




MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLATS

3. **Project# 1003445**
15DRB-70369 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA) 


CUSTOM GRADING, INC. agent(s) for FOUNTAIN HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) A, B, C, D, E, F, G, H & I, **FOUNTAIN HILLS PLAZA SUBDIVISION** zoned SU-1, located on EAGLE RANCH BETWEEN PASEO DEL NORTE AND PARADISE NW containing approximately 39.9074 acre(s). (C-12) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

4. **Project# 1007715**
15DRB-70367 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

ARCH + PLAN LAND USE CONSULTANTS agent(s) for CARC/PACHECO/DAVID HADLEY & HALTOM FAMILY LTD PTNS request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, **BRYANT & WHITAKER** zoned O-1, located on 10433 LAGRIMA DE ORO RD NE containing approximately 1.02 acre(s). (F-21) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO HYDROLOGY FOR COMMENTS AND TO PLANNING FOR AGIS DXF, AMAFCA SIGNATURE, UTILITY COMPANIES SIGNATURES AND FOR PENDING PRO-RATA PAYMENT.**

5. **Project# 1010434**
15DRB-70366 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

ARCH PLAN LAND USE CONSULTANTS agent(s) for RITA N OROZCO request(s) the above action(s) for all or a portion of Lot(s) 58-B-1 & 58-A-2, **MRGCD MAP #34** zoned RA-2, located on SAN ISIDRO ST NW BETWEEN CANDELARIA RD NW AND CHAROKEE RD NW containing approximately .68 acre(s). (G-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND AMAFCA SIGNATURE.**

6. **Project# 1010610**
15DRB-70365 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

GLEN BRANDVOLD request(s) the above action(s) for all or a portion of Lot(s) 27A, **BRANSON ADDN** zoned S-R RESIDENTIAL, located on 7TH ST SW BETWEEN MOUNTAIN SW AND SUMMER SW containing approximately .1444 acre(s). (J-14) **INDEFINITELY DEFERRED.**

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

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

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project# 1010610
15DRB-70365 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

GLEN BRANDVOLD request(s) the above action(s) for all or a portion of Lot(s) 27A, **BRANSON ADDN** zoned S-R RESIDENTIAL, located on 7TH ST SW BETWEEN MOUNTAIN SW AND SUMMER SW containing approximately .1444 acre(s). (J-14)

Your request was approved on 3-2-16 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation:

ABCWUA:

City Engineer:

Parks and Recreation :

Planning:

A M A R C A

PLATS:

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.
- County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1010610

TO:

Application No. 15DRB 70365

- ALL MEMBERS
- Jack Cloud, DRB Chairman, Planning Department
- Abiel Carrillo, P.E., Hydrology
- Racquel Michel, P.E., Transportation Development
- Kris Cadena, P.E., Albuquerque/ Bernalillo Co. WUA
- Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 2/24/16

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: ADD ENCROACHMENT AGREEMENT
TO REPEAT SUBMITTAL

CC

CONTACT NAME: GLEN BRANDVOLD

TELEPHONE: (505) 296-4394 EMAIL: glen4394@msn.com

SUBDIVISION AND ENCROACHMENT AGREEMENT

THIS SUBDIVISION AND ENCROACHMENT AGREEMENT (“Agreement”) is entered into effective the 4th day of February, 2016, by and between GLEN E. BRANDVOLD, a widower, and TRISTESSE M. BRANDVOLD, a single woman (collectively “Brandvolds”) and MIGUEL D. MARTINEZ, a single man (“Martinez”).

WHEREAS, Brandvolds are the owners of the following described real property located in the County of Bernalillo, State of New Mexico, to wit:

Lots numbered Twenty-six (26) and Twenty-seven (27) in Block lettered "B" of the BRANSON ADDITION, to the City of Albuquerque, New Mexico, as the same are shown and designated on the Plat of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September, 26, 1921, in Plat Book D1, Folio 43.

(“Brandvolds Property”); and

WHEREAS, Martinez is the owner of the following described real property located in the County of Bernalillo, State of New Mexico, to wit:

Lots numbered One (1) and Two (2) and the north five feet (N. 5’) of Lot numbered Three (3) of the J.M. Moore Realty Company’s No. 1, to the City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat of said addition filed in the office of the Probate Clerk and Ex-officio Recorder of Bernalillo County, New Mexico, on May 8, 1905, in Plat Book C, Folio 10

(“Martinez Property”) and

WHEREAS, a building for the benefit of Martinez encroaches on the westerly portion of the Brandvolds Property as shown on the Sketch Plat attached hereto as Exhibit “A” and incorporated herein by reference (“Encroachment”); and

WHEREAS, Brandvolds desire to subdivide the Brandvolds Property by vacating the lot line as shown on the Plat attached hereto as Exhibit "B" and incorporated herein by reference ("Replat"), to create a new lot ("Proposed Lot 27 A"); and

WHEREAS, the City of Albuquerque (the "City") requires an agreement whereby Martinez consents to the Replat, the parties agree to release the City from liability as a result of the Replat, and that Brandvolds indemnify the City for all damages related to the Replat and the Encroachment.

NOW, THEREFORE, in consideration of the above and other good and valuable consideration, the receipt of which is hereby acknowledged, it is agreed as follows:

1. Brandvolds hereby grant a perpetual nonexclusive easement on the western portion of the Brandvolds Property for the Encroachment, for the benefit of the Martinez Property ("Encroachment Easement").
2. The Encroachment Easement shall include the right of the owner of the Martinez Property to maintain the Encroachment.
3. Martinez hereby consents to the Replat to create Proposed Lot 27 A.
4. Brandvolds and Martinez hereby release the City from all claims, causes of action and damages related to the City's approval of the Replat.
5. Brandvolds agree to indemnify and hold the City harmless from all claims, causes of action and damages, including reasonable attorney's fees and court costs, which the City may incur as a result of approving the Replat or related to the Encroachment.
6. Martinez agrees to maintain the Encroachment and to hold Brandvolds harmless from all claims, causes of action and damages, including reasonable attorney's fees and court costs, related to the Encroachment and the use of the Encroachment Easement.

