



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Major subdivision action			Annexation
<input checked="" type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		Adoption of Rank 2 or 3 Plan or similar
<input type="checkbox"/> for Subdivision			Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment (AA)			
<input type="checkbox"/> Administrative Approval (DRT, URT, etc.)			
<input type="checkbox"/> IP Master Development Plan	D		Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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.

PDF copy of the completed application along with all the plans and documents being submitted must be emailed to (PLNDRS@cabq.gov) prior to processing this application. Zippered files and files over 9 Megabytes will not get delivered via email. Therefore, PDF files must be provided on a CD

APPLICATION INFORMATION:

Professional/Agent (if any): Bob Keenan PHONE: 505-249-1502
 ADDRESS: 2030 Keenan NW NE FAX: N/A
 CITY: Alb. STATE: NM ZIP: 87122 E-MAIL: (Home house@hotmail.com)
 APPLICANT: LCMC Enterprises LLC PHONE: 505-249-1502
 ADDRESS: 2030 Keenan NW NE FAX: N/A
 CITY: Alb. STATE: NM ZIP: 87122 E-MAIL: (Home house@hotmail.com)
 Proprietary interest in site: Owner/Agent List all owners: Tina & Court

DESCRIPTION OF REQUEST:

Split lot 6 into lot 6 & 6b
Signal Pointe Subdiv

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. lot #6 Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: Signal Pointe Subdivision
 Existing Zoning: R-1 Proposed zoning: unlabeled MRGCD Map No. _____
 Zone Atlas page(s): C-20 UPC Code: 1-020-06f-207-534 20213

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
Project 1010010

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): .41

LOCATION OF PROPERTY BY STREETS: On or Near: Signal
 Between: Banster and Verde

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE

Bob Keenan DATE 5/15/18
 (Print Name) Applicant Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #'s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input 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	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____

Hearing date _____

Project # _____

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.

- ~~N/A~~ 5 Acres or more: Certificate of No Effect or Approval
- ~~N/A~~ 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
- ~~N/A~~ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- ~~N/A~~ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ~~N/A~~ Zone Atlas map with the entire property(ies) clearly outlined
- ~~N/A~~ Letter briefly describing, explaining, and justifying the request
- ~~N/A~~ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ~~N/A~~ Proposed Infrastructure List (Figure 18)
- ~~N/A~~ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ~~N/A~~ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- ~~N/A~~ Fee (see schedule)
- ~~N/A~~ List any original and/or related file numbers on the cover application
- ~~N/A~~ Infrastructure list if required (**verify with DRB Engineer**)
- ~~N/A~~ DXF file and hard copy of final plat data for AGIS is required.
- ~~N/A~~ Grading and Drainage Plan/Drainage Report Submittal to Hydrology (**Grading and Drainage Plan/Drainage Report must be submitted be to Hydrology prior to DRB application submittal. Grading and Drainage plans may have to be approved prior to DRB approval.**)

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**
 - Proposed Infrastructure List (Figure 18)
 - 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.

Bob Reen

 Applicant name (print)

 Applicant signature / date



Form revised January 2018

<input type="checkbox"/> Checklists complete	Application case numbers	
<input type="checkbox"/> Fees collected	_____	_____
<input type="checkbox"/> Case #s assigned	_____	_____
<input type="checkbox"/> Related #s listed	_____	_____
		Planner signature / date
		Project #

**LLAVE ENTERPRISES, INC.
8830 KEERAN LN. NE
ALBUQUERQUE, NM 87122
(505) 249-1502**

May 15, 2018

Ms. Kym E. Dicome
DBR Chairperson
Development Review Services Division
Albuquerque, NM 87102
(505) 924-3880


Re: Replat Lot 6 Signal Pointe Subdivision into Lots 6A & 6B

Dear Ms. Dicome and members of the DRB:

The purpose of this letter is to request a re-plat of Lot 6 Signal Pointe Subdivision into two lots to be known as Lots 6A & 6B. The new IDO converts the lots to R-10, minimum lot size 10,000 square feet. Under sec 14-6-5-1 (C)(2) the lots can be reduced in "areas of consistency" to anything no less than 75% and no greater than 125% of the average lot size in that particular block (75% of 10,000 = 7,500). Both Lot 6A & 6B meet this requirement. In addition, sec. 14-16-6-8(E) allows for approval of a "nonconforming lot" if it meets the dimensional requirements "to the maximum extent possible". Both Lots 6A & 6B meet this requirement. Finally, Signal Pointe requested and received a "blanket variance" from the City's minimum Subdivision Design standards for a Private Access Easement which includes changing an eight lot subdivision to a nine lot subdivision. We request the approval of the proposed subdivision because of the above mentioned items and the subdivision reinforces the character and intensity of the existing development.

