

## HISTORY

# 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](http://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.”

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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 furthers 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.

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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 / 98<sup>th</sup> 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 furthers 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:

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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.

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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

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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 furthers 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:

.1. 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.

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**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.

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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.

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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 15<sup>th</sup> 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 thorough 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,

*C. Marone*

*for*

Suzanne Lubar  
Acting Director, Planning Department

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**SL/CG/mc**

**cc: Thomas Borst, 1908 Selway Pl. NW, Albuquerque NM 87120**  
**Aurthur 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  
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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:

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 98<sup>th</sup> 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.

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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

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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

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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.

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- 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.

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- 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.

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- 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.

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**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.

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**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.

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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.

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- 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.

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- 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 15<sup>th</sup> 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

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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 thorough 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,

*C. Marone*

*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**

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- 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**

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- 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

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

**X** for Subdivision and Overall Site Plan for Subdivision Amendment  
 for Building Permit  
 Administrative Amendment/Approval (AA)  
 IP Master Development Plan  
 Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

**S Z ZONING & PLANNING**

Annexation  
 **V** 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** Street Name Change (Local & Collector)  
 **L A** **APPEAL / PROTEST of...**  
 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 2<sup>nd</sup> 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, Inc. PHONE: (505) 764-9801  
 ADDRESS: 302 Eighth Street NW FAX: (505) 842-5495  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: fishman@consensusplanning.com

APPLICANT: Pulte Homes of New Mexico, Inc. PHONE: (505) 761-9808  
 ADDRESS: 9601 Jefferson Blvd NE Suite 180 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

Proprietary Interest in site: Contract Purchaser (Tract M) Owner List all owners: Western Albuquerque Land Holdings and Pulte Homes  
 (Tract N-2-A-1)

DESCRIPTION OF REQUEST: Site Plan for Subdivision and overall Watershed Site Plan for Subdivision Amendment

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. Tract M and Tract N-2-A-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Watershed Subdivision  
 Existing Zoning: SU-2 for PDA Proposed zoning: Same MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): H-08-Z & H-09-Z UPC Code: 100805949134210101; 100805942229341115

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): \_\_\_\_\_  
Project # 1008864; 13EPC-40143 and 40115; 13DRB-70658 ; Project # 1010442 15DRB-70154

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 2 No. of proposed lots: 199 Total site area (acres): 72.9 acres  
 LOCATION OF PROPERTY BY STREETS: On or Near: Tierra Pintada Boulevard  
 Between: Mirehaven Parkway and West Creek Placel

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE 8/27/15  
 (Print Name) Jacqueline Fishman, AICP, Principal Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>15EPC . 40049</u>	<u>SPS</u>	—	<u>\$385.00</u>
<input type="checkbox"/> All fees have been collected	<u>. 40050</u>	<u>ASPS</u>	—	<u>\$255.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	—	<u>\$50.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	<u>ADV</u>	—	<u>\$75.00</u>
<input type="checkbox"/> Case history #s are listed	_____	_____	—	_____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	—	_____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	—	_____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	—	_____
	Hearing date <u>October 8, 2015</u>			Total <u>\$765.00</u>
	<u>8-27-15</u>	Project # <u>1006964</u>		
	Staff signature & Date			

251.76

**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.**

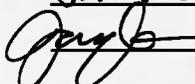
- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15)** Maximum Size: 24" x 36"
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**
  - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Site Plan and related 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)(8)
  - 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)(e)
  - 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.

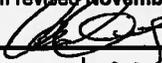
**JACQUELINE FISHMAN**  
Applicant name (print)  
 3/27/15  
Applicant signature / date



Form revised November 2010

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

Application case numbers  
15-EPC-40049  
- 40050

 8-27-15  
Planner signature / date  
Project #: 1000864

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

**APPLICANT:** Pulte Homes of New Mexico, Inc. **DATE OF REQUEST:** 8 / 17 / 15 **ZONE ATLAS PAGE(S):** H-08-Z and H-08-Z

**CURRENT:**

ZONING SU-2 for PDA  
 PARCEL SIZE (AC/SQ. FT.) 47.1 acres

**LEGAL DESCRIPTION:**

LOT OR TRACT # M BLOCK # \_\_\_\_\_  
 SUBDIVISION NAME Watershed

**REQUESTED CITY ACTION(S):**

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

**SITE DEVELOPMENT PLAN:**

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

\*includes platting actions

**PROPOSED DEVELOPMENT:**

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

**GENERAL DESCRIPTION OF ACTION:**

# OF UNITS: maximum of 195 active adult dwelling units  
 BUILDING SIZE: \_\_\_\_\_ (sq. ft.)

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

APPLICANT OR REPRESENTATIVE *Malafra* DATE 8-18-15

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

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

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

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

Notes:

- Maximum of 195 senior housing units.
- 2007 watershed study, 2013 Access Study approved.
- Revisit need for TIS with further development.

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

*[Signature]*  
 TRAFFIC ENGINEER

08-18-2015  
 DATE

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

TIS -SUBMITTED   /  /    
 -FINALIZED   /  /  

TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



City of Albuquerque  
P.O. Box 1293 Albuquerque, New Mexico 87103  
**Planning Department**  
Suzanne Lubar, Director

**Richard J. Berry, Mayor**  
August 19, 2015

**Robert J. Perry, CAO**

---

**SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation**

**Project Number(s):**

**Case Number(s):**

**Agent:**

Consensus Planning

**Applicant:**

Pulte Homes of New Mexico

**Legal Description:**

Watershed Subdivision, Tract M

**Zoning:**

SU-2 for PDA

**Acreage:**

47.1 acres

**Zone Atlas Page:**

H-8 / H-9

**CERTIFICATE OF APPROVAL: Yes  No**

**SUPPORTING DOCUMENTATION:**

**Archaeological Data Recovery for LA 124584 and LA 124601 in Western Albuquerque Land Holding's Watershed Subdivision Tract M. Albuquerque, Bernalillo County, NM. By James A. Railey, PhD (October 2013). SWCA Environmental Consultants (James Railey, P.I.). NMCRIS #127843.**

**Data Recovery Plan for 31 Sites on the West Mesa, Albuquerque, Bernalillo County, NM. by Toni Goar (2011). Marron and Associates (Toni Goar P.I.)**

**On the Monument's Doorstep: A 685 Acre Survey on Albuquerque's West Mesa for the Proposed APS Westside School and Recreational Facility. by Robin M. Cordero (2011). Office of Contract Archeology, UNM (Richard Chapman, P.I.)**

**RECOMMENDATION(S):**

- ***CERTIFICATE OF APPROVAL IS ISSUED (ref O-07-72 Section 4C(1), preservation plan completed).***

**SUBMITTED:**

Matthew Schmader, PhD  
Superintendent, Open Space Division  
City Archaeologist

**GARRETT DEVELOPMENT CORPORATION  
6991 E CAMELBACK ROAD, SUITE D212  
SCOTTSDALE, ARIZONA 85251**

August 20, 2015

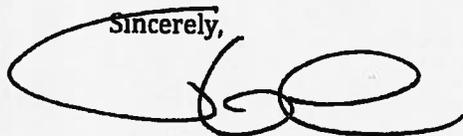
City of Albuquerque  
Planning, Engineering and Building Departments  
P.O. Box 1293  
Albuquerque, NM 87103

Re: Letter of Authorization for Entitlement & Permit Applications for the WATERSHED parcels -  
Tract N-2 and Tract M ("Property")

To Whom It May Concern:

Garrett Development Corporation, an Arizona limited liability company ("GDC"), hereby authorizes Pulte Homes of New Mexico, Inc., Myers, Oliver & Price, P.C., Consensus Planning and Bohannon Huston to obtain information and submit entitlement and permit applications for the above referenced Property, and act as GDC's agent for the limited purpose of entitling, permitting and subdividing the above referenced Property.

