Environmental Planning Commission

Agenda Number: 05
Project Number: 1006864
Case Number: 18EPC- 40016,
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 @ Tract N-2-B and N-2-C of the Watershed Subdivision,
Location	West of Tierra Pintada Blvd. between West Creek Pl and Petroglyph National Monument
Size	61.8 acres
Existing Zoning	SU-2 for PDA
Proposed Zoning	same

Staff Recommendation

APPROVAL/ of Project # 1006864
Case # 18EPC-40016
based on the Findings and subject to the Conditions of Approval included within this report

Staff Planner
Maggie Gould

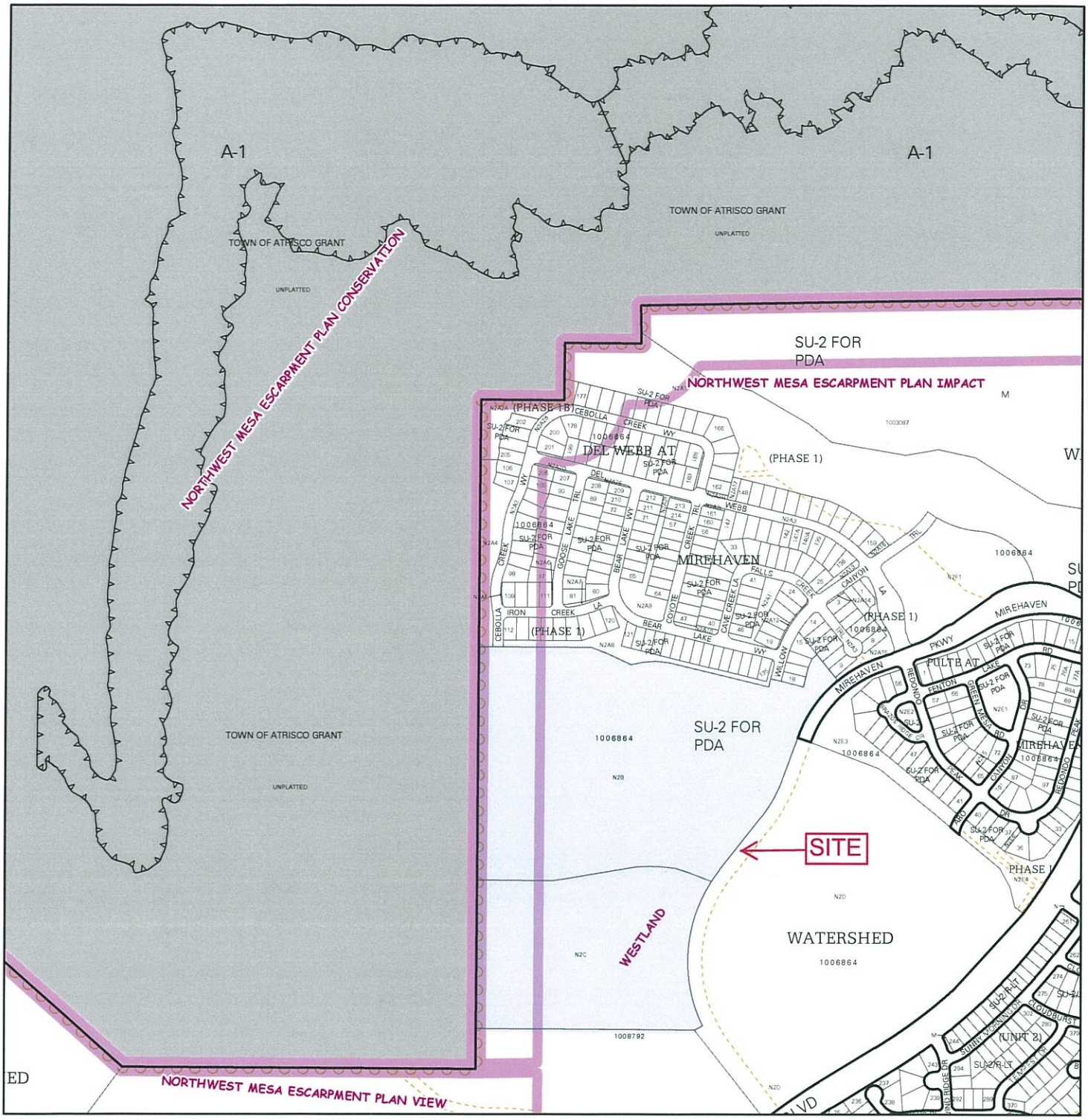
Summary of Analysis

This is a request for a Site Development Plan for Subdivision for an approximately 61.8 acre site consisting of Tract N-2-B and N-2-C of the Watershed Subdivision, which will contain 223 residential lots.
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

Map

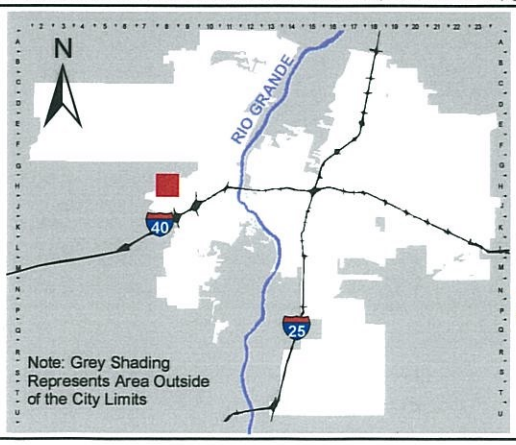
(aerial photo 2016 AGIS)



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

Albuquerque Geographic Information System

Map amended through: 1/28/2016



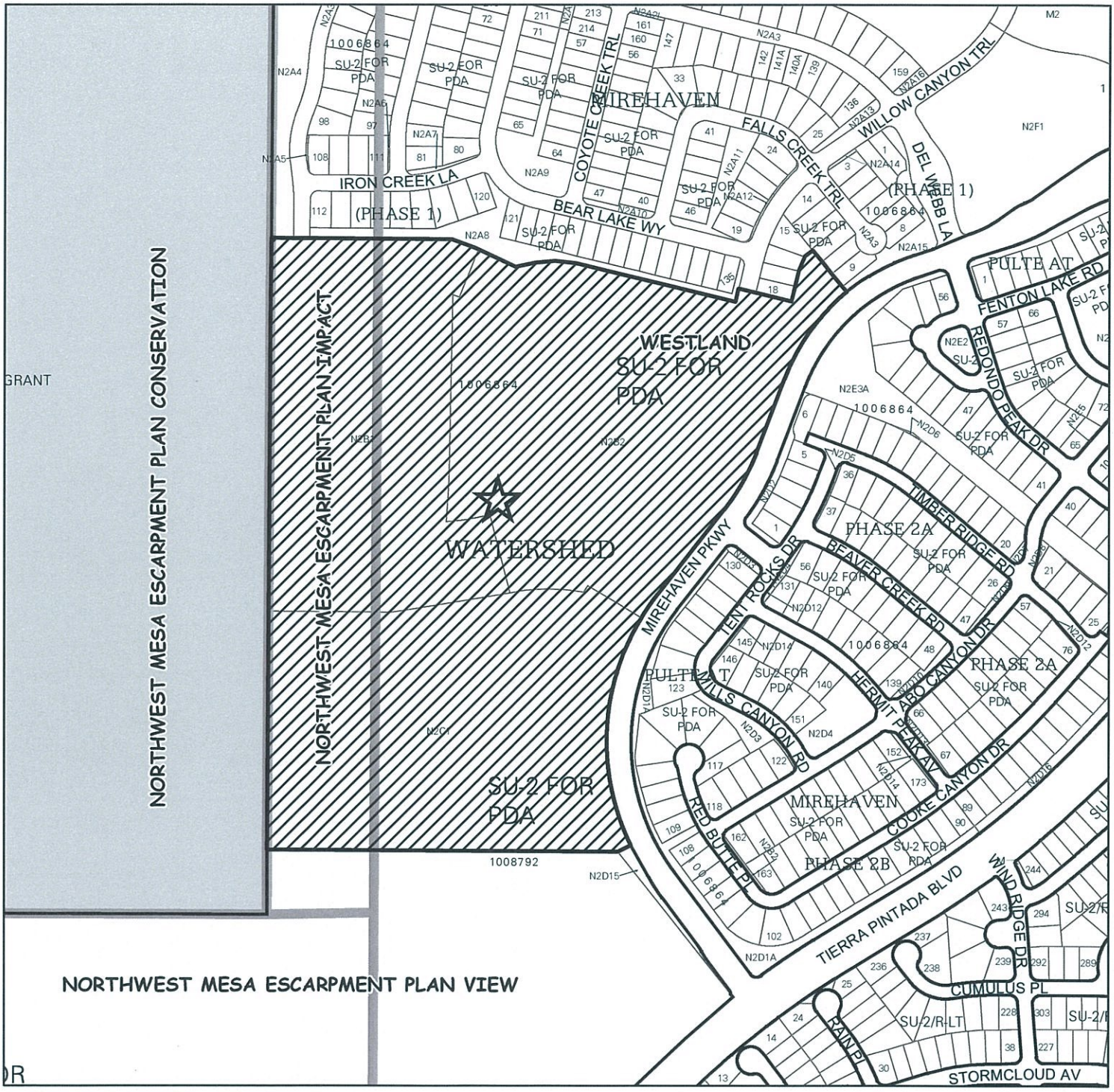
Zone Atlas Page:

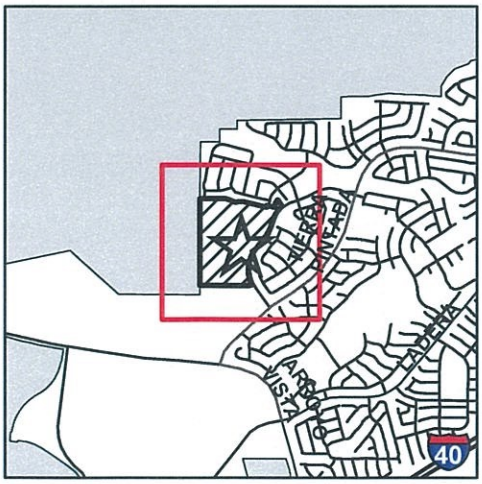
H-08-Z

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

0 750 1,500 Feet



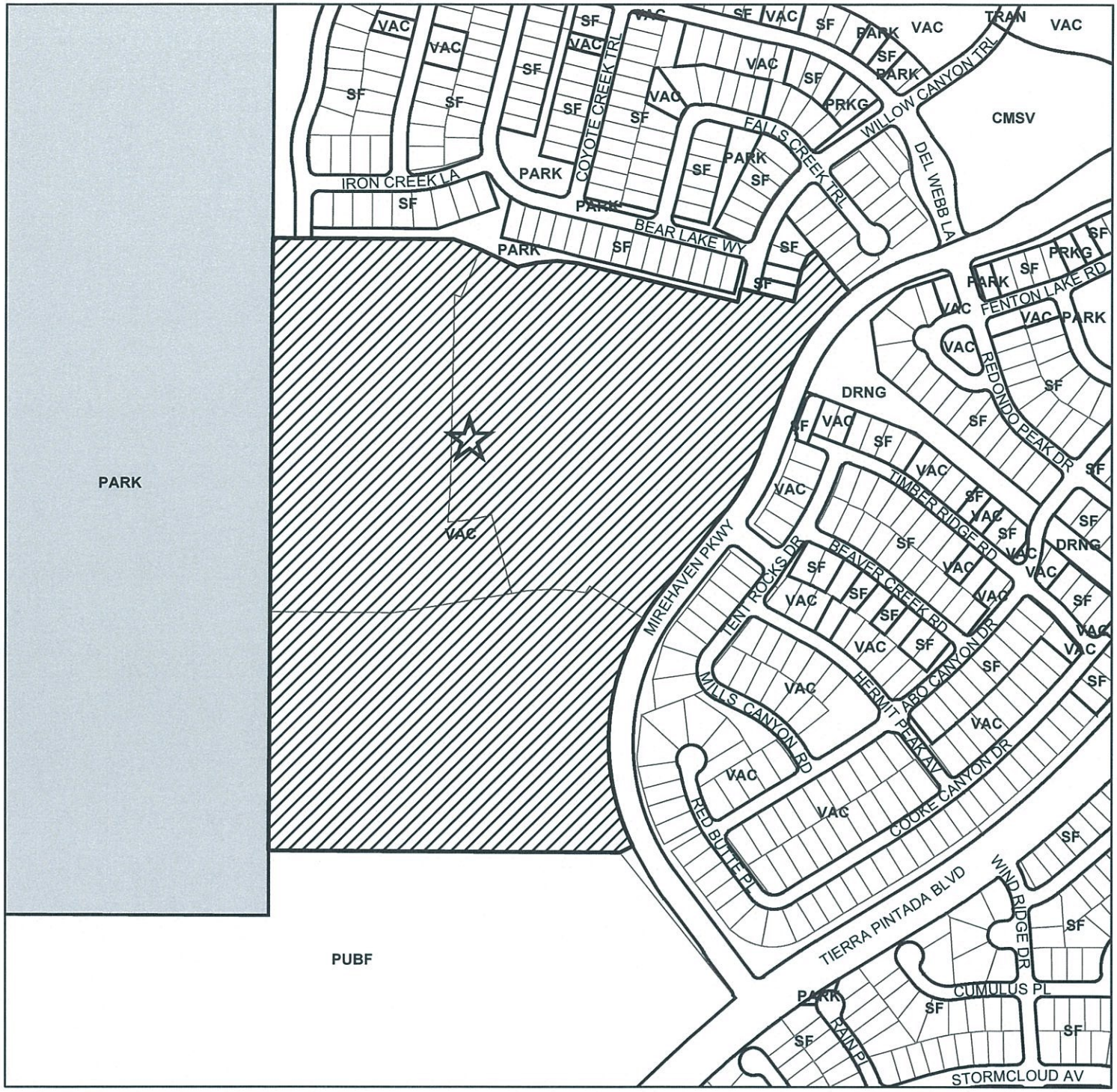


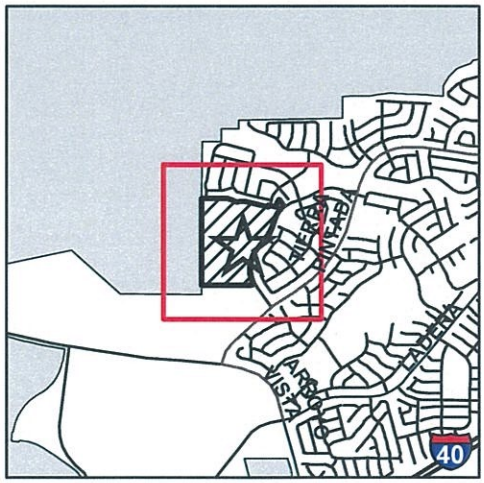
ZONING MAP

Note: Gray shading indicates County.

1 inch = 450 feet

Project Number:
1006864
Hearing Date:
5/10/2018
Zone Map Page: H-8
Application Case Numbers:
18EPC-40016





LAND USE MAP

Note: Gray shading indicates County.

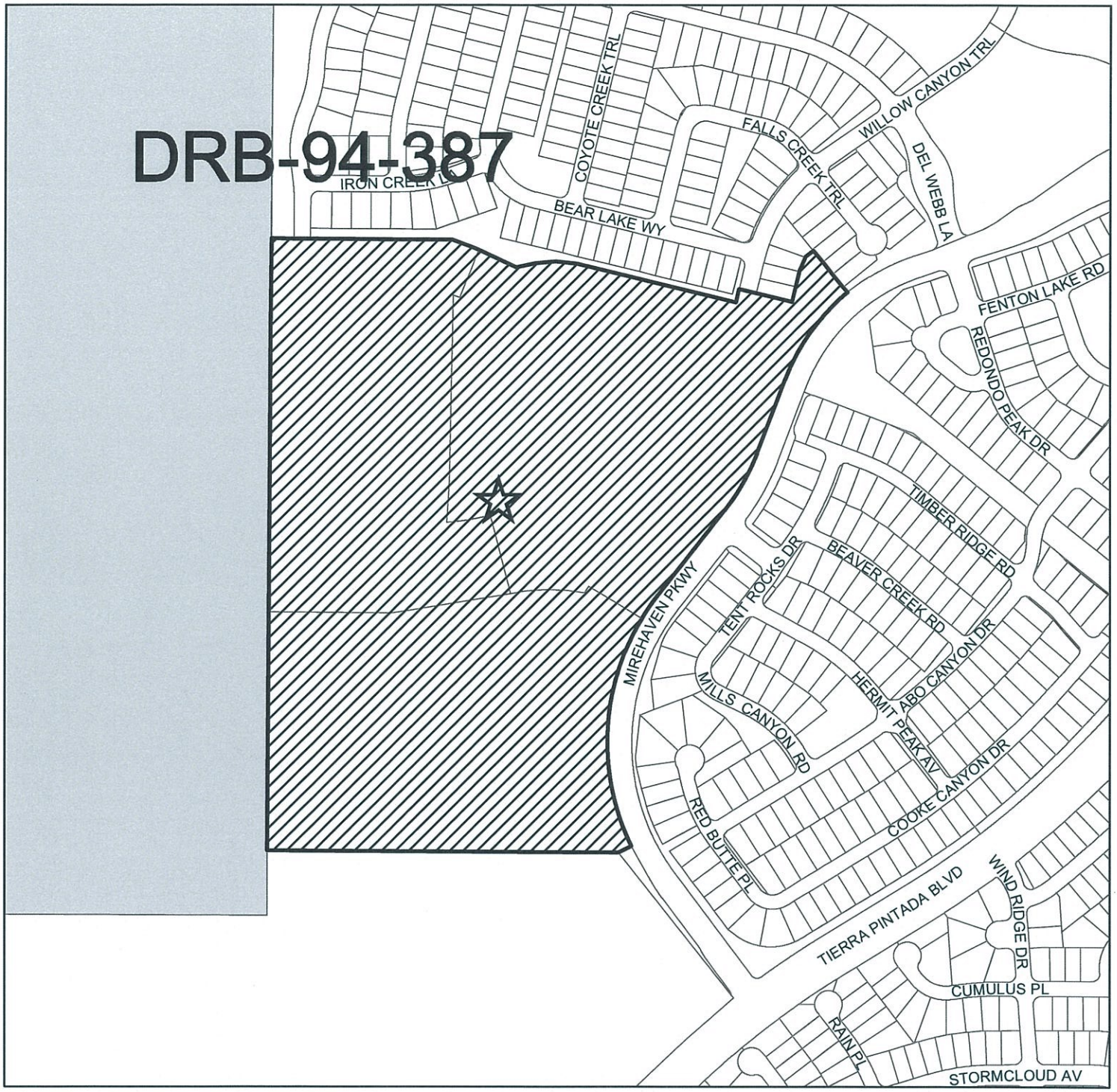
KEY to Land Use Abbreviations

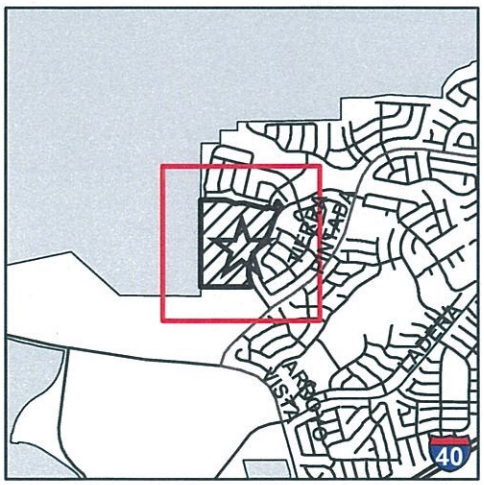
AGRI Agriculture
COMM Commercial - Retail
CMSV Commercial - Service
DRNG Drainage
MFG Manufacturing
MULT Multi-Family or Group Home
PARK Park, Recreation, or Open Space
PRKG Parking
PUBF Public Facility
SF Single Family
TRAN Transportation Facility
VAC Vacant Land or Abandoned Buildings
WH Warehousing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

AGIS

1 inch = 450 feet

Project Number: 1006864
Hearing Date: 5/10/2018
Zone Map Page: H-8
Application Case Numbers: 18EPC-40016



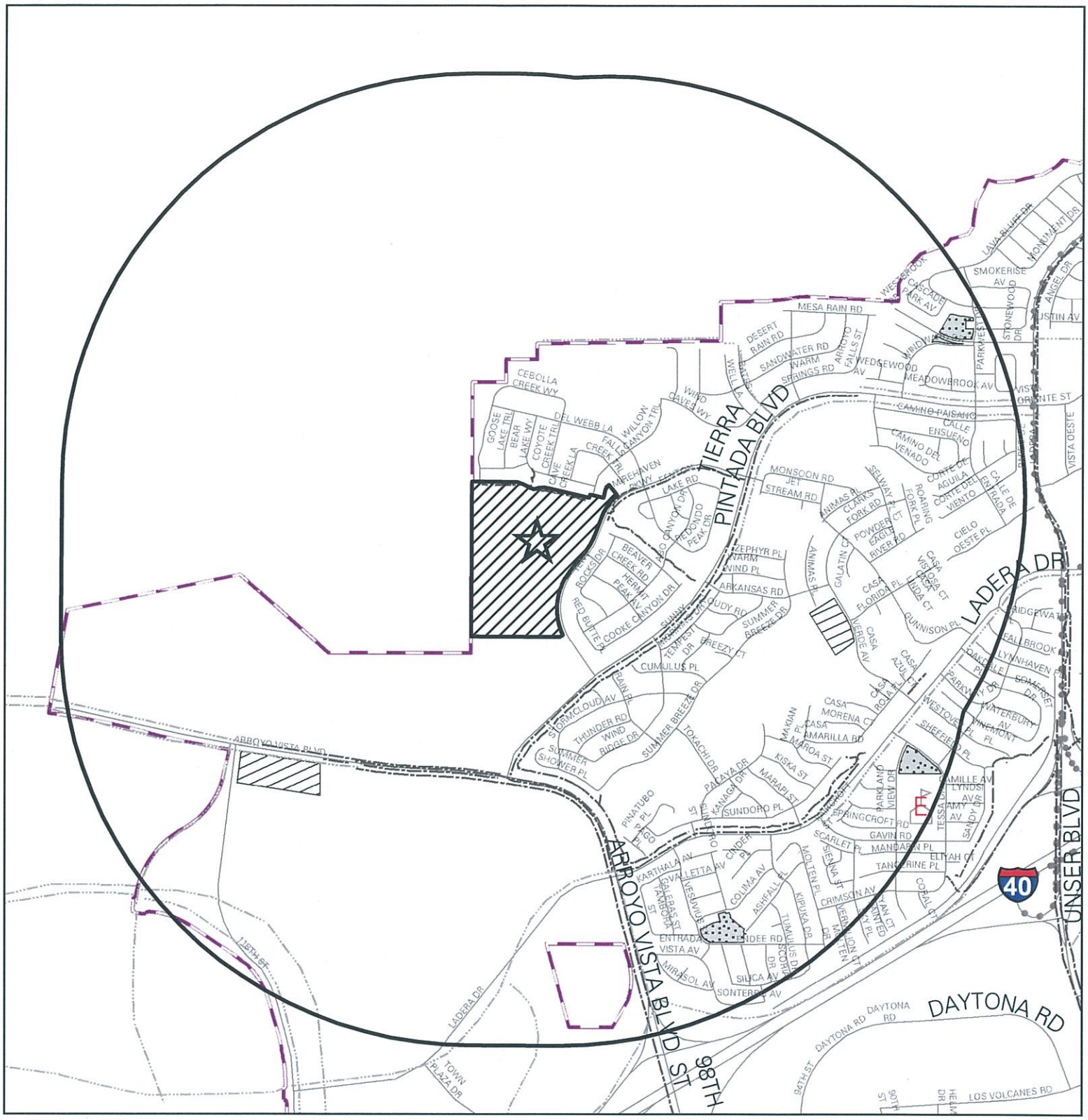


HISTORY MAP

Note: Gray shading indicates County.

