



**Environmental  
Planning  
Commission**

**Agenda Number: 03  
Project #: 2019-002114  
SI-2019-00117  
VA-2019-00152  
Hearing Date: June 13, 2019**

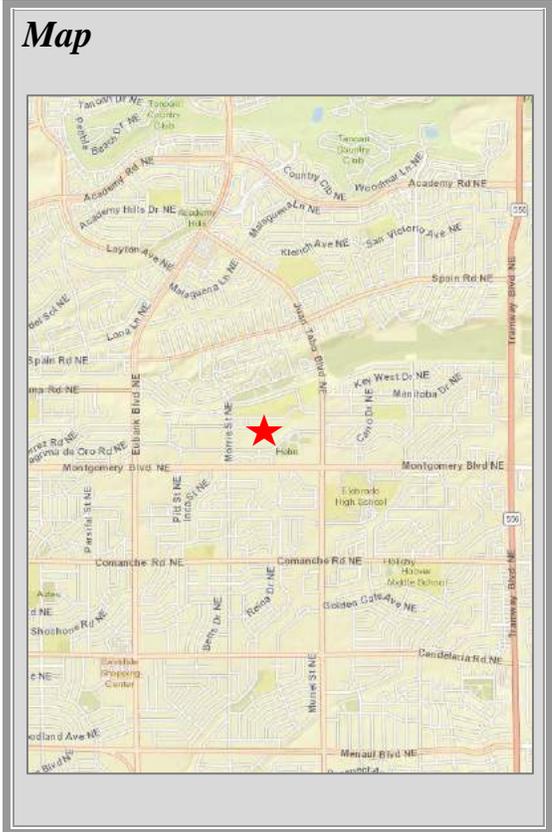
**Staff Report**

<b>Agent</b>	Consensus Planning, Inc.
<b>Applicant</b>	La Vida Llena
<b>Request</b>	Major Amendment of Prior Approval of a Site Development Plan, and two Variances - EPC
<b>Legal Description</b>	All or a portion of Amended Plat Land in Section 33 T11N R4E La Vida Llena 10501 Largima de Oro Road NE, between Morris Street NE, and Juan Tabo Boulevard NE, north of Montgomery Boulevard NE.
<b>Location</b>	Approximately 16.9 acres
<b>Size</b>	Approximately 16.9 acres
<b>Existing Zoning</b>	R-ML
<b>Proposed Zoning</b>	N/A

**Staff Recommendation**  
 APPROVAL of  
 Project # 2019-002114  
 SI-2019-00117  
 VA-2019-00152  
 based on the Findings  
 and subject to the  
 Conditions of Approval  
 within this report

**Staff Planner  
Cheryl Somerfeldt**

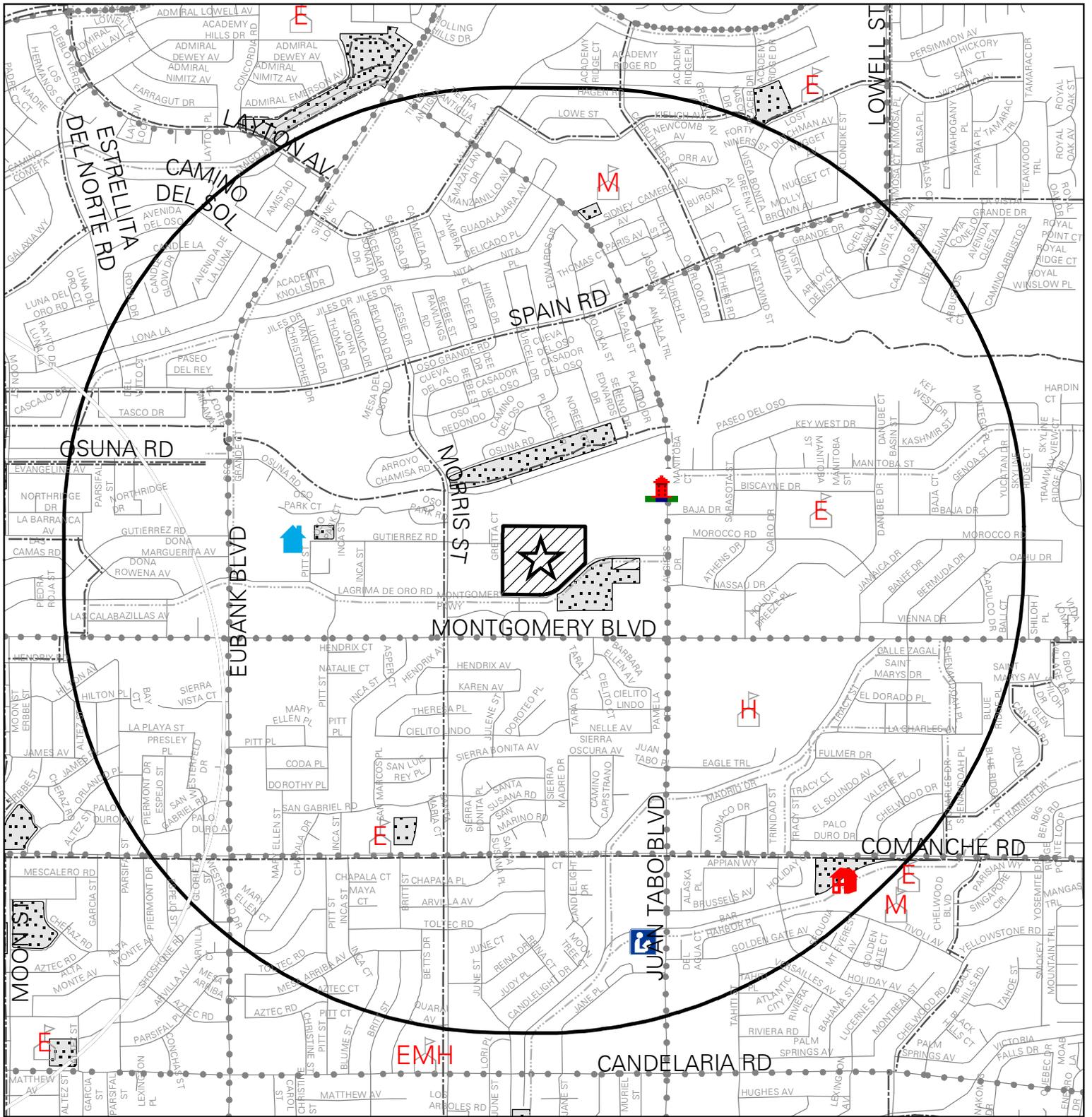
**Summary of Analysis**  
 This is an application for a Major Amendment to a Prior Approval, Site Development Plan for the La Vida Llena Retirement Community complex, and two (2) Variances.  
 The Major Amendment application proposes two new structures to the La Vida Llena (LVL) campus: an 85,000 square foot Independent Living (IL) building and associated commons space and a 50,000 square foot Assisted Living/Memory Care (ALMC) building.  
 The applicant requests the following two Variances to be reviewed and approved by the EPC:  
 1) from maximum building height of 35-feet (IDO Table 2-3-9(G) R-ML zone), and  
 2) from Neighborhood Edges (IDO Section 5-9(F)(1)).  
 The District 8 Coalition of Neighborhoods and property owners within 100 feet were notified as required. Staff received comments in support and opposition. Staff recommends conditional approval.





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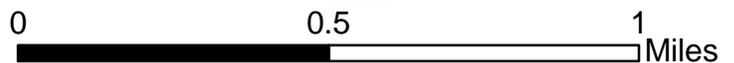


## Public Facilities Map with One-Mile Buffer

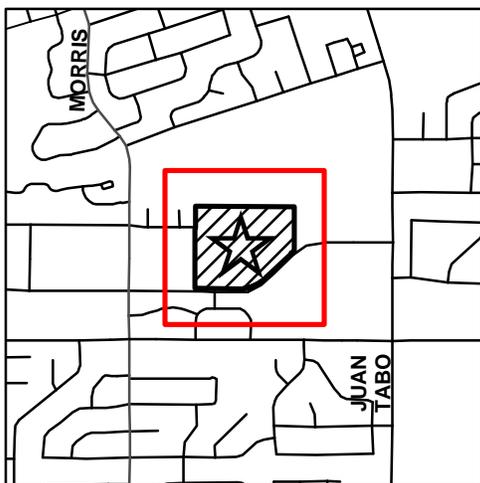
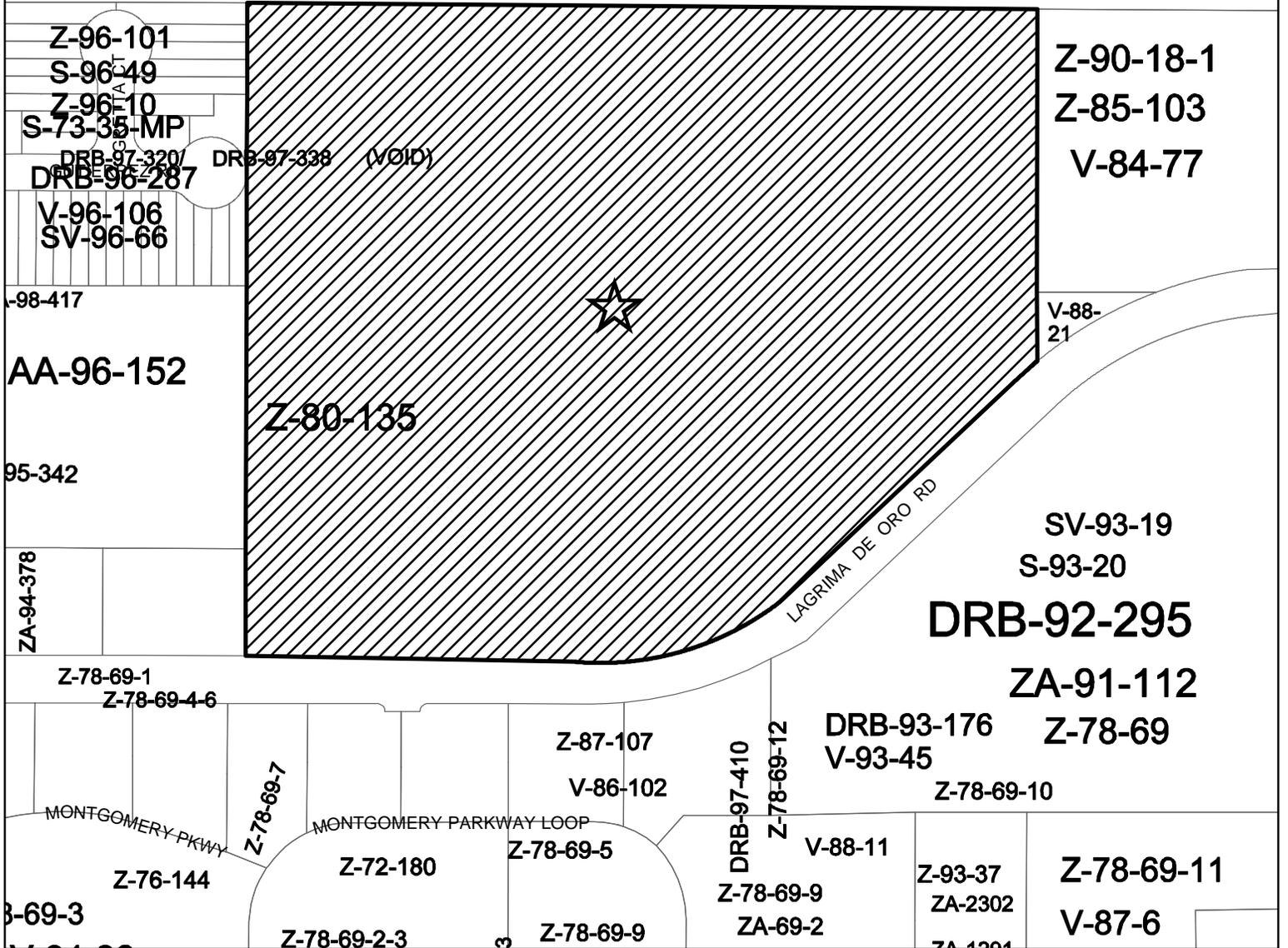
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|--|---|--|---|
|  Community Center     |  Fire                    |  Public Schools           |  Landfill Buffer (1000-feet) |
|  Multi-Service Center |  Police                  |  Proposed Bike Facilities |  Landfill designated by EHD  |
|  Senior 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       |



Project Number: PR-2019-002114 (1003807)



# AX-75-9



## HISTORY MAP

Note: Gray shading indicates County.