7. This Agreement shall be binding upon the undersigned, their heirs, personal representatives, successors and assigns in all respects, and shall run with the land.

8. This Agreement may be executed in any number of counterparts with the same effect as if all of the parties had signed the same document. All counterparts shall be construed together and shall constitute one agreement.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands effective the date first hereinabove set forth.

SEE SIGNATURE PAGES ATTACHED HERETO
AND MADE A PART HEREOF.

**SIGNATURE PAGE
TO
ENCROACHMENT AGREEMENT**




MIGUEL D. MARTINEZ

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on ~~January~~ ^{FEBRUARY} 2 ^{efw}, 2016, by MIGUEL D. MARTINEZ, an unmarried man.

MY COMMISSION EXPIRES:

April 5, 2019



NOTARY PUBLIC

**SIGNATURE PAGE
TO
ENCROACHMENT AGREEMENT**

This Agreement is approved by the City of Albuquerque.

CITY OF ALBUQUERQUE

By: _____

Its: _____

STATE OF NEW MEXICO)

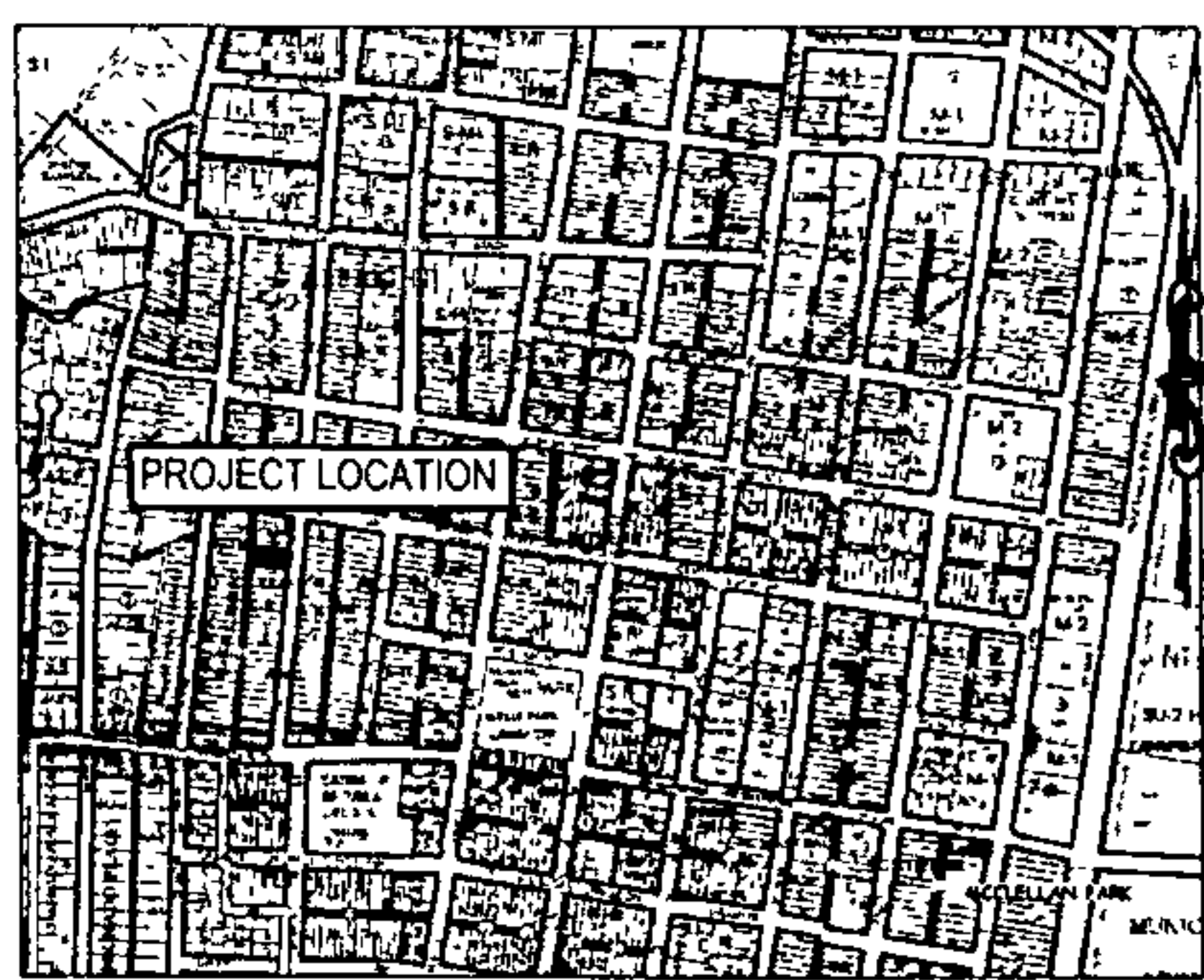
)

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on January _____, 2016, by
_____, _____ of the CITY OF
ALBUQUERQUE.

MY COMMISSION EXPIRES:

NOTARY PUBLIC



LOCATION MAP
ZONE ATLAS MAP NO. J-14-Z

SUBDIVISION DATA

- 1 PROJECT #
- 2 ZONE ATLAS INDEX NO. J-14
- 3 GROSS SUBDIVISION ACREAGE 0.1444 ACRE
- 4 TOTAL NUMBER OF EXISTING LOTS 2
- 5 TOTAL NUMBER OF PROPOSED LOTS 1
- 6 DATE OF SURVEY SEPTEMBER 2015

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO, FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES

NEW MEXICO GAS COMPANY, FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES

CENTURY LINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTEE FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT. EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THEY 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.

