

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)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

- Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): BOB KEERN PHONE: 505-249-1502
 ADDRESS: 8830 KEERN LN NE FAX: NA
 CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: llavehomas@hotmail.com
 APPLICANT: MATTHEW & AMY KEERN PHONE: 505-205-2645
 ADDRESS: 4709 SHEPARD CT NE FAX: NA
 CITY: ROO BLANCO STATE NM ZIP 87114 E-MAIL: mattheu@gnail.com
 Proprietary interest in site: _____ List all owners: MATTHEW & AMY KEERN

DESCRIPTION OF REQUEST: PREL. & FINAL PLAT

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. 5 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Signal Pointe Subdivision
 Existing Zoning: Signal Family Proposed zoning: Single Family MRGCD Map No. _____
 Zone Atlas page(s): C-20 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 14 DRB 70069
Project # 1010010, 14 DRB 70108

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: SIGNAL AVE NE
 Between: SMITH and VENTURA
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) . Review Date: _____

- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (A)
- ___ Administrative Approval (DRT, URT, etc.)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D ___ Street Name Change (Local & Collector)

L A **APPEAL / PROTEST of...**

___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

STORM DRAINAGE (Form D)
 ___ 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.

APPLICATION INFORMATION:

Professional/Agent (if any): Bob Keenan PHONE: 505-249-1502
 ADDRESS: 8830 KEENAN LN NE FAX: N/A
 CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: Have homes@hotmail.com
 APPLICANT: MATTHEW & ANNIE KEENAN PHONE: 505-205-2645
 ADDRESS: 4709 SHEPARD CT AVE FAX: NA
 CITY: BOO CANON STATE NM ZIP 87114 E-MAIL: mattheu@smail.com
 Proprietary interest in site: _____ List all owners: MATTHEW & ANNIE KEENAN

DESCRIPTION OF REQUEST: Proj. & Final Plat

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. 5 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Signal Pointe Subdivision
 Existing Zoning: Signal Family Proposed zoning: Single Family MRGCD Map No. _____
 Zone Atlas page(s): C-20 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 14 DRB 70069
Project # 1010010, 14 DRB 70108, 14 DRB 70351

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: SIGNAL AVE NE
 Between: SMITH and VENTURA
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team (PRT) Review Date: _____

SIGNATURE

(Print Name): Bob Keenan DATE 10-10-16
 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
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date _____			Total
			\$ _____

Revised: 11/2014

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.

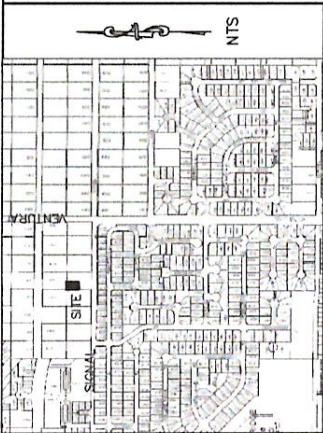
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- ___ 8 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.



LOCATION MAP C-20-Z

PURPOSE OF PLAT

- To Eliminate Private Drainage Easement.

SUBDIVISION DATA

- Zone Atlas Index No.: C-20-Z
- Total Number of Lots created: 1
- Total Number of existing Lots: 1
- Total Number of Tracts created: 0
- Gross Subdivision Acres: 0.2183 Acres

NOTES

- Bearings are erid based on the New Mexico State Plane Coordinate System (Central Zone).
- Distances are ground distances.
- Bearings and distances are field and record.
- Basis of boundary are the following plats of record entitled: "NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3", (09-10-1931, D-121B) "SIGNAL POINT SUBDIVISION", (03-28-2016, 2016C-028) all being records of Bernalillo County, New Mexico.
- Field Survey performed in August, 2016.
- City of Albuquerque, New Mexico Zone: R-D
- 100 Year Flood Zone Designation: Zone AO, as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008. This property lies within the 100 Year Flood Zone.
- Title Report: None provided.

DESCRIPTION

A tract of land situate 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 5, SIGNAL POINT 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 2016C, Page 028, and containing 0.2183 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.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Quest Corporation dba CenturyLink QC did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and CenturyLink 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.

FREE CONSENT

The subdivision hereon described is with the free consent and in accordance with the desires 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 5-A as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the elimination of Private Drainage Easement as shown hereon. 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:

Matthew and Diana Keeran; Husband and Wife _____ Date _____

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this _____ day of _____, 2016, this instrument was acknowledged before me by Matthew Keeran and Diana Keeran, Husband and Wife.