1 inch = 200 feet

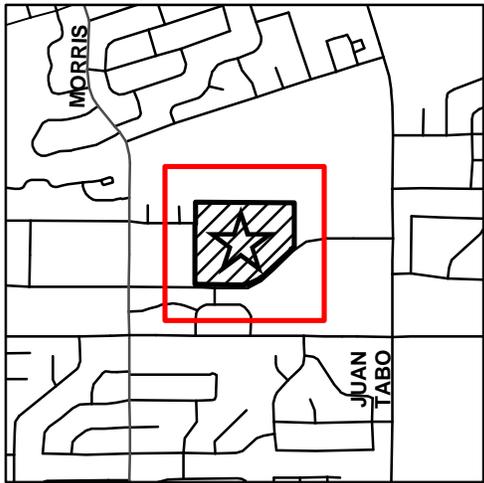
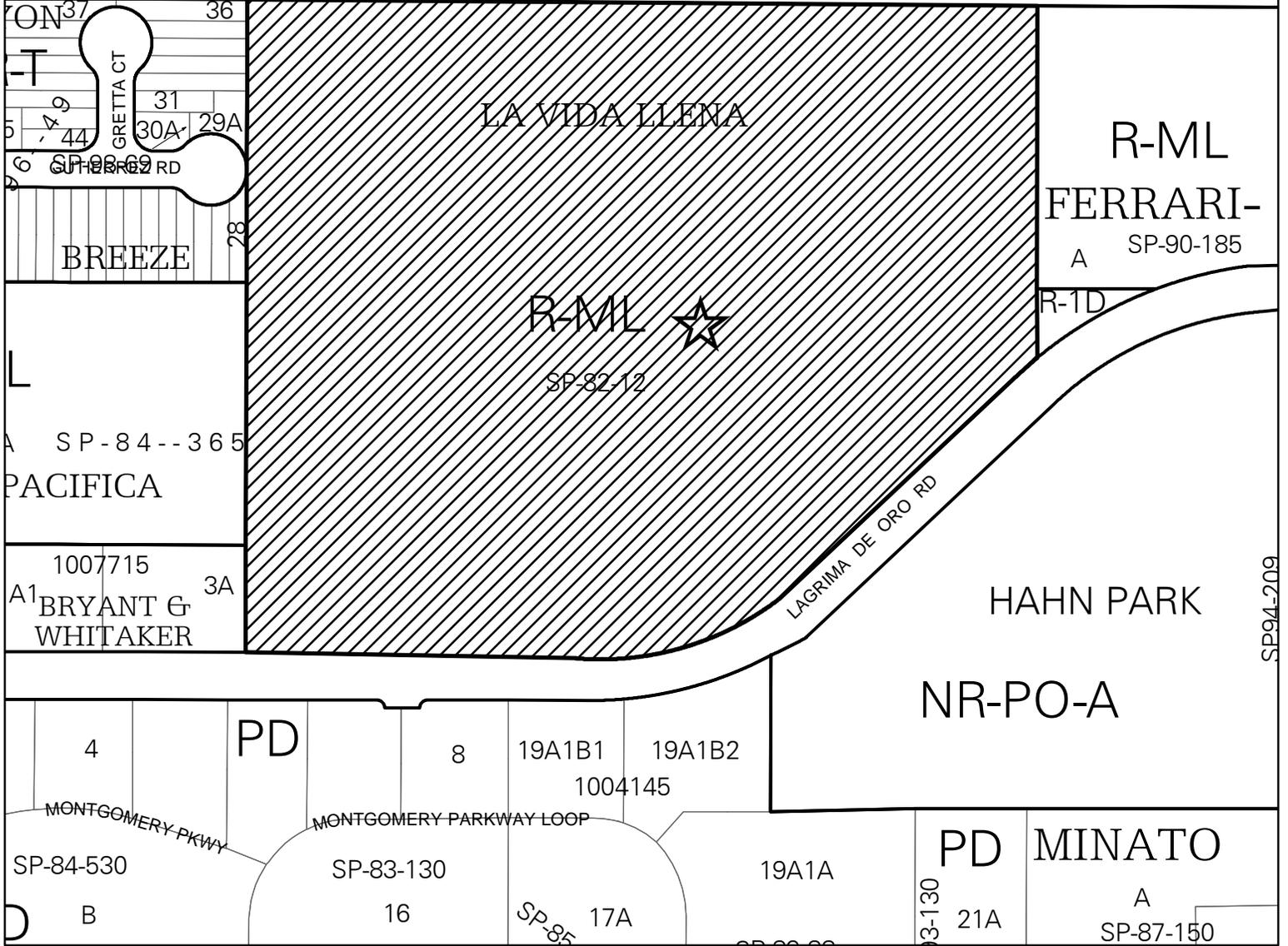
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6/13/2019

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PR-2019-002114 (1003807)

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VA-2019-00179 Zone Map Page:  
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ABQ PUBLIC SCHOOLS TRACT NO 34

ID



**IDO ZONING MAP**

Note: Gray shading indicates County.



1 inch = 200 feet

Hearing Date:  
6/13/2019

Project Number:

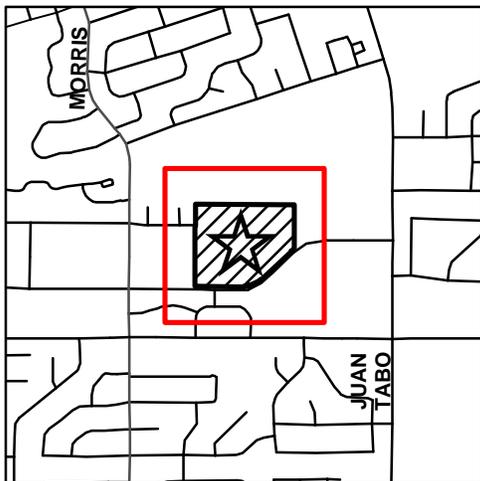
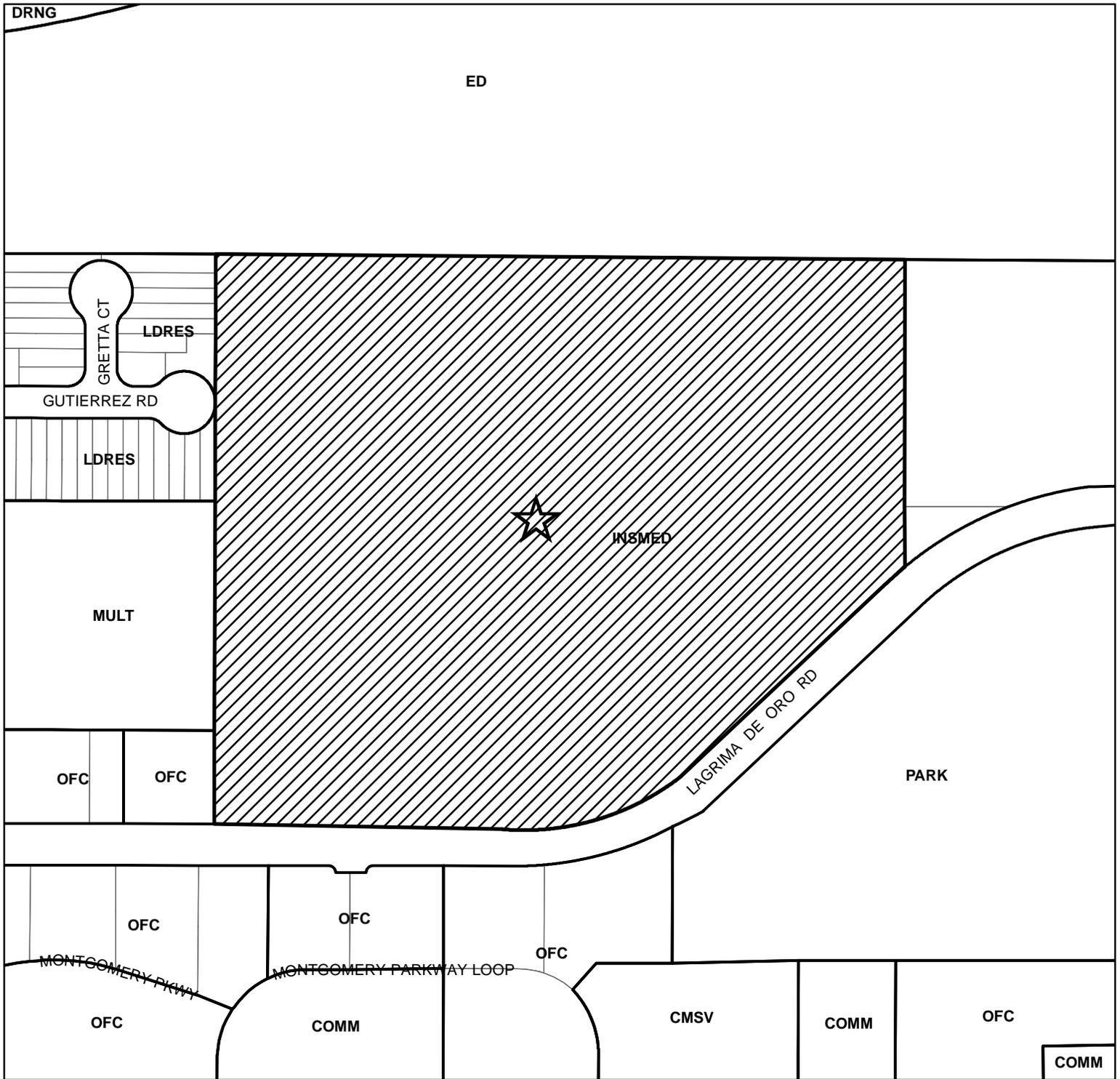
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# LAND USE MAP

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 = 200 feet

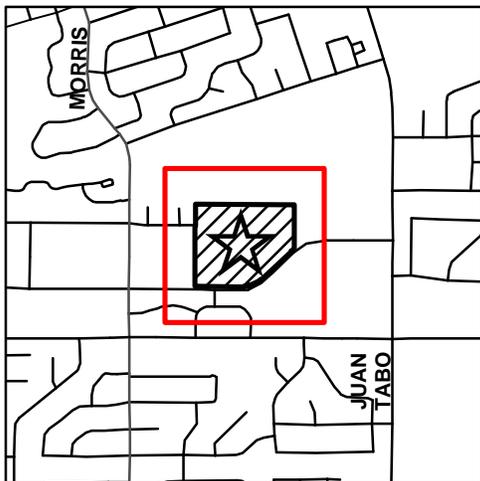
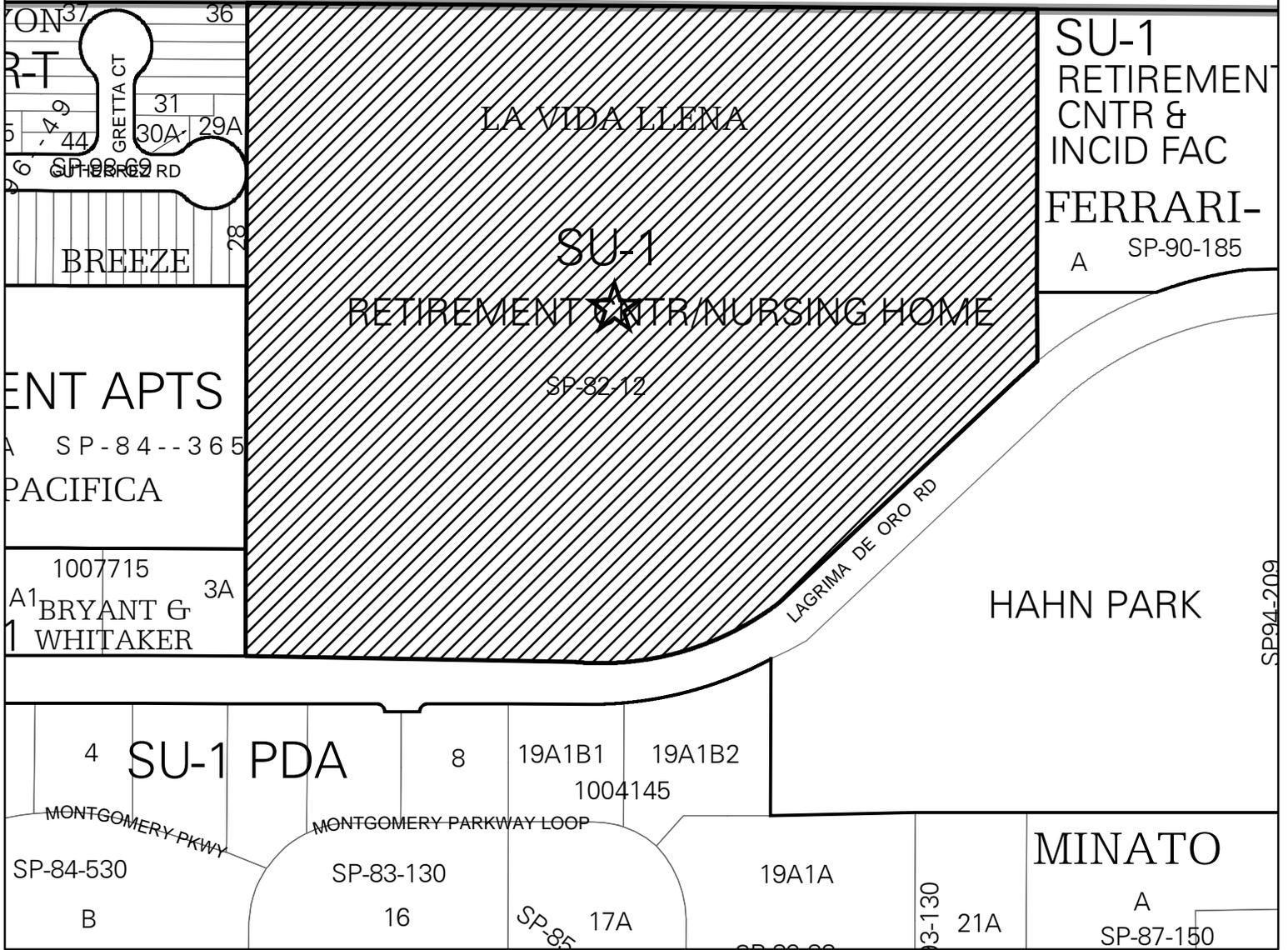
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ABQ PUBLIC SCHOOLS TRACT NO 34