1 inch = 450 feet

Project Number:
1006864
Hearing Date:
5/10/2018
Zone Map Page: H-8
Application Case Numbers:
18EPC-40016



Public Facilities Map with One-Mile Buffer

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

0 0.5 1 Mile

Project Number: 1006864

Table of Contents

INTRODUCTION 1
- Surrounding zoning, plan designations, and land uses: 1
- Proposal 1
- EPC Role 1
- History/Background 1
- Context 2
- Transportation System 2
- Comprehensive Plan Corridor Designation 3
- Trails/Bikeways 3
- Transit 3
- Public Facilities/Community Services 3

ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES 3
- Albuquerque Comprehensive Zoning Code 3
- Definitions (if applicable) 3
- Albuquerque / Bernalillo County Comprehensive Plan 4
- Downtown 2025 Sector Development Plan (Rank 3) 4

SITE DEVELOPMENT PLAN FOR SUBDIVISION ..... **Error! Bookmark not defined.**

AGENCY & NEIGHBORHOOD CONCERNS 8
- Reviewing Agencies/Pre-Hearing Discussion 10
- Neighborhood/Public 10

CONCLUSION 11

FINDINGS, Site Development Plan for Subdivision ..... **Error! Bookmark not defined.**

RECOMMENDATION ..... **Error! Bookmark not defined.**

CONDITIONS OF APPROVAL, Site Development Plan for Subdivision **Error! Bookmark not defined.**

AGENCY COMMENTS 16

INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	Zoning	*Comprehensive Plan Area; Applicable Rank II & III Plans*	*Land Use*
Site	SU-2 PDA	Area of Consistency , WSSP, Northwest Mesa Escarpment Plan, Westland Master Plan	Single family residential and amenities
North	A-1	"	Parks – Petroglyph National Monument
South	SU-2 PDA	"	Vacant
East	SU-2 R-LT	"	Single Family Residential
West	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 and a Site Development Plan for Subdivision for an approximately 61.8 acre site consisting of Tract N-2-B and N-2-C of the Watershed Subdivision

The applicant also requests an exception to the maximum allowed heights in the Northwest Mesa Escarpment Plan (NWMEP) for the final phase of the Del Webb at Mirehaven development (Tract N-2-B and N-2-C of the Watershed Subdivision). The request includes 12 lots that require specific exceptions to the height requirements because the height of a building would exceed 19 feet from the natural grade of the site. This phase will complete the build out of the subdivision.

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. 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.

WEST SIDE STRATEGIC PLAN (WSSP) (Rank II)

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

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

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

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

The EPC, acting for the City, will make land use and design decisions that will affect the Petroglyph National Monument (PNM). The proposed additional height 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.

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

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

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

The proposed additional height will not have a negative impact on the escarpment or the views to the escarpment. Sheet 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.

Northwest Mesa Escarpment Plan (Rank 3)

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

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

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

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

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

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

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

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

Residential structures are proposed for this site, so the variance process in 12-1 does not apply and the applicant must present a site plan to the EPC that demonstrates that impact on the views to and from the Escarpment will be the same or less than the impact of a development at the 15 foot height.

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

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

> Heights shall in no case exceed 19' from natural grade, unless adherence to this policy would render the lot undevelopable. Applications for exceptions to the 19' height limit shall be reviewed and approved by the EPC and shall demonstrate both:
>
> **Hardship:** The intent of the view regulations contained in Policy #12 must be met. The burden is upon the applicant to demonstrate that strict adherence to the policy would render the lot undevelopable because of physical and/or engineering constraints (rock outcroppings, street grades, ADA compliance, utility design). The application shall include a Grading and Drainage Plan that has been approved by the City Engineer.
>
> **Visual Impact:** The resulting building shall not be taller than the tallest abutting building located within the Impact Area and shall not block views of the escarpment, as shown in the view plane exhibits as detailed in the exception submittals a. through c. No structure shall exceed 19 feet in height from the finished grade (pad elevation), even with an exception.

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

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

The applicant states that the exceptions are necessary in order to develop the subject site because the topography of the site undulates, changing grade inconsistently over the site. These grade changes require significant cut and fill of terrain on the site. In order to meet the needs of the National Monument and the engineering slope requirements for streets, ADA and sewer and water service, exceptions are needed. The lots that require the exceptions are those where there is significant fill added. Without approval of these exceptions, these 12 lots would not be able to be developed, which would break up the continuity of the development.

The applicant offers the following factors to demonstrate hardship:

1. The escarpment face is a significant distance from the property line and the bottom is approximately 21 feet in elevation higher to the west than the property. There is also an existing ridge within the National Monument site, between the escarpment face and the property line, which is 20-65 feet higher than the property boundary and impedes the view of the escarpment face on its own. The ridge is 15 to 20 feet higher than the bottom of the escarpment face. Thus, the ridge within the Monument blocks the view of a significant portion of the north escarpment face.

2. The property slopes down from north to south at an approximate 6 to 7 percent slope with a 30-foot hill and deep valley toward the western boundary.

3. The majority of the development adjacent to the Monument boundary features a single-loaded street, which provides a greater buffer from the Monument property line to the closest homes within the subdivision.

4. A majority of the lots are behind the first row of lots nearest to the Monument boundary and lower than the first row of lots which meet the height restrictions at 19 feet.

NWMEP Conclusion

The NWMEP seeks to protect views to the escarpment and protect the Petroglyph National Monument by capping the height of structures and also discouraging mass grading of the area, but allows that grading if it improves the site plan. In this case the lower heights of the proposed structures can only be achieved through a grading plan that alters the natural topography of the site. The grading plan shows varied elevation in the pad site elevations, which, while not the same as the natural topography mimics the variation in topography and provides visual relief in the development. The applicant submitted a justification exhibit showing that the impact on views will be the same as if the lots were developed at the 15 foot height

SITE DEVELOPMENT PLAN FOR SUBDIVISION

Site Plan Layout / Configuration

The proposed subdivision will contain 223 homes. Structures within the Impact Area, 350 feet from the edge of the monument, are restricted to between 15 and 19 feet in height from graded pad elevation and no structure can exceed 19 feet above the finished grade; structures outside of that area can be up to 26 feet in height from graded pad elevation. Minimum front yard setbacks are 15 feet, with 20 feet for front facing garages. Minimum rear yard setbacks are 15 feet. The side yard setback is between 0 and 10 feet depending on the lot layout. The subdivision layout is similar to the layouts for previous phases.

Public Outdoor Space

The Mirehaven Arroyo provides approximately 25 acres of open space for the development. Multi-purpose trails will be developed on the north and south sides of the Arroyo. A perimeter open space area will essentially parallel the boundaries between this site and the National Monument; internal trails will be developed throughout the site.

Within the R-T Zone, referred to under the SU-2 for PDA Zone governing the site, the open space requirement is a minimum of 750 sq. ft. per house, provided on-site. The proposed development will meet the requirements by providing private yard area for each house.

Additionally, the development contains an amenity center with indoor and outdoor recreation areas.

Vehicular Access, Circulation and Parking

The development will be accessed via a gated entry along West Creek Place or via the main entrance to the subdivision from Tierra Pintada Blvd. The streets are generally interconnected, providing access throughout this phase of the subdivision. A bridge across the arroyo will connect this phase to the existing and future phases to the south and to the newly approved amenity center.

Off- street parking will be provided per the approved SPS section 3A,

2 spaces per 2 bedroom dwelling unit4 Spaces per 5 bedroom dwelling unit

3 spaces per 3 to 4 bedroom unit space

3 spaces per rear loaded 3-4 bedroom unit, 1 can be on street

Pedestrian and Bicycle Access and Circulation, Transit Access

A system of multi-purpose trails internal to the development is proposed throughout the development. All of the trails will be at least eight feet in width and surfaced with stabilized crusher fines. The perimeter area trail and the Mirehaven Arroyo trails will connect to the later developments. The trails will connect outside the development areas through gates at Week Creek Place and where Mirehaven Parkway connects to the Tierra Pintada Blvd. Transit service does not yet extend to this area, although it may in the future. A gated pedestrian access point will be provided to Mirehaven Parkway approximately 1,200 feet from the south edge of the site.

Walls/Fences

The proposed perimeter walls will meet one of the two perimeter wall design standards from the approved 2013 SPS; either a six-foot view fence of iron materials or a combination 6-foot fence with three feet of view fencing atop a three-foot high masonry wall. Interior walls and perimeter walls not abutting either the Monument or the Arroyo will be six-foot high solid masonry. Retaining walls varying in height are shown along the eastern edge of Mirehaven Parkway These wall standards were approved with the 2013 SPS.

Lighting and Security

The approved SPS contains design standards for lighting including a requirement for shielded fixtures, maximum height of 20 feet for street lights and a maximum height of 15 feet for pedestrian level lighting. All development within the subdivision is subject to these requirements.

Landscaping

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 frontage along Tierra Pintada Blvd. is subject to the street tree ordinance and will be landscaped with trees at a minimum of 30 feet on center; the landscape plan also shows ground level shrubs along Tierra Pintada Blvd. The residential lots on internal local streets will have trees planted within 15 feet of back of curb.

Grading, Drainage, Utility Plans

The site slopes from northwest to southeast; the drainage will be accommodated through the proposed streets, an underground storm drain system and in ponding areas.

Architecture

The approved SPS (13 EPC -40115) shows several home options. All homes must comply with the design standards in the SPS which includes a color palette from the NWMEP requiring earth tones and low reflectivity. The home designs are well articulated and show one and two story designs. Homes in the Impact Area are subject to the height restrictions detailed on sheet 7 of the plan which restricts structures to a maximum of 19 feet. The applicant submitted an amendment to the SPS (18EPC-40022) that updates the home designs and clarifies garage standards.

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.

CONCLUSION

This is a request for a an amendment to the overall Site Development Plan for Subdivision for the Watershed @Estrella containing 285 acres and a Site Development Plan for Subdivision for an approximately 61.8 acre site consisting of Tract N-2-B and N-2-C of the Watershed Subdivision, which will contain 223 residential lots,

The request is generally consistent with the goals and polices of the applicable plans, The Developing Urban Area of the Comprehensive Plan, West Side Strategic Plan, Facility Plan for Arroyos, Bikeways and Trails Facility Plan, Northwest Mesa Escarpment Plan and the Westland Sector Development and Master Plan.

The applicant is asking for an exception to the 15 foot limit in the Northwest Mesa Escarpment Plan so that a structure of up 19 feet in height is allowed and has submitted material to show that the additional height will have that same or less visual impact than the 15 foot buildings because of the finish grade of these structures; no structure will exceed 19 feet above the finished grade of the site.

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, Northwest Mesa Escarpment 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 <u>furthers</u> policy 3.81

9. The site is within boundaries of the Northwest Mesa Escarpment Plan. The request <u>complies with Policy 7</u>. The amendment request includes a request for a height between 15 feet and 19 feet for lots within the Impact Area. The process laid out within the NWMEP for the height increase request is that it is reviewed by the EPC as part of a site plan review, as with the process for the requested height increases.

10. The NWMEP seeks to protect views to the escarpment and protect the Petroglyph National Monument by capping the height of structures and also discouraging mass grading of the area, but allows that grading if it improves the site plan. In this case, the lower heights of the proposed structures can only be achieved through a grading plan that alters the natural topography of the site. The grading plan shows varied elevation in the pad site elevations, which, while not the same as the natural topography mimics the variation in topography and provides visual relief in the development. The applicant submitted a justification exhibit showing that the impact on views will be the same as if the lots were developed at the 15 foot height.

11. The subject site is governed by the Westland Master Plan.

    B. <u>Views (p. 79):</u> 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 <u>furthers</u> Westland Master Plan Guideline B, Views.

12. 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.
13. 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 acresbased 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

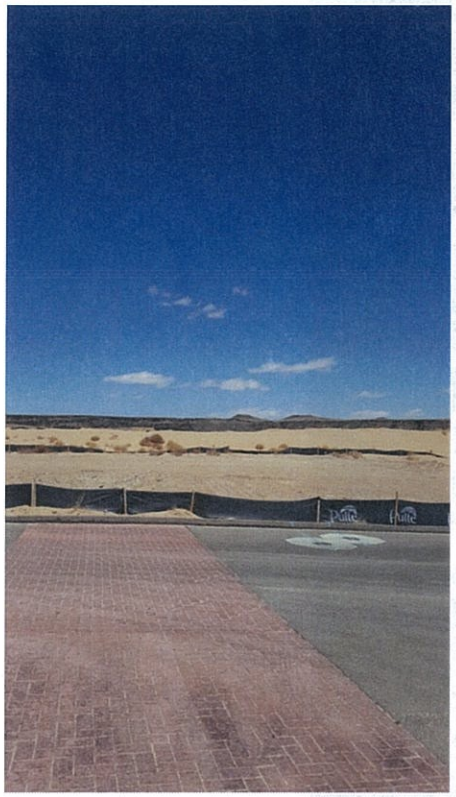
MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

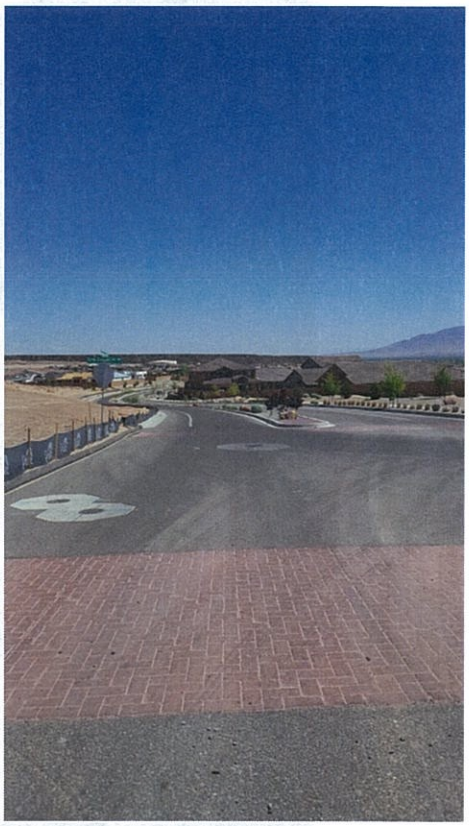
PNM provided comments on Phase I of this project for EPC hearing dated November 13, 2013. The comments are repeated below:

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.

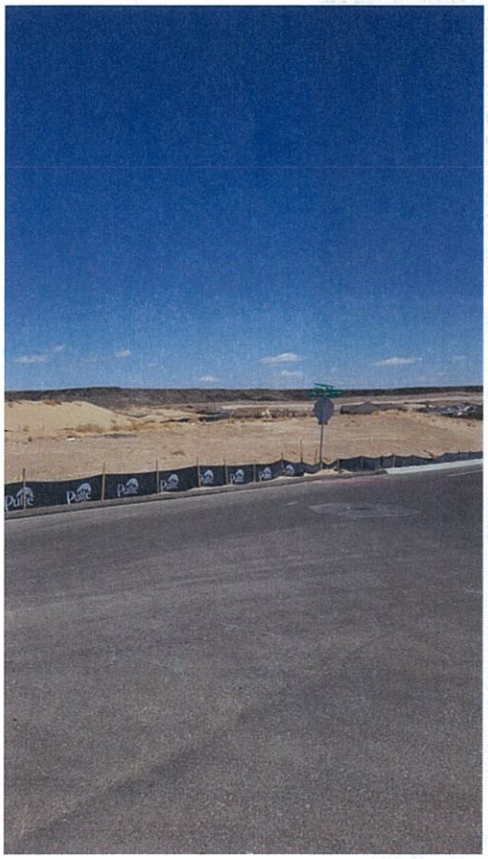
2. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review.



Looking northeast from Mirehaven Parkway near Echo Canyon Ave.

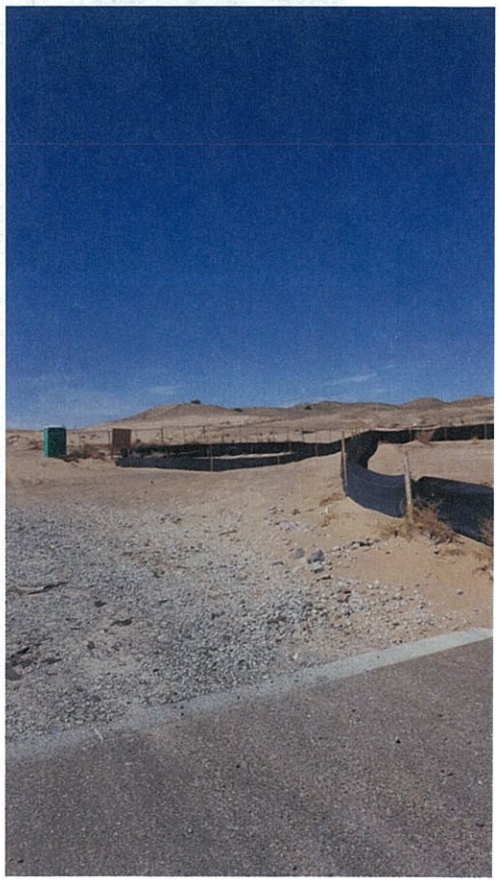


View of the subject site looking west from Mirehaven Parkway near Echo Canyon Ave.



Looking northwest

Looking south



Entrance from Tierra Pintada

Looking south from the NE corner of the development

Looking northwest at the existing development

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

www.cabq.gov

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.

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. <u>CP Open Space Goal: Provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources</u> - 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. <u>CP Policy II.B.5k: land adjacent to arterial streets</u> - 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. <u>CP Policy II.B.5e: New growth contiguous to existing facilities and services</u> - 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. <u>WSSP Policy 1.1: Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density</u> - 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. <u>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</u> - 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

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

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.

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.

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.

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.

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 <u>and</u> 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.

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.

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.

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.

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

decision.

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

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

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

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

Sincerely,

CMarrone

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

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Updated 4/16/15

Supplemental Form (SF)

SUBDIVISION — S
- ___ Major subdivision action
- ___ Minor subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ✓ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ Administrative Approval (DRT, URT, etc.)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D) — D
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — A
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, 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: PulteGroup PHONE: 505-761-9606
ADDRESS: 7601 Jefferson Boulevard NE Suite 180 FAX: ___
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: Kevin.Patton@PulteGroup.com
Proprietary interest in site: ___ **List all owners**: Wester Albuquerque Land Holdings

DESCRIPTION OF REQUEST: Site Development Plan for Subdivision

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 N-2-B and Tract N-2-C Block: ___ Unit: ___
Subdiv/Addn/TBKA: Watershed Subdivision
Existing Zoning: SU-2 for PDA Proposed zoning: N/A MRGCD Map No ___
Zone Atlas page(s): H-08-Z UPC Code: 100805930004140103; 100805932513940102

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 #1006864; 07EPC-4065; 13EPC-40115; 13EPC-40143

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? No.
No. of **existing** lots: 2 No. of **proposed** lots: 223 Total site area (acres): 61.8 acres
LOCATION OF PROPERTY BY STREETS: On or Near: The west side of Tierra Pintada
Between: Willow Canyon Trail and Bear Lake Way
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE ___ DATE 3/29/18
(Print Name) Jacqueline Fishman, AICP Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY **Revised: 11/2014**

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

Application case numbers	Action	S.F.	Fees
18EPC-40016	SPS	___	$385.00
___-___	CMF	___	$50.00
___-___	ADV	___	$75.00
___-___	___	___	$___
___-___	___	___	$___
			Total $510.00

Hearing date May 10, 2018

3-29-18
Staff signature & Date

Project # 1006864

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) 15
- ✓ 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.

