



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input checked="" type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST

Final Sign off of EPC Site Plan

APPLICATION INFORMATION

Applicant: Darryl Chitwood - Eco Green Building	Phone: (505) 582-9571
Address: 1116 Glorieta ST NE	Email:
City: Albuquerque	State: NM
Zip: 87112	
Professional/Agent (if any): JAG Planning + Zoning - Juanita Garcia	Phone: (505) 362-8903
Address: P.O. Box 7857	Email: jg@jagpandz.com
City: Albuquerque	State: NM
Zip: 87191	
Proprietary Interest in Site: Property owner	List all owners: Darryl Chitwood

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tract B	Block:	Unit:
Subdivision/Addition: Lands of Ella G. Rossiter	MRGCD Map No.:	UPC Code: 101406129901540120
Zone Atlas Page(s): F-14	Existing Zoning: PD	Proposed Zoning: No Change
# of Existing Lots: 1	# of Proposed Lots:	Total Area of Site (Acres): ~75

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 704 Ariegos Pk NW Between: 7th ST NW and: 9th ST NW

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1010143 / PR-2018-001398 / SI-2021-00024

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 11/19/2021
Printed Name: Juanita Garcia	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:	Date:			Project #	


FORM P2A: FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS - EPC

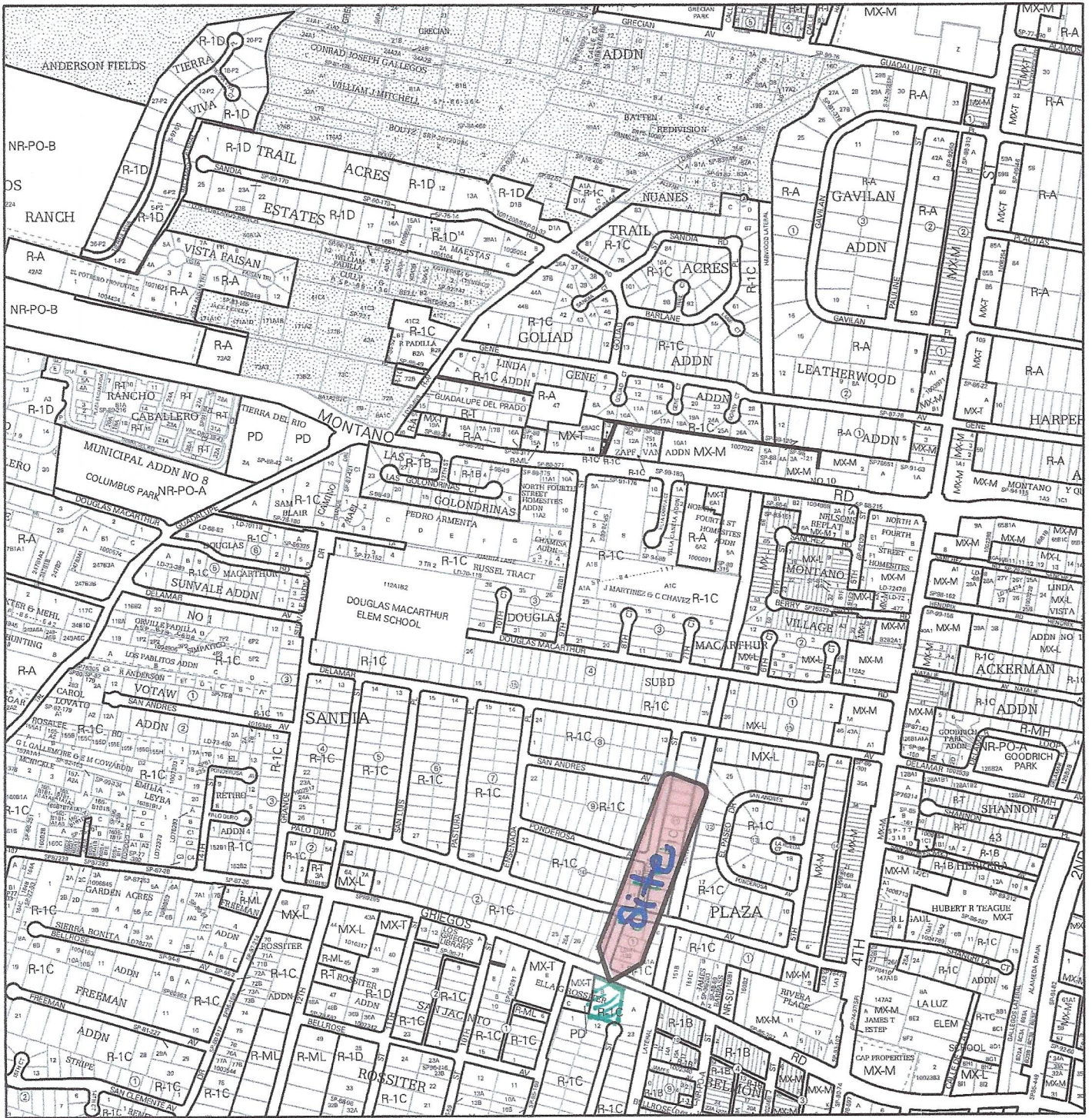
Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form P2 at the front followed by the remaining documents *in the order provided on this form*.

FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC

- ✓ Interpreter Needed for Hearing? No if yes, indicate language: _____
- ✓ PDF of application as described above
- ✓ Zone Atlas map with the entire site clearly outlined and labeled
- ✓ Letter of authorization from the property owner if application is submitted by an agent
- ✓ Solid Waste Department signature on Site Plan
- ✓ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- ✓ Approved Grading and Drainage Plan
- ✓ Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (*not required for Master Development Plans*)
- ✓ Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- ✓ Site Plan and related drawings
- ✓ Infrastructure List, if required

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i>	
Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
F-14-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading Represents Area Outside of the City Limits

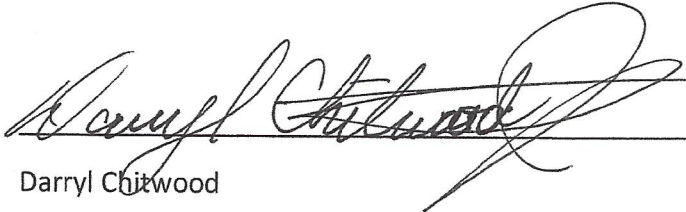
0 250 500 1,000 Feet



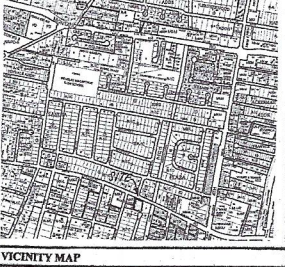
LETTER OF AUTHORIZATION

**SUBJECT PROPERTY: 704 GRIEGOS RD NW, THE ELY POR OF TR B ELLA G ROSSITER REPL
SITUATE IN SEC 32 T11N R3E CONT 33,070 SQ FT)**

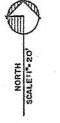
I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for any Planning and Zoning matters associated with this property.

 _____
Darryl Chitwood

06/03/2020
_____ Date



VICINITY MAP



CURB TABLE

ITEM	DESCRIPTION	WIDTH (FEET)	DEPTH (FEET)
1	PROVIDE NEW SIDEWALK (STD. DWG # 2403, C-4.0')	4.0	4.0
2	PROVIDE NEW CURB AND GUTTER (STD. DWG # 2403-A)	4.0	4.0
3	PROVIDE NEW CURB CUT - DUTYFIELD	4.0	4.0
4	PROVIDE H.C. WHEEL CHAIR RAMP (STD. DWG # 2403)	4.0	4.0

- 1 PROVIDE NEW SIDEWALK (STD. DWG # 2403, C-4.0')
- 2 PROVIDE NEW CURB AND GUTTER (STD. DWG # 2403-A)
- 3 PROVIDE NEW CURB CUT - DUTYFIELD
- 4 PROVIDE H.C. WHEEL CHAIR RAMP (STD. DWG # 2403)

NOTE: REMOVE ALL EXISTING SIDEWALK, CURB AND GUTTER, AND CURB CUTS ALONG GRIEGOS ROAD. REMOVE AND PATCH UP 4.0' WIDE SIDEWALK, CURB AND GUTTER, AND NEW CURB CUT WITH BUILT-UP RAMP FOR C.O.A. STANDARD DRINKING LISTED STREET.

Approved for Access Solid Waste Department
HERNAN GALLÉSOS (02-19-21)
"LOT 'A' AND LOT 'B' WILL HAVE TO PLACE THEIR CART ON ECO-GREEN LANE N.W."
Herman Gallagos

IDO Zone Atlas

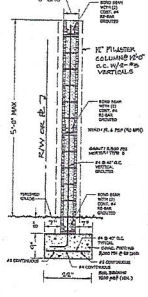
AREA TABLE:

- LOT 'A' = 0.1215 ACRES GROSS / 0.1186 ACRES NET
- LOT 'B' = 0.1781 ACRES GROSS / 0.1184 ACRES NET
- LOT 'C' = 0.1304 ACRES GROSS / 0.1184 ACRES NET
- LOT 'D' = 0.1302 ACRES GROSS / 0.1182 ACRES NET
- LOT 'E' = 0.1302 ACRES GROSS / 0.1182 ACRES NET

- NOTES:
- 1 "PRIVATE WAYS" ACCESS EASEMENTS GRANTED BY REPLATTING.
 - 2 10.0' WIDE PUBLIC UTILITY EASEMENT GRANTED BY REPLATTING.
 - 3 PEDESTRIAN PATHWAY (4.0' WIDE / 8" DEEP CRUSHER FINE SURFACE).
 - 4 18" WIDE (4" THICK) CONCRETE DRIVEPAD (TYPICAL).

