



COPY

Supplemental Form (SF)

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): BOB KEERN PHONE: 505-249-1502  
 ADDRESS: 8830 KEERN LN NE FAX: N/A  
 CITY: Alb. STATE: NM ZIP: 87122 E-MAIL: (love home @ hotmail).com  
 APPLICANT: BOB KEERN PHONE: 505-249-1502  
 ADDRESS: 8830 KEERN LN NE FAX: N/A  
 CITY: Alb. STATE: NM ZIP: 87122 E-MAIL: (love home @ hotmail).com  
 Proprietary interest in site: Agent List all owners: love Dev. & parent of Lynn & Keern

DESCRIPTION OF REQUEST: REPT lot 5-A-P1 ESPADA CT. SUB'A. and lot 1-A KEERN LN. SUB'O.

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. \_\_\_\_\_ Block: N/A Unit: N/A  
 Subdiv/Addn/TBKA: lot 1-A KEERN LN NE & lot 5-A-P1 ESPADA CT NE  
 Existing Zoning: 3 DU A Proposed zoning: 3 DU A MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-20 UPC Code: 102006407839620378/102006406539620328

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Project # 1004908 06 DRB -00715

CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): ≈ .49 Acres  
 LOCATION OF PROPERTY BY STREETS: On or Near: Burston & Oaklona  
 Between: Oaklona and ESPADA CT  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 5-31-06

SIGNATURE

(Print Name) BOB KEERN DATE 2/21/18  
 Applicant  Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>18 DRB - 70082</u>	<u>P&amp;F</u>	___	<u>\$ 450.00</u>
<input type="checkbox"/> All fees have been collected	___	<u>CME</u>	___	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	___	___	___	\$ ___
<input type="checkbox"/> AGIS copy has been sent	___	___	___	\$ ___
<input type="checkbox"/> Case history #s are listed	___	___	___	\$ ___
<input type="checkbox"/> Site is within 1000ft of a landfill	___	___	___	\$ ___
<input type="checkbox"/> F.H.D.P. density bonus	___	___	___	Total
<input type="checkbox"/> F.H.D.P. fee rebate	___	___	___	<u>\$ 470.00</u>

Hearing date March 21, 2018

[Signature]  
 Staff signature & Date 3-12-18

Project # 1004908

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

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

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.

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

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.

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

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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- 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  
18DRB - 70082

 3-12-18  
 Planner signature / date  
 Project # 1004908

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

March 13, 2018

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

Re: Replat Lot 1-A Keller Ln. NE (aka 8830 Keeran Ln. NE) and Lot 5-A-1 Estrada Ct. NE (aka 8835 Estrada Ct. NE), Albuquerque, NM 87122.

Dear Ms. Dicome:

The purpose of this letter is to follow up our conversation March 9, 2018, regarding my request to complete a re-plat of a property line that separates the backyard to my house located at 8830 Keeran Ln. NE and the side yard to my daughter's house located at 8835 Estrada Ct. NE, Albuquerque, NM 87122 that was started in 2006. Both houses have been completed for at least 12 years in subdivisions approved by the City of Albuquerque and are hooked up to ABCWUA utilities. I've enclosed a copy of the previous proposed plat that was signed off by all but two parties. The process was delegated to Parks and Rec for some calculations and the DRB Chairperson for final signature and recordation. When the market started to crash in 2006, I was concentrating on trying to keep my head above water, and failed to finish up the process. I'm in the process of refinancing the properties, and only now realized the error of my ways. I am requesting DRB approval to complete the re-plat process..

As I mentioned, I previously spoke with Shahab regarding this matter. He informed me I needed to restart the process because most of the people who signed off are no longer working for the City. He suggested I include the previous re-plat attempt which should serve as a sketch plat. Shahab told me the only concern he had was first flush requirements so be sure to check with Doug Hughes. I met with Mr. Hughes February 20, 2018 regarding this matter. Doug informed me that because these were existing subdivisions, first flush calculations were not required and he seemed to be OK with my request.