Sincerely,



Jeffrey D. Garrett, President  
Garrett Development Corporation

Notice address re: this Property:

Garrett Development Corporation  
6991 E. Camelback Road, Suite B-297  
Scottsdale, Arizona 85251  
Phone: 480-970-4002  
Email: jeff@gdc-az.com



August 19, 2015

Peter Nicholls, Chairman  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

Dear Mr. Chairman:

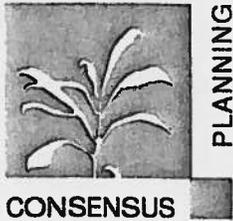
As the contract purchaser of the property legally described as Tract M of the Watershed Subdivision and the owner of property legally described as Tract N-2-A-1 of the Watershed Subdivision, Consensus Planning, Inc. is hereby authorized to represent us in all matters regarding the application, processing, and representation before the Environmental Planning Commission and the Development Review Board regarding the request for Site Plan for Subdivision for property located on the west side of Tierra Pintada, south of West Creek Place, and north of Mirehaven Parkway.

Sincerely,

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

Kevin G. Patton, P.E.  
Director of Land Planning and Entitlements: New Mexico  
Pulte Group  
7601 Jefferson Street NE; Suite 320  
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  
Laurie Firor, PLA, ASLA

August 27, 2015

Mr. Peter Nicholls, Chairman  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

#### **RE: Site Plan for Subdivision for Del Webb, Phase II**

Dear Mr. Chairman:

The purpose of this letter is to request a Site Plan for Subdivision for the second phase of the Del Webb community located within the approved overall Watershed Site Plan for Subdivision (Project #1006864; 13EPC-40115), on behalf of the Pulte Group. The Phase II site is 72.9-acres, includes 186 residential lots, and is located on the west side of Tierra Pintada Boulevard NW, south of West Creek Place, and north of Mirehaven Parkway and the Mirehaven Arroyo. The site is legally described as Tracts M and N-2-A-1 of the Watershed Subdivision. In addition to the overall Watershed Site Plan for Subdivision, the project is located within the Westland Master Plan, WALH Sector Plan, Northwest Mesa Escarpment Plan, and is zoned SU-2 for Planned Development Area (PDA).

This Site Plan for Subdivision is designed to comply with the overall Site Plan for Subdivision (Watershed) and associated design standards, access and circulation requirements, open space and trail locations, and overall tract densities. The EPC's Conditions of Approval required that development adjacent to the Petroglyph National Monument come back to the EPC for site plan approval and that the applicant complete a trail feasibility study to be approved by the Planning Director. This submittal is intended to meet the Site Plan requirement and demonstrate the application of the design standards for individual phases and, specifically, how the guidelines impact the development's relationship to the adjacent Petroglyph National Monument. The applicant completed the trail feasibility study, submitted it to the Public Service Company of New Mexico, Planning Department, and Parks and Recreation, and led two site visits with staff to the trail area. The trail was determined to be feasible along the boundary of the Petroglyph National Monument. A letter of approval was provided by Dennis Vasquez, Superintendent, Petroglyph National Monument, thereby, meeting the requirements of the EPC (see attached letter). The Del Webb Phase 2 Site Plan for Subdivision shows the proposed location of public access to the monument as requested by and subject to final approval by Mr. Vasquez.

#### **BACKGROUND / PREVIOUS APPROVALS**

Site Plan for Building Permit, Mirehaven Amenity Center, 2015: In April of 2015, an application was made to the Development Review Board (DRB) for a Site Plan for Building Permit to request an Amenity Center on the 6.6 acre site legally described as Tract N-2-F within the Watershed Subdivision (Project #1010442; 15DRB-70154). The Site Plan for Building Permit for the Del Webb at Mirehaven Amenity Center was approved in June of 2015.



Site Plan for Subdivision, Del Webb Phase I, 2013: The EPC approved a Site Plan for Subdivision for the initial phase of the Del Webb community (220 lots) located on the 58.9 acre site legally described as Tract N-2-A within the Watershed Subdivision (Project #1006864; 13EPC-40143).

Site Plan for Subdivision, Tracts N-2 and M, Watershed Subdivision, 2013: The EPC approved a Site Plan for Subdivision for a 284.4 acre site legally described as Tracts N-2 and M of the Watershed Subdivision (Project #1006864; 13EPC-40115). A unit cap of 950 lots on five separate tracts was approved.

#### **ADJACENT LAND USES AND ZONING**

- North – Petroglyph National Monument, zoned County A-1; to the northeast: single family residential (Watershed Subdivision), zoned SU-2/PDA.
- South – Mirehaven Arroyo; Del Webb Phase I, zoned SU-2/PDA, and planned for a maximum of 220 “active adult” residential units (currently under construction); and Mirehaven Amenity Center zoned SU-2/PDA.
- East – upper area is vacant land; lower area is single family residential (Stormcloud Subdivision) – all zoned SU-2/R-LT
- West – Petroglyph National Monument, zoned County A-1

#### **APPLICANT'S REQUEST**

The applicant, Pulte Group, is requesting approval for a new Site Plan for Subdivision, which is located within the overall Watershed Site Development Plan for Subdivision. This current application is for a Site Plan for Subdivision to build Del Webb, Phase 2, an active adult residential community of 186 dwelling units and a density of 2.6 du/acre. This is less than the unit cap for Tract M as established by the overall Watershed Site Development Plan for Subdivision, which was 195 and a density of 4.1.

As part of the current request, we have included Tract N-2-A-1 which includes the Mirehaven Arroyo. The applicant is proposing to amend the approved, overall Watershed Site Plan for Subdivision to reduce the size of Tract N-2-A-1 to the area encompassed by the Mirehaven Arroyo and to expand the property boundary of Tract M to the south. The overall open space area has increased in size from 25.8 acres to 27.9 acres within this project area.

The current request covers Tract M, which abuts the Petroglyph National Monument on the north and west sides. Our current request is for Phase 2 of a residential community designed for “active adult” residents. This community is age-restricted and has amenities geared towards these residents, including access to the approved Mirehaven Amenity Center that includes a fitness center, swimming pools, game rooms, and a social lawn for outdoor activities. A central component to the “active adult” community is the full-time activities director to orchestrate events, clubs, education courses, and community events.

This request has been prepared in accordance with the approved, overall Watershed Site Plan for Subdivision and the associated Design Standards. All of the homes within this “active adult” community will be single story. A portion of Tract M is within the “Impact Area”, a 350-foot buffer as designated by the Northwest Mesa Escarpment Plan, which limits all structures within the area to 15



PLANNING

CONSENSUS

feet and 19 feet above the natural grade on a case-by-case basis, as approved by the EPC (Policy 12-2). The proposed units will be designed with this restriction in mind. The remainder of the property outside the Impact Area is limited to 26 feet. The proposed layout also complies with the Design Guideline restrictions that residential lots shall not abut more than 30% (approximately 23 lots) of the Petroglyph National Monument edge.

On behalf of Pulte Group, we respectfully request that the Environmental Planning Commission approve the request for Site Plan for Subdivision. Thank you for your consideration.