LEGAL DESCRIPTION: ZONED: "PD"
LOTS 'A', 'B', 'C', 'D', AND 'E', LANDS OF ELLA B. ROSSITER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. (100 ZONE ATLAS PAGE "P-14-2")

IDO REFERENCE TO "SECTION 7-4 (3) (5)" FOR "PRIVATE WAYS"

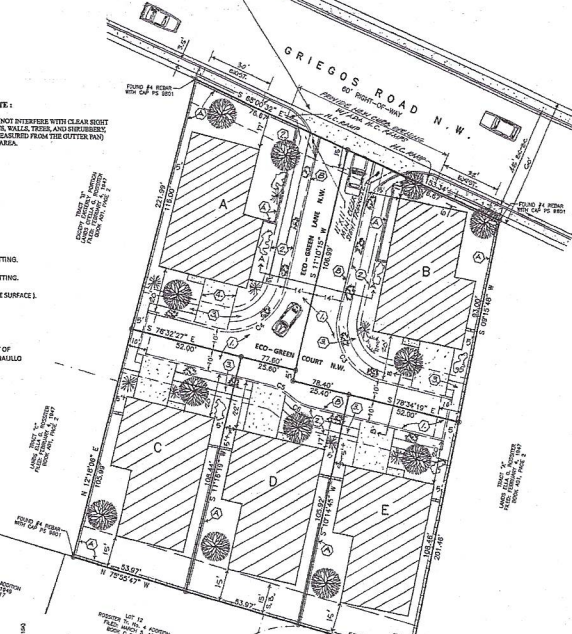


SITE GARDEN WALL
18" WIDE (4" THICK) CONCRETE FACE BRICK WALL CENTERED ON COMMON PROPERTY LINES
NOTE: WALL COLOR TO BE "BROWN" TO MATCH RESIDENTIAL UNITS.

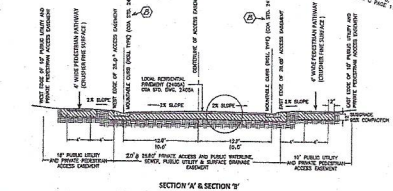
NOTE

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, SURFACE AREA, AND VIEW OF EXISTING UNDERGROUND UTILITY LINES. THERE IS REPRESENTATION PROVIDED HEREON AND ASSURED TO REPRESENTATIVE OF PROPERTY OWNERS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITY LINE OR PIPE IN THE AREA OF THE WORK BY MEANS OF AN OPENING EXCAVATION AND ALL LOCATIONS SHALL BE FULLY RESPONSIBLE FOR ANY EXISTING AND EXISTING UTILITY LINES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITY LINE OR PIPE IN THE AREA OF THE WORK BY MEANS OF AN OPENING EXCAVATION AND ALL LOCATIONS SHALL BE FULLY RESPONSIBLE FOR ANY EXISTING AND EXISTING UTILITY LINES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITY LINE OR PIPE IN THE AREA OF THE WORK BY MEANS OF AN OPENING EXCAVATION AND ALL LOCATIONS SHALL BE FULLY RESPONSIBLE FOR ANY EXISTING AND EXISTING UTILITY LINES.

GEORGE T. RODRIGUEZ
LAND USE, DEVELOPMENT AND
REDEVELOPMENT CONSULTANT
LEVY & VALDEZ, P.C.
1000 SAN JUAN, N.E.
ALBUQUERQUE, NEW MEXICO, 87110
(505) 261-1111



SITE PLAN



A FIVE (5) UNIT
RESIDENTIAL DEVELOPMENT
BY
ECO-GREEN BUILDING
704 GRIEGOS ROAD, N.W.
ALBUQUERQUE, NEW MEXICO
JANUARY, 2021

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: Lands of Ella G. Rossiter

AGIS MAP # F-14

LEGAL DESCRIPTIONS: Tract B, Lands of Ella
G. Rossiter - 704
Griegos RD NW

DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).

Juanita Garcia
Applicant/Agent

6/21/2021
Date

Ernest Armijo
Hydrology Division Representative

6/21/2021
Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

WATER AND SEWER AVAILABILITY STATEMENT

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: http://www.abcwua.org/Availability_Statements.aspx) on _____ (date).

Applicant/Agent

Date

ABCWUA Representative

Date

PROJECT # PR-2018-001398

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: Lands of Ella G. Rossiter

AGIS MAP # F-14

LEGAL DESCRIPTIONS: Tract B, Lands of Ella
G. Rossiter - 704 Griegos
RD NW

 DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).

Applicant/Agent

Date

Hydrology Division Representative

Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

WATER AND SEWER AVAILABILITY STATEMENT

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: http://www.abcwua.org/Availability_Statements.aspx) on _____ (date).

Juanita Garcia
Applicant/Agent

6/18/2021
Date

Edwin Bergeron
ABCWUA Representative

6/18/2021
Date

Statement #180920 - Requested on 9/27/2018

PROJECT # PR-2018-001398

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 4, 2021

Levi J. Valdez, PE
George T Rodriguez-Development Consultant
12800 San Juan Rd. SE
Albuquerque, NM 87123

**RE: 704 Griegos – Residential Development
Grading and Drainage Plan
Engineer's Stamp Date: 05/20/21
Hydrology File: F14D069**

Dear Mr. Valdez:

PO Box 1293

Based upon the information provided in your resubmittal received 06/23/2021, the Grading and Drainage Plan is approved for Grading Permit, Work Order and for action by the DRB for Preliminary Plat.

Albuquerque

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

NM 87103

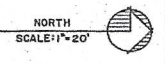
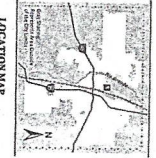
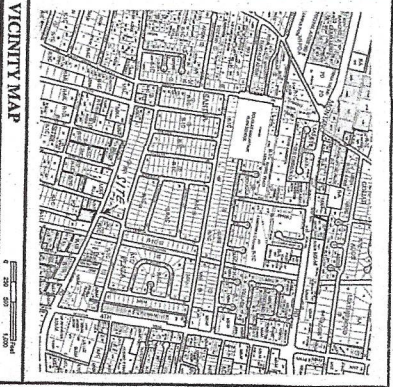
If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

www.cabq.gov

Sincerely,

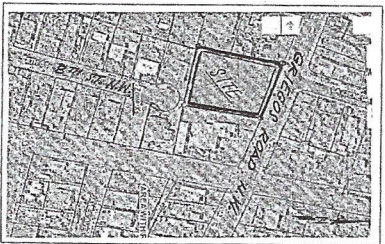
Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

VICINITY MAP
IDO Zone Atlas
May 2018



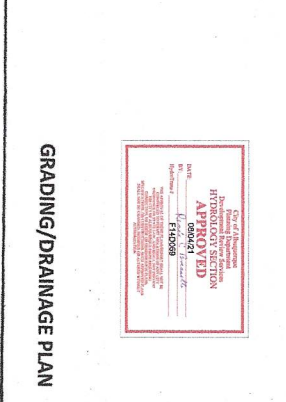
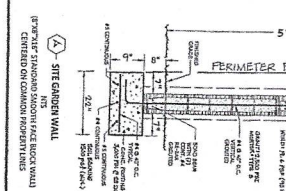
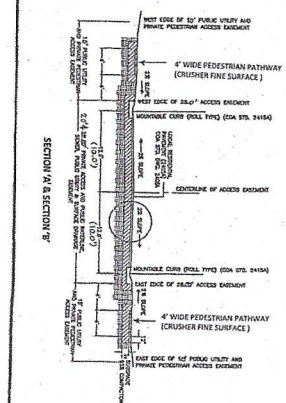
NOTE:
1) BUILDING AND CONSTRUCTION TO BE IN ITS LOCAL JURISDICTION
2) THIS PLAN IS NOT TO BE CONSIDERED AS A FINAL DESIGN
3) THIS PLAN IS NOT TO BE CONSIDERED AS A FINAL DESIGN

FEMA FLOOD ZONE INFORMATION:
FEMA FIRM PANEL NO. 330001013E (EFFECTIVE 09-26-2009)
FLOOD ZONE DESIGNATION: X (AREA WITH REDUCED FLOOD RISK DUE TO DIVERS)



NOTE:
1) BUILDING AND CONSTRUCTION TO BE IN ITS LOCAL JURISDICTION
2) THIS PLAN IS NOT TO BE CONSIDERED AS A FINAL DESIGN
3) THIS PLAN IS NOT TO BE CONSIDERED AS A FINAL DESIGN

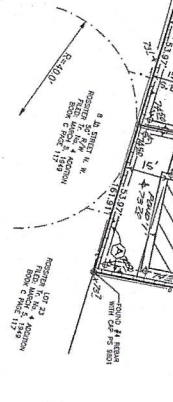
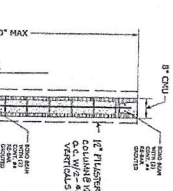
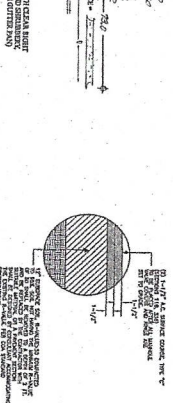
GENERAL NOTES:
1) ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2) ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
5) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