Notary Public _____

PLAT OF
LOT 5-A
SIGNAL POINT 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
SEPTEMBER, 2016

PROJECT NUMBER: _____
Application Number: _____

PLAT APPROVAL
Utility Approvals:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Quest Corporation dba CenturyLink QC	Date
Comcast	Date
City Approvals:	
City Surveyor	Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Water Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
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, 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."



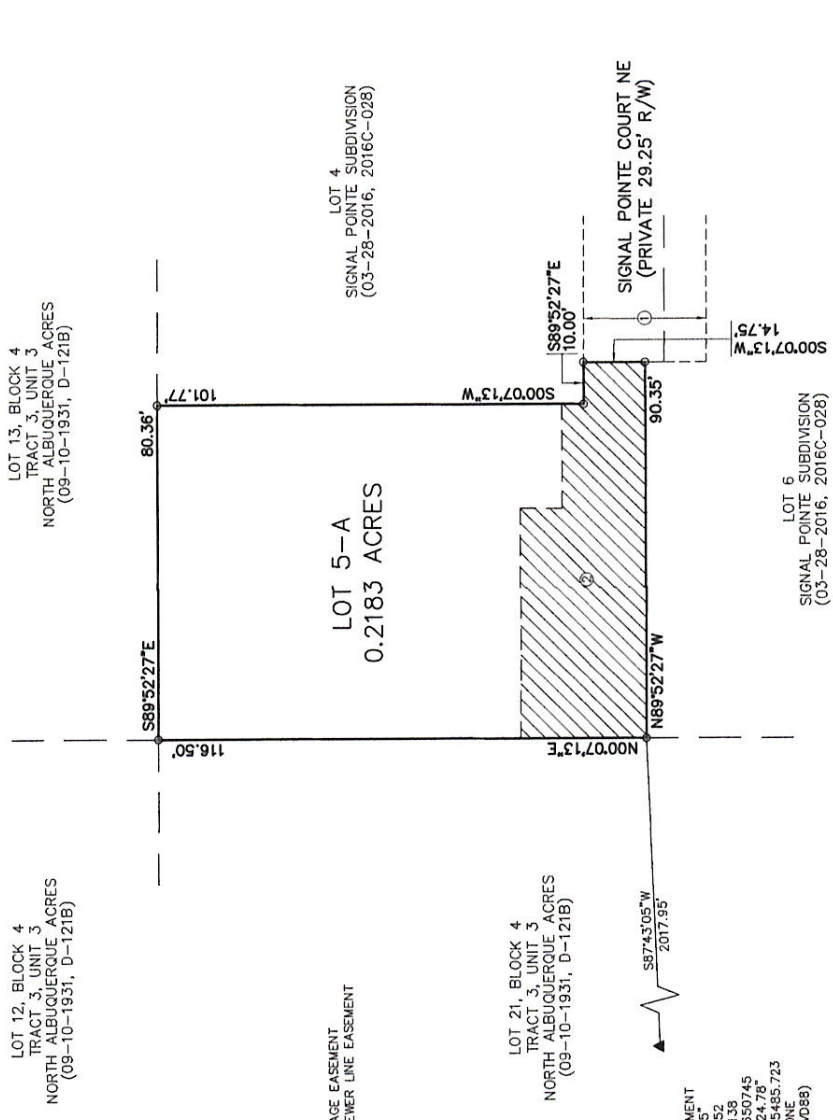
Timothy Aldrich, P.S. No. 7719
09/25/2016
Date

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Drawn By: TA	Date: 09-25-16
Checked By: TA	Drawing Name: 1606DPLT.DWG
Job No.: 16-060	Sheet: 1 of 2

PLAT OF
LOT 5-A
 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
 SEPTEMBER, 2016



EASEMENTS

- ① EXISTING 25.25' PRIVATE ACCESS & DRAINAGE EASEMENT
 EXISTING 25.25' C.O.A. PUBLIC WATER & SEWER LINE EASEMENT
 EXISTING 25.25' PUE
 (03-28-2016, 2016C-028J)
- ② EXISTING PRIVATE DRAINAGE EASEMENT
 (03-28-2016, 2016C-028)
 ELIMINATED BY THIS PLAT



AGRS MONUMENT
 7-C19 1995
 N=1522088.52
 E=1350477.138
 G=0.05607745
 G=0.0102478"
 ELEVATION=5485.723
 CENTRAL ZONE
 (NAD83/NAVD88)



PROPERTY CORNERS

- o SET 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719" (TYP.)