I met with Jason Coffey with Parks and Rec on February 22, 2018, to make sure I didn't drop the ball with Parks and Rec this time. I provided Mr. Coffey with the previously requested information that each residence contained at least 2,400 square feet of open space. This seemed to satisfy Jason.

In regards to your question regarding differences in the two Plats are, as I understand it, as follows:

1. Notes Item #5 "This property is currently zoned R-D 3 DUA" was deleted from the old plat.
2. Notes Item #6 on old plat was moved to item #5 on the new plat.
3. Notes new item #6 "Total Open Space Requirements are met via the provision of detached open space for the provisions of section 14-16-3-8(a)(3) was incorporated into the new plat.

4. Old Plat Lot 6-P-1 AMAFCA Drainage Easement/Encroachment was removed on new plat.
5. Lots 26 & 27, Block 3, Tract 3, Unit 3, NAA on old plat were replaced by Lot 3 Rich Court Subdivision on new plat.
6. FEMA Floodplain and LOMR notes above Surveyor's Certification on old plat were removed from new plat.
7. Signature blocks were re-arranged from old plat to new plat with the adoption of the IDO such as a new line for Code Enforcement and Solid Waste, a new line for PNM was added due to the breakup of PNM Gas & Electricity, when NM Gas signed off on the single line 1<sup>st</sup>, and crossed out PNM, Utilities Development was crossed out and replaced with ABCWUA.

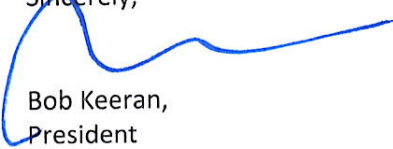
I met with Kris Cadena on March 13, 2018, to discuss the submittal and he appeared to be OK with my request.

I met with Ben McIntosh on March 13, 2018 to discuss the submittal and he appeared to be OK with my request.

I tried to meet with Raquel Michael on March, 12, 2018 to discuss the submittal but she told me "she was too busy and just make the submittal".

