



**Planning Department
Transportation Development Services**

April 30, 2015

Roger Cinelli
Roger Cinelli & Associates
2418 Manuel Torres Ln., NW
Albuquerque, NM

**Re: Townhouses for Buchanan
1120 Griegos Rd., NW
Traffic Circulation Layout
Architect's Stamp dated 4-25-15 (F14-D058)**

Dear Mr. Cinelli,

The TCL submittal received 4-28-15 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2012)

PROJECT TITLE: TOWN HOUSES FOR BUCHANAN ZONE MAP: F-14 - D058
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 43A ROSSITER ADDITION
CITY ADDRESS: 1120 GRIEGLER RD N.W.

ENGINEERING FIRM: SBS CONSTR. ENGINEERING CONTACT: SHAWN
ADDRESS: P.O. BOX 10264 PHONE: 804-5013
CITY, STATE: ABQ., N.M. ZIP CODE: _____
EMAIL: AFCLLC@AOL.COM

OWNER: JASON BUCHANAN CONTACT: _____
ADDRESS: PO BOX 65395 PHONE: 977-1332
CITY, STATE: ABQ., N.M. ZIP CODE: 87193

ARCHITECT: ROGER CINELLI & ASSOC CONTACT: ROGER
ADDRESS: 2418 MANUEL TORRES LN N.W. PHONE: 243-8211
CITY, STATE: _____ ZIP CODE: 87107
EMAIL: rcinelli@aig.com

SURVEYOR: SAME AS ENGINEER CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: SAME AS OWNER CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☒ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY) _____

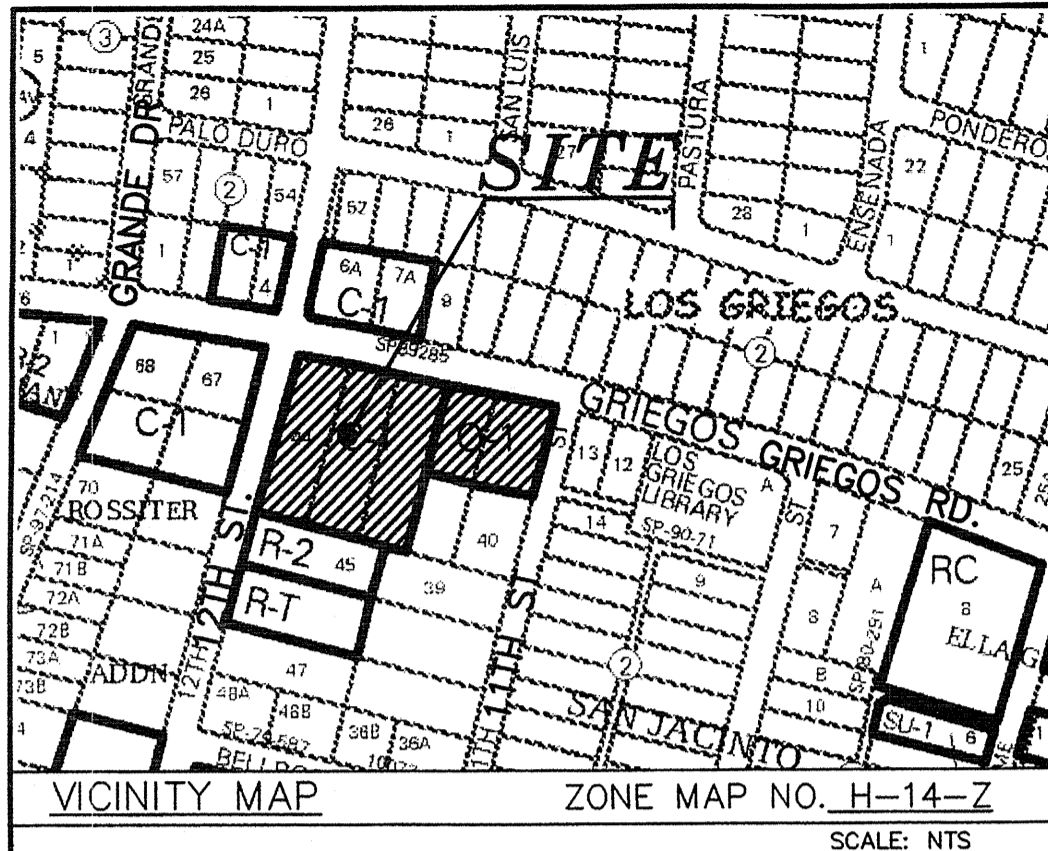
CHECK TYPE OF APPROVAL SOUGHT:
☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☒ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
☐ OTHER (SPECIFY) SO-19 _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:
☒ YES
☐ NO
☒ COPY PROVIDED