GRADING/DRAINAGE PLAN

APPROVED
5683
RESIDENTIAL DEVELOPMENT
BY
ECO-GREEN BUILDING
704 GREGG ROAD, N.W.
ALBUQUERQUE, NEW MEXICO
JANUARY, 2021

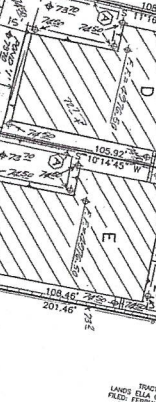
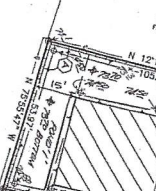
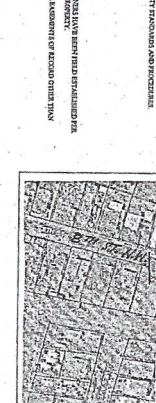
GENERAL NOTES:
1) ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2) ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
5) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



APPROVED
5683
RESIDENTIAL DEVELOPMENT
BY
ECO-GREEN BUILDING
704 GREGG ROAD, N.W.
ALBUQUERQUE, NEW MEXICO
JANUARY, 2021

APPROVED
5683
RESIDENTIAL DEVELOPMENT
BY
ECO-GREEN BUILDING
704 GREGG ROAD, N.W.
ALBUQUERQUE, NEW MEXICO
JANUARY, 2021

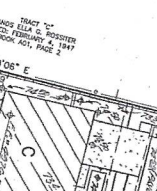
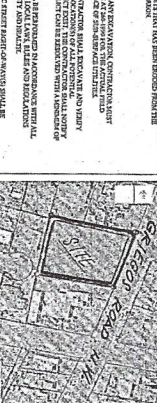
GENERAL NOTES:
1) ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2) ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
5) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



APPROVED
5683
RESIDENTIAL DEVELOPMENT
BY
ECO-GREEN BUILDING
704 GREGG ROAD, N.W.
ALBUQUERQUE, NEW MEXICO
JANUARY, 2021

APPROVED
5683
RESIDENTIAL DEVELOPMENT
BY
ECO-GREEN BUILDING
704 GREGG ROAD, N.W.
ALBUQUERQUE, NEW MEXICO
JANUARY, 2021

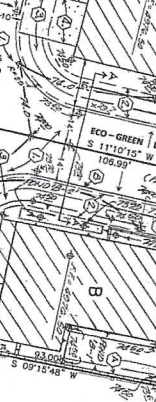
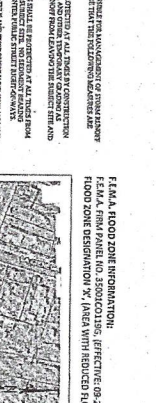
GENERAL NOTES:
1) ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2) ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
5) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



APPROVED
5683
RESIDENTIAL DEVELOPMENT
BY
ECO-GREEN BUILDING
704 GREGG ROAD, N.W.
ALBUQUERQUE, NEW MEXICO
JANUARY, 2021

APPROVED
5683
RESIDENTIAL DEVELOPMENT
BY
ECO-GREEN BUILDING
704 GREGG ROAD, N.W.
ALBUQUERQUE, NEW MEXICO
JANUARY, 2021

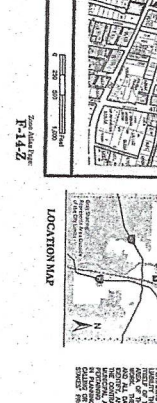
GENERAL NOTES:
1) ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2) ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
5) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



APPROVED
5683
RESIDENTIAL DEVELOPMENT
BY
ECO-GREEN BUILDING
704 GREGG ROAD, N.W.
ALBUQUERQUE, NEW MEXICO
JANUARY, 2021

APPROVED
5683
RESIDENTIAL DEVELOPMENT
BY
ECO-GREEN BUILDING
704 GREGG ROAD, N.W.
ALBUQUERQUE, NEW MEXICO
JANUARY, 2021

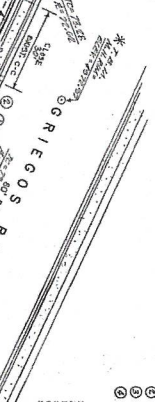
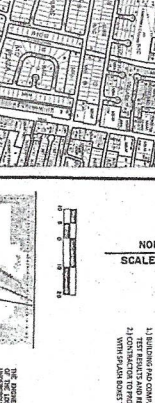
GENERAL NOTES:
1) ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2) ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
5) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



APPROVED
5683
RESIDENTIAL DEVELOPMENT
BY
ECO-GREEN BUILDING
704 GREGG ROAD, N.W.
ALBUQUERQUE, NEW MEXICO
JANUARY, 2021

APPROVED
5683
RESIDENTIAL DEVELOPMENT
BY
ECO-GREEN BUILDING
704 GREGG ROAD, N.W.
ALBUQUERQUE, NEW MEXICO
JANUARY, 2021

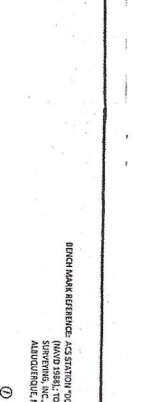
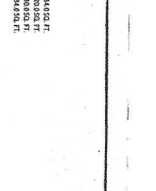
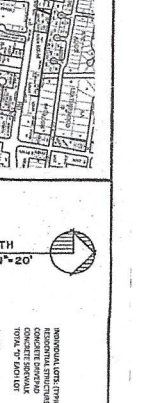
GENERAL NOTES:
1) ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2) ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
5) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



APPROVED
5683
RESIDENTIAL DEVELOPMENT
BY
ECO-GREEN BUILDING
704 GREGG ROAD, N.W.
ALBUQUERQUE, NEW MEXICO
JANUARY, 2021

APPROVED
5683
RESIDENTIAL DEVELOPMENT
BY
ECO-GREEN BUILDING
704 GREGG ROAD, N.W.
ALBUQUERQUE, NEW MEXICO
JANUARY, 2021

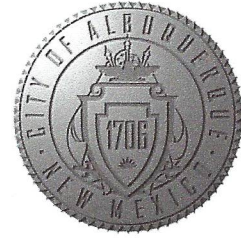
GENERAL NOTES:
1) ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2) ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
5) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



APPROVED
5683
RESIDENTIAL DEVELOPMENT
BY
ECO-GREEN BUILDING
704 GREGG ROAD, N.W.
ALBUQUERQUE, NEW MEXICO
JANUARY, 2021

APPROVED
5683
RESIDENTIAL DEVELOPMENT
BY
ECO-GREEN BUILDING
704 GREGG ROAD, N.W.
ALBUQUERQUE, NEW MEXICO
JANUARY, 2021

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

February 19, 2021

Darryl Chitwood-ECO-Green
1116 Glorieta St. NE
Albuquerque NM, 87112

Project #2018- 001398
SI-2021-00024 – Site Plan – EPC
VA-2021-00006 – Variance – EPC

LEGAL DESCRIPTION:

JAG Planning and Zoning request the above action for all or a portion of Tract B, Lands of Ella G. Rossiter, Section 32, Township 11 North, Range 3 East, N.M.P.M, located at 704 Griegos Rd. NW, between 8th St. NW and 9th St. NW., approximately 0.8 acre (F-14-Z)
Staff Planner: Sergio Lozoya

On February 18, 2021, the Environmental Planning Commission (EPC) voted to withdraw Project #2018-001398, VA-2021-00006, based on Finding #4, and to approve Project #2018-001398, SI-2021-00024, a Site Plan-EPC, based on the following findings and subject to the following conditions of approval:

1. The request is for a Site Plan-EPC for Tract B, Lands of Ella G. Rossiter, Section 32, Township 11. The subject site is approximately 0.8 acre, is located on Griegos Rd NW, between 8th St NW and 9th St NW and is currently undeveloped. The applicant proposes to create a governing site plan for the undeveloped lot.
2. The Site Plan – EPC is requested in order to develop a residential project consisting of five single-family dwellings with an attached garage and rear and front patio. The proposed development will be accessible from Griegos Rd NW.
3. The subject site is zoned PD (Planned Development). The purpose of the PD zone district is to accommodate small- and medium-scale innovative projects that cannot be accommodated through the use of other zone districts, provided that those projects are consistent with the ABC Comp Plan, as amended. The standards for this zone district are applied on a case-by-case basis to reflect a negotiated agreement for uses and standards with the applicant.
4. The subject request is accompanied by a request for a Variance – EPC. Pursuant to IDO Table 2-6-1: dimensional standards will be applicable to the most similar use or district as shown in IDO section 14-16-5-1, unless different standards are approved in the PD approval process. Similarly, all standards from 14-16-5-2 through 14-16-5-13 apply unless varied in the PD approval process, thus the Variance-EPC request is not required.

OFFICIAL NOTICE OF DECISION

Project #2018-001398

February 19, 2021

Page 2 of 8

5. The EPC has the authority to review the Site Plan – EPC application for conformance to applicable IDO development standards; the EPC is not reviewing any future program or any private rental agreements between a landlord and tenants.
6. The request is to establish a governing Site Plan – EPC in a PD zone district. Pursuant to IDO subsection 14-16-2-6(A)(3)(b): A Site Plan – EPC that specifies uses, site standards and development standards shall be reviewed and decided in conjunction with the review and decision of a zone change request. The subject site was rezoned from R-1 to SU-1 in 2014, at that time an accompanying Site Plan was also approved but the Site Plan was never finalized by the DRB. The subject site was rezoned from SU-1 to PD by the City upon the adoption of the IDO in 2018.
7. The subject site is located in an Area of Consistency, and nearby the 4th Street Main Street Corridor, as designated by the Comprehensive Plan.
8. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
9. The request meets the Site Plan – EPC Review and Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:
 - A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.
 - B. 14-16-6-6(J)(3)(b) The subject site is zoned PD, but does not have a Site Plan established. This request, should it be approved, will establish the governing site plan.
 - C. 14-16-6-6(J)(3)(c) With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM). As per the IDO, the EPC will determine whether any deviations from typical Residential, Single-Family Dwelling development are acceptable in this proposed Site Plan.
 - D. 14-16-6-6(J)(3)(d) The request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.
 - E. 14-16-6-6(J)(3)(e) The future, proposed development will be required to comply with the decisions made by two bodies- the EPC and the DRB. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB's conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.

