

OXBOW NORTH HOMEOWNER'S ASSOCIATION ARCHITECTURAL CHANGE FORM APPLICATION

Submit this request to: Oxbow North Architectural Control Committee (ACC)
c/o HOAMCO
P.O. Box 21699
Albuquerque, NM 87154-1699 FAX (505) 888-4483

NAME: CHARLES C. SKETCH WORK / CELL Phone 951-805-3633
PLEASE PRINT

ADDRESS: 4408 HODGIN LN. NW HOME Phone 951-285-7442

EMAIL (required, used to confirm receipt of this application): chucksketch@comcast.NET

Plot plans, drawings, specifications, and applicable permits, as required, must be attached with a complete description of the proposed change. All supporting documents WILL NOT be returned, as they will become a part of the permanent record in your homeowner file. A decision will be mailed to you within 30 days from date of receipt of the application. Description of request in detail (use additional sheets and drawings if necessary):

PATIO COVER CONSTRUCTED OF KILN DRY SELECT GRADE LUMBER, COATED W/ 2 COATS EXTERIOR GRADE PRIMER & 2 COATS OF LATEX (FLAT) PAINT TO MATCH BLOCK WALLS

Work to be performed by: ROGER SKETCH, FATHER OF CHARLES SKETCH

By signing this I acknowledge that if work commences PRIOR to a decision and without a written response signed by a Board member (see box below), a non-negotiable \$500 fine will be imposed plus I can be required to remove any and all work at my own expense.

HOMEOWNER'S SIGNATURE: [Signature] DATE: JUNE 23, 2010

Surrounding neighbors are often impacted by ACC request changes, yet are not involved in the review process. As such, the ACC may not understand the potential negative impact your request might have. In order for this request to proceed, this form requires you to obtain 3 signatures from surrounding neighbors that could be affected.

<u>D. A. Caulfield</u>	<u>4416 Hodgin Lane NW</u>	<u>6-28-10</u>
Affected or Adjacent Property Owner - Signature & Address		Date Signed
<u>Alice J. Dumas</u>	<u>4409 Summer Hill Ln</u>	<u>6/23-2010</u>
Affected or Adjacent Property Owner - Signature & Address		Date Signed
<u>Melanie [Signature]</u>	<u>4501 Hodgin Ln.</u>	<u>6-29-10</u>
Affected or Adjacent Property Owner - Signature & Address		Date Signed
<u>William D. [Signature]</u>	<u>4404 Hodgin Ln</u>	<u>7/1/2010</u>
Affected or Adjacent Property Owner - Signature & Address		Date Signed

The Homeowner agrees to maintain the improvement if approved by the Board of Directors (BOD), or their duly appointed representative. If, in the view of the BOD, the improvement is not being maintained, the Association has the right to remove or maintain the improvement with the Homeowner bearing all costs. The Homeowner agrees to comply with all city, county, and state laws and obtain all necessary permits.

THE ABOVE DESCRIBED CHANGE IS: APPROVED DISAPPROVED

APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS: _____

[Signature]
BOARD MEMBER SIGNATURE

16 July 2010
DATE SIGNED

THIS CHANGE TO BE COMPLETED WITHIN 60 DAYS FROM COMMENCEMENT OF CONSTRUCTION.
APPROVAL VALID FOR SIX MONTHS.
Homeowner is liable for any charges incurred as a result of contractor negligence.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: CHARLES C. SKETCH PHONE: 951-805-3633
 ADDRESS: 4408 HODGIN LN. N.W. FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: chucksketch@comcast.net
 Proprietary interest in site: OWNER List all owners: NA

DESCRIPTION OF REQUEST:

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. 51 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: OXBOW NORTH
 Existing Zoning: SU-3 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): F-11 UPC Code: 101106129710140616

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 0.1287

LOCATION OF PROPERTY BY STREETS: On or Near: _____
 Between: _____ and _____

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE [Signature] DATE 06/27/2010
 (Print) CHARLES C SKETCH Applicant: Agent:

FOR OFFICIAL USE ONLY

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

No AA needed -
 Application case numbers _____ Action _____ S.P. _____ Fees _____
[Signature]
7-1-10

Form revised 4/07

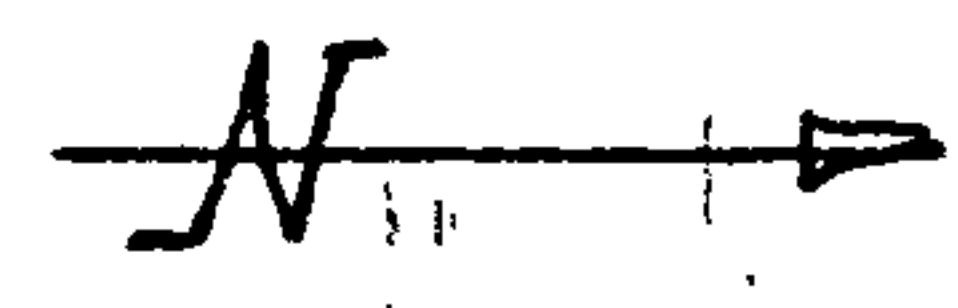
Hearing date _____

Project # _____

Planner signature / date _____

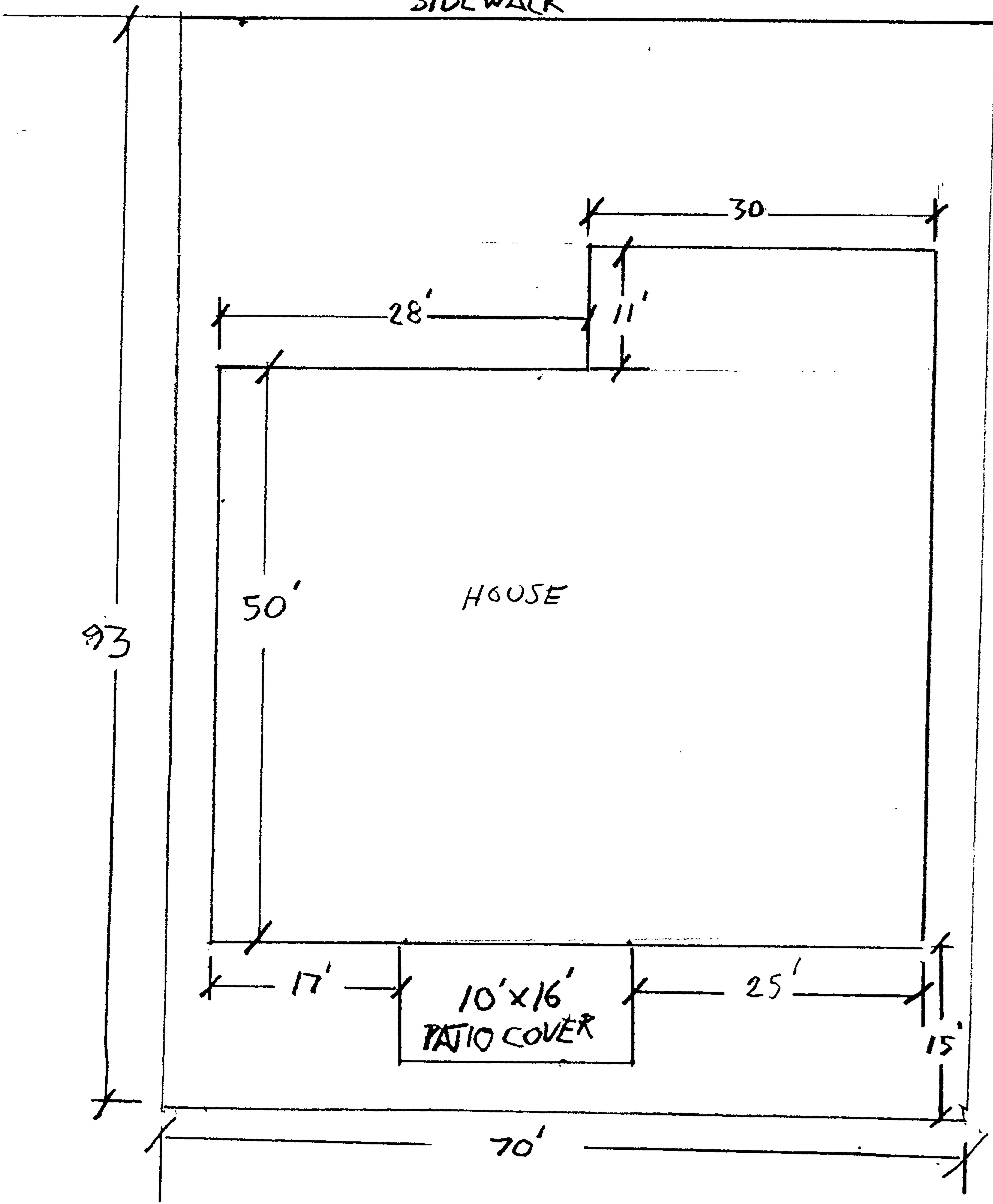
4408 HODGIN LN. NW
ALBUQUERQUE, NM 87124
951-805-3633

