



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
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** 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
- D** 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:

Volunteer
 Professional/Agent (if any): David Tinker PHONE: 898-3024
 ADDRESS: 511 La Comunidad NW FAX: n/a
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: dwtinker@gmail.com
 APPLICANT: Greater Albuquerque Habitat for Humanity PHONE: 265-0057
 ADDRESS: 204 San Mateo Blvd. SE, Suite E FAX: 255-0937
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: koriann@habitatn.org
 Proprietary interest in site: Developer/Marty Holder List all owners: 23 home owners

DESCRIPTION OF REQUEST: Revise street/traffic & parking controls; waive some City Dept. requirements to provide City curb-side trash pick-up & emergency access.
 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.: Lot 1-20, A1, A2 & A3, Tract C Block: _____ Unit: _____
 Subdiv/Addn/TBKA: La Vida Nueva
 Existing Zoning: SU-1; PRD Proposed zoning: No Change MRGCD Map No _____
 Zone Atlas page(s): K-12-Z UPC Code: Various (23)

CASE HISTORY: List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): PA12-071-(6.5.2012)
01DRB: 00393, 00563, 00902, 3&4; 00AA-00791 & 00738; V-99-38 (Not found)

CASE INFORMATION:
 Within city limits? Yes Within 1000FT of a landfill? No **AND maybe more**
 No. of existing lots: 23 + Common No. of proposed lots: No Change Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: La Vida de Ryan & La Vida de Jean
 Between: La Vida Nueva del Este and La Vida Nueva del Este
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team (PRT) Review Date: 4/13/1999

SIGNATURE David W. Tinker DATE 7/10/2012
 (Print Name) DAVID W. TINKER 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>12-DRB-70196</u>	<u>SP</u>	_____	\$ <u>0</u>
	_____	_____	_____	\$ _____
	_____	_____	_____	\$ _____
	_____	_____	_____	\$ _____
	_____	_____	_____	\$ _____
Hearing date	<u>7-18-12</u>			Total
	<u>7-10-12</u>			\$ <u>0</u>
Staff signature & Date	<u>[Signature]</u>	Project #	<u>1009333</u>	

Revised: 4/2012

FORM S(3): SUBDIVISION - U.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.

Greater Albuquerque Habitat for Humanity
 Applicant name (print) _____
 Applicant signature / date *David W. [Signature]* 7/10/2012



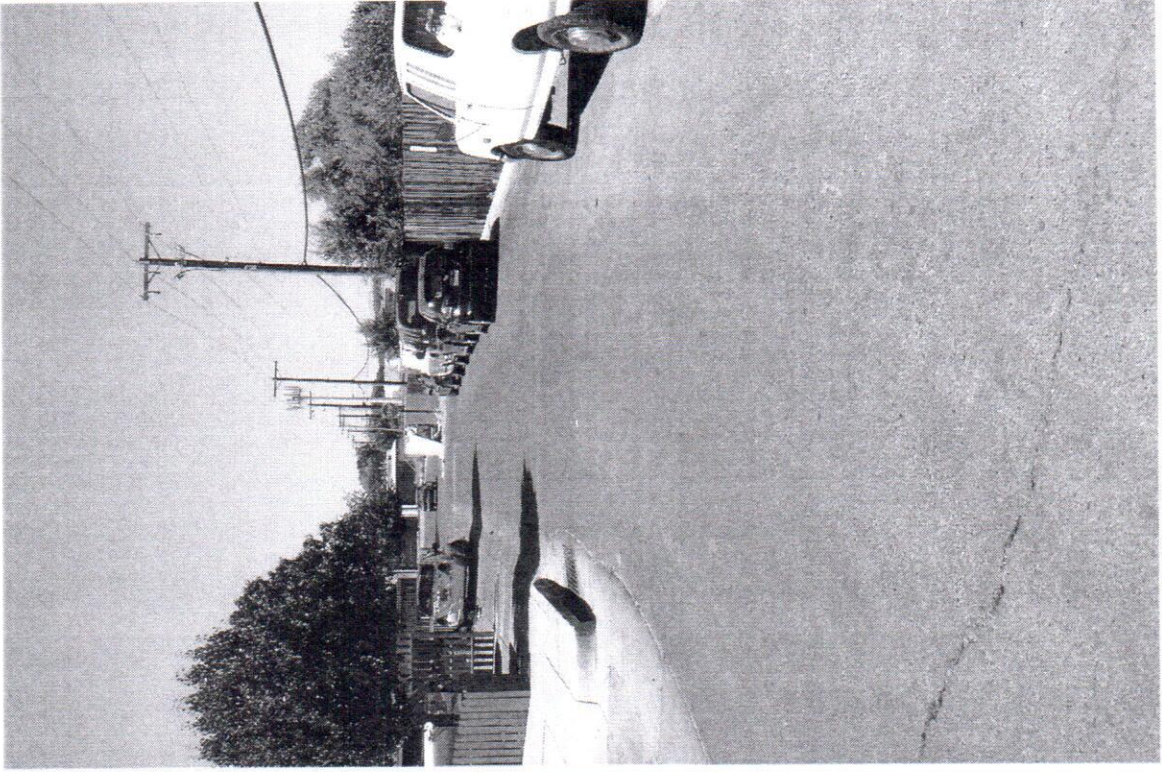
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 12 - DRB - 70196

