

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
10/4/06	Thomas Village Estate Phase II Proj 1005170	Sketch	Comments given

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 4, 2006
DRB Comments**

ITEM #19

PROJECT # 1005170 APPLICATION # 06-01395

RE: Lot 30-A, Thomas Village Estates, Phase II/sketch

Access easement may be too narrow, defer to transportation.

The minimum lot size for RA-2 zoning is 75' width and 10,890 square feet.

Planning reserves further comment until the DRB meeting.



Andrew Garcia, Planning Alternate
924-3858 Fax 924-3864 agarcia@cabq.gov



IMPACT FEES

Development Review Board 10/4/06

Project Number 1005170

Agenda Item Number: 19

Site: Thomas Village Estates Phase II

Lot/s: 30A, Zoned RA-2

Subdividing this parcel into two separate lots will not require impact fees at this time. However, if a home should be built on the vacant lot at the time a permit is issued impact fees will be required. Using an average of 2000sf of heated area the estimated impact fees for a home are as follows:

- 1. Public Safety Facilities for the Eastside: \$452.00**
- 2. Parks, Rec., Trails for the N. Valley: \$3260.00**

Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006

**JACK CLOUD
IMPACT FEE ADMINISTRATOR**

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005170

AGENDA ITEM NO: 19

SUBJECT:

Sketch Plat

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED X; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: OCTOBER 4, 2006

discussal

#19

Deborah Ridley and Richard Nenoff
3247 Calle de Deborah NW
Albuquerque, NM 87104
505-243-5554
dlrhealing@aol.com

Sheran Matson
Chair, Development Review Board
City Of Albuquerque
Albuquerque, NM
RE: Agenda Item #19 Project1005170 06DRB-01395

September 29, 2006

Dear Ms. Matson and the members of the Development Review Board:

My husband and I object to Project # 1005170 06DRB-01395 Minor-Sketch Plat or Plan, which is #19 on your October 4th Agenda. We request that you disapprove or defer this project for the following reasons:

1. Our property borders this project's property on the North. We currently share a long fence and backyard property that has remained in its natural state with cottonwoods, fruit trees, and landscaping since we have lived here (21 years). We believe the building of another structure on this property with the added noise, people and destruction of the natural state will interfere with our peaceful enjoyment of our property.
2. Adding another structure directly behind another structure, which is the only way this structure could be added, even if the lot is split, is inconsistent with the character of the neighborhood. No other property in Thomas Village Estates has a structure behind another with access to one side of the front structure.
3. Such a split would require the establishment of a lane or access way to the rear structure along either side of the current structure. Such an access way would be next to the fence on either the north or south side of the present structure, creating more traffic and noise for the two adjoining properties.
4. Thomas Village Estates has a set of covenants that restrict some aspects of development and an Architectural Review Committee through its Board of Directors. To my knowledge, as President of Thomas Village Neighborhood Association, the McDonoughs have not presented their project to this committee for review.
5. Other covenants, that may apply to this project although I have not seen the application, read as follows:
 - No dwelling shall be erected or placed on any lot having a width of less than 80 feet at the minimum building setback line or an area of less than 11,000 square feet.

- No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. Furthermore, no existing building shall be altered, remodeled or changed until plans for such change, alterations or remodeling have been approved by the Architectural Control Committee. Approval shall be as provided in Paragraph 12 hereof.
- The floor area of the main structure, exclusive of detached servants quarters, garages, or one-story open porches or other appurtenant structures, shall be not less than 1,800 square feet.
- No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set-back lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than 25 feet to the front lot line or nearer than 20 feet to any side street line. On cul-de-sacs, courts and other unusual shaped lots, the dwelling may be located 20 feet from the front lot line. No dwelling shall be constructed on any lot so that the sum of the side yard set-backs is less than 20% of the lot width at the minimum set-back line and, in no event, less than 10 feet, nor shall any structure be erected nearer than 10 feet to the inside property line. For the purposes of this covenant eaves, steps, fireplaces and open porches shall not be considered as a part of a building; provided, however, that eaves, steps, fireplaces or open porches may not be constructed nearer than 10 feet to an inside property line, nor shall this be constructed to permit any porch of a building on a lot to encroach upon another lot.

One final note, the property under consideration is .715 acres, not 1 acre.

Again, please disapprove or defer this project request until neighbors and the TVNA Architectural Review Committee have seen it.