SITE PLAN



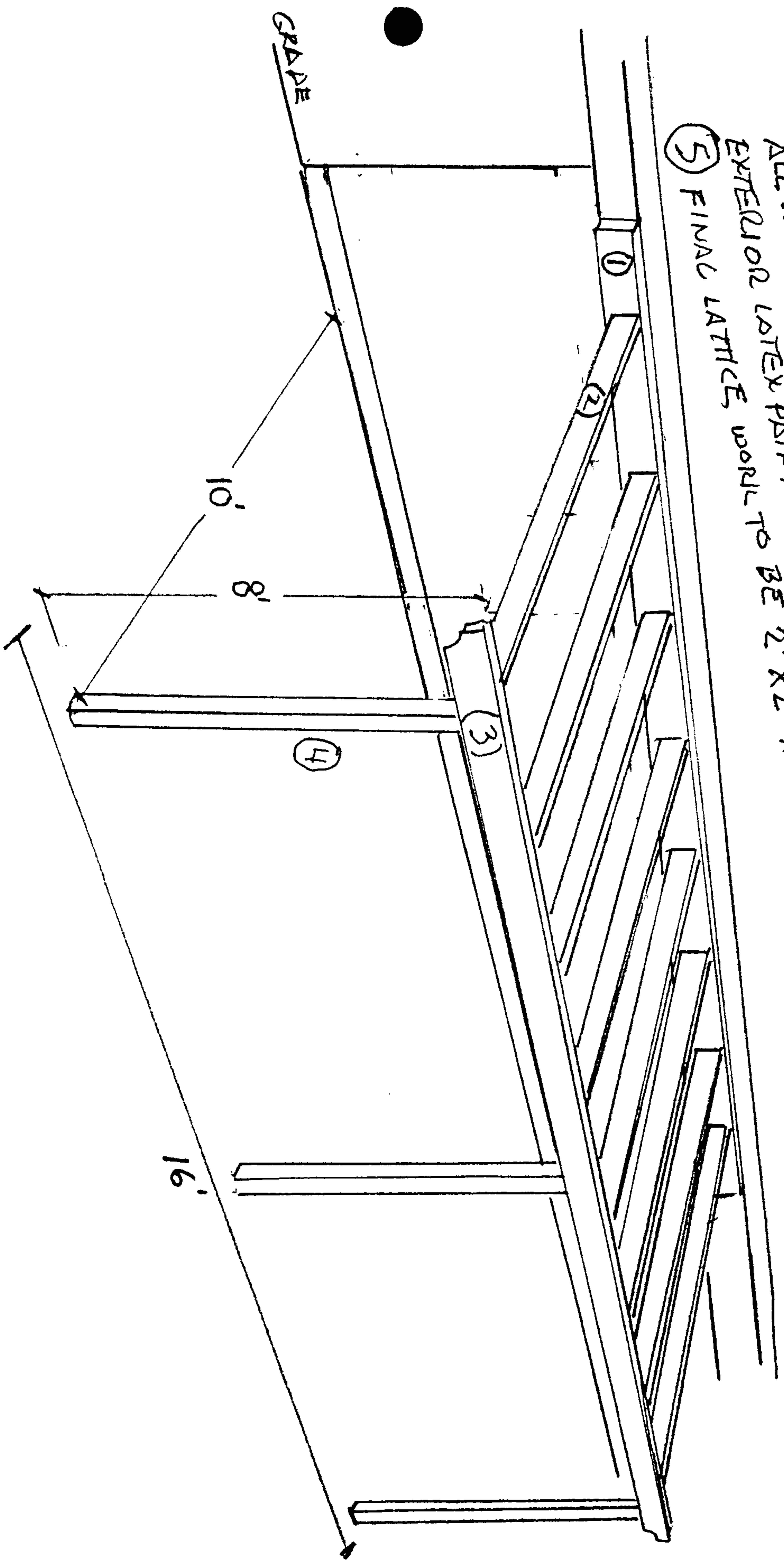
HODGIN LA. NW
(STREET)

