



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input checked="" type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SNW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SNW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
DRB sign-off for EPC approved Site Plan.		

APPLICATION INFORMATION		
Applicant: SMI-ABQ Assets, LLC		Phone: 281.453.1369
Address: 1000 Louisiana Street, Suite 4000		Email: wfbich@plcorp.com
City: Houston	State: NM	Zip: 77002-5005
Professional/Agent (if any): Consensus Planning		Phone: 505.764.9801
Address: 302 8th Street NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List all owners: Chaco Offices LLC.	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: J	Block:	Unit: N/A
Subdivision/Addition: Coles Industrial No. 2	MRGCD Map No.:	UPC Code: 101606020903430404
Zone Atlas Page(s): G-16-Z	Existing Zoning: NR-SU	Proposed Zoning
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): .3903
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 3300 Vassar Drive NE	Between: Candelaria Road NE	and: Aztec Rd NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
VA-2021-00134; PR-2021-005426		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 01/25/2022
Printed Name: Jim Strozier FAICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:	Date:		Project #		

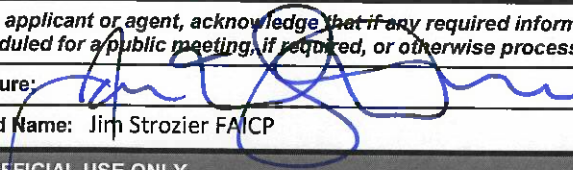

FORM P2A: FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS - EPC

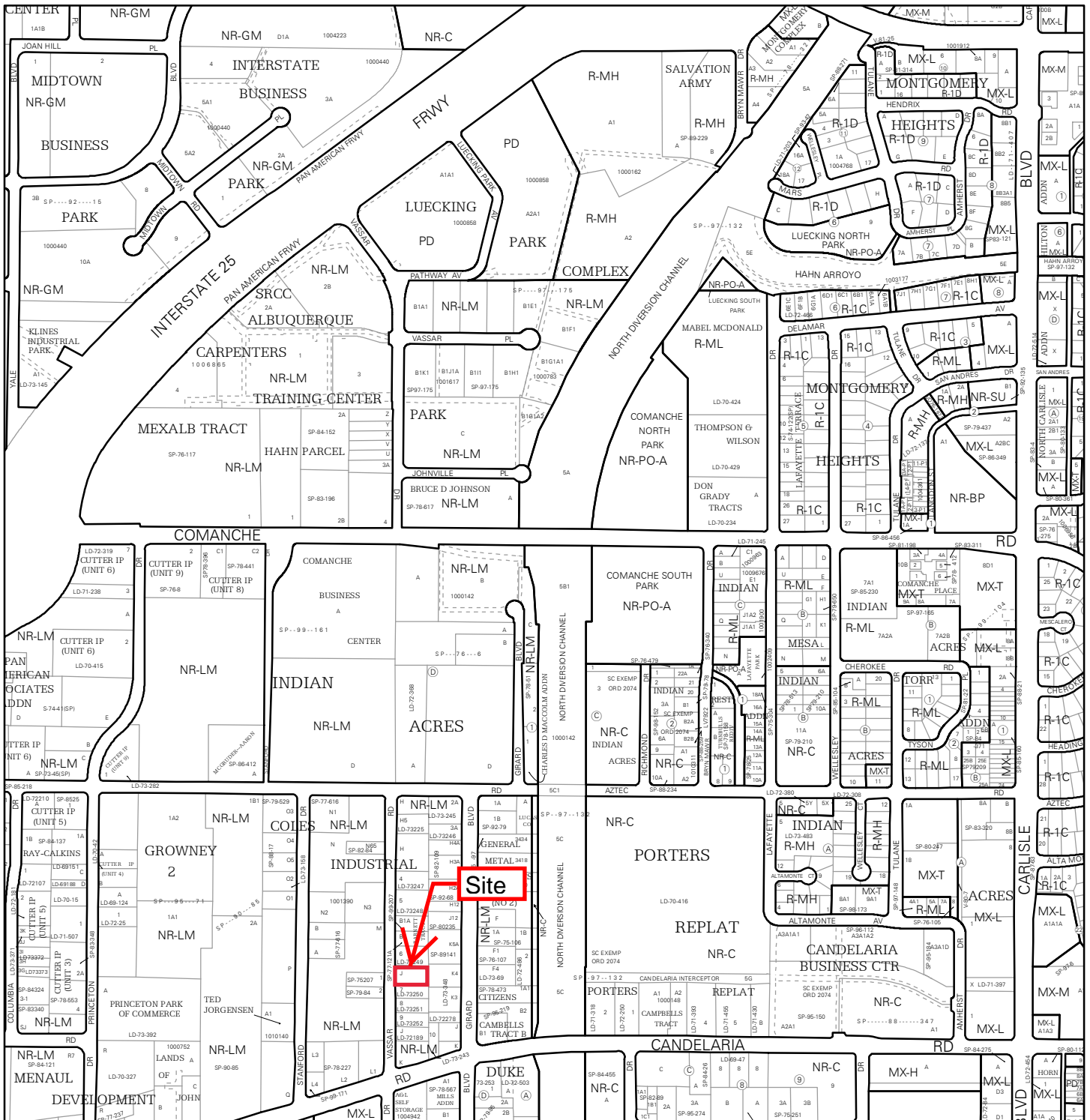
Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P2 at the front followed by the remaining documents in the order provided on this form.

FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC

- Interpreter Needed for Hearing? No if yes, indicate language: _____
- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Solid Waste Department signature on Site Plan
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- N/A Approved Grading and Drainage Plan
- Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan *(not required for Master Development Plans)*
- Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- Site Plan and related drawings
- N/A Infrastructure List, if required

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i>	
Signature: 	Date: 01/25/2022
Printed Name: Jim Strozier FAICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
G-16-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading Represents Area Outside of the City Limits

N

0 250 500 1,000 Feet

SMI-ABQ Assets, LLC.
1000 Louisiana Street, Suite 4000
Houston, TX 77002-5005

September 28, 2021

City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, NM 87102

RE: 3300 Vassar Drive NE
Request for Zone Map Amendment

To Whom it May Concern:

SMI-ABQ Assets, LLC. hereby authorizes Consensus Planning Inc. to act as an agent and provide entitlement services for the purposes of a Zone Map Amendment and Site Plan submittal to allow for a crematorium at the property legally described as *"The South 100 Feet of the North 330 Feet of West ½ of Tract J. of Coles Industrial Subdivision #2."*

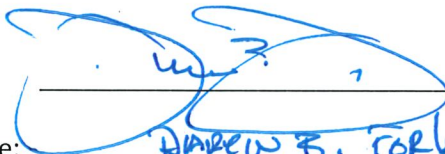
Entitlement services shall include, but not be limited to general correspondence, staff coordination and meetings, representation before the EPC and all application submittals.

Sincerely,
SMI-ABQ Assets, LLC.

Signature: _____

Printed Name: _____

Title: _____


DARRELL B. FORBES
VA / West Region



VICINITY MAP
MAP NO. G-16-Z
GRAPHIC SCALE

SITE DATA

Address: 3300 VASSAR DRIVE NE ALBUQUERQUE NM 87107
 Legal Description: THE SOUTH 100 FEET OF THE NORTH 330 FEET OF WEST 1/2 OF TRACT J OF COLE'S INDUSTRIAL SUBDIVISION #2 (Mortuary) Conditional Use # VA-2021-00134.
 Current Use: Mortuary and Crematorium
 Proposed Use: Mortuary and Crematorium
 Acres: 0.3948
 Current Zoning: NR-LM
 Proposed Zoning: NR-SU
 Building Square Footage:
 -Mortuary & Admin: 10,000
 -Crematorium: 2,500
 12,500 sq. ft.

