



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

VA-2021-00447

SD-2021-01966

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: 02-16-2022 HEARING DATE OF DEFERRAL: \_\_\_\_\_

SUBMITTAL DESCRIPTION: please see Attached letter

CONTACT NAME: Juanita Garcia

TELEPHONE: 505 (362-8903) EMAIL: jag@jagpandz.com



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February 11, 2022

Ms. Jolene Wolfley, Chair  
Development Review Board  
City of Albuquerque, Planning Department  
600 2<sup>nd</sup> 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
2. Sidewalk Waiver Justification Letter
3. Sidewalk Exhibit
4. Updated Infrastructure List
5. Updated Infrastructure Plan
6. Official Public Notification Form inadvertently omitted from the application

Unfortunately, a revised EPC Final Site Plan (SD-2021-01966) has not been revised to reflect the location of the proposed sidewalks and will be provided at a future date.

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

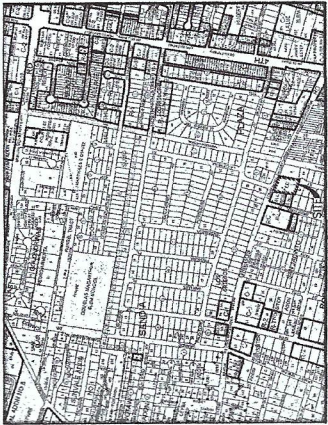
Sincerely,

Juanita Garcia  
Principal

JAG Planning & Zoning, LLC

LEGAL DESCRIPTION

THE WEST PORTION OF TRACT LETTERED "B" OF THE REVISED PORTION OF TRACTS 1, 2 AND 3, LANDS OF ELLA G. ROSSITER, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN & DESCRIBED ON THE PLAT HEREBY REFERRED TO IN THIS OFFICE, FILED IN VOLUME 41, FOLD 2 OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 4, 1947 IN VOLUME A1, FOLD 2.



VICINITY MAP No. F-14

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: \_\_\_\_\_  
APPLICATION NUMBER: \_\_\_\_\_  
UTILITY APPROVALS: \_\_\_\_\_

PUBLIC SERVICE COMPANY OF NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_  
NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_  
QWEST CORPORATION D/B/A CENTURYLINK QC \_\_\_\_\_ DATE \_\_\_\_\_  
COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

CITY APPROVALS:  
*Loren A. Rosenbloom P.S.* 7/12/2021  
CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

REAL PROPERTY DIVISION (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_  
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_  
ZONING \_\_\_\_\_ DATE \_\_\_\_\_  
PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
CODE ENFORCEMENT \_\_\_\_\_ DATE \_\_\_\_\_

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 I AM THE SURVEYOR OF THE PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION 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 07th DAY OF July, 2021

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



PHONE: (505) 250-2273  
E-MAIL: [harrissurveying@att.net](mailto:harrissurveying@att.net)

**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 overhead or underground electric lines, transformers, and other equipment and facilities reasonably necessary to provide electrical services.  
B. New Mexico Gas Company ("NMGC") for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.  
C. Qwest Communications International ("QWEST") for installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.  
D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable services.

included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, extend, alter, improve, or otherwise use the easement for the purposes set forth herein, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to the easement. This easement shall be in full force and effect until the easement is terminated by the parties to this plat. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected, placed, or installed on the easement. The easement shall be subject to the National Electrical Safety Code by the construction of poles, decking, or any structure adjacent to or near easements shown on this plat. Easements for electric transformer/enclosures, as indicated, shall extend ten (10) feet in front of transformer/pole/enclosure and five (5) feet on each side.

**Disclaimer:**  
In creating this plat, Public Service Company of New Mexico (P.S.), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown herein. Consequently, P.S., QWEST D/B/A CENTURYLINK and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, respit or other document and which are not shown on this plat.

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 OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

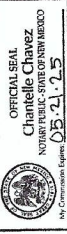
*Chantelle Chavez*  
07/12/2021  
DATE

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS 20th DAY OF July, 2021

BY: *Doreen J. Whitwood*  
OWNERS NAME

MY COMMISSION EXPIRES: 03-21-25 BY: *Chantelle Chavez*  
NOTARY PUBLIC



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: ZONING: R-100.
  - 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
  - 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
  - 7: DATE OF FIELD WORK: OCTOBER 2020.
  - 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTIONS OR PHOTOVOLTAIC SYSTEMS ON 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. 35001C019G DATED 9/26/08

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPCH

PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

**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

ACS STATION POINT  
N=1,505,417.493 US SURVEY FEET  
E=1,520,286.421 US SURVEY FEET  
GEOIDAL ELEVATION=5292.34'  
AZIMUTH=00°13'52.55"  
CENTRAL ZONE, NAD 83  
ELEVATION=8753.078 US NAVD 1983

