



**Environmental
Planning
Commission**

**Agenda Number: 04
Project Number: 1006864
Case Number: 18EPC- 40022
Hearing Date: May 10, 2018**

Staff Report

Agent	Consensus Planning
Applicant	Pulte Group
Request	Amend Site Development Plan for Subdivision Site Development Plan for Subdivision
Legal Description	Del Webb @ Mirehaven subdivision, the Pulte @ Mirehaven subdivision and all N and M tracts and subtracts of the Watershed Subdivision, West of Tierra Pintada Blvd.
Location	between West Creek Pl and Petroglyph National Monument
Size	285 acres
Existing Zoning	SU-2 for PDA
Proposed Zoning	same

Staff Recommendation

**APPROVAL/ of Project # 1006864
Case # 18EPC-40022
based on the Findings and subject to the
Conditions of Approval included within this
report**

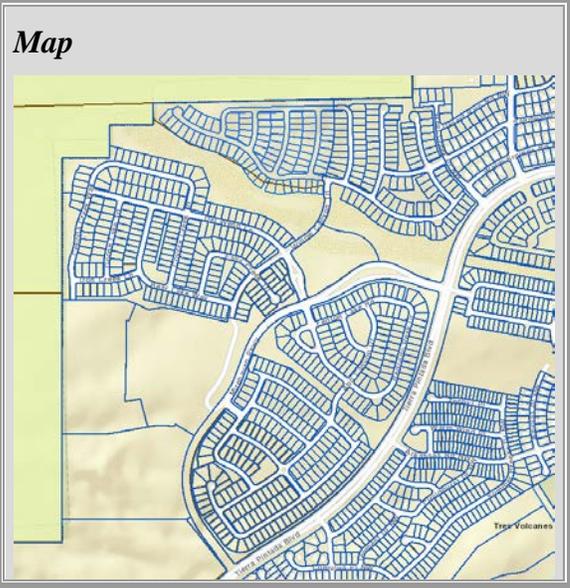
**Staff Planner
Maggie Gould**

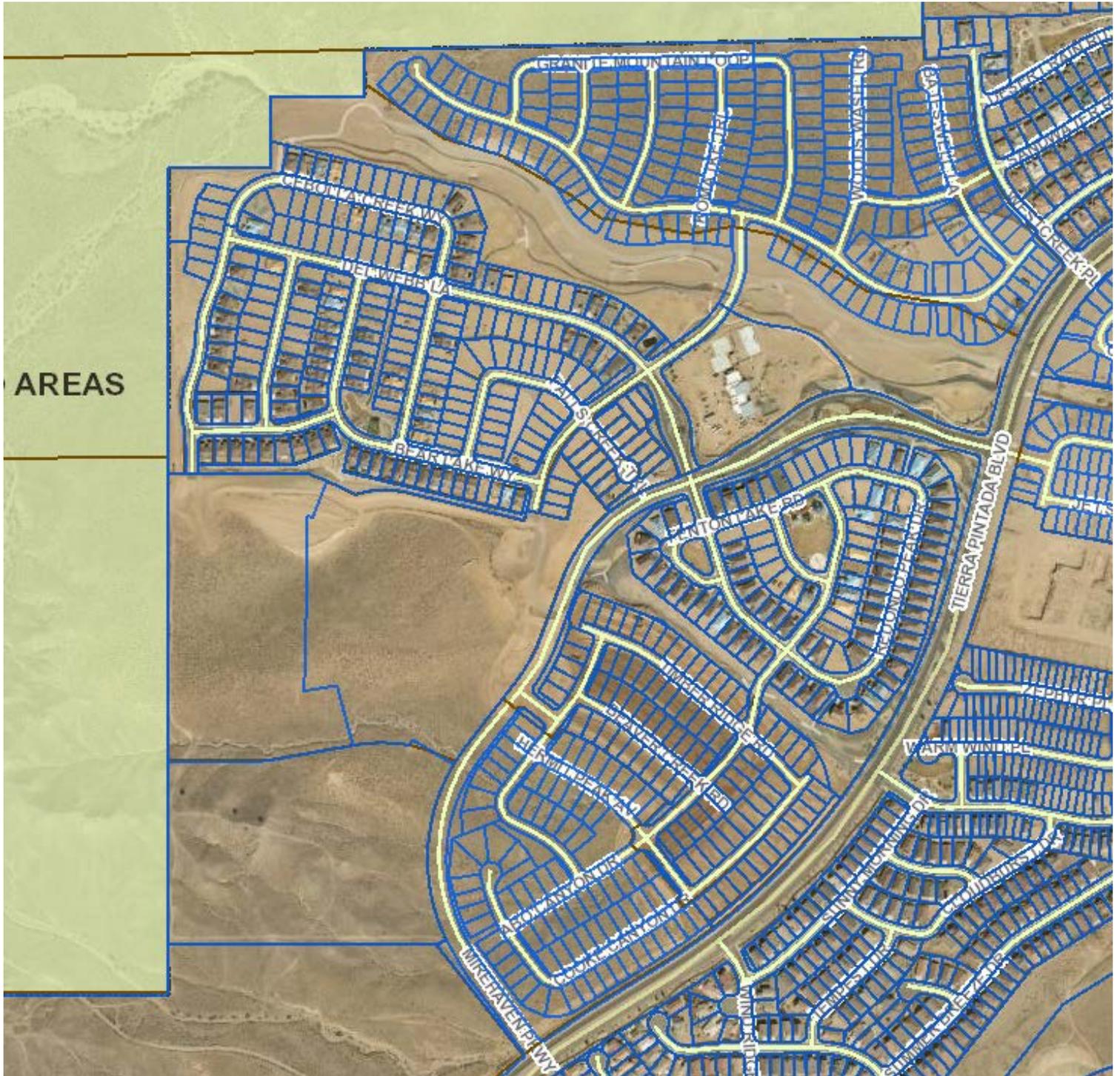
Summary of Analysis

This is a request for a an amendment to the overall Site Development Plan for Subdivision for the Watershed @Estrella containing 285 acres.

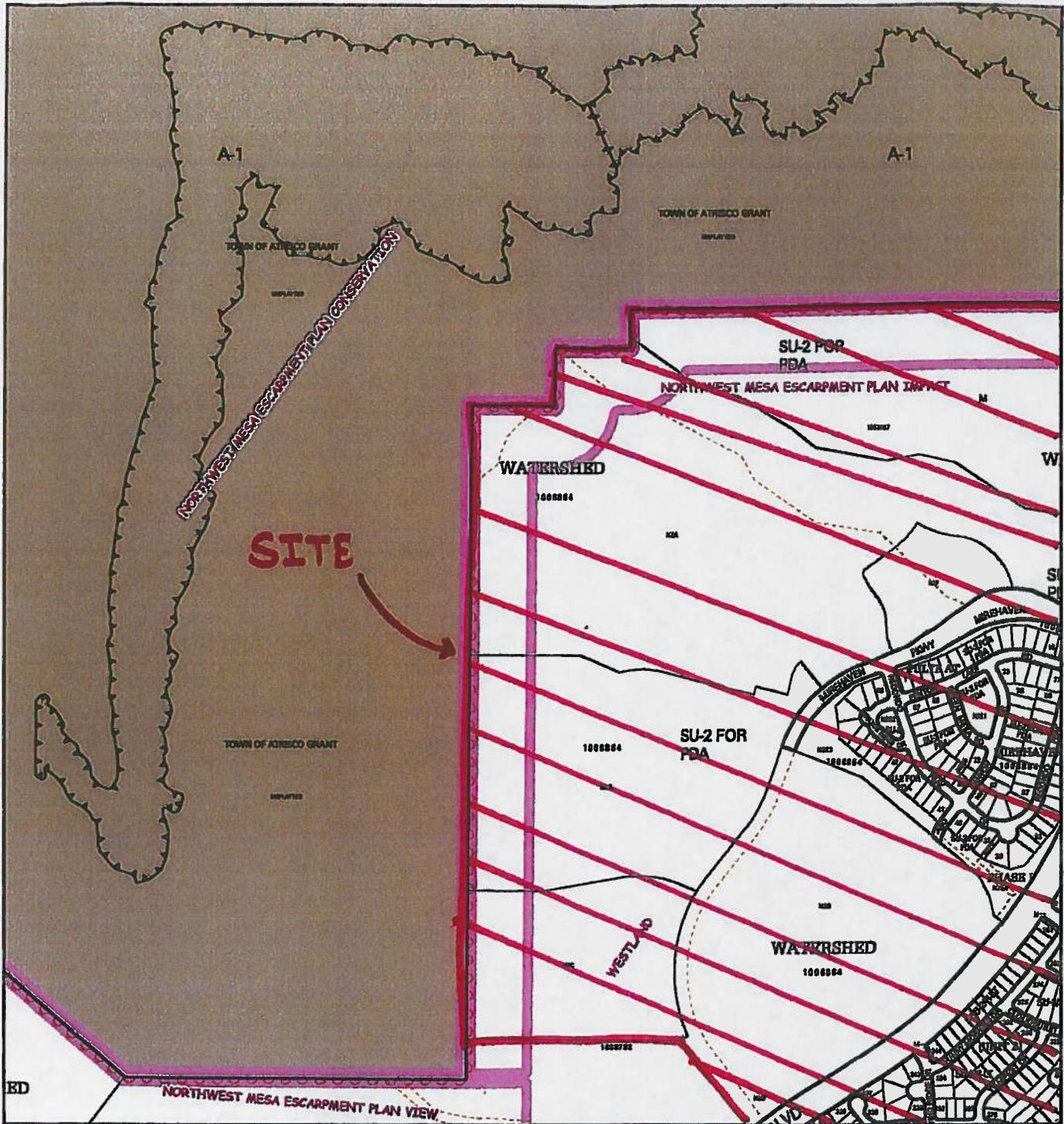
The Tres Volcanes NA, The Manors at Mirehaven Community Association Incorporated, Del Webb Mirehaven NA, The Estates at Mirehaven Community Association Incorporated and the Westside Coalition of Neighborhood Associations were notified. A facilitated meeting occurred on April 26, 2018.

Staff recommends approval with conditions





(aerial photo 2016 AGIS)

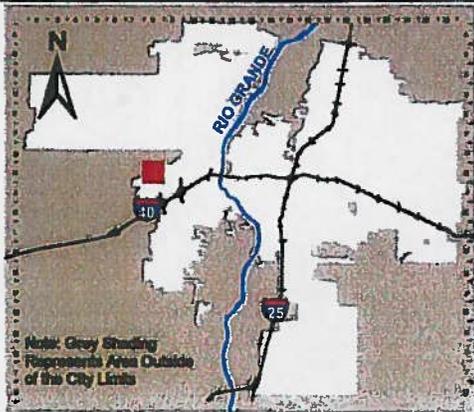


For more current information and details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 9/2/2014



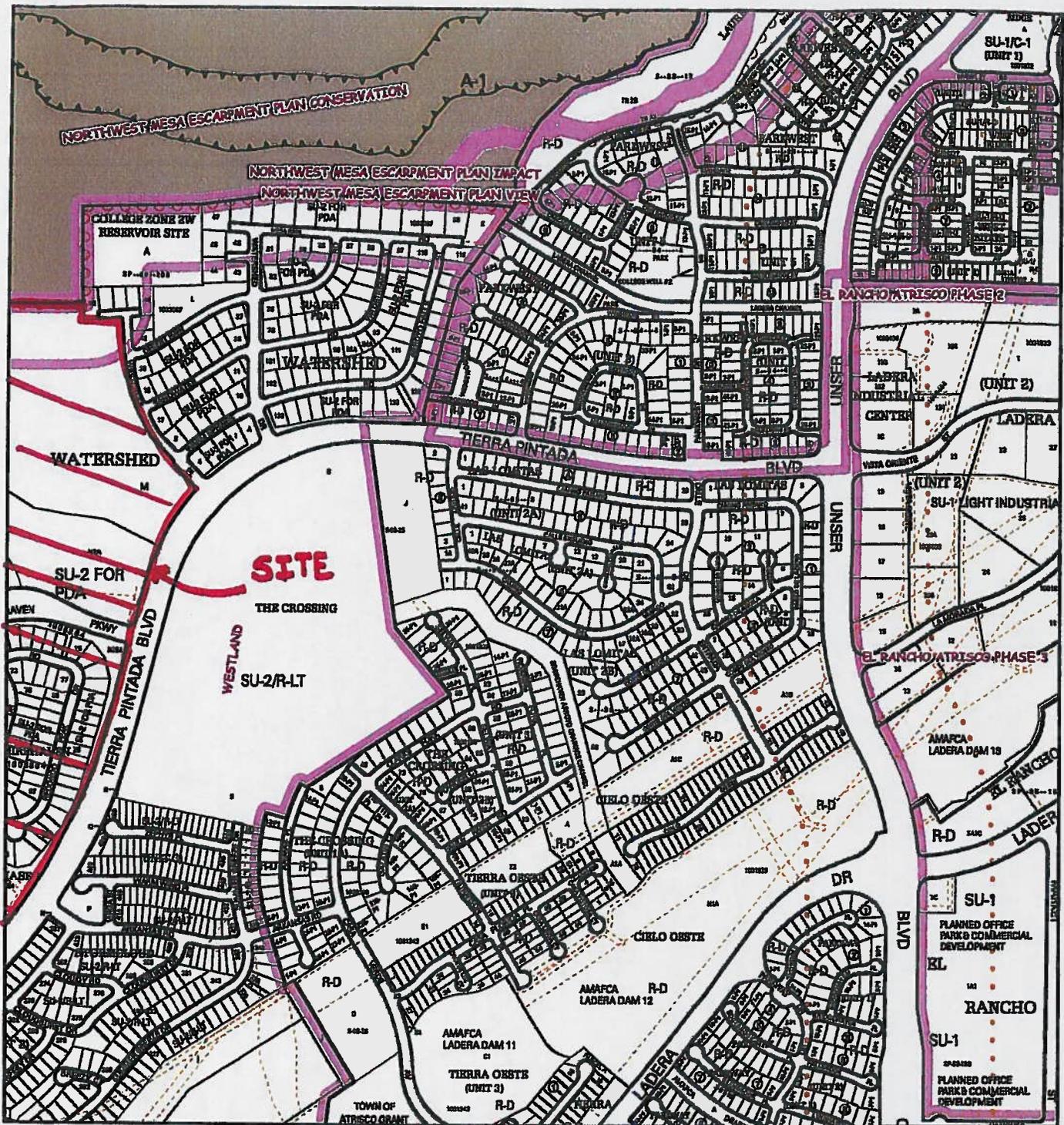
Zone Atlas Page:

H-08-Z

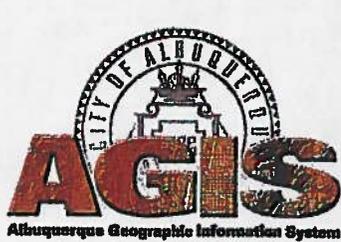
Selected Symbols

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

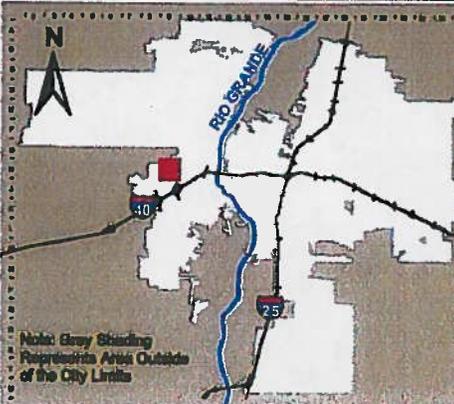




For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 9/2/2014



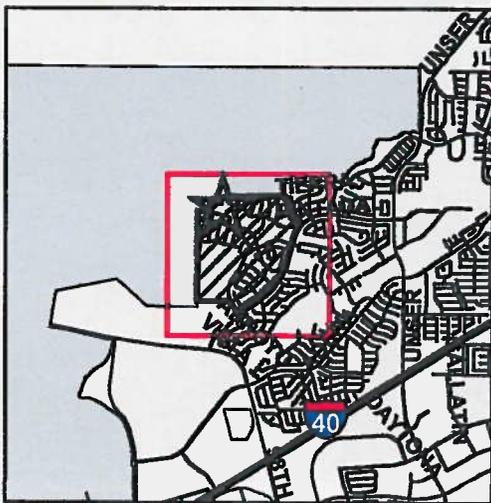
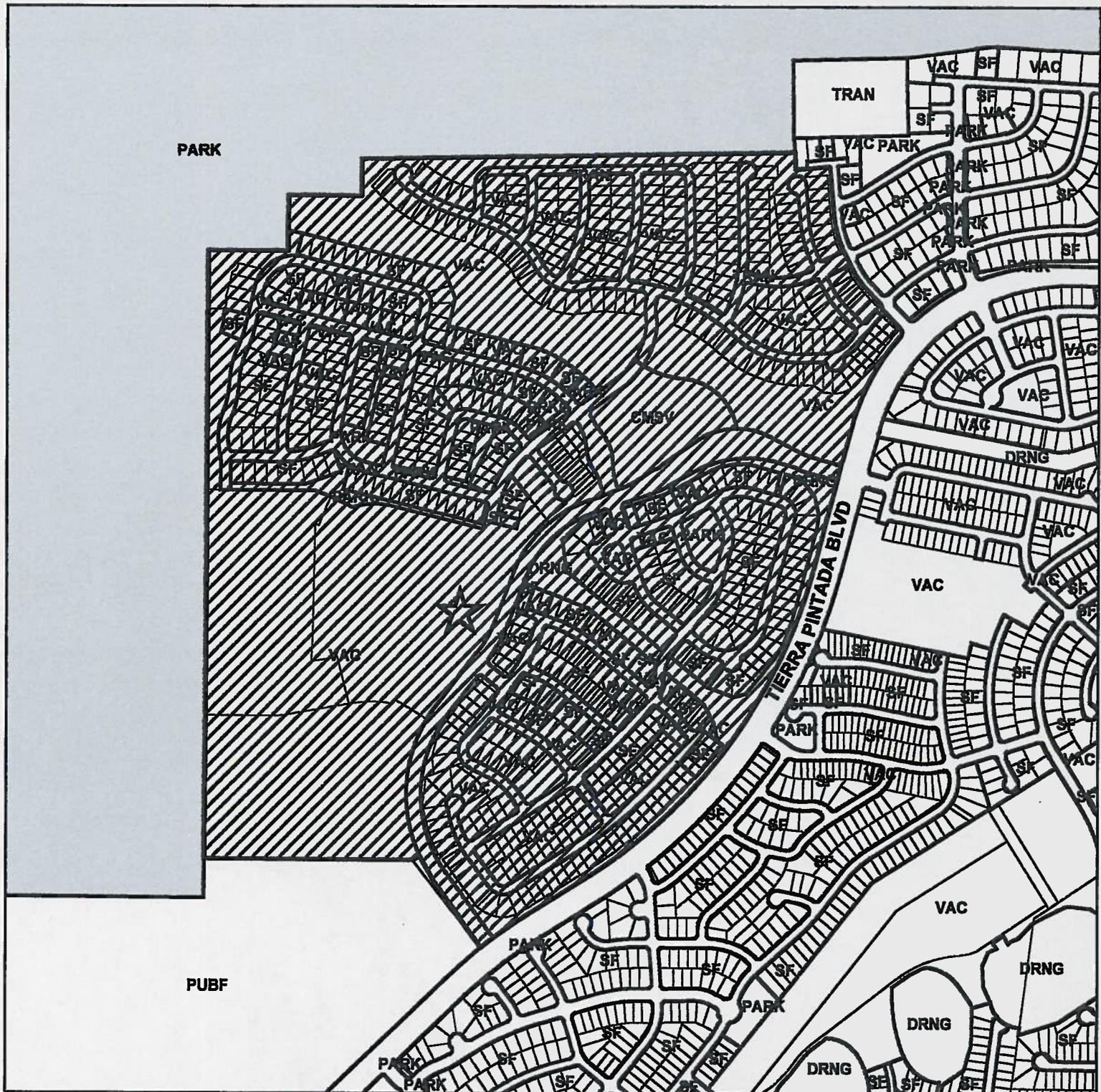
Note: Gray Shading Represents Areas Outside of the City Limits

Zone Atlas Page:
H-09-Z

Selected Symbols

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





LAND USE MAP

Note: Gray shading indicates County.

KEY to Land Use Abbreviations

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

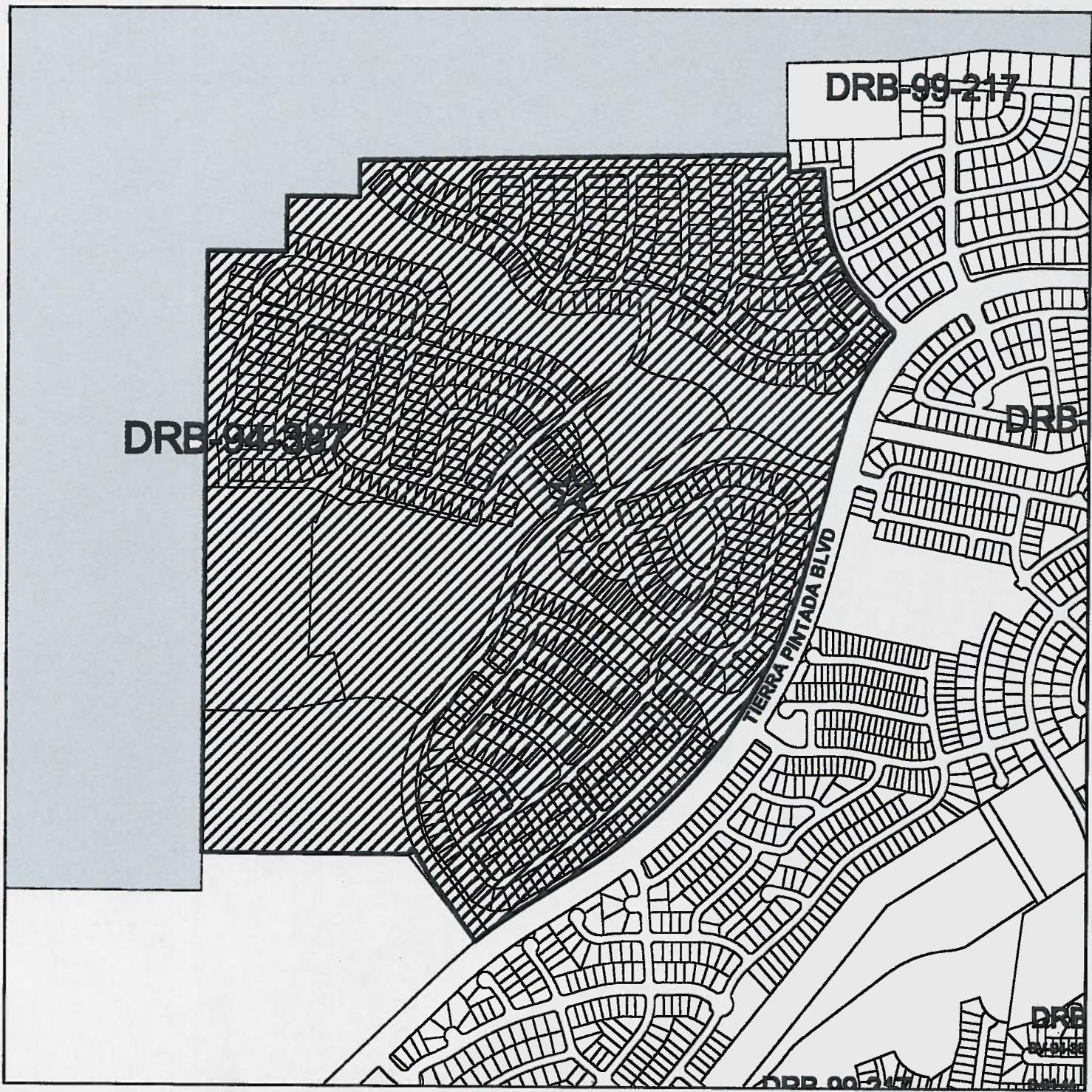


1 inch = 750 feet

Project Number:
1006864

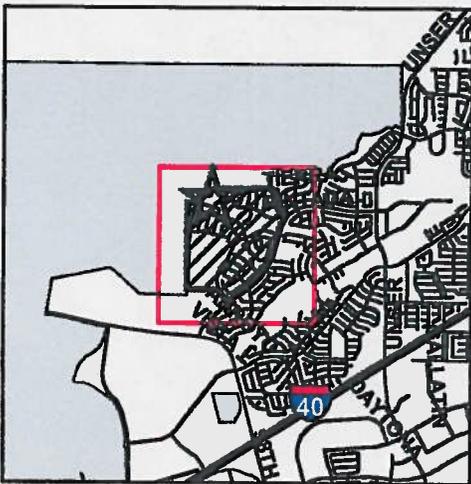
Hearing Date:
5/10/2018

Zone Map Page: H-8 and H-9
Application Case Numbers:
18EPC-40022



HISTORY MAP

Note: Gray shading indicates County.