Thanks for your understanding in this matter.

Sincerely,



Bob Keeran,
President

Dicome re plat request Lot 6 into 6A & 6B

DRB Project # 1010010

APS Cluster LA CUEVA

EXHIBIT B

FINAL

PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

KEVIN L. UG ("Developer") effective as of this 15th day of April, 2014 and pertains to the subdivision commonly known as Signal Court and more particularly described as Signal Court Condominium aka lot 19-A Report of LRS 19820 (use new legal description of subdivision) (the "Subdivision")

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, DEVELOPER is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

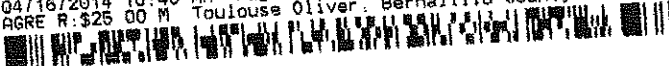
THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.
 - If the permit is issued on or after August 1, 2011 the fee shall be \$1075 per dwelling unit.
 -

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60%) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

Doc# 2014030174

04/16/2014 10:46 AM Page 1 of 3
AGRE R: \$25 00 M Toulouse Oliver, Bernalillo County



3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgement in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

Bernalillo County, NM
One Civic Plaza NW
P.O. Box 542
Albuquerque, NM 87102

Receipt: 0549046

Product	Name	Extended
AGRE	Agreement	\$25.00
	# Pages	3
	Document #2014030174	
	# Of Entries	0
	In Person/Interested Person	false
Total		\$25.00
Tender (Cash)		\$25.00
Paid By RBK REALTY INC		
Phone # 505-249-1502		

Thank You!

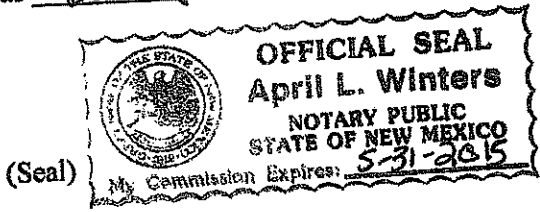
4/16/14 10:46 AM cromero

DRB Project # 1010010
APS Cluster LA CREVD

[Signature]
Signature
Robert Keenan
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 15, 2014, by Robert Keenan
as Developer of _____, a corporation.



April L. Winters
Notary Public
My commission expires: May 31, 2015

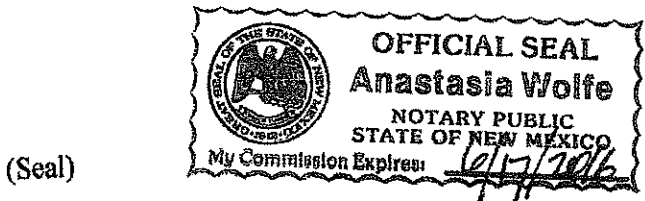
ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]
Signature

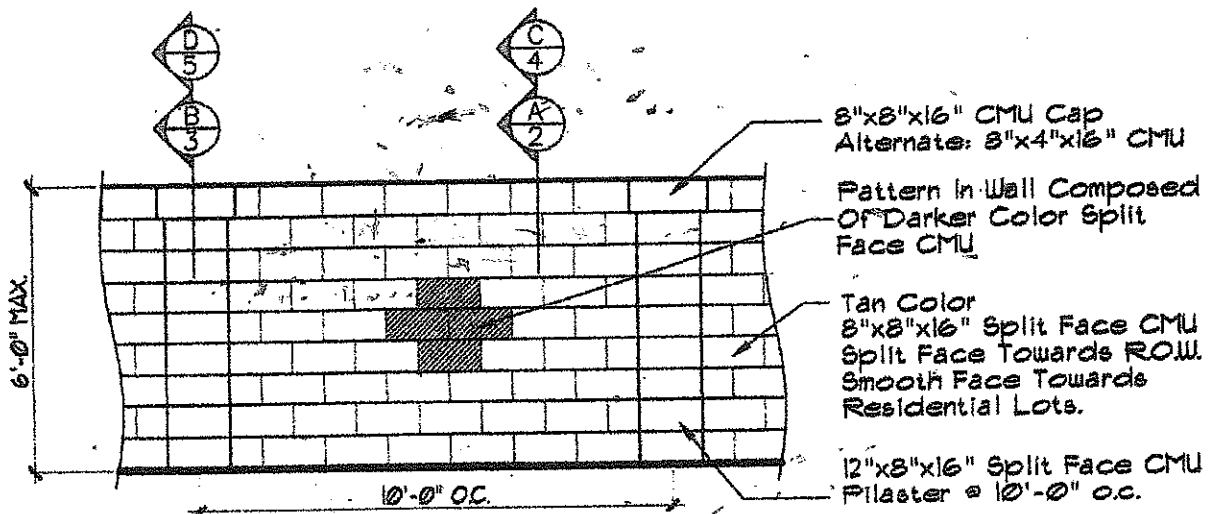
KIZITO WIJENTE
Name (typed or printed) and title
Executive Director APS CMP