**GRIEGOS ROAD**  
60' RIGHT-OF-WAY  
(N 1.2 E)

**LANCO GREEN N.W.**

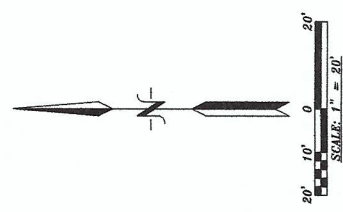
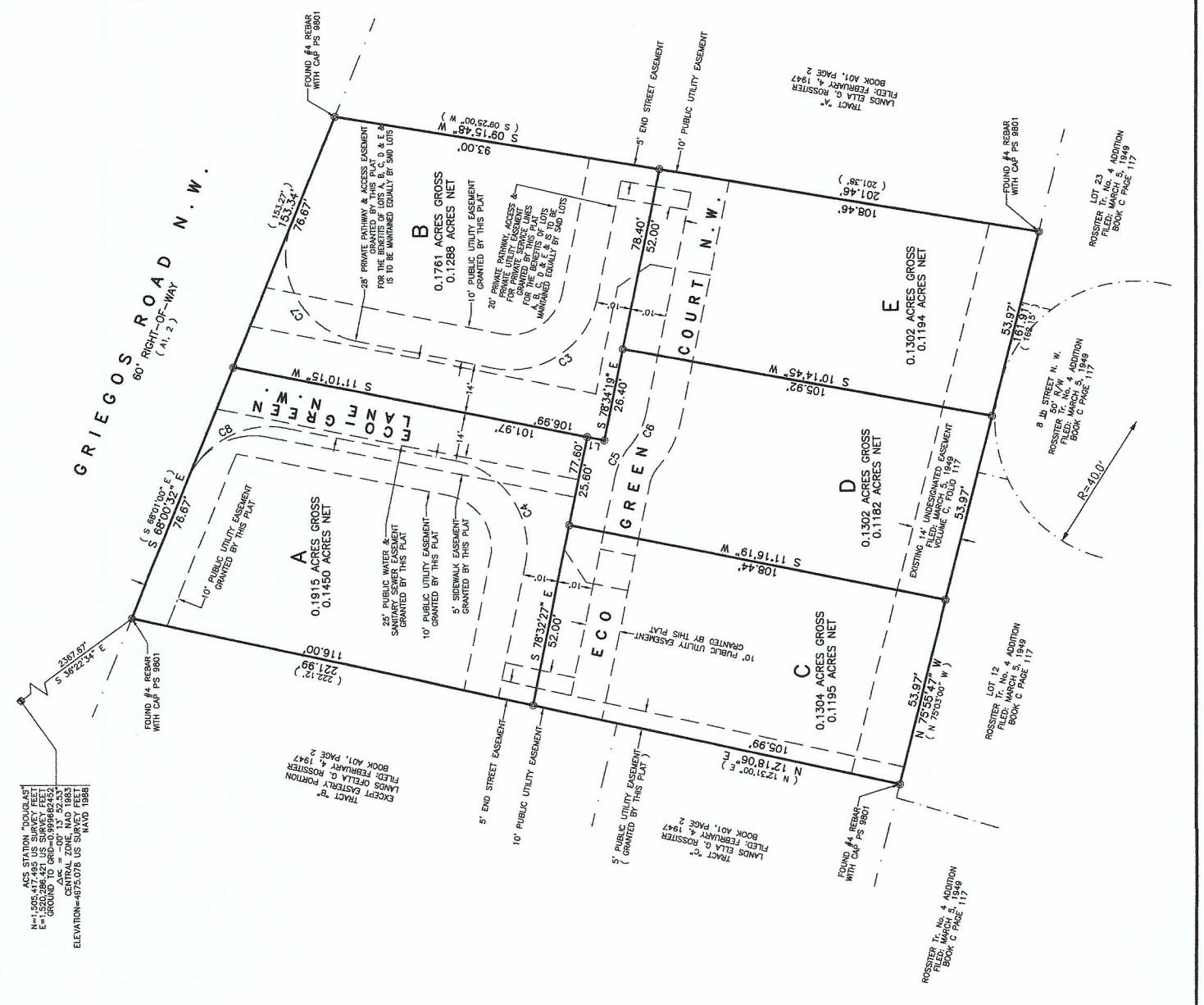
**ECO GREEN C6**