JACQUELINE FISHMAN
Applicant name (print)

3/29/18
Applicant signature / date

Form revised August 2017

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

Application case numbers
18 - EPC - 40016
____ - ____ - ____
____ - ____ - ____

3-29-18
Planner signature / date

Project #: 1006864

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: PulteGroup, Inc. **DATE OF REQUEST:** 4/23/13 **ZONE ATLAS PAGE(S):** H-08 & H-09

CURRENT:

ZONING SU-2/SU-1 for PDA

PARCEL SIZE (AC/SQ. FT.) 284.4 acres

REQUESTED CITY ACTION(S):

ANNEXATION [ ]

ZONE CHANGE [ ]: From_____ To_____

SECTOR, AREA, FAC, COMP PLAN [ ]

AMENDMENT (Map/Text) [ ]

LEGAL DESCRIPTION:

LOT OR TRACT # N-2 and M BLOCK #_____

SUBDIVISION NAME Watershed Subdivision

SITE DEVELOPMENT PLAN:

SUBDIVISION* [X] AMENDMENT [ ]

BUILDING PERMIT [ ] ACCESS PERMIT [ ]

BUILDING PURPOSES [ ] OTHER [ ]

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 950 (565 units for senior adult housing & 385 units for traditional single family)

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_____ DATE 4/23/13

(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 [X] BORDERLINE [ ]

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

Notes: WATERSHED AND INSPIRATION SUBDIVISION TIS (10-4-07) AND ATTACHED TRIP GENERATION COMPARISON (2013) FOR WATERSHED.

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.***

TRAFFIC ENGINEER 4-23-13 DATE

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

TIS **-SUBMITTED** __/__/__

-FINALIZED __/__/__ TRAFFIC ENGINEER DATE

Revised January 20, 2011

2013

Original Watershed Proposal							
Single Family Detached Housing	210	620 DU	5,627	111	333	342	201
Townhouse	230	474 DU	2,490	30	149	144	71
Total Original		1,094 DU	8,118	141	482	486	272
Current Estrella Proposal							
Single Family Detached Housing	210	385 DU	3,630	70	209	223	131
Senior Adult Housing – Detached*	251	565 DU	2,208	44	82	100	64
Total Proposed		950 DU	5,838	114	291	323	195
Difference		**-144**	**-2,280**	**-27**	**-191**	**-163**	**-77**

*- 24 Hour Two-Way Volume based on Del Webb trip generation of 3.0 per DU. 9th Edition Trip Generation Manual has 3.68 per DU or 1,999 trips per day, for a daily difference of -785 trips.

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

Richard J. Berry, Mayor **Robert J. Perry, CAO**
April 19, 2013

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation
Project Number(s):
Case Number(s):
Agent: **Bohannon-Huston Inc**
Applicant: **Western Albuquerque Land Holdings LLC**
Legal Description: **Tract M, Watershed**
Zoning: **R-1**
Acreage: **48.18** acres
Zone Atlas Page: **H-9**

CERTIFICATE OF NO EFFECT: Yes ____ No _____

CERTIFICATE OF APPROVAL: Yes ____ No _____ *Treatment plan required

Concurred with report recommendations:
LA 124584 eligible for listing on national Register of Historic Places *
LA 124597 not eligible for listing on national Register of Historic Places
LA 124601 undetermined eligible for listing on national Register of Historic Places *
LA 131331 not eligible for listing on national Register of Historic Places
LA 131332 not eligible for listing on national Register of Historic Places
LA 174808 not eligible for listing on national Register of Historic Places

SUPPORTING DOCUMENTATION:
A Cultural Resource Survey for a Proposed Subdivision, WALH Tract M, Bernalillo County NM. by Goar, Kerr, and Lawrence (Marron & Associates, Toni Goar P.I.; NMCRIS #125916). January 2013.

RECOMMENDATION(S):
- **CERTIFICATE OF APPROVAL PENDING (ref O-07-72 Section 4C(1), preservation plan required for sites LA 124584 and LA 124601).**

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division

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

Richard J. Berry, Mayor
January 31, 2013

Robert J. Perry, CAO

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):	**#1009445**
Case Number(s):	**12DRB-70294**
Agent:	**Bohannan Huston, Inc.**
Applicant:	**Western Albuquerque Land Holdings**
Legal Description:	**Tracts C3, D1, E, F, G & H, Westland North**
Zoning:	**SU-2 For Town Center Village**
Acreage:	**426 acres**
Zone Atlas Page:	**J7, J8 & K8**

PROVISIONAL CERTIFICATE OF NO EFFECT: Yes _X_ No ____

CERTIFICATE OF APPROVAL: Yes ___ No ____

TREATMENT PLAN REVIEW:
DISCOVERY:

SUPPORTING DOCUMENTATION:
SITE VISIT: n/a

RECOMMENDATION(S):

- **PROVISIONAL CERTIFICATE OF NO EFFECT IS ISSUED: Archaeological studies have been completed for northern portions of the bulk land plat submittal (ref O-07-72 Section 4B(3), information potential exhausted).**
- **PROVISIONAL CERTIFICATE OF NO EFFECT issued to allow for DRB review and approval of bulk land plat only.**
- **FURTHER ARCHAEOLOGICAL SURVEYS and STUDIES REQUIRED. Prior to future subdivision plat submittals or EPC Site Plan submittals, a cultural resources investigation shall be performed for those areas which have not already been investigated (ref O-07-72).**

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Suzanne Lubar, Director

Richard J. Berry, Mayor **Robert J. Perry, CAO**

August 19, 2015

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):	
Case Number(s):	
Agent:	**Consensus Planning**
Applicant:	**Pulte Homes of New Mexico**
Legal Description:	**Watershed Subdivision, Tract M**
Zoning:	**SU-2 for PDA**
Acreage:	**47.1 acres**
Zone Atlas Page:	**H-8 / H-9**

CERTIFICATE OF APPROVAL: Yes __X__ No _____

SUPPORTING DOCUMENTATION:

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

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

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

RECOMMENDATION(S):

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

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

PulteGroup

February 21, 2018

Derek Bohannan, 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 Bohannan Huston to obtain information and submit entitlement and permit applications for the above referenced Property, and act as GDC's agent for the limited purpose of entitling, permitting and subdividing the above referenced Property.

Sincerely,

Jeffrey D. Garrett, President
Garrett Development Corporation

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

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.

CONSENSUS PLANNING

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

March 29, 2018

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

RE: Site Plan for Subdivision for Del Webb, Phase III and IV

Dear Mr. Chairman:

The purpose of this letter is to request a Site Plan for Subdivision for the final phase of the Del Webb Mirehaven community located within the approved overall Watershed Site Plan for Subdivision (Project #1006864; 13EPC-40115), on behalf of the PulteGroup. The Phase III and IV site is 61.8-acres, includes 223 residential lots, and is located on the west side of Mirehaven Parkway along the Petroglyph National Monument. The site is legally described as Tracts N-2-B and N-2-C of the Watershed Subdivision. In addition to the overall Watershed Site Plan for Subdivision, the project is located within the Westland Master Plan, WALH Sector Plan, Northwest Mesa Escarpment Plan, and is zoned SU-2 for Planned Development Area (PDA).

This Site Plan for Subdivision is designed to comply with the overall Site Plan for Subdivision (Watershed) and associated design standards. The EPC's Conditions of Approval require that development adjacent to the Petroglyph National Monument come back to the EPC for site plan approval. This submittal is intended to meet the Site Plan requirement and demonstrate the application of the design standards for individual phases and, specifically, how the guidelines impact the development's relationship to the adjacent Petroglyph National Monument.

BACKGROUND / PREVIOUS APPROVALS

Site Plan for Subdivision Amendment, 2017: In April of 2017, the Environmental Planning Commission (EPC) approved an amendment to the approved Site Plan for Subdivision for Del Webb Phase II, which included building height exceptions for 7 lots (Project #1006864; 17EPC-40004).

Amendment to the Northwest Mesa Escarpment Plan, 2016: On December 19, 2016, an amendment to the NWMEP was approved by the City Council, which provided the authority to the EPC to review and approve exceptions to the building height regulations in the NWMEP, Policy 12, Sections 12-1 and 12-2 on page 58. These sections govern height for new development within the Conservation and Impact Areas of the NWMEP. Amendments to Sections 12-1 and 12-2 read as follows: "Structure heights limited to 15', or 19' with a variance if needed to screen rooftop equipment on non-residential structures. Exception granted for very low density developments (1 du/net acre or less) which reserve a minimum 200' setback from the Escarpment Face (9% or greater slopes) – maximum height is then 26'"; and: "Provides for exceptions to the 15' height limit on a case-by-case basis per site plan review by the EPC. See Policy 12-2 and Appendix N for Specifics. Heights shall not exceed 19' from natural grade, unless an exception is

PRINCIPALS

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

requested and approved through the Environmental Planning Commission, as part of an approved Site Development Plan" (R-2016-115).

Site Plan for Subdivision, Del Webb Phase II, 2015: On November 13, 2015, the Site Development Plan for Subdivision for Del Webb Phase 2 @ Mirehaven was approved by the EPC for 183 lots (Project #1006864; 15EPC-40049).

Site Plan for Building Permit, Mirehaven Amenity Center, 2015: In April of 2015, a Site Plan for Building Permit for the Amenity Center on a 6.6-acre site within the Watershed Subdivision was approved by the DRB (Project #1006864; 15DRB-70154).

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

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

ADJACENT LAND USES AND ZONING

Area	Zoning	Land Use
North	SU-2/PDA	Mirehaven Arroyo; Del Webb Phase I for 220 active adult residential units; Mirehaven Amenity Center
South	SU-2/PDA	APS educational campus
East	SU-2/PDA	Upper area is Tract N-2-E, approved for 101 lots; Lower area is Tract N-2-D, approved for 173 lots
West	A-1	Petroglyph National Monument

APPLICANT'S REQUEST

The applicant, PulteGroup, is requesting approval for a new Site Plan for Subdivision, which is located within the overall Watershed Site Development Plan for Subdivision. This current application is for a Site Plan for Subdivision to build Del Webb, Phases 3 and 4, an active adult residential community of 223 dwelling units. Tract N-2-B will contain 145 units with a density of 3.6 du/ac and Tract N-2-C will contain 78 dwelling units with a density of 3.7 du/ac. The number of units and density are less than the unit cap for these two tracts, as established by the overall Site Plan for Subdivision.

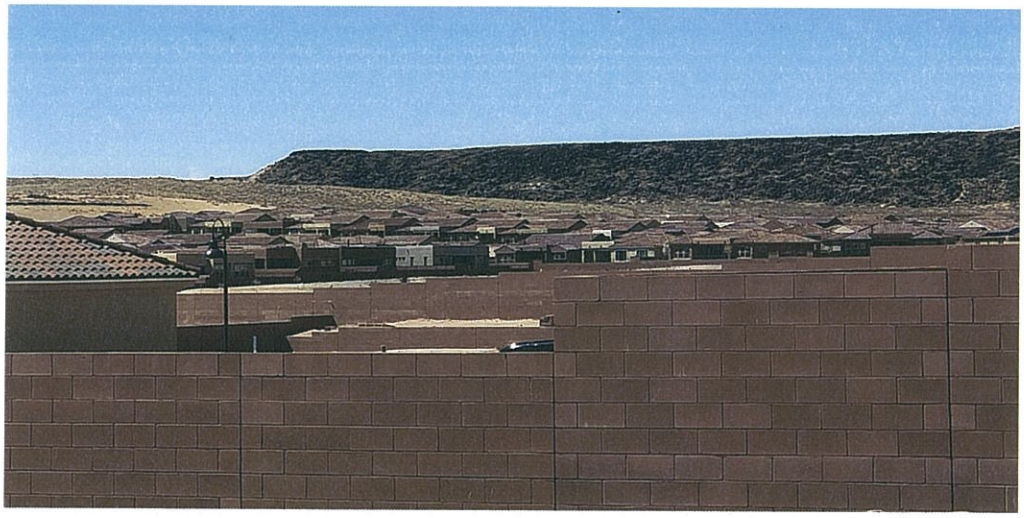
The current request covers Tracts N-2-B and N-2-C, which abut the Petroglyph National Monument on the west. This community is age-restricted and has amenities geared towards these residents, including access to the approved Mirehaven Amenity Center that includes a fitness center, swimming pool and spa, game rooms, tennis courts, pickleball courts, bocce ball courts, etc. A central

component to the active adult community is the full-time activities director to orchestrate events, clubs, education courses, and community events.

This request has been prepared in accordance with the approved, overall Watershed Site Plan for Subdivision and the associated Design Standards. All homes within the Del Webb community will be single story. A portion of Tract N-2-B and N-2-C is within the "Impact Area", a 350-foot buffer as designated by the Northwest Mesa Escarpment Plan, which limits all structures within the area to 15 feet and 19 feet above the natural grade on a case-by-case basis, as approved by the EPC (Policy 12-2). The proposed layout also complies with the Design Guideline restriction that residential lots shall not abut more than 30% (approximately 23 lots) of the Petroglyph National Monument edge. Additionally, a single-loaded street buffers and lessens any impacts to the Monument.

MIREHAVEN - WHERE WE ARE TODAY

As previously stated, this will be the last phase of the Mirehaven community. The project has been very successful as it has been building out since the original approvals in 2013. The following photos show the progress Mirehaven has made in building this community while maintaining views to the Petroglyph National Monument and the Sandias.

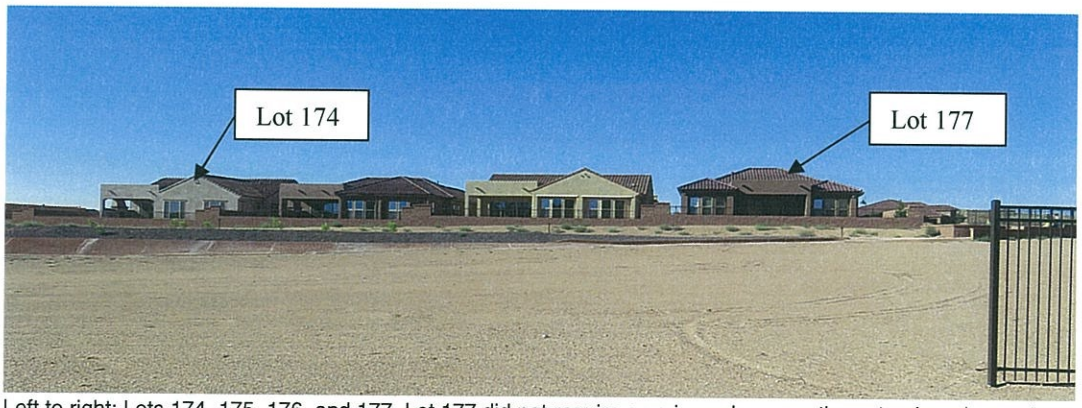


HEIGHT EXCEPTION REQUEST PER NWMEP

As part of the Site Plan for Subdivision request, the applicant is also requesting an overall exception to the height regulations in the Northwest Mesa Escarpment Plan (NWMEP), per Resolution 2016 115 (C/S R-16-127). The lots that require special exception to the height regulations are identified on sheet 1 of the Northwest Mesa Escarpment Height Exception Justification Plan, in the materials submitted. Per the NWMEP, requests for exceptions must be reviewed and approved by the EPC.

As required by the NWMEP, the submittal includes a copy of the approved Overall Grading Plan. We have also included a cut and fill exhibit to demonstrate both the existing conditions and the visual impact of the 12 site-specific exceptions. This analysis clearly demonstrates that these lots meet the criteria for exceptions.

The requested 12 site specific exceptions meet the intent of this policy and the NWMEP, as the proposed residential structures will not have a significant visual impact (as presented below). No structure will be taller than 19 feet from finished floor. Furthermore, all development within the plan area meets the regulations on reflectivity, color, and setback. Our analysis shows that some of the lots that require the height exceptions will have shorter structures than other lots that do not require an exception due to the height being measured from the natural grade *(see example below).* The following analysis and the materials submitted demonstrate that this request addresses both hardship and visual impact.



Left to right: Lots 174, 175, 176, and 177. Lot 177 did not require a variance because the natural grade was lower than the other lots, even though the built structure ends up being taller than lots 174-176 as shown in the photo.

Part 1 of the Northwest Mesa Escarpment Height Exception Justification provides a table showing the existing and proposed grades for all lots within the Impact Area. The applicant is requesting site specific exceptions for 12 of the lots.

Hardship: Through the planning and development process for this site, specific planning and engineering considerations have been addressed by the Overall Grading Plan. These considerations have a significant impact on the parcels within the Impact Area, especially where the terrain undulates thereby creating peaks and valleys. In order to meet the needs of the National Monument, as well as the engineering slope requirements for ADA and sewer and water service, the areas that will be cut and areas filled. (See Sheet 2 of the application materials, which shows the cut and fill for a portion of the plan area within the Impact Area.) The lots that require the exceptions are those where there is significant fill added. Without approval of these exceptions, these 12 lots would not be able to be developed, which would break up the continuity of the development.

Other factors contributing to the hardship associated with meeting the existing regulations for these lots are as follows:

1. The escarpment face is a significant distance from the property line and the bottom is approximately 21 feet in elevation higher to the west than the property. There is also an existing ridge within the National Monument site, between the escarpment face and the property line, which is 20-65 feet higher than the property boundary and impedes the view of the escarpment face on its own. The ridge is 15 to 20 feet higher than the bottom of the escarpment face. Thus, the ridge within the Monument blocks the view of a significant portion of the north escarpment face.

2. The property slopes down from north to south at an approximate 6 to 7 percent slope with a 30-foot hill and deep valley toward the western boundary.

3. The majority of the development adjacent to the Monument boundary features a single-loaded street, which provides a greater buffer from the Monument property line to the closest homes within the subdivision.

4. A majority of the lots are behind the first row of lots nearest to the Monument boundary and lower than the first row of lots which meet the height restrictions at 19 feet.

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

Lot 104

- Visual Impact: No significant visual impact
  - Proposed building height: 15.50 feet from pad/ finished grade
  - Requested variance: 2.89 feet

Lot 103

- Visual Impact: No significant visual impact
  - Proposed building height: 16.77 feet from pad/ finished grade
  - Requested variance: 1.62 feet

Lot 119

- Visual Impact: No significant visual impact
  - Proposed building height: 17.58 feet from pad/ finished grade
  - Requested variance: .89 feet

Lot 37

- Visual Impact: No significant visual impact
  - Proposed building height: 17 feet from pad/ finished grade
  - Requested variance: 1.47 feet

Lot 44

- Visual Impact: No significant visual impact
  - Proposed building height: 17.44 feet from pad/ finished grade
  - Requested variance: .95 feet

Lot 48

- Visual Impact: No significant visual impact
  - Proposed building height: 15 feet from pad/ finished grade
  - Requested variance: 3.47 feet

Lot 51

- Visual Impact: No significant visual impact
  - Proposed building height: 15 feet from pad/ finished grade
  - Requested variance: 3.47 feet

Lot 50

- Visual Impact: No significant visual impact
  - Proposed building height: 15 feet from pad/ finished grade
  - Requested variance: 3.47 feet

Lot 49

- Visual Impact: No significant visual impact
  - Proposed building height: 16.16 feet from pad/ finished grade
  - Requested variance: 2.31 feet

Lot 4

- Visual Impact: No significant visual impact
  - Proposed building height: 16.50 feet from pad/ finished grade
  - Requested variance: 1.97 feet

Lot 5

- Visual Impact: No significant visual impact
  - Proposed building height: 15 feet from pad/ finished grade
  - Requested variance: 3.47 feet

Lot 6

- Visual Impact: No significant visual impact
  - Proposed building height: 15.70 feet from pad/ finished grade
  - Requested variance: 2.69 feet

This final phase of the Del Webb Mirehaven community has been designed in compliance with the overall Site Plan for Subdivision, the Westland Master Plan, and the NWMEP. As part of our planning process, a meeting was held with the Del Webb Mirehaven Homeowners' Association on February 20, 2018 to discuss this

phase of development and answer questions. The response was generally positive and we are not aware of any opposition to the applicant's request at this time.

On behalf of Pulte Group, we respectfully request that the Environmental Planning Commission approve the request for Site Plan for Subdivision and height exceptions for 12 lots. Thank you for your consideration.

Sincerely,

Jacqueline Fishman, AICP
Principal

NOTIFICATION &
NEIGHBORHOOD INFORMATION

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), approval of a Wireless Telecommunication Facility (WTF), or Administrative Approvals (AA) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. *** **NEW*** **Facilitated Meeting Information** – All notification letters must include the following text: 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 9, 2018.
6. ***NEW*** **Public Hearing Information** - Hearing Date, Start Time and Location.

Neighborhood Notification Checklist

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

1. ONC's "Notification Inquiry Email" outlining any affected Neighborhood and/or Homeowner Associations.

   *Note: If your ONC Correspondence is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

   Any questions, please feel free to contact our office at (505) 768-3334 or ONC@cabq.gov.

   Thank you for your cooperation on this matter.