OFFICIAL NOTICE OF DECISION

Project #2018-001398

February 19, 2021

Page 3 of 8

- F. 14-16-6-6(J)(3)(f) The subject property is not within an approved Master Development Plan, IDO section 6-6(J)(3)(f) does not apply.
 - G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area, IDO section 6-6(J)(3)(g) does not apply.
10. The request is consistent with the following Comprehensive Plan Goals and policies from Chapter 4: Community Identity:

- A. Goal 4.1: Character: Enhance, protect, and preserve distinct communities.

The request will enhance, the Griegos neighborhood by providing five single-family dwellings in an established area of the City, which is nearby the 4th Street Main Street corridor as designated by the Comprehensive Plan. The proposal will preserve the existing, distinct community by providing additional housing designed with a southwestern architecture style on an otherwise undeveloped lot.

- B. Policy 4.1.4 – Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The request will enhance and protect the neighborhood by developing a currently vacant lot with residential uses in an area that is highly residential. The neighborhood will be preserved and strengthened with the addition of the proposed homes, which are designed using a southwestern architecture style.

11. Thee request is consistent with the following Comprehensive Plan Goals and policies from Chapter 5: Land Use.

- A. Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The proposed site plan is located within an established community, and is near 4th Street Main Street Corridor as designated by the Comprehensive Plan. There are existing transit routes and bike lanes along Griegos Rd, future residents will have a variety of services available to them.

- B. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The proposed Site Plan is located on Griegos Rd NW, between 8th St and 9th St. This location is served by existing transit routes and bike lanes along Griegos Rd, future residents will have a variety of services available to them along 4th St

- C. Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The subject site is in an established urban area that is already served by existing infrastructure and public facilities; the request would support additional growth and development in an infill location.

- D. Goal 5.6 City Development Areas: Encourage growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The proposed development is within an established residential area, that is in proximity to a variety of uses. The proposed single-family dwellings were designed using a southwestern architecture style, and the lots were designed using R-1B zone standards, these elements ensure that the proposal reinforce the character and intensity of the area.

- E. 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.

The proposed development protects and enhances the character of the area by adding five-single-family dwellings on a currently undeveloped lot. The site plan protects the character by using a southwestern architecture style, and design standards from the R-1B zone district.

12. The request is consistent with the following Comprehensive Plan Goals and policies from Chapter 7: Urban Design:

- A. Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

The proposal reinforces context sensitive design by working with the community and limiting access of the development to Griegos Rd NW, previous designs included an additional entrance from the 8th St cul-de-sac, which would've disrupted the existing flows of traffic.

- B. Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

The proposed development is within the Griegos Rd neighborhood, an established urban area of the City. The proposal uses southwestern architectural features, and landscape palette that recognize and embrace the Griegos Neighborhood distinct identity.

13. The request is consistent with the following Comprehensive Plan Goals and policies from Chapter 9: Housing:

- A. Goal 9.2 Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments.

The proposal is sustainable and compatible with the natural and built environment as it uses common southwestern plants in the landscape design, permeable surfaces, and drainage ponds as a natural stormwater management feature. Access to the development is limited to Griegos Rd, previous designs had access from Griegos Rd and the 8th St cul-de-sac. The current iteration is more compatible with the built environment by limiting the access points to the proposed development.

- B. Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship with the street.

The request is within an established urban area of the City and is near several existing public facilities and a variety of uses. It responds well to the surrounding neighborhood by limiting access to the development, using an appropriate color for the homes and plant pallet for the proposed landscaping. The density is appropriate and matches existing patterns of development.

- C. Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

The subject site is in an established urban area that is already served by existing infrastructure and public facilities. The site plan was designed using dimensional standards from the R-1 zone district. The request would support additional growth and development with appropriate density in a location with existing adequate services and amenities.

- D. Policy 9.3.2 Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

The request proposes to develop five single-family homes in an established community. It maintains the appropriate scale by using R-1 zone standards as a base for design, and is located within several existing public facilities and a variety of uses.

14. Conditions of approval are needed to ensure that applicable IDO regulations are met and to provide clarification.
15. The City's Solid Waste department has requested a site plan to scale for review.
16. The applicant notified the Greater Gardner and Monk Bridge Neighborhood Associations., which are the affected, registered neighborhood organizations. The applicant also notified property owners within 100-feet of the subject sites boundaries as required.
17. A representative of the both Greater Gardner and North Valley Coalition Neighborhood Organizations declined a meeting with the applicant but did have some questions about the proposed site plan. The questions discussed included: a request to review the site plan drawings, connectivity from 8th Street to the development, required parking, the proposed wall along

Griegos Rd NW, accessibility for Solid Waste Trucks and designated trash areas, setback requirements, lighting, and a request for the City project number. The applicant provided an e-mail response to the issues above and no further discussion or questions were presented by the Neighborhood Associations.

18. The Neighborhood Associations wrote that they were “satisfied with the plans,” wished the applicant well on the project, and no meeting was requested after the e-mail correspondence.
19. The applicant has demonstrated that there were no requests for a public meeting concerning this project.

Conditions:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.
2. 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.
3. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
4. The site plan shall address the following:
 - A. Building setbacks shall be clearly identified, including front, side, and rear setbacks.
 - B. Property lines shall be clearly identified and dimensioned.
 - C. The site plan shall clearly state that R-1B zone dimensional standards were used as a base of design, and all variations from the R-1B zone standards shall be clearly identified on the site plan.
 - D. All drainage ponds shall be clearly labeled and dimensioned.
 - E. Parking calculations shall be shown on the site plan pursuant to IDO section 5-5(C).
 - F. Garages shall be identified and dimensioned, total area of the garage shall be shown on the site plan.
 - G. All driveways shall be clearly dimensioned.

OFFICIAL NOTICE OF DECISION

Project #2018-001398

February 19, 2021

Page 7 of 8

- H. Specific wall heights and finishes need will be shown to determine any variation from wall standards in residential areas pursuant to IDO table 5-7-1.
 - I. The irrigation system shall be clearly shown on the landscape plan, and total number of emitters should be specified.
 - J. The grading and drainage plan will show contour lines in to determine stormwater runoff flows.
 - K. The utility plans shall clearly show location of structures to demonstrate tie into the water and sewer lines.
 - L. The utility plans will show tie into the main lines from Griegos Rd from the development.
 - M. The rear setback of Lot B shall be 10 feet, as requested by the EPC.
5. Any deviation from R-1B zone standards found in the IDO mentioned above or otherwise shall be explicitly called out on the site plan in order to maintain and create a reliable record for this site plan.
6. Conditions from Solid Waste Management Department:
- A. A site plan to scale will be required for this development, and will have to be approved by the Solid Waste Department.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **March 5, 2021**. 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 14-16-6-4(U) of the IDO, Administration and Enforcement. 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 recommendation.

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).

Sincerely,



for Brennon Williams
Planning Director

Digitally signed by James M. Aranda
DN: cn=James M. Aranda, o=City of
Albuquerque, ou=Planning
Department,
email=jmaranda@cabq.gov, c=US
Date: 2021.02.22 12:36:36 -07'00'

OFFICIAL NOTICE OF DECISION

Project #2018-001398

February 19, 2021

Page 8 of 8

BW/SL

cc: Greater Gardner and Monkbridge NA, David Wood, wood_cpa@msn.com
Greater Gardner and Monkbridge NA, Chris Sylvan, sylvan.cs@gmail.com
North Valley Coalition, Doyle Kimbrough, newmexmba@aol.com
North Valley Coalition, Peggy Norton, peggynorton@yahoo.com
City Legal, avarela@cabq.gov



November 19, 2021

Ms. Jolene Wolfley, Chair
Development Review Board
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Ms. Wolfley and members of the Development Review Board:

JAG Planning & Zoning, agent for Darryl Chitwood, Eco-Green, respectfully requests your Final Sign-Off for a Site Plan for the property legally described as Tract B, Lands of Ella G. Rossiter Subdivision, containing approximately 0.8 acres, located at 704 Griegos RD NW, zoned Planned Development (PD). The PD zoning requires approval of a site plan from the Environmental Planning Commission (EPC), which occurred on February 18, 2021 with 19 Findings and 6 Conditions of approval.

The applicant is proposing to develop a single-family development on the site with five single-family dwelling units on five separate lots. Accompanying this request is a Preliminary and Final Plat application to reflect the configuration of all proposed five lots.

Since the February 18, 2021 EPC approval, the original project engineer was unable to modify the site plan to reflect all the conditions of approval and the applicant was forced to hire a new engineer to address the Infrastructure/Utility Drawings. This information was conveyed to Mr. Lozoya to determine if the revised drawings from the current engineer, Robert Fierro, were found to be acceptable to Mr. Lozoya.

As part of the Conditions of Approval, the applicant met with Staff Planner Sergio Lozoya to determine if the attached site plan has met all of the conditions of approval. Each condition of approval has been addressed as follows:

Conditions:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.

This application fulfills this condition.

-
2. 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.

This letter fulfills this condition.

3. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.

The applicant has met with Staff Planner, Sergio Lozoya to discuss the conditions of approval on several occasions prior to apply to the DRB.

4. The site plan shall address the following:

- A. Building setbacks shall be clearly identified, including front, side, and rear setbacks.

