

COPY

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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): Bob Keenan PHONE: 505-249-1502
 ADDRESS: 8830 Keenan Ln NE FAX: NA
 CITY: Alb STATE: NM ZIP: 87122 E-MAIL: flavornames@hotmail.com
 APPLICANT: Matthew & Orinda Keenan PHONE: _____
 ADDRESS: 5 Herms St NE FAX: 505-205-2645
 CITY: Red Rancho STATE: NM ZIP: 87114 E-MAIL: mat.keenan@gmail.com
 Proprietary interest in site: _____ List all owners: Matthew & Orinda Keenan

DESCRIPTION OF REQUEST: VACATION OF EASEMENT

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. 5 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Signal Pointe Subdivision
 Existing Zoning: Single Family Proposed zoning: Single Family MRGCD Map No. _____
 Zone Atlas page(s): C-20 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.): 14 DRB 70069
Project # 1010010, 14 DRB 70108

CASE INFORMATION:

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

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

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

STORM DRAINAGE (Form D)

Storm Drainage Cost Allocation Plan

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APPLICATION INFORMATION:

Professional/Agent (if any): Bob Keenan PHONE: 505-249-1502
 ADDRESS: 8830 Keenan Ln NE FAX: NA
 CITY: Alb STATE NM ZIP 87122 E-MAIL: Have house@hotmail.com
 APPLICANT: Matthew & Diana Keenan PHONE: _____
 ADDRESS: Stevens Ct NE FAX: 505-205-2645
 CITY: Redondo STATE NM ZIP 87114 E-MAIL: mat.keenan@gmail.com

Proprietary interest in site: _____ List all owners: Matthew & Diana Keenan

DESCRIPTION OF REQUEST: VARATION OF AGREEMENT

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. 5 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Signal Pointe Subdivision
 Existing Zoning: Single Family Proposed zoning: Single Family MRGCD Map No _____
 Zone Atlas page(s): C-20 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.): 14 DRB 70069
Protest # 1010010, 14 DRB 70108

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: off Signal
 Between: Bonita and VENTURA
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE

Bob Keenan DATE 9-8-16
 (Print Name) Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>16 DRB - 70351</u>	<u>VPE</u>	_____	<u>\$ 45.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</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>\$ 105.00</u>

Hearing date Oct 5, 2016
9-27-16 Project # 1010010

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

- Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

SEWALK VARIANCE (DRB20)

SEWALK WAIVER (DRB21)

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SEWALK CONSTRUCTION (DRB07)

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- Letter of authorization from the grantors and the beneficiaries (private easement only)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**
(Not required for City owner' public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
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- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**

- VACATION OF RECORDED PLAT (DRB29)**

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- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

MATTHEW & ANNA KEENE
 Applicant name (print) 9-2-16
Matthew Keene Applicant signature / date 9-2-16



Form revised 4/07

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

Application case numbers
 16 - DRB - 70351

[Signature] 9-27-16
 Planner signature / date
 Project # 1010010

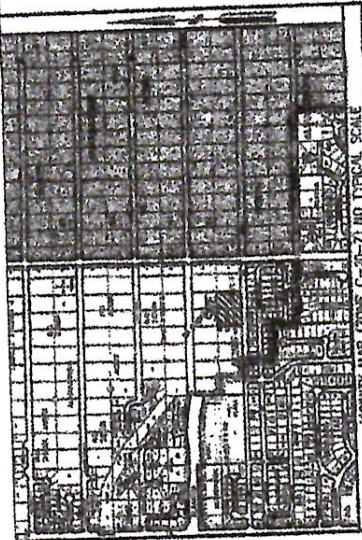
Signal Pointe Subdivision
 BEING AND COMPRISING
LOT 19 and 20, BLOCK 4
TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES,
ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO

JUNE 2014
 PAGE 1 OF 2

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 100064222450204 AND PAID ON UPC # 100064222450204 AND PAID ON UPC # 100064222450204

PROPERTY OWNER OF RECORD *Kestiva Robert*
Genita Stone 3-18-16
 BERNALILLO COUNTY TREASURER'S OFFICE

