



DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70476

Project # 1007267

Project Name: UNITY SUBDIVISION

Agent: J. MATT MAYERS, ESQ

Phone No.:

Your request was approved on 11-12-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): AMAFCA ; site plan

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.
 - 3 copies of the approved site plan. Include all pages.**
 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
 - Property Management's signature must be obtained prior to Planning Department's signature.**
 - AGIS DXF File approval required.** *OK*
 - Copy of recorded plat for Planning.**

Created On:

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1007267

On June 19, 2008, the Environmental Planning Commission approved Project # 1007267, 08EPC-40050/40054, a request for a site development plan for building permit and a zone map amendment from C-2 to SU-1 for "Housing for Older Persons" for all or a portion of lots 1, 2, 17, and 18, block 3, Unity Subdivision, located on Central SE between Texas SE and Tennessee SE containing approximately 1.34 acres.

The applicant has satisfied all of the EPC conditions of approval for the site development plan for building permit.

The applicant does have 6 tree grates for the trees along Central to comply with Condition 5a, but one is simply not showing the brick pavers and cutout for tree.

Compliance with City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.



DRB CASE ACTION LOG (SDP – BUILDING P.)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70475

Project # 1007267

Project Name: UNITY SUBDIVISION

Agent: J. MATT MAYERS ESQ.

Phone No.:

Your request was approved on 11-12-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - comments

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): awaiting staff planner comment
12-15-08

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.

- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the 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.**

Created On:

5. ~~Project# 1007267~~
08DRB-70475 EPC APPROVED SDP
FOR BUILD PERMIT
- 08DRB-70476 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

J. MATT MAYERS, ESQ agent(s) for ELDERLY HOUSING DEVELOPMENT AND OPERATION CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 17, AND 18, Block(s) 3, **UNITY SUBDIVISION**, zoned SU-1 FOR SENIOR LIVING, located on CENTRAL AVE BETWEEN TEXAS AND TENNESSEE containing approximately 1.34 acre(s). (K-19) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT AND TO PLANNING FOR STAFF PLANNERS COMMENTS, AND FOR 3 COPIES OF APPROVED SITE PLAN. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR AMAFCA AND SITE PLAN. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

6. **Project# 1007521**
FINAL PLAT APPROVAL

SHAKEEL RIZVI request(s) the referenced/ above action(s) for all or a portion of Lot(s) 15-17, Block(s) 2, **EAGLE ROCK ESTATES Unit(s) 3**, zoned RD, located on the southwest corner of EAGLE ROCK AVE NE and OBSEDIAN ST NE containing approximately 0.25 acre(s). (C-18)[*Deferred from 11/5/08*] **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF GRADING PLAN AND TO PLANNING TO RECORD.**

7. **Project# 1007522**
FINAL PLAT APPROVAL

SHAKEEL RIZVI request(s) the referenced/ above action(s) for all or a portion of Lot(s) 1-3, Block(s) 2, **EAGLE ROCK ESTATES Unit(s) 4**, zoned RD, located on the northwest corner of EAGLE ROCK AVE NE and OBSEDIAN ST NE containing approximately .25 acre(s). (C-18) [*Deferred from 11/5/08*] **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF GRADING AND TO PLANNING TO RECORD.**

7267

DXF Electronic Approval Form

DRB Project Case #: 1007267

Subdivision Name: UNITY ADDITION BLOCK 3 LOT18A

Surveyor: LARRY W MEDRANO

Contact Person: MARIO LUCERO

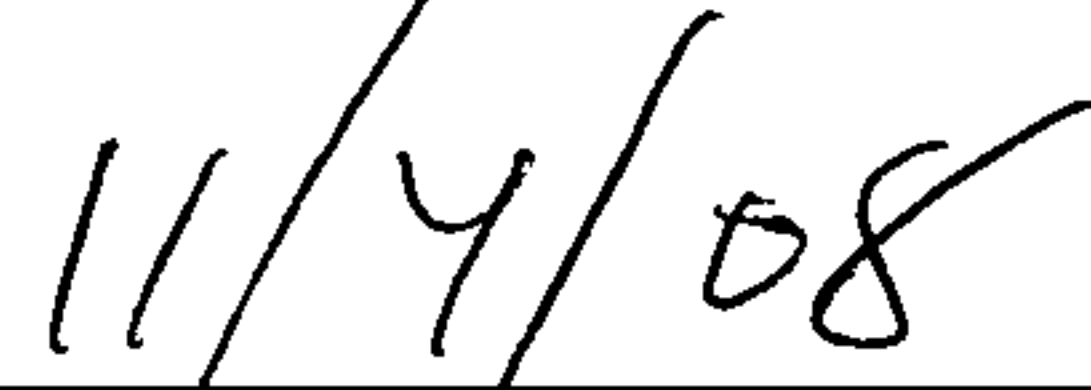
Contact Information:

DXF Received: 10/31/2008

Hard Copy Received: 10/31/2008

Coordinate System: NMSP Grid (NAD 83)


Approved


Date

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

AGIS Use Only
Copied fc **7267** to agiscov on **11/4/2008** Contact person notified on **11/4/2008**

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1007267

On June 19, 2008, the Environmental Planning Commission approved Project # 1007267, 08EPC-40050/40054, a request for a site development plan for building permit and a zone map amendment from C-2 to SU-1 for "Housing for Older Persons" for all or a portion of lots 1, 2, 17, and 18, block 3, Unity Subdivision, located on Central SE between Texas SE and Tennessee SE containing approximately 1.34 acres.

The applicant has satisfied all of the EPC conditions of approval for the site development plan for building permit.

The applicant does have 6 tree grates for the trees along Central to comply with Condition 5a, but one is simply not showing the brick pavers and cutout for tree.

Compliance with City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.



Supplemental form

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major Subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input checked="" type="checkbox"/> for Building Permit final sign-off			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	D		APPEAL / PROTEST of...
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A		<input type="checkbox"/> Decision by DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
STORM DRAINAGE (Form D)			
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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): J. Matt Myers, Esq. PHONE 247-9080
 ADDRESS: 1401 Central Avenue, NW FAX: 247-9109
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: mmyers@moplaw.com

APPLICANT: Elderly Housing Development and Operation Corporation PHONE: _____
 ADDRESS: 1580 Sawgrass Corporate Pkwy. FAX: _____
 CITY: Ft. Lauderdale STATE FL ZIP 33323 E-MAIL: _____

Proprietary interest in site. Contract Purchaser ~~Owner~~ City of Albuquerque

DESCRIPTION OF REQUEST: Final sign-off of site plan for building permit submitted with application to replat lots into one lot.

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 1, 2, 17 and 18 Block: 3 Unit: _____
 Subdiv/Addn/TBKA: Unity Subdivision
 Existing Zoning: SU-1 for senior living Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): K-19 UPC Code: 101905735905140303

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc) _____
08EPC40050; 08EPC40054; Project No. 1007267

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 4 No. of proposed lots: 1 Total area of site (acres): 1.34
 LOCATION OF PROPERTY BY STREETS: On or Near. Central Avenue
 Between: Texas and Tennessee

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

SIGNATURE [Signature] DATE Nov. 4, 2008
 (Print) J. Matt Myers 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	SF	Fees
<u>DRB-70425</u>	<u>SBP</u>		\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>November 12, 2008</u>			Total
			\$ <u>0</u>

[Signature] 11.4.08 Project # 1007267
 Planner signature / date

Form revised 4/07

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Maximum Size: 24" x 36"
 - ___ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** Maximum Size: 24" x 36"
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center. Certificate of No Effect or Approval
 - ___ Scaled site plan and related drawings (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
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Copy of the document delegating approval authority to the DRB
 - ___ Completed Site Plan for Subdivision Checklist
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting**
Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** Maximum Size: 24" x 36"
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies
 - ___ Solid Waste Management Department signature on Site Plan
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Copy of the document delegating approval authority to the DRB
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Completed Site Plan for Building Permit Checklist
 - ___ Copy of Site Plan with Fire Marshal's stamp
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting**
Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** Maximum Size: 24" x 36"
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** Maximum Size: 24" x 36"
 - ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - ___ DRB signed Site Plan being amended (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
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting.**
Your attendance is required.