Drawn By:	TA	Date:	09-25-16
Checked By:	TA	Drawing Name:	160905.L1.DWG
Job No.:	16-060	Sheet:	2 of 2

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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

KEDWIN I. 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 Replat of LOTS 19A 20 (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:

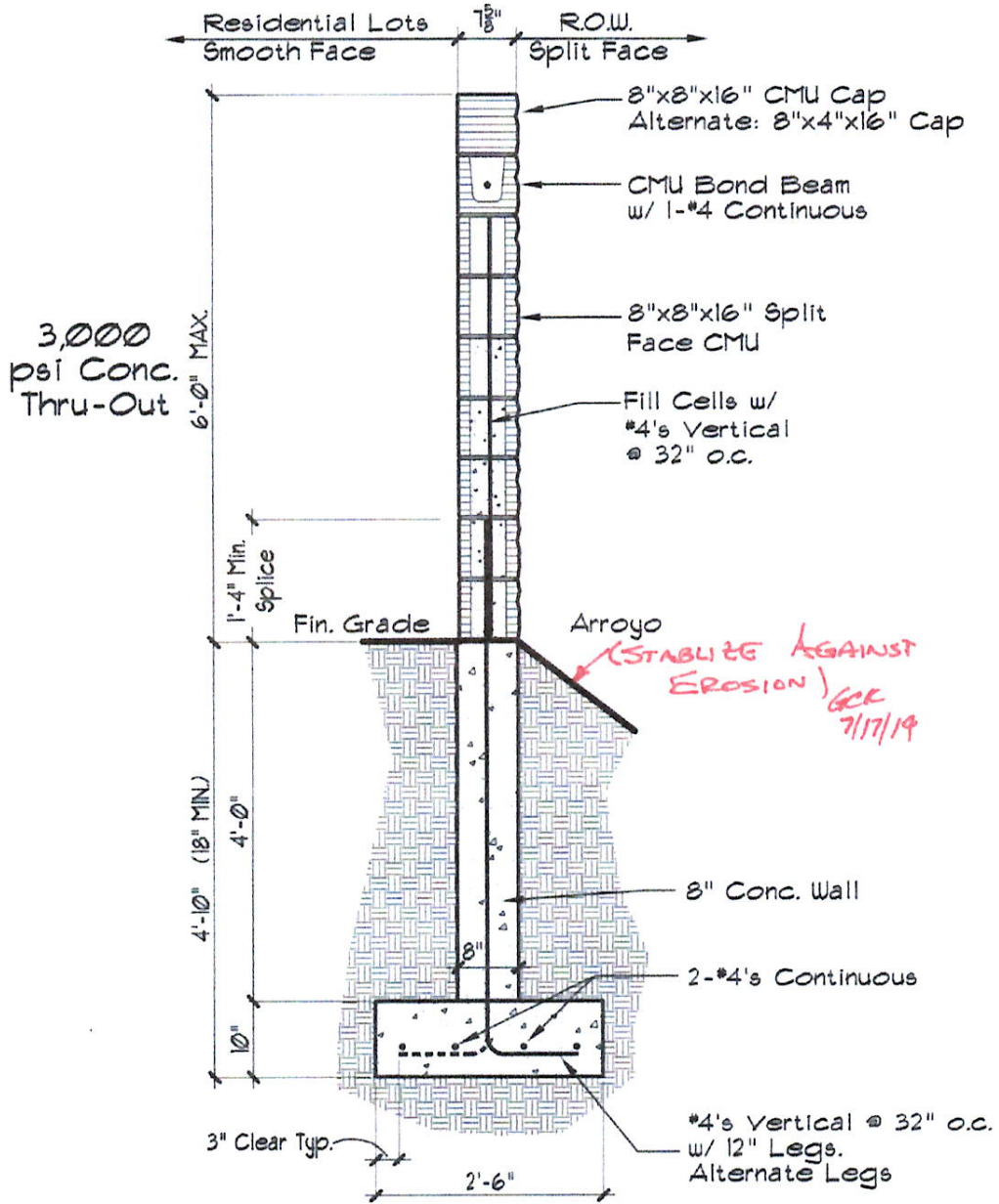
1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.
 - If the permit is issued on or after August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

