

**LLAVE ENTERPRISES, INC.  
8830 Keeran Ln. NE  
Albuquerque, NM 87122  
(505) 249-1502**

April 10, 2018

Subject: Sketch plat review and comment for the proposed Re-plat of Lots 17 & 18, Blk. 4, U. 3, Tr. 3, NAA into a 6 lot subdivision to be known as Signal Village NE.


Ladies and Gentlemen:

The purpose of this submittal is for a sketch plat review and comment for the proposed Re-plat of Lots 17 & 18, Blk. 4, U.3, Tr. 3, NAA into a six lot subdivision to be known as Signal Village. In addition to the six copies of the proposed plat I've included items that might be following are attached for your review and comment as follows:

1. The proposed Plat including language specifically allowing for a 6" Public Water line and an 8" Sewer line to be constructed in the Private Access Easement to be known as Signal Village Ln. NE, in addition to calling out the Beneficiaries per item #14, page 1 of 2. In addition, it includes a 5' Vacation of Signal after dedication of 30' of Signal and a 4' wide sidewalk to be built only on the north side of Signal Village Ln. NE against the back of the curb without a landscape buffer.
2. Zone Atlas Page C-20 with the property highlighted in yellow.

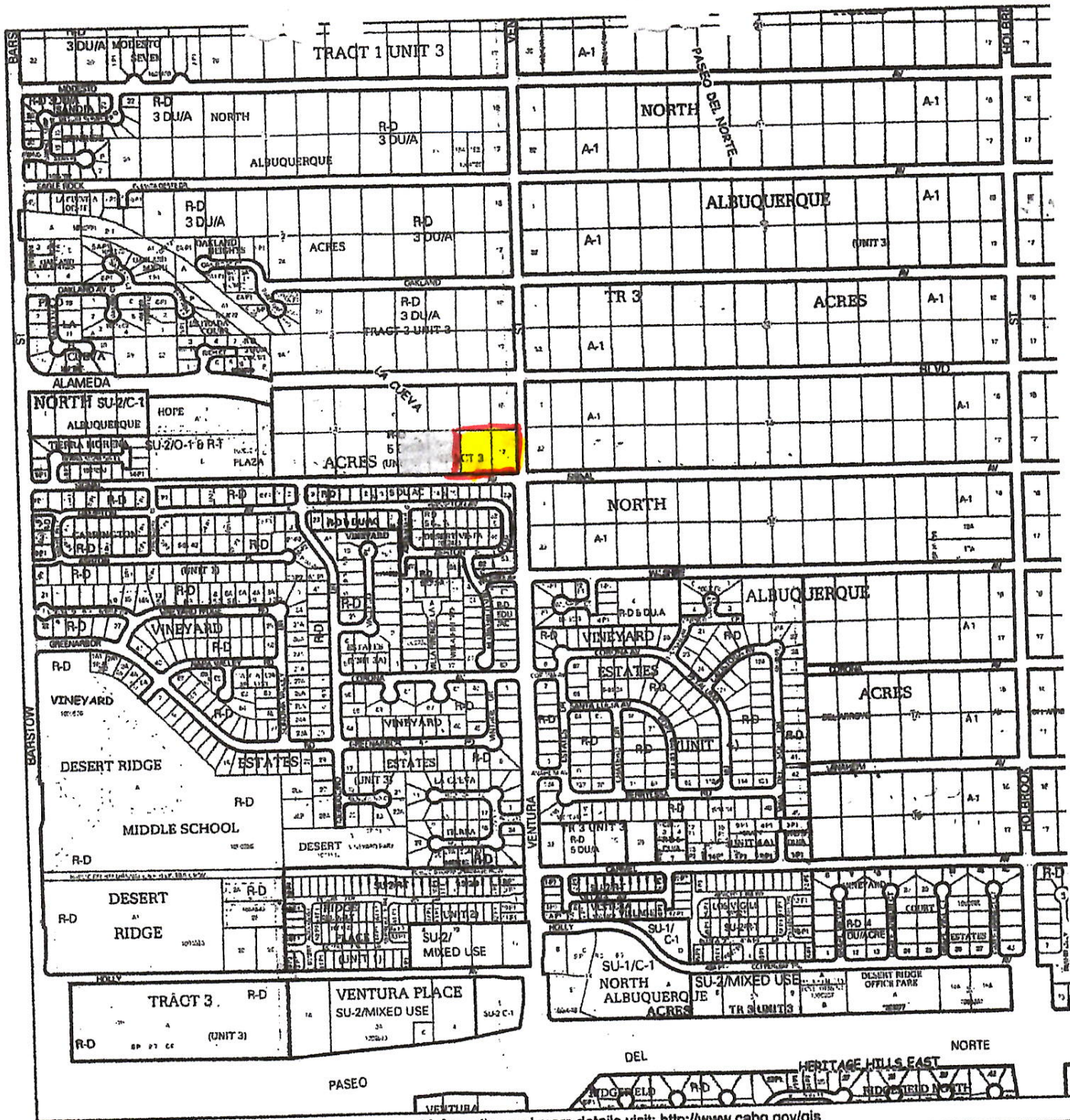
Thanks for your cooperation in this matter and look forward to your comments. If you have any questions, please don't hesitate to call me @ 505.249.1502.