INDEXING INFORMATION FOR COUNTY CLERK
OWNERS: GLEN E. BRANDVOLD & TRISTESSE M. BRANDVOLD
SECTION 17, T10N, R3E, NMPM
SUBDIVISION - BRANSON ADDITION

LEGAL DESCRIPTION

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE TOWN OF ALBUQUERQUE GRANT, WITHIN SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS LOTS 26 AND 27, BLOCK B, BRANSON ADDITION, AS SAID LOTS ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 26, 1921 IN VOLUME 01, FOLIO 43, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING THE SOUTHEAST CORNER OF SAID LOT 26, BLOCK B, BRANSON ADDITION, THE NORTHEAST CORNER OF LOT 25, BLOCK B, BRANSON ADDITION, AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 7th STREET N.W., WHENCE THE CONTROL POINT 1-25-27 BEARS S 37°55'23" E, 8 224.85 FEET DISTANCE THENCE

N 84°19'56" W, 125.38 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING THE SOUTHWEST CORNER OF SAID LOT 26 AND THE NORTHWEST CORNER OF SAID LOT 25, BLOCK B, BRANSON ADDITION AND A POINT ON THE EASTERLY LINE OF VACATED PUBLIC ALLEY (VACATION ORDINANCE NO. V-82-22), THENCE,

N 04°39'35" E, 50.01 FEET DISTANCE ALONG THE EASTERLY LINE OF THE VACATED ALLEY TO THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, BEING THE NORTHWEST CORNER OF SAID LOT 27 AND THE SOUTHWEST CORNER OF LOT 28, BLOCK B, BRANSON ADDITION THENCE,

S 84°19'56" E, 126.26 FEET DISTANCE TO THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING THE NORTHEAST CORNER OF SAID LOT 27 AND THE SOUTHEAST CORNER OF SAID LOT 28, BLOCK B, BRANSON ADDITION AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 7th STREET N.W., THENCE,

S 05°40'04" W, 50.00 FEET DISTANCE TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED

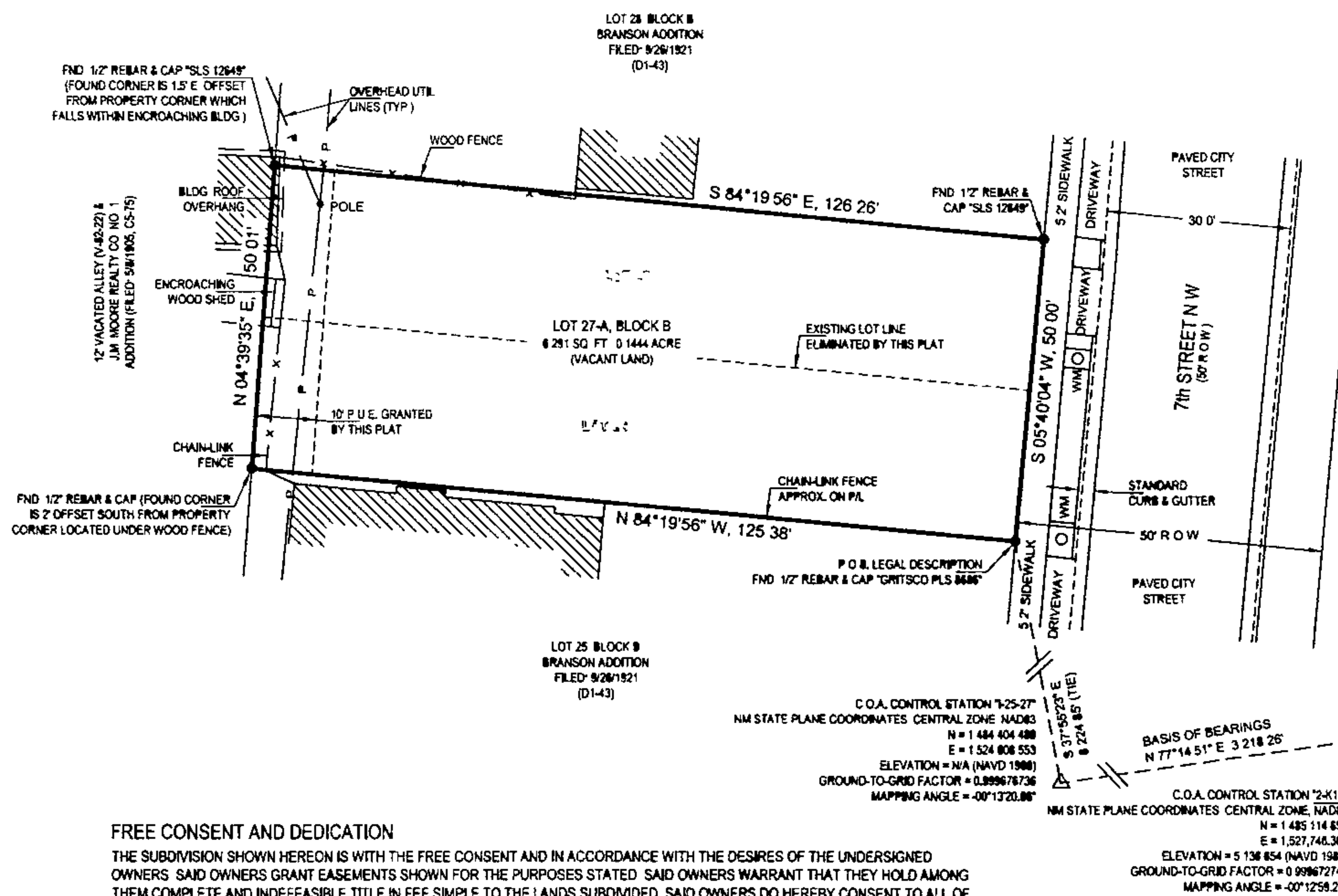
SAID PARCEL CONTAINS 6,291 SQUARE FEET, 0.1444 ACRE, MORE OR LESS

PURPOSE OF THE PLAT

THE PURPOSE OF THIS PLAT IS TO ELIMINATE EXISTING LOT LINE AND TO CREATE ONE LOT SUITABLE FOR THE CONSTRUCTION OF A RESIDENTIAL BUILDING, AND TO GRANT UTILITY EASEMENTS AS SHOWN

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.



FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS GRANT EASEMENTS SHOWN FOR THE PURPOSES STATED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SUBDIVIDED. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED.

