

**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004258

AGENDA ITEM NO: 29

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

REV/CMT:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; WITHDRAWN

www.cabq.gov

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

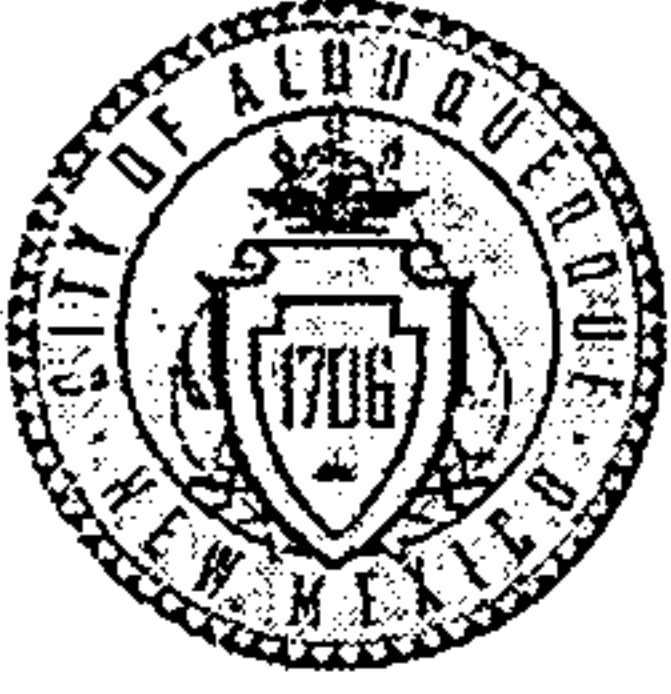
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 22, 2005

discussed



IMPACT FEES – # 100 4258

Development Review Board 6/22/05 Agenda Item #29
Sketch Plat: Lots 27 & 28, Monterey Hills Addition Unit 2

If this property is replatted and a single family residence is constructed on new Lot 27, building permit approval will require payment of Impact Fees. Based on a house size between 1,500 square feet and 2,499 square feet, it is estimated that impact fees will total approximately \$453 if a building permit is obtained by December 30, 2004, \$892 if a permit is obtained prior to December 29, 2006, and \$1,332 thereafter.

The applicant may want to consider a driveway ("Access") Easement on Lot 27 for the benefit of, and maintenance by, Lot 28. This would not require a platting action, and there would be no requirement for Impact Fees prior to July 1, 2007 (\$1,332 thereafter).



