


9. **Project# 1010010**
14DRB-70269 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 19 & 20, Block(s) 4, Tract(s) 3, **SIGNAL POINTE SUBDIVISION Unit(s) 3**, zoned RD 5 DUA, located on SIGNAL BETWEEN BARSTOW AND VENTURA containing approximately 2 acre(s). (C-20) **INDEFINITELY DEFERRED.**

10. **Project # 1009969**
14DRB-70270- MINOR PRELIMINARY/
FINAL PLAT APPROVAL
14DRB-70271 – SUBDIVISION DESIGN
VARIANCE

SBS CONSTRUCTION AND ENGINEERING LLC request(s) the above action(s) for all of a portion of Lot(s) 17-A, **PAPPE ADDITION**, zoned M-1, located on 2nd STREET BETWEEN CANDELARIA RD AND CLAREMONT AVE containing approximately 1.7818 acre(s). (G-14-Z) **THE SUBDIVISION DESIGN VARIANCE AND THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR SEPARATE WATER ACCOUNTS AND TO PLANNING FOR AMAFCA SIGNATURE AND UTILITY SIGNATURES.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

11. **Project# 1007059**
14DRB-70267 SKETCH PLAT REVIEW
AND COMMENT 

INTEGRATED DESIGN & ARCHITECTURE agent(s) for GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-12, Block(s) 2, **PARIS ADDITION** zoned C-2 OR SU-2 NFTOD, located on 4TH ST BETWEEN KINLEY AND SUMMER containing approximately .978 acre(s). (J-14) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

12. **Project# 1010176**
14DRB-70264 SKETCH PLAT REVIEW
AND COMMENT 

STEPHEN ARCHULETA request(s) the above action(s) for all or a portion of Lot(s) 210-B-1-F-1 AND 210-B-1-F-2, zoned SU-2/ LD RA-2, located on SERNA RD NEAR RIO GRANDE AND INDIAN SCHOOL containing approximately .18 acre(s). (H-12) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

13. **Project# 1010178**
14DRB-70268 SKETCH PLAT REVIEW
AND COMMENT 

DAVE HICKMAN agent(s) for MOTOR LODGE OPERATORS request(s) the above action(s) for all or a portion of Lot(s) 4A1A - 4A3A, **HORNE DEVELOPMENT ADDN** zoned SU-1, located on HOTEL AVE BETWEEN EUBANK BLVD AND HOTEL CIRCLE containing approximately 5.2159 acre(s). (K-21) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

14. Other Matters: None
ADJOURNED:11:00

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 6, 2014
DRB Comments**

ITEM # 9

PROJECT # 1010010

APPLICATION # 14-70239

RE: Lots 19-20, Block 4, Tr. 3 Unit 3 North Albuquerque Acres

Please refer to the Development Process Manual (DPM) for standard Infrastructure List format; while the list is meant to be a broad description, the call out of location needs to be precise.

The cross section for the north/south section of Signal Pointe needs to show the sidewalks at the edge of the easement with landscape on the streetside, not on the outside as shown.

A Sidewalk Variance requires a separate, specific application on Form V; Planning would have no objection to a single sidewalk on the south side of the east-west section of Signal Pointe.

The Private Easement needs to call out beneficiaries, and needs to allow specifically for Public Water and Public Sewer. The east end of Signal Pointe Access Easement does not adequately serve Lot 8; additional easement is needed to allow both lots at the end to have ingress and egress.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 16, 2014
DRB Comments**

ITEM # 14

PROJECT # 1010010

APPLICATION # 14-70239

RE: Lots 19-20, Block 4, Tr. 3 Unit 3 North Albuquerque Acres

Please clarify the intent/ authority of the "Solid Waste Approval" note.

Planning would have no objection to a Sidewalk Variance for a single sidewalk on the south side of the east-west access, however a reduction in easement width and sidewalk location are not appropriate for pedestrian safety and to discourage parking on sidewalks, especially with the use of roll curbs – refer to Table 23.2.2 of the DPM (38' Easement for 2 sidewalks, 32' Easement for 1 sidewalk).

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 21, 2014

Project# 1010010

14DRB-70108 VACATION OF PUBLIC STREET EASEMENT
14DRB-70153 SKETCH PLAT REVIEW AND COMMENT

BOB KEERAN agent for BLAS & SARAH URQUIDEZ requests the referenced/ above actions for a portion of SIGNAL AVENUE and Lots 19 & 20, Block 4, Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES, zoned R-D 5 DU/A, located on the north side of SIGNAL AVE NE between VENTURA ST NE and BARSTOW ST NE containing approximately 2.0089 acres. (C-20) [Deferred from 5/14/14]

At the May 21 2014 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

Findings

The request was filed by the owners of a majority of the frontage of the proposed vacation.

Based on the remaining street width, the public welfare is in no way served by retaining the Roadway Easements proposed for vacation.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by June 5, 2014 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning

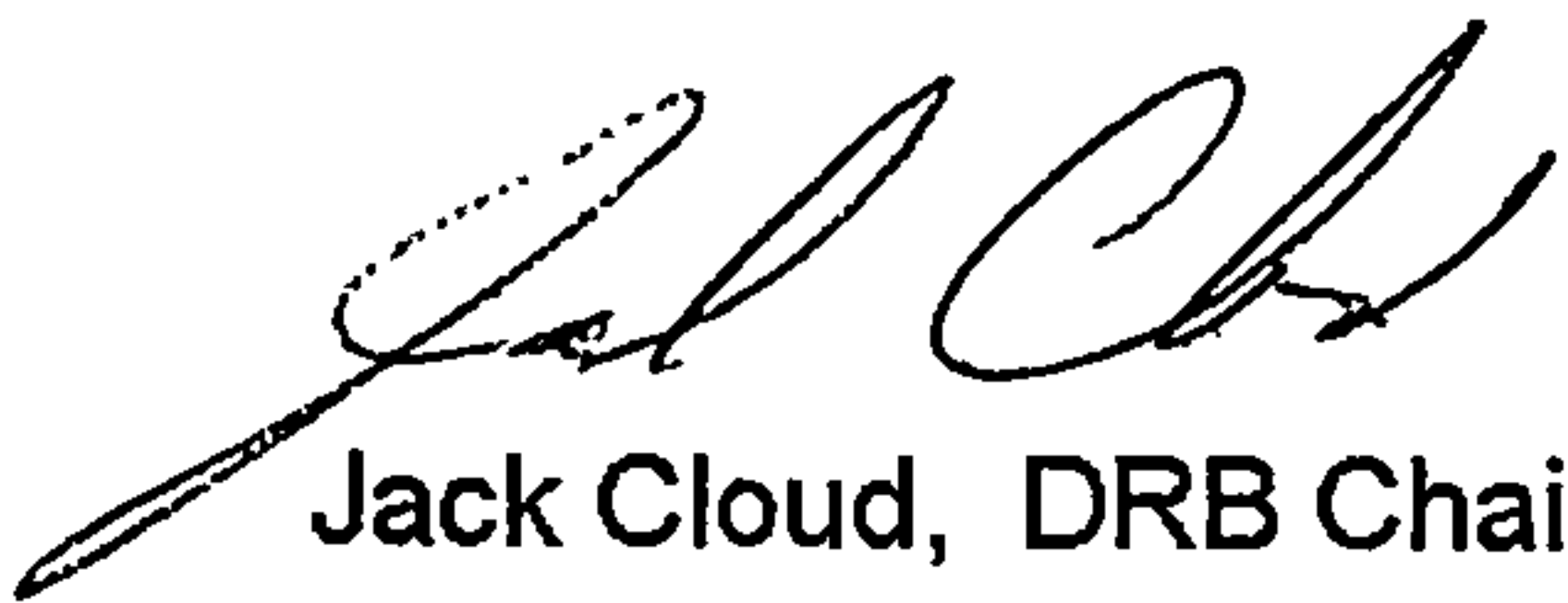
Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are *reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).*

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, DRB Chair

Cc: BOB KEERAN
File



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

Project# 1010010

14DRB-70108 VACATION OF PUBLIC STREET EASEMENT
 14DRB-70109 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOB KEERAN agent for BLAS & SARAH URQUIDEZ requests the referenced/ above actions for a portion of SIGNAL AVENUE and Lots 19 & 20, Block 4, Tract 3, Unit 3, **NORTH ALBUQUERQUE ACRES**, zoned R-D 5 DU/A, located on the north side of SIGNAL AVE NE between VENTURA ST NE and BARSTOW ST NE containing approximately 2.0089 acres. (C-20)

AMAFCA

No objection to requested actions. The Drainage Easement should be designated as grant of easement to City of Albuquerque.

COG

No comments provided.

TRANSIT

Adjacent and nearby routes	Route 2, Eubank route, passes the site on Signal.
Adjacent bus stops route in WB direction.	Existing bus stop adjacent to the property on Signal, serving the above-mentioned
Site plan requirements	None.
Large site TDM suggestions	None.
Other information	None.

ZONING ENFORCEMENT

No comments provided.

NEIGHBORHOOD COORDINATION

Affected NA/HOA's -

APS

No comments provided.

POLICE DEPARTMENT

This project is in the Northeast Area Command.
 - No Crime Prevention or CPTED comments concerning the proposed *Minor Subdivision Preliminary/Final Plat Approval or the Vacation of Public Easement* requests at this time.

FIRE DEPARTMENT

No comments provided.

PNM ELECTRIC & NMGCO

No comments provided.

COMCAST

No comments provided.

CENTURYLINK No comments provided.
ENVIRONMENTAL HEALTH No comments provided.
M.R.G.C.D No Adverse Comments.
OPEN SPACE DIVISION No comments provided.
CITY ENGINEER
TRANSPORTATION DEVELOPMENT In order to avoid a crossing over the La Cueva Arroyo, the future Alameda Blvd. alignment from west to east is proposed to shift south and line-up with Signal Ave. at the location of this request. This alignment shift is identified on Exhibits 5, 7, 8, 9 and 11 of the La Cueva Sector Development Plan. There are no comments regarding bicycle and trail systems. <i>Note: comments provided by John McKenzie - DMD</i>
PARKS AND RECREATION No Comments
ABCWUA
PLANNING DEPARTMENT Refer to comments from Transportation Development and affected agencies plus any public hearing comments regarding proposed vacation.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 21, 2014
DRB Comments**

ITEM # 9

PROJECT # 1010010

APPLICATION # 14-70153

**RE: Lots 19 - 20, Block 4, North Albuquerque Acres Tract 3,
Unit 3**

Property lines in North Albuquerque Acres extend to the centerline of the street – Plat will need to show appropriate dedication as Public Right of Way, including Purpose of Plat and Consent and Dedication.

These so called “Flag Lots” are not allowed because they do not meet the minimum lot width requirements. To have ‘tiered’ lots similar to what is proposed requires an easement over the front lots to access the back lots.

The site is zoned R-D/ 5 dwellings per net acre (lot area minus any access easement), so fewer lots would be allowed after subtracting easement area.

The site is within the La Cueva Sector Plan; refer to the sector plan for Common Design Regulations.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

March 19, 2014
DRB Comments

ITEM # 6

PROJECT # 1010010

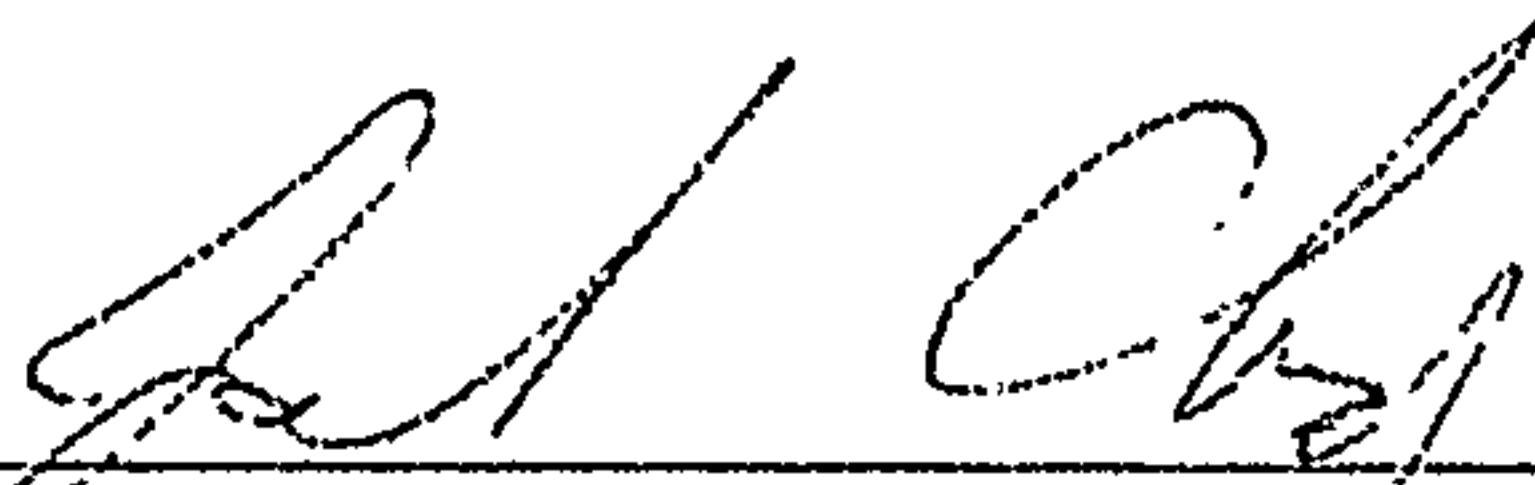
APPLICATION # 14-70069

RE: Lots 19 - 20, Block 4, North Albuquerque Acres Tract 3,
Unit 3

Zoning Enforcement would need to verify that the project is even possible in the R-D zone of the La Cueva Sector Plan as a condominium as shown.

Refer to the sector plan for Common Design Regulations.

The site is zoned R-D/ 5 dwellings per net acre, so 1.8 acre single tract would be needed as a condominium project or individual lots would need to be 8,712 sq ft net.



Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1010010

Application #: 14DRB-70109

Project Name: NORTH ALBUQUERQUE ACRES

Agent: BOB KEERAN

Phone #:

****Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

- TRANSPORTATION:

- ABCWUA:

- CITY ENGINEER / AMAFCA:

- PARKS / CIP:

- PLANNING (Last to sign):

PLATS:

- Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
 - County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]*
- Site Plan - Subdivision [SPS]*
- Site Plan - Building Permit [SBP]*

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project #: 1010010

Application #: 14DRB-70109

Project Name: NORTH ALBUQUERQUE ACRES

Agent: BOB KEERAN

Phone #:

****Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

- TRANSPORTATION:** _____

- ABCWUA:** _____

- CITY ENGINEER / AMAFCA:** _____

- PARKS / CIP:** _____

- PLANNING (Last to sign):** _____

PLATS:

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
 - Tax printout from the County Assessor.
 - County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.**

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

SIGNAL POINTE SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 19 AND 20, BLOCK 4, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		STD	CURB AND GUTTER	NORTH CURB LINE	E PL LOT 19	W PL LOT 20	/	/	/
		6'	PCC CONCRETE SIDEWALK	NORTH PL	E PL LOT 19	W PL LOT 20	/	/	/
		8' WIDE	PERMANENT ASPHALT PAVEMENT	NORTH EDGE EXIST PAVEMENT	E PL LOT 19	W PL LOT 20	/	/	/
		3/4"	8 - WATER SERVICES	SIGNAL AVE.	SIGNAL AVE	PROPOSED LOT	/	/	/
		4"	8 - SEWER SERVICES	SIGNAL AVE.	SIGNAL AVE	PROPOSED LOT	/	/	/
		25'	RESIDENTIAL PAVEMENT	AT ENTRANCE TO SBDV ADJACENT TO SIGNAL			/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature Date		City User Dept. Signature Date	

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
NAME (print)	DRB CHAIR - date	PARKS & RECREATION - date	
FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date	
SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date	
	CITY ENGINEER - date	_____ - date	

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

07/29/2014 Issued By: E08375 248107

Category Code **910**
2014 070 269

Application Number: 14DRB-70269, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: SIGNAL BETWEEN BARSTOW AND VENTURA

Project Number: 1010010

Applicant
BOB KEERAN

Agent / Contact
BOB KEERAN

8830 KERRAN LN NE
ALBUQUERQUE NM 87122
5052491502

8830 KERRAN LN NE
ALBUQUERQUE NM 87122
5052491502

Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$705.00

TOTAL: \$725.00

City of Albuquerque Treasury
Date: 7/29/2014 Office: ANNEX
Stat ID: W5000008 Cashier: TRSDLF
Batch: 3997 Trans #: 33
Permit: 2014070269
Receipt Num 00215133
Payment Total: \$725.00
0901 Conflict Mgmts. Fee \$20.00
0903 DRB Actions \$705.00
Check Tendered : \$725.00



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- 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)
- APEAL / 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 on Assys PHONE: 505-249-1502
 ADDRESS: 9830 Keenan Ln NE FAX: N/A
 CITY: AB STATE NM ZIP 87122 E-MAIL: havehans@hotmail.com

APPLICANT: Bob Keenan PHONE: 505-249-1502
 ADDRESS: 9830 Keenan Ln NE FAX: N/A
 CITY: AB STATE NM ZIP 87122 E-MAIL: havehans@hotmail.com

Proprietary interest in site: April List all owners: BOB & SARAH URQUHART

DESCRIPTION OF REQUEST: Reg 1/4 lots 19 & 20 Block 4 Tract 3
N/A into 2 lot subdivision known as Signal Pointe

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 19 & 20 Tr 3 Block: 4 Unit: 3 N/A
 Subdiv/Addn/TBKA: Signal Pointe Subdivision
 Existing Zoning: SDUA Proposed zoning: SDUA MRGCD Map No _____
 Zone Atlas page(s): C-20 UPC Code: 1-020-064-207-334-2023
1-020-064-222-334-2024

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: 2 No. of proposed lots: 8 Total site area (acres): ≈ 2.00A
 LOCATION OF PROPERTY BY STREETS: On or Near: Sierra
 Between: Bastian and Ventura

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 7-29-14
 (Print Name) Bob Keenan Applicant: Agent:

FOR OFFICIAL USE ONLY

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB 70269</u>	<u>PBF</u>		<u>\$ 705.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CHF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" 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				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>August 6, 2014</u>			Total <u>\$ 725.00</u>

[Signature] 7-29-14 Staff signature & Date Project # 1010010

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.

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
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 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
 - 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.

- 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**
 - ___ 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.

Bob Keenan

 Applicant name (print)
 _____ 7/29/14
 Applicant signature / date



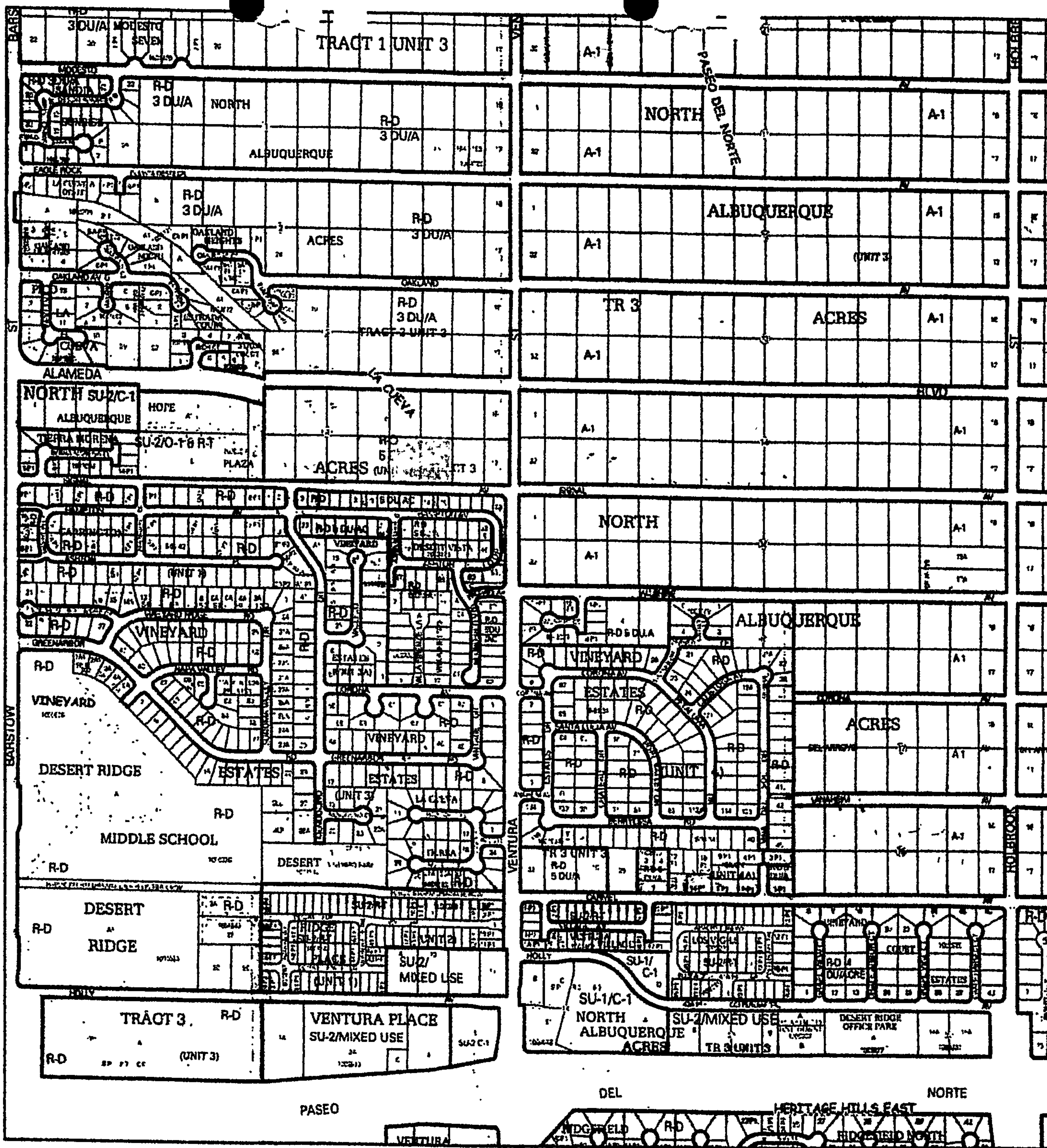
Form revised October 2007

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

Application case numbers	
14 DRB -	- 70269

[Signature] 7-29-14

 Planner signature / date
 Project # 1010010



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

Map amended through: 1/24/2011

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.		

0 750 1,500 Feet

DRB Project # 1010010

APS Cluster LA CUEVA

EXHIBIT B

FINAL

PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

KEVIN I. UG ("Developer") effective as of this 15th day of April, 2014 and pertains to the subdivision commonly known as SIGNAL COURT, and more particularly described as SIGNAL COURT CONDOMINIUM aka lot 19-A Report of LOTS 19A 20 (use new legal description of subdivision) (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, DEVELOPER is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.
 - If the permit is issued on or after August 1, 2011 the fee shall be \$1075 per dwelling
 -

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60%) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

Doc# 2014030174

04/16/2014 10:46 AM Page. 1 of 3
AGRE R:\$25 00 M Toulouse Oliver, Bernalillo County



3 . Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4 . Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5 . This contract may be recorded in the office the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6 . APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgement in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

Bernalillo County, NM
One Civic Plaza NW
P.O. Box 542
Albuquerque, NM 87102

Receipt: 0549046

Product	Name	Extended
AGRE	Agreement	\$25.00
	# Pages	3
	Document #2014030174	
	# Of Entries	0
	In Person/Interested Person	false
Total		\$25.00
Tender (Cash)		\$25.00
Paid By RBK REALTY INC		
Phone # 505-249-1502		

Thank You!

4/16/14 10:46 AM cromero

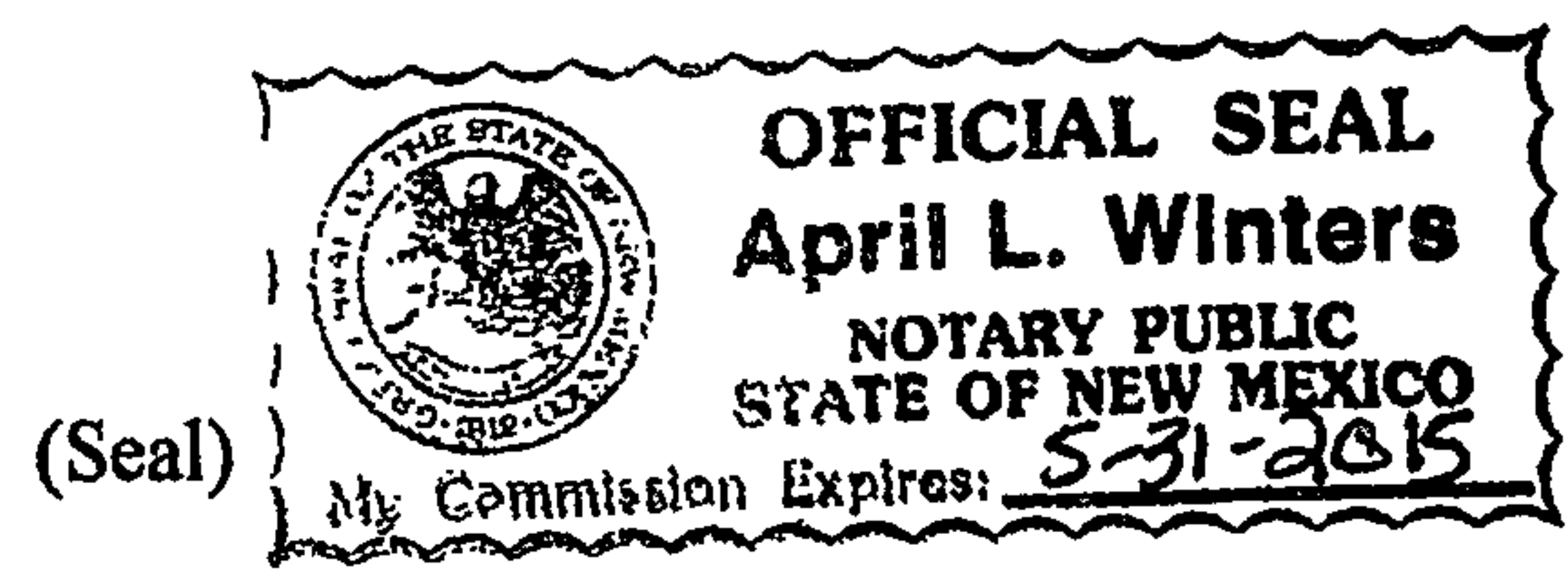
DRB Project # 1010010

APS Cluster LA Creek

[Signature]
Signature
Robert Keenan
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 15, 2014, by Robert Keenan as Developer of _____, a corporation.