OWNER: GLEN E. BRANDVOLD

OWNER: TRISTESSE M. BRANDVOLD

ACKNOWLEDGEMENT

COUNTY OF BERNALILLO
STATE OF NEW MEXICO

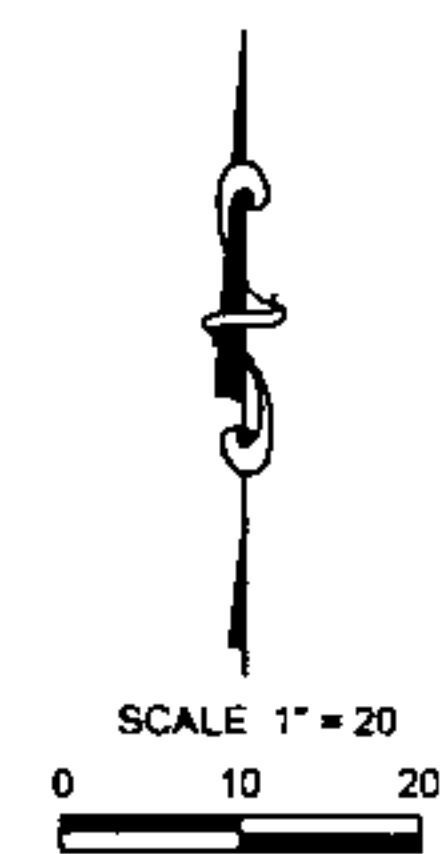
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY _____

**SKETCH PLAT OF
LOT 27-A, BLOCK B
BRANSON ADDITION**

WITHIN THE TOWN OF ALBUQUERQUE GRANT, SECTION 17, T10N, R3E, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2015

APPROVED AND ACCEPTED BY

CASE NO. _____	DATE _____
DRB CHAIRPERSON: PLANNING DEPARTMENT _____	DATE _____
CITY ENGINEER _____	DATE _____
PARKS AND RECREATION DEPARTMENT _____	DATE _____
ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY _____	DATE _____
TRAFFIC ENGINEER, TRANSPORTATION DIVISION _____	DATE _____
A.M.A.F.C.A. _____	DATE _____
CITY SURVEYOR _____	DATE _____



UTILITY APPROVALS

PNM _____
NM GAS COMPANY _____
CENTURYLINK _____
COMCAST _____

NOTES

- 1 BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. NO RECORD BEARINGS ARE SHOWN ON THE RECORDED PLAT. DISTANCES ARE GROUND AND RECORD VALUES.
- 2 ALL PROPERTY CORNERS WERE FOUND AS SHOWN.
- 3 THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
- 4 NO EXISTING EASEMENTS ARE SHOWN ON THE RECORDED PLAT OF THE SUBDIVISION AND NO EXISTING EASEMENT DOCUMENTS WERE PROVIDED BY THE OWNERS.
- 5 THE ADDRESS OF THE SUBJECT PROPERTY IS 1251 7th STREET N.W., ALBUQUERQUE, NM.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #1 014 058 090 358 20517 LOTS 26 & 27, BLOCK B, BRANSON ADDITION. PROPERTY OWNERS OF RECORD: GLEN E. BRANDVOLD AND TRISTESSE M. BRANDVOLD.