BEAR CANYON ARROYO CORRIDOR



**OLD ZONING MAP**

Note: Gray shading indicates County.



1 inch = 200 feet

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***I. Introduction***

	<b><i>IDO Conversion Zoning</i></b>	<b><i>Comprehensive Plan Area</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	R-ML	Change	Institutional / Medical, Assisted Living Facility or Nursing Home
<b><i>North</i></b>	R-1D	Consistency	Community College
<b><i>South</i></b>	PD	Change	Office and Parks and Open Space, Sports Field
<b><i>East</i></b>	R-ML, R-1D	Consistency	Religious Institution
<b><i>West</i></b>	R-ML, R-T, MX-T	Change and Consistency	Low-Density Residential, Dwelling, townhouse, Multi-Family, Dwelling, Multi-Family (greater than 2 units), Office

***Proposal***

This is an application for a Major Amendment to a Prior Approval, Site Development Plan for the La Vida Llena Retirement Community complex, and two (2) Variances located in the northeast quadrant of the City of Albuquerque, addressed 10501 Lagrima de Oro Road NE, between Morris Street NE, and Juan Tabo Boulevard NE, one block north of Montgomery Boulevard NE.

The applicant wishes to add two new buildings and a parking area to the existing Site Development Plan for Building Permit, which is over the 10% square footage threshold for a Minor Amendment pursuant to Table 6-4-5; and therefore requires approval by the original approving body, in this case the EPC. The Major Amendment proposes two new structures to the La Vida Llena (LVL) campus: an 85,000 square foot Independent Living (IL) building and associated commons space and a 50,000 square foot Assisted Living/Memory Care (ALMC) building. The Site Plan proposes that the buildings be constructed in phases as described under heading III below.

In addition to the Major Amendment, the applicant is requesting two Variances-EPC from the following IDO provisions:

- Pursuant to IDO Table 2-3-9(G), R-ML Zone District Dimensional Standards, the maximum building height in the existing R-ML zone is 35-feet.
- Pursuant to IDO Section 5-9(F)(1), Neighborhood Edges, the parking lot addition to the west of the property is required to be separated 50-feet from the abutting Protected Lot (low-density residential) to the west.

The applicant must describe how the property meets the Variance Review and Decision Criteria as described under heading IV below.

### ***EPC Role***

The EPC is hearing this case pursuant to Integrated Development Ordinance (IDO) Section 6-4(Y), Amendments of Prior Approvals, which address applications for amendments to site development plans approved prior to the effective date of this IDO. This request does not qualify as a Minor Amendment, and therefore is pursuant to Section 6-4(Y)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the permit or approval being amended. In this case, the EPC approved the Site Development Plan SDP prior to effectiveness of the IDO. Per IDO Section 6-4(P)(2), the decision-making body may impose conditions on the approval necessary to bring the application into compliance with the requirements of this IDO.

The EPC is hearing the Variance requests pursuant to 6-6(M), which states that for expediency, the EPC may hear Variances to all requests other than Sections 5-3 (Access and Connectivity), 5-4 (Subdivision of Land), or 5-5 (Parking and Loading) if requested as part of a Site Plan–EPC application. The requested Variances are to Building Height and Neighborhood Edges, which can be decided by the EPC.

The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would make the final decision. This is a quasi-judicial matter.

### ***History/Background***

In 1979, four local churches (St. John's Episcopal Cathedral, First Presbyterian, First United Methodist, and St. Paul's Lutheran) recognized the need for a retirement community that could provide an independent, active lifestyle, with customized levels of Life Plan to meet residents' needs through the aging process.

In June of 1981, the Site Development Plan for Building Permit that originally permitted the La Vida Llena (LVL) complex was approved by the Environmental Planning Commission (EPC) (Z-80-135) in conjunction with the zone change to SU-1 for Retirement Center/Nursing Home. The historic SU-1 Site Plan was a special use zone that was completely Site Plan controlled via EPC approval.

In 1983, LVL opened its doors and continues to be the only Life Plan community in Albuquerque that offers all levels of care-Independent Living, Assisted Living, Memory Care, and Skilled Nursing. In 2012, LVL opened a 4-story building containing 58 Independent Living units at the southwest corner of Lagrima de Oro and Juan Tabo.

In May of 2018, the property's previous zoning, SU-1 for Retirement Center/Nursing Home, which was Site Plan controlled converted to the existing R-ML with an existing Site Plan by the Integrated Development Ordinance (IDO). The zone was converted to R-ML zone pursuant to City Council adopted conversion rules, because the existing use, Assisted Living Facility or Nursing Home, is first permitted in the R-ML zone.

Because the site has commercial uses in addition to the Assisted Living uses, the applicant is pursuing the Voluntary Zone Conversion process. However the outcome is yet to be determined, and is not a factor or element of the subject requests before the EPC.

In April of 2019, the Planning Department recently approved an Administrative Amendment (PR-2019-002114; 51-2019-00080), which allowed for 38 new parking spaces in anticipation of future construction and development as shown in this current application for Major Amendment.

The original application for this project included a Variance to Building Height Stepdown, which was not applicable. The CNM campus property to the north does not contain low-density residential development and therefore is not a “Protected Lot” (IDO Section 5-9(B)(1)). The townhouses to the west *are* “protected”, and therefore Neighborhood Edges IDO Section 5-9 applies.

### ***Context***

The subject site lies in a semi-urban to suburban area in the northeast quadrant of the City generally to the north of a busy commercial corridor with low density residential, office, recreational, retail, and institutional uses in the surrounding areas. Immediately to the north lies the CNM Montoya Campus. To the south lies a mix of office buildings and restaurants situated between Lagrima de Oro Road NE and Montgomery Boulevard NE, a Major Transit Corridor, and served by an interior roadway (Montgomery Parkway Loop NE), zoned PD. Hahn Park/Roadrunner Little League Ballfields, zoned NR-PO-A (park zone) lie to the south. To the East lie La Vida Llena (Alta Vista apartments and casitas) and Juan Tabo Community Church, zoned R-ML. To the West lie a number of different properties including townhouses, zoned R-T; Assited Living (Bear Canyon Estates), zoned R-ML; and office spaces, zoned MX-T.

### ***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.

The project site is located off Lagrima de Oro Road NE which is a local road. The LRRS shows Montgomery Boulevard NE, one block to the south of the subject site as a designated Regional Principal Arterial. Juan Tabo Boulevard NE, one block to the east of the subject site, is designated a Community Principal Arterial. Morris Street NE, one block to the west of the subject site, is designated a Major Collector.

### ***Comprehensive Plan Corridor Designation***

The Comprehensive Plan designates Montgomery Boulevard NE to the south as a Major Transit Corridor and Juan Tabo Boulevard NE to the east as a Multi-Modal Corridor.

### ***Trails/Bikeways***

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails.

The LRBS shows a Proposed Bicycle Route along Lagrima de Oro Road NE, which runs east-west along the southern edge of the subject site. Nearby bike facilities also include north-south bike lanes on Morris Street to the west and east-west Bear Canyon Arroyo Trail to the north of the CNM campus.

### ***Transit***

The LVL campus falls partially within 660 feet of a designated Major Transit Corridor, Montgomery Boulevard NE. Bus Route 5 (Montgomery-Carlisle) runs along Montgomery with a peak and off-peak frequency of 25 minutes, frequency on Saturday of 40 minutes, and frequency on Sunday of 65 minutes. Bus Route 1 (Juan Tabo) runs along Juan Tabo with a weekday peak frequency of 25 minutes, off-peak frequency of 70 minutes, and a weekend frequency of 80 minutes. There are two westbound and two eastbound bus stops on Montgomery between Juan Tabo and Morris, and one northbound bus stop on Juan Tabo just north of Montgomery and a southbound bus stop just north of Lagrima de Oro.

### ***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)***

The application for this request was submitted subsequent to the effective date on May 17, 2018 of the Integrated Development Ordinance, which replaced the City's Zoning Code, and is therefore subject to its regulations.

Pre-IDO zoning was SU-1 for Retirement Center / Nursing Home. The first zone where this is Permissive is R-ML pursuant to Rule 2 a) for uses allowed in only some IDO zones, the zone was converted to the first IDO zone in which the existing use is primary permissive.

The IDO converted the zone to R-ML, Multi-Family Low Density Zone District. The purpose of the R-ML zone district is to provide for a variety of low- to medium-density housing options. The primary land uses are townhouses and low-density multi-family buildings, as well as civic and institutional uses, such as assisted living facilities. The existing use of "Assisted Living Facility or Nursing Home" is Permissive within the existing R-ML zone.

***Albuquerque & Bernalillo County Comprehensive Plan***

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

The Comprehensive Plan designates Montgomery Boulevard NE to the south as a Major Transit Corridor which is intended to prioritize high-frequency transit in Corridors consistent with regional transportation plans.

Applicable policies include:

5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.

- a) Encourage higher-density residential developments within ¼ mile of transit stops or stations.
- b) Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.

5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

- a) Increase the supply of housing that is affordable for all income levels.
- c) Assure the availability of a wide distribution of quality housing for all persons regardless of race, color, religion, sex, national origin, ancestry, age, or disabled status.
- e) Provide for the development of quality housing for elderly residents.

9.2.2 High Quality: Encourage quality and innovation in new housing design and construction, materials, and energy and water conservation.

***IDO Definitions (if applicable)***

***Assisted Living Facility:*** An establishment containing a combination of housing, supportive services, personalized assistance, and health care services designed to respond to the individual needs of those who need help with activities of daily living or memory care services, but not including skilled nursing care. Such facilities may include separate bedrooms or living quarters, a central or private kitchen, dining, recreational, and other residential accessory uses.

***Independent Living Facility:*** Multi-family housing accessory to either an assisted living facility or nursing home as part of a continuing care community that allows residents to transfer to higher levels of care as needed. Independent living units may be designed and constructed as part of a central multi-family building along with other

levels of care or as attached or detached units similar to low-density residential development. Such facilities may include a central or private kitchen, dining, recreational, and other residential accessory uses.

**Building Height:** The vertical distance above the grade at each façade of the building, considered separately, to the top of the coping or parapet on a flat roof, whichever is higher; to the deck line of a mansard roof; or to the average height between the plate and the ridge of a hip, gable, shed, or gambrel roof. The height of a stepped or sloped building is the maximum height above grade of any distinct segment of the building that constitutes at least 10 percent of the gross floor area of the building.

### III. Major Amendment to Site Plan-EPC

#### *Request*

This is a request for a Major Amendment of a Prior Approval (prior to the effective date of the IDO), for a Site Development Plan. Table 6-4-5, states that Minor Amendments must be within certain thresholds including Building Gross Square Footage with no more than a 10% increase, and the subject request does not comply, therefore, a Major Amendment from the original approving body is required pursuant to IDO Section 6-4(Y).