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting.**
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.

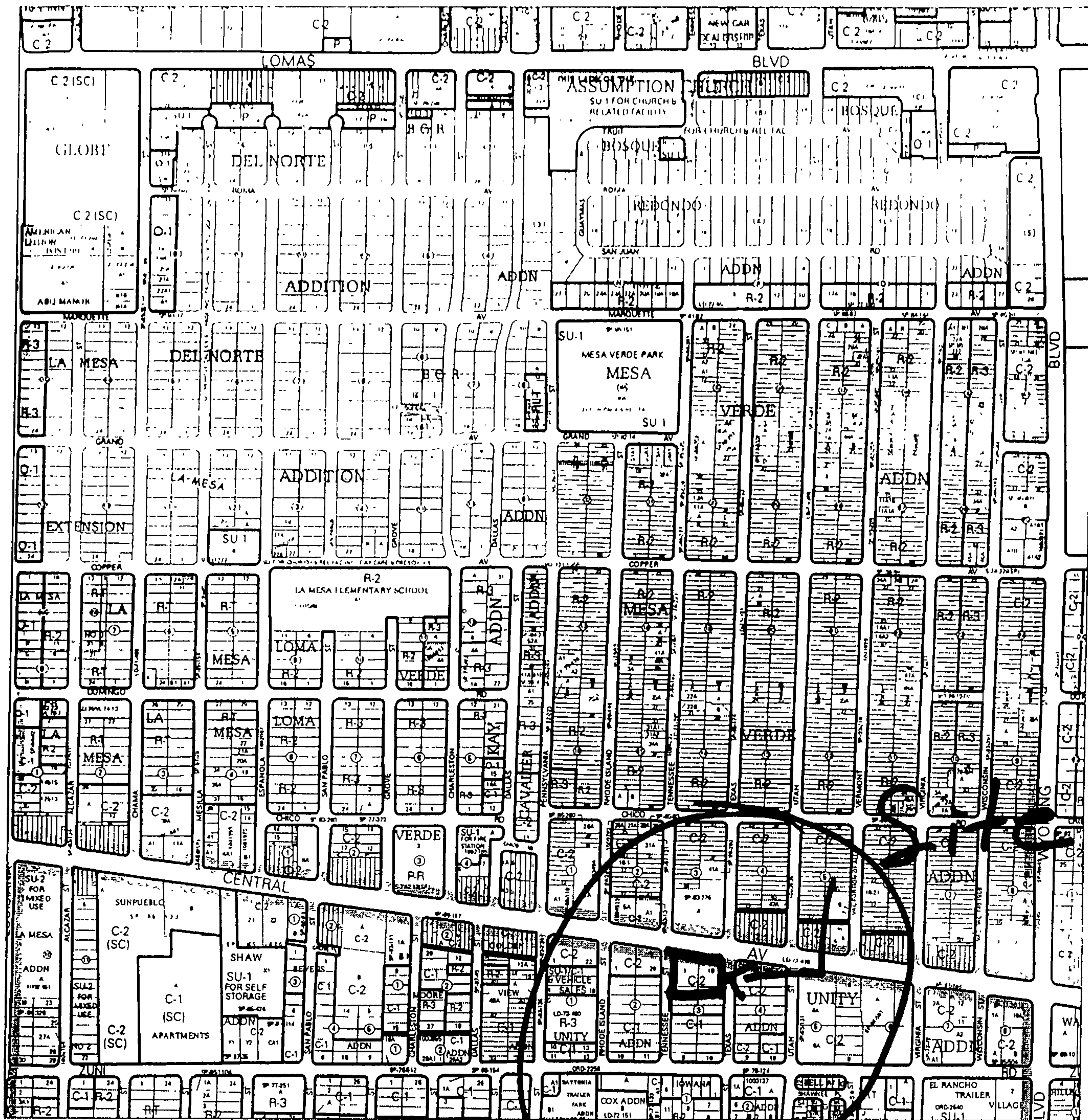
J. Matt Myers, Agent
 Applicant name (print)
11/04/08
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|----------------------|
| Application case numbers | <u>28DRB - 70475</u> |
| _____ | _____ |
| _____ | _____ |

[Signature] 11.2.08
 Planner signature / date
 Project # 1007267







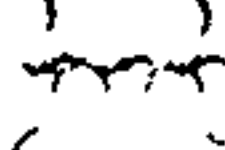




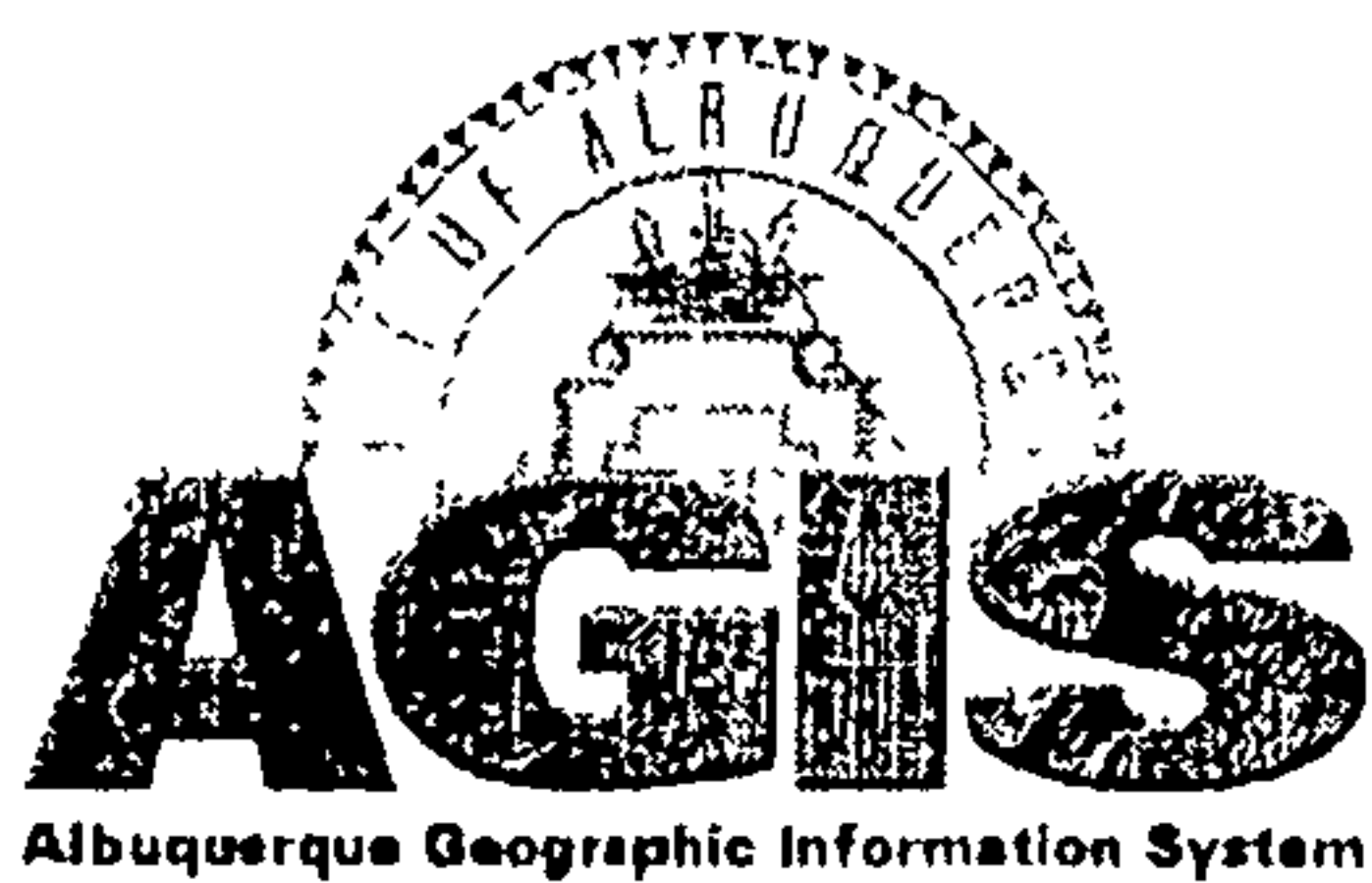
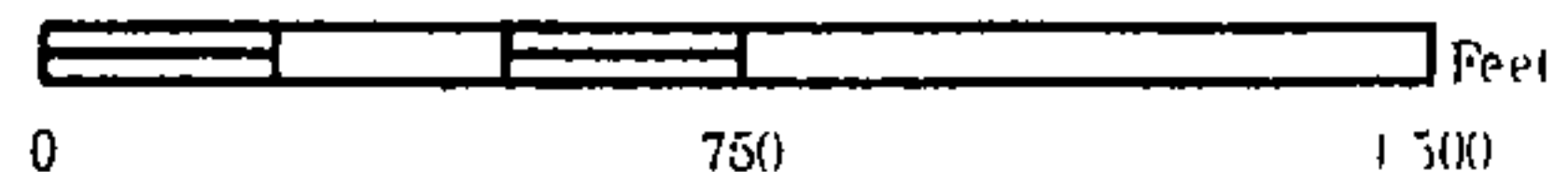
For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