Sincerely,

Jacqueline Fishman, AICP  
Principal



## Memorandum

**To:** Maggie Gould

**From:** Jacqueline Fishman, AICP

**Date:** September 24, 2015

**Re:** Project 1006864; 15EPC-40049; 15EPC-40050 / Del Webb 2 Site Plan for Subdivision

Thank you for meeting with us this week to discuss our current request on behalf of PulteGroup. Based on our discussion, decision of the National Park Service regarding access to the Petroglyph National Monument, and the Administrative Amendment recently approved by Kym Dicome and discussed with Shahab Biazar, we have modified the Site Plan for Subdivision for Del Webb Phase 2 and Site Plan for Subdivision for the overall Mirehaven project.

The revisions to the Del Webb Phase 2 Site Plan for Subdivision are summarized as follows:

- Three lots within this phase of development have been removed and we are now proposing 183 lots with a density of 2.7 du/ac on a tract that was approved by the EPC for 195 lots.
- The lots have been renumbered, which impacted the pad elevation and building height analysis on Sheet 7.
- A portion of the trail along the edge of the Petroglyph National Monument has been removed based on the National Park Service recent denial of public access in the northwest corner of the project as proposed by the applicant. The subdivision design retains the pedestrian sidewalks on the south edge of Granite Mountain Loop, the street running parallel to the Monument.
- The proposal for public access to the Monument in the northeast corner of the project is maintained. The applicant is proposing a short section of trail starting at the curve of Granite Mountain Loop and two private gates that would allow the residents of the subdivision to access the Monument in this location. The public would gain access to the Monument from West Creek Place.
- Due to the National Park Service's decision to deny public access in the northwest corner, the grading along the Monument edge in this location has been modified to allow for a 4:1 slope instead of a tiered retaining wall.

Please do not hesitate to contact me with any questions you may have.

**Attachments:** 10 sets each of Del Webb Phase 2 Site Plan for Subdivision and Mirehaven Site Plan for Subdivision and 1 reduced set of each for distribution to the EPC

ADDITIONAL STAFF INFORMATION



United States Department of the Interior  
NATIONAL PARK SERVICE  
INTERMOUNTAIN REGION  
Petroglyph National Monument  
6001 Unser Blvd., NW  
Albuquerque, New Mexico 87120

In reply refer to:  
L1425

July 24, 2015

Mr. Kevin Patton  
Pulte Group  
7601 Jefferson St. NE, Suite 180  
Albuquerque, New Mexico 87109

Re: Mirehaven Del Webb Trail Feasibility Study

Dear Mr. Patton:

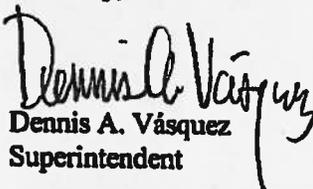
Petroglyph National Monument received and reviewed the feasibility study for the Mirehaven Del Webb Trail Feasibility Study. We thank you for the opportunity to meet, both at the Consensus Planning, Inc. office and in the field, to discuss the feasibility of a public trail on the property immediately adjacent to Petroglyph National Monument. We found both the in-office review of the plans and the field site visit to be most useful.

As you are aware, the mission of the National Park Service is foremost to protect the natural and cultural resources of the park. It appears that the trail as conceptually proposed is feasible. We are also looking ahead at public hiking access and administrative emergency access in the Mesa Prieta area of the park adjacent to your Mirehaven property. We are working with the State Historic Preservation Office (SHPO) to assess the archaeological resources within this area of the park. Our work with the SHPO will help determine the exact location of our preferred public access location, but we anticipate it will be in near proximity to the location shown in the feasibility study.

We would like to reserve final concurrence of the proposed project until we see the final detailed plans.

Again, thank you for taking the time to share the preliminary project plan with the National Park Service. We appreciate the environmental, hydrological, and cultural considerations that were taken in preparing the feasibility study. We look forward to continued involvement with this project.

Sincerely,

  
Dennis A. Vásquez  
Superintendent

**Cc:** Diane Souder  
**Subject:** NPS position on Mirehaven development proposal

Hello Suzanne-

Would you please see that Peter Nichols receives that most recent email correspondence that I shared with the design team for the Del Webb @ Mirehaven property regarding the National Park Service position on access to the Petroglyph National Monument from that property. Thank you.

September 9, 2015

Pulte Group and Consensus Planning:

First, thank you for the spirit of cooperation that you have demonstrated in the planning and ongoing development of the Del Webb @ Mirehaven property adjacent to Petroglyph National Monument.

The subject that was of particular interest to all parties was the public trail access point from the Mirehaven development into the national monument. We appreciate the planning and engineering work that was carried out in exploring a proposed access point. We understand the time and expense that went into this work.

Subsequent to our meetings and site visit with the Pulte Group, Consensus Planning, and City of Albuquerque, the National Park Service staff at Petroglyph NM consulted with the NPS Regional Archeologist and with the New Mexico State Historic Preservation Office about the proposed access point. Our consultation included further analysis of previous archeological surveys and field visits.

Based on these meetings and discussions and formal correspondence that we received from the SHPO, the National Park Service will not authorize access at the proposed location, but we will authorize and request that the Del Webb @ Mirehaven access to the national monument be at the existing, but currently closed, gate at the northeast corner of the Mirehaven property. We would like to work with the planners to provide an appropriate trailhead at this entry point to the monument.

We are also interested in engaging with the design team to outline options for an access point in the southern part of the Mesa Prieta area near the intersection of the Mirehaven property, the Albuquerque Public Schools property and the monument's southern boundary.

Once again, thank you for considering our interests as we exercise our responsibilities to protect the natural and cultural resources with which we are entrusted.

--

Dennis A. Vasquez  
Superintendent  
Petroglyph National Monument

6001 Unser Blvd NW  
Albuquerque, NM 87120  
office 505-899-0205 ext 222  
mobile 505-659-6977  
fax 505-899-0207



**Gould, Maggie S.**

---

**From:** Jackie Fishman <fishman@consensusplanning.com>  
**Sent:** Tuesday, September 29, 2015 11:27 PM  
**To:** Dumont, Carol S.  
**Cc:** Gould, Maggie S.; Dicome, Kym; Kevin Patton; Jim Strozier; ypadilla@bhinc.com  
**Subject:** Mirehaven trail

Carol -

I understand that you had a discussion today with Yolanda about the trail along the Monument edge. I had assumed that you knew that the Monument and SHPO denied access in the location where we had previously thought they would allow and where we indicated on our initial site plan. We don't have a copy of the SHPO letter, but Dennis Vasquez read it to Jim Strozier at a meeting Dennis scheduled a few weeks ago. The existing access to the Monument at the northeast corner on Pulte's property will remain open to the public.

Please see the email string below.

Jacqueline Fishman

Sent from my iPad

Begin forwarded message:

**From:** "Schmader, Mathew F." <mschmader@cabq.gov>  
**Date:** September 25, 2015 at 8:46:10 AM MDT  
**To:** Jackie Fishman <fishman@consensusplanning.com>, Jim Strozier <cp@consensusplanning.com>, Kevin Patton <Kevin.Patton@PulteGroup.com>, "Browne, Sarah G." <sbrowne@cabq.gov>  
**Cc:** "Gould, Maggie S." <MGould@cabq.gov>, "Dicome, Kym" <kdicome@cabq.gov>  
**Subject:** RE: Status of trail?

Thank you very much as well Jackie, for keeping this dialogue going.

While I understand all of the rationale described, and might have a slightly different take on some of it, my end-of-the-day conclusion is that it might be feasible to work out these access issues in the future but if the trail is eliminated, it is gone for good.

I'd lay better odds on getting future access than on getting a trail added back in.

Is there a way we could suggest keeping it in and having a final deletion delegated to DRB once the City has determined that all options have really been exhausted? (For example, the Park Service still needs to complete its draft Visitor Use Plan, which might indeed designate an official trail and which might also be re-evaluated by the SHPO). I couldn't tell anybody today that I am convinced all options have been explored and eliminated.