April L. Winters
Notary Public

My commission expires: May 31, 2015

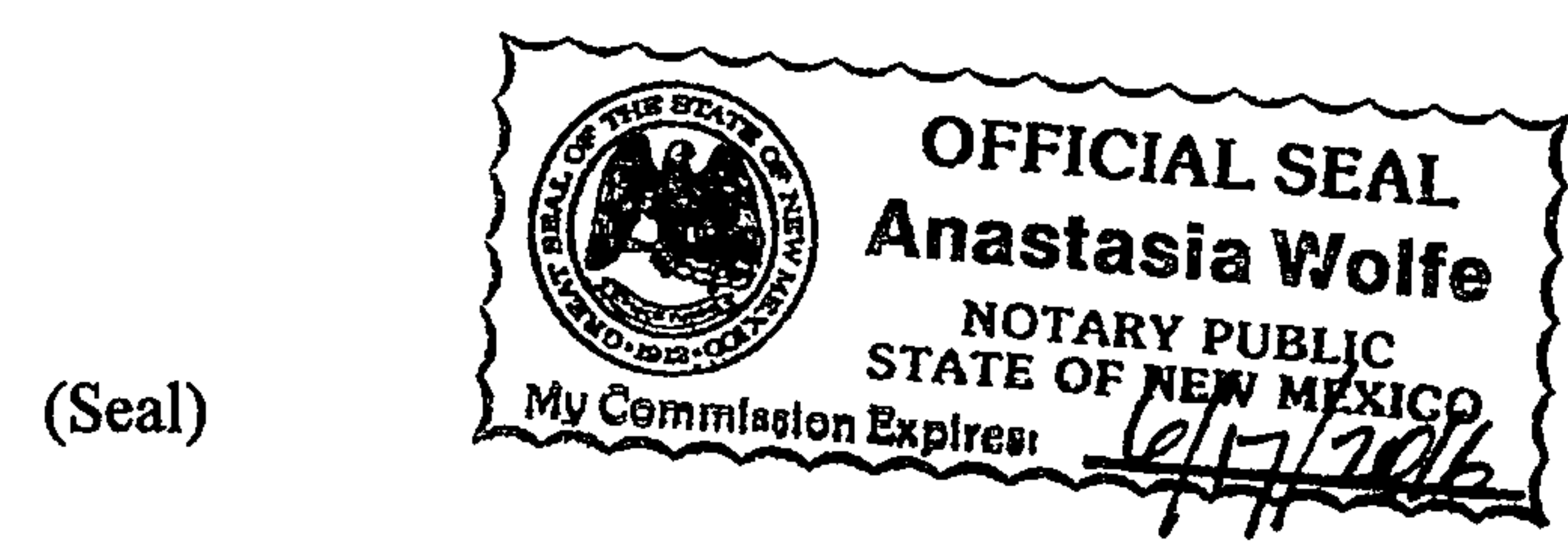
ALBUQUERQUE PUBLIC SCHOOLS
By: [Signature]
Signature

KIZITO WIJENTE
Name (typed or printed) and title

Executive Director APS CMP

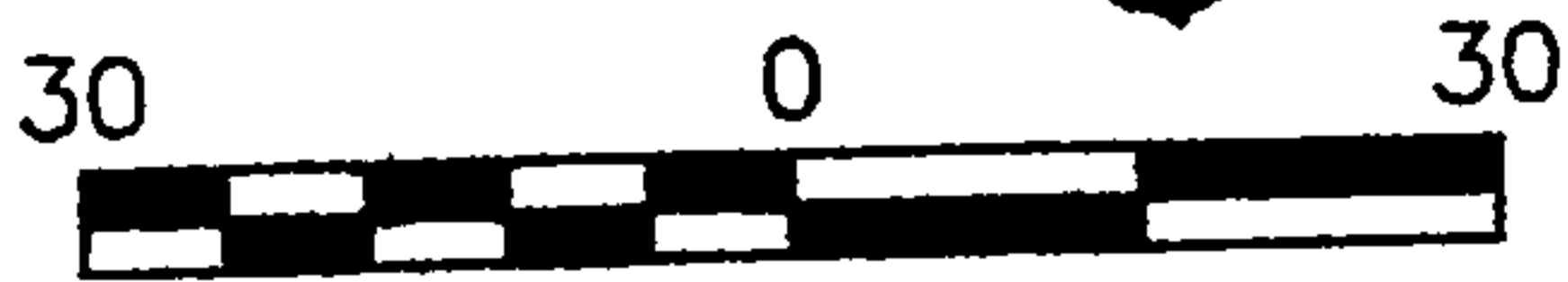
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 4/15/2014, by Kizito Wijente as Ex Director CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, and school district organized and existing under the laws of the State of New Mexico.



Anastasia Wolfe
Notary Public

My commission expires: 6/17/2016



SCALE: 1" = 30'

△ CITY CENTER MONUMENT

P.U.E. PUBLIC UTILITY EASEMENT

NOTES:

1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD83), GRID BEARINGS AND ARE REFERENCED TO THE ALBUQUERQUE GEODETIC REFERENCE SYSTEM AS DETERMINED BY GPS OBSERVATIONS OBTAINED UTILIZING THE CITY OF ALBUQUERQUE REAL TIME GNSS NETWORK (ARTGN); DISTANCES SHOWN ARE GROUND.

2) ALL PROPERTIES SHOWN HEREON ARE ZONED R-D (5DUA CITY).

3) THESE PROPERTIES ARE DEPICTED ON ZONE ATLAS PAGE "C-20".

4) THIS PROPERTY LIES IN FLOOD HAZARD ZONE "AO", AN AREA OF WITH FLOOD DEPTHS OF 1-2 FEET OF SHEET FLOW ON SLOPING TERRAIN REFERENCE: F.I.R.M. MAP NUMBER 35001C03141G WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

5) ALL OF THESE PROPERTIES LIE WITHIN THE CORPORATE LIMITS OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

6) LEGAL ACCESS TO THESE PROPERTIES IS GAINED DIRECTLY VIA SIGNAL AVENUE NORTHEAST.

7) 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).

8) THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED 04-16-14, BERNALILLO COUNTY DOCUMENT #2014030174.

8) ALL EASEMENTS OF RECORD ARE SHOWN HEREON.

9) FIELD SURVEYS PERFORMED AUGUST 27, 2013.

10) RECORD DATA SHOWN IN PARENTHESES ().

11) AREA OF ACCESS EASEMENT: 9541 S.F.; TOTAL NET LOT AREAS: 69780 S.F. OR 1.6002 ACRE.

12) ALL INTERIOR STREETS ARE PRIVATE STREETS FOR WHICH THE MAINTENANCE AND UPKEEP SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE SUBDIVISION LOTS.

CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED

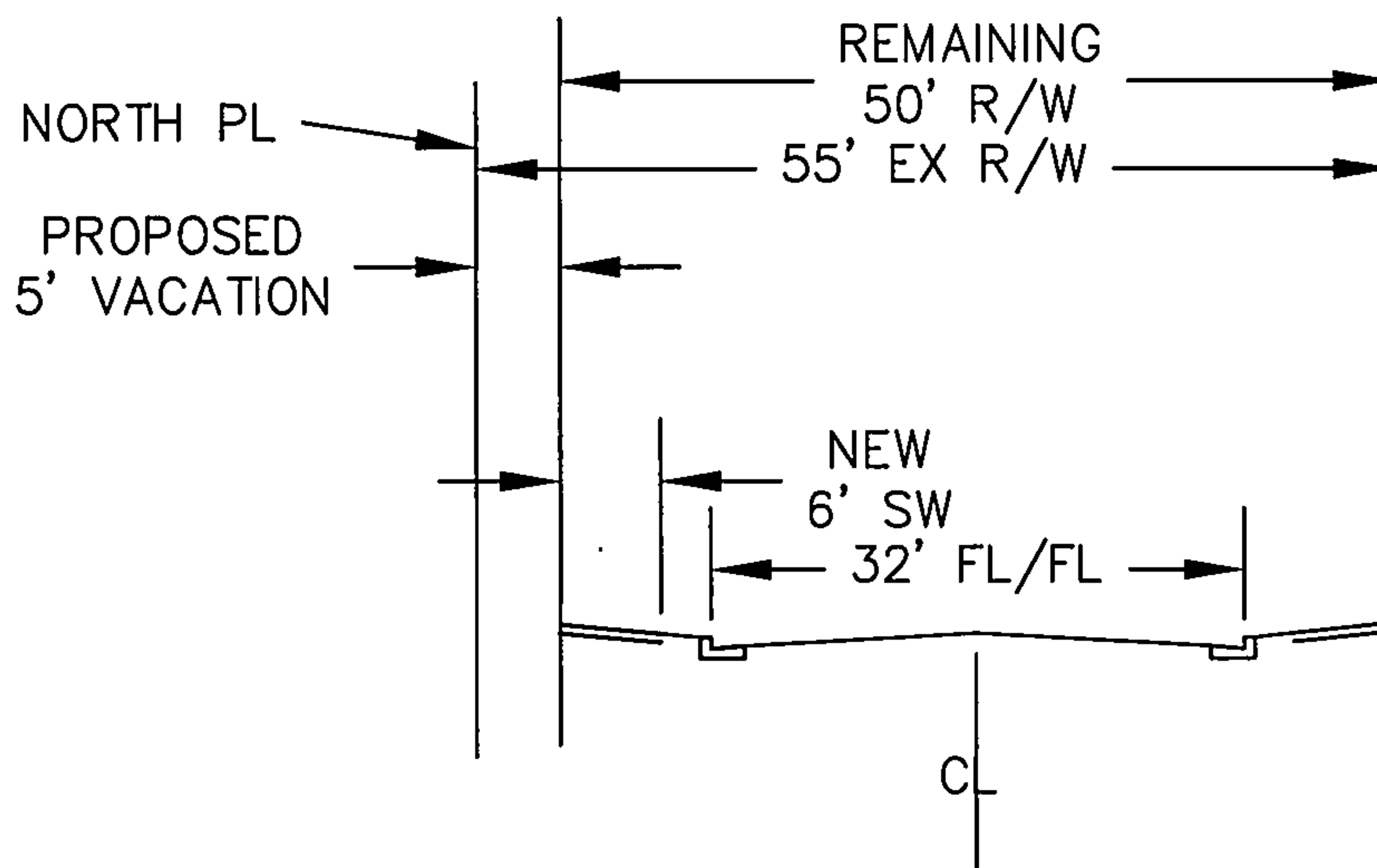
PLAT PREPARED BY

TERRAMETRICS NM

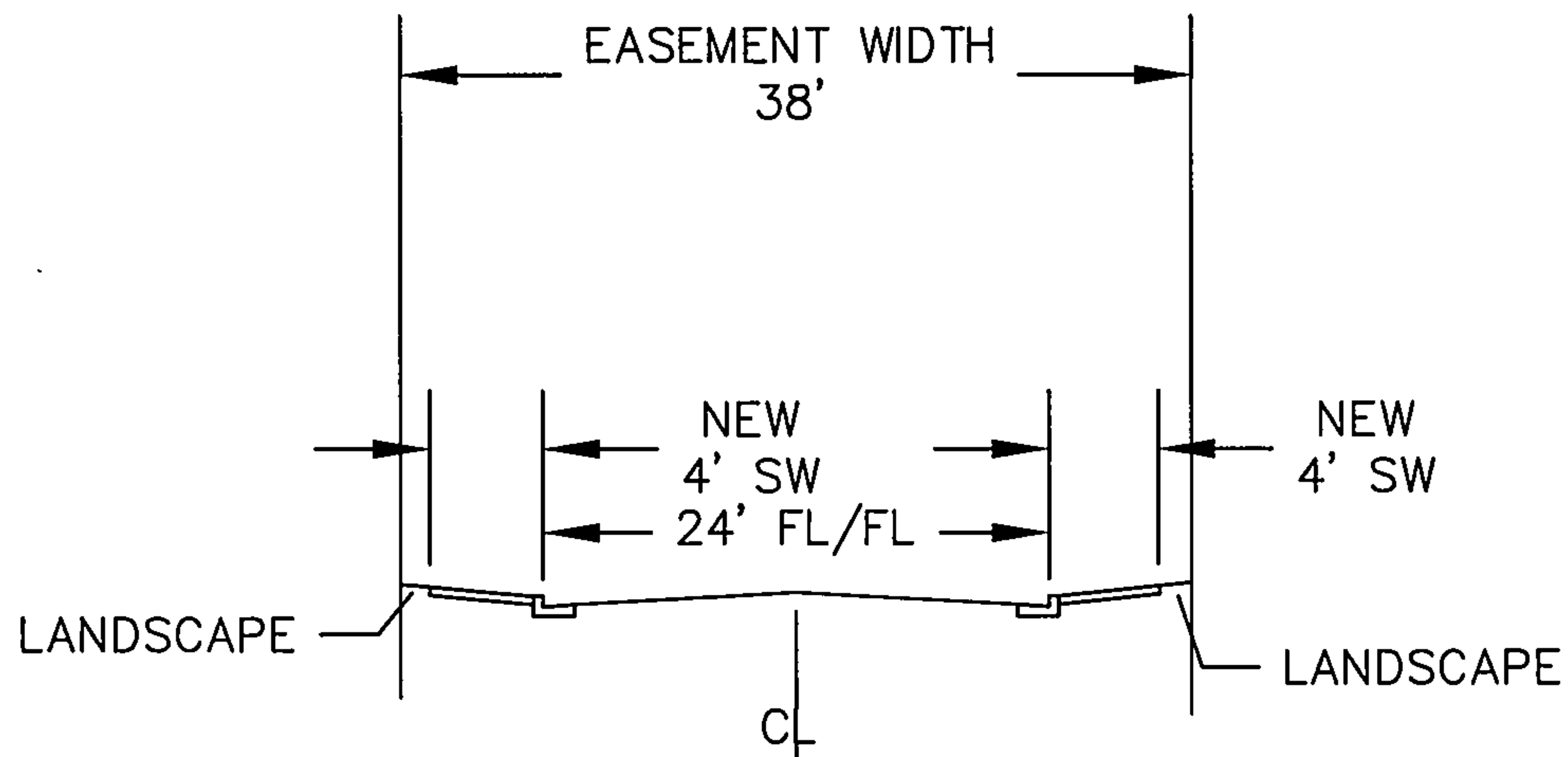
4175 MONTGOMERY BOULEVARD, N.E.

ALBUQUERQUE, NEW MEXICO 87109

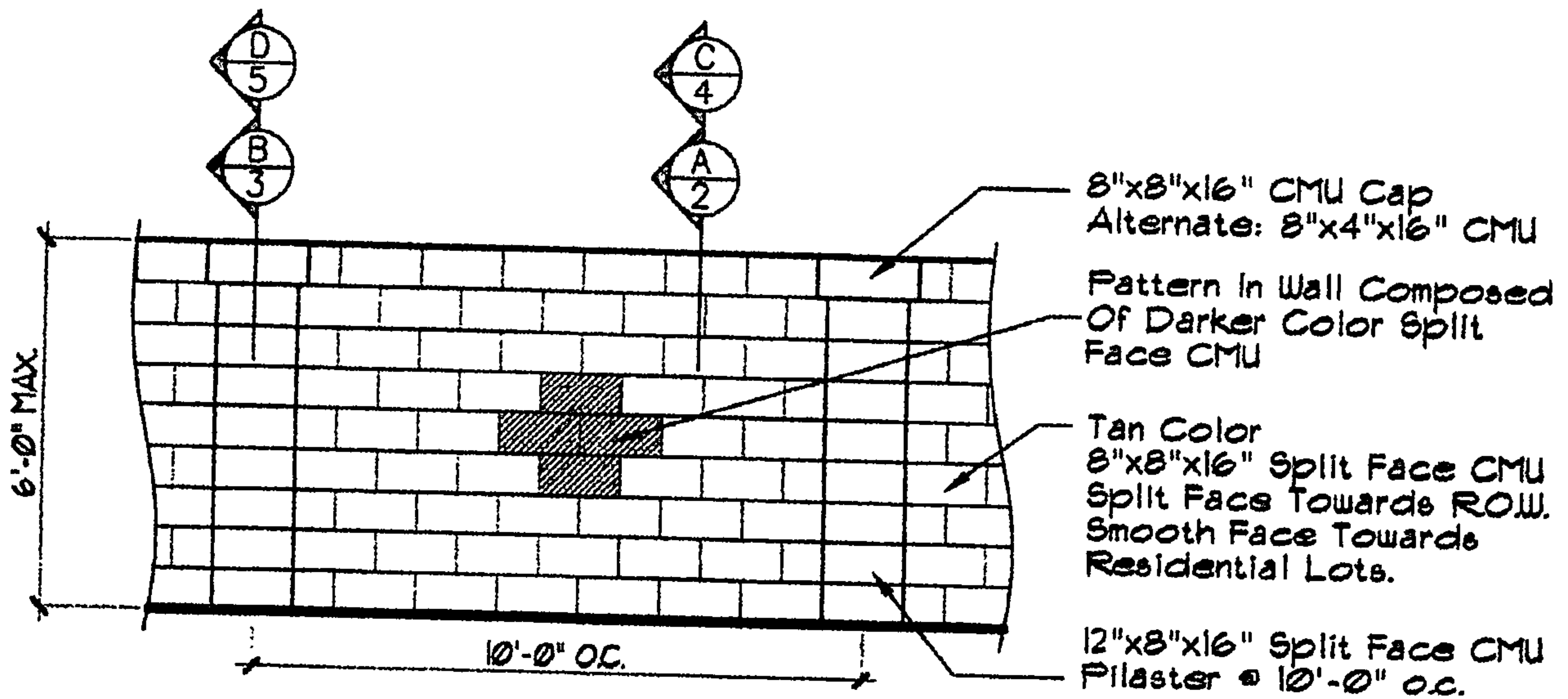
PHONE: (505) 881-2903



SIGNAL AVENUE, NE
PROPOSED CROSS-SECTION



SIGNAL POINTE - NORTH/SOUTH
PROPOSED CROSS-SECTION

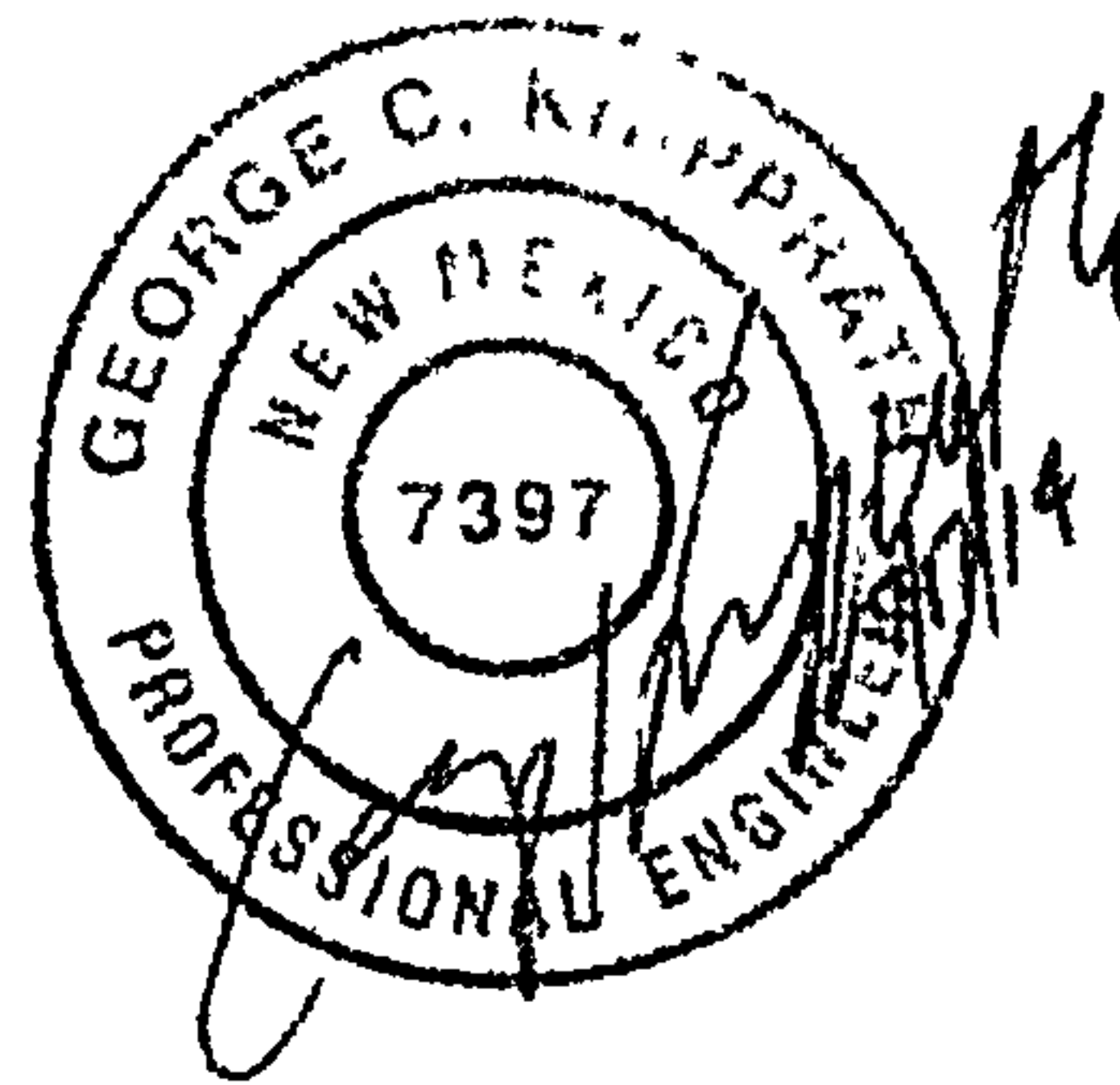


Perimeter Wall Elevation

DRB Project # 1010010

1/4" = 1'-0"

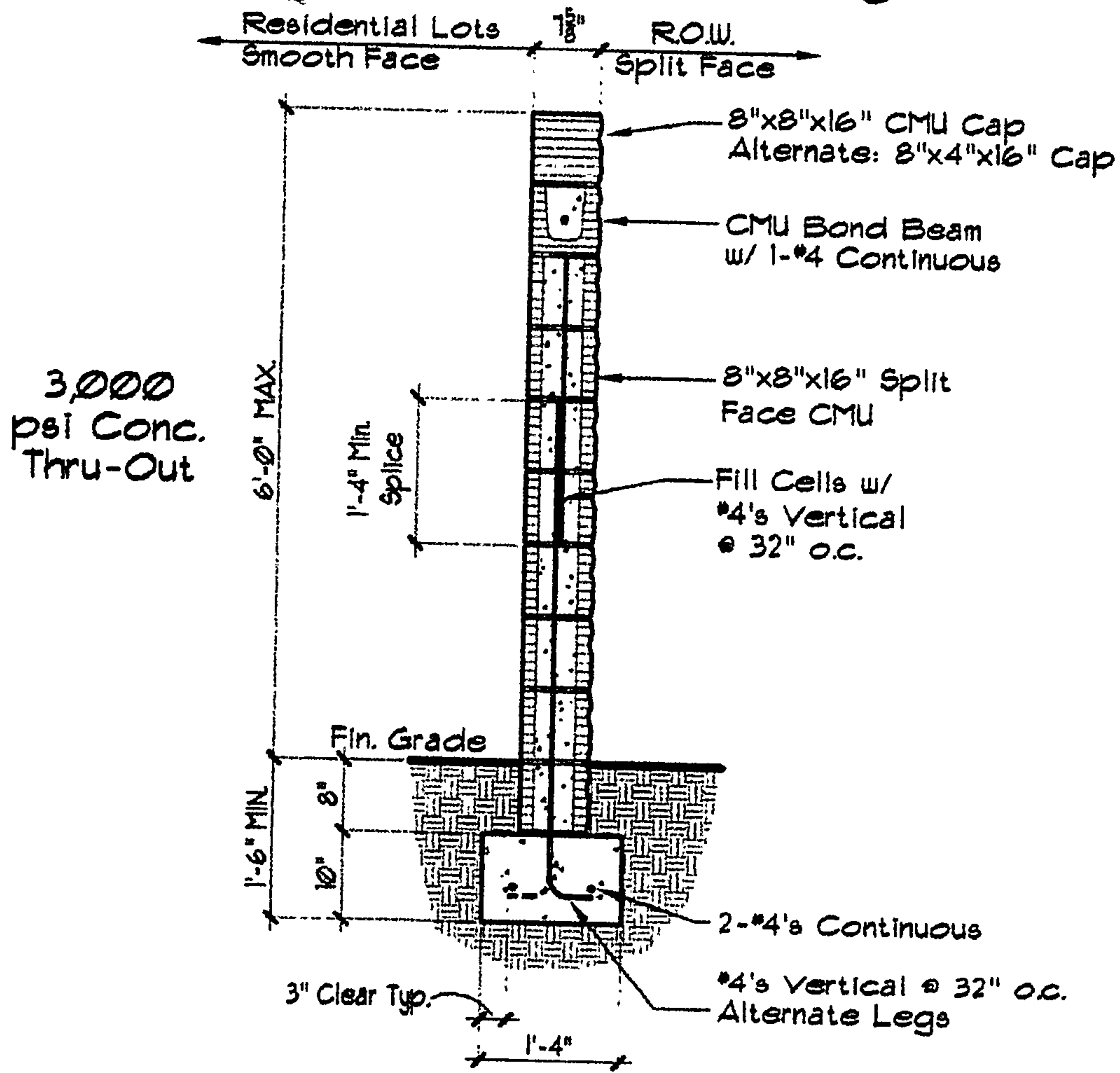
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1 of 5