**COURT N.W.**

**LOT 12  
ROSSITER, No. 4 ADDITION  
FILED: March 5, 1949  
BOOK C PAGE 117**

**LOT 23  
ROSSITER, No. 4 ADDITION  
FILED: March 5, 1949  
BOOK C PAGE 117**

**LOT 23  
ROSSITER, No. 4 ADDITION  
FILED: March 5, 1949  
BOOK C PAGE 117**



LINE TABLE

LINE BEARINGS	DISTANCE
L	S 111°10'15" W 15.02'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	BEARING	DELTA ANGLE
C1	25.00	154.55	51.86	S 28°25'08" E	79°10'47"
C2	25.00	154.55	51.86	N 11°10'15" W	79°10'47"
C3	25.00	150.18	35.28	N 33°42'02" W	89°44'55"
C4	25.00	150.18	35.44	S 56°18'54" W	90°17'17"
C5	21.24	110.43	10.32	S 64°28'53" E	28°07'50"
C6	21.23	110.43	10.32	S 64°30'18" E	28°08'02"
C7	25.00	143.99	38.53	N 61°54'52" E	100°48'13"
C8	25.00	154.55	51.86	N 28°25'08" W	79°10'47"



February 11, 2022

Ms. Jolene Wolfley, Chair  
Development Review Board  
City of Albuquerque, Planning Department  
600 2<sup>nd</sup> 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 review and approval of a waiver from the Development Process Manual (DPM) and the Integrated Development Ordinance (IDO), as determined below:

The property owner intends to create five (5) lots from one lot and grant easements as shown and as described below and as shown on the attached plat. The current legal description is Tract B, Lands of Ella G. Rossiter, consisting of a total of .80 acres and the new legal description will be Lot A, B, C, D, & E, Lands of Ella G. Rossiter.

The plat will create and maintain easements as noted. Associated with the Preliminary Plat, the applicant is requesting a waiver from the sidewalk requirements **to allow 4' wide sidewalks to be constructed on only one side of the subdivision throughout the new subdivision (See Sidewalk Exhibit)**. The area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the general public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to one or more sides of the subject property or area, as required in criteria 2-9(B)(2)(i) (1) of the DPM and 6-(P)(3)(j) of the IDO.

The proposed right-of-way is insufficient in width to allow the construction of a sidewalk of standard dimension and placement, but there is sufficient right-of-way to meet minimum ADA or PROWAG guidance, as identified in criteria 2-9(B)(2)(i)(2) of the DPM.

The surrounding residential development are non-standard as to width and in some cases to location, and the property owner is requesting approval to allow a similar design, allowing this request to be consistent with 2-9(B)(2)(i)(3) of the DPM.

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We respectfully request the approval of this waiver and believe the waiver request meets the waiver requirement criteria of 2-9(B), Sidewalk Waiver, of the DPM as identified above.

All of the affected Neighborhood Associations were initially notified of this waiver and there was no response from any of the affected neighborhood associations regarding the proposed application and no meeting has occurred regarding this request.