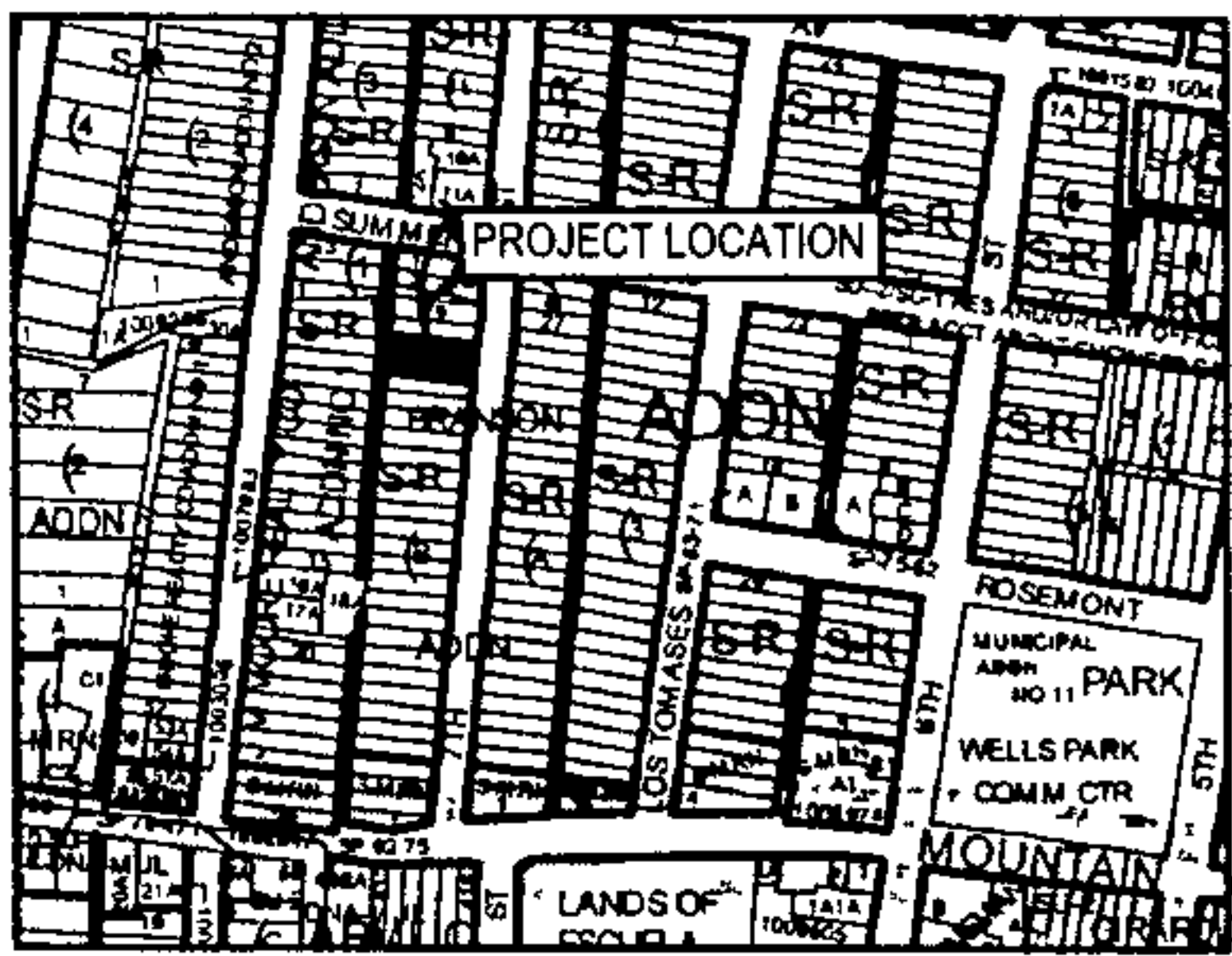
BERNALILLO COUNTY TREASURER'S OFFICE. _____

SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

9/8/2015
VLADIMIR JIRIK, NMPS NO. 10464, DATE
PROFESSIONAL SURVEYING LLC
P.O. BOX 94596, ALBUQUERQUE, NM 87199
OFFICE 505 852 4597, CELL 505 620 4228
professional.surveying@comcast.net

EXHIBIT "A"



LOCATION MAP
ZONE ATLAS MAP NO J-14-Z

SUBDIVISION DATA

- 1 PROJECT #1010610
- 2 ZONE ATLAS INDEX NO. J-14
- 3 GROSS SUBDIVISION ACREAGE 0.1444 ACRE
- 4 TOTAL NUMBER OF EXISTING LOTS 2
- 5 TOTAL NUMBER OF PROPOSED LOTS 1
- 6 DATE OF SURVEY SEPTEMBER 2015

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF

PUBLIC SERVICE COMPANY OF NEW MEXICO FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES

CENTURY LINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES

COMCAST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS. NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT. EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THEY 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.

INDEXING INFORMATION FOR COUNTY CLERK
OWNERS: GLEN E. BRANDVOLD & TRISTESSE M. BRANDVOLD
SECTION 17, T10N R3E, NMPM
SUBDIVISION - BRANSON ADDITION

LEGAL DESCRIPTION

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE TOWN OF ALBUQUERQUE GRANT, WITHIN PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS LOTS 26 AND 27, BLOCK B, BRANSON ADDITION AS SAID LOTS ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 26, 1921 IN VOLUME D1, FOLIO 43, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING THE SOUTHEAST CORNER OF SAID LOT 26, BLOCK B, BRANSON ADDITION, THE NORTHEAST CORNER OF LOT 25, BLOCK B, BRANSON ADDITION AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 7th STREET N W, WHENCE THE CONTROL POINT "1-25-27" BEARS S 37°55'23" E 8 224.85 FEET DISTANCE, THENCE,

N 84°19'56" W 125.38 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING THE SOUTHWEST CORNER OF SAID LOT 26 AND THE NORTHWEST CORNER OF SAID LOT 25, BLOCK B, BRANSON ADDITION AND A POINT ON THE EASTERLY LINE OF VACATED PUBLIC ALLEY (VACATION ORDINANCE NO V-82-22), THENCE,

N 04°39'35" E, 50.01 FEET DISTANCE ALONG THE EASTERLY LINE OF THE VACATED ALLEY TO THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, BEING THE NORTHWEST CORNER OF SAID LOT 27 AND THE SOUTHWEST CORNER OF LOT 28, BLOCK B, BRANSON ADDITION, THENCE,

S 84°19'56" E, 126.26 FEET DISTANCE TO THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING THE NORTHEAST CORNER OF SAID LOT 27 AND THE SOUTHEAST CORNER OF SAID LOT 28, BLOCK B, BRANSON ADDITION AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 7th STREET N W, THENCE,

S 05°40'04" W 50.00 FEET DISTANCE TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

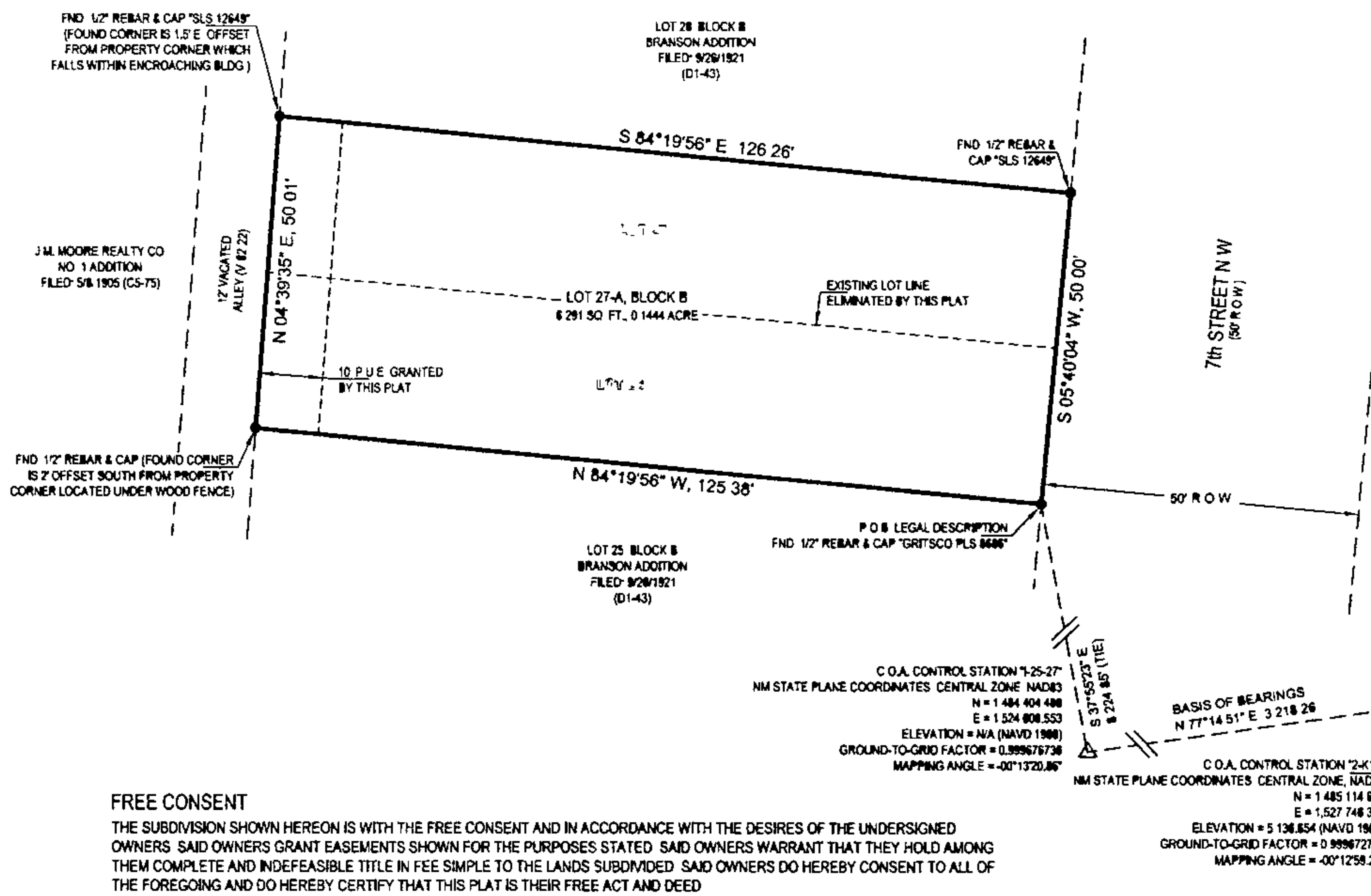
SAID PARCEL CONTAINS 6,291 SQUARE FEET, 0.1444 ACRE, MORE OR LESS.