Form revised **October 2007**
 Planner signature / date *[Signature]* 7-10-12
 Project # 1009333



ONE-WAY ENTRY @ 'RYAN'



CURB-SIDE PARKING @ 'JEAN'

COMMON AREA & PARKING



"PERMANENT" CURB-SIDE PARKING @ 'JEAN'



Greater Albuquerque Habitat for Humanity®

Help Build It!

City of Albuquerque
Development Review Board (DRB)
Mr. Jack Cloud, DRB Chairperson
Plaza del Sol Building
600 Second Street NW
Albuquerque, NM 87102

July 6, 2012

RE: SKETCH PLAT REVIEW:

La Vida Nueva Subdivision proposed Amended Site Development Plan for Subdivision Affecting: La Vida de Ryan Street and La Vida de Jean Street SW
Zone Atlas Page: K-12-Z, south of Central, between 46th and 47th Streets SW
Current Zoning: SU-1, PRD; No change in zoning proposed.

Mr. Cloud,

On June 5, 2012, Judy Lucero, Executive Director and Kori Ann Sanchez, Family Services for Greater Albuquerque Habitat for Humanity (GAHH) met with Ms. Carmen Marrone, PRT Chair, to discuss possible changes to the above referenced property to alleviate or resolve a multitude of problems existing in this residential neighborhood. Ms. Marrone recommended that GAHH submit proposed changes to the roadway, to facilitate provision of City services, for Sketch Plat Review and subsequent consideration by the Environmental Planning Commission (EPC).

The subject area was first approved in 1978 for 44 apartments, and was amended in 1998, at the request of GAHH, for 23 zero-lot-line townhouse units. The subdivision was fully developed and houses occupied by 2004. A Homeowners Association was formed by GAHH, but is not maintained by the homeowners. GAHH continues to pay for bulk trash pick-up and maintains the small common area.

Existing Problems:

1. La Vida de Ryan and La Vida de Jean are private roadways, to be maintained by a Homeowner's Association that is effectively defunct. The neighbors and GAHH would like the City to take responsibility for the roads; but based on the PRT meeting, the probability of that is remote.
2. The road right-of-way is too narrow to meet City requirements for emergency vehicle access and curb-side trash pick-up. The road cross section includes 20' width of asphalt pavement and 2' wide rolled concrete curbs each side; 24' overall width. There is a 4' wide sidewalk on the north side of La Vida de Ryan and on the west side of La Vida de Jean.
3. La Vida de Ryan is one-way circulation from west to east, where it then turns north onto La Vida de Jean, where it is one-way circulation from south to north. Adherence to one-way traffic is sporadic.
4. Because there is no curb-side trash pick-up, there is an enclosed bulk trash container at each end of the access roads; two total. The containers are used by many outside of the neighborhood and are constantly full, including large bulk items requiring special handling. Currently, GAHH pays \$500 per month for regular trash pick-up, plus frequent additional expenses when dealing with overflow trash.
5. The original Subdivision Plan shows one driveway per dwelling in front and an additional six driveways off of La Vida del Este serving those properties with a backyard onto that street. None of the backyard parking spaces exist. A subsequent Phase of development shows a common paved

204 San Mateo Blvd. SE, Suite E, Albuquerque, NM 87108
P.O. Box 8353, Albuquerque, NM 87198-8353
Phone: 505-265-0057 • Fax: 505-255-0937
www.habitatabq.org