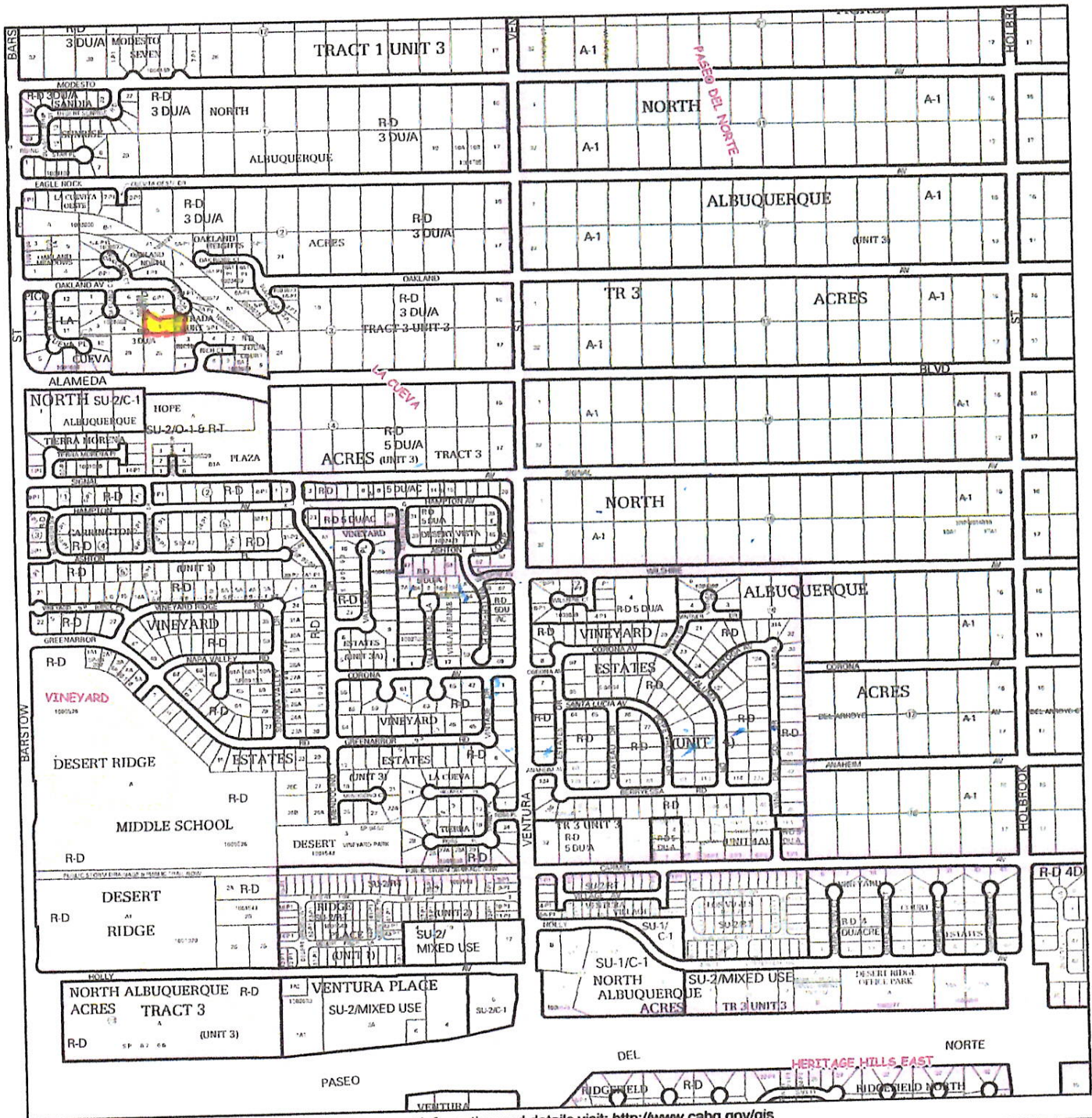
If you have any questions or concerns, please let me know at your earliest convenience, so I can try and make corrections if necessary. Thanks for your understanding in this matter.

Sincerely,

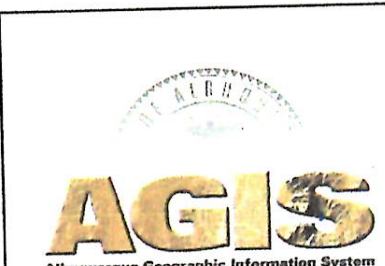


Bob Keeran,  
President

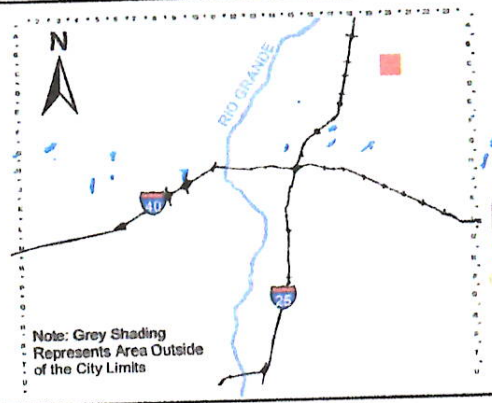
Llave Development 8830 Keeran Ln. Replat Request



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



Map amended through: 1/28/2016



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-20-Z**

Selected Symbols

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

0 750 1,500 Feet

NEW

PLAT OF LOT 5-A-P1 ESTRADA COURT SUBDIVISION AND LOT 1-A KELLER LANE SUBDIVISION SITUATE WITHIN PROJECTED SECTION 17 T.11N., R.4E., N.M.P.M. ELENA GALLEGOS LAND GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MARCH 2018

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance PROJECT NO. 1004795 APPLICATION NO. 18-288B-Z

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE 18/04/18 PARKS AND RECREATION DEPARTMENT DATE 3/9/18