1 inch = 750 feet

Project Number:
1006864

Hearing Date:
5/10/2018

Zone Map Page: H-8 and H-9

Application Case Numbers:
18EPC-40022



Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------------------|--------------------------|-----------------------------|
| Community Center | Fire | Public Schools | Landfill Buffer (1000-feet) |
| Multi-Service Center | Police | Proposed Bike Facilities | Landfill designated by EHD |
| Senior Center | Sheriff | ABQ Bike Facilities | Developed County Park |
| Library | Solid Waste | ABQ Ride Routes | Undeveloped County Park |
| Museum | Albuquerque City Limits | | Developed City Park |
| | | | Undeveloped City Park |



Project Number: 1006864

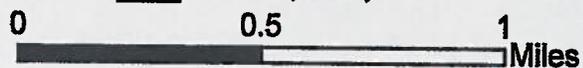


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INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-2 PDA	Area of Consistency , WSSP, Northwest Mesa Escarpment Plan, Westland Master Plan	Single family residential and amenities
<i>North</i>	A-1	“	Parks – Petroglyph National Monument
<i>South</i>	SU-2 PDA	“	Vacant
<i>East</i>	SU-2 R-LT	“	Single Family Residential
<i>West</i>	A-1	“	Parks – Petroglyph National Monument

Proposal

This is a request for a an amendment to the overall Site Development Plan for Subdivision for the Watershed @Estrella containing 285 acres.

The applicant requests an amendment to the overall Site Development Plan for Subdivision (SPS) (13EPC-40115), to remove three access points and update the residential building elevations to clarify the design requirements.

EPC Role

The EPC is hearing this case because it is an amendment to the previously approved SPS and because of the process for exceptions outlined in the 2016 amendments to the NWMEP. Additionally, the Site Development Plan for Subdivision (SPS) for the entire site stipulated that tracts adjacent to the Petroglyph National would be reviewed by the EPC (13EPC-40115). This is a quasi-judicial matter.

History/Background

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

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

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

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

The EPC approved a Site Plan for Subdivision amendment for seven lots in the north portion of the subdivision in 2017 (17-EPC-4004) to allow height above 19 feet from natural grade.

Context

The subject site is large residential development that includes multiple phases. Some developed with single family house available to anyone and some developed as housing for persons over 55 years of age. The area to the east of the subject site is developed with single family residential use. The Petroglyph National Monument is to the north and west of the site, public access is allowed on portions of the monument, but is limited.

Transportation System

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

The LRRS designates Tierra Pintada Blvd as a Collector street.

Comprehensive Plan Corridor Designation

There is no Comprehensive Plan Corridor designation for Tierra Pintada Blvd or the surrounding streets.

Trails/Bikeways

Tierra Pintada Blvd. And Mirehaven Parkway contain bike lanes

Transit

There are no transit routes that serve the area at this time.

Public Facilities/Community Services

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

ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

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

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

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

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

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

Albuquerque / Bernalillo County Comprehensive Plan (Bernalillo County has not adopted this plan yet)

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

The subject site is located in the area designated Area of Consistency by the Comprehensive Plan. Applicable policies include:

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design

The request will allow development that is of the same scale and character as the existing development in an existing residential area. The request furthers policy 4.1.2

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

a)Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

The requests are consistent with existing development and will allow the existing development patterns to continue. The proposed site plan shows open space, trails and housing that is consistent with the existing development. The requirement to keep one additional access point is consistent with this policy. The request furthers Policy 5.6.3 and a.

WEST SIDE STRATEGIC PLAN (WSSP) (Rank II)

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

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

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

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

The EPC, acting for the City, will make land use and design decisions that will affect the Petroglyph National Monument (PNM). The request does not alter the access to the PNM or move drainage on to the PNM. The request furthers policy 3.81.

TRAILS & BIKEWAYS FACILITY PLAN (Rank II)

FACILITY PLAN FOR ARROYOS (Rank II)

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

WESTLAND MASTER PLAN (RANK III)

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

Page 87 states, "The prospective home buyer should be offered a choice in architectural styles. The use of a single style within neighborhoods is discouraged. Individual dwelling units should be distinguishable from each other."

Northwest Mesa Escarpment Plan (Rank 3)

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

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

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

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT

Request

This is a request for a an amendment to the overall Site Development Plan for Subdivision for the Watershed @Estrella containing 285 acres.

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

The applicant proposes to remove three access points originally shown on the SPS and update the residential design standards.

Two open access points were shown into tract N-2-C and one gated access was shown into tract N-2-B. The applicant states that Tract N-2-C was not originally planned to be part the Del Webb development, but would develop as part of the housing available to people of all ages. The demand for the Del Webb housing caused the applicant to add this tract to the gated Del Webb development. The applicant would like to remove the additional points to secure the entire Del Webb Development. The overall development does not have road connection to the north and west because of the Petroglyph National Monument. The request will impact the connectivity for this development, more than it will impact the generally connectivity for the area. The Traffic Engineer and planning staff discussed this request and believe that the two southernmost access points can be removed, but the access point shown on tract N-2-B should remain in order to give the final phase of development adequate street access.

The updated elevations are shown on sheets 5a-e. The request does not amend the design standards, but adds building elevations and clarifies the relationship of the garage and the house. The update clarifies that there is no maximum setback for the house or garage and does not require the garage to be offset from the house.

The elevations show housing types that are consistent with the existing development. As this is the last phase of the development, staff does not believe that the updates will have a negative impact on the development.

AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

The applicant will address the transportation comments regarding a TIS prior to DRB final sign off.

The final phase of this development will be developed as part of the existing Del Webb community and will be restricted to persons over 55 years of age. Therefore, the impact on APS schools will be minimal.

Neighborhood/Public

Tres Volcanes NA, The Manors at Mirehaven Community Association Incorporated, Del Webb Mirehaven NA, The Estates at Mirehaven Community Association Incorporated

and the Westside Coalition of Neighborhood Associations were notified. A facilitated meeting occurred on April 26, 2018. Some attendees were concerned about the height request, access to the subdivision and dust caused by the construction in the area. There was some confusion regarding the number of lots seeking an exception; this has been clarified by the applicant as 12 lots that will need a specific exception.

IDO

The IDO converts this site to PC, Planned Community Zone. The PC zone requires a minimum of 100 acres and references a Framework Plan (Master Plan). Development in this zone must meet the standards in the IDO unless modified by the PC zone . The existing Site Plan for Subdivision will remain as the controlling document for this development under the IDO , unless modified by the applicant at an EPC hearing.

The following references are relevant to the PC zone:

2-6(B)(4) Allowable Uses

2-6(B)(4)(a) A PC zone may contain any of the uses listed in TABLE 4-2-1, except those that require NR-SU zoning, for all or part of the PC zone district, provided that those uses do not create significant adverse impacts on nearby existing neighborhoods, City parks or trails, or Major Public Open Space.

2-6(B)(4)(b) All allowable uses in the PC zone district are subject to the applicable Use-specific Standards listed for that use in Section 14- 16-4-3 unless modified by the PC zone district approval.

2-6(B)(5) Development and Form Standards

All development in PC zone districts is subject to the provisions of Part 14-16-5 (Development Standards) for the type of use or structures in the approved Planned Community, unless those standards are modified by the PC zone district approval.

CONCLUSION

This is a request for an amendment to the overall Site Development Plan for Subdivision for the Watershed @Estrella containing 285 acres.

The applicant also proposes to remove three access points originally shown on the SPS and update the residential design standards. Staff consulted with Traffic Engineering and has added a condition of approval requiring the access to Tract N-2-B to remain.

FINDINGS, Site Development Plan for Subdivision Amendment

Project # 1006864, Case # 18EPC- 40016

1. This is a request for an amendment to a site Development Plan for Subdivision originally, Project No. 1006864, 13EPC-40115, for the Del Webb @ Mirehaven subdivision, the Pulte @ Mirehaven subdivision and all N and M tracts and subtracts of the Watershed Subdivision, located in an area bounded by the Petroglyph National Monument to the north and west, West Creek Pl. and Tierra Pintada Blvd. to the east and Mirehaven Parkway to the southern

boundary of tract N2C1 of the watershed subdivision and containing approximately 285 acres.

2. The request removes two access pints on Tract N-2-C and clarifies residential design standards as shown on sheets 5a-e.
3. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, Westland Master Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The subject is within in an Area of Consistency in the Comprehensive Plan. The following policies are relevant to the request:

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design

The request will allow development that is of the same scale and character as the existing development in an existing residential area. Request furthers policy 4.1.2

Policy 4.1.5 Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions.

The approved SPS (13 EPC -40115) contains a list of approved plants for the open space and natural areas; these species will be used for planting adjacent to the Petroglyph National Monument, Mirehaven Arroyo and in the open spaces in the Impact Area. The site plans show internal open spaces area a sensitive treatment of the edge of the Petroglyph Monument that include single loaded streets and appropriate drainage. Requests further policy 4.1.5.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

a)Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

The request is consistent with existing development and will allow the existing development patterns to continue. The proposed site plan shows open space, trails and housing that is consistent with the existing development. The requirement to keep one additional access point is consistent with this policy. The request furthers Policy 5.6.3 and a.

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

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

shall, through their actions, attempt to minimize their negative impacts on the City, County, and adjacent neighborhoods and landowners.

The EPC, acting for the City, will make land use and design decisions that will affect the Petroglyph National Monument (PNM). The proposed additional height will not have a negative impact on the monument, because views will still be protected. The applicant included an analysis of the grading plan, a cut and fill diagram and a view analysis to show that the PNM would not be impacted. The request does not alter the access to the PNM or move drainage on to the PNM. The request furthers policy 3.81

6. The subject site is governed by the Westland Master Plan. There are no specific goals or policies in the WMP, but the plan has design guidelines. The existing Site Development Plan for Subdivision is consistent with these design guidelines.
7. The Tres Volcanes NA, The Manors at Mirehaven Community Association Incorporated, Del Webb Mirehaven NA, The Estates at Mirehaven Community Association Incorporated and the Westside Coalition of Neighborhood Associations were notified. A facilitated meeting occurred on April 26, 2018. Some attendees were concerned about the height request for 18EPC-40016, access to the subdivision and dust caused by the construction in the area.
8. Property owners within 100 feet of the site were notified. Staff received four inquiries about the request, but has not received any comments as of this writing.

RECOMMENDATION

APPROVAL of 18EPC-40022, a request for Site Development Plan for Subdivision/ for 1. This is a request for an amendment to a site Development Plan for Subdivision originally, Project No. 1006864, 13EPC-40115, for the Del Webb @ Mirehaven subdivision, the Pulte @ Mirehaven subdivision and all N and M tracts and subtracts of the Watershed Subdivision, located in an area bounded by the Petroglyph National Monument to the north and west, West Creek Pl. and Tierra Pintada Blvd. to the east and Mirehaven Parkway to the southern boundary of tract N2C1 of the watershed subdivision and containing approximately 285 acres. , based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Subdivision Amendment Project # 10040022, Case # 18EPC- 40022

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the

EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The access point for tract N-2-B shown on the approved SPS dated 12-28-15 shall remain. The applicant can chose to have the gate remain or remove the gate.
4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

FINDINGS, Site Development Plan for Subdivision

Project # 1006864, Case # 18EPC- 40016

1. This is a request for a Site Development Plan for Subdivision for all or a portion of Tract N-2-B and Tract N-2-C, Watershed Subdivision, zoned SU-2 for PDA, located on the western side of Tierra Pintada, between Willow Canyon Trail and Bear Lake Way, containing approximately 61.8 acres
2. The applicant requests an exception to the height limitations of the Northwest Escarpment Plan to allow a building height of up to 19 feet as shown on sheet 7 of 9 of the proposed Site Development Plan for Subdivision.
3. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Westland Master Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The request is consistent with design standard 10A, the requirement to have less than 30% of the monument buffer be less than 50 feet.
5. Individual dwelling units will be approved through the building permit process.
6. The final phase of this development will be developed as part of the existing Del Webb community and will be restricted to persons over 55 years of age. Therefore, the impact on APS schools will be minimal.
7. The subject is within in an Area of Consistency in the Comprehensive Plan. The following policies are relevant to the request:

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design

The request will allow development that is of the same scale and character as the existing development in an existing residential area. Request furthers policy 4.1.2

Policy 4.1.5 Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions.

The approved SPS (13 EPC -40115) contains a list of approved plants for the open space and natural areas; these species will be used for planting adjacent to the Petroglyph National Monument, Mirehaven Arroyo and in the open spaces in the Impact Area. The site plans show internal open spaces area a sensitive treatment of the edge of the Petroglyph Monument that include single loaded streets and appropriate drainage. Requests further policy 4.1.5.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

a)Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

The requests are consistent with existing development and will allow the existing development patterns to continue. The proposed site plan shows open space, trails and housing that is consistent with the existing development. The request furthers Policy 5.6.3 and a.

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

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

The EPC, acting for the City, will make land use and design decisions that will affect the Petroglyph National Monument (PNM). The proposed additional height will not have a negative impact on the monument, because views will still be protected. The applicant included an analysis of the grading plan, a cut and fill diagram and a view analysis to show that the PNM would not be impacted. The request does not alter the access to the PNM or move drainage on to the PNM. The request furthers policy 3.81

9. The subject is governed by the Westland Master Plan.

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

The proposed additional height will not have a negative impact on the escarpment or the views to the escarpment. Sheet 2 of 3, Exception Justification, shows that all structures will be below the escarpment face and will not block the views to the escarpment. The

development generally slopes from northwest to southeast and will still offer views to the Sandias. The request furthers Westland Master Plan Guideline B, Views.

10. The Tres Volcanes NA, The Manors at Mirehaven Community Association Incorporated, Del Webb Mirehaven NA, The Estates at Mirehaven Community Association Incorporated and the Westside Coalition of Neighborhood Associations were notified. A facilitated meeting occurred on April 26, 2018. Some attendees were concerned about the height request for 18EPC-40016, access to the subdivision and dust caused by the construction in the area.
11. Property owners within 100 feet of the site were notified. Staff received four inquiries about the request, but has not received any comments as of this writing.

RECOMMENDATION

APPROVAL of 18EPC-40016, a request for Site Development Plan for Subdivision for all or a portion of Tract N-2-B and Tract N-2-C, Watershed Subdivision, zoned SU-2 for PDA, located on the western side of Tierra Pintada, between Willow Canyon Trail and Bear Lake Way, containing approximately 61.8 acres based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Building Subdivision Project # 1006864, Case # 18EPC- 40016

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The applicant will address the transportation comments regarding a TIS prior to DRB final sign off.
4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

Maggie Gould 
Planner

Notice of Decision cc list:

To be added after the hearing

AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

The site is abutting the Petroglyph National Monument to the west, which is designated as Major Public Open Space. Existing zoning is SU-2/PDA through the Westland Master Plan. This zone converts to the Planned Community (PC) zone district under the IDO, and the Westland Master Plan remains valid as the required Framework Plan. Future development must comply both with the Framework Plan and any relevant Site Plan for Subdivision. Processes specified in those previous approvals do not carry over, but development standards and uses do. Under the IDO, any site 5 acres or greater adjacent to Major Public Open Space must get a Site Plan – EPC approved prior to any other action. The requested Site Plan for Subdivision would be considered the required Site Plan – EPC required under the IDO and would remain in effect, subject to a 7-year expiration.

This Site Plan for Subdivision request lies within the Watershed Site Plan for Subdivision boundary and subject to its design standards. The single-loaded road between the development and the Petroglyph National Monument will help minimize the impact of adjacent development on the Major Public Open Space. The proposed street network and lot layout seems to provide a connected grid internally. This grid pattern should provide good mobility options for drivers, pedestrians, and cyclists within the development. There are no direct vehicle connections to Mirehaven Parkway. It appears all traffic will be collected onto Willow Canyon and Cibola Creek Way, which both connect to only one access point to the north. The West Side suffers from connectivity issues, which exacerbates congestion and poses challenges for service delivery and emergency response, including fire and EMT. The DPM specifies that no more than 50 homes should be accessed from a single access point to the roadway system. It appears that the proposed plat exceeds this limit in the extreme. At least two more access points to Mirehaven would provide much better connectivity, improve safety, and lessen the stress and congestion on the two collectors.

The pedestrian/bicycle connection from the proposed development to Mirehaven is a good connection to the subdivision to the east.

The request for variances to building height seem minimal. While the Northwest Mesa Escarpment Plan discourages the use of cut and fill to reduce the amount of dust that might get blown onto the Petroglyph National Monument, the applicant emphasizes that these lots would not be developable without the proposed cut and fill. It appears the applicant is sensitive to the topography changes on the site and trying to work with them to minimize the visual impact of the building height from the finished floor, which meets the intent of the NWMEP.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

Hydrology Development

NMDOT

No comment

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

No Comment

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

- Identification: UPC – 100805932513940102 & 100805930004140103
- a. An availability request was made 02/05/2018 for Del Web phase 3 & 4. Said request is currently being reviewed.
- b. Please note that there were several properties on the information provided with the availability submittal that had finished floor elevations that precluded the prescribed lots from obtaining service to 4W infrastructure. Pressure zone 4W is bounded between elevations 5487.7 feet and 5372.7 feet and pressure zone 3WR is bounded between elevations 5372.7 feet and 5257.7 feet (elevations as per NAVD 88). The properties being considered reside on proposed streets named Willow Canyon Trl., Crystal Creek Ln., and Sugar Creek Ln. These residences shall be served off of 3WR pressure zone infrastructure unless otherwise specified by the Utility Development Section of the Water Utility Authority.
- c. Once the Availability Statement has been issued it will remain in effect for a period of one year.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

The developer shall follow all previous recommendations made by the City Open Space Division and National Park Service and all recommendations resulting from the required archeological surveys.

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

No Comment

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Transit Corridor	Not on a corridor
Transit Route	Not proximate to any routes
Current Service/stops	The area is not currently served, nor designed to be served, by transit, a fact which is memorialized on Sheet 2 of 9 of the Site Plan for Subdivision.
Comments	none

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No comment

ALBUQUERQUE PUBLIC SCHOOLS

- a. EPC Description: 18EPC-40061 SITE DEVELOPMENT PLAN FOR SUBDIVISION
- b. Site Information: Tract N-2-B and N-2-C, Watershed
- c. Site Location: Located on the west side of Tierra Pintada between Willow Canyon Trail and Bear Lake Way.
- d. Request Description: The applicant requests approval of a Site Development Plan for Subdivision, to allow for the final phase of the Del Webb Mirehaven residential which will consist of 223 residential lots.
- e. APS Case Comments: This will have impacts to the Painted Sky Elementary School, Jimmy Carter Middle School, and West Mesa High School. Currently, Painted Sky Elementary School is exceeding capacity, Jimmy Carter Middle School and West Mesa High School are nearing capacity.
 - i. Residential Units: 223
 - ii. Est. Elementary School Students: 57
 - iii. Est. Middle School Students: 24
 - iv. Est. High School Students: 24
 - v. Est. Total # of Students from Project: 105

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

School Capacity

School	2017-2018 40th Day Enrollment	Facility Capacity	Space Available
Painted Sky ES	1066	660	-406
Jimmy Carter MS	1090	1150	60
West Mesa HS	1654	1800	146

- If said residential development is not in alignment with school capacity corresponding to the specific geographic area (i.e. school boundary), the District will take measures to provide educational services and facilities to the geographic area including, but not limited to:
 - I. Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
 - II. Improve facility efficiency (short term solution)
 - a. Schedule Changes
 - i. Double sessions
 - ii. Multi-track year-round
 - b. Other
 - i. Float teachers (flex schedule)
 - III. Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
 - IV. Combination of above strategies
- **All planned additions to existing educational facilities are contingent upon taxpayer approval.**

MID-REGION COUNCIL OF GOVERNMENTS
MIDDLE RIO GRANDE CONSERVANCY DISTRICT
PUBLIC SERVICE COMPANY OF NEW MEXICO

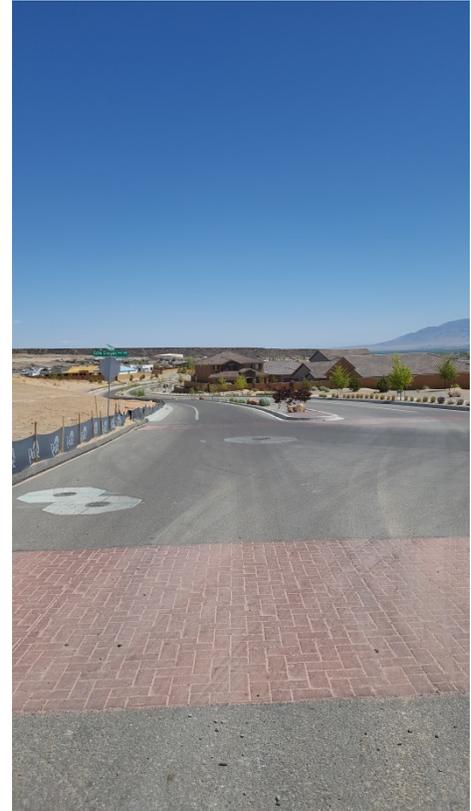
PNM provided comments on Phase I of this project for EPC hearing dated November 13, 2013. The comments are repeated below:

1. 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.
2. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review.



View of the subject site looking west from Mirehaven Parkway near Echo Canyon Ave. left

Looking east from Mirehaven Parkway near the Amenity center. right



Entrance to the development from Mirehaven parkway



Existing development



looking south from the northeast corner of the development



looking north on to the Petroglyph National Monument



looking south from the NE corner of the site at the Petroglyph National Monument

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

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

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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.

OFFICIAL NOTICE OF DECISION

Project #1006864

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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 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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

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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 through the Planning Director that the Planning Commission extend the plan's life an additional five years.