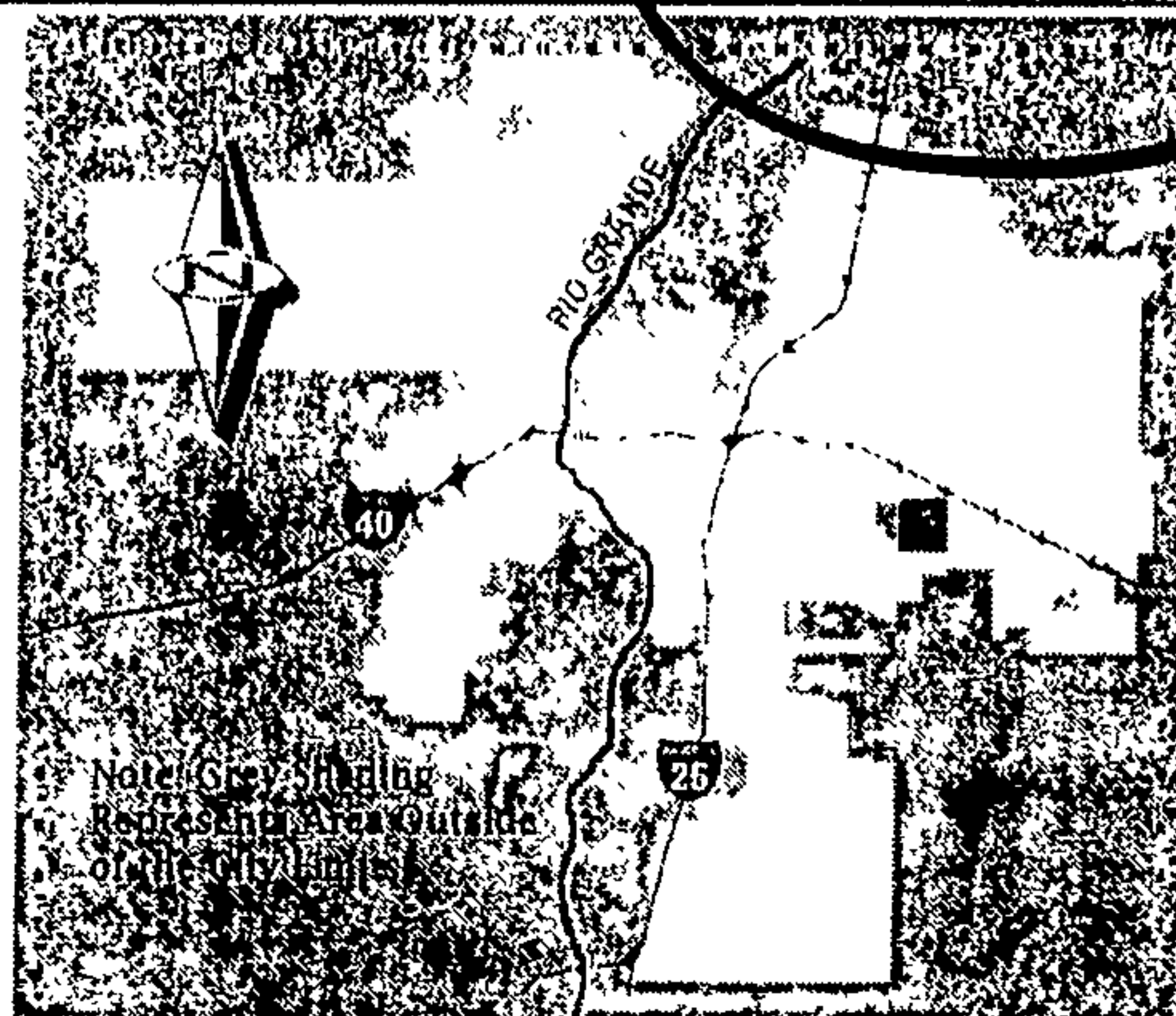
K-19-Z

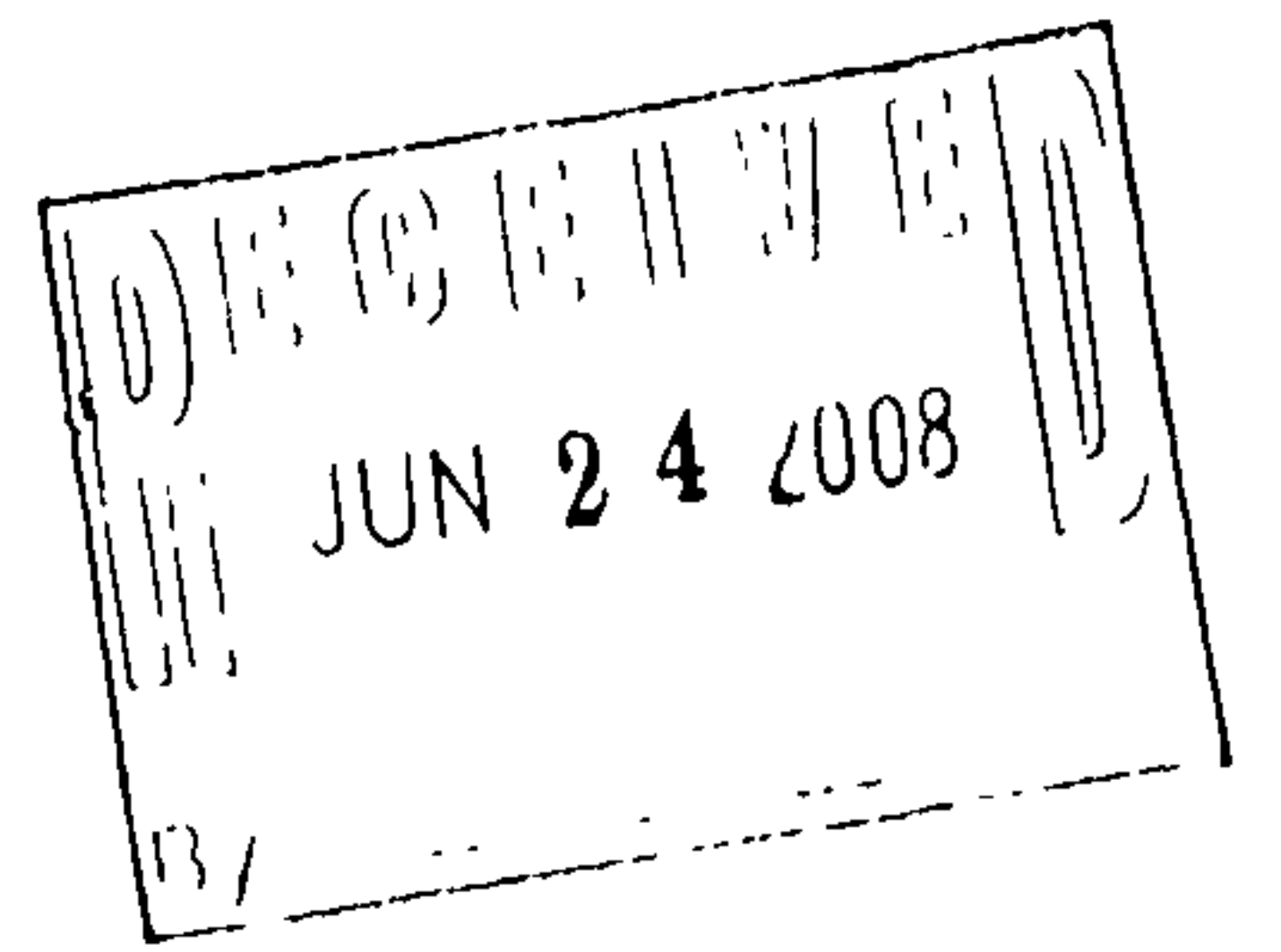
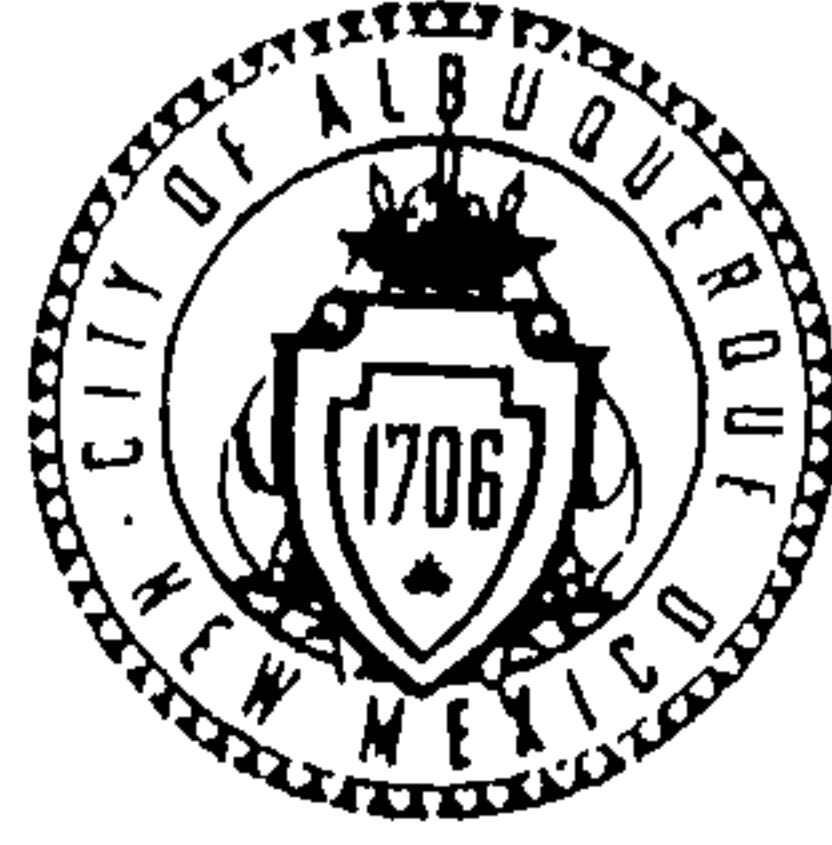
Selected Symbols

-  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



Map amended through: 1/4/2008





City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: June 20, 2008

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1007267***
08EPC-40050 SITE DEVELOPMENT -
BUILDG PRMT
08EPC-40054 AMNDT TO ZONE MAP (ESTB
ZONING/ZONE CHG)

Elderly Housing Development &
Orientation Corporation
1580 Sawgrass Corporate Parkway, Suite 210
Ft. Lauderdale, Fl. 33323

LEGAL DESCRIPTION: for all or a portion of
lots 1, 2, 17, AND 18, block 3, Unity Subdivision
zoned C-2 to SU-1 for "Housing for Older
Persons" located on Central Ave SE between
Texas SE and Tennessee SE containing
approximately 1.34 acres. (K-19) Randall
Falkner, Staff Planner

On June 19, 2008 the Environmental Planning Commission voted to approve Project 1007267/08EPC
40054, a zone map amendment from C-2 to SU-1 for Housing for Older Persons, for Lots 1, 2, 17, and 18,
Block 3 on Central Avenue SE, between Texas Street and Tennessee Street, based on the following
Findings and subject to the following Conditions:

FINDINGS:

1. This request is for a zone map amendment for Lots 1, 2, 17, and 18, Block 3 on Central Avenue SE, between Texas Street and Tennessee Street. The zone map amendment proposed to change the zoning from C-2 to SU-1 for "Housing for Older Persons" as that term is defined in 42 U.S.C., §3607(b)(2).
2. This request is accompanied by a site development plan for building permit, case number 08EPC-40050, for a 4-story 40-unit senior housing apartment building, with a total square footage of 34,339 square feet.

3. The subject site is within the area designated Established Urban by the Comprehensive Plan, and within the boundaries of the Trumbull Neighborhood Sector Development Plan, and the Near Heights Metropolitan Redevelopment Area Plan.
4. The request furthers the following Comprehensive Plan policies for Developing and Established Urban Areas:
 - a. Policy II.B.5d – The proposed zoning will allow for a use that is compatible with the surrounding area and respect existing neighborhood values and natural environmental conditions by improving properties that are currently vacant and blighted.