The applicant proposes to construct the project in the following phases.

**Phase 1:** Construction of a new Assisted Living and Memory Care (ALMC) building and relocation of resident functions out of the existing health care building and into the new building addition.

**Phase 2:** The expansion of Independent Living (IL) apartments and parking to accommodate market demand.

**Future Phase:** A renovation to the interior of the existing Health Care building to create the necessary square footage for single occupancy rooms.

#### *Dimensional Standards*

1. Building Height Variance from the maximum 35-feet pursuant to IDO Table 2-3-9(G), R-ML Zone District Dimensional Standards.
  - The IL (Independent Living) Building (located on the north side of the campus adjacent to CNM Montoya Campus) is proposed to be 64 feet, 1.5-inches. Therefore the requested Variance is for an additional 29 feet, 1.5-inches, an increase of approximately 83%.
  - The ALMC (Assisted Living Memory Care) Building (located on the south side of the campus fronting Lagrima de Oro) is proposed to be 47 feet, 9-inches from adjacent grade. Therefore, the requested Variance is for an additional 12 feet, 9-inches, an increase of approximately 36%.

Pursuant to Table 5-1-1, Residential Zone District Dimensional Standards, the lot size meets requirements. Usable Open Space is required to be 200 square foot per Efficiency unit. The applicant has not provided this calculation on the existing plans, but staff recommends a condition that this calculation be provided and met.

Setbacks are required to be Front 15-feet, Side 5-feet, and Rear 15-feet; the proposal meets setback standards. The project is requesting a Variance to the height standard as further described in heading IV below.

### ***Access and Connectivity***

Access and Connectivity regulations are largely controlled by the Development Process Manual (DPM) and reviewed and administered by the Development Review Board (DRB). All driveways and access points shall be constructed to the standards of the DPM. Staff recommends a condition that the Site Plan be reviewed and approved by the Development Review Board subsequent to EPC approval for technical standards.

### ***Parking and Loading***

The parking counts are shown on the first page of the Site Plan with circled numbers. Pursuant to IDO Table 5-5-1, an Assisted Living Facility or Nursing Home requires 1 space per 3 beds for an Assisted Living Facility and 1 space per 5 residential care beds for a Nursing Home. Independent Living Facility is an Accessory Use that requires 1 space per dwelling unit. The applicant shows an overall site excess of 128 spaces. Pursuant to 5-5(E), Bicycle parking is required at a rate of 10% of required off-street parking spaces, which is provided. Pursuant to IDO Section 5-5(E)(4)(e), where the primary use includes 100 or more dwelling units, 20 percent of required bicycle spaces should be in secured long term storage lockers, approximately 6 lockers, which is a recommended condition.

### ***Landscaping, Buffering, and Screening***

Pursuant to 5-6(C)(2)(a), a minimum of 15% of the net lot area of each development shall contain landscaping. The subject project shows 42% of the net lot area landscaped. Pursuant to IDO Section 5-6(E)(5)(a) and 5-6(E)(2)(a), a landscape buffer area at least 15-feet wide shall be provided with one tree and 3 shrubs for every 25-feet of lot line, which is provided.

The front lot line has an existing landscape buffer of at least 10-feet wide and the parking lot will be lower than the adjacent grade, which will effectively screen cars from the street.

Pursuant to 5-6(F)(2)(c)1 Tree Requirements, one tree is required per 10 parking spaces. Pursuant to 5-6(F)(2)(c)2, no parking space may be more than 100 feet from a tree trunk. The subject project complies.

### ***Walls and Fences***

The subject property is gated and has existing wrought iron fencing between pillars along Lagrima de Oro Road NE, which is not proposed to be replaced with this project.

Pursuant to 5-7(F)(1)(a), retaining walls are limited to 6-feet unless a higher wall is approved by the City Engineer as necessary. Pursuant to 5-7(F)(1)(b), Retaining walls higher than 6-feet tall shall be terraced. Pursuant to 5-7(F)(2), the terraces should be broken by at least 4-foot wide planters/pockets for landscaping unless reduced by approval by the City Engineer. This is a recommended condition.

### ***Neighborhood Edges***

Pursuant to IDO Section 5-9(E)(2), a minimum 6-foot high opaque wall is required to visually screen parking lots bordering Protected Lots, which includes the townhouses to the west. This is a recommended condition.

Pursuant to IDO Section 5-9(F)(1), Parking shall be separated from any abutting Protected Lot by a minimum of 50-feet. A Variance is being requested to this section.

### ***Building Design***

The proposed Phase 1 Assisted Living and Memory Care (ALMC) building would contain 17 new MC apartments and 30 new AL apartments in a three-story addition on the south side of the existing LVL campus.

The proposed IL building currently shows structured parking on the ground floor, four stories of living units above; and the IL commons area, an expansion of dining, exercise, and physical plant facilities to enhance resident amenity options. The proposed Phase 2 IL building consists of a five-story addition including a ground floor structured parking area with 40 new IL apartments located on the four floors above. IL support spaces include an expanded dining area, a new group exercise room, a new indoor connection to the main campus dining and community areas, and associated staff and physical plant support areas.

The applicant's description of the building design meets the regulations in this Section 5-11 of the IDO. Two colors of earth tones alternate on the new residential buildings, helping to differentiate between the offset exterior walls. The third terra cotta red stucco tone is used similarly to the existing buildings, accenting building entrances and major gathering spaces. Residential windows are used at appropriate residential apartment locations, while aluminum storefront to match existing buildings is used at public entrances and public function areas.

#### **IV. Variance - EPC**

Pursuant to IDO Section 6-6(M)(1), Applicability, 6-6(M)(1)(a) the EPC may hear requests for Variances from any development standard in this IDO other than Sections 5-3 (Access and Connectivity), 5-4 (Subdivision of Land), and 5-5 (Parking and Loading), requested as part of a Site Plan–EPC application. Since the applications for Variances do not include Access and Connectivity, Subdivision of Land, or Parking and loading, the EPC may decide these requests.

The applicant requests Variances-EPC to the two regulations listed below:

1. Building Height Variance from the maximum 35-feet pursuant to IDO Table 2-3-9(G), R-ML Zone District Dimensional Standards. (VA-2019-00152)
  - The IL (Independent Living) Building (located on the north side of the campus adjacent to CNM Montoya Campus) is proposed to be 64 feet, 1.5-inches. Therefore the requested Variance is for an additional 29 feet, 1.5-inches, an increase of approximately 83%.
  - The ALMC (Assisted Living Memory Care) Building (located on the south side of the campus fronting Lagrima de Oro) is proposed to be 47 feet, 9-inches from adjacent grade. Therefore, the requested Variance is for an additional 12 feet, 9-inches, an increase of approximately 36%.
2. Minimum 50-foot separation of parking lot from an abutting Protected Lot (R-T townhouses on west side) pursuant to IDO Section 5-9(F)(1). (VA-2019-00179)
  - The small proposed parking area (5,560 SF) on the west side of the property shows a setback that varies between 20 to 30 feet from the Protected Lot property line to align with existing drive aisle and parking south along the property edge.

#### **6-6(M)(3) Review and Decision Criteria**

6-6(M)(3)(a) Except as indicated in Subsections (b) and (c) below, an application for a Variance – EPC shall be approved if it meets all of the following Criteria:

1. 6-6(N)(3)(a) There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, and physical characteristics, and such special circumstances were created either by natural forces or by government eminent domain actions for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.

***Applicant Response:*** *The project site was originally built in the early 1980s. It was zoned SU-1 for Retirement Community/Nursing Home, which allowed greater flexibility in design and layout than the current IDO zoning designation of R-ML. The special circumstances of the LVL campus are physical and include significant grade changes within the site and in relation to adjacent properties, and the unusual shape of the property created by the alignment of Lagrima de Oro. These physical characteristics were not self-imposed, but combined create an extraordinary hardship and practical difficulty in the form of a substantial limitation on the use of the site resulting from strict compliance with the minimum standards.*

*There is approximately 45 feet of grade change from east to west, which has made the development of the site more difficult and at a higher cost than other property in the same zone district and vicinity. The property sits above the adjacent R-T development to the west by approximately 5 feet and includes an 8-9 foot retaining wall on the southern edge between the LVL campus and the Bear Canyon Estates senior living community. The property sits 15 feet below LVL's Alta Visa casitas to the east. The changes in grade have impacted and limited the design, location, and layout of the existing buildings as well as the two proposed building extensions.*

*The area where the ALMC building will be located has steep grade changes and requires that the primary entrance facing south to be located 9 feet below the driveway entrance onto Lagrima de Oro. At the west end of the building, the basement will be located at 7 feet below the curb line of Lagrima de Oro. The site design for the IL building includes a 10-foot retaining wall in order to connect to the existing building without having to construct ramps, which furthers accessibility to mobility challenged residents. CNM to the north is 6 to 10 feet above the adjacent grade on the subject site. The Alta Vista casitas (also owned by LVL), are approximately 19 feet above the finished floor elevation of the proposed IL building.*

*In addition to the topography challenges, the length of the property running north-south is significantly shorter on the east side (443 feet) than the west side (821 feet). The shape of the property was not self-imposed, but rather, created by the alignment of Lagrima de Oro, which substantially limits the development of LVL and creates an extraordinary hardship and practical difficulty from strict compliance with the minimum IDO standards contained in the R-ML zone and the parking area buffer provision. Strict compliance with these regulations would prevent LVL from replacing double occupancy units with single occupancy units (a request made by the existing residents and in tune with market trends in assisted living and health care) and adding more Independent Living units that are needed in Albuquerque. In order to meet these physical challenges and add/replace senior*

*living units and services that keep the building extensions consistent with the existing building layouts, it is necessary and unavoidable to create taller buildings in compact areas.*

*There would be extraordinary hardship in having to reconfigure the internal circulation of the site in order to comply with the 50-foot parking area separation requirement on the west side of the property (see dashed line for 50-foot buffer on Site Plan, sheet 1 ). The existing building layout, site circulation, and parking pattern was designed to respond to the shape and grade changes of the property. The alignment of the parking area is consistent with the existing parking to the south, which was laid out in compliance with the Zoning Code minimum requirements when the original site plan was approved by the EPC.*

*The special circumstances as described above were not self-imposed but are the result of meeting the challenge of a site with significant grade changes and an irregular shape. The special circumstances are unavoidable and create practical difficulties resulting from strict compliance with the IDO regulations, particularly related to building height and the location of the new proposed parking area, and limit the ability of LVL to create single occupancy health care units and expand needed senior living services. Approval of the variance requests for building height and parking area buffer will allow for the development of IL and ALMC building extensions and associated parking that will comply with all other applicable IDO provisions.*

*The applicant cites the existing topography and the shape of the lot as special circumstances applicable to the subject property that are not self-imposed and do not apply generally to other property in the same zone district and vicinity , and which create practical difficulties. Staff finds that although one of these aspects alone may not pose an extraordinary hardship, the two together limit the area where buildings may be constructed on the subject site. Staff finds that citing the buildings in the configuration shown, adjacent to the front and rear property line and adding stories, limits effects on surrounding properties while managing difficulties with the topography and lot shape on the subject property.*

*The applicant also describes the existing development as constructed under the prior SU-1 zone which was controlled by an EPC approved Site Plan and would have permitted expansion per EPC approval. The applicant is constrained by existing development and coordinating new development with the existing, which affects the alignment of the parking area on the west property line, making it not possible to locate this parking area 50-foot from the adjacent lot.*

2. 6-6(N)(3)(b) The Variance will not be materially contrary to the public safety, health, or welfare.

**Applicant Response:** *The two variances (overall height and parking area within 50 feet of a Protected Lot) will not have a negative impact or be materially contrary to public safety, health, or welfare because the Applicant has demonstrated that the closest surrounding properties to the building extensions are non-residential and sit at a grade significantly higher than the buildings. The variances further Comprehensive Plan goals and policies on public health, safety, and welfare by allowing for an established senior living community to expand to meet the needs of the aging community in Albuquerque, allow residents currently in double occupancy units to be in single occupancy private units, meet privacy concerns and HIPAA rules, and ensure better health and social outcomes in residents.*

*Aging Population: Table 1 below provides population characteristics by age cohort for the City of Albuquerque between 1980 and 2016, which were obtained from the U.S. Census Bureau. The population has aged significantly from 1980 to 2016 as evidenced by a 21% increase in the median age (28.5 years to 36.0 years) and the 39% growth (8% to 14%) in the 65-85+ cohort. The LVL project and associated variances respond to the need for more senior housing in Albuquerque.*

TABLE 1: CITY OF ALBUQUERQUE POPULATION CHARACTERISTICS, 1980-2016						
	1980	1990	2000	2010	2016	% Change 1980-2016
Total Population	331,767	384,736	448,607	545,852	556,859	40%
0-14 Years	22%	21%	20%	20%	20%	-14%
15-24 Years	20%	15%	15%	15%	13%	-52%
25-44 Years	31%	35%	31%	28%	29%	-7%
45-64 Years	18%	18%	22%	25%	25%	26%
65-85+ Years	8%	11%	12%	12%	14%	39%
Median Age	28.5	32.4	34.9	35.1	36.0	21%

Source: U.S. Census Bureau, SF1 100%.