This condition has been met. (See Sheet 2)

- B. Property lines shall be clearly identified and dimensioned.

This condition has been met. (See Sheet 2)

- C. The site plan shall clearly state that R-1B zone dimensional standards were used as a base of design, and all variations from the R-1B zone standards shall be clearly identified on the site plan.

This condition has been met. (See Sheet 2)

- D. All drainage ponds shall be clearly labeled and dimensioned.

This condition has been met. (See Sheet 5)

- E. Parking calculations shall be shown on the site plan pursuant to IDO section 5-5(C).

Parking calculations are not shown, please see IDO table 5-5-1 for minimum off-street parking requirements. (See Sheet 2)

- F. Garages shall be identified and dimensioned, total area of the garage shall be shown on the site plan.

This condition has been met. (See Sheet 2)

- G. All driveways shall be clearly dimensioned.

This condition has been met. (See Sheet 2)

- H. Specific wall heights and finishes will be shown to determine any variation from wall standards in residential areas pursuant to IDO table 5-7-1.

Site plan shows wall heights that have been determined to be consistent with the IDO.

- I. The irrigation system shall be clearly shown on the landscape plan, and total number of emitters should be specified.

This condition has been met. (See Sheet 4)

- J. The grading and drainage plan will show contour lines to determine stormwater runoff flows.

This condition has been met. (See Sheet 5)

- K. The utility plans shall clearly show location of structures to demonstrate tie into the water and sewer lines.

Structures are not shown on the utility plans.

- L. The utility plans will show tie into the main lines from Griegos Rd from the development.

The existing water and sewer line along Griegos are not shown, please show on utility plan.

- M. The rear setback of Lot B shall be 10 feet, as requested by the EPC.

This condition has been met. (See Sheet 2)

-
5. Any deviation from R-1B zone standards found in the IDO mentioned above or otherwise shall be explicitly called out on the site plan in order to maintain and create a reliable record for this site plan.

This condition has been met. (See Sheet 2)

6. Conditions from Solid Waste Management Department:

- A. A site plan to scale will be required for this development, and will have to be approved by the Solid Waste Department.

Applicant has received approval from Solid Waste and the approved site plan been attached with this application.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,



Juanita Garcia
Principal

JAG Planning & Zoning, LLC

GENERAL NOTES

1. ALL WORK SHOWN ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL EXCEPT AS INDICATED BY THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1989 EDITION AS AMENDED THROUGH UPDATE NO. 8.
2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXAMINE AND VERIFY THE EXISTING HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT BE IDENTIFIED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT THE LINE LOCATION SERVICE, NH ONE CALL AT 280-1930 FOR LOCATION OF EXISTING UTILITIES.
5. CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL RESIDENTS AND BUSINESS OPERATIONS. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY AGENCIES, STATE OR FEDERAL, THAT APPLY TO THIS PROJECT. CONTRACTOR SHALL PROTECT THEM FROM DAMAGE, INJURY OR LOSS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NECESSARY SAFETY MEASURES TO PROTECT THE PUBLIC AND THE PROGRESS OF THE WORK. ALL WORKING HOURS THROUGHOUT THE DURATION OF THE PROJECT, CONTRACTOR SHALL COMPLY WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1989, AS AMENDED WITH UPDATE NO. 8.
6. CONTRACTOR AGREES THAT HE SHALL ASSUME THE SALE AND COMPLETE RESPONSIBILITY FOR THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. CONTRACTOR SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ENGINEER, AND CITY, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, UNDER ANY AND ALL LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY AGENCIES, STATE OR FEDERAL, THAT APPLY TO THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ENGINEER, OR CITY.
7. TRACKS, CONTROL, ERECTION OR WORKING SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION COMMITTEE THE SCHEDULED CONSTRUCTION SCHEDULE TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY BARROSO, THE CONSTRUCTION COORDINATION DIVISION, CONTRACTOR SHALL NOTIFY BARROSO OF ANY CHANGES TO THE SCHEDULED CONSTRUCTION SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ENGINEER, AND CITY, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, UNDER ANY AND ALL LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY AGENCIES, STATE OR FEDERAL, THAT APPLY TO THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ENGINEER, OR CITY.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ENGINEER, AND CITY, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, UNDER ANY AND ALL LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY AGENCIES, STATE OR FEDERAL, THAT APPLY TO THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ENGINEER, OR CITY.
9. EXISTING CURBS AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS TO BE REPLACED OR CHECKED FOR DAMAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF BROKEN OR CHECKED PAVEMENT WILL ALSO BE REQUIRED.
10. ALL SLOTTED PER FORTRONICS SHALL BE COMPACTED TO A MINIMUM 5% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.4.2.
11. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXPOSED DURING THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EXHAUSTION SO THAT THE EXCAVATED PUBLIC DRAINAGE FACILITY IS AVAILABLE TO BEING WASHED DOWN THE STREET OR INTO ANY DRAINAGE FACILITY.
12. TRACK COST FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.
13. PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. ALL THE ROAD SHALL NOT BE OPENED TO PUBLIC TRAFFIC UNTIL IT IS COMPLETELY FINISHED. ALL THE ROAD SHALL NOT BE OPENED TO HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
14. CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BE EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE ADJUSTED TO WHEELING AND/OR SINKHOLE COSTS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ENGINEER, AND CITY, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, UNDER ANY AND ALL LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY AGENCIES, STATE OR FEDERAL, THAT APPLY TO THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ENGINEER, OR CITY.
16. CONTRACTOR SHALL MAINTAIN A SUFFICIENT NUMBER OF WORKERS ON ALL UTILITY LINES AND ACCESSIBLE AREAS AT ALL TIMES TO MAINTAIN RECORDS OF DATA FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES OR RECORDS UNTIL ALL DATA HAS BEEN RECORDED.
17. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN 7 DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEY SHALL NOT BE DISTURBED. CONTRACTOR SHALL MAINTAIN ALL EXISTING SURVEY MONUMENTS. CONTRACTOR SHALL NOT DELIBERATELY REMOVE OR REPLACE ANY MONUMENTS THAT MAY BE DISTURBED WITHOUT PERMISSION. REPAIRS TO EXISTING SURVEY MONUMENTS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE. FINISHED ELEVATIONS OF THE FACE OF THE MONUMENT SHALL BE MADE IN THE SURVEY MONUMENT IS LOCATED. CONTRACTOR SHALL AT HIS OWN EXPENSE, ADJUST THE FINISHED ELEVATIONS OF THE MONUMENT TO THE FINISHED ELEVATIONS REFER TO SECTION 4.4.2 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

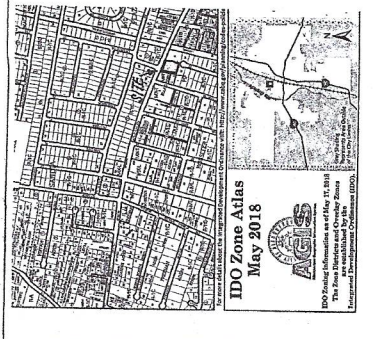
PROJECT NUMBER: _____
Application Number: _____
 This plan is submitted with the specific site Development Plan approved by the Environmental Planning Commission (EPC), Local Ordinance 10-1-10 and the Findings and Conditions in the Official Notification of Decision are satisfied.
 Is an Infrastructure List requires? () Yes () No () No. If yes, then a set of approved infrastructure list is required for any construction within Public Right-of-Way or for construction of public facilities.

DEVELOPMENT PLAN APPROVAL:

Agency	Date
Traffic Engineering, Transportation Division	
ABC/WUA	
Parks and Recreation Department	
City Engineering/Planning	
Code Enforcement	
Environmental Health Department (conditions)	
Human Capital	02-19-31
Solid Waste Management	
DRB Chairperson, Planning Department	

INDEX TO DRAWINGS

SHEET NO.	TITLE
SHEET 1 OF 7	COVER SHEET
SHEET 2 OF 7	SITE PLAN
SHEET 3 OF 7	DETAIL SHEET
SHEET 4 OF 7	LANDSCAPE PLAN
SHEET 5 OF 7	GRADING AND DRAINAGE PLAN (CONCEPTUAL)
SHEET 6A - OF 7	UTILITY PLAN
SHEET 6B - OF 7	UTILITY PLAN
SHEET 7 OF 7	BUILDING ELEVATIONS



VICINITY MAP (NO SCALE) IDO Zone Atlas
 T-14-Z
 May 2018

18. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL NECESSARY WORKING UNITS. PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.
19. PIM WILL PROVIDE AT NO COST TO THE CITY OF THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION, DEEMED NECESSARY BY PIM WILL THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE INSPECTION OR OBSERVATION. CHANGED THE TOTAL COST ASSOCIATED WITH REMOVAL OF ANY DRAINAGE OR OTHER WORK DURING CONSTRUCTION WITH SUPPORTING OR REDUCING THE PILES AND CABLES.
20. WORKING DURING UTILITY LINE LOCATIONS ARE BASED ON AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE INDICATED BUT NOT SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ANY UTILITY LINE OR NEARBY UTILITY LINE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY AGENCIES, STATE OR FEDERAL, THAT APPLY TO THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ENGINEER, OR CITY. NOTIFYING THE UTILITIES, COMPLYING WITH TALK STAKE PROCEDURES, OR OTHERWISE.
21. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
22. CONTRACTOR SHALL MAINTAIN A SUFFICIENT NUMBER OF WORKERS ON ALL UTILITY LINES AND ACCESSIBLE AREAS AT ALL TIMES TO MAINTAIN RECORDS OF DATA FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES OR RECORDS UNTIL ALL DATA HAS BEEN RECORDED.
23. FOR STORM DRAIN CONSTRUCTION, TOP PIPE JOINTS SHALL NOT BE CREATED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE CREATED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
24. IN ALL CASES, CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF THE START OF WORK. CONTRACTOR SHALL NOT BE OPENED TO PUBLIC TRAFFIC UNTIL IT IS COMPLETELY FINISHED. ALL THE ROAD SHALL NOT BE OPENED TO HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