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

Sincerely,

CMarone

for Suzanne Lubar
Acting Director, Planning Department

SL/CLL/KCB/mc

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

ZONING

Please refer to the Zoning Code and the Westland Master Plan for specifics of the site zoning

APPLICATION INFORMATION



SUBDIVISION		Supplemental Form (SF)		ZONING & PLANNING	
<input type="checkbox"/>	Major subdivision action	S	Z	<input type="checkbox"/>	Annexation
<input type="checkbox"/>	Minor subdivision action				
<input type="checkbox"/>	Vacation			V	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/>	Variance (Non-Zoning)			P	Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN					Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input checked="" type="checkbox"/>	for Subdivision Amendment			D	Street Name Change (Local & Collector)
<input type="checkbox"/>	for Building Permit			L A	APPEAL / PROTEST of...
<input type="checkbox"/>	Administrative Amendment/Approval (AA)				Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/>	IP Master Development Plan				
<input type="checkbox"/>	Cert. of Appropriateness (LUCC)				
STORM DRAINAGE (Form D)					
<input type="checkbox"/>	Storm Drainage Cost Allocation Plan				

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, 800 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, 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) 761-9606
 ADDRESS: 9601 Jefferson Blvd NE Suite 180 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: Kevin.Patton@PulteGroup.com

Proprietary Interest in site: Contract Purchaser and Owner List all owners: Western Albuquerque Land Holdings and Pulte Group
 Tracts M and N-2-A through G

DESCRIPTION OF REQUEST: 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 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-70858; 15EPC-40049, 40050; Project # 1010442 15DRB-70154

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: S.F. Residential No. of proposed lots: Same Total site area (acres): 284.8 acres
 LOCATION OF PROPERTY BY STREETS: On or Near: Tierra Pintada Boulevard
 Between: Mirhaven Parkway and West Creek Place

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

SIGNATURE Jacqueline Fishman DATE 4/12/18
 (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>13 EPC 40002</u>	<u>ASOS</u>	_____	\$ <u>255.00</u>
<input type="checkbox"/>	All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>0</u>
<input type="checkbox"/>	All case #s are assigned	_____	<u>ADV</u>	_____	\$ <u>0</u>
<input type="checkbox"/>	AGIS copy has been sent	_____	_____	_____	\$ _____
<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>May 10, 2018</u>			Total <u>\$255.00</u>
		<u>4-12-18</u>			
		Staff signature & Date			Project # <u>10016864</u>

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – EPC PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
- IP MASTER DEVELOPMENT PLAN (EPC11)**
 - 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 copies.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site Development Plans and related drawings reduced to 8.5" x 11" (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 Neighborhood Coordination inquiry response, notification letter, certified mail receipts
 - Completed Site Development 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) Maximum Size: 11" x 17"**
 - 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 copies.
 - Site Development Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 15 copies
 - Site Development Plans and related drawings reduced to 8.5" x 11" (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 Neighborhood Coordination inquiry response, notification 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 waiver requests of a wireless regulation requirement, the following materials are required in addition to those listed above:

- Collocation evidence as described in Zoning Code §14-16-3-17(C)(2)
- Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(D)(1)(d)(ii)
- 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(D)(1)(d)(iii)
- 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(D)(1)(d)(v).
- Registered engineer or architect's stamp on the Site Development Plans. Refer to §14-16-3-17(D)(1)(d)(iv)
- Office of Neighborhood Coordination inquiry response based on ¼ mile radius, notification letter, certified mail receipts
- Map showing 100 foot buffer (excluding ROW) around the site, list of property owners, certified mail receipts

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 Development Plan (folded to fit into an 8.5" by 14" pocket) 15 copies
 - DRB signed Site Development Plan being amended (folded to fit into an 8.5" by 14" pocket) 15 copies
 - DRB signed Site Development Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 15 copies
 - Site plans and related drawings reduced to 8.5" x 11" (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 Neighborhood Coordination inquiry response, notification letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Development Plan for Building Permit Checklist (not required for SPS amendment)
 - 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.

Applicant name (print)

Applicant signature / date



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

Application case numbers
14 - EPC - 40022

Form revised August 2017

4-12-18
Planner signature / date
Project #: 100108164

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: PulteGroup DATE OF REQUEST: 4/19/2018 ZONE ATLAS PAGE(S): H-08 & H-09

CURRENT:

ZONING SU-2 for PDA
 PARCEL SIZE (AC/SQ. FT.) 284.8

LEGAL DESCRIPTION:

LOT OR TRACT # _____ 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* AMENDMENT
 BUILDING PERMIT [] ACCESS PERMIT []
 BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

OF UNITS: _____
 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 *[Signature]* DATE 4-19-18
 (To be signed upon completion of processing by the Traffic Engineer)

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

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

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

Notes:
Previously studied. Provide ~~exis~~ 2007 TIS + update after meeting w/ COA transportation staff.

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

4/19/18
 DATE

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

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

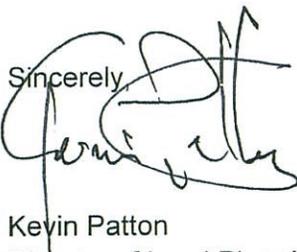


February 21, 2018

Derek Bohannon, 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 Tracts N-2-B and N-2-C 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,


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



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

August 20, 2015

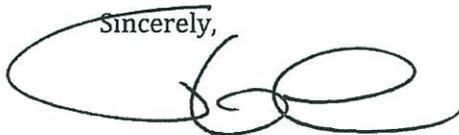
City of Albuquerque
Planning, Engineering and Building Departments
P.O. Box 1293
Albuquerque, NM 87103

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,

A handwritten signature in black ink, appearing to read 'Jeffrey D. Garrett', written over the word '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

From: [Malak Hakim](#)
To: [Gould, Maggie S.](#)
Cc: [Jackie Fishman](#)
Subject: Letter of Authorization - Watershed
Date: Thursday, April 19, 2018 4:48:41 PM

Good Afternoon Maggie,

As part of our application for Project 1006864 18EPC-40016 & 40022, we submitted a Letter of Authorization from Garrett Development Corporation (GDC). The letter authorizes Consensus Planning to submit entitlements for Watershed parcels. This letter is valid and our authorization remains in effect.

Thank you,

Malak Hakim, AICP
Senior Planner
Consensus Planning, Inc.
505.764.9801

<https://ddei3-0-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=www.consensusplanning.com&umid=C121D75B-6A3B-5E05-B6F0-9C1BAB962AE6&auth=f0ebcd052f61e7a39dc93191e8a01d02608499af-c6a0192f880d3f2f55c0804a93260dc58bd5184a>
www.linkedin.com/in/malakhakim/

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



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

April 20, 2018

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

RE: Amendment to the Watershed Site Plan for Subdivision (Project #1006864; 18EPC-40022)

Dear Mr. Chairman:

The purpose of this letter is to request an amendment to the approved overall Watershed Site Plan for Subdivision (Project #1006864; 13EPC-40115), on behalf of the PulteGroup. This letter describes an additional request to supplement the existing application for Del Webb, Phases 3 and 4 (Project #1006864-40016).

The Site Plan and Design Standards were approved by the Environmental Planning Commission (EPC) in 2013 for a 284.4 acre site on five separate tracks located along Tierra Pintada NW. The Watershed project, now referred to as Mirehaven, has been under construction for the past several years. It includes the Del Webb area for active adults and the Pulte Traditional neighborhoods. The entire project has a dwelling unit cap of 950 lots. The Mirehaven project has stayed below the unit cap and the overall density approved by the EPC.

The applicant's request is to make minor modifications to the Site Plan for Subdivision, adding typical building elevations, modifying vehicular access to Phases 3 and 4 (Tracts N-2-B and N-2-C) and removal of some gated entries. The existing residents of the subdivision have indicated that they prefer to limit the access points to the subdivision for security purposes.

We believe these minor modifications are consistent with the intent of the EPC's original approval of the Site Plan for Subdivision and associated Design Standards. On behalf of Pulte Group, we respectfully request your approval of an Administrative Amendment as delineated on the attached submittal.

PRINCIPALS

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

Sincerely,

Jacqueline Fishman, AICP
Principal

NOTIFICATION &
NEIGHBORHOOD INFORMATION

April 16, 2018

Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, May 10, 2018 at 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item.

EPC RULES OF CONDUCT OF BUSINESS

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

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

REQUEST

Consensus Planning, agent for PulteGroup, requests an Amendment to a Site Development Plan for Subdivision for Del Webb at Mirehaven Phases 1, 1B, and 2A, and Pulte at Mirehaven Phases 1 and 2B, Watershed Subdivision, zoned SU-2 for PDA, located on the west side of Tierra Pintada, between Willow Canyon Trail and Bear Lake Way, containing approximately 284.8 acres.

If you have questions or need additional information regarding this request please contact Russell Brito, Division Manager of the Urban Design and Development Division, at (505) 924-3337 or at rbrito@cabq.gov.

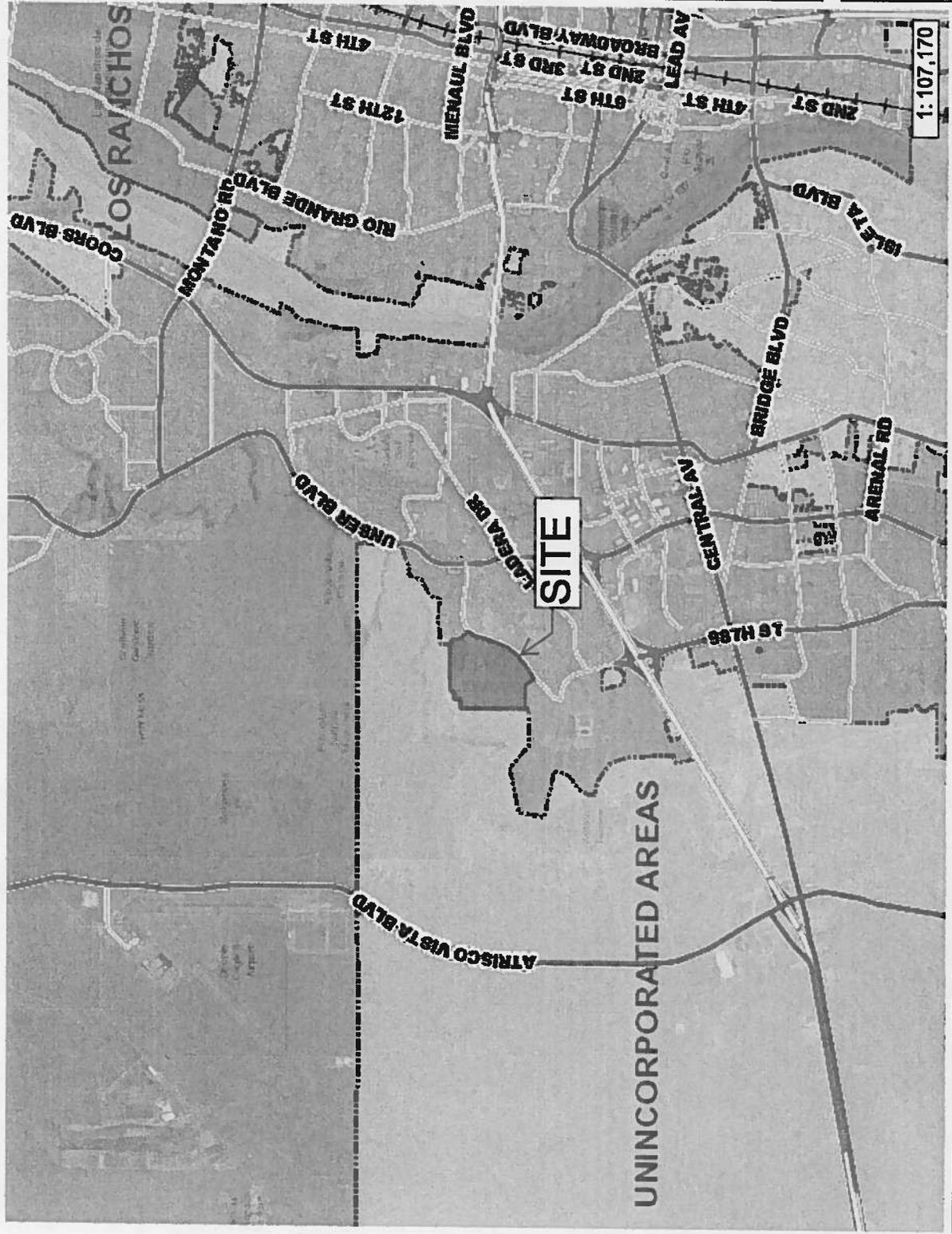
Sincerely,

Consensus Planning, Inc.

Legend

- Arterial Streets
- Freeway
- Principal Arterial
- Minor Arterial
- BN and SF Railroad
- Municipal Limits
- Corrals
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map

Notes



This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

2.4 0 1.18 2.4 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
4/18/2018
© City of Albuquerque

1:107,170

Owner

- 1.01E-17 DELAO ZAYDA M & ARTHUR L
- 1.01E-17 STILLBROOKE HOMES INC
- 1.01E-17 RADOSEVICH CAROL J
- 1.01E-17 MCVUITT MEGAN
- 1.01E-17 WESTERN ALBUQU LAND HOLDI
- 1.01E-17 BACA CHRISTOPHER J & PATRI
- 1.01E-17 HAYNES JERMAINE D
- 1.01E-17 YE TAO
- 1.01E-17 PADILLA JOSEPH & GARCIA-PA
- 1.01E-17 HERNANDEZ MICHAEL R
- 1.01E-17 QUINTANA JOSEPH R & VIRGIN
- 1.01E-17 CLARK RICHARD A JR & SISTA C
- 1.01E-17 LUECK STEVE G
- 1.01E-17 RUSSELL DARRELL A & MERRIT
- 1.01E-17 BABINIEC SEAN M & ASHLEY N
- 1.01E-17 FISCHER RYAN & TRISH
- 1.01E-17 LEYRER SCOTT
- 1.01E-17 ALBUQUERQUE BERNALLULO C
- 1.01E-17 MONTANO TOM R
- 1.01E-17 MENA BARBARA S & FLORES E
- 1.01E-17 WILLIAMS SARAH M & JOSHUA
- 1.01E-17 LENARD IRENE G & STANLEY A
- 1.01E-17 D R HORTON INC
- 1.01E-17 PETROGLYPHS MANAGEMENT
- 1.01E-17 DODD TIMOTHY P & DEBORAI
- 1.01E-17 UNITED STATES OF AMERICA
- 1.01E-17 MARTINEZ ASHLEIGH S & BOS
- 1.01E-17 KENNEDY LISA A & COX JENNI
- 1.01E-17 ECHOLS CHARLES & DE LA TOI
- 1.01E-17 GRAHAM ROBERT D & PATRIC
- 1.01E-17 LITTLEFIELD GENE W & DOWN
- 1.01E-17 RUGGIERI MICHAEL JOHN & A
- 1.01E-17 STILL BROOKE HOMES INC AT
- 1.01E-17 WEEED JEREMY BROOKS
- 1.01E-17 UNITED STATES OF AMERICA
- 1.01E-17 JASIONOWSKI TAMMY
- 1.01E-17 WELCH STEPHANIE & WELCH
- 1.01E-17 THOMAS CARLOS & ARLINE
- 1.01E-17 BRENNMARK PROPERTIES LLC
- 1.01E-17 YOUNG ANNE
- 1.01E-17 SMITH GARY W & MICHELE A
- 1.01E-17 CIPOLLA PAMELA A
- 1.01E-17 ALBUQUERQUE PUBLIC SCHC
- 1.01E-17 GARCIA MICHAEL D & DOLOR
- 1.01E-17 JOHNSON KATHERINE L
- 1.01E-17 PINO PRESILIANO L
- 1.01E-17 RATTE JANET
- 1.01E-17 RYAN DUFFY G & JULIE K
- 1.01E-17 PARRAS GERALD A & GEORGI
- 1.01E-17 TERAN WILLIE JR
- 1.01E-17 COLLINS CHARLES C/O SCHUI
- 1.01E-17 ROMERO JOSEPH MARK & RI
- 1.01E-17 TIT GROUP LTD



1.01E+17 JACKSON TERRY E	101 W 48TH AVE	ANCHORAGE AK 99508-7249	8915 WARM SPRINGS RD NW	ALBUQUERQUE NM 87120	LT 5 PLAT OF WATERSHED SUBDI R	0.2282
1.01E+17 MARTINEZ ERRAIN V	8920 ZEPHYR PL NW	ALBUQUERQUE NM 87120-3998	8920 ZEPHYR PL NW	ALBUQUERQUE NM 87120	LT 488 PLAT OF STORMCLOUD SUB V	0.1645
1.01E+17 QUINTANILLA RICHARD & ANGELIC D	1709 SUNNY MORNING DR NW	ALBUQUERQUE NM 87120	1709 SUNNY MORNING DR NW	ALBUQUERQUE NM 87120	LT 254 PLAT OF STORMCLOUD SUB R	0.1294
1.01E+17 STILLBROOKE HOMES INC C/O ATTN SCOTT W HENRY	8801 JEFFERSON ST NE	ALBUQUERQUE NM 87133-2437	2300 WESTCREEK PL NW	ALBUQUERQUE NM 87120	LT 42 PLAT OF WATERSHED SUBDI R	0.2316
1.01E+17 GUTIERREZ RALPH R & BUSTILLOS NOEM/ ARCINIEGA	1620 RAIN PL NW	ALBUQUERQUE NM 87120-4191	1620 RAIN PL NW	ALBUQUERQUE NM 87120	LT 25 PLAT OF STORMCLOUD SUBI R	0.1454
1.01E+17 TIT GROUP	4131 BARBARA LP SE	RIO RANCHO NM 87120-4191	1620 DESERT RAIN RD NW	ALBUQUERQUE NM 87120	LT 35 PLAT OF WATERSHED SUBDI V	0.2006
1.01E+17 PIPER RANDALL MARLIN & ORALLA	206 W 3RD ST	LORDSBURG NM 89045-1651	1615 GALE CT NW	ALBUQUERQUE NM 87120	LT 13 PLAT OF STORMCLOUD SUBI R	0.1935
1.01E+17 SANCHEZ BERMADETTE T	8915 ZEPHYR PL NW	ALBUQUERQUE NM 87120-3999	8915 ZEPHYR PL NW	ALBUQUERQUE NM 87120	LT 489 PLAT OF STORMCLOUD SUB R	0.1372
1.01E+17 UNITED STATES OF AMERICA C/O PETROGLYPH NATL MONUMENT	6001 UNSER BLVD NW	ALBUQUERQUE NM 87120-2069	N/A	ALBUQUERQUE NM 87120	TR 101-13 OF PETROGLYPH NATIN V	218.25
1.01E+17 PULTE HOMES	7601 JEFFERSON ST NE SUITE 320	ALBUQUERQUE NM 87120-4063	1980 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	TR M PLAT OF WATERSHED SUBDI V	47.0519
1.01E+17 CHAMBLISS RICHARD W & CHARLOTTE F	1980 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120-4063	1976 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 36 PLAT OF PULTE @ MIREHAVI R	0.2739
1.01E+17 PADILLA CHRISTOPHER A & REBECCA A	1976 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 35 PLAT OF PULTE @ MIREHAVI R	0.3149
1.01E+17 MANONS @ MIREHAVEN COMMUNITY ASSOC INC C/O AAM LLC	1600 W BROADWAY RD SUITE 200	TEMP E AZ 85282-1196	2000 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	TR N2E6 PLAT OF PULTE @ MIREH V	0.0833
1.01E+17 DAGES TIMOTHY A & TINA L	2000 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	1972 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 37 PLAT OF PULTE @ MIREHAVI R	0.193
1.01E+17 DILLEY ROBERT JR	1972 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120-4063	2004 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 34 PLAT OF PULTE @ MIREHAVI R	0.1679
1.01E+17 HAMBLIN RANDOLPH L & PAMELA JILL	2004 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120-4063	1968 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 38 PLAT OF PULTE @ MIREHAVI R	0.183
1.01E+17 COLEMAN CLINT M & ERNESTINE	2008 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	2008 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 39 PLAT OF PULTE @ MIREHAVI R	0.1718
1.01E+17 RUIZ ISRAEL J & DIONNE M	1964 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120-4063	2008 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 32 PLAT OF PULTE @ MIREHAVI R	0.1725
1.01E+17 MACARIO ANGELO J & HARTMAN STEPHEN F	2012 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120-4063	1964 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 40 PLAT OF PULTE @ MIREHAVI R	0.1806
1.01E+17 GONZALES JACOB A & MONICA R	1960 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	2012 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 31 PLAT OF PULTE @ MIREHAVI R	0.1981
1.01E+17 PEREZ JOHN & VALLEE NICHOLAS	1956 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120-4063	1960 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 30 PLAT OF PULTE @ MIREHAVI R	0.1912
1.01E+17 ANAYA JAIME SR & PAULINE	2016 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120-4290	2001 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 41 PLAT OF PULTE @ MIREHAVI R	0.1747
1.01E+17 CHISHOLM JERRY J TR CHISHOLM RVT	2001 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120-4290	1955 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 99 PLAT OF PULTE @ MIREHAVI R	0.2491
1.01E+17 KOEHN BRIAN	1955 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	2005 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 98 PLAT OF PULTE @ MIREHAVI R	0.2422
1.01E+17 NUANES PAUL A	2005 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	2020 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 100 PLAT OF PULTE @ MIREHAVI R	0.1918
1.01E+17 HILLS ROBERT G & ANNA M	2020 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120-4224	1952 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 42 PLAT OF PULTE @ MIREHAVI R	0.1751
1.01E+17 DOMINGUEZ JOSE M JR & ESPINOSA ANTOINETTE C	1952 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	2009 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 29 PLAT OF PULTE @ MIREHAVI R	0.1791
1.01E+17 CARRION MIQUELITA & JUAN	2009 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	1951 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 101 PLAT OF PULTE @ MIREHAVI R	0.1655
1.01E+17 AKES MADISON D	1951 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120-4345	2024 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 97 PLAT OF PULTE @ MIREHAVI R	0.1766
1.01E+17 CONWAY MICHAEL JUSTIN	2024 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120-4219	1948 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 43 PLAT OF PULTE @ MIREHAVI R	0.1641
1.01E+17 BERMAN DENNIS S	2000 ABO CANYON DR NW	ALBUQUERQUE NM 87120-4219	2028 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 28 PLAT OF PULTE @ MIREHAVI R	0.1949
1.01E+17 COLOMBO ANTHONY PAUL & MENARD KAYLA L	1948 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120-4224	1947 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 44 PLAT OF PULTE @ MIREHAVI R	0.1648
1.01E+17 DOMINGUEZ MARTIN V & CORINNE F	2028 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	2004 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 65 PLAT OF PULTE @ MIREHAVI R	0.1815
1.01E+17 MOYA DAVID & USA R	1947 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120-4345	2004 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 96 PLAT OF PULTE @ MIREHAVI R	0.1653
1.01E+17 PEÑA GREGORY V & CLARISSA	2004 ABO CANYON DR NW	ALBUQUERQUE NM 87120-4219	1944 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 27 PLAT OF PULTE @ MIREHAVI R	0.1739
1.01E+17 DOMINIQUEZ MICHAEL GLEN	1944 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	2032 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 45 PLAT OF PULTE @ MIREHAVI R	0.1795
1.01E+17 ATENCIO ROSENDO A	2032 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120-4224	1943 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 95 PLAT OF PULTE @ MIREHAVI R	0.1515
1.01E+17 CHAVES STEVEN G & FELICIA M	1943 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	2019 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 64 PLAT OF PULTE @ MIREHAVI R	0.1693
1.01E+17 NELSON JESSICA L & SICE SIDNEY L & SICE JOCELYN A	2019 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	2008 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 85 PLAT OF PULTE @ MIREHAVI R	0.1787
1.01E+17 MENDIOLA VICTORIA C	2008 ABO CANYON DR NW	ALBUQUERQUE NM 87120-4219	2023 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 63 PLAT OF PULTE @ MIREHAVI R	0.1596
1.01E+17 AMGO PROPERTIES LLC	2023 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	2036 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 46 PLAT OF PULTE @ MIREHAVI R	0.2056
1.01E+17 SMITH LAURIE A & CHAD B	2036 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120-4063	1940 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 26 PLAT OF PULTE @ MIREHAVI R	0.1791
1.01E+17 GUTIERREZ MICHAEL A & MICHELLE D	1940 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	1939 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 94 PLAT OF PULTE @ MIREHAVI R	0.1515
1.01E+17 BOURBASSA LANCE C & FRITZIE	1939 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	9000 BRAZOS RIDGE CIR NW	ALBUQUERQUE NM 87120	LT 47 PLAT OF PULTE @ MIREHAVI R	0.2164
1.01E+17 MATTEUCCI RITA M	9000 BRAZOS RIDGE CIR NW	ALBUQUERQUE NM 87120	2027 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 62 PLAT OF PULTE @ MIREHAVI R	0.1881
1.01E+17 GROW MICHAEL S & BETHANY L	2027 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120-4219	2012 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 84 PLAT OF PULTE @ MIREHAVI R	0.1576
1.01E+17 LUCCERO EDUARDO E & EMILY P	2012 ABO CANYON DR NW	ALBUQUERQUE NM 87120-4019	9004 BRAZOS RIDGE CIR NW	ALBUQUERQUE NM 87120	LT 48 PLAT OF PULTE @ MIREHAVI R	0.1779
1.01E+17 HUBBART BRIAN D	9004 BRAZOS RIDGE CIR NW	ALBUQUERQUE NM 87120-4115	9000 GREEN MESA RD NW	ALBUQUERQUE NM 87120	LT 72 PLAT OF PULTE @ MIREHAVI R	0.184
1.01E+17 ALMAGER-LAUGHLIN GERMAINE A & LAUGHLIN ALAN R	9000 GREEN MESA RD NW	ALBUQUERQUE NM 87120	1936 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 25 PLAT OF PULTE @ MIREHAVI R	0.1648
1.01E+17 TALDO SHEILA MAE S & TALDO MARIETO G & MANITAS	1936 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120-4345	2031 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120	LT 93 PLAT OF PULTE @ MIREHAVI R	0.1515
1.01E+17 CANHAM CHARLES D & RITA M	1935 REDONDO PEAK DR NW	ALBUQUERQUE NM 87120-4290				
1.01E+17 GOMEZ MICHAEL SR & TINA LOUISE	2031 REDONDO PEAK DR NW					
1.01E+17 ORTIZ JOSE ENRIQUE & CAROLINA MESTAS						

