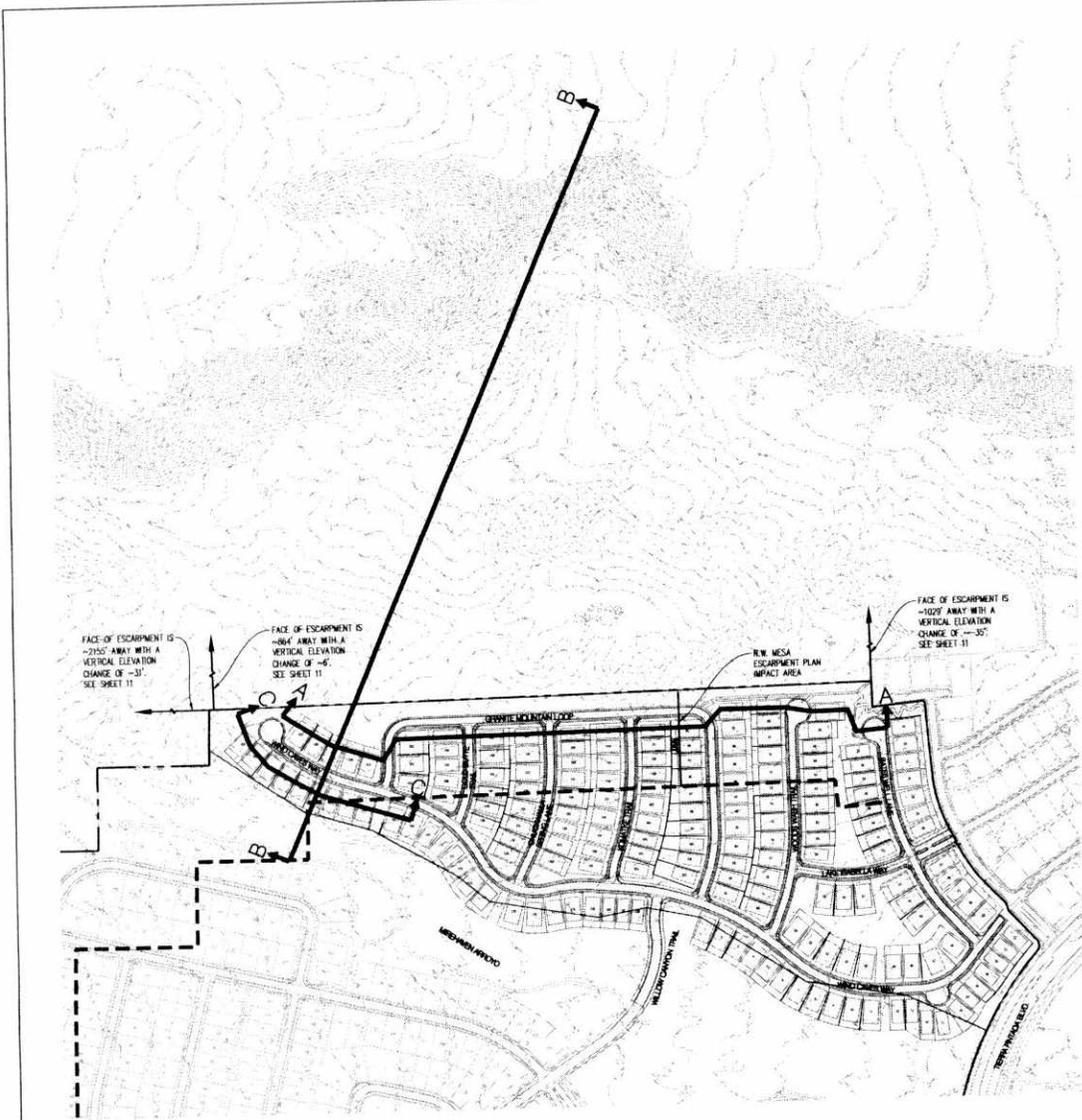
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 Pulte Group

