



DRB CASE ACTION LOG (Preliminary/Final Plat)

DRB Application No.: 10DRB-70134

Project # 1008701

Project Name: *Springer*

Agent: *The Survey Office LLC*

Phone No.:

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Your request was approved on 5-18-11 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: Written comment

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): DXF file

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
- Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

OK →

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

May 18, 2011

DRB Comments

ITEM # 7

PROJECT # 1008701

APPLICATION # 11-70134

RE: Tract 7, Lands of Springer Transfer Company

Per the applicant's letter dated April 20, 2011, parking requirements on each lot have been met.

FILE

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

9. **Project# 1005033**
11DRB-70048 EXT OF SIA FOR TEMP
DEFR SDWK CONST

PROPERTY ON CRES agent(s) for INDIAN PUEBLOS
FEDERAL DEVELOPMENT CORP request(s) the above
action(s) for all or a portion of Lot(s) 84E, zoned SU-1
FOR C-2, located on 12TH ST NW BETWEEN INDIAN
SCHOOL AND MENAUL containing approximately 2.5
acre(s). (H-13) **A TWO YEAR EXTENSION TO THE
AGREEMENT FOR THE DEFERRAL OF SIDEWALKS
WAS APPROVED.**

10. **Project# 1008261**
11DRB-70049 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for NEW MEXICO
LABORERS TRAINING & APPRENTICESHIP TRUST
FUND request(s) the above action(s) for all or a portion of
Lot(s) 1-A-A & 1-A-2, Block(s) 41, **SKYLINE
HEIGHTS**, zoned M-1, located on BELL NE BETWEEN
ALTEZ NE AND CONCHAS NE containing
approximately 1.8628 acre(s). [REF: ZA-88-172, 10DRB-
70103 PRJ #1008261] (L-20) **THE PRELIMINARY/FINAL
PLAT WAS APPROVED WITH FINAL SIGN OFF
DELEGATED TO PLANNING FOR PARKING
CALCULATION AND TO TRANSPORTATION FOR
DIMENSIONAL EXHIBIT.**

EPLAN Application

11. **Project# 1000248**
11DRB-70044 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for WESTERN SECURITY
REAL ESTATE request(s) the above action(s) for all or a
portion of Tract(s) A, **WEST RIDGE MOBILE HOME
PARK**, zoned SU-1 FOR MHP, located on VOLCANO
RD NW BETWEEN 98TH ST NW AND 90TH ST NW
containing approximately 27.4 acre(s). (K-9) **DEFERRED
TO 3/23/11 AT THE AGENT'S REQUEST.**

EPLAN Application

**NO ACTION IS TAKEN ON THESE CASES:APPLICANT - AGENT IS REQUIRED TO BE AT THE
MEETING**

12. **Project # 1008701**
11DRB-70050 SKETCH PLAT REVIEW
AND COMMENT

THE SURVEY OFFICE, LLC. agent(s) for CARLISLE
BENNETT POST # 13 request(s) the above action(s) for
all or a portion of Tract(s) 7, **SPRINGER TRANSFER**,
zoned C-3, located on LEGION BETWEEN LOMAS AND
I-25 containing approximately 2.2225 acre(s). (J-15) **THE
ABOVE ITEM WAS REVIEWED AND COMMENTS WERE
GIVEN.**

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

March 9, 2011

DRB Comments

ITEM # 12

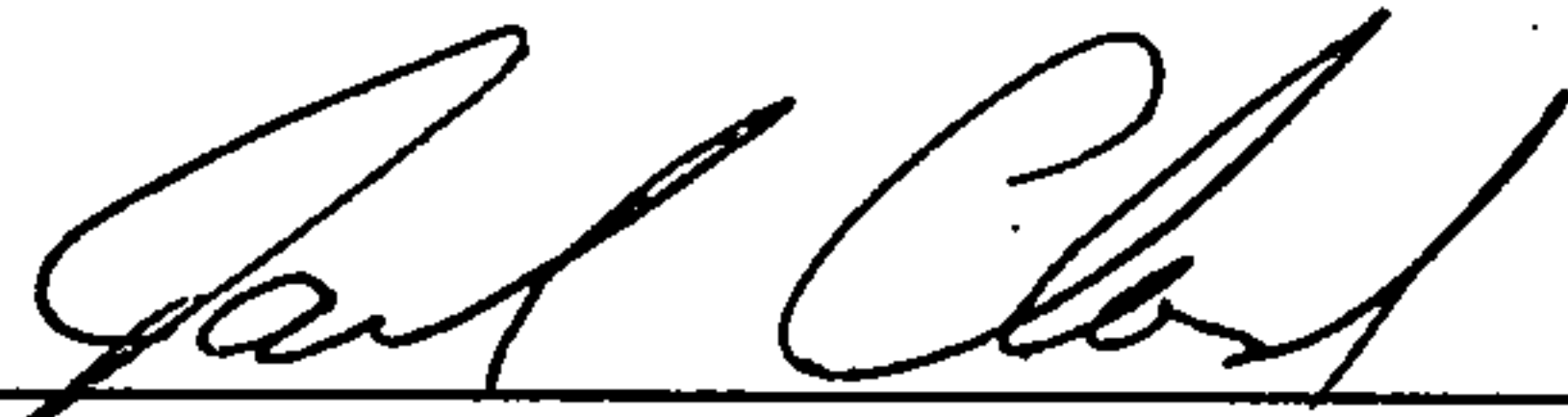
PROJECT # 1008701

APPLICATION # 11-70050

RE: Tract 7, Lands of Springer Transfer Company

The Zoning Code requires that each building meet its parking requirements on each lot – parking calculations are needed to demonstrate that there are enough parking spaces within the proposed lots, or a parking variance would be required.

For example, it appears the building on proposed Tract 7-B is 3,000 sq ft which would require 15 parking spaces, but only 12 are shown.



Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

HEARING DATE 3-9-11 (SK)
(YS)

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

05/10/2011 Issued By: E08375 108862

STANDARD APPLICATION, Paper Plans Required

Permit Number: 2011 070 134

Category Code 910

Application Number: 11DRB-70134, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: LEGION BETWEEN LOMAS AND I-25

Project Number: 1008701

Applicant

CARLISLE BEBBETT POST #13

1201 LEGION RD NE
ALBUQUERQUE NM 87102
243-1901

Agent / Contact

The Survey Office, Llc

333 Lomas Blvd Ne
Albuquerque NM 87102
998-0303

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$285.00
TOTAL:		\$305.00

*****DUPLICATE*****
City Of Albuquerque
Treasury Division

5/10/2011 11:36AM LOC: ANNX
WS# 007 TRANS# 0005
RECEIPT# 00143790-00143790
PERMIT# 2011070134 TRSCCS
Trans Amt \$305.00
Conflict Manag. Fee \$20.00
DRB Actions \$285.00
CK \$305.00
CHANGE \$0.00

Thank You

8701

DXF Electronic Approval Form

DRB Project Case #: 1008701

Subdivision Name: SPRINGER TRANSFER COMPANY TRACTS 7A & 7B

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 998-0303

DXF Received: 5/10/2011

Hard Copy Received: 5/10/2011

Coordinate System: NMSP Grid (NAD 83)


Approved

05-10-2011
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only
Copied fc8701 to agiscov on 5/10/2011 Contact person notified on 5/10/2011



DRB CASE ACTION LOG (Preliminary/Final Plat)

DRB Application No.: 10DRB-70134

Project # 1008701

Project Name: *Springer*

Agent: *The Survey Office LLC*

Phone No.:

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Your request was approved on 5-18-11 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- TRANSPORTATION:** *Written comment*
- ABCWUA:**
- CITY ENGINEER / AMAFCA:**
- PARKS / CIP:**
- PLANNING (Last to sign):** *DXF file*

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
- Tax printout from the County Assessor.

- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**

- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): The Survey Office, LLC PHONE: 998.0303
 ADDRESS: 333 Lomas Blvd NE FAX: 998.0305
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: andrea@thesurveyoffice.com

APPLICANT: Carlisle Bennett Post #13 PHONE: 243.1901
 ADDRESS: 1201 Legion Rd NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Create two lots from one existing lot.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tract 7 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Springer
 Existing Zoning: C-3 Proposed zoning: NA MRGCD Map No _____
 Zone Atlas page(s): J-15-Z UPC Code: 101565824820032001

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1008701

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 2.2225
 LOCATION OF PROPERTY BY STREETS: On or Near: Legion
 Between: Lomas and I-25

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Andrea Santana DATE 5/2/11
 (Print) Andrea Santana Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>1 DRB - 70134</u>	<u>P&F</u>		<u>\$ 285.00</u>
	<u>DMF</u>		<u>\$ 20.00</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			Total
			<u>\$ 305.00</u>

Hearing date May 18, 2011
 Planner signature / date [Signature] 5.10-11 Project # 1008701

Form revised 4/07

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
 - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls 3 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (verify with DRB Engineer)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Andrea Santana
Applicant name (print)
[Signature]
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
11DRB - 70134

[Signature] 5-10-11
Planner signature / date
Project # 1008701

The Survey Office

<<333 Lomas Boulevard NE >> Albuquerque, NM 87102 >>
505-998-0303 Phone 505-998-0305 Fax
WWW.THESURVEYOFFICE.COM >> <<ANDREA@THESURVEYOFFICE.COM

April 20, 2011

Jack Cloud, DRB Chairman
Planning Department
600 Second Street NW
Albuquerque, NM 87102

RE: Project # 1008701
Tract 7, Springer Transfer Co. Parking Requirements
1201 Legion Road NE
Division of Property: Two new lots from one existing lot.

Dear Mr. Cloud,

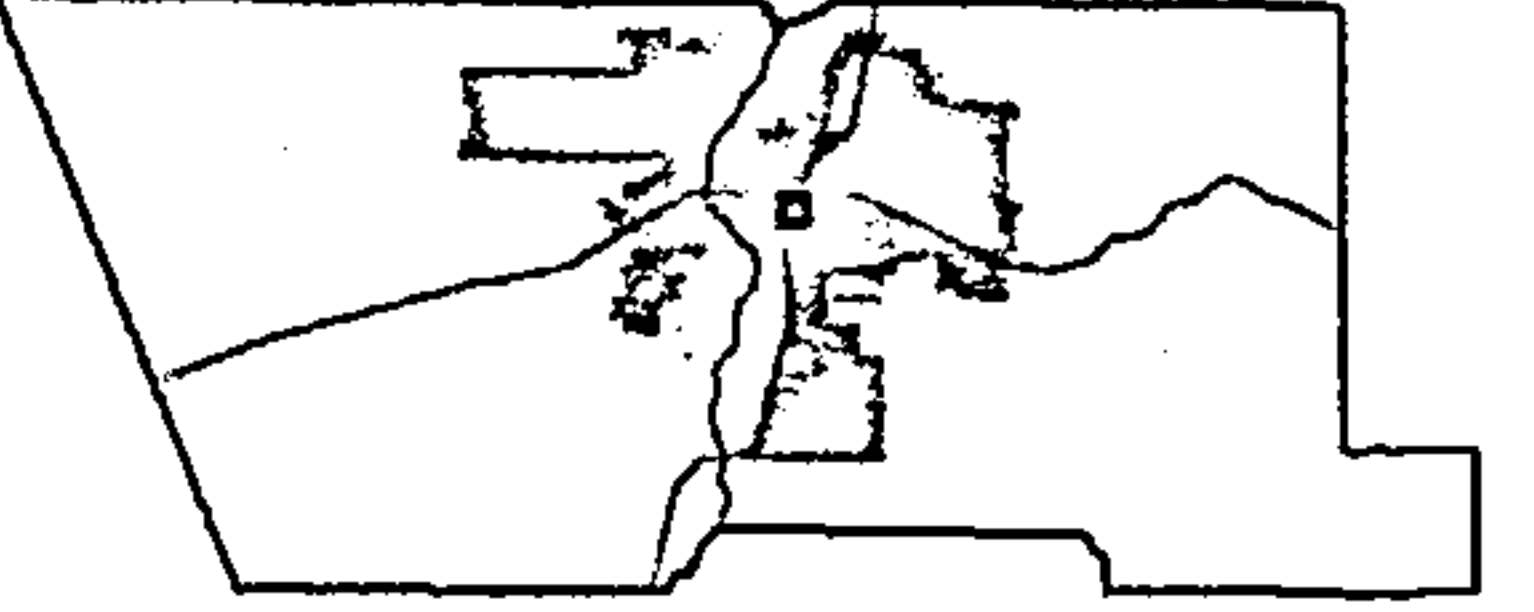
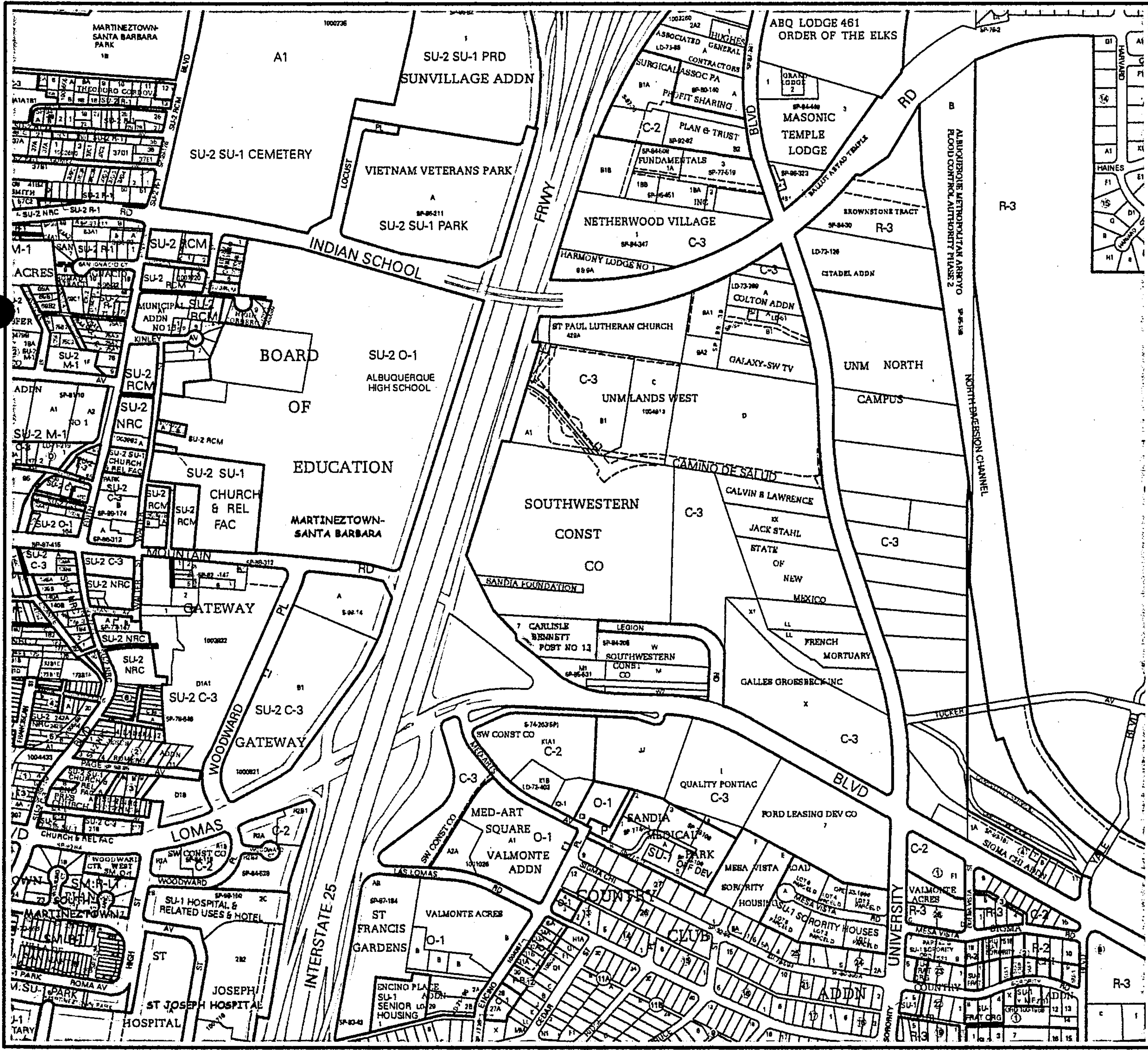
In regards to the parking requirements on proposed Tract 7B, The Carlisle Bennett Post has added an addition three parking spaces to meet requirements of 15 Spaces.