1.01E-17	SOKOLSKI CHERIE A ENO TR ENO RVT	2105 GOOSE LAKE TRL NW	ALBUQUERQUE NM 87120-7415	2105 GOOSE LAKE TRL NW	ALBUQUERQUE NM 87120	LT 97 PLAT OF DEL WEBB @ MIREI R	0.2209
1.01E-17	PROBE EDWARD J	2119 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120-7404	2119 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120	LT 62 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	SIMPSON CRAIG A & KAREN L	2104 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7416	2104 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 98 PLAT OF DEL WEBB @ MIREI R	0.2392
1.01E-17	LEAHY LAWRENCE & VICKI	2120 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120-7409	2120 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120	LT 52 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	JEHLE VIRGINIA A	2123 CAVE CREEK LN NW	ALBUQUERQUE NM 87120-7421	2123 CAVE CREEK LN NW	ALBUQUERQUE NM 87120	LT 35 PLAT OF DEL WEBB @ MIREI R	0.1781
1.01E-17	GARDNER CATHERINE A TRUSTEE OF SAMUEL D & CATHERINE A GARDNER RVT	2108 GOOSE LAKE TRL NW	ALBUQUERQUE NM 87120-7401	2108 GOOSE LAKE TRL NW	ALBUQUERQUE NM 87120	LT 83 PLAT OF DEL WEBB @ MIREI R	0.1996
1.01E-17	ASMAN RICHARD A & ISABEL B TR ASMAN FAMILY TRUST	9908 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120-7400	9908 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120	LT 78 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	REDDEN PAUL E & SHARON L	9909 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120-7400	9909 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120	LT 66 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	BOND MARY FRANCES TRUSTEE BOND FAMILY LIVING TRUST	2123 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120-7409	2123 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120	LT 53 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	JARAMILLO MICHAEL A & LEANNE L	2124 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120-7415	2124 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120	LT 96 PLAT OF DEL WEBB @ MIREI R	0.1917
1.01E-17	SEIS STUART H & FLORENCE K	2109 GOOSE LAKE TRL NW	ALBUQUERQUE NM 87120-7416	2109 GOOSE LAKE TRL NW	ALBUQUERQUE NM 87120	LT 99 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	DIUOHN JAMES J & CLAUDIA J	2108 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7416	2108 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 77 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	MOXLEY THOMAS E JR & YOUNG H C	2112 GOOSE LAKE TRL NW	ALBUQUERQUE NM 87120-7414	2112 GOOSE LAKE TRL NW	ALBUQUERQUE NM 87120	LT 84 PLAT OF DEL WEBB @ MIREI R	0.1763
1.01E-17	ZAGORSKI MARIANNE C	9915 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120-7404	9915 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120	LT 67 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	GROSSBERG JULIA J	2127 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120-7404	2127 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120	LT 60 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	WEITZEL MARGARET	9219 FALLS CREEK TRL NW	ALBUQUERQUE NM 87120-7424	9219 FALLS CREEK TRL NW	ALBUQUERQUE NM 87120	LT 29 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	HUGDAHL LEMOYNE & ANNA ALANA	2128 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120-7403	2128 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120	LT 54 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	BURNS ROBERT E & MARY K TRUSTEES BURNS FAMILY TRUST	9223 FALLS CREEK TRL NW	ALBUQUERQUE NM 87120-7424	9223 FALLS CREEK TRL NW	ALBUQUERQUE NM 87120	LT 30 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	ERTEMA DALE FREDERIC & ELIZABETH KING	2115 GOOSE LAKE TRL NW	ALBUQUERQUE NM 87120-7415	2115 GOOSE LAKE TRL NW	ALBUQUERQUE NM 87120	LT 31 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	ARMSTRONG WILLIAM P & PATRICE A TRUSTEES ARMSTRONG FAMILY TRUST	9916 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120-7401	9916 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120	LT 95 PLAT OF DEL WEBB @ MIREI R	0.1862
1.01E-17	ESQUIBEL DANNY	2112 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7416	2112 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 76 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	HODGE JAMES C & SANDRA JEAN	2112 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7416	2112 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 100 PLAT OF DEL WEBB @ MIREI R	0.1917
1.01E-17	DAY PATRICIA	2127 CAVE CREEK LN NW	ALBUQUERQUE NM 87120-7421	2127 CAVE CREEK LN NW	ALBUQUERQUE NM 87120	LT 94 PLAT OF DEL WEBB @ MIREI R	0.2685
1.01E-17	SANCHEZ CLAUDIA LORENZA & LLANAS RAQUEL	9919 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120-7400	9919 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120	LT 84 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	CORBIN LINDA L	9235 FALLS CREEK TRL NW	ALBUQUERQUE NM 87120-7424	9235 FALLS CREEK TRL NW	ALBUQUERQUE NM 87120	LT 68 PLAT OF DEL WEBB @ MIREI R	0.2765
1.01E-17	LYONS JERRY B & ELLEN J	9231 FALLS CREEK TRL NW	ALBUQUERQUE NM 87120-7424	9231 FALLS CREEK TRL NW	ALBUQUERQUE NM 87120	LT 33 PLAT OF DEL WEBB @ MIREI R	0.2695
1.01E-17	PORCH WILLIAM M & LAURA V	2131 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120-7404	2131 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120	LT 59 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	MOGHARRERAN NAMDAR & CATHY	2132 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120-7403	2132 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120	LT 55 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	BALZARINI GARY M	9920 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120-7400	9920 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120	LT 75 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	DANEY WILLIAM C & BARBARA	9923 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120-7401	9923 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120	LT 69 PLAT OF DEL WEBB @ MIREI R	0.1997
1.01E-17	NELSON DAVID P & MELINDA A	2119 GOOSE LAKE TRL NW	ALBUQUERQUE NM 87120-7415	2119 GOOSE LAKE TRL NW	ALBUQUERQUE NM 87120	LT 94 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	KELLY ROBERT M & CINDY L	2135 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120-7404	2135 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120	LT 58 PLAT OF DEL WEBB @ MIREI R	0.1997
1.01E-17	TERRELL CONNIE S	2136 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120-7403	2136 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120	LT 101 PLAT OF DEL WEBB @ MIREI R	0.1857
1.01E-17	LAVALLEY HOWARD N & VIVIAN C	2136 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120-7403	2136 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120	LT 56 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	BOYLE TISA & JONES ELLEN F	9924 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120-7401	9924 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120	LT 74 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	CONTRERAS ROBERTO & RUTH M	9927 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120-7400	9927 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120	LT 70 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	WELLMAN WILLIAM L & NATALIE R	2139 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120-7404	2139 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120	LT 57 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	STORY LUTHER CHARLIE & JEAN CANNINGTON TRUSTEES STORY RVT	2123 GOOSE LAKE TRL NW	ALBUQUERQUE NM 87120-7415	2123 GOOSE LAKE TRL NW	ALBUQUERQUE NM 87120	LT 93 PLAT OF DEL WEBB @ MIREI R	0.2054
1.01E-17	BRATTEN FLOYD HAROLD JR & BRATTEN PATRICIA JEAN TRUSTEES BRATTEN TR	9236 JEFFERSON ST NE SUITE 180	ALBUQUERQUE NM 87120-7416	9236 DEL WEBB LN NW	ALBUQUERQUE NM 87120	LT 145 PLAT OF DEL WEBB @ MIREI R	0.1788
1.01E-17	KOSCIOLEK EDWARD JAMES & THORIKIDSON SANDRA SUE TRUSTEES ETAL	2120 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7416	2120 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 102 PLAT OF DEL WEBB @ MIREI R	0.1968
1.01E-17	MANUIS DOUGLAS N & MONICA L	9928 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120-7401	9928 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120	LT 147 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	LOPEZ NAZARIO JR & JANE J	9931 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120-7400	9931 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120	LT 73 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	GRIMLEY CHRISTOPHER J & USA A	9244 DEL WEBB LN NW	ALBUQUERQUE NM 87120-7407	9244 DEL WEBB LN NW	ALBUQUERQUE NM 87120	LT 71 PLAT OF DEL WEBB @ MIREI R	0.1814
1.01E-17	LIENAU BONNIE	2140 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120-7407	2140 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120	LT 91 PLAT OF DEL WEBB @ MIREI R	0.1993
1.01E-17	KASTMAN DOUGLAS N & MONICA L	9932 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120-7401	9932 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120	LT 103 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	WARREN CANDIDA R	2143 GOOSE LAKE TRL NW	ALBUQUERQUE NM 87120-7415	2143 GOOSE LAKE TRL NW	ALBUQUERQUE NM 87120	LT 72 PLAT OF DEL WEBB @ MIREI R	0.1493
1.01E-17	GOODSPREED PETER H & HART VERLYNN BLAIR	2132 GOOSE LAKE TRL NW	ALBUQUERQUE NM 87120-7416	2132 GOOSE LAKE TRL NW	ALBUQUERQUE NM 87120	LT 214 PLAT OF DEL WEBB @ MIREI R	0.1763
1.01E-17	BRINDMORE MARK B & LINDA	2128 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7416	2128 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 69 PLAT OF DEL WEBB @ MIREI R	0.1992
1.01E-17	PUTNAM WILLIAM H & BEVERLY ANNE	9235 DEL WEBB LN NW	ALBUQUERQUE NM 87120-7409	9235 DEL WEBB LN NW	ALBUQUERQUE NM 87120	LT 104 PLAT OF DEL WEBB @ MIREI R	0.1763
1.01E-17	PESCH PHILIP E & LANGE KRISTEN K	9239 DEL WEBB LN NW	ALBUQUERQUE NM 87120-7409	9239 DEL WEBB LN NW	ALBUQUERQUE NM 87120	LT 151 PLAT OF DEL WEBB @ MIREI R	0.1763
1.01E-17	GRAVER ROSALYN	9243 DEL WEBB LN NW	ALBUQUERQUE NM 87120-7409	9243 DEL WEBB LN NW	ALBUQUERQUE NM 87120	LT 149 PLAT OF DEL WEBB @ MIREI R	0.1763

1.01E-17 TIMMONS FRANKIE E & TIMMONS BEVERLY J TRUSTEES TIMMONS FAMILY RVT	9247 DEL WEBB LN NW	ALBUQUERQUE NM 87120-7409	9247 DEL WEBB LN NW	ALBUQUERQUE NM 87120	LT 148 PLAT OF DEL WEBB @ MIRE R	0.1763
1.01E-17 CRANE MARILYN J & WILLIAM P	9336 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120-7401	9336 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120	LT 210 PLAT OF DEL WEBB @ MIRE R	0.1493
1.01E-17 YOUNG CLARA M	2132 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7416	2132 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 105 PLAT OF DEL WEBB @ MIRE R	0.1842
1.01E-17 ANDRUS JAMES ARVIN & RUDI GARNETT	2135 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7417	2135 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 107 PLAT OF DEL WEBB @ MIRE V	0.1948
1.01E-17 SOLINSKY DAVID H & JOHANNA L	2139 GOOSE LAKE TRL NW	ALBUQUERQUE NM 87120-7415	2139 GOOSE LAKE TRL NW	ALBUQUERQUE NM 87120	LT 207 PLAT OF DEL WEBB @ MIRE R	0.1812
1.01E-17 OSBORNE VERNON K & EVELYN F	2139 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7417	2139 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 106 PLAT OF DEL WEBB @ MIRE R	0.1875
1.01E-17 JACOBS WENDY K	2148 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120	2148 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120	LT 162 PLAT OF DEL WEBB @ MIRE R	0.19
1.01E-17 FOWLER DAVID A & BAKER BONNIE I	9301 DEL WEBB LN NW	ALBUQUERQUE NM 87120-7410	9301 DEL WEBB LN NW	ALBUQUERQUE NM 87120	LT 189 PLAT OF DEL WEBB @ MIRE R	0.1756
1.01E-17 GATEWOOD JAMES D & PATRICIA G	2152 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120	2152 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120	LT 163 PLAT OF DEL WEBB @ MIRE R	0.1901
1.01E-17 ARMOUR DAVID L & GINGOLD JUDITH M	9305 DEL WEBB LN NW	ALBUQUERQUE NM 87120-7410	9305 DEL WEBB LN NW	ALBUQUERQUE NM 87120	LT 190 PLAT OF DEL WEBB @ MIRE R	0.1763
1.01E-17 THELANDER WAYNE R & KRISTIN P	9315 DEL WEBB LN NW	ALBUQUERQUE NM 87120-7410	9315 DEL WEBB LN NW	ALBUQUERQUE NM 87120	LT 192 PLAT OF DEL WEBB @ MIRE R	0.1763
1.01E-17 BABIN LINDA S & JAMES C	2156 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120	2156 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120	LT 164 PLAT OF DEL WEBB @ MIRE R	0.2114
1.01E-17 GUTIERREZ ERNEST D & JACQUELINE	9323 DEL WEBB LN NW	ALBUQUERQUE NM 87120-7410	9323 DEL WEBB LN NW	ALBUQUERQUE NM 87120	LT 194 PLAT OF DEL WEBB @ MIRE V	0.1763
1.01E-17 POGUE RODGER N & CHRISTINE M	2143 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7417	2143 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 205 PLAT OF DEL WEBB @ MIRE V	0.1944
1.01E-17 RATHBUN EDWARD & PETERSON JULIA A	9331 DEL WEBB LN NW	ALBUQUERQUE NM 87120-7410	9331 DEL WEBB LN NW	ALBUQUERQUE NM 87120	LT 196 PLAT OF DEL WEBB @ MIRE R	0.1763
1.01E-17 MARKMAN HELEN & BARRY	2240 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7411	2240 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 188 PLAT OF DEL WEBB @ MIRE R	0.1982
1.01E-17 SMITH RICHARD W & DIANE C	2236 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7411	2236 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 187 PLAT OF DEL WEBB @ MIRE R	0.1763
1.01E-17 HEALY JAMES P & HEALY JEANNINE M TRUSTEES HEALY FAMILY TRUST	2232 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7411	2232 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 186 PLAT OF DEL WEBB @ MIRE R	0.1763
1.01E-17 CONNER GLENN C & BARTTEL-CONNER ELEANOR R	9343 DEL WEBB LN NW	ALBUQUERQUE NM 87120-7410	9343 DEL WEBB LN NW	ALBUQUERQUE NM 87120	LT 199 PLAT OF DEL WEBB @ MIRE R	0.1763
1.01E-17 SPEAKMAN DARYL D & SPEAKMAN SUSAN G TRUSTEES SPEAKMAN FAMILY TRUST	2147 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7417	2147 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 204 PLAT OF DEL WEBB @ MIRE V	0.2047
1.01E-17 TALLON JOHN F & PAMELA E	2160 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120	2160 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120	LT 185 PLAT OF DEL WEBB @ MIRE R	0.2355
1.01E-17 DALLMAN ROBERT J & PERRINS-DALLMAN MARTHA L	2228 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7411	2228 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 183 PLAT OF DEL WEBB @ MIRE R	0.2478
1.01E-17 SOMMER SUSAN M	2148 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7415	2148 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 201 PLAT OF DEL WEBB @ MIRE R	0.1763
1.01E-17 LEVINGS GARY WAYNE & JULIANNE FLEGNER TRUSTEES LEVINGS FAMILY TRUST	2220 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7411	2220 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 183 PLAT OF DEL WEBB @ MIRE R	0.1763
1.01E-17 BUCKNER WILLIAM W & JOAN E	2151 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7411	2151 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 203 PLAT OF DEL WEBB @ MIRE V	0.206
1.01E-17 SHOGRY THEODORE F I & SHOGRY MARGARET E NIETO TRUSTEES SHOGRY TRUST	2208 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7411	2208 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 181 PLAT OF DEL WEBB @ MIRE V	0.1763
1.01E-17 GUZMAN LUIS J JR & JAN-MARIE	2204 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7411	2204 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 180 PLAT OF DEL WEBB @ MIRE V	0.1763
1.01E-17 FALLGREN THOMAS & MARY	2152 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7416	2152 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 200 PLAT OF DEL WEBB @ MIRE R	0.2799
1.01E-17 FISHER JOHN D & GINA R	2200 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7411	2200 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 178 PLAT OF DEL WEBB @ MIRE R	0.2372
1.01E-17 DE LLANO LEONARD & MATESKI WAYNE A	2247 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7412	2247 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 166 PLAT OF DEL WEBB @ MIRE R	0.2029
1.01E-17 TEREZI EUGENE R & TEREZI KATHY P TRUSTEES TEREZI FAMILY TRUST	2155 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7412	2155 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 202 PLAT OF DEL WEBB @ MIRE V	0.2387
1.01E-17 SALE WILLIAM G III & ARTIE LUNE T	2243 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7412	2243 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 167 PLAT OF DEL WEBB @ MIRE R	0.2088
1.01E-17 MALTA ANGELO J & JANET R	2239 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7412	2239 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 168 PLAT OF DEL WEBB @ MIRE R	0.1763
1.01E-17 WOODS DALE O & KAREN A	2235 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7412	2235 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 169 PLAT OF DEL WEBB @ MIRE R	0.1763
1.01E-17 MOYSE ROBERT S & JAN M	2231 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7412	2231 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 171 PLAT OF DEL WEBB @ MIRE R	0.1763
1.01E-17 OPELT CHARLES NABERN & OPELT JUDY ANN SKIBA TRUSTEES OPELT RVT	2227 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7412	2227 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 172 PLAT OF DEL WEBB @ MIRE R	0.1763
1.01E-17 BROWNE CLAYTON WOODROW & REBECCA ANN	2223 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7412	2223 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 173 PLAT OF DEL WEBB @ MIRE R	0.1763
1.01E-17 DOUGHERTY SUSAN C & KUFFER DORENE A	2219 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7412	2219 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 174 PLAT OF DEL WEBB @ MIRE R	0.1763
1.01E-17 CHAVEZ LEO A & KLOPP WYONNE R	2215 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7412	2215 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 175 PLAT OF DEL WEBB @ MIRE R	0.1763
1.01E-17 MCCLAREN JOHN J III & KATHY M	2209 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7412	2209 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 176 PLAT OF DEL WEBB @ MIRE R	0.1763
1.01E-17 GEVERT CYNTHIA J TRUSTEE GEVERT FAMILY TRUST	2205 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7412	2205 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 177 PLAT OF DEL WEBB @ MIRE R	0.1776
1.01E-17 BURRO DOUGLAS R & ELIZABETH JOBA CO-TRUSTEES BURRO FAMILY LVT	2201 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7412	2201 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 176 PLAT OF DEL WEBB @ MIRE R	0.1436
1.01E-17 LAVENSON CATHERINE G & MICHAEL	2144 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120-7403	2144 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120	LT 161 PLAT OF DEL WEBB @ MIRE R	0.1493
1.01E-17 JARAMILLO RALPH L & KARLA N	9335 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120-7400	9335 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120	LT 211 PLAT OF DEL WEBB @ MIRE R	0.1564
1.01E-17 YOUNG JOHN SAMUEL III	2147 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120-7400	2147 COYOTE CREEK TRL NW	ALBUQUERQUE NM 87120	LT 213 PLAT OF DEL WEBB @ MIRE R	0.1426
1.01E-17 ADKINS SHIRLEY MARIE TRUSTEE ADKINS LVT	9339 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120-7400	9339 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120	LT 212 PLAT OF DEL WEBB @ MIRE R	0.1426
1.01E-17 BAER ROGER F & DIANNE SAWAYA	9340 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120-7401	9340 BEAR LAKE WAY NW	ALBUQUERQUE NM 87120	LT 209 PLAT OF DEL WEBB @ MIRE R	0.1756
1.01E-17 ZILER RAYMOND E & CATHERINE TRUSTEES ZILER TRUST	2136 GOOSE LAKE TRL NW	ALBUQUERQUE NM 87120-7414	2136 GOOSE LAKE TRL NW	ALBUQUERQUE NM 87120	LT 206 PLAT OF DEL WEBB @ MIRE R	0.1756
1.01E-17 STUART THOMAS D & LINDA E	2136 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120-7416	2136 CEBOLLA CREEK WAY NW	ALBUQUERQUE NM 87120	LT 66 PLAT OF PULTE @ MIREHANI V	0.165
1.01E-17 GREEN KEITH & APRIL	1800 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6272	1800 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 81 PLAT OF PULTE @ MIREHANI V	0.1477
1.01E-17 GARCIA DAVID & USA M	1832 COOKE CANYON DR NW	ALBUQUERQUE NM 87120-6269	1832 COOKE CANYON DR NW	ALBUQUERQUE NM 87120	LT 64 PLAT OF PULTE @ MIREHANI V	0.1659
1.01E-17 LOVATO LOUIS & PAMELA	1808 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6272	1808 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 80 PLAT OF PULTE @ MIREHANI V	0.1477
1.01E-17 BETTCHER JON & AZUCENA	1836 COOKE CANYON DR NW	ALBUQUERQUE NM 87120-6269	1836 COOKE CANYON DR NW	ALBUQUERQUE NM 87120		