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 4/15/2014, by Kizito Wijente
as Executive Director APS CMP of the Albuquerque Municipal School District No. 12,
Bernalillo and Sandoval Counties, and school district organized and existing under the laws of the State
of New Mexico.



Anastasia Wolfe
Notary Public
My commission expires: 10/17/2016

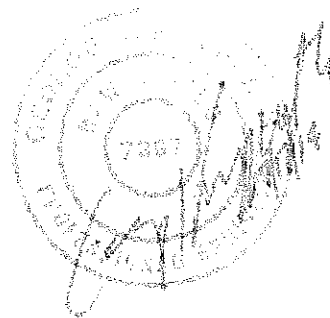


Perimeter Wall Elevation

1/4" = 1'-0"

DRB Project # 1010010

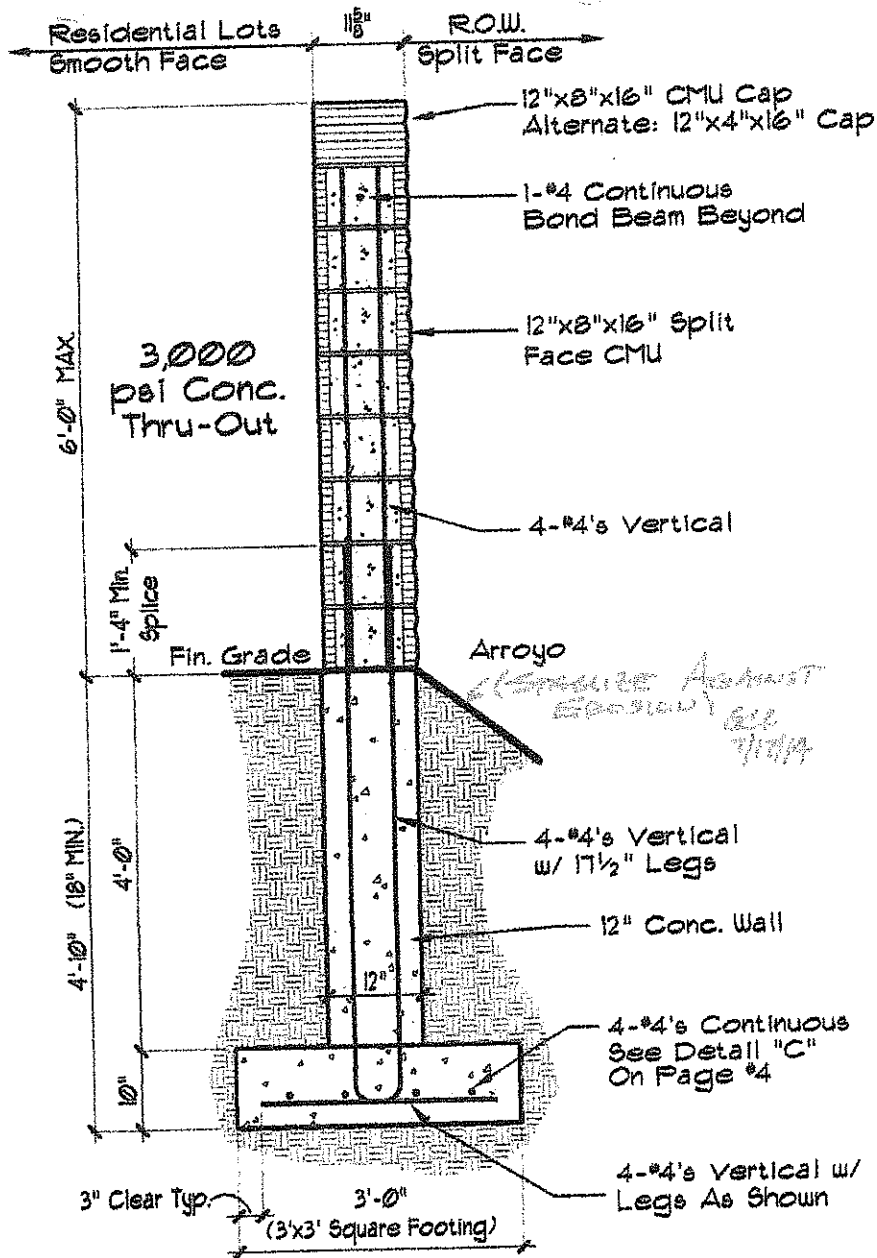
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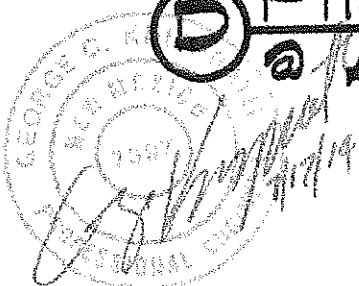
Page:
1 of 5

