

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1009234

On July 12, 2012, the Environmental Planning Commission approved Project # 1009234, 12EPC-40032, a request for an amendment to a site development plan for building permit for all or a portion of Lot 2C, St. Joseph Hospital Complex, zoned SU-1 for Hospital & Related Uses & Hotel, located on High Street, between Lomas Boulevard and Fruit Avenue, containing approximately 3.2 acres.

The applicant has satisfied all of the EPC conditions of approval for the site development plan for building permit with the following exception:

3a. Additional landscaping (which shall consist of a combination of trees and bushes that are consistent with the existing landscaping on the St. Joseph Medical Center Campus and Kindred Hospital and that preferably are low water use) shall be added to help screen the oxygen tanks and the mobile CT scanner from the properties to the north.

Applicant has stated that they cannot plant landscaping within 25 feet of the oxygen tanks because any live material within a 25 foot radius is combustible. North of the oxygen tanks (approximately 35 feet) there is available land to place landscaping; however, this is not part of the applicant's property, and is City right-of-way. Applicant has stated that they would be willing to plant and maintain landscaping in this City ROW and provide an irrigation system. Applicant would like to come to an agreement with the City to be able to use the City ROW in order to meet this condition of approval. Applicant is proposing to plant 3 Chinese Pistache trees in the City ROW.

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.