In regards to Tract 7A; The Carlisle Bennett Post is considered a private club. In order to meet parking requirements The Post will need 1 parking space for every five members per Jonathon Turner at Albuquerque Zoning Department. The Post currently has 127 Legion Members. To meet parking requirements the Post would need a total of 26 parking spaces. They currently have 56 regular spaces and 5 handicap spaces.

Best Regards,



Andrea Santana



LEGAL DESCRIPTION
 T10N
 R3E
 SEC 16

UNIFORM PROPERTY CODE
 1-015-058



Map amended through October 2010



PUBLIC WORKS DIVISION
 GIS PROGRAM

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the City of Albuquerque. For current information visit www.bermco.gov.

J-15-Z

The Survey Office

<<333 Lomas Boulevard NE<>Albuquerque, NM 87102>>
505-998-0303 Phone 505-998-0305 Fax
WWW.THESURVEYOFFICE.COM>><<ANDREA@THESURVEYOFFICE.COM

May 9, 2011

Development Review Board Members
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87102

RE: Tract 7, Springer Transfer Co.
1201 Legion Road NE
Division of Property: Two new lots from one existing lot.

Dear Board Members,

The Survey Office, LLC is requesting on behalf of our clients, a lot division from one existing lot into two new lots for the above referenced property.

Our clients have been leasing the property we are trying to divide for a while and the tenants would now like to purchase it.

Best Regards,



Andrea Santana

PLAT OF
TRACTS 7-A & 7-B
SPRINGER TRANSFER COMPANY
PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2011
SHEET 2 OF 2

INTERSTATE 25
(RIGHT-OF-WAY VARIES)

INTERSTATE 25
(RIGHT-OF-WAY VARIES)

TRACT 2
SOUTHWESTERN CONSTRUCTION
4/26/1971 C7-209

ASPHALT

LEGION ROAD
(RIGHT-OF-WAY VARIES)

LOMAS BLVD NE
(RIGHT-OF-WAY VARIES)

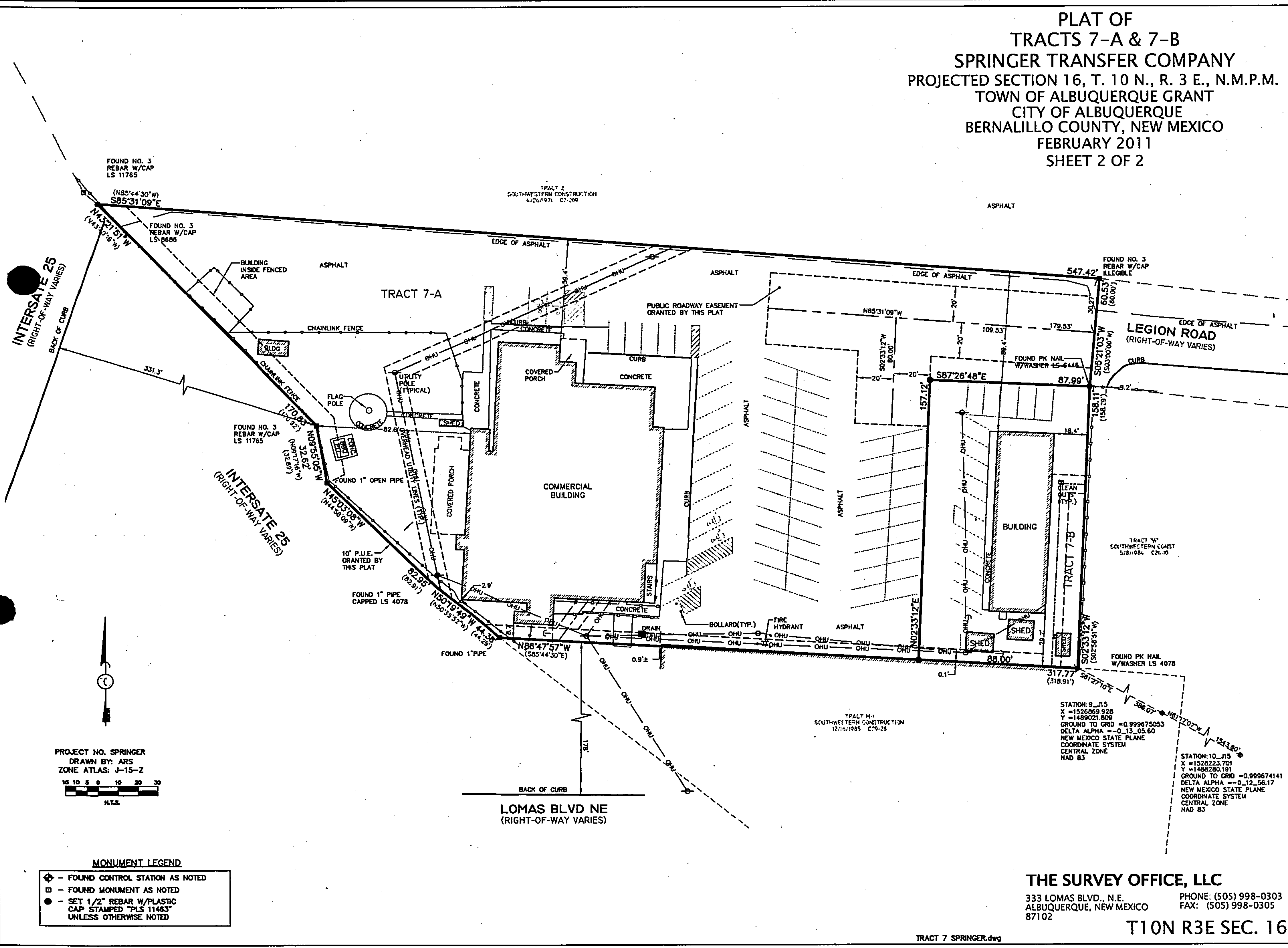
TRACT M-1
SOUTHWESTERN CONSTRUCTION
12/16/1985 C70-28

STATION: 9_115
X = 1528069.928
Y = 1489021.809
GROUND TO GRID = 0.999675053
DELTA ALPHA = -0.13_05.60
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 83

STATION: 10_115
X = 1528223.701
Y = 1488280.191
GROUND TO GRID = 0.999674141
DELTA ALPHA = -0.12_56.17
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 83

PROJECT NO. SPRINGER
DRAWN BY: ARS
ZONE ATLAS: J-15-Z
15 10 5 0 10 20 30
N.T.S.

- MONUMENT LEGEND**
- ⊕ - FOUND CONTROL STATION AS NOTED
 - - FOUND MONUMENT AS NOTED
 - - SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11483" UNLESS OTHERWISE NOTED



April 7, 2011

Chair
Art De La Cruz
County of Bernalillo
Commissioner, District 2

Vice Chair
Trudy E. Jones
City of Albuquerque
Councilor, District 8

Richard J. Berry
City of Albuquerque
Mayor

Rey Garduño
City of Albuquerque
Councilor, District 6

Maggie Hart Stebbins
County of Bernalillo
Commissioner, District 3

Michele Lujan Grisham
County of Bernalillo
Commissioner, District 1

Ken Sanchez
City of Albuquerque
Councilor, District 1

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Andrea Santana
The Survey Office
33 Lomas Blvd NE
Albuquerque, NM 87102

**RE: Water and Sanitary Sewer Availability Statement #110305
Carlisle Bennett Post No 13-Unplatted - Zone Atlas Map: J-15**

Dear Ms. Santana:

Project Information: The subject property is approximately ±2.1 acres of land located on the north side of Lomas, within the City limits. The site lies within the 2E pressure zone in the Freeway trunk and is currently zoned C-3. The request for availability indicates development plans to subdivide the site; creating two lots from the existing single lot.