Sincerely,



Bob Keeran,  
President

Signal Village Preliminary Plat 4.10.18



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 1/24/2011

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 Contour
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 700 1,500 Feet

# City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION  
Updated 1/12/18

Supplemental Form (SF)  
S Z ZONING & PLANNING  
Annexation,

*Keenan*  
*1/1/18*

- SUBDIVISION
- Major subdivision action
  - Minor subdivision action
  - Vacation
  - Variance (Non-Zoning)

- V
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)

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: lhavehomes@hotmail.com  
 APPLICANT: Bob Keenan PHONE: 505-249-1502  
 ADDRESS: 8830 Keenan Ln NE FAX: N/A  
 CITY: Alb. STATE: NM ZIP: 87122 E-MAIL: lhavehomes@hotmail.com  
 Proprietary interest in site: Agent function List all owners: 150MB Ventures

DESCRIPTION OF REQUEST:

Vacation of a portion of Signiz & Ventura + General K...

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. lots 17 & 18 Tract 3 Block: 3 Unit: 3  
 Subdiv/Addn/TBKA: N/A  
 Existing Zoning: SDUA Proposed zoning: SDUA MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-70 UPC Code: 1020064239335 20215  
1020064254335 20214

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): \_\_\_\_\_

CASE INFORMATION:

Within city limits?  Yes  No Within 1000FT of a landfill? NO  
 No. of existing lots: 2 No. of proposed lots: 6 Total site area (acres): 2+ Acres  
 LOCATION OF PROPERTY BY STREETS: On or Near: Ventura  
 Between: Signiz and Alvarado  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team (PRT)  Review Date: \_\_\_\_\_

SIGNATURE

(Print Name) Bob Keenan DATE 4-10-18  
 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

_____
_____
_____
_____
_____
_____

Hearing date \_\_\_\_\_

Action	S.F.	Fees
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	Total
_____	_____	\$ _____

Project # \_\_\_\_\_

Staff signature & Date \_\_\_\_\_

- \_\_\_ 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
- \_\_\_ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- \_\_\_ 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**
- \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- \_\_\_ Proposed Infrastructure List (Figure 18)
- \_\_\_ 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.
- \_\_\_ Grading and Drainage Plan/Drainage Report Submittal to Hydrology  
(**Grading and Drainage Plan/Drainage Report must be submitted 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)**

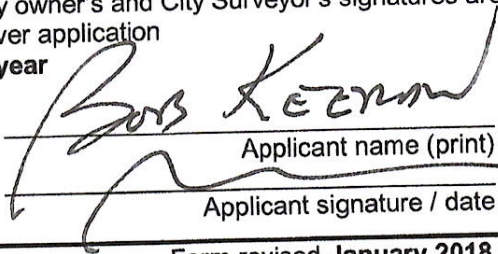
**Your attendance is required.**

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.

  
 Applicant name (print)  
 Applicant signature / date



Form revised January 2018

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

Application case numbers	_____
	_____
	_____

\_\_\_\_\_ Planner signature / date  
 \_\_\_\_\_ Project #

**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:
- 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.
  - New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
  - Qwest Communications d/b/a 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.
  - Comcast 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, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, or over said right-of-way and easement, with the right and privilege of going upon, over and across adjoining lands of Center for the purposes set forth herein and with the right to utilize the right-of-way and easement to extend services to customers which interfere with the purposes 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. Property owners shall be solely responsible for correcting any violation of the National Electrical Safety Code by construction of poles, decking, or any structures adjacent to or near easements shown on this plat.

Exemptions 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, PNM, NMGCO, QWEST and COMCAST did not conduct a title search of the properties shown herein. Consequently, PNM, NMGCO, QWEST and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, report or other document and which are not shown on this plat.

**FREE CONSENT AND DEDICATION**

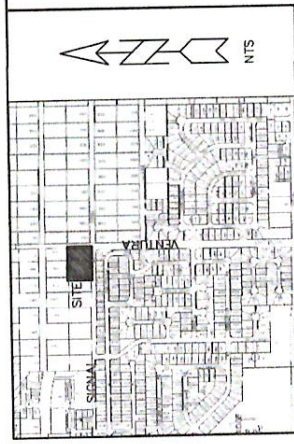
The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of Lots 1 thru 6 as shown herein. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown herein. Said owner(s) and/or proprietor(s) do hereby dedicate all public right-of-ways shown herein to the City of Albuquerque in fee simple with warranty covenants. 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: Llave Enterprises, Inc., a New Mexico corporation

Robert Keeran, President  
 STATE OF NEW MEXICO )  
 BERNALILLO COUNTY )

On this \_\_\_\_ day of \_\_\_\_\_, 2018, this instrument was acknowledged before me by Robert Keeran, President of Llave Enterprises, Inc., a New Mexico corporation, on behalf of said corporation.