 - b. Policy II.B.5e – Full urban services are available to this site and the integrity of existing neighborhoods can be ensured under the proposed zoning by eliminating vacant and blighted sites, and the crime that often accompanies abandoned locations.
 - c. Policy II.B.5h – Higher density housing is appropriate at this location because it is in an area with excellent access to the major street network, is close to a designated Activity Center, there are a variety of mixed density patterns, and adequate infrastructure is available for the proposed development.
 - d. Policy II.B.5o – The proposed zoning will help to redevelop the site and strengthen older neighborhoods in the Established Urban Area.
5. The request furthers Comprehensive Plan housing policies II.D.5a, II.D.5c, and II.D.5d by increasing the supply of affordable housing, ameliorating the problems of homelessness and displacement of low income residents, and assuring against discrimination in the provision of housing
6. The request furthers the following Trumbull Neighborhood Sector Development Plan policies:
 - a. Land Use and Zoning Objectives 2 and 3 – The proposed zoning would allow infill development of senior housing between Zuni and Central and would help stabilize the neighborhood by complying with all zoning regulations.
 - b. Social and Human Services Objective 2 – The proposed zoning would help to reduce crime by building a 4-story apartment building that will look over Central Avenue and other nearby streets, by the occupation of the building by seniors that have the time and desire to report crimes, and the elimination of an abandoned site that often attracts crime.
 - c. Neighborhood Maintenance Objective 1 – The proposed zoning would improve the overall appearance of the area by adding landscaping along the sidewalks, reducing crime, and adding quality affordable housing.
 - d. Urban Areas Policy A.2.c – The proposed zoning would be infill development that would be built on vacant land that is appropriate for urban facilities and services and would help improve surrounding neighborhoods.
 - e. Circulation Policy A.5.a – The proposed zone change would add residential to commercial as a compatible land use along Central and would help lessen the need for travel.