Existing Conditions: Water infrastructure in the area includes a 30 inch line (Project #09-173-57) and a 6 inch line on the north side of Lomas, continuing west into the old Mountain Rd. right-of-way (Project #03-244-58).

Sanitary sewer infrastructure includes an 8 inch line (Project # 012-039-58) and a 24 inch line (Project #07-052-61) in Lomas.

Service: Currently, this site has both metered water and sewer service via account # 3615579560. However, each lot will require individual service accounts. Any Water Authority approval of a subdivision will be contingent upon service stub-outs being provided for the proposed new lot.

Metered water service to the proposed new lot is available via routine connection to the 6 inch line in the old Mountain Rd. right-of-way. Service is contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements and acquisition of private water and sewer line easements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sewer service.

Sanitary sewer service is available to the site via routine connection to the existing 8 inch line in Lomas, contingent upon acquisition of private water and sewer line easements.

Fire Protection: The instantaneous fire flow requirements for the subject property were not submitted in the request for availability; therefore, this statement may not be complete and/or valid at the time of future construction. The installation of new public hydrants may be required. All new required hydrants as well as their exact locations must be determined through the City Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

Construction of all required improvements will be at the developer/property owner's expense and must be coordinated through the City of Albuquerque and Water Authority via the Tapping Permit process. Construction must be by a licensed, bonded, public utility contractor.

Costs and Fees: In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Water Use: All new development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita per day. Indoor water use shall consist of 70% of total use with outdoor limited to 30%. Where available, outdoor water usage shall utilize reclaimed water. All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority.

Closure: This statement of service availability will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact the Water Utility Development Office at (505) 924-3987, or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