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Mobile Phone	Phone	Email
The Manors at Mirehaven Community Association Incorporated	Brandy	Hetherington	7850 Jefferson Street NE, Suite 130	Albuquerque	NM	87109	5054532938	5058561212	bhetherington@aamnm.com
The Manors at Mirehaven Community Association Incorporated	Jody	Willoughby	7850 Jefferson Street NE, Suite 130	Albuquerque	NM	87109		5058561212	jwilloughby@aamnm.com
Del Webb Mirehaven NA	Margaret	Shogry	2208 Cebolla Creek Way NW	Albuquerque	NM	87120	5052385033	5058881833	mnietoshogry@gmail.com
Del Webb Mirehaven NA	Wayne	Mateski	2247 Cebolla Creek Way NW	Albuquerque	NM	87120	5054401534	5053004146	citywalkyoga@mac.com
The Estates at Mirehaven Community Association Incorporated	Julie	Karl	9100 Del Webb Lane NW	Albuquerque	NM	87120		5054456301	jkarl@aamnm.com
The Estates at Mirehaven Community Association Incorporated	Angela	Manzanedo	9100 Del Webb Lane NW	Albuquerque	NM	87120			amanzanedo@associatedasset.com
Westside Coalition of Neighborhood Associations	Gerald	Worrall	1039 Pinatubo Place NW	Albuquerque	NM	87120	5059331919	5058390893	jfworrall@comcast.net
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	10592 Rio del Sole NW	Albuquerque	NM	87114		5058903481	hlhen@comcast.net

CONSENSUS PLANNING

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

March 29, 2018

Margaret Shogry
2208 Cebolla Creek Way NW
Albuquerque, NM 87120

Wayne Mateski
2247 Cebolla Creek Way NW
Albuquerque, NM 87120

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

This letter is notification that Consensus Planning has a submitted a request for a Site Development Plan for Subdivision to the Environmental Planning Commission (EPC) on behalf of PulteGroup. The site is located on the west side of Mirehaven Parkway, south of Del Webb Phase I. The applicant is requesting approval of a Site Development Plan for Subdivision for Phase III and IV (223 lots) and private open space tracks totaling 11.04 acres of Del Webb at Mirehaven, as presented and discussed at the HOA meeting on February 20, 2018 at the Mirehaven Amenity Center. As part of this Site Plan for Subdivision, PulteGroup is requesting a building height exception for 12 lots within the 350 foot impact area of the Northwest Mesa Escarpment Plan. 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.

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 9, 2018.

Sincerely,

Jacqueline Fishman, AICP
Principal

Attached: 24x36 copy of the Site Development Plan for Subdivision

PRINCIPALS

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

CONSENSUS PLANNING

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

March 29, 2018

Julie Karl
9100 Del Webb Lane NW
Albuquerque, NM 87120

Angela Manzanedo
9100 Del Webb Lane NW
Albuquerque, NM 87120

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

This letter is notification that Consensus Planning has a submitted a request for a Site Development Plan for Subdivision to the Environmental Planning Commission (EPC) on behalf of PulteGroup. The site is located on the west side of Mirehaven Parkway, south of Del Webb Phase I. The applicant is requesting approval of a Site Development Plan for Subdivision for Phase III and IV (223 lots) and private open space tracks totaling 11.04 acres of Del Webb at Mirehaven. As part of this Site Plan for Subdivision, PulteGroup is requesting a building height exception for 12 lots within the 350 foot impact area of the Northwest Mesa Escarpment Plan. 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.

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 9, 2018.

Sincerely,

Jacqueline Fishman, AICP
Principal

Attached: 24x36 copy of the Site Development Plan for Subdivision

PRINCIPALS

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

7017 2400 0001 1388 9737

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87120 OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $7.25
Total Postage and Fees $13.45

0101 09
ALBUQUERQUE NM
MAR 29 2018
Postmark Here
03/29/2018

Sent To
Julie Karl
Street and Apt. 9100 Del Webb Lane NW
City, State, Z Albuquerque, NM 87120

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

7017 2400 0001 1388 9713

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87120 OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $7.25
Total Postage and Fees $13.45

0101 09
ALBUQUERQUE NM
MAR 29 2018
Postmark Here
03/29/2018

Sent To
Gerald Worrall
Street and Apt. 1039 Pinatubo Place NW
City, State, Z Albuquerque, NM 87120

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

7017 2400 0001 1388 9720

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87120 OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $7.25
Total Postage and Fees $13.45

0101 09
ALBUQUERQUE NM
MAR 29 2018
Postmark Here
03/29/2018

Sent To
Angela Manzanedo
Street and Apt. 9100 Del Webb Lane NW
City, State, Z Albuquerque, NM 87120

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

7017 2400 0001 1388 9706

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87114 OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $7.25
Total Postage and Fees $13.45

0101 09
ALBUQUERQUE NM
MAR 29 2018
Postmark Here
03/29/2018

Sent To
Harry Hendriksen
Street and Apt. 10592 Rio del Sole NW
City, State, Albuquerque, NM 87114

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

7017 2400 0001 1388 9751

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87120 OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $7.25
Total Postage and Fees $13.45

0101 09
ALBUQUERQUE NM
MAR 29 2018
Postmark Here
03/29/2018

Sent To
Margaret Shogry
Street and Apt. 2208 Cebolla Creek Way NW
City, State, Albuquerque, NM 87120

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

7017 2400 0001 1388 9744

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87120 OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $7.25
Total Postage and Fees $13.45

0101 09
ALBUQUERQUE NM
MAR 29 2018
Postmark Here
03/29/2018

Sent To
Wayne Mateski
Street and Apt. 2247 Cebolla Creek Way NW
City, State, Z Albuquerque, NM 87120

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

S. Postal Service™
ERTIFIED MAIL® RECEIPT
mestic Mail Only

delivery information, visit our website at www.usps.com®.

LBUQUERQUE, NM 87109 OFFICIAL USE

d Mail Fee $3.45	0101 09
ervices & Fees (check box, add fee as appropriate) $2.75	
urn Receipt (hardcopy) $ $0.00	
urn Receipt (electronic) $ $0.00	
ified Mail Restricted Delivery $ $0.00	Postmark Here
lt Signature Required $ $0.00	
lt Signature Restricted Delivery $	
e $7.25	
ostage and Fees $13.45	03/29/2018

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

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

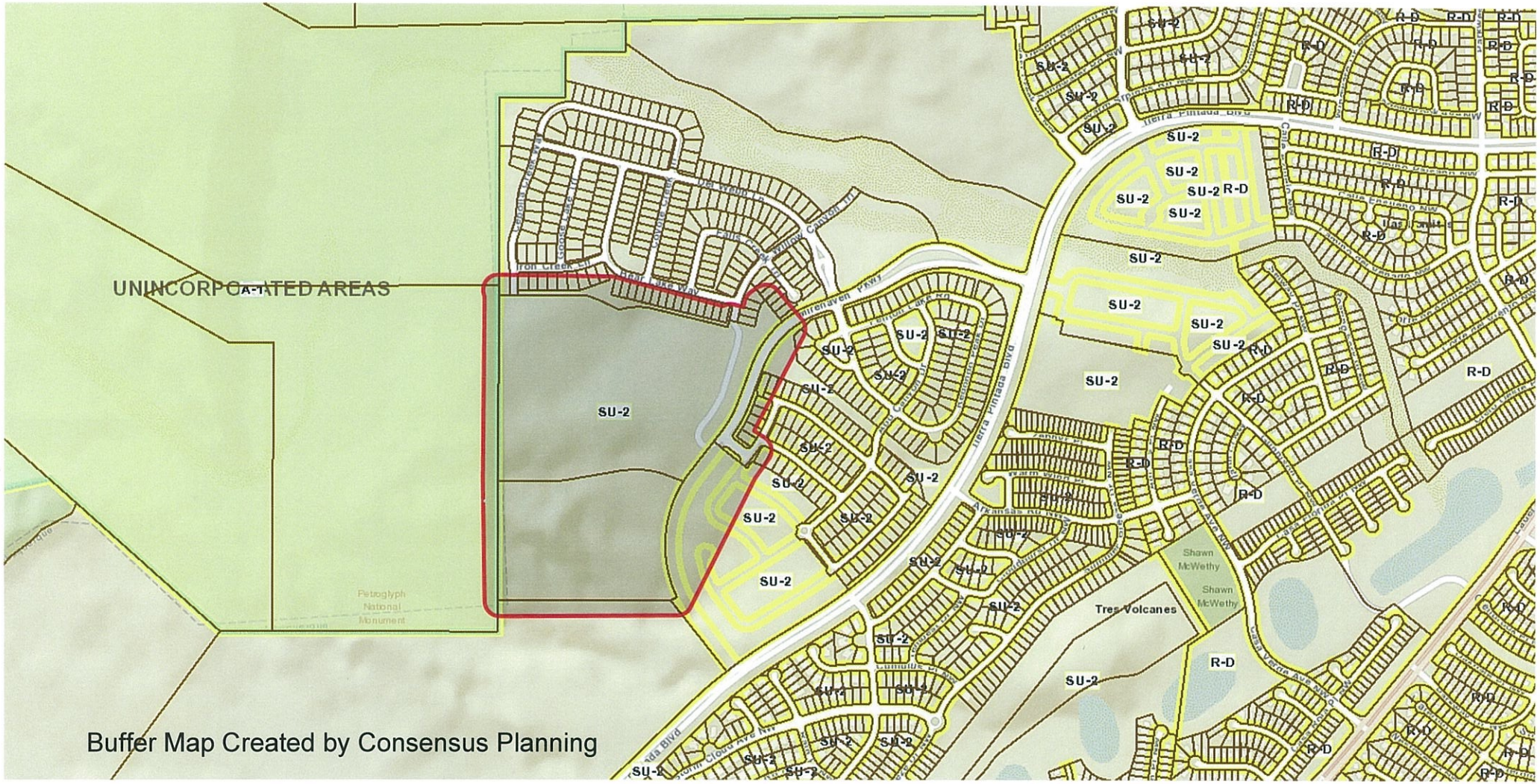
For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87109 OFFICIAL USE

tified Mail Fee $3.45	0101 09
ra Services & Fees (check box, add fee as appropriate) $2.75	
Return Receipt (hardcopy) $ $0.00	
Return Receipt (electronic) $ $0.00	Postmark Here
Certified Mail Restricted Delivery $ $0.00	
Adult Signature Required $ $0.00	
Adult Signature Restricted Delivery $	
stage $7.25	
al Postage and Fees $13.45	03/29/2018

nt To
Jody Willoughby
7850 Jefferson Street NE, Suite 130
Albuquerque, NM 87109

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



Buffer Map Created by Consensus Planning

March 29, 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, request a Site Development Plan for Subdivision for Tracts N-2-B and N-2-C, 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 61.8 acres. The request is for a Site Development Plan for Subdivision for the next phase of Del Webb at Mirehaven.

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.

UPCOwnerOwner AddressOwner Address 2SITUS AddressSITUS Address 2Legal DescriptionProperty ClassAcres
1.00806E+17UNITED STATES OF AMERICAPO BOX 728SANTA FE NM 87504-0728 N/AALBUQUERQUE NM 87120TR 101-17 WITHIN THE SW1/4 OF T10N R2E SEC 8CONT 85.26 ACV85.26
1.00806E+17ALBUQUERQUE PUBLIC SCHOOLSPO BOX 25704ALBUQUERQUE NM 87125-0704 TIERRA PINTADA BLVD NWALBUQUERQUE NM 87120TR N-1 CORRECTION PLAT OF TRS N-1 & N-2 WATERSHED SUBD (AREPL OF TR N WATERSHED SUBD) CONT 110.0000 ACV110
1.00706E+17UNITED STATES OF AMERICA C/O PETROGLYPH NATL MONUMENT6001 UNSER BLVD NWALBUQUERQUE NM 87120-2069 N/AALBUQUERQUE NM 87120TR 101-13 OF PETROGLYPH NATINAL MONUMENT WITHIN SEC 7 T10NR2E IN THE ATRISCO GRANT CONT 218.25 ACV218.25
1.00806E+17BOWSLEY JAY & NICOLE L9020 BRAZOS RIDGE CIR NWALBUQUERQUE NM 87120-40199020 BRAZOS RIDGE CIR NWALBUQUERQUE NM 87120LT 52 PLAT OF PULTE @ MIREHAVEN PHASE I (A REPL OF TR N-2-EWATERSHED SUBD) CONT .2604 ACR0.2604
1.00806E+17OLVERA MELISSA A & VICTOR M9024 BRAZOS RIDGE CIR NWALBUQUERQUE NM 871209024 BRAZOS RIDGE CIR NWALBUQUERQUE NM 87120LT 53 PLAT OF PULTE @ MIREHAVEN PHASE I (A REPL OF TR N-2-EWATERSHED SUBD) CONT .2628 ACR0.2628
1.00806E+17FUENTES CHRISTOPHER J9028 BRAZOS RIDGE CIR NWALBUQUERQUE NM 87120-40199028 BRAZOS RIDGE CIR NWALBUQUERQUE NM 87120LT 54 PLAT OF PULTE @ MIREHAVEN PHASE I (A REPL OF TR N-2-EWATERSHED SUBD) CONT .2411 ACR0.2411
1.00806E+17PULTE HOMES7601 JEFFERSON ST NE SUITE 320ALBUQUERQUE NM 87109 MIREHAVEN PKWY NWALBUQUERQUE NM 87120TR N-2-E-3-A PLAT OF PULTE @ MIREHAVEN PHASE 2A (A REPLAT OFTRACT N-2-D WATERSHED SUBDIVISION AND TRACT N-2-E-3 & TRACTN-2-E-4 PULTE @ MIREHAVEN PHASE 1) CONT 2.6180 ACV2.618
1.00806E+17LINDAHL KAREN A & HERTHEL YVONNE K2100 WILLOW CANYON TRL NWALBUQUERQUE NM 87120-74222100 WILLOW CANYON TRL NWALBUQUERQUE NM 87120LT 18 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1433 ACV0.1433
1.00806E+17PULTE HOMES OF NEW MEXICO INC7601 JEFFERSON ST NE SUITE 180ALBUQUERQUE NM 87109-44962104 WILLOW CANYON TRL NWALBUQUERQUE NM 87120LT 17 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1433 ACV0.1433
1.00806E+17MEARS CARL THOMAS JR TR MEARS TRUST9200 BEAR LAKE WAY NWALBUQUERQUE NM 87120-74259200 BEAR LAKE WAY NWALBUQUERQUE NM 87120LT 135 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1432 ACR0.1432
1.00806E+17RIVENBURGH RORIK S & SHERRI L9204 BEAR LAKE WAY NWALBUQUERQUE NM 87120-74259204 BEAR LAKE WAY NWALBUQUERQUE NM 87120LT 134 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1433 ACR0.1433
1.00806E+17KEYSER NANCY A9208 BEAR LAKE WAY NWALBUQUERQUE NM 87120-74259208 BEAR LAKE WAY NWALBUQUERQUE NM 87120LT 133 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1433 ACR0.1433
1.00806E+17DWYER HERBERT E & LINDA C2108 WILLOW CANYON TRL NWALBUQUERQUE NM 87120-00002108 WILLOW CANYON TRL NWALBUQUERQUE NM 87120LT 16 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1590 ACV0.159
1.00806E+17COOK PAUL E JR & GALLEGOS-COOK DARLENE F9212 BEAR LAKE WAY NWALBUQUERQUE NM 87120-74259212 BEAR LAKE WAY NWALBUQUERQUE NM 87120LT 132 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1433 ACR0.1433
1.00806E+17BURZIN JERILYN I & OTTO LEE H9216 BEAR LAKE WAY NWALBUQUERQUE NM 87120-74259216 BEAR LAKE WAY NWALBUQUERQUE NM 87120LT 131 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1433 ACR0.1433
1.00806E+17RAMSEY RONALD L & GRIFFITH GAIL E9220 BEAR LAKE WAY NWALBUQUERQUE NM 87120-74259220 BEAR LAKE WAY NWALBUQUERQUE NM 87120LT 130 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1433 ACR0.1433
1.00806E+17PULTE HOMES OF NEW MEXICO7601 JEFFERSON ST NE SUITE 180ALBUQUERQUE NM 87109-4496 FALLS CREEK TRL NWALBUQUERQUE NM 87120LT 10 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1520 ACV0.152
1.00806E+17LIGHT EDWIN H & COX JACK E CO TR COX-LIGHT FAMILY RVT9224 BEAR LAKE WAY NWALBUQUERQUE NM 87120-74259224 BEAR LAKE WAY NWALBUQUERQUE NM 87120LT 129 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1433 ACR0.1433
1.00806E+17MCCOY THOMAS E & JOY-MCCOY CYNTHIA A9228 BEAR LAKE WAY NWALBUQUERQUE NM 87120-74259228 BEAR LAKE WAY NWALBUQUERQUE NM 87120LT 128 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1433 ACR0.1433
1.00806E+17HUGG GARY P & DONNA R9232 BEAR LAKE WAY NWALBUQUERQUE NM 87120-74029232 BEAR LAKE WAY NWALBUQUERQUE NM 87120LT 127 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1433 ACR0.1433
1.00806E+17ALVARADO ROBERT J & ELLEN9236 BEAR LAKE WAY NWALBUQUERQUE NM 87120-74029236 BEAR LAKE WAY NWALBUQUERQUE NM 87120LT 126 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1433 ACR0.1433
1.00806E+17ALLEN GEORGIA I TRUSTEE ALLEN TRUST9240 BEAR LAKE WAY NWALBUQUERQUE NM 87120-74029240 BEAR LAKE WAY NWALBUQUERQUE NM 87120LT 125 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1433 ACR0.1433
1.00806E+17KERKMANS ELIZABETH G2112 WILLOW CANYON TRL NWALBUQUERQUE NM 87120-74222112 WILLOW CANYON TRL NWALBUQUERQUE NM 87120LT 15 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .2195 ACV0.2195
1.00806E+17DAVIDSON ARTHUR L & JUDITH K TRUSTEES DAVIDSON RVT9244 BEAR LAKE WAY NWALBUQUERQUE NM 87120-74029244 BEAR LAKE WAY NWALBUQUERQUE NM 87120LT 124 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1433 ACR0.1433
1.00806E+17FINK WAYNE D & LYNNETT D TR FINK LVT9248 BEAR LAKE WAY NWALBUQUERQUE NM 87120-74029248 BEAR LAKE WAY NWALBUQUERQUE NM 87120LT 123 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1433 ACR0.1433
1.00806E+17ANDERSON SHERRY R9252 BEAR LAKE WAY NWALBUQUERQUE NM 87120-74029252 BEAR LAKE WAY NWALBUQUERQUE NM 87120LT 122 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1436 ACR0.1436
1.00806E+17CARTER CATHERINE L TRUSTEE CARTER RVT9256 BEAR LAKE WAY NWALBUQUERQUE NM 87120-74029256 BEAR LAKE WAY NWALBUQUERQUE NM 87120LT 121 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1518 ACR0.1518
1.00806E+17KERLEY THOMAS & DIMASCIO KATHLEEN S TRUSTEES DIMASCIO & KERLEY RESIDENCE9320 IRON CREEK LN NWALBUQUERQUE NM 87120-74059320 IRON CREEK LN NWALBUQUERQUE NM 87120LT 115 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1763 ACR0.1763
1.00806E+17MCCLOSKEY EDWIN M & LISA A9324 IRON CREEK LN NWALBUQUERQUE NM 87120-74059324 IRON CREEK LN NWALBUQUERQUE NM 87120LT 114 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1763 ACR0.1763
1.00806E+17DUVAL PATRICIA R & GEORGES9316 IRON CREEK LN NWALBUQUERQUE NM 87120-74059316 IRON CREEK LN NWALBUQUERQUE NM 87120LT 116 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1851 ACR0.1851
1.00806E+17CLARK PHYLIS J & TRUSTEE CLARK LVT9328 IRON CREEK LN NWALBUQUERQUE NM 87120-74059328 IRON CREEK LN NWALBUQUERQUE NM 87120LT 113 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1763 ACR0.1763
1.00806E+17OFFERMANN CAROL9332 IRON CREEK LN NWALBUQUERQUE NM 87120-74059332 IRON CREEK LN NWALBUQUERQUE NM 87120LT 112 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1870 ACR0.187
1.00806E+17JACKMAN LANCE E & SUSAN H9312 IRON CREEK LN NWALBUQUERQUE NM 87120-74059312 IRON CREEK LN NWALBUQUERQUE NM 87120LT 117 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .2009 ACR0.2009
1.00806E+17BALLEW KENNETH N & BEVERLY SUE9308 IRON CREEK LN NWALBUQUERQUE NM 87120-74059308 IRON CREEK LN NWALBUQUERQUE NM 87120LT 118 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .2029 ACR0.2029
1.00806E+17SERVADIO DOMINICK JR & FERGER SHARON K9304 IRON CREEK LN NWALBUQUERQUE NM 87120-74059304 IRON CREEK LN NWALBUQUERQUE NM 87120LT 119 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1871 ACR0.1871
1.00806E+17DEL WEBB HOMEOWNERS ASSOC C/O AAM LLC7850 JEFFERSON ST NE SUITE 130ALBUQUERQUE NM 87109-4314 ALBUQUERQUE NM 87120TR N-2-A-8 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT 1.5592 ACV1.5592
1.00806E+17LIPSCHUTZ LESLIE TRUSTEE LIPSCHUTZ TRUST & RIFKIN BARBARA TRUSTEE RIFKIN TRUST9300 IRON CREEK LN NWALBUQUERQUE NM 87120-74059300 IRON CREEK LN NWALBUQUERQUE NM 87120LT 120 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT .1814 ACR0.1814
1.00806E+17ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITYPO BOX 1293ALBUQUERQUE NM 87103-1293 ALBUQUERQUE NM 87120TR N-2-A-3 PLAT OF DEL WEBB @ MIREHAVEN PHASE I (A REPL OFTRS N-2-A & N-2-F WATERSHED SUBD) CONT 11.9610 ACV11.961
1.00806E+ N-2-B N-2-C N-2-D N-2-E &N-2-F WATERSHED SUBD (A REPL OF TR N-2 WATERSHEDSUBD) CONT 21.1457 AC"V21.1457
1.00806E+17AGYAPONG DAVID9228 BEAVER CREEK RD NWALBUQUERQUE NM 87120-62759228 BEAVER CREEK RD NWALBUQUERQUE NM 87120LT 55 PLAT OF PULTE @ MIREHAVEN PHASE 2A (A REPLAT OF TRACTN-2-D WATERSHED SUBDIVISION AND TRACT N-2-E-3 & TRACTN-2-E-4 PULTE @ MIREHAVEN PHASE 1) CONT .1855 ACV0.1855
1.00806E+17HINKLE RONALD9232 BEAVER CREEK RD NWALBUQUERQUE NM 87120-62759232 BEAVER CREEK RD NWALBUQUERQUE NM 87120LT 56 PLAT OF PULTE @ MIREHAVEN PHASE 2A (A REPLAT OF TRACTN-2-D WATERSHED SUBDIVISION AND TRACT N-2-E-3 & TRACTN-2-E-4 PULTE @ MIREHAVEN PHASE 1) CONT .2027 ACV0.2027
1.00806E+17MONTOYA CELINA J1819 TENT ROCKS DR NWALBUQUERQUE NM 87120-62801819 TENT ROCKS DR NWALBUQUERQUE NM 87120LT 5 PLAT OF PULTE @ MIREHAVEN PHASE 2A (A REPLAT OF TRACTN-2-D WATERSHED SUBDIVISION AND TRACT N-2-E-3 & TRACTN-2-E-4 PULTE @ MIREHAVEN PHASE 1) CONT .1736 ACV0.1736
1.00806E+17RODRIGUEZ CESAR B JR & CYNTHIA9251 TIMBER RIDGE RD NWALBUQUERQUE NM 87120-00009251 TIMBER RIDGE RD NWALBUQUERQUE NM 87120LT 8 PLAT OF PULTE @ MIREHAVEN PHASE 2A (A REPLAT OF TRACTN-2-D WATERSHED SUBDIVISION AND TRACT N-2-E-3 & TRACTN-2-E-4 PULTE @ MIREHAVEN PHASE 1) CONT .1528 ACV0.1528
1.00806E+17MONTOYA JULIA R9255 TIMBER RIDGE RD NWALBUQUERQUE NM 87120-62799255 TIMBER RIDGE RD NWALBUQUERQUE NM 87120LT 7 PLAT OF PULTE @ MIREHAVEN PHASE 2A (A REPLAT OF TRACTN-2-D WATERSHED SUBDIVISION AND TRACT N-2-E-3 & TRACTN-2-E-4 PULTE @ MIREHAVEN PHASE 1) CONT .1528 ACV0.1528
1.00806E+17GUTIERREZ RUDY MARVIN & BERNADETTE F9259 TIMBER RIDGE RD NWALBUQUERQUE NM 87120-62799259 TIMBER RIDGE RD NWALBUQUERQUE NM 87120LT 6 PLAT OF PULTE @ MIREHAVEN PHASE 2A (A REPLAT OF TRACTN-2-D WATERSHED SUBDIVISION AND TRACT N-2-E-3 & TRACTN-2-E-4 PULTE @ MIREHAVEN PHASE 1) CONT .1894 ACV0.1894