A FIVE (5) UNIT
 RESIDENTIAL DEVELOPMENT
 BY
ECO-GREEN BUILDING
 704 GRIEGOS ROAD, N.W.
 ALBUQUERQUE, NEW MEXICO
 JANUARY, 2021

CRISTIAN T. RODRIGUEZ
 LAND USE, PLANNING
 DEVELOPMENT CONSULTANT
 1200 SAN JUAN N.E.
 ALBUQUERQUE, NEW MEXICO, 87125
 (505) 445-9925

RESIDENTIAL DEVELOPMENT
BY
ECO-GREEN BUILDING
704 GRIEGOS ROAD, N.W.
ALBUQUERQUE, NEW MEXICO
JANUARY, 2021



SITE PLAN

- NOTE: REFER TO GRADING AND DRAINAGE PLAN - SHEET 5 OF 7 FOR REQUIRED DRAINAGE POND(S) LOCATIONS, CALCULATED VOLUME SIZE AND DIMENSIONS.
- (A) SITE 'GARDEN WALL', TO BE CENTERED ON INTERIOR LOT PROPERTY LINE(S) OF LOTS 'C', 'D', AND 'E' AS SHOWN ON THE SITE PLAN HEREON.
- (B) MOUNTABLE CURB/ROLL-TYPE (COA STD DWG. # 2415A).
- (C) DEVELOPMENT PERIMETER PROPERTY BOUNDARY LINE.
- (D) INDIVIDUAL LOT PROPERTY LINE.

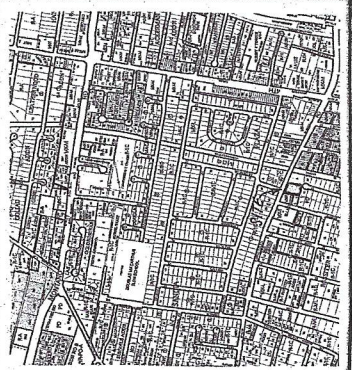
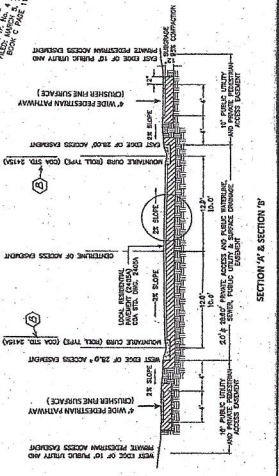
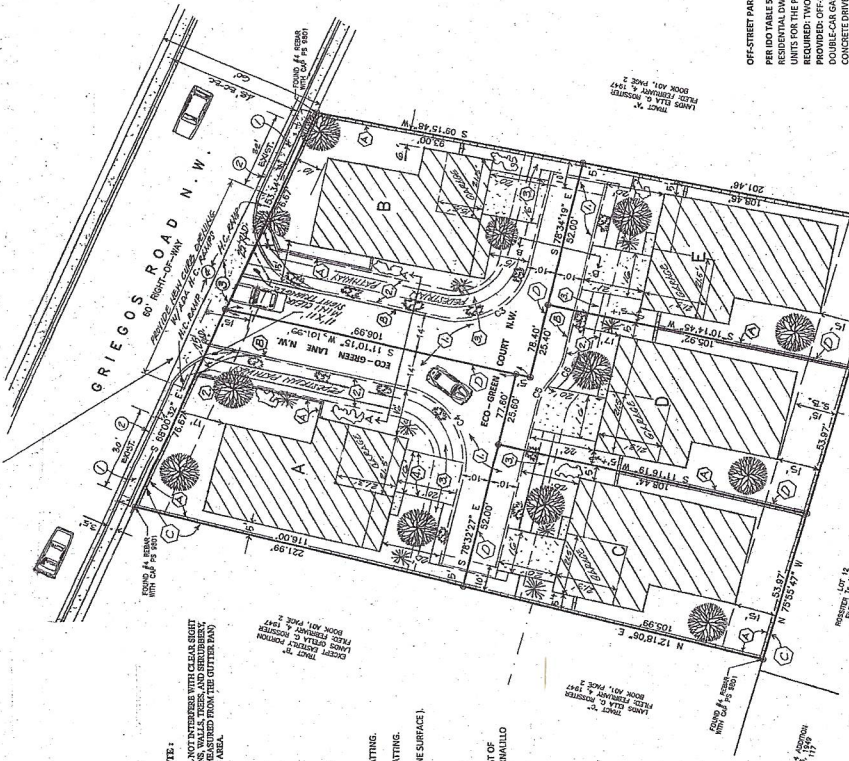
NOTE(S):
* THIS PROPOSED FIVE (5) LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WAS DESIGNED USING 'R-3(B) ZONE STANDARDS TO ENSURE THE PROPOSED DEVELOPMENT WILL REINFORCE THE CHARACTER AND INTEREST OF THE NEIGHBORHOOD AREA.
* EACH RESIDENTIAL UNIT PROVIDES FOR A 460.0 SQUARE FOOT TWO (2) CAR GARAGE (BEING 21'-5" X 21'-5") PLUS A 13' WIDE AND 20' LONG CONCRETE DRIVEPAD FOR AN ADDITIONAL TWO (2) CAR PARKING FOR A TOTAL OF FOUR (4) PARKING SPACES PER UNIT.

OFF-STREET PARKING CALCULATIONS:
PER IDO TABLE 5.5.1 (MINIMUM OFF-STREET PARKING REQUIREMENTS), RESIDENTIAL DWELLING, SINGLE FAMILY DETACHED. ALL RESIDENTIAL DWELLING UNITS FOR THE PROPOSED DEVELOPMENT PROVIDE THREE (3) BED-ROOMS, TWO (2) SPACES/UNIT WITH 3 OR MORE BED-ROOMS.
TOTAL CAR GARAGE = 2 SPACES
CONCRETE DRIVEPAD = 2 SPACES
TOTAL PARKING SPACES = 4 SPACES PER UNIT

AREA TABLE

LOT	AREA (ACRES)	AREA (SQ. FT.)
LOT 'A'	0.1316	9,100
LOT 'B'	0.1316	9,100
LOT 'C'	0.1316	9,100
LOT 'D'	0.1316	9,100
LOT 'E'	0.1316	9,100
TOTAL	0.6580	45,500

- (1) PROVIDE NEW SIDEWALK (STD DWG. # 2409) (4.0')
- (2) PROVIDE NEW CURB AND GUTTER (STD DWG. # 2415A).
- (3) PROVIDE NEW CURB CUT-DRAINAGE (STD DWG. # 2420).
- (4) PROVIDE PUBLIC UTILITY CHANNELS (STD DWG. # 2440).



CLEAR RIGHT TRIANGLE NOTE:
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR RIGHT REQUIREMENTS. THEREFORE, SIGN, WALLS, TREES, AND ORNAMENTALS WILL NOT BE ACCEPTABLE IN THIS AREA.

- NOTE: (1) 'PRIVATE WAY' ACCESS EASEMENTS GRANTED BY REPLICATING.
- (2) 10.0' WIDE PUBLIC UTILITY EASEMENT GRANTED BY REPLICATING.
- (3) 10.0' WIDE PEDESTRIAN PATHWAY (4.0' WIDE / 6' DEEP CHURR FINE SURFACE).
- (4) 15' WIDE (6" THICK CONCRETE DRIVEPAD TYPICAL)

LEGAL DESCRIPTION: ZONED 'R-3(B)'
NOTE: A SIDEWALK WALKER FOR STANDARDS IN THE OPEN CHARTERED CITY OF ALBUQUERQUE, NEW MEXICO, IS BEING REQUESTED. THE WALKER IS BEING REQUESTED FOR A SHORT STUB STREET, CALLED 'SAC', OR LOCAL ACCESS STREET WITH AVERAGE DAILY TRAFFIC (ADT) OF NO MORE THAN 50.
IDO REFERENCE TO 'SECTION 7-4.0(16)' FOR 'PRIVATE WAY'.

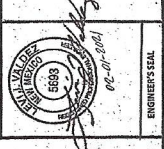


NOTE:
THE DEVELOPER HAS UNDERTAKEN THE NECESSARY RESEARCH AND INVESTIGATION TO DETERMINE THE CHARACTER AND INTEREST OF THE NEIGHBORHOOD AREA AND TO ENSURE THE PROPOSED DEVELOPMENT WILL REINFORCE THE CHARACTER AND INTEREST OF THE NEIGHBORHOOD AREA.

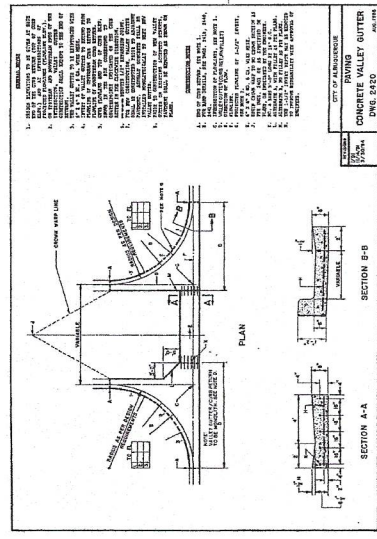
NOTE: WALL COLOR TO BE 'BROWN' TO MATCH RESIDENTIAL UNITS.