SIDEWALK

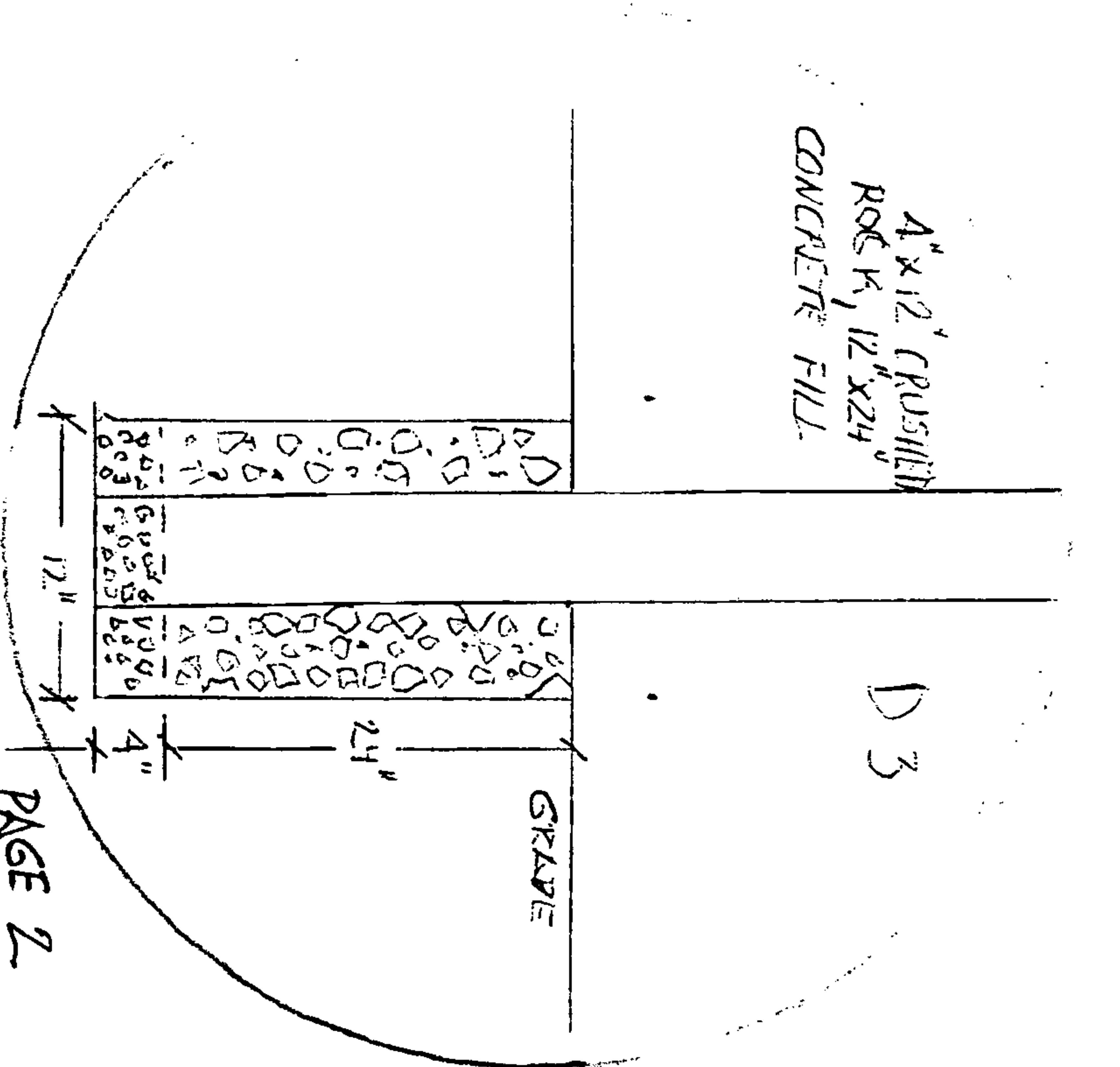
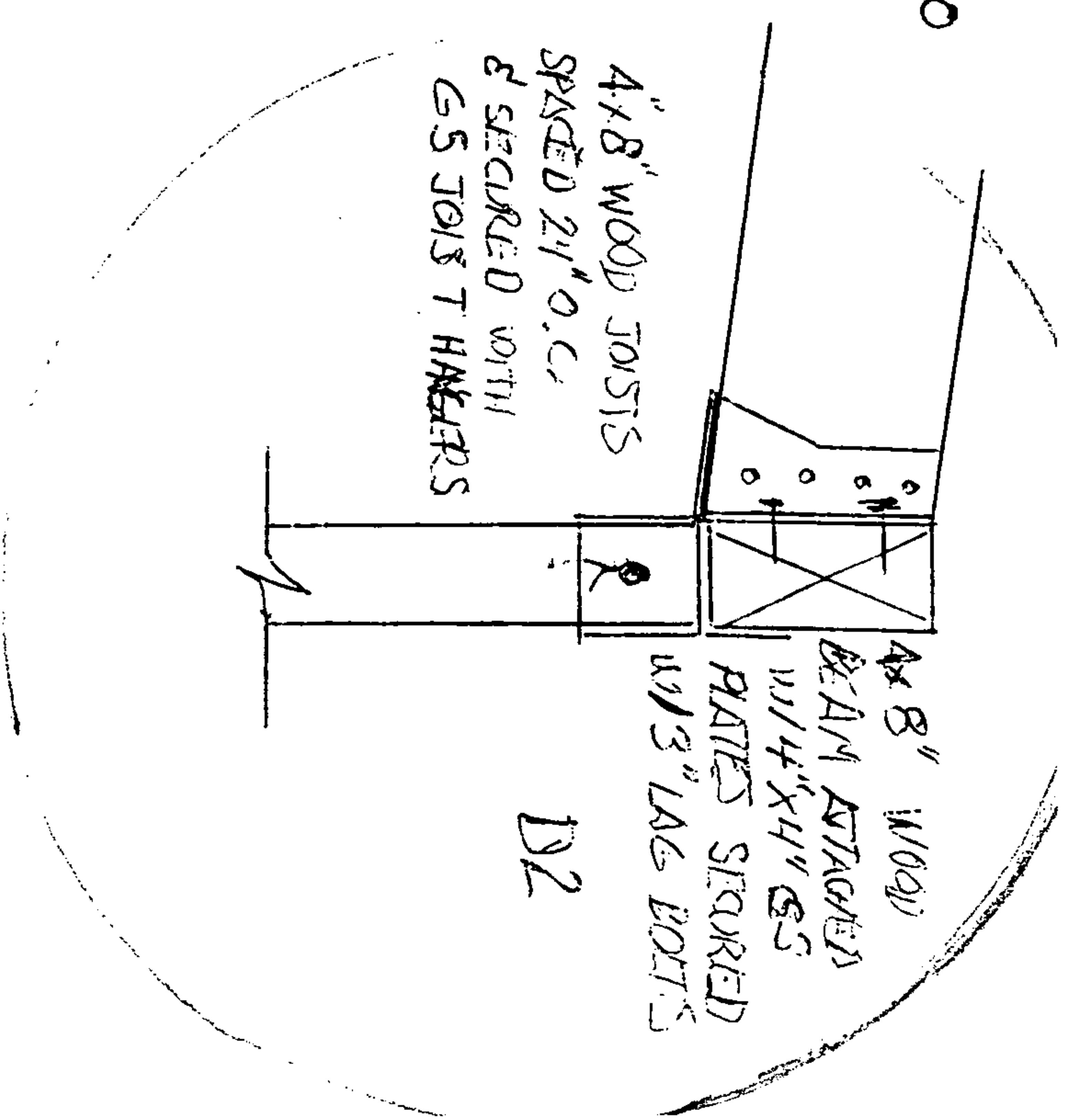
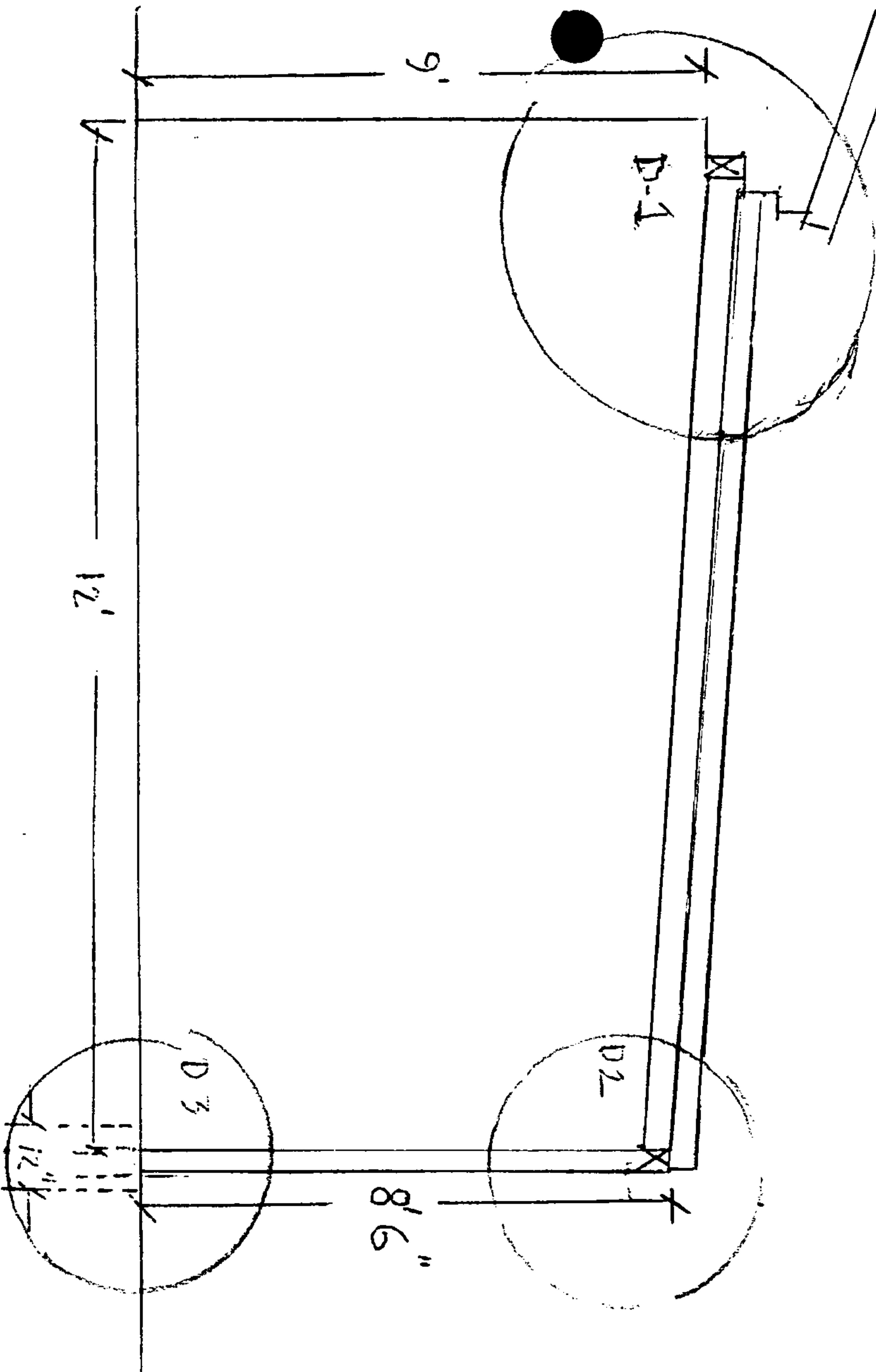
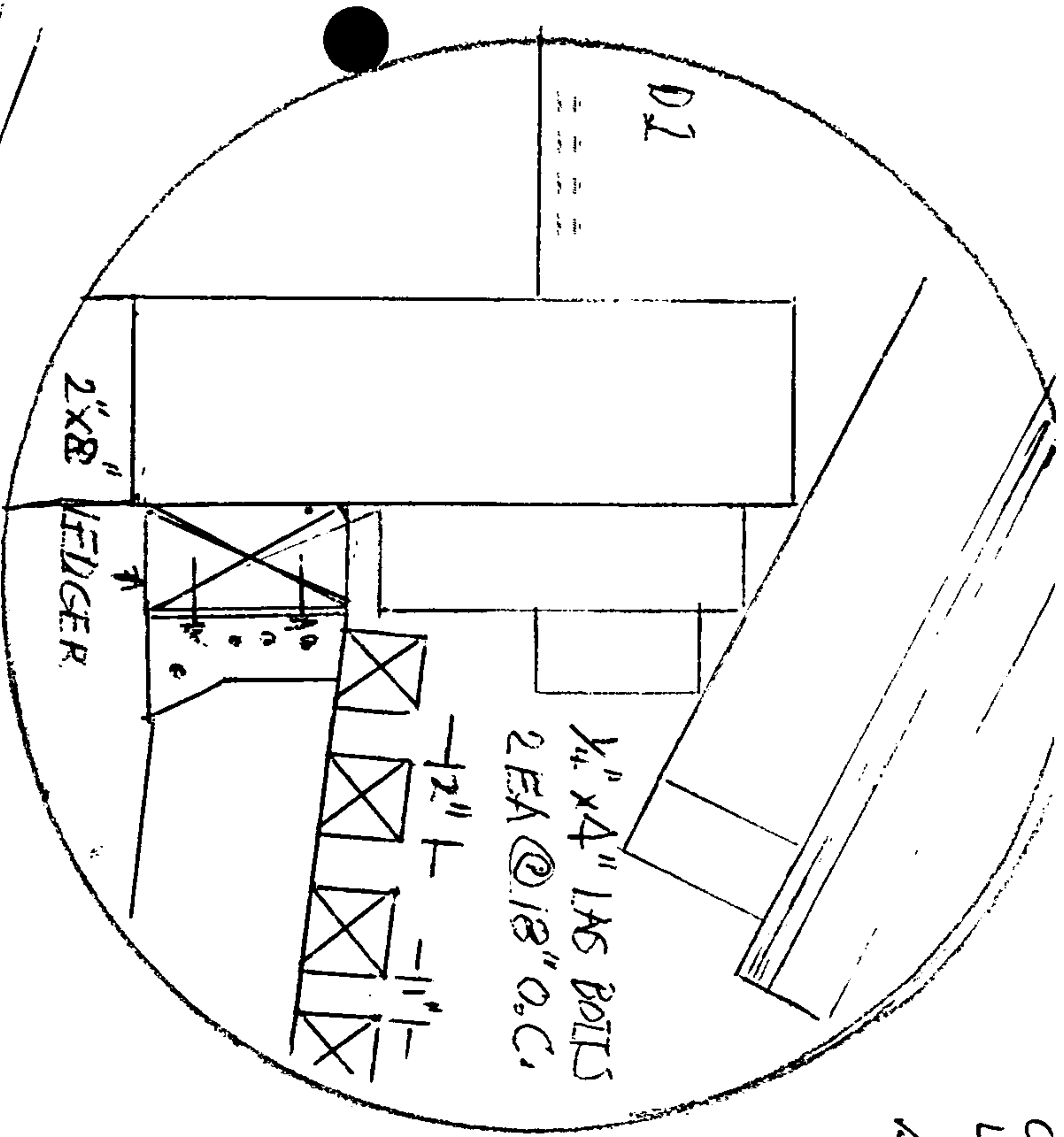


4408 HODGID LN. N.W. ALBUQUERQUE, NM 81120
 CHUCK SKETCH
 951-805-3633

- ① 2"x8"x16' LEDGER LAG BOLTED 18" O.C. TO ENTRAPDE BEAM SUPPORTED BY 16 GA. G.S. HANGERS.
- ② 2'x8 x10' JOISTS SPACED 24" O.C. & SUPPORTED BY 16 GA. C.S. ANCHORS.
- ③ 4"x8"x16' BEAM ATTACHED BY 16 GA. C.S. ANCHORS BELOW GRADE. 2 COATS OF GADGETE BELDOW GRADE.
- ④ 4"x4"x10' POSTS SET INTO 24" OF CONCRETE BELOW GRADE. PRIMER + TUD FINISHED COATS OF BLOCK WALL.
- ⑤ ALL WOOD KD, 2 COATS OF OIL BASED PRIMER TO MATCH COLOR OF BLOCK WALL. EXTERIOR LATEX PAINT TO BE 2"x2"x16' KD, PRIMED + PAINTED AS STRUCTURE.
- ⑤ FINAL LATTICE WORK TO BE 2"x2"x16' KD, PRIMED + PAINTED AS STRUCTURE.