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

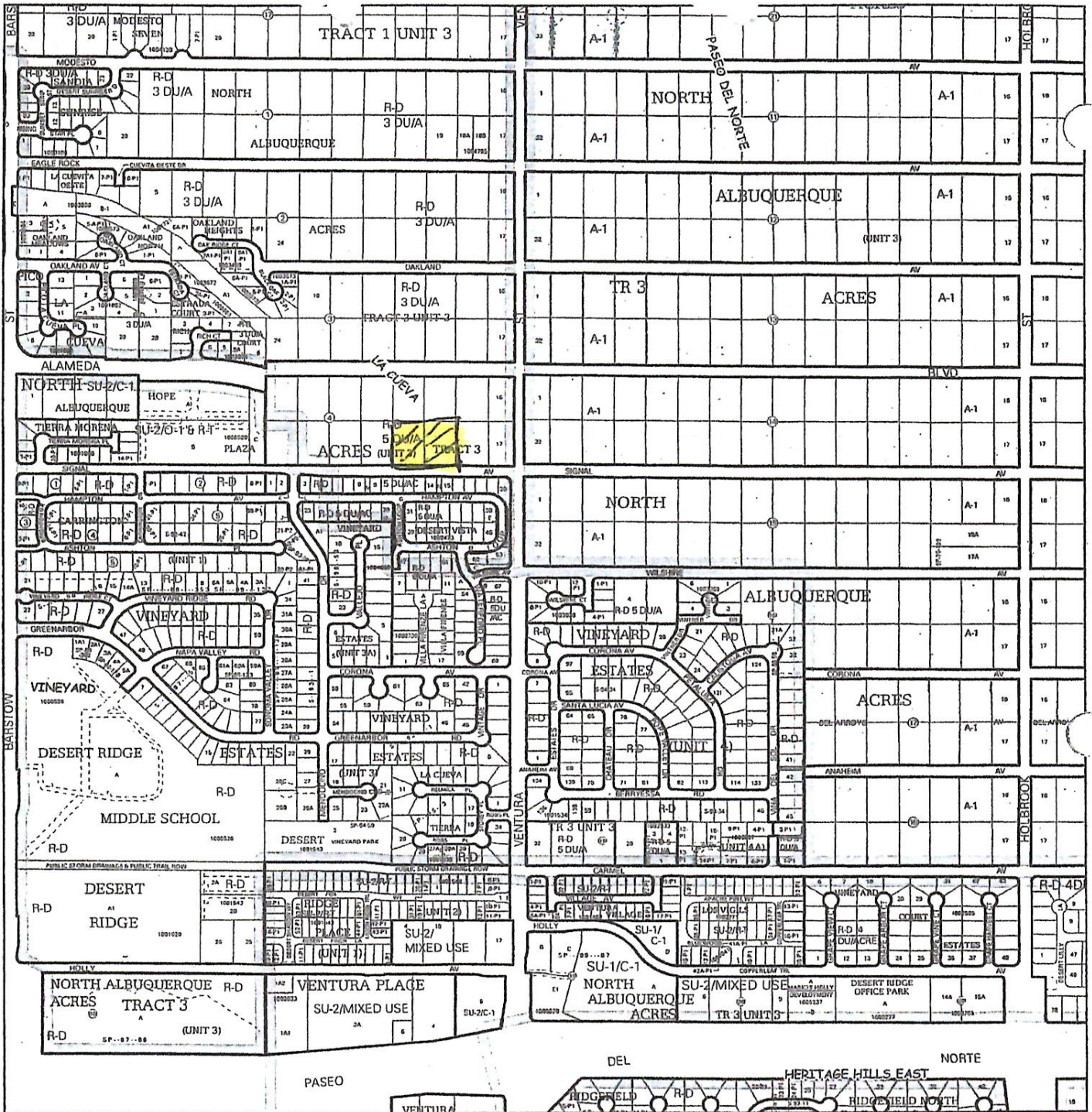
04/16/2014 10:46 AM Page 1 of 3
AGRE R:\$25 00 M Toulouse Oliver, Bernalillo County