PURPOSE OF THE PLAT

THE PURPOSE OF THIS PLAT IS TO ELIMINATE EXISTING LOT LINE AND TO CREATE ONE LOT SUITABLE FOR THE CONSTRUCTION OF A RESIDENTIAL BUILDING, AND TO GRANT UTILITY EASEMENTS AS SHOWN.

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.



FREE CONSENT

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS GRANT EASEMENTS SHOWN FOR THE PURPOSES STATED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SUBDIVIDED. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED.

OWNER: GLEN E. BRANDVOLD

OWNER: TRISTESSE M. BRANDVOLD

ACKNOWLEDGEMENT

COUNTY OF BERNALILLO
STATE OF NEW MEXICO

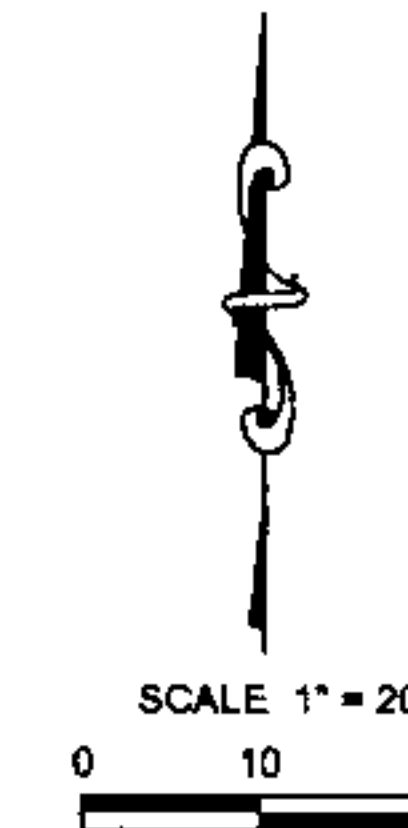
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY _____

**PLAT OF
LOT 27-A, BLOCK B
BRANSON ADDITION**

TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 17, T10N, R3E, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2015

APPROVED AND ACCEPTED BY

15DRB-70324 CASE NO	_____	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	_____	DATE
CITY ENGINEER	_____	DATE
PARKS AND RECREATION DEPARTMENT	_____	DATE
ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY	_____	DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	_____	DATE
A.M.A.F.C.A.	_____	DATE
CITY SURVEYOR	_____	DATE



UTILITY APPROVALS

PNM	_____
NM GAS COMPANY	_____
CENTURYLINK	_____
COMCAST	_____

NOTES

- 1 BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. NO RECORD BEARINGS ARE SHOWN ON THE RECORDED PLAT. DISTANCES ARE GROUND, FIELD AND RECORD VALUES.
- 2 ALL PROPERTY CORNERS WERE FOUND AS SHOWN.
- 3 THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
- 4 NO EXISTING EASEMENTS ARE SHOWN ON THE RECORDED PLAT OF THE SUBDIVISION AND NO EXISTING EASEMENT DOCUMENTS WERE PROVIDED BY THE OWNERS.
- 5 THE ADDRESS OF THE SUBJECT PROPERTY IS 1251 7th STREET N W., ALBUQUERQUE, NM.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #1 014 058 090 358 20517 LOTS 26 & 27, BLOCK B, BRANSON ADDITION. PROPERTY OWNERS OF RECORD: GLEN E. BRANDVOLD AND TRISTESSE M. BRANDVOLD. BERNALILLO COUNTY TREASURER'S OFFICE.

SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Vladimir Jirik
VLADIMIR JIRIK, N.M.P.S. NO. 10464
PROFESSIONAL SURVEYING LLC
P.O. BOX 84595, ALBUQUERQUE, NM 87189
office 505.892.4597, cell 505.620.4228
professional.surveying@comcast.net

10/1/2015
DATE

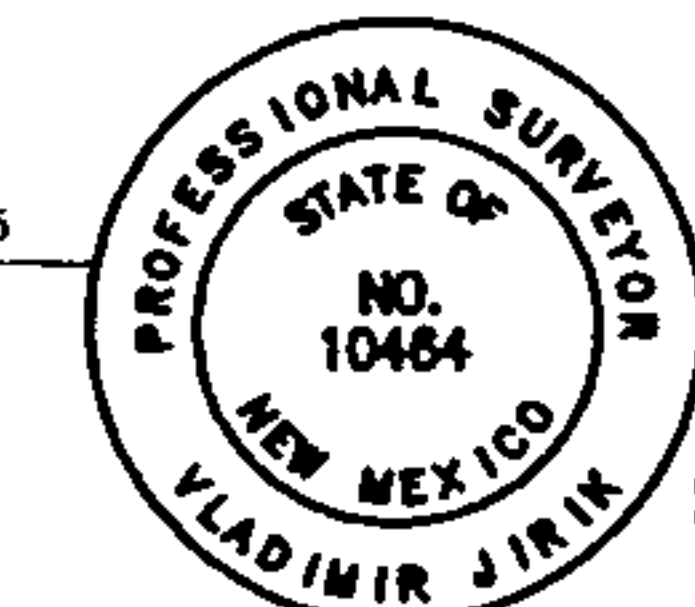


EXHIBIT "B"