Parking and Loading

Required Spaces: 12 Spaces
 Mortuary - 1 Space / 1,000 sq. ft. GFA or 1 space/ 4 seats in main assembly area, whichever is greater. = 10,000 sq. ft. / 1,000 = 10
 Crematorium - 1 Space / 1,000 sq. ft. GFA. = 2,500 sq. ft. / 1,000 = +2.5
 Existing Spaces Provided: 14 Spaces
 Required: 12
 Required ADA Space: 1 Space
 Provided ADA Space: 1 Space

PROJECT NUMBER: 2021-005426
 Application Number:

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
DRB Chairperson, Planning Department	Date

**CARE CENTER (MORTUARY & CREMATORIUM)
3300 VASSAR DRIVE NE
SITE PLAN**

Prepared For: SMI - ABQ Assets, LLC
1000 Louisiana St., Suite 400
Houston, TX 77002-5005

Prepared By: Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM, 87102

Scale: 1" = 10'
 NORTH
 5 0 10 20

January, 2022

Albuquerque Central Care
SMI - ABQ Assets, LLC
 3300 Vassar Dr. NE Albuquerque, NM 87107

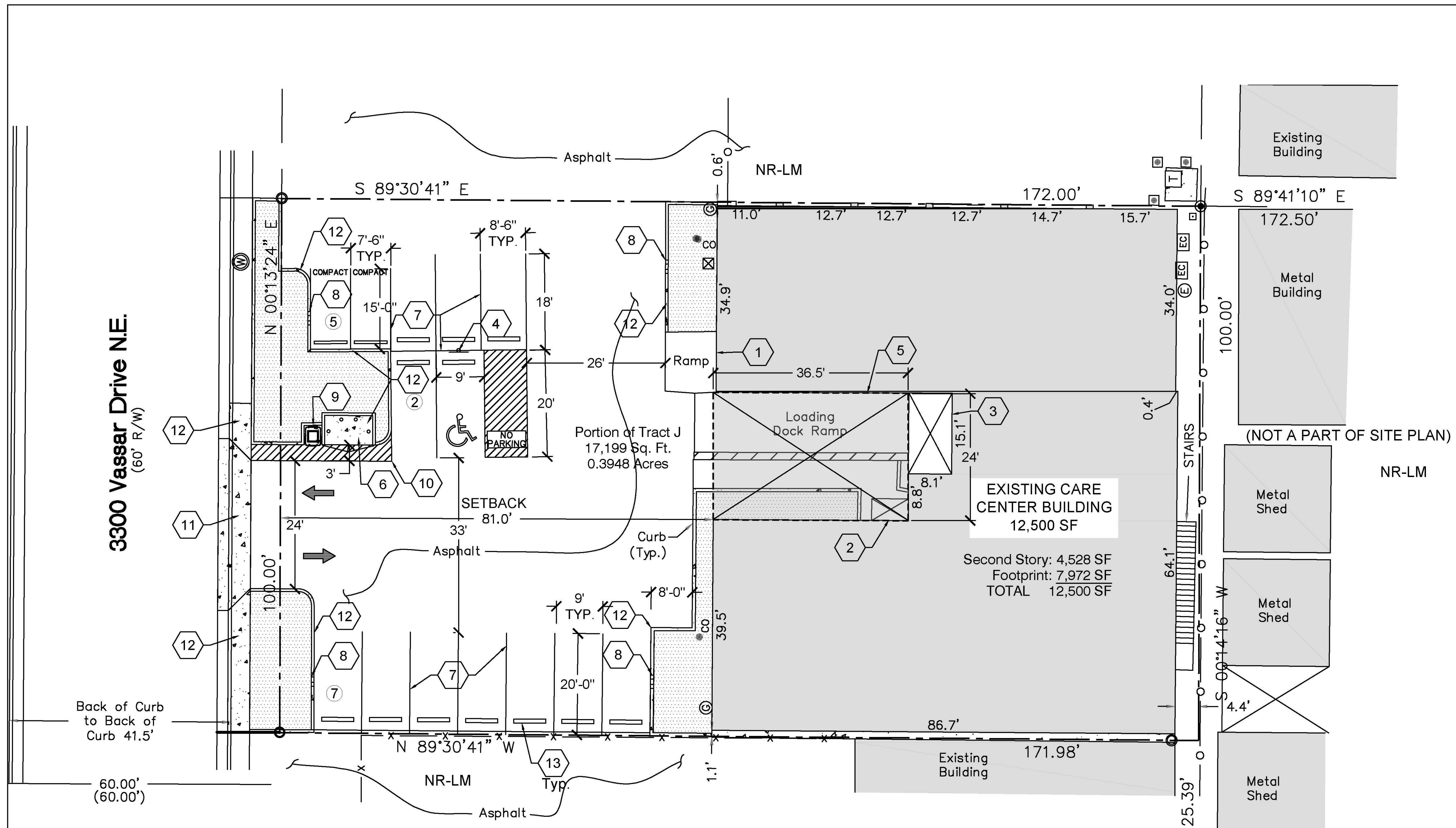
PROJ. NO: 2021-220
 ISSUE DATE: 01/14/2022
 ISSUED FOR: DRB SIGN OFF

REVISIONS:
 NO | Date | Description

DRAFTED BY: Author
 APPROVED BY: Checker

SCALE:
SITE PLAN

CONSENSUS PLANNING

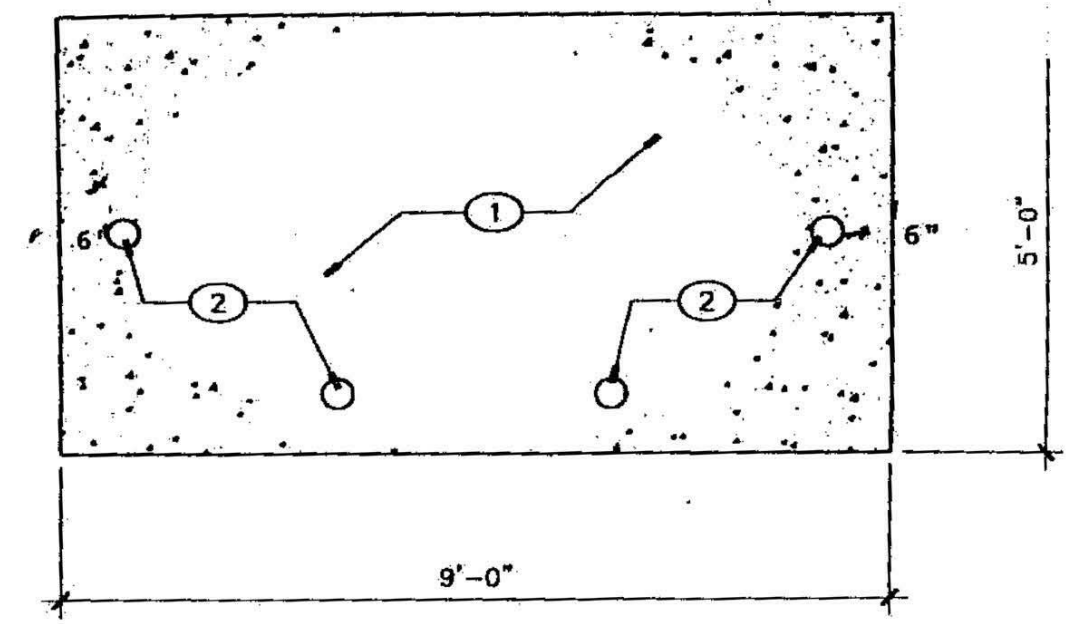