*Comprehensive Plan: The ABC Comprehensive Plan supports and addresses the need for community health through private development, expanding the range of housing types, and providing for the development of quality senior housing.*

*Relevant goals and policies are listed below:*

*Comprehensive Plan Goal 13.5 Community Health: Protect and maintain safe and healthy environments where people can thrive.*

*Policy 13.5.2: Encourage public investments and private development that enhance community health.*

*Comprehensive Plan Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price*

*levels to ensure more balanced housing options.*

*Policy 9.1.1.: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.*

*g.\_Provide for the development of quality housing for elderly residents.*

*Private Health Care Rooms vs. Double Occupancy Rooms: In a white paper by Margaret P. Calkins, she states that studies have shown that people in shared rooms, particularly rooms without a clearly defined territory for each individual, are less social in shared or public areas and more territorial in claiming space, be it a section of the hallway or a chair in the day room (Kinney, Stephens, & Brockman, 1987; Lipman, 1967; Nelson & Paluk, 1980). When people do not have sufficient privacy and personal territory provided through the physical environment, they create their own social and psychological privacy by limiting their interactions with other people. The traditional nursing home model with shared rooms is associated with poor clinical and psychosocial outcomes in nursing home residents (Envisioning Your Future in a Nursing Home, Margaret P. Calkins, Ph.D). The LVL project and associated variances respond to and further the need for private health care rooms.*

*IL Building Height Variance: The IL building is a 5-story building with structured parking at the ground level. It is designed as an expansion to an existing building on the north side of the property. The IL building is designed and located specifically to respond to existing site conditions and minimize any potential negative impact to adjacent properties.*

*There is a significant separation (approximately 145 feet) between the proposed location of the IL building and the closest large institutional building on the CNM campus. There is an internal road (CNM Road) and parking lots south of the buildings on the CNM campus that provide adequate separation and ensure there is no negative impact from the IL building to CNM. Although the CNM campus property is zoned R-1 0, it does not contain any residential uses and has been in use for institutional purposes for decades. CNM and LVL have an excellent and cooperative relationship with nursing students working at LVL and LVL residents taking classes at CNM. The existing pedestrian connection between the LVL campus and the CNM campus allows residents to conveniently access CNM instead of driving to Morris Street or Juan Tabo Boulevard.*

*There is also a significant distance (approximately 570 feet) between the proposed IL building and the R-T development to the west. The IL building is designed and located as an extension of the existing building, ensuring that residents of the neighborhood to the west, which sits at a lower grade than LVL, will not see the IL building from their properties.*

*Given the existing land use on the CNM campus, the distance between the IL building and CNM buildings, the distance between the proposed IL building and the R-T development to the west, and the lower grades on this property as compared to abutting properties, there will be no negative impact on the CNM campus, the R-T neighborhood, or the community at large.*

*ALMC Building Variance: The ALMC building, a 4-story building with a maximum height of 47 feet, 9-inches is an expansion of and wedged between the wings of the existing 2 to 3-story building in an area with steep changes in grade (11 feet just within the new building extension area). The height of this building extension is similar in height to LVL's Nueva Vista (48 feet) located a half block to the east at the corner of Lagrima de Oro and Juan Tabo Boulevard.*

*The layout of the ALMC building is designed to create a new and protected MC interior courtyard. This area of the LVL campus was previously unavailable for building development due to the triangular, remnant piece of property owned by the City and being purchased by LVL. It is located along Lagrima de Oro, across from the Roadrunner Little League Ballfields and an office/commercial area, and not in proximity to any residential development. It will not be materially contrary to the public safety, health, or welfare; rather, this building will support public health by creating private rooms and supporting the physical and psychosocial health of the residents.*

*Parking Area Separation Variance: The Applicant is proposing a small parking area (5,560 SF) with 23 spaces along the west side of the property. It will be setback similarly to the existing parking to the south along this edge of the property, which already fall within the 50-foot buffer required between Protected Lots (R-T development) and Regulated Lots (LVL). The distance between the new parking varies from approximately 20 feet on the south end to 30 feet on the north end. Approximately half of the new parking spaces will fall directly east of the cul-de-sac, which will help minimize the impact of the parking area to the residential development, and 6 of the spaces are greater than 50 feet from the property line. Further mitigation is provided by a 6-foot keystone block retaining wall along the west side of the parking area and the significant amount of landscape plantings proposed between the parking area and the houses, which meets the 100 standard for buffering and screening and will buffer any negative impact this parking area would have on the adjacent R-T development. The location of the parking area furthers public health and safety by providing more convenient parking to mobility-challenged residents, and is necessary to accommodate new residents and employees.*

*The applicant states the Variance requests will not be materially contrary to public safety, health, or welfare. There is no evidence that extra height and closeness of the parking area, as long as there is the required screening wall and landscaped buffer will be un-safe or unhealthy or contrary to public welfare. The applicant cites reasons regarding the research into the well-being of seniors why the proposed project will contribute to the health and welfare of the public.*

*The property to the north is occupied by the local community college, CNM. The nursing program coordinates with LVL for student interaction with residents and there is cross access from users of each site, which contributes to public welfare. The property immediately across the street to the south (zoned NR-PO-A) is occupied by little league baseball fields and other properties across Lagrima de Oro are zoned PD and used for office use, which means residences will not be affected. The property to the west is occupied by townhouses and a 6-foot screening wall will mitigate potential issues.*

3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

***Applicant Response:** Due to the thoughtful design and placement of these two building extensions on the fully developed LVL campus, the existing topography and grade changes throughout site and on adjacent properties, and the substantial distance from any residential development, the height variance requested does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity. The development closest to the IL building is CNM, who is in full support of this project and the variances proposed.*

*As stated above under Criterion 2, the IL Building placement is designed and tucked into the northeast area of the site, 570 feet away from the R-T development to the west and 145 feet from the closest institutional building on CNM campus to the north. To the east is LVL's Alta Vista casitas that sit at a higher grade. The finished floor of the IL building (5693.3') will require a minimum of 10 feet of excavation and will sit approximately 18-19 feet below the casitas (FF-5712.4') as shown below.*

*Also as stated above under Criterion 2, the ALMC Building placement is designed to fit and makes good use of an area of the site that was not available for development in the 1980s when LVL was first developed. This building extension height varies more than 10 feet from one side of the building to the other from adjacent grade. The existing site topography created an at-grade basement that makes use of the 10-foot grade change. The variance is from this basement grade and not from the main entrance. Had this been a flat site and without significant grade change, the requested variance for this building may not have been*

*necessary. The building extension, which is located along Lagrima de Oro and closest to the office/commercial center to the south, will have no material adverse impact to the surrounding properties. The maximum height of this building from adjacent grade (47 feet, 9-inches) is similar to the height of LVL's Nueva Vista building (48 feet) at Lagrima de Oro and Juan Tabo Boulevard, which like the subject site was previously zoned SU-1 and was rezoned under the IDO to R-ML.*

*The new parking area on the west side of the property adds 23 spaces within a total paved area of 5,560 square feet in a previously under-developed area of the site. As previously stated under Criterion 2, a large part of the parking area will be directly east of the cul-de-sac that serves the residential development (Protected Lots) to the west. The parking area will include a 6-foot retaining wall and significant landscape plantings (evergreen and deciduous trees and shrubs) to mitigate any material adverse impact. The new parking area aligns with the existing, non-conforming parking to the south, but with more protection offered to the Protected Lots to the west.*

*The LVL property is a developed site with access to full urban services that can handily accommodate additional development to address the needs of the senior community. It is in close proximity to other large multi-family, institutional, and office buildings, and falls within a Major Transit Corridor (Montgomery Boulevard) with access to bus stops on Montgomery and Juan Tabo, City bike routes, and the multi-use Bear Canyon Arroyo Trail.*

***The applicant states the Variances will not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.***

***To the north the subject site is adjacent to the CNM campus, which is zoned R-ID low density residential. CNM, a subdivision of the State, is immune from compliance with City zoning, and has developed the campus with buildings of considerably large mass and large parking lots as is needed by a community college. Therefore, because low density residential development does not occur on the lot, it is not a "Protected Lot" pursuant to IDO Section 5-9. In addition, the subject site is below the natural grade of the adjacent CNM property, and therefore, the height impact will be lessened. CNM has submitted a letter in support of the LVL project proposal (see attached comments).***

***To the south of the subject site, across the street, are little-league baseball fields zoned NR-PO-A. Other properties across Lagrima de Oro are zoned PD and are used for commercial office use. Further to the south is the commercial area along Montgomery Boulevard NE, a Major Transit Corridor. Therefore, because they are non-residential uses, the request will not materially adversely affect these properties.***

*To the west, the subject site is bordered by a low-density residential use which has protected status. Planning staff has not received any comments from these property owners, and even if there is not a full 50-foot separation of new parking spaces, it will be required that the applicant meet the other Neighborhood Edges provisions, including a 6-foot opaque wall and a minimum 15-foot wide landscape buffer. The subject site is at a higher elevation than the townhouses, and the required 6-foot opaque wall and the proposed 15-25 foot landscape buffer will effectively screen parked cars from view.*

4. The Variance will not materially undermine the intent and purpose of this IDO or the applicable zone district.

***Applicant Response:** The height variance for the IL and ALMC building extensions and the parking area buffer variance will not materially undermine the intent and purpose of the IDO or the RM-L zone district. LVL has been in this location since the early 1980s and is largely a multi-family residential use with commercial and support services for the residents. The purpose of the R-ML zone district is "to provide for a variety of low- to medium-density housing options. The primary land uses are townhouses and low-density multi-family buildings, as well as civic and institutional uses to serve the surrounding residential area". The building height and parking lot buffer variances will help further the intent and purpose of the IDO and the R-ML zone by allowing for medium density senior living at this long-established community.*

*The parking area separation variance furthers the IDO by adding parking in closer proximity to the residents that live in this area of the property. Residents who drive but have mobility issues will have more convenient parking, which supports public health.*

*The City and the IDO encourages structured parking as a method to achieve more efficient development. The IDO allows for a building height bonus for structured parking in mixed use zones, but inexplicably, not in the R-ML zone. Nonetheless, the proposed IL building furthers the IDO by providing structured parking; however, by proposing a building with structured parking, the variance needed is increased.*

***The purpose of the IDO is to:***

***1-3(A) Implement the adopted Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended.***

***1-3(B) Ensure that all development in the City is consistent with the spirit and intent of any other plans and policies adopted by City Council.***

***1-3(C) Ensure the provision of adequate public facilities and services for new development.***

- 1-3(D) Protect the quality and character of residential neighborhoods.*
- 1-3(E) Promote the economic development and fiscal sustainability of the City.*
- 1-3(F) Provide for the efficient administration of City land use and development regulations.*
- 1-3(G) Protect the health, safety, and general welfare of the public.*
- 1-3(H) Provide for orderly and coordinated development patterns.*
- 1-3(I) Encourage the conservation and efficient use of water and other natural resources.*
- 1-3(J) Implement a connected system of parks, trails, and open spaces to promote improved outdoor activity and public health.*
- 1-3(K) Provide reasonable protection from possible nuisances and hazards and to otherwise protect and improve public health.*
- 1-3(L) Encourage efficient and connected transportation and circulation systems for motor vehicles, bicycles, and pedestrians.*

*Staff finds the request will not materially undermine the intent and purpose of this IDO because it implements the above subsections.*

*The purpose of the R-ML zone district is to provide for a variety of low- to medium-density housing options. The primary land uses are townhouses and low-density multi-family buildings, as well as civic and institutional uses, such as Assisted Living, to serve the surrounding residential areas.*

*In general, the request will not materially undermine the intent and purpose of applicable zone district because it provides expanded housing options and parking options for those senior residents.*

