



## DEVELOPMENT REVIEW BOARD APPLICATION

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

<b>SUBDIVISIONS</b>		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	<input type="checkbox"/> Variance for Carport within setback(s) (Form V)
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final 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"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Amendment to Infrastructure List (Form P1)	<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SNW (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form P2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V)		
<b>SITE PLANS</b>		<input type="checkbox"/> Variance to IDO (Form V)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form XX)	<input type="checkbox"/> Variance to DPM (Form V)	<input type="checkbox"/> Decision of DRB (Form A)	
<b>BRIEF DESCRIPTION OF REQUEST</b>			
2 Year Sidewalk Deferral Extension for Tiburon Heights Subdivision			

<b>APPLICATION INFORMATION</b>			
Applicant: RTR, LLC		Phone: 505.917.6157	
Address: PO BOX 27560		Email: watermanrhett@comcast.net	
City: Albuquerque	State: NM	Zip: 87125	
Professional/Agent (if any): Mark Goodwin & Associates, PA		Phone: 505.828.2200	
Address: PO BOX 90606		Email: diane@goodwinengineers.com	
City: Albuquerque	State: NM	Zip: 87199	
Proprietary Interest in Site:		List all owners: RTR, LLC	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: Lot 1-P1 thru 29-P1		Block: 9	Unit:
Subdivision/Addition: Tiburon Heights		MRGCD Map No.:	UPC Code: 10106327926810122
Zone Atlas Page(s): D-10	Existing Zoning: R-1B	Proposed Zoning R-1B	
# of Existing Lots: 39	# of Proposed Lots: 39	Total Area of Site (Acres): 7.9 Ac.	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: Petrojo Dr.		Between: Aguila St.	and: Urraca St.
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
1009178, 17 DRB-70233, 15DRB-70281, 82			

Signature:		Date: 7-24-19	
Printed Name: Diane Hoelzer, PE		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
<b>FOR OFFICIAL USE ONLY</b>			
Case Numbers	Action	Fees	
Meeting/Hearing Date:		Fee Total:	
Staff Signature:	Date:	Project #	

**FORM V2: Waiver- DRB**

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



**>> INFORMATION REQUIRED FOR ALL VARIANCE/WAIVER AND VACATION APPLICATIONS**

- ☒ Interpreter Needed for Meeting? NO if yes, indicate language: N/A
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 V at the front followed by the remaining documents in the order provided on this form.
- ☒ 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
- ☐ **WAIVER - IDO**
  - \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3), compliance with the DPM, and all improvements to be waived, as applicable. *Note: If the request is based on a bulk land transfer, an application for Subdivision of Land - Minor shall be filed concurrently with the variance request and notice shall be provided on that plat regarding the applicant's agreement that building permits shall not be issued before further action by the DRB.*
  - \_\_\_ Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
  - \_\_\_ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
    - \_\_\_ Office of Neighborhood Coordination neighborhood meeting inquiry response
    - \_\_\_ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
    - \_\_\_ If a meeting was requested/held, copy of sign-in sheet and meeting notes
  - \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(6)
    - \_\_\_ Office of Neighborhood Coordination Public Notice Inquiry response
    - \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives
- ☐ **WAIVER - DPM (MUST BE HEARD WITH SUBDIVISION/SITE PLAN ACTION)**
  - \_\_\_ Justification letter describing, explaining, and justifying the request per the criteria in DPM - Chapter 2
  - \_\_\_ Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
  - \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(6)
    - \_\_\_ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
    - \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives
    - \_\_\_ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing\* *this step is not required if variance is to be heard with minor subdivision plat*
    - \_\_\_ Sign Posting Agreement - *this step is not required if variance is to be heard with minor subdivision plat*
- ☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
- ☐ **EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
  - ☒ Letter describing, explaining, and justifying the deferral or extension
  - ☒ Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")

*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.*

Signature: <u>Diane Hoelzer</u>	Date: <u>7-24-19</u>
Printed Name: <u>Diane Hoelzer</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers:	Project Number:	
Staff Signature:		
Date:		