CHUCK NEICM
 4408 HODGID LN. N.W.
 ALBUQUERQUE, NM 87120
 951-805-3633



AA

APPLICATION NO. 10AA-10009 | PROJECT NO. 1002092
 PROJECT NAME RT. 35A @ OXBOX BLUFF (WALL)
 EPC APPLICATION NO.
 APPLICANT / AGENT BILL CHRIST | PHONE NO. 899-7377
 ZONE ATLAS PAGE G-11
 (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)

ONE STOP COMMENT FORM LOG

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	CC	DATE	1-28-10	DATE	
PLANS APPROVED	BIB	DATE	2/24/10	DATE	

COMMENTS:
 Requires Approval Letter from HOA's Licensed engineer

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED		DATE		DATE	
PLANS APPROVED	[Signature]	DATE	2-1-10	DATE	

COMMENTS:

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED		DATE		DATE	
PLANS APPROVED	NSF	DATE	01/28/10	DATE	

COMMENTS:

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED		DATE	NA	DATE	
PLANS APPROVED	[Signature]	DATE		DATE	

COMMENTS:
 Rec'd 2-24-10

PLANNING (505) 924-3858

PLANS DISAPPROVED		DATE		DATE	
PLANS APPROVED	[Signature]	DATE	3-12-10	DATE	

COMMENTS:

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: SUNN QUALITY HOMES / BILL CHRIST PHONE: 899-7377
 ADDRESS: 960 BOBITA ROSAS NW FAX: _____
 CITY: LOS RANCHOS STATE NM ZIP 87107 E-MAIL: SUNNQUALITY@COURCAST.NET
 Proprietary interest in site: BUILDER List all owners: _____

DESCRIPTION OF REQUEST: RETAINING WALL

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. 35A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: OXBOW BLUFF
 Existing Zoning: SU-3 Proposed zoning: SAU12 MRGCD Map No _____
 Zone Atlas page(s): G-11 UPC Code: _____

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes No Within 1000FT of a landfill? _____
 No. of existing lots: _____ No. of proposed lots: _____ Total area of site (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 5008 GRAY HAWK LN NW
 Between: COORS NW and ST. JOSEPH'S

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Bill Christ DATE 1-27-10
 (Print) BILL CHRIST Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>10AA - 10009</u>	<u>ASBP</u>	<u>P(4)</u>	<u>\$ 45.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$ 45.00</u>

Sandy Handley 01/27/10
 Planner signature / date

Project # 1002092

2 pm - 3-9-10 - Brog

Ret call to Bill

Called
11:30 Crist - were working
on it. 899-7377

msg. 2:10 pm.

application is incomplete - see below.
- cell 3-10.

FORM P(4): SITE PLAN REVIEW - ADMINISTRATIVE APPROVAL OR AMENDMENT

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Official Notice of Decision
- Fee (see fee schedule)
- Any original and/or related file numbers must be listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, and certified mail receipts

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Official Notice of Decision
- Fee (see fee schedule)
- Any original and/or related file numbers must be listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, and certified mail receipts

WIRELESS TELECOM FACILITY (WTF)- FREE-STANDING, COLLOCATION or OTHER TYPE (AA04)

(EXCEPT FOR COLLOCATION OF A NON-CONCEALED WTF ON A STRAIGHT-ZONED SITE, WHICH GOES TO THE ZONING FRONT COUNTER AT THE BUILDING SERVICES CENTER/ EAST SIDE)

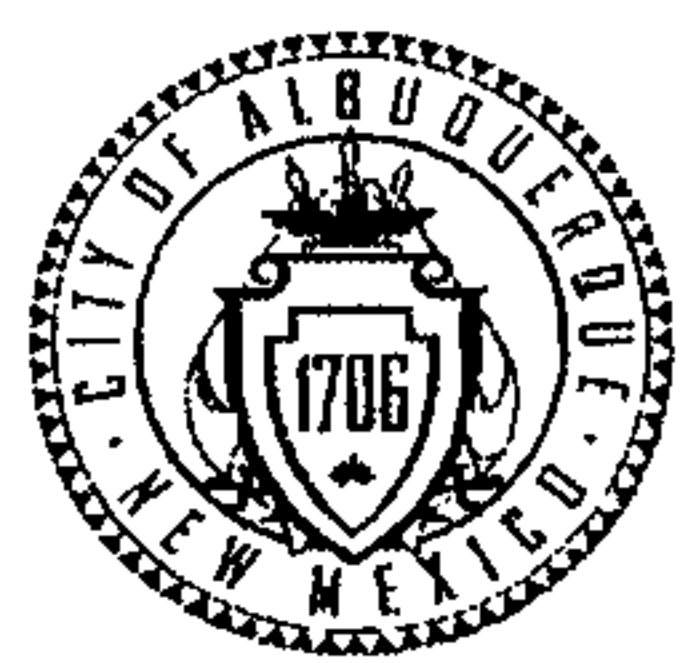
- Letter describing the request and discussion of its how it relates to the WTF Ordinance (O-06-40)
- Letter of authorization from the property owner if application is submitted by an agent
- Fee (see fee schedule-included with application)
- Any relevant file numbers (case history of previous development applications) must be listed on cover application
- Copy of EPC Official Notice of Decision, if the subject site went through the EPC process
- Proposed Site Plan set: cover sheet, notes/photo sheet, site plan sheets, elevation sheets, landscape plan (if free-standing), and survey sheet(s) (3 copies- 11" x 17")
- For collocation on public utility pole: the PNM approved site plan set for the proposed WTF (1 copy)
- For free-standing WTFs: photo simulation- before and after proposed WTF
- Site Plan sheets must be stamped by a registered engineer or architect.
- Copy of approved Site Plan being amended by adding the proposed WTF, if applicable (1 copy)
- Zone Atlas maps- 1 showing Zoning and 1 showing Land Use, with the subject site clearly outlined and indicated
- For free-standing WTFs: Evidence demonstrating that collocation possibilities were considered, consisting of a written response to §14-16-3-17(A)(6)(a through e) and any supporting materials such as engineering maps
- For collocation on public utility pole: written discussion of items a through e in §14-16-3-17(A)(14)
- Notarized statement re: WTF capacity, number and types of proposed antennas and if another user can be accommodated on proposed WTF [see §14-16-3-17(A)(13)(d)(2)]
- Affidavit (notarized statement) re: explanation of factual basis for the proposed WTF's engineering requirements [see §14-16-3-17(A)(13)(d)(3)] Note: Notarized statement and affidavit must be on separate pages.
- Letter of intent re: shared use of proposed WTF if reasonable conditions are met [§14-16-3-17(A)(13)(e)]
- For free-standing WTFs: Distance to the nearest existing free-standing WTF and the WTF owner's name [§14-16-3-17(A)(13)(d)(5) and (A)(17)]
- Office of Neighborhood Coordination (ONC) inquiry forms, response based on ¼ mile radius from subject site [§14-16-3-17(A)(13)(f)]
- Copy of letters to both contacts for each neighborhood association(s), with certified return receipts
- AGIS list of property owners within 100 feet of the subject site and copy of letter sent to each property owner [§14-16-3-17(A)(13)(f)]

NOTE: There are additional requirements for WTFs to be located on City of Albuquerque property. Please contact Catalina Lehner at (505) 924-3935 for details.

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

BILL CHREST
Applicant's Name (please print!)

