



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input checked="" type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Bob Keenan / Doug Foster	Phone: 505-249-1502
Address: 8830 KEENAN LN NE	Email: flavehmore@hotmail.com
City: Alb	State: NM
Professional/Agent (if any): Bob Keenan	Phone: 505-249-1502
Address: 8830 KEENAN LN NE	Email: flavehmore@hotmail.com
City: Alb	State: NM
Proprietary Interest in Site: Agent / Mortgage Holder	List all owners: Gotta

BRIEF DESCRIPTION OF REQUEST

REQUEST A REPT OF LOT 6 SIGNAL POINTE SUBDIVISION, TWO LOTS TO BE KNOWN AS LOTS 6A & 6B.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 6	Block: N/A	Unit: N/A	20208
Subdivision/Addition: Signal Pointe	MRGCD Map No.:	UPC Code: 1-020-064198321-	
Zone Atlas Page(s): C-20	Existing Zoning:	Proposed Zoning:	
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (acres):	

LOCATION OF PROPERTY BY STREETS

Site Address/Street: **8901 Signal Pointe** Between: **Bonster** and: **Ventura**

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Project 1010010 SA-2018-00005

Signature:	Date: 5-21-18
Printed Name: Bob Keenan	<input checked="" type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? if yes, indicate language: _____
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Copy of recorded IIA
- DXF file and hard copy of final plat data for AGIS submitted and approved
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer


MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
- Cross sections of proposed streets (3 copies, 11" by 17" maximum) *Exhibit "B"*
- 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 (7 copies, folded) *Exhibit "A"*
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Proposed Infrastructure List, if applicable
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer *Exhibit "C"*
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Infrastructure List, if applicable
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: <i>[Handwritten Signature]</i></p>	<p>Date: <i>5/21/18</i></p>
<p>Printed Name: <i>Bob Keenan</i></p>	<p><input type="checkbox"/> Applicant or <input type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number:</p>	<p>Case Numbers</p>
<p> </p>	<p>-</p>
<p> </p>	<p>-</p>
<p> </p>	<p>-</p>
<p>Staff Signature:</p>	
<p>Date:</p>	

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

May 21, 2018

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

Re: Replat Lot 6 Signal Pointe Subdivision into Lots 6A & 6B

Dear Ms. Dicome and members of the DRB:

The purpose of this letter is to request a re-plat of Lot 6 Signal Pointe Subdivision into two lots to be known as Lots 6A & 6B and hopefully provide you the necessary information requested in your email of May 18, 2018. The new IDO converts the lots to R-1D, minimum lot size 10,000 square feet. Under sec 14-6-5-1 (C)(2) the lots can be reduced in "areas of consistency" to anything no less than 75% and no greater than 125% of the average lot size in that particular block (75% of 10,000 = 7,500). Both Lot 6A & 6B meet this requirement. In addition, sec. 14-16-6-8(E) allows for approval of a "nonconforming lot" if it meets the dimensional requirements "to the maximum extent possible". Both Lots 6A & 6B meet this requirement.

Signal Pointe Subdivision requested and received a "blanket variance" from the City's minimum Subdivision Design standards for a Private Access Easement which includes changing an eight lot subdivision to a nine lot subdivision. Rich Gantner and I met with Shahab Biazar and Racquel Michel on April 16, 2018 to discuss this matter. Ms. Michel said she would allow the variance on the condition Mr. Gantner flip the driveway from the east side of Lot 6A to the west side of Lot 6A as shown on attached Exhibit "A" aka Site Plan. Mr. Gantner agreed to Ms. Michel's request. I've attached cross sections of the streets and attached them as Exhibit "B" pages 1 & 2.

In addition to the information previously provided, I've attached "Exhibit C" Form DRWS, "Exhibit D" a copy of my letter to Russell Brito dated April 19, 2018 and "Exhibit E" Gotta (owners of Lot 6) letter of authorization. My April 19, 2018 correspondence to Mr. Brito is in response to his request to follow up our meeting of April 16, 2018 with a letter. The letter summarizes why the NAA lots bounded by Alameda on the north, Ventura on the east and Signal on the south have been wrongfully designated under the new IDO. In the event I'm successful in getting the lots re-zoned to R-1C Lots, both 6A & 6B will meet this requirement. We request the approval of the proposed subdivision because of the above mentioned items and the subdivision reinforces the character and intensity of the existing development.