PISTOLS
Drafting & Design
Ph: (505) 298-5588
Email: pistolsdrafting@gmail.com

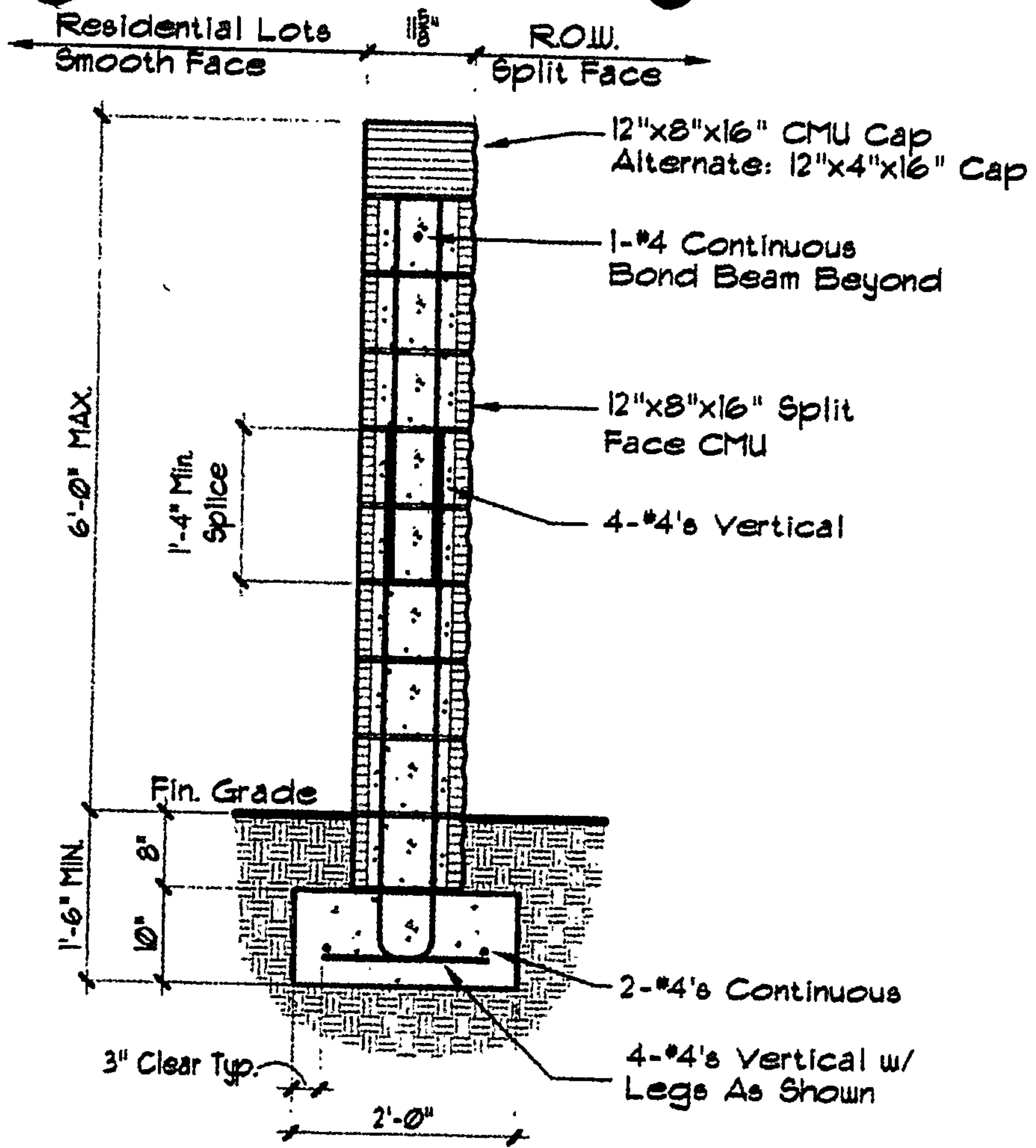
Drawn:
7-17-2014



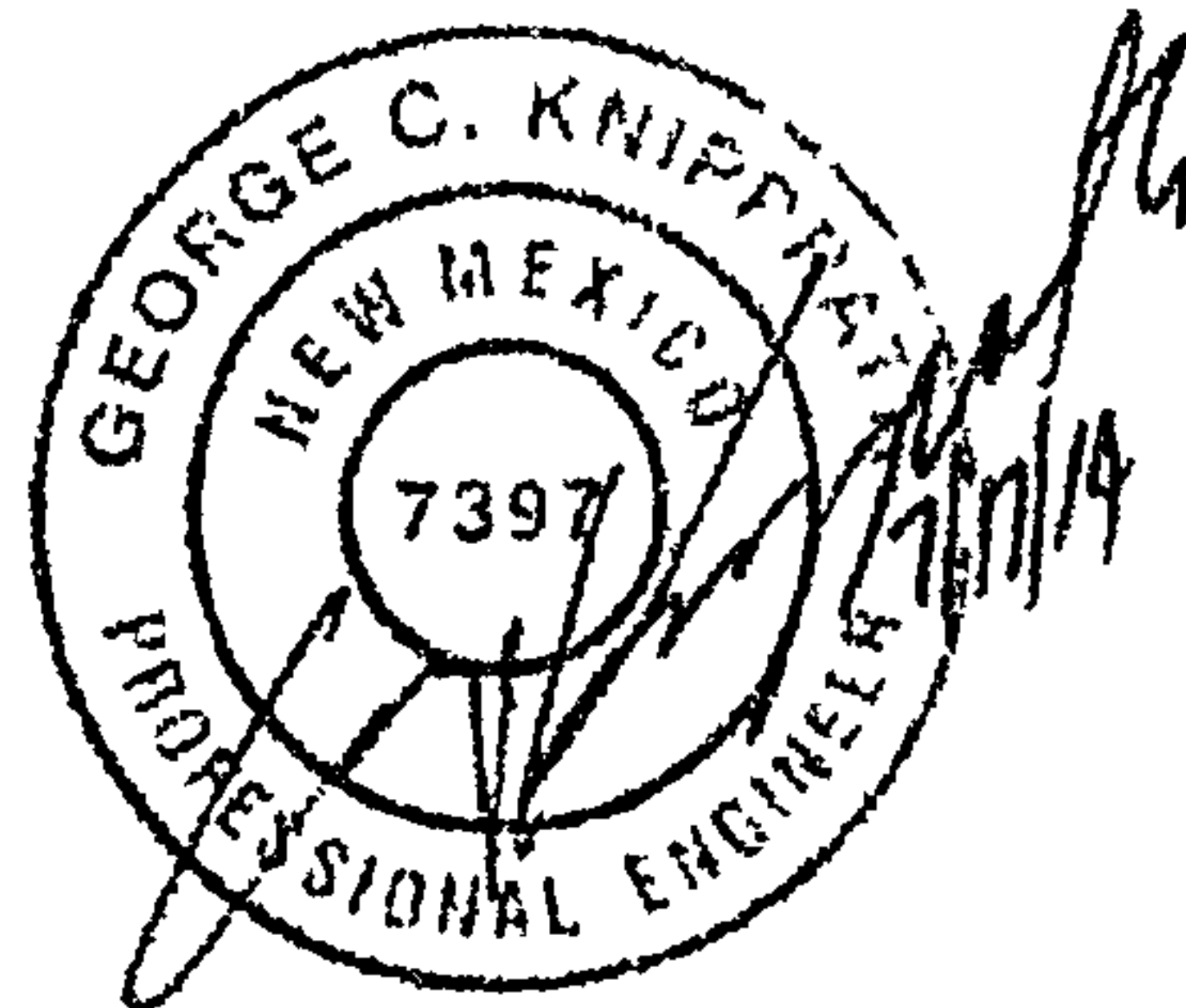
A CMU Wall Section 1/2" = 1'-0"
DRB Project # 1010010

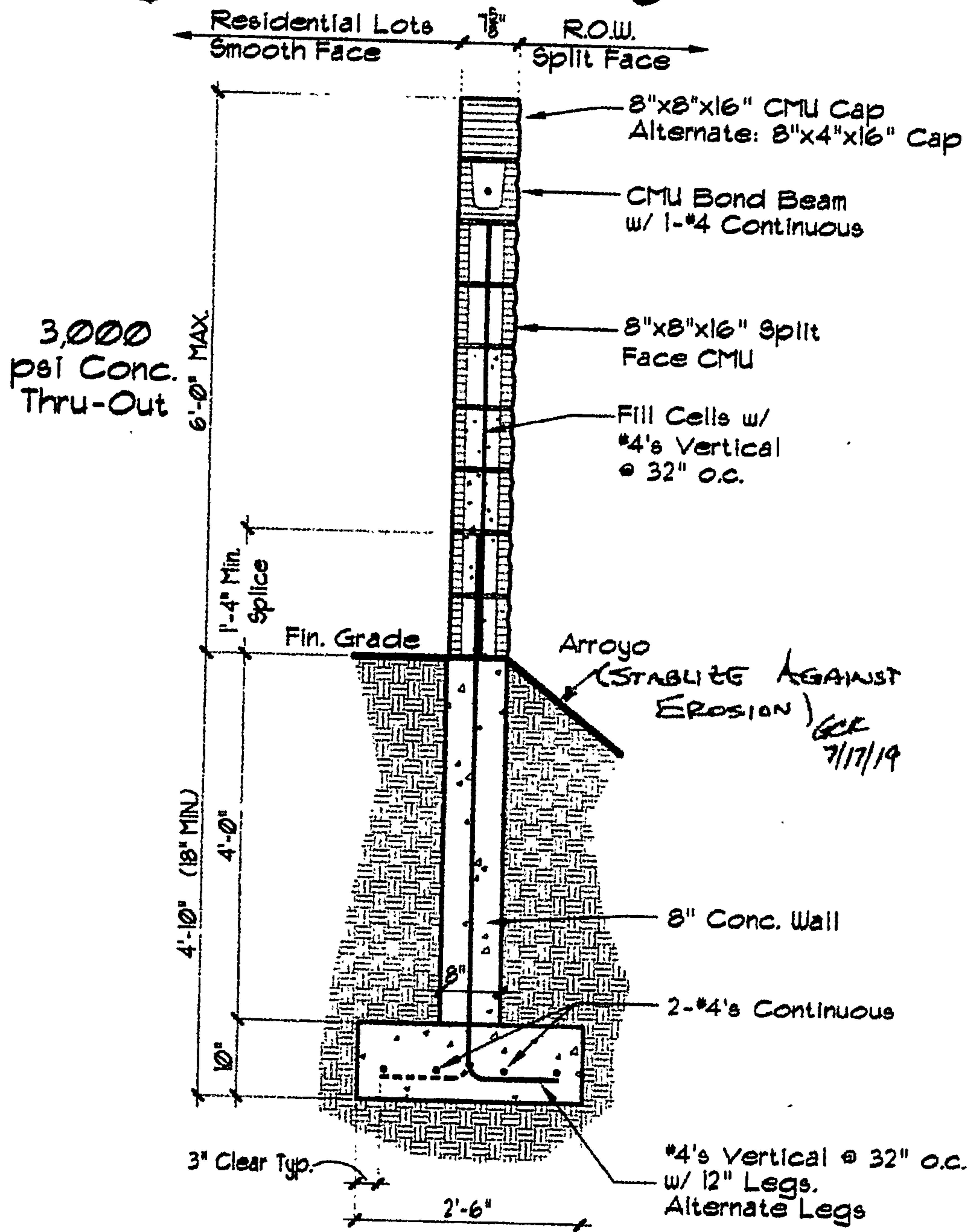


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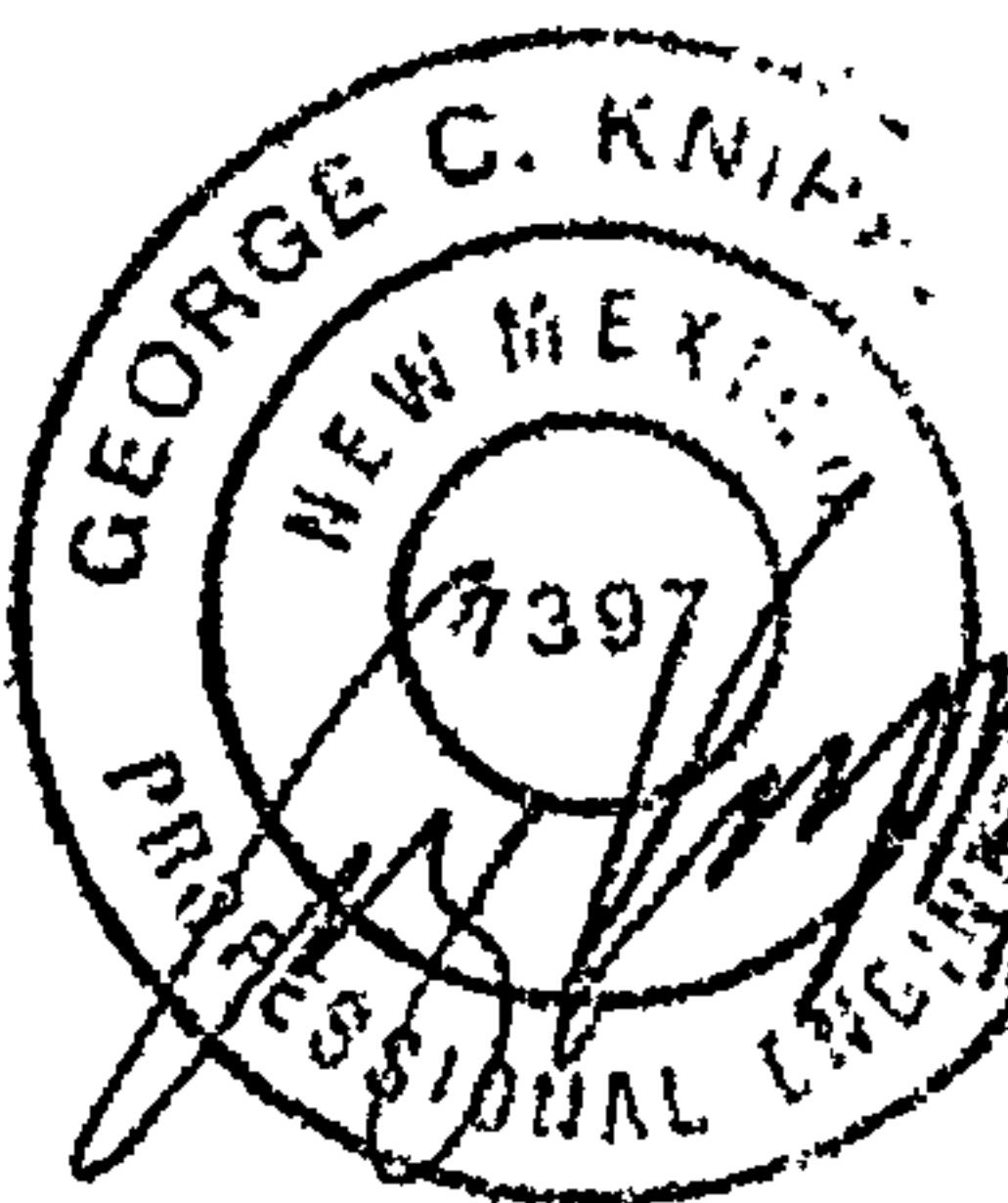


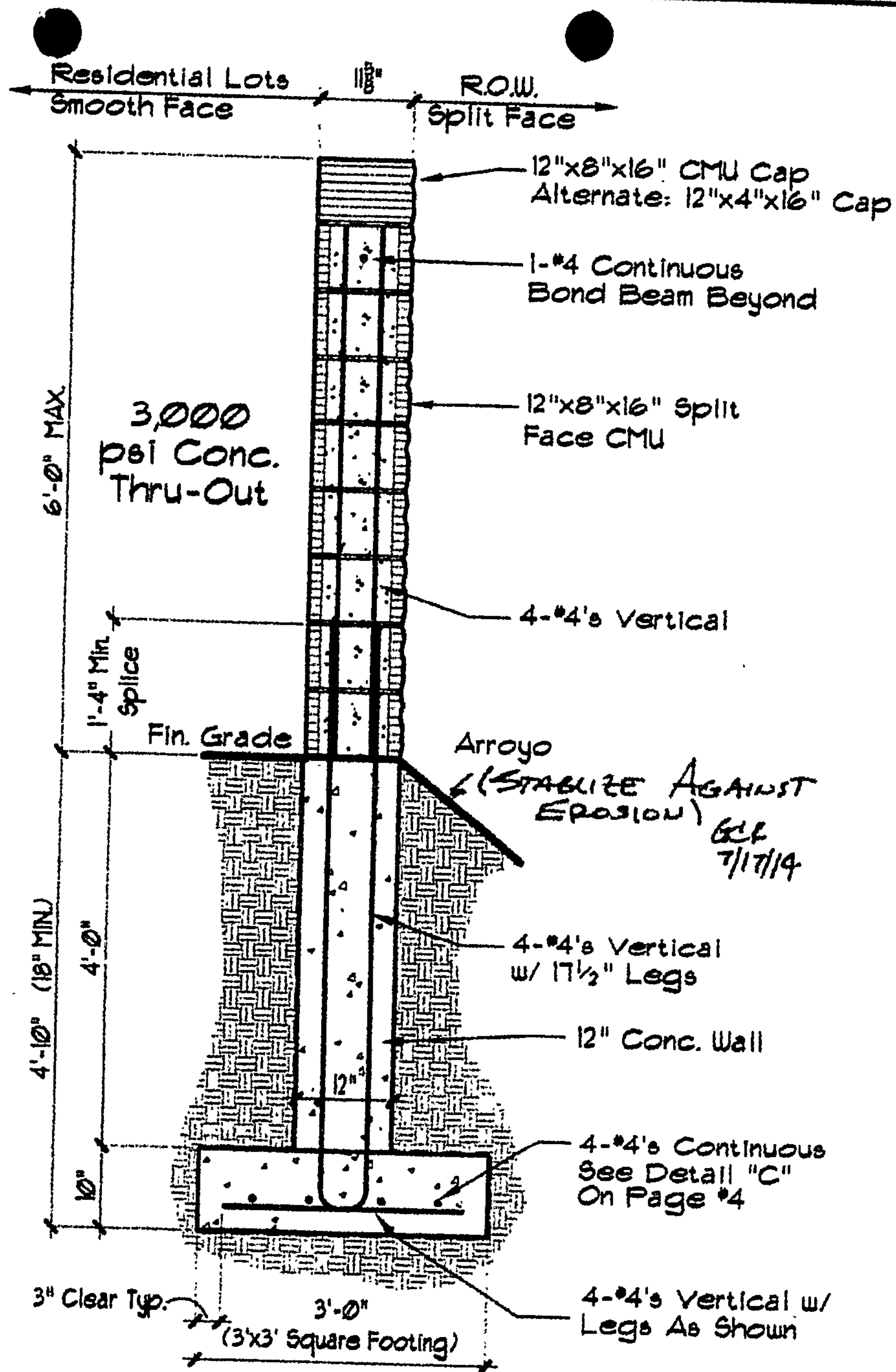
B Pilaster Section $\frac{1}{2}'' = 1'-0''$
DRB Project # 1010010





CMU Wall Section 1/2" = 1'-0"
@ Arroyo
 DRB Project # 1010010



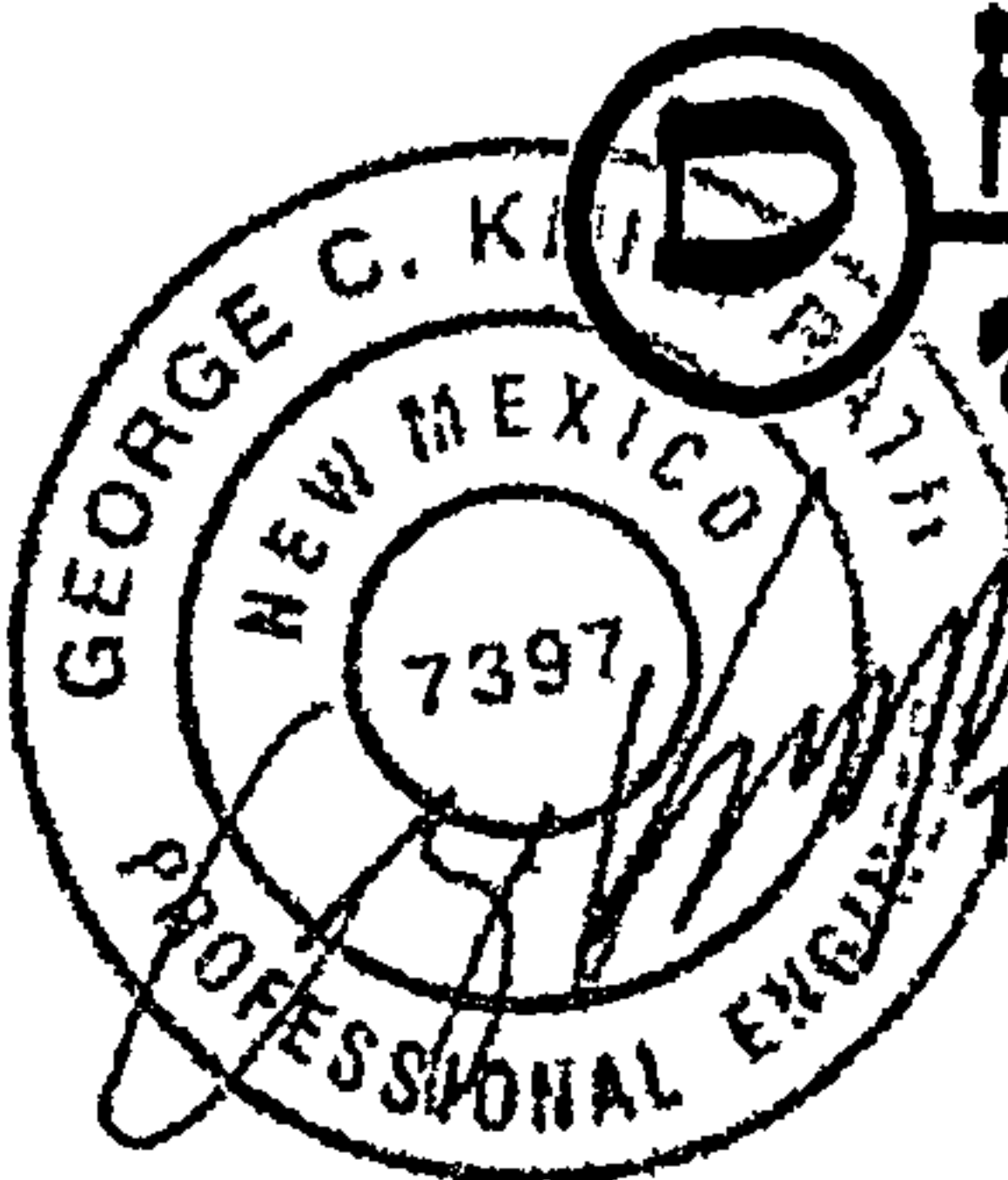


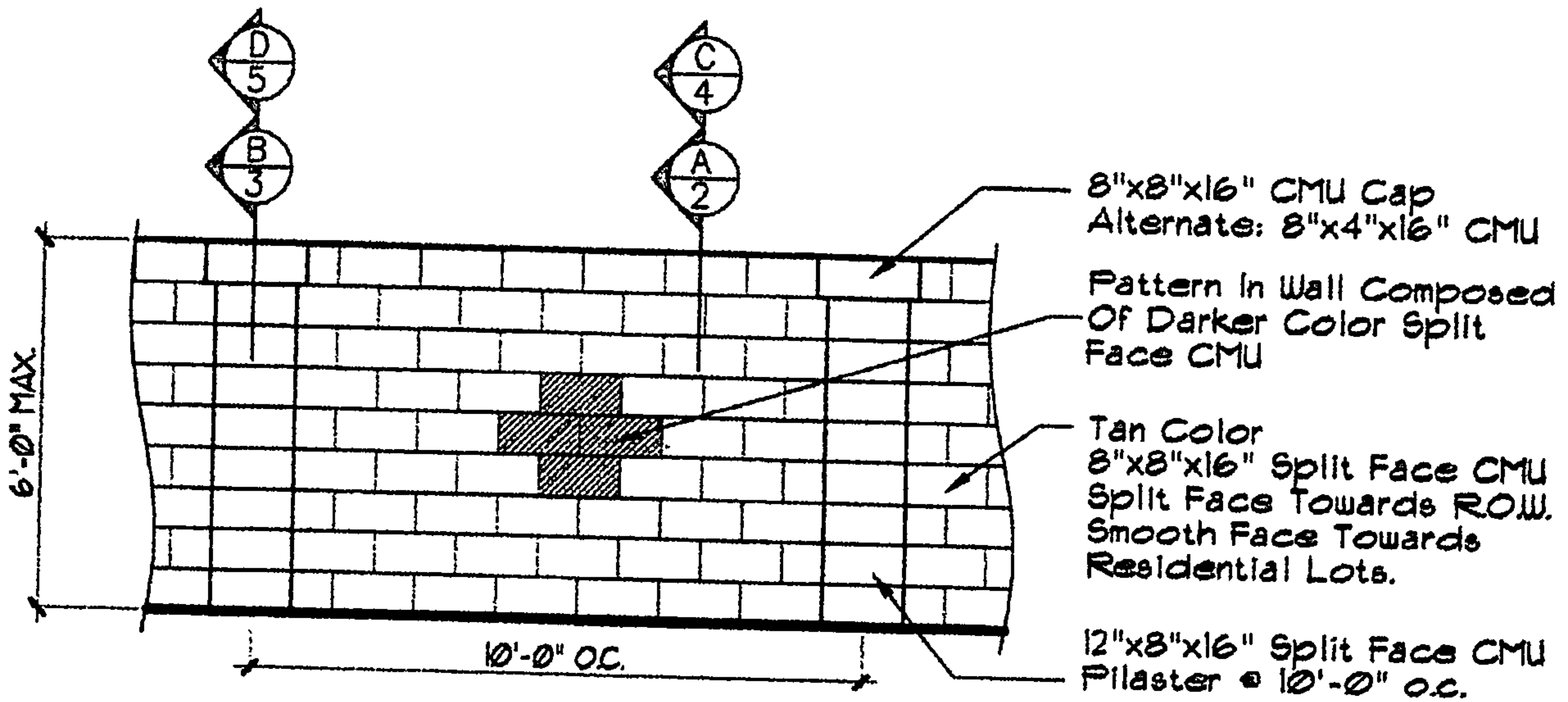
Pilaster Section

1/2" = 1'-0"

@ Arroyo

DRB Project # 1010010





Perimeter Wall Elevation

DRB Project # 1010010

1/4" = 1'-0"

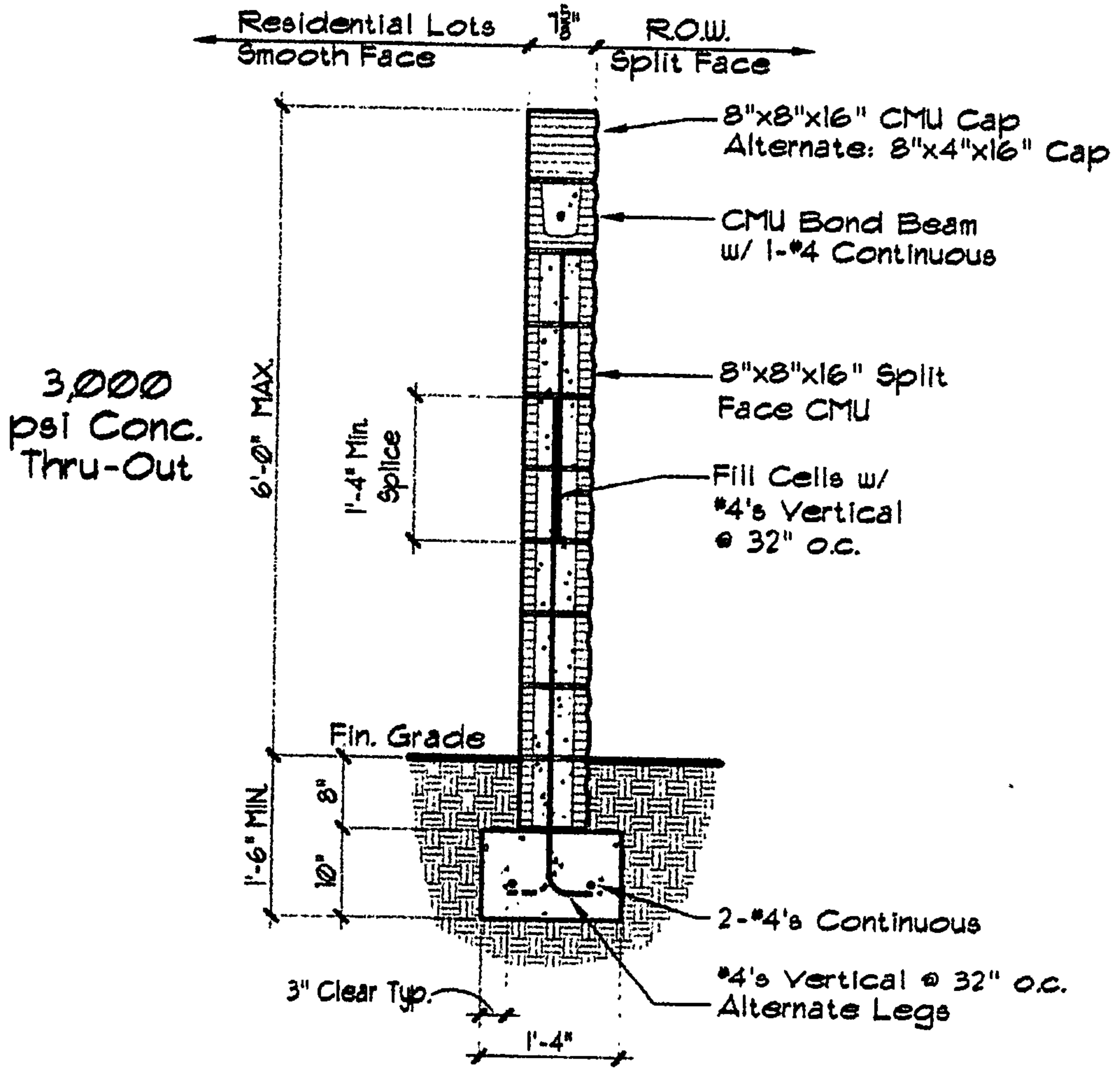
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1 of 5