DATE SUBMITTED: 4/29/15 BY: Roger Cinelli

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE FOUR LOTS INTO ONE LOT, AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ALBUQUERQUE CONTROL MONUMENT DOUGLAS.
- 4: BEARINGS ARE GRID, DISTANCES ARE GROUND.
- 5: SITE DATA: ZONING IS C-1.
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- 8: NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC # 580 Lot 1127

PROPERTY OWNER OF RECORD: Hogares Inc

BERNALILLO CO. TREASURER'S OFFICE: WJH 4-27-15

LEGAL DESCRIPTION:

PORTIONS OF LOTS NUMBERED FORTY (40), FORTY ONE (41), AND PORTIONS OF LOTS NUMBERED FORTY TWO (42) AND FORTY THREE (43) OF ROSSITER ADDITION, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICT NO. 22, IN BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 11, 1945, IN BOOK D, PAGE 20. CONTAINING 1.4792 ACRE (64,435.84 SF) MORE OR LESS.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DO HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: Erick James Meyerhofer DATE: 3-17-2015

OWNER(S) PRINT NAME: ERICK JAMES MEYERHOFER
MANAGING MEMBER FOR RUBY SKY VENTURES, LLC

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF MARCH

20 15, BY ERICK JAMES MEYERHOFER, MANAGING MEMBER FOR RUBY SKY VENTURES, LLC

Shahram Biazar
NOTARY

MY COMMISSION EXPIRES:



PLAT OF LOT 43-A ROSSITER ADDITION

TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2015

PROJECT NO. 1010317

APPLICATION NO. 15DRB-70124

UTILITY APPROVALS:

<u>[Signature]</u> PNM ELECTRIC SERVICES	<u>4.16.2015</u> DATE
<u>[Signature]</u> NEW MEXICO GAS COMPANY	<u>4/14/15</u> DATE
<u>[Signature]</u> QWEST CORPORATION D/B/A CENTURYLINK QC	<u>4/14/15</u> DATE
<u>[Signature]</u> COMCAST CABLE COMMUNICATION, INC.	<u>4/14/15</u> DATE

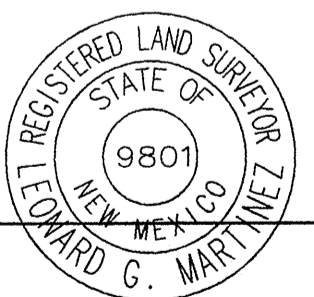
APPROVALS:

<u>[Signature]</u> CITY SURVEYOR	<u>3/17/15</u> DATE
<u>[Signature]</u> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>4/15/15</u> DATE
<u>[Signature]</u> ABCWUA	<u>03/25/15</u> DATE
<u>[Signature]</u> PARKS AND RECREATION DEPARTMENT	<u>03/25/15</u> DATE
<u>[Signature]</u> ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	<u>3-25-15</u> DATE
<u>[Signature]</u> CITY ENGINEER	<u>3-25-15</u> DATE
<u>[Signature]</u> DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>4-17-15</u> DATE

SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, 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 AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Leonard Martinez
LEONARD MARTINEZ P.S. # 9801
DATE 03-17-2015



DOCH 2015034482

04/27/2015 03:22 PM Page: 1 of 2
PLAT R-525.00 S: 2015C P: 0041 M, Toulouse Oliver, Bernalillo Cour