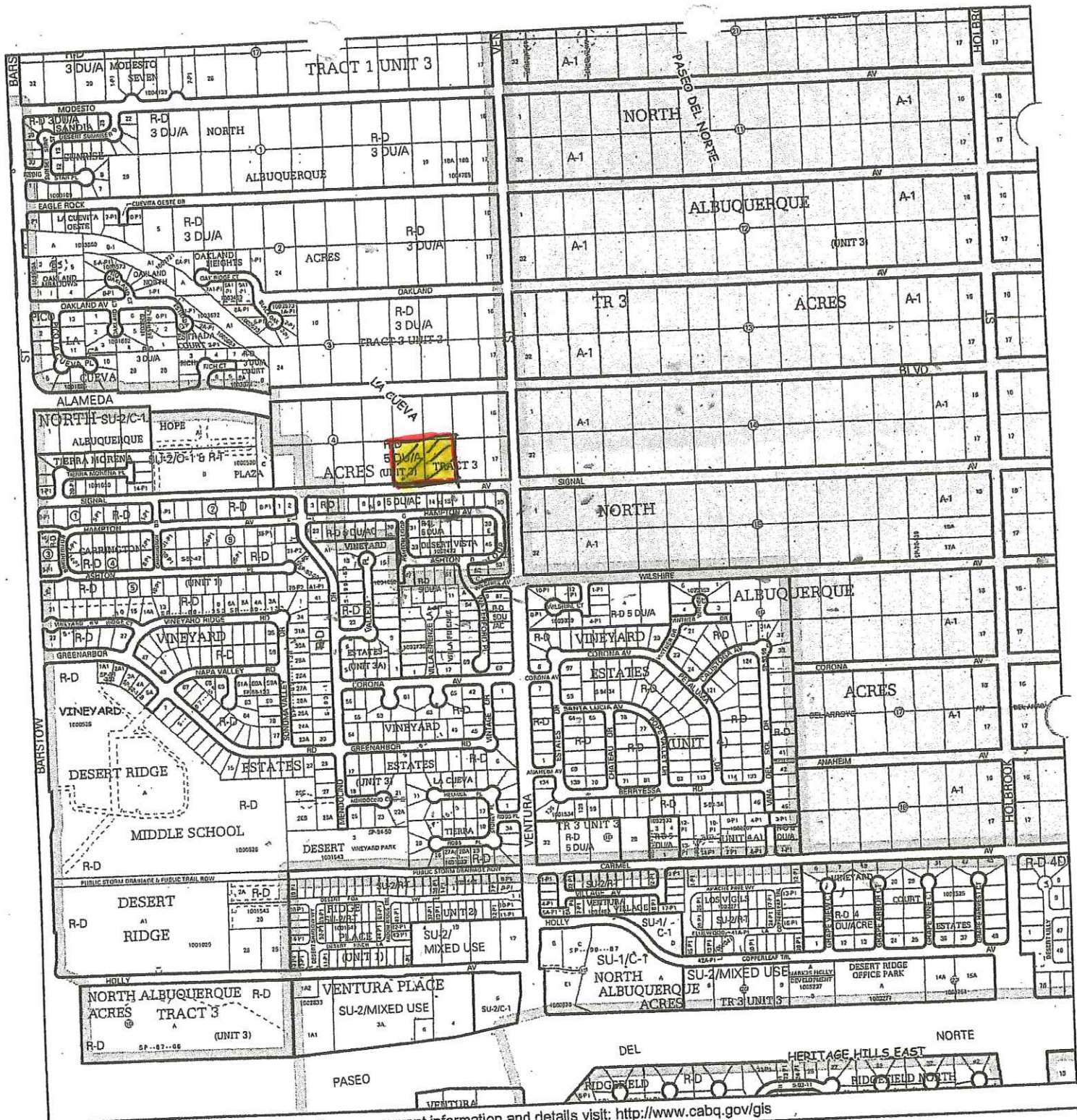
PISTOLS
Drafting & Design
Ph: (505) 298-5588
Email: pistolsdrafting@gmail.com