GEORGE T. RODRIGUEZ
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
LICENSE NO. 10000
ALBUQUERQUE, NEW MEXICO, 87103
(505) 243-0829

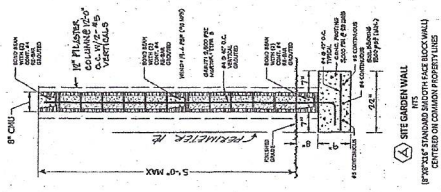
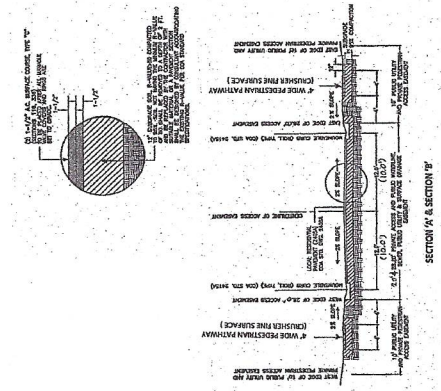
A FIVE (5) UNIT
RESIDENTIAL DEVELOPMENT
BY
ECO-GREEN BUILDING
704 GRIEGOS ROAD, N.W.
ALBUQUERQUE, NEW MEXICO
JANUARY, 2021



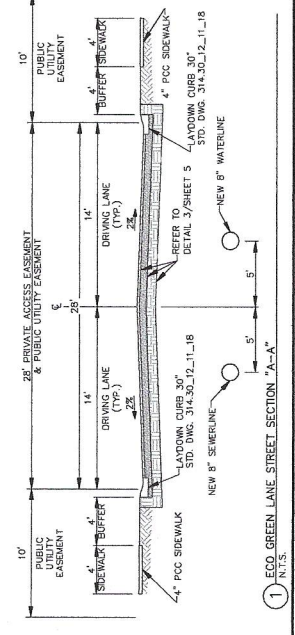
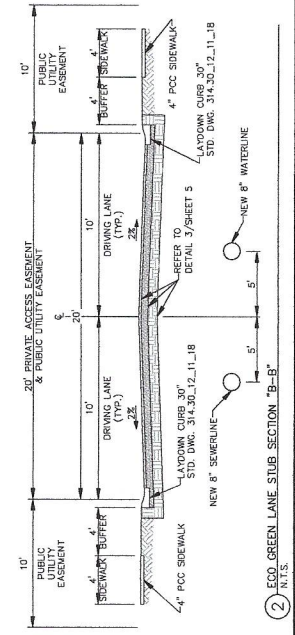
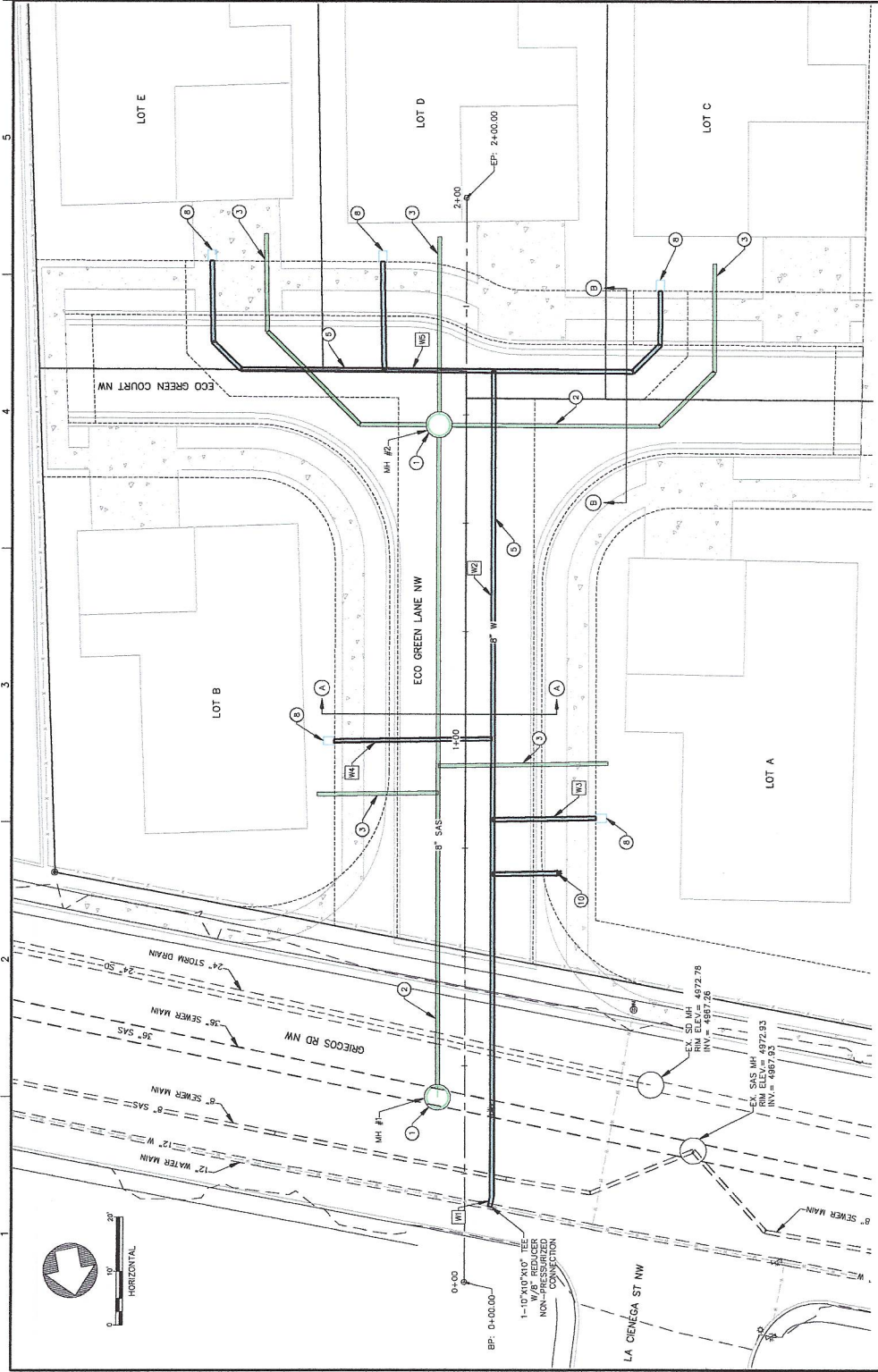
DETAILS SHEET



- NOTES:**
1. REFER TO DRAWING SET FOR ALL OTHER NOTES AND SPECIFICATIONS.
 2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
 3. ALL MATERIALS SHALL BE AS SPECIFIED.
 4. THE GUTTER SHALL BE INSTALLED TO THE EXTERIOR SIDE OF THE CURB OR SIDEWALK.
 5. THE GUTTER SHALL BE INSTALLED TO THE EXTERIOR SIDE OF THE CURB OR SIDEWALK.
 6. THE GUTTER SHALL BE INSTALLED TO THE EXTERIOR SIDE OF THE CURB OR SIDEWALK.
 7. THE GUTTER SHALL BE INSTALLED TO THE EXTERIOR SIDE OF THE CURB OR SIDEWALK.
 8. THE GUTTER SHALL BE INSTALLED TO THE EXTERIOR SIDE OF THE CURB OR SIDEWALK.
 9. THE GUTTER SHALL BE INSTALLED TO THE EXTERIOR SIDE OF THE CURB OR SIDEWALK.
 10. THE GUTTER SHALL BE INSTALLED TO THE EXTERIOR SIDE OF THE CURB OR SIDEWALK.
- CONSTRUCTION:**
1. 4" CONCRETE
 2. 2" AGGREGATE
 3. 18 GAUGE GALVANIZED STEEL
 4. 1" POLYURETHANE FOAM INSULATION
 5. 1" POLYURETHANE FOAM INSULATION
 6. 1" POLYURETHANE FOAM INSULATION
 7. 1" POLYURETHANE FOAM INSULATION
 8. 1" POLYURETHANE FOAM INSULATION
 9. 1" POLYURETHANE FOAM INSULATION
 10. 1" POLYURETHANE FOAM INSULATION



GEORGE T. RODRIGUEZ
LAND USE DEVELOPMENT AND
CONSTRUCTION CONSULTANT
LEVI A. VALDEZ, P.E.
1800 SAN JUAN N.E.
ALBUQUERQUE, NEW MEXICO 87102
(505) 844-0293



CONSTRUCTION NOTES

ID.#	DESCRIPTION
1	INSTALL 4" DIA. TYPE "C" MANHOLE PER COA STD. DTL 210
2	INSTALL 8" SEWER PIPE PER STD. SPEC. SEC. 901
3	INSTALL 4" SEWER SERVICE PER COA STD. DTL 215
4	SAW CUT REMOVE AND REPLACE ASPHALT PER COA STD. DTL. 2465, MAJOR LOCAL TYPE B
5	INSTALL WATERLINE PER STD. SPEC. SEC. 801
6	CONNECT NEW WATERLINE TO EXISTING WATERLINE PER COA STD. DTL. 2391
7	INSTALL 10" WATER SERVICE WITH WATER BOX PER COA STD. DTL. 2328, 2328B AND VAVE BOX PER COA STD. DTL. 2356, 2356B
8	INSTALL 3/4" WATER SERVICE WITH WATER BOX PER COA STD. DTL. 2351 AND 2352
9	INSTALL 4" CAP
10	INSTALL FIRE HYDRANT PER WATER AUTHORITY STD. DWG. 2240