Thanks for your understanding in this matter.

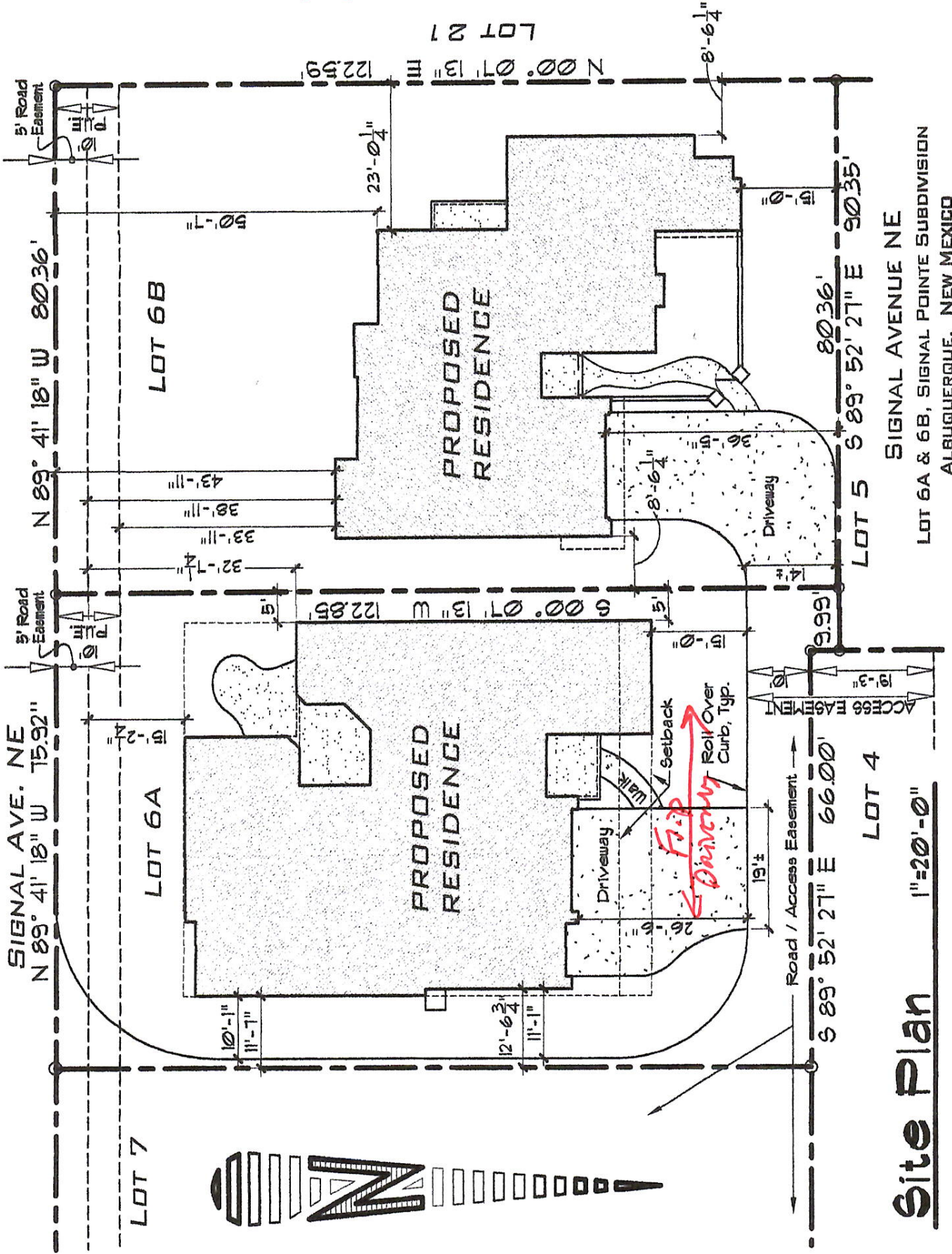
Sincerely,



Bob Keeran,
President

Dicome re plat request Lot 6 into 6A & 6B 5.21.18

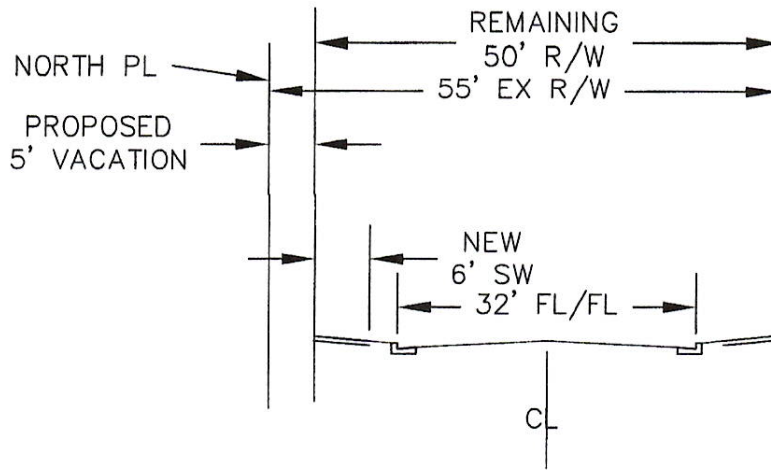
EXHIBIT "A"



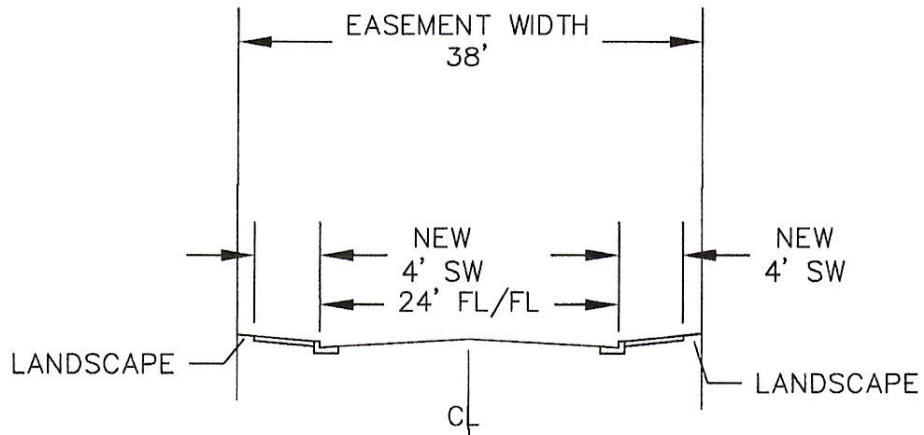
SIGNAL AVENUE NE
 LOT 6A & 6B, SIGNAL POINTE SUBDIVISION
 ALBUQUERQUE, NEW MEXICO

Site Plan 1"=20'-0"

EXHIBIT "B"



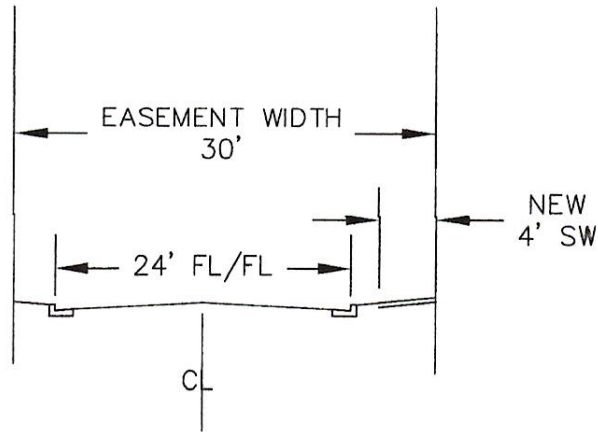
SIGNAL AVENUE, NE
PROPOSED CROSS-SECTION



SIGNAL POINTE - NORTH/SOUTH
PROPOSED CROSS-SECTION

PAGE 1

EXHIBIT 'A'



SIGNAL POINTE - EAST/WEST
PROPOSED CROSS-SECTION

Page 2

EXHIBIT "C"

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: Replat lot 6 into 6A & 6B

AGIS MAP # _____

LEGAL DESCRIPTIONS: lot 6 Signal Pointe

DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on 5/15/18 (date).