Home of **ReStore**

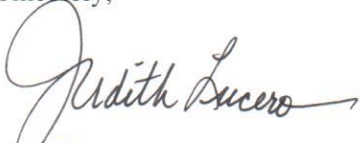
- 2 parking area with approximately 12 additional spaces. There is additional off-street parking available for four vehicles at the west end of La Vida de Ryan and accessed from La Vida del Este. Some homeowners constructed one additional off-street parking space in front of their home. Still there is not enough parking, due in part to several unregistered vehicles occupying the common parking area and some homeowners not parking off-street. Additionally, on-street parallel parking is common even in areas posted "No Parking". The result is frequent partially obstructed traffic flow and homeowners unable to exit from their driveway.
- ✓ 6. A small open space, adjacent to the common parking area and intended for common use by the Homeowner's Association, is neglected; GAHH regularly removes trash and weeds.

By taking this issue to the EPC, GAHH hopes that the collaboration of various City Departments with homeowners and nearby Neighborhood Associations will result in solutions to the current problems plaguing this neighborhood. The following are suggested ideas for consideration by the EPC and the neighborhood:

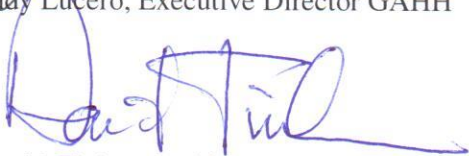
- Trans • Reverse the one-way traffic flow: enter from the north onto La Vida de Jean and exit from La Vida de Ryan going west. Doing so will better accommodate curb-side trash pick-up, especially along La Vida de Jean.
- Reconfigure the common parking area, eliminating parking along the curve where it is poorly defined, hazardous and inefficient. Line the curve with bollards to prevent parking, but spaced wide enough to allow placement of curb-side trash bins, from homes located on the south side of La Vida de Ryan. Trash bins would be placed curb-side on day of pick-up, then returned to out-of-sight locations at individual dwelling units.
- Trans • Define the east side of La Vida de Jean as "No On-Street Parking". Define both the north and south sides of La Vida de Ryan as "No On-Street Parking". Maintaining uninterrupted access is essential for emergency vehicles, trash trucks, and to facilitate homeowners exiting their driveways.
- 11 • Address enforcement issues including: one-way circulation, no on-street parking, emergency vehicle access, weekly curb-side trash pick-up and no accumulation of trash in containers other than those approved by the City.
- ONC • Assist in establishment of a Homeowner's Association, perhaps in conjunction with a Neighborhood Watch program.
- Facilitate possible development of common land as productive garden area, in conjunction with the Homeowner's Association and with initial assistance from various entities such as Master Gardeners or Albuquerque Garden Club. Or explore other options for use and maintenance of the common area. If gardening is a serious option, then a water source must be provided and water use controlled.

Greater Albuquerque Habitat for Humanity looks forward to working with the City's technical staff in the Sketch Plat Review process and eventual EPC hearing toward resolution of these problems and the hoped-for outcome of a more livable and peaceful community in La Vida Nueva.

Sincerely,



Judy Lucero, Executive Director GAHH



David Tinker, Architect
Volunteer Agent for GAHH

Attachments: Sketch Plat Review Submittal

I. Background:

Planning department process began August 28, 1998 requesting a site plan amendment. The amendment was to change the approval for 44 apartments to 23 town homes. The original site plan approval was for 2 large apartment buildings and was approved in 1978. Bob Torres was the assigned staff planner. No traffic engineering study was required because it did not change the threshold. There was no affected neighborhood association in the area per the Office of Neighborhood Coordination. The Southwest Area – Rank 2 – Plan was affected by this proposal.

Mr. Torres recommended a 30 days deferral to the Environmental Planning Commission (EPC) because he felt there needed to be more clarification in certain areas. The EPC went against his recommendation and approved the amendment with conditions. Three people spoke in favor of the project. No one spoke against the project.

Agency comments noted concern about the number of parking spaces available. Transportation also noted correction in street alignment, that there was a 4' sidewalk and a 24' drive and gutter path. It was noted that these changes may affect the layout of the proposal. Site plans indicate that the proposal was changed in configuration to the current layout.

The plans show a pedestrian access to the Isleta drain with a 6' pedestrian gate that is currently not in place.