**RTR, LLC**  
**PO BOX 27560**  
**Albuquerque, NM 87125**

**July 22, 2019**

**Ms. Kym Dicome**  
**City of Albuquerque**  
**600 2<sup>nd</sup> Street**  
**Albuquerque, NM 87102**

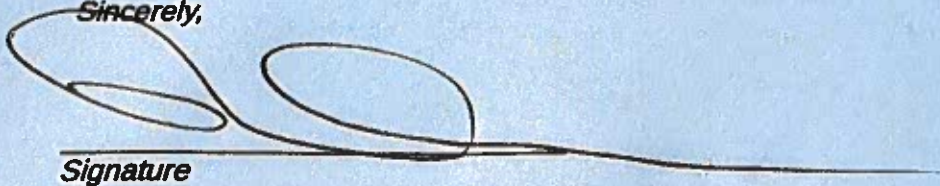
**Re: Tiburon Heights Subdivision**  
**DRB# 1009178**

**Dear Ms. Dicome,**

**Please be advised that Mark Goodwin & Associates, P.A., is hereby authorized to act on behalf of RTR, LLC for the above referenced project.**

**Please contact our office if you have any questions.**

**Sincerely,**

A handwritten signature in dark ink, appearing to read 'Rhett Waterman', is written over a horizontal line. The signature is stylized with large loops.

**Signature**

**Rhett Waterman**  
**Printed Name**

**Managing Member**  
**Title**





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

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

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2017 ENR Landscape/Urban Development Award of Merit ~  
~ 2018 ENR Residential/Hospitality Award of Merit ~

July 26, 2019

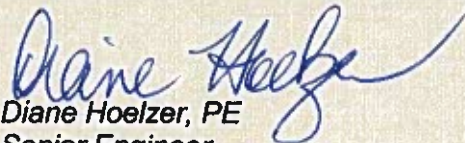
Ms. Kym Dicome  
Development Review Board  
City of Albuquerque Planning  
600 2nd Street, NW  
Albuquerque, NM 87102

**Re: Tiburon Heights Subdivision (Project No. 1009178)**

Dear Ms. Dicome,

On behalf of RTR, LLC, we are requesting a 2-year Sidewalk Deferral Extension on the above referenced project, located on Petirrojo Rd. between Aguila St. and Urraca St. The developer is still selling homes and developing the area so the sidewalks will not be built prior to the development of each lot. Therefore, an extension is being requested to allow more time for the development to finish and all sidewalks be built.

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

  
Diane Hoelzer, PE  
Senior Engineer

DLH/kb



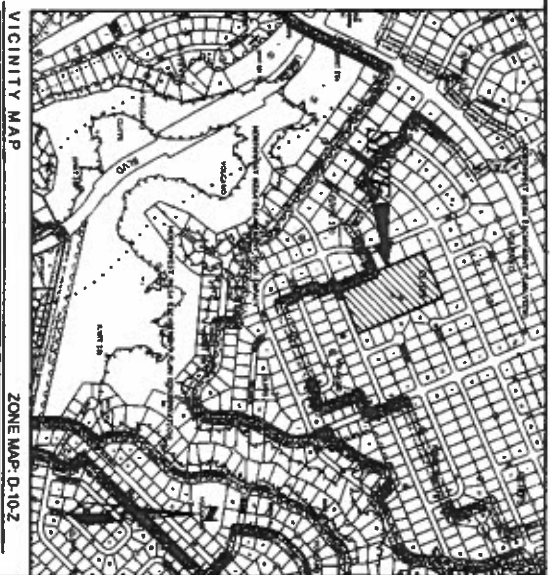
EASEMENT KEYED NOTES.