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE 3-8-18 NMGC - Civil Utility GAS & ELECTRIC SERVICES DATE 3/9/18

QUEST TELECOMMUNICATIONS DATE 3/9/18 CONCRETE DATE 3/9/18

PHILIP W. TURNER REGISTERED PROFESSIONAL SURVEYOR No. 10204

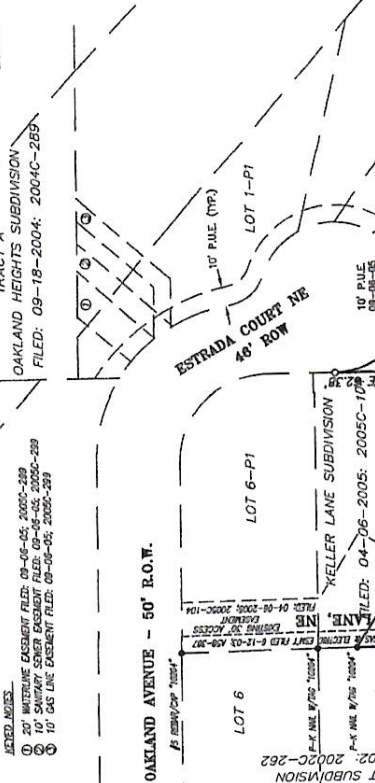
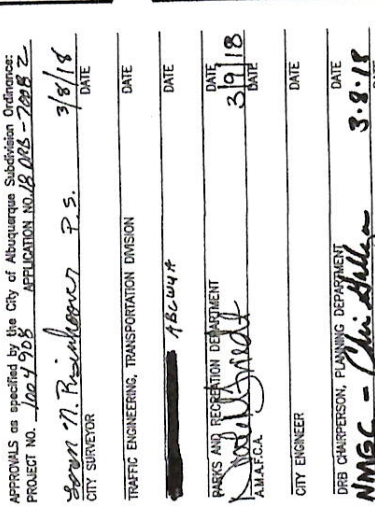
FLAT AND SURVEY BY: TERRAMETRICS NM LLC PROFESSIONAL LAND SURVEYING 4175 MONTGOMERY BOULEVARD, N.E. ALBUQUERQUE, NEW MEXICO 87109 PHONE: (505) 881-2903

NOTE: KEERNA, FORMERLY KELLER, LANE, NORTHEAST IS AN EXISTING 30' PUBLIC WATER AND SANITARY SEWER EASEMENT AND A PRIVATE ACCESS EASEMENT PER PLAT FILED 04-08-05 IN BOOK 2005C, PAGE 104 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THE OWNERS OF THE ADJACENT LOTS SHALL BEAR RESPONSIBILITY FOR THE MAINTENANCE OF KELLER LANE.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1020061065 396 20328 AND ON UPC # 1020064078 396 20378

PROPERTY OWNER OF RECORD Lane Development, PNC BERNALILLO COUNTY TREASURER'S OFFICE

LEGEND SET #5 REBAR WITH CAP "FWT 10204" FOUND SURVEY MONUMENT AS DESCRIBED PUBLIC UTILITY EASEMENT



NOTES: BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD83). GRID BEARINGS AND ARE REFERENCED TO THE LINE FROM ALBUQUERQUE CONTROL SURVEY CONTROL STATION 7-216 TO STATION 7-210. DISTANCES SHOWN ARE GROUND MEASUREMENTS. NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. EASEMENTS OF RECORD ARE SHOWN. RECORD DATA AND PLAT DATA ARE EQUIVALENT. CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTIES. LOTS DESIGNATED "P1" SHALL CONFORM TO INTERMITTENT PARKING DESIGN CRITERIA. OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISIONS OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-6(A)(3).

CONSENT STATEMENT ALL OF LOT NUMBERED 1 OF KELLER LANE SUBDIVISION AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 5, 2005, IN BOOK 2005C AT PAGE 104, AND ALSO ALL OF LOT NUMBERED 1 AND THE PLAT OF SAID ESTRADA COURT SUBDIVISION AS SHOWN ON THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 6, 2005, IN BOOK 2005C AT PAGE 289.

