



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2018-001398
Application No. SD-2021-00242

TO:

- Planning Department/Chair
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 4/27/2022 HEARING DATE OF DEFERRAL: _____

SUBMITTAL DESCRIPTION: See Attached Letter

CONTACT NAME: Juanita Garcia

TELEPHONE: 5053028903 EMAIL: jag@jagpandz.com



April 22, 2022

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

Re: PR-2018-001398 (SD-2021-00242 – Preliminary Plat & VA-2021-00447 Sidewalk Waiver)

Ms. Wolfley and members of the Development Review Board:

JAG Planning & Zoning, agent for Darryl Chitwood, Eco-Green, is providing the following information as a Supplemental Submittal:

1. Updated subdivision plat reflecting a wider Eco Green Court NW right-of-way, with updated net lot acreage with updated utility easement and drainage information.

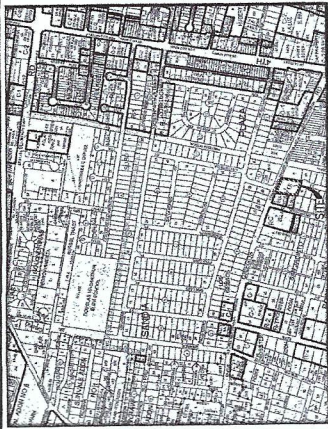
Unfortunately, the EPC Final Site Plan (SD-2021-01966) has not been completely revised to reflect information that was required of the subdivision plat, as identified above, and will be provided in the very near future.

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

Sincerely,

A handwritten signature in black ink that reads "Juanita Garcia".

Juanita Garcia
Principal
JAG Planning & Zoning, LLC



VICINITY MAP No. E-14

LEGAL DESCRIPTION

THE WEST PORTION OF TRACT LETTERED "B" OF THE REVISED PORTION OF TRACTS 1, 2 AND 3, LANDS OF ELLA G. ROSSITER, SUBDIVISION SHOWN AS SHOWN IN THE COUNTY CLERK'S OFFICE OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 4, 1947 IN VOLUME A1, FOLIO 2.

**PLAT OF
LOTS A, B, C, D & E
LANDS OF ELLA G. ROSSITER**

WITHIN
ELLENA GALLEGOS GRANT
PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2020