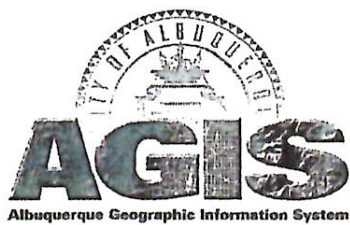


CMU Wall Section $\frac{1}{2}'' = 1'-0''$
@ Arroyo DRB Project # 1010010

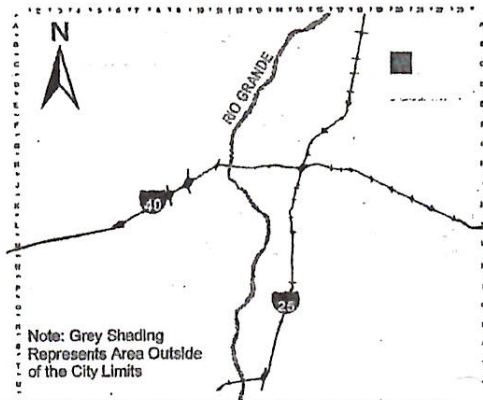




For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 4/2/2012



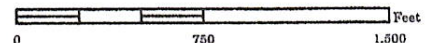
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

C-20-Z

Selected Symbols

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



BLOCK NORTH ACRES
LOT 13

LOT 12



AGRS CONTROL STATION "7 C19"
Y=1522088.520
X=1550417.138
MAPPING ANGLE = -00°10'24.78"
COMBINED FACTOR=0.998650745
(NEW MEXICO COORDINATE SYSTEM
CENTRAL ZONE-NAD83)
ORTHO HGT.: 5485.723 (NAVD 88)

FOUND AMAFCA ROW BRASSCAP

S89°52'27"E

80.36'

60.00'

LOT 5
9509 S.F.

LOT 4
7067 S.F.
6105 S.F.
(Net)

264.09'

101.77'

N00°07'13"E

116.50'

N89°52'56"W

55.35'

10.00'

5.25'

30' PRIVATE DRAINAGE E'SMT
GRANTED BY THIS PLAT

25.00'

10.00'

90.35'

S89°52'27"E

19.25'

19.25'

LOT 21

(NORTH 234')

S00°07'13"W 4.50'

50.00'

66.00'

10'

44.48'

29.25' PRIVATE ACCESS AND
DRAINAGE & PUBLIC WATER
& SEWER LINE AND
UTILITY EASEMENT GRANTED
BY THIS PLAT



SCALE: 1" = 30'

5' ROADWAY EASEMENT
VACATED PER 14DRB 70108.

FOUND AMAFCA ROW BRASSCAP

156.28'

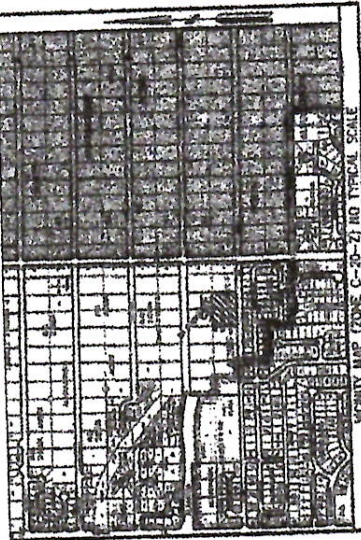
N89°41'18"W

RIGHT OF WAY
ALBUQUERQUE IN FE
SIGNAT

25.00'

N00°07'13"E

122.59'



THE PURPOSE OF THIS MAP IS TO SURVEY LOT 19 AND 20 OF BLOCK 4, NORTH ALBUQUERQUE AVENUE, NORTH ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE PROPERTY IS TO BE DIVIDED INTO TWO LOTS TO BE KNOWN AS LOTS 19 AND 20. THE PROPERTY IS TO BE DIVIDED INTO TWO LOTS TO BE KNOWN AS LOTS 19 AND 20. THE PROPERTY IS TO BE DIVIDED INTO TWO LOTS TO BE KNOWN AS LOTS 19 AND 20.

CONVEY AND ENCUMBER THE SAME. FROM THAT WE ARE THE GRANTOR AND GRANTEE OF THE PROPERTY. WE HEREBY WARRANT THAT THE PROPERTY IS FREE FROM ALL ENCUMBRANCES AND THAT WE HAVE THE POWER TO CONVEY AND ENCUMBER THE SAME. WE HEREBY WARRANT THAT THE PROPERTY IS FREE FROM ALL ENCUMBRANCES AND THAT WE HAVE THE POWER TO CONVEY AND ENCUMBER THE SAME.