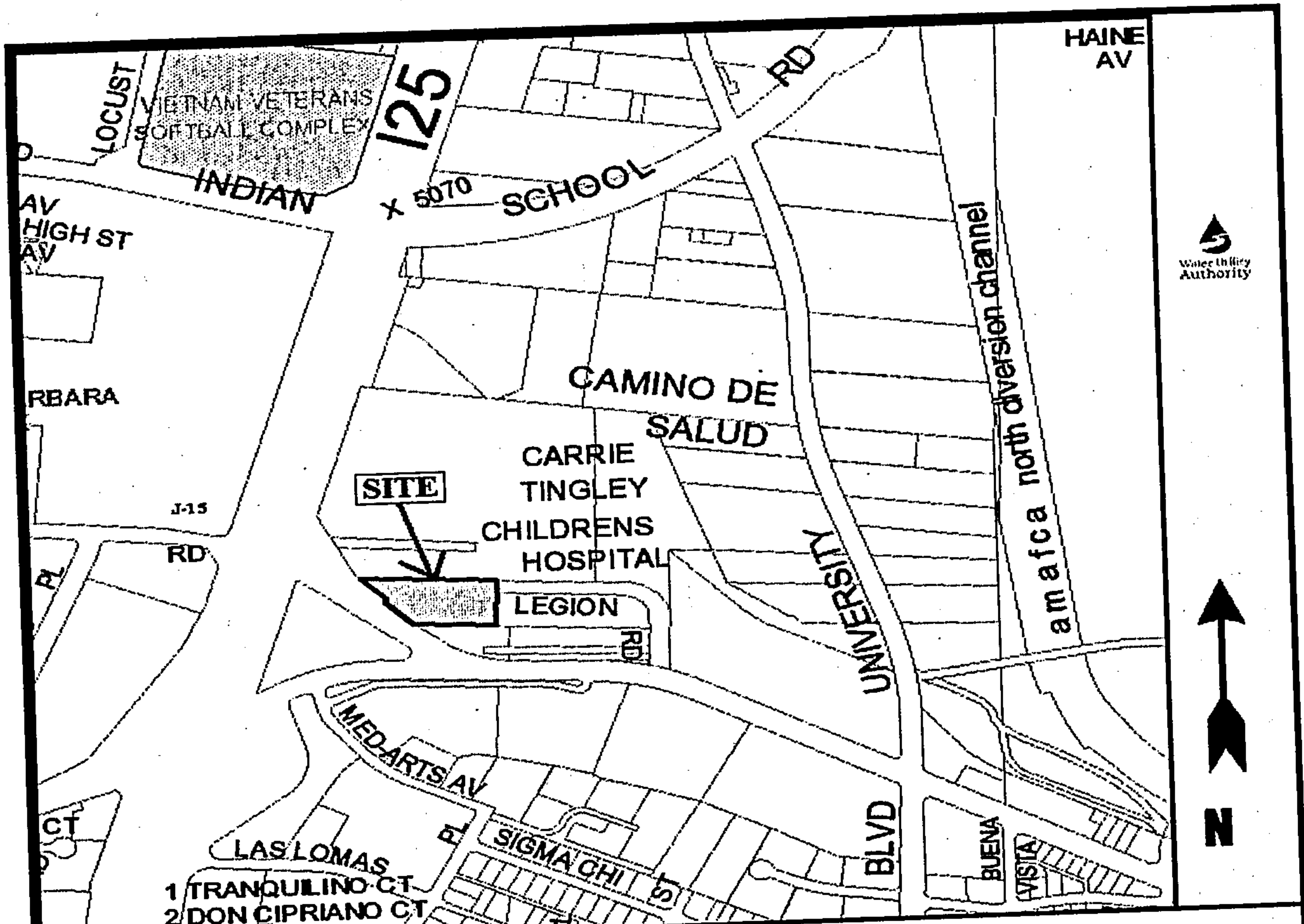
Sincerely,



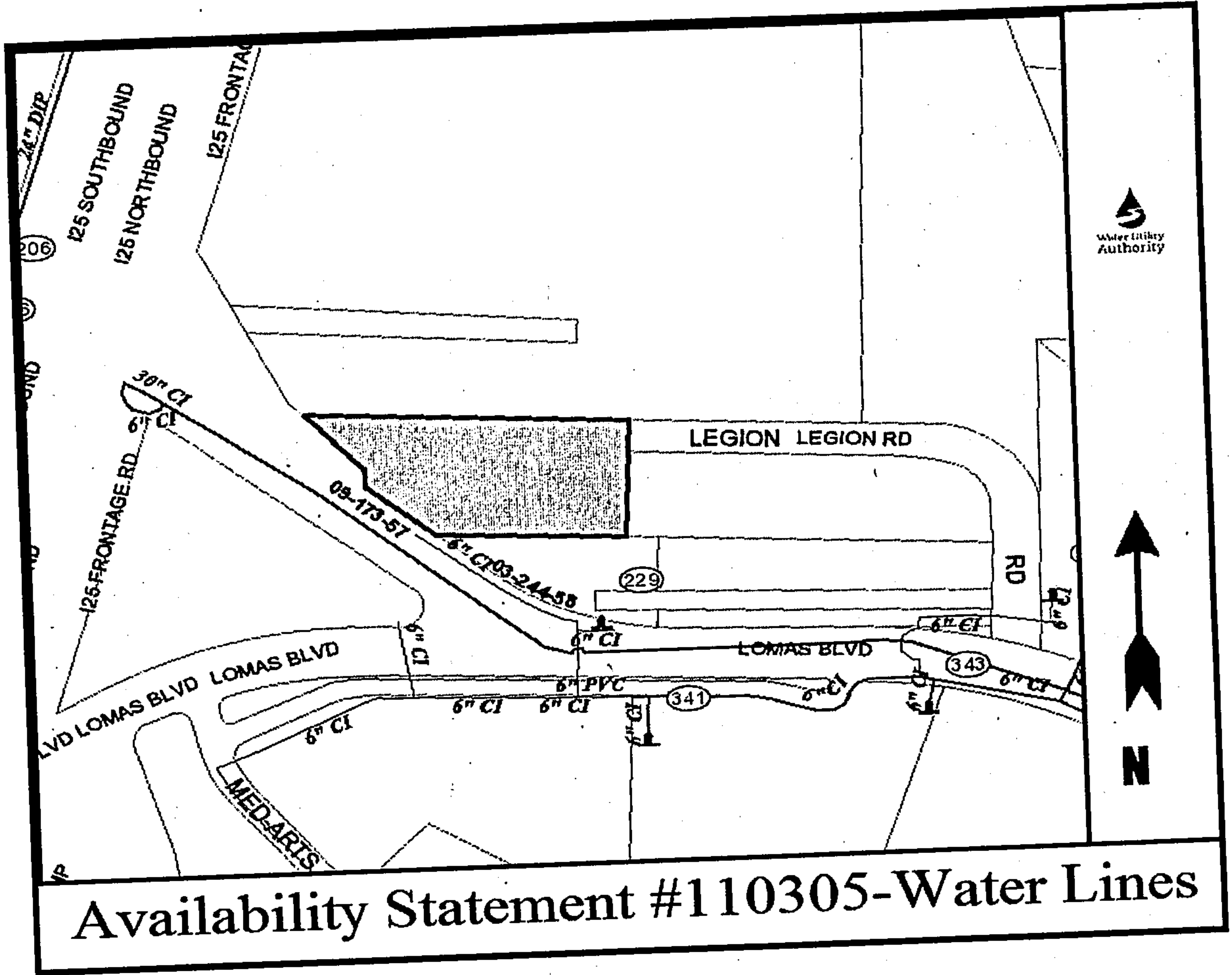
Mark S. Sanchez
Executive Director

Enclosures: Site and Infrastructure Maps (3)