1.01E+17 WILSON MARY	1812 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6272	1812 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 63 PLAT OF PULTE @ MIREHAVI V	0.1659
1.01E+17 SANDOVAL AARON SR & MARIA D	1840 COOKE CANYON DR NW	ALBUQUERQUE NM 87120-6269	1840 COOKE CANYON DR NW	ALBUQUERQUE NM 87120	LT 79 PLAT OF PULTE @ MIREHAVI V	0.1476
1.01E+17 ATENCIO INEZ N	1816 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6272	1816 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 62 PLAT OF PULTE @ MIREHAVI V	0.1659
1.01E+17 RAY STANLEY L & KAREN R & BENNINGHOFF CAROL E	1844 COOKE CANYON DR NW	ALBUQUERQUE NM 87120-6269	1844 COOKE CANYON DR NW	ALBUQUERQUE NM 87120	LT 78 PLAT OF PULTE @ MIREHAVI V	0.1476
1.01E+17 SMITH EVAN FRANCIS & SUSAN RENEE TRUSTEES SMITH FAMILY TRUST	1848 COOKE CANYON DR NW	ALBUQUERQUE NM 87120-6269	1848 COOKE CANYON DR NW	ALBUQUERQUE NM 87120	LT 77 PLAT OF PULTE @ MIREHAVI V	0.1476
1.01E+17 BRICENO DAWN & FRANK	1824 ABO CANYON DR NW	ALBUQUERQUE NM 87120-0000	1824 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 80 PLAT OF PULTE @ MIREHAVI V	0.1659
1.01E+17 BERRY LARRY A & MARY J	1820 BEAVER CREEK RD NW	ALBUQUERQUE NM 87120-6276	1820 BEAVER CREEK RD NW	ALBUQUERQUE NM 87120	LT 48 PLAT OF PULTE @ MIREHAVI V	0.1761
1.01E+17 ANDREWS JONAS EDWARD & MARY GRACE LIVESAY	1828 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6271	1828 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 59 PLAT OF PULTE @ MIREHAVI R	0.1659
1.01E+17 HOUSAND JENNIFER L & ARIELANO MELANIE C	1832 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6271	1832 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 76 PLAT OF PULTE @ MIREHAVI R	0.1936
1.01E+17 MORALES EDWARD DANIEL & ARTIAGA VICTORIA ANN	1839 COOK CANYON DR NW	ALBUQUERQUE NM 87120-6275	1839 COOK CANYON DR NW	ALBUQUERQUE NM 87120	LT 76 PLAT OF PULTE @ MIREHAVI R	0.1659
1.01E+17 SAIZ CHRISTINE D	1820 BEAVER CREEK RD NW	ALBUQUERQUE NM 87120-6276	1820 BEAVER CREEK RD NW	ALBUQUERQUE NM 87120	LT 59 PLAT OF PULTE @ MIREHAVI R	0.1936
1.01E+17 VAN DYCK LINDA S & OLIN B	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6276	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 47 PLAT OF PULTE @ MIREHAVI R	0.1455
1.01E+17 GALLEGOS GREGORY J & DOXTATOR REBECCA K	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6275	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 57 PLAT OF PULTE @ MIREHAVI R	0.1617
1.01E+17 ANDERSON ERIC JAMES	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6275	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 25 PLAT OF PULTE @ MIREHAVI R	0.1826
1.01E+17 CUNNINGHAM GREGORY G & JENNIFER L	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6277	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 46 PLAT OF PULTE @ MIREHAVI R	0.1452
1.01E+17 SEVERTSON STEVAN C & DEBORAH L	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6277	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 24 PLAT OF PULTE @ MIREHAVI R	0.1452
1.01E+17 SALAZAR JACOB G & DOLORES C	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6276	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 45 PLAT OF PULTE @ MIREHAVI R	0.1452
1.01E+17 GONZALES DEMETRIA A & ESCUIVEL FERNANDO G	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6276	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 23 PLAT OF PULTE @ MIREHAVI R	0.1458
1.01E+17 SALCIDO ARIEL & YVETTE M	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6276	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 53 PLAT OF PULTE @ MIREHAVI R	0.1827
1.01E+17 PAPPAS NICHOLAS G & SUSAN M	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6275	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 26 PLAT OF PULTE @ MIREHAVI V	0.1754
1.01E+17 BUI TRACY & HANG ALEXANDER L	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6276	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 44 PLAT OF PULTE @ MIREHAVI V	0.1452
1.01E+17 ROMERO DAVID E	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6276	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 54 PLAT OF PULTE @ MIREHAVI R	0.1855
1.01E+17 BLASER DEBORAH S	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6275	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 43 PLAT OF PULTE @ MIREHAVI V	0.1452
1.01E+17 CAPLES CATHERINE R	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6276	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 22 PLAT OF PULTE @ MIREHAVI R	0.1571
1.01E+17 ROJAS EVELYN	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6276	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 54 PLAT OF PULTE @ MIREHAVI R	0.1855
1.01E+17 ROY JOHNNY L & KIMBERLY L	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6275	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 27 PLAT OF PULTE @ MIREHAVI R	0.1722
1.01E+17 AGYAPONG DAVID	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6275	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 43 PLAT OF PULTE @ MIREHAVI V	0.1855
1.01E+17 MENCHACA DESIRE M & ELIANDRO A	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6275	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 55 PLAT OF PULTE @ MIREHAVI V	0.1452
1.01E+17 HINKLE RONALD	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6275	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 42 PLAT OF PULTE @ MIREHAVI V	0.1452
1.01E+17 HUFF ROBBIN G & MARGANA J	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6278	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 56 PLAT OF PULTE @ MIREHAVI V	0.2027
1.01E+17 SALAS RUBY R	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6276	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 41 PLAT OF PULTE @ MIREHAVI R	0.1514
1.01E+17 RAMOS BOLIVAR J JR & RAMOS BLANCA E	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6276	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 29 PLAT OF PULTE @ MIREHAVI V	0.1722
1.01E+17 JUANICO JOHN S	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6276	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 40 PLAT OF PULTE @ MIREHAVI V	0.1456
1.01E+17 GARCIA CHARLE J & MCGRATH COLLEEN R	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6276	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 30 PLAT OF PULTE @ MIREHAVI V	0.1722
1.01E+17 TOWLE CLORINDA J	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6276	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 20 PLAT OF PULTE @ MIREHAVI R	0.1571
1.01E+17 NUANES-GOMEZ MONICA L & GOMEZ JOHN R & NUANES SUSAN E & JERRY A	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6276	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 39 PLAT OF PULTE @ MIREHAVI R	0.1851
1.01E+17 VARGAS LEROY & AILICA	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6279	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 31 PLAT OF PULTE @ MIREHAVI V	0.1722
1.01E+17 LOOMIS LOREN S & FREENY RONALD N	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6279	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 19 PLAT OF PULTE @ MIREHAVI R	0.1515
1.01E+17 HOUSEHOLDER TRAVIS C & TRISHA E	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6276	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 38 PLAT OF PULTE @ MIREHAVI R	0.1565
1.01E+17 GODFREY ROBERT B TRUSTEE GODFREY LVT KERR GEORGE A TRUSTEE KERR LVT	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6276	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 32 PLAT OF PULTE @ MIREHAVI V	0.1578
1.01E+17 JOLLEY DAVID L & MINDY	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6279	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 18 PLAT OF PULTE @ MIREHAVI V	0.1515
1.01E+17 RAPIER LAEL E	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6279	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 37 PLAT OF PULTE @ MIREHAVI V	0.1559
1.01E+17 ORNELAS RAMON B & DIANA ROSE	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6276	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 17 PLAT OF PULTE @ MIREHAVI V	0.1578
1.01E+17 JENSEN DANIEL S & BECCY D	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6278	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 34 PLAT OF PULTE @ MIREHAVI V	0.1515
1.01E+17 NAUGLE JAMES CARY & BEVERLYANN	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6279	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 35 PLAT OF PULTE @ MIREHAVI V	0.1717
1.01E+17 HARTMANN ROBERT G & MARTHA ELIZABETH	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6280	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 14 PLAT OF PULTE @ MIREHAVI V	0.1552
1.01E+17 MONTOYA CELINA J	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6280	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 13 PLAT OF PULTE @ MIREHAVI V	0.1645
1.01E+17 ADIEL-POKU YAW A & ABIGAIL B	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6279	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 5 PLAT OF PULTE @ MIREHAVI V	0.1736
1.01E+17 CHAVES GIAN A & DIANA B	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6279	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 12 PLAT OF PULTE @ MIREHAVI V	0.1652
1.01E+17 FERGUSON TOBY & SAVAGE HEATHER	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6279	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 11 PLAT OF PULTE @ MIREHAVI V	0.1571
1.01E+17 CHAPMAN ROBERT G	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6279	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 10 PLAT OF PULTE @ MIREHAVI V	0.1651
1.01E+17 RODRIGUEZ CESAR B JR & CYNTHIA	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6279	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 9 PLAT OF PULTE @ MIREHAVI V	0.1528
1.01E+17 MONTOYA JULIA R	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6279	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 8 PLAT OF PULTE @ MIREHAVI V	0.1528
1.01E+17 GUTIERREZ RUDY MARVIN & BERNADETTE F	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6279	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 7 PLAT OF PULTE @ MIREHAVI V	0.1528
	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120-6279	1836 ABO CANYON DR NW	ALBUQUERQUE NM 87120	LT 6 PLAT OF PULTE @ MIREHAVI V	0.1894

1.01E-17 EIGHT GRADYS FAMILY LLC ATTN: DAVID NEWELL

4131 BARBARA LP SE

RIO RANCHO NM 87124-1362

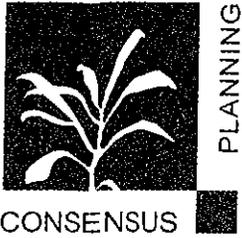
TIERRA PINTADA ST NW

ALBUQUERQUE NM 87120

TR A BULK LAND PLAT OF TRACTS, V

21.4037

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Tres Volcanes NA	Thomas	Borst	tdm2pat@yahoo.com	1908 Selway Place NW	Albuquerque	NM	87120	505625531	5053526563
Tres Volcanes NA	Rick	Gallagher	randm196@gmail.com	8401 Casa Gris Court NW	Albuquerque	NM	87120		5054048827
The Manors at Mirehaven Community Association Incorporated	Brandy	Hetherington	bhetherington@aammn.com	7850 Jefferson Street NE, Suite 130	Albuquerque	NM	87109	5054532938	5058561212
The Manors at Mirehaven Community Association Incorporated	Jody	Willoughby	jwilloughby@aammn.com	7850 Jefferson Street NE, Suite 130	Albuquerque	NM	87109		5058561212
Del Webb Mirehaven NA	Margaret	Shogry	mmletoshogry@gmail.com	2208 Cebolla Creek Way NW	Albuquerque	NM	87120	5052385033	5058881833
Del Webb Mirehaven NA	Wayne	Mataski	citywalkyoga@mac.com	2247 Cebolla Creek Way NW	Albuquerque	NM	87120	5054401534	5053004146
The Estates at Mirehaven Community Association Incorporated	Angela	Manzanedo	amanzanedo@assoiatedassaset.com	9100 Del Webb Lane NW	Albuquerque	NM	87120		5054456301
The Estates at Mirehaven Community Association Incorporated	Julie	Karl	jkarl@aammn.com	9100 Del Webb Lane NW	Albuquerque	NM	87120		5058561212
Westside Coalition of Neighborhood Associations	Gerald	Worrall	jfworrall@comcast.net	1039 Pinatubo Place NW	Albuquerque	NM	87120	5059331919	5058390893
Westside Coalition of Neighborhood Associations	Harry	Heandriksen	hilhan@comcast.net	10592 Rio del Sole NW	Albuquerque	NM	87114		5058903481



April 14, 2018

Brandy Hetherington
7850 Jefferson Street NE, Suite 130
Albuquerque, NM 87109

Jody Willoughby
7850 Jefferson Street, Suite 130
Albuquerque, NM 87109

Landscape Architecture
Urban Design
Planning Services

Dear Ms. Hetherington, Ms. Willoughby, and the Manors at Mirehaven Community Association, Inc.:

This letter is notification that Consensus Planning has an additional request to supplement the existing application for Del Webb, Phases 3 and 4. a request for an Amendment to a Site Development Plan for Subdivision to the Environmental Planning Commission (EPC) on behalf of PulteGroup. The applicant is requesting to amend the overall Watershed Site Plan for Subdivision to add typical building elevations and modify vehicular access to Phases 3 and 4 (Tracts N-2-B and N-2-C). The EPC hearing for this application will be held on **May 10, 2018** 8:30 a.m. at the Plaza del Sol Building, located at 600 2nd Street NW.

302 Eighth St. NW
Albuquerque, NM 87102

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

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by April 25, 2018.

Sincerely,

Jacqueline Fishman, AICP
Principal

Attached: Zone Atlas Pages H-08-Z & H-09-Z

PRINCIPALS

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



PLANNING

CONSENSUS

April 14, 2018

Margaret Shogry
2208 Cebolla Creek Way NW
Albuquerque, NM 87120

Wayne Mateski
2247 Cebolla Creek Way NW
Albuquerque, NM 87120

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Ms. Shogry, Mr. Mateski, and the Del Webb Mirehaven Neighborhood Association:

This letter is notification that Consensus Planning has an additional request to supplement the existing application for Del Webb, Phases 3 and 4. a request for an Amendment to a Site Development Plan for Subdivision to the Environmental Planning Commission (EPC) on behalf of PulteGroup. The applicant is requesting to amend the overall Watershed Site Plan for Subdivision to add typical building elevations and modify vehicular access to Phases 3 and 4 (Tracts N-2-B and N-2-C). The EPC hearing for this application will be held on **May 10, 2018** 8:30 a.m. at the Plaza del Sol Building, located at 600 2nd Street NW.

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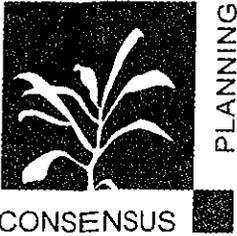
Sincerely,

Jacqueline Fishman, AICP
Principal

Attached: Zone Atlas Pages H-08-Z & H-09-Z

PRINCIPALS

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



April 14, 2018

Julie Karl
9100 Del Webb Lane NW
Albuquerque, NM 87120

Angela Manzanedo
9100 Del Webb Lane NW
Albuquerque, NM 87120

Landscape Architecture
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302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Ms. Karl, Ms. Manzanedo, and The Estates at Mirehaven Community Association Incorporated:

This letter is notification that Consensus Planning has an additional request to supplement the existing application for Del Webb, Phases 3 and 4. a request for an Amendment to a Site Development Plan for Subdivision to the Environmental Planning Commission (EPC) on behalf of PulteGroup. The applicant is requesting to amend the overall Watershed Site Plan for Subdivision to add typical building elevations and modify vehicular access to Phases 3 and 4 (Tracts N-2-B and N-2-C). The EPC hearing for this application will be held on **May 10, 2018** 8:30 a.m. at the Plaza del Sol Building, located at 600 2nd Street NW.

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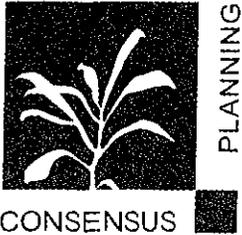
Sincerely,

Jacqueline Fishman, AICP
Principal

Attached: Zone Atlas Pages H-08-Z & H-09-Z

PRINCIPALS

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



April 14, 2018

Gerald Worrall
1039 Pinatubo Place NW
Albuquerque, NM 87120

Harry Hendriksen
10592 Rio del Sole NW
Albuquerque, NM 87114

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Mr. Worrall, Mr. Hendriksen, and Westside Coalition of Neighborhood Associations:

This letter is notification that Consensus Planning has an additional request to supplement the existing application for Del Webb, Phases 3 and 4. a request for an Amendment to a Site Development Plan for Subdivision to the Environmental Planning Commission (EPC) on behalf of PulteGroup. The applicant is requesting to amend the overall Watershed Site Plan for Subdivision to add typical building elevations and modify vehicular access to Phases 3 and 4 (Tracts N-2-B and N-2-C). The EPC hearing for this application will be held on May 10, 2018 8:30 a.m. at the Plaza del Sol Building, located at 600 2nd Street NW.

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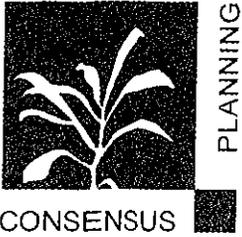
Sincerely,

Jacqueline Fishman, AICP
Principal

Attached: Zone Atlas Pages H-08-Z & H-09-Z

PRINCIPALS

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



April 14, 2018

Thomas Borst
1908 Selway Place NW
Albuquerque, NM 87120

Rick Gallagher
8401 Casa Gris Court NW
Albuquerque, NM 87120

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Mr. Borst, Mr. Gallagher, and the Tres Volcanes Neighborhood Association:

This letter is notification that Consensus Planning has an additional request to supplement the existing application for Del Webb, Phases 3 and 4. a request for an Amendment to a Site Development Plan for Subdivision to the Environmental Planning Commission (EPC) on behalf of PulteGroup. The applicant is requesting to amend the overall Watershed Site Plan for Subdivision to add typical building elevations and modify vehicular access to Phases 3 and 4 (Tracts N-2-B and N-2-C). The EPC hearing for this application will be held on May 10, 2018 8:30 a.m. at the Plaza del Sol Building, located at 600 2nd Street NW.

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Sincerely,

Jacqueline Fishman, AICP
Principal

Attached: Zone Atlas Pages H-08-Z & H-09-Z

PRINCIPALS

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

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: 1006864
Property Description: Tracts N-2-B and N-2-C, Watershed Subdivision

Date Submitted: April 28, 2018
Submitted By: Jessie Lawrence

Meeting Date/Time: April 26, 2018; 6:00 PM
Meeting Location: Ladera Golf Course

Facilitator: Jessie Lawrence
Co-facilitator: None

Parties (individual names and affiliations of attendees are listed at the end of the report):

- **Applicant:**
 - o PulteGroup
- **Agent:**
 - o Consensus Planning
- **Affected Neighborhood Associations (per CABQ notification requirements):**
 - o The Manors at Mirehaven Community Association Inc.
 - o Del Webb Mirehaven NA
 - o The Estates at Mirehaven Community Association Inc.
 - o Westside Coalition of Neighborhood Associations

Background/Meeting Summary:

Applicant requests site plan for subdivision approval for Phase 3 and 4 and private open space for Del Webb at Mirehaven, totaling 11.04 acres. As part of the site plan for subdivision approval, applicant requests site-specific building height exceptions for 12 lots within the 350-foot impact area of the Northwest Mesa Escarpment Plan.

There was some confusion during the meeting about the number of lots that would require the height exceptions, as the application, map, and information stated by the project Agent differed. It was clarified that the request would result allowing up to 19 feet in height for 47 lots within the Northwest Mesa Escarpment Plan impact area, and 12 additional lots would require site-specific exceptions to permit from less than one foot to approximately 3.5 feet more in height above natural grade; these are lots that require fill in the natural grade to meet road, utility, and other requirements. Some meeting participants expressed frustration with the lack of clarity and the differing information.

Neighbors in attendance expressed concerns about the requested height exceptions. One concern was related to the confusion about what was being requested and how many lots

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

would be affected, discussed in the previous paragraph. Another concern was related to whether there is a need for an exception to allow houses as tall as 19 feet, and whether the houses could be built at 15 feet instead; the applicant and agent stated that a 19-foot height is permitted under a prior City Council action and the 19-foot height will allow better house design, while some neighbors questioned this and suggested that a 15-foot height would meet the requirements of the Northwest Mesa Escarpment Plan.

Another concern was related to the dust blowing from the site into nearby developed neighborhoods, with one meeting participant stating that damage has already been done, and he would communicate to the EPC and ask that Del Webb improve dust control beyond what has occurred for the last three months and that the issue about repairs should be shouldered by Pulte since it is a result of Pulte's work.

Another concern was related to whether there will be appropriate vehicular access for residents, especially in case of emergency. Other concerns were related to access to the Petroglyph National Monument and drainage through the site. See the "Meeting Specifics" section for all concerns discussed.

As follow up to the meeting, Applicant and Agent agreed to:

- Agent agreed to clarify the application with the staff planner and confirm that the request is for 12 site-specific exceptions.
- Applicant can provide a diagram of Phase 2 and the planned fenceline and gateline.
- Applicant agreed to discuss some issues not directly related to this request, including vehicular access points to the neighborhood and tighter restrictions on blowing dust, at an upcoming town hall for Del Webb residents.
- Applicant can provide contact information for relevant City staff for concerns about blowing dust.

Outcomes:

- *Areas of Agreement*
 - None specifically noted about this project at the meeting.
- *Unresolved Issues & Concerns*
 - Meeting participants expressed concerns about the building heights and whether or not the project is complying with the Northwest Mesa Escarpment Plan.
 - There is a concern about dust blowing from the site onto nearby residential neighborhoods.
 - There is a concern about vehicular access for residents and whether there is enough access.
 - There is a concern about whether the drainage is appropriate on the site and whether it can handle runoff from Petroglyph National Monument.
- *Other Key Points*

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- Meeting participants noted that there was a discrepancy between the application and the information that was provided at the meeting and expressed concerns that the information that they were given was inaccurate.

Meeting Specifics:

1) Overview of Proposed Project

- a) Jacqueline Fishman, Principal at Consensus Planning and Agent, introduced Kevin Patton and Paul Lymer, representing Applicant PulteGroup, and Yolanda Moyer, representing Engineer Bohannon-Huston.
- b) This application is for phases 3 and 4 of the Del Webb Mirehaven.
 - i) The initial application for this property was in 2013, and included dividing the property into tracts and design standards for the development.
 - ii) The 2013 Environmental Planning Commission (EPC) approval said that the development of the tracts adjacent to the Petroglyph National Monument and within a 350-foot impact area must come back to the EPC for review and approval.
 - iii) The development included a single loaded street along the Monument edge, which creates less impact on the Monument than lots backing up against it.
 - iv) In 2015, the EPC approved the site plan for Del Webb Phase 2.
 - v) In 2016, Applicant asked for an amendment to the Northwest Mesa Escarpment Plan (NWMEP) regarding the views to the monument.
 - (1) The NWMEP regulates development within certain distances of the Monument.
 - (2) The NWMEP as originally drafted allowed 15-foot structures within the 350-foot impact area, and up to 19 feet from natural grade.
 - (3) This property has a lot of undulating terrain, and the property needs to be graded for street and utility needs.
 - (4) Lots that require fill are the issue, because the height from natural grade is too low to permit building.
 - (5) The sector plan amendment gave authority to the EPC to review exceptions.
 - (6) Applicant stated that they intend to show that they're meeting the intent, and building a house the same height as those surrounding it has no impact.
 - vi) Agent presented images of houses at the same height, where because of the natural grade, one might require a variance while an adjacent one would not.
 - vii) Phases 3 and 4 are divided by a linear open space area and cover approximately 62 acres.
 - (1) Phase 3 is 145 units with a density of 3.6 du/acre.
 - (2) Phase 4 is 78 lots with a density of 3.7 du/acre.
 - viii) The request is for site-specific height exceptions for 12 lots, which do not meet the requirement of no more than 19 feet above natural grade.
 - (1) The exceptions range from less than one foot to approximately 3.5 feet, and all of them are fill lots.

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- ix) Engineer presented an image of cross sections through the site and the relationship between house heights and the escarpment face.
 - (1) Applicant stated that all building heights would be below an existing natural berm, and none would block views of the escarpment face.
 - (2) Engineer pointed out the undulating topography, which is where ridges need to be filled to permit building.
 - x) Engineer presented an image of a cut/fill map, showing where the site will need to be cut and where it will need to be filled to comply with development requirements, and a map showing the 350-foot boundary.
 - xi) Agent stated that the initial site plan for subdivision allowed 950 lots, and the current count is 890.
 - (1) There are 616 lots as part of the Del Webb development.
 - (2) There are 274 lots as part of the Pulte Traditional development.
- 2) Questions and Concerns about Building Height
- a) A meeting participant asked for clarification that the variance requirements do not apply to the Pulte Traditional portion of the development.
 - i) Agent confirmed that those areas are not under the restriction because they are not in the 350-foot impact area.
 - ii) Applicant said that no house in the Del Webb portion of the development is taller than 19 feet.
 - b) A meeting participant asked for clarification that there is a need for height variances because of the varying topography, but because of that varying topography, it won't really be possible to discern differences in house height.
 - i) Agent confirmed.
 - c) A meeting participant asked why the Applicant can't just build 15-foot houses.
 - i) Applicant said that they don't have floor plans for that height.
 - ii) Agent stated that the houses are designed for a step-up for a better-designed house.
 - d) A meeting participant referred to the application that referred to 44 lots and 15 lots and building up to 19 feet, and asked for clarification.
 - i) Applicant referred to the Northwest Mesa Escarpment Plan requirements.
 - ii) Agent clarified that they are requesting site-specific exceptions for 12 lots.
 - (1) For 47 lots, they are planning to build 19-foot houses above natural grade.
 - (2) For 12 lots, they are asking for site-specific exceptions to permit less than one foot to 3.5 feet of additional height above natural grade.
 - (3) There was a typo in the application.
 - iii) The meeting participant expressed a concern about the errors in the application and the lack of proofreading.
 - (1) Agent stated that she would clarify with the staff planner, but the letter is clear about what the request is.
 - e) A meeting participant asked if the Applicant needs to request an exception to exceed a 15-foot house height.