And yes, I would be glad to assist in any way I can to get other access evaluated by the SHPO because I believe that the public should have several routes to get to their public lands.

Let me know if there's a way to fashion a draft condition to keep the trail concept in the plan.

Best regards,

Matt

---

**From:** Jackie Fishman [<mailto:fishman@consensusplanning.com>]  
**Sent:** Thursday, September 24, 2015 4:58 PM  
**To:** Schmader, Mathew F.; Jim Strozier; Kevin Patton; Browne, Sarah G.  
**Cc:** Gould, Maggie S.; Dicome, Kym  
**Subject:** RE: Status of trail?

Hi Matt –

The team appreciates your comments, but want to let you know that we are not in agreement with your request for a dead end public trail that does not have access to the Petroglyph National Monument.

Based on the National Monument's decision to not allow public access at what we thought was the preferred location, we have opted to remove that portion of the public trail. Our rationale for that decision is as follows:

1. The purpose of EPC's condition requiring the feasibility study was to determine whether it was possible to create a trail along the Monument edge. The condition did not require the trail to be built if the trail was determined to be feasible; rather, it was an option on the part of the developer;
2. The purpose of the trail was to provide public access to a public access point into the National Monument;
3. The trail, while feasible from an engineering standpoint, does not offer views into the National Monument since it is significantly below the grade of the Monument boundary to the north;
4. It would be in effect a one-half mile long trail cul-de-sac that would have the unintended consequence of encouraging people to jump the fence into the Monument at that location;
5. We have provided a public trail access to the location specified by the National Monument that will be accessible to both residents of Del Webb Mirehaven and the community at large; and
6. We have taken great care to design an internal pedestrian and trail system for the Del Webb Mirehaven community residents and this trail does not enhance that system.

We also want to let you know about and would like to enlist your support in working with the National Monument and the SHPO to provide an additional public access at the property boundary between Pulte's property and Albuquerque Public Schools property at the southwest corner of our property. We have committed to work with them if it is determined that this is a feasible access location.

Thanks,

**Jacqueline Fishman, AICP**  
Principal  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
P: 505.764.9801  
F: 505.842.5495

---

**From:** Schmader, Mathew F. [<mailto:mschmader@cabq.gov>]  
**Sent:** Wednesday, September 23, 2015 11:41 AM  
**To:** Jackie Fishman <[fishman@consensusplanning.com](mailto:fishman@consensusplanning.com)>; Jim Strozier <[cp@consensusplanning.com](mailto:cp@consensusplanning.com)>;

Kevin Patton <[Kevin.Patton@PulteGroup.com](mailto:Kevin.Patton@PulteGroup.com)>; Browne, Sarah G. <[sbrowne@cabq.gov](mailto:sbrowne@cabq.gov)>  
**Subject:** Status of trail?

Good morning All,

Just trying to catch up on the upcoming EPC case given the changed meeting times and my lack of availability for the Monday meeting, my apologies.

I wanted to be sure I understood: is the trail along the north side of Tract M now being withdrawn? The EPC condition said

"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."

That was done, and the trail was determined to be feasible; not only that but well-designed and thoughtfully done. I was very pleased with the outcome when I met out there with Jim and Carol Dumont earlier this summer. I realize the Park Service has determined they don't want an access into the Monument at the west end of the trail (which I still will encourage them to reconsider), but that alone should not cause the trail to go away. The trail itself would still be a great amenity and public asset even if it meant people could only go up to the Monument boundary and have to turn around. Lack of Monument access only means the loop is shorter, but we need to have trails that wheelchairs and older people like me can still walk along and enjoy the scenery.

I tried to call Jackie a little while ago but got voice mail, busy as all of us are I'm sure.

Anyways, let me know where the current thinking is on this.

Best regards,

Matt

**Gould, Maggie S.**

---

**From:** Jackie Fishman <fishman@consensusplanning.com>  
**Sent:** Friday, September 25, 2015 10:07 AM  
**To:** Souder, Diane (diane\_souder@nps.gov); dennis\_vasquez@nps.gov  
**Cc:** Jim Strozier; Kevin Patton (kevin.patton@pultegroup.com); Gould, Maggie S.  
**Subject:** Mirehaven trail feasibility issue  
**Attachments:** Pages from Del Webb PH 2 - Site Plan for Subdivision\_9-25-15.pdf; Monument edge.pdf

Hi Diane and Dennis –

Based on the SHPO and NPS responses, we have removed almost the entire trail along this edge of the project, except at the east end to connect to the existing Monument gate. See email below.

Since we've removed the trail, we've revised the grading along the edge as well to approximately a 5:1 slope. I've attached the revised site plan and the sheet that contains sections to this email so you can see our current proposal. We have been in conversation with Matt Schmader (see email below) regarding the trail along the Monument edge and I will also send you Matt's most recent response, momentarily. He would like us to keep the trail in place, which we are not in agreement with.

Let me know if you have any questions or if you would like a complete set of plans. I can do it through Dropbox or print an extra set for you.

**Jacqueline Fishman, AICP**  
Principal  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
P: 505.764.9801  
F: 505.842.5495

---

**From:** Jackie Fishman  
**Sent:** Thursday, September 24, 2015 4:58 PM  
**To:** 'Schmader, Mathew F.' <mschmader@cabq.gov>; Jim Strozier <cp@consensusplanning.com>; Kevin Patton <Kevin.Patton@PulteGroup.com>; Browne, Sarah G. <sbrowne@cabq.gov>  
**Cc:** 'Gould, Maggie S.' <MGould@cabq.gov>; 'Dicome, Kym' <kdicome@cabq.gov>  
**Subject:** RE: Status of trail?

Hi Matt –

The team appreciates your comments, but want to let you know that we are not in agreement with your request for a dead end public trail that does not have access to the Petroglyph National Monument.

Based on the National Monument's decision to not allow public access at what we thought was the preferred location, we have opted to remove that portion of the public trail. Our rationale for that decision is as follows:

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6. We have taken great care to design an internal pedestrian and trail system for the Del Webb Mirehaven community residents and this trail does not enhance that system.

We also want to let you know about and would like to enlist your support in working with the National Monument and the SHPO to provide an additional public access at the property boundary between Pulte's property and Albuquerque Public Schools property at the southwest corner of our property. We have committed to work with them if it is determined that this is a feasible access location.

Thanks,

**Jacqueline Fishman, AICP**

Principal

Consensus Planning, Inc.

302 Eighth Street NW

Albuquerque, NM 87102

P: 505.764.9801

F: 505.842.5495

---

**From:** Schmader, Mathew F. [<mailto:mschmader@cabq.gov>]

**Sent:** Wednesday, September 23, 2015 11:41 AM

**To:** Jackie Fishman <[fishman@consensusplanning.com](mailto:fishman@consensusplanning.com)>; Jim Strozier <[cp@consensusplanning.com](mailto:cp@consensusplanning.com)>; Kevin Patton <[Kevin.Patton@PulteGroup.com](mailto:Kevin.Patton@PulteGroup.com)>; Browne, Sarah G. <[sbrowne@cabq.gov](mailto:sbrowne@cabq.gov)>

**Subject:** Status of trail?

Good morning All,

Just trying to catch up on the upcoming EPC case given the changed meeting times and my lack of availability for the Monday meeting, my apologies.

I wanted to be sure I understood: is the trail along the north side of Tract M now being withdrawn? The EPC condition said

"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."