A site visit showed the following:

- The trash container by La Vida Ryan was a fairly good shape. The container by La Vida Jean has large items that Solid Waste needs to be called for pick up (demonstrating the issue below) and the container and gates are in fairly rough shape. The location of the container makes it easy for people to dump items and then leave the community, whereas, the one by La Vida Ryan requires someone to come further into the community.
- The community is packed to the brim with cars. The spaces alongside La Vida Jean must make it difficult for people to back out of their driveways. A school bus was able to get through the width of the street even with the cars parked there.

II. Specific Issues

a. Refuse containers overflowing/people outside community using containers

i. Background

The 2 containers on either end of the community were originally proposed by the Habitat/contractor. There is nothing in the file indicating that through a comment that those containers must be put in place.

Solid waste approved the configuration through this comment: "Approved. Must have storage area for residential auto carts not to be visible from the street. TL Baca 761-8142."

The site plans have comments for the two lots that were to house the containers: "Easement for trash dumpster for benefit of La Vida Nueva HOA. Maintenance of dumpster easement shall be the responsibility of the HOA."

On 5/31/00 an administrative amendment was requested and approved for the refuse container. The approved amendment states "the containers will be completed to City of Albuquerque Specifications (included in the amendment). The containers will be maintained by the HOA. The containers will have iron gates locked at all times. Homeowners will have keys to the gates and the gates will be painted black."

ii. Summary/Next steps

Since it was Habitat/contractor that appears to have promoted the location of the current dumpsters, rather than the City, work will have to be done to revise the situation.

A possible next step would be to meet with the Solid Waste Director, or associate, and have them come view the issue and see if the drive isle will accommodate a solid waste truck and thereby eliminating the containers. If the containers are eliminated the walls around the containers should be removed to avoid having people dump items with the walls.

b. Parking

i. Background

Mr. Torres notes in his staff report that there are 47 spaces allocated to the development. That most of the units have 2 parking spaces – 1 in the front and 1 in the back. The Southern units only have 1 space in front. There are an additional 12 spaces provided with 4 being adjacent to the open space. None of the site plans indicate where the remaining 8 spaces are located. Parking is not well defined or illustrated on the site plans.

There is a condition in the EPC approval that each unit must be allocated 2 spaces.

ii. Summary/Next steps

I am waiting to hear from Zoning about a setting up a meeting to discuss the situation. I have met with parking enforcement. Since the streets are private they cannot enforce parking.

In apartment complexes, condominiums, and other types of communities, the community HOA, or other entity that controls the community, issues permits to each residence and contracts with a towing company to handle unauthorized vehicles.

c. Safety/Fence issues

i. Background

On May 19, 2000 there was approved administrative amendment in regard to add landscaping and fencing. One component was to add the fence between the city street, La Vida Nueva de Este, and the community open space. This was to be maintained by the HOA.

Another component to the amendment was to put 3' fences along the drive pads to differentiate the space.

APD did make comments about the different activity levels at that time. They also recommended lighting and establishment of an HOA.

ii. Summary/Next steps

As noted above, I am waiting to hear from zoning and will bring up fences at that time.

I have contacted the APD Commander for the area and he will be at the future meeting to discuss resources for the community. I will also discuss with him about doing a site visit to provide recommendations to address concerns.

III. Summary of Recommendations

- a. Habitat: Determine if you wish to follow through with solid waste. I will try to arrange the meeting if you wish to pursue.
- b. Habitat: Follow up on HOA bylaws
- c. Shannon to follow up with zoning again to discuss parking and fences
- d. Once final information gathered arrange meeting with:
 - i. APD Commander – discuss safety, site visit?, resources for community (gang and otherwise)
 - ii. Zoning – discuss what they can address and help with
 - iii. Office of Neighborhood coordination – Discuss HOA. Since most of the plans place responsibility on HOA
 - iv. ADR – Discuss community mediation

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA # 12- 071

Date: 6/5/12

Time: 2:15

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Carmen Marrone Others _____
 Transportation: Nilo Salgado-Fernandez Others _____
 Code Enforcement: Jonathan Turner Others _____
 Others: _____

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

Zone Map Amendment EPC Approval City Council Approval
 Sector Dev. Plan Amendment EPC Approval City Council Approval
 Amend Site Dev. Plan for Subdivision EPC Approval DRB Approval Admin. Approval
 Site Dev. Plan for Bldg Permit EPC Approval DRB Approval Admin. Approval
 Other _____