CONSENT STATEMENT WE HEREBY STATE AND CONFIRM THAT WE ARE THE OWNERS AND THE UNDERSIGNED DO HEREBY STATE AND CONFIRM THAT WE DO FURTHER STATE THAT THE PROPERTIES OF THE LANDS SHOWN HEREON, AND WE DO FURTHER STATE THAT THE FIELD COMPLETE AND IMPARTIAL TITLE OF THE PROPERTY AND WE CONSENT IN ACCORDANCE WITH OUR EXPRESSED INTENT AND DESIRES, IN WITNESS WHEREOF WE HEREBY AFFIX OUR HAND.

AGREED AND CONSENTED TO: ROBERT B. KEERNA, PRESIDENT OF LANE DEVELOPMENT, INCORPORATED COUNTY OF BERNALILLO STATE OF NEW MEXICO

NOTARY PUBLIC BONNIE DENBURG 9/11/19

NOTARY PUBLIC BONNIE DENBURG 9/11/19

NOTARY PUBLIC BONNIE DENBURG 9/11/19

010

PLAT OF LOT 5-A-PI ESTRADA COURT SUBDIVISION AND LOT 1-A KELLER LANE SUBDIVISION SITUATE WITHIN PROJECTED SECTION 17 T.11N., R.4E., N.M.P.M. ELENA GALLEGOS LAND GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MAY 2006

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # AND ON UPC # PROPERTY OWNER OF RECORD BERNALILLO COUNTY TREASURER'S OFFICE

APPROVALS as specified by the City of Albuquerque Subdivision Ordinances: PROJECT NO. 1054908 APPLICATION NO. 06 D58-00715 CITY SURVEYOR DATE 5/22/06 ENGINEER DATE 5-21-06 UTILITIES DEVELOPMENT DATE 5-31-06 PARKS AND RECREATION DEPARTMENT DATE 5/31/06 AMAFCA DATE 5/31/06 CITY ENGINEER DATE 5/31/06

SUBMISSION DATA 1) CASE No. 2) ZONE ATLAS INDEX No. C-20 3) CROSS SUBMISSION AREA: 0.4690 ACRES 4) NUMBER OF LOTS CREATED: 2 LOTS 5) DISTRICT PROJECT No. 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.00 7) TALUS LOG No. 2005172981 LEGEND SET \$5 REBAR WITH CAP "PWT 10004" FOUND SURVEY MONUMENT AS DESCRIBED PUBLIC UTILITY EASEMENT

SCALE: 1" = 50' 0 50 100

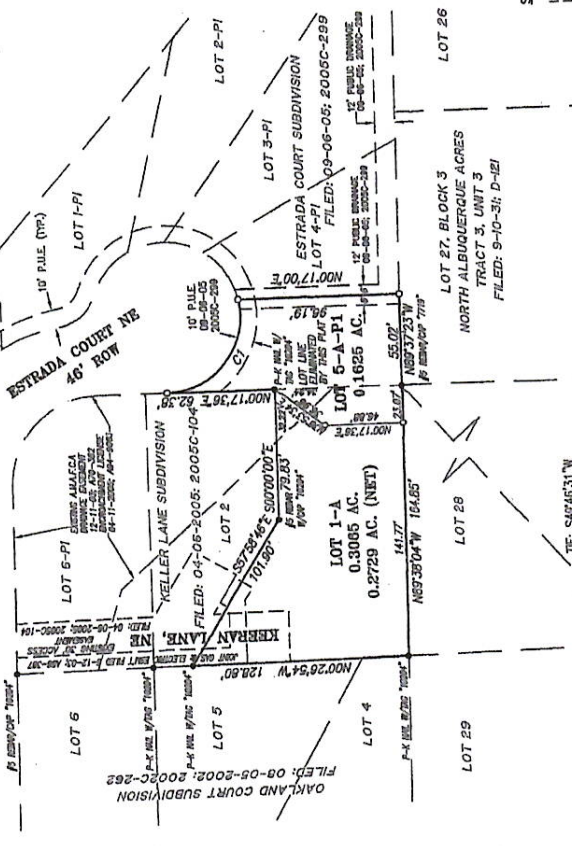


Table with columns: CURVE LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD. Values: 60.77, 45.07, 102.50727, S51°08'11"E, 70.26'