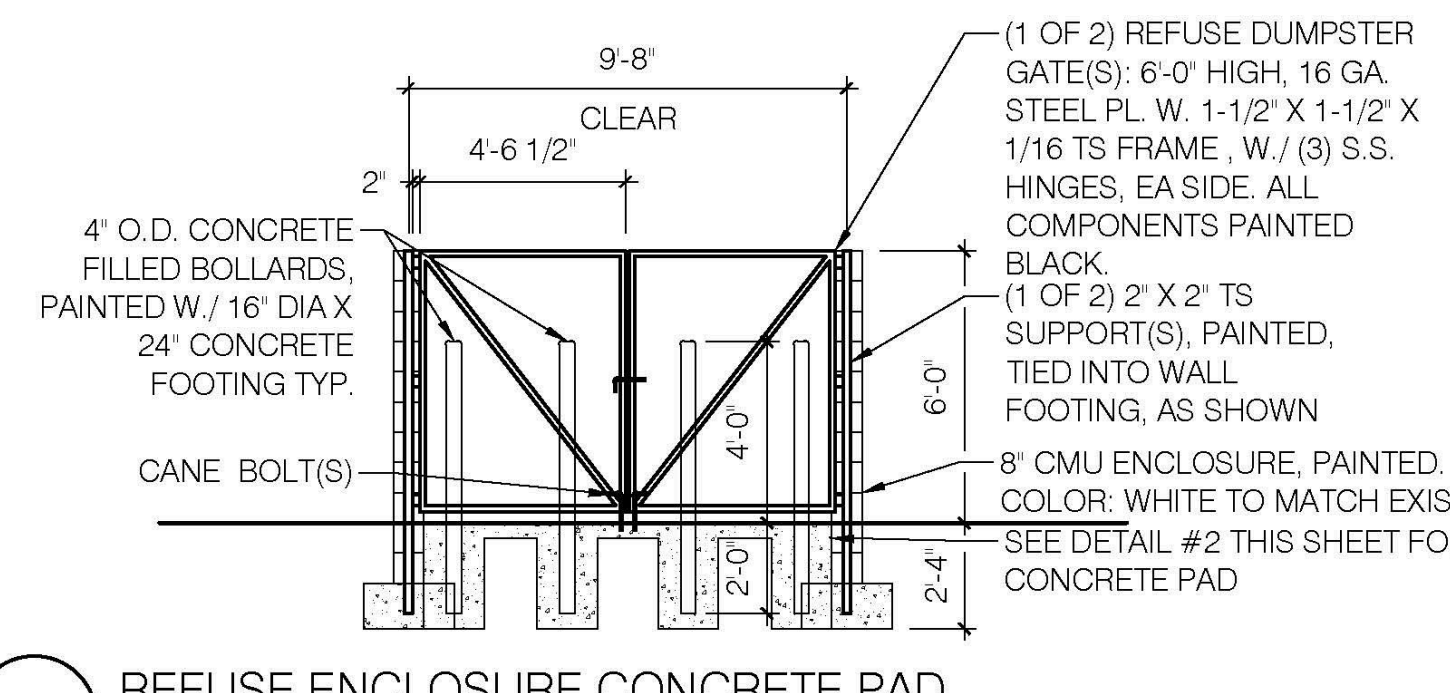
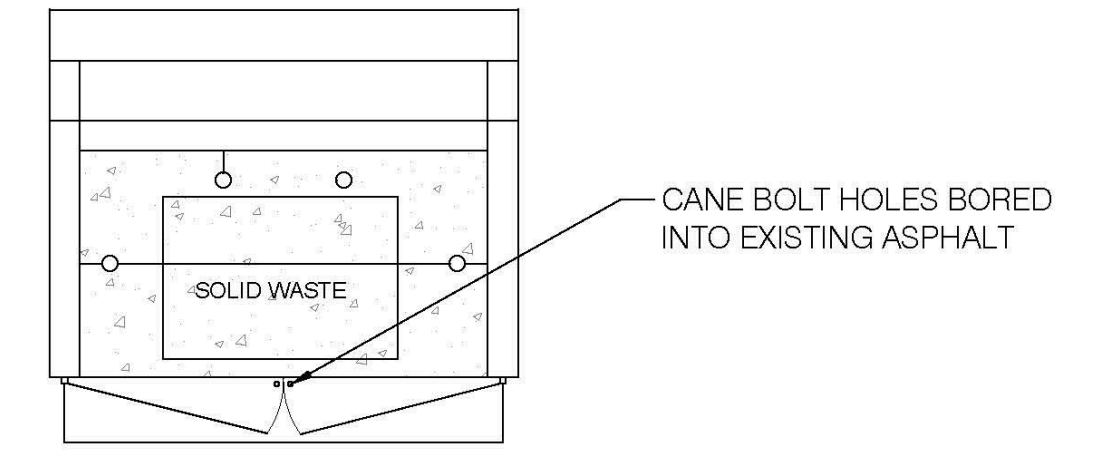


SETBACKS

	EXISTING	MAXIMUM
Front	81'-0"	5'
Side (South)	1'-11"	0'
Side (North)	0'-7"	0'
Rear	4'-5"	0'

- KEY NOTES**
- Public Entrance
 - Staff Entrance
 - Deliveries
 - Relocated ADA Sign
 - Porte Cochere / Porch Cover: 876 SF.
 - New Refuse Enclosure
 - Updated Parking Dimensions, TYP.
 - Curb Cut; Location Shall be Made in Response to Best Placement in the Field as Parking / Site Grading Allows
 - Recycle Bin Nook
 - New Traffic Grade Striping
 - New Concrete Drive Pad
 - New Concrete
 - Relocated Parking Bumper

- GENERAL NOTES:**
- No new site lighting is included.
 - Existing signage on building will be updated.
 - No utility changes.



- KEYED NOTES:**
- CONCRETE SLAB: 4" THICK 3,000 PSI (28 DAYS) WITH AGGREGATE AND 4X4X1.4X1.4 WWF.
 - 4" O.D. STEEL PIPE FILLED WITH CONCRETE AND ENCASED IN A 6" THICK CONCRETE MINIMUM ALL AROUND BELOW GRADE. CONCRETE TO BE A MINIMUM 30" BELOW GRADE AND POSTS TO BE ABOVE SLAB.
- NOTE: ADDITIONAL INFORMATION CONCERNING THESE SPECIFICATIONS MAY BE OBTAINED BY CALLING THE SOLID WASTE MANAGEMENT DEPARTMENT @ 761-8100.