That was done, and the trail was determined to be feasible; not only that but well-designed and thoughtfully done. I was very pleased with the outcome when I met out there with Jim and Carol Dumont earlier this summer. I realize the Park Service has determined they don't want an access into the Monument at the west end of the trail (which I still will encourage them to reconsider), but that alone should not cause the trail to go away. The trail itself would still be a great amenity and public asset even if it meant people could only go up to the Monument boundary and have to turn around. Lack of Monument access only means the loop is shorter, but we need to have trails that wheelchairs and older people like me can still walk along and enjoy the scenery.

I tried to call Jackie a little while ago but got voice mail, busy as all of us are I'm sure.

Anyways, let me know where the current thinking is on this.

Best regards,

Matt

NOTIFICATION &  
NEIGHBORHOOD INFORMATION

# ATTACHMENT "A"

August 20, 2015

Malak Hakim  
Consensus Planning, Inc.  
302 Eighth Street NW  
Phone: 505-764-9801/ Fax: 505-842-5495  
E-mail: hakim@consensusplanning.com

## **TRES VOLCANES N.A. (TVN) "R"**

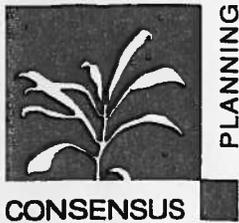
**\*Thomas Borst**  
1908 Selway Pl. NW/87120 352-6563 (h)  
Antionette Lopez  
9774 Summer Shower Pl. NW/87120 710-7084 (c)

## **NEIGHBORHOOD COALITIONS**

### **WESTSIDE COALITION OF N.A.'S**

**\*Gerald C. (Jerry) Worrall**, 1039 Pinatubo Pl. NW/87120 839-0893 (h) 933-1919 (c)  
Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h) 221-4003 (c)

Typical



August 27, 2015

Thomas Borst  
1908 Selway Place NW  
Albuquerque, NM 87120

Antionette Lopez  
9774 Summer Shower Place NW  
Albuquerque, NM 87120

Landscape Architecture  
Urban Design  
Planning Services

**RE: Site Plan for Subdivision for Del Webb, Phase II**

Dear Mr. Borst and Ms. Lopez:

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 a request for approval of a Site Development Plan for Subdivision for the second phase of the Del Webb community at Mirehaven. The project is located on the west side of Tierra Pintada Boulevard NW, south of West Creek Place, and north of Mirehaven Parkway and the Mirehaven Arroyo.

The Pulte Group is proposing the second phase of this residential community for active adults. This phase contains approximately 73 acres with 186 single family residential lots. The project is designed in compliance with the overall Site Plan for Subdivision and Design Standards approved in 2013 for the entire Mirehaven property. The proposed Site Plan provides more detail concerning the internal lot layout and landscaping. All internal streets, landscaping, and trails will be owned and maintained by the Homeowner's Association.

The project will be heard by the Environmental Planning Commission on Thursday, October 8, 2015 in the basement of Plaza del Sol located at 600 Second Street NW. Please do not hesitate to contact me for any additional information.

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

Attachment: Site Development Plan for Subdivision

PRINCIPALS

James K. Strozier, AICP

Christopher J. Green, PLA,  
ASLA, LEED AP

Jacqueline Fishman, AICP

Laurie Firor, PLA, ASLA

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Total Postage & Fees	\$36.25	

Sent To \$12.00 08/27/2015  
**Gerald C. Worrall**  
 Street, Apt. No.,  
 or PO Box No. 1039 Pinetree Pl. NW  
 City, State, ZIP+4  
 ALB. AL 37120  
 PS Form 3800, August 2005 See Reverse for Instructions

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Total Postage & Fees	\$36.25	

Sent To \$12.00 08/27/2015  
**Thomas Barst**  
 Street, Apt. No.,  
 or PO Box No. 1908 Selway Pl. NW  
 City, State, ZIP+4  
 ALB. NH 87120  
 PS Form 3800, August 2005 See Reverse for Instructions

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 ALB. AL 37114  
 PS Form 3800, August 2005 See Reverse for Instructions

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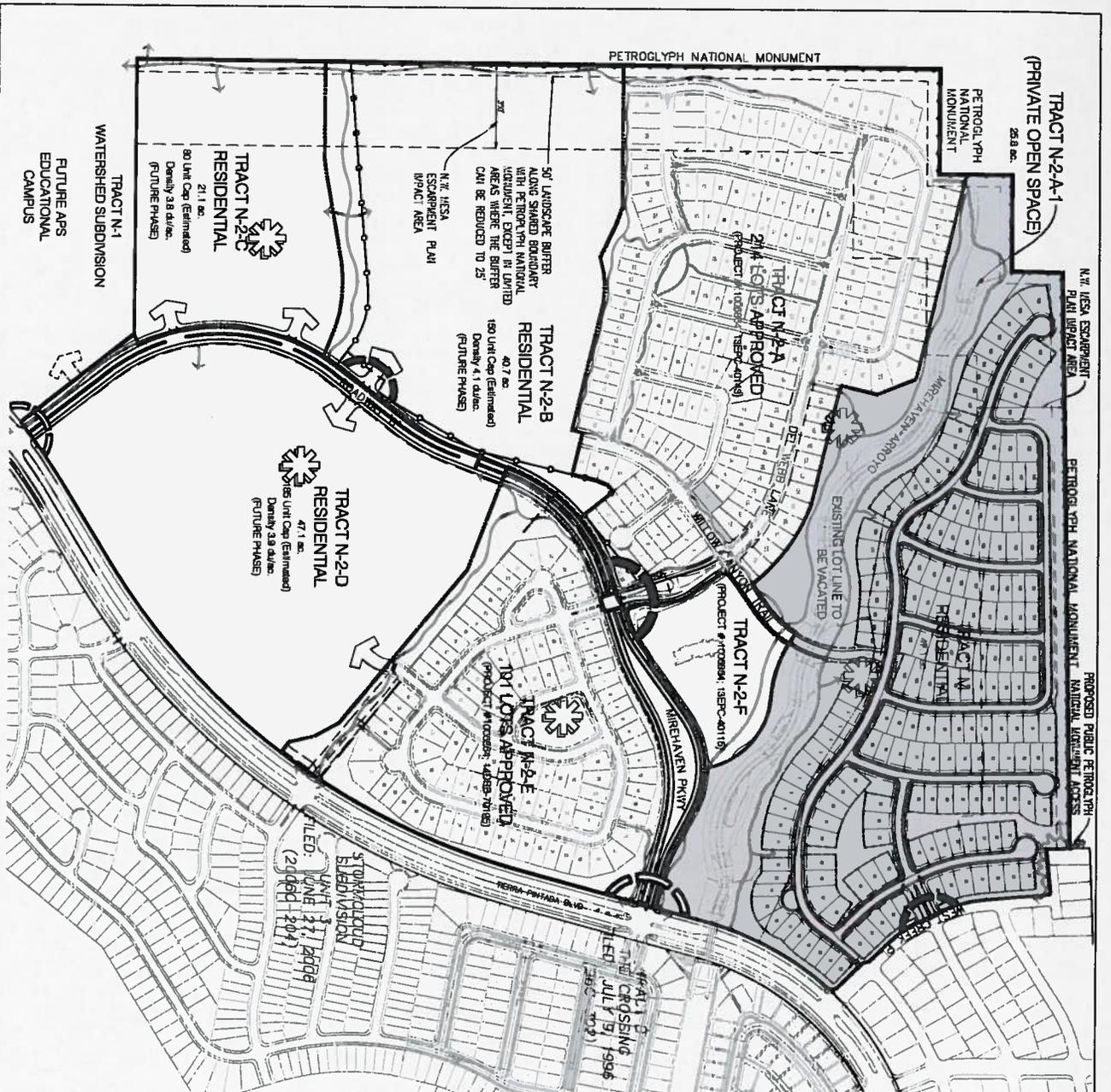
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 Street, Apt. No.,  
 or PO Box No. 9774 Summer Shower Pl. NW  
 City, State, ZIP+4  
 ALB. AL 37120  
 PS Form 3800, August 2005 See Reverse for Instructions