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LOT #	PAD ELEVATION (FT)	NATURAL GROUND + 15' (FT)	15' UMBRELLA - PAD ELEV (FT)	19' UMBRELLA - PAD ELEV (FT)	15' HOME ACCEPTABLE
25	21.96	59.84	27.86		YES
26	29.04	56.38	27.34		YES
27	26.64	53.53	26.89		YES
28	24.29	50.99	26.62		YES
29	43.99	62.00	18.63		NO, UNLIMITED TO 18.63 *
34	45.71	65.99	19.68		YES
65	48.04	68.28	19.68		YES
66	53.48	73.69	19.01		YES
67	54.48	70.06	15.58		NO, UNLIMITED TO 15.58 *
68	55.58	64.69	29.11		YES
69	53.28	60.79	27.51		YES
70	50.95	75.82	24.90		YES
71	48.09	70.46	22.37		YES
72	45.23	65.52	20.23		YES
88	44.92	64.83	19.84		YES
89	47.72	69.21	21.49		YES
90	50.47	74.16	23.89		YES
91	52.92	80.40	27.43		YES
92	55.38	86.39	30.75		YES
93	54.65	85.40	30.35		YES
94	50.68	80.03	28.43		YES
95	48.36	74.77	24.98		YES
96	46.03	70.62	23.87		YES
97	43.20	67.18	23.87		YES
108	52.34	69.31	16.97		NO, UNLIMITED TO 16.97 *
109	54.85	73.55	18.34		NO, UNLIMITED TO 18.34 *
110	57.29	77.36	20.07		YES
111	59.84	81.58	21.74		YES
112	61.99	86.35	24.36		YES
113	53.99	80.48	34.40		YES
114	59.85	81.98	22.13		YES
115	57.29	77.52	20.23		NO, UNLIMITED TO 18.51 *
116	54.79	72.80	18.51		YES
117	52.12	73.64	21.52		YES
118	53.53	77.18	23.67		YES
119	54.21	84.21	27.06		YES
120	56.26	80.48	24.22		YES
121	56.16	81.34	25.18		YES
122	54.70	78.39	23.69		YES
133	52.84	75.19	22.25		YES
134	50.68	71.99	21.31		YES
141	53.41	75.32	23.51		YES
142	55.56	78.18	25.12		YES
143	57.79	82.71	24.90		YES
144	59.63	85.61	26.00		YES
145	61.13	90.69	29.50		YES
146	58.49	87.02	28.53		YES
147	56.81	84.09	27.48		YES
148	54.32	81.33	27.01		YES
149	51.70	78.97	27.18		YES
150	56.81	85.33	28.53		YES
151	59.18	88.11	28.53		YES
152	61.99	90.79	28.84		YES
153	55.79	84.00	36.21		YES
154	56.08	83.01	36.95		YES
155	57.55	82.88	34.38		YES
156	51.19	84.13	22.94		YES
157	64.83	89.81	24.38		YES
158	70.29	91.61	21.53		YES
159	66.78	86.57	19.79		YES
160	64.35	83.55	19.20		YES
161	61.47	81.24	19.80		YES
162	58.50	78.58	20.08		YES
163	56.96	74.97	19.01		YES
164	55.28	70.32	20.04		YES
165	54.94	69.07	22.08		YES
166	54.49	62.91	28.42		YES