OFFICIAL NOTICE OF DECISION

JUNE 19, 2008

PROJECT #1007267

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7. The request furthers elements of the Near Heights Metropolitan Redevelopment Area Plan by serving as a catalyst for revitalization of the motel re-use project, and re-using the land formerly occupied by the Route 66 Inn for senior housing.
8. The applicant has adequately justified the zone change request pursuant to Resolution 270-1980.
 - a. The project would be consistent with the health, safety, morals, and general welfare of the City and would help to make the site and neighborhood a safer place with full-time residents (senior citizens) that will constantly be watching the area.
 - b. The applicant has shown that the proposed zoning will not destabilize the surrounding land and will contribute to the stability of land use and zoning because it is a less intense zone than C-2 and will improve the area by providing infill development on vacant land that is currently an eyesore for the surrounding neighborhoods.
 - c. The proposed zone change furthers many of the adopted elements in the Comprehensive Plan, Trumbull SDP, and the Near Heights MRA Plan.
 - d. The applicant has shown that changed neighborhood conditions justify the change and that a different use category is more appropriate for this community. Route 66 is no longer the main thoroughfare for travelers, having been replaced by I-40. Motels on Route 66 have been abandoned or are now inhabited by individuals who are permanent residents or live in the motels for extended periods of time. The applicant has shown the proposed zoning furthers a preponderance of policies in the Comprehensive Plan, Trumbull SDP, and the Near Heights MRA Plan.
 - e. None of the permissive uses would be harmful to adjacent property, the neighborhood, or the community.
 - f. The property is already served by City infrastructure and does not require major and un-programmed capital expenditures by the City.
 - g. Economic considerations are important, but are not the determining factor for this request. The area has been designated as an MRA in order to stimulate private and public investment into the area.
 - h. The location on Central Avenue is not the determining factor in this zone change request. The development will increase affordable senior housing in the area, improve the overall appearance of the neighborhood, and improve air quality, circulation, and economic development in the neighborhood.
 - i. The request does create a spot zone; however, the applicant cites a myriad of policies in the Comprehensive Plan, Trumbull SDP, and the Near Heights MRA Plan that support the request for a zone change.
 - j. The request does not constitute a strip zone.
9. A facilitated meeting was held on May 28, 2008 at the Interfaith Community Bible Church at 7501 Trumbull Avenue between the applicant and interested parties (including the Trumbull Village Association, La Mesa Community Improvement Association, the South East Heights Health Coalition, and the Albuquerque City Council).

10. There is no known opposition from the Trumbull Village Association and La Mesa Improvement Association, and no letters of opposition to the project have been received.

CONDITIONS:

1. Replat the four lots (1, 2, 17, and 18) into one lot to make the site one cohesive unit.
2. The accompanying site development plan for building permit must receive final DRB sign-off.
3. The property shall be operated as "Housing for Older Persons" as that term is defined in 42 U.S.C., §3607(b)(2).

On June 19, 2008 the Environmental Planning Commission voted to approve Project 1007267/08EPC 40050, a site development plan for building permit, for Lots 1, 2, 17, and 18, Block 3 on Central Avenue SE, between Texas Street and Tennessee Street, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for a site development plan for building permit for Lots 1, 2, 17, and 18, Block 3 on Central Avenue SE, between Texas Street and Tennessee Street.
2. This request is accompanied by request is for a zone map amendment, case number 08EPC-40054, for a 4-story 40-unit senior housing apartment building, with a total square footage of 34,339 square feet.
3. The subject site is within the area designated Established Urban by the Comprehensive Plan, and within the boundaries of the Trumbull Neighborhood Sector Development Plan, and the Near Heights Metropolitan Redevelopment Area Plan.
4. The request furthers the following Comprehensive Plan policies for Developing and Established Urban Areas:
- a. Policy II.B.5d – The proposed development will allow for a use that is compatible with the surrounding area and respect existing neighborhood values and natural environmental conditions by improving properties that are currently vacant and blighted.
 - b. Policy II.B.5e – Full urban services are available to this site and the integrity of existing neighborhoods can be ensured by eliminating vacant and blighted sites, and the crime that often accompanies abandoned locations.

OFFICIAL NOTICE OF DECISION

JUNE 19, 2008

PROJECT #1007267

PAGE 5 OF 9

- c. Policy II.B.5h – Higher density housing is appropriate at this location because it is in an area with excellent access to the major street network, is close to a designated Activity Center, there are a variety of mixed density patterns, and adequate infrastructure is available for the proposed development.
 - d. Policy II.B.5o – The proposed development will help to redevelop the site and strengthen older neighborhoods in the Established Urban Area.
5. The proposed development partially furthers Policy II.B.5m because it will improve the visual environment of the area that is currently a vacant dirt lot with senior housing. The height of the building; however, could block some views of the surrounding neighborhood.
6. The proposed development furthers Policy II.C.1b by reducing the adverse effects of automobile travel on air quality through a balanced/land use transportation system that promotes efficient placement of housing.
7. The proposed development furthers transportation and transit policies II.D.4c by locating additional dwelling units close to an Enhanced Transit Corridor.
8. The proposed development partially furthers transportation and transit policy II.D.4a by maximizing pedestrian connections to transit stops and between adjacent developments, providing a building entrance from the street, and separating parking from the street with the building. The development does not provide a weather protected bus stop and does have an internal sidewalk that is only 4 feet wide.
9. The request furthers Comprehensive Plan housing policies II.D.5a, II.D.5c, and II.D.5d by increasing the supply of affordable housing, ameliorating the problems of homelessness and displacement of low income residents, and assuring against discrimination in the provision of housing.
10. The request furthers the following Trumbull Neighborhood Sector Development Plan policies:
 - a. Land Use and Zoning Objectives 2 and 3 – The proposed development would allow infill development of senior housing between Zuni and Central and would help stabilize the neighborhood by complying with all zoning regulations.
 - b. Social and Human Services Objective 2 – The proposed development would help to reduce crime by building a 4-story apartment building that will look over Central Avenue and other nearby streets, by the occupation of the building by seniors that have the time and desire to report crimes, and the elimination of an abandoned site that often attracts crime.
 - c. Neighborhood Maintenance Objective 1 – The proposed development would improve the overall appearance of the area by adding landscaping along the sidewalks, reducing crime, and adding quality affordable housing.
 - d. Urban Areas Policy A.2.c – The proposed development would be infill development that would be built on vacant land that is appropriate for urban facilities and services and would help improve surrounding neighborhoods.

- e. Urban Areas Policy A.2.n – The proposed development will provide landscaping with native or naturalized vegetation to help control water erosion and dust, absorb atmospheric pollutants, and create a pleasing visual environment.
 - f. Circulation Policy A.5.a – The proposed development change would add residential to commercial as a compatible land use along Central and would help lessen the need for travel.
 - g. Air Quality Policy B.1.a – The proposed property will help to reduce automobile travel and encourage travel alternatives by transit, bicycle, and walking.
 - h. Public Transit Goal B.8.c – Efficient, inexpensive public transportation will be provided to the elderly.
11. The request furthers elements of the Near Heights Metropolitan Redevelopment Area Plan by serving as a catalyst for revitalization of the motel re-use project, and re-using the land formerly occupied by the Route 66 Inn for senior housing.
12. There is no known opposition from the Trumbull Village Association and La Mesa Improvement Association, and no letters of opposition to the project have been received.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The following changes shall be made to project data found in the site plan for building permit:
 - a. Proposed zoning shall include the entire zoning description which reads “SU-1 for “Housing for Older Persons” as that term is defined at 42 U.S.C. §3607(b)(2).
 - b. The total landscaped area on the site plan for building permit shall be consistent with the total landscaped area on the landscaping plan (24,058 sf, 49.9%).
 - c. Change the required parking calculations to include 4 handicapped spaces instead of 2 (Section 14-16-3-1).
 - d. Change wording under Building Height and Setbacks from R-2 zoning to R-3 zoning.