Bill Chrest 1-27-10
Applicant's Signature Date

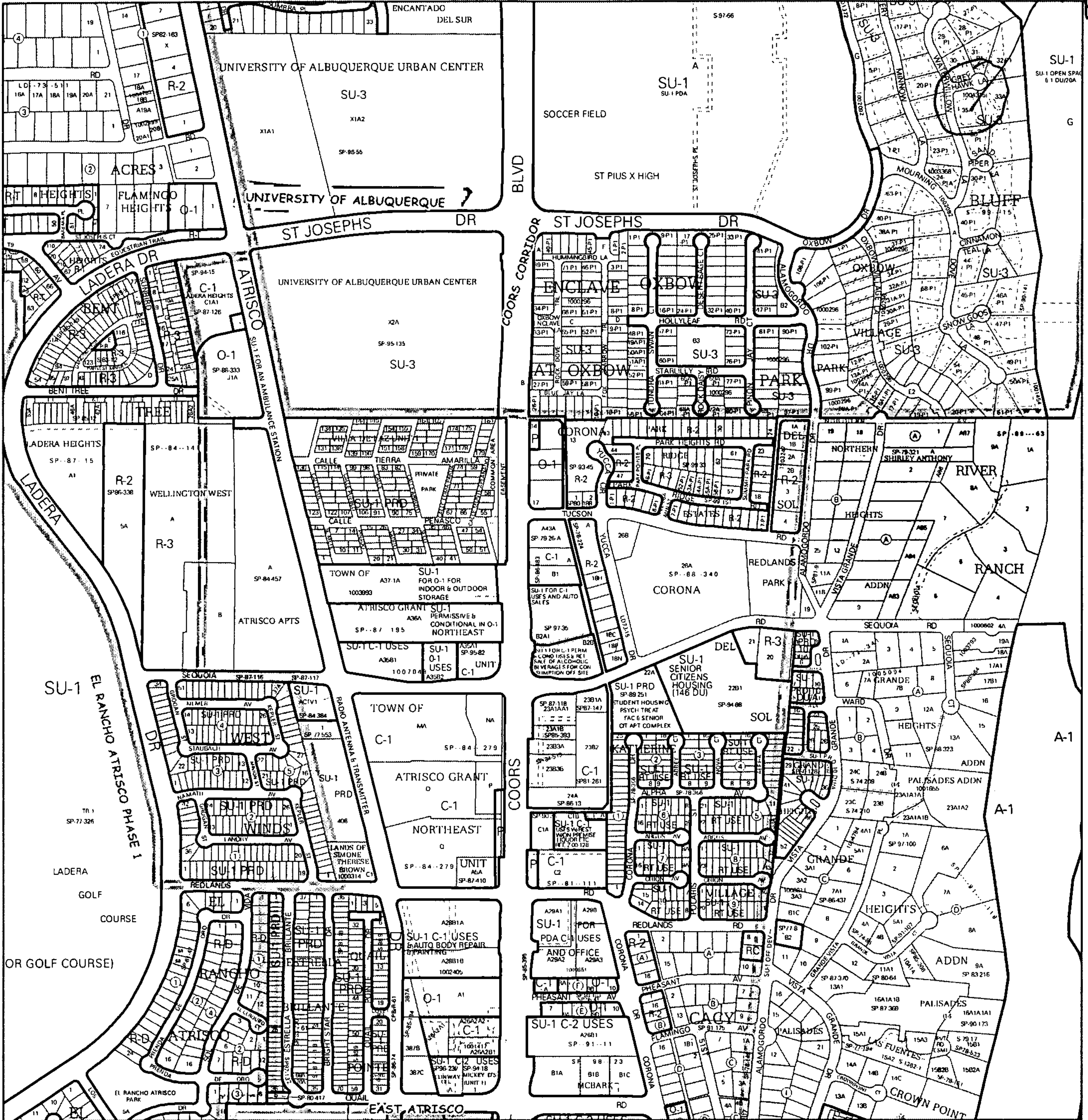


- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers:
10AA - 10009

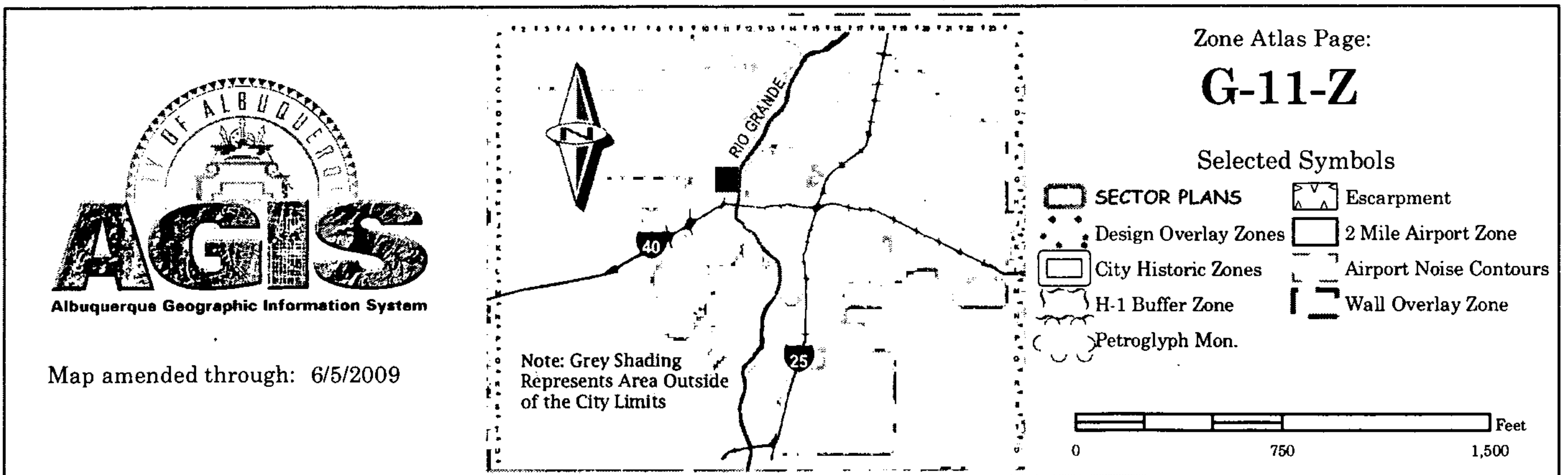
Sandy Handley 01/27/10
Planner's Signature / Date

Project #: 1002092

SO of Grey Hawk Blvd



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





OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

10-3-02

5. Project # 1002092

02DRB-01371 Major-Preliminary Plat Approval
02DRB-01372 Major-Vacation of Pub Right-of-Way
02DRB-01373 Major-Vacation of Public Easements
02DRB-01374 Major-SiteDev Plan Subd
02DRB-01375 Major-SiteDev Plan BldPermit
02DRB-01376 Minor-Temp Defer SDWK
02DRB-01377 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **OXBOW NORTH SUBDIVISION**, ARCHDIOCESE OF SANTA FE, zoned SU-3, located EAST OF COORS BLVD NW, SOUTH OF NAMASTE DR and NORTH OF ST. PIUS X HIGH SCHOOL containing approximately 40 acre(s).[DEFERRED FROM 9/25/02] (F-11)

At the October 2, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 10/2/02 and approval of the grading plan engineer stamp dated 9/24/02 the preliminary plat was approved with the following Condition of final plat:

CONDITION:

1. An emergency access easement to serve the Oxbow Bluff Subdivision shall extend from Namaste Road to a street within the Oxbow Bluff Subdivision. This easement shall be a minimum of 20 feet in width and shall be filed with the County Clerk prior to final plat.

The Vacations were approved as shown on Exhibit A in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.



OFFICIAL NOTICE PAGE TWO

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

The Site Development Plan for Subdivision was approved with final sign off delegated to Planning. The Site Development Plan for Building Permit was approved with final sign off delegated to Planning.

The Applicant/agent has Withdrawn the request for the Vacation of Namaste Road.

Temporary deferral of construction of sidewalks was approved for the frontage and side yards of the developable lots on the interior streets as shown on Exhibit B in the Planning file.

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit B in the Planning file.

If you wish to appeal this decision, you must do so by October 17, 2002 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal; If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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



OFFICIAL NOTICE
PAGE THREE

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)


Janet Stephens
DRB Chair

cc: Oxbow North LLC, 4407 Lomas NE, 87110
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Mark Parrish, 4820 La Bienvenida NW, 87120
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

Project Summary

Click an Application Number link to retrieve a detailed Application Details Report. Click a Completion Disposition link to obtain a detailed Project Status Report. If Application Type is RED, the application has been withdrawn.

Application Number	Application Type	Completed Activity	Completion Disposition	Date
Project Nbr: 1002092 Project Name: ARCHDIOCESE OF SANTA FE, TRACT B1				
Project-Description: 9/12/03 >03AA-01501 > ***VOJD*** > GOTO 03DRB-01523 (P/F PLAT) OWBOW NORTH, UNIT 2 OWBOW-NORTH, UNIT 2				
02DRB - 01068	SKETCH PLAT OR PLAN	NO MORE ACTION	COMPLETED	07/25/2002
02DRB - 01371	PRELIMINARY PLAT APPROVAL	NO MORE ACTION	COMPLETED	10/03/2002
02DRB - 01372	VACATION OF PUB RIGHT-OF-WAY	NO MORE ACTION	COMPLETED	10/03/2002
02DRB - 01373	VACATION OF PUBLIC EASEMENTS	NO MORE ACTION	COMPLETED	10/03/2002
02DRB - 01374	SITEDEV PLAN SUBD	NO MORE ACTION	COMPLETED	10/03/2002
02DRB - 01375	SITEDEV PLAN BLDPERMIT	NO MORE ACTION	COMPLETED	10/03/2002
02DRB - 01376	TEMP DEFER SDWK	NO MORE ACTION	COMPLETED	10/03/2002
02DRB - 01377	SIDEWALK WAIVER	NO MORE ACTION	COMPLETED	10/03/2002
03DRB - 00041	VACATION OF PUB RIGHT-OF-WAY	NO MORE ACTION	COMPLETED	02/05/2003
03DRB - 00131	FINAL PLAT APPROVAL	NO MORE ACTION	COMPLETED	02/05/2003
03AA - 01501	SU-3 PLAN	AMNDSITE DEVELOPMENT DECISION	WITHDRAWN	09/12/2003
03DRB - 01523	PRELIM&FINAL PLAT APPROVAL	NO MORE ACTION	COMPLETED	09/16/2003
03DRB - 01601	EXTENSION OF-PRELIMINARY PLAT	NO MORE ACTION	COMPLETED	10/02/2003
04DRB - 01159	FINAL PLAT APPROVAL	NO MORE ACTION	COMPLETED	08/04/2004
04DRB - 01623	TWO YEAR SIA	NO MORE ACTION	COMPLETED	11/10/2004
06DRB - 00217	EXT OF SIA FOR TEMP DEFER SDWK	NO MORE ACTION	COMPLETED	02/23/2006

You may export the complete report to a PDF or XML file, or Excel spreadsheet, using one of the icons in the upper right corner.