* HEIGHT OF HOME WILL BE BETWEEN 10' - 10' SEE TABLE 1 THIS SHEET

THIS REQUEST SEEKS AN EXCEPTION TO THE NORTHWEST MESA ESCARPMENT PLAN'S IMPACT AREA HEIGHT RESTRICTION. THE NORTHWEST MESA ESCARPMENT PLAN (NMEP) POLICY #2. STATES THAT APPLICATIONS TO ALLOW EXCEPTIONS TO THE 15 FOOT HEIGHT LIMIT WILL BE REVIEWED AS SITE PLAN SUBMITTALS ON A CASE-BY-CASE BASIS BY THE EPIC. THE FOLLOWING DEMONSTRATES THAT THE IMPACT ON THE PROPOSED DEVELOPMENT ON VIEWS TO AND FROM THE ESCARPMENT WILL BE AS, OR LESS THAN, THE IMPACT OF THE 15 FOOT HEIGHT LIMIT FROM EXISTING OR NATURAL GRADES WERE MET. THE IMPACT OF THE 15 FOOT HEIGHT LIMIT FROM GUIDANCE REGARDING THE IMPACT TO VIEWS, BOTH OF THESE APPENDICES FOCUSES EXTENSIVELY ON THE VIEW TO THE ESCARPMENT FACE. IN THIS LOCATION, THE ESCARPMENT FACE IS OVER 2,500 FEET TO THE WEST AND 100'-1000' TO THE NORTH WITH THE BASE OF THE ESCARPMENT BEING 30 FEET ABOVE TO THE WEST AND 10 FEET ABOVE TO 40 FEET BELOW (WITH MORE THAN HALF OF IT BEING 25 TO 40 FEET BELOW THE MONUMENT PROPERTY LINE).

IN ORDER TO DEMONSTRATE THAT THE EXCEPTION FOR THE REQUESTED LOTS WILL BE "AS, OR LESS THAN, THE IMPACT OF A 15 FOOT RIDGE, WE HAVE PROVIDED A TABLE SHOWING THE EXISTING AND PROPOSED GRADES FOR ALL 66 LOTS WITHIN THE IMPACT AREA. WE ARE REQUESTING AN EXCEPTION TO ALLOW UP TO 16 FEET IN HEIGHT FOR 60 OF THE 66 LOTS. WE ARE REQUESTING SITE SPECIFIC EXCEPTIONS FOR 5 OF THE LOTS, AND NO EXCEPTION FOR THE REMAINING 1 LOT. THE FOLLOWING FACTORS ADD TO OUR JUSTIFICATION:

1. THE ESCARPMENT FACE IS SIGNIFICANT DISTANCE FROM THE PROPERTY LINE AND IS APPROXIMATELY 30 FEET IN ELEVATION HIGHER TO THE WEST THAN THE PROPERTY TO THE NORTH. THERE IS AN EXISTING RIDGE WITHIN THE NATIONAL MONUMENT SITE, BETWEEN THE ESCARPMENT FACE AND THE PROPERTY LINE, WHICH IS IN MOST CASES 10 TO 20 FEET HIGHER THAN THE PROPERTY BOUNDARY AND IMPEDES THE VIEW OF THE ESCARPMENT FACE ON ITS OWN. THE RIDGE IS 40 TO 70 FEET HIGHER THAN THE BOTTOM OF THE ESCARPMENT FACE. THIS RIDGE WITHIN THE MONUMENT IMPEDES A SIGNIFICANT PORTION OF THE NORTH ESCARPMENT FACE.
2. THE PROPERTY SLOPES DOWN FROM NORTH TO SOUTH AT AN APPROXIMATE 6 TO 7 PERCENT SLOPE.
3. THE MAJORITY OF THE DEVELOPMENT ADJACENT TO THE MONUMENT BOUNDARY IS A ROADWAY WITH NO LOTS FRONTING IT WHICH PROVIDES A GREATER BUFFER FROM THE MONUMENT PROPERTY LINE TO THE CLOSEST HOMES WITHIN THE SUBDIVISION.
4. A MAJORITY OF THE LOTS ARE BEHIND THE FIRST ROW OF LOTS NEAREST TO THE MONUMENT BOUNDARY AND LOWER THAN THE FIRST ROW OF LOTS WHICH MEET THE HEIGHT RESTRICTIONS AT 15'.