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JUNE 19, 2008

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4. Extend the pilaster and wrought iron fence along the entire length of both the east and west sides of the property. Fencing at the east, south or west side of the property shall not be entirely opaque and may not be chain link fencing and/or concertina wire.
5. Pedestrian Access and Circulation, Transit
 - a. Add 6 minimum street trees immediately behind the curb line set in planters and with tree grates necessary with completed installation to permit free pedestrian use of the sidewalk. Details are to be reviewed by City Forrester.
 - b. Increase width of sidewalk connecting outdoor commons area on the east side of the building with Central Avenue to 6 feet.
 - c. Add a patio or plaza at the south side of the facility at no less than 400 square feet with shading and seating.
6. Landscaping:
 - a. Increase planting bed area for Autumn Purple Ash tree or replace with another tree on the City Forester's list that would not be affected by the average parking lot cutouts.
 - b. Replace Chitalpa tree (which does not qualify as a shade tree) with another tree on the City Forester's list that would provide shade and is not high in water use or allergenic potential.
 - c. Change the size height of Austrian Pines at installation from a 6 foot high minimum to a 10 foot high minimum.
 - d. Make cuts on the east and west sides of planting beds in the parking lot so that rainwater can infiltrate the planting beds.
 - e. Place trumpet vine on the inside of the fence (so it can be maintained).
 - f. Watering plan is inadequate - use netafim spiral or similar, water by plant zones, change frequency and volume based on zones and season.
7. Provide seating that is at least 24 inches in width and 15 inches in height in the public outdoor space that is located to the east of the building. Benches, raised planters, ledges or similar seating features may be counted as seating space.
8. Signage:
 - a. Monument sign shall be illuminated from the top or internally (not from the ground).
 - b. Freestanding signage shall not contain the text "East Central Avenue" and "Albuquerque, New Mexico".
9. Conditions of approval from the City Engineer, Municipal Development, Water Authority, and NMDOT for the proposed Site Development Plan are:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

OFFICIAL NOTICE OF DECISION

JUNE 19, 2008

PROJECT #1007267

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- b. Parking lot will need to be reconfigured / modified for one way circulation. Drive aisles to be appropriate width for the angle of parking (see DPM). Increase drive aisle width to 22' adjacent to pick-up/drop-off area only. Provide appropriate signing and pavement markings at site drives and at proper locations internal to the site (i.e. drive aisles, etc.).
 - c. Right-of-Way dedication needed at the southeast corner of Tennessee and Central and the southwest corner of Texas and Central to accommodate a 25' curb return radii (may be increased or not required at the discretion of the Traffic Engineer).
 - d. A concurrent platting action will be required at DRB.
 - e. Site plan shall comply and be designed per DPM Standards.
10. The property shall only be operated as "Housing for older persons" as that term is defined at 42 U.S.C. 3607(b)(2).
11. The Planning Commission encourages revision of the façades to better reflect local traditions and to acknowledge influences of climate and views. Usable balconies are also encouraged.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JULY 7, 2008** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

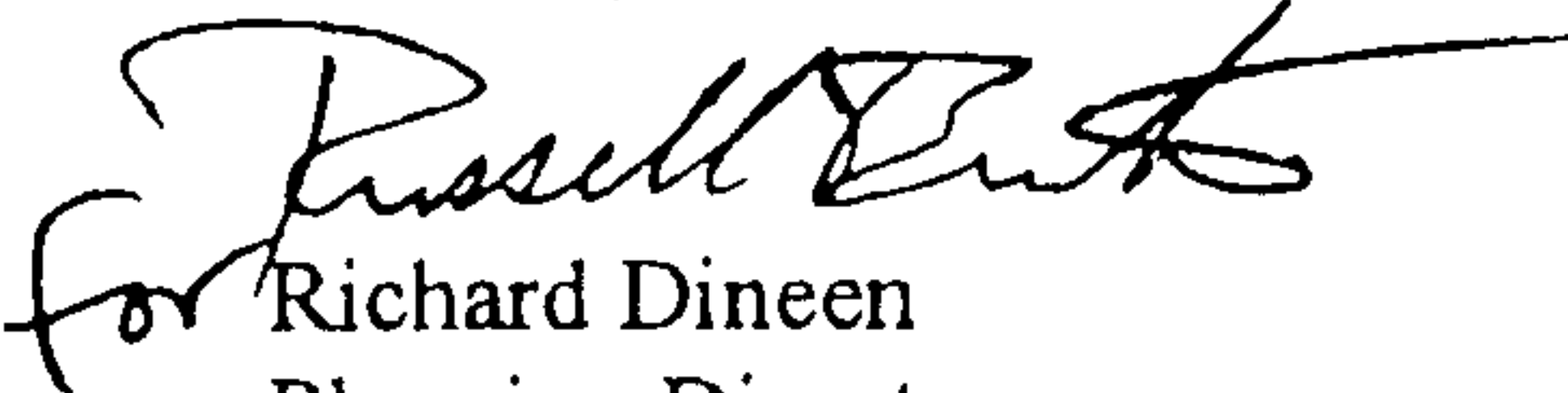
Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

OFFICIAL NOTICE OF DECISION
JUNE 19, 2008
PROJECT #1007267
PAGE 9 OF 9

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


for Richard Dineen
Planning Director

RD/RF/ac

cc: John Myers, 1401 Central Ave. NW, Albuquerque, NM 87104
Joanne Landry, Trumbull Village Assoc., 7501 Trumbull SE, Albuquerque, NM 87108
Angelic Senteno, Trumbull Village Assoc., 7934 Bell Ave. SE, Albuquerque, NM 87108
Charlie Bennett, La Mesa Comm. Improv. Assoc., 600 San Pablo NE, Albuquerque, NM 87108
Tommie Jewell Sr., La Mesa Comm. Improv. Assoc., 912 Utah NE, Albuquerque, NM 87108
Mick McMahan, 626 Espanola NE, Albuquerque, NM 87108
Enrique Cardiel, 420 Indiana SE, Albuquerque, NM 87108

May 29, 2008

Chair

Deanna A. Archuleta
County of Bernalillo
Commissioner, District 3

Vice-Chair

Isaac Benton
City of Albuquerque
Councillor, District 3

Michael J. Cadigan
City of Albuquerque
Councillor, District 5

Martin J. Chávez
City of Albuquerque
Mayor

Teresa Cordova
County of Bernalillo
Commissioner, District 2

E. Tim Cummins
County of Bernalillo
Commissioner, District 4

Trudy Jones
City of Albuquerque
Councillor, District 8

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
<http://www.abcwua.org>

Paul Brasher
Brasher & Lorenz, Inc.
2201 San Pedro NE, Bldg 1 Suite 1200
Albuquerque, NM 87110

**RE: Water / Sanitary Sewer Availability # 80501
Unity addition-Lots 1, 2, 17 and 18 Zone Atlas Map # K-19**

Dear Mr. Brasher:

Project Information: The site is located on the south side of Central between Tennessee and Texas; and contains approximately ±1.3 acres of previously developed land currently zoned C-2, in the city limits. The site is located within the 4ER water zone in the Ridgecrest trunk. The information provided in the letter dated April 30, 2008, indicated that the site was razed.

Existing Conditions: Water infrastructure consists of both a 6-inch water line (Project #03-006-53) and a 10-inch water line (Project #26-3505.93-94) in Central, a 6-inch water line (Project #03-11-53) in Texas and a 6-inch water line (Project #03-22-53) in Tennessee.

Sanitary sewers infrastructure include a 12-inch sewer collection line (Project #26-3505.93-94) in Central, an 8-inch collection line (T-Book #2031/14) in Texas. Present in Tennessee is a 60-inch sewer interceptor line (Project #07-001-75) and an 8-inch collection line (T-Book #2030/21).

Service: Water service is available to the site contingent upon compliance with the Fire Marshal's fire flow requirements. The statement from that office dated April 20, 2008 indicated that two hydrants within 300-feet to the furthest point of the building would be required to provide the 2,500 gallons per minute of fire protection to the site. Metered water service will not be sold without fire protection.

Domestic water for the development may be taken from the existing 10-inch main along Central or the 6-inch mains along Texas and Tennessee. Fire protection for the development may be taken from the existing 6-inch mains along Tennessee and Texas, contingent upon construction of public line to the hydrant sites.

Sanitary sewer is available to the site via routine connection. Outfall will be permitted to the existing 12-inch collection line along Central or the 8-inch collection lines along Texas and Tennessee. Outfall will not be permitted to the 60-inch interceptor line along Tennessee.

Design and Construction of all required improvements will be at the developer/property owner's expense and must be coordinated through the City of Albuquerque via the Mini-Work Order process. Designs must be by a licensed, New

Mexico registered professional engineer. Construction must be by a licensed, bonded, public utility contractor.

Costs and Fees: Water and sanitary sewer service accounts must be established with New Services 924-3920. In addition to installation and construction costs, each metered water service will be subject to water and sanitary sewer utility expansion charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Water Use: All new development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita per day. Indoor water use shall consist of 70% of total use with outdoor limited to 30%. Where available, outdoor water usage shall utilize reclaimed water. All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Ordinance, Water Conservation Large Users Ordinance and Water Conservation Water by Request Ordinance.