Notary Public



**LOCATION MAP**

C-20-Z

**PURPOSE OF PLAT**

- To create Lots 1 thru 6 as shown herein.
- To grant easements as shown herein.

**SUBDIVISION DATA**

- DRB Case No.:
- Project No.:
- Zone Atlas Index No.: C-20-Z
- Total Number of Lots created: 6
- Total Number of existing Lots: 2
- Total Number of Tracts created: 0
- Gross Subdivision Acreage: 2.0136 Acres

**NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is from the plat of record entitled: "NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3", (09-10-1931, D-121)
- "DESERT VISTA SUBDIVISION", (02-09-2005, 2005C-49)
- "SIGNAL POINTE SUBDIVISION", (03-28-2016, 2016C-28) all being records of Bernalillo County, New Mexico.
- Field Survey: February, 2017.
- Title Report(s): None provided.
- Address of Property: Signal Avenue NE.
- City of Albuquerque, New Mexico Zone: R-0
- 100 Year Flood Zone Designation: ZONE AO & X, Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008. Revised by LOMR effective November 8, 2012.
- Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".
- Monuments will be offset at all points of curvature, points of tangency, street intersections and all other angle points to show use of centerline monumentation.
- City of Albuquerque Standard Centerline Monuments will be installed at all points indicated thus "Δ", PS # 7719.

- Area of Private Access Easement = 4,546 SF
- Area of Public Driveway Easement = 13,378 SF
- Area of Public Right-of-Way & Drainage Easement = 52,362 SF
- Area of Public Right-of-Way Dedication = 17,427 SF
- Area Total Gross Subdivision = 87,713 SF (2.0136 Acres)
- All interior streets are private and are for private access and private drivings. They are for the joint use and benefit of Lots 1-6 and shall be maintained by the Home Owner's Association.
- A reciprocal access easement is granted on Lots 1, 2 & 3 for the shared driveway, for the benefit of said lots and to be maintained by the owners of said lots.
- Open space of 2400 square feet or more per dwelling shall be preserved on each lot per the provisions of Section 14-16-3-8(a)(3).

PLAT OF  
 LOT 1 THRU 6  
 SIGNAL VILLAGE  
 WITHIN THE  
 ELENA GRANT  
 PROJECTED SECTION 17  
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2018

PROJECT NUMBER: \_\_\_\_\_  
 Application Number: \_\_\_\_\_

PLAT APPROVAL  
 Utility Approvals:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Qwest 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
AMA/FA	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	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 herein, utility companies and other parties expressing an interest in 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  
 04/07/2018  
 Date



Drawn By: TA	Date: 04-04-18
Checked By: TA	Drawing Name: 180529.LDWG
Job No.: 18-052	Sheet: 1 of 2