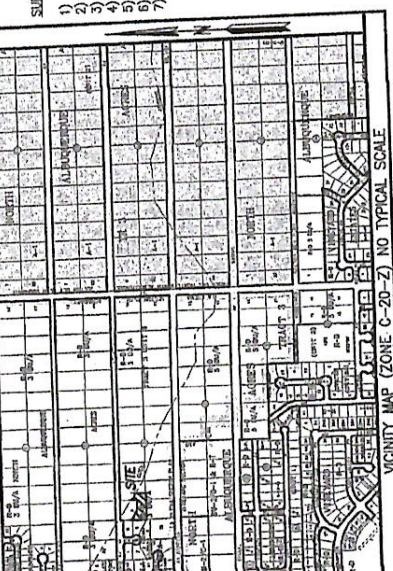
NOTES: 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD83) GRID BEARINGS AND ARE REFERENCED TO THE LINE FROM ALBUQUERQUE CONTROL SURVEY CONTROL STATION 7-C19 TO STATION 5-C21. DISTANCES SHOWN ARE GROUND MEASUREMENTS. 2) ALL EASEMENTS OF RECORD ARE SHOWN. 3) RECORD DATA AND PLAT DATA ARE EQUIVALENT. 4) CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY UNAVAILABLE TO THE SUBJECT PROPERTIES. 5) THIS PROPERTY IS CURRENTLY ZONED R-9 J DU. 6) LOTS BOUNDARIED "P1" SHALL CONFORM TO PRELIMINARY PARKING DESIGN criteria.

CONSENT AND DECLARATION STATEMENT THE UNDERSIGNED, I, ELBA SANCHEZ AND I, LUIS SHAWN HECHON, AND WE DO HEREBY STATE THAT WE HOLD COMPLETE AND INDEFEASIBLE TITLE THEREIN IN FEE SIMPLE, ABSOLUTE AND UNMORTGAGED WITH OUR OWN MONETARY RESOURCES AND WE HEREBY AGREE OUR OWNERSHIP WISHES AND DESIRES IN WITNESS WHEREOF WE HEREBY AFFIX OUR HANDS AND SIGNATURES.

ACKNOWLEDGMENT COUNTY OF BERNALILLO STATE OF NEW MEXICO THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF MAY 2006, BY ROBERT B. KEHRAN, PRESIDENT OF LANE DEVELOPMENT, INCORPORATED, A NEW MEXICO CORPORATION.

MY COMMISSION EXPIRES [Signature] NOTARY PUBLIC COUNTY OF BERNALILLO STATE OF NEW MEXICO THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF MAY 2006, BY CYNTHIA J. KEHRAN, PRESIDENT OF TERRAMETRICS.

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PROPERTY DESCRIPTION 1 OF KELLER LANE SUBDIVISION AS SHOWN AND ALL OF LOT NUMBER 1 OF LOT 5-A-PI OF LOT 1 OF KELLER LANE SUBDIVISION OF ESTRADA COURT SUBDIVISION AND LOT 1 OF KELLER LANE SUBDIVISION AND LOT 1-A OF KELLER LANE SUBDIVISION RESPECTIVELY.

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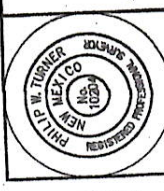
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DATE 5-22-06

TERRAMETRICS OF NEW MEXICO P.O. BOX 30192 ALBUQUERQUE, NEW MEXICO 87190-0192 PHONE: (505) 881-2905