

NEIGHBORHOOD NOTIFICATION
FOR CHANGE TO REQUEST

May 16, 2019

Dear Property Owner:

You received a letter dated April 25, 2019 providing notification that Consensus Planning, agent for La Vida Llena, submitted an application for Major Site Plan Amendment to the Environmental Planning Commission (EPC) for the La Vida Llena Campus located at 10501 Lagrima De Oro Road NE. **The purpose of this letter is to clarify that in addition to the variance for building height noted in the previous letter, the request also includes a variance to the parking area separation requirement between La Vida Llena and the R-T neighborhood to the west for a small area of the site.**

As stated in the April 25th letter, a public hearing before the EPC for this request will be held on **Thursday, June 13 at 8:30 AM**, in the hearing room (Basement Level) of Plaza del Sol, 600 Second Street NW. Agendas will be available one week prior to the public hearing at <https://www.cabq.gov/planning/boards-commissions> or can be obtained by calling the Planning Department at 505-924-3860.

RULES OF PROCEDURE

A copy of the Rules of Procedure is posted on the Planning Department's website at www.cabq.gov/planning and printed copies are available in the Planning Department office on the third floor of the Plaza del Sol Building, 600 Second Street NW. For more information, please contact Russell Brito, Division Manager of the Urban Design and Development Division, at (505) 924-3337 or at rbrito@cabq.gov. Supplemental materials are posted on the City's website at <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>.

If you have questions or need additional information regarding this request contact Jackie Fishman, Principal at Consensus Planning at (505) 764-9801 or at fishman@consensusplanning.com.

Sincerely,
Consensus Planning, Inc.

Attached: Zone Atlas F-21

Somerfeldt, Cheryl

From: Jackie Fishman <fishman@consensusplanning.com>
Sent: Thursday, May 16, 2019 4:28 PM
To: mary.kurkjian@gmail.com; dhc@zianet.com
Cc: Charlene Johnson; Somerfeldt, Cheryl; Brito, Russell D.
Subject: RE: EPC Application Notification

Dear Ms. Kurkjian, Mr. Couchman, and the District 8 Coalition of Neighborhood Associations:

This email is intended to clarify that the request to the Environmental Planning Commission made by Consensus Planning on behalf of La Vida Llena includes an additional variance to the parking area separation requirement between La Vida Llena and the R-T neighborhood to the west for a small area of the site. The previous letter from me to the District 8 Coalition dated April 25, 2019 mentioned that we were requesting two variances to the building height for the Independent Living building and one variance for building height for the Assisted Living/Memory Care building. As part of my clarification, we have reduced the height variance request for the Independent Living building from two variances to one variance and the height variance to the Assisted Living/Memory Care building remains as originally submitted.

Our team looks forward to meeting with the District 8 Coalition on May 23, 2019. Please do not hesitate to contact me if you have any questions prior to the meeting.

Jacqueline Fishman, AICP

Principal
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
P: 505.764.9801

From: Jackie Fishman
Sent: Thursday, April 25, 2019 9:37 AM
To: mary.kurkjian@gmail.com; dhc@zianet.com
Cc: Charlene Johnson <Johnson@consensusplanning.com>
Subject: EPC Application Notification

Dear Ms. Kurkjian, Mr. Couchman, and the District 8 Coalition of Neighborhood Associations:

This email is intended to provide notification that Consensus Planning has submitted a request for a Major Amendment to the existing approved Site Plan to the City of Albuquerque Environmental Planning Commission (EPC) on behalf of La Vida Llena. The project site is located at 10501 Lagrima de Oro Road NE, La Vida Llena's existing campus.

The property was rezoned under the Integrated Development Ordinance (IDO) to RM-L. La Vida Llena has been operating in this location since 1981 providing four levels of care to seniors including Independent Living (IL), Assisted Living (AL), Memory Care (MC), and Skilled Nursing.

La Vida Llena is proposing two new buildings; an Independent Living building on the north side of the property adjacent to CNM and an Assisted Living/Memory Care building along Lagrima de Oro Road. The Independent Living building will include structured parking; four levels of living units; and common amenities for the residents.

The Assisted Living/Memory Care building will include four stories of living units/beds. As part of this application to the EPC, we are requesting two variances to the building height for the Independent Living building and one variance for building height for the Independent Living/Memory Care building.

The EPC hearing for this application will be held on **June 13, 2019, 8:30 a.m.** in the hearing room of the Plaza del Sol Building, located at 600 2nd Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at thummell@cabq.gov or by phone at (505) 768-4660. A facilitated meeting request must be received by ADR by May 10, 2019.

Thanks,

Jacqueline Fishman, AICP
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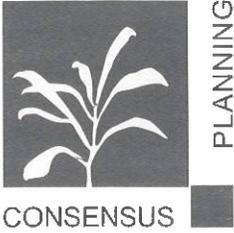
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Mary Kurkjian
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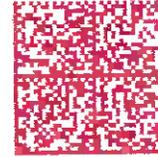
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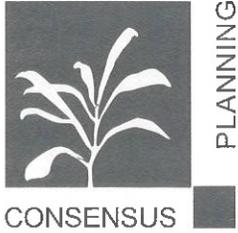
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