7017 1070 0000 9069 9998

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE NM 87120 OFFICIAL USE

Certified Mail Fee $ $3.45
Extra Services & Fees (check box, add fee as appropriate) $ $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $ $0.50
Total Postage and Fees $ $6.70

0101 09
Postmark Here
MAR 29 2018
03/29/2018

Sent To
FINK WAYNE D & LYNNETT D TR FINK LVT
Street and Apt. 9248 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7402
City, State

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

7017 2400 0001 1382 7135

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE NM 87120 OFFICIAL USE

Certified Mail Fee $ $3.45
Extra Services & Fees (check box, add fee as appropriate) $ $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $ $0.50
Total Postage and Fees $ $6.70

0101 09
Postmark Here
MAR 29 2018
03/29/2018

Sent To
ALLEN GEORGIA I TRUSTEE ALLEN TRUST
Street and Apt. 9240 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7402
City, State, Zi

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

7017 1070 0000 9069 9981

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE NM 87120 OFFICIAL USE

Certified Mail Fee $ $3.45
Extra Services & Fees (check box, add fee as appropriate) $ $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $ $0.50
Total Postage and Fees $ $6.70

0101 09
Postmark Here
MAR 29 2018
03/29/2018

Sent To
ANDERSON SHERRY R
Street and Apt. 9252 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7402
City, State,

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

7017 2400 0001 1382 7128

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE NM 87120 OFFICIAL USE

Certified Mail Fee $ $3.45
Extra Services & Fees (check box, add fee as appropriate) $ $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $ $0.50
Total Postage and Fees $ $6.70

0101 09
Postmark Here
MAR 29 2018
03/29/2018

Sent To
KERKMANS ELIZABETH G
Street and Apt. 2112 WILLOW CANYON TRL NW
ALBUQUERQUE NM 87120-7422
City, State

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

7017 1070 0000 9069 9974

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE NM 87120 OFFICIAL USE

Certified Mail Fee $ $3.45
Extra Services & Fees (check box, add fee as appropriate) $ $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $ $0.50
Total Postage and Fees $ $6.70

0101 09
Postmark Here
MAR 29 2018
03/29/2018

Sent To
CARTER CATHERINE L TRUSTEE CARTER RVT
Street a 9256 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7402
City, St

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

7017 1070 0000 9070 0007

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE NM 87120 OFFICIAL USE

Certified Mail Fee $ $3.45
Extra Services & Fees (check box, add fee as appropriate) $ $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $ $0.50
Total Postage and Fees $ $6.70

0101 09
Postmark Here
MAR 29 2018
03/29/2018

Sent To
DAVIDSON ARTHUR L & JUDITH K TRUSTEES DAVIDSON RVT
Street and Apt. 9244 BEAR LAKE WAY NW
City, State, ALBUQUERQUE NM 87120-7402

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

7017 2400 0001 1382 7258

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE NM 87120
OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $ $0.00
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09
Postmark Here
MAR 29 2018
03/29/2018

Sent To: CLARK PHYLIS J & TRUSTEE CLARK LVT
Street and: 9328 IRON CREEK LN NW
City, State: ALBUQUERQUE NM 87120-7405

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

7017 2400 0001 1382 7289

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE NM 87120
OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $ $0.00
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09
Postmark Here
MAR 29 2018
03/29/2018

Sent To: KERLEY THOMAS & DIMASCIO KATHLEEN S TRUSTEES
Street and: DIMASCIO & KERLEY RESIDENCE
9320 IRON CREEK LN NW
City, State: ALBUQUERQUE NM 87120-7405

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

7017 2400 0001 1382 7241

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE NM 87120
OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $ $0.00
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09
Postmark Here
MAR 29 2018
03/29/2018

Sent To: OFFERMANN CAROL
Street and Apt. No.: 9332 IRON CREEK LN NW
City, State, ZIP+4: ALBUQUERQUE NM 87120-7405

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

7017 2400 0001 1382 7272

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE NM 87120
OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $ $0.00
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09
Postmark Here
MAR 29 2018
03/29/2018

Sent To: MCCLOSKEY EDWIN M & LISA A
Street and Apt. No.: 9324 IRON CREEK LN NW
City, State, ZIP+4: ALBUQUERQUE NM 87120-7405

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

7017 2400 0001 1382 7302

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE NM 87120
OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $ $0.00
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09
Postmark Here
MAR 29 2018
03/29/2018

Sent To: JACKMAN LANCE E & SUSAN H
Street and: 9312 IRON CREEK LN NW
City, State, ZIP+4: ALBUQUERQUE NM 87120-7405

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

7017 2400 0001 1382 7265

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE NM 87120
OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $ $0.00
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09
Postmark Here
MAR 29 2018
03/29/2018

Sent To: DUVAL PATRICIA R & GEORGES
Street and Apt. No.: 9316 IRON CREEK LN NW
City, State, ZIP+4: ALBUQUERQUE NM 87120-7405

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

7017 2400 0001 1382 7296

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87120

OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $ $0.00
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09

Postmark Here
MAR 29 2018
03/29/2018

Sent To: LIPSCHUTZ LESLIE TRUSTEE LIPSCHUTZ TRUST & RIFKIN BARBARA TRUSTEE RIFKIN TRUST
Street and Apt. No., or PO Box No.: 9300 IRON CREEK LN NW
City, State, ZIP+4®: ALBUQUERQUE NM 87120-7405

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

7017 2400 0001 1382 7296

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87120

OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $ $0.00
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09

Postmark Here
MAR 29 2018
03/29/2018

Sent To: BALLEW KENNETH N & BEVERLY SUE
Street and Apt. No.: 9308 IRON CREEK LN NW
City, State, ZIP+4®: ALBUQUERQUE NM 87120-7405

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

7017 2400 0001 1382 7319

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87103

OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $ $0.00
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09

Postmark Here
MAR 29 2018
03/29/2018

Sent To: ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
Street and Apt. No.: PO BOX 1293
City, State, ZIP+4®: ALBUQUERQUE NM 87103-1293

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

7017 2400 0001 1382 7340

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87120

OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $ $0.00
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09

Postmark Here
MAR 29 2018
03/29/2018

Sent To: SERVADIO DOMINICK JR & FERGER SHARON K
Street and Apt. No.: 9304 IRON CREEK LN NW
City, State, ZIP+4®: ALBUQUERQUE NM 87120-7405

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

7017 2400 0001 1388 9508

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87187

OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $ $0.00
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09

Postmark Here
MAR 29 2018
03/29/2018

Sent To: WESTERN ALBUQ LAND HOLDINGS LLC % GARRETT DEV CORP/JEFF GARRETT
Street and Apt. No.: PO BOX 56790
City, State, ZIP+4®: ALBUQUERQUE NM 87187

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

7017 2400 0001 1382 7333

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87109

OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $ $0.00
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09

Postmark Here
MAR 29 2018
03/29/2018

Sent To: DEL WEBB HOMEOWNERS ASSOC C/O AAM LLC
Street and Apt. No.: 7850 JEFFERSON ST NE SUITE 130
City, State, ZIP+4®: ALBUQUERQUE NM 87109-4314

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

7017 2400 0001 1382 7371

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87120 OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09
Postmark Here MAR 29 2018
03/29/2018

Sent To
RODRIGUEZ CESAR B JR & CYNTHIA
Street and Apt. 9251 TIMBER RIDGE RD NW
City, State, ZIP ALBUQUERQUE NM 87120-0000

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

7017 2400 0001 1388 9478

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87120 OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09
Postmark Here MAR 29 2018
03/29/2018

Sent To
AGYAPONG DAVID
Street and Apt. 9228 BEAVER CREEK RD NW
City, State, ZIP ALBUQUERQUE NM 87120-6275

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

7017 2400 0001 1382 7364

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87120 OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09
Postmark Here MAR 29 2018
03/29/2018

Sent To
MONTOYA JULIA R
Street and Apt. 9255 TIMBER RIDGE RD NW
City, State, ZIP ALBUQUERQUE NM 87120-6279

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

7017 2400 0001 1388 9492

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87120 OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09
Postmark Here MAR 29 2018
03/29/2018

Sent To
HINKLE RONALD
Street and Apt. 9232 BEAVER CREEK RD NW
City, State, ZIP ALBUQUERQUE NM 87120-6275

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

7017 2400 0001 1382 7357

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87120 OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09
Postmark Here MAR 29 2018
03/29/2018

Sent To
GUTIERREZ RUDY MARVIN & BERNADETTE F
Street and Apt. 9259 TIMBER RIDGE RD NW
City, State, ZIP ALBUQUERQUE NM 87120-6279

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

7017 2400 0001 1382 7388

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87120 OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09
Postmark Here MAR 29 2018
03/29/2018

Sent To
MONTOYA CELINA J
Street and Apt. 1819 TENT ROCKS DR NW
City, State, ZIP ALBUQUERQUE NM 87120-6280

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

7017 2400 0001 1388 9522

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87120
OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $0.00
- ☐ Return Receipt (electronic) $0.00
- ☐ Certified Mail Restricted Delivery $0.00
- ☐ Adult Signature Required $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50

Total Postage and Fees $6.70

0101 09

Postmark Here
MAR 29 2018
03/29/2018

Sent To: MEARS CARL THOMAS JR TR MEARS TRUST
Street: 9200 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7425
City, St

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

7017 2400 0001 1388 9553

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87109
OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $0.00
- ☐ Return Receipt (electronic) $0.00
- ☐ Certified Mail Restricted Delivery $0.00
- ☐ Adult Signature Required $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50

Total Postage and Fees $6.70

0101 09

Postmark Here
MAR 29 2018
03/29/2018

Sent To: PULTE HOMES
Street and: 7601 JEFFERSON ST NE SUITE 320
ALBUQUERQUE NM 87109
City, State,

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

7017 2400 0001 1388 9515

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87120
OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $0.00
- ☐ Return Receipt (electronic) $0.00
- ☐ Certified Mail Restricted Delivery $0.00
- ☐ Adult Signature Required $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50

Total Postage and Fees $6.70

0101 09

Postmark Here
MAR 29 2018
03/29/2018

Sent To: RIVENBURGH RORIK S & SHERRI L
Street and Apt: 9204 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7425
City, State, ZIP

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

7017 2400 0001 1388 9546

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87120
OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $0.00
- ☐ Return Receipt (electronic) $0.00
- ☐ Certified Mail Restricted Delivery $0.00
- ☐ Adult Signature Required $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50

Total Postage and Fees $6.70

0101 09

Postmark Here
MAR 29 2018
03/29/2018

Sent To: LINDAHL KAREN A & HERTHEL YVONNE K
Street and A: 2100 WILLOW CANYON TRL NW
ALBUQUERQUE NM 87120-7422
City, State, Z

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

7017 2400 0001 1382 7234

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87120
OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $0.00
- ☐ Return Receipt (electronic) $0.00
- ☐ Certified Mail Restricted Delivery $0.00
- ☐ Adult Signature Required $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50

Total Postage and Fees $6.70

0101 09

Postmark Here
MAR 29 2018
03/29/2018

Sent To: KEYSER NANCY A
Street and Apt: 9208 BEAR LAKE WAY NW
ALBUQUERQUE NM 87120-7425
City, State, ZIP

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

7017 2400 0001 1388 9539

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87109
OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $0.00
- ☐ Return Receipt (electronic) $0.00
- ☐ Certified Mail Restricted Delivery $0.00
- ☐ Adult Signature Required $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50

Total Postage and Fees $6.70

0101 09

Postmark Here
MAR 29 2018
03/29/2018

Sent To: PULTE HOMES OF NEW MEXICO INC
Street and Ap: 7601 JEFFERSON ST NE SUITE 180
ALBUQUERQUE NM 87109-4436
City, State, Z

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

7017 2400 0001 1382 7173

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE NM 87120 OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09 ALBUQUERQUE NM MAR 29 2018 Postmark Here
03/29/2018

Sent To: LIGHT EDWIN H & COX JACK E CO TR COX-LIGHT FAMILY RVT
Street and Apt. 9224 BEAR LAKE WAY NW
City, State, ZIP+4 ALBUQUERQUE NM 87120-7425

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

7017 2400 0001 1382 7142

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE NM 87120 OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09 ALBUQUERQUE NM MAR 29 2018 Postmark Here
03/29/2018

Sent To: ALVARADO ROBERT J & ELLEN
Street and Apt. 9236 BEAR LAKE WAY NW
City, State, ZIP+4 ALBUQUERQUE NM 87120-7402

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

7017 2400 0001 1382 7180

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE NM 87109 OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09 ALBUQUERQUE NM MAR 29 2018 Postmark Here
03/29/2018

Sent To: PULTE HOMES OF NEW MEXICO
Street and Apt. 7601 JEFFERSON ST NE SUITE 180
City, State, ZIP+4 ALBUQUERQUE NM 87109-4496

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

7017 2400 0001 1382 7159

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE NM 87120 OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☑ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09 ALBUQUERQUE NM MAR 29 2018 Postmark Here
03/29/2018

Sent To: HUGG GARY P & DONNA R
Street and Apt. 9232 BEAR LAKE WAY NW
City, State, ZIP+4 ALBUQUERQUE NM 87120-7402

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

7017 2400 0001 1382 7187

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE NM 87120 OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09 ALBUQUERQUE NM MAR 29 2018 Postmark Here
03/29/2018

Sent To: RAMSEY RONALD L & GRIFFITH GAIL E
Street and Apt. 9220 BEAR LAKE WAY NW
City, State, ZIP+4 ALBUQUERQUE NM 87120-7425

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

7017 2400 0001 1382 7166

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE NM 87120 OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09 ALBUQUERQUE NM MAR 29 2018 Postmark Here
03/29/2018

Sent To: MCCOY THOMAS E & JOY-MCCOY CYNTHIA A
Street and Apt. 9228 BEAR LAKE WAY NW
City, State, ZIP+4 ALBUQUERQUE NM 87120-7425

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

7017 2400 0001 1388 9584

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87120 OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09
Postmark Here
MAR 29 2018
03/29/2018

Sent To: BOWSLEY JAY & NICOLE L
Street and Apt. N: 9020 BRAZOS RIDGE CIR NW
City, State, ZIP+: ALBUQUERQUE NM 87120-4019

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

7017 2400 0001 1388 9614

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

SANTA FE, NM 87504 OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09
Postmark Here
MAR 29 2018
03/29/2018

Sent To: UNITED STATES OF AMERICA
Street and: PO BOX 728
City, State, SANTA FE NM 87504-0728

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

7017 2400 0001 1388 9577

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87120 OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09
Postmark Here
MAR 29 2018
03/29/2018

Sent To: OLVERA MELISSA A & VICTOR M
Street and: 9024 BRAZOS RIDGE CIR NW
City, State, ALBUQUERQUE NM 87120

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

7017 2400 0001 1388 9607

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87125 OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09
Postmark Here
MAR 29 2018
03/29/2018

Sent To: ALBUQUERQUE PUBLIC SCHOOLS
Street a: PO BOX 25704
City, Sta: ALBUQUERQUE NM 87125-0704

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

7017 2400 0001 1388 9560

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87120 OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09
Postmark Here
MAR 29 2018
03/29/2018

Sent To: FUENTES CHRISTOPHER J
Street and Ap: 9028 BRAZOS RIDGE CIR NW
City, State, Zi: ALBUQUERQUE NM 87120-4019

7017 2400 0001 1388 9591

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87120 OFFICIAL USE

Certified Mail Fee $3.45
Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50
Total Postage and Fees $6.70

0101 09
Postmark Here
MAR 29 2018
03/29/2018

Sent To: UNITED STATES OF AMERICA C/O PETROGLYPH NATL MONUMENT
Street and: 6001 UNSER BLVD NW
City, State, ALBUQUERQUE NM 87120-2069

7017 2400 0001 1382 7203

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87120

OFFICIAL USE

Certified Mail Fee $3.45
$ $2.75

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50
$

Total Postage and Fees $6.70
$

0101 09

Postmark Here
ALBUQUERQUE NM MAR 29 2018

03/29/2018

Sent To BURZIN JERILYN I & OTTO LEE H

Street a 9216 BEAR LAKE WAY NW

ALBUQUERQUE NM 87120-7425

City, Sta

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

7017 2400 0001 1382 7210

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87120

OFFICIAL USE

Certified Mail Fee $3.45
$ $2.75

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50
$

Total Postage and Fees $6.70
$

0101 09

Postmark Here
ALBUQUERQUE NM MAR 29 2018

03/29/2018

Sent To COOK PAUL E JR & GALLEGOS-COOK DARLENE F

Street and Apt. 9212 BEAR LAKE WAY NW

ALBUQUERQUE NM 87120-7425

City, State, ZIP

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

7017 2400 0001 1382 7227

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ALBUQUERQUE, NM 87120

OFFICIAL USE

Certified Mail Fee $3.45
$ $2.75

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50
$

Total Postage and Fees $6.70
$

0101 09

Postmark Here
ALBUQUERQUE NM MAR 29 2018

03/29/2018

Sent To DWYER HERBERT E & LINDA C

Street and Apt. 2108 WILLOW CANYON TRL NW

ALBUQUERQUE NM 87120-0000

City, State, ZIP

PS Form 3800, April 2015 PSN 7530-02-000-9047

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

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) <u>Overview of Proposed Project</u>
   a) Jacqueline Fishman, Principal at Consensus Planning and Agent, introduced Kevin Patton and Paul Lymer, representing Applicant PulteGroup, and Yolanda Moyer, representing Engineer Bohannan-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.

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) <u>Questions and Concerns about Building Height</u>

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.

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.

(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) <u>Questions and Concerns about Access</u>

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.

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.

(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.

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 Bohannan, 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 Bohannan, 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	Bohannan 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

Gould, Maggie S.

From: Jackie Fishman <fishman@consensusplanning.com>
Sent: Thursday, April 12, 2018 2:00 PM
To: Gould, Maggie S.
Cc: Malak Hakim
Subject: Pulte Del Webb - 50' Buffer

Hi Maggie –

Thanks for meeting with me yesterday. Regarding your questions on the buffer along the Monument edge, we have calculated the following:

- There are 4 lots that encroach into the 50' buffer. Lot 177 (Phase 1) and Lots 68, 92, and 157 (Phase 2). The Design Standards allowed up to 30% (approximately 23 lots) so this is far less that what is allowed.
- The total length along the Monument edge is 6,913 LF. Of that total, approximately 1,338 linear feet (19%) encroaches into the 50' buffer, again far less than the 30% that is allowed.