JACK CLOUD
IMPACT FEE ADMINISTRATOR

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 22, 2005
DRB Comments**

ITEM # 29

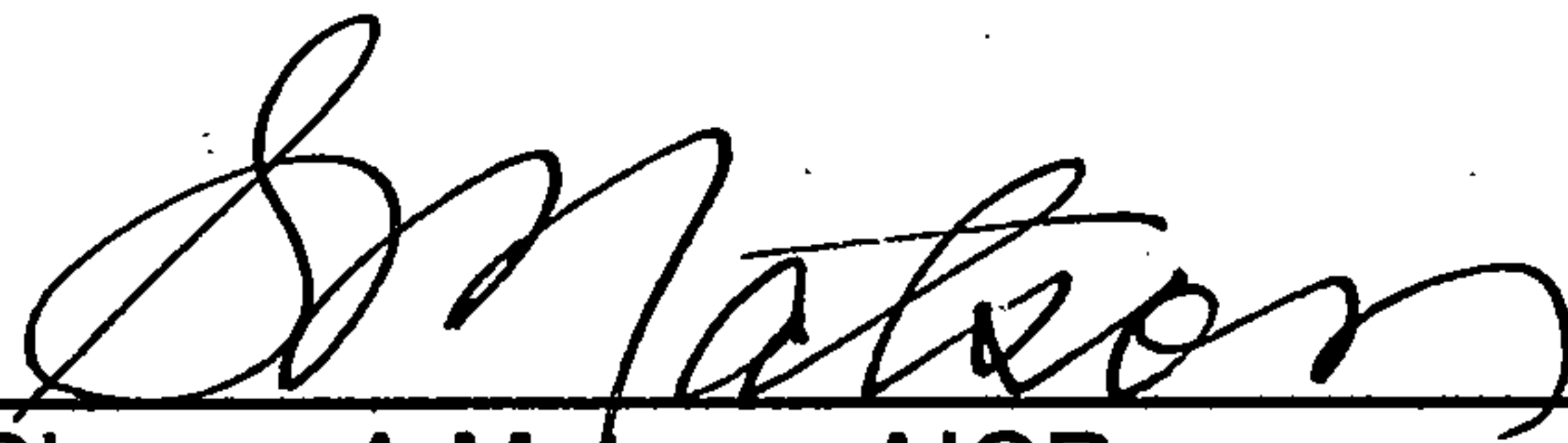
PROJECT # 1004258

APPLICATION # 05-00984

RE: Monterey Hills Addition, Lots 27 & 28/sketch plat

No objection to this request. Minimum lot sizes are met.

AGIS DXF approval is required for replats.



Sheran A Matson, AICP
924-3880 fax 924-3864
smatson@cabq.gov

PROJECT TRACKING HISTORY

Date	Project Name/#	Application Request	Action
6/22/05	Monterey Hills Proj 1004258	Sketch	Comments Given

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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.

APPLICANT INFORMATION:

NAME: KIMBERLY A. KIEGEL PHONE: (505) 765.5771 / 507.2777
 ADDRESS: 2904 SAN JOAQUIN AVE SE FAX: (505) 765.5773 (CALL FIRST)
 CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: KIEGEL@SWCP.COM
 Proprietary interest in site: OWNER List all owners: JOHN M. + KIMBERLY A. KIEGEL
 AGENT (if any): (NONE) PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: MOVE MIDDLE LOT LINE TO THE WEST 9 FEET.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. LOT 27 + LOT 28 Block: 32 Unit: 2
 Subdiv. / Addn. MONTEREY HILLS, ADDITION 2
 Current Zoning: R1 Proposed zoning: (SAME)
 Zone Atlas page(s): L-16 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): .33 total Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101605631734610711 + 101605632434410712 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On ~~or Near~~ SAN RAFAEL, SE
 Between: GIRARD and RICHMOND

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Kimberly A. Kiegel DATE 10. JUNE. 2005
 (Print) KIMBERLY A. KIEGEL Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 00984</u>	<u>SK</u>	<u>5(3)</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 checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>June 22, 2005</u>			Total \$ <u>0</u>

Andrew Garcia
 Planner signature / date

6-10-05

Project # 1004258

NO CHARGES

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
Letter briefly describing, explaining, and justifying the request
Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
Letter briefly describing, explaining, and justifying the request
Copy of previous D.R.B. approved infrastructure list
Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
Design elevations & cross sections of perimeter walls 3 copies
Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
Property owner's and City Surveyor's signatures on the Mylar drawing
Copy of recorded SIA
Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
Any original and/or related file numbers are listed on the cover application
DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
Letter briefly describing, explaining, and justifying the request
Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
Property owner's and City Surveyor's signatures on the Mylar drawing
Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
Fee (see schedule)
Any original and/or related file numbers are listed on the cover application
Infrastructure list if required (verify with DRB Engineer) NO INTERNAL ROUTING
DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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 for unadvertised meetings.
Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
Letter briefly describing, explaining, and justifying the request
Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
Any original and/or related file numbers are listed 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.

KIMBERLY A. KIEGEL

Applicant name (print)

Kimberly A. Kiegel

10 JUNE 2005

Applicant signature / date



Form revised 8/04 & 1/05

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

Application case numbers
OSORB - 00984

Andrew Garcia 6-10-05
Planner signature / date
Project # 1004258

TO: City of Albuquerque, Planning and Zoning
FROM: Kimberly A. Kiegel
RE: Letter of Explanation for proposed replat, Lots 27 and 28, Block 32,
Monterey Hills Addition 2
DATE: June 13th, 2005

Explanation/Description:

Currently I own two adjoining lots in the southeast part of Albuquerque (legal description listed above), in an established, R1 zoned neighborhood, originally platted in 1941. Lot 28 has a large residence on it, however the driveway is located on Lot 27. I propose moving the adjoining lot line nine feet to the west in order to provide a driveway for Lot 28 but still allow Lot 27 to remain large enough to build a house on.