BY COMMISSION EXPIRES 4/30/2014
 COUNTY OF Bernalillo
 STATE OF New Mexico
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF July 2014, BY SAID GRANTOR.

BY COMMISSION EXPIRES 4/30/2014
 COUNTY OF Bernalillo
 STATE OF New Mexico
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF July 2014, BY SAID GRANTOR.

BY COMMISSION EXPIRES 4/30/2014
 COUNTY OF Bernalillo
 STATE OF New Mexico
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF July 2014, BY SAID GRANTOR.

BY COMMISSION EXPIRES 4/30/2014
 COUNTY OF Bernalillo
 STATE OF New Mexico
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF July 2014, BY SAID GRANTOR.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 182008422231502814 AND PAID ON UPC # 182008422231502813. PROPERTY OWNER OF RECORD Kerstin Rabolt. Ginae Stone 7-18-16. BERNALILLO COUNTY TREASURER'S OFFICE.

Signal Pointe Subdivision

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

JUNE 2014
 PAGE 1 OF 2

APPROVALS as granted by the City of Albuquerque Subdivision Ordinance:
 PROJECT NO. 101-07016 APPROVAL NO. 13-7016
3-25-16
3-23-16
3/23/16
03/23/16
3-23-16
7-1-15
7-7-15
7-10-14
6-2-15
6/2/15
7-7-15
7/1/15

APPROVALS as granted by the City of Albuquerque Subdivision Ordinance:
 PROJECT NO. 101-07016 APPROVAL NO. 13-7016
3-25-16
3-23-16
3/23/16
03/23/16
3-23-16
7-1-15
7-7-15
7-10-14
6-2-15
6/2/15
7-7-15
7/1/15

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION PLAN SHALL AT ANY TIME BE SUBJECT TO EASEMENTS, ENCUMBRANCES OR OTHER INTERESTS WHICH MAY AFFECT THE PROPOSED PLAN. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAN OR ANY DEVELOPMENT PLAN FOR SUBDIVISION. (SECTION 14-11-4-7(B))

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION PLAN SHALL AT ANY TIME BE SUBJECT TO EASEMENTS, ENCUMBRANCES OR OTHER INTERESTS WHICH MAY AFFECT THE PROPOSED PLAN. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAN OR ANY DEVELOPMENT PLAN FOR SUBDIVISION. (SECTION 14-11-4-7(B))

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TERRAMETRICS NW
 475 MONTGOMERY BOULEVARD, NE
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE: (505) 691-8900