SBS CONSTRUCTION
AND ENGINEERING, LLC

10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)804-5013

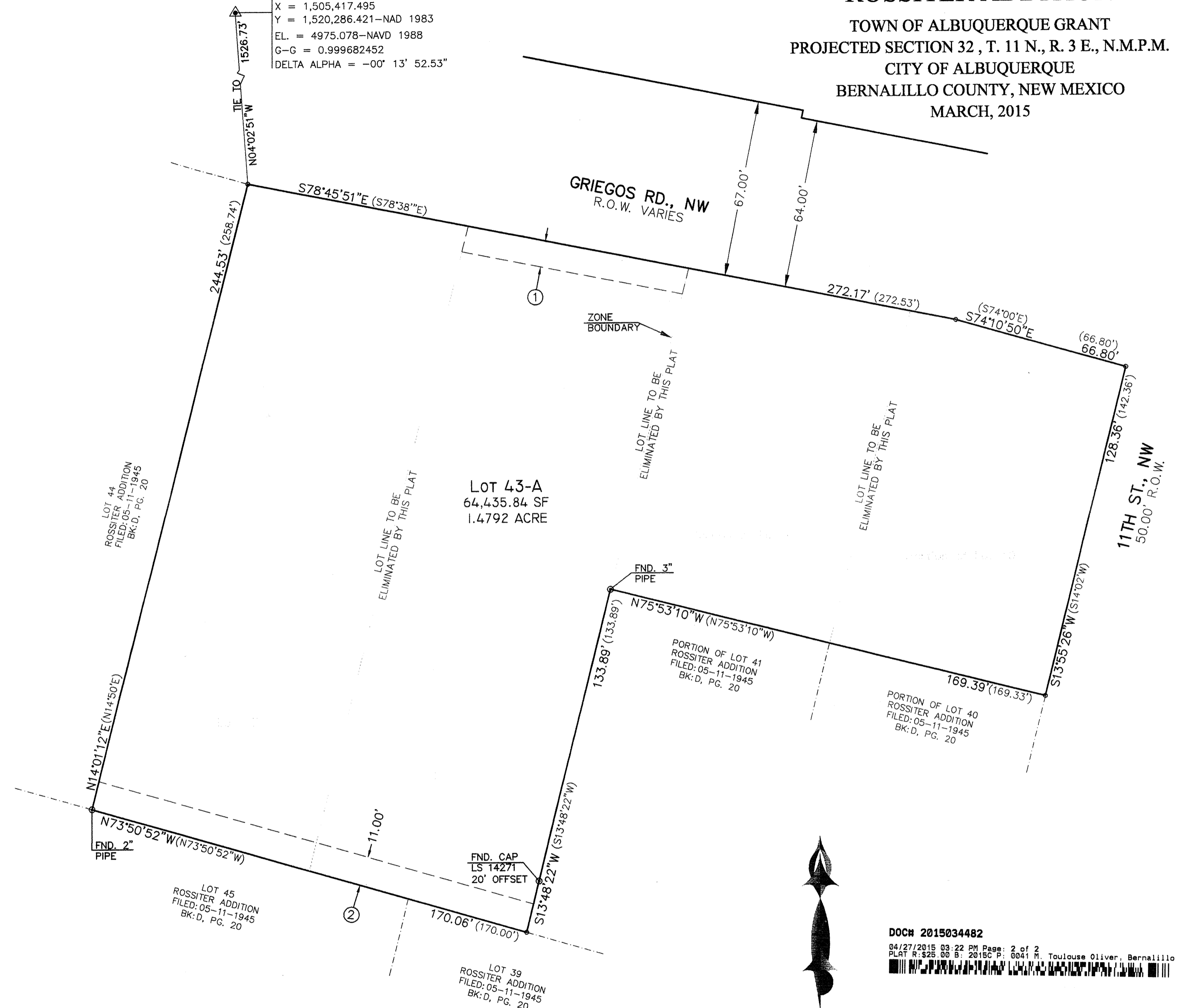
EASEMENTS:

- EXISTING 10' PUBLIC UTILITY SERVICE COMPANY OF NEW MEXICO JOINT ELECTRIC AND GAS EASEMENT (2/13/041, BK. A72, PAKE 9361, DOC. NO:2004019418).
- 11.00' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.