Justification:

Issues with Lot 28: A driveway is required in order to maintain the value of the property as a 4300 square foot, up-scale home. Building a home on the neighboring lot without moving the lot line would create a hardship for this residence, as there would no longer be any off-street parking. Additionally, devaluing one of the largest homes on the street would be detrimental to the surrounding property values.

Issues with Lot 27: Lot 27 would be best utilized as a home site as it is large enough to shift 1044 square feet of space from it and still support a well designed house, bringing additional revenue to the city and further increasing property values on the street. Currently the lot is difficult to keep weed-free and manage water run-off. If left vacant, a great deal of time, maintenance and water would be required to landscape 7730 square feet, even if xeriscaped.

Current square footage (approximate):

Lot 27 - 7730 sq ft

Lot 28 - 6380 sq ft

Square footage after moving lot line 9 feet to the west (approximate):

Lot 27 - 6686* sq ft

Lot 28 - 7424* sq ft

* Note that new square footage amounts are within current city requirements.

K-15-Z

L-15-Z

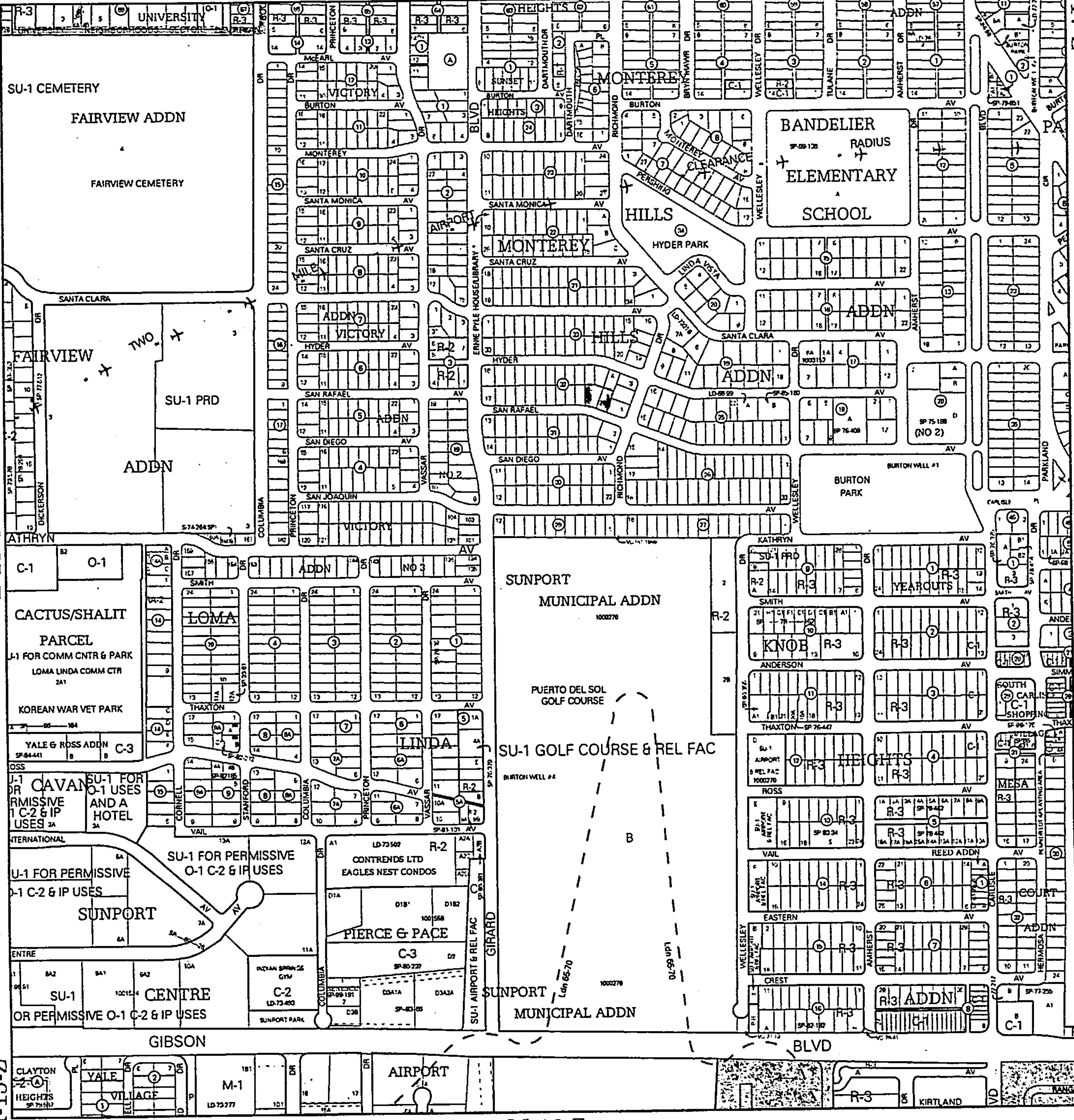
M-15-Z

K-16-Z

K-17-Z

L-17-Z

M-17-Z

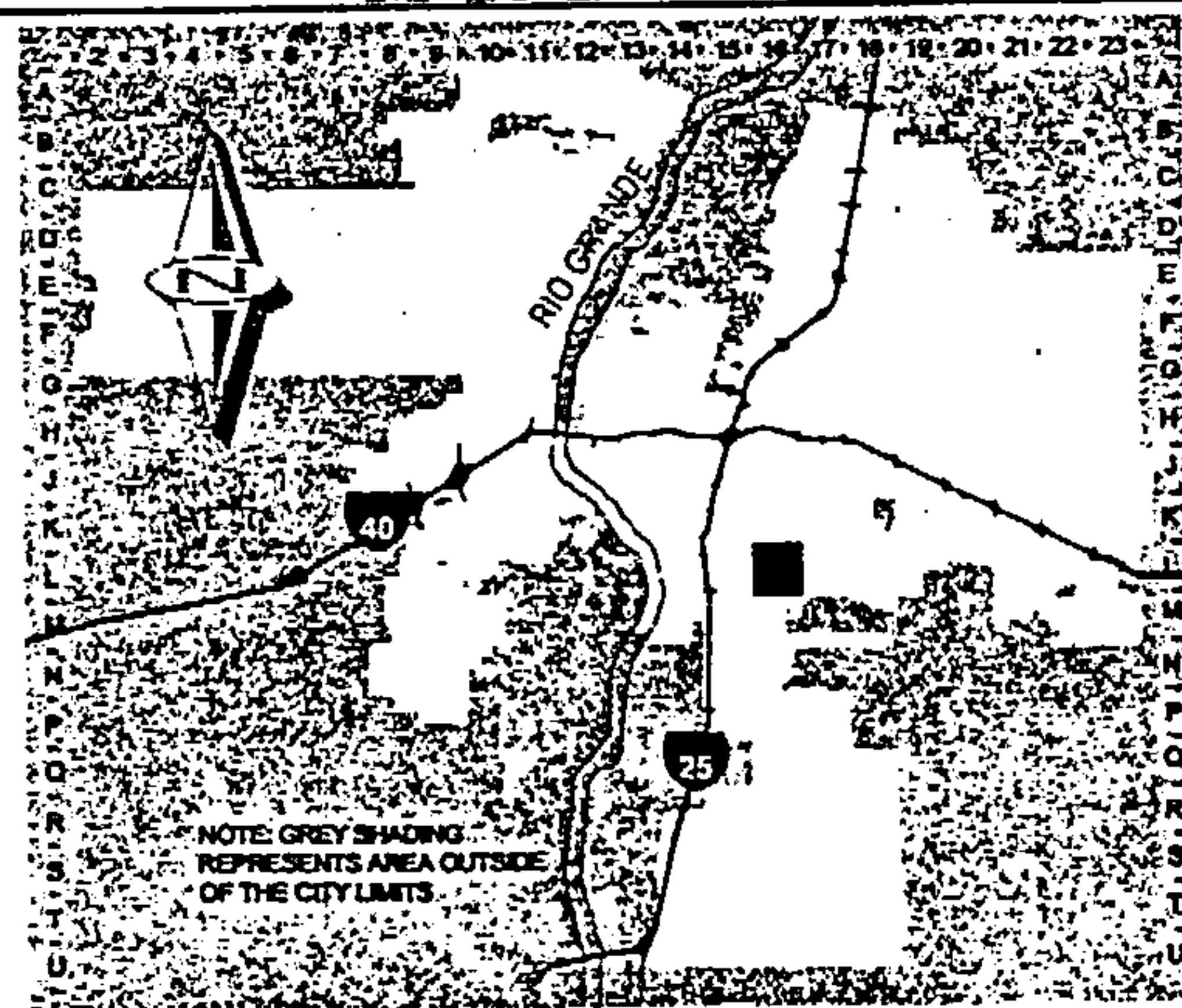
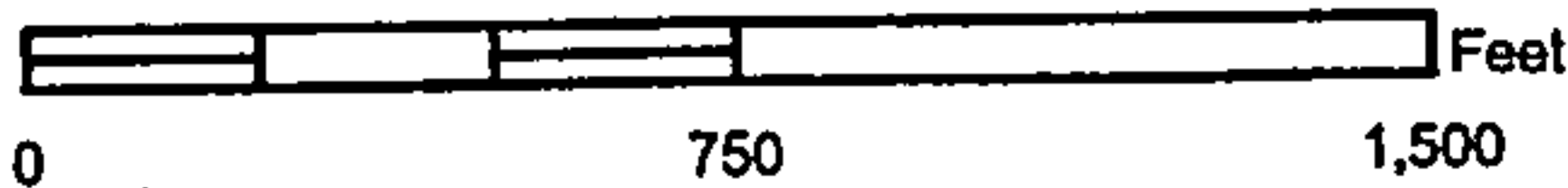


