



November 21, 2023

RE: VETERANS INTEGRATION CENTER
PROJECT #2171

Robert Webb
Development Review Services
Senior Planner
City of Albuquerque

Mr. Webb

Attending your requirements, we send this letter clarifying your questions

The justification letter needs to show a detail per 6-4-Y of the IDO.

We are requiring this amendment for a project that was approved previous to Pre-IDO approval, this project meets the IDO Part 14-16-6 6-4-Y Amendments approval, in number 6-4-Y-1-c, approvals granted prior of the effective date of this IDO, may be amended by the procedures in Subsection 14-16-6-4(Z)

- 1.The existing site development plan specifies the requirements in place at the time of approval, and the requested change still meets the original requirements. **yes**
- 2.The requested change is within the thresholds for minor amendments established in Table 6-4-4, cumulative of prior deviations or minor amendments. **yes**
- 3.The requested change does not require major public infrastructure, significant changes to access to the subject property, or a traffic impact study, which would warrant additional review by the original decision-making body.
Does not require any of the mentioned items
- 4.No deviations, Variances, or Waivers shall be granted for minor amendments.
Not required

Please also explain the original site plan approval from DRB and what is changing or existing?

The original site plan was for a Hotel Building that was never built. This is an empty lot.

The letter mentioned a portion being developed with another vacant. What was originally being built vs the new integration center?

The original site plan consists in two Tracts, in Tract A they developed the proposed hotel, approved in year 2000. Tract B this is the vacant lot where we are proposing the Veterans Integration Center. Nothing was never built in this lot

The SqFt change does meet the 10% rule for a minor amendment. However what else is changing from the original approval, design, use, Etc.

Yes, it meets the Table 6-4-4 criteria, the change is as can be seen in the attached original site plan approved by DRB z-98-14, the use will change from a Hotel to a Veterans integration Center, this proposed layout, meets all the parking, landscaping and occupations requirements.



There are numerous conditions in the NOD. The proposal needs to demonstrate how the new development would meet the standards of the original approval and where silent how it is meeting current IDO standards.

there is a landscape area at the west side of the project, and a front landscape buffer 9 feet wide. Many of the items listed in the conditions don't apply as this is a different use and layout. The project meets the Traffic engineer expectations as we already have an approved TCL, showing the transportation infrastructure required by the actual IDO standards.

Is parking or landscaping affected in anyway?

The location of landscaping and parking is different, but we have the same amount of both.

Have you also been given an approval from Environment Health?

Yes, we have an approval received on October 24, 2023 from Paul Olson, Environmental Health ESD.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Bennett", written over a large, faint, light-blue watermark of the letters "rba".

Rick Bennett
Architect