[Signature]
Applicant/Agent

5/15/18
Date

[Signature]
Hydrology Division Representative

5/15/18
Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd /Ground floor, Plaza del Sol) on 5/15/18 (date).

[Signature]
Applicant/Agent

5/15/18
Date

[Signature]
ABCWUA Representative

5-15-18
Date

PROJECT # 1010010

EXHIBIT "D"

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

April 19, 2018

Mr. Russell Brito
Planning Manager City of Albuquerque
Urban Design & Development
Planning Department
600 2nd Street NW, 3rd Floor
Albuquerque, NM 87102
(505) 924-3337

Re: IDO Conversion Lots 9 – 24, Blk. 4, Tract 3, Unit 3 NAA, south of Alameda, west of Ventura, and north of Signal, all of which are in the La Cueva Sector Plan except lot #24 which is in the Vineyard Sector Plan, Albuquerque, NM 87122.

Dear Mr. Brito:

The purpose of this letter is to follow up our meeting April 16, 2018, regarding the City's IDO conversion regarding the above mentioned lots which should be designated R-1C vs. R-1D. I've attached an aerial and zone atlas page outlined in orange for quick reference. These lots are south of Alameda, west of Ventura, north of Signal with 2 of the 16 already developed @ 5DUA. In an attempt at full disclosure I've provided a little background information.

Llave Enterprises, Inc. owned by my wife and I, own 5 of the lots (10, 11, 12, 13 & 16). Llave developed Signal Pointe Subdivision on 2 lots (19 & 20), sold them to Builders with 8 houses built or under construction. I'm working with Jim and Connie Clark on a re-plat of Lots 17 & 18 into a six lot subdivision at the northwest corner of Ventura and Signal to be known as Signal Village. If successful, I plan to sell them to Rich Gantner of Tiara Homes, Inc., whom you met at our meeting. I've been working with AMAFCA over the past few years trying to develop a plan for lots 21 – 24. All of this is an attempt to harness the La Cueva Arroyo, direct it across Alameda in a concrete culvert to Lot 23, Blk. 3, Tract 3, Unit 3, NAA (also owned by Llave) with the hope it ultimately flows into the La Cueva Channel which Llave developed in 2006 under an agreement with the City of Albuquerque and AMAFCA. I've been involved with this project for over 14 years!

I looked up the conversion rules you mentioned and this letter will attempt to outline, per your request, the reasons why I feel the lots have been wrongfully designated under the new IDO as follows:

1. The above mentioned lots have been zoned RD 5/DUA since the La Cueva Sector Plan was approved June, 2000 (see attached Exhibits 12 & 15 with the lots highlighted in orange north of Signal). These lots have been designated R-1D under the new IDO. When you and I met in late December 2017 Signal Pointe Subdivision was designated R-1C. When I met with Maggie Gould at the PRT meeting on April 9, 2018 she informed me Signal Pointe was now designated R-1D.

Maggie couldn't explain to me the reason for the change which resulted in of our meeting on April 16, 2018 and the necessity of writing this letter. Lots 17, 18, 21, 22, 23, and Signal Pointe's only access is from Signal to the South. According to the conversion rules Note (1) Converting to predominant nearby zone convert to most compatible abutting zone that accesses the same street first. If none is abutting, then to predominant zone across the street that the subject site faces which is south and has been designated R1-C under the new IDO.