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

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

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

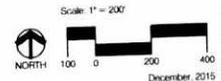
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NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 1 of 3

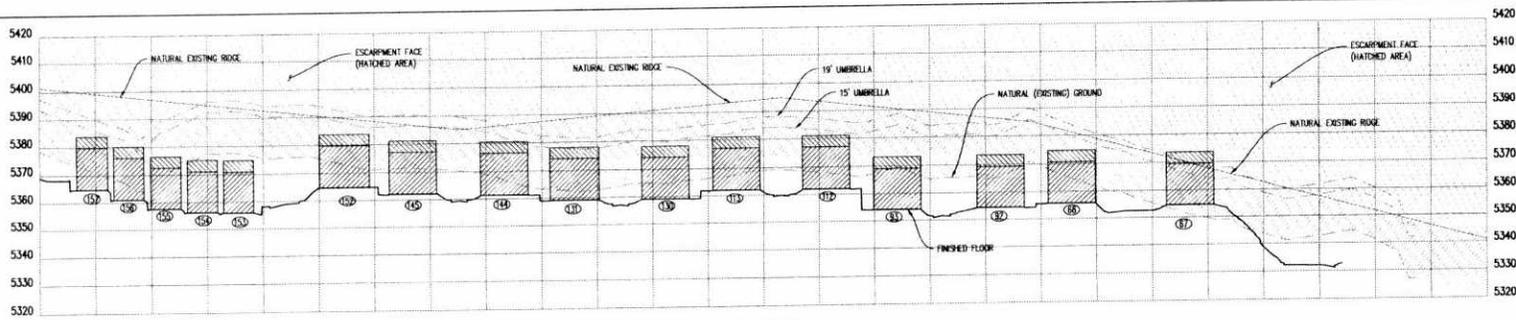
Prepared For: Puite Group
 Prepared By: Consensus Planning, Inc. Bohannon Huston, Inc.

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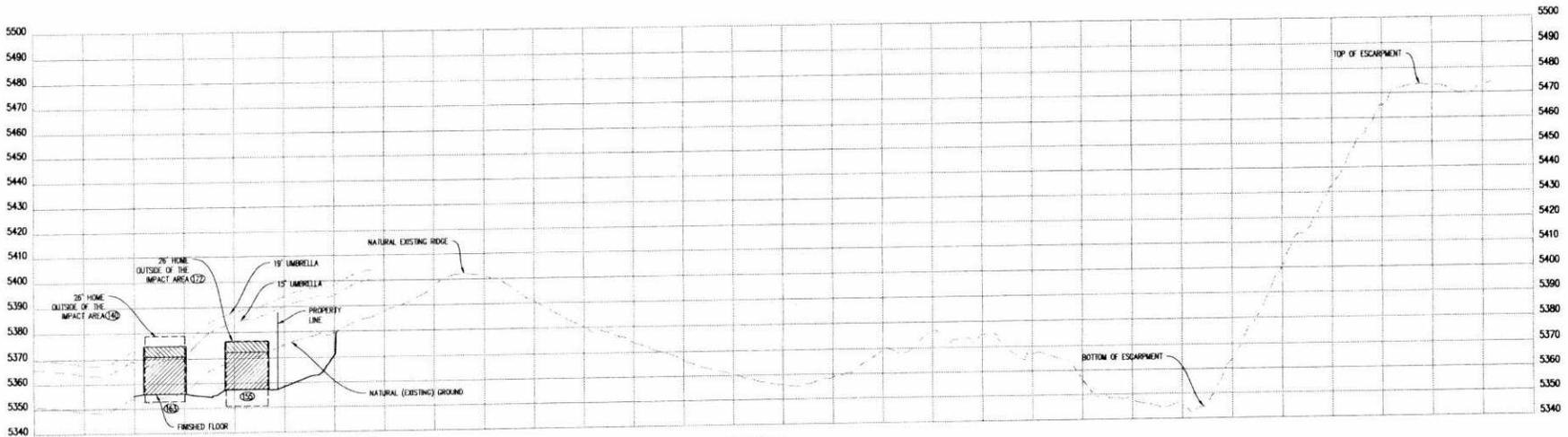
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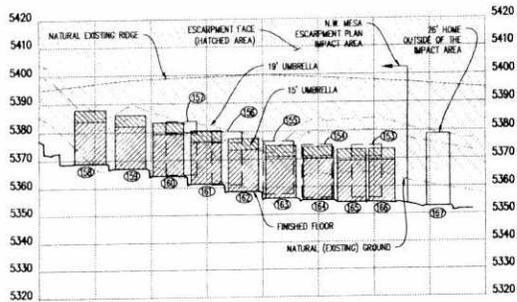
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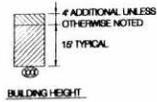
SECTION A-A
SCALE: 1"=100'