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

Sincerely,

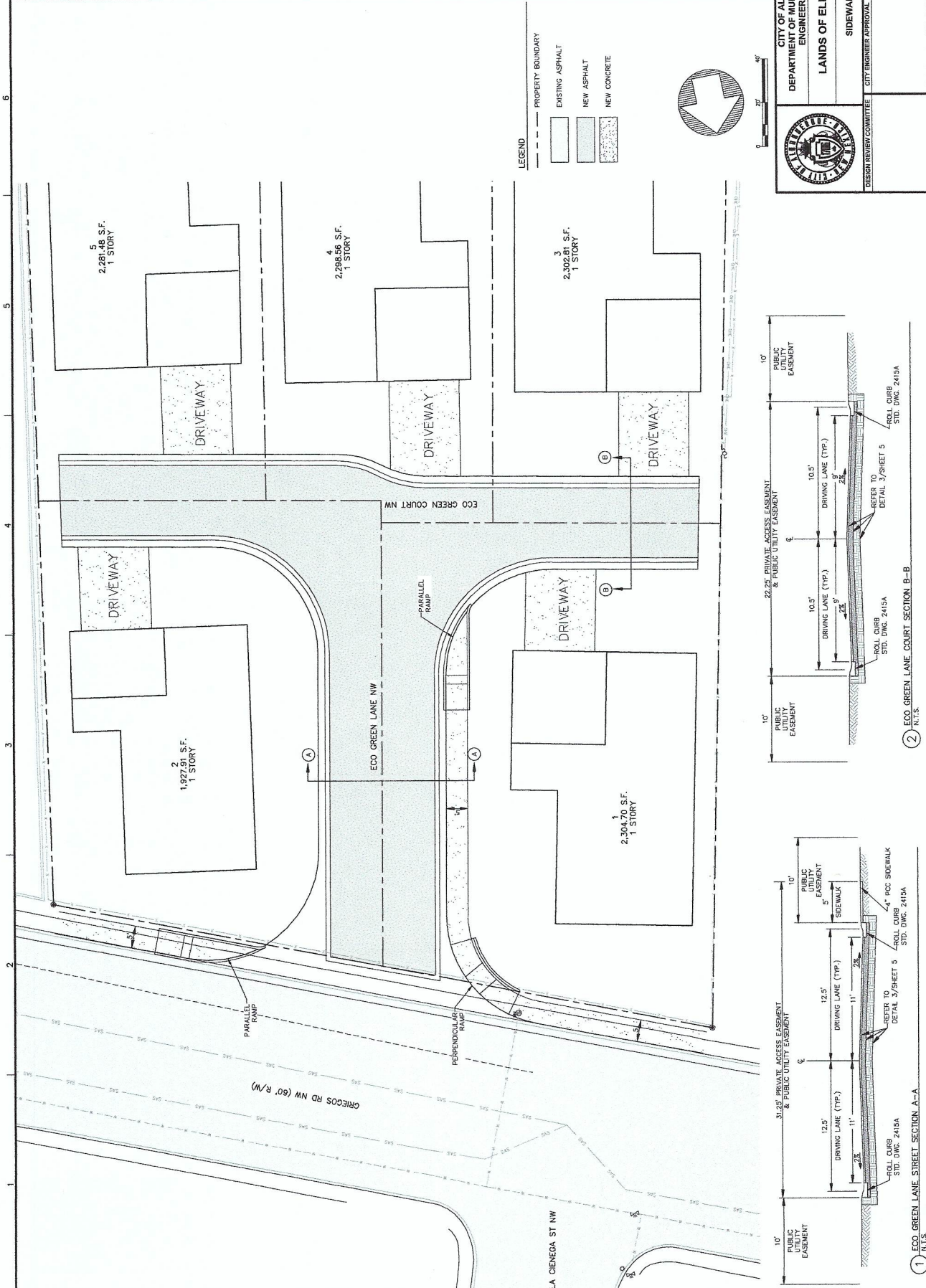


Juanita Garcia

Principal

JAG Planning & Zoning, LLC

<b>FERRO &amp; COMPANY</b> ENGINEERING   SURVEYING 6300 Montano Rd. NW, Suite C Albuquerque, NM (505) 352-8930 CONSULTANTS		BENCH MARKS THE STATION IS LOCATED 8.8 MILES NORTHEAST OF DOWNTOWN ALBUQUERQUE, AND IS LOCATED AT THE INTERSECTION OF TRAMWAY BOULEVARD AND ACADEMY ROAD NE IN THE SOUTHWEST QUADRANT. THE STATION MARK IS A CITY PUBLIC SURVEY CONTROL 3.14 INCH ALUMINUM DISC SET FLUSH WITH THE CONCRETE ON THE TRAFFIC LIGHT STANCHION BASE IN THE CONTINUOUS TURN LANE MEDIAN AND IS STAMPED 3-E23 1995.	
DRAWING NO. _____ DATE _____ FIELD VERIFICATION BY: _____ INSPECTOR'S ACCEPTANCE BY: _____ WORK STAKES BY: _____ AS-BUILT INFORMATION: _____ NO. _____ DATE _____ DESCRIPTION _____ CONTRACTOR _____ BY _____ DATE _____	DESIGNED BY: R.J.F. DRAWN BY: J.B.F. CHECKED BY: R.J.F. DATE: 12/20/21	CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT ENGINEERING DIVISION <b>LANDS OF ELLA G. ROSSITER</b> SIDEWALK EXHIBIT CITY ENGINEER APPROVAL ZONE MAP NO. F-14-Z CITY PROJECT NO. 000000 SHEET NO. 6	



Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: 2/11/2022

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	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Crst Engineer
<input type="checkbox"/>	<input type="checkbox"/>	MOUNTABLE ROLL TYPE	Curb & Gutter (LF & RT of CL)	Eco-Green Lane NW	Griegos Road NW	Eco-Green Court NW	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	MOUNTABLE ROLL TYPE	Curb & Gutter (LF & RT of CL)	Eco-Green Court NW			/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	22' Wide	RESIDENTIAL PAVEMENT	Eco-Green Lane NW	Griegos Road NW	Eco-Green Court NW	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	18' Wide	RESIDENTIAL PAVEMENT	Eco-Green Court NW	Griegos Road NW	Eco-Green Court NW	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	5' Wide	CONCRETE SIDEWALK	Eco-Green Lane NW	Griegos Road NW	Eco-Green Court NW	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	5' Wide	CONCRETE SIDEWALK	Griegos RD NW	South of CL fronting property		/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	6" WL	PVC Pipe, fittings, gate valve	Eco-Green Lane NW	Griegos Road NW	Eco-Green Court NW	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	6" WL	PVC Pipe, fittings, gate valves	Eco-Green Court NW			/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	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 New MH at Intersection of Eco-Green Lane and Eco-Green Court	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.		/	/	/
		4' DIA.	SEWER MANHOLE	Grriegos Road NW			/	/	/
		4' DIA.	SEWER MANHOLE	Intersection of Eco-Green Lane and Eco-Green Court			/	/	/
							/	/	/
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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 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	City Cnst 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**