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- i) Agent said that 19 feet above the natural grade is already permitted.
 - ii) Another meeting participant said the language seemed to indicate that 19 feet was only permitted if the lot was otherwise undevelopable.
 - (1) Agent disagreed, citing plan language that says 15 feet but in no case above 19 feet above natural grade.
 - (a) Agent said that this issue went to City Council for a decision regarding the Northwest Mesa Escarpment Plan in the past and suggested that Maggie Gould could provide more information.
 - (2) Another meeting participant explained that the issue is because of the undulating grade.
- 3) Questions and Concerns about Dust and Other Effects on Neighboring Homes
- a) A meeting participant stated that residents in the Pulte Traditional part of the neighborhood have concerns about dust abatement and asked about the buildout schedule for this project.
 - i) Applicant stated that they anticipate grading beginning in May-June and have been selling 8-10 homes/month.
 - ii) A lot of the dirt that will need to be moved has already been moved as part of Phase 2.
 - iii) The surface is stabilized during moving by spraying water, and is stabilized with a polymer for a longer-term solution.
 - iv) The City sends out alerts when winds are too high and work needs to shut down.
 - v) Once roadways and the perimeter wall are up, the impact will be minimal.
 - vi) The meeting participant said that he and his neighbors have concerns because they see dust and sand moving and they live downhill from most of the development, putting them at a disadvantage when the prevailing winds from the west are blowing the dust.
 - (1) There are numerous homes with dust gathering in their landscaping.
 - (2) The meeting participant stated that the HOA is trying to require homeowners to replace the gravel, and that is not their responsibility under warranty or tort law, because the damage is coming from someone else's property.
 - (3) Machinery continues to move the earth and break the soil.
 - (4) The meeting participant said that neighbors were told that the problem is due to the native vegetation, but that's not true.
 - vii) Applicant stated June is the least windy month of the year and the start of the monsoon season, which will ease the issues.
 - (1) Applicant stated that the roadways and other work will be in by the end of the year and before next spring's windy season, so neighbors won't have to endure this in the future.
 - (2) The meeting participant disagreed about when monsoon season begins.
 - viii) The meeting participant said he believed that the project is not meeting City environmental regulations.

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- (1) Applicant stated that since 2014 they haven't received any fines from the City Environmental Health Department; the department has been on site measuring impacts, but there has not been a code violation.
- ix) Another meeting participant suggested that the solution is to get Phases 3 and 4 done sooner rather than later.
- x) The meeting participant said that the damage has already been done, and he would communicate to the EPC and ask that Del Webb improve dust control beyond what has occurred for the last three months and that the issue about repairs be shouldered by Pulte since it is a result of Pulte's work.
- b) A meeting participant asked where wind speed was measured by the City to determine whether construction needs to shut down, and also said that there are breathing and asthma issues connected with many older people who are living in the area.
 - i) Applicant said he did not know where the wind is measured by the City, but he measures the wind via an app, and said that he would be willing to meet with people to discuss a higher restriction.
 - ii) Applicant said that he could provide contact information for the relevant City staff.
- 4) Questions and Concerns about Access
 - a) A meeting participant asked if the number of access points are being reduced as part of the application.
 - i) Applicant said at one point they were looking at a third access point, but through his HOA, he has heard concerns about security and access, and so they want to take out the third access to provide better security and reduce concerns about people accessing the neighborhood who don't belong there.
 - ii) Agent added that there will be pedestrian access at the location that had been considered as a vehicular access point, but not vehicular access.
 - b) A meeting participant asked about a diagram of Phase II and the fenceline and gateline.
 - i) Agent stated that they could provide that information as a follow-up item.
 - ii) Applicant also stated that there would be a town hall for Del Webb residents scheduled for Monday, and this could be discussed then.
 - c) A meeting participant asked about the pedestrian gates for phase 3 and 4, and explained that there are currently two different types of gates, one that is electronic and one with a simple code that everyone will know and that won't provide ongoing security.
 - i) Applicant stated that they will put in the electronic gates, and that he can check into whether it's possible to change the existing simple gate to an electronic gate.
 - d) A meeting participant asked if there has been a traffic study regarding the proposed access.
 - i) Applicant stated that the plan meets the requirements of the fire department, and they have also met with the City traffic engineer.

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- ii) Applicant said that they are trying to weigh both the convenience of additional access and concerns about security.
 - iii) A meeting participant asked if this would be discussed at the Del Webb resident town hall.
 - (1) Applicant said it would be.
 - e) A meeting participant asked if there are any studies on the increase in traffic that will occur in Phase 1 due to the entry and exit from Phases 3 and 4.
 - i) Applicant said that they have a comparison of average weekday traffic counts that were originally proposed and what actually exists and they have looked at the accesses to Tierra Pintada Blvd., and they will share that information at the Del Webb resident town hall and to the EPC.
 - f) A meeting participant said that three phases of development will be passing through one gate, and that seems like a big problem if there is an emergency that requires access.
- 5) Other Questions and Concerns
- a) A meeting participant asked whether the Petroglyph National Monument was involved in the project planning process.
 - i) Agent stated that the Monument was a commenting agent throughout the project.
 - ii) Another meeting participant asked if the Monument was invited to this meeting.
 - (1) Agent stated that they have been informed of the planning process and informed of the application submittal, though they were not invited to this meeting.
 - (2) Facilitator explained the process for notifying neighbors and other interested individuals of facilitated meetings, and stated that while Monument representatives, like any other neighbors, are welcome, they are not on the list that she receives for notification.
 - b) A meeting participant asked about the average lot size.
 - i) Engineer and Applicant quickly calculated and estimated that the smallest lot is .143 acres.
 - c) A meeting participant asked what types of houses would be built.
 - i) Applicant said that they will continue to build the same types of housing that they have been building in the neighborhood.
 - d) A meeting participant explained some of the issues related to the Westside Coalition of Neighborhood Associations.
 - i) At the next WSCONA meeting, there will be a presentation by an engineer on Arroyo Vista's planned extension to Paseo del Volcan, which will be relevant to this neighborhood.
 - ii) There is a difference between an HOA and NA.
 - iii) The neighborhood has asked for traffic calming, and WSCONA will be part of that issue.

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- (1) There will also be traffic issues to consider when the school opens and when the stadium and baseball complex open, as those haven't been part of previous traffic studies.
 - (a) Applicant stated that those were considered as part of a 2007 study, an update in 2013, and they are now adding an update to show the impacts of three access points rather than two.
 - (i) Another meeting participant asked about clarification of the three access points instead of two.
 - 1. Applicant clarified that there is one access to Tierra Pintada now, plus the Del Webb access for Del Webb residents. By the end of the year, there will be another access to Tierra Pintada.
 - 2. For Pulte Traditional residents, there will be two access points.
 - (b) The meeting participant clarified that APS is a different governmental entity with its own rules.
 - e) A meeting participant asked if Applicant would consider removing a few homes in the southwest corner of the development, both to provide access for the public to the Monument and because there will be drainage issues because of the down-sloping hill.
 - i) Applicant stated that they have addressed any drainage issues as part of the engineering.
 - ii) Another meeting participant asked for clarification of how the drainage plan will work.
 - (1) Engineer stated that a grading and drainage plan will be part of the DRB submittal for the project.
 - (2) The project is not permitted to grade into the Monument and needs to manage any drainage from the Monument.
 - (3) Drainage will be accepted via a large linear open space on the west part of the site, and will be conveyed to the Mirehaven Arroyo via a storm drain along Willow Canyon.
 - (4) In Del Webb 4, drainage will be internal to the streets, and the north half will drain to the above system and the south half will drain to a storm drain in Mirehaven Parkway.
 - iii) A meeting participant asked if there is a drainage report.
 - (1) Engineer said that there is a drainage report approved and on file at the City, but it is not part of the application to the EPC.
 - f) A meeting participant asked for clarification about which area is Phase 3 and which area is Phase 4.
 - i) Applicant said that the linear open space is the divider; Phase 3 is north of the open space and Phase 4 is south of the open space.
 - g) A meeting participant asked about existing ponds, one at the intersection of Phase 1 and Phase 3 and one in the middle, and asked whether they are being filled in.

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- i) Engineer said that those were temporary collection ponds to capture runoff from the Monument, and they will be filled in and there will be building in those locations.

Application Hearing Details:

1. The Environmental Planning Commission (EPC) is an appointed, 9-member, volunteer citizen board with authority on many land use and planning issues. The EPC was formed in 1972 per City of Albuquerque Ordinance #294-1972. Members:
 - Derek Bohannon, Chair, Council District 5
 - Bill McCoy III, Vice Chair, Council District 9
 - Dan Serrano, Council District 1
 - Vacant, Council District 3
 - Peter Nicholls, Council District 4
 - Maia Mullen, Council District 6
 - David Shaffer, Council District 7
 - Karen Hudson, Chair, Council District 8
2. Hearing Time:
 - i. The hearing is scheduled for May 10, 2018.
 - ii. The Commission will begin hearing applications at 8:30 a.m.
 - iii. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule.
 - iv. The agenda is posted on <http://www.cabq.gov/planning/boards-and-commissions/environmental-planning-commission> on the Friday immediately prior to the EPC Hearing.
3. Hearing Process:
 - i. Comments from facilitated meetings will go into a report which goes to the City Planner.
 - ii. The facilitated meeting report is included in the staff report and may be used to recommend conditions.
 - iii. The Commission will make a decision and parties have 15 days to appeal the decision.
4. Comment Submission:
 - i. Comments may be sent to:

Maggie Gould, Staff Planner
600 2nd Street NW, Third Floor
Albuquerque, NM 87102
mgould@cabq.gov
(505) 924-3910

OR

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Derek Bohannon, Chair, EPC
Bill McCoy III, Vice Chair, EPC
c/o Planning Department
600 2nd St, NW, Third Floor
Albuquerque, NM 87102

Names and Affiliations of All Attendees:

Jackie Fishman	Consensus Planning
Kevin Patton	PulteGroup
Paul Wymer	PulteGroup
Yolanda Moyer	Bohannon Huston
Steve Loomis	Mirehaven Homeowner
Ron Freeny	Mirehaven Homeowner
David Skowran	LLNA
James Babin	Mirehaven Del Webb NA
Larry Leahy	Mirehaven Del Webb NA
Ted Shogry	Mirehaven Del Webb NA
Barb Johns	Mirehaven Del Webb NA
Wayne Mateski	Mirehaven Del Webb NA
Ed Buttner	Mirehaven Del Webb NA
Ann Buttner	Mirehaven Del Webb NA
Margaret Shogry	Mirehaven Del Webb NA
Guy Santo	Mirehaven Del Webb NA
George Kerr	Mirehaven
Stella Ramos	Mirehaven Del Webb NA
Margana Huff	Mirehaven Del Webb NA
Robert Contreras	Mirehaven Del Webb NA
John McLaren	Mirehaven Del Webb NA
Jerry Worrall	West Side Coalition and Tres Volcanes
E. Ward	SRMNA
Joe Horvath	TRNA
Rene Horvath	TRNA

SITE PLAN REDUCTIONS

WATERSHED DESIGN STANDARDS

The purpose of these Design Standards is to provide benchmarks to guide the site plan, landscape architecture, and site plan for the development of the site, which is subject to the standards set forth in this document. The standards are intended to provide a framework for the design and construction of the site, and to ensure that the site is developed in a manner that is consistent with the goals and objectives of the City of Houston. The standards are intended to provide a framework for the design and construction of the site, and to ensure that the site is developed in a manner that is consistent with the goals and objectives of the City of Houston.

1. APPROVAL PROCESS

The standards shall be approved by the Planning and Zoning Commission. The standards shall be approved by the Planning and Zoning Commission. The standards shall be approved by the Planning and Zoning Commission. The standards shall be approved by the Planning and Zoning Commission. The standards shall be approved by the Planning and Zoning Commission.

2. DENSITY and MINIMUM LOT AREA

The minimum lot area shall be 10,000 square feet. The minimum lot area shall be 10,000 square feet. The minimum lot area shall be 10,000 square feet. The minimum lot area shall be 10,000 square feet. The minimum lot area shall be 10,000 square feet.

3. PARKING and PARKING LOT STANDARDS

The minimum number of parking spaces shall be provided for each building. The minimum number of parking spaces shall be provided for each building. The minimum number of parking spaces shall be provided for each building. The minimum number of parking spaces shall be provided for each building. The minimum number of parking spaces shall be provided for each building.

4. UTILITIES and SCREENING

The utility lines shall be located in a utility easement. The utility lines shall be located in a utility easement. The utility lines shall be located in a utility easement. The utility lines shall be located in a utility easement. The utility lines shall be located in a utility easement. The utility lines shall be located in a utility easement.

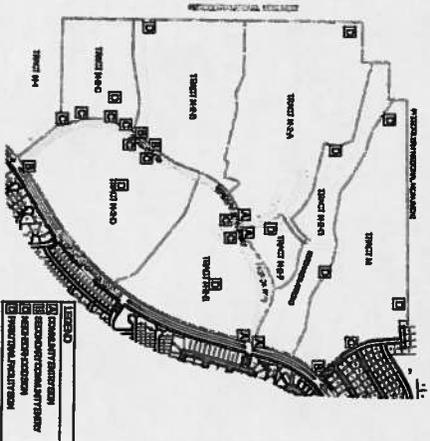
5. SIGNAGE

The signage shall be designed to be aesthetically pleasing. The signage shall be designed to be aesthetically pleasing. The signage shall be designed to be aesthetically pleasing. The signage shall be designed to be aesthetically pleasing. The signage shall be designed to be aesthetically pleasing. The signage shall be designed to be aesthetically pleasing.

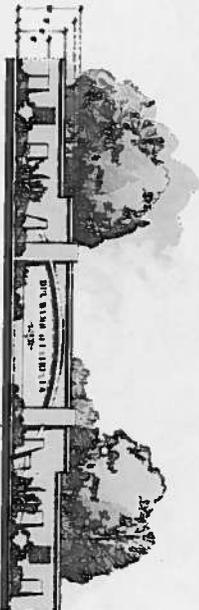
6. WALLS / FENCES

The walls and fences shall be designed to be aesthetically pleasing. The walls and fences shall be designed to be aesthetically pleasing. The walls and fences shall be designed to be aesthetically pleasing. The walls and fences shall be designed to be aesthetically pleasing. The walls and fences shall be designed to be aesthetically pleasing. The walls and fences shall be designed to be aesthetically pleasing.

K. ILLUSTRATIVE SCREENING LOCATION. The following illustrations provide the location and also illustrate for the sign program at the site.

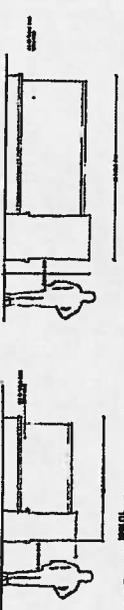


L. ILLUSTRATIVE COMMUNITY ENTRY WALL / SCREEN - A

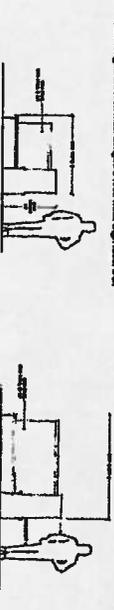


M. ILLUSTRATIVE COMMUNITY ENTRY WALL / SCREEN - B

N. ILLUSTRATIVE RESIDENTIAL MEDIOCRE SCREEN - C



O. ILLUSTRATIVE FOLIAGE SCREEN - D



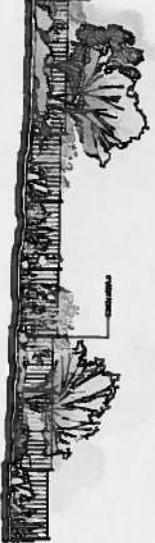
P. ILLUSTRATIVE FOLIAGE SCREEN - E

The height of the wall shall be 7 feet. The height of the wall shall be 7 feet. The height of the wall shall be 7 feet. The height of the wall shall be 7 feet. The height of the wall shall be 7 feet. The height of the wall shall be 7 feet.

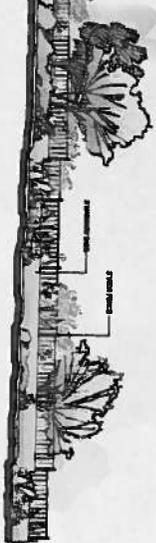
L. ILLUSTRATIVE VIEW FENCE (RESIDENTIAL FENCE) ADJACENT TO PRIVATE PARKING, PETROBRAS NATIONAL MONUMENT, AMERIBANK WAREHOUSE



M. ILLUSTRATIVE VIEW FENCE (RESIDENTIAL FENCE) ADJACENT TO PRIVATE PARKING, PETROBRAS NATIONAL MONUMENT, AMERIBANK WAREHOUSE



N. ILLUSTRATIVE VIEW FENCE WITH MAINTENANCE ADJACENT TO PRIVATE PARKING, PETROBRAS NATIONAL MONUMENT, AMERIBANK WAREHOUSE



WATERSHED @ ESTRELLA

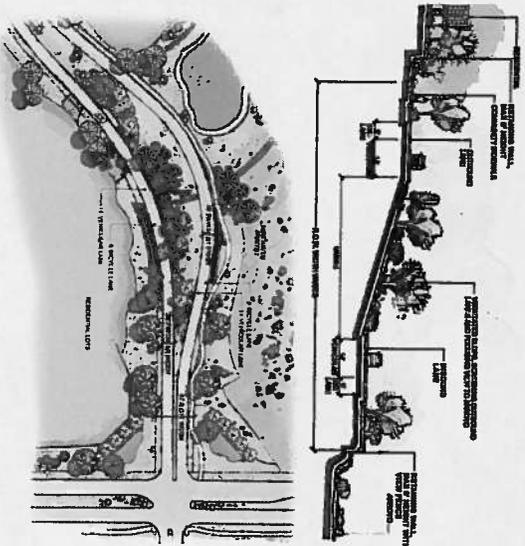
SITE PLAN FOR SUBDIVISION

Prepared For: **Pulse Group**
 Prepared By: **SFC Planning, LLC**
Consensus Planning, Inc.
Boyerman-Huston, Inc.
 Street 2 of 8
 December 16, 2015

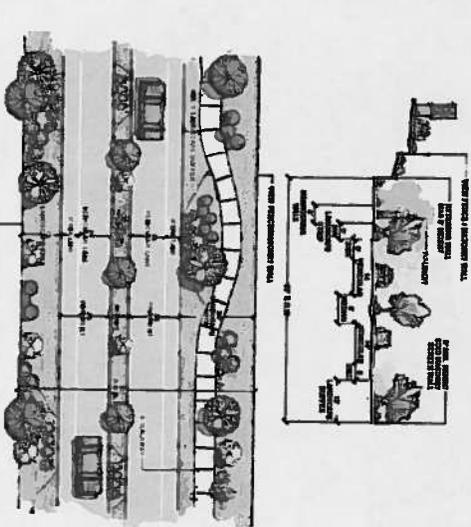
11. STREETS AND STREETSCAPE

The design of streets within Watershed shall be based on the following design standards, which shall be used to guide the design of streets and streetscape within Watershed. The design of streets and streetscape shall be based on the following design standards, which shall be used to guide the design of streets and streetscape within Watershed.

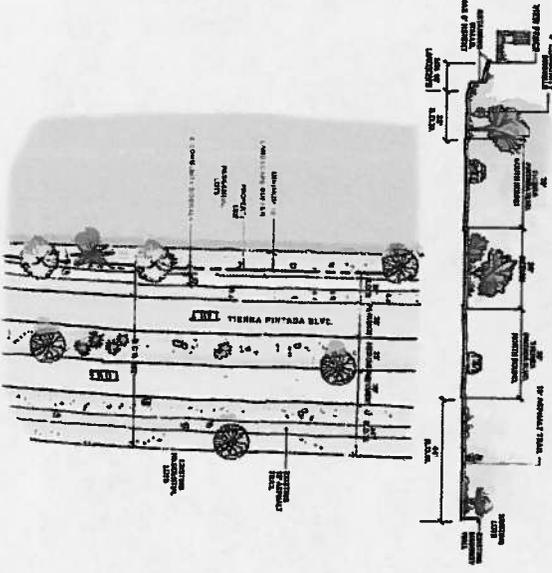
- A. Streets within Tracts A, B, and E shall be paved and streets within Tracts A, B, and E shall be paved and maintained by the Homeowners' Association.
- B. Public streets within Watershed shall meet the City's Development Process Manual (DPM) standards, except as noted below. Any necessary variances shall go through the standard variance process.
- C. All streets within Watershed shall comply with the City's Single Access Criteria.
- D. Where possible, street design shall maintain water flow for hydrology.
- E. Major Local Street A is the primary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings. Major Local Street B is a secondary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings. Major Local Street C is a tertiary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings. Major Local Street D is a quaternary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings. Major Local Street E is a quinary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings. Major Local Street F is a quaternary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings. Major Local Street G is a quinary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings. Major Local Street H is a quaternary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings. Major Local Street I is a quinary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings. Major Local Street J is a quaternary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings. Major Local Street K is a quinary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings. Major Local Street L is a quaternary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings. Major Local Street M is a quinary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings. Major Local Street N is a quaternary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings. Major Local Street O is a quinary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings. Major Local Street P is a quaternary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings. Major Local Street Q is a quinary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings. Major Local Street R is a quaternary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings. Major Local Street S is a quinary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings. Major Local Street T is a quaternary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings. Major Local Street U is a quinary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings. Major Local Street V is a quaternary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings. Major Local Street W is a quinary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings. Major Local Street X is a quaternary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings. Major Local Street Y is a quinary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings. Major Local Street Z is a quaternary artery of Tract A and shall include a large landscaped median with significant trees, shrubs, and plantings.



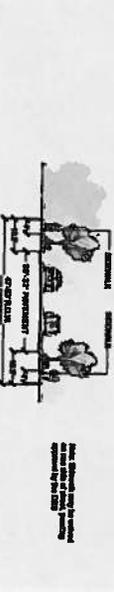
K. ROADWAY B (QUARTER LOCAL STREET) - Streetscape Section and Plan Views



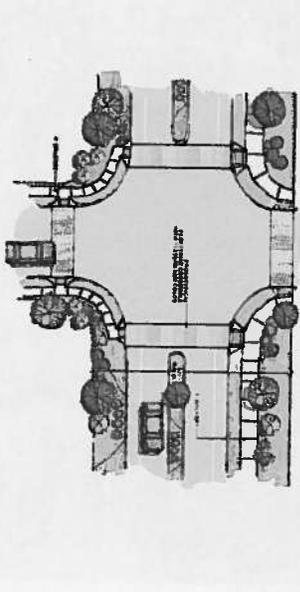
L. The roadway median for Tract A includes a landscaped median, including 10-foot wide tree on the west side and an existing 8-foot wide sidewalk on the east side. Landscaped median and sidewalk shall be provided on both sides of the roadway.



M. The width of streets within Watershed shall be planned based on the following standards. The street section shall include 20 to 25 feet of paved sidewalk, and 4-foot sidewalks and a landscaped median on both sides of the street.