SECTION B-B
SCALE: 1"=100'



SECTION C-C
SCALE: 1"=100'



DEL WEBB PHASE 2 @ MIREHAVEN

NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 2 of 3

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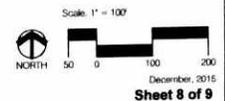
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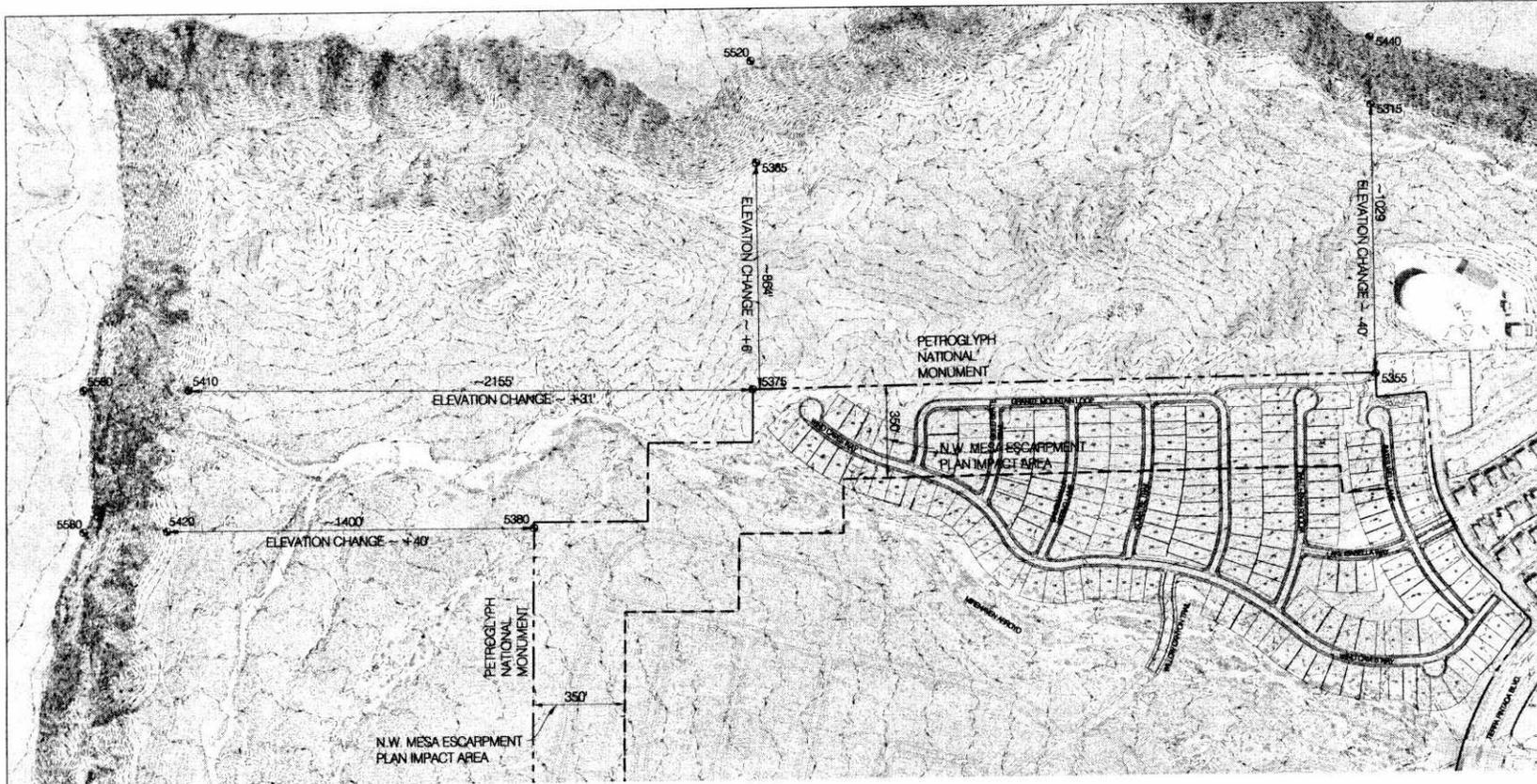
Prepared By:

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Bohannon Huston, Inc.

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NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 3 OF 3

Prepared For:

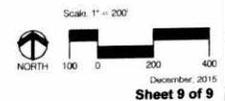
Pulte Group

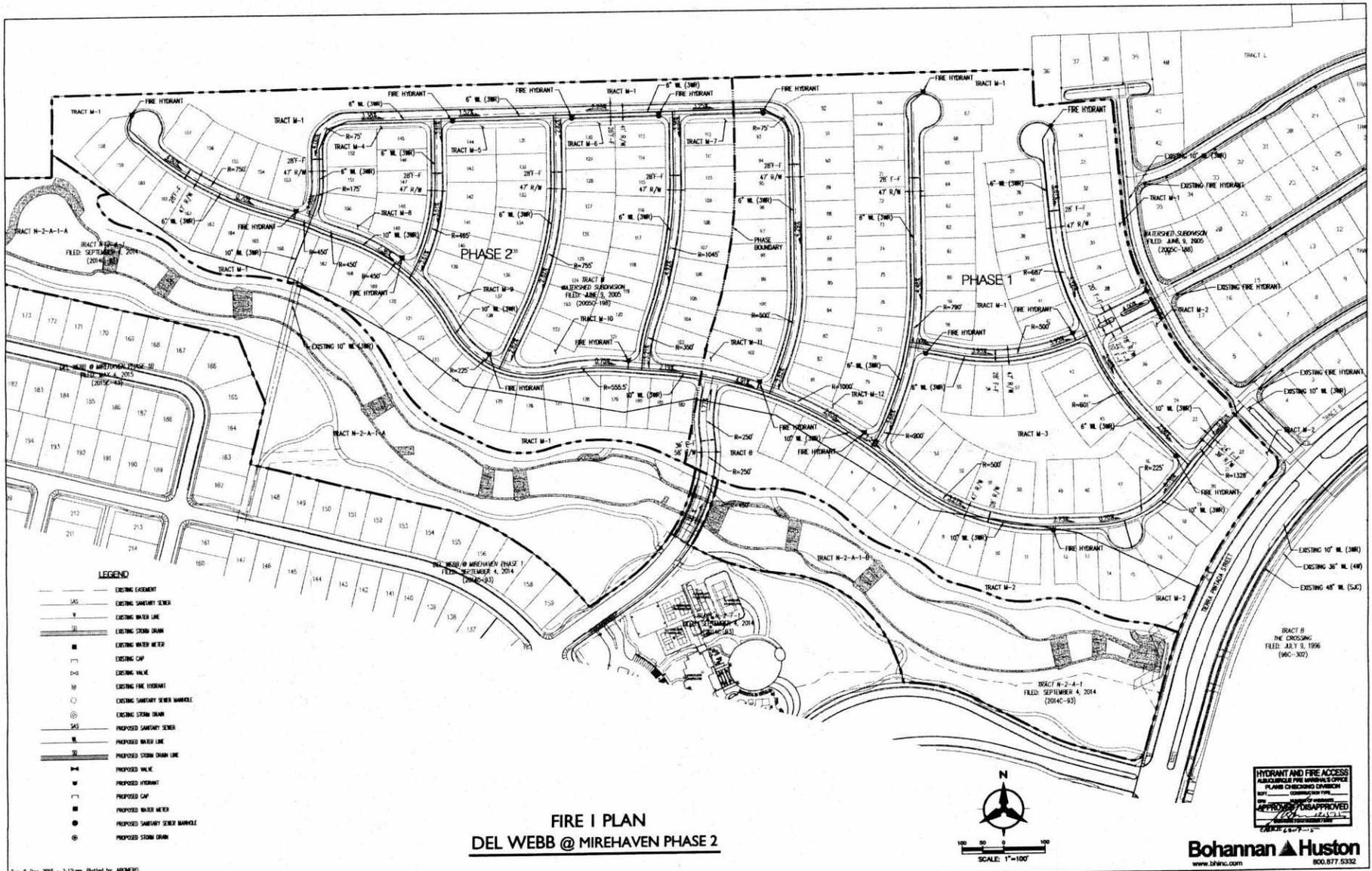
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- LEGEND**
- EXISTING EASEMENT
 - SAS EXISTING SANITARY SEWER
 - W EXISTING WATER LINE
 - SD EXISTING STORM DRAIN
 - EXISTING WATER METER
 - EXISTING CAP
 - W-4 EXISTING WALK
 - F EXISTING FIRE HYDRANT
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING STORM DRAIN
 - SAS PROPOSED SANITARY SEWER
 - W PROPOSED WATER LINE
 - SD PROPOSED STORM DRAIN
 - W-4 PROPOSED WALK
 - F PROPOSED FIRE HYDRANT
 - PROPOSED CAP
 - PROPOSED WATER METER
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED STORM DRAIN