1. NEW 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FLAG OF THIS PLAT
2. NEW 1' WIDE SIDEWALK EASEMENT GRANTED WITH THE FLAG OF THIS PLAT
3. NEW 15' PUBLIC WATERLINE EASEMENT GRANTED WITH THE FLAG OF THIS PLAT
4. NEW 20' PUBLIC STORM DRAIN EASEMENT GRANTED WITH THE FLAG OF THIS PLAT
5. EXISTING 20' PUBLIC STORM DRAIN EASEMENT (01-07-2013, DOC #2013001868)
6. EXISTING 15' PUBLIC WATERLINE EASEMENT (12-10-2012, DOC #2012133053)
7. EXISTING 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT (01/19/1971, DA-106)
8. EXISTING PUBLIC STORM DRAIN EASEMENT (08-27-2013, 2013C-01038)
9. EXISTING 10' PUBLIC STORM DRAIN EASEMENT (01-07-2013, DOC #2013001870)
10. NEW 10' PRIVATE DRAINAGE EASEMENT GRANTED TO LOTS 12-16, VACANT LOTS SUBDIVISION, AND TO BE MAINTAINED BY THE OWNER OF LOT 12

CONSTRUCTION NOTES

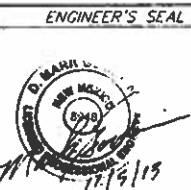
1. ALL SIDEWALKS PER COA STD. DNG 2430
2. ALL 6' VALLEY GUTTERS PER COA STD. DNG 2434
3. ALL HANDICAP RAMPS ARE PER COA DETAIL 2441, CASE B WITH ADA COMPLIANT TRUNCATED DOWNS, SUBMIT SPECIFICATIONS TO ENGINEER PRIOR TO CONSTRUCTION
4. TRANSITION FROM MOUNTAIN CROWN TO STANDARD CROWN SHALL BE 10 FEET
5. TRANSITION SECTION FROM ROLL CROWN TO NO CROWN TO BE A MINIMUM OF 50 FEET PER COA STD. DETAIL 2401
6. ALL 10' VALLEY GUTTERS PER COA STD. DNG 2432
7. TRANSITION FROM MOUNTAIN CROWN TO STANDARD CROWN AT INTERSECTIONS SHALL OCCUR THROUGH THE HC RAMP PER COA STD. DNG 2418
8. SOIL NOT YETING THE MOUNTAIN CROWN 50 FOR STREETS SHALL BE REIGNED TO A DEPTH OF 2 FEET AND REIGNED BY THE CONTRACTOR, WITH SUITABLE MATERIAL OR A FILLER SECTION SHALL BE DESIGNED BY THE CONSULTANT ACCORDING TO THE EXISTING R-VALUE PER COA STANDARD SPECIFICATIONS
9. ALL 4' VALLEY GUTTERS PER COA STD. DNG 2421
10. ALL MOUNTAIN CROWN & GUTTER PER COA STD. DNG 2415A
11. ALL STANDARD CROWN & GUTTER PER COA STD. DNG 2415A

= Sidewalk built



LEGEND

- EXISTING CROWN & GUTTER
- EXISTING SIDEWALK
- EXISTING EASEMENT LINE
- NEW BOUNDARY LINE
- NEW RIGHT OF WAY LINE
- NEW ADJACENT LINE
- NEW CROWN LINE
- NEW EASEMENT LINE
- NEW SIDEWALK (THIS PROJECT) - ALL OTHERS DEFERRED
- NEW STANDARD CROWN & GUTTER
- NEW ROLL CROWN & GUTTER
- NEW RETAINING WALL (BY OTHERS)
- NEW STORM DRAIN INLET
- CROWN TO NO CROWN TRANSITION
- NEW STREET LIGHT (?) EACH
- NEW HANDICAP RAMP (SEE DETAIL THIS SHEET)
- NEW DRIVEWAY LOCATION (BY OTHERS)
- NEW STREET SIGN LOCATION



REVISIONS		
NO	DATE	REMARKS
DESIGNED BY	JMM	DATE 07/13
DRAWN BY	DER	DATE 07/13
CHECKED BY	DMG	DATE 07/13

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT

TIBURON HEIGHTS  
MASTER PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO. DATE	NO. DATE
CITY PROJECT NO. 790681	DATE MAP NO. D-10-Z	SHEET 4	OF 10