PISTOLS
Drafting & Design
Ph: (505) 298-5588
Email: pistolsdrafting@gmail.com

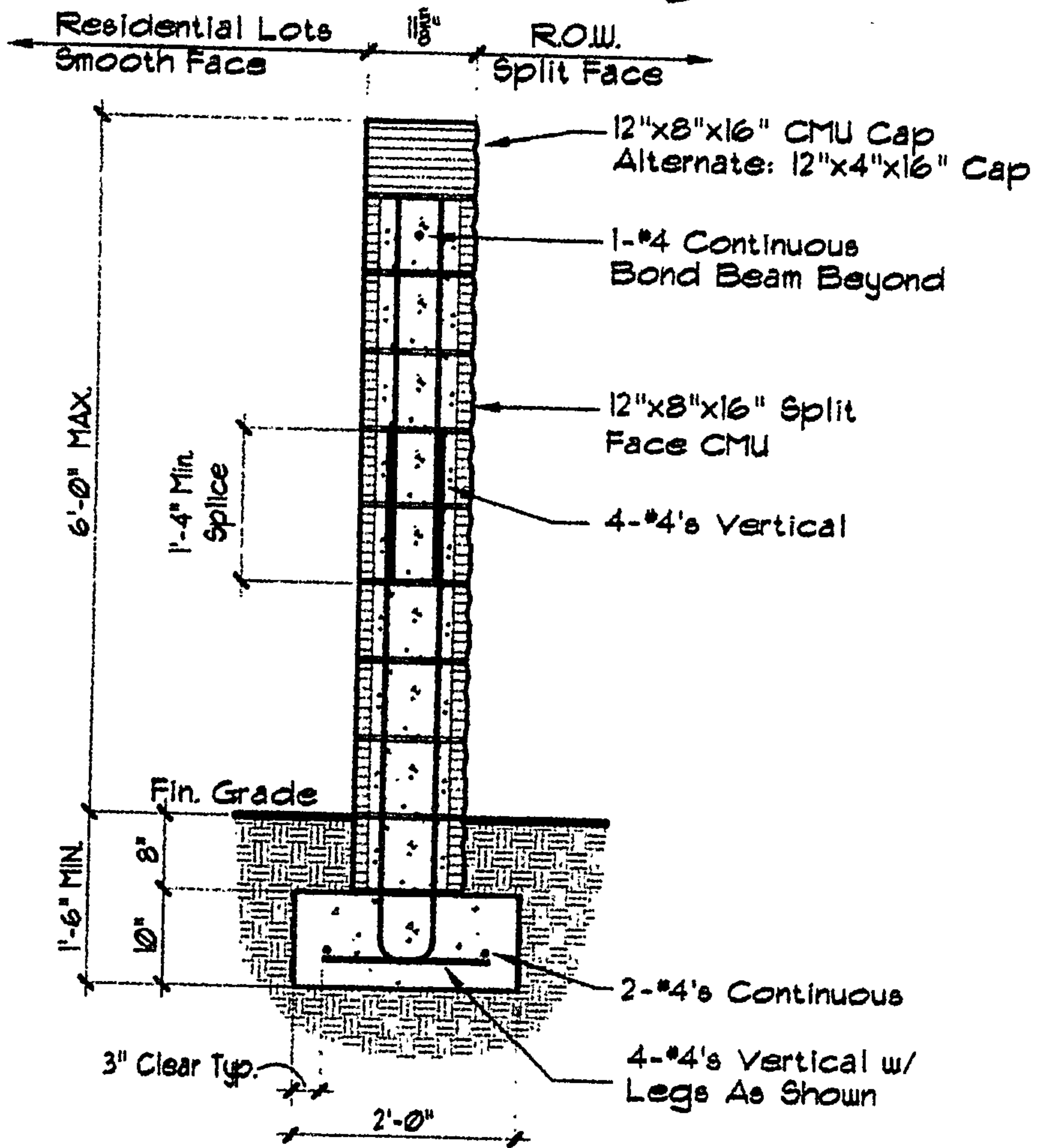
Drawn:
7-17-2014



A CMU Wall Section 1/2" = 1'-0"
DRB Project # 1010010

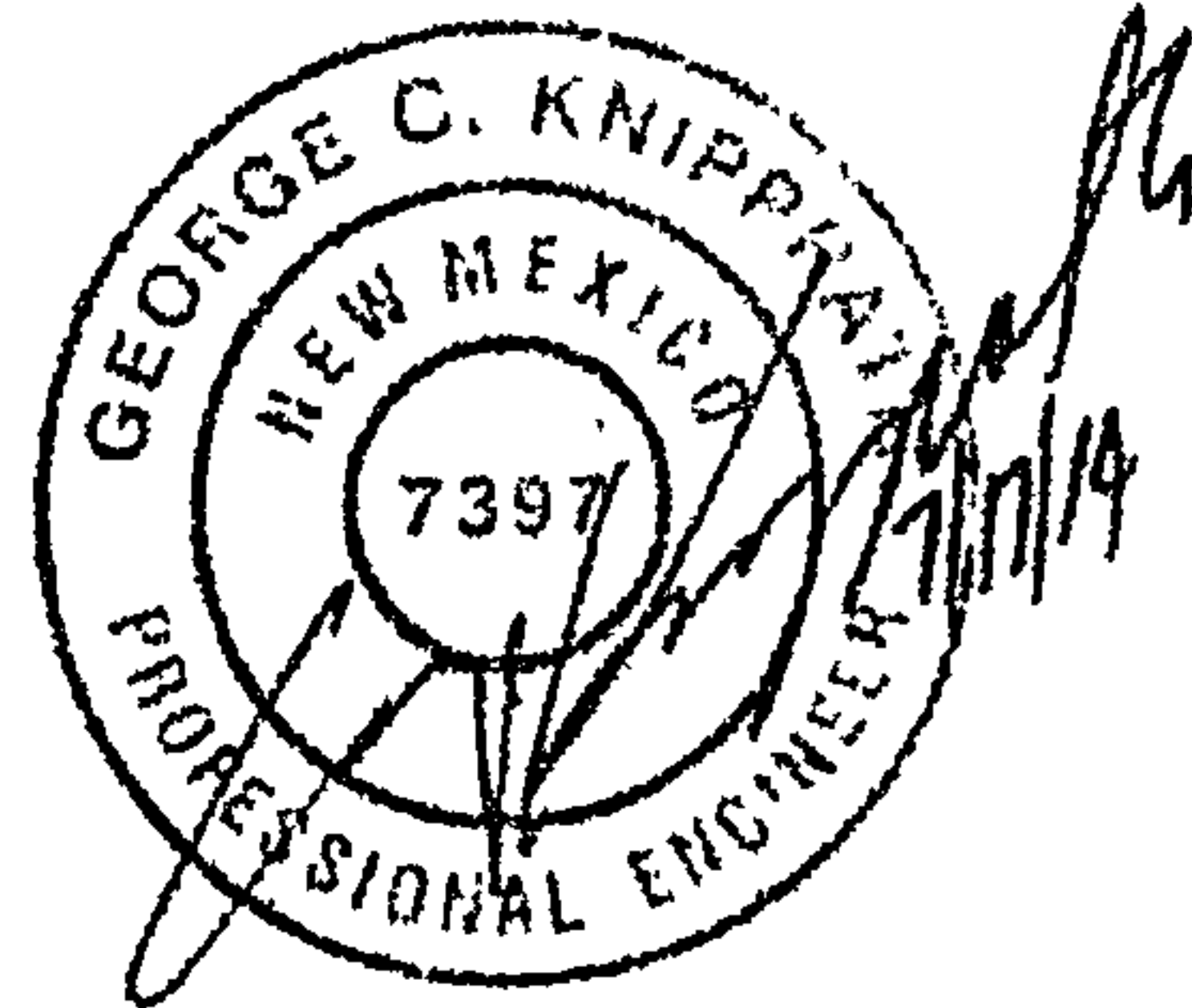


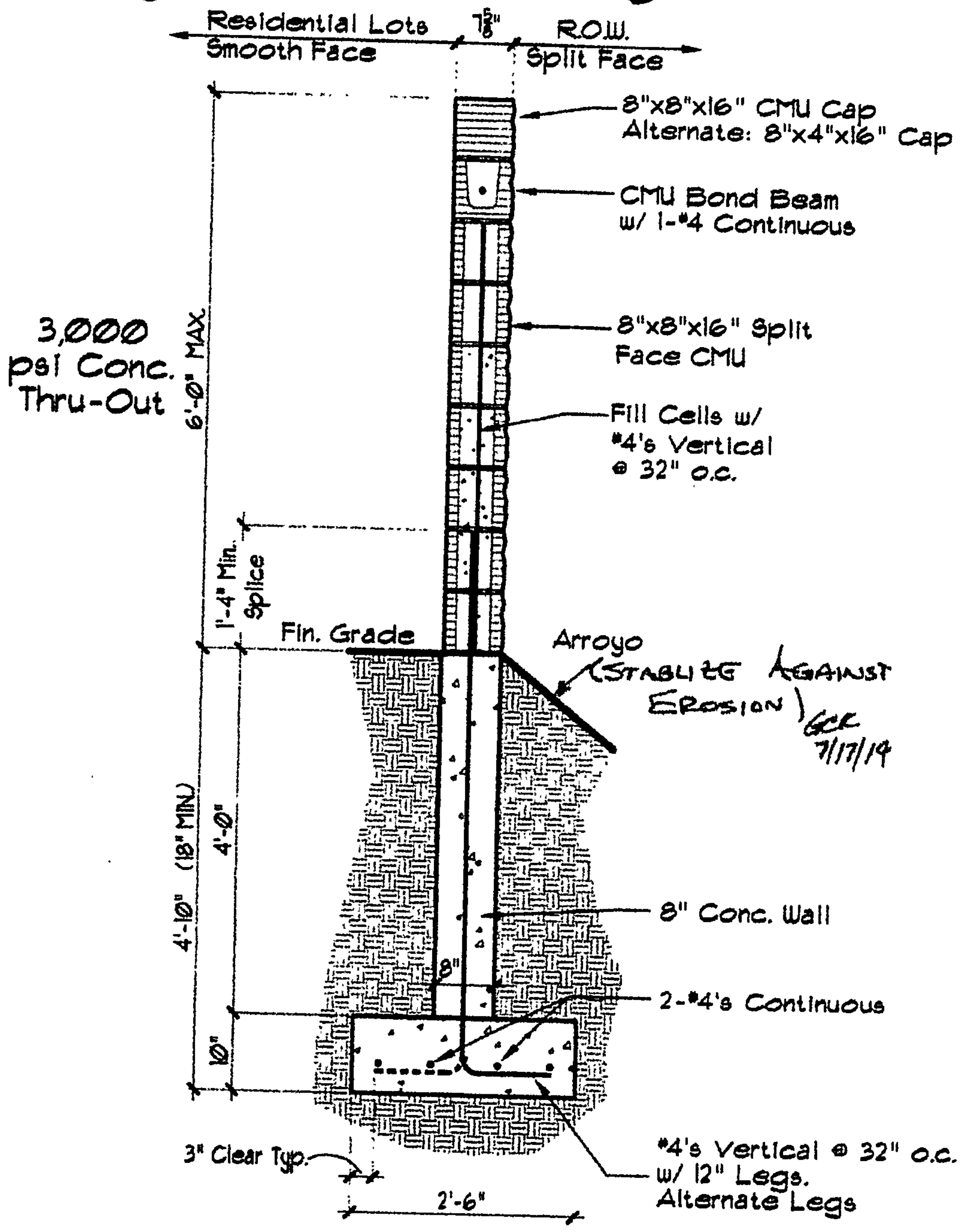
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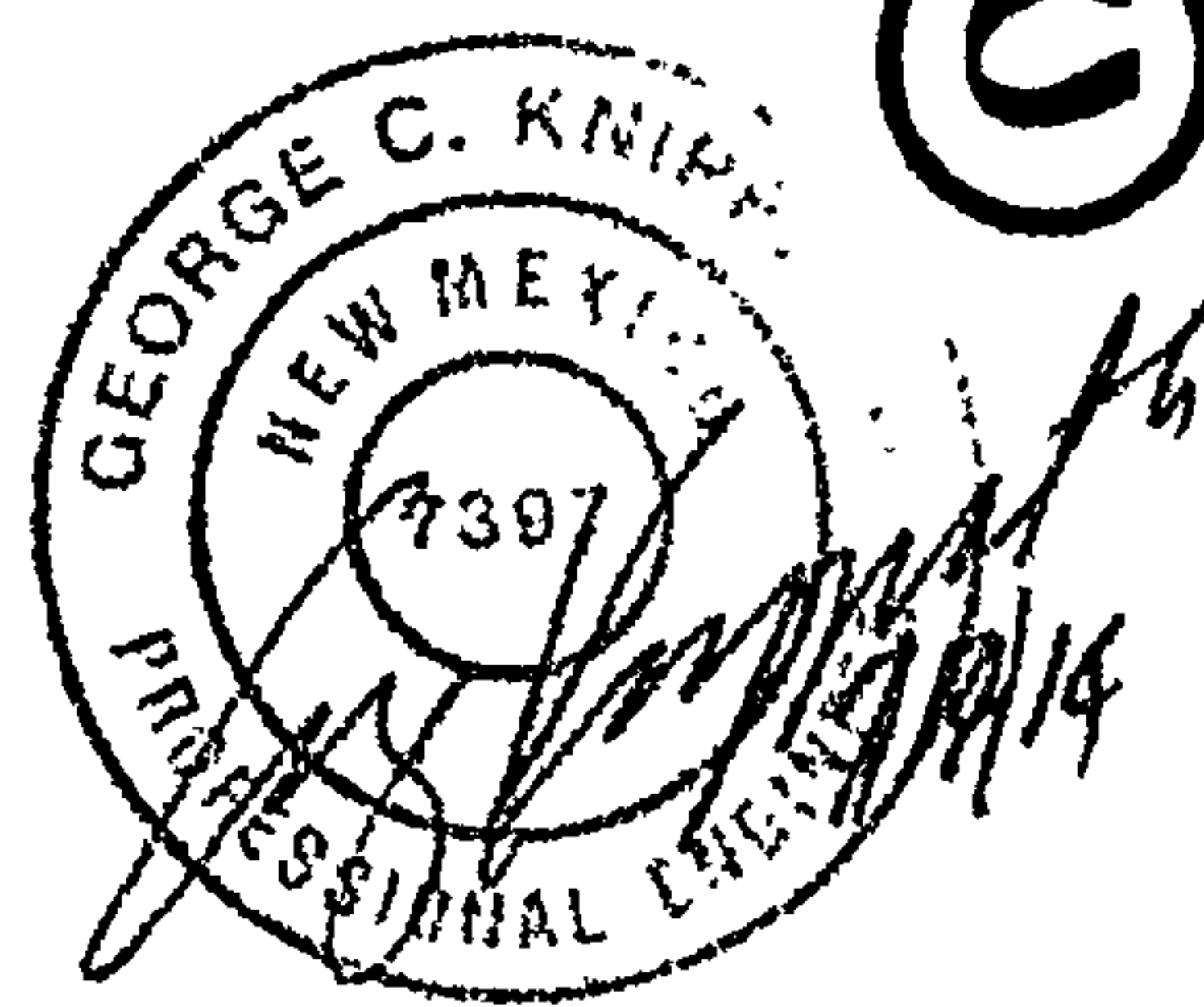
B Pilaster Section

DRB Project # 1010010

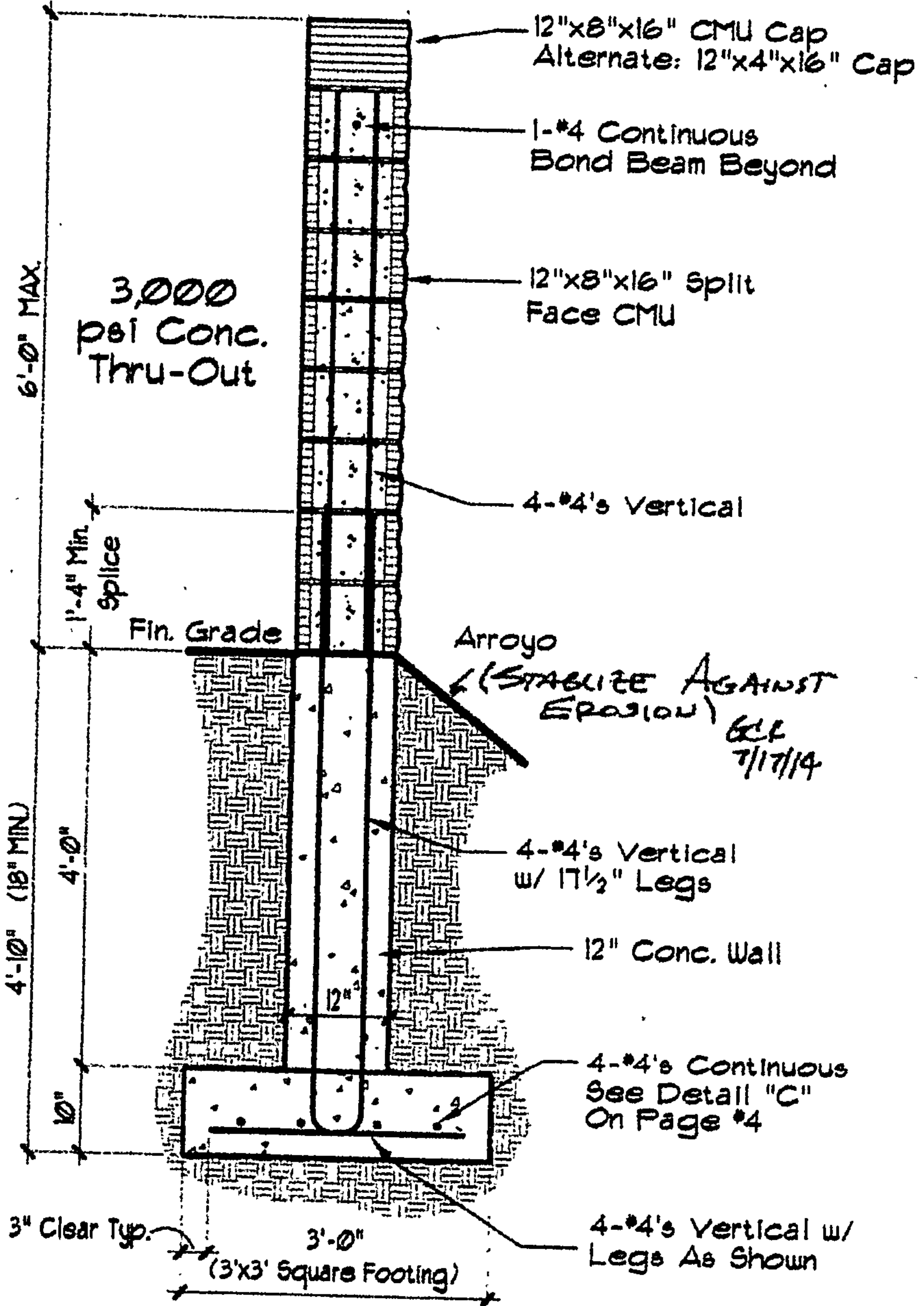




CMU Wall Section 1/2" = 1'-0"
@ Arroyo
 DRB Project # 1010010



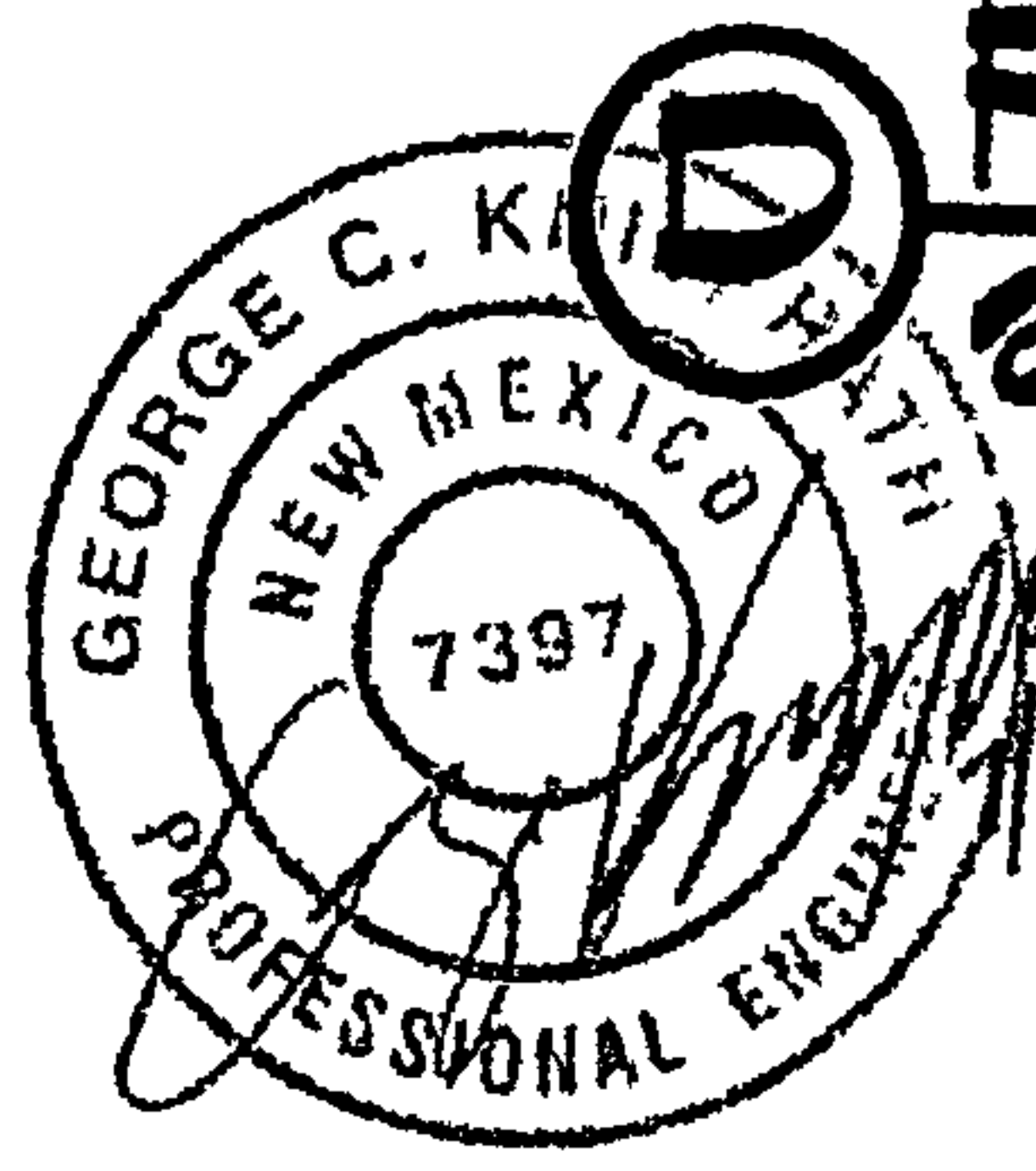
Residential Lots Smooth Face $11\frac{1}{8}"$ R.O.W. Split Face



Pilaster Section @ Arroyo

$\frac{1}{2}" = 1'-0"$

DRB Project # 1010010



Current DRC
Project Number: _____

FIGURE 12

Date Submitted: MAY 19, 2014

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: _____

DRB Application No.: _____

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

SIGNAL POINTE SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 19 AND 20, BLOCK 4, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		STD	CURB AND GUTTER	NORTH CURB LINE	E PL LOT 19	W PL LOT 20	/	/	/
		6'	PCC CONCRETE SIDEWALK	NORTH ROW	E PL LOT 19	W PL LOT 20	/	/	/
		16'	PERMANENT ASPHALT PAVEMENT	NORTH EDGE EXIST PAVEMENT	E PL LOT 19	W PL LOT 20	/	/	/
		3/4"	8 - WATER SERVICES	SIGNAL AVE.	SIGNAL AVE	PROPOSED LOT	/	/	/
		4"	8 - SEWER SERVICES	SIGNAL AVE.	SIGNAL AVE	PROPOSED LOT	/	/	/
		24'	PRIVATE ROADWAY PLUS CURB AND GUTTER	PRIVATE ACCESS EASEMENT	SIGNAL AVE.	END OF HAMMER HEAD	/	/	/
		4'	SIDEWALK DEFERRED	PRIVATE ACCESS EASEMENT	SIGNAL AVE	END OF HAMMER HEAD	/	/	/
		8"	SEWER LINE	PRIVATE ACCESS EASEMENT	SIGNAL AVE	END OF HAMMER HEAD	/	/	/
		6:"	WATER LINE	RIVATE ACCESS EASEMENT	SIGANL AVE.	END OF HAMMER HEAD	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
			SCOUR WALL	PROPERTY BOUNDARY	EAST PL	WEST END OF NORTH PROPERTY LINE	/	/	/
							/	/	/
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The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____

- 2 _____

- 3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

LARRY REED
NAME (print)

LRA, Inc
FIRM

[Signature]
SIGNATURE - date

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFA - date

UTILITY DEVELOPMENT - date

- date

CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

**RBK Realty, Inc.
8830 Keeran Ln. NE
Albuquerque, NM 87122
505.249.1502**

July 22, 2014

Subject: Replat of Lots 19 & 20, Blk. 4, Unit 3 NAA

Ladies and Gentlemen:

The purpose of this submittal is to obtain approval of a preliminary plat aka the replat of Lots 19 & 20, Blk. 4, Unit 3, NAA into an eight lot subdivision to be known as Signal Pointe. Previously, 5' of Signal was vacated per 14DRB 70108. A revised 38' cross section of Signal Pointe North/South has been attached for your review and approval. A revised Infrastructure List has been attached for your review and approval. A Perimeter Wall Elevation and associated exhibits, including scour wall, has been attached for your review and approval. A copy of Solid Waste's approval of the proposed subdivision has been attached for your review and approval. An exhibit showing how the RD zone open space requirement of 2,400 sq. ft. is being met has been attached for your review and approval. A copy of the proposed interior sidewalks has been attached for your review and approval.

Previously you were provided copies of the ABCWUA Water and Sanitary Sewer Availability Statement #140311 dated May 29, 2014, AFD's approval of the proposed subdivision on June 27, 2014, a cross section of Signal Ave., and a cross section of Signal Pointe East/West.

We're requesting a sidewalk deferral for lots 6 & 7. We're asking for a variance of approx. 8' for the east/west access easement and a 4' sidewalk to be built only on the south side of the road against the back of the curb without a landscape buffer.

Pursuant to Section 14-14-6-1 (A) we're asking for approval of a blanket variance for the 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 variances 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 variances 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; and
5. One or more bases listed in Section 14-14-6-1 applies.

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
DRB Signal Pointe Subdivision 7.22.14

PROJECT #

1010010

AUGUST 6, 2014

PIF

Keeran 1, LLC
8830 Keeran Ln. NE
Albuquerque, NM 87122
505.249.1502

May 16, 2014

Subject: Vacation of 5' of Public Roadway Easement: DRB Project #1010010.