**FIRE I PLAN
DEL WEBB @ MIREHAVEN PHASE 2**



HYDRANT AND FIRE ACCESS
 ALBUQUERQUE FIRE DEPARTMENT'S OFFICE
 PLANS CHECKING DIVISION
 NOT TO BE CONSIDERED FINAL
 APPROVED AND APPROVED
 DATE: 6/17/15

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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
DEL WEBB @ MICHAMEN PHASE 2
 MUNICIPAL DEVELOPMENT
 CITY ENGINEER APPROVAL
 SHEET 7

Bohman & Huston
 CIVIL ENGINEERS

DESIGNED BY	YPM	
CHECKED BY	YPM	
DATE	04/10/2018	
REVISIONS		
NO.	DATE	DESCRIPTION
1	04/17/18	REVISIONS
2	04/17/18	REVISIONS
3	04/17/18	REVISIONS
4	04/17/18	REVISIONS
5	04/17/18	REVISIONS
6	04/17/18	REVISIONS
7	04/17/18	REVISIONS
8	04/17/18	REVISIONS
9	04/17/18	REVISIONS
10	04/17/18	REVISIONS



ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	FIELD NOTES	DATE	DATE	STATE	COORDINATES	DATE	DATE
1							
2							
3							
4							
5							
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7							
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9							
10							

GENERAL NOTES

1. ALL NEW EXISTING AND PROPOSED SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT CODE (MDC) AND THE CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT ORDINANCES (MDO).
2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTING AND REPAIRING ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTING AND REPAIRING ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES.
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10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTING AND REPAIRING ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES.

GRADING NOTES

1. ALL SPOT ELEVATIONS ARE TO FINISH UNLESS OTHERWISE NOTED. ALL SPOT ELEVATIONS ARE TO FINISH UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTING AND REPAIRING ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES.
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