



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1004245

TO: Application No. 14 DRB 70221

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 7-21-15

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Revised Prel. Plat w/ reused Vacatums;

revised Infrastructure List; reused GrD Plan (1-12-15)

CONTACT NAME: Diane Hoelzer

TELEPHONE: 828.2200 EMAIL: diane@goodwinengineers.com



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~

January 13, 2015

Mr. Jack Cloud  
DRB Chair  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**Re: Anasazi Ridge Unit 3 (DRB 1004245)  
Request Preliminary Plat Approval and Sidewalk Waiver and Deferral**

Dear Mr. Cloud:

*This preliminary plat approval request was deferred pending City acquisition of Lot 9 and the approval of the Grading and Drainage Plan. Lot 9 has been acquired and the revised Grading and Drainage plan has been submitted again for approval and I think all the outstanding issues have been resolved.*

*Accompanying this letter is a revised preliminary plat, infrastructure list, sidewalk waiver and deferral exhibit and grading and drainage plan.*

*If you have any questions, please do not hesitate to contact me.*

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

Diane Hoelzer, PE  
Senior Engineer

Current DRG  
Project Number:

FIGURE 12

Date Submitted: 16-Dec-14

Date Site Plan Approved: \_\_\_\_\_  
 Date Preliminary Plat Approved: \_\_\_\_\_  
 Date Preliminary Plat Expires: \_\_\_\_\_  
 DRB Project No.: 1004245  
 DRB Application No.: \_\_\_\_\_

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

**Anasazi Ridge Unit 3**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Portions of Lot 3, 4-9, Blk 7, Lots 9-13 Blk 8, Lot 12, Block 9, and Lots 2-10, Blk

14

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		32' FF	PAVING Perm Pvmt	Atlant Drive NW	Westside Blvd	McMahon Blvd	/	/	/
		4'	C&G (both sides) Sidewalk (both sides)				/	/	/
		28' FF	Perm Pvmt	Westside Blvd	End culdesac (Tract E)	Sipapu Drive NW	/	/	/
		4'	C&G (both sides) Sidewalk (North Side) (1)				/	/	/
		28' FF	Perm Pvmt	Sipapu Drive NW	Westside Blvd	End Culdesac (Lot 16)	/	/	/
		4'	C&G (both sides) Sidewalk (both sides) (1)				/	/	/
		28' FF	Perm Pvmt	Canty Ct.	End culdesac (Lot 10)	Sipapu Drive NW	/	/	/
		4'	C&G (both sides) Sidewalk (both side) (1)				/	/	/
		32' FF	Perm Pvmt	McMahon Blvd.	West prop. Line (Tract E)	East Prop. Line (Lot 16)	/	/	/
			C&G (Southside) Median C&G 6' Sidewalk (Southside)				/	/	/



The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of								
Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector P.E.	City Cnst Engineer
							/	/
							/	/
Approval of Creditable Items:							Approval of Creditable Items:	
Impact Fee Administrator Signature							City User Dept. Signature	
Date							Date	