D R A F T

March 9, 2010

Re: Administrative Amendment (AA) request #1002092/10AA-10009

Dear Mr. Chreist,

I have reviewed the request you submitted for an Administrative Amendment (AA) for a retaining wall on Lot 35A of Oxbow Bluff. The application is incomplete at this time. Please submit the following items:

1. The proposed site plan, with changes circled and noted if amended (5 copies). The February 1, 2010 letter from Bohannon Huston states that there is a grading and drainage plan with an engineer stamp dated January 28, 2010. The site plan you submitted has an engineer stamp dated January 4, 2009 and you submitted 3 (not 5) copies of it.
2. A letter from David Soule, P.E. which provides a written response to the questions posed by Curtis Cherne, P.E. in his September 23, 2009 letter, and documents that Mr. Cherne's question have been addressed in the revised site plan.

1-27-2010

I am requesting a permit
to build retaining walls
required by Oxloma Bluffs Home-
owners Association to retain
dirt at 5008 Day Hawk.

Bill Christ
Sam Quady Lewis

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

February 1, 2010

Ms. Kathryn Guinn, Chair
Oxbow Residential Homeowners Association
4006 Silvery Minnow NW
Albuquerque, NM 87120

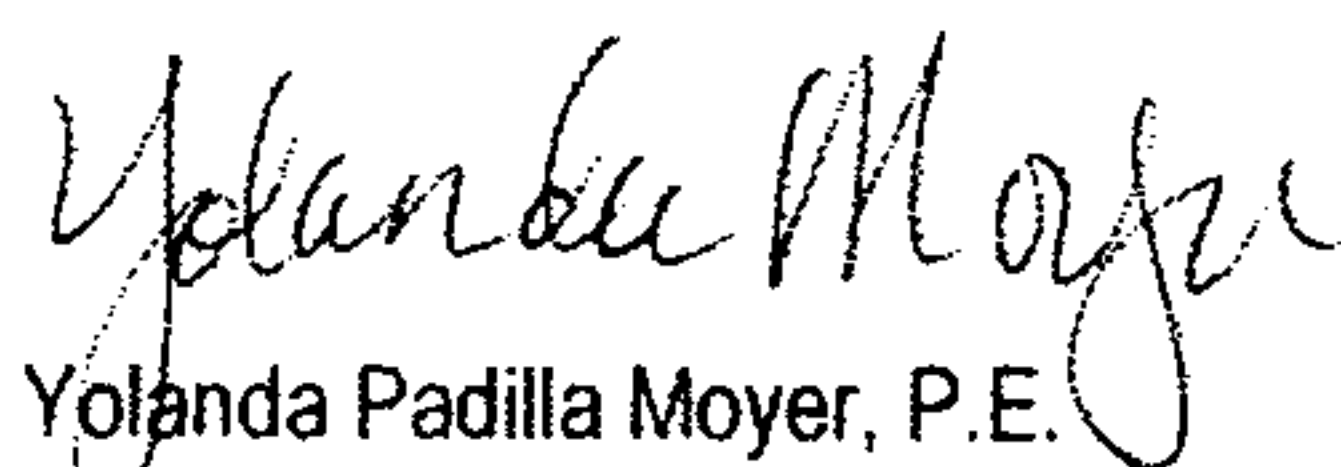
Re: Lot 35A - Oxbow Bluff; Review of the Lot Specific Grading and Drainage

Dear Kathryn:

The purpose of this letter is to inform you that the grading and drainage plan for the above referenced lot within Oxbow Bluff prepared by Rio Grande Engineering Stamp date January 28, 2010 received by Bohannan Huston on February 1, 2010 has been revised in accordance with our previous comment and is acceptable to us. However I would like to point out a typo on the north pond note. The note indicates the pond top to be 5039.35 and the pond bottom to be 5039.85 however the elevations on the pond show the pond top to be 5039.85 and the bottom to be 5037.35. It appears that the elevations are correct and I would ask the note be corrected to reflect as such. ✓

Please let me know if you have any comments or concerns.

Sincerely,



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

YPM/cc

cc: Kevin Patton, BHI
Brad Bingham, COA (w/encl)
Doug Guinn, ACC Liaison
David Soule, Rio Grande Engineering

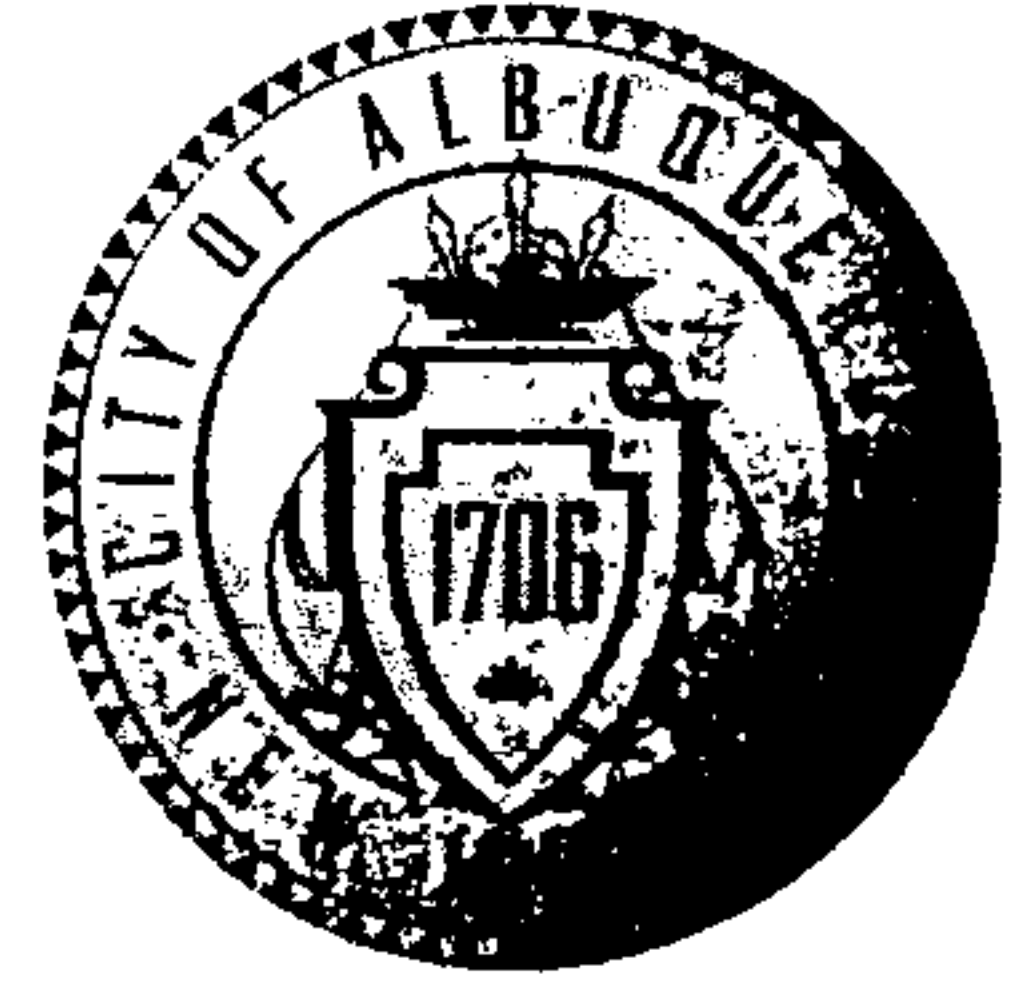
5008 GREY HAWK WE
BILL CHRIST
SUNN QUALITY HOMES

ENGINEERING *

SPATIAL DATA *

ADVANCED TECHNOLOGIES *

CITY OF ALBUQUERQUE



February 3, 2010

David Soule, P.E.
Rio Grande Engineering
P.O. Box 67305
Rio Rancho, NM 87193

**Re: Lot 35A Oxbow Bluff, 5008 Grey Hawk Ct NW, Grading and Drainage Plan
Engineer's Stamp date 1-28-10 (G11/D014D)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 2-2-10, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