*However, an additional 29-foot or approximately 83% increase over the permitted 35-feet in the existing R-ML zone for the IL Building is not consistent with low to medium density. Staff notes the nearby and relatively new Assisted Living building at the corner of Lagrima de Oro and Juan Tabo is 48-feet in height as a height comparison. Staff recommends a similar height variance for both proposed new buildings on the entire project site, and supports a Variance to permit less than an additional 50% in height or 17-feet to the current maximum for each building to mitigate the hardship created and caused by topography and the shape of the site, resulting in a potential of 52-foot high buildings. It is within the EPC's authority to condition any approval to comport with the intent and purpose of the R-ML zone.*

5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

*Applicant Response: The overall project has been designed to minimize the variances needed through the site location being closest to a non-residential,*

*institutional use and excavation of existing grade. The building height variance is the minimum necessary to overcome the hardship and practical difficulties in: 1) addressing the LVL community's need to replace the double occupancy rooms currently in use with single occupancy health care rooms and associated health care workers; and 2) to expand the number of IL units that are needed to address the increased demand for senior living options in Albuquerque and support the development of the health care rooms. Without the requested variance to the building height limitation of the R-ML zone, the project would not be feasible. Increasing the maximum height of the existing building is the most practical way to address the physical limitations (shape and topography) of the site and the requirements in the IDO.*

*Parking Area Separation: The proposed 5,560 square foot parking area on the west side provides an additional 23 parking spaces in an otherwise underdeveloped area of the site. Providing parking in this area expands the parking offered on the site, provides more convenient parking, and avoids the creation of a large parking field. The new parking area is in alignment and has a similar setback as the existing parking to the south, which as stated above, was the result of the shape and topography challenges in developing this property.*

*The variance is the minimum necessary to expand parking in this area to serve residents and avoid a reconfiguration of the site circulation, which is not a feasible option. The Applicant has agreed to construct an opaque, 3-foot screen wall along the west edge of the new parking area to protect the residential development to the west.*

***The Applicant states the Variance is the minimum necessary to avoid extraordinary hardship or practical difficulties.***

***Staff finds the site hardship supports the Variance to Neighborhood Edges 50-foot separation and that it is the minimum necessary.***

***Similar to the analysis in Criteria 4 above, staff does not find the existing topography and shape of the project site supports approximately 83% additional height for the IL Building as the minimum necessary to avoid extraordinary hardship or practical difficulties. Staff supports a Variance of less than 50% additional height or 17-feet to the current maximum for each building, resulting in a potential of 52-foot high buildings. Planning staff recommends this as the minimum necessary to avoid extraordinary hardship or practical difficulties for this institutional facility that provides a needed service for seniors.***

## **V. Agency & Neighborhood Concerns**

### **Reviewing Agencies**

Describe significant comments or outstanding issues that affect the request, otherwise refer to the agency comments at the end of the staff report

### **Neighborhood/Public**

The applicant notified the District 8 Coalition of Neighborhood Associations and property owners within 100 feet of the subject site as required. Residents of LVL are not property owners but sign a “Life Care Agreement” and pay an entrance fee and monthly service fee, which goes towards paying life time health care for the resident as they age in place. The applicant performed outreach with its residents since 2017 as described in the Neighborhood appendix (see attached).

A neighborhood meeting occurred with the District 8 Coalition of Neighborhood Associations on May 23, 2019. The meeting notes (see attached) show that the District 8 Coalition primarily had questions and their position was not determined.

Staff has received two letters in opposition to the request from residents of the complex including the Board of Directors of the La Vida Llena Chapter of the National Continuing Care Residents Association as well as Donald and Susan Norton.

## **VI. Conclusion**

This is an application for a Major Amendment to a Prior Approval, Site Development Plan (SI-2019-00117) for the La Vida Llena Retirement Community complex, and two (2) Variances.

The applicant wishes to add two new buildings and a parking area to the existing Site Development Plan for Building Permit, which requires approval by the EPC.

In addition to the Major Amendment, the applicant is requesting two Variances-EPC from the following IDO provisions:

- Pursuant to IDO Table 2-3-9(G), R-ML Zone District Dimensional Standards, the maximum building height in the existing R-ML zone is 35-feet. (VA-2019-00152).
- Pursuant to IDO Section 5-9(F)(1), Neighborhood Edges, the parking lot addition to the west of the property is required to be separated 50-feet from the abutting Protected Lot (low-density residential) to the west. (VA-2019-00179).

Staff finds the applicant has met the burden and a Variance to building height as well as to the 50-foot separation between the parking lot and the low-density residential lot is the minimum necessary to avoid extraordinary hardship or practical difficulties given the site’s topography and shape, and given the minimal consequences on surrounding properties. Staff recommends conditional approval including a condition to revise the height request to be 17-feet in excess of the existing maximum 35-feet (52-feet total).

## ***Findings, SI-2019-00117***

### ***Major Amendment to a Prior Approval, Site Development Plan***

1. This is a request for a Major Amendment to a Prior Approval, Site Development Plan for the La Vida Llena Retirement Community complex for all or a portion of Amended Plat Land in Section 33 T11N R4E La Vida Lena, located at 10501 Largima de Oro Road NE, and containing approximately 16.9 acres.
2. The applicant wishes to add two new buildings and a parking area to the existing Site Development Plan for Building Permit.
3. The proposed use of “Assisted Living Facility or Nursing Home” is Permissive within the existing R-ML zone.
4. The Site Development Plan for Building Permit that originally permitted the La Vida Llena (LVL) complex was approved by the Environmental Planning Commission (EPC) in June of 1981 (Z-80-135) in conjunction with the zone change to SU-1 for Retirement Center/Nursing Home. LVL opened its doors in 1983.
5. In 2012, LVL opened a 4-story building containing 58 Independent Living units at the southwest corner of Lagrima de Oro and Juan Tabo.
6. In May of 2018, the Integrated Development Ordinance (IDO) converted the property’s previous zoning, SU-1 for Retirement Center/Nursing Home, which was Site Plan controlled, to R-ML with an existing Site Plan pursuant to City Council adopted conversion rules: the existing use, Assisted Living Facility or Nursing Home, is first permitted in the R-ML zone.
7. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.
9. The Comprehensive Plan designates Montgomery Boulevard NE to the south as a Major Transit Corridor which is intended to prioritize high-frequency transit in Corridors consistent with regional transportation plans. Applicable policies include:
  - 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.
    - f) Encourage higher-density residential developments within ¼ mile of transit stops or stations.
    - g) Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.

- 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.
  - 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.
    - h) Increase the supply of housing that is affordable for all income levels.
    - i) Assure the availability of a wide distribution of quality housing for all persons regardless of race, color, religion, sex, national origin, ancestry, age, or disabled status.
    - j) Provide for the development of quality housing for elderly residents.
  - 9.2.2 High Quality: Encourage quality and innovation in new housing design and construction, materials, and energy and water conservation.
10. The attached Site Development Plan has been evaluated for conformance with applicable regulations and policies of the City adopted Integrated Development Ordinance (IDO) and the Comprehensive Plan. The Conditions of Approval correspond to the Site Development Plan elements that do not conform to the requirements of applicable IDO regulations.
11. The applicant notified the District 8 Coalition of Neighborhood Associations and property owners within 100 feet of the subject site as required. A neighborhood meeting occurred with the District 8 Coalition of Neighborhood Associations on May 23, 2019.
12. The applicant performed outreach with its residents since 2017.
13. Staff has received two letters in opposition to the request from residents of the complex including the Board of Directors of the La Vida Llena Chapter of the National Continuing Care Residents Association and Donald and Susan Norton.

***Recommendation***

***APPROVAL of Project #: 2019-002114, SI-2019-00117, a request for Major Amendment to a Prior Approval, Site Development Plan, for all or a portion of Amended Plat Land in Section 33 T11N R4E La Vida Lena, based on the preceding Findings and subject to the following Conditions of Approval.***

***Conditions Of Approval, SI-2019-00117***

1. The applicant shall coordinate with the staff planner to ensure that all Conditions of Approval are met and then submit a vetted, final version to the staff planner for filing at the Planning Department.
2. The Site Development Plan shall comply with the General Regulations of the IDO, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
3. The Site Plan shall note any Variance–EPC that has been granted/approved.
4. The Site Plan be reviewed and approved by the Development Review Board (DRB) subsequent to EPC approval for review of technical standards.
5. Pursuant to Table 5-1-1, Usable Open Space is required to be 200 square foot per Efficiency unit. The Site Plan shall meet the applicable regulation for Usable Open Space and the applicant shall show this in a calculation on the Site Plan.
6. The Site Plan shall provide, pursuant to IDO Section 5-5(E)(4)(e), where the primary use includes 100 or more dwelling units, 20 percent of required bicycle spaces should be in secured long term storage lockers, approximately 6 lockers.
7. The Site Plan shall illustrate to the satisfaction of the City Engineer, pursuant to 5-7(F)(1)(a), retaining walls limited to 6-feet unless a higher wall is approved by the City Engineer as necessary. Pursuant to 5-7(F)(1)(b), Retaining walls higher than 6-feet tall shall be terraced. Pursuant to 5-7(F)(2), the terraces should be broken by at least 4-foot wide planters/pockets for landscaping unless reduced by approval by the City Engineer.
8. The Site Plan shall provide, pursuant to IDO Section 5-9(E)(2), a minimum 6-foot high opaque wall as required to visually screen parking lots bordering Protected Lots, which includes the townhouses to the west. The wall on the west side of the parking lot shall be increased from 42” to 72”.
10. This Site Plan shall be submitted to and approved by the DRB for the below technical issues/requirements:
11. Conditions of Approval from other agencies:
  - a. *Transportation Development Services*
    - Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)
    - Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

The following comments need to be addressed prior to DRB:

- Please provide referenced detail sheet C-501 for review along with this set.

*b. Police Department/Planning*

- Ensure adequate lighting throughout the project, to include parking areas, pedestrian walkways, and courtyards.
- Limit and clearly delineate access to the property; i.e. Resident Parking and Visitor Parking.
- Install No Trespassing signs that cite the City Ordinance so that they are visible immediately upon entering the property.

*c. Solid Waste Management Department*

- The new/proposed bldg.. #38/IL Wing on Pg. SP-EPC-1 appears to hinder refuse driver's turnaround/back up access to existing refuse compactor. Adjust per SWM requirements.

*d. Albuquerque Bernalillo County Water Utility Authority (ABCWUA)*

- From the proposed Utility Plan, it is understood that several fire lines, sanitary sewer services, and a large meter service are required for the two proposed structures. In addition to the desired infrastructure there is also need for the public waterline (onsite) to be relocated. Prior to these infrastructure improvements being performed, an Availability Statement must first be executed for the site.
- As a condition of approval please request an availability statement here: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
- Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
- Please note that a work order process will be required for the relocation of the existing public onsite waterline.
- Please note that all onsite public waterline shall be within a public waterline easement. Existing waterline easements that will not be utilized should be abandoned.
- All onsite hydrants shall be considered private and painted safety orange.

*e. Public Service Company of New Mexico (PNM)*

- There are numerous electric utility easements on the property serving La Vida Llena. 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 PNM's New Service Delivery Department regarding proposed building location, proposed tree species and building heights in order to ensure sufficient safety clearances and to avoid interference with the existing overhead and underground distribution facilities. Any relocation, changes or realignment of existing electric

utilities will be the developer's expense. PNM's standard is for trees to be planted outside the PNM easement.

- It will be necessary to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact: Andrew Gurule, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107, Phone: (505) 241-0589

## ***Findings, VA-2019-00152***

### ***Variance to R-ML Building Height***

1. This is a request for a Major Amendment to a Prior Approval, Site Development Plan for the La Vida Llena Retirement Community complex for all or a portion of Amended Plat Land in Section 33 T11N R4E La Vida Lena, located at 10501 Largima de Oro Road NE, and containing approximately 16.9 acres.
2. The applicant wishes to add two new buildings and a parking area to the existing Site Development Plan for Building Permit.
3. The proposed use of “Assisted Living Facility or Nursing Home” is Permissive within the existing R-ML zone.
4. The Site Development Plan for Building Permit that originally permitted the La Vida Llena (LVL) complex was approved by the Environmental Planning Commission (EPC) in June of 1981 (Z-80-135) in conjunction with the zone change to SU-1 for Retirement Center/Nursing Home. LVL opened its doors in 1983.
5. In 2012, LVL opened a 4-story building containing 58 Independent Living units in very close proximity at the southwest corner of Lagrima de Oro and Juan Tabo.
6. In May of 2018, the Integrated Development Ordinance (IDO) converted the property’s previous zoning, SU-1 for Retirement Center/Nursing Home, which was Site Plan controlled, to R-ML with an existing Site Plan pursuant to City Council adopted conversion rules: the existing use, Assisted Living Facility or Nursing Home, is first permitted in the R-ML zone.
7. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.
9. The Comprehensive Plan designates Montgomery Boulevard NE to the south as a Major Transit Corridor which is intended to prioritize high-frequency transit in Corridors consistent with regional transportation plans. Applicable policies include:
  - 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.
  - k) Encourage higher-density residential developments within ¼ mile of transit stops or stations.
  - l) Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.