From: **PS LLC** (professional.surveying@comcast.net)
Sent: Thu 10/01/15 1:31 PM
To: 'GLEN E BRANDVOLD' (glen4394@msn.com)

Glen

See message below, you will not need a disk with a dxf file as I emailed it to the GIS folks at the city and they approved it. Maybe you can print this email and show it to Jack Cloud at the DRB so you will have everything he needs to sign off on the plat.

Vlad

Vladimir Jirik, PS
Professional Surveying LLC
505.620.4228

From: Gaulden, Tim H. [mailto:tgaulden@cabq.gov]
Sent: Thursday, October 01, 2015 11:53 AM
To: 'PS LLC'
Cc: Cloud, Jack W.; Gricius, Michelle A.; Trollinger, Ryan E.; Bradley, Catherine P.
Subject: RE: DRB Project 1010610

Vladimir, the DXF for city project 1010610 has been approved.

The next time you have a DXF, please send the email to all four of us in the AGIS department. That way, if I am out of the office, someone else should be able to get to the DXF right away and you won't have to wait until I get back. Here are all the email addresses for the folks in AGIS:

tgaulden@cabq.gov
cbradley@cabq.gov
rtrollinger@cabq.gov
mgricius@cabq.gov

Thanks,

Tim

Tim Gaulden
GIS Coordinator
505 924-3805
tgaulden@cabq.gov



From: PS LLC (professional.surveying@comcast.net)
Sent: Thu 10/01/15 1:40 PM
To: 'GLEN E BRANDVOLD' (glen4394@msn.com)

Vladimir Jirik, PS
Professional Surveying LLC
505.620.4228

From: Gauden, Tim H. [mailto:tgaulden@cabq.gov]
Sent: Thursday, October 01, 2015 1:31 PM
To: 'PS LLC'
Subject: RE: DRB Project 1010610

Yes, Jack already has a form I took down to him this morning.

From: PS LLC [mailto:professional.surveying@comcast.net]
Sent: Thursday, October 01, 2015 1:28 PM
To: Gauden, Tim H.
Cc: Cloud, Jack W.; Gricius, Michelle A.; Trollinger, Ryan E.; Bradley, Catherine P.
Subject: RE: DRB Project 1010610

Great,
Looks like I learned from the list of dxf file requirements that you provided last time we submitted a file for approval.
Will you send something to Jack to let him know that you have what is required?
Thanks.
Vlad

Vladimir Jirik, PS
Professional Surveying LLC
505.620.4228



Supplemental Form (SF)

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

S Z ZONING & PLANNING

- Annexation
- V Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P 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
- D 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): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: GLEN BRANDVOLD PHONE: (505) 296-4394
 ADDRESS: 909 CUATRO CERROS TRL SE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87123 E-MAIL: glen4394@msn.com

Proprietary interest in site: OWNER List all owners: GLEN E BRANDVOLD TRISTESEM.

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL LOT 27A, BLOCK B, BRANDVOLD BRANCON ADDITION

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 27A Block: B Unit: _____
 Subdiv/Addn/TBKA: BRANCON ADDN
 Existing Zoning: S-R RESIDENTIAL Proposed zoning: S-R RESIDENTIAL MRGCD Map No _____
 Zone Atlas page(s): V-14-Z 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.): _____
15 DRB 70324, Project 1010610

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 0.1444
 LOCATION OF PROPERTY BY STREETS: On or Near: 1251 7th ST SW
 Between: MOUNTAIN and SUMMER
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 10/5/15
 (Print Name) GLEN E. BRANDVOLD Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15 DRB 70365</u>	<u>P&F</u>	_____	<u>\$ 25.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<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>October 14, 2015</u>				Total <u>\$ 235.00</u>

[Signature] 10-5-15 Project # 1010610

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.**

MA 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. *(SENT SEPARATELY) (SEE ATTACH.)*

- 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.

GLEN E. BRANDVOLD
Applicant name (print)
Glen E. Brandvold 10/5/15
Applicant signature / date



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

Application case numbers
ISDRB 70365

Form revised **October 2007**
[Signature] 10-5-15
Planner signature / date
Project # 1010610

8 October 2015

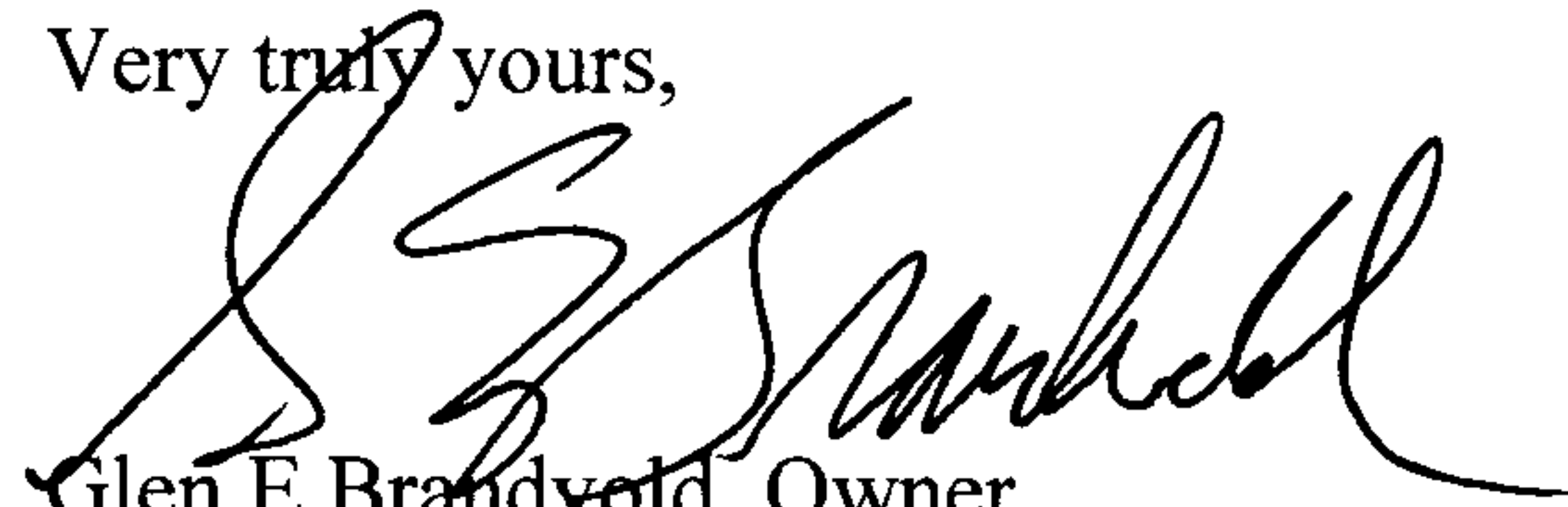
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Subj: Final Plat Approval Lot 27A, Block B, Branson Addition