PO Box 1293

Albuquerque

NM 87103

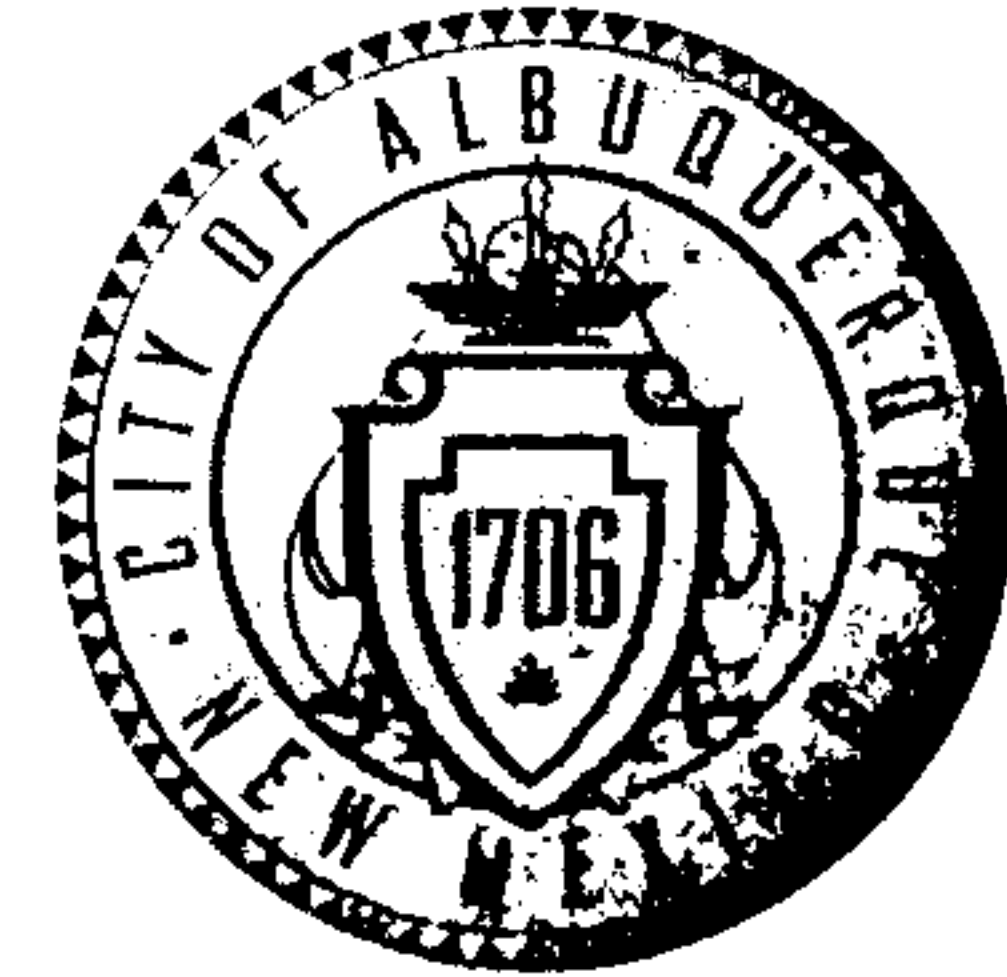
www.cabq.gov

Sincerely,

Curtis A. Cheme, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file

CITY OF ALBUQUERQUE



September 23, 2009

David Soule, P.E.
Rio Grande Engineering
P.O. Box 67305
Rio Rancho, NM 87193

**Re: Lot 35 Oxbow Bluff, 5008 Grey Hawk Ct NW, Grading and Drainage Plan
Engineer's Stamp date 9-18-09 (G11/D014D)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 9-18-09, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

- A little more of the site should drain to Grey Hawk Dr. The basin divide should be approximately from the south west corner to the north east corner. Provide basins and direction of roof flows on the plan.
- It appears from the Grading Plan for Oxbow Bluff Subdivision-Tract F dated 10-17-97 this lot is in Basin F. The Drainage Report specifies 39% impervious and 61% natural areas for Basin F.
- Slopes that are graded 3:1 will become Land Treatment C. It appears the approximate land treatment percentages on the plan provided are: A-10%, B-10%, C-45%, and D-35%. Update calculations.
- If the pond overflow is dirt, how will it remain at 32.50? Some wind and water erosion should be assumed. In addition, it appears the 33 contour is downstream of the spillway at 32.50.

we don't have this
plan stamped
1-28-10.

plan submitted is
stamped 1-4-09
and plan rev by
Hydroel is stamped
9-18-09

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

talk to Curtis (not BB)
to be sure.

① ~~2533~~ ~~enbridge~~ - not
shown on plan
2557

① letter says 2533 ~~ft~~3
req - plan says 2540 ~~ft~~3
req

② are these comments
addr to your Satisfactⁿ?

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: 5008 Greyhawk Court
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: G11 / DM
WORK ORDER #: _____

LEGAL DESCRIPTION: Lot 35, Oxbow Bluff
CITY ADDRESS: 5008 Greyhawk Court

ENGINEERING FIRM: Rio Grande Engineering
ADDRESS: PO BOX 67305
CITY, STATE: Alb

CONTACT: David Soule, PE
PHONE: (505)321-9099
ZIP CODE: 87193

OWNER: Sunn Homes
ADDRESS: _____
CITY, STATE: Albuquerque, NM

CONTACT: _____
PHONE: _____
ZIP CODE: 87106

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: Geo survco
ADDRESS: _____
CITY, STATE: _____

CONTACT: David Vigil/ John Gallego
PHONE: 975-4567
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- DRAINAGE REPORT
- DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEERS CERTIFICATION (TCL)
- ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- OTHER

CHECK TYPE OF APPROVAL SOUGHT:

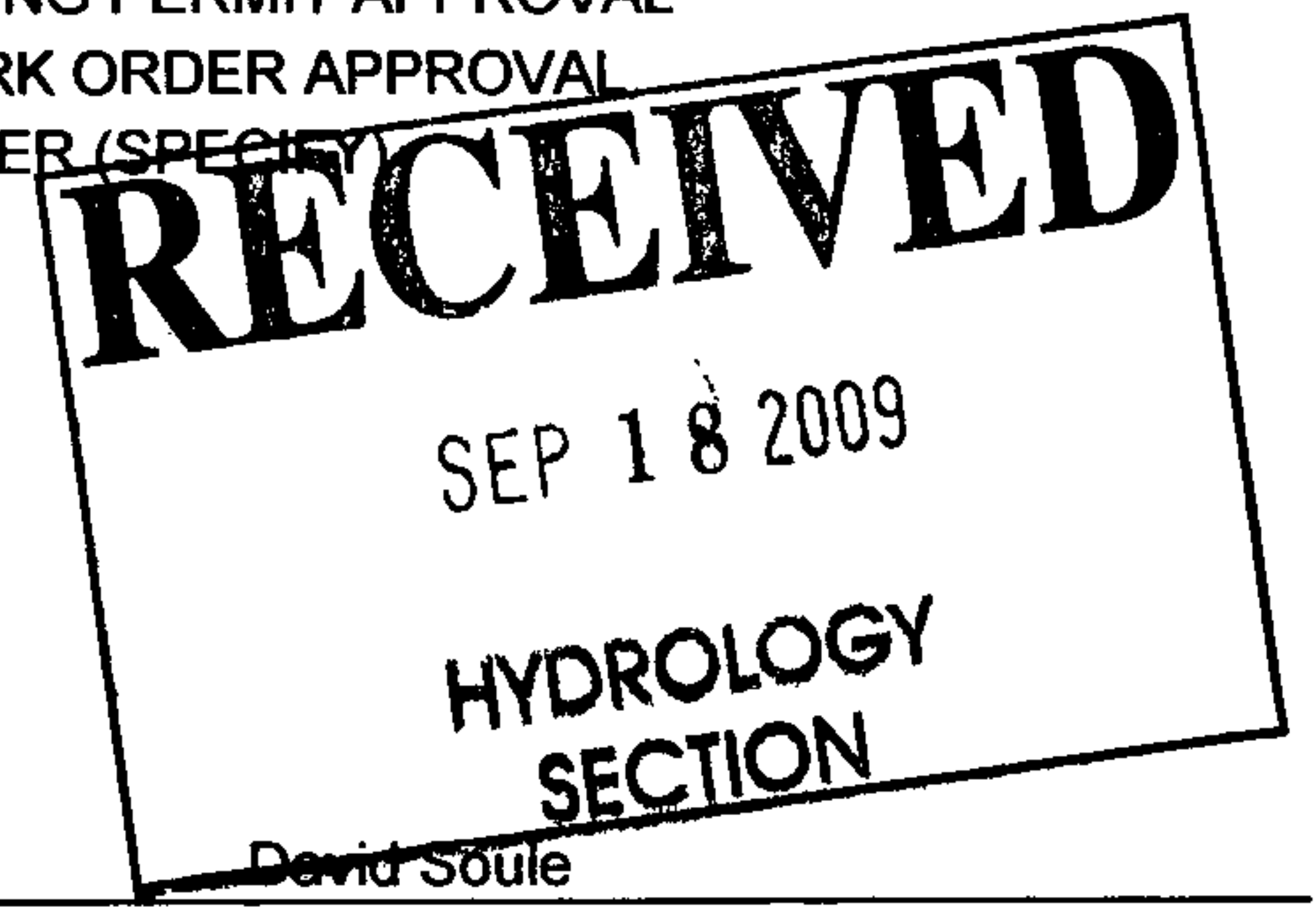
- SIA / FINANACIAL GUARANTEE RELEASE
- PRELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR SUB'D. APPROVAL
- S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY (PERM.)
- CERTIFICATE OF OCCUPANCY (TEMP.)
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
- NO
- COPY PROVIDED

DATE SUBMITTED: 9/18/2009

BY: David Soule



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal.

The particular nature, location and scope of the proposed development defines the degree of drainage detail.

One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plans:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



**Rio Grande
Engineering
Land Development and Civil Engineering Services**

September 18, 2009

Mr. Bradley Bingham, PE
Principal Engineer
Planning Department
City of Albuquerque

Mr. Kevin Patton, PE
Bohannon Huston
7500 Jefferson NE
Albuquerque, NM 87109

**RE: Grading and Drainage Plan
5008 Grey Hawk Ct
Lot 35, Oxbow Bluff Subdivision**

Dear Gentleman:

The purpose of this letter is to accompany the enclosed grading plan for 5008 Grey Hawk Ct NW. The proposed development is the construction of a single family residential home on lot 35 of the Oxbow Bluff Subdivision. This particular lot is governed by the master drainage plan for the Oxbow Bluffs subdivisions dated November 1997 (G11/D14). This lot is located within Drainage basin L and is allowed to free discharge as sheet flow to the east (assuming 42% impervious and 58% undisturbed). The site allows for cross-lot drainage. As shown on the attached work sheet, the Weighted E method was utilized to determine the 100-year, 6-hour developed storm discharge. As proposed, this site is predicted to discharge 1.17 cfs which is equal to the 1.17 cfs allowed.