BERNALILLO COUNTY
 NEW MEXICO

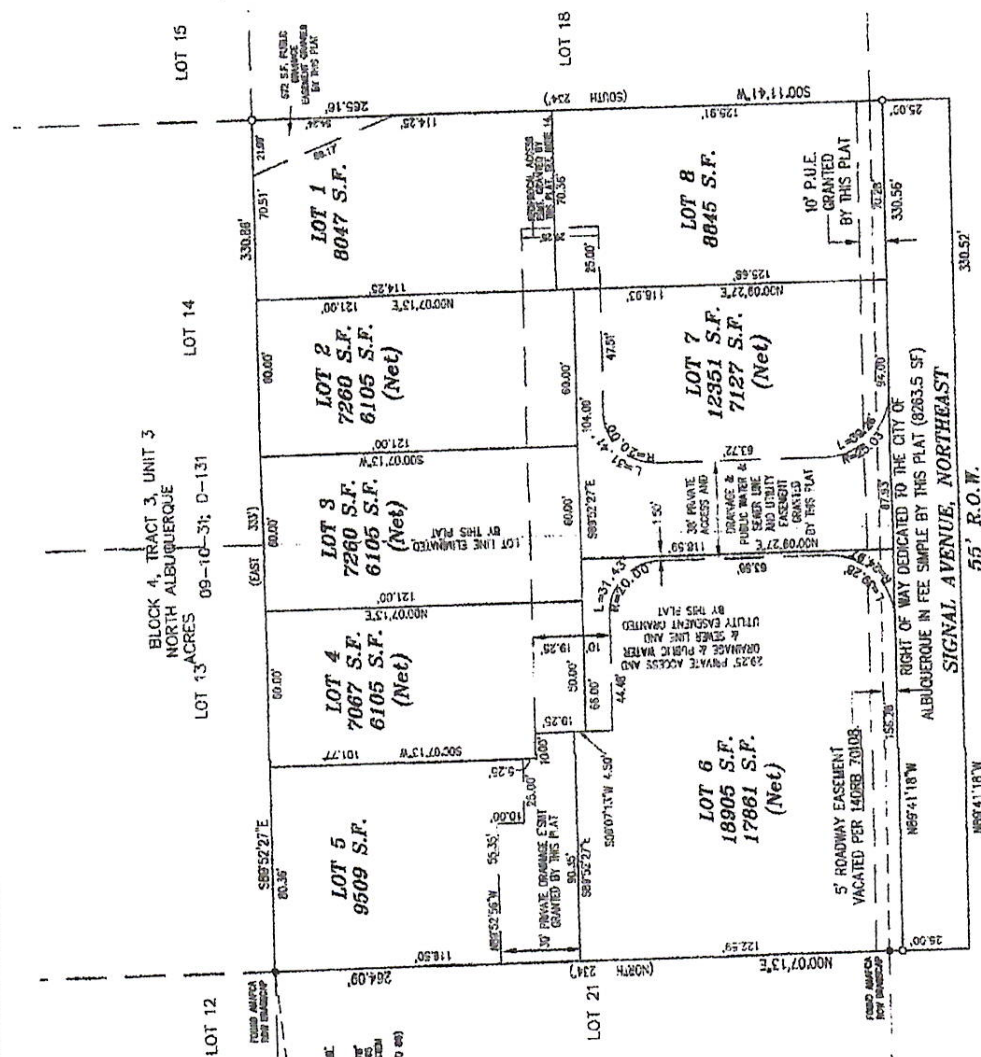
PLAT PREPARED BY
TERRAMETRICS NW

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 ADJACENT WEST-TO-REFERENCE SYSTEM AS DETERMINED BY GPS OBSERVATIONS OBTAINED UTILIZING THE CITY OF ALBUQUERQUE REAL TIME KINEMATIC NETWORK (ARTNK) SURVEYS SPREAD ACROSS THE AREA.
 - 2) THESE PROPERTIES ARE DEPOSED ON ZONE ARIAS PACE "C-10".
 - 3) THIS PROPERTY LIES IN FLOOD HAZARD ZONE "AC" AN AREA OF WITH FLOOD DEPTHS OF 1-2 FEET OF SHEET FLOOD ON SLOPING TOWARD REFERENCE FULDA. MAP NUMBER 3000000010 WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2002.
 - 4) ALL OF THESE PROPERTIES ARE WITHIN THE CORPORATE LIMITS OF THE CITY OF ALBUQUERQUE, NEW MEXICO.
 - 5) LEGAL ACCESS TO THESE PROPERTIES IS GRANTED DIRECTLY VIA SIGNAL AVENUE INTERSECT.
 - 6) OPEN SPACE OF 2400 SQUARE FEET OR MORE PER BUILDING SHALL BE PROVIDED ON EACH LOT PER THE PROVISIONS OF SECTION 14-10-5-46(C).
 - 7) THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS (RECORDED 04-11-14-04 BERNALILLO COUNTY DOCUMENT # 2014000018).
 - 8) ALL EASEMENTS OF RECORD ARE SHOWN HEREON.
 - 9) FIELD SURVEYS PERFORMED AUGUST 27, 2011.
 - 10) RECORD DATA SHOWN IN PARENTHESIS ().
 - 11) AREA OF ACCESS EASEMENT: 9541 S.F.; TOTAL GROSS SUBDIVISION AREA: 78246 S.F.; REBUNDANT LOT AREAS: 41035 S.F. ON 1,0000 ACRES.
 - 12) ALL INTERIOR STREETS ARE PRIVATE STREETS FOR WHICH THE RESPONSIBILITY FOR MAINTENANCE SHALL BE BORNE BY THE OWNERS AND NOT BY THE CITY OF ALBUQUERQUE. PRIVATE STREETS INCLUDING PRIVATE DRIVEWAYS AND DRIVEWAYS 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
- IS BEARING WITH CAP "PANT 10204"
- △ CITY CENTERLINE MONUMENT
- PUBLIC UTILITY EASEMENT

SCALE: 1" = 30'

55' R.O.W.