Dear Ms. Metro:

The purpose of this letter is to follow up in writing and answer your comment regarding the location of this site with respect to the proposed Alameda alignment as follows:

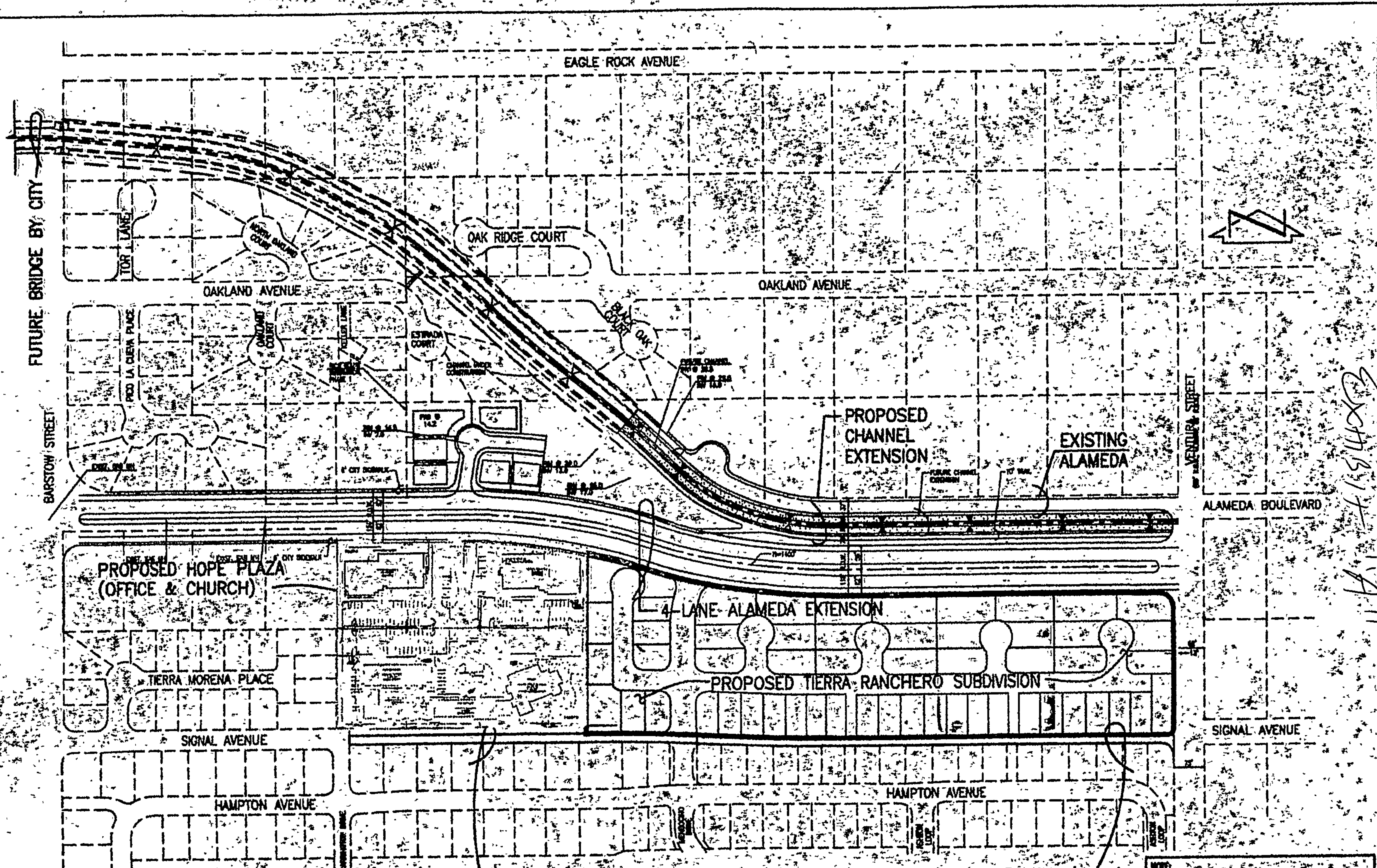
1. Alameda is proposed to shift to the south of the proposed future La Cueva Arroyo channel. Where exactly the alignment is supposed to go is hypothetical at this point. The City, County and AMAFCA do not own any of the property in question and would have to acquire the properties or condemn them. It is doubtful a developer would ever consider the project because of the cost and no land to sell to recover the expense. It could be ten to twenty years before anything gets done, if ever.
2. The La Cueva Sector Plan (Exhibits 5, 7, 8, 9 and 11) commented on by John McKenzie with DMD shows the Alameda Alignment running parallel to Signal somewhere to the north of Lots 19 & 20.
3. In an attempt to address the above mentioned issues, several years ago when I controlled these lots, I had Graeme Means meet with Wilfred Gallegos, Brad Bingham along with the transportation and drainage people from Bernalillo County to develop what they felt was the best plan for the channel and the Alameda alignment especially because the City and the County meet @ Ventura. I've attached the plan we developed and attached it as Exhibit "A". Per the plan the future alignment of Alameda is at least 60 feet to the north of the north property lines of Lots 19 & 20.

If you have any questions, please don't hesitate to call me @ 505.249-1502 or email me @ llavehomes@hotmail.com.

Sincerely,


Bob Keeran
Managing Partner

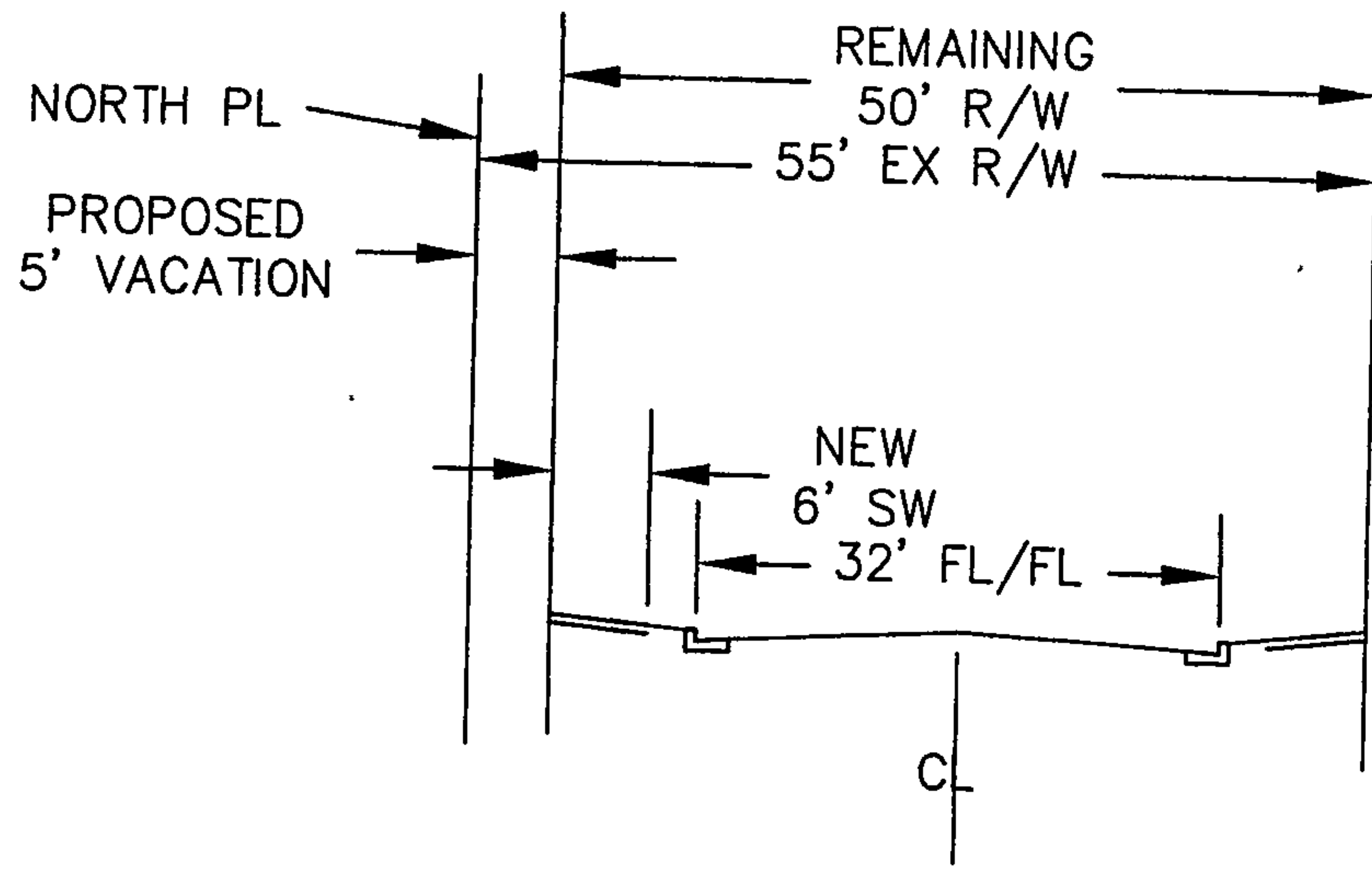
Enclosure/s
DRB Signal Lot Vacation 3 Kristal Metro clarification



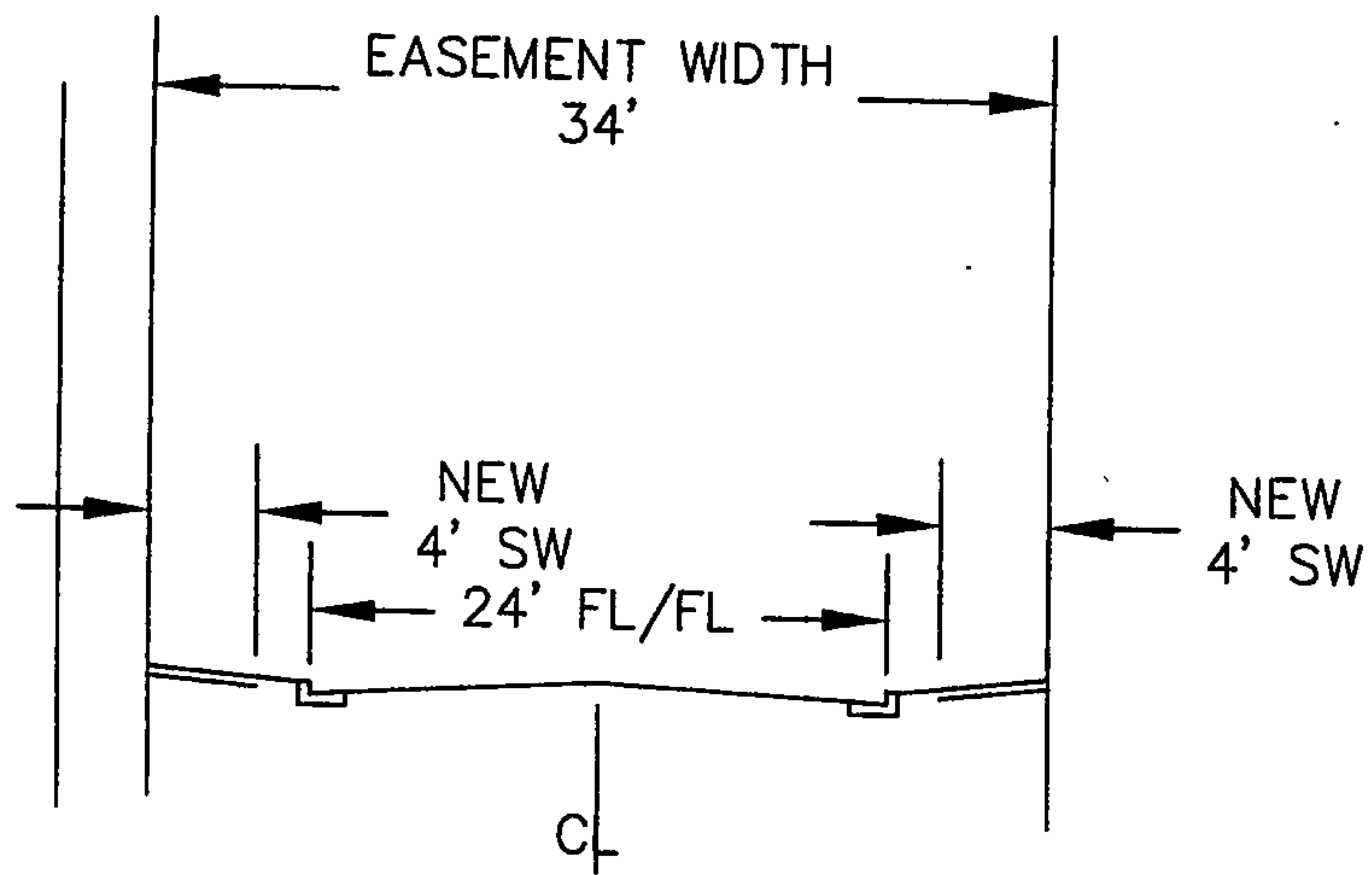
PROPOSED VACATION OF SIGNAL AVE NE AS A STREET RIGHT-OF-WAY AND REPLACEMENT WITH A 20' WIDE LANDSCAPED TRAIL

NOTE:
THIS IS NOT A SCENARIO DRAWING. EXISTING UTILITIES IS REPRESENTED FROM RECORD PLANS AND IS SHOWN FOR CLARIFICATION PURPOSES ONLY.
CHANNEL EXTENSION IS FROM LA CLAY DRIVE.
PROPOSED LAYOUT IS CONCEPTUAL AND REPRESENTS A POSSIBLE SCENARIO DRAWING.

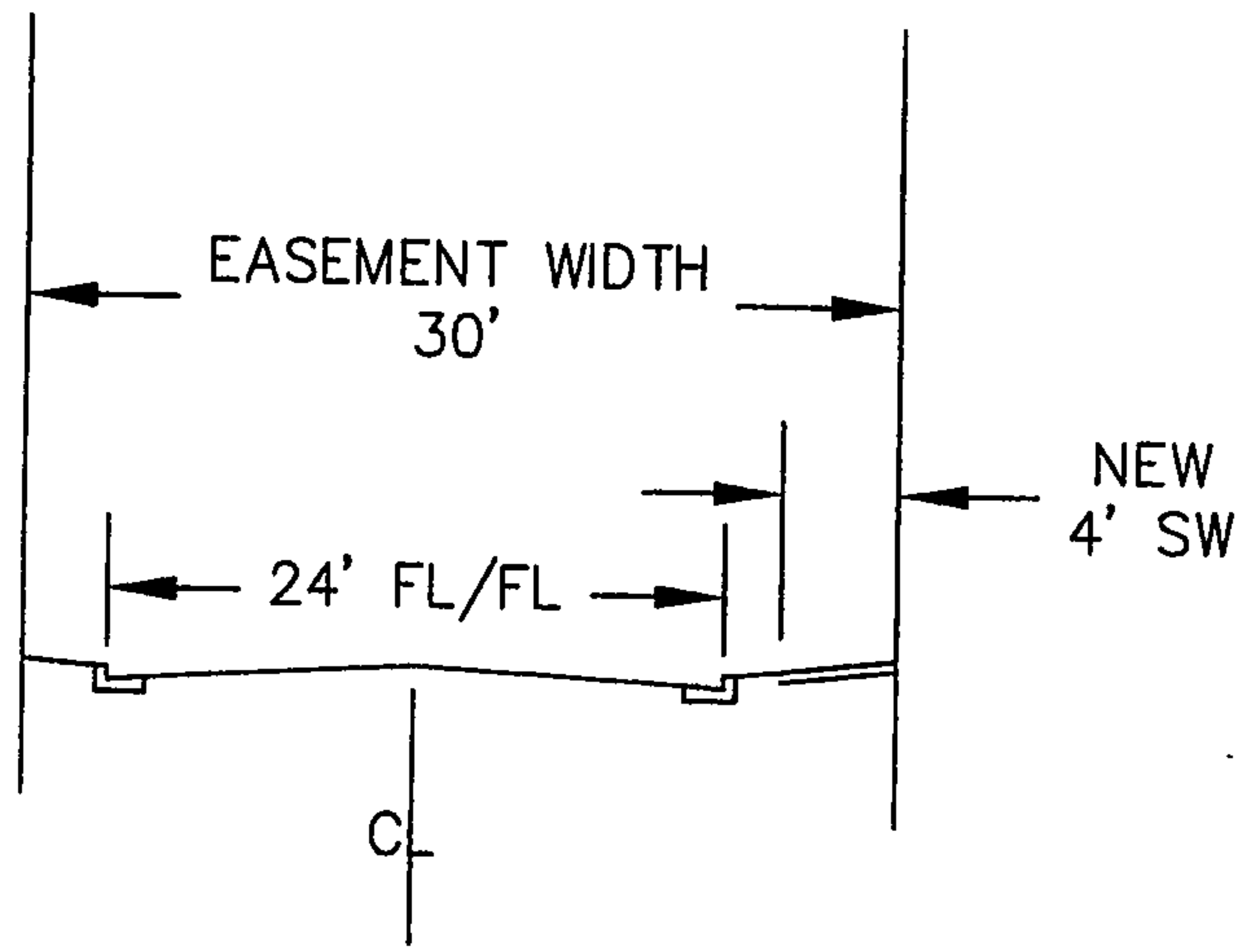
2024/11/13/17
 A



SIGNAL AVENUE, NE
PROPOSED CROSS-SECTION



SIGNAL POINTE - NORTH/SOUTH
PROPOSED CROSS-SECTION



SIGNAL POINTE - EAST/WEST
PROPOSED CROSS-SECTION

0010

DXF Electronic Approval Form

DRB Project Case #: 1010010

Subdivision Name: NORTH ALBUQUERQUEACRES, LOT 19A BLOCK 4 TRACT 3 UNIT 3

Surveyor: PHILIP W TURNER

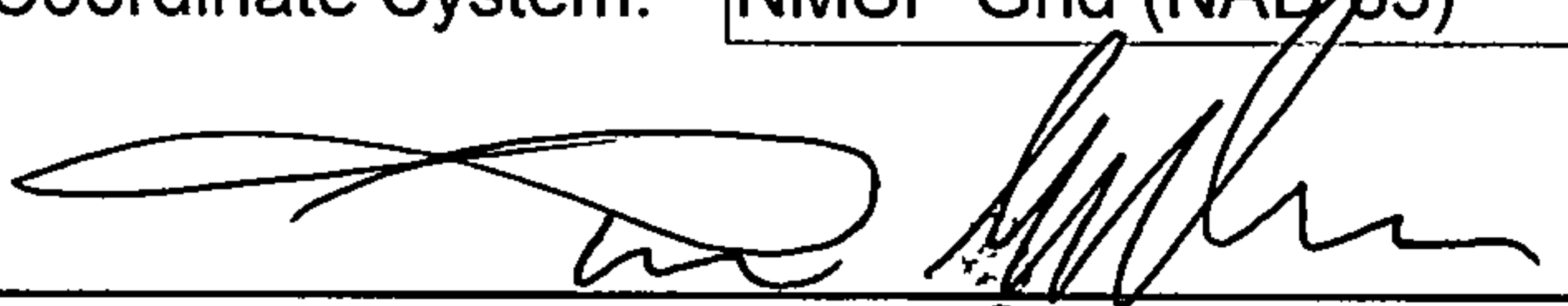
Contact Person: BOB KEERAN

Contact Information: 249-1502

DXF Received: 5/14/2014

Hard Copy Received: 5/14/2014

Coordinate System: NMSP Grid (NAD 83)


Approved

5-14-14
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc 0010 to agiscov on 5/14/2014 Contact person notified on 5/14/2014



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- 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)
- APEAL / 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: N/A
 CITY: Alb STATE NM ZIP 87122 E-MAIL: Have home@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: Have home@hotmail.com
 Proprietary interest in site: Agent / Partner List all owners: Bob & Sarah Urquiza

DESCRIPTION OF REQUEST: Sketch Plat Review for Minor Subdivision of Lots 19 & 20 into 8 lot subdivision

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 19 & 20 Tract 3 Block: 4 Unit: 3
 Subdiv/Addn/TBKA: N/A
 Existing Zoning: RD5 DUA Proposed zoning: Same MRGCD Map No _____
 Zone Atlas page(s): C-20 UPC Code: 1-020-064-207-334-20213
1-020-064-222-334-20214

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
14 DRB 70069, Project # 1010010, 14 DRB 70108

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 8 Total site area (acres): 0.2 Acres
 LOCATION OF PROPERTY BY STREETS: On or Near: SIGNAL AVE
 Between: BARSTON and VENTURA

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE

(Print Name) Bob Keenan DATE 7-8-14
 Applicant: Agent:

FOR OFFICIAL USE ONLY

		Revised: 4/2012		
<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14 DRB 70239</u>	<u>SP</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" 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				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
				Total <u>0</u>

Hearing date July 16, 2014
7-8-14 Project # 1010010
 Staff signature & Date

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.**

required.

 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
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 - 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
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Bob Keenan
 Applicant name (print)
[Signature] 7/8/14
 Applicant signature / date



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

Application case numbers
14 - DRB - 70239

Form revised **October 2007**
[Signature] 7-8-14
 Planner signature / date
 Project # 1010010

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

312
313
314

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Bob Keenan
 Applicant name (print)
[Signature] 7/8/14
 Applicant signature / date



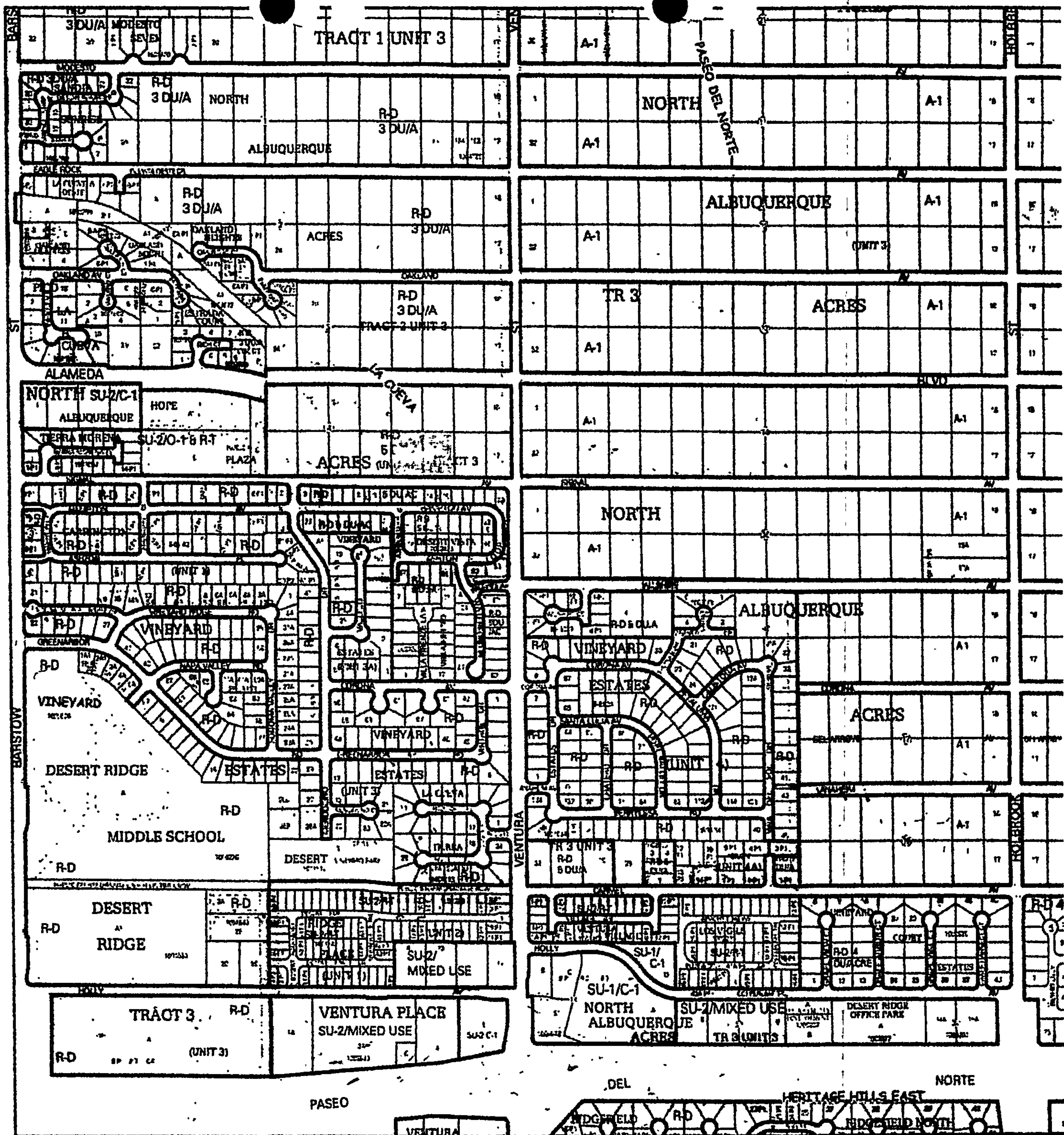
Form revised October 2007

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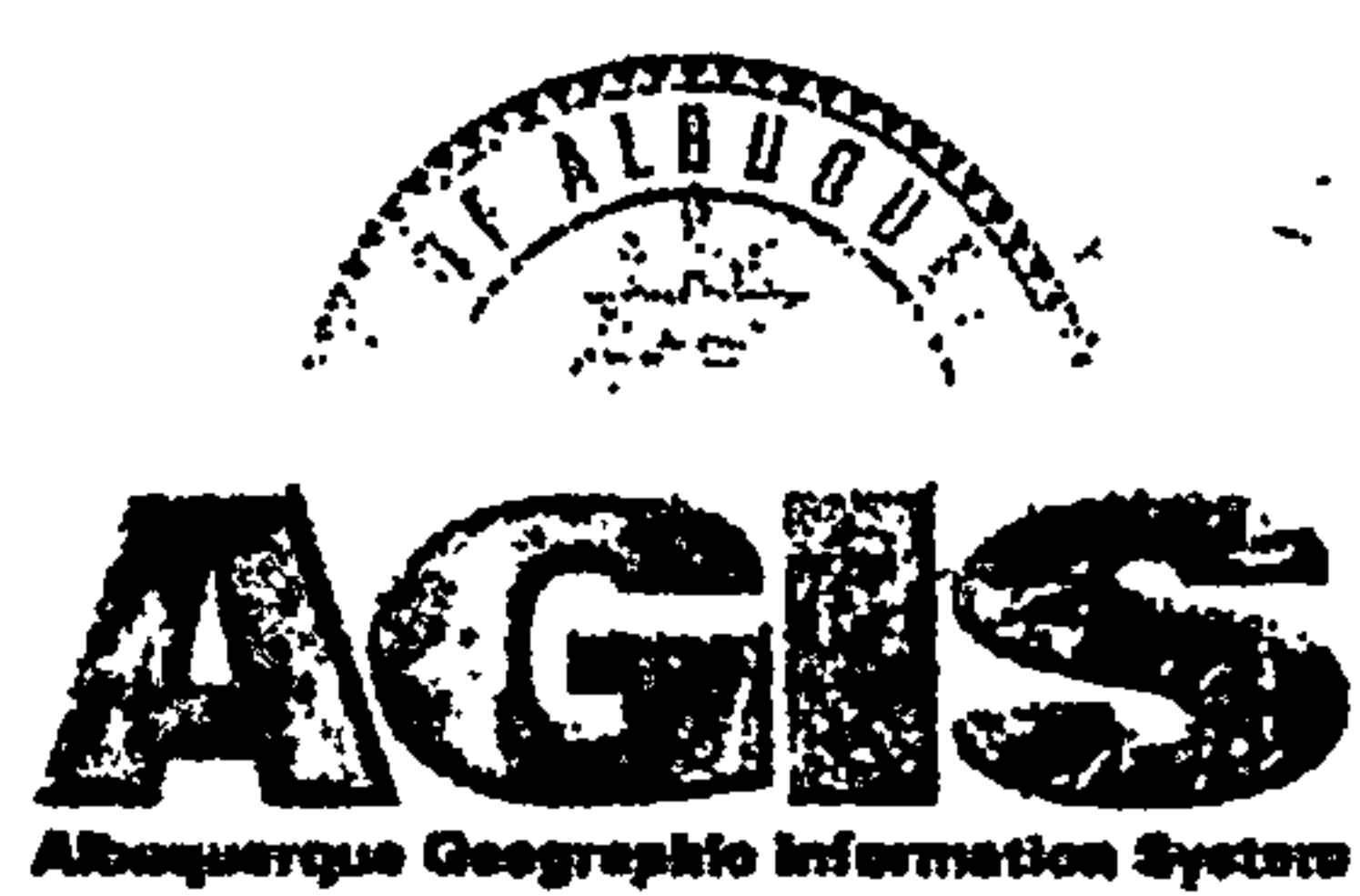
Application case numbers

14-DRB-70239

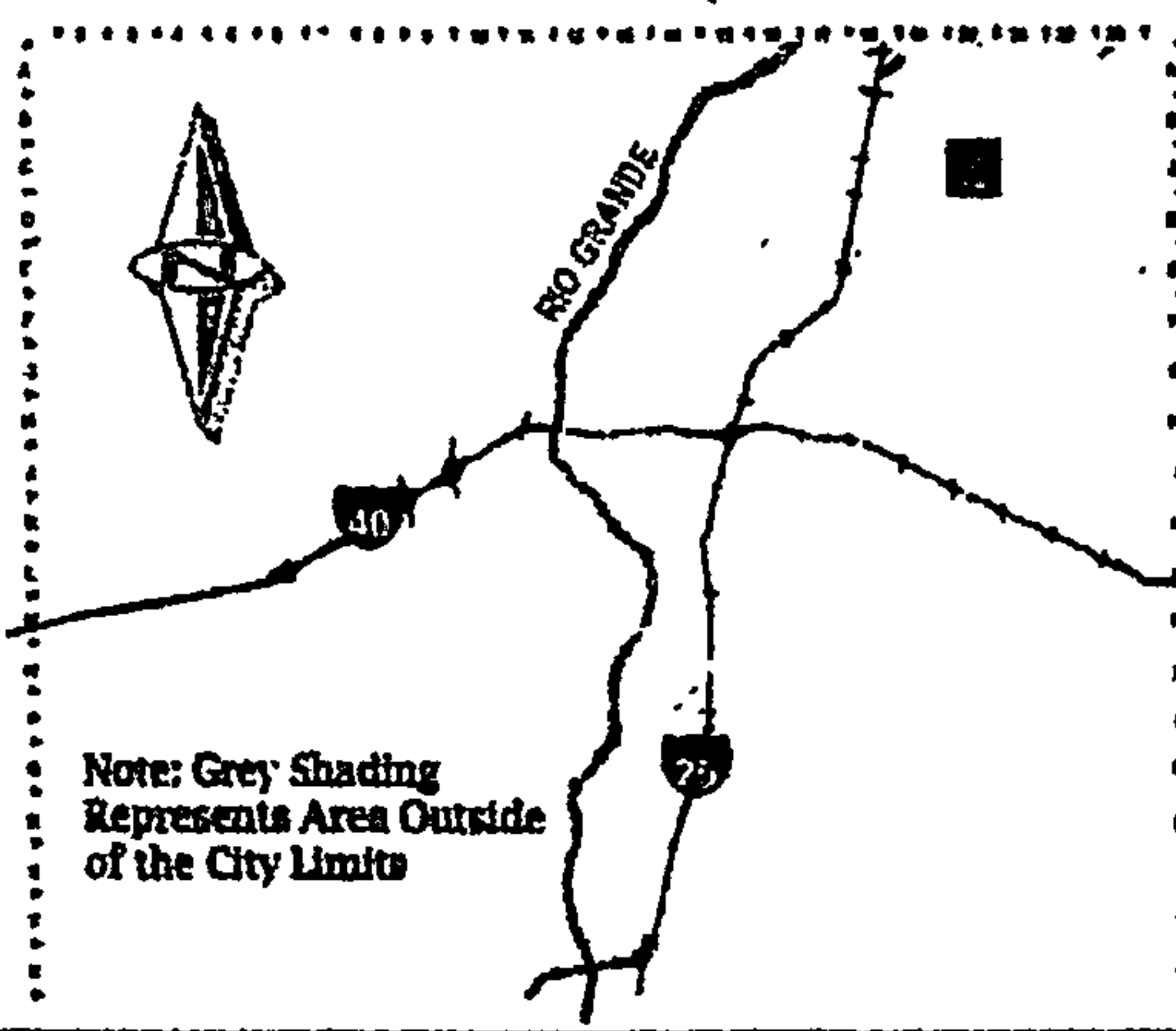
[Signature] 7-8-14
 Planner signature / date
 Project # 1010010



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



Map amended through: 1/24/2011



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 Contour
- Wall Overlay Zone



DETERMINED BY SURVEYING TECHNICIANS OBTAINING THE CITY OF ALBUQUERQUE REAL TIME GNSS NETWORK (ARTGN); DISTANCES SHOWN ARE GROUND.