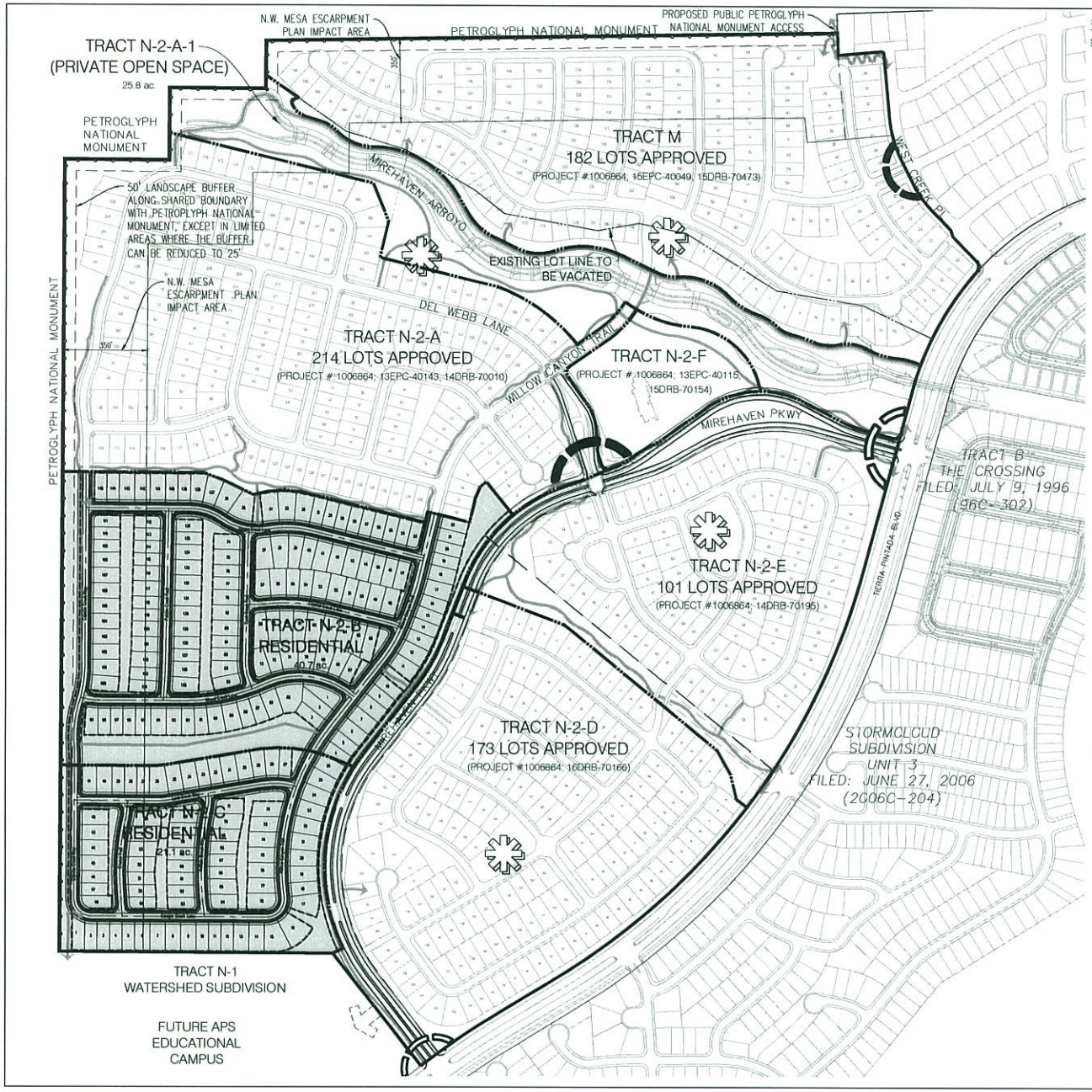
My office will make the application and pay the fee for the amendment to the overall SDP for Sub.

Thanks!

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

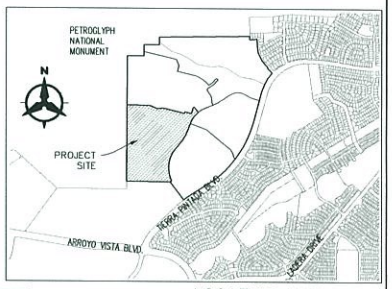
==========
This message has been analyzed by Deep Discovery Email Inspector.

SITE PLAN REDUCTIONS



SHEET INDEX

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



LOCATION MAP
SCALE: 1"=1500'

LEGEND

- Property Boundary
- Parcel Boundary
- Private Pocket Park (Built and maintained by HOA-See sheet 3)
- Private Trail & Pedestrian Access/ Proposed Public Access Pedestrian Trail
- Potential APS Elementary School Access
- Gated Primary Entry/ Primary Entry
- Gated Secondary Entry/ Secondary Entry
- Perimeter Fence
- Boundary for Site Plan
- Private Open Space (See Sheet 3)

PROJECT NUMBER: 1006864

Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Environmental Health Department-(conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

DENSITY TABLE

TRACT	ACREAGE	LAND USE	*ESTIMATED UNIT CAP	DENSITY	UNITS APPROVED/ PROPOSED
M/ N-2-A-1	72.9	RESIDENTIAL/ PRIVATE OPEN SPACE	195	2.5	182
N-2-A	58.9	RESIDENTIAL	220	3.6	214
N-2-B	40.7	RESIDENTIAL	150	3.6	145
N-2-C	21.1	RESIDENTIAL	80	3.7	78
N-2-D	47.1	RESIDENTIAL	185	3.9	173
N-2-E	37.5	RESIDENTIAL	120	3.2	101
N-2-F	6.6	PRIVATE CLUBHOUSE	N/A	N/A	N/A
TOTAL	284.8		950	3.14*	893

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

GENERAL NOTE

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

WATERSHED @ ESTRELLA

SITE PLAN FOR SUBDIVISION

Prepared For:

PulteGroup

Prepared By:

Consensus Planning, Inc.
Bohannan Huston, Inc.

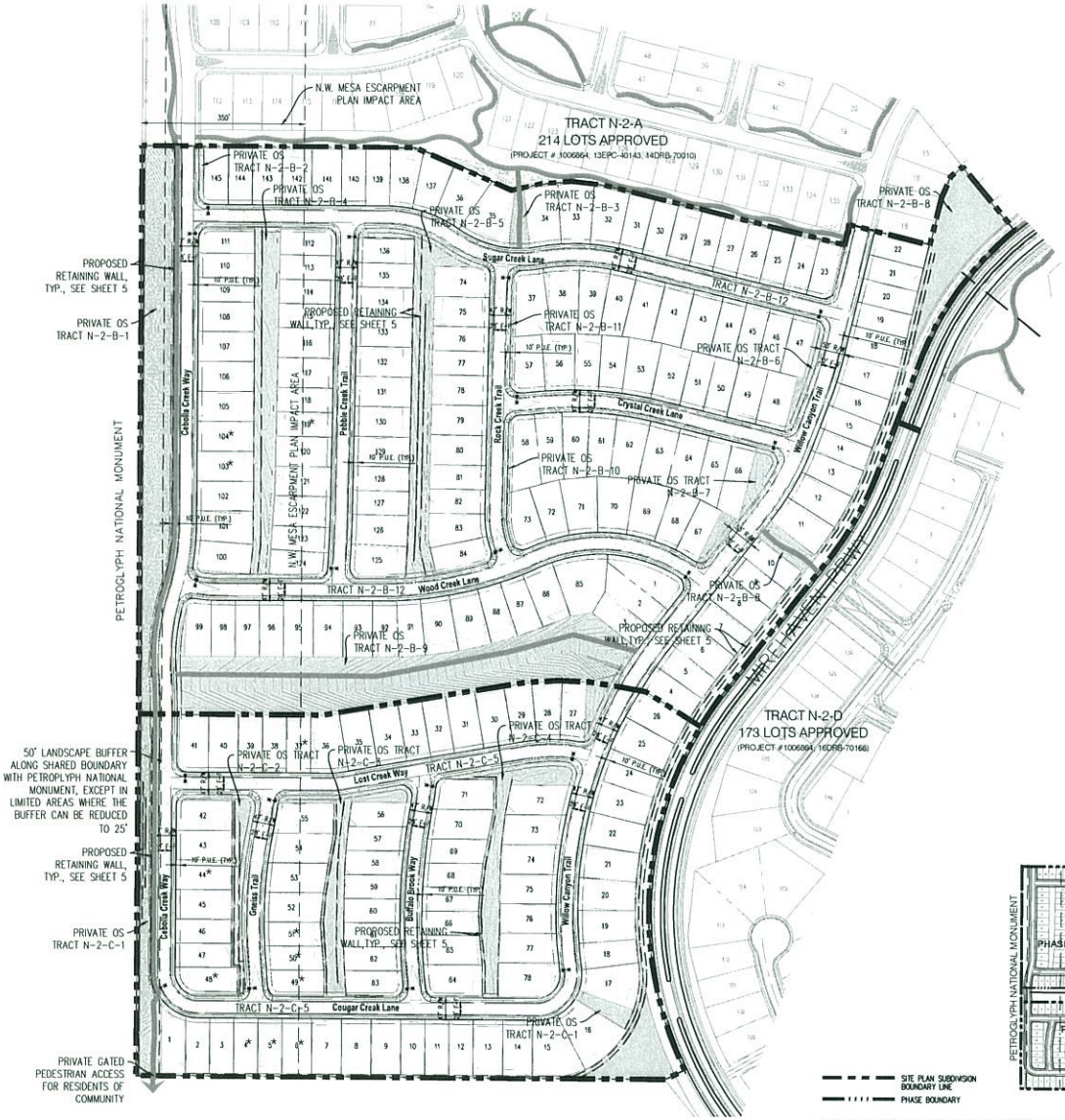
CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

Bohannan Huston
www.bhinc.com 800 877 5332

Scale: 1" = 200'

NORTH 100 0 200 400

March 29, 2018



DEL WEBB @ MIREHAVEN PHASE 3 AND 4 SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THE SITE: DEL WEBB @ MIREHAVEN (TRACTS N-2-B AND N-2-C) IS WITHIN THE LARGER SITE DEVELOPMENT PLAN FOR SUBDIVISION AREA THAT WAS APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION EPC (PROJECT # 1006864, 13EPC-40115). SEE SHEET 1 FOR SITE CONTEXT. THE SITE IS COMPRISED OF 61.8 ACRES, WHICH WILL INCLUDE 223 RESIDENTIAL LOTS DIVIDED AMONGST 3 SUBPHASES.

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

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

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS

PRIMARY VEHICULAR ACCESS IS FROM WILLOW CANYON TRAIL, VIA MIREHAVEN PARKWAY, AN EXISTING LOCAL STREET.

PEDESTRIAN ACCESS/CIRCULATION WILL BE PRIVATE, GATED ACCESS. INTERNAL PEDESTRIAN CIRCULATION IS PROVIDED IN THE SIDEWALKS PLANNED ALONG THE PROPOSED LOCAL ROADWAYS, AND TRAILS WITHIN THE OPEN SPACE TRACTS. ACCESS IS PROVIDED TO THE PETROGLYPH NATIONAL MONUMENT PUBLIC ACCESS VIA THE ALBUQUERQUE PUBLIC SCHOOLS PROPERTY.

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

TRANSIT ACCESS: TRANSIT ACCESS IS NOT CURRENTLY AVAILABLE.

BUILDING HEIGHTS:
DEVELOPMENT WITHIN THE 350 FOOT IMPACT AREA OF THE NORTHWEST MESA ESCARPMENT AREA PLAN SHALL HAVE A MAXIMUM BUILDING HEIGHT OF 19 FEET, IN ACCORDANCE WITH THE DESIGN OVERLAY ZONE POLICY 12-2, WHICH ALLOWS EXCEPTIONS TO THE 15 FOOT HEIGHT LIMIT ON A CASE-BY-CASE BASIS BY THE ENVIRONMENTAL PLANNING COMMISSION. SEE SHEET 5, CONCEPTUAL GRADING AND DRAINAGE PLAN FOR JUSTIFICATION AND COMPLIANCE WITH THE EXCEPTION REQUIREMENTS.

★ NOTE: SEE SHEETS 7-9 FOR RESTRICTIONS ON MAXIMUM HEIGHT FOR EACH LOT.

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

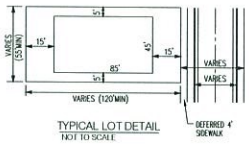
DENSITY:
THE DENSITY IS 3.6 DWELLING UNITS PER ACRE (TRACT N-2-B) AND 3.7 DWELLING UNITS PER ACRE (TRACT N-2-C), CONSISTENT WITH THE OVERALL DENSITY ALLOWED BY THE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION. SEE DENSITY TABLE SHEET 1.

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

GENERAL NOTES:
1. THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION IS CONSISTENT WITH THE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION AND THE ASSOCIATED DESIGN STANDARDS (PROJECT # 1006864, 13EPC-40115).
2. LOCAL RESIDENTIAL STREET CROSS SECTIONS AS STATED IN THE APPROVED SITE PLAN FOR SUBDIVISION (PROJECT # 1006864, 13EPC-40115) ARE USED WITHIN THIS SITE.
3. ALL ROADWAYS WITHIN DEL WEBB WILL BE PRIVATE, SEPARATE TRACTS THAT WILL BE OWNED AND MAINTAINED BY THE H.O.A. A PRIVATE ACCESS EASEMENT AND A PUBLIC UTILITY EASEMENT WILL BE GRANTED OVER THIS PRIVATE SEPARATE TRACTS.
4. VEHICULAR ACCESS FOR THE NATIONAL PARK SERVICE SHALL BE PROVIDED FOR MAINTENANCE AND LAW ENFORCEMENT TO THE EXISTING PETROGLYPH NATIONAL MONUMENT GATE AT THE NORTHEAST CORNER OF THE PROJECT.

LEGEND
- SITE PLAN SUBDIVISION BOUNDARY LINE
- PRIVATE TRAIL
- PUBLIC TRAIL – PEDESTRIAN ONLY
- PETROGLYPH NATIONAL MONUMENT FENCE
- ADJOINING PROPERTY LINE
- PRIVATE OPEN SPACE
- STREET LIGHT

KEYED NOTE:
1. TYPICAL PEDESTRIAN CROSS WALKS AS STATED WITHIN THE APPROVED SITE PLAN FOR SUBDIVISION (PROJECT #1006864, 13EPC-40115)
2. BRIDGE CROSSING WITH ONE 8' SIDEWALK ON EAST SIDE AS APPROVED BY ADMINISTRATIVE AMENDMENT (PROJECT #1006864, 15AA-10124)



TYPICAL LOT DETAIL
NOT TO SCALE

RESIDENTIAL LOTS	DESCRIPTION	# OF LOTS
	N-2-B LOTS 1 THRU 145	145
	N-2-C LOTS 1 THRU 78	78
	TOTAL	223
OPEN SPACE		ACREAGE
	PRIVATE OS TRACT N-2-B-1	1.86
	PRIVATE OS TRACT N-2-B-2	0.08
	PRIVATE OS TRACT N-2-B-3	0.18
	PRIVATE OS TRACT N-2-B-4	0.95
	PRIVATE OS TRACT N-2-B-5	0.94
	PRIVATE OS TRACT N-2-B-6	0.11
	PRIVATE OS TRACT N-2-B-7	0.20
	PRIVATE OS TRACT N-2-B-8	0.94
	PRIVATE OS TRACT N-2-B-9	2.74
	PRIVATE OS TRACT N-2-B-10	0.03
	PRIVATE OS TRACT N-2-B-11	0.02
	PRIVATE OS TRACT N-2-C-1	1.41
	PRIVATE OS TRACT N-2-C-2	0.34
	PRIVATE OS TRACT N-2-C-3	0.59
	PRIVATE OS TRACT N-2-C-4	0.65
	TOTAL	11.04
PRIVATE ROADS		ACREAGE
	LOCAL STREETS TRACT N-2-B-12	7.61
	LOCAL STREETS TRACT N-2-C-5	4.31
	TOTAL	11.92

SITE PLAN SUBDIVISION BOUNDARY LINE
PHASE BOUNDARY

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

CONCEPTUAL PHASING DIAGRAM
NOT TO SCALE

DEL WEBB PHASE 3 AND 4 @ MIREHAVEN

SITE PLAN FOR SUBDIVISION

Prepared For:

PulteGroup

Prepared By:

Consensus Planning, Inc.
Bohannan Huston, Inc.

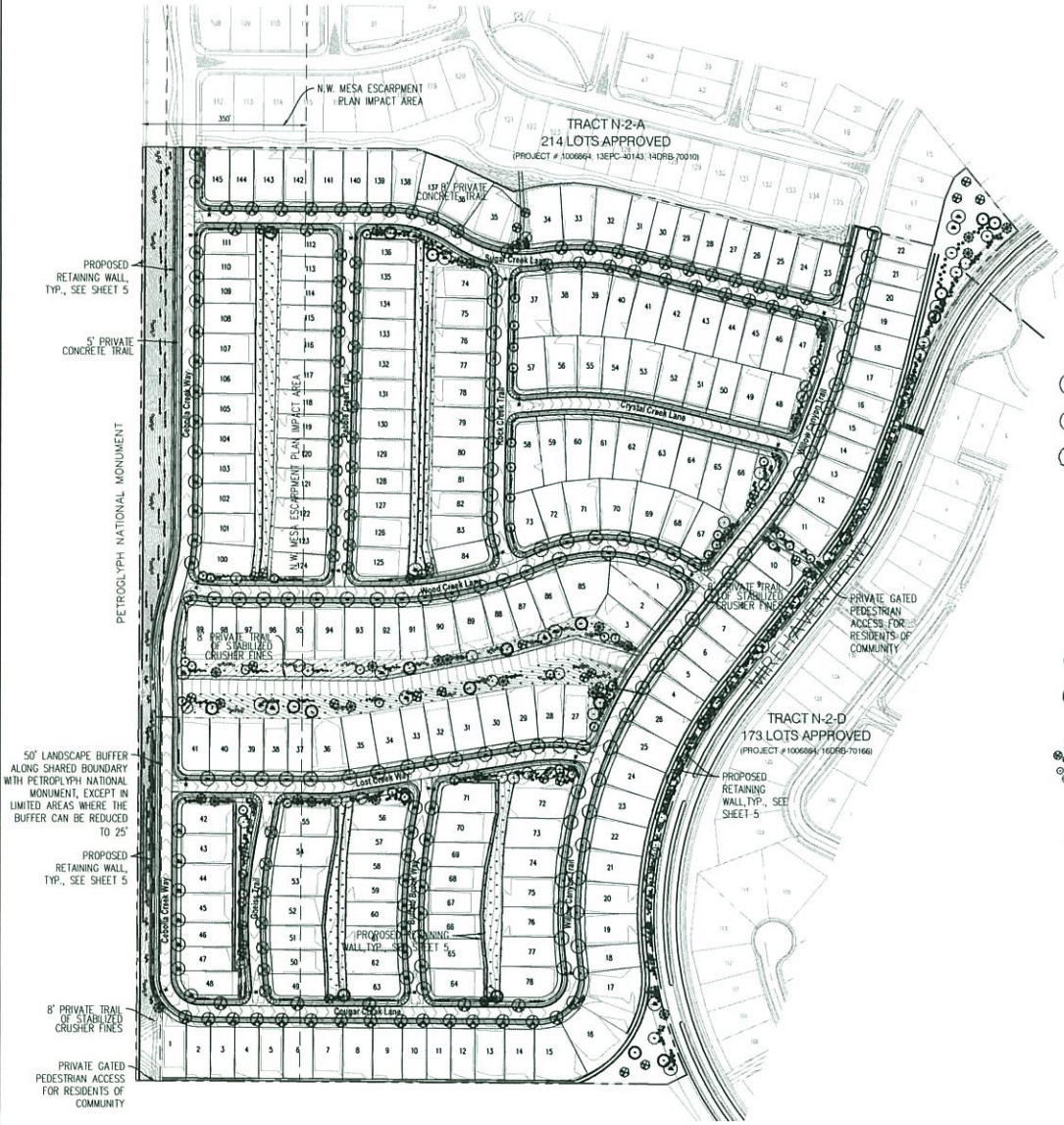
CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

Bohannan Huston
www.bhinc.com 800.877.5332

Scale: 1" = 120'

NORTH 60 0 120 240

March 29, 2018



LANDSCAPE CONCEPT

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

GENERAL

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

STREET TREE ORDINANCE REQUIREMENTS

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

STREET TREE PALETTE

STREET TREES (WATER USE)

- GREEN ASH (M+)
- GOLDEN RAINTREE (M)
- HONEYLOCUST (M+)
- CHINESE PISTACHE (M+)
- ARIZONA SYCAMORE (M+)

STREET TREE NOTES:

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

NATURALIZED AND PRIVATE OPEN SPACE PLANT PALETTE WITHIN IMPACT AREA

SHADE TREES & ORNAMENTAL TREES (WATER USE)

TRUE MOUNTAIN MAHOGANY (L+)

- DESERT WILLOW (L)
- ONESEED JUNIPER (L)
- GRAY OAK (L+)

SHRUBS (WATER USE)

SAND SAGE (L), FOURWING SALTBRUSH (L), CALIFORNIA BRICKELLBUSH (L), BROOM DALEA (L), APACHE PLUME (L), WINTERFAT (L), TULIP PRICKLY PEAR (L), PLAINS PRICKLY PEAR (L), SKUNKBUSH SUMAC (L+), TRUMPET GOOSEBERRY (M), NARROWLEAF YUCCA (L)

FORBES, GRASSES AND GROUNDCOVERS (WATER USE)

SILVER BEARDGRASS (L), PURPLE TREEAWAN (L), PRAIRIE SAGE (L), DESERT MARIGOLD (L), SIDEOATS GRAMA (L+), BLUE GRAMA (L), BLACK GRAMA (L), BOTTLEBRUSH SQUIRRELTAIL (L), FIREWHEEL (M), GALLETA (L), BUSH MUHLY (L), PALE EVENING PRIMROSE (L+), INDIAN RICEGRASS (L), MARIOLA (M), BEARDTONGUE (L), SCORPION FLOWER (L), PAPER FLOWER (L), SAND DROPSEED (L), DESERT ZINNIA (L)

NATURALIZED AND PRIVATE OPEN SPACE PLANTING NOTES:

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

REVEGETATIVE SEEDING

AREAS SHALL BE REVEGETATED BY HYDROMULCH APPLICATION PER COA SPECIFICATION SECTION 1012. LIMITS OF REVEGETATED SEEDING SHOWN ON PLANS IS SCHEMATIC. CONTRACTOR SHALL APPLY REVEGETATED SEED TO LIMIT OF DISTURBANCE.

