

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1009204

On May 10, 2012, the Environmental Planning Commission (EPC) approved Project #1009359/12EPC 40015/40018, a site development plan for building permit and a zone change from RA-2 to SU-1 for PRD for all or a portion of Lot 33, Alvarado Gardens, Unit 1, located on Rio Grande Boulevard NW between Contreras Place & Matthew Avenue, containing approximately 1.2 acres.

The applicant has satisfied all of the EPC conditions of approval, with the exception of the following:

4. After meeting with and getting approval from the Solid Waste Department, a note shall be placed on the site development plan for building permit indicating how solid waste will be handled at the subject site.
-Solid waste management has signed the plan; however, the applicant has not included a note that shows how solid waste will be handled at the site.
5. The site plan for building permit shall change the words "base course and crushed rock" to "permeable paving" and indicate the difference between the two by using different shading or hatching along with a corresponding legend.
-Applicant has completed this condition with the exception of identifying permeable paving on the legend.
7. The landscape plan shall show the following: mature size of landscaping, square footage of the landscaping in the courtyard area, and required number of street trees.
-The mature size of all landscaping needs to be shown. Mature size of Buffalo Grass and Trumpet Vine has not been shown on the landscape plan. In addition, the minimum acceptable sizes of plants at the time of planting are as follows: (1) Trees. Two inches in caliper measured six inches above grade, or 10-12 feet in height. (2) Shrubs and low-growing evergreens: one gallon (Section 14-16-3-10)(F). The Apple, Pear, and Cherry trees are shown at an installed size of 5' minimum. Buffalo Grass also does not show the installed size, quantity, or water use and Trumpet Vine does not show the quantity or installed size.

-Street trees are defined in the Street Tree Ordinance (Section 6-6-2-1) as "A tree growing within 20 feet of the edge of a street that directly or indirectly affects public passage or safety and comprises a street tree pattern adjacent to a street." The applicant has shown "Street Trees provided (5) within 25' of property line and "Street Trees