

December 4, 2019

Ms. Jolene Wolfley
Associate Director and Chair
Development Review Board
Planning Department, City of Albuquerque
600 Second NW
Albuquerque, NM 87102

Re: Project PR 2019-002184, 4909 Juan Tabo Blvd. NE

Dear Ms. Wolfley,

Consensus Planning has submitted an Application re: Project PR 2019-002184 to the Development Review Board for a Site Plan-DRB for the property located at 4909 Juan Tabo Boulevard NE on behalf of Guardian Storage and the property owner SL Juan Tabo Land, LLC. The site plan calls for an Indoor Storage Building to be constructed on this 2.37 acre area. The site plan review for this property is scheduled for the December 18, 2019 DRB meeting.

Concerns about the Applicant's Analysis of Sensitive Lands Study:

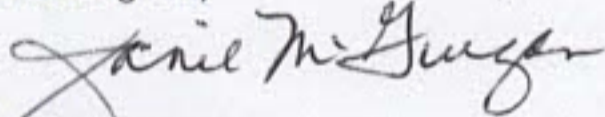
The IDO Part 14-16-5: Development Standards in the 5-2(C) Avoidance of Sensitive Lands (pg 198) section has provisions that state 'to the maximum extent practicable, new subdivisions of land and site design shall avoid locating development, in the following types of sensitive lands that are: sensitive, sloped, in corridors, in arroyos, next to trails, next to landmark cultural and artistic structures, next to diversion channels, are in viewsheds, next to neighborhood edges, in floodplains, and other' .

It should be noted that the Consensus Planning's Application contains a Sensitive Lands Analysis which was conducted by a Landscape architect, Scott Culler employed by Consensus Planning. This Sensitive Lands Analysis is flawed in two respects: a) the Analysis was not conducted by a registered Civil Engineer with direct experience in sensitive lands analysis – but by a landscape architect that is unqualified to undertake such a detailed analysis; and b) the Analysis was not conducted by an independent and impartial professional, but an employee of the Applicant.

Additionally the submitted Sensitive Lands Analysis states that "the only types of sensitive lands present on the site are steep slopes". This is a flawed analysis in that the subject property site, in addition to containing steep slopes, is also: *in a corridor* (Bear Canyon Arroyo RMP and Design Overlay Zone); *next to a trail* (Bear Canyon Multipurpose trail); *next to diversion channel* (AMAFCA stormwater diversion channel to the South); *in view sheds* (view shed extends from the Sandia Mts. West to the Rio Grande) and *in flood plains* (FEMA designated 100 year flood plain).

I might suggest that a new Sensitive Lands Analysis be requested by City Staff that is completed by an independent, qualified professional who is not employed by the Applicant.

Best regards,



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