

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

May 24, 2018

Subject: Sidewalk Variance and Design Variance from minimum DPM Standards in conjunction with the Re-plat of Lot 6 into lots 6-A & 6 – B Signal Pointe Subdivision.

Ladies and Gentlemen:

The purpose of this submittal is to request a Sidewalk Variance for Lot 6A and request a Design Variance from minimum DPM Standards to allow for a nine lot subdivision vs. an eight lot subdivision in conjunction with the request for approval of the re-plat of Lot 6 Signal Pointe Subdivision into Lots 6-A and 6-B Signal Pointe Subdivision. The following were previously submitted or are attached for your review and approval:

1. Seven Copies of the Sidewalk variance attached as Exhibit "F" previously approved in which no sidewalk was required on the north side of the east/west portion of Signal Pointe Ln. NE highlighted in yellow. We're asking for re-approval of the 4' wide sidewalk built on the north side of Lot 6-A on the south side of Signal Pointe Ln. NE. behind the curb without a landscape area highlighted in orange.
2. We're asking for re-approval of the variance we received for the 38' cross section of the north/south entrance to Signal Pointe Ln. NE showing a landscape area between the back of the curb and the sidewalk (previously submitted at the bottom of Exhibit "B" page 1) transitioning to a 29.5' cross section of the east/west portion of Signal Pointe Ln. without the sidewalk and landscape area on the north side of Signal Pointe Ln. (previously submitted on Exhibit "B" page 2).
3. Seven Copies of the Proposed Residence showing access to proposed Lot 6A attached as Exhibit "G" previously submitted as Exhibit "A" which we're now asking Exhibit "A" to be removed from the submittal.
4. Seven copies of the Proposed Plat with access easements shown with all beneficiaries and maintenance responsibilities listed just as they were previously listed on Note 12 of the Signal Pointe Subdivision plat dated 3/28/2016.

Pursuant to Section 14-14-6-1 (A) we're asking for approval of a sidewalk variance and a Design Variance from minimum DPM Standards to allow for a nine lot subdivision vs. an eight lot subdivision because it encourages flexibility and ingenuity in design of the subdivision due to difficulty resulting from strict compliance with the minimum standards as follows:

1. The Variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community; and

2. The variances will not conflict significantly with the goals and provisions of any city, county, or AMAFCA adopted plan or policy, the applicable zoning ordinance, or any other city code or ordinance; and
3. The variance will not permit, encourage or make possible undesired development in the 100-year Flood Plain; and
4. The variances will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

