

From: [Jim Strozier](#)
To: [Wolfley, Jolene](#); [Scott Steffen](#); [Aulick, Hannah](#); [Rodenbeck, Jay B.](#)
Cc: [Trujillo, Concetta M.](#)
Subject: RE: 7063 La Terra
Date: Tuesday, May 28, 2024 10:40:16 AM

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Jolene,

Agreed, there are two aspects to the multifamily determination. One is the entrance to the unit that is not on the ground floor (access to stairs) and the non-continuous vertical walls. Both of these criteria are met with the proposed buildings. In effect there is a stacked flat that is upstairs of the garage and living area from one of the other units. This has not changed since the Site Plan – DFT. I believe that the owner is looking to refine the colors for the units, but that is the only change that I am aware of. All of the colors are being checked for compliance with the VPO requirements. We should have a final color scheme for all of the unit types soon.

The building permit sets include floor plans, which are not a part of the Site Plan set.

My understanding from Chris Green and Hannah is that the comments related to the landscape plans have been satisfied and were dealt with prior to the NOD.

Scott, let me know if I missed something.

Thanks.

[Jim Strozier, FAICP](#)
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801

From: Wolfley, Jolene <jwolfley@cabq.gov>
Sent: Friday, May 24, 2024 9:14 AM
To: Jim Strozier <cp@consensusplanning.com>; Scott Steffen <ssteffen@priceldg.com>; Aulick, Hannah <haulick@cabq.gov>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Cc: Trujillo, Concetta M. <cmtrujillo@cabq.gov>
Subject: Fwd: 7063 La Terra

Jim and Scott,

Good morning!

Hannah compiled the NOD and DFT comments for La Terra.

Please note: Planning comments focus on the vertical walls not being aligned by unit as an important reason a building or two were considered MF. Please review and discuss if any changes were made in these buildings from the site plan DFT stage to what you submitted for building permit.

Also, the Notice of decision clearly states that the elevations submitted with the DFT site plan are the only approved elevations. Please identify if the elevations have changed on the building permit sheets. If they have changed any elevations, please document all changes and the reasoning. (I have not been able to compare them and won't be able to fully respond until Wednesday on this matter.

Thanks for your assistance on this matter. The NOD is helpful in identifying key elements of the decision and what needs to be done for the project moving forward.

Wishing everyone a great holiday weekend.

Sent from my iPhone

Begin forwarded message:

From: "Aulick, Hannah" <haulick@cabq.gov>
Date: May 23, 2024 at 1:16:30 PM PDT
To: "Wolfley, Jolene" <jwolfley@cabq.gov>
Subject: 7063 La Terra

Here you go Jolene . Please let me know if you need more information.

Best Regards,

HANNAH AULICK
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