3. SUMMARY OF PRT DISCUSSION:

• road is a private road - City will not accept road w/out good cause - suggest contacting District Councilor (Benton?) regarding the serious problems in the area. Councilor can initiate coordination amongst various departments to determine appropriate procedure. Subd. is in a fragile state - need short-term solutions to address health + safety

• recommend Sketch Plat Review w/ DRB to get technical questions answered -

Judith Lucero, Exec. Dir. Greater ABA Habitat for Humanity

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY

C. Marrone
 PRT CHAIRMAN / DATE

Kari Ann Sanchez 6/5/12
 APPLICANT OR AGENT / DATE

*****Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NON-BINDING**
 Additional research may be necessary to determine the exact type of application needed

Wednesday, May 16, 2012

Dear Homeowner:

Enclosed, please find my initial research. After a number of hours in the planning department I was able to locate and gather the information contained in the report. I am still waiting to meet with Zoning and I hope do so within the next week.

You will see in the report once I have the final bit of information I would like to arrange a meeting with various representatives to provide resources for the variety of issues within your community. In planning this meeting I would like to arrange a time and date that is most convenient for everyone. Please contact me at 768-4660 or sbeaucaire@cabq.gov and provide the following:

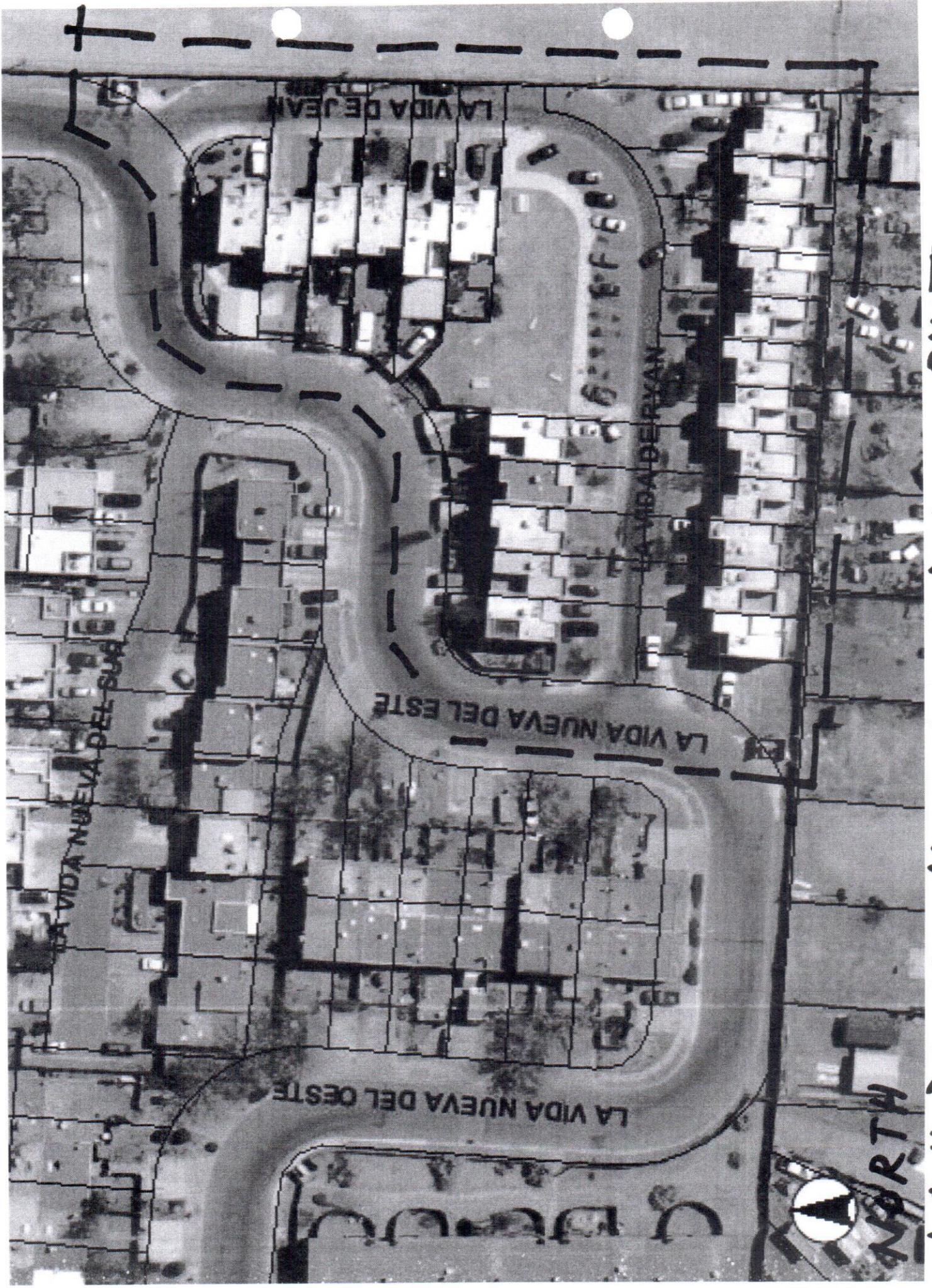
- Your name
- Address
- Best way to contact you (phone, email, mail)
- Whether it is easier for you to meet before 5:00 PM (during the day) or after 5:00 PM (evening hours)
- List any days of the week you could not make it (example: I have school every Monday evening and I work during the day).