SUBMISSION DATA
 1) CASE NO. _____
 2) ZONE ATLAS INSET NO. C-19
 3) GROSS SUNDRIASION AREA 1.7015 ACRES
 4) TOTAL NUMBER OF LOTS 10
 5) LOTS PROJECT NO. 100000
 6) TOTAL RELEASE OF FULL WIDTH STREETS CREATED 0.00



THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 19 AND 20 OF BLOCK 4, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 3 INTO 8 LOTS. THE PURPOSE IS TO CONVEY THE RIGHT OF WAY, UTILITIES, AND EASEMENTS TO ADJACENT PROPERTIES AND CREATE PRIVATE RIGHTS AS NECESSARY TO SERVE THE LOTS CREATED.

CONSENT AND RESOLUTION STATEMENT
 THE UNDERSIGNED HAS REVIEWED THIS PLAT AND APPROVES THE LOTS AND EASEMENTS OF THE ABOVE DESCRIBED PROPERTY AND APPROVES THE CONVEYANCE OF THE SAME TO THE STATE OF NEW MEXICO. THE UNDERSIGNED HAS REVIEWED THE PLAT AND APPROVES THE CONVEYANCE OF THE SAME TO THE STATE OF NEW MEXICO. THE UNDERSIGNED HAS REVIEWED THE PLAT AND APPROVES THE CONVEYANCE OF THE SAME TO THE STATE OF NEW MEXICO.

BY ORDER OF THE BOARD OF SUPERVISORS
 STATE OF NEW MEXICO
 COUNTY OF BERNALILLO

BY ORDER OF THE BOARD OF SUPERVISORS
 STATE OF NEW MEXICO
 COUNTY OF BERNALILLO

BY ORDER OF THE BOARD OF SUPERVISORS
 STATE OF NEW MEXICO
 COUNTY OF BERNALILLO

APPROVALS as required by the City of Albuquerque Subdivision Ordinance:
 PROJECT NO. 101.07010 - REQUISITION NO. 15-70102
 3-25-16
 3-23-16
 3/23/16
 03/23/16
 3-23-16
 7-4-15
 7-7-15
 7-10-14
 6-7-15
 6/9/15
 7-7-15
 7/4/15

No property within the area of requested final action plat shall at any time be subject to a deed restriction, covenant or liability agreement prohibiting sale collector from being retained on buildings or erected on the lots or parcels within the area of requested plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-11-4-7(B))

NEW SUBMISSIONS
 CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT

PLAT PREPARED BY
TERRAMETRICS NM
 4755 MONTGOMERY BOULEVARD, N.E.
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE: (505) 890-0000

6-30-14
 DATE

BLOCK NORTH ACRES
LOT 13

LOT 12

TE: S84°25'29"W 2028.18'
AGRS CONTROL STATION "7_C19"
Y=1522088.520
X=1550417.138
MAPPING ANGLE = -00°10'24.78"
COMBINED FACTOR=0.999650745
(NEW MEXICO COORDINATE SYSTEM
CENTRAL ZONE-NAD83)
ORTHO HGT.: 5485.723 (NAVD 88)

FOUND AMAFCA ROW BRASSCAP

S89°52'27"E
80.36'

60.00'

LOT 5
9509 S.F.

LOT 4
7067 S.F.
6105 S.F.
(Net)

264.09'

116.50'

101.77'
S00°07'13"W

N00°07'13"E
40.10'

N89°52'56"W 55.35'
10.00'

30' PRIVATE DRAINAGE E'SMT
GRANTED BY THIS PLAT

90.35'

S89°52'27"E

S00°07'13"W 4.50'

19.25'

50.00'

19.25'

66.00'

10'

44.48'

29.25' PRIVATE ACCESS AND
DRAINAGE & PUBLIC WATER
& SEWER LINE AND
UTILITY EASEMENT GRANTED
BY THIS PLAT

LOT 21

(NORTH 234')

122.59'

N00°07'13"E

FOUND AMAFCA ROW BRASSCAP

25.00'

N89°41'18"W

156.28'

RIGHT OF WA
ALBUQUERQUE IN FE
SIGNAT

5' ROADWAY EASEMENT
VACATED PER 14DRB 70108.