Drawn:
7-17-2014

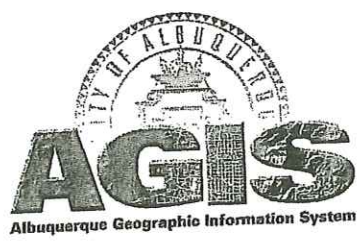


D Pilaster Section $\frac{1}{2}'' = 1'-0''$
 @ Arroyo DRB Project # 1010010





For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 4/2/2012

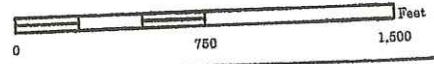


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-20-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



Signal Pointe Subdivision

BEING AND COMPRISING

LOT 19 and 20, BLOCK 4
TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES
ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO

MARCH 2016
PAGE 2 OF 2

NOTES:
1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD83), GRID BEARINGS AND ARE REFERENCED TO THE ALBUQUERQUE GEODETIC REFERENCE SYSTEM AS DETERMINED BY GPS OBSERVATIONS OBTAINED UTILIZING THE CITY OF ALBUQUERQUE REAL TIME CROSS NETWORK (RTNCRN); DISTANCES SHOWN ARE GROUND.

2) THESE PROPERTIES ARE DEPICTED ON ZONE ATLAS PAGE "D-87".

3) THIS PROPERTY LIES IN FLOOD HAZARD ZONE "AC", AN AREA OF WITH FLOOD DEPTHS OF 1-2 FEET OF SHEET FLOOD ON SLUING WINDMILL REPAIRS. FLOOD MAP NUMBER: 500707137 WITH AN EFFECTIVE DATE OF SEPTEMBER 08, 2008.

4) ALL OF THESE PROPERTIES LIE WITHIN THE CORPORATE LIMITS OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

5) LEGAL ACCESS TO THESE PROPERTIES IS GAINED DIRECTLY VIA SIGNAL AVENUE INTERSECT.

6) OPEN SPACE OF 2400 SQUARE FEET OR MORE FOR SWELLING SHALL BE PROVIDED ON EACH LOT PER THE PROVISIONS OF SECTION 14-16-3-8(N)(3).

7) THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED 04-15-15 BERNALILLO COUNTY DOCUMENT # 201400072.

8) ALL EASEMENTS OF RECORD ARE SHOWN HEREON.

9) FIELD SURVEYS PERFORMED AUGUST 27, 2014.