DATE SUBMITTED: 03/28/2016
 SURVEYED BY: [Name]
 DRAWN BY: [Name]

TERRAMETRICS NM
 4105 MONTGOMERY BOULEVARD, N.E.
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE: 505-261-5800

PLAT PREPARED BY

This map/plat/ILR is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the

**Llave Enterprises, Inc.
8830 Keeran Ln. NE
Albuquerque, NM 87122
(505) 249-1502**

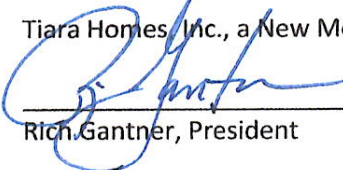
Mr. Jack Cloud
DRB Chairman
Development Review Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
(505) 924-3880

Re: Signal Pointe Subdivision

Dear Mr. Cloud,

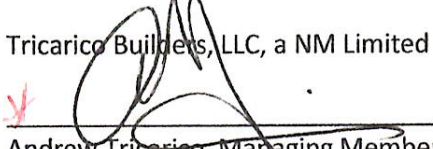
The purpose of this request is to vacate the private drainage easement on Lot 5 of Signal Court Subdivision to allow for a different configuration of house to be built on the Lot. After discussing this issue with the City Engineer, Mr. Shahab Biazar, and the City Hydrologist, Abriel Carrillo, they determined the best solution to this request was to have Lot #5 re-platted without an easement (a copy of which is attached for your records) . They prefer to have a paper easement prepared that can be recorded (a copy of which is attached for your records). All the Owners of the lots in Signal Pointe Subdivision are the beneficiaries of this private easement have agreed to the vacation of the private drainage easement on Lot #5 easement (a copy of which is attached for your records).

Tiara Homes, Inc., a New Mexico Corporation, is the Owner of Lots 1 & 2, Signal Pointe Subdivision.




Rich Gantner, President

Tricarico Builders, LLC, a NM Limited Liability Company, is the Owner of Lot 3 Signal Pointe Subdivision.

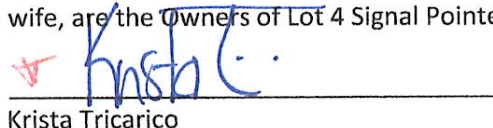


Andrew Tricarico, Managing Member

Andrew and Krista Tricarico, husband and wife, are the Owners of Lot 4 Signal Pointe Subdivision.




Andrew Tricarico,



Krista Tricarico

Matthew and Diana Keeran , husband and wife, are the Owners of Lot 5 Signal Pointe Subdivision.

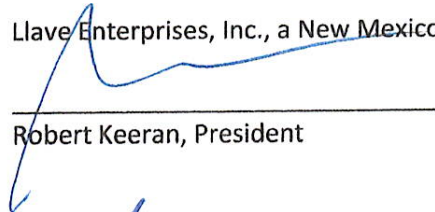


Matthew Keeran



Diana Keeran

Llave Enterprises, Inc., a New Mexico Corporation, is the Owner of Lot 6, Signal Pointe Subdivision.



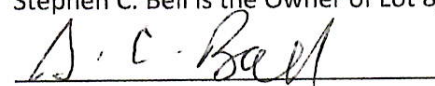
Robert Keeran, President

Homes by Kim Brooks, Inc., a New Mexico Corporation, is the Owner of Lot 7, Signal Pointe Subdivision.



Kim Brooks, President

Stephen C. Bell is the Owner of Lot 8, Signal Pointe Subdivision.



Stephen C. Bell

Thanks for your cooperation and understanding in this matter.

Sincerely,



Robert Keeran,
President

Cc: Clark Consulting Engineers

Signal Pointe vs. Signal Ave. Shahab Letter

PROJECT 1010010 - 16DRB 70351 - LOT 5-A, SIGNAL POINTE

Tim Aldrich

Mon 10/10/2016 1:33 PM

To: Tim Gaulden <tgaulden@cabq.gov>; 'Bradley, Catherine P.' <cbradley@cabq.gov>;

Cc: Robert Keeran <llavehomes@hotmail.com>;

1 attachments (7 KB)

1010010 - Signal Pointe.dxf;

Tim and Catherine,

Here is the dxf file for the project. Robert Keeran will drop off your hard copy. Please email or call to confirm reception.

Thank you,

Tim Aldrich, PS
Aldrich Land Surveying
505-328-3988