PLAT OF LOT 43-A ROSSITER ADDITION

TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2015

AGRS MONUMENT "DOUGLAS"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 1,505,417.495
Y = 1,520,286.421-NAD 1983
EL. = 4975.078-NAVD 1988
G-G = 0.999682452
DELTA ALPHA = -00° 13' 52.53"

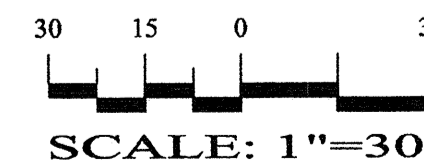


PUBLIC UTILITY EASEMENTS
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES
B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
C. QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION 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, RENEW, 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 PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, 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, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, 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 POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.
EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

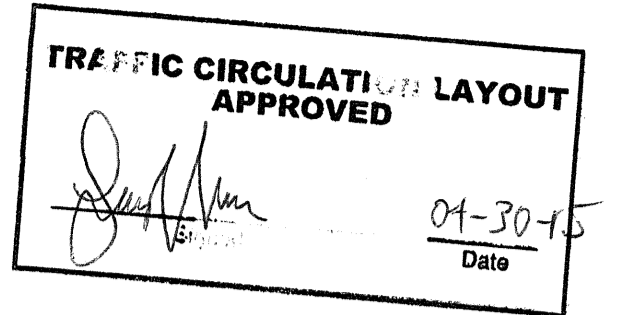
DISCLAIMER
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

GRAPHIC SCALE



**SBS CONSTRUCTION
AND ENGINEERING, LLC**

10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)804-5013



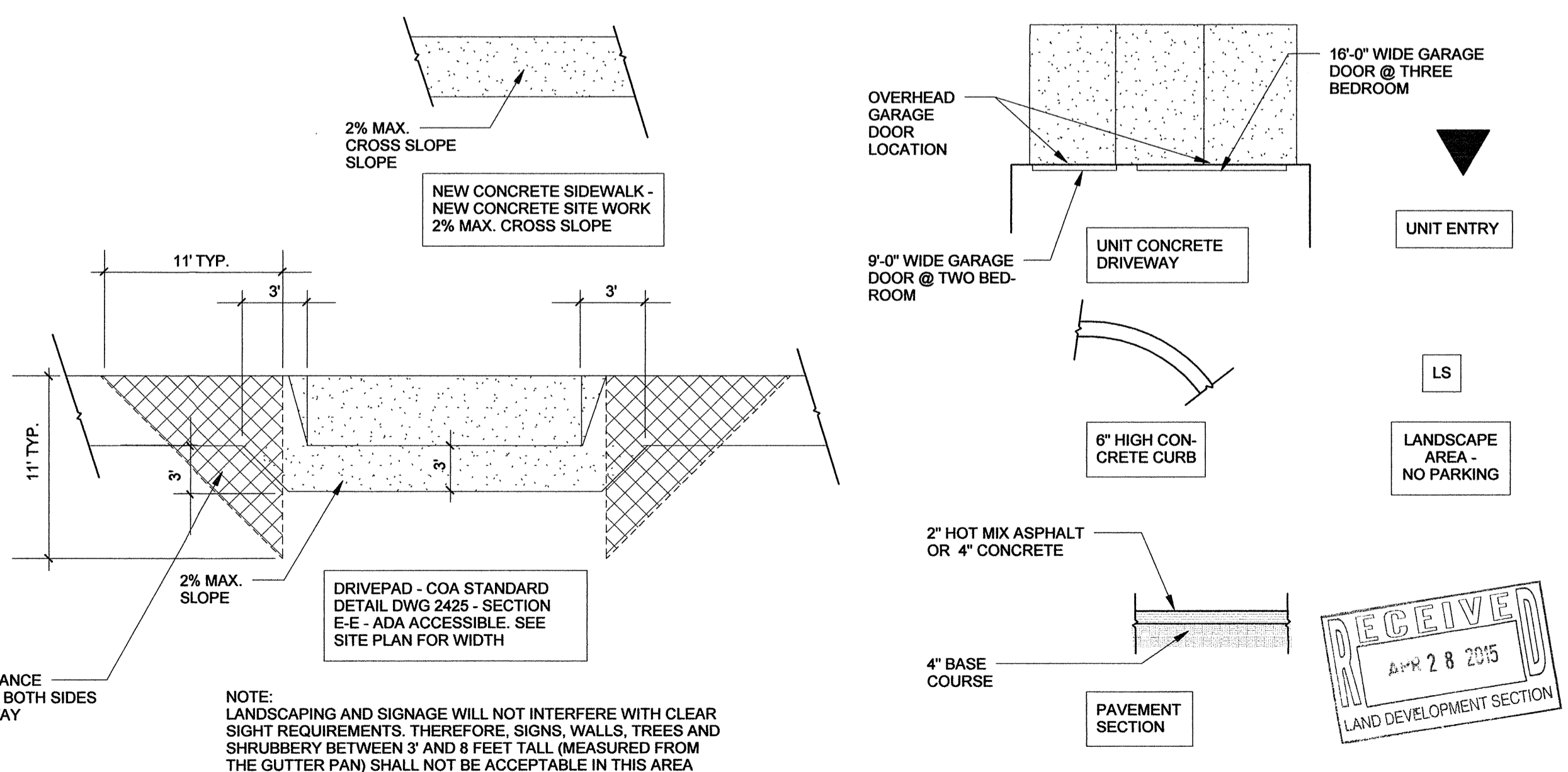
An aerial map of a city block. A large lot is outlined with a thick black border and labeled 'R-2' and 'SITER'. The lot is divided into several smaller sections, some of which are numbered: 44, 40, 39, 47, 75, 567, 46A, 46B, and 36. The lot is situated between 12th and 13th Streets. To the north of the lot is a street labeled 'GRIEVE ROAD'. To the east of the lot is a street labeled 'SAN'. The lot is also adjacent to a street labeled '12th' and another labeled '13th'. The lot is also adjacent to a street labeled '14th'.