SEWER LATERAL LOCATION TABLE

LINE	LENGTH	BEARING
S1	4+00.00	18.12° L
S2	1+85.21	18.13° L
S3	3+25.21	18.13° L
S4	3+44.60	18.13° L
S5	3+47.05	18.13° L

SAS LINE TABLE

LINE	LENGTH	BEARING
S1	1+48.21	18.12° L
S2	1+85.21	18.13° L
S3	3+25.21	18.13° L
S4	3+44.60	18.13° L
S5	3+47.05	18.13° L

WATER METER COORDINATE TABLE

LOT	STATION	OFFSET	SERVICE MATERIAL
A	1+77.89	18.89° RT	SINGLE PVC
B	1+77.89	18.89° RT	SINGLE PVC
C	3+42.03	18.81° RT	SINGLE PVC
D	3+35.00	16.99° RT	SINGLE PVC
E	4+30.72	17.44° RT	SINGLE PVC

WATER LINE TABLE

LINE	LENGTH	BEARING
W1	0+00.00	18.13° L
W2	1+44.52	18.13° L
W3	0+18.00	18.13° L
W4	0+29.00	19.98° L
W5	0+12.01	18.12° L

THE STATION IS LOCATED 9.8 MILES NORTHEAST OF DOWNTOWN ALBUQUERQUE, AND IS LOCATED AT THE INTERSECTION OF TRAMWAY BOULEVARD AND ACADEMY ROAD. THE STATION MARK IS A CITY OF ALBUQUERQUE SURVEY CONTROL 3 7/16 IN QUADRANT. THE STATION MARK IS A CITY OF ALBUQUERQUE SURVEY CONTROL 3 7/16 IN CONTINUOUS TURN LANE MEDIAN AND IS ALIGNED WITH THE STATION MARKS IN THE TRAFFIC LIGHT STATIONING BASE IN THE STAMPED 3-23 1995.

CONSULTANTS
Ferro & Company
ENGINEERING | SURVEYING
6300 Montano Rd., NW, Suite C
Albuquerque, NM 87105
(505) 352-8930

DESIGNED BY: JAB
DRAWN BY: JAB
CHECKED BY: RJP
DATE: 10/03/21

WORKS STAKED BY:
INSPECTOR'S ACCEPTANCE BY:
DATE:
DATE:
DATE:

DIAGRAMS CORRECTED BY:
FIELD VERIFICATION BY:
DATE:
DATE:
DATE:

CONTRACTOR:
DESCRIPTION:
DATE:
DATE:

811
CALL BEFORE YOU DIG
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

LANDS OF ELLA G. ROSSITER

UTILITY PLAN & PROFILE
ZONE MAP NO. F-14-Z
CITY PROJECT NO. 000000
SHEET NO. 6

DESIGN REVIEW COMMITTEE: CITY ENGINEER APPROVAL

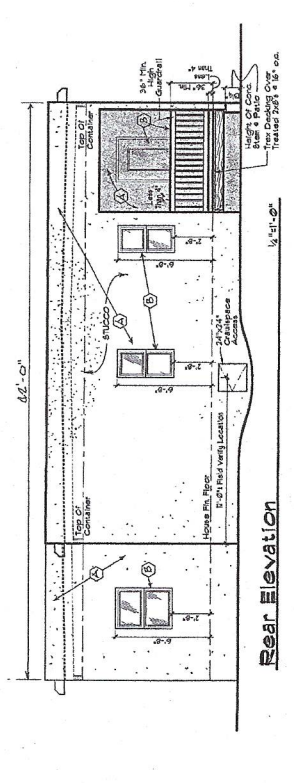
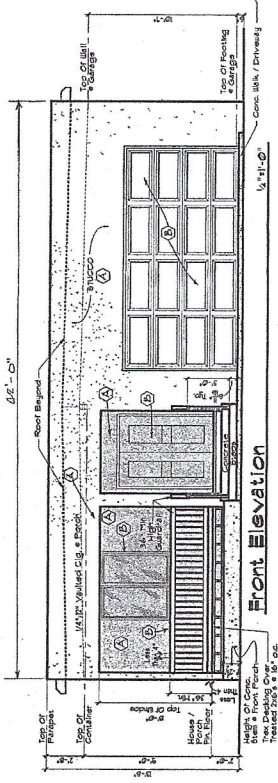
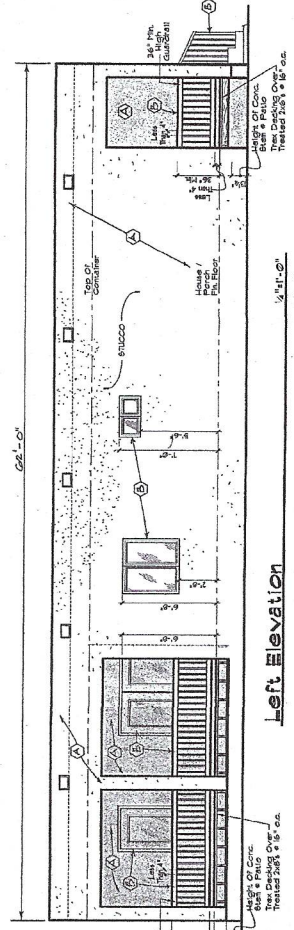
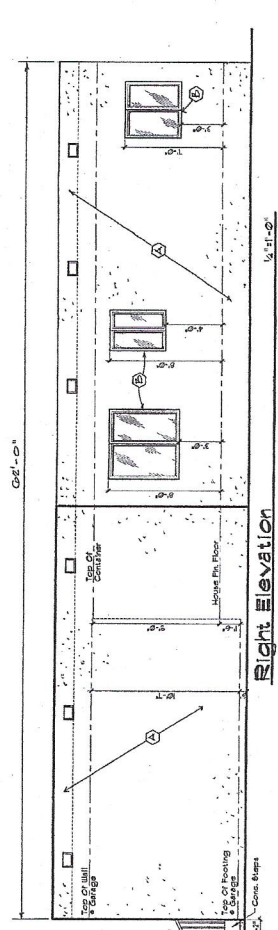
NO.	REVISIONS
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

DATE
DRAWN
5-4-2020

ELEVATIONS
EXTERIOR

PiLOTS
Drafting & Design
Email: pilothdraining@gmail.com
Ph: (909) 299-0588

CUSTOM HOME
ADDRESS
LOT BLOCK TRD
CITY, STATE



COLOR NOTES:
 (A) - STUCCO COLOR: SANDLEWOOD BROWN / ELYRY STUCCO
 (B) - WINDOW TRIM, DOORS, GARAGE DOORS, PATIO GUARD RAILING / COLOR WHITE

FLOOR PLAN

AREA	SF
HEATED	197.0
COVERED PORCH	211
COVERED PATIO	150
TOTAL	2284

Current DRC 491680
 Project Number: _____

FIGURE 12

Date Submitted: 6/4/2021

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: _____

DRB Application No.: _____

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
 LOTS A, B, C, D & E, LANDS OF ELLA G. ROSSITER**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

THE WEST PORTION OF TRACT LETTERED "B" OF THE REVISED PORTION OF TRACTS 1, 2 AND 3, LANDS OF ELLA G. ROSSITER

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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
		MOUNTABLE ROLL TYPE	Curb & Gutter	Eco-Green Lane NW	Griegos Road NW	Eco-Green Court NW	/	/	/
		MOUNTABLE ROLL TYPE	Curb & Gutter	Eco-Green Lane NW	Griegos Road NW	Eco-Green Court NW	/	/	/
		24' Wide	RESIDENTIAL PAVEMENT	Eco-Green Lane NW	Griegos Road NW	Eco-Green Court NW	/	/	/
		16' Wide	RESIDENTIAL PAVEMENT	Eco-Green Lane NW	Griegos Road NW	Eco-Green Court NW	/	/	/
		4' Wide	PCC SIDEWALK	Eco-Green Lane NW	Griegos Road NW	Eco-Green Court NW	/	/	/
		4' Wide	PCC SIDEWALK	Eco-Green Lane NW	Griegos Road NW	Eco-Green Court NW	/	/	/
		6" WL	PVC Pipe, fittings, gate valve	Eco-Green Lane NW	Griegos Road NW	Eco-Green Court NW	/	/	/
		6" WL	PVC Pipe, fittings, gate valves	Eco-Green Lane NW	Griegos Road NW	Eco-Green Court NW	/	/	/
		FIRE HYDRANT	Fire Hydrant and Gate Valve	Eco-Green Lane NW	NE corner of Lot A		/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private P.E.	City Cnst Engineer
		8" SAS	125 LF OF 8" SEWER MAIN	Eco-Green Lane NW	Ex. Main on Greigos Rd.	New MH at Intersection of Eco-Green Lane and Eco-Green Court	/	/	/
		8" SAS	50 LF OF 8" SEWER MAIN	Eco-Green Lane NW	NE corner Lot E	NW corner Lot E	/	/	/
		4' DIA.	SEWER MANHOLE	Griegos Road NW			/	/	/
		4' DIA.	SEWER MANHOLE	Intersection of Eco-Green Lane and Eco-Green Court			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCJP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private P.E.	City Crst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:
 Impact Fee Administrator Signature _____ Date _____
 City User Dept. Signature _____ Date _____

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
 Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER _____ **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Robert Fierro _____ **DRB CHAIR - date** _____ **PARKS & RECREATION - date** _____

Fierro & Company, LLC _____ **TRANSPORTATION DEVELOPMENT - date** _____ **AMAFCA - date** _____

Robert Fierro _____ **UTILITY DEVELOPMENT - date** _____ **CODE ENFORCEMENT - date** _____

_____ **CITY ENGINEER - date** _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER