



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)

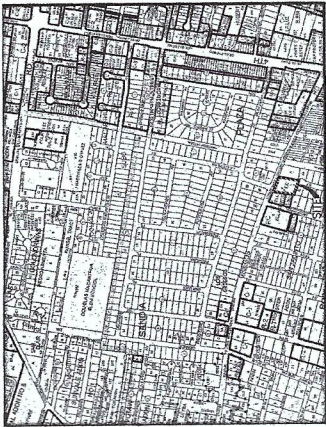
NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 3/2/2022 HEARING DATE OF DEFERRAL: _____

SUBMITTAL DESCRIPTION: updated subdivision plat, right-of-way
Updated Infrastructure list + plan

CONTACT NAME: Juanita Garcia

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



VICINITY MAP No. F-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, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN & DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK 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: _____
APPLICATION NUMBER: _____
UTILITY APPROVALS: _____
PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____
NEW MEXICO GAS COMPANY _____ DATE _____
QWEST CORPORATION D7B/A CENTURYLINK QC _____ DATE _____
COMCAST _____ DATE _____

CITY APPROVALS:
Loisee H. Rueschauer 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 _____
AMATCA _____ DATE _____
CITY ENGINEER _____ DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____
CODE ENFORCEMENT _____ DATE _____

PUBLIC UTILITY EASEMENTS

This plat was granted for the common and best use of Public Service Company of New Mexico (P.S.N.M.), a New Mexico corporation, (P.M. Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and facilities reasonably necessary to provide natural gas services. C. QWEST D7B/A CENTURYLINK for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable 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. Included, is the right to build, rebuild, reconstruct, relocate, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, across, and over the premises of the undersigned owners and proprietor thereof for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of grantees, including sufficient working area space for electric transformers, with the right to build, rebuild, reconstruct, relocate, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, across, and over the premises of the undersigned owners and proprietor thereof. Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and the (5) feet on each side.

Disclaimers:
In approving this plat, Public Service Company of New Mexico (P.S.N.M.), QWEST D7B/A CENTURYLINK and New Mexico Gas Company (N.M.G.C.) do not warrant or release any easement or easement rights which may have been granted by prior plat, restat 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 07/02/2021
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.R. Chisholm* OWNERS NAME
BY: *Chantelle Chavez* NOTARY PUBLIC
MY COMMISSION EXPIRES: 05-21-25



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



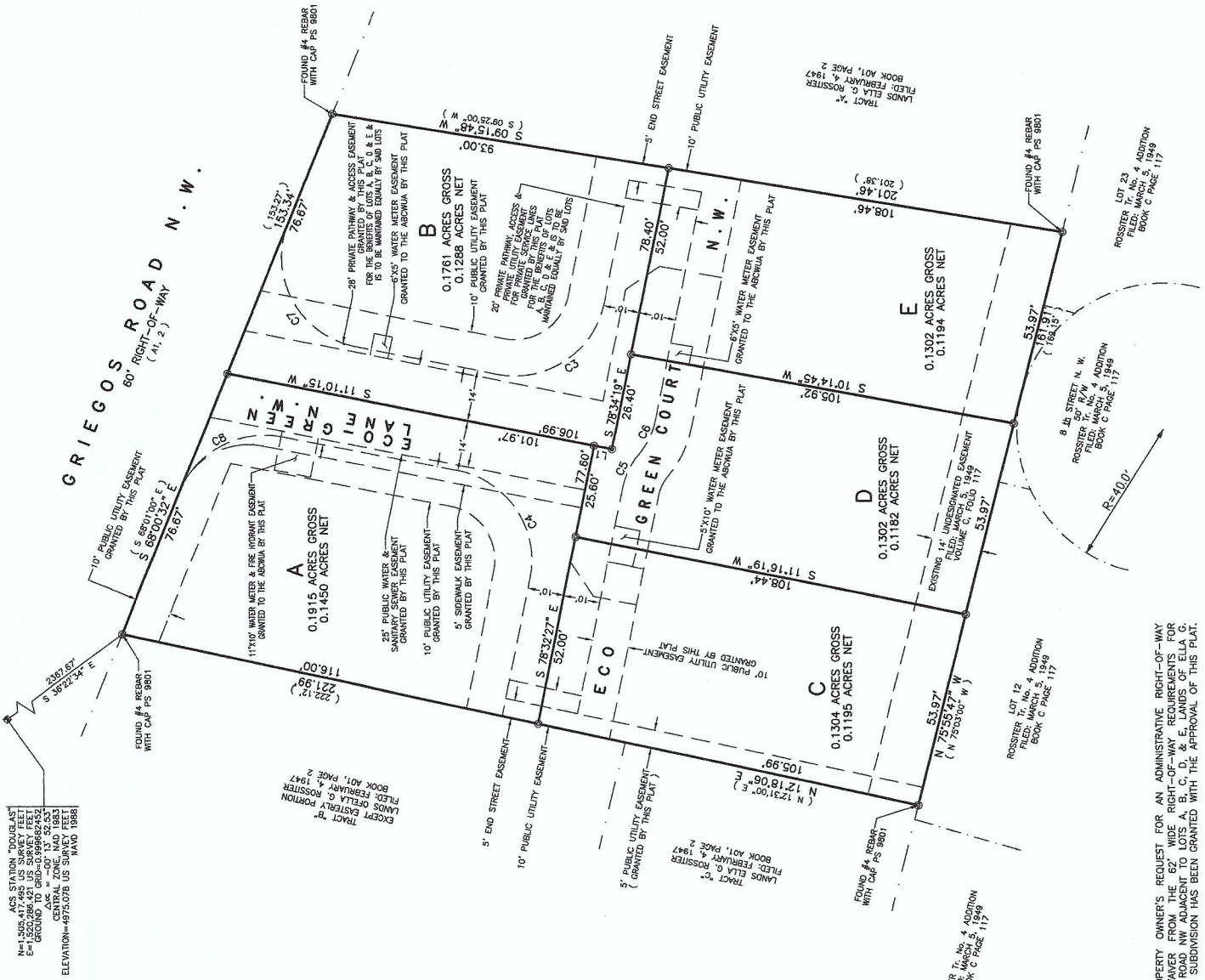
Anthony L. Harris
ANTHONY L. HARRIS, P.S. # 11485