2) ALL PROPERTIES SHOWN HEREON ARE ZONED R-D (SBUA CITY).

3) THESE PROPERTIES ARE DEPICTED ON ZONE ATLAS PAGE "C-20".

4) THIS PROPERTY LIES IN FLOOD HAZARD ZONE "AO", AN AREA OF WITH FLOOD DEPTHS OF 1-2 FEET OF SHEET FLOW ON SLOPING TERRAIN REFERENCE: F.I.R.M. MAP NUMBER 35001C03141G WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

5) ALL OF THESE PROPERTIES LIE WITHIN THE CORPORATE LIMITS OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

6) LEGAL ACCESS TO THESE PROPERTIES IS GAINED DIRECTLY VIA SIGNAL AVENUE NORTHEAST.

7) 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(d)(3).

8) THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED 04-16-14, BERNALILLO COUNTY DOCUMENT #2014030174.

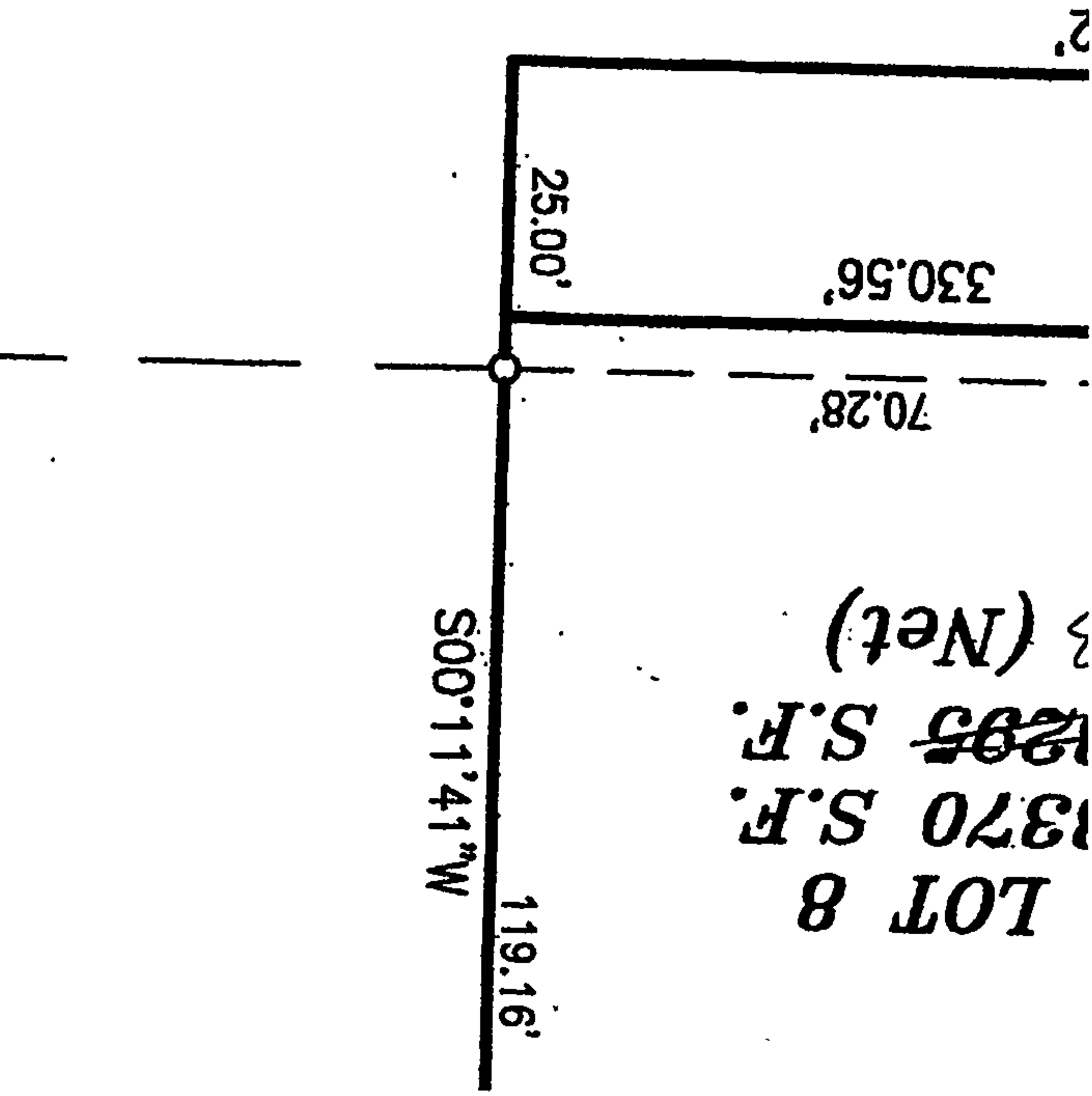
8) ALL EASEMENTS OF RECORD ARE SHOWN HEREON.

9) FIELD SURVEYS PERFORMED AUGUST 27, 2013.

10) RECORD DATA SHOWN IN PARENTHESES ().

11) AREA OF ACCESS EASEMENT: 2300 S.F.; TOTAL NET LOT AREAS: 24,950 S.F. OR 1.6517 ACRE.

69,730



CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT

APPROVED
1,600 sq. Feet

As long as the contract is approved
by solid waste Dept Attorney ERIC
and will get Cert copy to take
to ERIC 7-2-14

TERRAMETRICS NM

PLAT PREPARED BY

475 MONTGOMERY BOULEVARD, NE
ALBUQUERQUE, NEW MEXICO 87109
PHONE: (606) 881-2903

**RBK Realty, Inc.
8830 Keeran Ln. NE
Albuquerque, NM 87122
505.249.1502**

July 8, 2014

Subject: Replat of Lots 19 & 20, Blk. 4, Unit 3 NAA

Ladies and Gentlemen:

The purpose of this sketch plat is to request comments for a proposed minor subdivision into an eight lot subdivision to be known as Signal Pointe. Previously, 5' of Signal was vacated per 14DRB 70108. A copy of the ABCWUA a Water and Sanitary Sewer Availability Statement #140311 dated May 29, 2014, has been attached for your review. A copy of AFD's approval of the proposed subdivision on June 27, 2014, has been attached for your review. A copy of Solid Waste's approval of the proposed subdivision on July 8, 2014, has been attached for your review. The proposed Infrastructure List has been attached for your review. A proposed cross section of Signal Ave., a proposed cross section of Signal Pointe North/South and a proposed cross section of Signal Pointe East/West have been attached for your review.

We're requesting a sidewalk deferral for lots 6 & 7. We're asking for a variance of 6' for the north/south access easement from 38 feet to 34 feet because the 4' sidewalks on each side of the road will be built against the back of the roll curb without a landscape buffer. We're asking for a variance of 8' for the east/west access easement from 38 feet to 30 feet. A 4' sidewalk will be built only on the south side of the road and will be built against the back of the roll curb without a landscape buffer.

Pursuant to Section 14-14-6-1 (A) we're asking for approval of a blanket variance for the 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 variances 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 variances 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; and
5. One or more bases listed in Section 14-14-6-1 applies.

We look forward to your comments. If you have any questions, please don't hesitate to call me @ 505.249.1502.

Sincerely,


Bob Keeran, President
DRB Signal Pointe Subdivision 7.2.14



○ #5 REBAR WITH CAP "PWT 10204"

△ CITY CENTERLINE MONUMENT



P.U.E. PUBLIC UTILITY EASEMENT

SCALE: 1" = 30'

NOTES:

1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD83), GRID BEARINGS AND ARE REFERENCED TO THE ALBUQUERQUE GEODETIC REFERENCE SYSTEM AS DETERMINED BY GPS OBSERVATIONS OBTAINED UTILIZING THE CITY OF ALBUQUERQUE REAL TIME GNSS NETWORK (ARTGN); DISTANCES SHOWN ARE GROUND.

2) ALL PROPERTIES SHOWN HEREON ARE ZONED R-D (5DUA CITY).

3) THESE PROPERTIES ARE DEPICTED ON ZONE ATLAS PAGE "C-20".

4) THIS PROPERTY LIES IN FLOOD HAZARD ZONE "AO", AN AREA OF WITH FLOOD DEPTHS OF 1-2 FEET OF SHEET FLOW ON SLOPING TERRAIN REFERENCE: F.I.R.M. MAP NUMBER 35001C03141G WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

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7) 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).

8) THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED 04-16-14, BERNALILLO COUNTY DOCUMENT #2014030174.

8) ALL EASEMENTS OF RECORD ARE SHOWN HEREON.

9) FIELD SURVEYS PERFORMED AUGUST 27, 2013.

10) RECORD DATA SHOWN IN PARENTHESES ().

11) AREA OF ACCESS EASEMENT: 7300 S.F.; TOTAL NET LOT AREAS: 71,950 S.F. OR 1.6517 ACRE.

PLAT PREPARED BY

TERRAMETRICS NM

4175 MONTGOMERY BOULEVARD, N.E.
ALBUQUERQUE, NEW MEXICO 87109
PHONE: (505) 881-2903

AFD PLANS CHECKING OFFICE
924-3611

APPROVED/DISAPPROVED

SIGNATURE & DATE

6-27-14

PROJECT #

1010010

July 16, 2014

(SK)



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
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- Storm Drainage Cost Allocation Plan

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- Annexation
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 ADDRESS: 2830 KEENAN CN NE FAX: N/A
 CITY: Alb STATE: NM ZIP: 87122 E-MAIL: Havehouses@hotmail.com

APPLICANT: Bob Keenan PHONE: 505-249-1502
 ADDRESS: 2830 KEENAN CN NE FAX: _____
 CITY: Alb STATE: NM ZIP: 87122 E-MAIL: Havehouses@hotmail.com

Proprietary interest in site: Agent/Purchaser List all owners: Blas & Smart UNQUANOS

DESCRIPTION OF REQUEST: Minor subdivision lot 19A into 910s

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 19 & 20 / lot 19-A TRS Block: 4 Unit: 3
 Subdiv/Addn/TBKA: NAA
 Existing Zoning: R05 DUA Proposed zoning: Same MRGCD Map No _____
 Zone Atlas page(s): C-20 UPC Code: 1-020-064-207-334-20213
1-020-064-222 334 20214

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14 DWS 70069, Paused # 1010010

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 2.2 Acres
 LOCATION OF PROPERTY BY STREETS: On or Near: Signal NE
 Between: Samston and Ventura

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE: [Signature] DATE: 5-13-14
 (Print Name) Bob Keenan Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
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Application case numbers	Action	S.F.	Fees
<u>14DRB - 70153</u>	<u>SK</u>	_____	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>May 21, 2014</u>			Total
			<u>\$ 0</u>

Revised: 4/2012

Staff signature & Date 5-13-14

Project # 1010010

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(DRB08)

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- 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.
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 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (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
 - 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.

Bob Keenan

Applicant name (print)

Applicant signature / date



Form revised **October 2007**

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

Application case numbers

14DRB-70153

_____-_____-_____
_____-_____-_____
_____-_____-_____

[Signature] 5-13-14
Planner signature / date

Project # 1010010



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- 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: 2830 KEENAN CN NE FAX: N/A
 CITY: Alb STATE: NM ZIP: 87122 E-MAIL: Havehouses@hotmail.com

APPLICANT: Bob Keenan PHONE: 505-249-1502
 ADDRESS: 2830 KEENAN CN NE FAX: N/A
 CITY: Alb STATE: NM ZIP: 87122 E-MAIL: Havehouses@hotmail.com

Proprietary interest in site: Agent/Purchaser List all owners: Blas & Sarah Urquiza

DESCRIPTION OF REQUEST: Minor subdivision lot 19A into 9 lots

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 19 & 20 / lot 19-A TRS Block: 4 Unit: 3
 Subdiv/Addn/TBKA: NAA
 Existing Zoning: R05 DUA Proposed zoning: Same MRGCD Map No. _____
 Zone Atlas page(s): C-20 UPC Code: 1-020-064-207-334-20213
1-020-064-222 334 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.):
14 DRB 2006 9, Paused # 1010010

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 2.2 Acres
 LOCATION OF PROPERTY BY STREETS: On or Near: Signal NE
 Between: Greenway and Ventura

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE: [Signature] DATE: 5-13-14
 (Print Name) Bob Keenan Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14 DRB - 70153</u>	<u>SK</u>		<u>\$ -</u>
<input checked="" type="checkbox"/> All fees have been collected				\$
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" 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				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
				Total
				\$ <u>0</u>

Hearing date: May 21, 2014
 Staff signature & Date: [Signature] 5-13-14 Project # 1010010

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
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 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
- 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.

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**
 - 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.

Bob Keenan
Applicant name (print)
[Signature]
Applicant signature / date



Form revised October 2007

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

Application case numbers
 4DRB- 70153

[Signature] 5-13-14
Planner signature / date
 Project # 1010010

**Keeran 1, LLC
8830 Keeran Ln. NE
Albuquerque, NM 87122
505.249.1502**

May 13, 2014

Subject: Replat of Lots 19 & 20, Blk. 4, Unit 3 NAA

Ladies and Gentlemen:

The purpose of this request is to discuss the proposed Subdivision of Lot 19-A into nine lots to be known as Signal Pointe Subdivision and receive written comments.

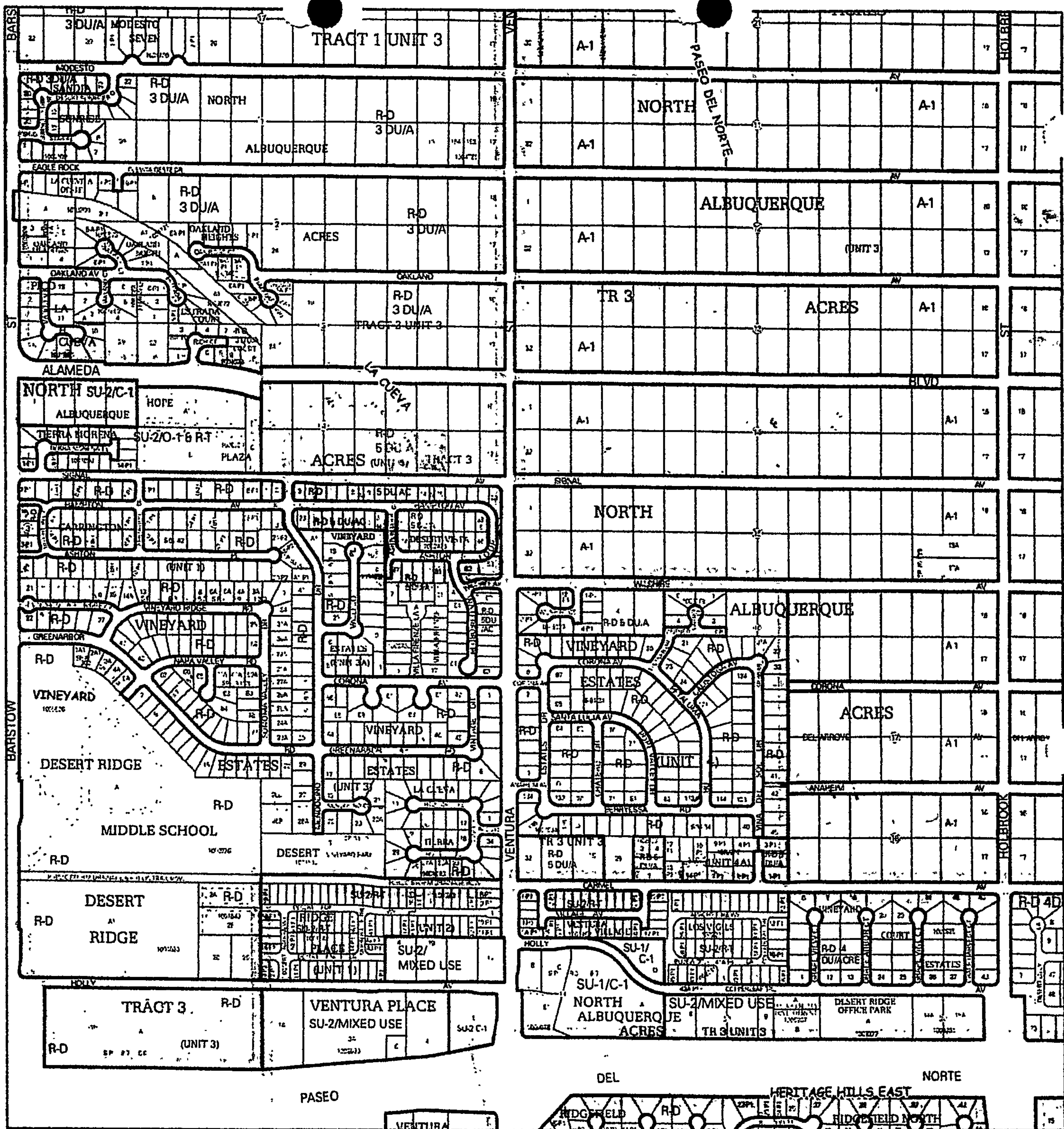
If you have any questions, please don't hesitate to call me @ 505.249.1502.

Sincerely,

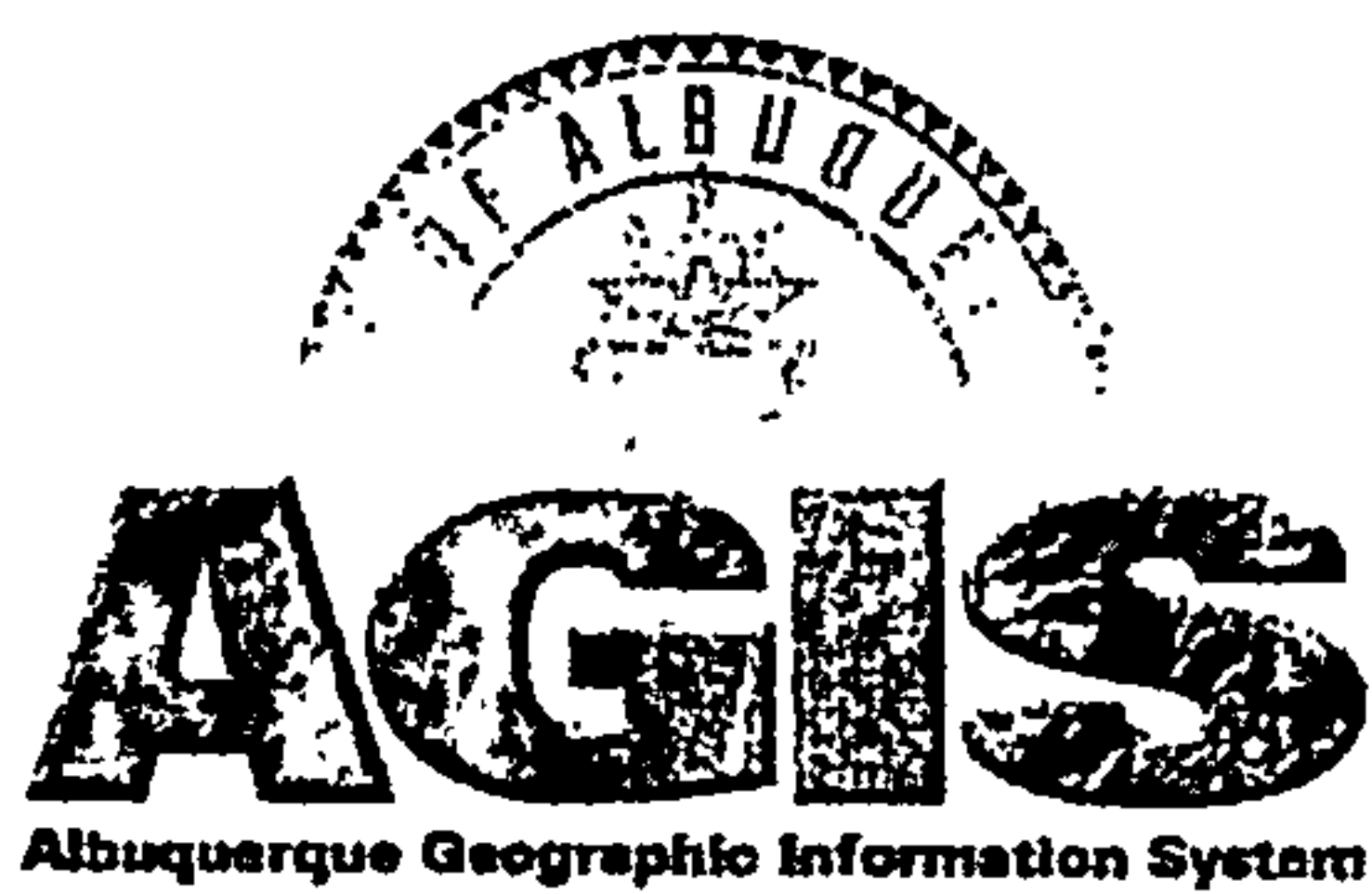


Bob Keeran

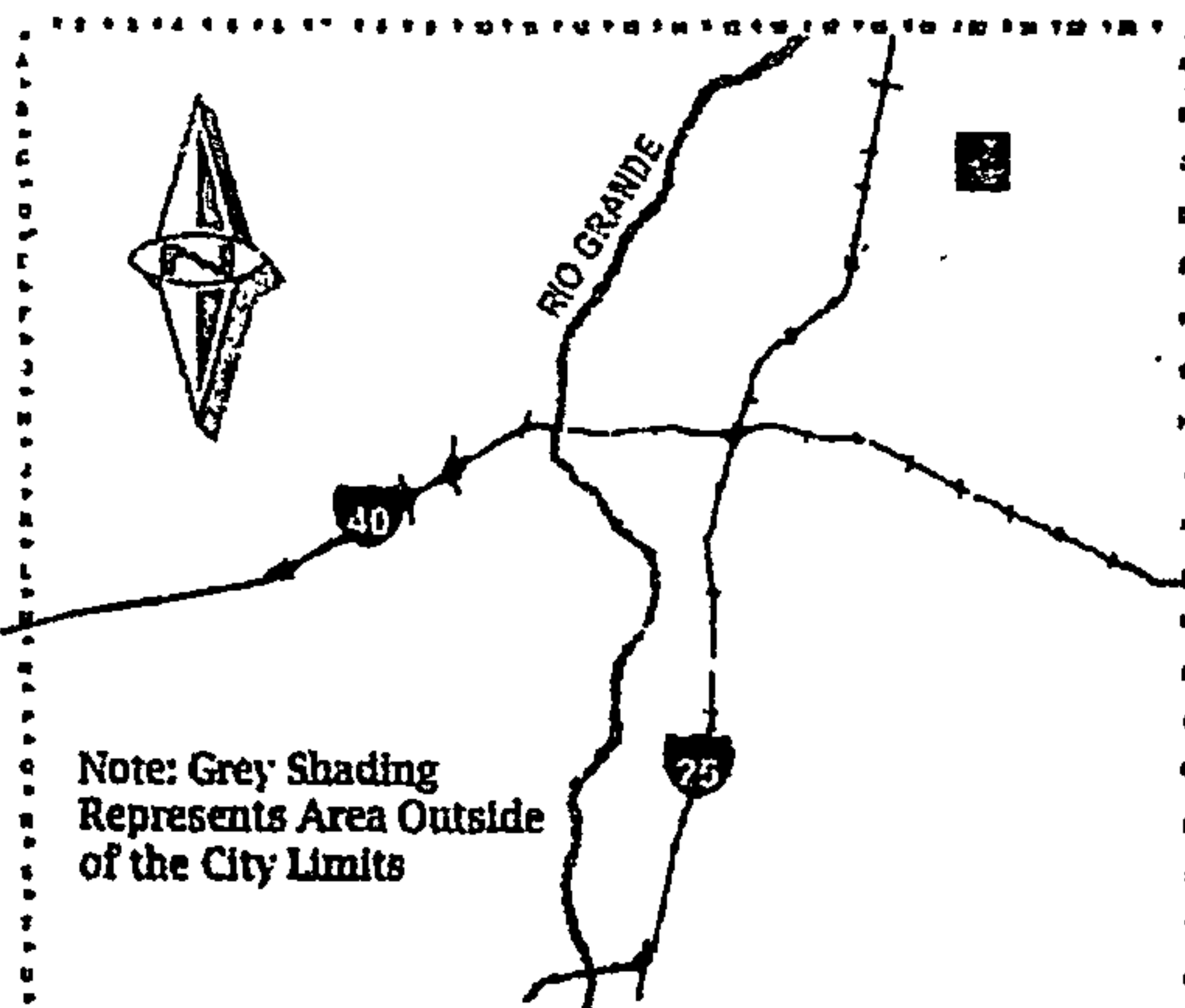
DRB Signal Pointe Subdivision sketch plat