SANDY SOILS MIX (20 LBS. PLS PER ACRE TOTAL)

SCIENTIFIC NAME - COMMON NAME	#PLS/AC
HILARIA JAMESII 'VIVA' - GALLETA	7.0
ORYZOPSIS HYMENOIDES 'NESPAR' - INDIAN RICE GRASS	5.0
BOUTELOUA GRACILIS 'HACHITA' - BLUE GRAMA	2.0
BOUTELOUA CURTIPENDULA 'VAUGHN' - SIDEOATS GRAMA	1.0
AGROPYRON SMITHII - WESTERN WHEAT	1.0
SPOROBOLUS CRYPTANDRUS - SAND DROPSEED	1.0
SPOROBOLUS AIROIDES 'SALADO' - ALKALI SACATON	1.0
EPHEDRA VIRIDIS - GREEN MORMON TEA	.25
ARTIPLEX CANESCENS - FOURWING SALTBRUSH	.25
ARTEMISIA FILIFOLIA - SAND SAGE	.5
SPHAERALCEA AMBIGUA - DESERT GLOBEMALLOW	.25
OENOTHERA PALLID - WHITE EVENING PRIMROSE	.25
BAILEYA MULTIRADIATA - DESERT MARIGOLD	.25
PENSTEMON AMBIQIES - SAND PENSTEMON	.25

NOTES:

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

MAINTENANCE

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

DEL WEBB PHASE 3 AND 4 @ MIREHAVEN

SITE PLAN FOR SUBDIVISION

Prepared For:

PultegGroup

Prepared By:

Consensus Planning, Inc.
Bohannan Huston, Inc.

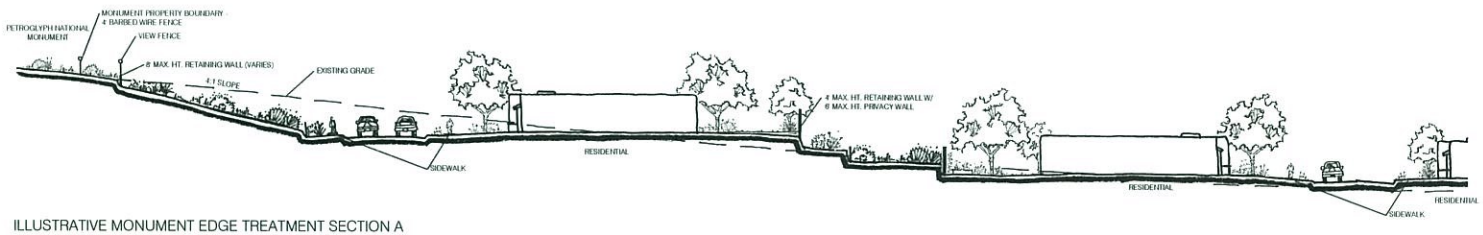
CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

Bohannan Huston
www.bhinc.com 800 877.5332

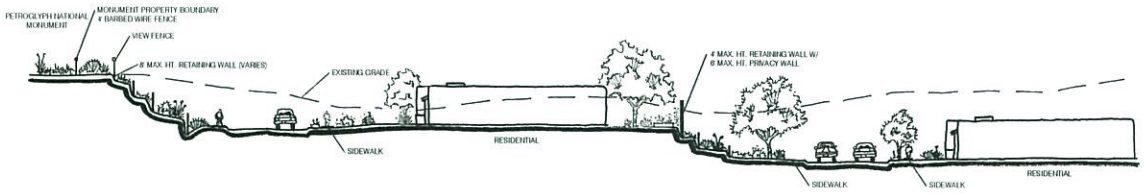
Scale: 1" = 120

NORTH 60 0 120 240

March 29, 2018



ILLUSTRATIVE MONUMENT EDGE TREATMENT SECTION A



ILLUSTRATIVE MONUMENT EDGE TREATMENT SECTION B

Scale: 1" = 20

10 0 20 40

CROSS SECTION GENERAL NOTES

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

DEL WEBB PHASE 3 AND 4 @ MIREHAVEN

MONUMENT EDGE TREATMENT

Prepared For:

PulteGroup

Prepared By:

Consensus Planning, Inc.
Bohannan Huston, Inc.

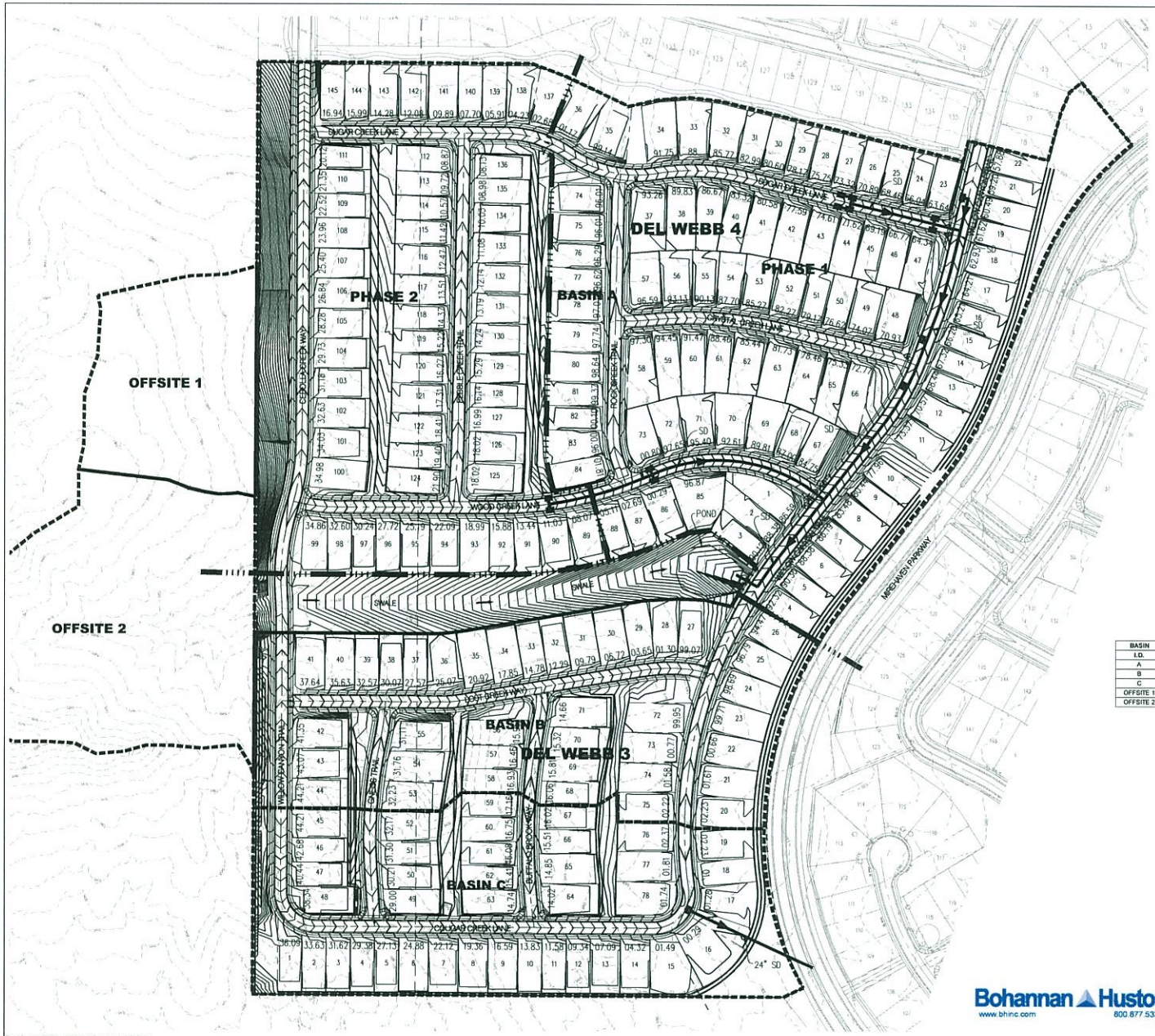
CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

Bohannan Huston
www.bhinc.com 800.877.5332

Scale: 1" = 120

NORTH 60 0 120 240

March 29, 2018



NARRATIVE

EXISTING CONDITIONS

THE EXISTING TOPOGRAPHY SLOPES PRIMARILY FROM NORTH WEST TO SOUTH EAST ACROSS THE SITE WITH SLOPES RANGING FROM 4% TO 15%. THE EXISTING SECTION OF MIREHAVEN PARKWAY LOCATED EAST OF THE PROPERTY ACCEPTS RUNOFF GENERATED BY THE SITE. OFFSITE FLOWS FROM BASINS LOCATED JUST TO THE WEST IMPACT THE SITE DRAINING THROUGH AN ARROYO ON THE SITE THAT RUNS WEST TO EAST, DISCHARGING ULTIMATELY ON MIREHAVEN PARKWAY.

DEVELOPED CONDITIONS

IN THE PROPOSED DEVELOPED CONDITION, FLOWS WILL BE CONVEYED BY THE PROPOSED STREETS AS WELL AS PROPOSED DETENTION POND AND UNDERGROUND STORM DRAIN PIPE TO TWO DISCHARGE POINTS. THE SOUTHERN PORTION OF DEL WEBB 4 WILL DISCHARGE TO A STORM DRAN PIPE IN MIREHAVEN PARKWAY. THE NORTHERN PORTION OF DEL WEBB 4 AND THE ENTIRE DEL WEBB 3 WILL DRAIN TO AN EXISTING PIPE IN WILLOW CANYON TRAIL, WHICH ULTIMATELY DISCHARGES INTO THE MIREHAVEN ARROYO. AS DEMONSTRATED BY THE DRAINAGE MANAGEMENT PLAN FOR DEL WEBB @ MIREHAVEN PHASE 1, DATED MARCH 2014, AND THE DRAINAGE MASTER PLAN FOR THE MIREHAVEN MASTER PLANNED COMMUNITY, THE EXISTING INFRASTRUCTURE HAS BEEN SIZED TO ACCOMMODATE PART OF THE FULLY DEVELOPED FLOWS FROM THE PROJECT SITE AND ADJACENT AREAS. THE COMBINED DISCHARGE FROM THE DEVELOPED FLOW AND OFFSITE FLOW WILL BE WITHIN THE ALLOWABLE DISCHARGE. THIS DRAINAGE PLAN CONFORMS WITH THE DRAINAGE CONCEPTS PRESENTED BY THE PREVIOUSLY APPROVED REPORT.

GENERAL NOTES

1. EXISTING TOPO CONTOURS ARE SHOWN AT 5' INTERVALS.
2. DESIGN CRITERIA FOR GRADING AND DRAINAGE WILL FOLLOW DESIGN STANDARDS ESTABLISHED IN THE NORTHWEST MESA ESCARPMENT PLAN AND THE WESTLAND MASTER PLAN AS DESCRIBED IN THE DESIGN STANDARDS. IT WILL ALSO FOLLOW GUIDELINES ESTABLISHED IN THE WATERSHED @ ESTRELLA SITE PLAN FOR SUBDIVISION.
3. SIZES OF PROPOSED STORM DRAIN OUTFALLS ASSUME SAME SLOPE AS STREET
4. THE APPLICANT IS REQUESTING AN EXCEPTION TO THE 15 FOOT HEIGHT LIMIT WITHIN THE IMPACT AREA OF THE NWMEP (12-2, PAGE 58). THE DETAILED JUSTIFICATION FOR THIS REQUEST IS PROVIDED ON SHEETS 7 AND 8.

LEGEND

PROPOSED STORM DRAIN		PROPOSED BASIN BOUNDARY	
PROPOSED INLET		HIGH POINT / WATER BLOCK	
EXISTING STORM DRAIN		LOW POINT / SUMP	
FLOW ARROWS	XX	PROPOSED RETAINING WALL (2'-8')	
PROPOSED SPOT ELEVATION	XX.XX	PHASE BOUNDARY	
LINED SWALE			
EXISTING FLOODPLAIN LIMITS			
PROPOSED FLOODPLAIN LIMITS			

BASIN I.D.	AREA (AC)	DISCHARGE (CFS) 100YR
A	40.26	129.7
B	10.75	33.7
C	10.29	34.9
OFFSITE 1	3.50	5.8
OFFSITE 2	7.60	16.3

DEL WEBB PHASE 3 & 4 @ MIREHAVEN

CONCEPTUAL GRADING AND DRAINAGE PLAN

Prepared For:

Pulte Group

Prepared By:

Consensus Planning, Inc.
Bohannan Huston, Inc.

Bohannan Huston
www.bhinc.com 800.877.5332

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

Scale: 1" = 100'

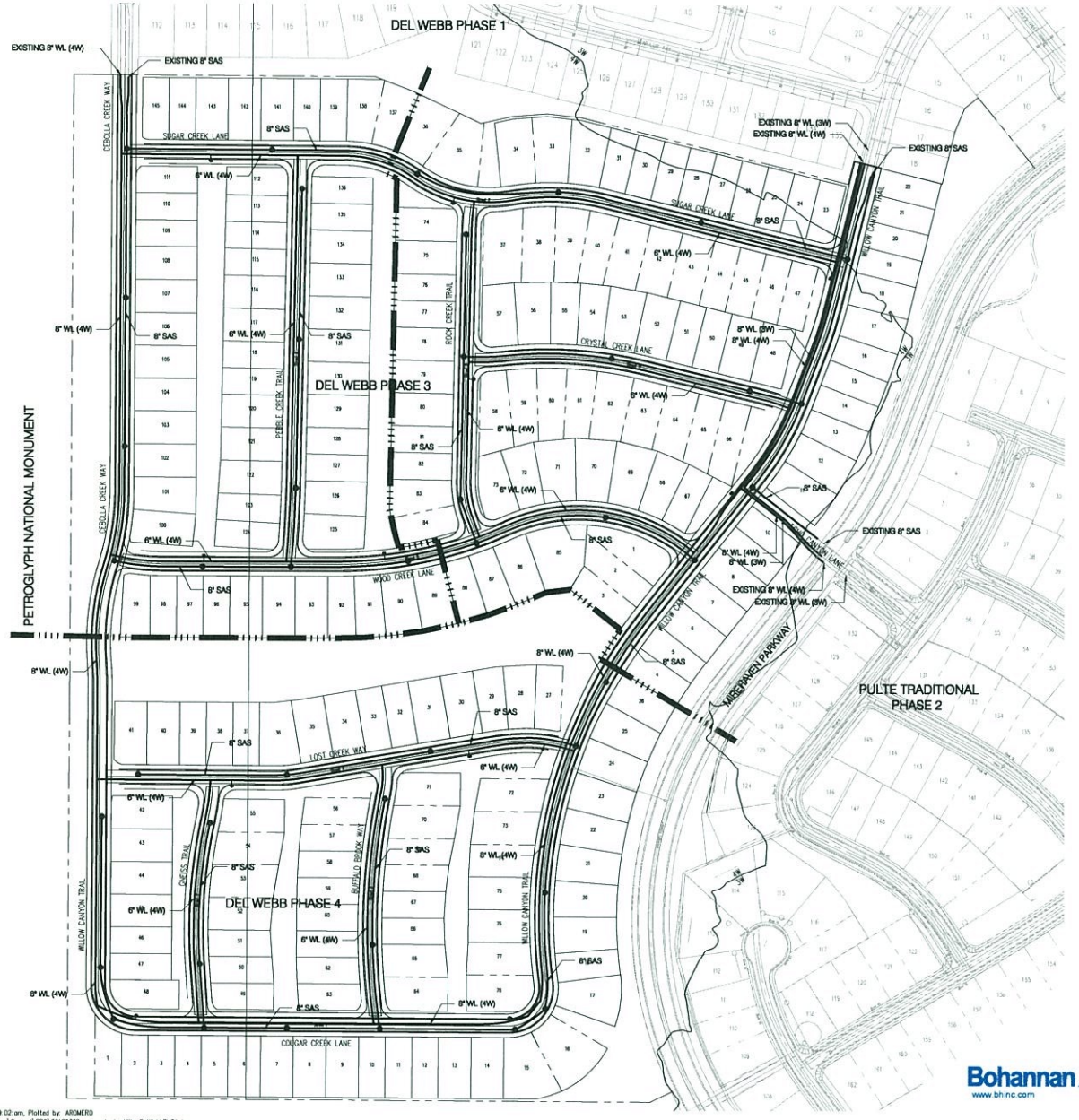
NORTH 50 0 100 200

March, 2018

Fri, 23-Mar-2018 - 2:09pm, Plotted by YPADILLA
P:\20180338\CDP\Plans\General\EPC\20180338_EPC_Grading_Drainage.dwg

DEL WEBB PHASES 3 & 4 @ MIREHAVEN

CONCEPTUAL UTILITY PLAN



NOTES

1. ALL WATER AND SANITARY SEWER LINES SHALL BE LOCATED WITHIN AN UTILITY EASEMENT THAT WILL BE DEDICATED TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) WITH FUTURE PLATS.
2. ALL EXISTING WATER AND SANITARY SEWER LINES ARE LOCATED WITHIN CITY OF ALBUQUERQUE (COA) PUBLIC RIGHT-OF-WAY OR WITHIN AN EXISTING ABCWUA UTILITY EASEMENT.
3. UTILITY LINES AND FIRE HYDRANTS SHALL BE LOCATED PER CRITERIA STATED IN THE COA'S DEVELOPMENT PROCESS MANUAL.
4. ALL FUTURE WATER AND SANITARY SEWER LINES SHALL BE DESIGNED IN ACCORDANCE WITH CRITERIA STATED IN THE APPROVED WATER-SANITARY SEWER AVAILABILITY LETTER PROVIDED BY ABCWUA.
5. THE SITE LIES WITHIN PRESSURE ZONE 4WR WITH THREE 8" STUBS INTO THE SITE

LEGEND

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

Prepared For:

Pulte Group

Prepared By:

Consensus Planning, Inc.
Bohannan Huston, Inc.

Bohannan Huston
www.bhinc.com 800.877.5332

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

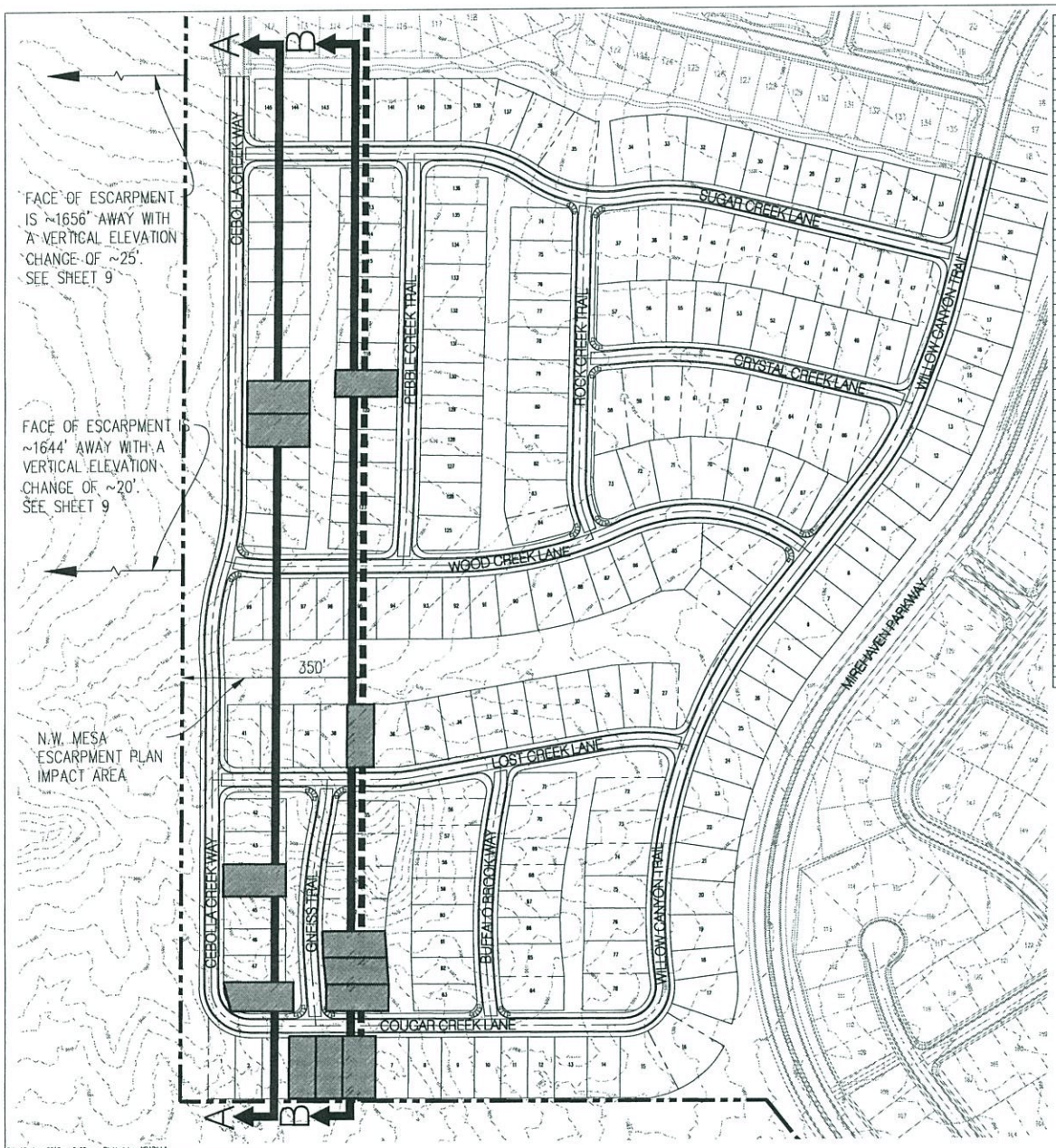
NORTH

Scale: 1" = 100'
50 0 100 200

March, 2018

Sheet 6 of 9

Fri, 23-Mar-2018 - 9:02 am, Plotted by AROMERO
P:\20180338\CDP\Plans\General\EPC\20180338_conceptual_utility_DelWebbPh34.dwg