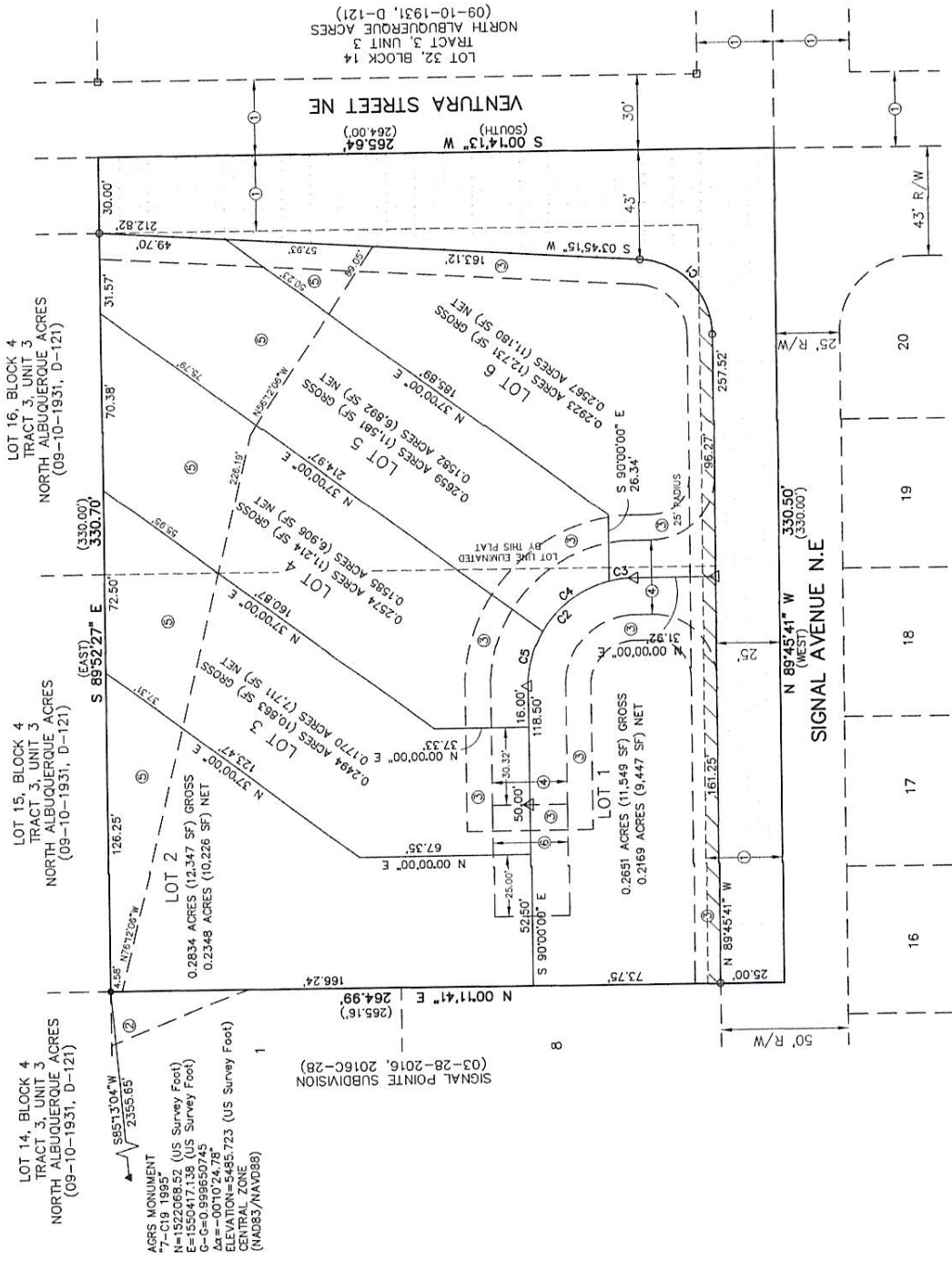
04-07-18 rev  
 04-05-18 rev

**PLAT OF  
LOT 1 THRU 6  
SIGNAL VILLAGE  
WITHIN THE  
ELENA GRANT**

PROJECTED SECTION 17  
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2018

**DESCRIPTION**  
A tract of land situate, within the Elena College Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 1 thru 18, BLOCK 4, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, as the same is in and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931, in Volume D, Folio 121, and containing 2,0136 acres more or less.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	45.28'	30.00'	86°29'05"	S 46°59'47" W	41.11'
C2	66.76'	42.50'	90°00'00"	N 45°00'00" W	60.10'
C3	10.12'	42.50'	13°38'48"	N 05°49'24" W	10.10'
C4	33.72'	42.50'	49°27'24"	N 35°22'30" W	32.84'
C5	22.92'	42.50'	30°53'48"	N 74°53'06" W	22.64'



- EASEMENTS**
- EXISTING 30' ROADWAY AND UTILITY EASEMENT (09-10-1931, D-121)
  - EXISTING COA PUBLIC DRAINAGE EASEMENT (03-28-2016, 2016C-28)
  - 10' RUE (GRANTED BY THIS PLAT)
  - 29.50' PRIVATE ACCESS, PRIVATE DRAINAGE, ARQMA PUBLIC WATER AND ARQMA PUBLIC SANITARY SEWER EASEMENT (GRANTED BY THIS PLAT) (SEE NOTE 14)
  - C.O.A. PUBLIC DRAINAGE EASEMENT TO BE MAINTAINED BY HOME OWNER'S ASSOCIATION (GRANTED BY THIS PLAT)
  - 29.50' RECIPROCAL ACCESS EASEMENT (GRANTED BY THIS PLAT) (SEE NOTE 15)

- PUBLIC STREET R/W (0.4001 ACRES) (DEDICATED BY THIS PLAT)
- ROADWAY AND UTILITY EASEMENT (0.0309 ACRES) (VACATED BY THIS PLAT)

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

Drawn By:	TA	Date:	04-04-18
Checked By:	TA	Drawing Name:	18052PL1.DWG
Tab No.:	18-052	Sheet:	2 of 2

- PROPERTY CORNERS**
- SET 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719" (TYP.)
  - FOUND 5/8" REBAR WITH TAG "LS 11463"
  - FOUND 1/2" REBAR
  - △ SET C.O.A. CENTERLINE MONUMENT "LS 7719" (TYPICAL)