Dimensional Standards Analysis for 3300 Vassar - As Built Conditions per the NR-LM Standards IDO Table 5-1-3:

Standard	Required	Provided
Front Setback	5 Feet Minimum No Maximum (N/A)	81 Feet
Side Setback	0 Feet	1.1 Feet (south), and .6 Feet (north)
Rear Setback	0 Feet	4.4 Feet
Height	65 Feet Maximum	Approximately - 28 Feet 8 Inches



1-12-22

Albuquerque Central Care

SMI - ABQ Assets, LLC

3300 Vassar Dr. NE Albuquerque, NM 87107

PROJ. NO:
2021-220

ISSUE DATE:
01/14/2022

ISSUED FOR:
DRB SIGN OFF

REVISIONS:
NO | Date | Description

DRAFTED BY: Author
APPROVED BY: Checker

SCALE:

LANDSCAPE
PLAN

SHEET 2 of 4



VICINITY MAP
MAP NO. G-16-Z



GENERAL LANDSCAPE NOTES

LANDSCAPE DESIGN

ALL PLANTING AREAS SHALL BE TOP DRESSED WITH CRUSHER FINES, 3/4" GRAY ROCK MULCH, 1"-3" ROCK MULCH, OR SIMILAR MATERIAL. CONCRETE HEADERS SHALL BE PROVIDED TO SEPARATE TURF AREAS FROM PLANTING AREAS.

IRRIGATION

IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS, ACCENTS, AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

RESPONSIBILITY OF MAINTENANCE

MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE

NO HIGH WATER USE TURF IS PERMITTED. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

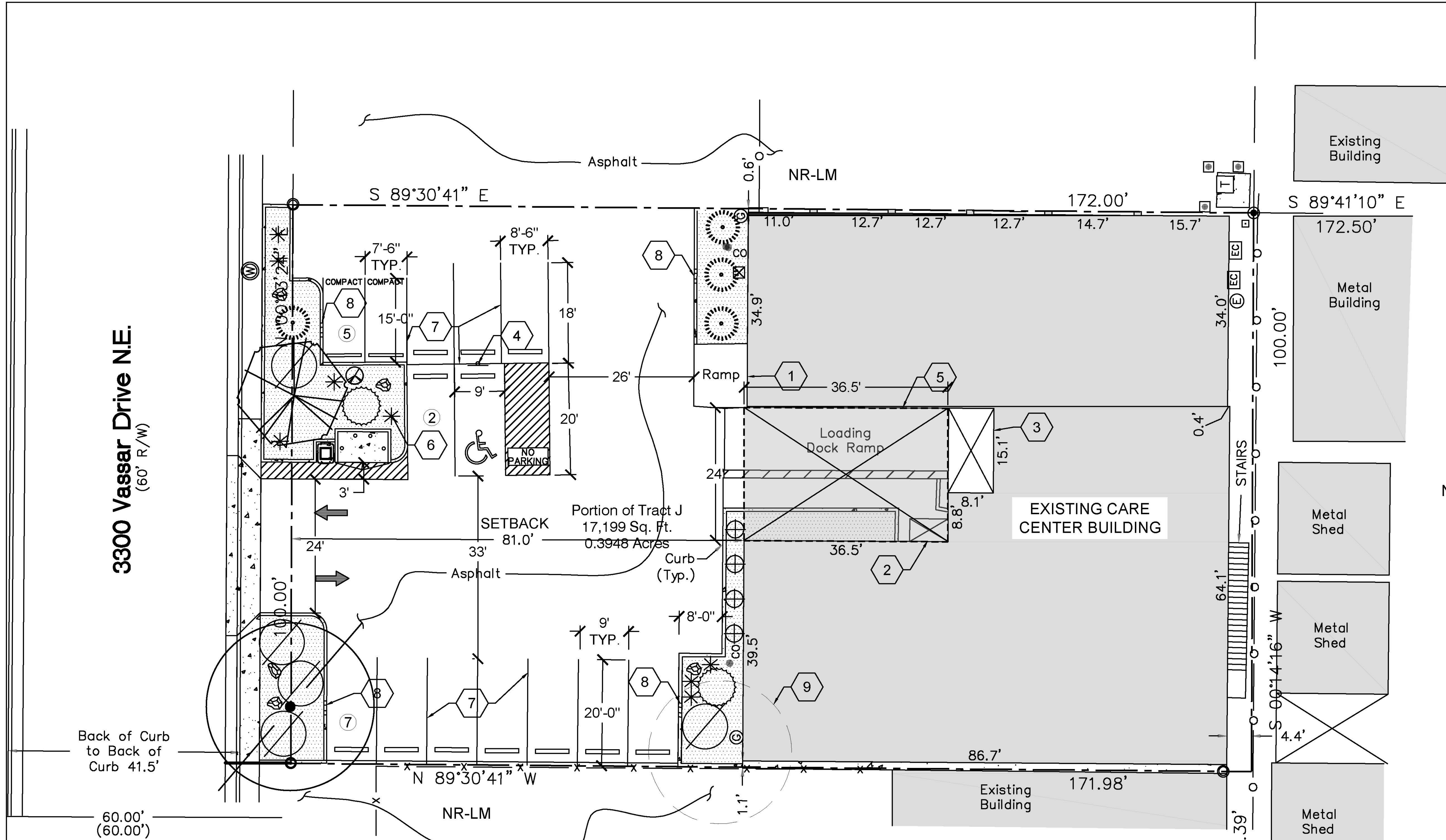
PNM COORDINATION

COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST FIVE FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.



- KEY NOTES**
- Public Entrance
 - Staff Entrance
 - Deliveries
 - Relocated ADA Sign
 - Porte Cochere / Porch Cover: less than 1,000 SF.
 - New Refuse Enclosure
 - Updated Parking Dimensions, TYP.
 - Curb cut; placement shall be made in response to best placement in the field as parking grading allows
 - Existing Evergreen Tree to Remain

NOTE:
New landscape areas shall be depressed 12" to allow storm-water from curb cuts to reach the landscape areas for water harvesting; IDO section 5-6 (C) (13) - Stormwater Management.

Regarding planting near existing utilities requirements under IDO section 5-6 (C) (10) - Planting Near Utilities shall be met.

QTY	SYMBOL	SCIENTIFIC NAME (WATER USE)	COMMON NAME	SIZE	MATURE SIZE
TREES					
1		PISTACIA CHINENSIS (M+)	CHINESE PISTACHE	2.5' B&B	40' HT. X 30' SPR.
1		CELTIS RETICULATA (LOW)	NET LEAF HACKBERRY	2.5' B&B	25' HT X25' SPR.
SHRUBS					
1		CHAMAEBATIARIA MILLEFOLIUM (L+)	FERNBUSH	5-GAL	PER PLAN 5' HT. X 5' SPR.
5		JUNIPERUS SABINA 'BUFFALO' (L+)	BUFFALO JUNIPER (Female only)	5-GAL	PER PLAN 12' HT X 10' SPR.
4		PINUS MUGO VAR. PUMILIO (M)	DWARF MUGO PINE	5-GAL	PER PLAN 5' HT X 6' SPR.
4		SALVIA GREGGII 'FERMAN'S RED' (L+)	FERMAN'S RED AUTUMN SAGE	5-GAL	PER PLAN 2' HT X 3' SPR.
2		SPARTIUM JUNCEUM (M)	SPANISH BROOM	5-GAL	PER PLAN 8' HT X 8' SPR.
8		HESPERALOE PARVIFLORA (L)	RED YUCCA	5-GAL	PER PLAN 3' HT. X 3' SPR.
MULCHES AND BOULDERS					
5		MOSS ROCK BOULDERS (3x3 MIN)			
1,508 SF		AMARETTO BROWN CRUSHER FINES (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)			

LANDSCAPE AREA COVERAGE
TOTAL SITE AREA: (AREA NOT INCLUDING BUILDING) 9,227 SF (.21 AC)
NET AREA 9,227 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 1,384 SF
PROVIDED LANDSCAPE AREA 1,508 SF (16%)

LANDSCAPE LIVE VEGETATIVE COVERAGE:
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE A 75% COVERAGE OF LIVE VEGETATIVE MATERIAL. THE PROJECT WILL PROVIDE A MINIMUM OF 75% LIVE VEGETATIVE COVERAGE OF THE REQUIRED LANDSCAPE AREA. A MINIMUM OF 25% COVERAGE OF THE TOTAL LANDSCAPED AREA SHALL BE ACHIEVED BY GROUND-LEVEL PLANTS.

PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE: 2,676- SF (177% OF LS AREA)
PROVIDED GROUND COVERAGE: 732- SF (27% OF LS AREA)

PARKING LOT TREES
THE PROJECT IS PROVIDING 14 PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

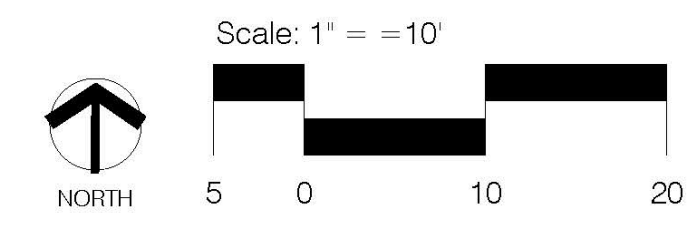
PARKING LOT TREES REQUIRED: 1
PARKING LOT TREES PROVIDED: 2

STREET TREES
VASSAR IS A LOCAL STREET.

STREET TREES REQUIRES: 0
STREET TREES PROVIDED: 2



1-12-22



CARE CENTER (MORTUARY & CREMATORIUM)
3300 VASSAR DRIVE NE
LANDSCAPE PLAN

Prepared For: SMI - ABQ Assets, LLC
1000 Louisiana St., Suite 400
Houston, TX 77002-5005

Prepared By: Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM, 87102



January, 2022



PROJ. NO: 2021-220
ISSUE DATE: 01/14/2022
ISSUED FOR: DRB SIGN OFF

REVISIONS:

NO	Date	Description

DRAFTED BY: Author
APPROVED BY: Checker

SCALE: 3/16" = 1'-0"

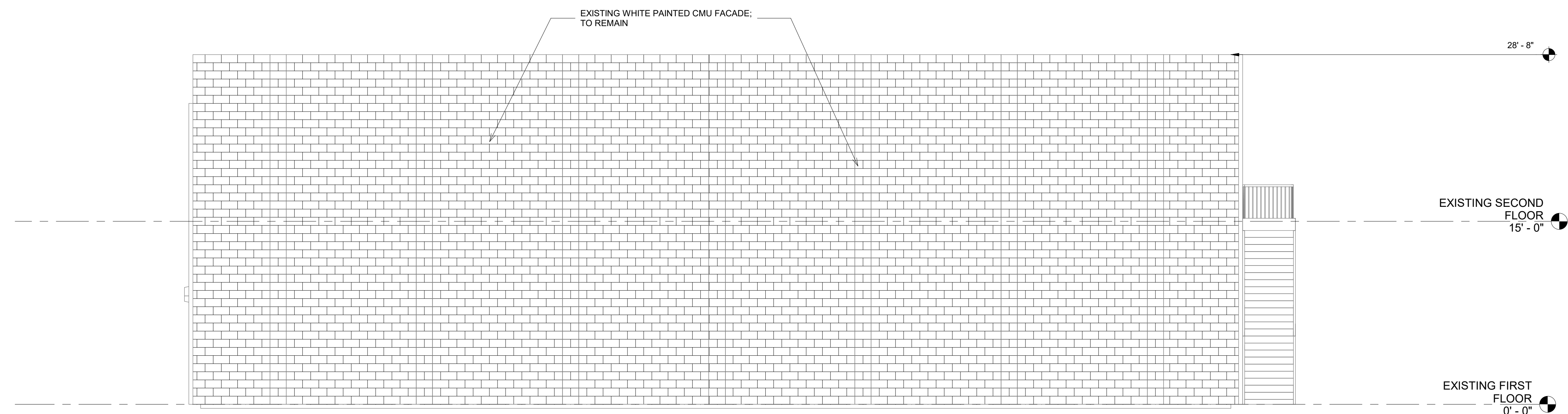
PROPOSED ELEVATIONS

GENERAL NOTES:

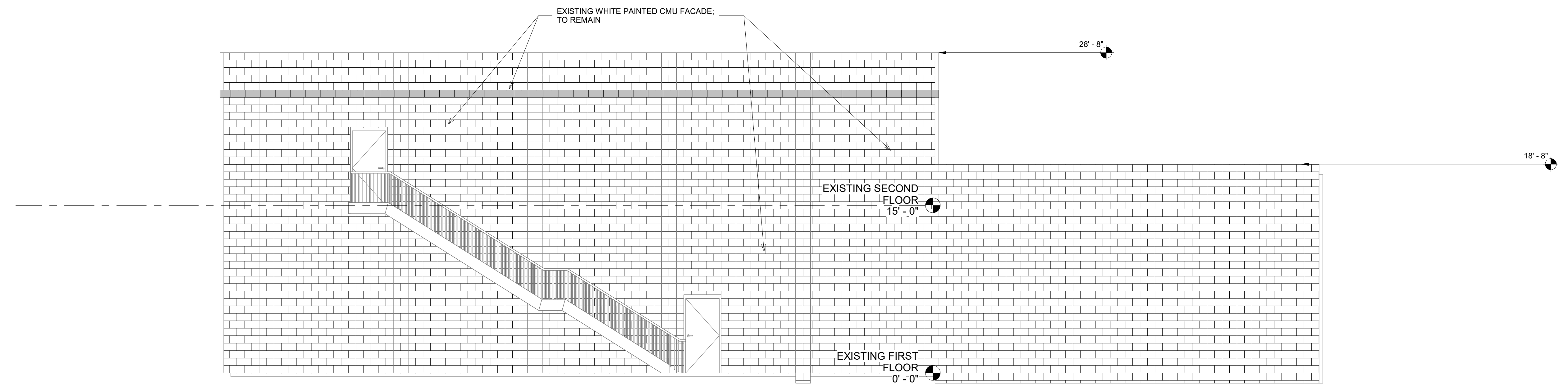
1. ALL EXISTING EXTERIOR CMU WALL FINISHES TO REMAIN.
2. NO NEW SITE LIGHTING INCLUDED
3. EXISTING SIGNAGE ON BUILDING TO BE REPLACED. NEW SIGNAGE WILL REMAIN THE SAME SIZE AS EXISTING SIGNAGE SQUARE FOOTAGE.
4. NO UTILITY CHANGES

KEYED NOTES:

1. EXISTING OVERHEAD DOOR TO BE REMOVED AND REPLACED WITH NEW STOREFRONT ASSEMBLY
2. EXISTING SIGNAGE ON BUILDING TO BE REPLACED. NEW SIGNAGE WILL REMAIN THE SAME SIZE AS EXISTING SIGNAGE SQUARE FOOTAGE.
3. EXISTING BUILDING LIGHTING TO REMAIN



② PROPOSED SOUTH ELEVATION
3/16" = 1'-0"