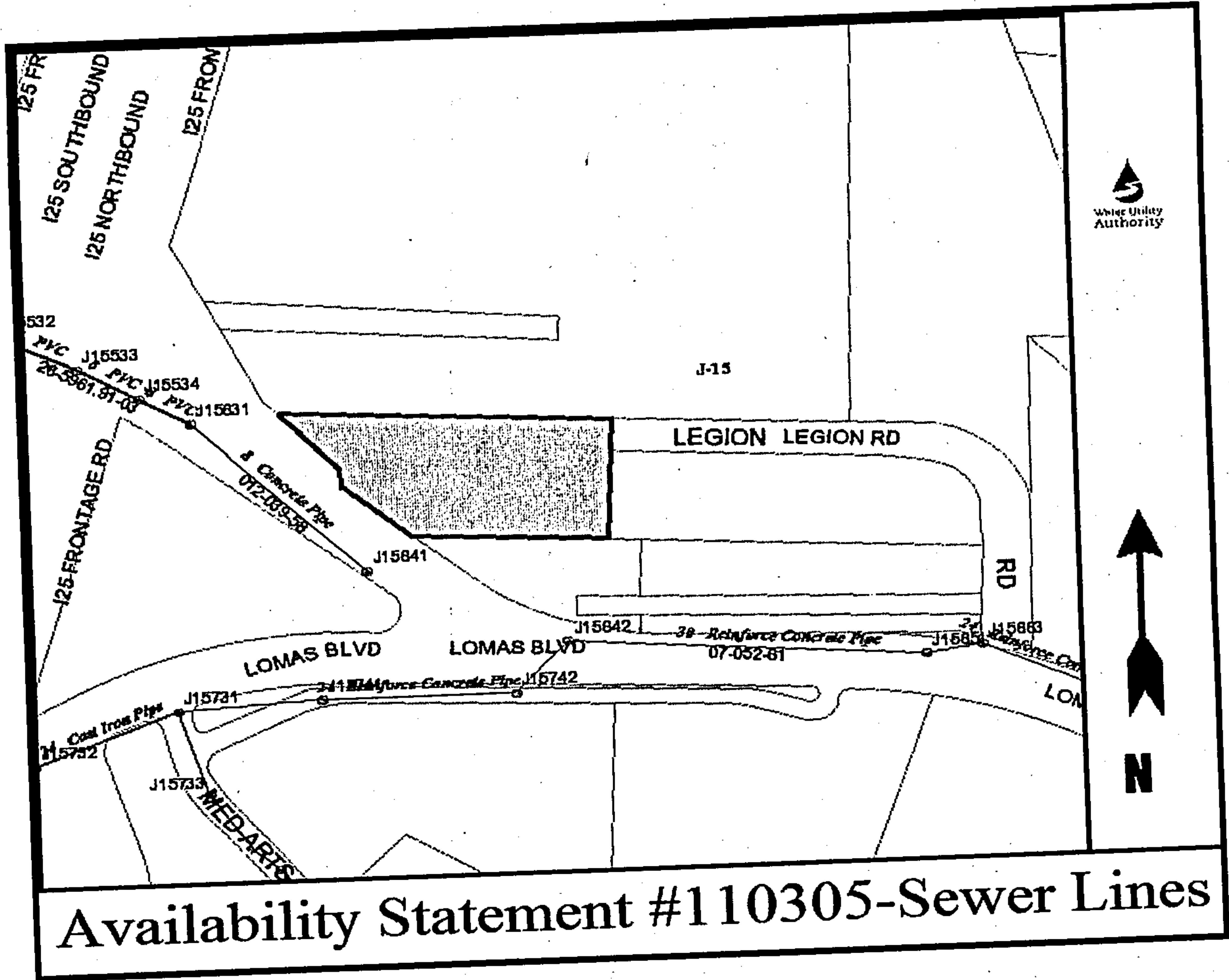
C: f/ Availability J-15



Availability Statement #110305-Site Map

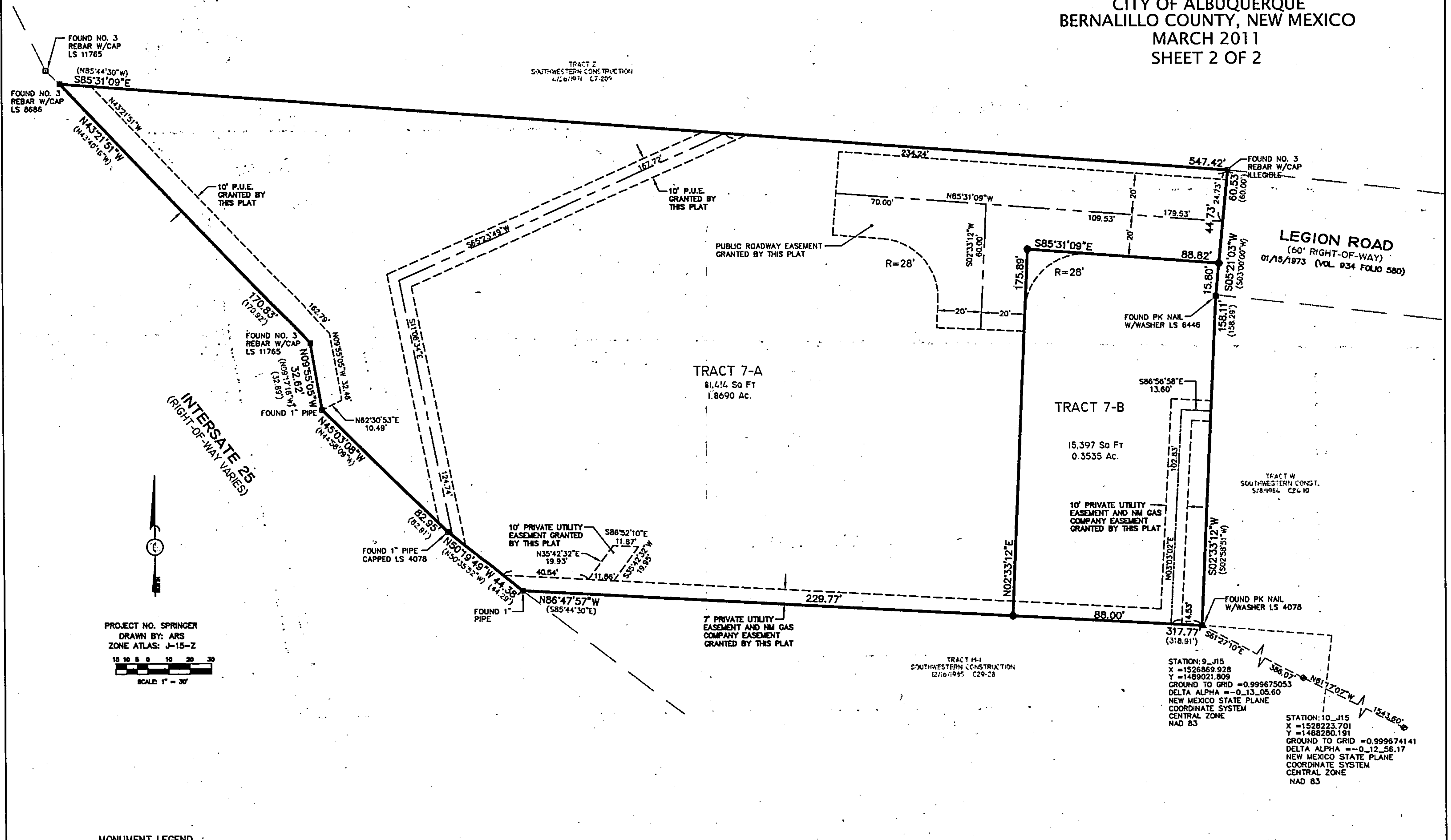


Availability Statement #110305-Water Lines



Availability Statement #110305-Sewer Lines

**PLAT OF
TRACTS 7-A & 7-B
SPRINGER TRANSFER COMPANY
PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2011
SHEET 2 OF 2**



PROJECT NO. SPRINGER
DRAWN BY: ARS
ZONE ATLAS: J-15-Z
SCALE: 1" = 30'

MONUMENT LEGEND

- ⊕ - FOUND CONTROL STATION AS NOTED
- ⊠ - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 114&3" UNLESS OTHERWISE NOTED

STATION: 9_J15
X = 1526869.928
Y = 1489021.809
GROUND TO GRID = 0.999675053
DELTA ALPHA = -0.13_05.60
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 83

STATION: 10_J15
X = 1528223.701
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GROUND TO GRID = 0.999674141
DELTA ALPHA = -0.12_58.17
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 83

THE SURVEY OFFICE, LLC
333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 998-0303
FAX: (505) 998-0305

T10N R3E SEC. 16

SPRINGER TRANSFER COMPANY
PROJECTED SECTION 16, T. 10 N., R. 3 E., N.1
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2011
SHEET 1 OF 2

D MARCH 30, 1946,
 3 DIAN, TOWN OF
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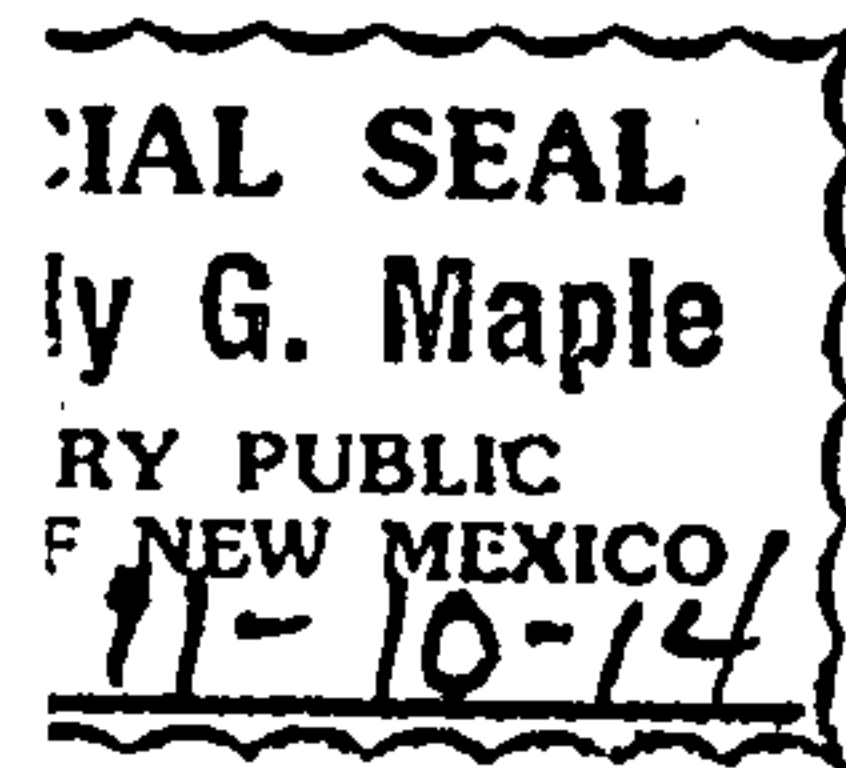
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DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) TRACTS FROM ONE (1) EXISTING TRACT AND GRANT EASEMENTS AS SHOWN HEREON.

CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.
<i>[Signature]</i> CITY SURVEYOR		5-10-11 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		DATE
PARKS & RECREATION DEPARTMENT		DATE
A.B.C.W.U.A.		DATE
A.M.A.F.C.A.		DATE
CITY ENGINEER		DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE

UTILITY APPROVALS

NEW MEXICO GAS COMPANY	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST CABLE	DATE
PUBLIC SERVICES COMPANY OF NEW MEXICO	DATE

SURVEYOR'S CERTIFICATION

I, ANTHONY L. HARRIS, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
 ANTHONY L. HARRIS
 NEW MEXICO PROFESSIONAL SURVEYOR
 5-2-11
 DATE

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

for Subdivision

for Building Permit

Administrative Amendment (AA)

IP Master Development Plan

Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

Street Name Change (Local & Collector)

L A *APPEAL / PROTEST of...

Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): The Survey Office, LLC PHONE: 998.0303
 ADDRESS: 333 Lomas Blvd NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: andrea@thesurveyoffice.com

APPLICANT: Carlisle Bennett Post #13 PHONE: 243.1901
 ADDRESS: 1201 Legion Rd NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Create two lots from one existing lot.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tract 7 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Springer Transfer
 Existing Zoning: C-3 Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): 1-15-Z UPC Code: 1015058248200320001

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): N/A

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 2.2225
 LOCATION OF PROPERTY BY STREETS: On or Near: Legion
 Between: Lomas and I-25

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Andrea Santana DATE 2/25/10
 (Print) Andrea Santana Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>11DRB-70050</u>	<u>SK</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>March 9, 2011</u>			Total \$ <u>0</u>
<u>[Signature]</u>	<u>3-1-11</u>	Project # <u>1008701</u>		

Planner signature / date

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22)

Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls: 3 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)

Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)

Your attendance is required.

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.