2. The lots to the south of Signal have also been zoned RD-5/DUA since the La Cueva Sector Plan was approved in 2000 (see attached Exhibits 12 & 15 with the lots highlighted in orange south of Signal). These lots have been designated R-1C under the new IDO.
3. Lot 24, Block 4, Tract 3, Unit 3, NAA is in the Vineyard Sector Plan has been zoned RD-5/DUA since the La Cueva Sector plan was approved in 2000 (see attached Exhibits 12 & 15 the only white lot between the orange and green north of Signal). This lot has been designated R-1D under the new IDO even though it's only access is from Signal to the South. According to the conversion rules Note (1) Converting to predominant nearby zone. Convert to most compatible abutting zone that accesses the same street first. If none is abutting, then to predominant zone across the street that the subject site faces which is south and has been designated R1-C under the new IDO.
4. The lots immediately to the west (now known as Hope Plaza), south of Alameda and north of Signal have been zoned SU2, O1, RT since the La Cueva Sector Plan was approved in 2000 (see attached Exhibits 12 & 15 with the lots highlighted in green). These lots have been designated MX-T under the new IDO which is a more intense use than R-1C or R-1D.
5. The lots immediately to the west of Hope Plaza, south of Alameda have been zoned SU-2/C-1 neighborhood commercial (see attached Exhibits 12 & 15 with the lots outlined in red). These lots have been designated MX-L under the new IDO which is more intense than MX-T, R-1C or R-1D.
6. The lots immediately to the west of Hope Plaza, north of Signal have been zoned SU-2, O1, RT since the La Cueva Sector Plan was approved in 2000 (see attached Exhibits 12 & 15 with the lots highlighted in blue). These lots have been designated MX-T under the new IDO which is more intense than R-1C or R-1D.
7. The lots to the north of Alameda have been zoned RD-3/DUA since the La Cueva Sector Plan was approved in 2000 (see attached Exhibits 12 & 15 with the lots heighted in pink). These lots have been designated R-1D under the new IDO.

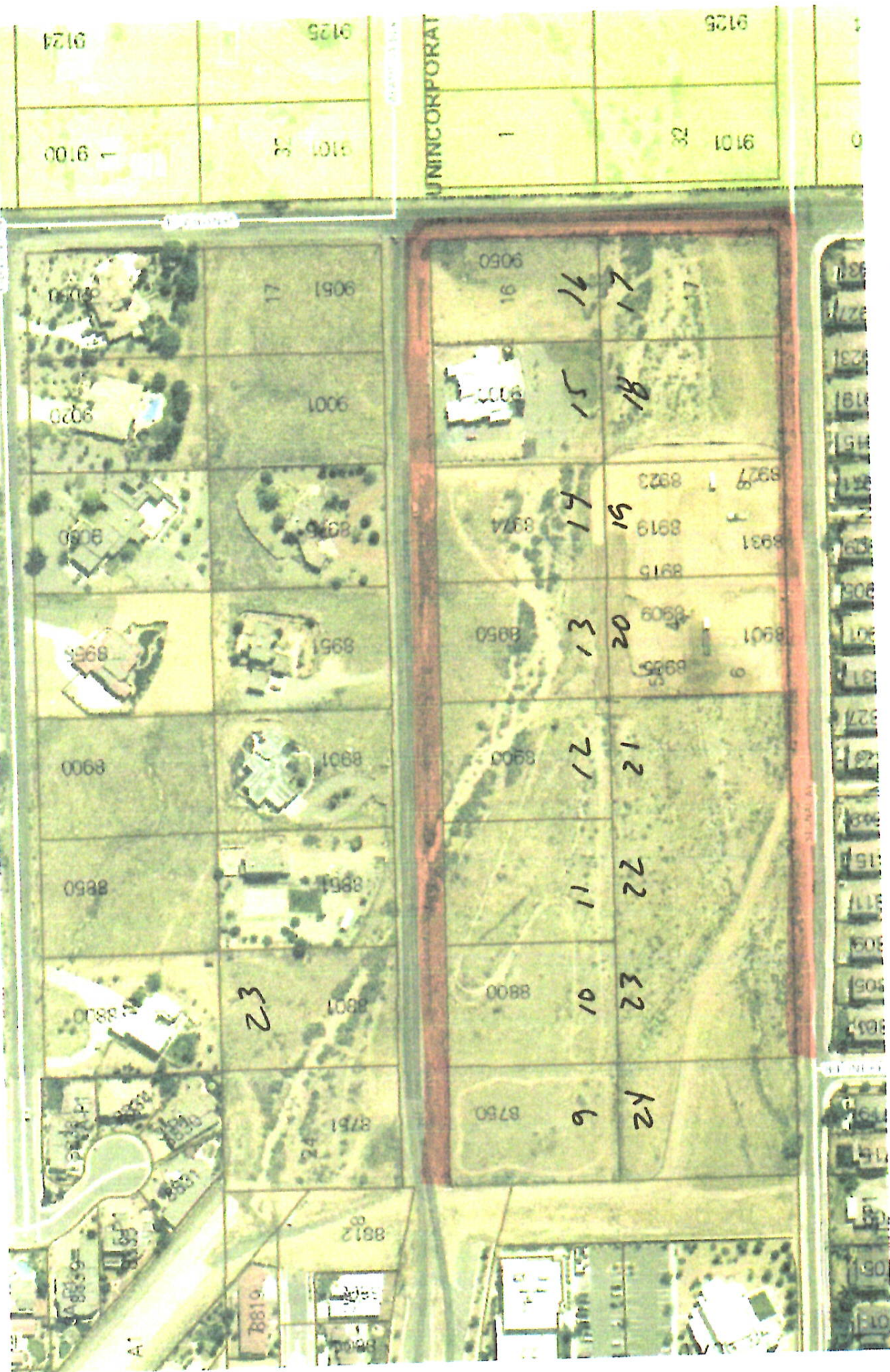
In summary, I'm only asking for the above mentioned lots to be designated R-1C the more intense use allowed on the adjacent property to the west. Alameda, since 2000, has been the dividing line between the more intense uses including RD-5/DUA on the south and the less intense use aka RD-3/DUA on the north. Alameda should continue to be the dividing line between R-1C on the south and R1-D on the north. In conclusion, under the conversion rules, the above mentioned lots should be designated R-1C.