**SITE PLAN REDUCTIONS**

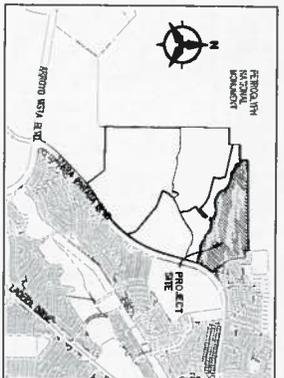




**SHEET INDEX**

SHEET	TITLE
1	TRACT N-2-A-1 (PRIVATE OPEN SPACE)
2	TRACT N-2-A-2
3	TRACT N-2-B
4	TRACT N-2-C
5	TRACT N-2-D
6	TRACT N-2-E
7	TRACT N-2-F

- LEGEND**
- Property Boundary
  - Parcel Boundary
  - Phase Paved Park, Ball and maintained by HOA (See Sheet 3)
  - Pedestrian/Vehicle Access
  - Phase Trail & Pedestrian Access/ Proposed Paved Access Pedestrian Trail
  - Potential APS Elementary School Access
  - Phase Entry Entry/ Primary Entry
  - Gate Secondary Entry/ Secondary Entry
  - Perimeter Fence
  - Boundary for Site Plan
  - Private Open Space (See Sheet 3)



**TRACT INFORMATION**

TRACT	ACREAGE	LAND USE	ESTIMATED UNIT CAP	DENSITY	UNITS APPROVED
N-2-A-1	72.9	PRIVATE OPEN SPACE	189	2.7	143
N-2-A-2	83.3	RESIDENTIAL	220	2.6	214
N-2-B	40.7	RESIDENTIAL	150	3.7	N/A
N-2-C	21.1	RESIDENTIAL	80	3.8	N/A
N-2-D	47.1	RESIDENTIAL	150	3.2	101
N-2-E	77.3	RESIDENTIAL	150	1.9	143
N-2-F	6.6	PRIVATE EQUILIBRIUM	N/A	N/A	N/A
<b>TOTAL</b>	<b>320.9</b>		<b>841</b>	<b>3.35*</b>	<b>500</b>

\*Density based on 100% build-out. Density based on 75% build-out is 3.25.

# WATERSHED @ ESTRELLA

## SITE PLAN FOR SUBDIVISION

Prepared For: **Pulte Homes**

Prepared By: **Consensus Planning, Inc.**  
**Bohman & Huston**

Consensus Planning, Inc.  
Bohman & Huston, Inc.

Scale: 1" = 200'

North Arrow

0 100 200 400 Feet

September 26, 2013  
Sheet 1 of 9

**CONSENSUS PLANNING, INC.**  
10000 W. 10th Street, Suite 100  
Overland Park, KS 66211  
Tel: 913.441.4444  
Fax: 913.441.4445  
www.consensusplanning.com

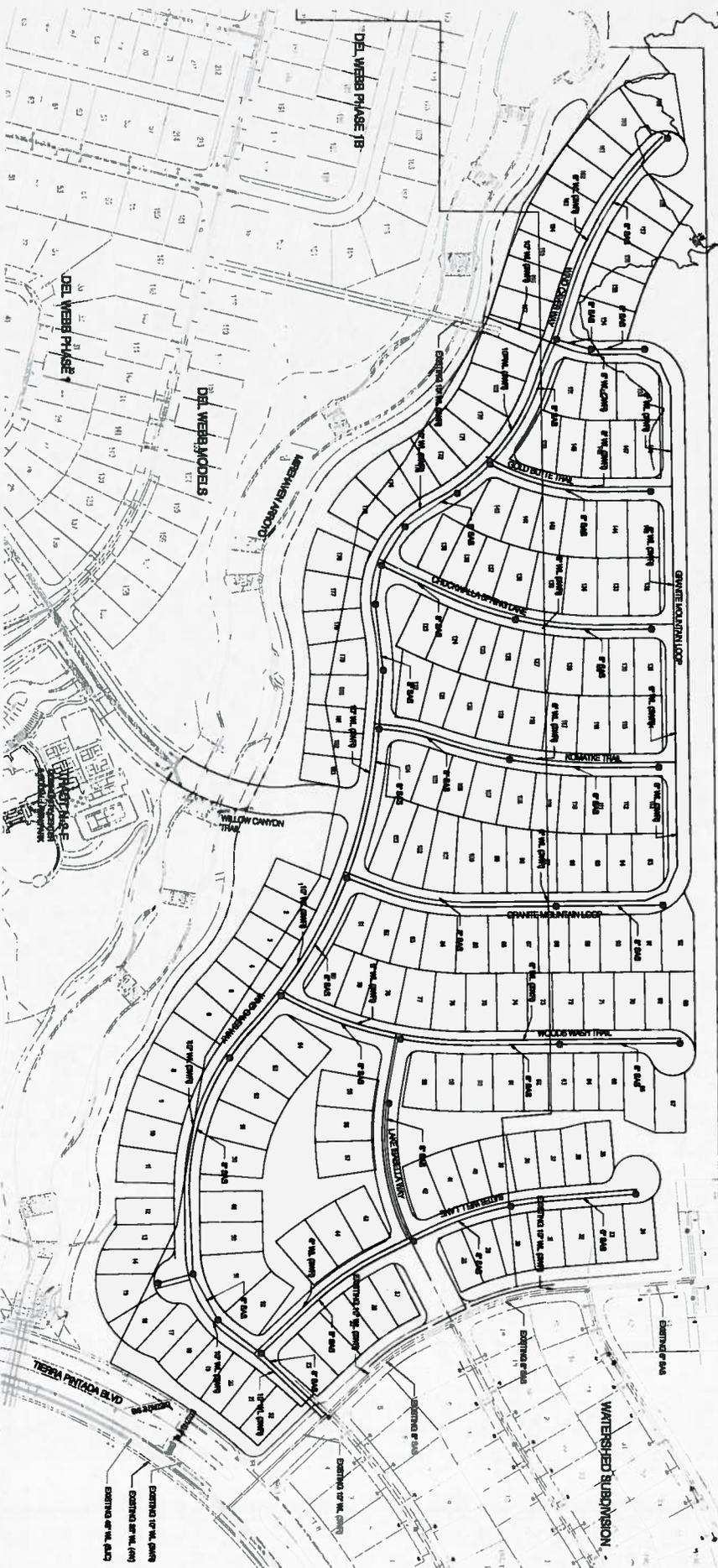
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10000 W. 10th Street, Suite 100  
Overland Park, KS 66211  
Tel: 913.441.4444  
Fax: 913.441.4445  
www.bohmanhuston.com











**DEL WEBB PHASE 2 @ MIREHAVEN**  
**CONCEPTUAL UTILITY PLAN**

Prepared For: **Palte Group**  
 Prepared By: **Consensus Planning, Inc.**  
 Bohannan Huston, Inc.