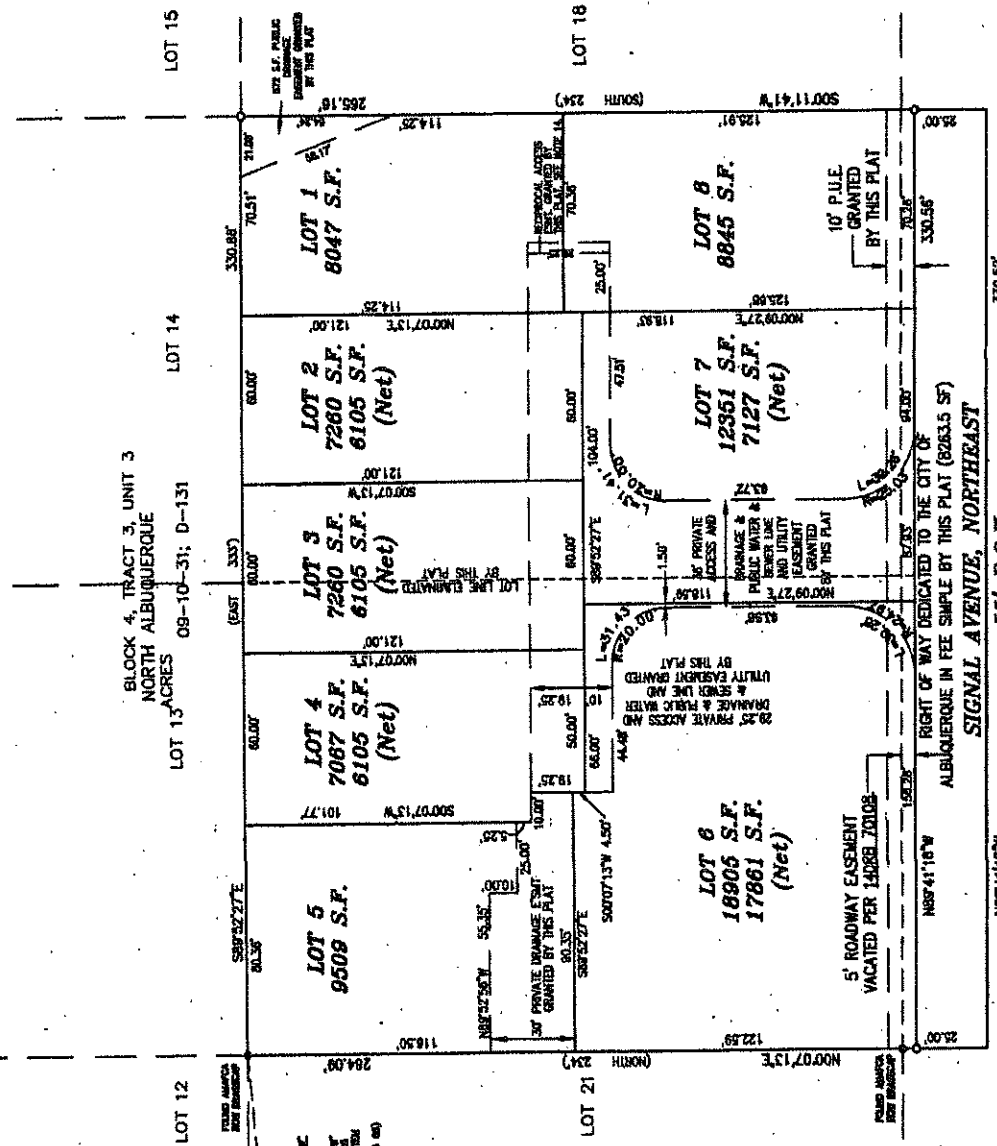
10) RECORDED DATA SHOWN IN PARENTSHEETS ().

11) AREA OF ACCESS EASEMENT, 844 S.F.; TOTAL CROSS SECTION AREA, 70248 S.F.; REMAINDER LOT AREA, 84740 S.F., OR 1.6003 ACRES.

12) ALL INTERIOR STREETS ARE PRIVATE STREETS FOR WHICH THE RESPONSIBILITY FOR MAINTENANCE SHALL BE BORNE BY THE OWNERS AND PROPRIETORS OF LOTS 1-8. THE PRIVATE STREETS INCLUDING PRIVATE DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

13) THE PUBLIC DRAINAGE EASEMENT GRANTED ON LOT 1 SHALL BE MAINTAINED BY THE OWNER OF LOT 1.

14) A RECREATIONAL ACCESS EASEMENT IS GRANTED ON LOTS 1 AND 8 FOR THE SHARED DRIVEWAY FOR THE BENEFIT OF EACH PARTY, AND TO BE MAINTAINED BY THE OWNERS.



- LEGEND
- FOUND SURVEY MARKER
 - AS DESCRIBED
 - 1/2" REBAR WITH CAP "PUB 10204"
 - △ CITY CENTERLINE MONUMENT
 - PALE PUBLIC UTILITY EASEMENT



BOOK 281828
PAGE 101 OF 101
FILED IN THE OFFICE OF THE COUNTY CLERK
AT ALBUQUERQUE, NEW MEXICO
ON MARCH 10, 2016

PLAT PREPARED BY
TERRAMETRICS NM
495 MONTGOMERY BOULEVARD, N.W.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 891-8800

PLAT OF
LOT 6-A AND 6-B
SIGNAL POINTE SUBDIVISION
 WITHIN THE
ELENA GALLEGOS GRANT
 PROJECTED SECTION 17,
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2017

DESCRIPTION
 A tract of land situated within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOT 6, SIGNAL POINTE SUBDIVISION, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on March 28, 2016, in Plat Book 2016, Page 026, and containing 0.4340 GROSS acres more or less.

SOLAR NOTE
 No property within the area of requested final action shall at any time be subject to a 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 this plat.