Zone Atlas Page: **L-16-Z**

Map amended through: Aug 06, 2004

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



THREE HUNDRED YEARS
1706 - 2006
ALBUQUERQUE
Hacienda Historia
Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
© Copyright 2004

Map
Layers
Legend

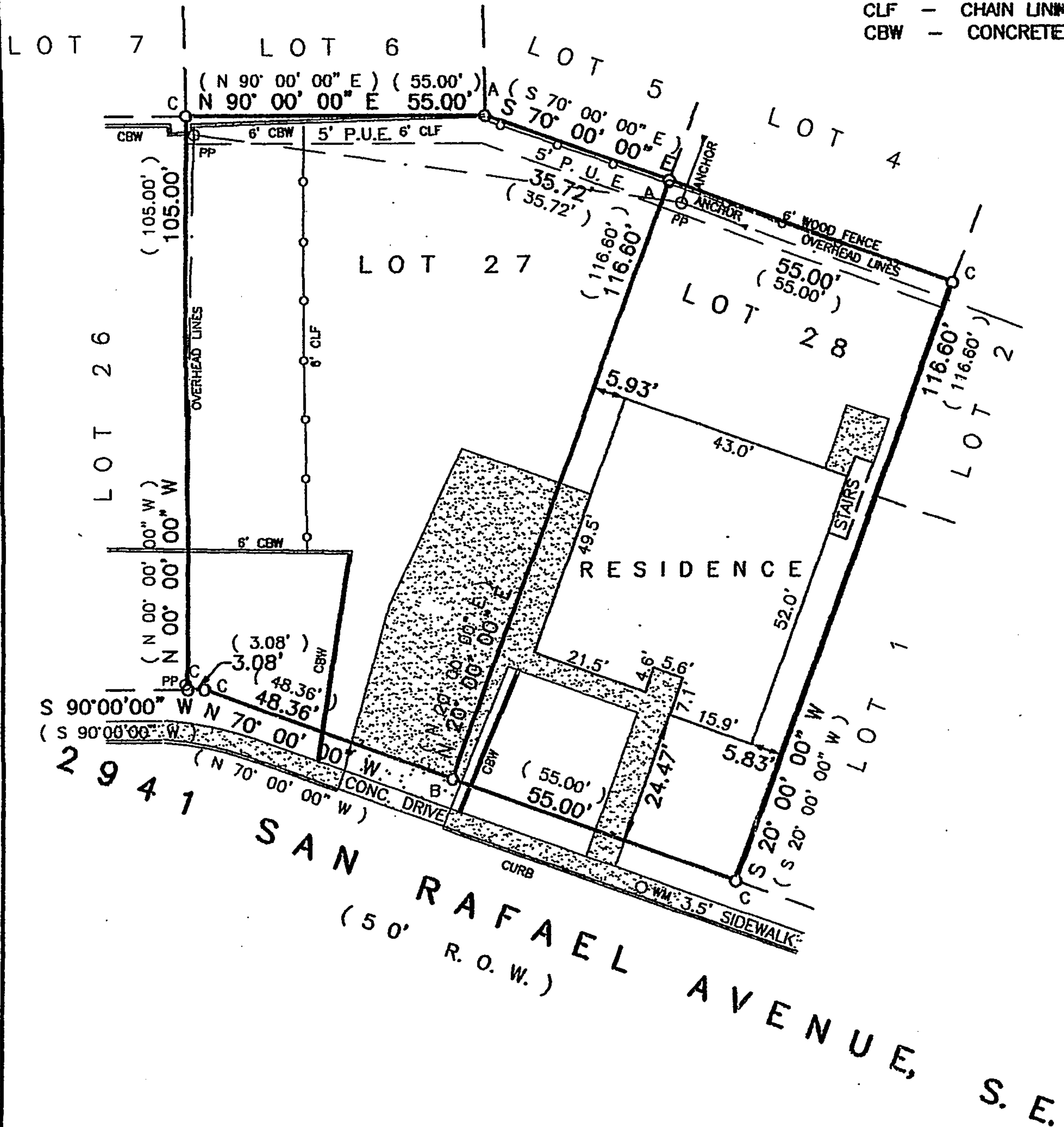


CURRENT LOT BOUNDARIES,
INCLUDING STRUCTURES AND
CONCRETE IMPROVEMENTS