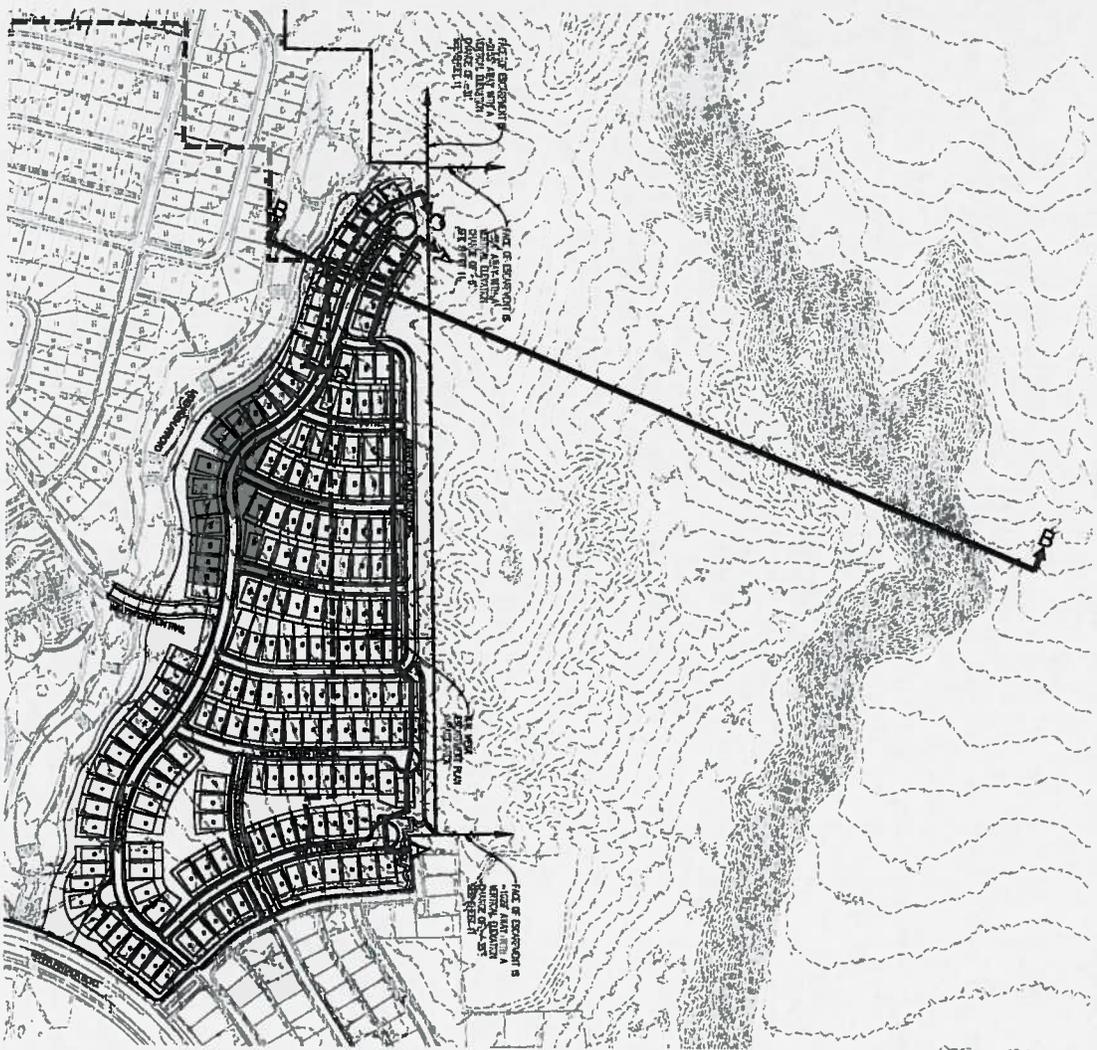
**LEGEND**

PROPOSED WATER MAIN	--- (solid line)
PROPOSED SEWER MAIN	--- (dashed line)
PROPOSED GAS MAIN	--- (dotted line)
PROPOSED ELECTRIC MAIN	--- (dash-dot line)
EXISTING WATER MAIN	--- (solid line with circles)
EXISTING SEWER MAIN	--- (dashed line with circles)
EXISTING GAS MAIN	--- (dotted line with circles)
EXISTING ELECTRIC MAIN	--- (dash-dot line with circles)

**NOTES:**

- ALL WATER AND SEWER MAINS SHALL BE LOCATED WITHIN 10' OF EXISTING (OR PROPOSED) WATER MAINS OR SEWER MAINS. ALL GAS MAINS SHALL BE LOCATED WITHIN 10' OF EXISTING (OR PROPOSED) GAS MAINS.
- ALL EXISTING WATER AND SEWER MAINS ARE LOCATED WITHIN 10' OF EXISTING (OR PROPOSED) WATER MAINS OR SEWER MAINS.
- ALL EXISTING GAS MAINS ARE LOCATED WITHIN 10' OF EXISTING (OR PROPOSED) GAS MAINS.
- ALL EXISTING ELECTRIC MAINS ARE LOCATED WITHIN 10' OF EXISTING (OR PROPOSED) ELECTRIC MAINS.
- THE SITE LINES SHALL BE THE SAME AS SHOWN ON THE SITE PLAN.





LOT #	ADJUSTMENT	NATIONAL ELEVATION 2 OF	STANDARD ELEVATION OF MIREHAVEN
101	102	103	104
101	102	103	104
105	106	107	108
109	110	111	112
113	114	115	116
117	118	119	120
121	122	123	124
125	126	127	128
131	132	133	134
135	136	137	138
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185	186	187	188
191	192	193	194
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255	256	257	258
261	262	263	264
265	266	267	268
271	272	273	274
275	276	277	278
281	282	283	284
285	286	287	288
291	292	293	294
295	296	297	298
301	302	303	304
305	306	307	308
311	312	313	314
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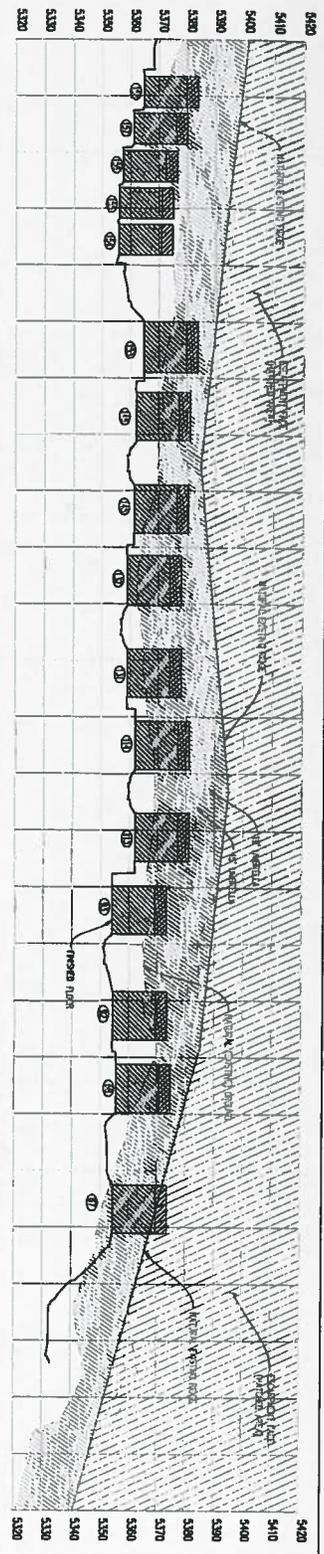
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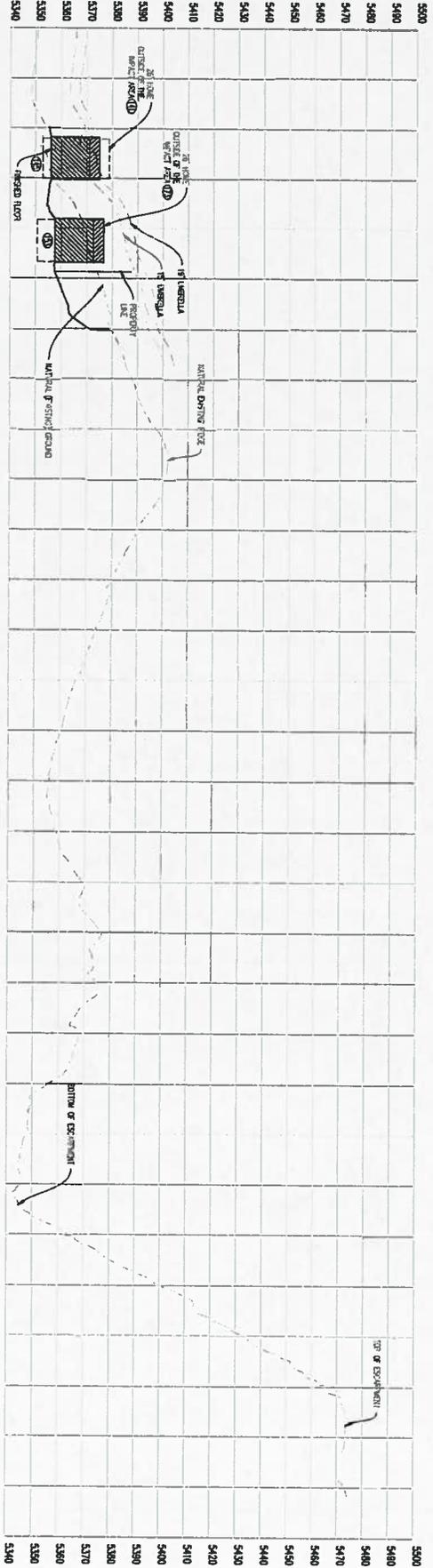
Scale: 1" = 200'  
 NORTH  
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 September, 2019  
 Sheet 7 of 8