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

Sincerely,

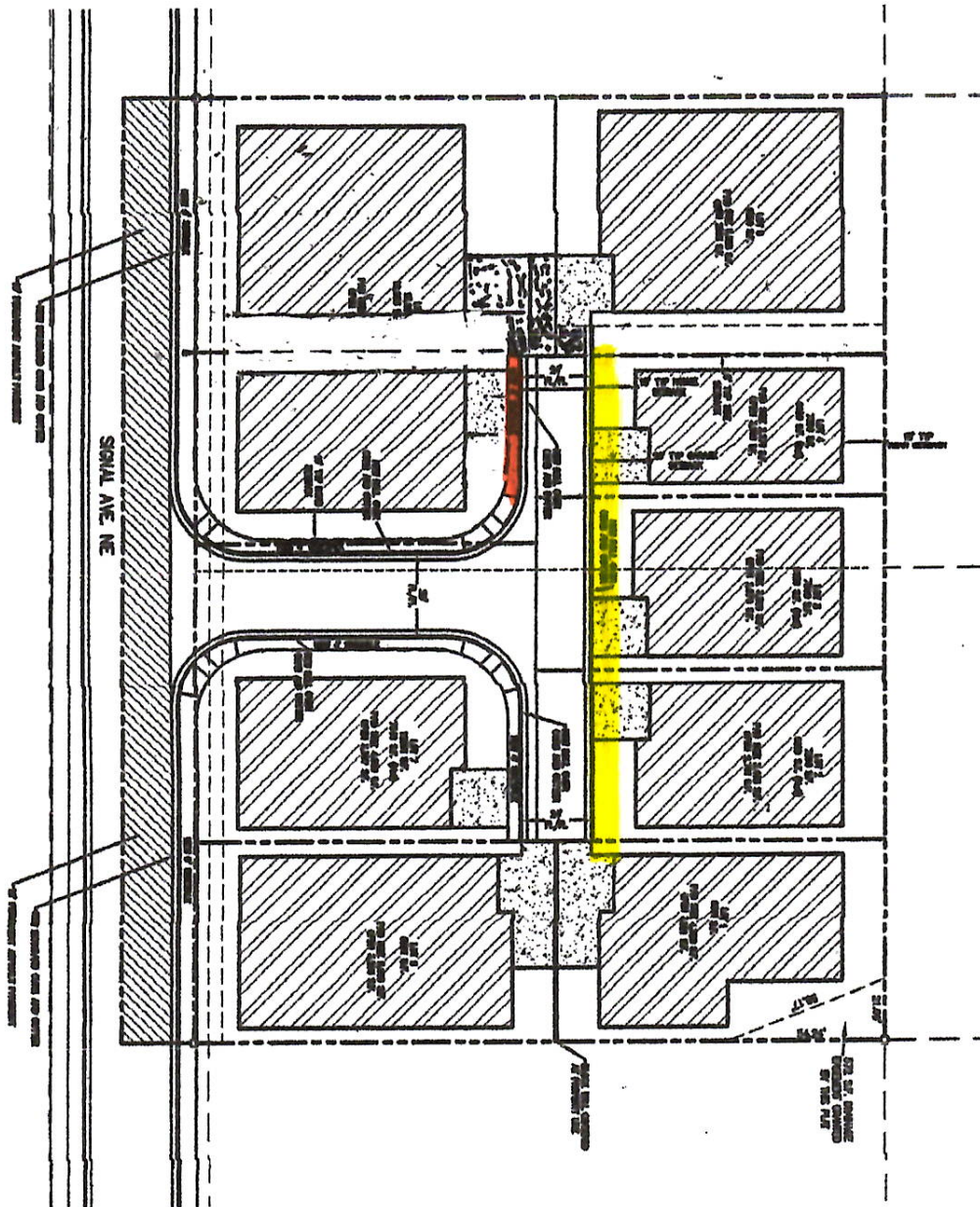


Bob Keeran,  
President

Lot 6 replat variance request



EXHIBIT "F"