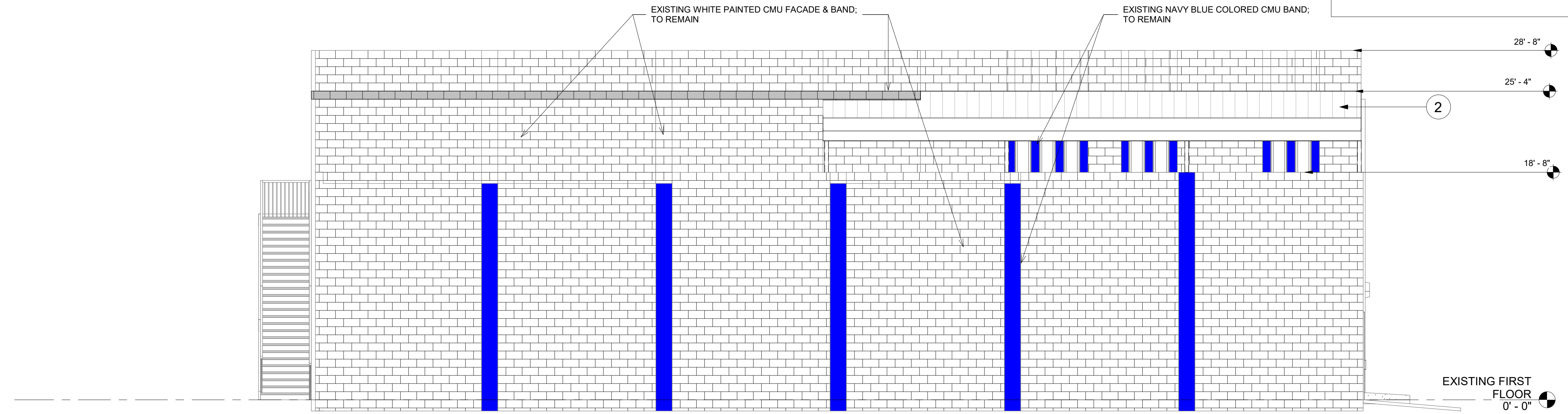


① PROPOSED EAST ELEVATION
3/16" = 1'-0"

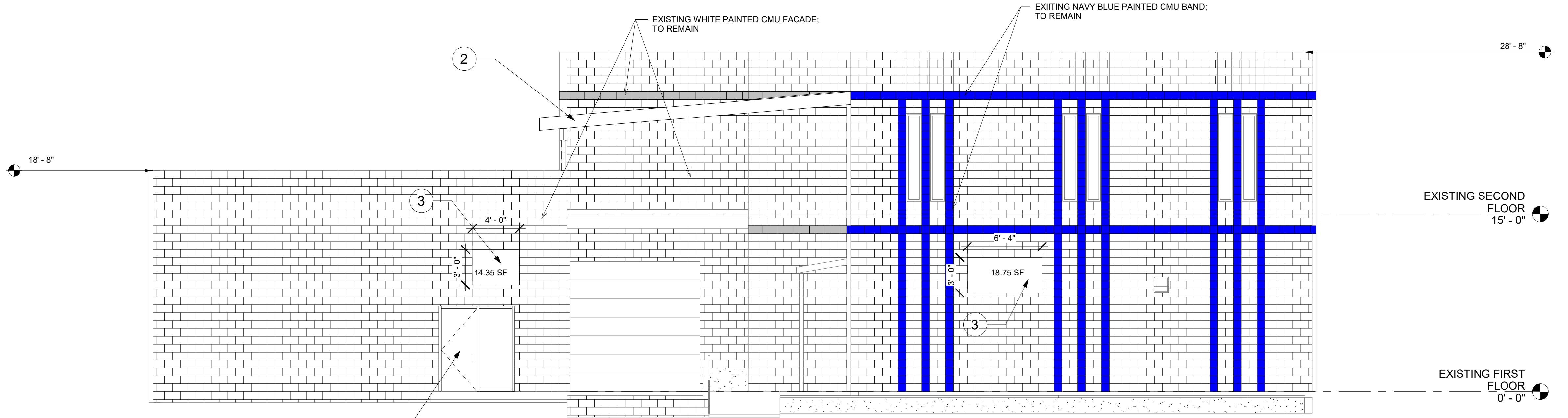
Standard	Required	Provided
WALL SIGN (BUILDING MOUNTED)	2,500 SF 25% MAX FACADE 625 SF ALLOWED	NORTH SIGN: 14.35 SF SOUTH SIGN 18.75 SF

- GENERAL NOTES:**
1. ALL EXISTING EXTERIOR CMU WALL FINISHES TO REMAIN.
 2. NO NEW SITE LIGHTING INCLUDED
 3. EXISTING SIGNAGE ON BUILDING TO BE REPLACED. NEW SIGNAGE WILL REMAIN THE SAME SIZE AS EXISTING SIGNAGE SQUARE FOOTAGE.
 4. NO UTILITY CHANGES
 5. ONLY NORTH AND EAST ELEVATIONS AFFECTED BY PROPOSED RENOVATIONS

- KEYED NOTES:**
1. NEW STOREFRONT ENTRANCE ASSEMBLY
 2. NEW PORTE-COCHERE/ PORCH COVER
 3. EXISTING SIGNAGE ON BUILDING TO BE REPLACED. NEW SIGNAGE WILL REMAIN THE SAME SIZE AS EXISTING SIGNAGE SQUARE FOOTAGE.



2 PROPOSED NORTH ELEVATION
3/16" = 1'-0"



1 PROPOSED WEST ELEVATION
3/16" = 1'-0"



Albuquerque Central Care
SMI - ABQ Assets, LLC
3300 Vassar Dr. NE Albuquerque, NM 87107

PROJ. NO:
2021-220
ISSUE DATE:
01/14/2022
ISSUED FOR:
DRB SIGN OFF

REVISIONS:

NO	Date	Description

DRAFTED BY: Author
APPROVED BY: Checker

SCALE: As indicated

PROPOSED ELEVATIONS

December 15, 2021

Chair

Steven Michael Quezada
County of Bernalillo
Commissioner, District 2

Vice Chair

Klarissa J. Peña
City of Albuquerque
Councilor, District 3

Walt Benson
County of Bernalillo
Commissioner, District 4

Pat Davis
City of Albuquerque
Councilor, District 6

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Timothy M. Keller
City of Albuquerque
Mayor

Charlene Pyskoty
County of Bernalillo
Commissioner, District 5

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

David Aube
The H+M Design Group
120 Vassar Drive SE
Albuquerque, NM 87106

RE: Water and Sanitary Sewer Availability Statement #211203

Project Name: Care Center

Project Address: 3300 Vassar Drive

Legal Description: The South 100 Feet of the North 330 Feet of the West ½ of Tract J, Cole's Industrial Subdivision #2

UPC: 101606020903430404

Zone Atlas Map: G-16

Dear Mr. Aube:

Project Description: The subject site is located along Vassar Drive, north of Candelaria Road, with the City of Albuquerque. The proposed development consists of approximately 0.39 acres and the property is currently zoned NR-LM for non-residential, the property lies within the Pressure Zone 2E in the Freeway Trunk. The request for availability indicates plans to convert the existing warehouse into a crematorium / mortuary. No new services are expected to be added at this time.

Existing Conditions: Water infrastructure in the area consists of the following:

- Six-inch cast iron distribution line (project #03-53-59) along Vassar Drive.

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch vitrified clay sanitary sewer collector (project #013-166-64) along Vassar Drive.

Water and Sanitary Sewer Service: The site has existing water and sanitary sewer service lines. There is no intention for adding new services at this time.

If new metered water and sanitary sewer services were wanted in the future, new service connections are available via routine connection to the existing six-inch distribution main and the eight-inch collector along Vassar Drive. The engineer is responsible for determining pressure losses and sizing of the service line(s) downstream of the public water line to serve the proposed development. The engineer is also responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development.

Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service. Each legally platted property shall have individual, independent water and sewer services. No property shall share a water service with any other property.

Existing service lines and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main. For fire lines, the line shall be capped near the public valve and valve access shall be grouted and collar removed.

Non-Potable Water Service: Currently, there is no non-potable infrastructure available to serve the subject property.

Fire Protection: From the Fire Marshal's requirements, the instantaneous fire flow requirements for the project are 2,250 gallons-per-minute. Two fire hydrants are required. There are two existing hydrants available. As modeled using InfoWater™ computer software, the fire flow can be met. Analysis was performed by simulating the required fire flow at hydrants #8 and #278.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

The engineer is responsible for determining pressure losses and sizing of the fire line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

Cross Connection Prevention: Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority installed at each domestic service connection at a location accessible to the Water Authority. No tees, branches or possible connection fittings or openings are allowed between the reduced principle backflow prevention assembly and the service connection unless protected by a backflow prevention assembly. These requirements also apply to all remodeled non-residential premises when the work area of the building undergoing repairs, alterations or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration or rehabilitation.

All non-residential irrigation water systems connected to the public water system shall have a pressure vacuum breaker, spill-resistant pressure vacuum breaker or a reduced pressure principle backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches or possible connection fittings or openings are allowed between the containment backflow prevention assembly and the service connection.

All non-residential customers connected via piping to an alternative water source or an auxiliary water supply and the public water system shall install a containment reduced pressure principle backflow prevention assembly approved by the Water Authority after the potable service connection.

All new services to private fire protection systems shall be equipped with a containment reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction installed after the service connection. No tees, branches or possible connection fittings or openings are allowed between the containment backflow prevention assembly and the service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the private fire protection system meets or exceed ANSI/NSF Standard 60 61 throughout the entire private fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections nor connections from auxiliary water supplies.

The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at (505) 289-3454 for more information.

Easements: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

Pro Rata: Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction: Design and construction of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the Water Authority tapping permit process. Construction must be performed by a licensed and bonded public utility contractor.

Utility Expansion Charge (UEC): In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. Per the Rate Ordinance, each customer classification on the same premise requires a separate meter.

Contact Customer Service at (505) 842-9287 (option 3) for more information regarding account fees.

Water Use: All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Reduction Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

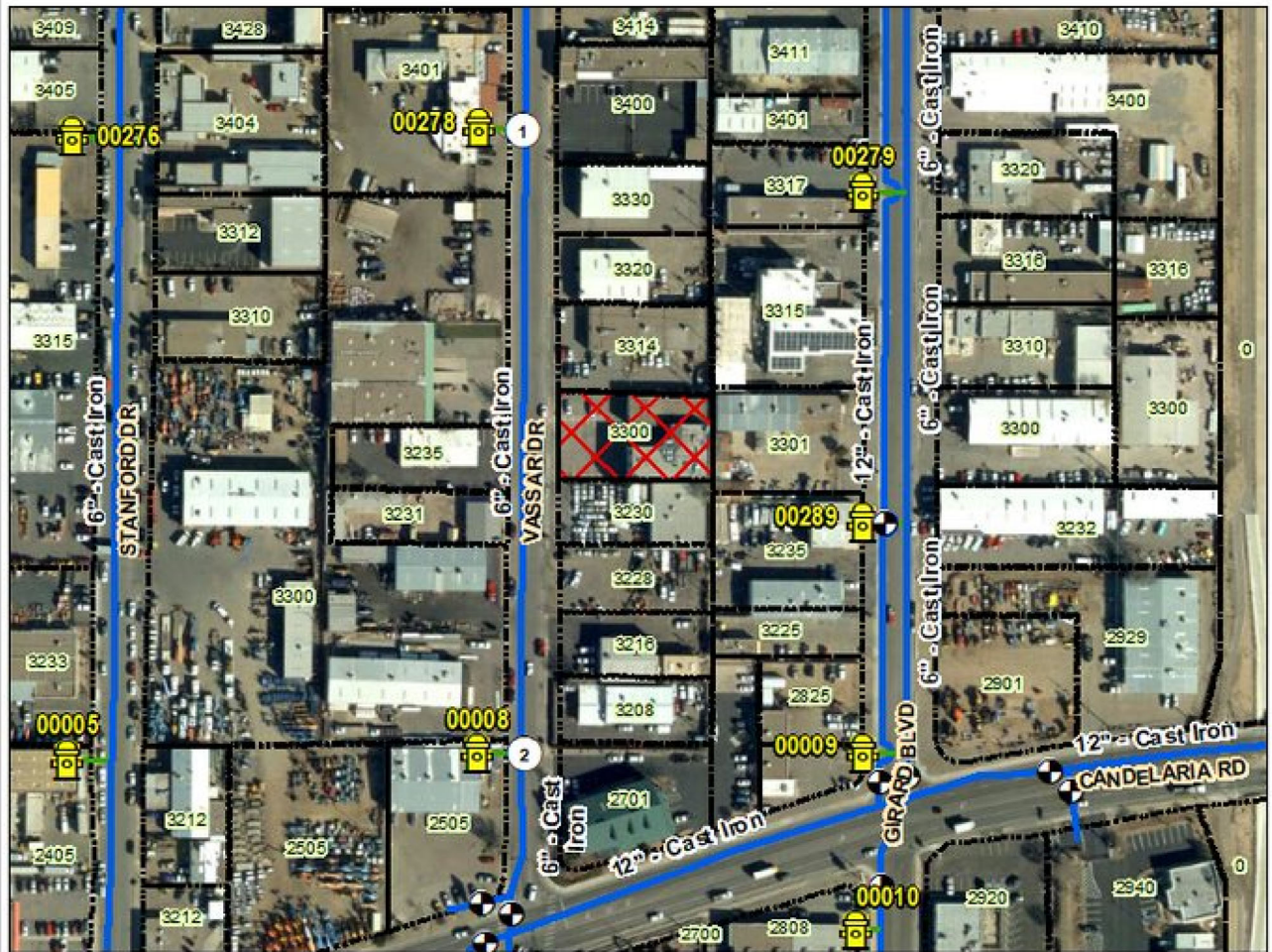
Sincerely,



Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps
f/ Availability Statement #211203

211203 - Water



Legend

Project Location

Valve

Hydrant

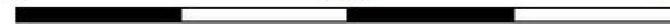
Pipe

SUBTYPE

Distribution Line

Hydrant Leg

0 370 740 Feet



Fire Flow Analysis Points

1. --- Analysis Point

2. --- Analysis Point





Water Utility
Authority

211203 - Sanitary Sewer



Legend

-  Project Location
-  Sewer Manhole

Sewer Pipe

SUBTYPE

-  COLLECTOR

0 370 740 Feet



Water Utility
Authority



January 25, 2022

Jolene Wolfley, Chair
Development Review Board
600 Second Street NW
Albuquerque, NM 87102

Re: 3300 Vassar Dr. NE (SI-2021-01685, RZ-2021-00045) Final Site Plan Sign-off

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Madam Chair:

The purpose of this letter is to transmit the Site Plan that was approved by the Environmental Planning Commission (EPC) on November 18, 2021. The EPC placed the following conditions of approval. The response to each of the conditions are shown below.

1. The EPC delegates final sign-off authority of this site plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is also responsible for ensuring that the EPC Conditions of Approval have been satisfied and that other applicable City requirements have been met.

The Site Plan is being submitted to the DRB for their review at the February 2, 2022, meeting. This letter outlines the changes to meet the EPC Conditions of approval and review by the DRB will ensure all technical standards are met.