Sincerely,

Deborah Ridley and Richard S. Nenoff

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

Supplemental form

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: John F & Anita M. McDonough PHONE: 242-2556
 ADDRESS: 3301 La Mancha NW FAX: NA
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: anitamcdonough@msn.com
 Proprietary interest in site: owners List all owners: _____
 AGENT (if any): NA PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: lot split to create a second single family building lot

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 30A Block: I Unit: _____
 Subdiv. / Addn. Thomas Village Estates Phase II
 Current Zoning: RA2 Proposed zoning: RA2
 Zone Atlas page(s): G-12 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 0.715Ac 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. 101206017312840757 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: on La Mancha NW
 Between: Don Quixote NW and Calle De Deborah NW

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 [Signature] DATE _____
 (Print) John F. McDonough _____ Applicant _____ Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB-01395</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>10/04/04</u>			Total \$ <u>0</u>

[Signature]
 Planner signature / date

Project # 1005170

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
- 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.

John F. McDonough
Applicant name (print)

[Signature] 9/26/06
Applicant signature / date



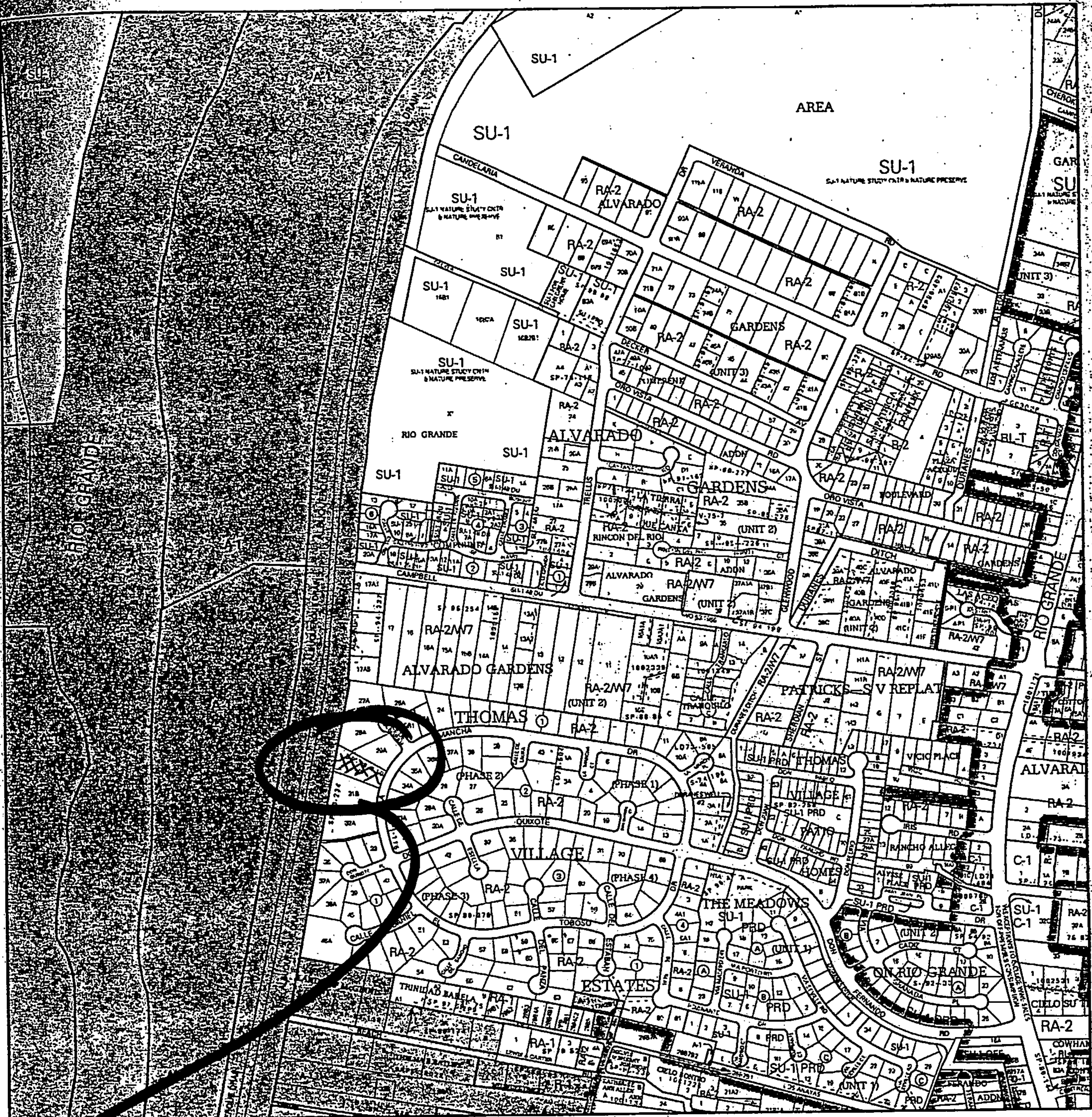
Form revised 8/04, 1/05 & 10/05

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

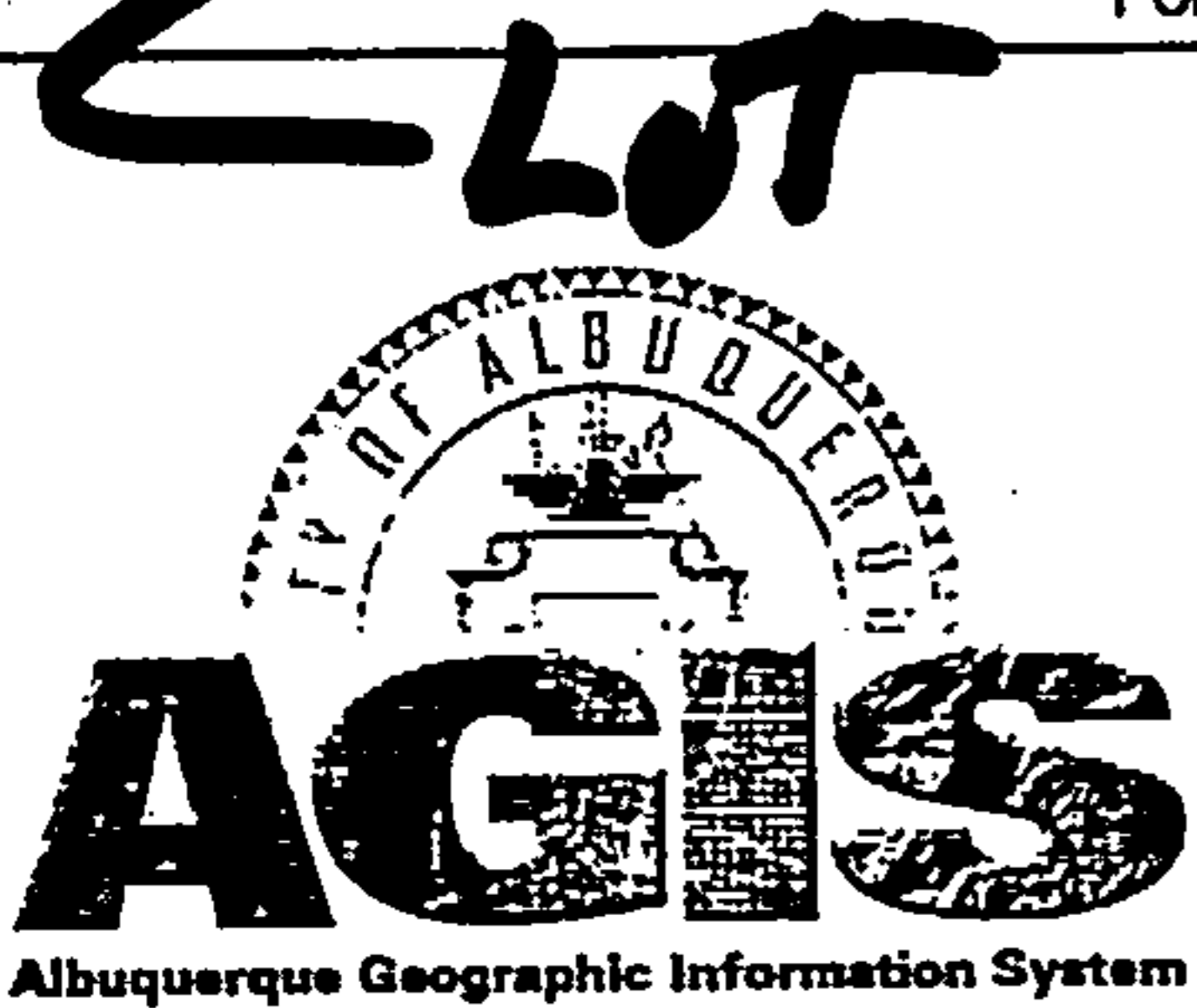
Application case numbers
DRB - 01395

KC S's
Planner signature / date

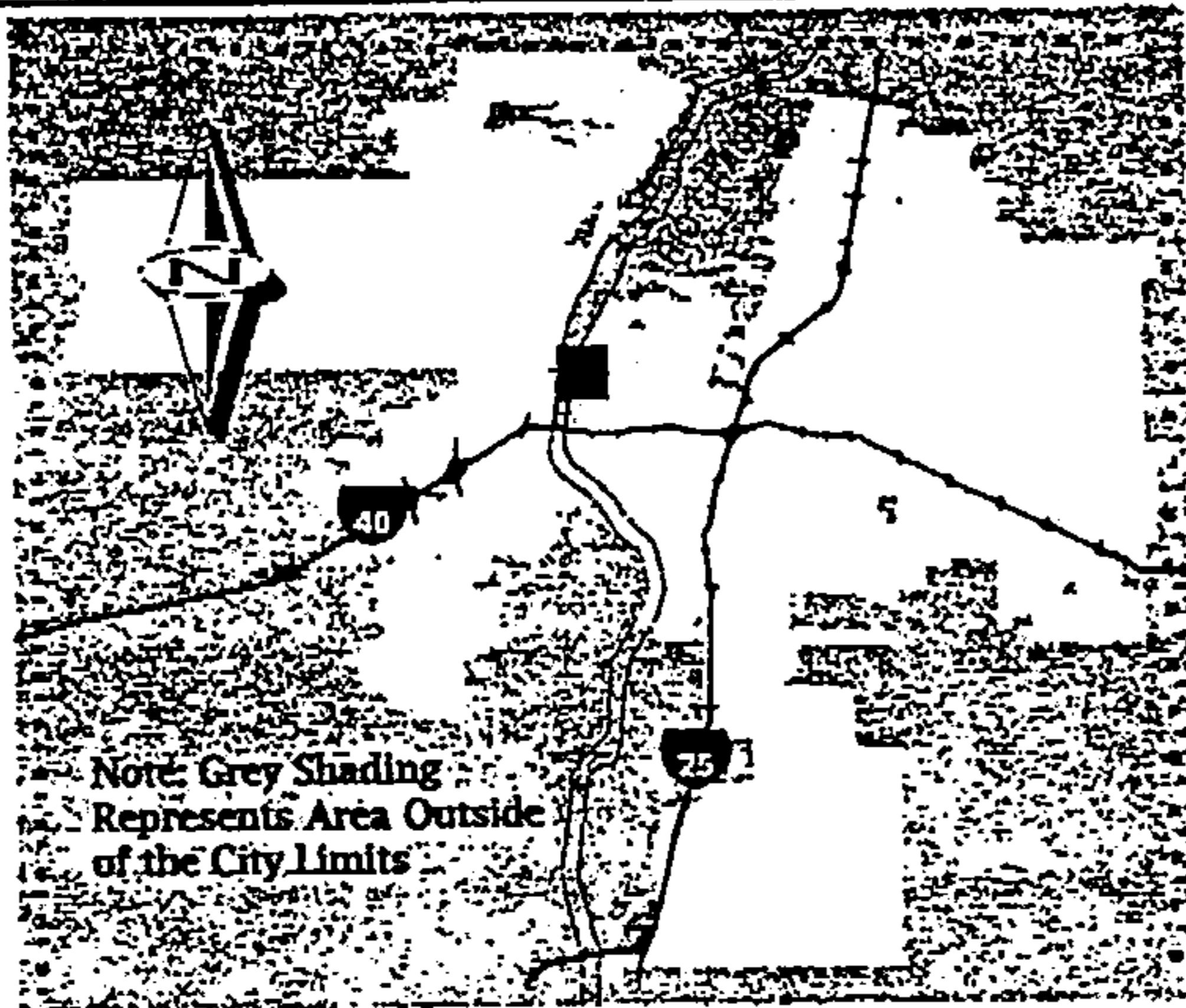
Project # 1005170



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



Map amended through: Apr 07, 2005

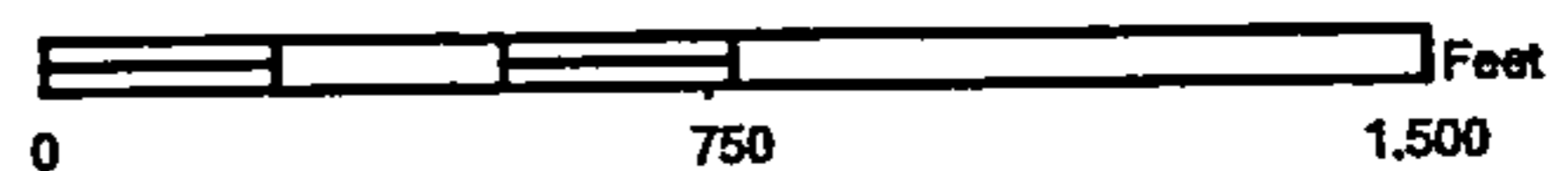


Zone Atlas Page:

G-12-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



To : DRB members

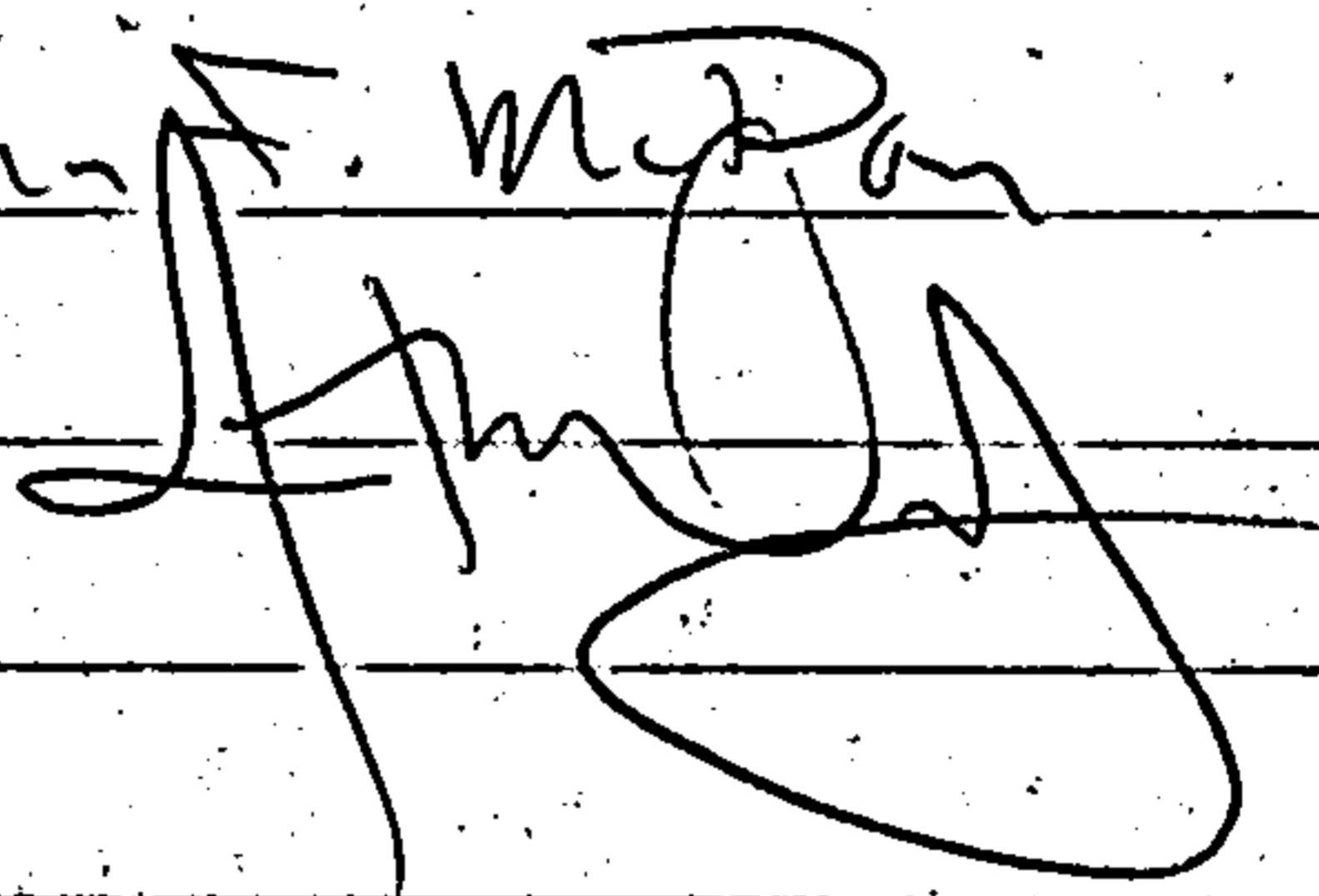
From : John F + Anita M McDonough

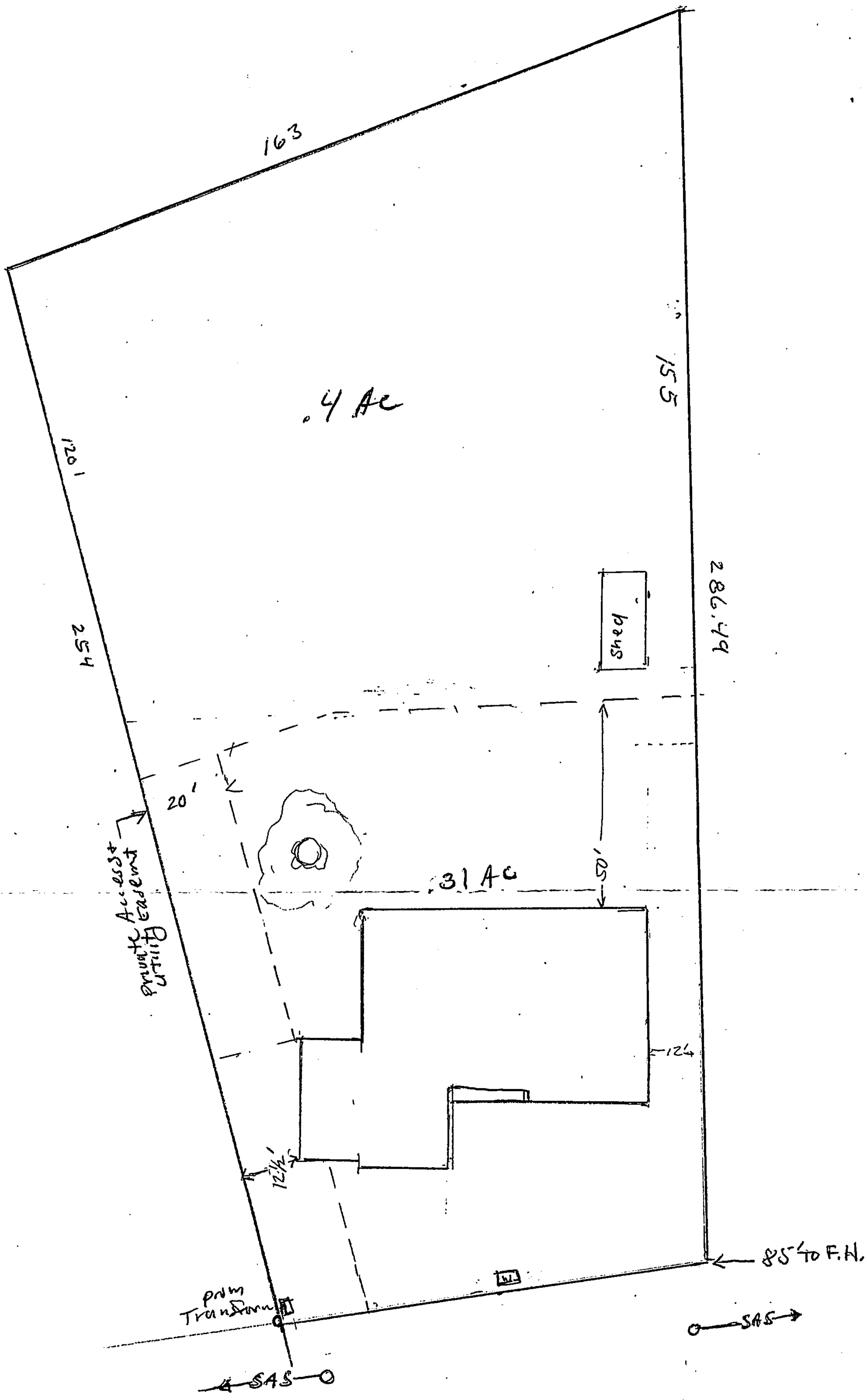
Re : Proposed Subdivision of Lot 30-A, Blk 1
Thomas Village Phase II

Inten is to create Two single family

Building lots with access + private utility

connects to La Mancha Dr.

John F. McDonough




3301 La Mancha NW 1:30