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



Map amended through: 1/24/2011








Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

C-20-Z

Selected Symbols

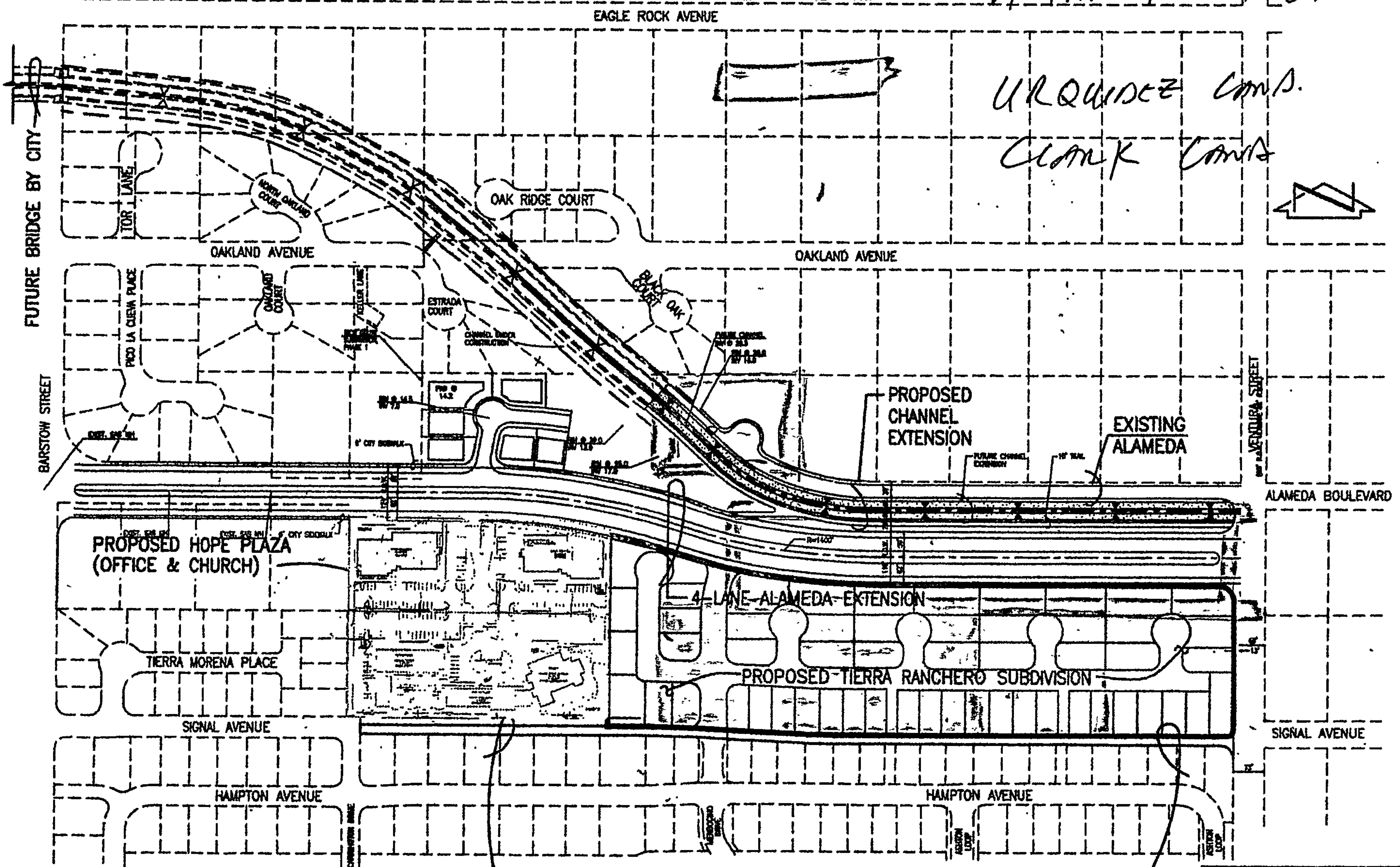
- SECTOR PLANS  Escarpment
- Design Overlay Zones  2 Mile Airport Zone
- City Historic Zones  Airport Noise Contours
- H-1 Buffer Zone  Wall Overlay Zone
- Petroglyph Mon. 



May 21, 2014

CSK

Proposed Exchange to AMAFCA
AMAFCA Excess Lands

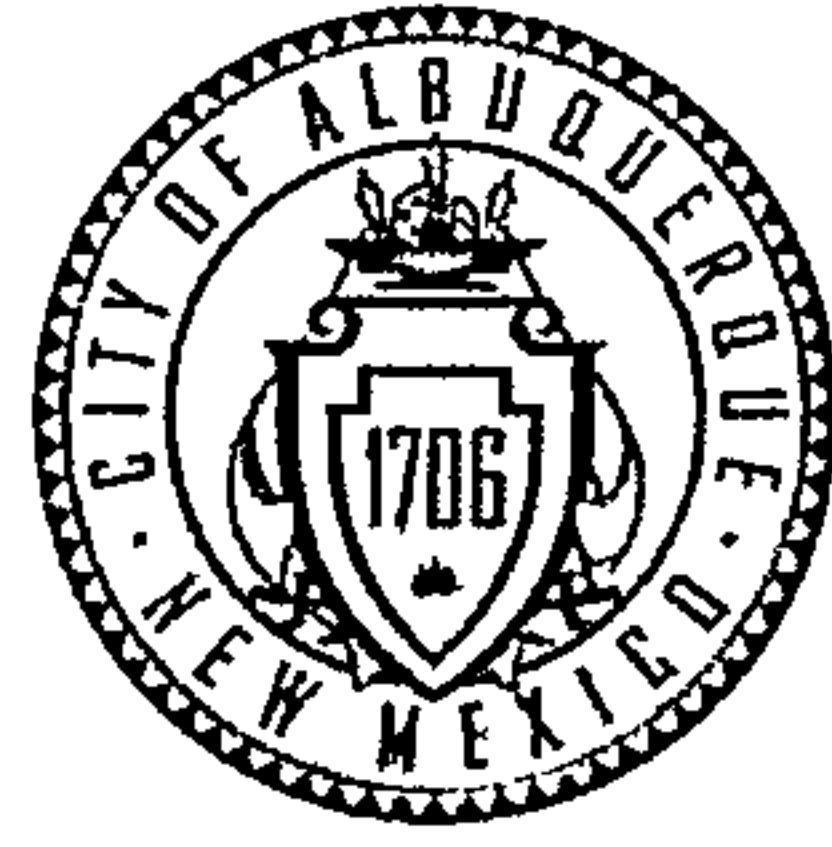


URQUIZEA LANDS
CLARK LANDS



PROPOSED VACATION OF SIGNAL AVE NE AS A STREET RIGHT-OF-WAY
AND REPLACEMENT WITH A 20' WIDE LANDSCAPED TRAIL

NOTE:
THIS IS NOT A BOUNDARY SURVEY. EXISTING LISTING IS REPRESENTED FROM
RECORD PLANS AND IS SHOWN FOR INFORMATION PURPOSES ONLY.
EXISTING CHANNEL IS FROM C.W. TOTTEN, L.A. CITY CHANNEL.
PROPOSED LISTING IS CONCEPTUAL AND REPRESENTS A POSSIBLE
DEVELOPMENT SCENARIO.



INTER-OFFICE MEMORANDUM
COMMENTING AGENCIES

TRANSPORTATION DEVELOPMENT*John MacKenzie*
TRANSIT & PARKING DEPARTMENT*Shabih Risvi*
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
AMAFCA.....*Lynn Mazur*
APD CRIME PREVENTION.....*Steve Sink*
OPEN SPACE DIVISION.....*Kent Reed Swanson*
FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*David Kilpatrick*
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
PNM.....*Daniel Aragon*
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
COMCAST CABLE.....*Mike Mortus*
Mid.Rio Grande Conserv. Dist. (MRGCD).....*Ray Gomez*
ENVIRONMENTAL HEALTH.....*Paul Olson*

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1010010
WEDNESDAY, May 14, 2014

Comments must be received by:
Friday, May 9, 2014



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- 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 Keeran PHONE: 505-249-1502
 ADDRESS: 8830 Keeran Ln NE FAX: N/A
 CITY: Albuquerque STATE: NM ZIP: 87122 E-MAIL: Havehomes@hotmail.com

APPLICANT: Bob Keeran PHONE: 505-249-1502
 ADDRESS: 8830 Keeran Ln NE FAX: _____
 CITY: Albuquerque STATE: NM ZIP: 87122 E-MAIL: Havehomes@hotmail.com

Proprietary interest in site: Agent/Purchaser List all owners: Blas & Sarah Urquidez

DESCRIPTION OF REQUEST: Combine lots 19 & 20 into 1 lot TBKAs Lot 19A & vacate 5' Roadway

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 19 & 20 Tr 3 Block: 4 Unit: 3
 Subdiv/Addn/TBKA: N/A
 Existing Zoning: RD 5 DUA Proposed zoning: Same MRGCD Map No _____
 Zone Atlas page(s): C-20 UPC Code: 102006420733420213
102006422233420214

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): ≈ 2 Acres
 LOCATION OF PROPERTY BY STREETS: On or Near: SIGNA AVE
 Between: BARSTON and VENTURA

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 4-17-14
 (Print Name) Bob Keeran Applicant: Agent:

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING <input type="checkbox"/> All checklists are complete <input type="checkbox"/> All fees have been collected <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 <input type="checkbox"/> F.H.D.P. fee rebate	Application case numbers	Action	S.F.	Fees
	<u>14DRB - 20108</u>	<u>VPE</u>	_____	<u>\$ 45.00</u>
	<u>14DRB - 20109</u>	<u>P&F</u>	_____	<u>\$</u>
	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
	_____	_____	_____	<u>\$</u>
Hearing date <u>May 14, 2014</u>				Total
_____				<u>\$</u>

Revised: 4/2012

[Signature] 4-18-14
 Staff signature & Date

Project # 1010010

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
 - ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 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
 - 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.

- 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**
 - ___ 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.

Soy Keenan
 Applicant name (print)
 Applicant signature / date



Form revised **October 2007**
 Planner signature / date 4-18-14
 Project # 1010010

<input checked="" type="checkbox"/> Checklists complete	Application case numbers
<input checked="" type="checkbox"/> Fees collected	<u>14DRB - 70109</u>
<input checked="" type="checkbox"/> Case #s assigned	_____
<input checked="" type="checkbox"/> Related #s listed	_____

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.

- 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)**
 - ___ 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 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.

Bob Keenan
Applicant name (print)
[Signature] 4/18/14
Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
14DRB - _____ - 70108

Form revised 4/07
[Signature] 4-18-14
Planner signature / date
Project # 1010010

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tear out less easily.

4. TIME

Signs must be posted from April 29, 2014 To May 14, 2014

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] (Applicant or Agent) 4-18-14 (Date)

I issued 1 signs for this application, 4-18-14 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1010010



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

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: N/A
 CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: Havehomes@hotmail.com

APPLICANT: Bob Keenan PHONE: 505-249-1502
 ADDRESS: 8830 KEENAN LN NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: Havehomes@hotmail.com
 Proprietary interest in site: Agent/Purchaser List all owners: Blas & STRATA URQUIDEZ

DESCRIPTION OF REQUEST: COMBINE lots 19420 into 1 lot TBKAS Lot 19A & VACATE 5' ROADWAY

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 19420 Tr 3 Block: 4 Unit: 3
 Subdiv/Addn/TBKA: N/A
 Existing Zoning: RD 5 DUA Proposed zoning: Same MRGCD Map No _____
 Zone Atlas page(s): C-20 UPC Code: 1020 064 207 334 2023
1 020 064 222 334 2024

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): ≈ 2 ACRES
 LOCATION OF PROPERTY BY STREETS: On or Near: SIGNAL AVE
 Between: BANSTON and VENTURA

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Bob Keenan DATE 4-17-14
 (Print Name) _____ 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	Action	S.F.	Fees
<u>14DRB - 70108</u>	<u>VPE</u>	_____	<u>\$ 45.00</u>
<u>14DRB - 70109</u>	<u>P&F</u>	_____	<u>\$</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	<u>\$</u>
			Total
			<u>\$</u>

Hearing date May 14, 2014

[Signature]
 Staff signature & Date 4-18-14

Project # 1010010

Revised: 4/2012

FORM S(3): SUBDIVISION - D.R. 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
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 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
 - 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.

- 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**
 - 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.

Sony Keenan
 Applicant name (print)

 Applicant signature / date



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

Application case numbers
 14DRB - 70109

Form revised October 2007

 Planner signature / date
 Project # 01010010

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.

- 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)**
 - 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 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.

Bob Keenan
Applicant name (print)
[Signature] 4/18/14
Applicant signature / date



Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
14DRB - _____ - 70108

[Signature] 4-18-14
Planner signature / date
Project # 1010010

**Keeran 1, LLC
8830 Keeran Ln. NE
Albuquerque, NM 87122
505.249.1502**

April 17, 2014

Subject: Proposed Replat of Lots 19 & 20, Blk. 4, Unit 3 NAA into Lot 19-A, Vacation of 5' of Public Right-of Way and Dedication of 25' of Signal in fee simple to the City of Albuquerque, Zone Atlas Page C-20: DRB Project #1010010.

Ladies and Gentlemen:

The purpose of this letter is to request approval of the Replat of Lots 19 & 20, Blk. 4, Unit, Tract 3, NAA into one lot to be known as Lot 19A; request approval of the Vacation of 5' of the Public Roadway Easement as was done on the south side of Signal for Desert Vista Subdivision, and the dedication of the remaining 25' right of way in fee simple to the City of Albuquerque. The site zoned R-D 5 DUA is located on Signal Avenue NE between Barstow Street NE and Ventura Street NE. Included for your review are the following:

1. The document which created the public easement.
2. Zone Atlas page C-20 with the entire property highlighted.
3. Letters to Elizabeth Meek and Tony Huffman of the Vineyard Estates Neighborhood Assoc. that needed to be contacted in regards to this planning submittal - per letter and "Attachment A" dated April 15, 2014 from Dalaina Carmona, Senior Administrative Assistant in the Office of Neighborhood Coordination.
4. Proposed Plat of Lot 19-A (2 pages) containing 1.8192 acres including the vacation of 5' of Signal Avenue and dedication of the remaining 25' of right of way in fee simple to the City of Albuquerque.

If you have any questions, please don't hesitate to call me @ 505.249-1502 or email me @ llavehomes@hotmail.com.

Sincerely,

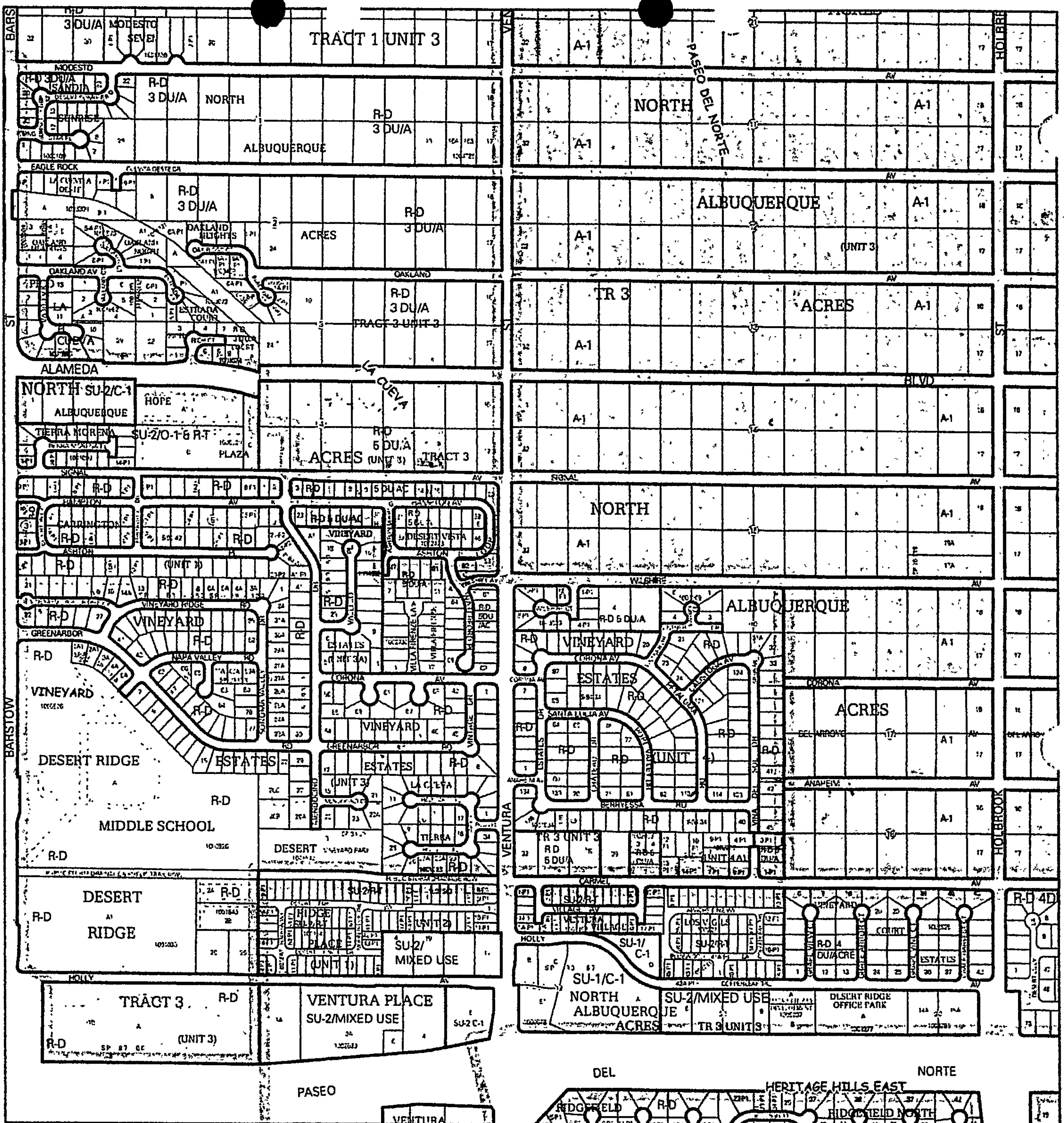


Bob Keeran
Managing Partner

Enclosure/s

Cc: Elizabeth Meek, Vineyard Estates N.A.
Tony Huffman, Vineyard Estates N.A.

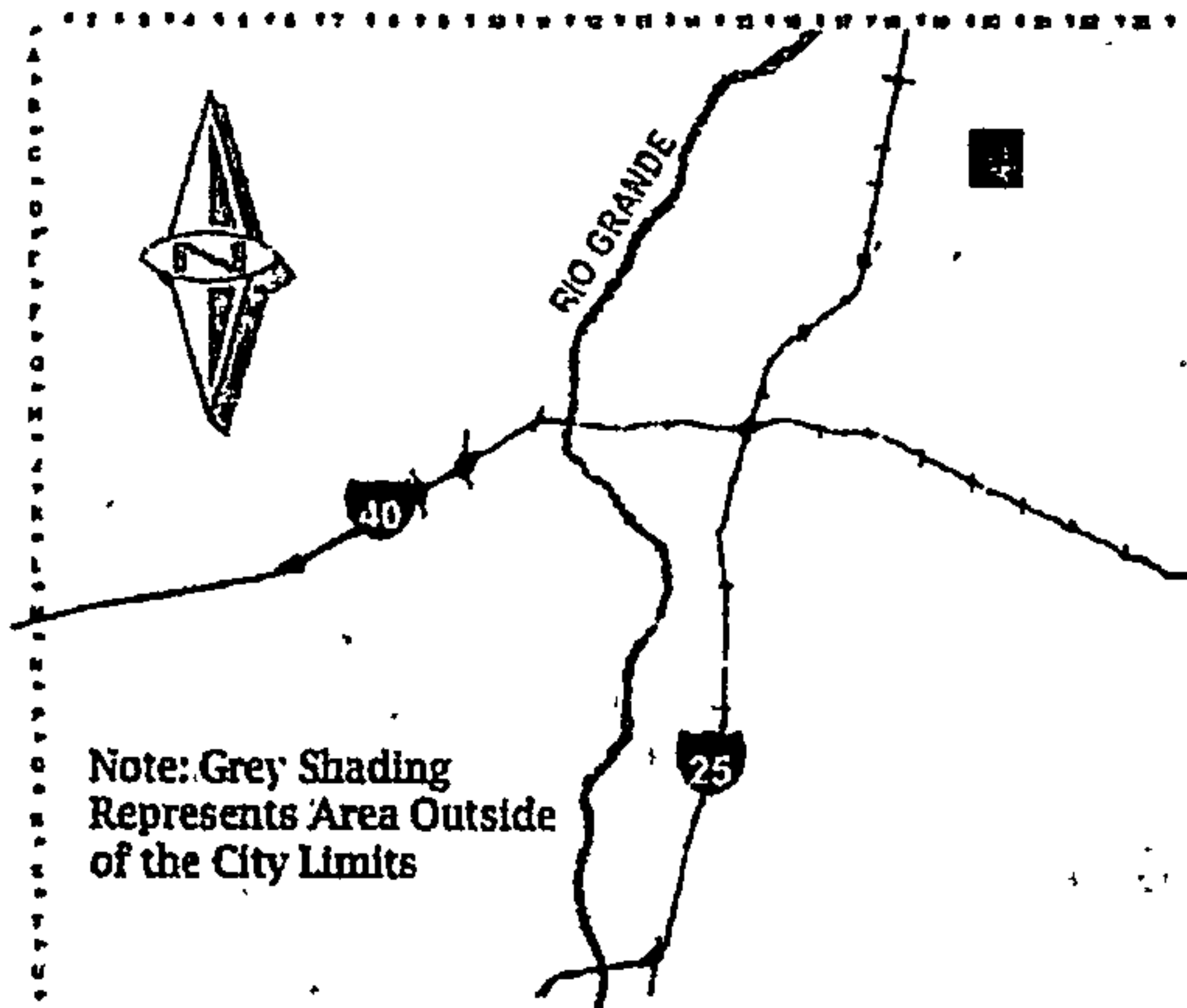
DRB Signal Lot Combination & 5' Vacation



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



Map amended through: 1/24/2011



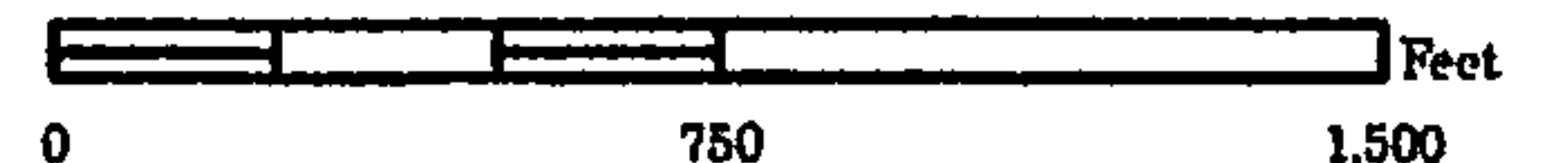
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

C-20-Z

Selected Symbols

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





City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

April 15, 2014

Bob Keeran
RBK Realty Inc.
8830 Keeran Lane NE/87122
Phone: 505-249-1502 Fax:

Dear Bob:

Thank you for your inquiry of April 15, 2014 requesting the names of ALL Neighborhood and/or Homeowners Associations who would be affected under the provisions of O-92 by your proposed project at (DRB SUBMITTAL) LOTS 19 & 20, BLOCK 4, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES LOCATED ON SIGNAL BETWEEN BARSTOW AND VENTURA zone map C-20.

Our records indicate that the ALL Neighborhood and/or Homeowners Associations affected by this proposal and the contact names are as follows:

SEE ATTACHMENT "A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3906 or via an e-mail message at dcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**

● ATTACHMENT "A" ●

April 15, 2014

Bob Keeran

RBK Realty Inc.

8830 Keeran Lane NE/87122

Phone: 505-249-1502 Fax:

VINEYARD ESTATES N.A. (VYE) "R"

***Elizabeth Meek**

8831 Hampton Ave. NE/87122 508-0806 (h)

Tony Huffman

9712 Sand Verbena Trl. NE/87122-3667 823-2456 (h)

!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-

The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.

Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.

Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Dalaina at 924-3906 or via an e-mail message at dlcarmona@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 4/15/14 Time Entered: 9:53 a.m. ONC Rep. Initials: DC



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 -OR- you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: swinklepleck@caba.gov. ONC will need the following information **BEFORE** NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914.

Zone Map and this Developer Inquiry Sheet MUST be provided with request.

Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower

EPC Submittal DRB Submittal LUCC Submittal Liquor Submittal

Administrative Amendments (AA's) Submittal City Project Submittal

CONTACT NAME: BOB KEETON
COMPANY NAME: RBK REALTY INC
ADDRESS/ZIP: 8830 KEETON LN NE ALB NM 87122
PHONE: 505-249-1502 FAX: NA

LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

lots 19 & 20 Blk 4 Tract 3, Unit 3
N/A

LOCATED ON Signal LEGAL DESCRIPTION
STREET NAME OR OTHER IDENTIFYING LANDMARK
BETWEEN Burston AND
STREET NAME OR OTHER IDENTIFYING LANDMARK
Ventura
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (E-20).

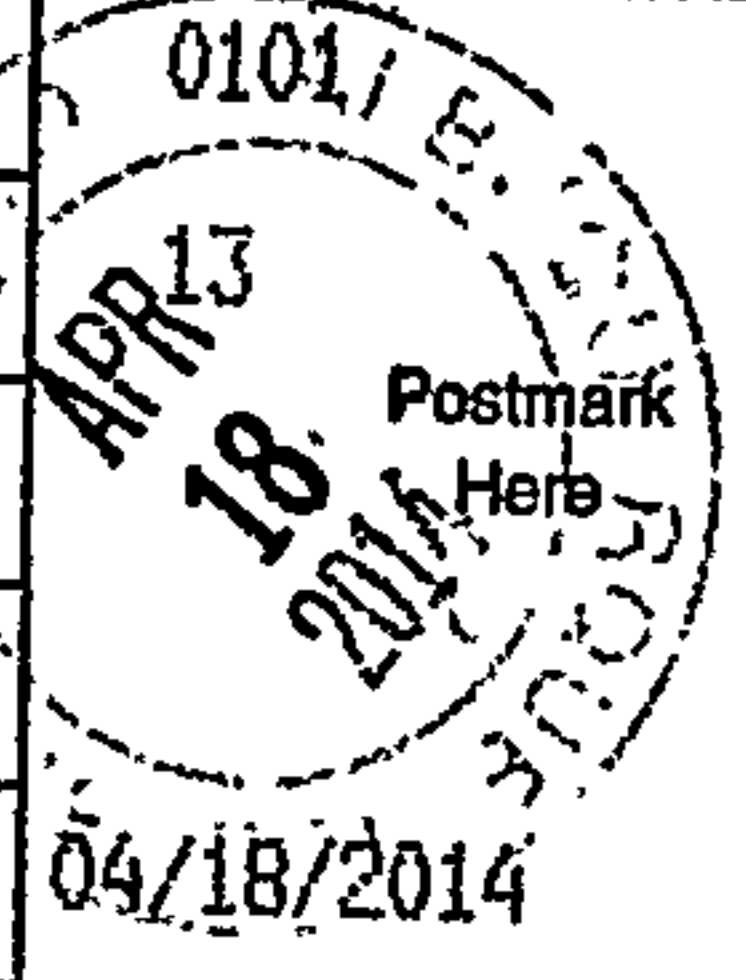
7010 1870 0000 0270 0101

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87122
OFFICIAL USE

Postage	\$	\$1.61
Certified Fee		\$3.30
Return Receipt Fee (Endorsement Required)		\$2.70
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$7.61



Sent To TONY HUFFMAN
 Street, Apt. No., or PO Box No. 9712 SAND VERBENA TRL
 City, State, ZIP+4 ALB NM 87122-3067

PS Form 3800, August 2006 See Reverse for Instructions

7491 1870 0000 0270 0101

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87122
OFFICIAL USE

Postage	\$	\$1.61
Certified Fee		\$3.30
Return Receipt Fee (Endorsement Required)		\$2.70
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$7.61



Sent To ELIZABETH MEEK
 Street, Apt. No., or PO Box No. 8831 HAMPTON AVE NE
 City, State, ZIP+4 ALBUQUERQUE NM 87122

PS Form 3800, August 2006 See Reverse for Instructions

ARE
AIF

May 14, 2014



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- 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): Robert Keenan PHONE: 505-249-1502
 ADDRESS: 8830 Keenan Ln NE FAX: N/A
 CITY: Albuquerque STATE: NM ZIP: 87122 E-MAIL: Have home@hotmai.com

APPLICANT: Robert Keenan PHONE: 505-249-1502
 ADDRESS: 8830 Keenan Ln NE FAX: N/A
 CITY: Albuquerque STATE: NM ZIP: 87122 E-MAIL: Have home@hotmai.com

Proprietary interest in site: Agent/Planner List all owners: Greg & Sherry [unclear]

DESCRIPTION OF REQUEST: Replat combine lots 19 & 20 into 1 lot with as 19A, Vacate S Roadway, Review Site Plan

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 19 & 20 Block: 4 Unit: 3
 Subdiv/Addn/TBKA: N/A
 Existing Zoning: R-500A Proposed zoning: Same MRGCD Map No _____
 Zone Atlas page(s): C-20 UPC Code: 102006420733420213
102006422233420214

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 Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): ≈ 2 acres
 LOCATION OF PROPERTY BY STREETS: On or Near: Signet Ave NE
 Between: Banston and Ventura

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE _____ DATE 3-11-14
 (Print Name) Robert Keenan 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

14DRB 70069

Action

SK

S.F.