- 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.
  - 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.
    - m) Increase the supply of housing that is affordable for all income levels.
    - n) Assure the availability of a wide distribution of quality housing for all persons regardless of race, color, religion, sex, national origin, ancestry, age, or disabled status.
    - o) Provide for the development of quality housing for elderly residents.
  - 9.2.2 High Quality: Encourage quality and innovation in new housing design and construction, materials, and energy and water conservation.
10. Pursuant to IDO Section 6-6(M)(3) Review and Decision Criteria, "an application for a Variance-EPC shall be approved if it meets all of the following criteria":

1. 6-6(N)(3)(a) There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, and physical characteristics, and such special circumstances were created either by natural forces or by government eminent domain actions for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.

The applicant cites the existing topography and the shape of the lot as special circumstances applicable to the subject property that are not self-imposed and do not apply generally to other property in the same zone district and vicinity, and which create practical difficulties. Staff finds that although one of these aspects alone may not pose an extraordinary hardship, the two together limit the area where buildings may be constructed on the subject site. Staff finds that citing the buildings in the configuration shown, adjacent to the front and rear property line and adding stories, limits effects on surrounding properties while managing difficulties with the topography and lot shape on the subject property.

2. 6-6(N)(3)(b) The Variance will not be materially contrary to the public safety, health, or welfare.

The applicant states the Variance requests will not be materially contrary to public safety, health, or welfare. There is no evidence that extra height and closeness of the parking area, as long as there is the required screening wall

and landscaped buffer will be un-safe or unhealthy or contrary to public welfare. The applicant cites reasons regarding the research into the well-being of seniors why the proposed project will contribute to the health and welfare of the public.

The property to the north is occupied by the local community college, CNM. The nursing program coordinates with LVL for student interaction with residents and there is cross access from users of each site, which contributes to public welfare. The property immediately across the street to the south (zoned NR-PO-A) is occupied by little league baseball fields and other properties across Lagrima de Oro are zoned PD and used for office use, which means residences will not be affected.

3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

The applicant states the Variances will not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

To the north the subject site is adjacent to the CNM campus, which is zoned R-1D low density residential. CNM, a subdivision of the State, is immune from compliance with City zoning, and has developed the campus with buildings of considerably large mass and large parking lots as is needed by a community college. Therefore, because low density residential development does not occur on the lot, it is not a "Protected Lot" pursuant to IDO Section 5-9. In addition, the subject site is below the natural grade of the adjacent CNM property, and therefore, the height impact will be lessened. CNM has submitted a letter in support of the LVL project proposal.

To the south of the subject site, across the street, are little-league baseball fields zoned NR-PO-A. Other properties across Lagrima de Oro are zoned PD and are used for commercial office use. Further to the south is the commercial area along Montgomery Boulevard NE, a Major Transit Corridor. Therefore, because they are non-residential uses, the request will not materially adversely affect these properties.

4. The Variance will not materially undermine the intent and purpose of this IDO or the applicable zone district.

The purpose of the IDO is to:

1-3(A) Implement the adopted Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended.

1-3(B) Ensure that all development in the City is consistent with the spirit and intent of any other plans and policies adopted by City Council.

- 1-3(C) Ensure the provision of adequate public facilities and services for new development.
- 1-3(D) Protect the quality and character of residential neighborhoods.
- 1-3(E) Promote the economic development and fiscal sustainability of the City.
- 1-3(F) Provide for the efficient administration of City land use and development regulations.
- 1-3(G) Protect the health, safety, and general welfare of the public.
- 1-3(H) Provide for orderly and coordinated development patterns.
- 1-3(I) Encourage the conservation and efficient use of water and other natural resources.
- 1-3(J) Implement a connected system of parks, trails, and open spaces to promote improved outdoor activity and public health.
- 1-3(K) Provide reasonable protection from possible nuisances and hazards and to otherwise protect and improve public health.
- 1-3(L) Encourage efficient and connected transportation and circulation systems for motor vehicles, bicycles, and pedestrians.

Staff finds the request will not materially undermine the intent and purpose of this IDO because it implements the above subsections.

The purpose of the R-ML zone district is to provide for a variety of low- to medium-density housing options. The primary land uses are townhouses and low-density multi-family buildings, as well as civic and institutional uses, such as Assisted Living, to serve the surrounding residential areas.

In general, the request will not materially undermine the intent and purpose of applicable zone district because it provides expanded housing options and parking options for those senior residents.

However, an additional 29-foot or approximately 83% increase over the permitted 35-foot in the existing R-ML zone for the IL Building is not consistent with low to medium density. Staff notes the nearby and relatively new Assisted Living building at the corner of Lagrima de Oro and Juan Tabo is 48-feet in height as a height comparison. Staff recommends a similar height variance for both proposed new buildings on the entire project site, and supports a Variance to permit less than an additional 50% in height or 17-feet to the current maximum for each building to mitigate the hardship created and caused by topography and the shape of the site, resulting in a potential of 52-foot high buildings. It is within the EPC's authority to condition any approval to comport with the intent and purpose of the R-ML zone.

5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

The Applicant states the Variance is the minimum necessary to avoid extraordinary hardship or practical difficulties.

Similar to the analysis in Criteria 4 above, staff does not find the existing topography and shape of the project site supports approximately 83% additional height for the IL Building as the minimum necessary to avoid extraordinary hardship or practical difficulties. Staff supports a Variance of less than 50% additional height or 17-feet to the current maximum for each building, resulting in a potential of 52-foot high buildings. Planning staff recommends this as the minimum necessary to avoid extraordinary hardship or practical difficulties for this institutional facility that provides a needed service for seniors.

11. The applicant notified the District 8 Coalition of Neighborhood Associations and property owners within 100 feet of the subject site as required. A neighborhood meeting occurred with the District 8 Coalition of Neighborhood Associations on May 23, 2019.
12. The applicant performed outreach with its residents since 2017..
13. Staff has received two letters in opposition to the request from residents of the complex including the Board of Directors of the La Vida Llena Chapter of the National Continuing Care Residents Association and Donald and Susan Norton.

### ***Recommendation***

***APPROVAL of Project #: 2019-002114, SI-2019-00152, a request for Major Amendment to a Prior Approval, Site Development Plan, for all or a portion of Amended Plat Land in Section 33 T11N R4E La Vida Lena, based on the preceding Findings and subject to the following Condition of Approval.***

### ***Conditions Of Approval, VA-2019-00152***

1. Variance to Building Height (IDO Section 5-1(C) Table 5-1-1, Building Height Maximum R-ML zone) shall be 17-feet over the required maximum height of 35-feet for a total of 52-feet for each new building.

## ***Findings, VA-2019-00179***

### ***Variance to Neighborhood Edges***

1. This is a request for a Major Amendment to a Prior Approval, Site Development Plan for the La Vida Llena Retirement Community complex for all or a portion of Amended Plat Land in Section 33 T11N R4E La Vida Lena, located at 10501 Largima de Oro Road NE, and containing approximately 16.9 acres.
2. The applicant wishes to add two new buildings and a parking area to the existing Site Development Plan for Building Permit.
3. The proposed use of “Assisted Living Facility or Nursing Home” is Permissive within the existing R-ML zone.
4. The Site Development Plan for Building Permit that originally permitted the La Vida Llena (LVL) complex was approved by the Environmental Planning Commission (EPC) in June of 1981 (Z-80-135) in conjunction with the zone change to SU-1 for Retirement Center/Nursing Home. LVL opened its doors in 1983.
5. In 2012, LVL opened a 4-story building containing 58 Independent Living units at the southwest corner of Lagrima de Oro and Juan Tabo.
6. In May of 2018, the Integrated Development Ordinance (IDO) converted the property’s previous zoning, SU-1 for Retirement Center/Nursing Home, which was Site Plan controlled, to R-ML with an existing Site Plan pursuant to City Council adopted conversion rules: the existing use, Assisted Living Facility or Nursing Home, is first permitted in the R-ML zone.
7. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.
9. The Comprehensive Plan designates Montgomery Boulevard NE to the south as a Major Transit Corridor which is intended to prioritize high-frequency transit in Corridors consistent with regional transportation plans. Applicable policies include:
  - 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.
    - p) Encourage higher-density residential developments within ¼ mile of transit stops or stations.
    - q) Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.

- 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.
  - 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.
    - r) Increase the supply of housing that is affordable for all income levels.
    - s) Assure the availability of a wide distribution of quality housing for all persons regardless of race, color, religion, sex, national origin, ancestry, age, or disabled status.
    - t) Provide for the development of quality housing for elderly residents.
  - 9.2.2 High Quality: Encourage quality and innovation in new housing design and construction, materials, and energy and water conservation.
10. Pursuant to IDO Section 6-6(M)(3) Review and Decision Criteria, "an application for a Variance-EPC shall be approved if it meets all of the following criteria":
1. 6-6(N){3}{a) There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, and physical characteristics, and such special circumstances were created either by natural forces or by government eminent domain actions for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.

The applicant cites the existing topography and the shape of the lot as special circumstances applicable to the subject property that are not self-imposed and do not apply generally to other property in the same zone district and vicinity , and which create practical difficulties. Staff finds that although one of these aspects alone may not pose an extraordinary hardship, the two together limits the area where elements may be constructed on the subject site.

The applicant also describes the existing development as constructed under the prior SU-1 zone which was controlled by an EPC approved Site Plan and would have permitted expansion per EPC approval. The applicant is constrained by existing development and coordinating new development with the existing, which affects the alignment of the parking area on the west property line, making it not possible to locate this parking area 50-foot from the adjacent lot.

2. 6-6(N)(3)(b) The Variance will not be materially contrary to the public safety, health, or welfare.

The applicant states the Variance requests will not be materially contrary to public safety, health, or welfare. There is no evidence that extra height and closeness of the parking area, as long as there is the required screening wall and landscaped buffer will be un-safe or unhealthy or contrary to public welfare. The applicant cites reasons regarding the research into the well-being of seniors why the proposed project will contribute to the health and welfare of the public.

The property to the north is occupied by the local community college, CNM. The nursing program coordinates with LVL for student interaction with residents and there is cross access from users of each site, which contributes to public welfare. The property to the west is occupied by townhouses and a 6-foot screening wall will mitigate potential issues.

3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

The applicant states the Variances will not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

To the west, the subject site is bordered by a low-density residential use which has protected status. Planning staff has not received any comments from these property owners, and even if there is not a full 50-foot separation of new parking spaces, it will be required that the applicant meet the other Neighborhood Edges provisions, including a 6-foot opaque wall and a minimum 15-foot wide landscape buffer. The subject site is at a higher elevation than the townhouses, and the required 6-foot opaque wall and the proposed 15-25 foot landscape buffer will effectively screen parked cars from view.

4. The Variance will not materially undermine the intent and purpose of this IDO or the applicable zone district.

The purpose of the IDO is to:

1-3(A) Implement the adopted Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended.

1-3(B) Ensure that all development in the City is consistent with the spirit and intent of any other plans and policies adopted by City Council.

1-3(C) Ensure the provision of adequate public facilities and services for new development.

1-3(D) Protect the quality and character of residential neighborhoods.

1-3(E) Promote the economic development and fiscal sustainability of the City.

1-3(F) Provide for the efficient administration of City land use and development regulations.

1-3(G) Protect the health, safety, and general welfare of the public.

1-3(H) Provide for orderly and coordinated development patterns.

1-3(I) Encourage the conservation and efficient use of water and other natural resources.

1-3(J) Implement a connected system of parks, trails, and open spaces to promote improved outdoor activity and public health.

1-3(K) Provide reasonable protection from possible nuisances and hazards and to otherwise protect and improve public health.

1-3(L) Encourage efficient and connected transportation and circulation systems for motor vehicles, bicycles, and pedestrians.

Staff finds the request will not materially undermine the intent and purpose of this IDO because it implements the above subsections.

The purpose of the R-ML zone district is to provide for a variety of low- to medium-density housing options. The primary land uses are townhouses and low-density multi-family buildings, as well as civic and institutional uses, such as Assisted Living, to serve the surrounding residential areas.