 Applicant name (print)
 Andrea Santana
 Applicant signature / date

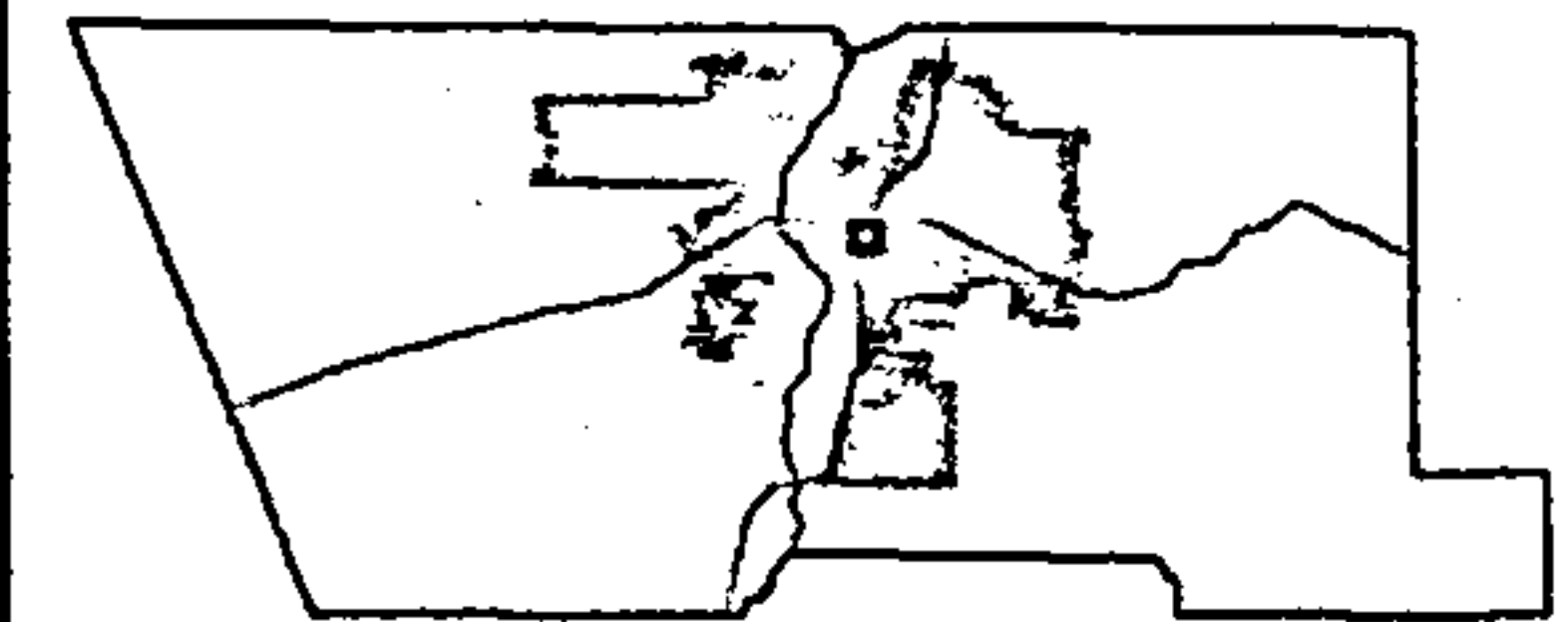
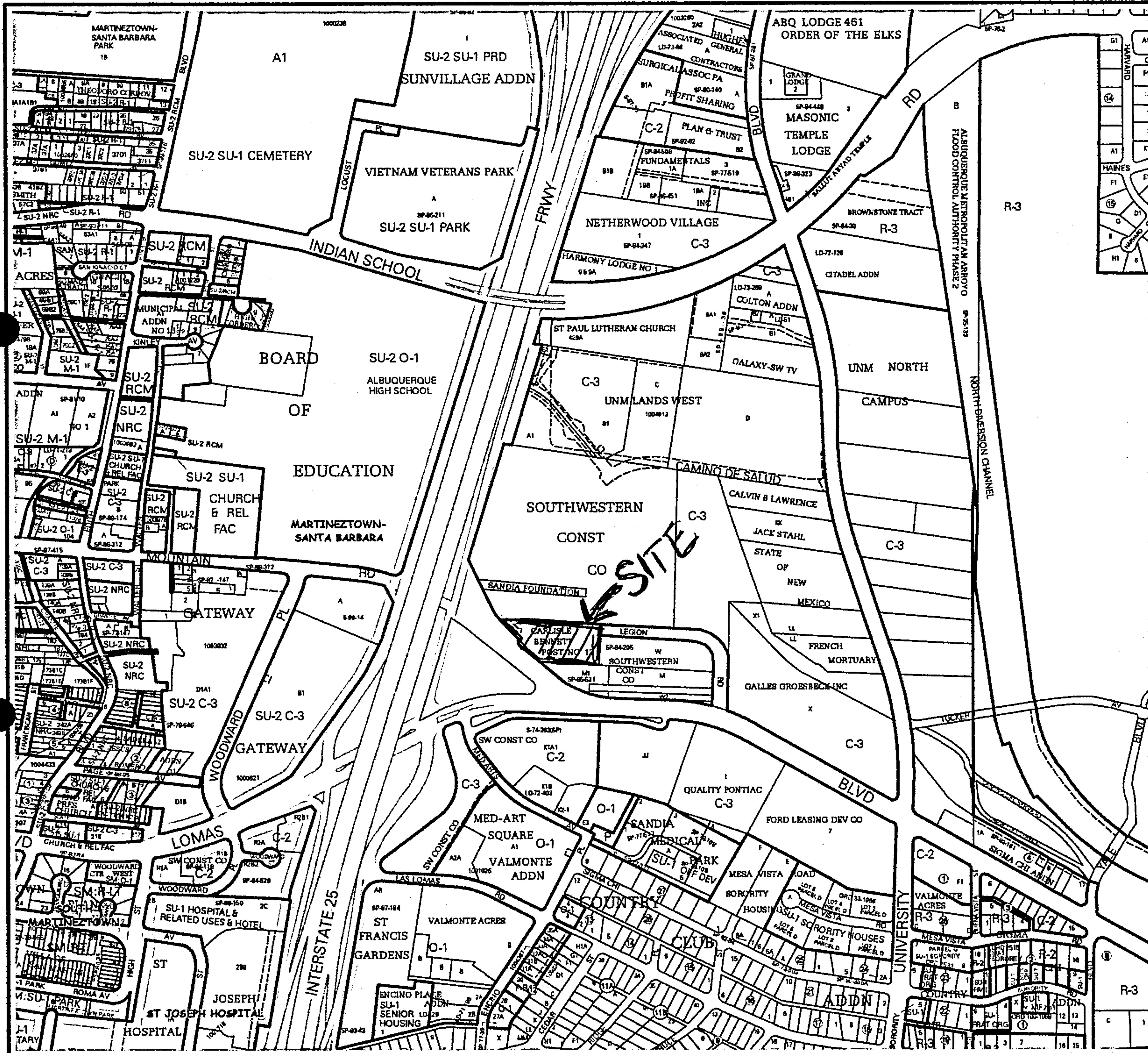


Form revised October 2007

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

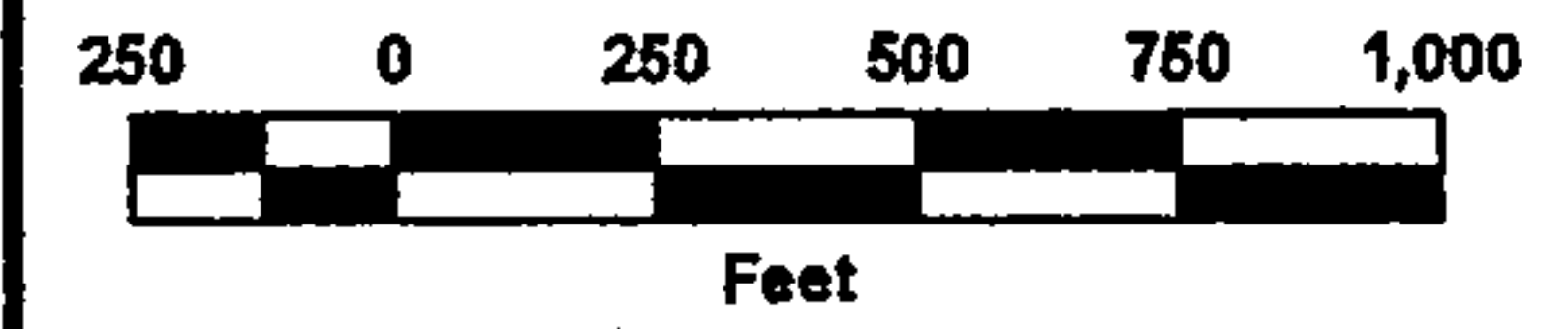
Application case numbers
 1008701 - 70050

 3-1-11
 Planner signature / date
 Project # 1008701



LEGAL DESCRIPTION
 T10N
 R3E
 SEC 16

UNIFORM PROPERTY CODE
 1-015-058



Map amended through January 2011



PUBLIC WORKS DIVISION
 GIS PROGRAM

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the City of Albuquerque. For current information visit www.bemco.gov.