Robert Fierro  
 NAME (print) \_\_\_\_\_  
 Fierro & Company, LLC  
 FIRM  
*Robert Fierro*  
 SIGNATURE - date \_\_\_\_\_

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

DRB CHAIR - date \_\_\_\_\_ PARKS & RECREATION - date \_\_\_\_\_  
 TRANSPORTATION DEVELOPMENT - date \_\_\_\_\_ AMAFCA - date \_\_\_\_\_  
 UTILITY DEVELOPMENT - date \_\_\_\_\_ CODE ENFORCEMENT - date \_\_\_\_\_  
 CITY ENGINEER - date \_\_\_\_\_ - date \_\_\_\_\_

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

**21071-CENTERLINE PROFILE**

STATION	ELEVATION
4972.78	4972.78
4972.70	4972.70
4973.35	4973.35
4973.52	4973.52
4973.72	4973.72

**21071-CENTERLINE PROFILE**

TRACT A  
LANDS OF ELLA G. ROSSITER  
FIELD, FEBRUARY 4, 1947  
BOOK 201, PAGE 2

TRACT B  
EXCEPT EASTERN PORTION  
FIELD, FEBRUARY 4, 1947  
BOOK 201, PAGE 2

TRACT C  
LANDS OF ELLA G. ROSSITER  
FIELD, FEBRUARY 4, 1947  
BOOK 201, PAGE 2

**PAVING CONSTRUCTION NOTES**

ID.#	DESCRIPTION
1	BUILD ASPHALT PAVING PER TYPICAL SECTION THIS SHEET
2	BUILD PCC CURB RETURN AND WHEEL CHAIR DETAIL THIS SHEET AND COA STD. DTL. 2428
3	BUILD PCC ROLL-TYPE CURB & CUTTER PER COA STD. DTL. 2415A
4	BUILD 4" PCC SIDEWALK PER COA STD. DTL. 2430
5	BUILD PCC VALLEY BUTTER PER COA STD. DTL. 2420
6	REMOVE TO NEAREST JOINT AND DISPOSE EXISTING PCC CURB & CUTTER
7	REMOVE TO NEAREST JOINT AND DISPOSE EXISTING PCC SIDEWALK
8	BUILD 6" PCC SIDEWALK PER COA STD. DTL. 2430
9	SAW CUT REMOVE AND REPLACE ASPHALT PER COA STD. DTL. 2465, MAJOR LOCAL TYPE B
10	INSTALL RT-1-30 STOP SIGN W/ POST, PER COA STD. DTL. 2900-201, 2900-601 AND 2900-702
11	REFERRED 4" PCC SIDEWALK PER COA STD. DTL. 2430

**1 ECO GREEN LANE STREET SECTION A-A**

**2 ECO GREEN LANE STUB SECTION B-B**

**ASPHALT PAVEMENT SECTION (MINOR RESIDENTIAL)**

**BENCH MARKS**

THE STATION IS LOCATED 0.8 MILES NORTHEAST OF DOWNTOWN ALBUQUERQUE AND IS LOCATED AT THE INTERSECTION OF TRAMWAY BOULEVARD AND ACADEMY ROAD IN THE SOUTHWEST QUADRANT. THE STATION MARK IS A CITY OF ALBUQUERQUE LIGHT STANCHION BASE IN THE ALUMINUM DISC SET FLUSH WITH THE CONCRETE ON THE TRAFFIC LIGHT STANCHION AND IS CONTINUOUS TURN LANE MEDIAN AND IS STAMPED 3-E23 1997.