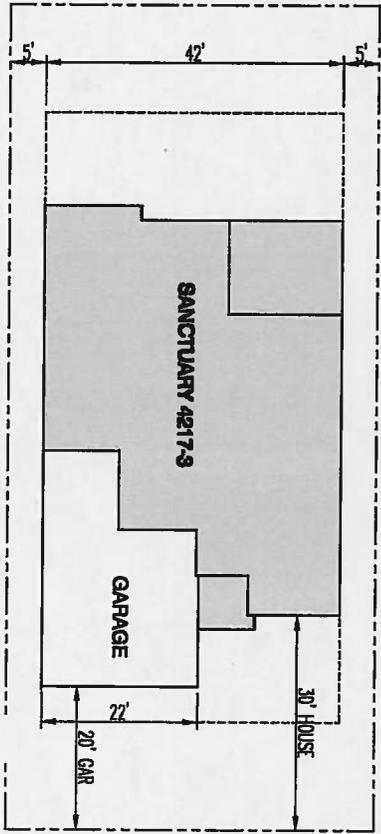
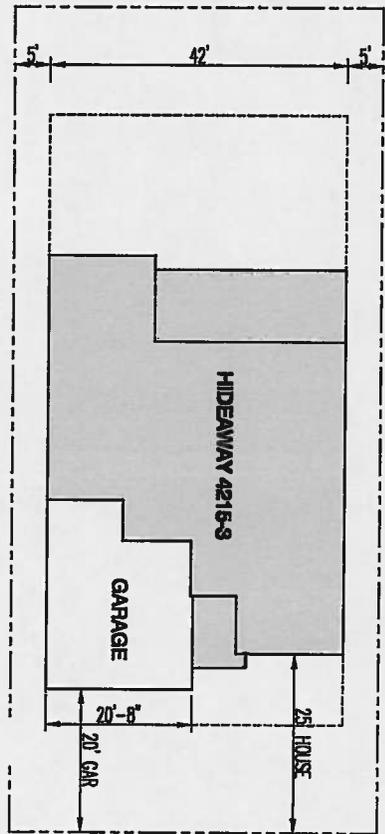
N. The bridge crossing shall have an 8-foot wide pedestrian sidewalk on one side of the bridge across the Watershed. The bridge shall be designed to meet the City's standards for pedestrian sidewalks.



WATERSHED @ ESTRELLA
SITE PLAN FOR SUBDIVISION

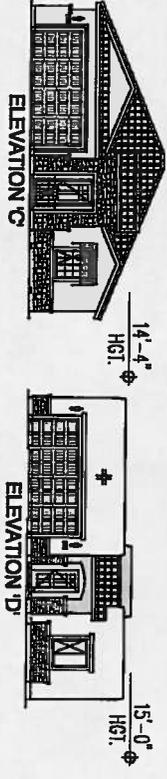
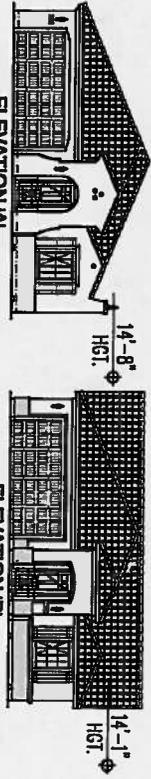
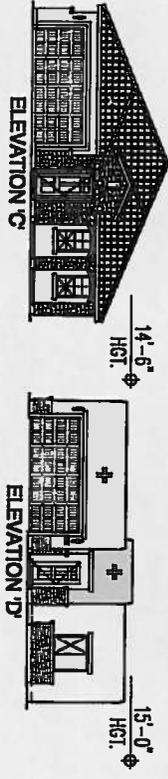
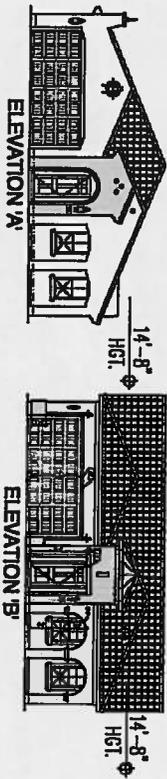
Prepared For: SEC Planning, LLC
Pulte Group
December 16, 2015

Prepared By: SEC Planning, LLC
Consensus Planning, Inc.
Bojarsman-Hudson, Inc.
Sheet 4 of 8



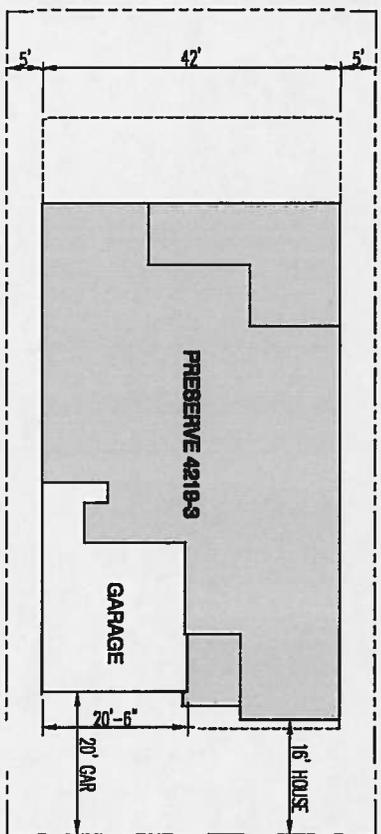
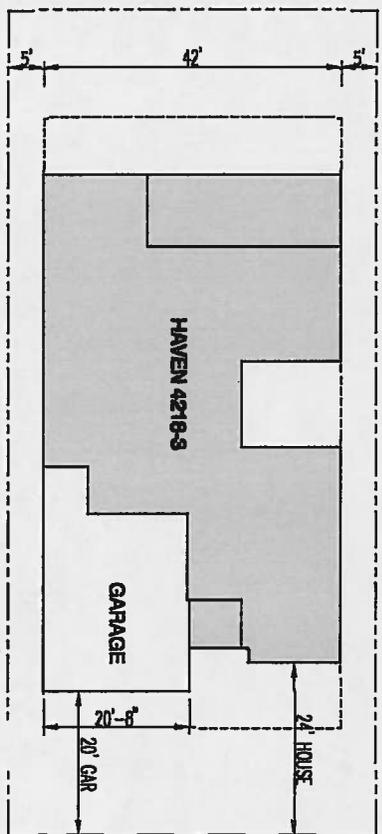
NOTES:
 - TYPICAL LOT SIZE: 52' x 115'
 - NO GARAGE OFFSET FROM FACADE REQUIRED.
 - NO MAXIMUM SETBACKS TO GARAGE OR HOUSE.

Dwight



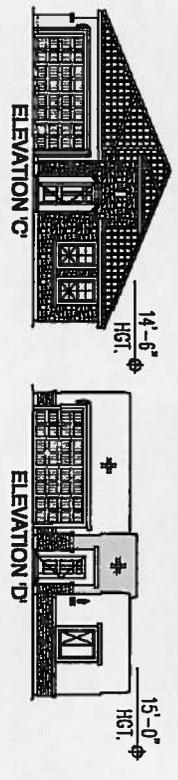
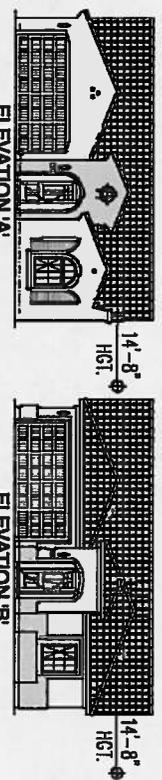
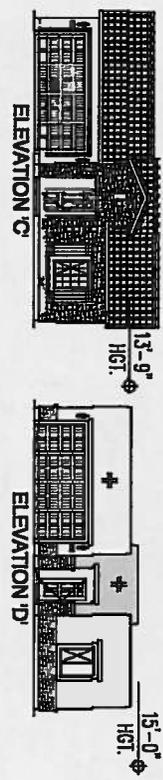
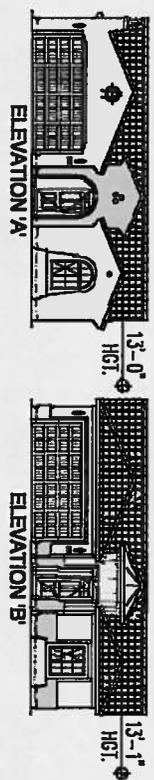
BUILDING ELEVATIONS & TYPICAL LOT PLACEMENT

SCALE: 1/8" = 1'-0"



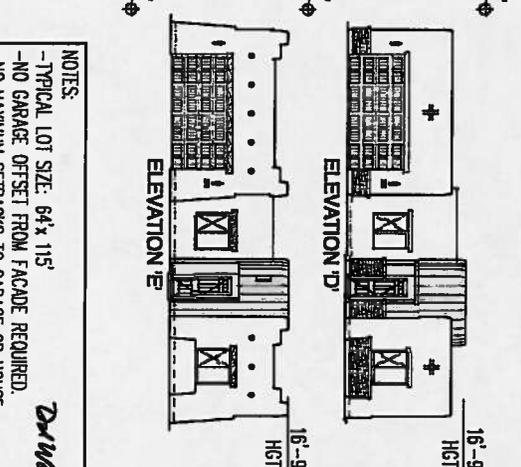
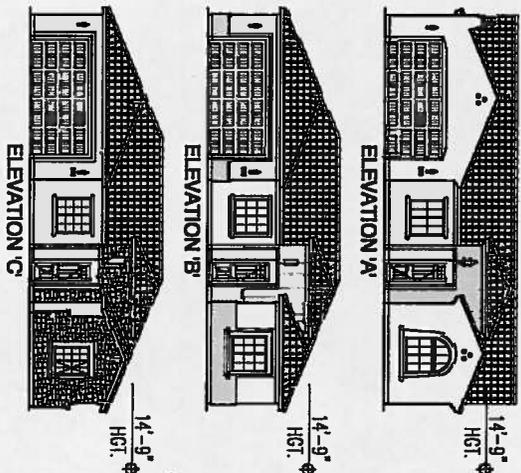
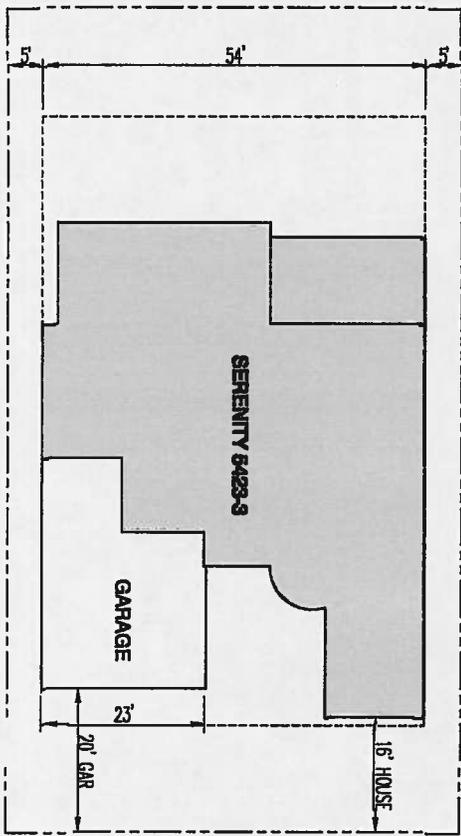
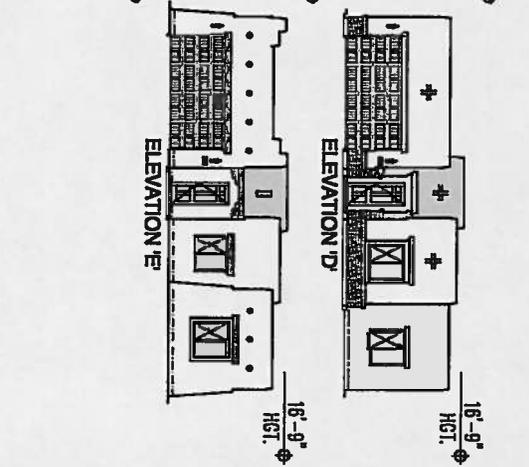
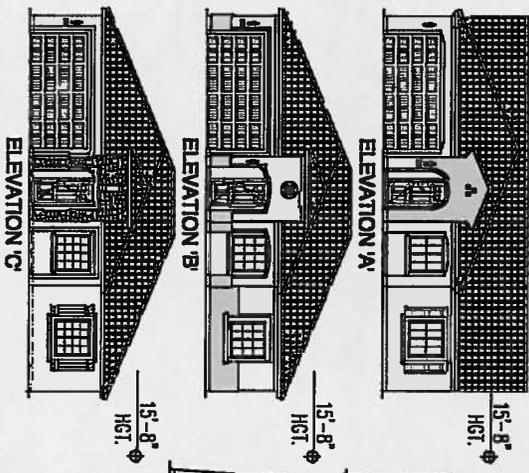
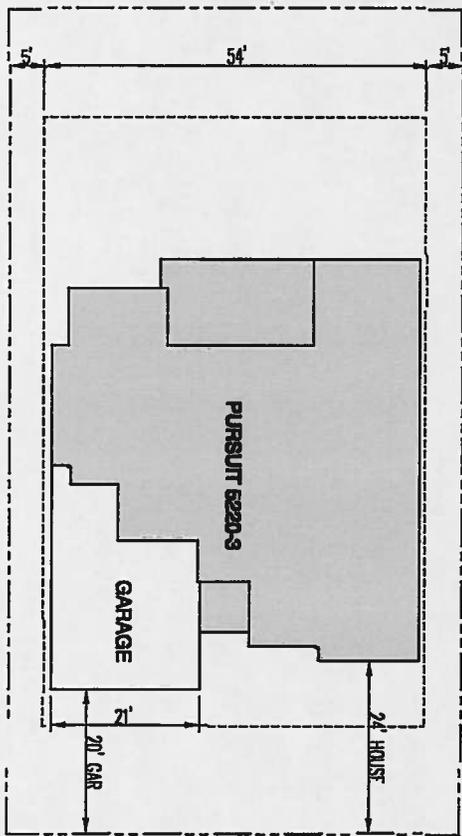
NOTES:
 -TYPICAL LOT SIZE: 52'x 115'
 -NO GARAGE OFFSET FROM FACADE REQUIRED.
 -NO MAXIMUM SETBACKS TO GARAGE OR HOUSE.

Dwight



BUILDING ELEVATIONS & TYPICAL LOT PLACEMENT

SCALE: 1/8" = 1'-0"

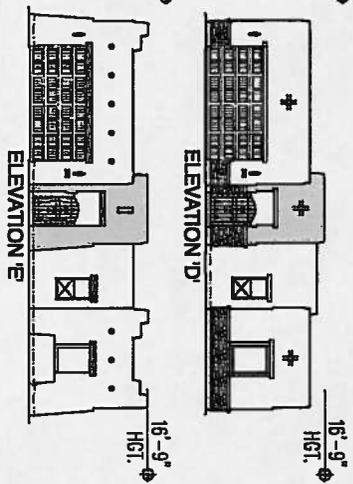
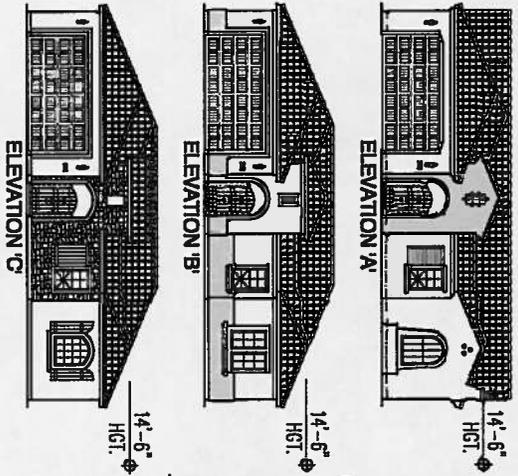
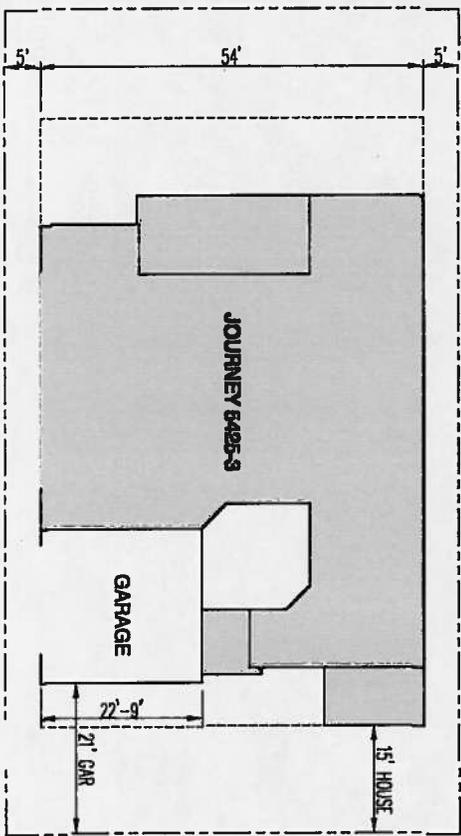
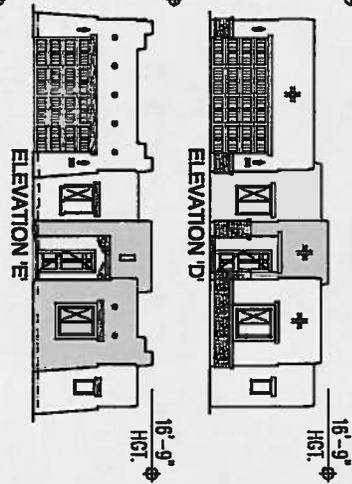
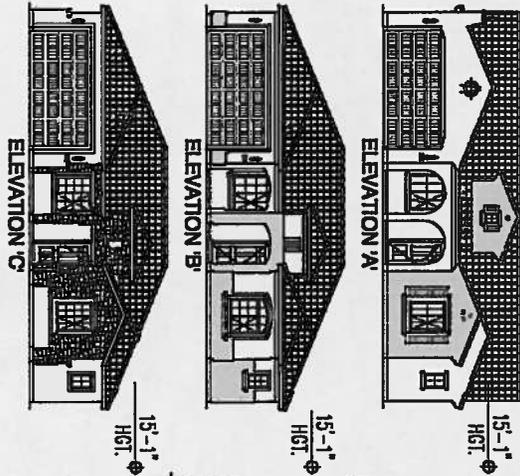
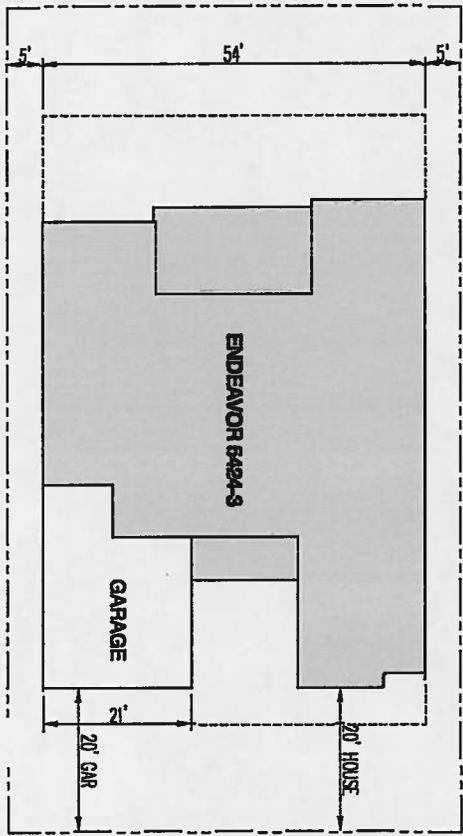


NOTES:
 - TYPICAL LOT SIZE: 64' x 115'
 - NO GARAGE OFFSET FROM FACADE REQUIRED.
 - NO MAXIMUM SETBACKS TO GARAGE OR HOUSE.

Davis

SCALE: 1/8" = 1'-0"

BUILDING ELEVATIONS & TYPICAL LOT PLACEMENT

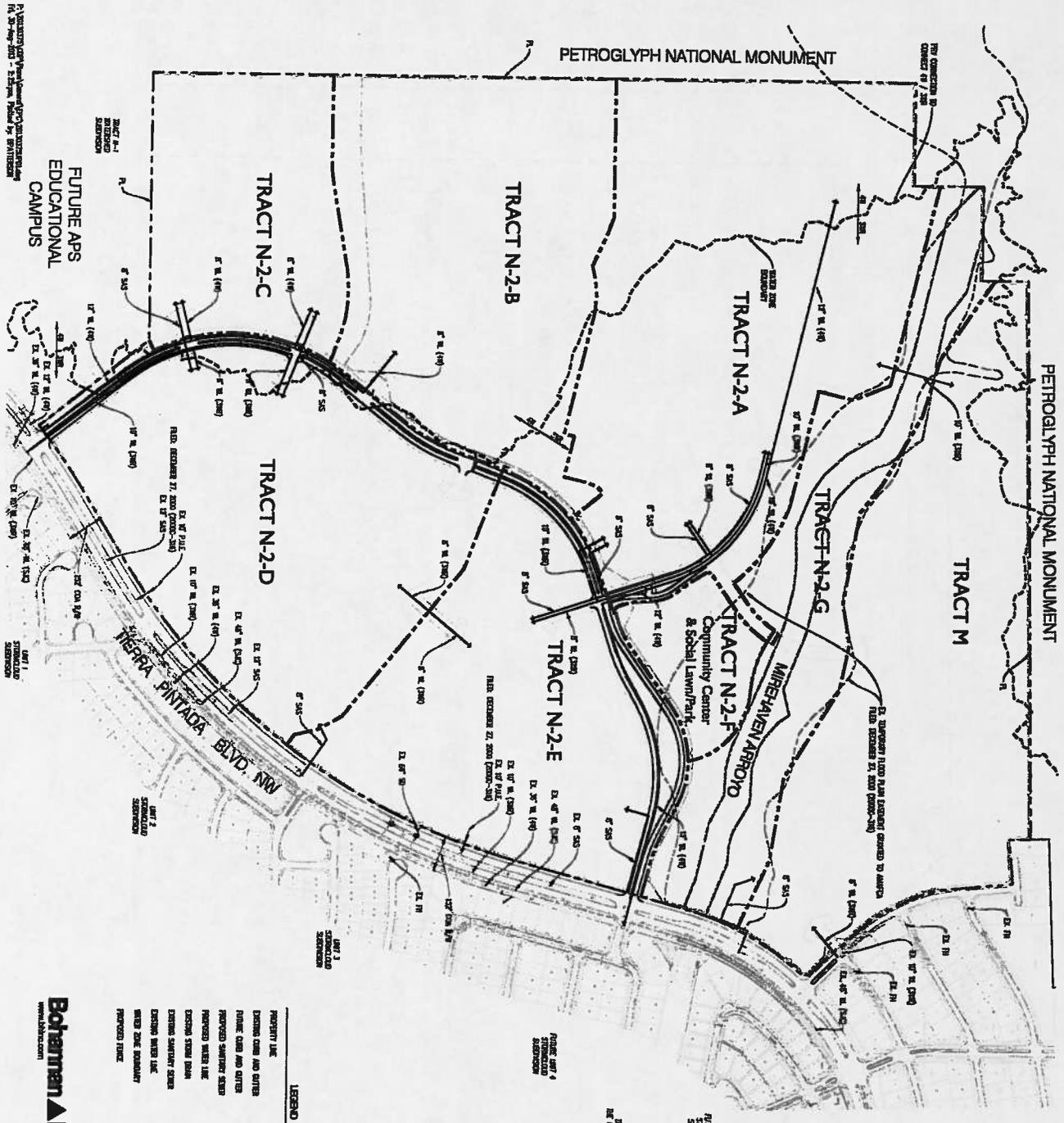


NOTES:
 - TYPICAL LOT SIZE: 64' x 115'
 - NO GARAGE OFFSET FROM FACADE REQUIRED.
 - NO MAXIMUM SETBACKS TO GARAGE OR HOUSE.