Fees

\$ 0
 \$ _____
 \$ _____
 \$ _____

Total

\$ 0

Hearing date March 19, 2014

Project # 1010010

3-11-14
 Staff signature & Date

Revised: 4/2012

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.
- required.
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
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 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
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- 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
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 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
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 - 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
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- 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.
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- 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.

Robert Keenan
Applicant name (print)

[Signature]
Applicant signature / date



Form revised **October 2007**

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
14DR13-70018

[Signature] 3-11-14
Planner signature / date

Project # 1010010

**Keeran 1, LLC
8830 Keeran Ln. NE
Albuquerque, NM 87122
505.249.1502**

March 10, 2014

Subject: Replat of Lots 19 & 20, Blk. 4, Unit 3 NAA

Ladies and Gentlemen:

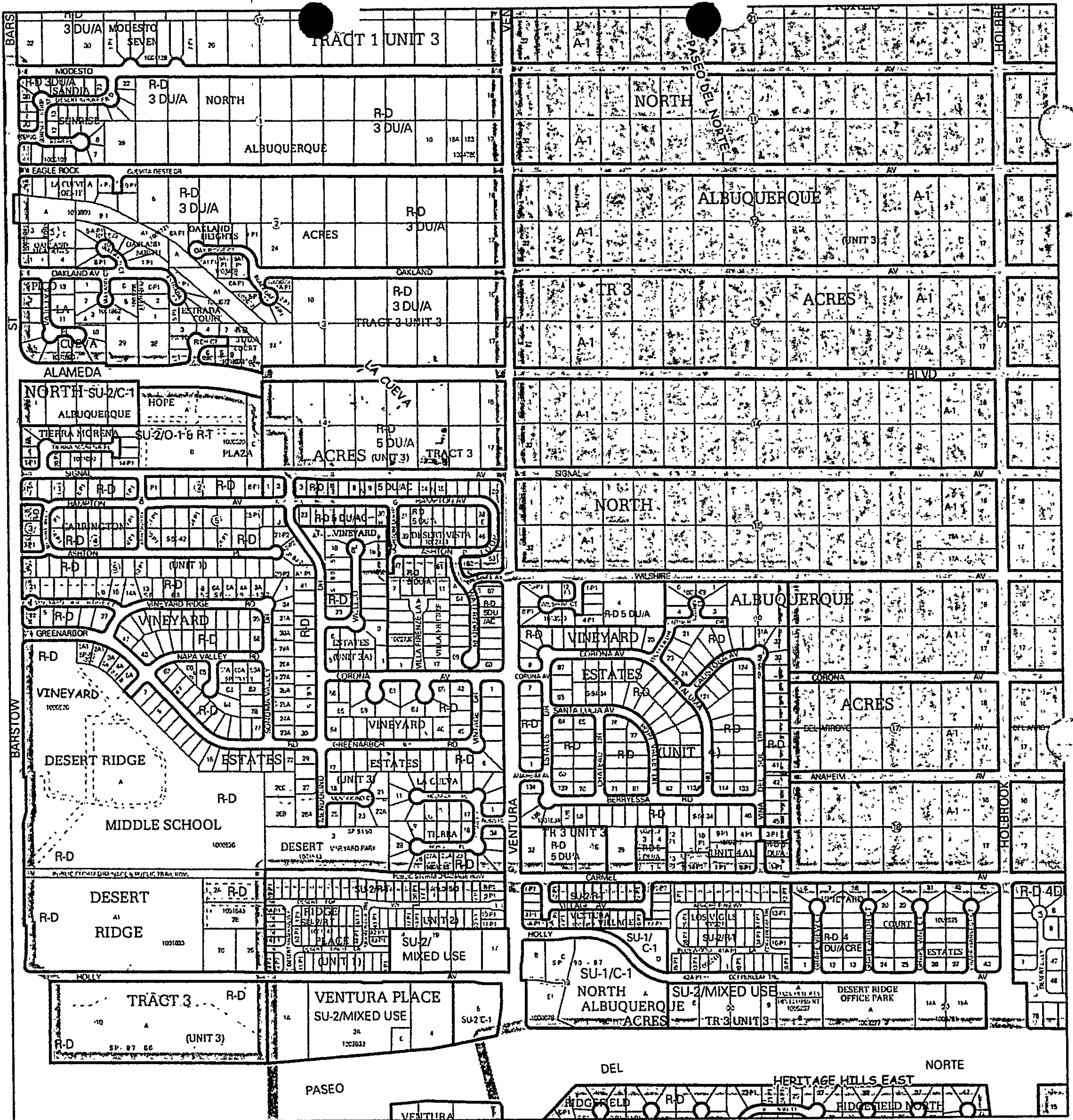
The purpose of this request is to discuss the proposed Replat of Lots 19 & 20, Blk. 4, Unit 3 NAA into one lot to be known as Lot 19A, Vacation of 5' of the Public Roadway Easement, Site Plan review for Proposed Signal Court Condominiums and receive written comments.

If you have any questions, please don't hesitate to call me @ 505.249.1502.

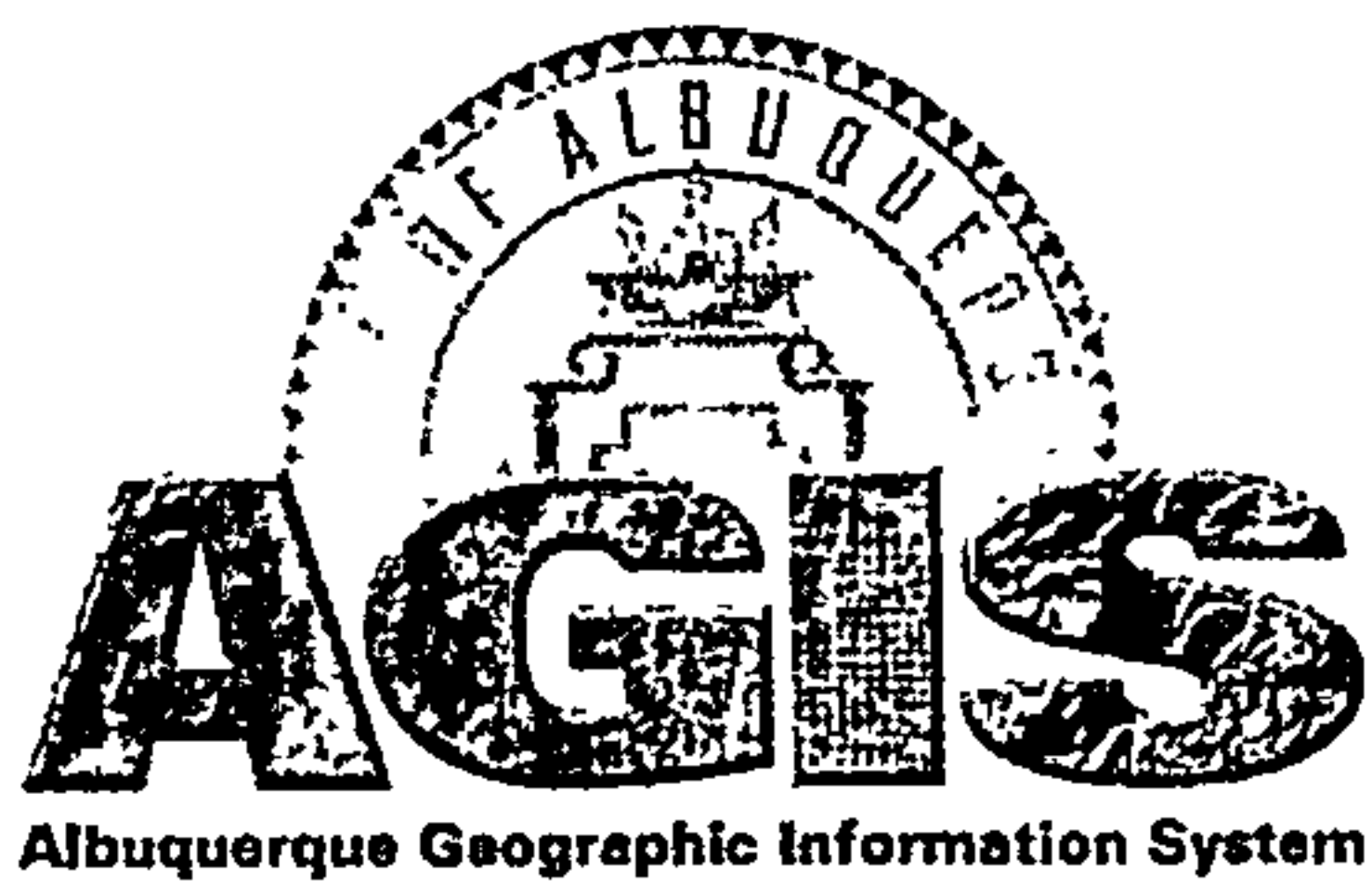
Sincerely,



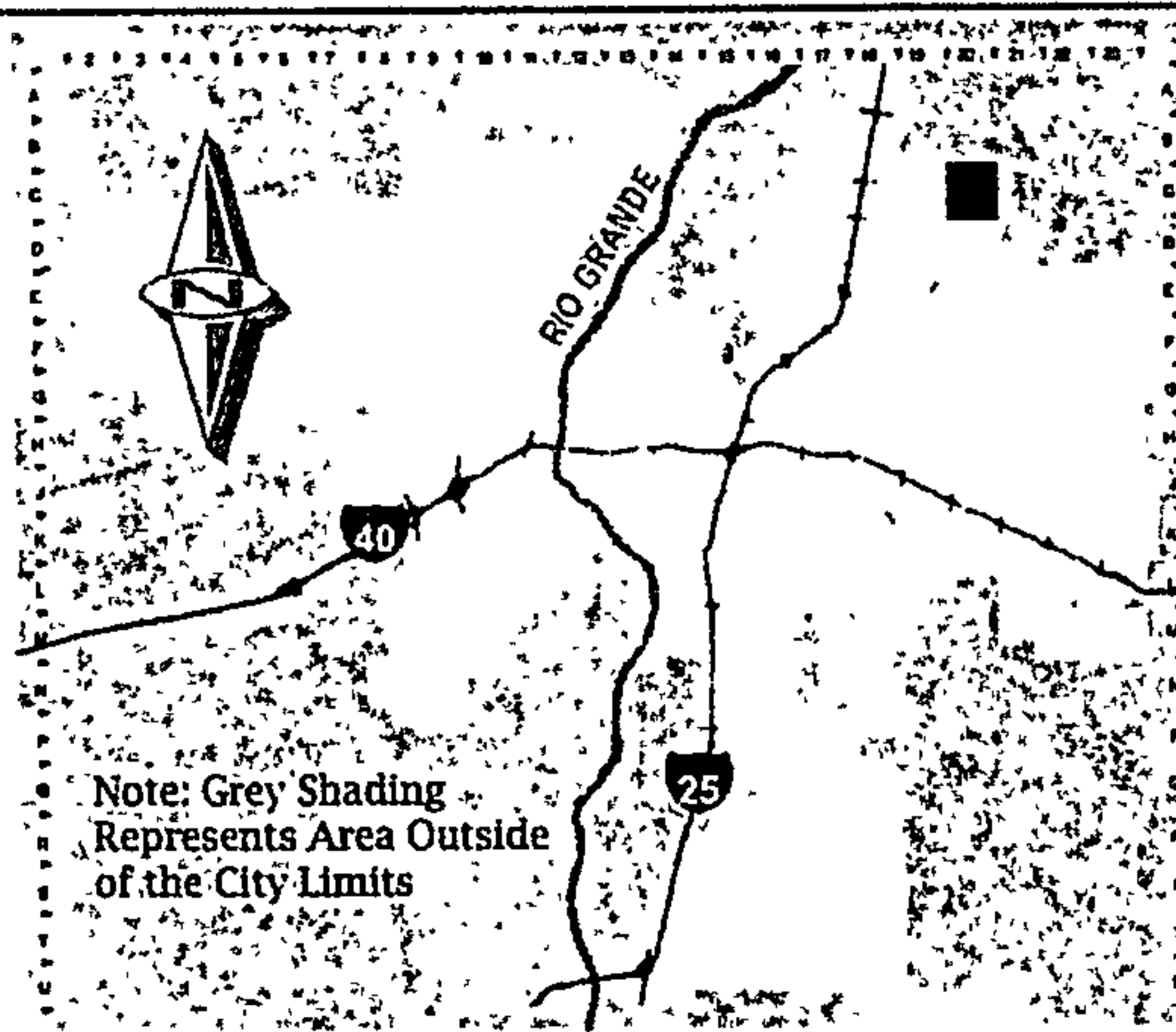
Bob Keeran



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



Map amended through: 1/24/2011



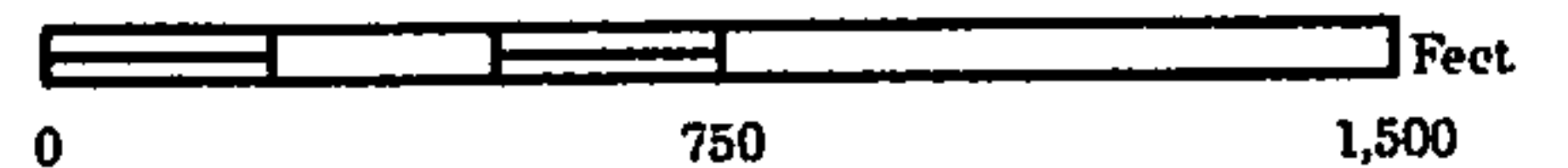
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

C-20-Z

Selected Symbols

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





Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- 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): Robert Keenan PHONE: 505-249-1502
 ADDRESS: 8830 Keenan Ln NE FAX: N/A
 CITY: Albuquerque STATE: NM ZIP: 87122 E-MAIL: Have home@hotmail.com

APPLICANT: Robert Keenan PHONE: 505-249-1502
 ADDRESS: 8830 Keenan Ln NE FAX: N/A
 CITY: Albuquerque STATE: NM ZIP: 87122 E-MAIL: Have home@hotmail.com

Proprietary interest in site: Agent/Planner List all owners: Bob & Susan [unclear]

DESCRIPTION OF REQUEST: Replat combine lots 19 & 20 into 1 lot HBK as 19A, vacate S Roadway, Review Site Plan

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 19 & 20 Block: 4 Unit: 3
 Subdiv/Addn/TBKA: N/A
 Existing Zoning: R500A Proposed zoning: Same MRGCD Map No. _____
 Zone Atlas page(s): C-20 UPC Code: 102006420733420213
102006422233420214

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 Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): ≈ 2 Acres
 LOCATION OF PROPERTY BY STREETS: On or Near: Signal Ave NE
 Between: Banston and Ventura

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE

(Print Name)

Robert Keenan

DATE 3-11-14

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

14DRB - 70069

Action

SK

S.F.

Fees

\$ 0

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ 0

Hearing date March 19, 2014

3-11-14
Staff signature & Date

Project # 1010010

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Applicant name (print)

[Signature]
Applicant signature / date



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Application case numbers
14DRB-7006A

Form revised **October 2007**

[Signature] 3-11-14
Planner signature / date

Project # 1010010

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Bob Keeran

March 19, 2014

(SK)

PROJECT #: 1010010
 DATE: 5-14-14 (NRE, P&F)

D-121

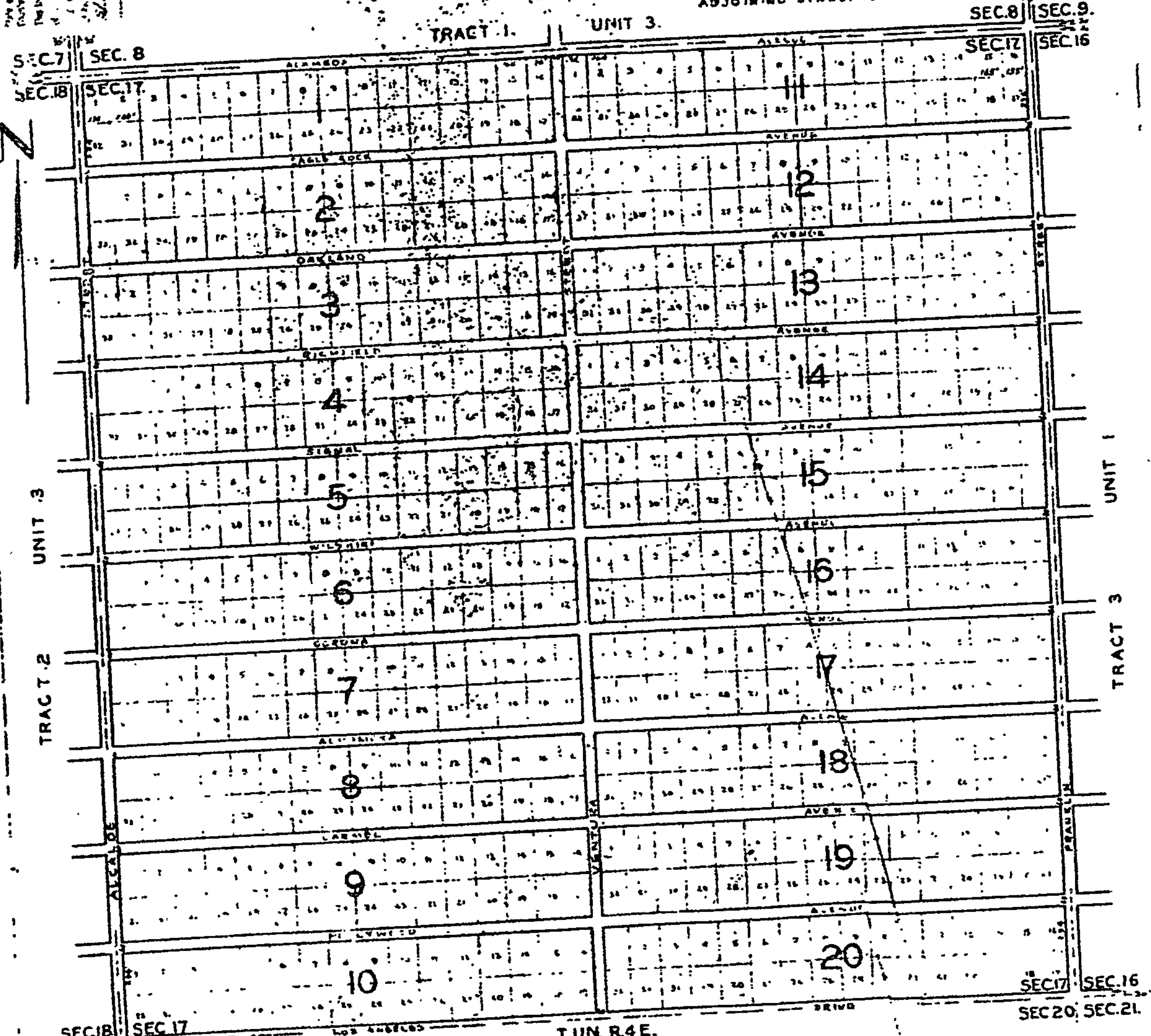
TRACT 3 UNIT 3
 NORTH ALBUQUERQUE ACRES
 ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

SCALE 1 INCH = 400 FEET

NOTE: EACH LOT INCLUDING TO CENTER OF ADJOINING STREET IS ONE ACRE.

Part of New Mexico
 County of Bernalillo
 The City of Albuquerque
 of the County of Bernalillo
 State of New Mexico
 Surveyed and Platted
 by
 C. B. Eyer
 Civil Engineer
 Surveyor
 No. 1010010
 Approved
 May 10, 1935

Approved
 May 10, 1935
 Sept. 1931
 Approved



- Alhambra Ave.
- Hollywood Ave.
- Franklin St.
- Alameda St.
- Anaheim Ave.
- Holly Ave.
- Halbrook St.
- Harving St.

The above and foregoing subdivisions of land in Section 17, Township 11 North, Range 4 East, of the 10th Principal Meridian, Bernalillo County, New Mexico, (as defined by the section of the public survey lines) surveyed, platted and subdivided as herein shown, comprising Blocks 1 to 20, inclusive, of TRACT 3 UNIT 3, NORTH ALBUQUERQUE ACRES, 13.61 acres, the free consent and in accordance with the desire of the owners and proprietor thereof:

MORRIS REALTY COMPANY, INC. Owner and proprietor
 J. M. Morris President

Witness my hand and seal this 14th day of May, 1935.

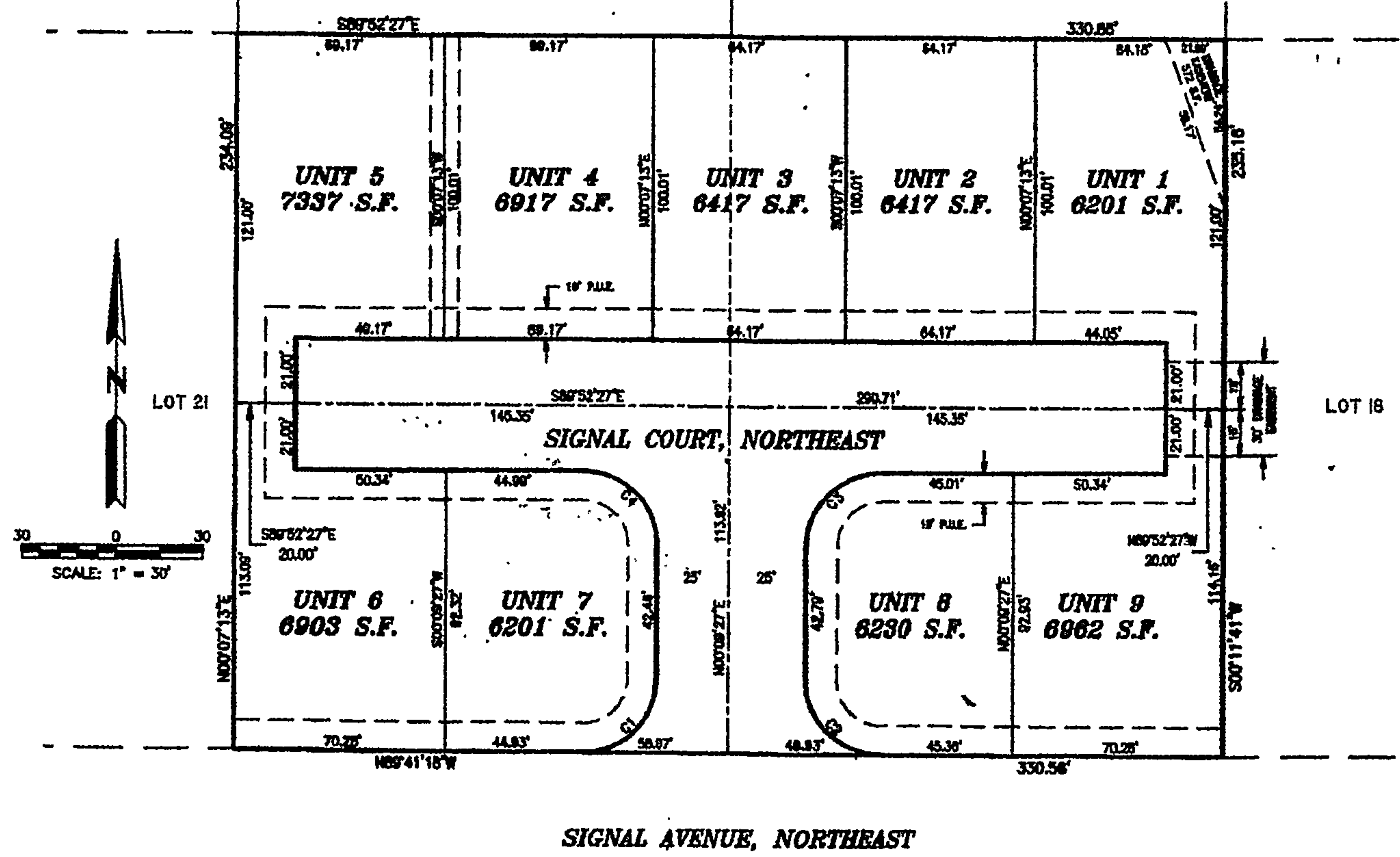
State of California, County of Los Angeles, ss: I, J. M. Morris, Secretary of the above and foregoing corporation, do hereby certify that the above and foregoing plat was duly prepared and approved by the Board of Directors and said J. M. Morris, Secretary, and that the same was duly recorded in the office of the County Clerk of said County of Los Angeles, California, on the 14th day of May, 1935.

S. Louise N. Welty, City Clerk

April 30, 1935.
 I, C. B. Eyer, County Surveyor of Bernalillo County, New Mexico, hereby certify that I have examined the plat of Tract 3 Unit 3 North Albuquerque Acres, and find the same to be correct and in accordance with the records on file in my office on the 14th day of May, 1935.

C. B. Eyer, County Surveyor

LOT 12 LOT 13 LOT 14 LOT 15



PROPERTY DESCRIPTION

Lots numbered 19 of Albuquerque Acres 5 were in Grid 19th September 10, 1931.

NOTES:

- 1) BEARINGS SHOWN ARE DETERMINED BY GPS CROSS NETWORK (NRTA)
- 2) ALL PROPERTIES THESE PROPERTIES
- 3) THESE PROPERTIES
- 4) THIS PROPERTY IS OF 1-2 FEET OF SH 30000031419 WITH
- 5) ALL OF THESE PL ALBUQUERQUE, NEW
- 6) LEGAL ACCESS TO NORTHEAST.
- 7) THE UNIT AREA IS OCCUPYING THE GYM PORTALS, ANNEXES, OR STORES IS NOT
- 8) ALL EASEMENTS
- 9) FIELD SURVEYS F
- 10) RECORD DATA S

SURVEYOR'S CERTIFICATE

I, Philip W. Turner, a State of New Mexico, my direct superior, this plat contains in Conformity Act or belief.