Gentlemen:

Approval; of this plat revision is requested to permit construction of a single-family dwelling with adequate lot-line set-backs upon this lot 27A (formerly lots 26 and 27).

Very truly yours,



Glen E Brandvold, Owner

PROJECT #

090101

OCTOBER 14, 2015

PIT



Supplemental Form (SF)

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

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): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____
 APPLICANT: GLEN BRANDVOLD PHONE (505) 296-4394
 ADDRESS: 909 CUATRO CERROS TRAIL SE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87123 E-MAIL: glen4394@msn.com
 Proprietary interest in site: OWNER List all owners: GLEN E Brandvold, TRISTESSE M BRANDVOLD

DESCRIPTION OF REQUEST: REPLAT LOTS 26 & 27, Block B, BRANSON BRANDVOLD
ADDITION, TO 1 lot 27A, Block B, BRANSON ADDITION

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 26 & LOT 27 Block: B Unit: _____
 Subdiv/Addn/TBKA: BRANSON ADDITION
 Existing Zoning: S-R RESIDENTIAL Proposed zoning: S-R RESIDENTIAL MRGCD Map No _____
 Zone Atlas page(s): J-14-Z 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.): NONE

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 0.1444
 LOCATION OF PROPERTY BY STREETS: On or Near: 1251 7th ST NW
 Between: MOUNTAIN and SUMMER
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE

Glen E. Brandvold DATE 9/10/2015
 (Print Name) GLEN E. BRANDVOLD Applicant: Agent:

FOR OFFICIAL USE ONLY

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input type="checkbox"/> All checklists are complete	<u>150RB . 70324</u>	<u>SP</u>		\$ <u>0</u>
<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				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
				Total \$ <u>0</u>

Revised: 11/2014

Hearing date Sept. 23, 2015

9-10-15

Staff signature & Date

Project # 1010610

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.

- 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.

GLEN E. BRANDVOLD
Applicant name (print)
[Signature] 9/10/2015
Applicant signature / date



Form revised October 2007

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

Application case numbers
15 - DRB - 70324

[Signature] 9-10-15
Planner signature / date
Project # 1010610



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.

J-14-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.	

■ SUBJECT PROPERTY

0 750 1,500
Feet

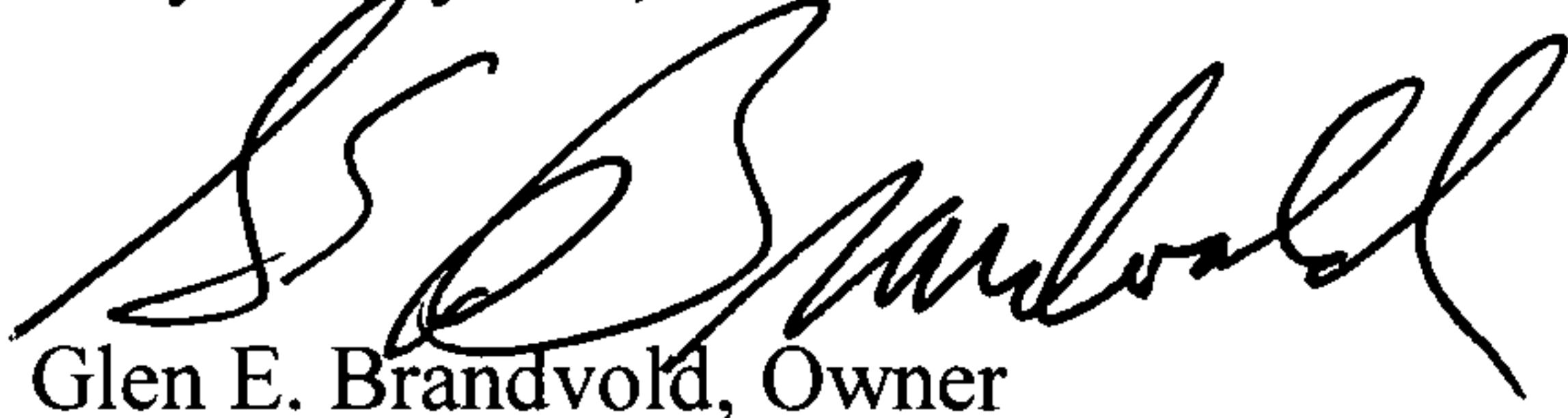
September 10, 2015

City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, New Mexico

Gentlemen:

The enclosed application for replat describes combining two (2) lots into one (1) to enable construction of one single-family dwelling on the resulting single 50-foot wide lot with adequate and required lot-line setbacks.

Very truly yours,

A handwritten signature in black ink, appearing to read "Glen E. Brandvold". The signature is written in a cursive, flowing style with a large initial "G".

Glen E. Brandvold, Owner

PROJECT #

1010010

September 23. 2015

SK