Thanks for your understanding in this matter. I look forward to your response.

Sincerely,

Bob Keeran,
President

Llave Enterprises IDO Comments
Cc: Jeff Willis, AMAFCA
Jim & Connie Clark,
Signal Pointe Homeowners



↑ N

UNINCORPORAT

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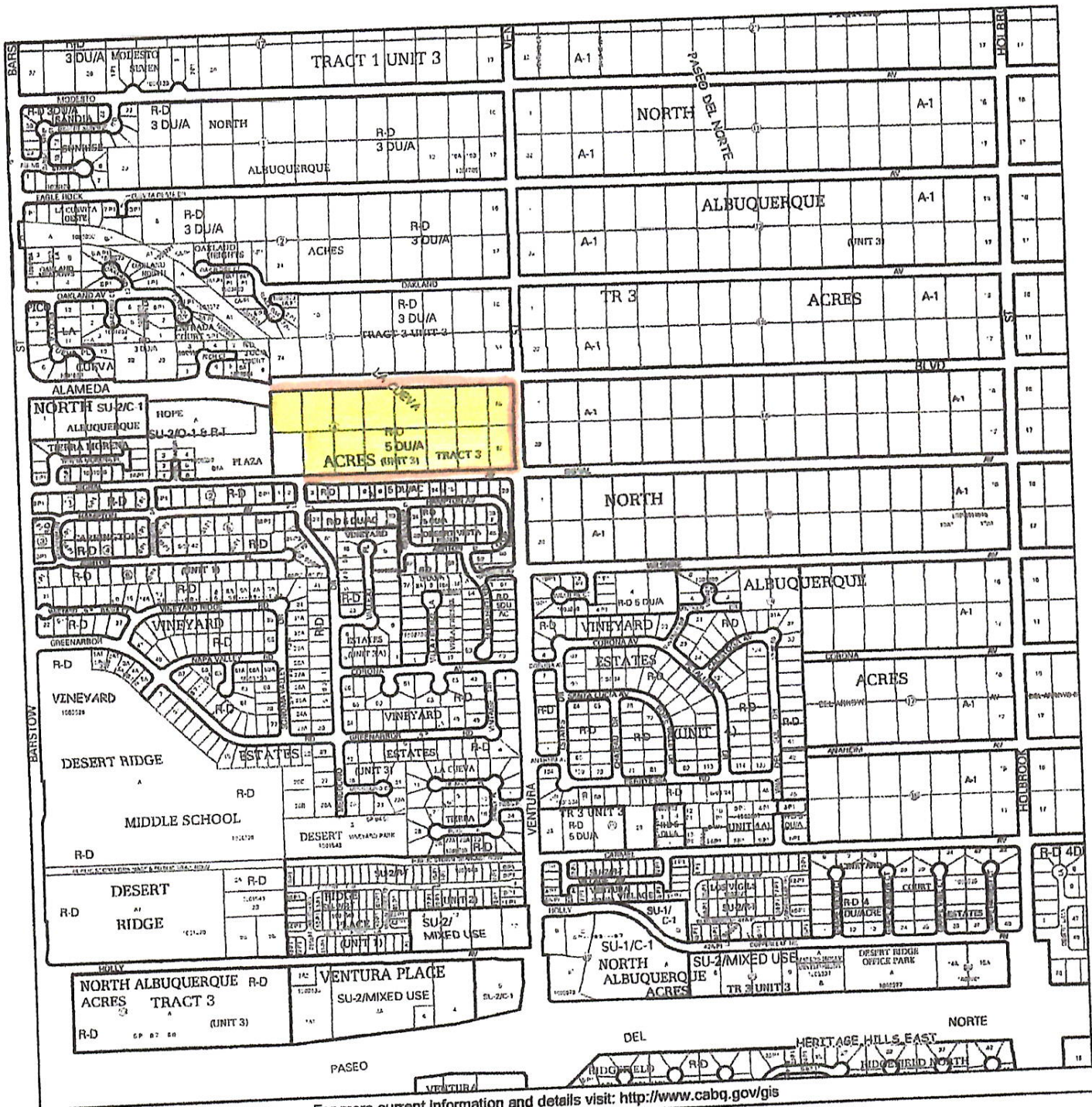
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






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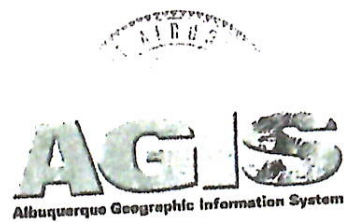