J-15-Z

The Survey Office

<<333 Lomas Boulevard NE >> Albuquerque, NM 87102 >>
505-998-0303 Phone 505-998-0305 Fax
WWW.THESURVEYOFFICE.COM >><<ANDREA@THESURVEYOFFICE.COM

March 1, 2011

Development Review Board Members
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87102

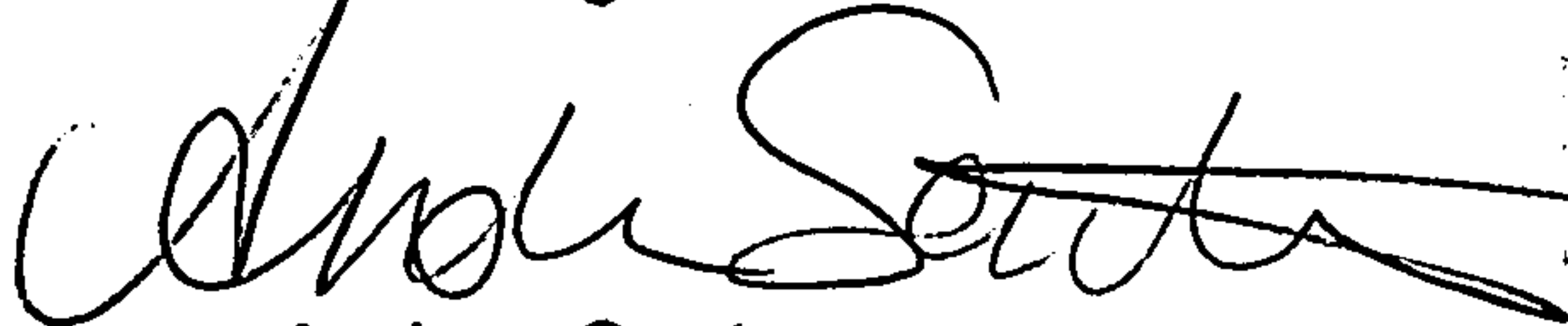
RE: Tract 7, Springer Transfer Co.
1201 Legion Road NE
Division of Property: Two new lots from one existing lot.

Dear Board Members,

The Survey Office, LLC is requesting on behalf of our, clients a lot division from one existing lot into two new lots for the above referenced property.

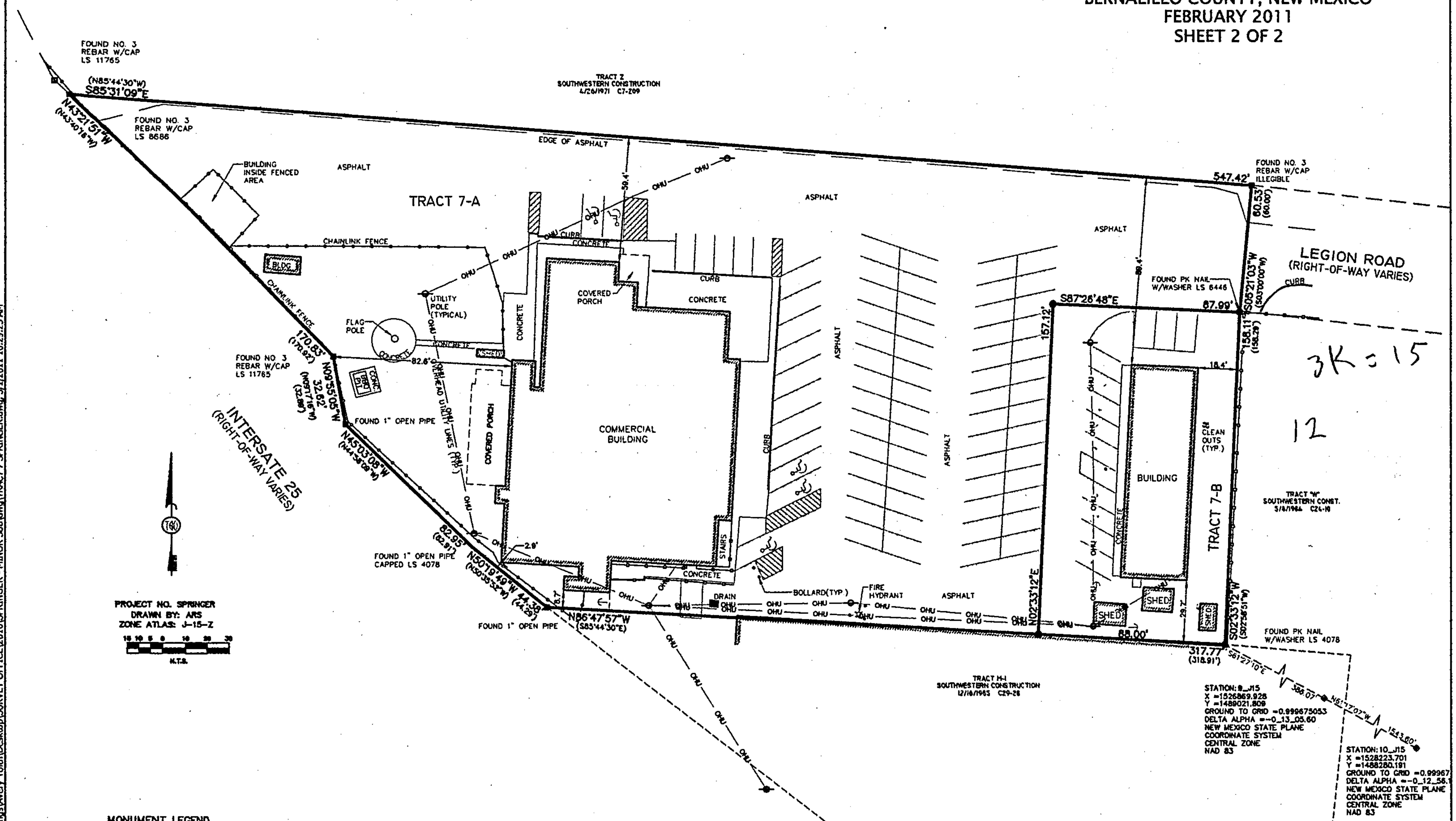
Our clients have been leasing the property we are trying to divide for a while and the tenants would now like to purchase it.

Best Regards,

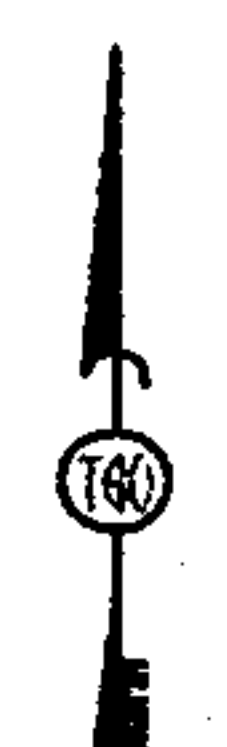


Andrea Santana

PLAT OF
 TRACTS 7-A & 7-B
 SPRINGER TRANSFER COMPANY
 PROJECTION SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2011
 SHEET 2 OF 2



3K = 15
 12



PROJECT NO. SPRINGER
 DRAWN BY: ARS
 ZONE ATLAS: J-15-Z
 10 10 0 10 20 30
 N.T.S.

STATION: 9_J15
 X = 1525889.828
 Y = 1489021.809
 GROUND TO GRID = -0.999675053
 DELTA ALPHA = -0.13_03.00
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 83

STATION: 10_J15
 X = 1528223.701
 Y = 1488280.181
 GROUND TO GRID = -0.99967
 DELTA ALPHA = -0.12_58.1
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 83

- MONUMENT LEGEND**
- ◆ - FOUND CONTROL STATION AS NOTED
 - - FOUND MONUMENT AS NOTED
 - - SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11483" UNLESS OTHERWISE NOTED

THE SURVEY OFFICE, LLC
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0305