PUBLIC UTILITY EASEMENTS
 PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
 1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
 2. New Mexico Gas Company (NMGCC) for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 3. Qwest Communications 47th Century Link (QWEST) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
 4. Consent for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.
 included, is the right to build, rebuild, reconstruct, reconstruct, locate, relocate, change, remove, modify, repair, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purpose set forth herein and with the right to utilize the right-of-way and easement to extend services to customers of Qwest, and to trim and remove trees, shrubs or bushes which interfere with the purpose set forth herein. No building, sign, pool (above ground 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.

DISCLAIMER
 In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGCC) and Qwest Corporation 47th Century Link (QWEST) do not conduct a title search of the properties shown on this plat. PNM, NMGCC and QWEST do not warrant or represent that the plat is correct or that the plat is true and correct. The plat is subject to all other documents, and which are not shown on this plat.



LOCATION MAP
 C-20-Z

- PURPOSE OF PLAT**
 1. To Create Lot 6-A and 6-B.
 2. To grant easement as shown here on.
- SUBDIVISION DATA**
 1. Zone Atlas Index No.: C-20-Z
 2. Total Number of Lots created: 2
 3. Total Number of existing Lots: 1
 4. Total Number of Tracts created: 0
 5. Gross Subdivision Acreage: 0.4340 GROSS ACRES

- NOTES**
 1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
 2. Distances are ground distances.
 3. Bearings and distances are field and record.
 4. Basis of boundary are the following plats of record entitled: "NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3", (09-10-1831, D-12119) "SIGNAL POINTE SUBDIVISION", (03-28-2016, 2016C-028) "LOT 5-A, SIGNAL POINTE SUBDIVISION", (12-28-2016, 2016C-174) all being records of Bernalillo County, New Mexico.
 5. Field Survey performed in February, 2017.
 6. City of Albuquerque, New Mexico Zones: R-D
 7. 100 Year Flood Zone Designation: Zone X, as shown on Panel 141 of 825, Flood Hazard Risk Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 28, 2008. Revised by LOMR effective November 8, 2012. This plat does not lie within the 100 Year Flood Zone.
 8. Title Report: None provided.

FREE CONSENT
 The subdivision herein described is with the free consent and in accordance with the desire of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of Lot 6-A and 6-B as shown herein. Said owner(s) and/or proprietor(s) do hereby consent to the plat and to the publication thereof.
 Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.
 Owner: LIA Enterprises, Inc.
 Robert Keenan, President
 3/21/17 Date

STATE OF NEW MEXICO }
 BERNALILLO COUNTY }
 On this 21st day of March, 2017, this instrument was acknowledged before me by Robert Keenan, President of LIA Enterprises, Inc. on behalf of LIA Enterprises, Inc.
 I, _____, Notary Public for the State of New Mexico, do hereby certify that Robert Keenan is the duly authorized officer of LIA Enterprises, Inc. and that he is duly qualified to execute this instrument.
 Notary Public for the State of New Mexico
 Signature: _____
 Name: _____
 Commission Expires: _____

PROJECT NUMBER: _____
 Application Number: _____
PLAT APPROVAL
 Utility Approver: [Signature] Date: 3-21-17
[Signature] Date: 3/21/2017
[Signature] Date: 3/21/2017

Consent: _____ Date: _____
 City Approver: [Signature] Date: 3/20/17
[Signature] Date: 3-28-17
 Real Property Division
 Traffic Engineering, Transportation Division
 Date: _____
 Albuquerque-Bernalillo County Water Utility Authority
 Date: _____
 Parks and Recreation Department
 Date: _____
[Signature] Date: 3-24-17
 NMGCC
 City Engineer
 Date: _____
 DRB Chairperson, Planning Department
 Date: _____

SURVEYOR'S CERTIFICATION
 I, Timothy Aldrich, 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, show 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, and that the minimum requirements for monumentation and survey of the Albuquerque Subdivision Ordinances, 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.
 Timothy Aldrich, P.S. No. 7719
 03/20/2017 Date

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBUQ., N.M. 87180
 505-884-1880

Drawn By	TA	Date	03-20-17 REV
Checked By	TA	Revised From	180609LJMS
Job No.	15-000	Sheet	1 of 2