PHONE: (505) 250-2273
E-MAIL: harris@surveying51@gmail.com

HARRIS SURVEYING, INC.
1508 CIELO VISTA DEL SOL, NW
CORRALAZO, NEW MEXICO 87046

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



LINE TABLE

LINE BEARINGS	DISTANCE
L1	S 11°10'15" W 8.02'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	DELTA ANGLE
C1	25.00'	14.55'	31.86'	S 28°25'08" E	79°10'47"
C2	25.00'	15.98'	35.93'	N 11°42'02" W	100°49'53"
C3	25.00'	15.98'	35.93'	S 33°42'02" W	80°44'55"
C4	25.00'	15.40'	35.44'	S 56°18'54" W	80°17'17"
C5	21.24'	10.43'	10.32'	S 64°28'53" E	28°07'50"
C6	21.23'	10.43'	10.32'	S 64°30'15" E	28°08'02"
C7	25.00'	14.99'	36.53'	N 61°34'59" E	100°49'13"
C8	25.00'	14.55'	31.86'	N 28°25'08" W	79°10'47"

AS SET FORTH IN COURSE
U.S. SURVEY FEET
E=1,520,286.421 U.S. SURVEY FEET
GROUND
NAD 83
CENTRAL ZONE, NAD 1983
ELEVATION=4975.078 US
MAY 1988

NOTE:
THE PROPERTY OWNER'S REQUEST FOR AN ADMINISTRATIVE RIGHT-OF-WAY
WIDTH WAIVER FROM THE 62' WIDE RIGHT-OF-WAY REQUIREMENTS FOR
GREGG ROAD NW ADJACENT TO LOTS A, B, C, D, & E, LANDS OF ELLA G.
ROSSITER SUBDIVISION HAS BEEN GRANTED WITH THE APPROVAL OF THIS PLAT.



February 25, 2022

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 review and approval of an administrative waiver from the Development Process Manual (DPM), 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 an administrative waiver to allow the existing 60' wide right-of-way along Griegos Road NW to remain. The current width of Griegos Road expands to areas east and west of the subject site with existing residential and commercial development. The expansion of Griegos Road into the subject site will be a hardship on the property owner since the site is controlled by a site plan that was approved by the Environmental Planning Commission and believe the existing right-of-way can accommodate vehicular traffic and pedestrians.

A note has been placed on the subdivision plat to reflect the administrative approval, which can be modified as required by Transportation Development. We respectfully request the approval of this waiver and believe the waiver request meets the waiver requirement criteria of (2)(9)b of the DPM as outlined.

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

Sincerely,

Juanita Garcia

Juanita Garcia

Principal

JAG Planning & Zoning, LLC

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 2/25/2022

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 DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
		MOUNTABLE ROLL TYPE	Curb & Gutter (LF & RT of CL)	Eco-Green Lane NW	Griegos Road NW	Eco-Green Court NW	/	/	/
		MOUNTABLE ROLL TYPE	Curb & Gutter (LF & RT of CL)	Eco-Green Court NW			/	/	/
		22' Wide	RESIDENTIAL PAVEMENT	Eco-Green Lane NW	Griegos Road NW	Eco-Green Court NW	/	/	/
		18' Wide	RESIDENTIAL PAVEMENT	Eco-Green Court NW	Griegos Road NW	Eco-Green Court NW	/	/	/
		5' Wide	CONCRETE SIDEWALK	Eco-Green Lane NW (West Side only)	Griegos Road NW	Eco-Green Court NW	/	/	/
		5' Wide	CONCRETE SIDEWALK	Griegos RD NW (South Side only)	South of CL fronting property		/	/	/
		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 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	120 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	/	/	/
		4' DIA.	SEWER MANHOLE	Griegos Road NW			/	/	/
		4' DIA.	SEWER MANHOLE	Intersection of Eco-Green Lane and Eco-Green Court			/	/	/
		Light Pole	Street Light	SE or SW Corner of Eco-Green Lane & Griegos Road NW			/	/	/
							/	/	/
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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	Private P.E.	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