**17 UNIT TOWNHOUSE PROJECT
FOR JASON BUCHANAN
1120 GRIEGOS ROAD N.W.
ALBUQUERQUE, NEW MEXICO**

R1

25/15	
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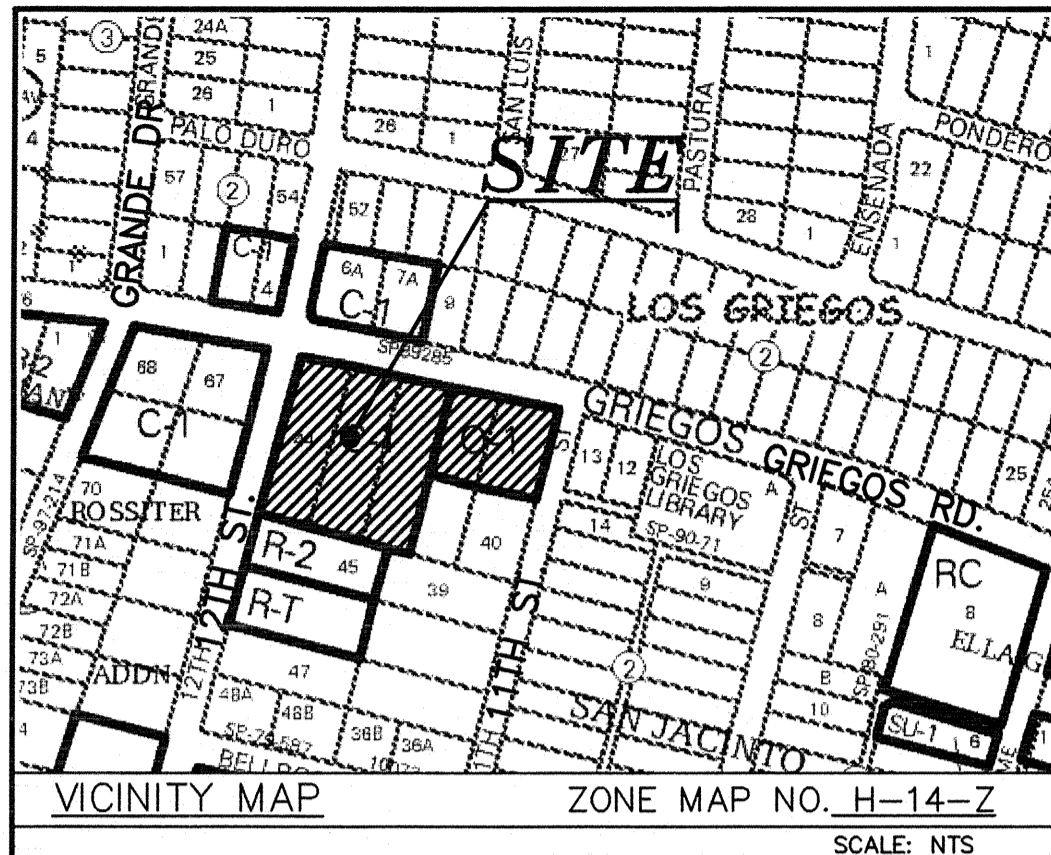
TRAFFIC CONTROL PLAN LEGEND