PROJECT NUMBER: PR-2018-001398
APPLICATION NUMBER: SD-2021-00242
UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QX	DATE
COMCAST	DATE
CITY APPROVALS:	
<u>Louise N. Reschauer P.S.</u>	<u>7/12/2021</u>
CITY SURVEYOR	DATE
*REAL PROPERTY DIVISION (CONDITIONAL)	DATE
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABQWA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:
 A. Public Service Company of New Mexico (P.S.), a New Mexico corporation, (P.M. Electric) for installation, maintenance, and service of electrical services.
 B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other related equipment and facilities reasonably necessary to provide electrical services.
 C. QWEST D/B/A CENTURYLINK for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services.
 D. Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide cable services.
 E. The right to build, install, construct, reconstruct, locate, relocate, change, remove, replace, modify, move, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purpose of installing, maintaining, repairing, reconstructing, relocating, changing, removing, replacing, modifying, moving, operating and maintaining such facilities, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building sign, post (obstruction) or advertisement shall be placed on or over any well, well head, or other structure owned and controlled by Grantor or its successors, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of poles, dealing, or any structures adjacent to or near easements shown on this plat.
 F. The right to install, maintain, operate, and use any transformer, switchgear, meter, and other electrical equipment, and facilities reasonably necessary to provide cable services.
 G. The right to install, maintain, operate, and use any transformer, switchgear, meter, and other electrical equipment, and facilities reasonably necessary to provide cable services.
 H. The right to install, maintain, operate, and use any transformer, switchgear, meter, and other electrical equipment, and facilities reasonably necessary to provide cable services.
 I. The right to install, maintain, operate, and use any transformer, switchgear, meter, and other electrical equipment, and facilities reasonably necessary to provide cable services.
 J. The right to install, maintain, operate, and use any transformer, switchgear, meter, and other electrical equipment, and facilities reasonably necessary to provide cable services.
 K. The right to install, maintain, operate, and use any transformer, switchgear, meter, and other electrical equipment, and facilities reasonably necessary to provide cable services.
 L. The right to install, maintain, operate, and use any transformer, switchgear, meter, and other electrical equipment, and facilities reasonably necessary to provide cable services.
 M. The right to install, maintain, operate, and use any transformer, switchgear, meter, and other electrical equipment, and facilities reasonably necessary to provide cable services.
 N. The right to install, maintain, operate, and use any transformer, switchgear, meter, and other electrical equipment, and facilities reasonably necessary to provide cable services.
 O. The right to install, maintain, operate, and use any transformer, switchgear, meter, and other electrical equipment, and facilities reasonably necessary to provide cable services.
 P. The right to install, maintain, operate, and use any transformer, switchgear, meter, and other electrical equipment, and facilities reasonably necessary to provide cable services.
 Q. The right to install, maintain, operate, and use any transformer, switchgear, meter, and other electrical equipment, and facilities reasonably necessary to provide cable services.
 R. The right to install, maintain, operate, and use any transformer, switchgear, meter, and other electrical equipment, and facilities reasonably necessary to provide cable services.
 S. The right to install, maintain, operate, and use any transformer, switchgear, meter, and other electrical equipment, and facilities reasonably necessary to provide cable services.
 T. The right to install, maintain, operate, and use any transformer, switchgear, meter, and other electrical equipment, and facilities reasonably necessary to provide cable services.
 U. The right to install, maintain, operate, and use any transformer, switchgear, meter, and other electrical equipment, and facilities reasonably necessary to provide cable services.
 V. The right to install, maintain, operate, and use any transformer, switchgear, meter, and other electrical equipment, and facilities reasonably necessary to provide cable services.
 W. The right to install, maintain, operate, and use any transformer, switchgear, meter, and other electrical equipment, and facilities reasonably necessary to provide cable services.
 X. The right to install, maintain, operate, and use any transformer, switchgear, meter, and other electrical equipment, and facilities reasonably necessary to provide cable services.
 Y. The right to install, maintain, operate, and use any transformer, switchgear, meter, and other electrical equipment, and facilities reasonably necessary to provide cable services.
 Z. The right to install, maintain, operate, and use any transformer, switchgear, meter, and other electrical equipment, and facilities reasonably necessary to provide cable services.

PURPOSE OF PLAT:
THE PURPOSE OF THIS PLAT IS TO CREATE FIVE (5) LOTS FROM ONE (1) LOT AND GRANT ALL EASEMENTS AS SHOWN.

GENERAL NOTES:
1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.

- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.7582 ACRES.
- 4: ZONE AND BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: DECEMBER 2020.
- 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT THAT AFFECTS THE RIGHTS OR INTERESTS OF ANY BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
- 9: PLATS USED TO ESTABLISH BOUNDARY.

A: TRACT B LANDS OF ELLA G. ROSSITER
FILED: FEBRUARY 4, 1947 IN VOLUME A01, PAGE 2
10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35007C01196 DATED 9/26/08

FREE CONSENT

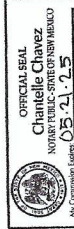
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT; THOSE SIGNING AS INSTRUMENTAL PARTIES HERETO, AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Chantelle Chavez
07/02/2021
DATE

ACKNOWLEDGMENT
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 2nd DAY OF July 20 21

BY: Dorey Dorey, JR OWNERS NAME
BY: Chantelle Chavez NOTARY PUBLIC
MY COMMISSION EXPIRES: 05-21-25



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTAL AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 22nd DAY OF JULY 2021



Anthony L. Harris
ANTHONY L. HARRIS, P.S. # 11463

PHONE: (505) 250-2973
E-MAIL: harrissurveyingco@gmail.com

HARRIS SURVEYING, INC.
1308 CARO VISTA DR. SW, NW
CORRALLES, NEW MEXICO 87048

