



**Environmental
Planning
Commission**

**Agenda Number: 01
Project #: 2019-002479
Case #: SI-2019-00148
July 11, 2019**

Staff Report

Agent Living Designs Group Architects LLC.

Applicant Albuquerque Central Care Center

Request **Site Plan**

Legal Description All or a portion of TR A PLAT, TR B PLAT, TR C PLAT, AND TR D PLAT OF TRACTS A, B, C AND D FAIRVIEW PARK CEMETERY (BEING A REPLAT OF FAIRVIEW PARK CEMETERY) AND THE REMAINING NE'LY PORT OF TR IN THE NW 1/4, NW 1/4 SEC 27T10N R3E

Location Located on Yale Blvd SE and Columbia Dr SE at 700 Yale Blvd SE between Garfield Ave SE and Santa Clara Ave SE

Size Approximately: 42 acres

Existing Zoning NR-SU, Sensitive Use

Staff Recommendation

**Project #2019-002479 (1010286)
SI-2019-00148 – Site Plan**

APPROVAL of case #SI-2019-00148 based on the Findings and subject to the Conditions of Approval within this report.

**Staff Planner
Linda Rumpf**

Summary of Analysis

This request is for a **Site Plan-EPC** for an approximately 42 acre site known as Fairview Memorial Park (700 Yale Blvd SE). The applicant proposes to develop and consolidate their burial and cremation operations into a single operating location, and upgrade and update their facilities to better serve the community.

The subject site is in an Area of Consistency as designated by the Comprehensive Plan.

The applicant notified affected neighborhood organizations and property owners within 100 feet of the subject site. There is no known opposition.

Staff finds that the request meets most IDO requirements and recommends approval subject to conditions to provide clarification and ensure that all applicable requirements are met.

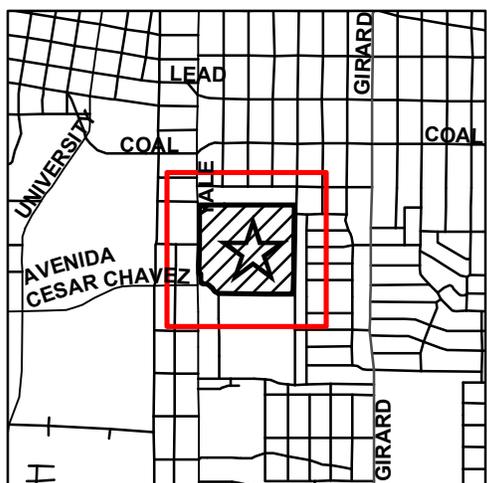
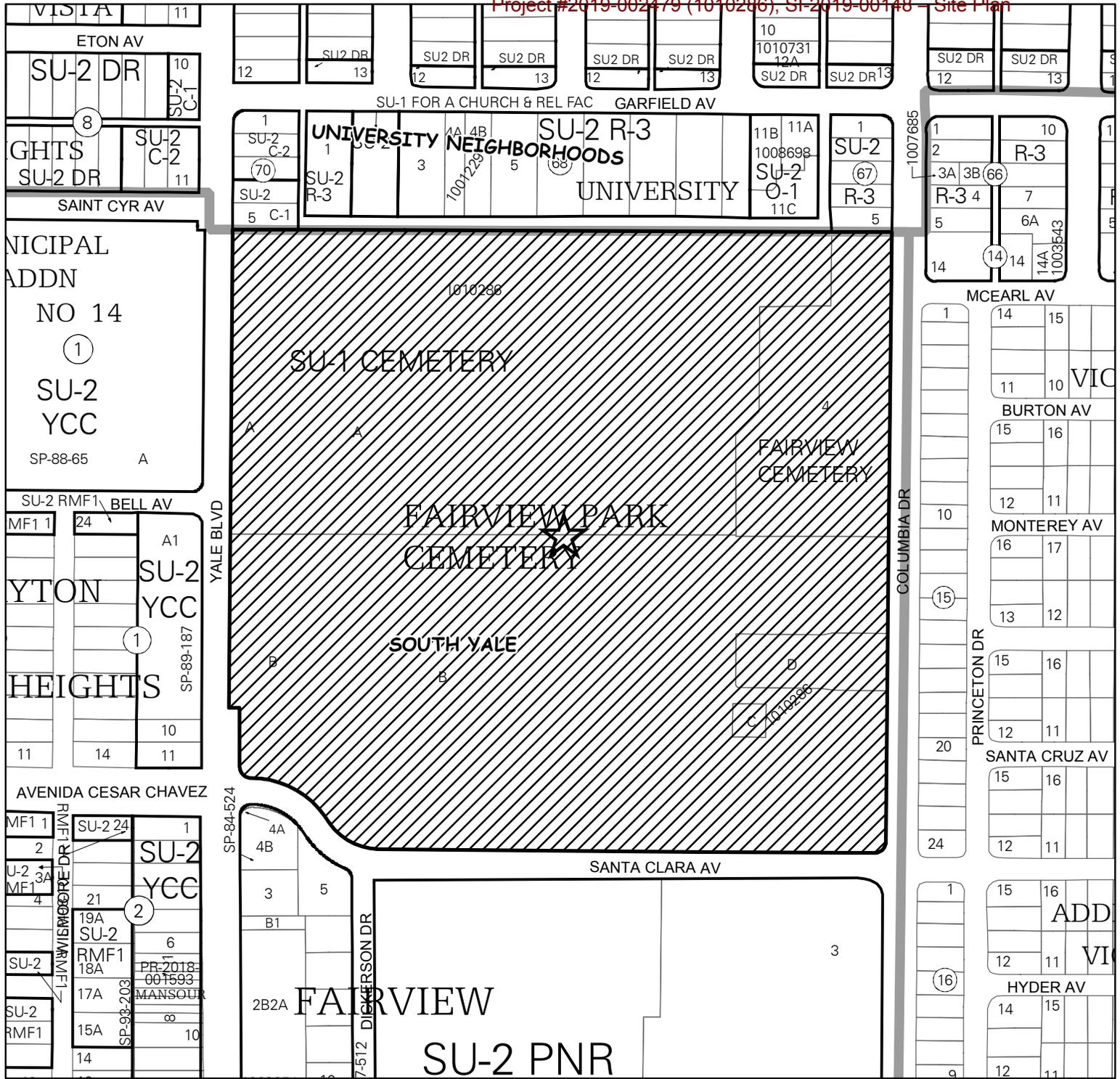
Map





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OLD ZONING MAP

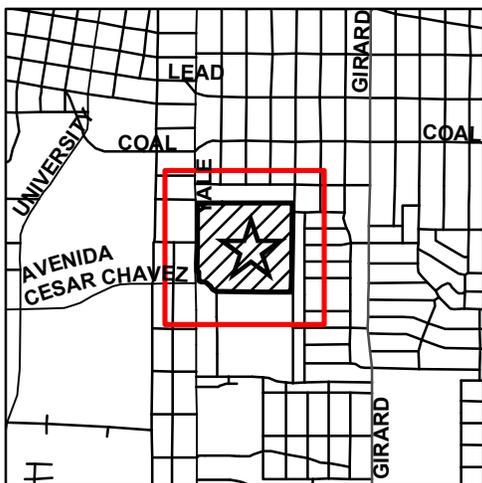
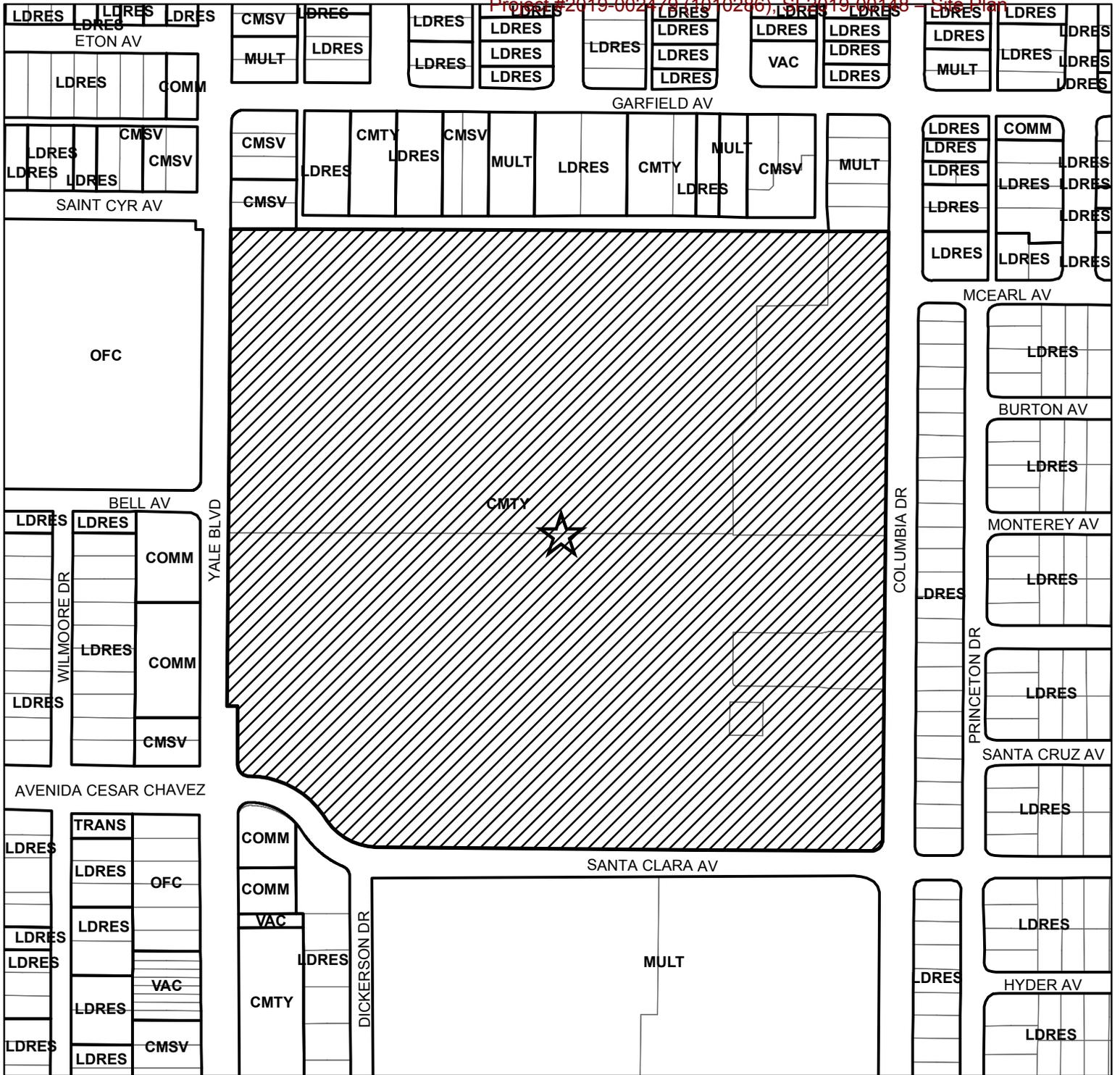
Note: Gray shading indicates County.



1 inch = 300 feet

Hearing Date:
7/11/2019
Project Number:
PR-2019-002479 (1010286)
Case Numbers:
SI-2019-00148

Zone Map Page:
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LAND USE MAP

Note: Gray shading indicates County.

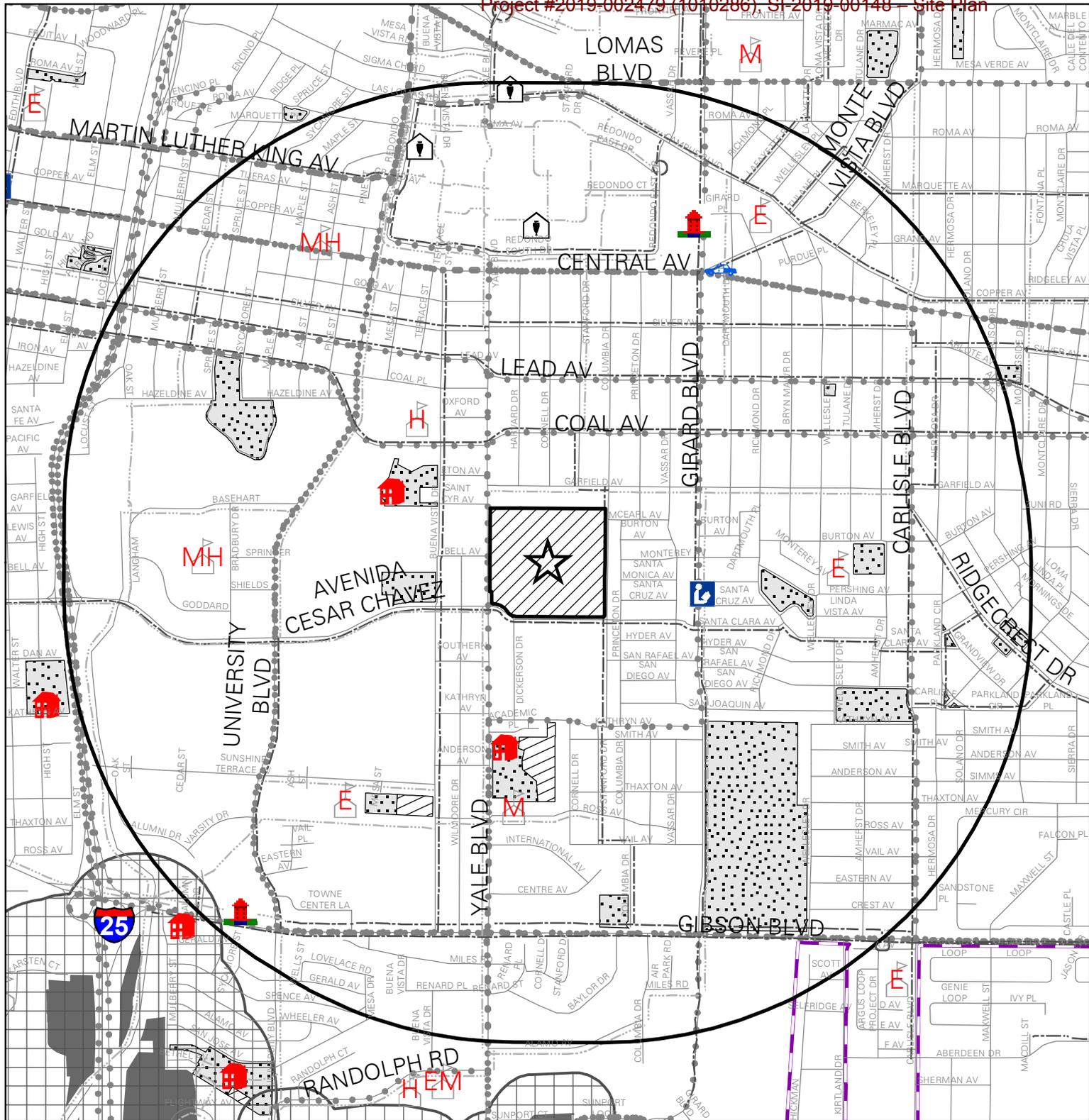
- Key to Land Use Abbreviations**
- LDRES | Low-density Residential
 - MULT | Multi-family
 - COMM | Commercial Retail
 - CMSV | Commercial Services
 - OFC | Office
 - IND | Industrial
 - INSMED | Institutional / Medical
 - ED | Educational
 - APRT | Airport
 - TRANS | Transportation
 - AGRI | Agriculture
 - PARK | Parks and Open Space
 - DRNG | Drainage
 - VAC | Vacant
 - UTIL | Utilities
 - CMTY | Community
 - KAFB | Kirtland Air Force Base



1 inch = 300 feet

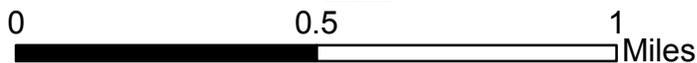
Hearing Date:
7/11/2019
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PR-2019-002479 (1010286)
Case Numbers:
SI-2019-00148

Zone Map Page:
L-16



Public Facilities Map with One-Mile Buffer

- | | | | |
|--|---|--|---|
|  Community Center |  Fire |  Public Schools |  Landfill Buffer (1000-feet) |
|  Multi-Service Center |  Police |  Proposed Bike Facilities |  Landfill designated by EHD |
|  Senior Center |  Sheriff |  ABQ Bike Facilities |  Developed County Park |
|  Library |  Solid Waste |  ABQ Ride Routes |  Undeveloped County Park |
|  Museum | |  Albuquerque City Limits |  Developed City Park |
| | | |  Undeveloped City Park |



I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	<i>NR-SU</i>	<i>Area of Consistency</i>	<i>Cemetery</i>
<i>North</i>	<i>R-MH, MX-T, MX-L</i>	<i>Area of Consistency</i>	<i>Low-Density Residential, Multi-family Residential, Community</i>
<i>South</i>	<i>R-ML, MX-M</i>	<i>Area of Consistency</i>	<i>Multi-family Residential</i>
<i>East</i>	<i>R-1B</i>	<i>Area of Consistency</i>	<i>Low-Density Residential</i>
<i>West</i>	<i>MX-M</i>	<i>Area of Consistency, Area of Change</i>	<i>Low-Density Residential, Office, Commercial Retail</i>

Proposal

This request is for a Site Plan-EPC for an approximately 42 acre site known as Fairview Memorial Park (700 Yale Blvd SE). The applicant proposes to develop and consolidate their operations into a single operating location, and upgrade and update their facilities to better serve the community.

The legal description for the site is All or a portion of TR A PLAT, TR B PLAT, TR C PLAT, AND TR D PLAT OF TRACTS A, B, C AND D FAIRVIEW PARK CEMETERY(BEING A REPLAT OF FAIRVIEW PARK CEMETERY) AND THE REMAINING NE'LY PORT OF TR IN THE NW 1/4, NW 1/4 SEC 27T10N R3E located on Yale Blvd SE and Columbia Dr SE at 700 Yale Blvd SE between Garfield Ave SE and Santa Clara Ave SE.

The request is for an existing business to consolidate their operations into a single building, and upgrade their facilities to better serve the community. The intentions of the changes are to consolidate current business operations, to increase access to community services, improve business function, and enhance the aesthetic and purpose of the existing site.

The proposed building site occupies a small portion (~1.19 acres) of the overall 42 acre site. The proposed metal building will provide affordable cremation and burial services, improving the present facility and a portion of the site. The remainder of the site serves as a cemetery (Fairview Memorial Park) and will not be affected. The overall site has the address of 700 Yale Blvd SE and lies between Garfield Ave SE. and Santa Clara Ave SE. The proposed building site is on the Eastern border of the overall site and lies on Columbia Dr. SE between Monterey Ave SE and Santa Monica Ave SE. The permit request is for a current operational business, which provides

affordable cremation and burial services to the community, to make improvements to their present facility and a portion of the site.

Zoning

The proposed project is classified under non-residential special use (NR-SU) zoning category.

The purpose of the NR-SU zone district is to accommodate highly specialized public, civic, institutional, or natural resource-related uses that require additional review of location, site design, and impact mitigation to protect the safety and character of surrounding properties. Uses that require NR-SU zoning are not allowed in base zone districts and are shown in Table 4-2-1 of the IDO.

The following uses require an NR-SU zone district: Airport, Campground or Recreational Vehicle Park, Cemetery, Correctional Facility, Crematorium, Fairgrounds, Fire or Police Station, Natural Resource Extraction, Solid Waste Convenience Center, Stadium or Racetrack, Waste and/or Recycling Transfer Station

Environmental Planning Commission (EPC) Role

The EPC's role in the review of Site Plan-EPC requests is to determine if the request fulfills applicable requirements in the Integrated Development Ordinance (IDO) including, but not limited to, the Review and Decision Criteria for Site Plan-EPC in IDO 14-16-6-6(H)(3), p. 398. The EPC is the final decision-making body for the site plan, unless the EPC's decision is appealed. Any appeal would be heard by the Land Use Hearing Officer (LUHO), who would hear the case in a public hearing and provide a written recommendation to the City Council. The City Council would make the final decision for any appeal.

History/Background

The history of the site goes back to the late 1880's. Fairview Cemetery (now Fairview Memorial Park) was the first cemetery established to serve New Town Albuquerque, which was founded April of 1880 with the coming of the railroad into middle Rio Grande valley.

Fairview Park evolved in three phases, each reflecting the tastes of the times of its creation. Wanting to mimic cemeteries on the east coast, the first (north) section was designed in the Victorian style of the **late 1800s** with romantic landscape and long curvy roads. Individuals who did not own a family estate were interred in the northwest area of this section in long rows from 1881 to 1908.

The plat of Tracts A, B, C and D, Fairview Park Cemetery was done in November of 2016.

Context

The existing land use is for Cemetery use and is surrounded primarily by Low-Density Residential and Multi-Family to the north and east. The City's Transit garage is to the west of the site across Yale Blvd.

The business currently operates out of various industrial buildings at the proposed building site, and proposes to demolish two of the older existing structures in order to construct a single and more aesthetically pleasing 7,500SF building, and to improve 1.19 acres of the property for their business. The proposed building would be constructed in a similar location to the existing buildings proposed for demolition. In addition, the current landscaping, off-street parking, and site lighting would be improved on the 1.19 acre building site.

The proposed project is classified under non-residential special use (NR-SU) zoning category. All improvements would fully comply with the city Integrated Development Ordinance (IDO), and all city building requirements for this land use. The intention of the improvements are to help better serve the community, improve the operations of the business, and upgrade the facility and site in order to add value to the neighborhood and city.

Roadway System

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

- Yale Blvd SE is classified as a Minor Arterial.
- Santa Clara is classified as a Major Collector.
- Columbia Dr SE and Garfield Ave SE are local streets.

Comprehensive Plan Corridor Designation

The site is not adjacent to a Comprehensive Plan corridor.

Trails/Bikeways

- Santa Clara and Columbia are classified as Bicycle Routes.
- Garfield is only designated as a bike route for one block between Stanford and Columbia.

Transit

The subject site is near the South Yale Premium Transit Corridor. The fixed Route 50 runs north-south on Yale Boulevard. Current Service / Stops – the nearest stop pair for the Fixed Route 50 is at Avenida Cesar Chavez and Yale, approximately 2000 feet walking distance from the site. The sites' land use is not conducive to public transit.

Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

II. ANALYSIS OF CITY PLANS AND ORDINANCES

Integrated Development Ordinance (IDO)

This application for a Site Plan – EPC meets all of the following criteria:

- *The Site Plan is consistent with the ABC Comp Plan, as amended. See the ABC Comprehensive Plan section below.*
- *The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.*
- *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

- *The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.*
- *The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.*

The project design is in conformity with the project location within the Fairview Memorial Park and Cemetery. The redundant older buildings will be demolished and replaced with a more appealing and functional building, while keeping and improving upon the native high desert landscaping. The site plan is in alignment with the surrounding cemetery grounds and IDO, NR-SU land zone criteria. Several of the existing mature trees on the property will be retained and landscaping trees and plants will be added to enhance the aesthetics of the existing site. The landscaping plan follows the requirements and guidelines of the IDO and calls for plant species appropriate to the local climate, and as required in the Albuquerque Plant Palette List. The proposed landscape plan is designed with understanding of water and soil erosion, and environmental conservation values of the environment and local community, and matches goals of the ABC Comprehensive Plan and requirements of the IDO.

Character Protection Overlay

The subject site is not in a Character Protection Overlay Zone.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is in an Area of Consistency as designated by the Comprehensive Plan.

Applicable Goals and Policies include:

- *Goal 4.1 Character: Enhance, protect, and preserve distinct communities.*
- *Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality. [ABC]*
- *Policy 8.1.3 Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending. [ABC]*
- *Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. [ABC]*

The requested project is consistent with the goals of the [ABC] Comprehensive Plan. The proposed business and site alterations are in response to the City of Albuquerque's improving economic health and increasing population growth, and its interest in improving the city's vitality, health, and attractiveness. (*Policy 4.1.4 Neighborhoods*)

The current site of the proposed project is adjacent to a city cemetery and is already operating as a community crematorium and funeral home business. The proposed project and site alterations are in response to a local growing need for the community, and are proposed to improve the services offered to the community and increase the functionality and attractiveness of the business location (*Policy 8.1.3 Economic Base*).

The business proposes to maintain itself as an affordable crematorium and funeral service business serving the local community, while improving its facility function, services, and aesthetics. The project design recognizes the need of the proposed project to not negatively impact the surrounding local neighborhood, and to connect aesthetically to the surrounding community and adjacent Fairview Memorial Park grounds (*Policy 4.1.4 Neighborhoods*).

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application prior to the EPC Hearing. Few agency comments were received and none were adverse to the request. Refer to the agency comments at the end of the staff report.

Neighborhood/Public

The applicant notified the following affected neighborhood organizations as required: Silver Hill NA, Spruce Park NA, Sycamore NA, University Heights NA, Victory Hills NA, and the District 6 Coalition of Neighborhood Associations. Property owners within 100 feet of the subject site were also notified, as required. There were no requests for a facilitated meeting and no opposition to this correspondence. All correspondence is included in submittal packet.

IV. CONCLUSION

This request is for a **Site Plan-EPC** for an approximately 42 acre site known as Fairview Memorial Park (700 Yale Blvd SE). The applicant proposes to develop and consolidate their operations into a single operating location, and upgrade and update their facilities to better serve the community. The Site Plan needs to show the entirety of the area zoned NR-SU per the site's legal description, including existing, as-built details and proposed development.

The subject site is in an Area of Consistency as designated by the Comprehensive Plan.

Notifications to Neighborhood Associations and people in the 100 foot buffer.

Staff finds that the request meets most IDO requirements and recommends approval subject to conditions to provide clarification and ensure that all applicable requirements are met.

There is no known opposition. *Staff recommends approval.*

FINDINGS -- SI-2019-00148, July 11, 2019--Site Plan

1. This request is for a site plan for an approximately 42 acre site known as Fairview Memorial Park (700 Yale Blvd SE).
2. The subject site is zoned NR-SU (Non-residential – Sensitive Use Zone District). The site is an existing cemetery and the applicant proposes to further develop and consolidate their operations into a single operating location, and upgrade and update their facilities to better serve the community.
3. The subject site is in an area that the Comprehensive Plan has designated an Area of Consistency. The subject site is near the South Yale Premium Transit Corridor.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
5. The request furthers the following applicable Goal and policies in Comprehensive Plan, including:

- *Goal 4.1 Character: Enhance, protect, and preserve distinct communities.*

The applicant proposes to develop and consolidate their burial and cremation operations into a single operating location, and upgrade and update their facilities to better serve the community. The intentions of the changes are to consolidate current business operations, to increase access to community services, improve business function, and enhance the aesthetic and purpose of the existing site.

- *Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality. [ABC]*

The proposed business and site alterations are in response to the City of Albuquerque's improving economic health and increasing population growth, and its interest in improving the city's vitality, health, and attractiveness.

- *Policy 8.1.3 Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending. [ABC]*

The current site of the proposed project is adjacent to a city cemetery and is already operating as a community crematorium and funeral home business. The proposed project and site alterations are in response to a local growing need for the community, and are proposed to improve the services offered to the community and increase the functionality and attractiveness of the business location (*Policy 8.1.3 Economic Base*)

- *Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. [ABC]*

The proposed project is primarily in an area with single- and multi- family neighborhoods.

It is outside of Centers and Corridors, parks, and Major Public Open Space.

6. The applicant notified the following affected neighborhood organizations as required: Silver Hill NA, Spruce Park NA, Sycamore NA, University Heights NA, Victory Hills NA, and the District 6 Coalition of Neighborhood Associations. Property owners within 100 feet of the subject site were also notified, as required. There were no requests for a facilitated meeting and no opposition to this correspondence. As of this writing, Staff has not received any comments. There is no known opposition.

RECOMMENDATION - SI-2019-00148, July 11, 2019

Project #: 2019-002479, Case #: SI-2019-00148

APPROVAL of Project #: 2019-002479, Case #: SI-2019-00148, a site plan for FAIRVIEW PARK CEMETERY located on Yale Blvd SE and Columbia Dr SE, an approximately 42 acre site, at 700 Yale Blvd SE between Garfield Ave SE and Santa Clara Ave SE.

CONDITIONS OF APPROVAL – SI-2019-00148, July 11, 2019--Site Plan

1. Replat of the entire site into one lot that corresponds to the Site Plan – EPC boundaries.
 2. Address the site with the Planning Department, Code Enforcement Division.
 3. The applicant shall meet with the staff planner to ensure all conditions are met.
 4. The Site Plan shall show the entirety of the area zoned NR-SU per the site's legal description, including existing, as-built details and proposed development.
-

***Linda Rumpf
Staff Planner***

Notice of Decision cc list:

List will be finalized subsequent to the EPC hearing on July 11, 2109.

Agency Comments

PLANNING DEPARTMENT

Long Range Planning

Comments for Site Plan Amendment:

The 42-acre site is located at 621 Columbia Dr. SE, between Columbia Dr. SE and Yale Blvd. SE, and is within an Area of Consistency. Properties directly east of the site are zoned R-1B. Properties north of the site are zoned a mix of MX-L, MX-T, and R-MH. MX-M zoning is adjacent to the site to the west, and R-ML zoned properties are to the south. A portion of the site is located within the Airport Protection Overlay Zone (APO) Air Space Protection Sub-area, which limits building heights and some uses. Standards can be found per IDO Subsection 14-16-3-3.

The request is for a site plan amendment allowing an additional structure of approximately 7,500 sq. ft. for funeral home showroom to expand operations and for a new storage facility, which will result in the demolition of an existing structure.

Currently, the site operates as a cemetery and crematorium and is zoned NR-SU, which has use, development, and district standards in IDO Subsection 14-16-2-5(E). The cemetery and crematorium uses are only allowed in the NR-SU zone. Where the site plan is silent on any standards, IDO standards will apply for this project. This Site Plan amendment is generally supported by goals and policies in the ABC Comprehensive Plan.

ABC Comprehensive Plan Policy 5.3.1 *Infill Development*: Support additional growth in areas with existing infrastructure and public facilities.

ABC Comprehensive Plan Policy 5.6.3 *Areas of Consistency*: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

Metropolitan Redevelopment

No comments received

Hydrology

No comments received

Neighborhood Coordination

No comments received

Transportation Development Services

No comments received

Zoning / Code Enforcement

Light pole (E) indicated on West side of new/proposed metal building, may create a hindrance for refuse truck backing up from refuse enclosure. All new/proposed refuse enclosures must be built to COA minimum requirements.

MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION

No comments

POLICE DEPARTMENT/PLANNING

Regarding the above referenced EPC application, I respectfully submit the following comments:

- Ensure adequate lighting throughout the project – exterior lighting on the building and any future building(s).
- Ensure natural surveillance and clear lines of sight throughout the project. Natural surveillance requires a space free from natural and physical barrier. Establish a clear line of sight from the building to the street and the street to the building. Also maintain natural surveillance between the primary development and any future building(s).
- Ensure that landscaping is installed so as not to obstruct windows, doors, entryways, or lighting.
- Limit and clearly delineate access to the property; i.e. Deliveries, Employee Parking, Client Parking.
- Provide signage that clearly directs the client to the appropriate entrance.
- Ensure controlled access to the building through use of adequate door and lock systems.
- Control access between client areas and employee only areas.
- Consider video surveillance systems to monitor building entrances, including entrance and exit points, parking lots, and any sensitive areas such as cash handling areas.
- Ensure that addresses are posted and clearly visible.
- Create a clear transition from public to semi-public to semi-private to private space throughout the project.

If you have any questions regarding these CPTED recommendations, please call me at 768-2006. I am available to do an on-site security survey after the project is complete.

FIRE MARSHALL

Our Office has no objection to the address change. Our Dispatch Center should see the updated address once it has been properly recorded with the City.

Please be sure to look over out Fire Site Plan requirements for all other standards. A copy can be picked up at our Office.

SOLID WASTE MANAGEMENT DEPARTMENT

No comments received

TRANSIT DEPARTMENT

No comments

ABC WATER UTILITY AUTHORITY (ABCWUA)

1. SI-2019-00148 – Site Plan

Identification: UPC – 101605607145721320

- a. No adverse comment to the proposed Site Plan
- b. The site is currently receiving service.
- c. In order to confirm that the fire flow for the new proposed site can be met please request an availability at the link below:
 - i. http://www.abcwua.org/Availability_Statements.aspx
 - ii. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

ALBUQUERQUE PUBLIC SCHOOLS

Project #2019-002479 (1010286)

- a. EPC Description: SI-2019-00148 – Site Plan.
- b. Site Information: Victory Hills (Fairview Memorial Park), Subdivision 16-70393, Tract B.
- c. Site Location: 621 Columbia Drive, SE, between Columbia Drive SE and Yale Boulevard SE.
- d. Request Description: This is an application for a site plan on approximately 39.0779 acres, currently zoned NR-SU (non-residential sensitive use). The request involves planned construction of an additional, 75,000 square foot building consisting of storage space and showroom and demolition of an existing building, for Albuquerque Central Care, a cremation and burial business.
- e. APS Case Comments: No adverse impacts.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

Reviewed. No objections.

COUNTY OF BERNALILLO

No comments received

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG) / MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

MRMPO has no adverse comments

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

- . There is an existing distribution line along the east side of the subject property on Columbia Dr. and overhead distribution service in the center of the property to the existing facilities on site which are designated to be removed and placed underground as noted on AS104, the Site Plan – Utility sheet. It is the applicant's obligation to abide by any conditions or terms of those easements and required clearances. The applicant will need to coordinate with the PNM New Service Delivery Department regarding the proposed changes to the electric distribution facilities. Any relocation, changes or realignment of existing electric utilities will be the developer's expense. Contact: Andrew Gurule

PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-0589

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

No comments

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments received

NM GAS COMPANY

No comments received

PETROGLYPH NATIONAL MONUMENT

No comments received

AVIATION DEPARTMENT

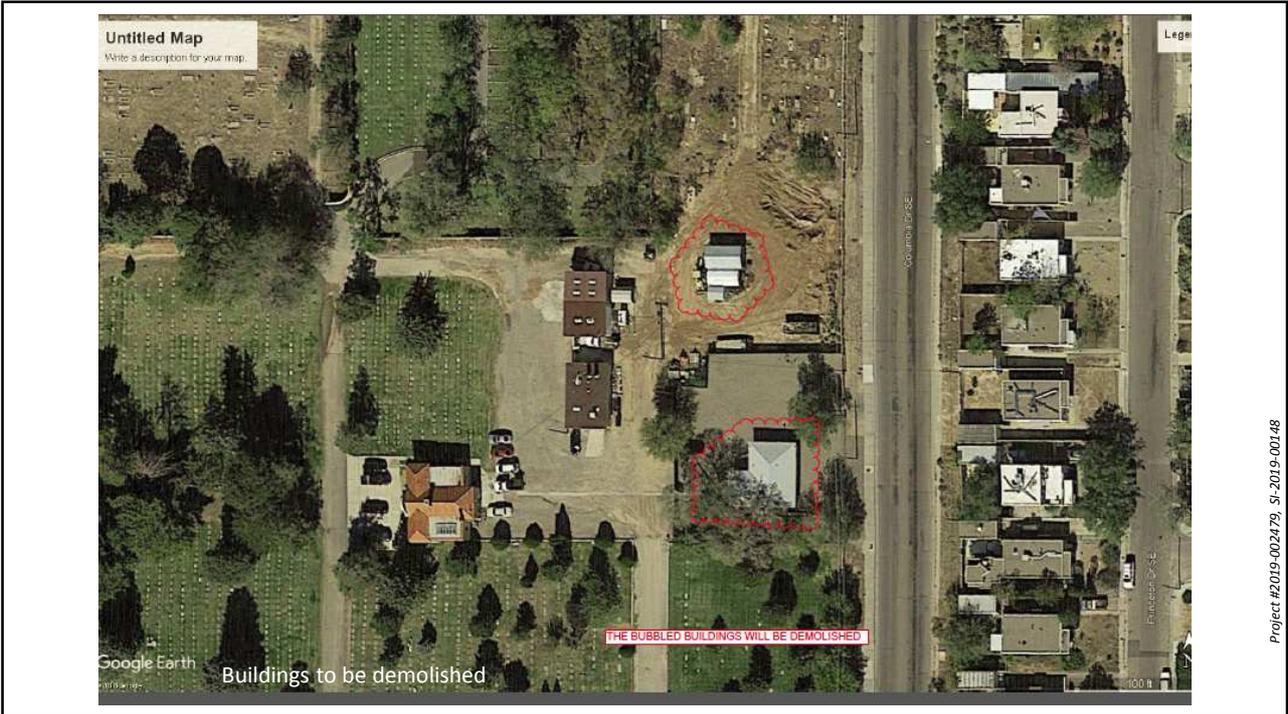
No comments received

KIRTLAND AIR FORCE BASE

No comments received

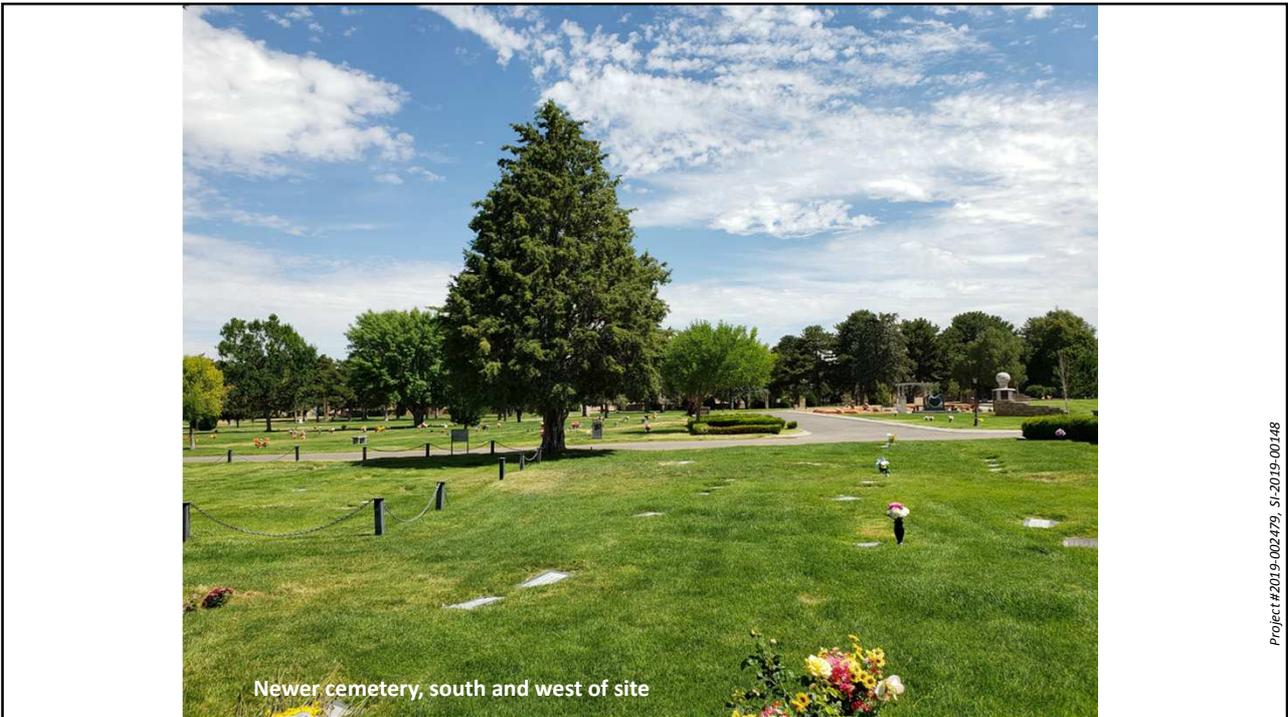
APPENDIX

PHOTOS





Project #2019-002479, SI-2019-00148



Project #2019-002479, SI-2019-00148



HISTORY

PLAT OF
TRACTS A, B, C and D
FAIRVIEW PARK CEMETERY

BEING A REPLAT OF FAIRVIEW PARK CEMETERY
SITUATE WITHIN
SECTION 27, T.10N., R.3E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2016

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- FOUND #5 REBAR W/YELLOW PLASTIC CAP STAMPED "PATRICK PSI2651"
- SET #5 REBAR W/YELLOW PLASTIC CAP STAMPED "PATRICK PSI2651"

LINE	LENGTH	BEARING
L1	18.16	N35°03'14"W
L2	23.00	N89°34'04"W
L3	124.00	S00°30'53"W
L4	114.18	N89°29'07"W
L5	124.00	N00°30'53"E
L6	114.18	S89°29'07"E
L7	116.00	S00°24'43"W
L8	176.00	N89°35'17"W
L9	108.00	N00°24'43"E
L10	184.00	S89°35'17"E
L11	72.00	S00°28'05"W
L12	72.00	N88°31'55"W
L13	72.00	N00°28'05"E
L14	72.00	S89°31'55"E
L42	2.84	N00°21'56"W
L43	20.37	N79°35'38"E
L44	29.85	N81°31'53"W

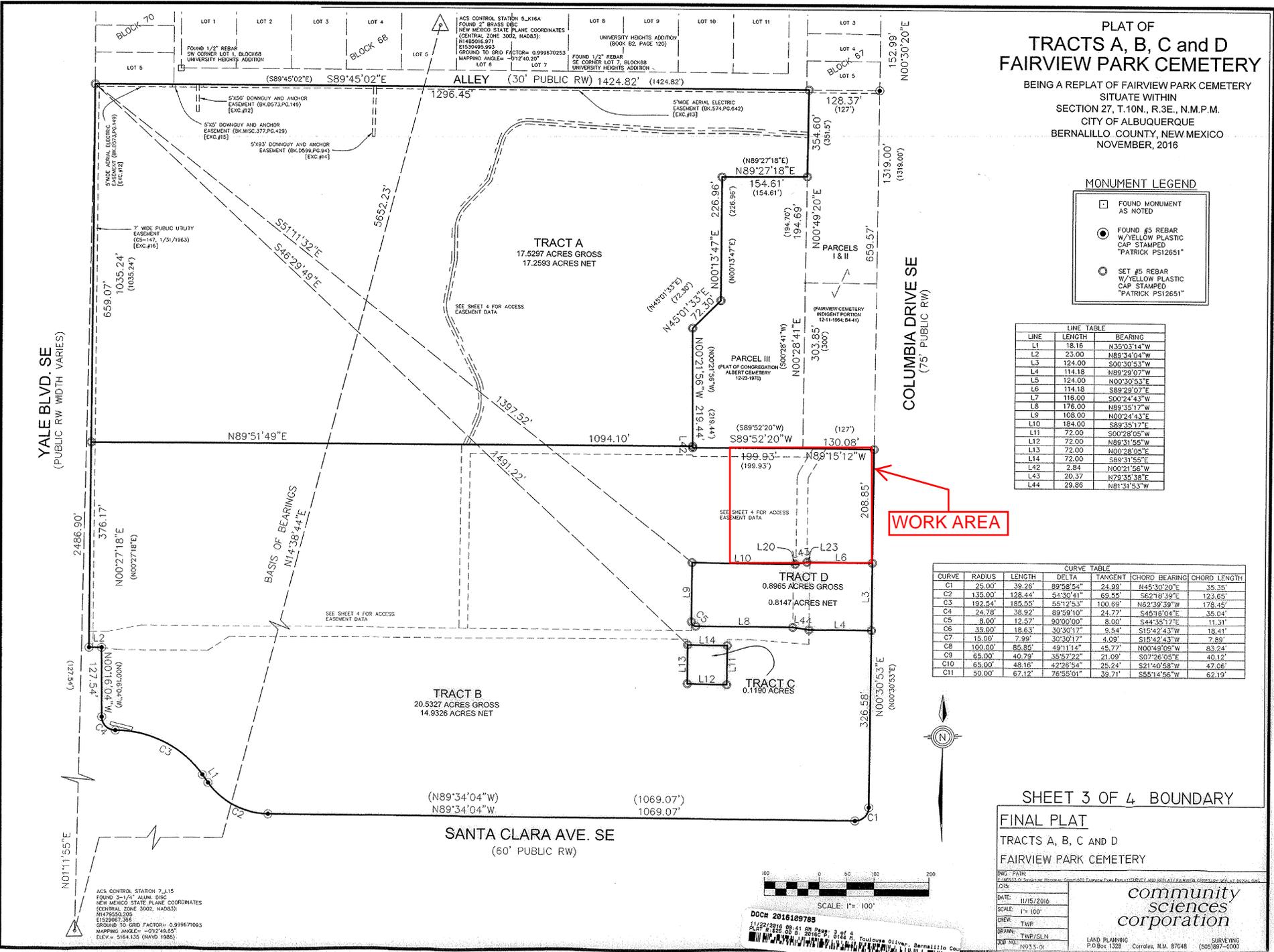
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	25.00	39.26	89°58'54"	24.99	N45°30'20"E	35.35
C2	135.00	128.44	54°30'41"	69.55	S62°18'39"E	123.65
C3	192.54	185.55	55°12'53"	100.89	N62°39'39"W	178.45
C4	24.78	38.92	89°58'10"	24.77	S49°16'04"E	35.04
C5	8.00	12.57	90°00'00"	8.00	S44°35'17"E	11.31
C6	35.00	18.63	30°30'17"	9.54	S15°42'43"W	18.41
C7	15.00	7.99	30°30'17"	4.09	S15°42'43"W	7.89
C8	100.00	85.85	49°11'14"	45.77	N00°49'09"W	83.24
C9	85.00	40.79	35°57'22"	21.09	S07°26'05"E	40.12
C10	65.00	48.16	42°28'54"	26.24	S21°40'58"W	47.06
C11	50.00	67.12	76°55'01"	38.71	S55°14'56"W	62.19

WORK AREA

SHEET 3 OF 4 BOUNDARY

FINAL PLAT
TRACTS A, B, C AND D
FAIRVIEW PARK CEMETERY

DWG. PATH: \\server\projects\community_sciences\community_sciences\dwg\2016109785.dwg
DATE: 11/15/2016
SCALE: 1"=100'
CREW: TWP
DRAWN: TWP/SLN
DATE: 11/15/16
LAND PLANNING: P.O. Box 1328, Corralitos, N.M. 87048
SURVEYING: (505)897-0000



Land Records Corp. SW AIB10411 BE 2016109785.003

APPLICATION INFORMATION



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

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input checked="" type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION		
Applicant: <u>Albuquerque Central Care Center</u>		Phone: <u>AGENT</u>
Address: <u>621 Columbia DR. SE</u>		Email: <u>AGENT</u>
City: <u>Albuquerque</u>	State: <u>NM</u>	Zip: <u>87106</u>
Professional/Agent (if any): <u>LIVING DESIGNS GROUP ARCHITECTS LLC.</u>		Phone: <u>575.751.9481</u>
Address: <u>122A DOÑA LUZ STREET</u>		Email: <u>BCURRY@LDG-ARCH.COM</u>
City: <u>TAOS</u>	State: <u>NM</u>	Zip: <u>87571</u>
Proprietary Interest in Site:	List all owners: <u>SML - ABQ Assets, LLC</u>	

BRIEF DESCRIPTION OF REQUEST
<u>Alteration of site plan, addition of a 7,500 SF. BUILDING FOR storage and operations for the Albuquerque Central care center. Demolition of an existing building on the same site.</u>

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: <u>TRACT B</u>	Block:	Unit:
Subdivision/Addition: <u>16-70393</u>	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): <u>L-16-Z</u>	Existing Zoning: <u>NR-SU</u>	Proposed Zoning: <u>NR-SU</u>
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): <u>39.0779</u>

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: <u>621 Columbia Dr. SE</u>	Between: <u>Columbia Dr. SE</u>	and: <u>YALE Blvd. SE</u>

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)
<u>PROJECT # 1010286</u>

Signature: <u>[Signature]</u>	Date: <u>5.8.19.</u>
Printed Name: <u>Douglas J Patterson</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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

FORM P1: SITE PLAN – EPC

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and 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.

INFORMATION REQUIRED FOR ALL SITE PLAN – EPC AND VARIANCE – EPC APPLICATIONS

- Interpreter Needed for Hearing? No if yes, indicate language: _____
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing 5/10 Pat Davis?
- Proof of emailed notice to affected Neighborhood Association representatives 5/10
- Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing emailed Geraldine 5/10 to ask about notice, buffer map received 5/10
- Sign Posting Agreement (comes from city after application accepted)
- Signed Traffic Impact Study (TIS) Form sent request 5/10 to Ernest
- Completed Site Plan Checklist

SITE PLAN – EPC

MASTER DEVELOPMENT PLAN

MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C) (notification sent 5/10) 5/24
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(H)(3) or 14-16-6-6(F)(3), as applicable
- Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
- Scaled Site Plan or Master Development Plan and related drawings (10 copies, 24" x 36" folded)
Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.
- Site Plan or Master Development Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

VARIANCE – EPC

In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(M)(3).

Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.

mail certified notice to NA reps and save the receipts

<p><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 or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: <u>Benjamin Curry</u></p>	<p>Date: <u>5/28/2019</u></p>
<p>Printed Name: <u>Benjamin Curry</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number:</p>	<p>Case Numbers</p>
<p> </p>	<p style="text-align: center;">-</p>
<p> </p>	<p style="text-align: center;">-</p>
<p> </p>	<p style="text-align: center;">-</p>
<p>Staff Signature:</p>	
<p>Date:</p>	

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-141 Date: 5-7-19 Time: 1:00 pm

Address: 621 Columbia Dr. SE

AGENCY REPRESENTATIVES AT MEETING:

Planning: Catalina Lehner

Code Enforcement: Conce Garcia, Jacobo-Martinez

Fire Marshall: _____

Transportation: _____

Other: _____

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..

Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: building addition - storage facility and
Showroom

SITE INFORMATION:

Zone: NR-SU Size: ≈ 43.5 acres ^{20.5}_{17.4+1}

Use: Cemetery Overlay Zone: Airport Protection

Comp Plan Area Of: Consistency Comp Plan Corridor: none

Comp Plan Center: none MPOS or Sensitive Lands: no

Parking: Table 5-51, p. 231 MR Area: no

Landscaping: 5-6, p. 251 Street Trees: 5-6(D), p. 258

Use Specific Standards: 2-5(F)(2)(c) - p.

Dimensional Standards: see NR-SU zone, p. 50

*Neighborhood Organization/s: District 6 Coalition, University Heights, Silver Hill

*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.

PROCESS:
Type of Action: site plan - EPC 6-6(H) - p 397
Review and Approval Body: EPC Is this PRT a requirement? yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-141 Date: 5-7-19 Time: 1:00 pm

Address: 621 Columbia Dr. SE

NOTES:

- subject site is zoned NR-SU (a former SI-1 site)
- Non-residential, sensitive use zone 2-5(E) p.49
- Project #s on site: 1010286 (sketch plat) and Z-82-87 (old EPC site plan)
- the NR-SU zone goes to the EPC 6-6(H)(1) p.397
- major amendments to existing site plan (if there is one) → EPC
 - see 6-4(Y): Amendment of Prior Approvals, p.368
 - minor amendments - see Table 6-4-5, p.367
- step 1: do an "as-built" site plan
 - use a table to tally up square footage of what exists + q^2
- compare proposed SF - do math + subtract out any SF lost (demo).
- (Q) what % is new SF related to existing?
 - if 10% or less of total SF - minor amendment approved administratively (by Staff)
- EPC meets once a month Cobb gov/planning → boards + commissioners
- criteria for site plan EPC - address these in your project letter
- notations - see table 6-1-1, p.328
- use the site plan for building permit checklist
- pick up forms at counter on ground floor (go left).

June 26, 2019

Dan Serrano, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: 700 Yale Blvd SE – Request for Site Plan

The request is for an existing business to consolidate their operations into a single building, and upgrade their facilities to better serve the community. The intentions of the changes are to consolidate current business operations, to increase access to community services, improve business function, and enhance the aesthetic and purpose of the existing site.

The proposed building site occupies a small portion (~1.19 acres) of the overall 42 acre site. The remainder of the site serves as a cemetery (Fairview Memorial Park) and will not be affected. The overall site has the address of 700 Yale Blvd SE and lies between Garfield Ave SE. and Santa Clara Ave SE. The proposed building site is on the Eastern border of the overall site and lies on Columbia Dr. SE between Monterey Ave SE and Santa Monica Ave SE. The permit request is for a current operational business, which provides affordable cremation and burial services to the community, to make improvements to their present facility and a portion of the site.

The business currently operates out of various industrial buildings at the proposed building site, and proposes to demolish two of the older existing structures in order to construct a single and more aesthetically pleasing 7,500SF building, and to improve 1.19 acres of the property for their business. The proposed building would be constructed in a similar location to the existing buildings proposed for demolition. In addition, the current landscaping, off-street parking, and site lighting would be improved on the 1.19 acre building site. The proposed project is classified under non-residential special use (NR-SU) zoning category. All improvements would fully comply with the city Integrated Development Ordinance (IDO), and all city building requirements for this land use. The intention of the improvements are to help better serve the community, improve the operations of the business, and upgrade the facility and site in order to add value to the neighborhood and city.

Existing Site: 700 Yale Blvd. SE, Fairview Memorial Park



(Existing street view looking Northwest from Columbia Dr SE. between Santa Monica Ave SE and Monterey Ave SE)

The business will continue to offer affordable cremation and burial services from its current location, but with improved service and functionality. The proposed building will house offices, storage, a retort (cremation furnace), an embalming room, family counsel rooms, and a family conference and viewing room. The proposed building is designed to provide an appealing street-front presence for the business, enhance availability of services offered to the community, and improve attractiveness of the site. The proposed design for the site and the building were created with intention to meet development requirements of the City of Albuquerque, while improving the appeal of the business to the community.

Proposed Building Perspective:



The requested project is consistent with the goals of the [ABC] Comprehensive Plan. The proposed business and site alterations are in response to the City of Albuquerque's improving economic health and increasing population growth, and its interest in improving the city's vitality, health, and attractiveness. (*Policy 4.1.4 Neighborhoods*) The current site of the proposed project is adjacent to a city cemetery and is already operating as a community crematorium and funeral home business. The

proposed project and site alterations are in response to a local growing need for the community, and are proposed to improve the services offered to the community and increase the functionality and attractiveness of the business location (*Policy 8.1.3 Economic Base*). The business proposes to maintain itself as an affordable crematorium and funeral service business serving the local community, while improving its facility function, services, and aesthetics. The project design recognizes the need of the proposed project to not negatively impact the surrounding local neighborhood, and to connect aesthetically to the surrounding community and adjacent Fairview Memorial Park grounds (*Policy 4.1.4 Neighborhoods*).

- *Goal 4.1 Character: Enhance, protect, and preserve distinct communities.*
- *Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality. [ABC]*
- *Policy 8.1.3 Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending. [ABC]*
- *Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. [ABC]*

The project design is in conformity with the project location within the Fairview Memorial Park and Cemetery. The redundant older buildings will be demolished and replaced with a more appealing and functional building, while keeping and improving upon the native high desert landscaping. The site plan is in alignment with the surrounding cemetery grounds and IDO, NR-SU land zone criteria. Several of the existing mature trees on the property will be retained and landscaping trees and plants will be added to enhance the aesthetics of the existing site. The landscaping plan follows the requirements and guidelines of the IDO and calls for plant species appropriate to the local climate, and as required in the Albuquerque Plant Palette List. The proposed landscape plan is designed with understanding of water and soil erosion, and environmental conservation values of the environment and local community, and matches goals of the ABC Comprehensive Plan and requirements of the IDO.

This application for a Site Plan – EPC meets all of the following criteria:

- The Site Plan is consistent with the ABC Comp Plan, as amended.
- The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.
- The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.
- The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.
- The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The site plan recognizes the impact that business establishments can have on existing public infrastructure, and the adjacent neighborhood and community. The project and site design intend to promote a positive impact to the area by improving the attractiveness and serviceability of the site, while addressing the potential for any negative impacts. The project proposal is for a similar business to what is already operating on the property, and thus is unlikely to have any increased impact on the existing city infrastructure, nor increase traffic in the neighborhood. Proposed property alterations would not impact any existing infrastructure outside of the property boundary, such as sidewalks or drainage, and adheres to all city regulations regarding property setbacks and utility services. The proposed site plan addresses the need for improved business access and increased customer business with appropriate site design. The site plan and building design comply with all provisions in the IDO regarding building height, design, and landscape features for a NR-SU zone property. The site plan provides for adequate off-street parking for business customers, ADA access, site lighting that meets safety requirements but is not obtrusive to the neighborhood, proper on-site storm drainage that includes storm wells and vegetation to mitigate drainage of the increased hardscape. The plan ultimately improves the attractiveness of the streetscape and improves the overall aesthetic quality of the site. f

As a project that contributes to the urban design, economic business sector, community-valued services, and land-use aspects of the city of Albuquerque, the project proposal aligns with the goals and values of the ABC Comprehensive Plan. The project is an existing and appropriate business for the location and zoning, and indicates improving economic health of the city. The business provides a necessary and diverse service need of the community and employs local residents. The project design plan considers the business needs, while appropriately addressing its location in the surrounding neighborhood and part of the Albuquerque community. The building design is updated to be more modern and functional, but is within scale and appropriateness for the neighborhood and property. It attempts to improve the business visibility but also addresses its impact on the surrounding neighborhood. The site and building design improve the streetscape within the neighborhood, and business service and usability for the community. The site plan also addresses environmental and neighborhood concerns of the ABC Comprehensive Plan, and improves the quality of the site without negatively impacting the community or natural environment.

On behalf of Albuquerque Central Care Center, we respectfully request that the Environmental Planning Commission approve this request for a Site Plan for the subject site.

Thank you for your consideration.

Sincerely,

Benjamin Curry
Agent

PLAT OF TRACTS A, B, C and D FAIRVIEW PARK CEMETERY
 BEING A REPLAT OF FAIRVIEW PARK CEMETERY
 SITUATE WITHIN
 SECTION 27, T. 10N., R. 3E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2016

MONUMENT LEGEND

- FOUND UNBOUGHT AS NOTED
- FOUND AS REBAR W/ YELLOW PLASTIC PATRUCK POST#851
- SET AS REBAR W/ YELLOW PLASTIC PATRUCK POST#851

DEEP TIE TABLE

LINE	LENGTH	BEARING
L1	18.16	N89°51'49"E
L2	25.00	N89°51'49"E
L3	14.00	S00°00'00"W
L4	12.00	S00°00'00"W
L5	12.00	S00°00'00"W
L6	12.00	S00°00'00"W
L7	11.00	S00°00'00"W
L8	18.00	S00°00'00"W
L9	10.00	S00°00'00"W
L10	10.00	S00°00'00"W
L11	22.00	S00°00'00"W
L12	21.00	S00°00'00"W
L13	21.00	S00°00'00"W
L14	21.00	S00°00'00"W
L15	21.00	S00°00'00"W
L16	21.00	S00°00'00"W
L17	21.00	S00°00'00"W
L18	21.00	S00°00'00"W
L19	21.00	S00°00'00"W
L20	21.00	S00°00'00"W
L21	21.00	S00°00'00"W
L22	21.00	S00°00'00"W
L23	21.00	S00°00'00"W
L24	21.00	S00°00'00"W

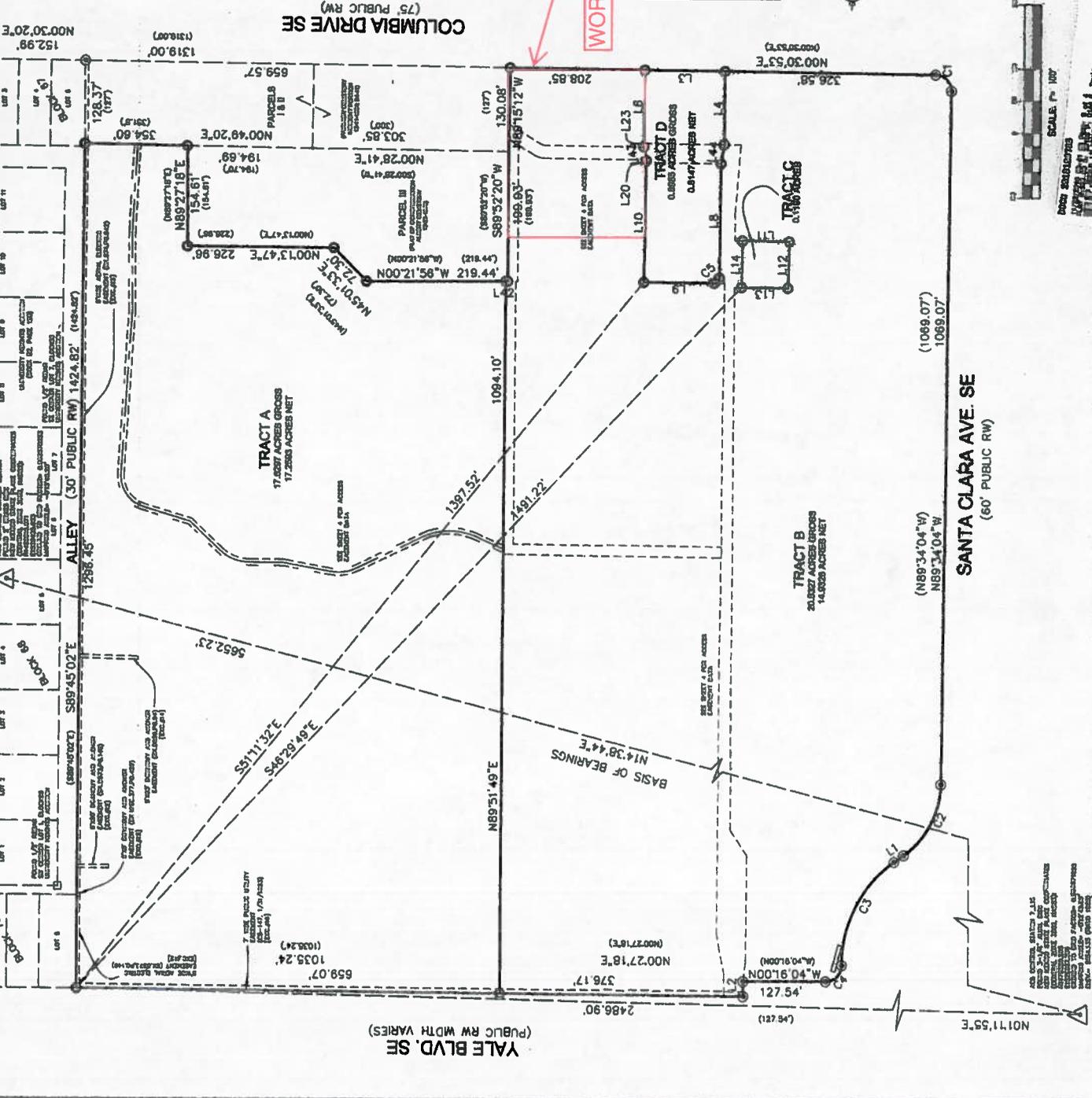
CURVE DATA TABLE

CURVE	BEARING	LENGTH	DELTA	VAULT	CHORD BEARING	CHORD LENGTH
C1	N89°51'49"E	18.16	18.16	189°51'49"	18.16	18.16
C2	N89°51'49"E	25.00	25.00	189°51'49"	25.00	25.00
C3	S00°00'00"W	14.00	14.00	270°00'00"	14.00	14.00
C4	S00°00'00"W	12.00	12.00	270°00'00"	12.00	12.00
C5	S00°00'00"W	12.00	12.00	270°00'00"	12.00	12.00
C6	S00°00'00"W	12.00	12.00	270°00'00"	12.00	12.00
C7	S00°00'00"W	11.00	11.00	270°00'00"	11.00	11.00
C8	S00°00'00"W	18.00	18.00	270°00'00"	18.00	18.00
C9	S00°00'00"W	10.00	10.00	270°00'00"	10.00	10.00
C10	S00°00'00"W	10.00	10.00	270°00'00"	10.00	10.00
C11	S00°00'00"W	22.00	22.00	270°00'00"	22.00	22.00
C12	S00°00'00"W	21.00	21.00	270°00'00"	21.00	21.00
C13	S00°00'00"W	21.00	21.00	270°00'00"	21.00	21.00
C14	S00°00'00"W	21.00	21.00	270°00'00"	21.00	21.00
C15	S00°00'00"W	21.00	21.00	270°00'00"	21.00	21.00
C16	S00°00'00"W	21.00	21.00	270°00'00"	21.00	21.00
C17	S00°00'00"W	21.00	21.00	270°00'00"	21.00	21.00
C18	S00°00'00"W	21.00	21.00	270°00'00"	21.00	21.00
C19	S00°00'00"W	21.00	21.00	270°00'00"	21.00	21.00
C20	S00°00'00"W	21.00	21.00	270°00'00"	21.00	21.00

SHEET 3 OF 4 BOUNDARY

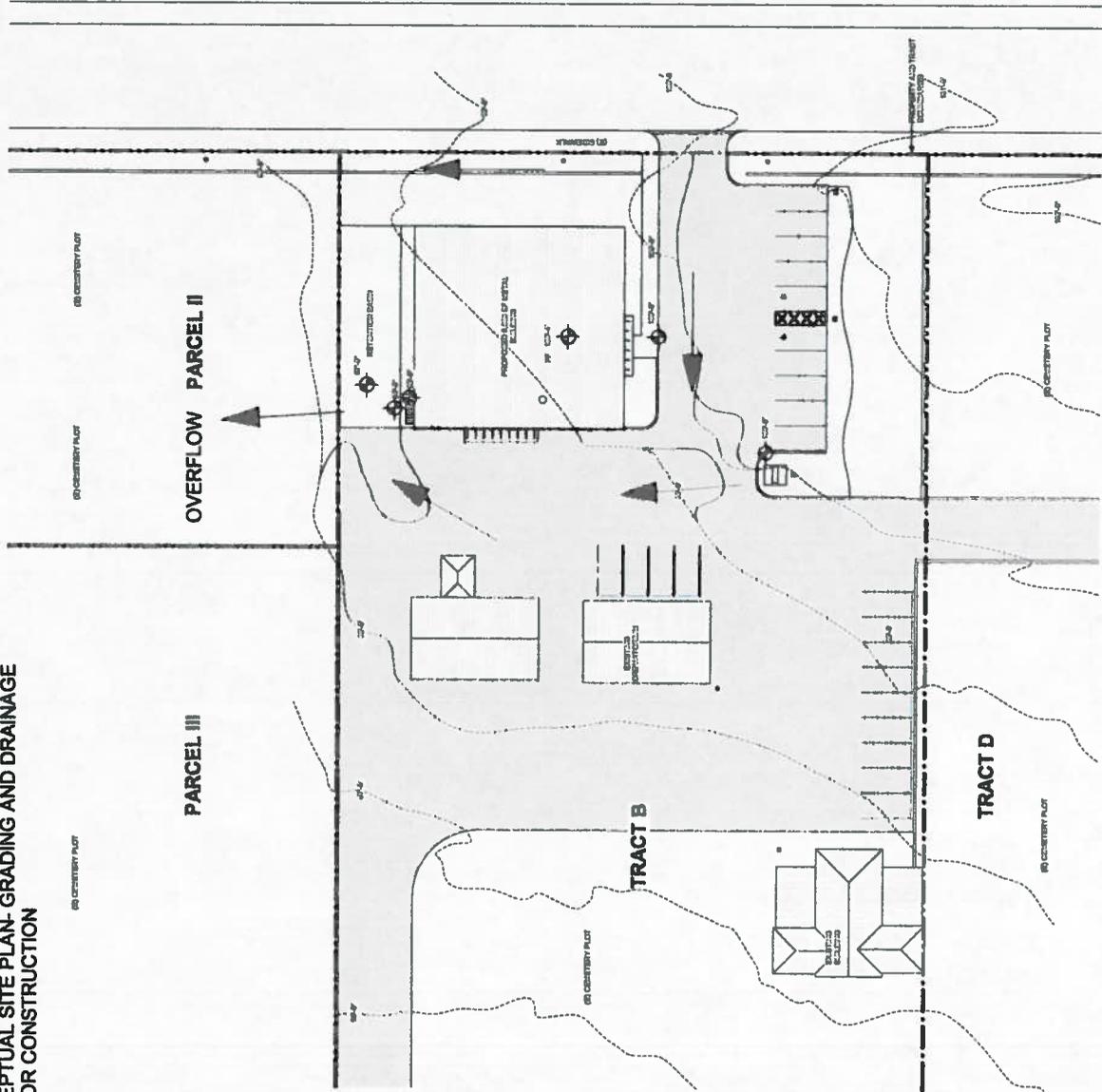
FINAL PLAT
 TRACTS A, B, C AND D
 FAIRVIEW PARK CEMETERY

community sciences corporation



ALL MONUMENTS ARE 1.5" DIA. REBAR WITH YELLOW PLASTIC PATRUCK POST#851. MONUMENTS ARE SET AS REBAR WITH YELLOW PLASTIC PATRUCK POST#851. MONUMENTS ARE SET AS REBAR WITH YELLOW PLASTIC PATRUCK POST#851.

**CONCEPTUAL SITE PLAN- GRADING AND DRAINAGE
NOT FOR CONSTRUCTION**



GRAPHIC SCALE

① SITE PLAN-GRADING AND DRAINAGE
1" = 20'

GENERAL NOTES

1. CONSTRUCTION SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS PRIOR TO CONSTRUCTION.
2. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
3. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
4. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
5. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
6. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
8. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
9. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
10. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
11. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
12. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
13. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
14. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
15. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
16. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
17. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
18. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
19. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
20. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.

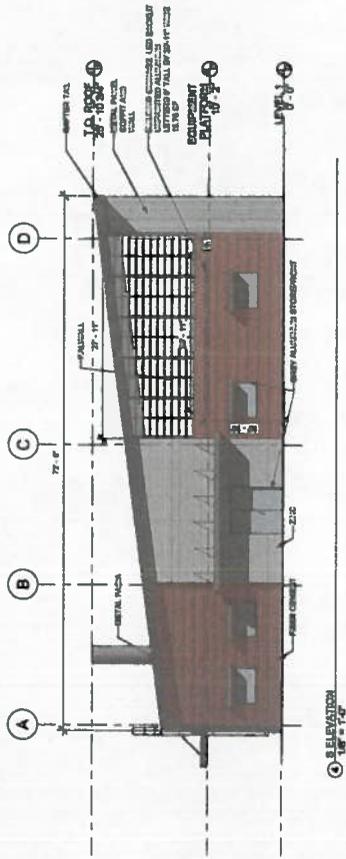
SITE DRAINAGE NARRATIVE

THE EXISTING SITE SLOPES Slightly SOUTH EAST TO NORTHWEST. THERE WILL BE A NEW DRAINAGE SYSTEM INSTALLED AT THE EAST END OF THE SITE TO COLLECT ALL SURFACE WATER.

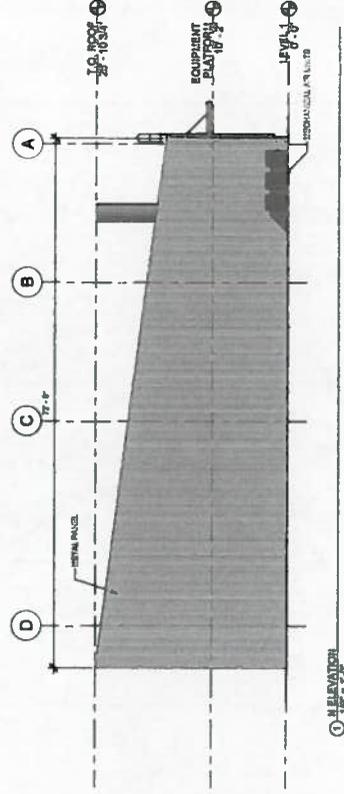
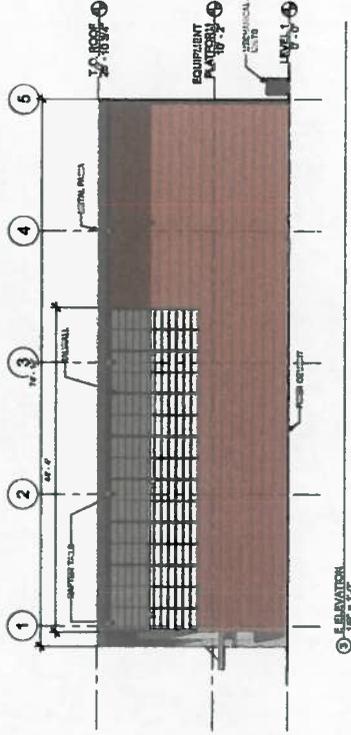
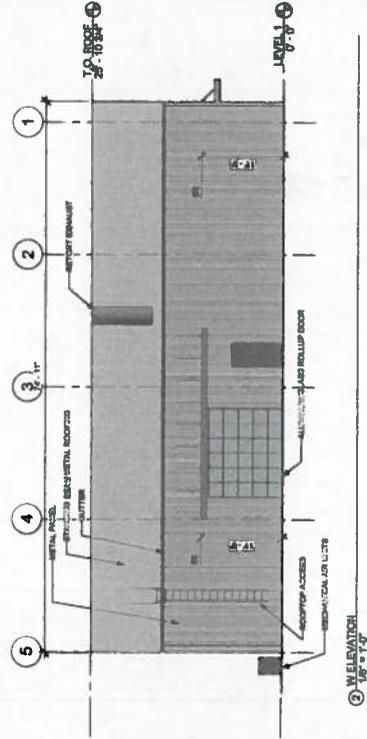
LEGEND

- FLOW DIRECTION:
- NEW CONTOUR:
- EXISTING CONTOUR:
- SPOT ELEVATION:

CONCEPTUAL ELEVATIONS
NOT FOR CONSTRUCTION



Business signage will be placed on South Elevation of Building subject to City signage size, location, and design meets requirements of 100-20 per 14-16-00.PCR, Titles 5-10-2.



ELEVATIONS
SCALE: 1/8" = 1'-0"

A301

LIVING DESIGNS GROUP
ARCHITECTS

FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

ACCC
c/o Mark Shatz
821 COLUMBIA DR. SE
Albuquerque, NM 87106

PROJ. NO.: 2016-330
ISSUE DATE: 05/20/19
SIGNED FOR: [Signature]
FOR REVIEW: [Signature]

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

122A Donat Lutz
Taco, NM 87571
1.575.751.9481 | www.ldg-arch.com



Buildings to be demolished

THE BUBBLED BUILDINGS WILL BE DEMOLISHED



Rendering of proposed building

SITE PLAN CHECKLIST

Project #: _____ Application #: _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 | 5/29/2019
Applicant/ or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100'

SITE PLAN CHECKLIST

- 3. Bar scale
- 4. North arrow
- 5. Legend
- 6. Scaled vicinity map
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (identify each)
- 9. Phases of development, if applicable

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Signs (freestanding) and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.
- K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
 - 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
 - 3. On street parking spaces
- B. Bicycle parking & facilities
 - 1. Bicycle racks – location and detail
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to DPM and IDO)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Loading, service area, and refuse service locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

SITE PLAN CHECKLIST

- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location and description of amenities, including patios, benches, tables, etc.
- ___ E. Off-Street Loading
 - 1. Location and dimensions of all off-street loading areas
- ___ F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
 - 1. Location and dimensions of vehicle stacking spaces and queuing lanes
 - 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
 - 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
 - 6. Location of street lights
 - 7. Show and dimension clear sight triangle at each site access point
 - 8. Show location of all existing driveways fronting and near the subject site.
- ___ B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities
 - 2. Pedestrian trails and linkages
 - 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- ___ 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- 14. Planting or tree well detail
- 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- B. Distribution lines
- C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
David S. Campbell, Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: June 28, 2019

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PA#19-141
Agent: Living Designs Group Architects, LLC, Benjamin Curry
Applicant: SMI - ABQ Assets LLC
Legal Description: Tract B - Fairview Memorial Park
Zoning: NR-SU
Acreage: 39.1
Zone Atlas Page(s): L-16-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Examination of Google Earth historic imagery

SITE VISIT: N/A

RECOMMENDATIONS:

CERTIFICATE OF NO EFFECT ISSUED - ref O-07-72 Section 4B(2): property has been disturbed through previous land use/development

SUBMITTED BY:

Ethan Kalosky, MA
Cultural Resource Specialist
Acting City Archaeologist
Parametrix

June 28, 2019

Date

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department

NEIGHBORHOOD INFORMATION

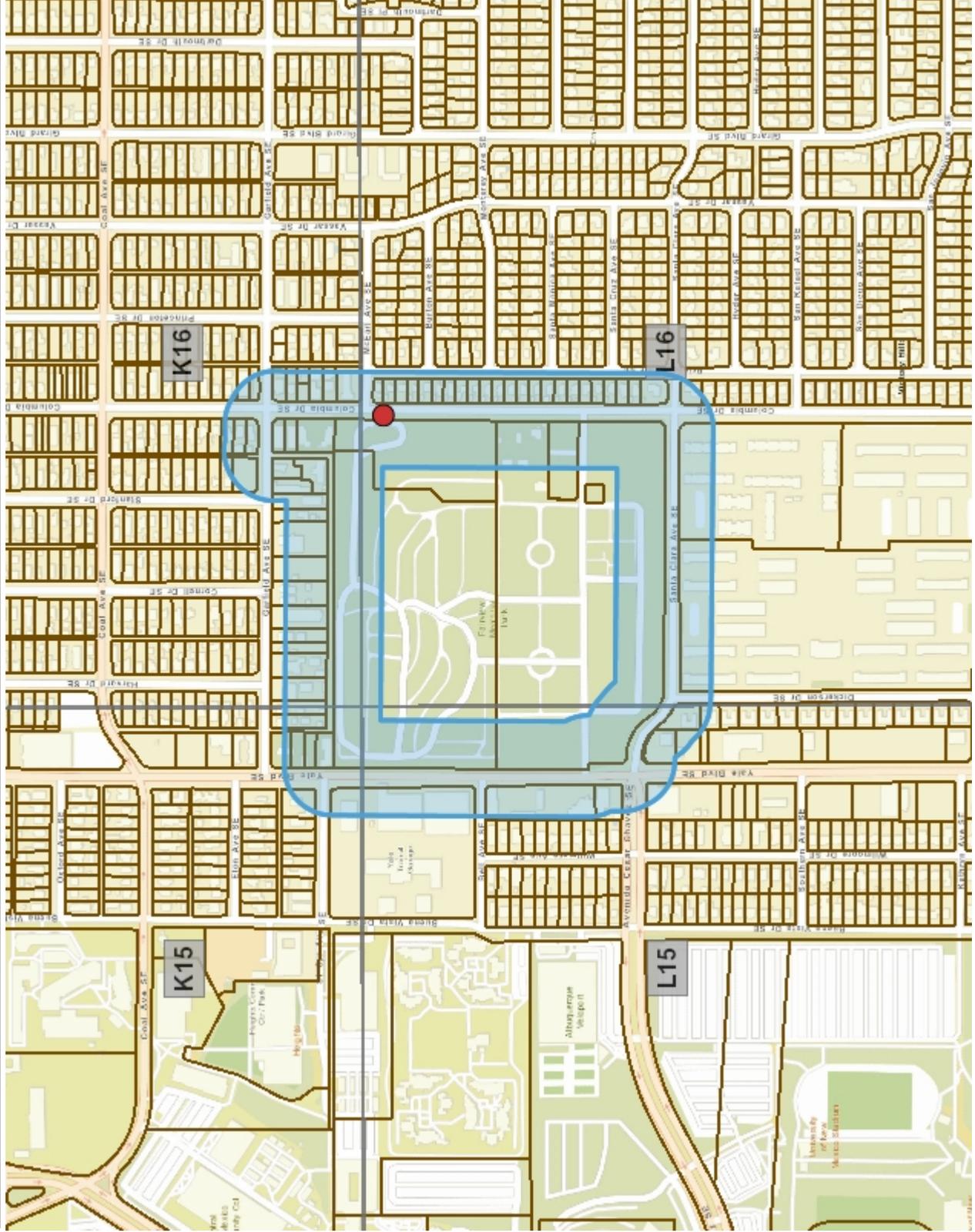


621 Columbia Rd. NW



Legend

- Zone Grid
- Bernalillo County Parcels
- Municipal Limits
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED



Notes

Buffer: 195ft.
ROW: Yale Blvd. SE 95ft.

1,202 0 601 1,202 Feet



1: 7,212

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

[Note: Items with an asterisk (*) are required.]

[Date*]

[Name* of Property Owner or Neighborhood Association (NA) Representative, Name of NA]

[Address* of Property Owner or NA Representative]

RE: Public Notice of Proposed Project

Dear _____ [Name* of Property Owner or NA Representative],

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a

_____ [Property Owner or NA Representative] that

_____ [Name of Agent/Property Owner/Developer]

will be submitting the following application(s): [Application(s) per Table 6-1-1 in the IDO]

_____ to be reviewed and decided by [Decision-making body per Table 6-1-1]

_____.

The application(s) is/are for [description of project/request]

_____.

1. Property Owner* _____
2. Agent* [if applicable] _____
3. Subject Property Address* _____
4. Location Description _____
5. Zone Atlas Page _____ [Available here: <http://data.cabq.gov/business/zoneatlas/>]
6. Legal Description _____
7. Area of Property [typically in acres] _____
8. IDO Zone District _____

[Note: Items with an asterisk (*) are required.]

- 9. Overlay Zone(s) [if applicable] _____
- 10. Center or Corridor Area [if applicable] _____
- 11. Current Land Use [vacant, if none] _____
- 12. Deviations Requested [if applicable] _____
- 13. Variances Requested [if applicable] _____

The anticipated public _____ [meeting or hearing] for this request will be on _____ [date] at _____ [time] in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102.*

You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at _____ [phone number*] or via _____ [email*].

More information about the project can be found here: [project webpage*, if applicable]

_____.

Useful Links

Integrated Development Ordinance (IDO):

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Sincerely,

_____ [Agent/Property Owner/Developer]

Cc: _____ [Other Neighborhood Associations, if any]

NELSEN MAYHEW RUTH E & HANSON
ANDREA L CO-TRUSTEES GEORGE K
MAYHEW ETAL
4215 VIA DE LUNA NE
ALBUQUERQUE NM 87110-4955

MOUNTAIN VIEW HOMES NO 3 INC
1720 LOUISIANA BLVD NE SUITE 402
ALBUQUERQUE NM 87110-7020

DOANE PETER G
1405 GIRARD BLVD SE
ALBUQUERQUE NM 87106-2907

BRENDA BETTY J TRUSTEE BRENDA RVT
2012 WOODHAVEN CIR
RIVERBANK CA 95367-2106

BUSE DOLORES
901 PRINCETON DR SE
ALBUQUERQUE NM 87106-3034

CARAVELLO PHILIP
225 E MAIN ST
STOUGHTON WI 53589

GARFIELD GOSPEL CHAPEL
2406 GARFIELD AVE SE
ALBUQUERQUE NM 87106-3519

PATAKY BRUCE LEWIS
PO BOX 6644
NAVAJO DAM NM 87419

WILSON JENNIFER & JEFF
2424 GARFIELD AVE SE
ALBUQUERQUE NM 87106-3519

SOUTHLAND CORPORATION C/O TAX
DEPARTMENT NO 20493
415 N GRANT AVE
ODESSA TX 79761-5119

SHANK CECILY A
605 PRINCETON DR SE
ALBUQUERQUE NM 87106

ISLAMIC CENTER OF NEW MEXICO
1100 YALE BLVD SE
ALBUQUERQUE NM 87106-4187

LOUISIANA SUITES LLC
11024 MONTGOMERY BLVD NE
ALBUQUERQUE NM 87111-3962

SWIM CHARLES H & CHEN MEI HUEI
601 PRINCETON DR SE
ALBUQUERQUE NM 87106-3012

RAEL RICHARD
2304 GARFIELD AVE SE F
ALBUQUERQUE NM 87106-3581

PERALTA GREG & DENNIS-PERALTA
KRISTIN
PO BOX 2294
CORRALES NM 87048

RUSKIE STASIA ELIZABETH
713 PRINCETON DR SE
ALBUQUERQUE NM 87106-3014

2613 MCEARL LLC
1916 BRYN MAWR DR NE
ALBUQUERQUE NM 87106

SEGNER SCOTT E & JULIE A HOGAN
1001 YALE BLVD SE
ALBUQUERQUE NM 87106

MALSBURY MARK W & FINKELSTEIN
MARILYN L
817 PRINCETON DR SE
ALBUQUERQUE NM 87106

PERALTA GREG & DENNIS-PERALTA
KRISTIN
PO BOX 2294
CORRALES NM 87048

715 FRUIT AVE LLC
715 1/2 FRUIT AVE NW
ALBUQUERQUE NM 87106-2092

RAEL RICHARD
2302 GARFIELD AVE SE F
ALBUQUERQUE NM 87106-3580

BELLEW LAURA M
801 PRINCETON DR SE
ALBUQUERQUE NM 87106-3016

SEDILLO RAYMOND JR
809 PRINCETON DR SE
ALBUQUERQUE NM 87106-3016

2303 GARFIELD DRIVE LLC
5901 CAMINO PLACIDO NE
ALBUQUERQUE NM 87109-3849

SCHMIDT STEPHEN
21 CALLE DEBRA
SANTA FE NM 87507-4264

FUSS ALAN G & ELIZABETH A
29 LOVEGRASS LN
AUSTIN TX 78745

PUCKA BEVERLY A
PO BOX 36527
ALBUQUERQUE NM 87176

LABAUVE ELISA
1001 PRINCETON DR SE
ALBUQUERQUE NM 87106-3036

GUSTUS KYMBERLY C & GUSTUS
CHRISTI L
917 PRINCETON DR SE
ALBUQUERQUE NM 87106

FRANKS AMANDA J
709 PRINCETON DR SE
ALBUQUERQUE NM 87106-3014

GLOVER EVA (ESTATE OF)
3601 SYLVIA PL SW
ALBUQUERQUE NM 87105

COLUMBIA LEASING LLC
421 COLUMBIA DR SE
ALBUQUERQUE NM 87106-3671

NELLOS BROTHER CORP
2717 SHERIDAN ST NW
ALBUQUERQUE NM 87104

KUKUI PROPERTIES LLC ATTN: STEVE
THOMAS
2011 COAL PL SE
ALBUQUERQUE NM 87106

BARKING SPIDERS LLC
1145 AKIPOHE ST APT A
KAILUA HI 96734-4270

WYACO LEVI TAY & THOMAS ALYSSCIA
RENEE
1105 PRINCETON DR SE
ALBUQUERQUE NM 87106-3038

ORNELAS ENRIQUE
1013 PRINCETON DR SE
ALBUQUERQUE NM 87106-3036

MONTOYA FAMILY SC LAND HOLDINGS
LLC
1005 DICKERSON DR SE
ALBUQUERQUE NM 87106-3331

OMNI HOUSE ALBUQUERQUE LLC
865 NE TOMAHAWK ISLAND DR UNIT
459
PORTLAND OR 97217-8095

NELLOS NICHOLAS C & MICHELLE
405 WELLESLEY PL NE
ALBUQUERQUE NM 87106-2161

LEHMAN HUGH R & MARJORIE W
2497 BRANDERMILL PL
CHARLOTTESVILLE VA 22911-8252

KONECHECK STEPHEN M
705 PRINCETON DR SE
ALBUQUERQUE NM 87106-3014

LSF9 MASTER PARTICIPATION TRUST
C/O CALIBER HOME LOANS INC
3630 PEACHTREE RD NE SUITE 1500
ATLANTA GA 30326-1543

SCS FINANCE I LP
4001 PENBROOK ST SUITE 400
ODESSA TX 79762

ALBUQUERQUE ZEN CENTER
INCORPORATED
2300 GARFIELD AVE SE
ALBUQUERQUE NM 87106-3517

CASEY INVESTMENTS LLC
P O BOX 21489
ALBUQUERQUE NM 87154-1489

MARTINEZ PHILLIP A & GLORIANNE
722 NAVARRA WAY SE
ALBUQUERQUE NM 87123-4521

ISLAMIC CENTER OF NEW MEXICO
1100 YALE BLVD SE
ALBUQUERQUE NM 87106-4187

COLLINS ALYSAN B & PARRISH L
1124 SALAMANCA ST NW
LOS RANCHOS NM 87107-5648

KUKUI PROPERTIES LLC ATTN: STEVE
THOMAS
2011 COAL PL SE
ALBUQUERQUE NM 87106

BROUDY DAVID WILLIAM & STERN
LAURA RIFKA TRUSTEES RVT
1719 NOTRE DAME DR NE
ALBUQUERQUE NM 87106-1009

BERNALILLO COUNTY NM
1 CIVIC PLAZA NW
ALBUQUERQUE NM 87102-2109

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

PETERSON JACOB C
813 PRINCETON DR SE
ALBUQUERQUE NM 87106-3016

LEHMAN HUGH R & MARJORIE W
2497 BRANDERMILL PL
CHARLOTTESVILLE VA 22911-8252

THAYER CHRISTOPHER V & STONE SUE
NOELL
419 COLUMBIA DR SE
ALBUQUERQUE NM 87106-3617

TORRACO LISA
823 GOLD AVE SW
ALBUQUERQUE NM 87102-3014

ZAGER STEVE & MARLENE
7928 WOODRIDGE DR NE
ALBUQUERQUE NM 87109

DANIEL & DIANA LLC
3167 SAN MATEO BLVD NE 187
ALBUQUERQUE NM 87110-1921

MEHRNOOSH HOOSHANG RVT
PO BOX 4158
ALBUQUERQUE NM 87106-4158

LIU CHAO-WEN
PO BOX 8807
ALBUQUERQUE NM 87198-8807

SANCHEZ MATTHEW LEGAN & TOMLIN
ALEXANDRIA
905 PRINCETON DR SE
ALBUQUERQUE NM 87106-3034

NELLOS NICHOLAS & MICHELLE
405 WELLESLEY PL NE
ALBUQUERQUE NM 87106

GECKO PROPERTIES LLC
2011 COAL PL SE
ALBUQUERQUE NM 87106

KEITH BRIAN DAVID TRUSTEE KEITH
RVT
117 COLUMBIA DR SE
ALBUQUERQUE NM 87106-3611

SCHROEDER STEPHEN H
909 PRINCETON DR SE
ALBUQUERQUE NM 87106-3034

SANCHEZ ALEXANDRIA
1101 PRINCETON DR SE
ALBUQUERQUE NM 87106

YATES GINA C
506 COLUMBIA DR SE
ALBUQUERQUE NM 87106

STEMBRIDGE ROBERT
PO BOX 40011
ALBUQUERQUE NM 87196-0011

2500 GARFIELD LLC
2325 SAN PEDRO NE SUITE 2-A
ALBUQUERQUE NM 87110

2500 GARFIELD LLC
2325 SAN PEDRO NE SUITE 2-A
ALBUQUERQUE NM 87110

2500 GARFIELD LLC
2325 SAN PEDRO NE SUITE 2-A
ALBUQUERQUE NM 87110

TRB HOLDINGS LLC
P O BOX 52126
ALBUQUERQUE NM 87181-2126

SMI ABQ ASSETS LLC DBA DANIELS
FUNERAL SERVICES
1100 COAL AVE SE
ALBUQUERQUE NM 87106-5208

SMI ABQ ASSETS LLC DBA DANIELS
FUNERAL SERVICES
1100 COAL AVE SE
ALBUQUERQUE NM 87106-5208

SMI ABQ ASSETS LLC DBA DANIELS
FUNERAL SERVICES
1100 COAL AVE SE
ALBUQUERQUE NM 87106-5208

HISTORIC FAIRVIEW CEMETERY
PO BOX 4342
ALBUQUERQUE NM 87196-4342

[Note: Items with an asterisk (*) are required.]

[Date*]

[Name* of Property Owner or Neighborhood Association (NA) Representative, Name of NA]

[Address* of Property Owner or NA Representative]

RE: Public Notice of Proposed Project

Dear _____ [Name* of Property Owner or NA Representative],

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a

_____ [Property Owner or NA Representative] that

_____ [Name of Agent/Property Owner/Developer]

will be submitting the following application(s): [Application(s) per Table 6-1-1 in the IDO]

_____ to be reviewed and decided by [Decision-making body per Table 6-1-1]

_____.

The application(s) is/are for [description of project/request]

_____.

1. Property Owner* _____
2. Agent* [if applicable] _____
3. Subject Property Address* _____
4. Location Description _____
5. Zone Atlas Page _____ [Available here: <http://data.cabq.gov/business/zoneatlas/>]
6. Legal Description _____
7. Area of Property [typically in acres] _____
8. IDO Zone District _____

[Note: Items with an asterisk (*) are required.]

- 9. Overlay Zone(s) [if applicable] _____
- 10. Center or Corridor Area [if applicable] _____
- 11. Current Land Use [vacant, if none] _____
- 12. Deviations Requested [if applicable] _____
- 13. Variances Requested [if applicable] _____

The anticipated public _____ [meeting or hearing] for this request will be on _____ [date] at _____ [time] in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102.*

You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at _____ [phone number*] or via _____ [email*].

More information about the project can be found here: [project webpage*, if applicable]

_____.

Useful Links

Integrated Development Ordinance (IDO):

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Sincerely,

_____ [Agent/Property Owner/Developer]

Cc: _____ [Other Neighborhood Associations, if any]

PAGE 1 OF DOCUMENT SENT TO NEIGHBORHOOD REPRESENTATIVES

PROPERTY BOUNDARY

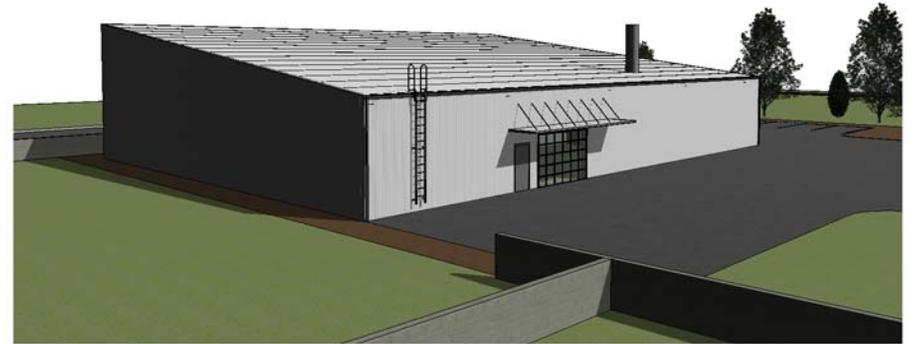
PROPOSED BUILDING SITE
621 COLUMBIA DR. SE





STREET VIEW FROM COLUMBIA DR. SE.

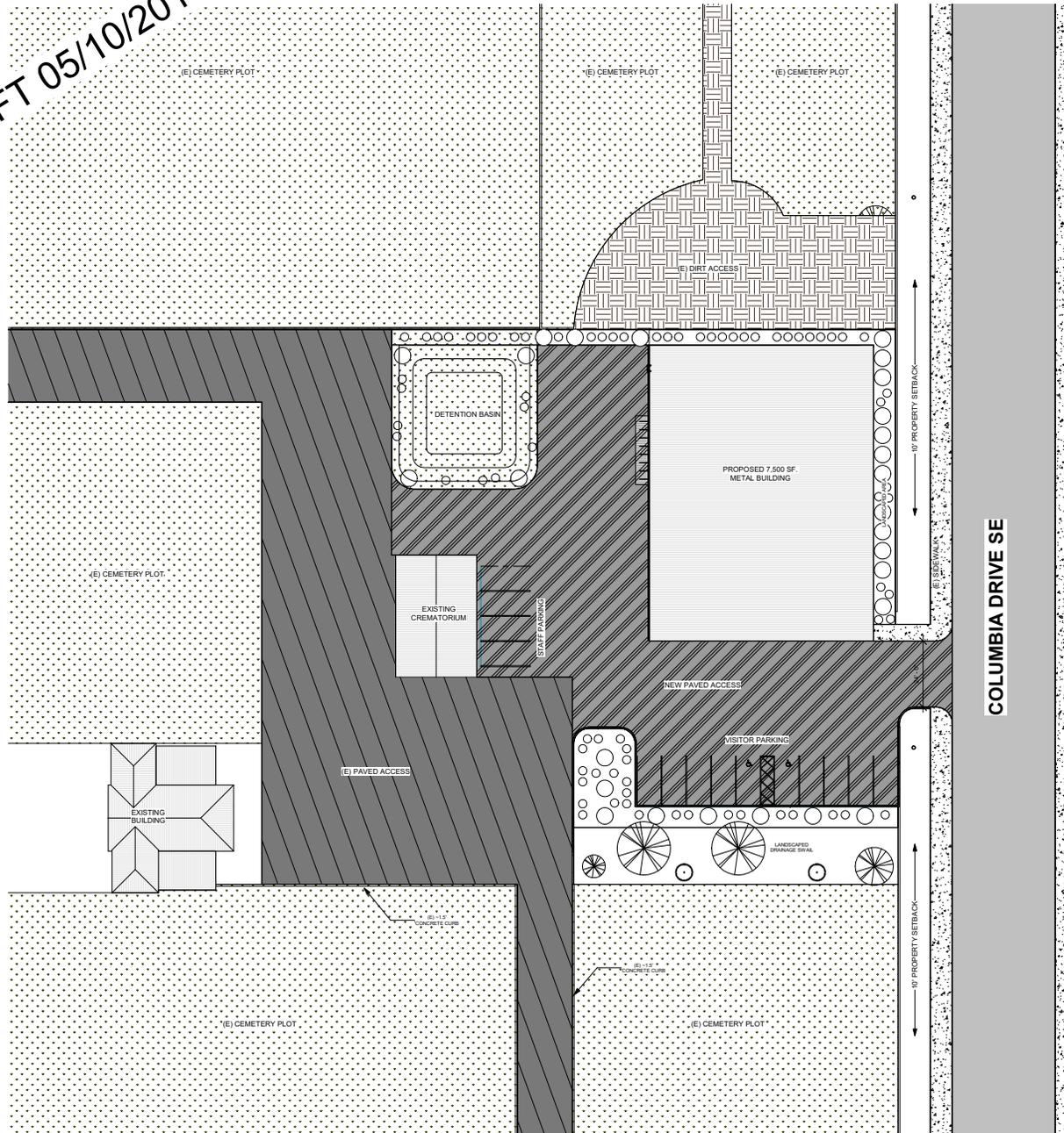
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DRAFT 05/10/2019



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GENERAL NOTES

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KEYED NOTES



LEGEND

-  UTILITY POLE (1-30')
-  OVERHEAD POWER LINE
-  CITY STREET (2-WAY TRAFFIC)
-  CONCRETE SIDEWALK
-  EXISTING ASPHALT PAVEMENT
-  NEW ASPHALT PAVEMENT
-  EXISTING DECIDUOUS TREE
-  EXISTING CONIFER TREE



DRAFT 05/10/2019

PAGE 6 OF DOCUMENT SENT TO NEIGHBORHOOD REPRESENTATIVES.



PROOF OF PUBLIC NOTICE INQUIRY.

From: "Quevedo, Vicente M." <vquevedo@cabq.gov>
Date: Thursday, May 9, 2019 3:01 PM
To: <BCURRY@LDG-ARCH.COM>
Attach: IDOZoneAtlasPage_L-16-Z_SITE.PDF; Public Notice Inquiry_621 Columbia Dr. SE_EPC.xlsx
Subject: Public Notice Inquiry_621 Columbia Dr. SE_EPC

Ben,

See list of associations below and attached regarding your EPC submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City
Silver Hill NA	James	Montalbano	ja.montalbano@comcast.net	1409 Silver Avenue SE	Albuquerque
Silver Hill NA	Jill	Marley Berry	jmarleyberry@gmail.com	1906 Silver Avenue SE	Albuquerque
Spruce Park NA	Peter	Feibelman	pifeibe@msn.com	1401 Sigma Chi Road NE	Albuquerque
Spruce Park NA	James	Tolbert	jamestolbert81@gmail.com	424 Spruce NE	Albuquerque
Sycamore NA	Peter	Schillke	pschillke@gmail.com	1217 Coal Avenue SE	Albuquerque
Sycamore NA	Mardon	Gardella	mg411@q.com	411 Maple Street NE	Albuquerque
University Heights NA	Julie	Kidder	juliemkidder@gmail.com	120 Vassar SE	Albuquerque
University Heights NA	Don	Hancock	sricdon@earthlink.net	105 Stanford SE	Albuquerque
Victory Hills NA	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque
Victory Hills NA	Erin	Engelbrecht	e2brecht@gmail.com	PO Box 40298	Albuquerque
District 6 Coalition of Neighborhood Associations	Eileen	Jessen	eileentjessen@gmail.com	420 General Hodges Street NE	Albuquerque
District 6 Coalition of Neighborhood Associations	Gina	Dennis	GinaForNM@gmail.com	1816 Buena Vista Drive SE	Albuquerque

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

ORIGINAL PUBLIC NOTICE EMAIL DATED 5/10/2019. THIS NOTICE WAS EMAILED WITH RETURN RECEIPT AND MAILED USPS.

From: <bcurry@ldg-arch.com>
Date: Friday, May 10, 2019 4:02 PM
To: <ja.montalbano@comcast.net>
Cc: <jmarleyberry@gmail.com>; <pjfeibe@msn.com>; <jamestolbert81@gmail.com>; <pschillke@gmail.com>; <mg411@q.com>; <juliemkidder@gmail.com>; <sricdon@earthlink.net>; <info@willsonstudio.com>; <e2brecht@gmail.com>; <eileentjessen@gmail.com>; <ginaform@gmail.com>
Attach: 051019_NA DRAWINGS.pdf; 051019_Public Notice_Fairview Memorial Park.pdf
Subject: Public Notice - Fairview Memorial Park

Dear NA representatives,

Attached is a public notice and associated drawings for a project at the Fairview Memorial Park.

Thank You,

Benjamin Curry
Living Designs Group Architects
122-A Dona Luz Street
Taos, NM 87571
t: [575.751.9481](tel:575.751.9481) | f: [575.751.9483](tel:575.751.9483)
www.ldg-arch.com

[Date]

[Name of Neighborhood Representative, Neighborhood Association]

[Address of Neighborhood Representative]

Re: Neighborhood Meeting about Future Development Application

Dear Neighborhood Association Representative,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to discuss the following application(s) we will be making for a project proposed in or near your neighborhood:

[Application(s) per Table 6-1-1 in the IDO (e.g. "Conditional Use")]

This would be an informal meeting where the _____ [Agent/ Developer/ Property Owner] would present the proposal, and we can discuss any ideas or concerns you may have.

Contact Information

[Name]

[Phone Number and/or Email]

Project or Development Proposal

[Site Address and/or Location]

[Name(s) of Agent/ Developer/Property Owner, if different from Contact Name above]

[Short Description of Proposal]

Per the IDO, you have 15 days from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on this date:

_____ *[Anticipated Submittal Date]*

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter.

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public _____ *[hearing/meeting]* at which the project will be reviewed and decided by the City.

Attachments *(if any):*

Useful Links

Integrated Development Ordinance (IDO):

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Sincerely,

_____ *[Agent/Property Owner/Developer]*

Cc: _____ *[Other Neighborhood Associations, if any]*

PAGE 1 OF DOCUMENT SENT TO NEIGHBORHOOD REPRESENTATIVES

PROPERTY BOUNDARY

PROPOSED BUILDING SITE
621 COLUMBIA DR. SE



Elon Ave SE

Garfield Ave SE

St Cyr Ave SE

Burton Ave SE

Bell Ave SE

Monterey Ave SE

Buena Vista Dr SE

Wilmore Dr SE

Columbia Dr SE

Winneton Dr SE

Santa Monica Ave SE

Avez SE

Vale Blvd SE

Santa Clara Ave SE

Diekerson Dr SE

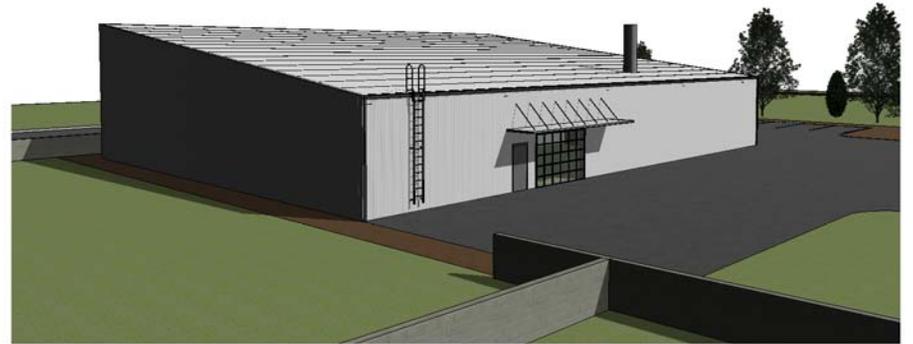
Southern Ave SE

San Rafael Ave SE



STREET VIEW FROM COLUMBIA DR. SE.

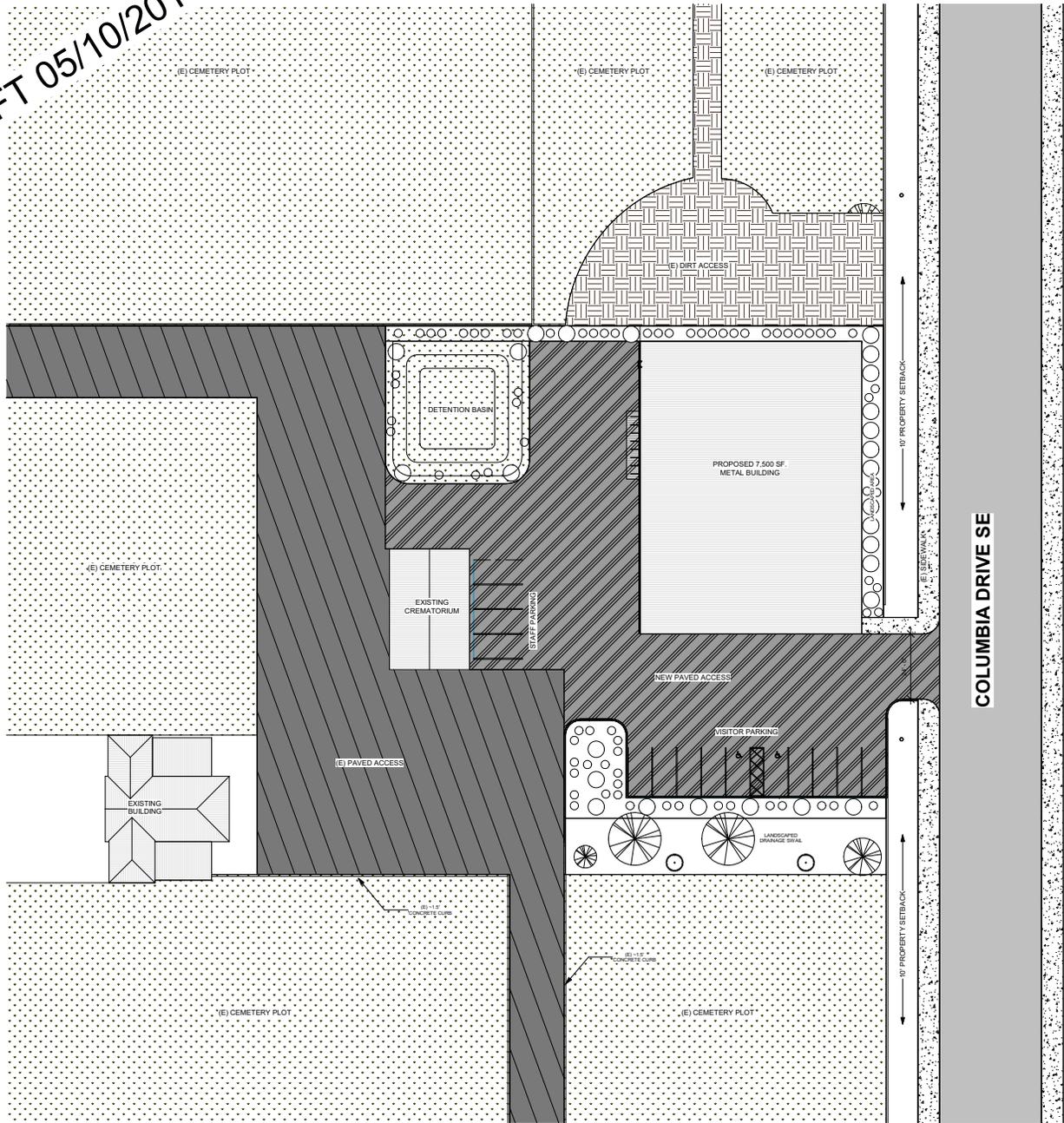
-The proposed 7,500 SF. building will host business operations and storage for the Albuquerque Central Care Center. The site use and zoning will remain the same. All design guidelines will comply with local ordinances. The building is 75'x100' and 25' tall.



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KEYED NOTES



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- OVERHEAD POWER LINE
- CITY STREET (2-WAY TRAFFIC)
- CONCRETE SIDEWALK
- EXISTING ASPHALT PAVEMENT
- NEW ASPHALT PAVEMENT
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DRAFT 05/10/2019

PAGE 6 OF DOCUMENT SENT TO NEIGHBORHOOD REPRESENTATIVES.



- N.G. NATIVE GRASS
- MULCH
- NEW ORNAMENTAL GRASS
- NEW SHRUB
- EXISTING CONIFER TREE
- EXISTING DECIDUOUS TREE

PROOF OF NEIGHBORHOOD MEETING INQUIRY.

From: "Quevedo, Vicente M." <vquevedo@cabq.gov>
Date: Thursday, May 9, 2019 2:26 PM
To: <BCURRY@LDG-ARCH.COM>
Attach: IDOZoneAtlasPage_L-16-Z_SITE.PDF; Neighborhood Meeting Inquiry_621 Columbia Dr. SE_EPC.xlsx
Subject: Neighborhood Meeting Inquiry_621 Columbia Dr. SE_EPC

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Date: Friday, May 10, 2019 3:47 PM
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Cc: <jmarleyberry@gmail.com>; <pjfeibe@msn.com>; <jamestolbert81@gmail.com>; <pschillke@gmail.com>; <mg411@q.com>; <juliemkidder@gmail.com>; <sricdon@earthlink.net>; <info@willsonstudio.com>; <e2brecht@gmail.com>; <eileentjessen@gmail.com>; <ginaform@gmail.com>
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t: 575.751.9481 | f: 575.751.9483
www.ldg-arch.com

AFFIDAVIT OF 1ST CLASS MAILING OF MEETING AND PUBLIC NOTICES

STATE OF NEW MEXICO

(I, WE) THE UNDERSIGNED, DEPOSE AND STATE THAT Benjamin Curry
(NAME OF AGENT, PLEASE PRINT)

SENT FIRST CLASS MAILING OF MEETING AND PUBLIC NOTICES IN REGARDS TO A PROPOSED PROJECT AT THE FAIRVIEW MEMORIAL PARK TO JAMES MONTALBANO, JILL MARLEY BERRY, PETER FEIBELMAN, JAMES TOLBERT, PETER SCHILLKE, MARDON GARDELLA, JULIE KIDDER, DON HANCOCK, PATRICIA WILLSON, ERIN ENGELBRECHT, EILEEN JESSEN, GINA DENNIS, AND ALL OF THE EFFECTED PROPERTIES ON THE BUFFER MAP ON 5/13/2019.

Benjamin Curry
SIGNATURE
5/29/2019
DATE