NOTE:
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR
SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND
SHRUBBERY BETWEEN 3' AND 8 FEET TALL (MEASURED FROM
THE GUTTER PAN) SHALL NOT BE ACCEPTABLE IN THIS AREA

Scale: 1" = 20'-0"

4/25/15	
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OWNER(S) SIGNATURE: Eric James Meyerhofer DATE: 3-17-2015

OWNER(S) PRINT NAME: ERICK JAMES MEYERHOFER
MANAGING MEMBER FOR RUBY SKY VENTURES, LLC

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF MARCH

20 15, BY ERICK JAMES MEYERHOFER, MANAGING MEMBER FOR RUBY SKY VENTURES, LLC

Shahram Biazar
NOTARY
OFFICIAL SEAL
SHAHRAM BIAZAR
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 4-23-16
MY COMMISSION EXPIRES: 4-23-16

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC # 500 607 1127

PROPERTY OWNER OF RECORD: Hobares Inc

BERNALILLO CO. TREASURER'S OFFICE: WTPH 4-27-15

PLAT OF LOT 43-A ROSSITER ADDITION

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PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2015

PROJECT NO. 1010317

APPLICATION NO. 15 DRB-70124

UTILITY APPROVALS:

PNM ELECTRIC SERVICES 4-16-2015
DATE
NEW MEXICO GAS COMPANY 4/14/15
DATE
QUEST CORPORATION D/B/A CENTURYLINK QC 4/14/15
DATE
COMCAST CABLE COMMUNICATION, INC. 4/14/15
DATE

APPROVALS:

Steven N. Rinkhaver P.S. 3/17/15
CITY SURVEYOR
Randy M. M. M. 4/15/15
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
Christoph Cadena 03/25/15
ABCWA
Carol S. Dumont 03/25/15
PARKS AND RECREATION DEPARTMENT
Ante a Chen 3-25-15
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY
Ante a Chen 3-25-15
CITY ENGINEER
Phil 4-17-15
DRB CHAIRPERSON, PLANNING DEPARTMENT

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Leonard Martinez
LEONARD MARTINEZ P.S. # 9801
03-17-2015
DATE
REGISTERED LAND SURVEYOR
STATE OF NEW MEXICO
9801
LEONARD G. MARTINEZ