LOT # (#)	PAD ELEVATION (FT)	NATURAL GROUND + 19' (FT)	19' UMBRELLA - PAD ELEV (FT)	19' HOME ACCEPTABLE		EXCEPTION
145	16.94	37.25	20.31	YES		
144	15.99	36.97	20.98	YES		
143	14.28	36.00	21.72	YES		
142	12.08	35.42	23.34	YES		
111	20.12	49.90	29.78	YES		
110	21.35	53.13	31.78	YES		
109	22.52	53.67	31.15	YES		
108	23.96	52.96	29.00	YES		
107	25.40	52.03	26.63	YES		
106	26.88	49.86	22.98	YES		
105	28.28	47.50	19.22	YES		
104	29.73	45.23	15.50	NO, BE LIMITED TO	15.50	2.89
103	31.18	47.95	16.77	NO, BE LIMITED TO	16.77	1.62
102	32.63	54.10	21.47	YES		
101	34.03	60.57	26.54	YES		
100	34.98	66.07	31.09	YES		
112	8.87	38.36	29.49	YES		
113	9.72	39.09	29.37	YES		
114	10.57	38.00	27.43	YES		
115	11.42	37.47	26.05	YES		
116	12.47	36.31	23.84	YES		
117	13.51	34.04	20.53	YES		
118	14.37	33.13	18.76	NO, BE LIMITED TO	18.76	
119	15.22	32.80	17.58	NO, BE LIMITED TO	17.58	0.89
120	16.27	36.61	20.34	YES		
121	17.31	42.44	25.13	YES		
122	18.41	48.89	30.48	YES		
123	19.40	53.29	33.89	YES		
124	21.90	54.50	32.60	YES		
99	34.86	61.72	26.86	YES		
98	32.40	57.13	24.73	YES		
97	30.24	55.09	24.85	YES		
96	25.19	51.42	26.23	YES		
95	25.19	47.63	22.44	YES		
41	37.64	61.15	23.51	YES		
40	35.63	55.20	19.57	YES		
39	32.57	53.62	21.05	YES		
38	30.07	49.28	19.21	YES		
37	27.57	44.57	17.00	NO, BE LIMITED TO	17.00	1.47
42	41.35	76.86	35.51	YES		
43	43.07	69.64	26.57	YES		
44	44.21	61.65	17.44	NO, BE LIMITED TO	17.44	0.95
45	44.21	66.97	22.76	YES		
46	42.68	67.90	25.22	YES		
47	40.44	62.08	21.64	YES		
48	38.34	53.14	14.80	NO, BE LIMITED TO	15	3.47
55	31.11	65.10	33.99	YES		
54	31.76	78.72	46.96	YES		
53	32.17	62.21	30.04	YES		
52	31.30	51.49	20.19	YES		
51	31.21	40.21	9.00	NO, BE LIMITED TO	15	3.47
50	29.00	41.97	12.97	NO, BE LIMITED TO	15	3.47
49	29.00	45.16	16.16	NO, BE LIMITED TO	16.16	2.31
1	36.09	56.77	20.68	YES		
2	33.63	52.50	18.87	NO, BE LIMITED TO	18.87	
3	31.62	50.33	18.71	NO, BE LIMITED TO	18.71	
4	29.38	45.88	16.50	NO, BE LIMITED TO	16.50	1.97
5	27.13	42.07	14.93	NO, BE LIMITED TO	15	3.47
6	24.88	40.58	15.70	NO, BE LIMITED TO	15.70	2.69

THIS REQUEST SEEKS AN EXCEPTION TO THE NORTHWEST MESA ESCARPMENT PLAN'S IMPACT AREA HEIGHT RESTRICTION. THE NORTHWEST MESA ESCARPMENT PLAN (NWMEP) POLICY #12, STATES THAT APPLICATIONS TO ALLOW EXCEPTIONS TO THE 15 FOOT HEIGHT LIMIT WILL BE REVIEWED AS SITE PLAN SUBMITTALS ON A CASE-BY-CASE BASIS BY THE EPC. THE FOLLOWING DEMONSTRATES THAT THE IMPACT ON THE PROPOSED DEVELOPMENT ON VIEWS TO AND FROM THE ESCARPMENT WILL BE AS, OR LESS THAN, THE IMPACT IF THE 15 FOOT HEIGHT LIMIT (FROM EXISTING OR NATURAL GRADE) WERE MET. THE PLAN REFERENCES APPENDIX C AND N FOR GUIDANCE REGARDING THE IMPACT TO VIEWS. BOTH OF THESE APPENDICES FOCUS EXTENSIVELY ON THE VIEW TO THE ESCARPMENT FACE. IN THIS LOCATION, THE ESCARPMENT FACE IS OVER 2,100 FEET TO THE WEST AND 800'-1000' TO THE NORTH WITH THE BASE OF THE ESCARPMENT BEING 30 FEET ABOVE TO THE WEST AND 10 FEET ABOVE TO 40 FEET BELOW (WITH MORE THAN HALF OF IT BEING 25 TO 40 FEET BELOW) THE MONUMENT PROPERTY LINE.

IN ORDER TO DEMONSTRATE THAT THE EXCEPTION FOR THE REQUESTED LOTS WILL BE "AS, OR LESS THAN, THE IMPACT OF A 15 FOOT HOUSE, WE HAVE PROVIDED A TABLE SHOWING THE EXISTING AND PROPOSED GRADES FOR ALL 59 LOTS WITHIN THE IMPACT AREA. WE ARE REQUESTING AN EXCEPTION TO ALLOW UP TO 19 FEET IN HEIGHT FOR 47 OF THE 59 LOTS. WE ARE REQUESTING SITE SPECIFIC EXCEPTIONS FOR 12 OF THE LOTS. THE FOLLOWING FACTORS ADD TO OUR JUSTIFICATION:

1. THE ESCARPMENT FACE IS SIGNIFICANT DISTANCE FROM THE PROPERTY LINE AND THE BOTTOM IS APPROXIMATELY 21 FEET IN ELEVATION HIGHER TO THE WEST THAN THE PROPERTY. THERE IS ALSO AN EXISTING RIDGE WITHIN THE NATIONAL MONUMENT SITE, BETWEEN THE ESCARPMENT FACE AND THE PROPERTY LINE, WHICH IS 20 – 65 FEET HIGHER THAN THE PROPERTY BOUNDARY AND IMPEDES THE VIEW OF THE ESCARPMENT FACE ON ITS OWN. THE RIDGE IS 15 TO 20 FEET HIGHER THAN THE BOTTOM OF THE ESCARPMENT FACE. THUS THE RIDGE WITHIN THE MONUMENT IMPEDES A SIGNIFICANT PORTION OF THE NORTH ESCARPMENT FACE.
2. THE PROPERTY SLOPES DOWN FROM NORTH TO SOUTH AT AN APPROXIMATE 6 TO 7 PERCENT SLOPE, WITH A 30' HILL AND DEEP VALLEY TOWARD THE WESTERN BOUNDARY
3. THE MAJORITY OF THE DEVELOPMENT ADJACENT TO THE MONUMENT BOUNDARY IS A ROADWAY WITH NO LOTS FRONTING IT WHICH PROVIDES A GREATER BUFFER FROM THE MONUMENT PROPERTY LINE TO THE CLOSEST HOMES WITHIN THE SUBDIVISION.
4. A MAJORITY OF THE LOTS ARE BEHIND THE FIRST ROW OF LOTS NEAREST TO THE MONUMENT BOUNDARY AND LOWER THAN THE FIRST ROW OF LOTS WHICH MEET THE HEIGHT RESTRICTIONS AT 19'.

CROSS-SECTION A-A, ALL OF THE LOTS ARE BELOW THE NATURAL RIDGE WHICH BLOCK THE ESCARPMENT ALL BUT FOUR LOTS (44, 48, 103, AND 104) ARE BELOW THE 15' UMBRELLA (15' ABOVE NATURAL GRADE) WITH A 19' HEIGHT. LOT 44 IS LIMITED TO 17.44', LOTS48 TO 15', LOT 103 TO 16.77' AND LOT 104 TO 15.50'.

CROSS-SECTION B-B DEMONSTRATES THAT EVENTHOUGH LOTS 2, 3, 4, 5, 6, 49, 50, 51, 118 AND 119 (WHICH ARE LOCATED IN EXISTING DEEP SWALES) IS ABOVE 15' UMBRELLA, THEY ARE WELL BELOW THE FIRST ROW OF LOTS. FURTHERMORE, THE EXISTING RIDGE WITHIN THE NATIONAL MONUMENT IS FAR GREATER IN HEIGHT AND BLOCKS THE VIEW OF THE NORTH ESCARPMENT FACE.

DEL WEBB PHASES 3&4 @ MIREHAVEN

NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 1 of 3

Prepared For:

Pulte Group

Prepared By:

Consensus Planning, Inc.
Bohannan Huston, Inc.

Bohannan Huston
www.bhinc.com 800.877.5332

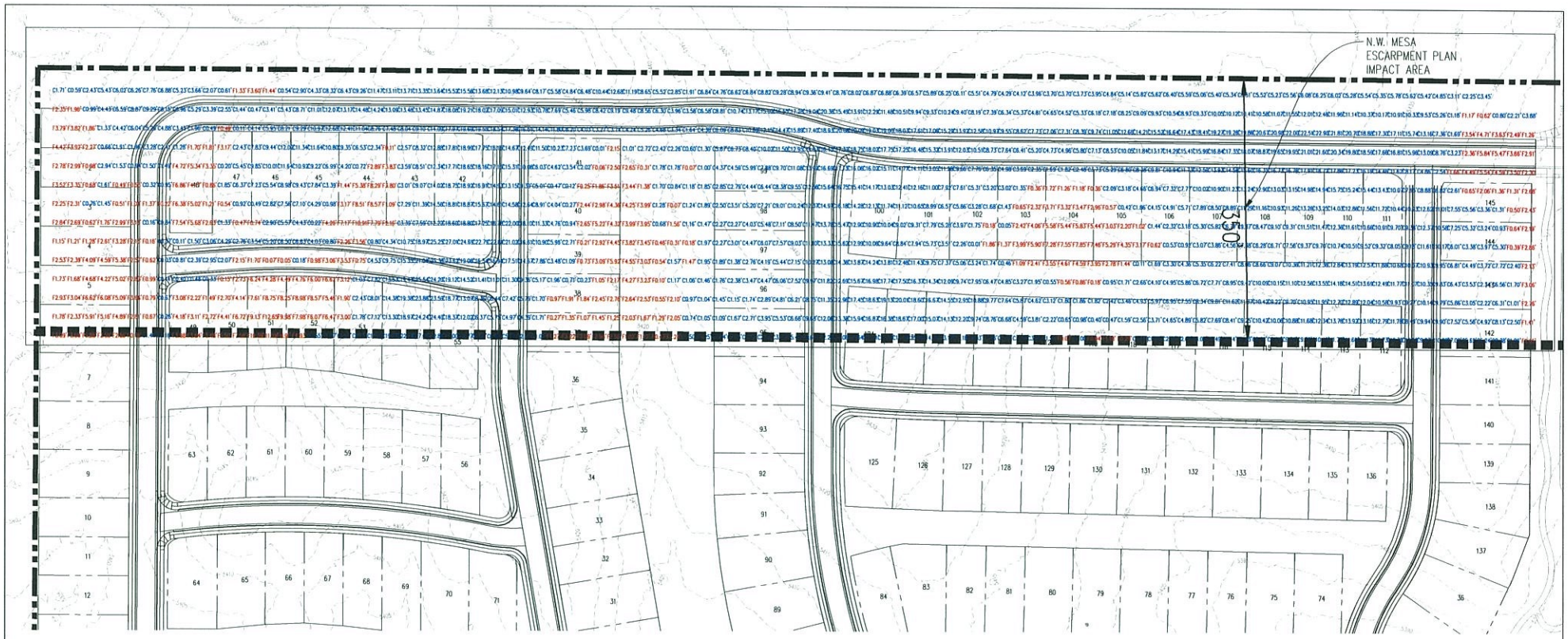
CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

Scale: 1" = 200'

NORTH 100 0 200 400

March, 2018

Fri, 27-Apr-2018 - 9:30am, Plotted by: YPADILLA
P:\20180338\CDP\Plans\General\EPC\20180338 Height Exception Del Webb34.dwg



DEL WEBB PHASE 3 & 4 @ MIREHAVEN

NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 2 of 3

Prepared For:

Pulte Group

Prepared By:

Consensus Planning, Inc.
Bohannan Huston, Inc.

Bohannan Huston
www.bhinc.com 800.877.5332

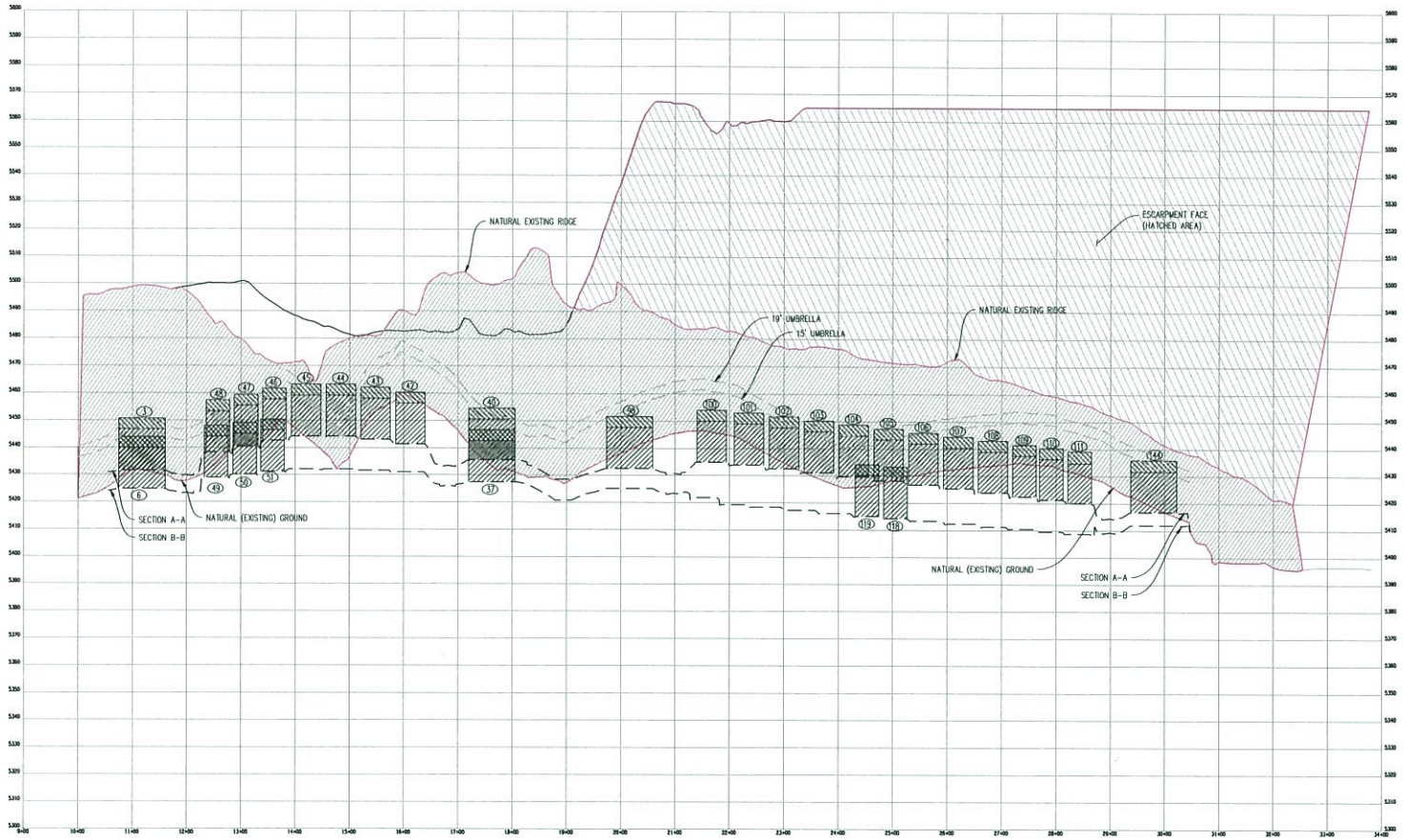
CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

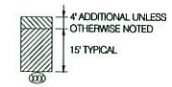
NORTH

Scale: 1" = 60'
30 0 30 60

March, 2018

Fri, 23-Mar-2018 - 2:24pm, Plotted by: YPADILLA
P:\20180338\CDP\Plans\General\EPC\20160158_view_corridor_DelWebbPh34-CUT-FIL.dwg





BUILDING HEIGHT

SECTION A-A
SECTION B-B
SCALE: 1"=100'

DEL WEBB PHASE 3 & 4 @ MIREHAVEN

NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 2 of 3

Prepared For:

Pulte Group

Prepared By:

Consensus Planning, Inc.
Bohannan Huston, Inc.

Bohannan Huston
www.bhinc.com 800.877.5332

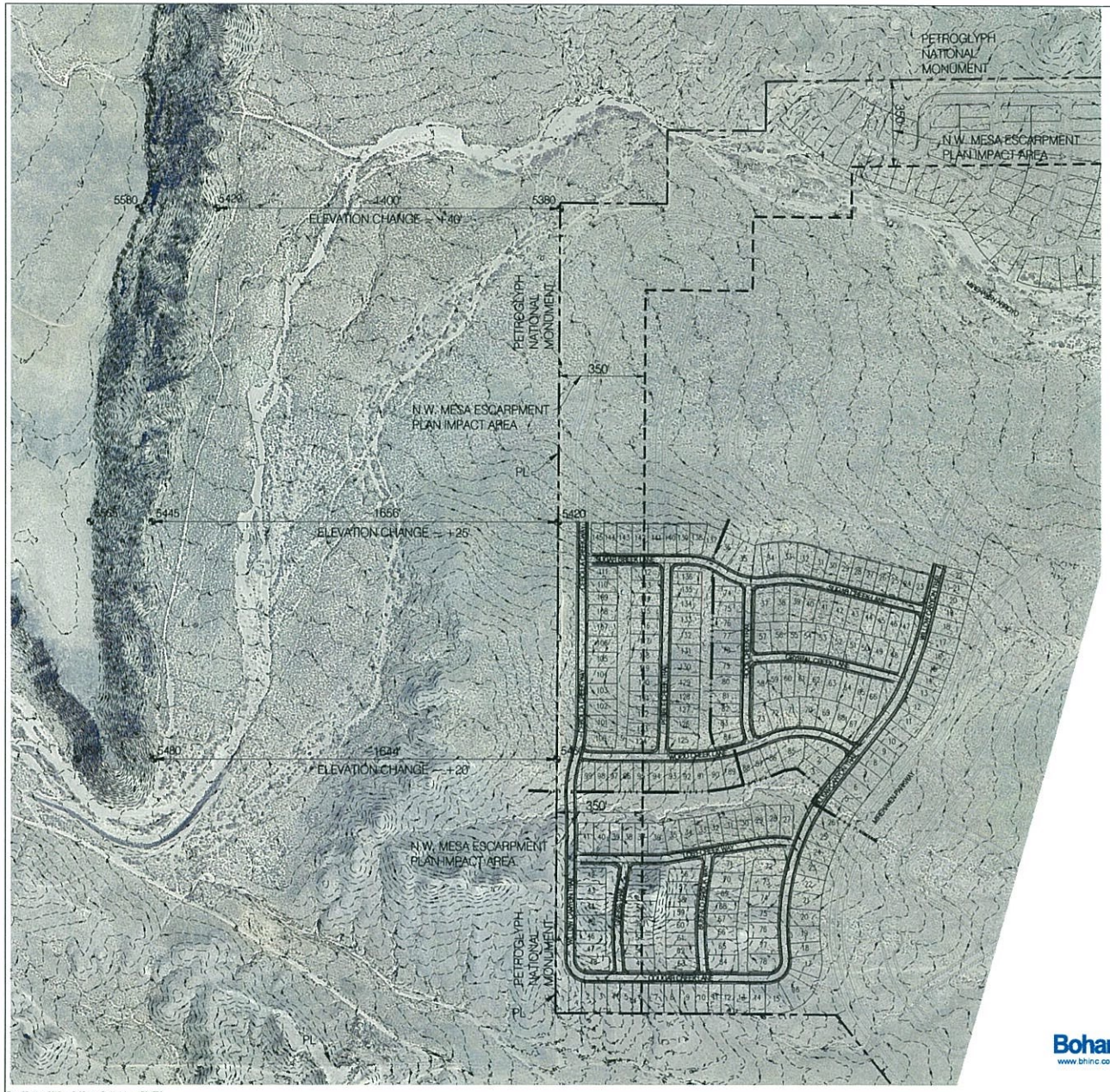
CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

NORTH

Scale: 1" = 100'
50 0 100 200

March, 2018

Fri, 23-Mar-2018 - 8:53am, Plotted by: AROMERO
P:\20180338\CDP\Plans\General\EPC\20160158_view_corridor_DelWebbPh34- Individual Lots.dwg



Thu, 22-Mar-2018 - 5:03 pm, Plotted by AROMERO
P:\20180338\CDP\Plans\General\EPC\20160158_Offset_Exhibit_DelWebbPh3_4.dwg

DEL WEBB PHASE 3 & 4 @ MIREHAVEN

NORTHWEST MESA ESCARPMENT HEIGHT EXCEPTION JUSTIFICATION PART 3 of 3

Prepared For:

Pulte Group

Prepared By:

Consensus Planning, Inc.
Bohannan Huston, Inc.

Bohannan Huston
www.bhinc.com 800.877.5332

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

Scale: 1" = 200

NORTH 100 0 200 400

March, 2018

Sheet 9 of 9