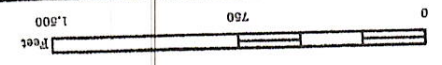
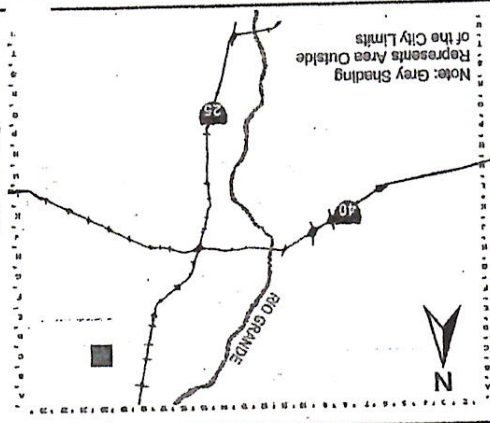


SCALE: 1" = 30'



Map amended through: 4/2/2012

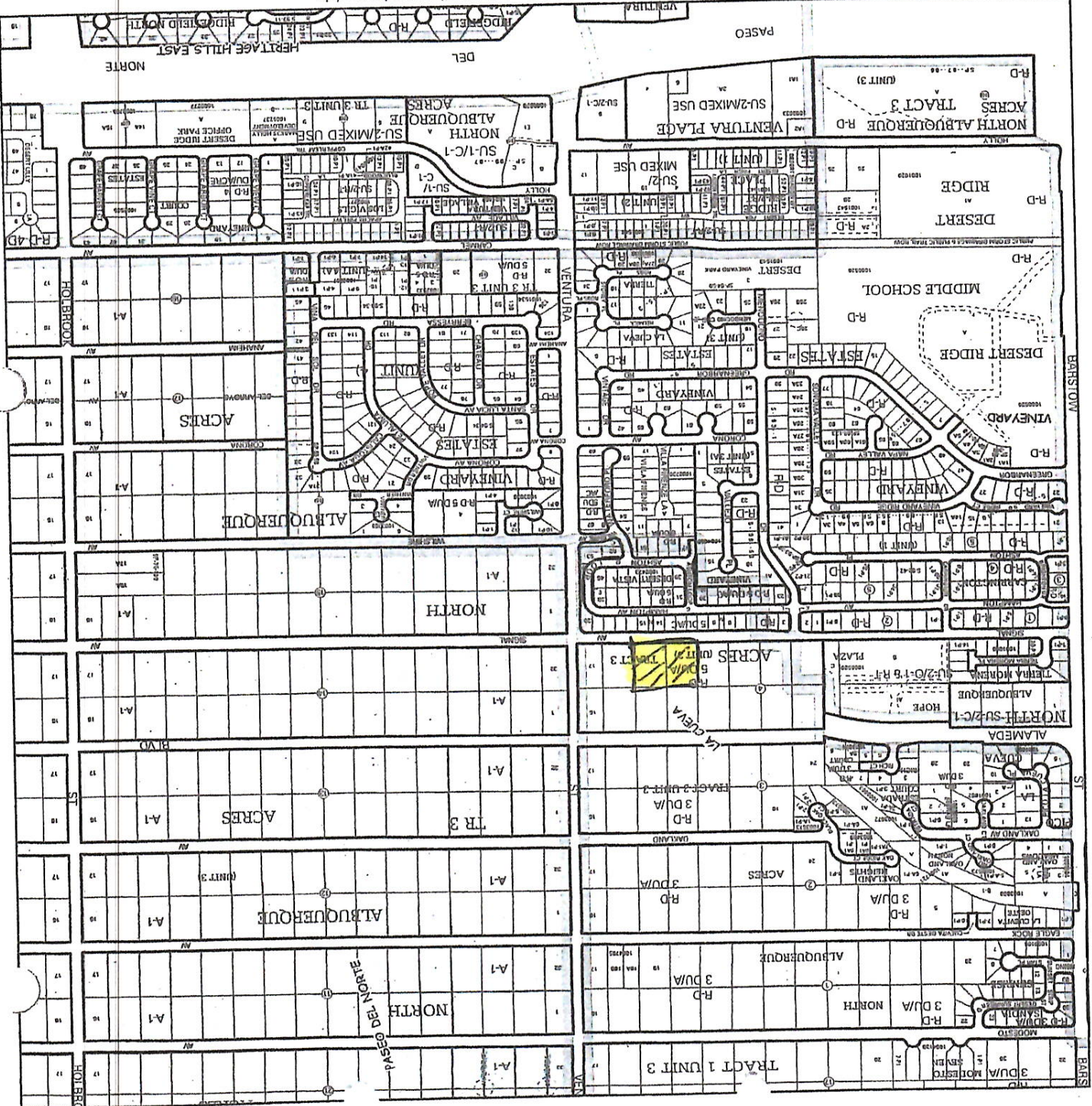
Note: Gray Shading Represents Area Outside of the City Limits