SBS CONSTRUCTION
AND ENGINEERING, LLC

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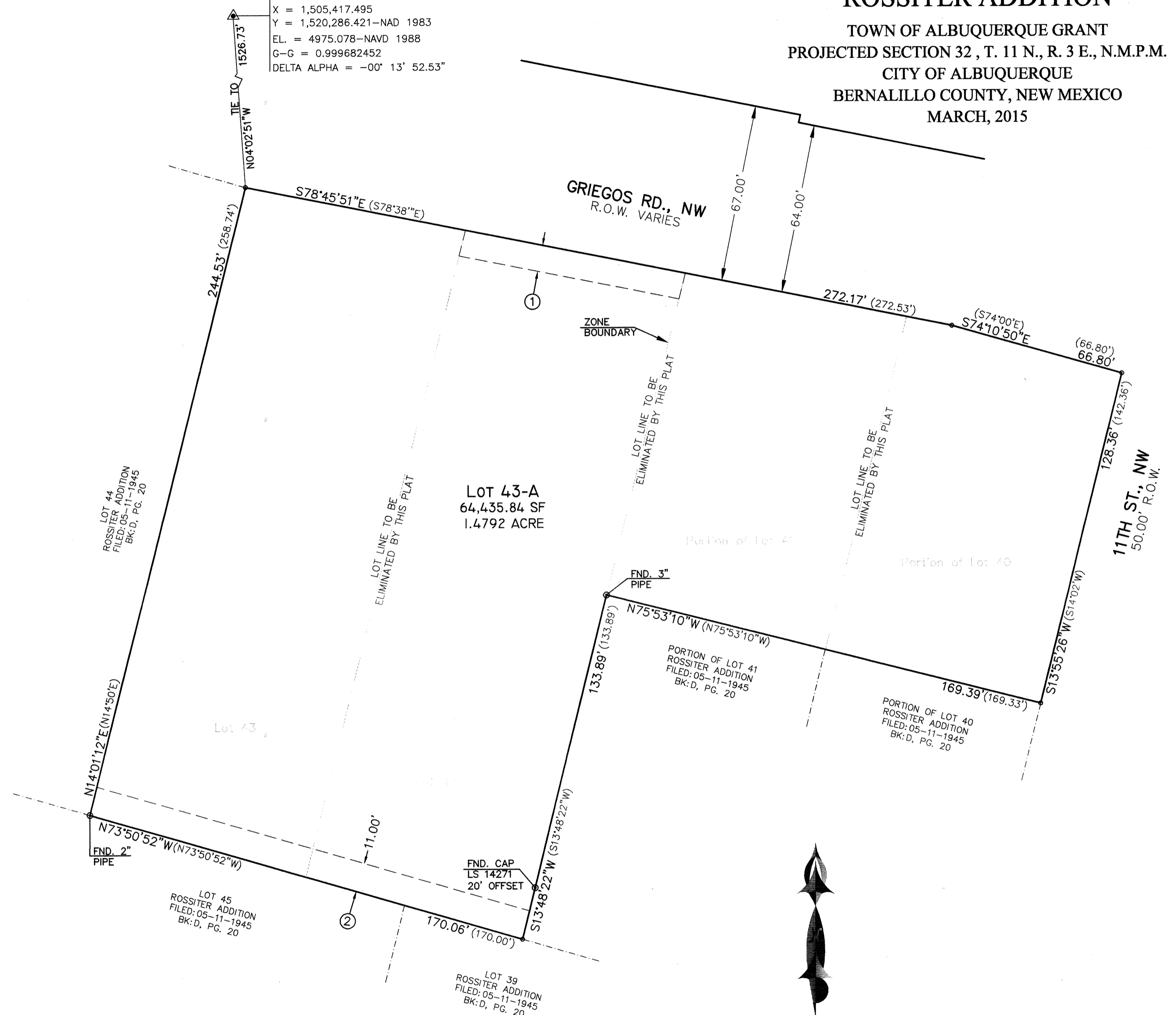
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PLAT OF
LOT 43-A
ROSSITER ADDITION

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PUBLIC UTILITY EASEMENTS

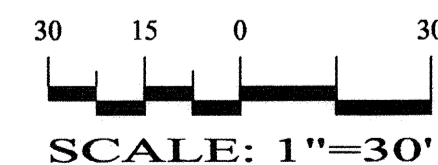
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GRAPHIC SCALE



SBS CONSTRUCTION
AND ENGINEERING, LLC

10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
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