**DEL WEBB PHASE 2 @ MIREHAVEN**  
**NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 1 of 3**  
 Prepared For: **Pulte Group**  
 Prepared By: **Consensus Planning, Inc.**  
**Bohman & Huston, Inc.**

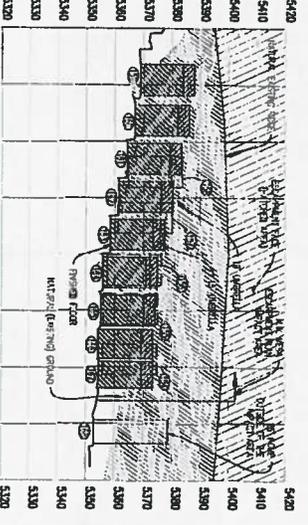
- \* HEIGHT OF HOME SHALL BE BETWEEN 18'-10" BEETWALE 17'-0" BEETWALE
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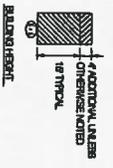
SECTION A-A  
SCALE 1" = 10'



SECTION B-B  
SCALE 1" = 10'



SECTION C-C  
SCALE 1" = 10'



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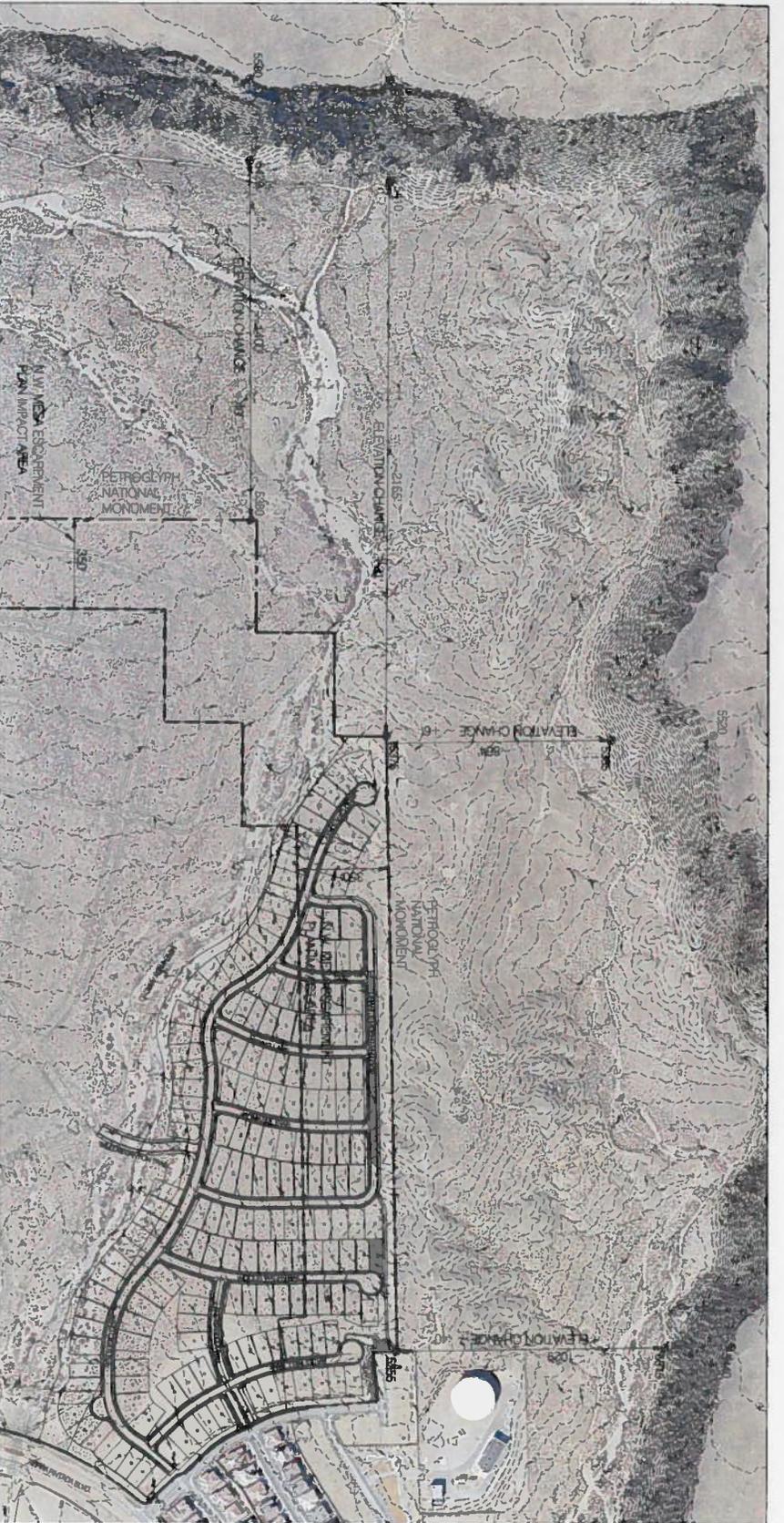
September 2012  
Sheet 8 of 9

# DEL WEBB PHASE 2 @ MIREHAVEN

## NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 2 of 3

Prepared For:  
Pulse Group

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



Del Webb Phase 2 @ Mirehaven  
 Northwest Mesa Escarpment Height Exception Justification Part 3 of 3

**DEL WEBB PHASE 2 @ MIREHAVEN**  
**NORTHWEST MESA ESCARPMENT HEIGHT**  
**EXCEPTION JUSTIFICATION PART 3 of 3**

Prepared For:  
 Pulte Group  
 Consensus Planning, Inc.  
 Bohannan Huston, Inc.