2. A letter shall accompany the submittal, specifying all revisions that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

This letter outlines the changes made to meet the EPC conditions of approval.

3. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.

The applicant met with the Staff planner, Sergio Lozoya, on January 19, 2022, to discuss the changes made to meet the EPC conditions of approval and he agreed that the conditions were met. Once approved by the DRB, the Applicant will submit the finalized plan for filing at the Planning Department.

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

4. Pursuant to IDO section 2-5(E)(3), the applicant shall provide a Site Plan EPC that specifies uses, site standards, and development standards for staff review. This includes the standards shown in IDO table 2-5-9. Applicant may use NR-LM as a base for setting standards for the proposed site plan (i.e., demonstrate where it meets NR-LM and where it varies, clearly on the site plan).

The Site Plan - Sheet 1 has been updated to add a Dimensional Standards table that reflects the applicable IDO Table 2-5-9 standards.

5. Dimensional Standards: The site plan shall clearly identify dimensional standards proposed, and how they vary or conform to the NR-LM standards, pursuant to IDO section 5-1(E)(2)(b) – NR-SU zone district.

The Site Plan - Sheet 1 has been updated to add a Dimensional Standards table that reflects the applicable IDO Table 2-5-9 standards.

6. Dimensional Standards: The site plan shall clearly dimension the building footprint.

Additional building dimensions have been added to the Site Plan – Sheet 1.

7. Parking: The site plan shall clearly and correctly dimension parking lot aisleways.

Additional parking and aisleway dimensions have been added to the Site Plan – Sheet 1.

8. Landscaping - General: Landscape calculations shall be updated to reflect the accurate overall lot size.

Updated calculations were added to reflect the overall lot size and clarified on the Landscape Plan – Sheet 2.

9. Landscaping - General: The site plan shall show which IDO provision was used to determine the appropriate landscaped area, i.e., pursuant to IDO subsection 5-6(C)(2) the minimum landscaped area shall be 15% of the net lot area.

The Landscape Plan – Sheet 2 has been revised to update and clarify the calculations.

10. Landscaping - General: Calculations shall demonstrate how the net lot size was determined.

The Landscape Plan – Sheet 2 has been revised to update and clarify the calculations.

11. Landscaping - General: A note shall be added stating that requirements under IDO section 5-6(C)(10) – Planting Near Utilities shall be met.

This note has been added on the Landscape Plan - Sheet 2 in the lower lefthand corner.

12. Landscaping - General: The note regarding depressed areas shall add the relevant IDO citation, IDO section 5-6(C)(13) – Stormwater Management.



This note has been added on the Landscape Plan - Sheet 2 in the lower lefthand corner.

13. Landscaping - General: The plant list shall be updated to clarify that only female Buffalo Juniper shall be used.

The plant list was updated on the Landscape Plan – Sheet 2 to indicate “Female Only” for the Buffalo Juniper.

14. Landscaping - General: No turf is shown on the landscape plan, language discussing the amount of watering for turf shall be removed, or the turf shall be clearly shown on the landscape plan.

The Landscape Plan – Sheet 2 has been updated to remove any reference of turf.

15. Site Plan – Clean Up: The note regarding depressed landscaped areas shall be removed from sheet one of the site plan, it is only needed on the landscape plan.

The Site Plan – Sheet 1 has been updated to remove this note from Sheet 1.

16. Site Plan – Clean Up: The square footage calculations shall be shown per floor, i.e., total square footage for 1st floor and total square footage for 2nd floor.

The building footprint and 2nd story square footage have been added to the Site Plan – Sheet 1.

17. Site Plan – Clean Up: The refuse enclosure shall incorporate at least 1 of the primary colors and materials of the existing building pursuant to IDO section 5-6(G)(3)(e).

The refuse enclosure will be painted white to match the existing building as shown on the standard detail “Refuse Enclosure Concrete Pad” on the Site Plan - Sheet 1.

18. Site Plan – Clean Up: The total square footage for the proposed porch cover shall be accurately shown on the site plan. Staff found that 44.2' x 23.9' is equal to 1,056.38 square feet, which is more than 1,000 square feet. The site plan shows the proposed porch at under 1,000 square feet.

The square footage of the porch cover has been updated to 876 SF based on the 36.5' x 24' dimension as shown on the Site Plan – Sheet 1.

19. Site Plan – Clean Up: The proposed porch cover shall be clearly dimensioned.

The square footage of the porch cover has been updated to 876 SF based on the 36.5' x 24' dimension as shown on the Site Plan – Sheet 1.

20. Grading and Drainage: A conceptual grading and drainage plan shall be provided, should it be required by the City's Hydrology department.

A conceptual grading and drainage plan is not required.

21. Utilities: A conceptual utility plan shall be provided, should it be required by Albuquerque Bernalillo County Water Utility Authority (ABCWUA).

Currently a utility plan is not required due to the site not requiring any utility upgrades or changes. A "Water and Sanitary Sewer Availability Statement" dated December 15, 2021, has been provided by the ABCWUA indicating that no new services are expected to be added at this time (See attached).

22. Elevations: Complete elevation drawings shall be provided, to include any intended changes to the façade as part of the proposed tenant improvements.

Sheets 3 and 4 of the Site Plan provide the proposed east, west, south, and north elevations of the building with dimensions.

23. Elevations: The proposed porch cover shall be shown on the west elevation, and any other relevant views.

The west elevation includes the porch cover on Sheet 4.

24. Elevations: Accurate building heights shall be shown on all elevations to determine compliance with proposed dimensional standards pursuant to IDO section 5-1(E)(2)(b) – Dimensional Standards, NR-SU Zone District.

Additional building dimensions have been provided on all of the elevations shown on Sheets 3 and 4 and are reflected in the dimensional standards table added to the Site Plan – Sheet 1.

25. Elevations: Building color and materials shall be clearly identified.

The building colors and material have been identified on all elevations shown on Sheets 3 and 4.

26. Elevations: Pursuant to IDO section 5-6(G)(1) – Screening of Mechanical Equipment, proposed screening for new and existing mechanical equipment shall be clearly shown on the elevation drawings.

No mechanical screening is anticipated for the building as part of the building improvements.

27. Elevations: Pursuant to IDO table 5-12-2, all signage for NR-SU is per approved plan. Proposed signage shall be shown on relevant elevation drawing for the EPC's review, and to establish signage standards.



The existing sign dimensions have been indicated on the proposed west elevation. All signage upgrades will utilize the existing signs dimensions and locations. An additional sign table has been added.

28. Solid Waste Management Conditions: A site plan to scale approved for access will be required by the Solid Waste Department.

A meeting was held on November 29, 2021, with Herman Gallegos from the Solid Waste Department. Site plan dimensions are included on the updated site plan in accordance with instructions provided by Mr. Gallegos.

29. Solid Waste Management Conditions: The trash enclosure will have to meet City of Albuquerque minimum requirements.

The trash enclosure has been designed to meet the City of Albuquerque's requirements.

30. Solid Waste Management Conditions: An apron to the trash enclosure will be required.

A striped apron was added in front of the trash enclosure as required.

31. Solid Waste Management Conditions: Landscape plan – The proposed Urbanite Ash (tree) will have to be relocated. It cannot overhang the trash enclosure.

The Urbanite Ash tree was removed from and replaced with a Chinese Pistache and relocated on the site plan so that it would not overhang the trash enclosure.

Please do not hesitate to contact me with any questions or if additional information is needed.

Sincerely,

James K. Strozier, FAICP
Principal