For more current information and details visit: <http://www.cabq.gov/gis>

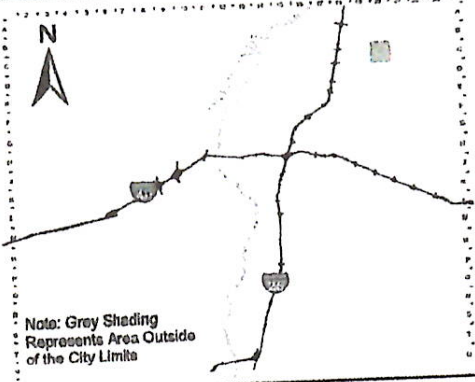
Zone Atlas Page:
C-20-Z

Selected Symbols

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



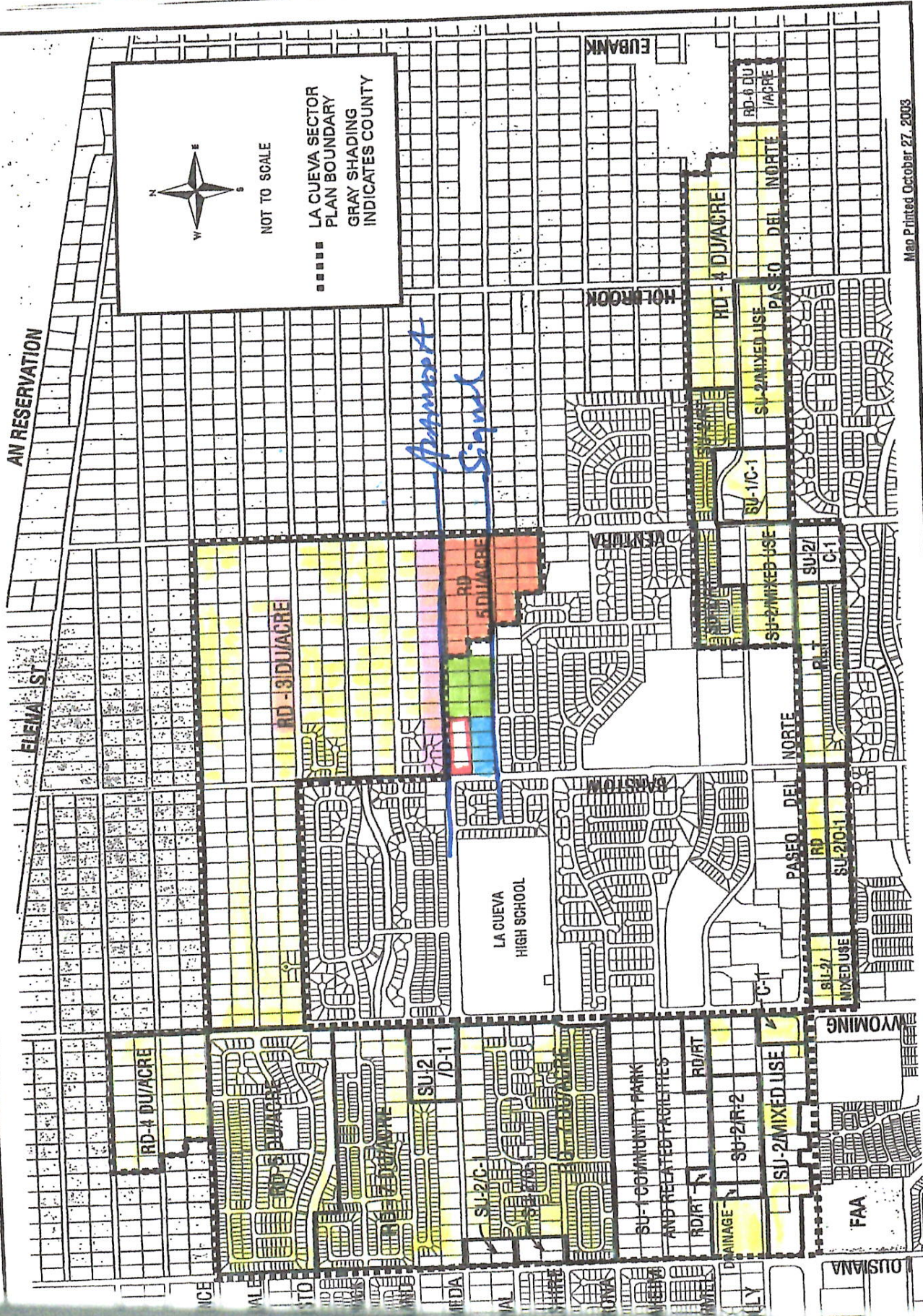
Map amended through: 1/28/2016

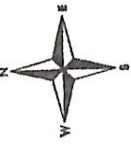


Note: Grey Shading Represents Area Outside of the City Limits



LA CUEVA SECTOR DEVELOPMENT PLAN - ZONING




NOT TO SCALE
LA CUEVA SECTOR
PLAN BOUNDARY
GRAY SHADING
INDICATES COUNTY

Map Printed October 27, 2003

Exhibit "E"



Rich Gantner
President
richgantner@lobo.net

May 20, 2018

City of Albuquerque
Planning Department
Development Review Board

Ref: Lot 6 Signal Pointe Subdivision

To whom it may concern:

This letter will serve as authorization for Bob Keeran, Agent for Llave Enterprises Inc., and Doug Foster, Attorney at Law, to act on our behalf regarding the re-platting of Lot 6 Signal Pointe Subdivision.

A handwritten signature in blue ink, appearing to read "Gotta", written over a horizontal line.

Jan Gotta—Owner

D. Gotta - 05-20-2018
Dian Elder-Gotta—Owner