Closure: This statement of availability will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Utility Department as soon as possible.

Please feel free to contact the Utility Development Office at (505) 924-3987, or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

Sincerely,



Mark S. Sanchez
Executive Director

Encl: System / Location Map(s)

C: f/ Readers #80501
f/ Availability K-19

MYERS, OLIVER & PRICE, P.C.

LAWYERS
1401 CENTRAL AVENUE, N.W.
ALBUQUERQUE, NEW MEXICO 87104

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CHARLES P. PRICE III, *Of Counsel*
FLOYD D. WILSON, *Of Counsel*

J. MATT MYERS

e-mail: mmyers@moplav.com

November 4, 2008

Via Hand Delivery

City of Albuquerque
Development Review Board
600 2nd St. NW
Albuquerque, NM 87103

Re: Elderly Housing Development & Orientation Corporation ("EHDOC")
Project #1007267/08EPC-40050 & #1007267/08EPC-40054 - On June 19,
2008 the Environmental Planning Commission ("EPC") approved a zone
change from C-2 to SU-1 for Lots 1, 2, 17 and 18, Block 3 and also a Site
Plan for building permit (the "Site Plan")

Dear DRB Chair:

The purpose of this letter is to demonstrate how the Site Plan has been modified, specifically how the Site Plan has been modified to meet the conditions of approval from the EPC. The following is a list of the conditions contained in the Official Notification of Decision issued on June 20, 2008, followed by a description of how those conditions have been satisfied (*in italics*):

I. Conditions of the zone change (Project #1007267/08EPC-40054) have been addressed as follows:

1. Replat the lots (1, 2, 17 and 18) into one lot to make the site one cohesive unit. *The property is being replatted, in a concurrent action before the DRB, to eliminate interior lot lines and consolidate the lots into a single tract.*

2. The accompanying site development plan for building permit must receive final DRB sign-off. *By way of this letter and the accompanying submittal the Site Plan is being submitted to the Development Review Board for final sign-off.*

3. The property shall be operated as "Housing for Older Persons" as that term is defined in 42 U.S.C., §3607(b)(2). *The designation "Housing for Older Persons" has been added to sheet 1 of the Site Plan.*

**II. The EPC's conditions of approval of the Site Plan
(Project #1007267/08EPC-40050) have been addressed as follows:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC Conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals. *This letter will serve to satisfy this condition.*

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met. *The applicant's agent, Mr. Paul Brasher, met with the staff planner, Mr. Randall Faulkner on two occasions and Mr. Faulkner generally agrees that the changes made to the Site Plan satisfy the conditions of the EPC.*

3. The following changes shall be made to project data found in the Site Plan for building permit:

a. Proposed zoning shall include the entire zoning description which reads "SU-1 for "Housing for Older Persons" as that term is defined at 42 U.S.C. §3607(b)(2). *The description: "Housing for Older Persons" has been added to sheet 1 of the Site Plan.*

b. the total landscaped area on the Site Plan for building permit shall be consistent with the total landscaped area on the landscaping plan (24,058 sf, 49.9%). *The total landscaped area shown on the landscaping plan, sheet 2, is in agreement with that shown on sheet 1 of the Site Plan. Both the landscaping plan and sheet 1 of the Site Plan indicate that the overall landscaped area is 22,829 sf., 46.4%.*

c. Change the required parking calculations in include 4 handicapped spaces instead of 2 (Section 14-16-3-1). *The parking lot has been revised to show 4 handicap spaces, see sheet 1 of Site Plan. .*

d. Change wording under Building Height and Setbacks from R-2 zoning to R-3 zoning. *The wording under Building Height has been changed to read: R-3, see sheet 1 of the Site Plan.*

4. Extend the pilaster and wrought iron fence along the entire length of both the east and west sides of the property. Fencing at the east, south or west side of the property shall not be entirely opaque and may not be chain link fencing and/or concertina wire. *The Site Plan has been modified to show pilaster and wrought fencing along the entire length of the west and south property lines, see sheet 1 of the Site Plan.*

5. Pedestrian Access and Circulation, Transit:

a. Add 6 minimum street trees immediately behind the curb line set in planters and with tree grates necessary with completed installation to permit free pedestrian use of the sidewalk. Details are to be reviewed by City Engineer. *Street trees have been added as dictated by the EPC to be located along the back of the curb on the Central Ave. frontage, see sheet 1 of the Site Plan. Additionally, comments received from the City Forester, Mr. Nick Kuhn, have been incorporated into the Site Plan.*

b. Increase width of sidewalk connecting outdoor commons area on the east side of the building with Central Avenue to 6 feet. *All private on-site non-City sidewalks have been increased in width to a minimum of six feet as shown on sheet 1 of the Site Plan.*

c. Add a patio or plaza at the south side of the facility at no less than 400 square feet with shading and seating. *A 400 square-foot patio has been added near the southeast corner of the building as shown on sheet 1 of the Site Plan.*

6. Landscaping:

a. Increase planting bed area for Autumn Purple Ash tree or replace with another tree on the City Forester's list that would not be affected by the average parking lot cutouts. *The Autumn Purple Ash has been replaced with Chinese Pistache, see sheet 2 of the Site Plan.*

b. Replace Chitalpa tree (which does not qualify as a shade tree) with another tree on the city Forester's list that would provide shade and is not high in water use or allergenic potential. *The Chitalpa has been replaced with the Purple Robe Locust, see sheet 2 of the Site Plan.*

c. Change the size height of Austrian Pines at installation from a 6 foot high minimum to a 10 foot high minimum. *The Austrian Pines are specified as being a minimum of 10 feet in height, see sheet 2 of the Site Plan.*

d. Make cuts on the east and west sides of planting beds in the parking lot so that rainwater can infiltrate the planting beds. *The a curb cut in the parking lot island has been provided to admit stormwater to enter the island as a supplement to irrigation, and a curb cut to drain away any excess, see Site Plan.*

e. Place trumpet vine on the inside of the fence (so it can be maintained). *The trumpet vine will be placed on the inside of the fence, see sheet 2 of Site Plan.*

f. Watering plan is inadequate – use netafim spiral or similar, water by plant zones, change frequency and volume based on zones and season. *The details of the irrigation system on the landscaping plan now prominently show the use of netafim and other irrigation system details, see sheet 2 of Site Plan.*

7. Provide seating that is at least 24 inches in width and 15 inches in height in the public outdoor space that is located to the east of the building. Benches, raised

planters, ledges or similar seating features may be counted as seating space. *Bench seating has been added to the Site Plan, together with its architectural details, see sheets 1 and 6 of the Site Plan.*

8. Signage:

a. Monument sign shall be illuminated from the top or internally (not from the ground). *The monument sign is now shown as being illuminate, see sheet 5 of the Site Plan.*

b. Freestanding signage shall not contain the term "East Central Avenue" and "Albuquerque, New Mexico". *The address shown on the monument sign has been changed to eliminate the wording dictated by EPC, see sheet 5 of the Site Plan.*

9. Conditions of approval from the City Engineer, Municipal Development, Water Authority and NMDOT for the proposed Site Development Plan are:

a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. Dwg. 2441). *The Site Plan and the utilities plan show the required public improvements, see sheets 1 and 7 of the Site Plan. .*

b. Parking lot will need to be reconfigured/modified for one way circulation. Drive aisles to be appropriate width for the angle of parking (see DPM). Increase drive aisle width to 22' adjacent to pick-up/drop-off area only. Provide appropriate signing and pavement markings at site drives and at proper locations internal to the site (i.e. drive aisles, etc.). *Parking has been re-configured following comments made before and after the EPC hearing, see sheet 1 of the Site Plan.*

c. Right-of-way dedication needed at the southeast corner of Tennessee and Central and the southwest corner of Texas and Central to accommodate a 25' curb return radii (may be increased or not required at the discretion of the Traffic Engineer). *The dedication of additional right-of-way to accommodate revised curb return radii is shown on the Site Plan, sheet 1, and will be reflected on the plat.*

d. A concurrent platting action will be required at DRB. *A concurrent plat is being submitted to the Development Review Board with the Site Plan.*

e. Site Plan shall comply and be designed per DPM Standards. *The Site Plan is being prepared consistent with all applicable Development Process Manual standards.*

10. The property shall only be operated as "Housing for older persons" as that term is defined at 41 U.S.C. 3607(b)(2). *The property will be designated as being operated as "Housing for Older Persons", see sheet 1 of Site Plan.*

11. The Planning Commission encourages revision of the facades to better reflect local traditions and to acknowledge influences to climate and views. Usable balconies are also encouraged. *The facades of the proposed building have been modified in the following way:*

South Elevation, see sheet 5 of Site Plan:

- reworked roof at elevator to accommodate elevator over run;
- screen wall added at maintenance area west of south entry;
- roof at third floor east and west ends revised to work with structural layout; and
- covered patio added to east end.