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

C-20-Z
Zone Atlas Page:

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



**Llave Enterprises, Inc.
8830 Keeran Ln. NE
Albuquerque, NM 87122
(505) 249-1502**

Mr. Jack Cloud
DRB Chairman
Development Review Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
(505) 924-3880

Re: Signal Pointe Subdivision

Dear Mr. Cloud,

The purpose of this request is to vacate the private drainage easement on Lot 5 of Signal Court Subdivision to allow for a different configuration of house to be built on the Lot. After discussing this issue with the City Engineer, Mr. Shahab Biazar, and the City Hydrologist, Abriel Carrillo, they determined the best solution to this request was to have Lot #5 re-platted without an easement (a copy of which is attached for your records). They prefer to have a paper easement prepared that can be recorded (a copy of which is attached for your records). All the Owners of the lots in Signal Pointe Subdivision are the beneficiaries of this private easement have agreed to the vacation of the private drainage easement on Lot #5 easement (a copy of which is attached for your records). We look forward to your approval of this request.

Thanks for your cooperation and understanding in this matter.

Sincerely,

Robert Keeran,
President

Cc: Clark Consulting Engineers

Signal Pointe vs. Signal Ave. Shahab Letter

**Llave Enterprises, Inc.
8830 Keeran Ln. NE
Albuquerque, NM 87122
(505) 249-1502**

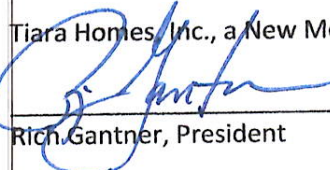
Mr. Jack Cloud
DRB Chairman
Development Review Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
(505) 924-3880

Re: Signal Pointe Subdivision

Dear Mr. Cloud,

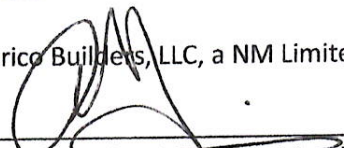
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Tiara Homes, Inc., a New Mexico Corporation, is the Owner of Lots 1 & 2, Signal Pointe Subdivision.




Rich Gantner, President

Tricarico Builders, LLC, a NM Limited Liability Company, is the Owner of Lot 3 Signal Pointe Subdivision.

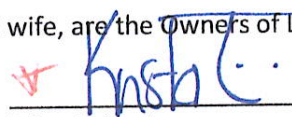


Andrew Tricarico, Managing Member

Andrew and Krista Tricarico, husband and wife, are the Owners of Lot 4 Signal Pointe Subdivision.

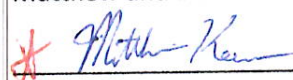


Andrew Tricarico,

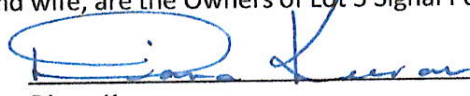


Krista Tricarico

Matthew and Diana Keeran , husband and wife, are the Owners of Lot 5 Signal Pointe Subdivision.



Matthew Keeran



Diana Keeran