PLAT OF
LOT 6-A AND 6-B
SIGNAL POINTE SUBDIVISION

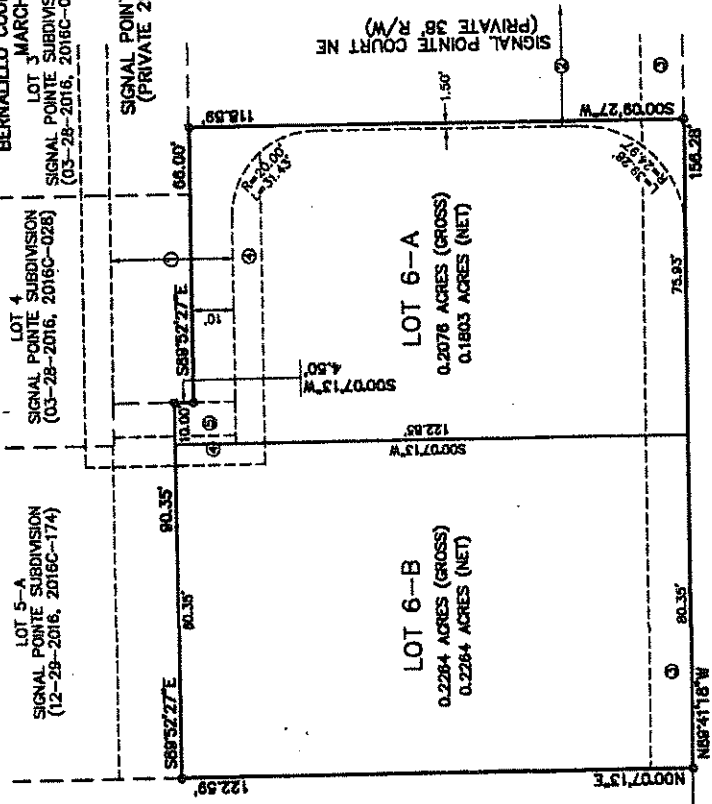
WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17,
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

LOT 3
 MARCH, 2017
 SIGNAL POINTE SUBDIVISION
 (03-28-2016, 2016C-028)

LOT 4
 SIGNAL POINTE SUBDIVISION
 (03-28-2016, 2016C-028)

LOT 5-A
 SIGNAL POINTE SUBDIVISION
 (12-29-2016, 2016C-174)

LOT 7
 SIGNAL POINTE SUBDIVISION
 (03-28-2016, 2016C-028)



LOT 21, BLOCK 4
 TRACT 3, UNIT 3
 NORTH ALBUQUERQUE ACRES
 (09-10-1931, D-121B)

EASEMENTS

- ① EXISTING 28.25' PRIVATE ACCESS & DRAINAGE EASEMENT
 EXISTING 28.25' A.B.C.W.I.L.L.A. PUBLIC WATER & SEWER LINE EASEMENT
 EXISTING 28.25' PUE
 (03-28-2016, 2016C-0283)
- ② EXISTING 38' PRIVATE ACCESS & DRAINAGE EASEMENT
 EXISTING 38' A.B.C.W.I.L.L.A. PUBLIC WATER & SEWER LINE EASEMENT
 EXISTING 38' PUE
 (03-28-2016, 2016C-0283)
- ③ EXISTING 10' PUE
 (03-28-2016, 2016C-0283)
- ④ EXISTING 7' PUE
 (10-27-2016, 2016I01709)
- ⑤ 14.50' x 10.00' PRIVATE ACCESS & DRAINAGE EASEMENT
 14.50' x 10.00' A.B.C.W.I.L.L.A. PUBLIC WATER & SEWER LINE EASEMENT
 14.50' x 10.00' PUE
 (GRANTED BY THIS PLAT)

AGRS MONUMENT
 7-C19 1995
 N=1522068.52
 E=1550417.138
 G-G=0.999850745
 Az=07107.24178
 ELEVATION=5657.723
 (NAD83/NAV068)



P.O. BOX 30701, ALBU, N.M. 87190
 505-884-1890

03-20-17 REV	03-16-17
Drawn By: TA	Date: 03-16-17
Checked By: TA	Drawing Name: 160604L2790
Job No.: 16-000	Sheet: 2 of 2

PROPERTY CORNERS
 ○ SET 1/2" REBAR WITH CAP OR PK WITH TAG 7.5 7718" (TOP.)

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: Replat lot 6 into 6A & 6B

AGIS MAP # _____

LEGAL DESCRIPTIONS: lot 6 Signal Pointe

DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on 5/15/18 (date).

[Signature]
Applicant/Agent

5/15/18
Date

[Signature]
Hydrology Division Representative

5/15/18
Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on 5/15/18 (date).

[Signature]
Applicant/Agent

5/15/18
Date

[Signature]
ABCWUA Representative

5-15-18
Date

PROJECT # 1010010