6300 Montana Rd. NW, Suite C  
Albuquerque, NM  
Ferro & Company  
ENGINEERING & SURVEYING

**CONTRACT INFORMATION**

NO. DATE  
DESCRIPTION  
CONTRACTOR  
DATE

DESIGNED BY: R.F.  
CHECKED BY: R.F.  
DATE: 10/03/21

**811**  
CALL IN ONE-CALL SYSTEM SEVEN (7) DAYS PRIOR TO ANY EXCAVATION

**CITY OF ALBUQUERQUE**  
DEPARTMENT OF MUNICIPAL DEVELOPMENT  
ENGINEERING DIVISION  
LANDS OF ELLA G. ROSSITER  
ROADWAY PLAN & PROFILE  
DETAILS

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL ZONE MAP NO. F-14-Z  
CITY PROJECT NO. 000000  
SHEET NO. 5

**PAVING CONSTRUCTION NOTES**

10' PUBLIC UTILITY EASEMENT

20' PRIVATE PATHWAY & ACCESS EASEMENT

14' DRIVING LANE (TYP.)

4' SIDEWALK BUFFER

4" PCC SIDEWALK

LAYDOWN CURB 30" STD. DWG. 314-30.12.11-18

REFER TO DETAIL 3

20' PRIVATE PATHWAY & ACCESS EASEMENT

10' DRIVING LANE (TYP.)

4" PCC SIDEWALK

LAYDOWN CURB 30" STD. DWG. 314-30.12.11-18

REFER TO DETAIL 3

1" SURFACE FIBER COMPACTED TO 95% MIN. DENSITY PER APN VALUE > 50 R-VALUE > 50

7" ASPHALT PAVING PER APWA SECTION 336

6" BASE COURSE PER APWA SECTION 300

EXISTING MATERIAL

PRIME COAT

1" SURFACE FIBER COMPACTED TO 95% MIN. DENSITY PER APN VALUE > 50 R-VALUE > 50

20' PRIVATE PATHWAY & ACCESS EASEMENT

10' DRIVING LANE (TYP.)

4" PCC SIDEWALK

LAYDOWN CURB 30" STD. DWG. 314-30.12.11-18

REFER TO DETAIL 3

**ASPHALT PAVEMENT SECTION (MINOR RESIDENTIAL)**

STATION	PT.	ELEV.	Δ	R	L	T
1	RET.	0+00.00	Δ = 25.00'			
2	CH+00.00	1+30.25	R = 25.00'			
3	CH+17.57	1+57.83	L = 34.66'			
RET.	0+00.00	T = 00.00'				

END CURB RETURN STA. 0+00.00 CLOST

STATION	PT.	ELEV.	Δ	R	L	T
2	RET.	0+00.00	Δ = 25.00'			
3	CH+17.57	1+57.83	R = 25.00'			
RET.	0+00.00	T = 00.00'				

END CURB RETURN STA. 0+00.00 CLOST

**CONSTRUCTION NOTES**

1. INSTALL 4" DIA. TYPE "C" MANHOLE PER COA STD. DTL. 2101

2. INSTALL 8" SEWER PIPE PER STD. SPEC. SEC. 801

3. INSTALL 4" SEWER SERVICE PER COA STD. DTL. 2125

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. 2301

7. INSTALL GATE VALVE AND W/AVE BOX PER COA STD. DTL. 2305, 2306

8. INSTALL 3/4" WATER SERVICE WITH METER BOX PER COA STD. DTL. 2301 AND 2092

9. INSTALL 4" CAP

10. INSTALL FIRE HYDRANT PER WATER AUTHORITY STD. DWG. 2240

**CONTRACTORS**

**Ferro & Company**  
 6300 Mountain Rd. NW, Suite C  
 Albuquerque, NM  
 (505) 262-0930

**BENCH MARKS**

THE STATION IS LOCATED 9.5 MILES NORTHEAST OF DOWNTOWN ALBUQUERQUE, AND IS LOCATED AT THE INTERSECTION OF TRAMWAY BOULEVARD AND ACADEMY ROAD IN THE SOUTHWEST QUADRANT. THE STATION MARK IS A CITY OF ALBUQUERQUE SURVEY CONTROL 3 (M.C.N. ALUMINUM DISC SET FLUSH WITH THE CONCRETE ON THE TRAFFIC LIGHT STANCHION AND IS CONTIGUOUS TURN LANE MEDIAN AND IS STAMPED 3-423 1997.

