

May 24, 2022

Megan Jones, Current Planner | Urban Design & Development
City of Albuquerque Planning Department
Plaza del Sol Building
600 2nd Street NW
Albuquerque, NM 87102

Subject: Letter of Justification Response - Nuevo Atrisco - 201 Unser Blvd. NW,
Albuquerque, NM

Dear Ms. Jones:

In response to the memo dated May 23, 2022, regarding the minor amendment application for Nuevo Atrisco, the following revisions will be addressed:

Justification – IDO Section 14-16-6-4(Y)(2)

Response to criteria IDO 6-4(Y)(2)(a)

6-4(Y)(2) Minor Amendments 6-4(Y)(2)(a) A minor amendment must meet all of the following criteria:

1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property. [A dog park was not initially contemplated in the project design. The tenant population and pet/service animal population necessitated the addition of the dog park and the need for a shade structure to make the space usable during all hours.](#)
2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments). [Not Applicable](#)
3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.
4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount. [Not Applicable](#)
5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. [Not Applicable](#)

6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties. [The addition of the shade structure improves the building design as described in the criteria, as well as benefits the residents.](#)
7. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas. [Not Applicable](#)
8. The amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties. [Not Applicable](#)
9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property. [Not Applicable](#)
10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process. [Not Applicable](#)
11. The amendment does not affect a property in an Overlay zone as regulated pursuant to 0, in which case amendments may be granted per the original approval process for the Site Plan governing the site. [Not Applicable](#)
12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property. [Not Applicable](#)
13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities). [Not Applicable](#)

Please contact YES Housing at the email below or Hannah Feil Greenhood with Dekker Perich Sabatini at 505.761.9700 if there are any additional questions or concerns.

Thank you for your assistance in this matter.

Sincerely,



Michelle Den Bleyker
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