North Elevation, see sheet 4 of Site Plan:

- windows moved to intermediate landings at west stair, eliminating one window;
- lounge double doors changed to single door;
- arch top windows changed to straight top at community room; and
- covered porch shown at east side of community room.

West Elevation, see sheet 4 of Site Plan:

- roof at third floor changed to work with structural layout;
- windows added at floor level in stairwell and egress door shown; and
- screen wall at trash room shown.

East Elevation, see sheet 4 of Site Plan:

- Tower element at lounges expressed, similar to North elevation arch trim and metal railings;
- roof line at elevator reworked to accommodate elevator over run requirements; and
- arch colonnade added at east end of covered patio.

Sincerely,

Myers, Oliver & Price, P.C.

By: 

J. Matt Myers

JMM/ck

Enclosures

cc: Elderly Housing Development & Orientation Corporation

H:\EHDOC\letters\Ltr to EPC doc



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- 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...**
- 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.

APPLICATION INFORMATION:

Professional/Agent (if any): PRECISION SURVEYS, INC. PHONE: 856-5700
 ADDRESS: 8500-A JEFFERSON ST, NE FAX: 856-7900
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: LARRY@PREMURV.COM

APPLICANT: COA-DEPT. OF FAMILY & COMMUNITY SERVICES PHONE: 768-2758
 ADDRESS: PO BOX 1293 FAX: 768-3204
 CITY: ALBUQUERQUE STATE NM ZIP 87103 E-MAIL: TGVERINC@ABQ.GOV

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: REPLAT 4 LOTS INTO 1, GRANT EASEMENT, DEDICATE R.O.W.

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. 1, 2, 17, 18 Block: 3 Unit: N/A
 Subdiv/Addn/TBKA: UNITY ADDITION
 Existing Zoning: C-2 Proposed zoning: C-2 MRGCD Map No N/A
 Zone Atlas page(s): K-19 UPC Code: 1-019-057-359-051-40303

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1007267

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 4 No. of proposed lots: 1 Total area of site (acres): 1.3422
 LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL
 Between: TEXAS and TENNESSEE

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

SIGNATURE [Signature] DATE 10/31/08
 (Print) LARRY W. MEDRANO Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>DRB - 70476</u>	<u>P&F</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>November 13, 2008</u>				Total \$ <u>0</u>

[Signature] 11.4.08
 Planner signature / date

Project # 1007267

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.**

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

Larry Medrano
Applicant name (print)
Larry Medrano
Applicant signature / date

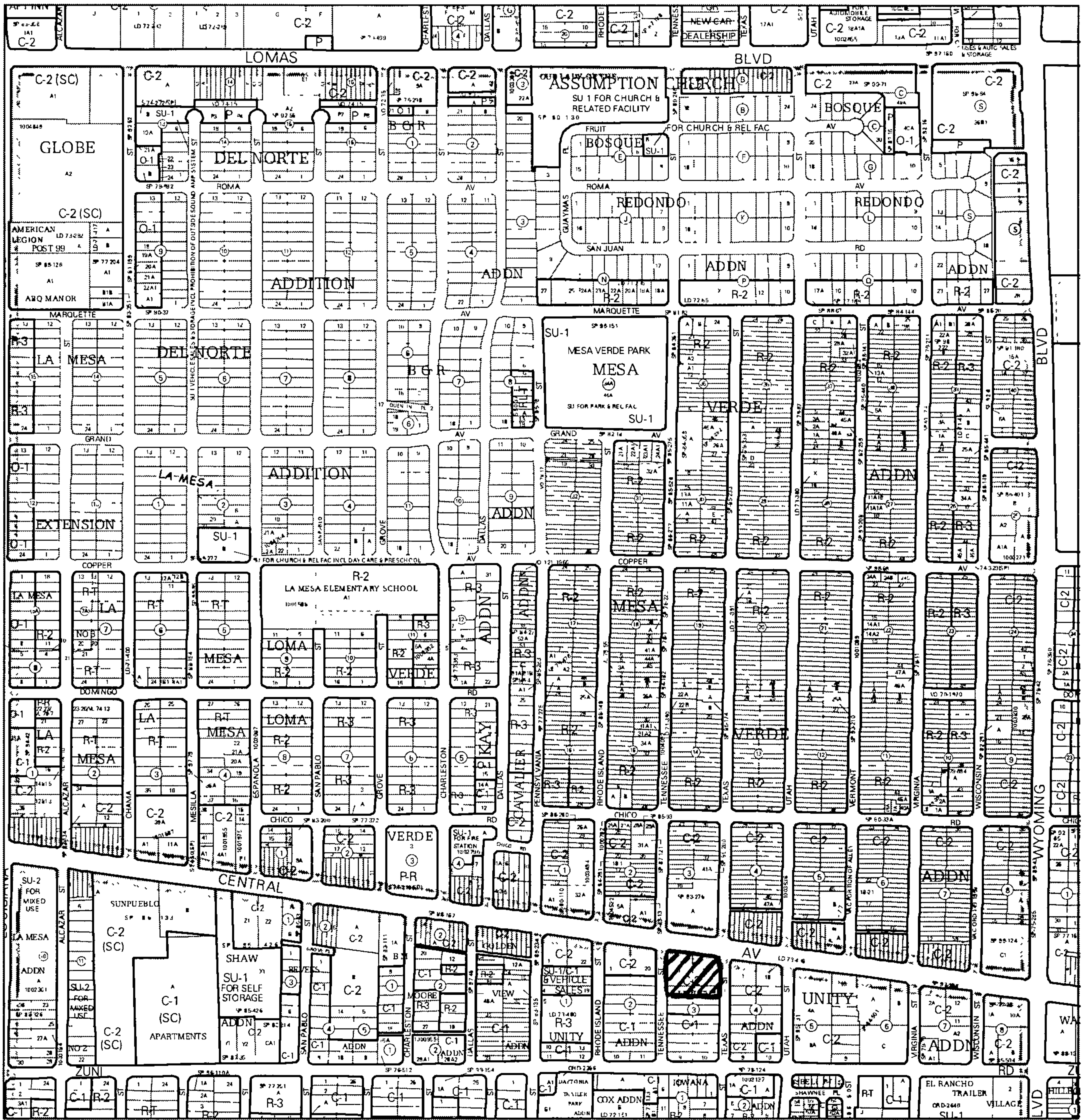


Form revised October 2007 *ks/Kla*

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

Application case numbers
DRB - - 70426
- - -
- - -

Planner signature / date
Project # 1007267



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

Map amended through: 2/18/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-19-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		

0 750 1,500 Feet



8500-A Jefferson Street, NE
Albuquerque, NM 87113

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October 31, 2008

Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

**RE: REQUEST FOR MINOR SUBDIVISION PLAT, LOTS 1, 2, 17 & 18, BLOCK 3,
 UNITY ADDITION-LOCATED ON CENTRAL AVENUE, S. E., BETWEEN
 TEXAS & TENNESSEE, SE
 ZONE ATLAS PAGE K-19**

Dear Chair,

On behalf of our client, City of Albuquerque Department of Family and Community Services, we are submitting an application for minor subdivision plat. This subdivision is to re-plat the existing four lots into one new lot, to dedicate right of way and to grant an easement.

Enclosed are the required submittals.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. W. Medrano', is written over a printed name and title.

Larry W. Medrano
Precision Surveys