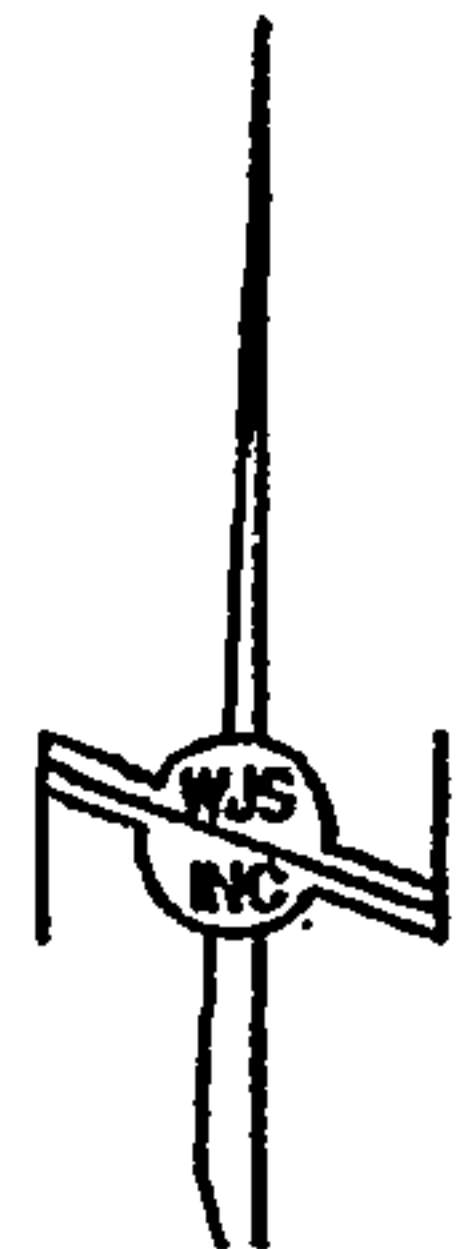
LEGEND:

- A O SET PK NAIL AND DISK "PS 14269"
- B O SET "+" IN CONCRETE
- C O SET #4 REBAR AND CAP "WAYJOHN PS 14269"

- CLF - CHAIN LINK FENCE
- CBW - CONCRETE BLOCK WALL



BEARINGS AND DISTANCES SHOWN ARE FIELD MEASURED. BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD. ALL FOUND AND ACCEPTED MONUMENTS TAGGED "PS 14269".