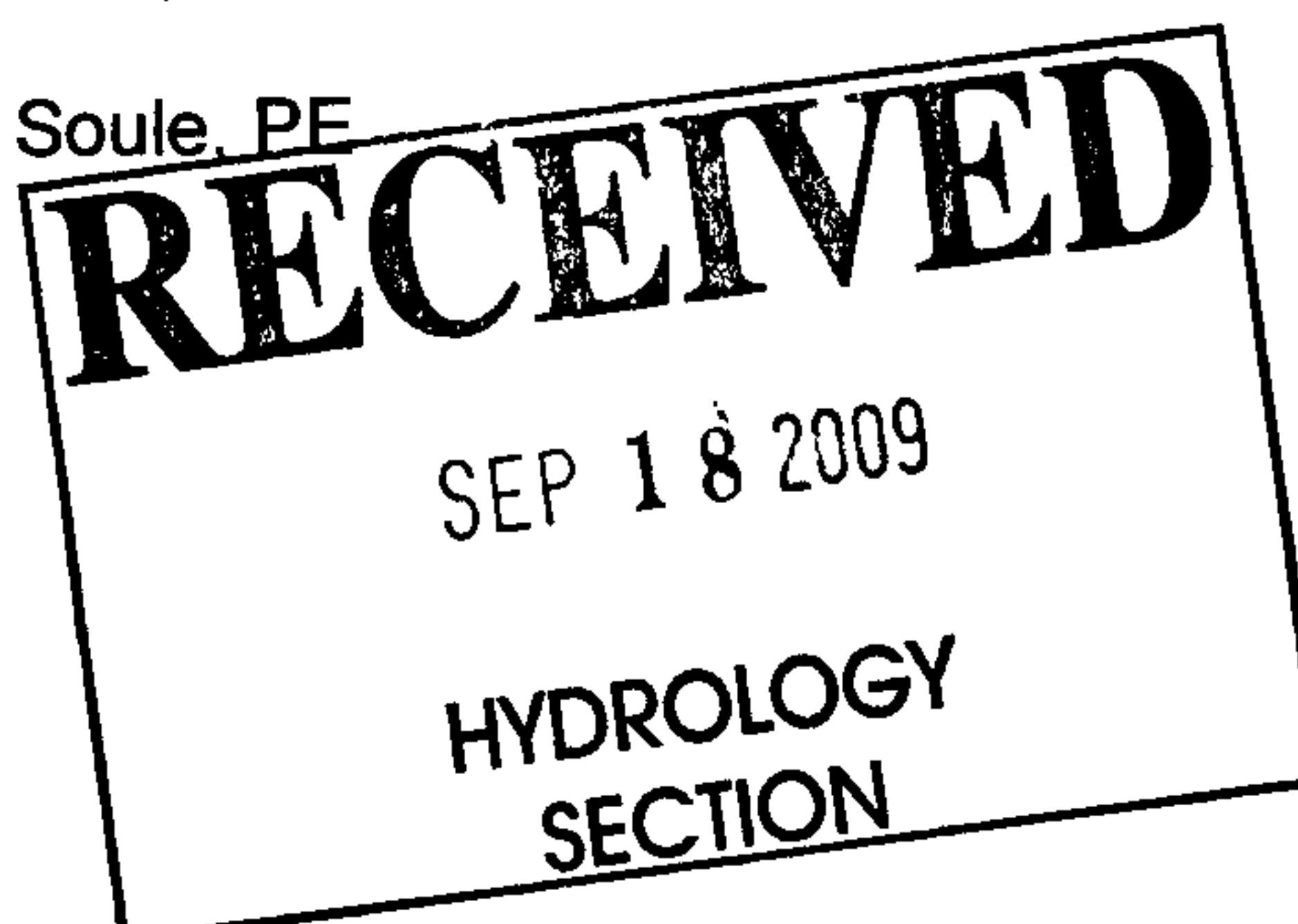
Due to owners request and location of home downstream on an erosive slope, it has been determined a retention pond should be created to contain the developed flows onsite. As shown the enclosed spread sheet the ponding volume is based upon the 100-year, 10-day event. The required pond volume is 2,533 cubic feet. A 2' emergency overflow as been included and as the enclosed calculations show it is adequate for the 100-year design storm event.

Should you have any questions regarding this submittal, please do not hesitate to call me.

Sincerely,

David Soule, PE

Enclosures
cc: file



JN: 2847

Weighted E Method

Existing Basins

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-day
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
ONSITE	19688.00	0.452	100%	0.4519743	0%	0.000	0%	0	0%	0.000	0.440	0.017	0.58	0.017

Proposed Developed Basins

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year, 6-hr.			10-day
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
ALLOWED	19688.00	0.452	58%	0.2621451	0%	0.000	0%	0	42%	0.190	1.083	0.041	1.17	0.066
ONSITE	19688.00	0.452	36%	0.1627107	23%	0.104	9%	0.04068	32%	0.145	1.032	0.039	OK 1.17	0.058
ONSITE	0.00			-0.099434		0.103954		0.04068		-0.0452				

Equations:

Weighted E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d / (\text{Total Area})$

Volume = Weighted D * Total Area

Flow = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

Where for 100-year, 6-hour storm

- | | |
|-----------------------|-----------------------|
| E _a = 0.44 | Q _a = 1.29 |
| E _b = 0.67 | Q _b = 2.03 |
| E _c = 0.99 | Q _c = 2.87 |
| E _d = 1.97 | Q _d = 4.37 |

SITE SHALL RETAIN THE 100-YEAR, 10-DAY STORM WATER VOLUME OF 0.058 ac-ft 2533.2 cubic feet

61%
Zone 1
39%

10%
16%
45
35

$39\% \times .452 = 0.17 \text{ ac} \times 4.37 = 0.74$
 $61\% \times .452 = 0.27 \text{ ac} \times 1.29 = 0.35$
1.09
 1.09 cfs

= 2526 ft³



Overflow

Weir Equation:

$$Q = CLH^{3/2}$$

Q = 1.17 cfs

C = 2.95

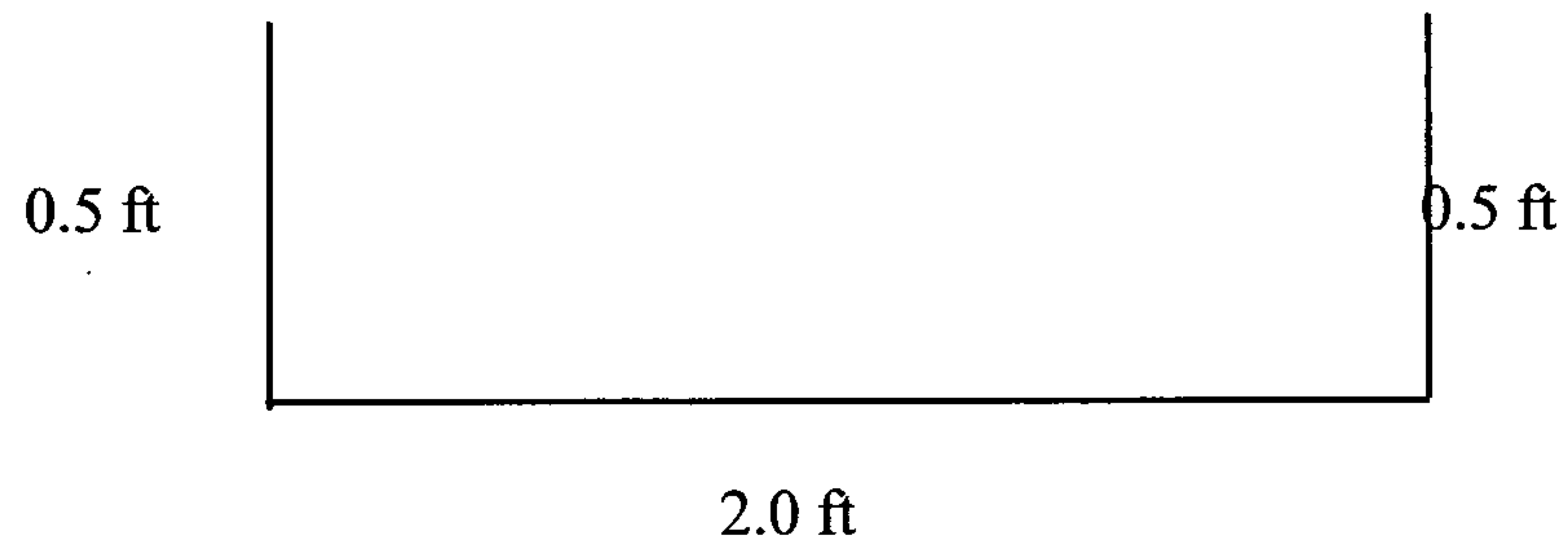
H = 0.5 ft

L = Length of weir

$$L = \frac{1.17}{2.95(0.5)^{3/2}}$$

L = 1.12 ft

Use 2.0 feet for length of weir



RECEIVED
SEP 18 2009
HYDROLOGY
SECTION