Dwells

SCALE: 1/8" = 1'-0"

BUILDING ELEVATIONS & TYPICAL LOT PLACEMENT



LEGEND

PROPERTY LINE	---
EXISTING CURB AND OTHER	---
PLANNED CURB AND OTHER	---
PROPOSED SHARED DRIVE	---
PROPOSED WATER LINE	---
EXISTING STREET DRIVE	---
EXISTING SANITARY DRIVE	---
EXISTING WATER LINE	---
WATER ZONE BOUNDARY	---
PROPOSED DRIVE	---

Bohman & Huston
CONSULTANTS
www.bh.com

- GENERAL NOTES**
1. ALL NOTES AND CONTRACT SPECIFICATIONS SHALL BE GIVEN PRIORITY OVER ANY INFORMATION FROM PLANS. NOTES SHALL BE GIVEN PRIORITY OVER ANY INFORMATION FROM PLANS. NOTES SHALL BE GIVEN PRIORITY OVER ANY INFORMATION FROM PLANS.
 2. ALL DESIGN NOTES AND CONTRACT SPECIFICATIONS SHALL BE GIVEN PRIORITY OVER ANY INFORMATION FROM PLANS. NOTES SHALL BE GIVEN PRIORITY OVER ANY INFORMATION FROM PLANS.
 3. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES TO THE NEAREST 1/8".
 4. ALL DESIGN NOTES AND CONTRACT SPECIFICATIONS SHALL BE GIVEN PRIORITY OVER ANY INFORMATION FROM PLANS. NOTES SHALL BE GIVEN PRIORITY OVER ANY INFORMATION FROM PLANS.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

WATERSHED @ ESTRELLA

CONCEPTUAL UTILITY PLAN

Prepared for:
Pulte Group

Prepared by:
SEC Planning, LLC
Consensus Planning, Inc.
Bohman & Huston, Inc.

CONSISTENT PLANNING, INC.
CONSULTANTS
www.consistentplanning.com

Bohman & Huston
CONSULTANTS
www.bh.com



WATERSHED DESIGN STANDARDS

The purpose of these design standards is to provide a framework to guide the architect, landscape architect, and designer in understanding the design intent of the City of Albuquerque. The standards are intended to provide a consistent and high-quality design for the Watershed project, and to ensure that the design is in accordance with the Comprehensive Zoning Code and other applicable regulations. The standards are intended to provide a consistent and high-quality design for the Watershed project, and to ensure that the design is in accordance with the Comprehensive Zoning Code and other applicable regulations.

These standards address the issues of landscape, site plan, parking, signage, lighting, and other design elements. The standards are intended to provide a consistent and high-quality design for the Watershed project, and to ensure that the design is in accordance with the Comprehensive Zoning Code and other applicable regulations. The standards are intended to provide a consistent and high-quality design for the Watershed project, and to ensure that the design is in accordance with the Comprehensive Zoning Code and other applicable regulations.

1. APPROVAL PROCESS

The final design documents for the Watershed project shall be submitted to the City of Albuquerque for review and approval. The design documents shall include a site plan, landscape plan, parking plan, signage plan, lighting plan, and other design elements. The design documents shall be submitted to the City of Albuquerque for review and approval. The design documents shall include a site plan, landscape plan, parking plan, signage plan, lighting plan, and other design elements.

2. DENSITY and MINIMUM LOT AREA

A. The minimum number of units per acre shall be as follows:
 B. The minimum lot area shall be as follows:
 C. The minimum number of units per acre shall be as follows:

3. PARKING and PARKING LOT STANDARDS

A. The minimum number of parking spaces shall be as follows:
 B. The minimum number of parking spaces shall be as follows:
 C. The minimum number of parking spaces shall be as follows:

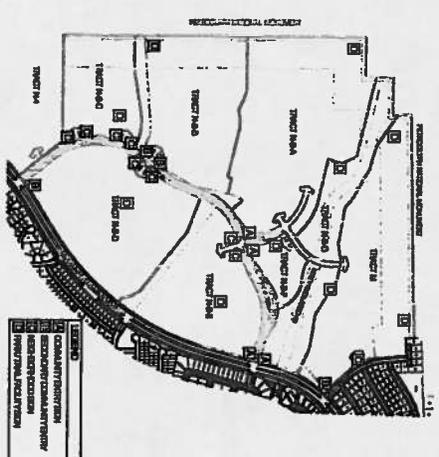
4. UTILITIES and SCREENING

A. The minimum number of parking spaces shall be as follows:
 B. The minimum number of parking spaces shall be as follows:
 C. The minimum number of parking spaces shall be as follows:

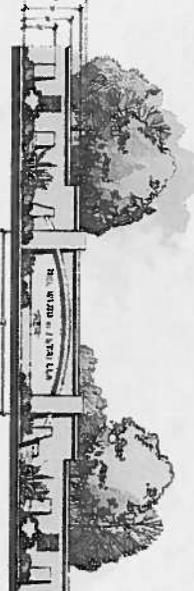
5. SIGNAGE

A. All signs shall be in accordance with the Comprehensive Zoning Code and the Watershed project design standards.
 B. The minimum number of parking spaces shall be as follows:
 C. The minimum number of parking spaces shall be as follows:
 D. The minimum number of parking spaces shall be as follows:
 E. The minimum number of parking spaces shall be as follows:
 F. The minimum number of parking spaces shall be as follows:
 G. The minimum number of parking spaces shall be as follows:
 H. The minimum number of parking spaces shall be as follows:
 I. The minimum number of parking spaces shall be as follows:
 J. The minimum number of parking spaces shall be as follows:
 K. The minimum number of parking spaces shall be as follows:
 L. The minimum number of parking spaces shall be as follows:
 M. The minimum number of parking spaces shall be as follows:
 N. The minimum number of parking spaces shall be as follows:
 O. The minimum number of parking spaces shall be as follows:
 P. The minimum number of parking spaces shall be as follows:
 Q. The minimum number of parking spaces shall be as follows:
 R. The minimum number of parking spaces shall be as follows:
 S. The minimum number of parking spaces shall be as follows:
 T. The minimum number of parking spaces shall be as follows:
 U. The minimum number of parking spaces shall be as follows:
 V. The minimum number of parking spaces shall be as follows:
 W. The minimum number of parking spaces shall be as follows:
 X. The minimum number of parking spaces shall be as follows:
 Y. The minimum number of parking spaces shall be as follows:
 Z. The minimum number of parking spaces shall be as follows:

K. ILLUSTRATIVE SIGNAGE LOCATIONS. The following illustrations provide the location and size standards for the sign program at Watershed.



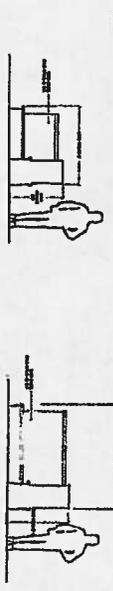
L. ILLUSTRATIVE COMMUNITY ENTRY WALL SIGN - A



M. ILLUSTRATIVE RESIDENTIAL MEDICINE SIGN - B



N. ILLUSTRATIVE RESIDENTIAL MEDICINE SIGN - C



O. ILLUSTRATIVE FRONT SIGN - D



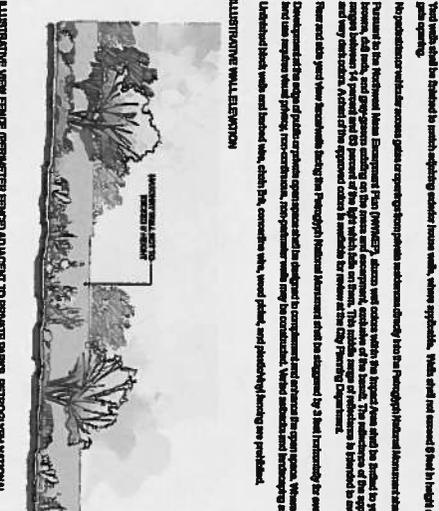
P. ILLUSTRATIVE FRONT SIGN - E



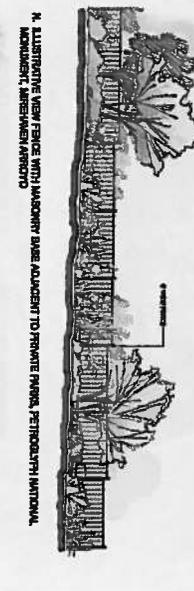
Q. ILLUSTRATIVE FRONT SIGN - F



E. FENCE LINE AND FENCE HEIGHT. The following illustrations provide the location and size standards for the fence program at Watershed.



M. ILLUSTRATIVE VIEW FENCE PERMITS FENCE ADJACENT TO PRIVATE PARK, PETROBRAS NATIONAL MONUMENT, AMERIBANK AIRPORT



N. ILLUSTRATIVE VIEW FENCE WITH MASONRY BASE ADJACENT TO PRIVATE PARK, PETROBRAS NATIONAL MONUMENT, AMERIBANK AIRPORT



WATERSHED @ ESTRELLA

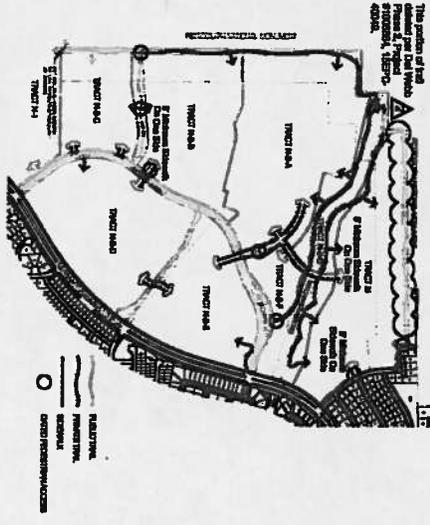
SITE PLAN FOR SUBDIVISION

Prepared For: **Pulse Group**
 Prepared By: **SEC Planning, LLC**
 Consensus Planning, Inc.
 Bohannon-Hudson, Inc.
 December 16, 2015
 Sheet 2 of 8

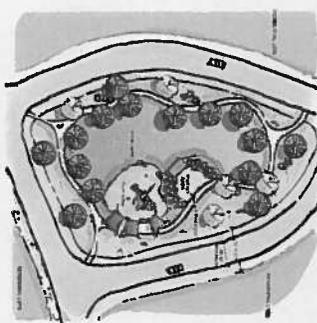
7. SIDEWALKS, TRAILS, and PEDESTRIAN CROSSINGS

Sidewalks are located on the west side of the site and are designed to provide connectivity to existing sidewalks on the west side of the site. The sidewalks are designed to be 6 feet wide and are located on the west side of the site. The sidewalks are designed to be 6 feet wide and are located on the west side of the site.

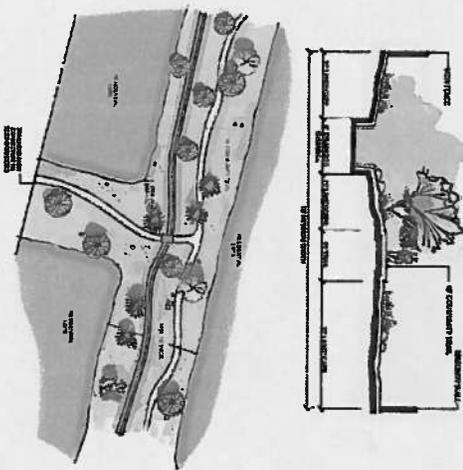
- A. All sidewalks and ramps will utilize light-colored steel mesh City sidewalks and be designed to be handicap accessible. The sidewalks will be designed to be 6 feet wide and are located on the west side of the site.
- B. Sidewalks on the east side of the site will be a minimum of 4 feet wide. Sidewalks along sidewalks or major road edges shall be a minimum of 6 feet wide. Sidewalks shall be paved on top side city of the sidewalk or major road edge. Sidewalks shall be paved on top side city of the sidewalk or major road edge.
- C. Trails shall be designed for multi-use and accommodate pedestrians, cyclists, and dogs. Trails shall be paved on top side city of the sidewalk or major road edge.
- D. Trails shall use standard pavement design to accommodate pedestrians on both sides, where feasible.
- E. All private trails shall be concrete, asphalt, or stabilized crushed stone and have a minimum width of 6 feet.
- F. Pedestrian crossings shall be clearly marked with painted, raised, rubber parking when they cross vehicle easements and streets.



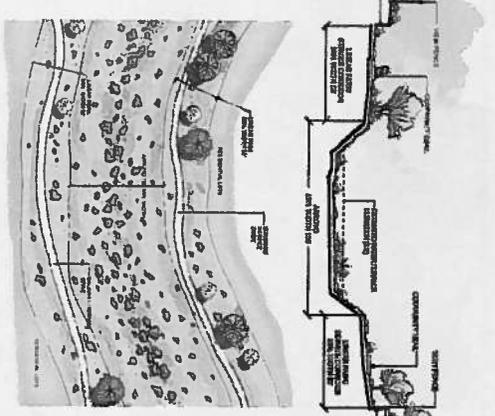
- 8. PRIVATE PARKS and COMMON AREAS**
- A. All private parks and common areas shall be designed to be handicap accessible. The parks and common areas shall be designed to be 6 feet wide and are located on the west side of the site.
- B. Private parks and common areas shall be paved on top side city of the sidewalk or major road edge. Private parks and common areas shall be paved on top side city of the sidewalk or major road edge.
- C. Private parks and common areas shall be paved on top side city of the sidewalk or major road edge. Private parks and common areas shall be paved on top side city of the sidewalk or major road edge.
- D. Private parks and common areas shall be paved on top side city of the sidewalk or major road edge. Private parks and common areas shall be paved on top side city of the sidewalk or major road edge.
- E. Private parks and common areas shall be paved on top side city of the sidewalk or major road edge. Private parks and common areas shall be paved on top side city of the sidewalk or major road edge.
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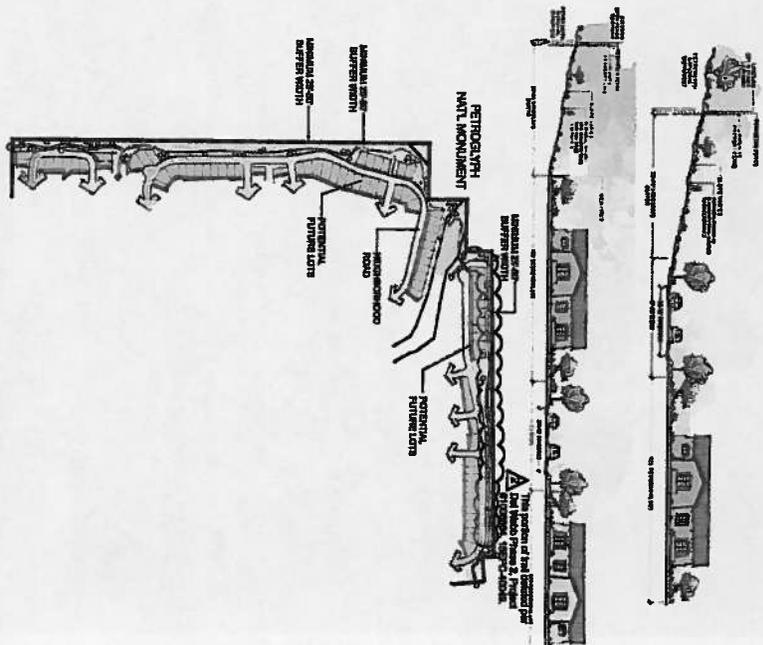
- 9. BIRCHMANN ANGIOYO**
- A. The site shall be designed to be handicap accessible. The site shall be designed to be 6 feet wide and are located on the west side of the site.
- B. The site shall be paved on top side city of the sidewalk or major road edge. The site shall be paved on top side city of the sidewalk or major road edge.
- C. The site shall be paved on top side city of the sidewalk or major road edge. The site shall be paved on top side city of the sidewalk or major road edge.
- D. The site shall be paved on top side city of the sidewalk or major road edge. The site shall be paved on top side city of the sidewalk or major road edge.
- E. The site shall be paved on top side city of the sidewalk or major road edge. The site shall be paved on top side city of the sidewalk or major road edge.



- 10. PETROBUVA NATIONAL MONUMENT**
- A. The site shall be designed to be handicap accessible. The site shall be designed to be 6 feet wide and are located on the west side of the site.
- B. The site shall be paved on top side city of the sidewalk or major road edge. The site shall be paved on top side city of the sidewalk or major road edge.
- C. The site shall be paved on top side city of the sidewalk or major road edge. The site shall be paved on top side city of the sidewalk or major road edge.
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- E. The site shall be paved on top side city of the sidewalk or major road edge. The site shall be paved on top side city of the sidewalk or major road edge.



- 11. WATERSHED @ ESTRELLA**
- A. The site shall be designed to be handicap accessible. The site shall be designed to be 6 feet wide and are located on the west side of the site.
- B. The site shall be paved on top side city of the sidewalk or major road edge. The site shall be paved on top side city of the sidewalk or major road edge.
- C. The site shall be paved on top side city of the sidewalk or major road edge. The site shall be paved on top side city of the sidewalk or major road edge.
- D. The site shall be paved on top side city of the sidewalk or major road edge. The site shall be paved on top side city of the sidewalk or major road edge.
- E. The site shall be paved on top side city of the sidewalk or major road edge. The site shall be paved on top side city of the sidewalk or major road edge.



WATERSHED @ ESTRELLA
 SITE PLAN FOR SUBDIVISION

Prepared For:
 Pulte Group

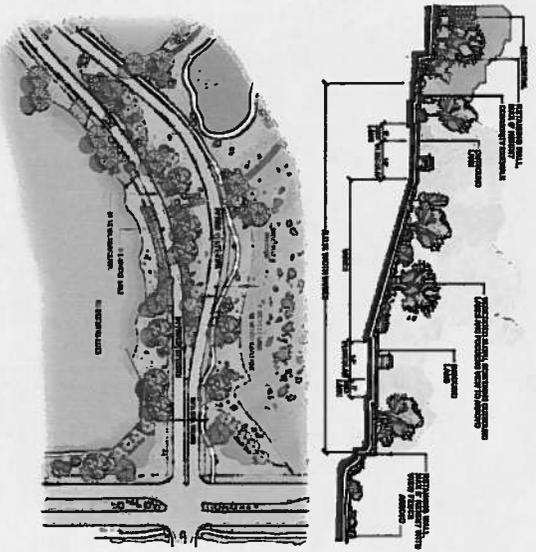
Prepared By:
 SEC Planning, LLC
 Consensus Planning, Inc.
 Bohannon-Hudson, Inc.

December 16, 2015
 Sheet 3 of 8

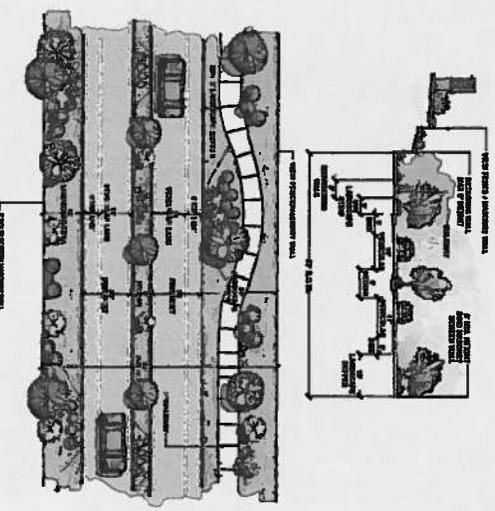
11. STREETS and STREETSCAPES

The design of streets within Watershed shall be subject to storm water management systems, whether storm sewers, subsurface underflow, and design storm will be provided within and design storm on storm water to the street surface.

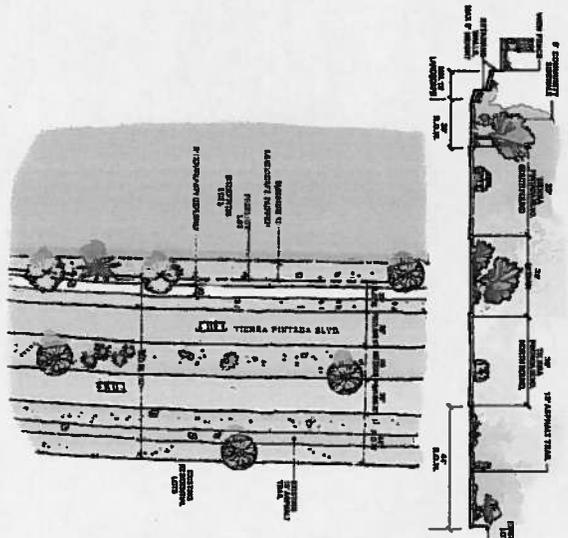
- A. Streets within Tracts G, I, and E shall be published streets within Tracts G, I, and E and shall be subject to review and construction by the Homeowners' Association.
- B. Public streets within Watershed shall meet the City Development Process Manual (CDPM) standards, except as noted below. Any necessary variances shall go through the standard variance process.
- C. All streets within Watershed shall comply with the DTP's Slope Access Criteria.
- D. Where possible, street design shall minimize water flowing to landscaping.
- E. Higher Level Street A is the primary entry of Terra Pictura Boulevard and includes a large landscaped median with significant slope. The median will include a 20-foot paved roadway surface to each direction, with 14 feet of travel lane and 3 feet of bicycle lane from median - 14'.
- F. Higher Level Street B is a continuation of the same roadway, but the right-of-way is 60 feet in width. The median includes an 8-foot landscaped median, 14-foot roadway from 14-foot travel lane, and a 5-foot bicycle lane. Street trees will include planting with the Homeowners' Association per Section 11.4.3.
- G. A detailed design variance request to the Development Review Board (DRB) shall be required to address the slope 5-foot wide roadway adjacent to Tractography A and B.
- H. A landscape maintenance agreement with the City of Albuquerque shall be required for Terra Pictura (post sign) and Tractography A and B. Coordination between Watershed and the City shall be required to provide consistency with design and maintenance of the roadscape and median. All landscaping along streets and medians are to be maintained by the Homeowners' Association.
- I. ROADWAY A QUALITY LOCAL STREET - Showcase Garden and Pan View



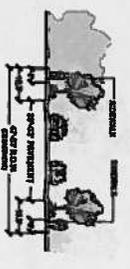
K. ROADWAY B QUALITY LOCAL STREET - Showcase Garden and Pan View



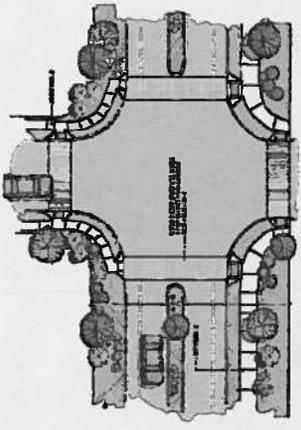
L. The roadway median for Terra Pictura includes a landscaped median, an existing 10-foot wide curb on the west side and an existing 5-foot wide sidewalk on the east side. Landscaping, parking and median shall be provided on both sides of the roadway.



N. The width of streets within Watershed shall be subject to published standards. The street median shall include 20 to 25 feet of road surface, and street medians will be landscaped per City standards.



- M. TERRA PICTURA BOULEVARD - Showcase Garden and Pan View
- O. LOCAL RESIDENTIAL STREET - Showcase Garden View
- P. The bridge crossing shall have an 8 foot wide minimum sidewalk on one side of the bridge across the Matthews Arroyo.
- Q. Pedestrian crosswalks shall be a minimum of 8 feet in width and constructed of colored textured paving.
- R. Coordination with City Traffic Operations shall be required for proposed crosswalks within City right-of-way at any unimproved intersection or mid-block crossing.
- S. TYPICAL RESIDENTIAL CROSSWALK - Showcase Pan View



WATERSHED @ ESTRELLA
SITE PLAN FOR SUBDIVISION

Prepared For: **Pulse Group**
Prepared By: **SEC Planning, LLC**
Consensus Planning, Inc.
Bolaman Huston, Inc.
Sheet 4 of 8
December 16, 2016