**SEWER LATERAL LOCATION TABLE**

LOT	STATION	OFFSET	SINGLE	MATERIAL
A	17+33.21	16.85'	RT	PVC
B	14+85.21	18.13'	LT	PVC
C	3+25.21	18.13'	LT	PVC
D	3+47.00	19.39'	LT	PVC
E	3+47.00	18.13'	LT	PVC

**SAS LINE TABLE**

LINE	LENGTH	STARTING	ENDING
S1	1+485.21	18.13'	LT
S2	1+485.21	18.13'	LT
S3	3+25.21	18.13'	LT
S4	3+47.00	19.39'	LT
S5	3+47.00	18.13'	LT

**WATER LINE TABLE**

LINE	LENGTH	STARTING	ENDING
W1	0+19.00	18.13'	LT
W2	0+19.00	18.13'	LT
W3	0+19.00	18.13'	LT
W4	0+29.00	18.38'	LT
W5	1+07.20	18.13'	LT

**WATER METER COORDINATE TABLE**

LOT	STATION	OFFSET	SERVICE	MATERIAL
A	17+33.21	16.85'	RT	PVC
B	14+85.21	18.13'	LT	PVC
C	3+25.21	18.13'	LT	PVC
D	3+47.00	18.99'	RT	PVC
E	3+47.00	17.44'	RT	PVC

**DESIGNED BY: EJE**  
**DRAWN BY: LIB**  
**CHECKED BY: RJP**  
**DATE: 10/20/21**

**CALL IN ONE-CALL SYSTEM CENTER (7 DAYS) PRIOR TO ANY EXCAVATION**

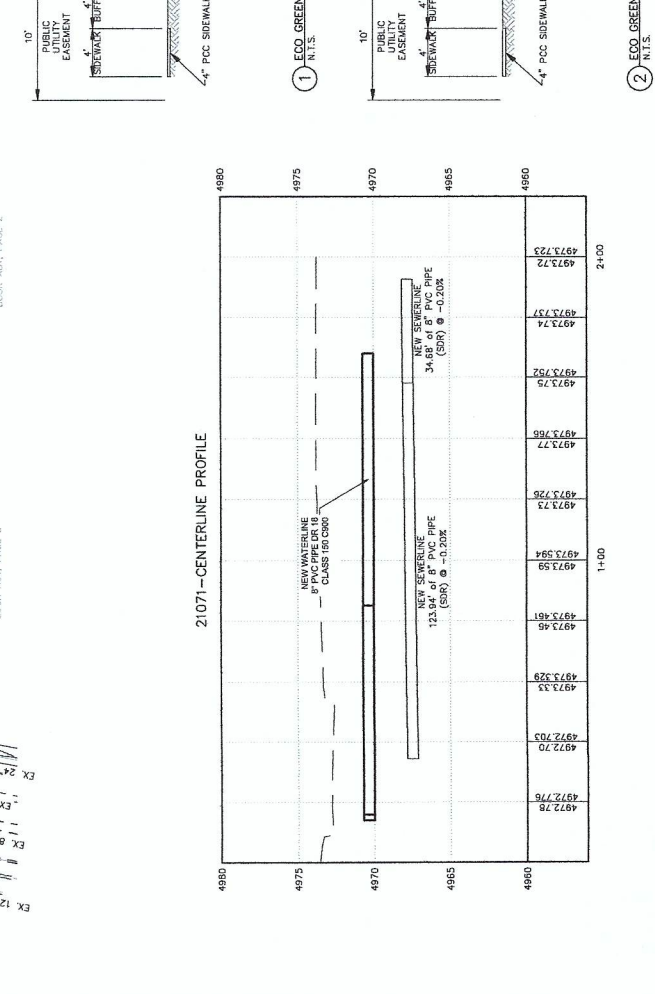
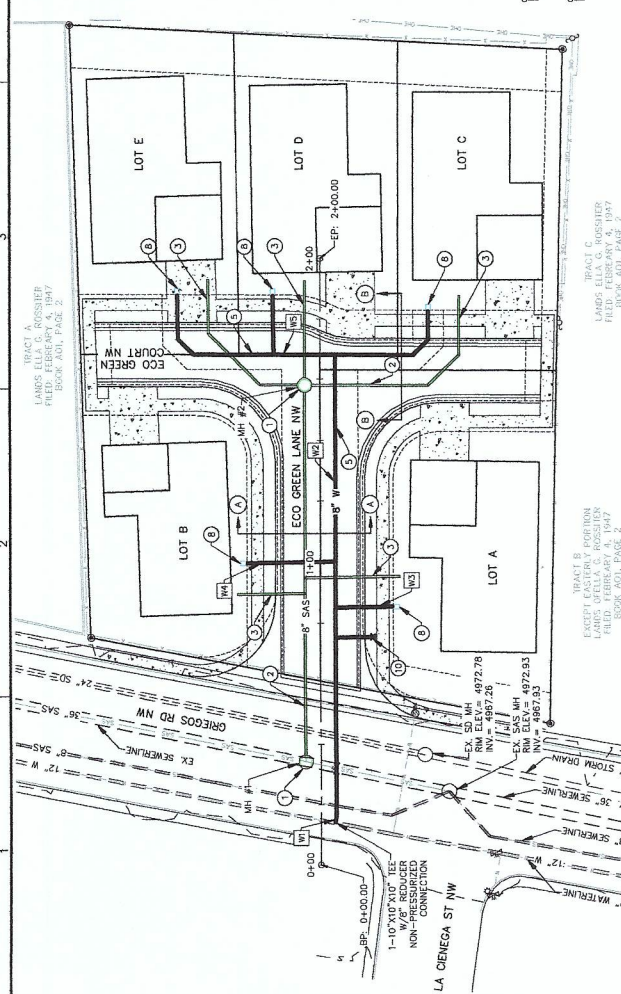
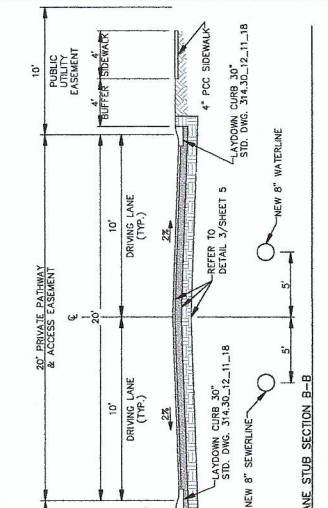
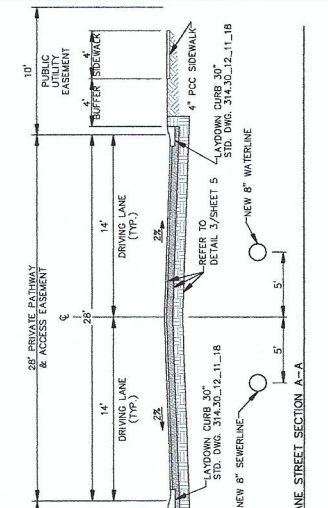
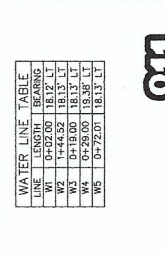
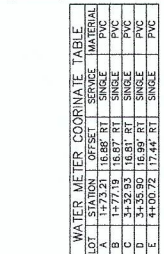
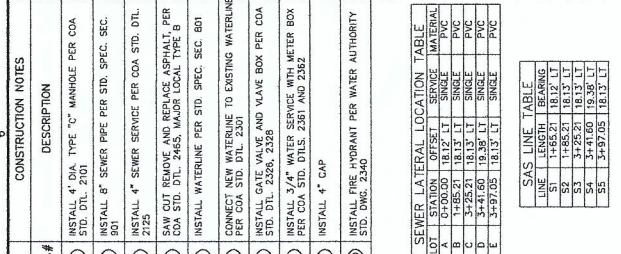
**311**  
 CALL IN ONE-CALL SYSTEM CENTER (7 DAYS) PRIOR TO ANY EXCAVATION

**CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT ENGINEERING DIVISION**

**LANDS OF ELLA G. ROSSITER**

**UTILITY PLAN & PROFILE**

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL ZONE MAP NO. F-14-Z  
 CITY PROJECT NO. 000000  
 SHEET NO. 6





OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Preliminary Plat (Major) Sidewalk Waiver
Decision-making Body: DRB
Pre-Application meeting required: [X] Yes [ ] No
Neighborhood meeting required: [X] Yes [ ] No
Mailed Notice required: [X] Yes [ ] No
Electronic Mail required: [X] Yes [ ] No
Is this a Site Plan Application: [X] Yes [ ] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 704 Griegos Road NW
Name of property owner: Darryl Chitwood - Eco Green Building
Name of applicant: Same as above (JAG Planning - Zoning Agent)
Date, time, and place of public meeting or hearing, if applicable: Dec 15, 2021 ; 9:00 AM
Address, phone number, or website for additional information: (505) 362-8903 ; jag@jagpandz.com
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[X] Zone Atlas page indicating subject property.
[X] Drawings, elevations, or other illustrations of this request.
[X] Summary of pre-submittal neighborhood meeting, if applicable.
[X] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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.

Juanita Garcia (Applicant signature) 11/19/2021 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



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PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY	
Provide a site plan that shows, at a minimum, the following:	
<input checked="" type="checkbox"/>	a. Location of proposed buildings and landscape areas.
<input checked="" type="checkbox"/>	b. Access and circulation for vehicles and pedestrians.
<input checked="" type="checkbox"/>	c. Maximum height of any proposed structures, with building elevations.
<input checked="" type="checkbox"/>	d. For residential development: Maximum number of proposed dwelling units.
<input type="checkbox"/>	e. For non-residential development:
<input type="checkbox"/>	Total gross floor area of proposed project.
<input type="checkbox"/>	Gross floor area for each proposed use.

N/A