Thank you for your time.

Sincerely,

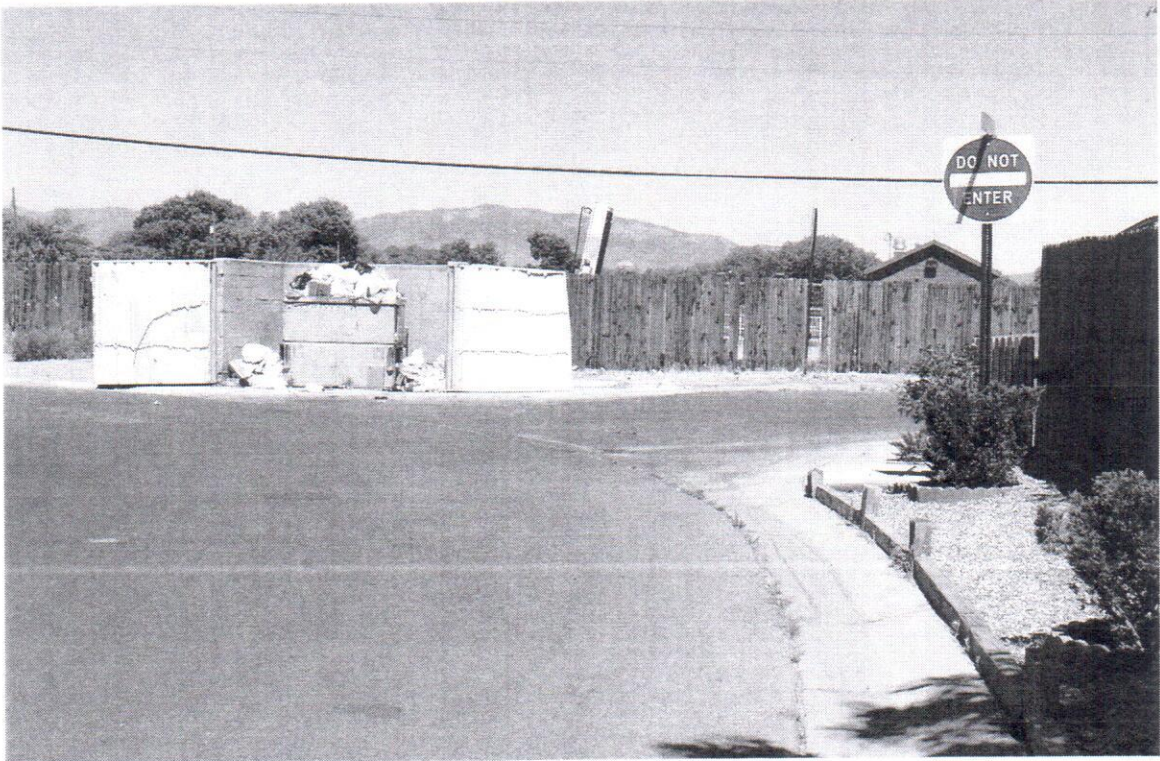
Shannon Beaucaire

Shannon Beaucaire
ADR Coordinator



LA VIDA NUEVA DEL OESTE AERIAL PHOTO

DUMPSTER @ 'RYAN'



DUMPSTER @ 'JEAN'