PROPOSAL: MOVE MIDDLE LOT BOUNDARY WEST 9 FEET

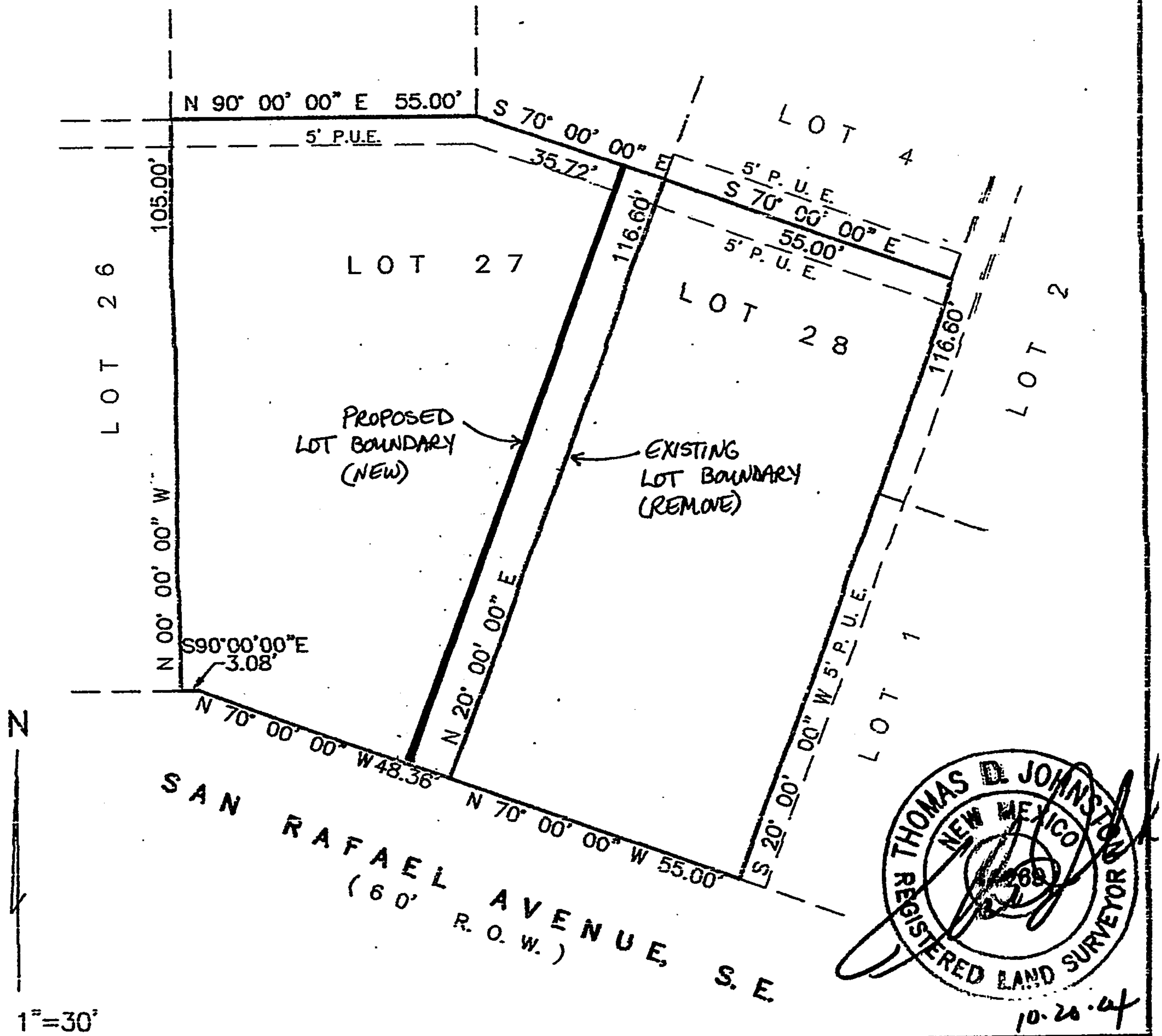
Wayjohn Surveying Incorporated 330 Louisiana Blvd., NE Albuquerque, NM 87108
 Phone: (505) 255-2052 Fax: (505) 255-2887

E-12-01-2002

EASEMENT DESCRIPTION
EXHIBIT "A"

LEGAL DESCRIPTION

Lots numbered Twenty-seven (27) and Twenty-eight (28) in Block numbered Thirty-two (32) of MONTEREY HILLS ADDITION NO. 2, to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on June 3, 1941, in Map Book C1, Folio 86.



Scale: 1"=30'

10-20-04