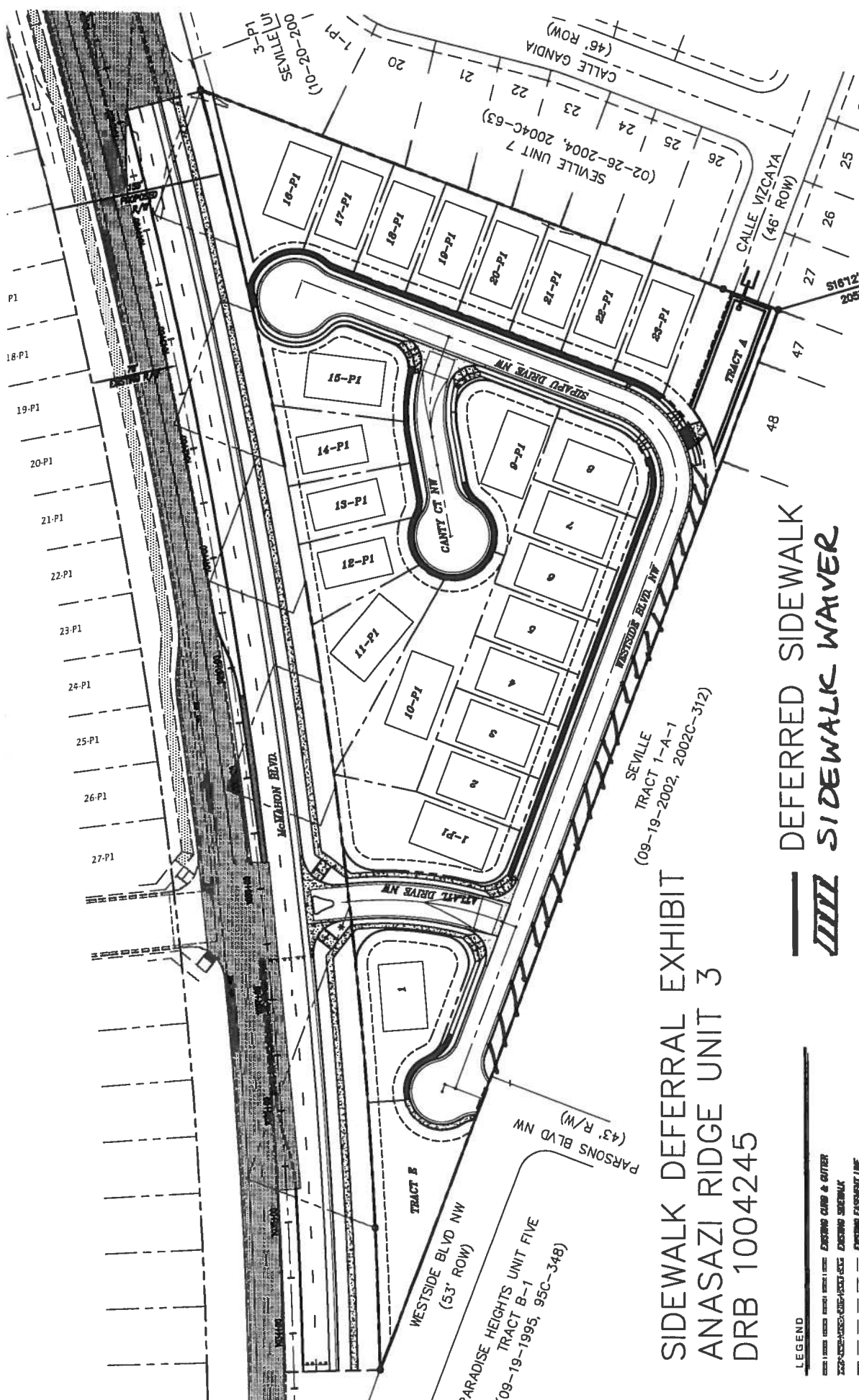
- Deferred sidewalk to comply with approved sidewalk exhibit
- Waterline infrastructure to include valves, fittings, service connections and fire hydrants
- Storm Drain Infrastructure to include manholes and inlets
- Grading & Drainage Certification required per DPM (Prior to release of Financial Guaranty) to include retaining walls as defined on the approved Grading Plan
- SAS Infrastructure include manholes and service connections.
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**AGENT / OWNER** **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Diane Hoelzer, PE  
 NAME (print) \_\_\_\_\_  
 PARKS & GENERAL SERVICES - date \_\_\_\_\_  
 MARK GOODWIN & ASSOCIATES  
 TRANSPORTATION DEVELOPMENT - date \_\_\_\_\_  
 UTILITY DEVELOPMENT - date \_\_\_\_\_  
 CITY ENGINEER - date \_\_\_\_\_  
 SIGNATURE - date *Diane Hoelzer 12-16-14* \_\_\_\_\_  
 MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A

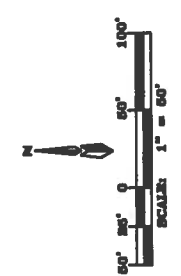
**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



AGRS MONUMENT AND BENCHMARK  
 2-A10  
 N=1530345.638  
 E=1468906.438  
 G-S-O=0.000070028  
 Az = 00716'18.21"  
 CENTRAL ZONE  
 ELEVATION=5362.870  
 (NAD83/NAVD88)

S16°12'08"E  
 2057.51'



**SIDEWALK DEFERRAL EXHIBIT  
 ANASAZI RIDGE UNIT 3  
 DRB 1004245**

**DEFERRED SIDEWALK  
 SIDEWALK WAIVER**

- LEGEND**
- EXISTING CURB & GUTTER
  - EXISTING SIDEWALK
  - EXISTING EASEMENT LINE
  - NEW BOUNDARY LINE
  - NEW RIGHT OF WAY LINE
  - NEW ADJOUR LINE
  - NEW CENTER LINE
  - NEW EASEMENT LINE
  - NEW SIDEWALK (THIS PROJECT) - ALL OTHERS DEFERRED
  - NEW STANDARD CURB & GUTTER
  - NEW ROLL CURB & GUTTER
  - CROWN TO NO CURB TRANSITION
  - NEW STREET LIGHT
  - EXISTING PAVED ROAD (Asphalt Emul)

SEVILLE  
 TRACT 1-A-1  
 (09-19-2002, 2002C-312)

PARADISE HEIGHTS UNIT FIVE  
 TRACT B-1  
 (09-19-1995, 95C-348)