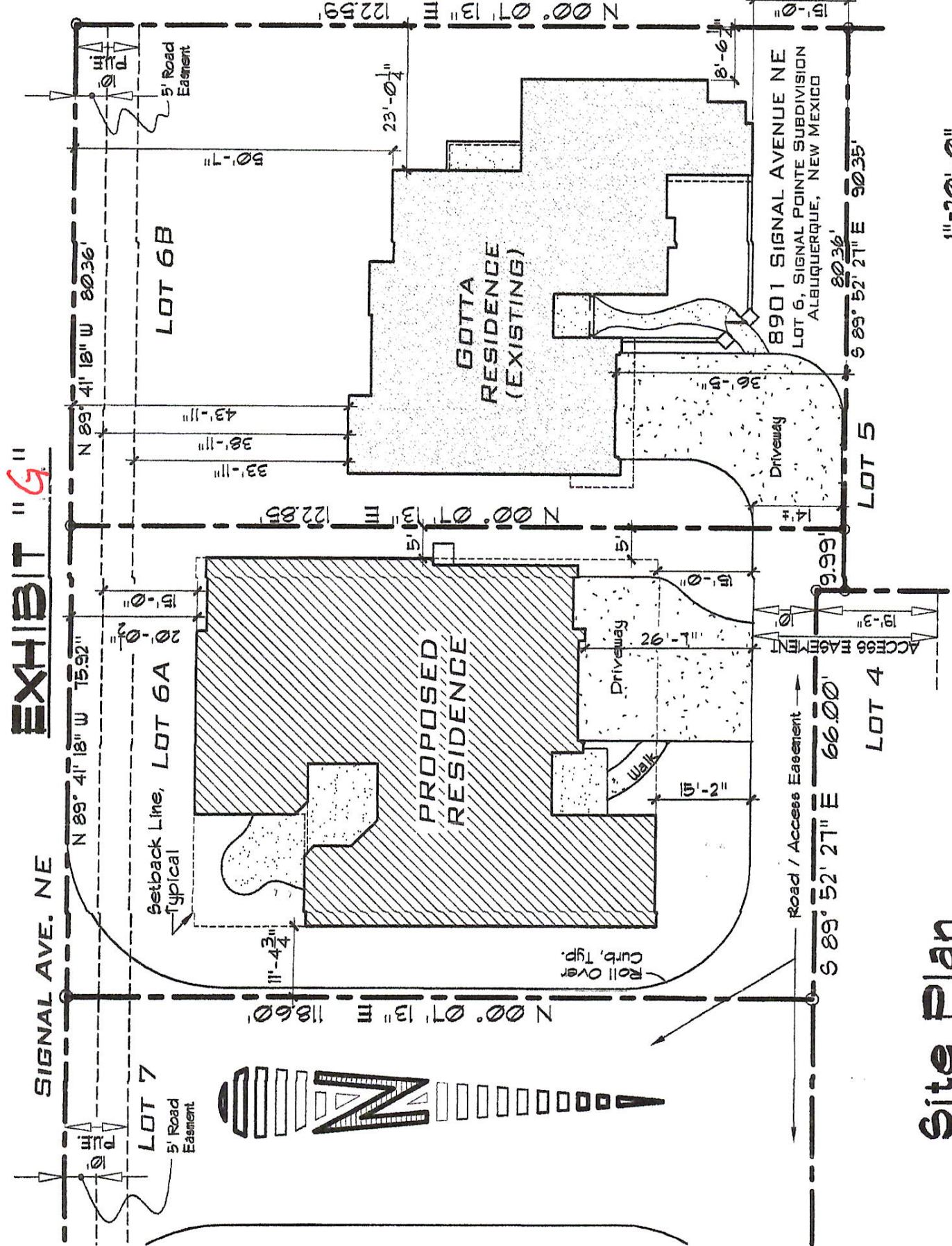
Sidewalk Variance

	<p><b>SIGNAL POINT SUBDIVISION</b>  <small>LOTS 10 AND 20        BLK 4, TRACT 2, TWP 3, R1A</small></p>	<p><b>SIDEWALK VARIANCE</b></p>	<table border="1"> <tr><td>1</td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td></tr> </table>	1				2				3				4				<p><b>LARRY READ &amp; ASSOCIATES</b>  <small>Civil Engineers        2430 Midtown Plaza, NE Suite C        Albuquerque, New Mexico 87107        (505) 237-8421 Fax (505) 237-8422</small></p>
1																				
2																				
3																				
4																				



Exhibit "G"

LOT 21



# Site Plan

1" = 20'-0"

SIGNAL AVE. NE

N 89° 41' 18" W 75.92'

N 89° 41' 18" W 80.36'

N 00° 07' 13" E 118.60'

LOT 7

LOT 6B

LOT 6A

5' Road Easement

Setback Line, LOT 6A

typical

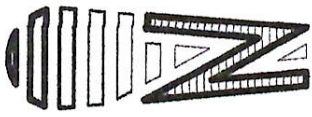
5'

5'

5'

5'

5'



PROPOSED RESIDENCE

GOTTA RESIDENCE (EXISTING)

Roll Over Curb, Typ.

Walk

Driveway

Road / Access Easement

S 89° 52' 27" E 66.00'

9.99'

19'-3"

80.36'

S 89° 52' 27" E 90.35'

N 00° 07' 13" E 122.59'

LOT 4

LOT 5

LOT 6

8901 SIGNAL AVENUE NE  
LOT 6, SIGNAL POINTE SUBDIVISION  
ALBUQUERQUE, NEW MEXICO

1" = 20'-0"