In general, the request will not materially undermine the intent and purpose of applicable zone district because it provides expanded housing options and parking options for those senior residents.

5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

The Applicant states the Variance is the minimum necessary to avoid extraordinary hardship or practical difficulties.

Staff finds the site hardship supports the Variance to Neighborhood Edges 50-foot separation and that it is the minimum necessary.

11. The applicant notified the District 8 Coalition of Neighborhood Associations and property owners within 100 feet of the subject site as required. A neighborhood meeting occurred with the District 8 Coalition of Neighborhood Associations on May 23, 2019.
12. The applicant performed outreach with its residents since 2017.
13. Staff has received two letters in opposition to the request from residents of the complex including the Board of Directors of the La Vida Llena Chapter of the National Continuing Care Residents Association and Donald and Susan Norton.

***Recommendation***

***APPROVAL of Project #: 2019-002114, SI-2019-00179, a request for Major Amendment to a Prior Approval, Site Development Plan, for all or a portion of Amended Plat Land in Section 33 T11N R4E La Vida Lena, based on the preceding Findings.***

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***Cheryl Somerfeldt  
Current Planner***

***Notice of Decision cc list:***

List will be finalized subsequent to the EPC hearing on June 13, 2019.

## ***Agency Comments***

### ***PLANNING DEPARTMENT***

#### ***Long Range Planning***

Current IDO Zone: R-ML

Request: Major Amendment to Site Plan and Variance

The site is located at 10501 Lagrima de Oro Rd NE between Juan Tabo Blvd NE and Morris St. NE on approximately 17 acres. The site is zoned R-ML. There is R-1D zoning to the north, R-ML zoning to the east, and a mix of R-T and R-ML to the west.

R-ML allows a maximum building height of 35 feet. The variance request is for an additional 30 feet in building height. The purpose of the R-ML zone district is to “provide for a variety of low- to medium-density housing options. The primary land uses are townhouses and low-density multi-family buildings...”

The site is within an Area of Change and the Major Transit Corridor along Montgomery Blvd.

The EPC will need to carefully consider whether the variance request to building height for additional dwelling units is appropriate given the purpose of the R-ML zone to allow low- to medium-density housing options.

ABC Comprehensive Plan Policy 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.

- a) Encourage higher-density residential developments within ¼ mile of transit stops or stations.
- b) Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.

ABC Comprehensive Plan Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

ABC Comprehensive Plan Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

- a) Increase the supply of housing that is affordable for all income levels.
- c) Assure the availability of a wide distribution of quality housing for all persons regardless of race, color, religion, sex, national origin, ancestry, age, or disabled status.
- e) Provide for the development of quality housing for elderly residents.

ABC Comprehensive Plan Policy 9.1.2 Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable and mixed income housing options throughout the area.

ABC Comprehensive Plan Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.

ABC Comprehensive Plan Policy 9.2.2 High Quality: Encourage quality and innovation in new housing design and construction, materials, and energy and water conservation.

*Transportation Development Services*

Transportation Development Conditions:

- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
- Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

The following comments need to be addressed prior to DRB:

- Please provide referenced detail sheet C-501 for review along with this set.

VA-2019-00152 –Variance

- No objection to the request.

***MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION***

Reviewed. No Comments.

***POLICE DEPARTMENT/Planning***

Regarding the proposed Project Project #2019-002214 (1003807), La Vida Llena 10501 Lagrima de Oro, I respectfully submit the following comments based on Crime Prevention through Environmental Design:

- Ensure adequate lighting throughout the project, to include parking areas, pedestrian walkways, and courtyards.
- Ensure natural surveillance and clear lines of sight throughout the facility. Natural surveillance requires a space free from natural and physical barrier (i.e. open picket vs. solid fences). Establish a clear line of sight from the parking areas to the residential building and from the building the parking areas.

- Ensure that landscaping is maintained to provide natural surveillance, trimming trees up to create a canopy of at least six feet; and trimming shrubs and bushes down to three feet.
- Ensure adequate locking devices (i.e. deadbolt locks) on residential units.
- Ensure eye-viewers on primary and secondary entrance doors to residential units.
- Limit and clearly delineate access to the property; i.e. Resident Parking and Visitor Parking.
- Clearly delineate public, semi-public, semi-private, and private space throughout the project.
- Install No Trespassing signs that cite the City Ordinance so that they are visible immediately upon entering the property.

If you have any questions regarding these CPTED recommendations, please call me at 256-2050. I am also available to do an on-site security survey after the project is complete.

#### ***SOLID WASTE MANAGEMENT DEPARTMENT***

The new/proposed bldg.. #38/IL Wing on Pg. SP-EPC-1 appears to hinder refuse driver's turnaround/back up access to existing refuse compactor.

#### ***ABC WATER UTILITY AUTHORITY (ABCWUA)***

- No adverse comment to the proposed amendment.
- The site is currently receiving service.
- From the proposed Utility Plan, it is understood that several fire lines, sanitary sewer services, and a large meter service are required for the two proposed structures. In addition to the desired infrastructure there is also need for the public waterline (onsite) to be relocated. Prior to these infrastructure improvements being performed, an Availability Statement must first be executed for the site.
- As a condition of approval please request an availability at the link below:  
[http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
- Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
- Please note that a work order process will be required for the relocation of the existing public onsite waterline.
- Please note that all onsite public waterline shall be within a public waterline easement. Existing waterline easements that will not be utilized should be abandoned.

- All onsite hydrant shall be considered private and painted safety orange.
- VA-2019-00152 – Variance

- No adverse comment to the proposed variance.

***ALBUQUERQUE PUBLIC SCHOOLS***

No adverse impacts.

***Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)***

No objections.

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

MRMPO has no adverse comments.

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

Conditions for Approval for Major Amendment Site Development Plan (La Vida Llena Retirement Community additions located at 10501 Lagrima de Oro Rd. NE between Morris St. NE and Juan Tabo Blvd. NE):

- There are numerous electric utility easements on the property serving La Vida Llena. 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 PNM's New Service Delivery Department regarding proposed building location, proposed tree species and building heights in order to ensure sufficient safety clearances and to avoid interference with the existing overhead and underground distribution facilities. Any relocation, changes or realignment of existing electric utilities will be the developer's expense. PNM's standard is for trees to be planted outside the PNM easement.
- It will be necessary to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact:

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

***NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)***

NMDOT has no comments at this this time.

***PARKS AND RECREATION DEPARTMENT***

Major Amendment to Site Development Plan and Height Variance.

The Parks and Recreation Department has reviewed this application and has no objection to the proposed Site Plan amendment or variance. The development should not negatively affect the park facility across the street on Lagrima del Oro.

PHOTOS



View of the subject site looking north from Lagrima de Oro Road NE, including the entrance sign.



View of the subject site looking east from Lagrima de Oro Road NE.



View of the subject site looking west from Lagrima de Oro Road NE.



View of the rear lot line of the subject site looking south from TVI Road.

APPLICATION



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

<b>Administrative Decisions</b>	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<b>Policy Decisions</b>
<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) Major Amendment	<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)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<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)	<b>Appeals</b>
<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: La Vida Llena		Phone: (505) 291-3294
Address: 10501 Lagrima De Oro Road NE		Email:
City: Albuquerque	State: NM	Zip: 87111
Professional/Agent (if any): Jacqueline Fishman, AICP		Phone: (505) 764-9801
Address: 302 Eighth Street NW		Email: fishman@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List all owners: N/A	

**BRIEF DESCRIPTION OF REQUEST**

Major amendment to site plan and variances for building height, building height setback.

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: La Vida Llena	Block: 0000	Unit:
Subdivision/Addition: La Vida Llena	MRGCD Map No.:	UPC Code: 102106137909740340
Zone Atlas Page(s): F-21	Existing Zoning: R-ML	Proposed Zoning: N/A
# of Existing Lots: 1	# of Proposed Lots: N/A	Total Area of Site (acres): 16.89

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 10501 Lagrima de Oro Road NE	Between: Morris Street	and: Juan Tabo Boulevard
---	------------------------	--------------------------

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

100387

Signature:	Date: 4/25/19
Printed Name: JACQUELINE FISHMAN	<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](mailto: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**

- NO Interpreter Needed for Hearing? \_\_\_\_\_ 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
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement
- Signed Traffic Impact Study (TIS) Form
- 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)
- 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

**(INCLUDED APPLICATION - CLEARANCE NEVER RECEIVED)**

**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.*

<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: </p>	<p>Date: 4/25/19</p>
<p>Printed Name: JACQUELINE FISHMAN</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Project Number: _____</p>	<p>Case Numbers _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

February 13, 2019

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

Dear Mr. Serrano,

The purpose of this letter is to provide authorization to Consensus Planning and Hartman + Majewski Design Group to act as our agents on behalf of La Vida Llena (owner of the property) for all requests related to the proposed expansion at 10501 Lagrima Del Oro NE. This includes an Administrative Amendment that will be submitted to the City Planning Director and a subsequent Major Site Plan Amendment to the Environmental Planning Commission (EPC).

Sincerely,



E. DeAnn Eaton  
Chief Executive Officer  
Haverland Carter Lifestyle Group



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

## IDO Zone Atlas

### May 2018



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



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**F-21-Z**

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

0 250 500 1,000 Feet

**James Foty**

---

**From:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Sent:** Thursday, December 6, 2018 1:48 PM  
**To:** James Foty  
**Subject:** FW: Neighborhood Meeting Inquiry\_10501 LAGRIMA DE ORO RD NE\_EPC  
**Attachments:** ZoneAtlasPage\_F-21-Z.PDF; Neighborhood Meeting Inquiry\_10501 LAGRIMA DE ORO RD NE\_EPC.xlsx

James,

I tried sending this to you earlier but it bounced back. I'm assuming that it is because the email address was entered as .org instead of .com. Thanks.

Respectfully,

**Vicente M. Quevedo, MCRP**  
Neighborhood Liaison  
Office of Neighborhood Coordination  
City of Albuquerque – City Council  
(505) 768-3332

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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**From:** Quevedo, Vicente M.  
**Sent:** Thursday, December 06, 2018 1:34 PM  
**To:** 'foty@consensusplanning.org' <foty@consensusplanning.org>  
**Subject:** Neighborhood Meeting Inquiry\_10501 LAGRIMA DE ORO RD NE\_EPC

James,

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 Lin
District 8 Coalition of Neighborhood Associations	Mary	Kurkjian	<a href="mailto:mary.kurkjian@gmail.com">mary.kurkjian@gmail.com</a>	13709 Canada del O NE
District 8 Coalition of Neighborhood Associations	Donald	Couchman	<a href="mailto:dhc@zianet.com">dhc@zianet.com</a>	6441 Concordia Roa

ZIP

87102

Legal description of the subject site for this project:

Physical address of subject site:

10501 LAGRIMA DE ORO RD NE

Subject site cross streets:

Site is located between Morris Street NE and Juan Tabo Blvd NE, and south of TVI Road.

Other subject site identifiers:

This site is located on the following zone atlas page:

F-21

=====  
This message has been analyzed by Deep Discovery Email Inspector.

**From:** [Jackie Fishman](#)  
**To:** [mary.kurkjian@gmail.com](mailto:mary.kurkjian@gmail.com); [dhc@zianet.com](mailto:dhc@zianet.com)  
**Cc:** [Charlene Johnson](#)  
**Subject:** RE: PreApplication Notification for New Application  
**Date:** Wednesday, December 12, 2018 2:05:36 PM  
**Attachments:** [ZoneAtlasPage\\_F-21-Z.pdf](#)

---

Ms. Kurkjian and Mr. Couchman –

I just realized that I didn't attach a map showing the location of our request. Please see attached map.

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

This email is notification that Consensus Planning is preparing an application for a Site Plan amendment that will be submitted to the Environmental Planning Commission (EPC) on behalf of La Vida Llena. The site is located at La Vida Llena's existing campus at 10501 Lagrima de Oro Road NE, just west of Juan Tabo Boulevard. The site was previously zoned SU-1 Retirement Center/Nursing Home prior to the adoption of the Integrated Development Ordinance (IDO). The IDO converted the zoning to RM-L. The IDO process requires major amendments to existing site plans to be reviewed and approved by the EPC. The Applicant is proposing to amend the existing approved site plan to include two additional buildings and remodel portions of the existing buildings. The request to EPC will also include a height variance to one of the new buildings.

Your association may request a meeting regarding this project by replying to this email at [fishman@consensusplanning.com](mailto:fishman@consensusplanning.com), or by phone at (505) 764-9801. A meeting request must be received by Friday, December 27, 2018 and the meeting must be scheduled within 30 days of the request, per the IDO requirements.

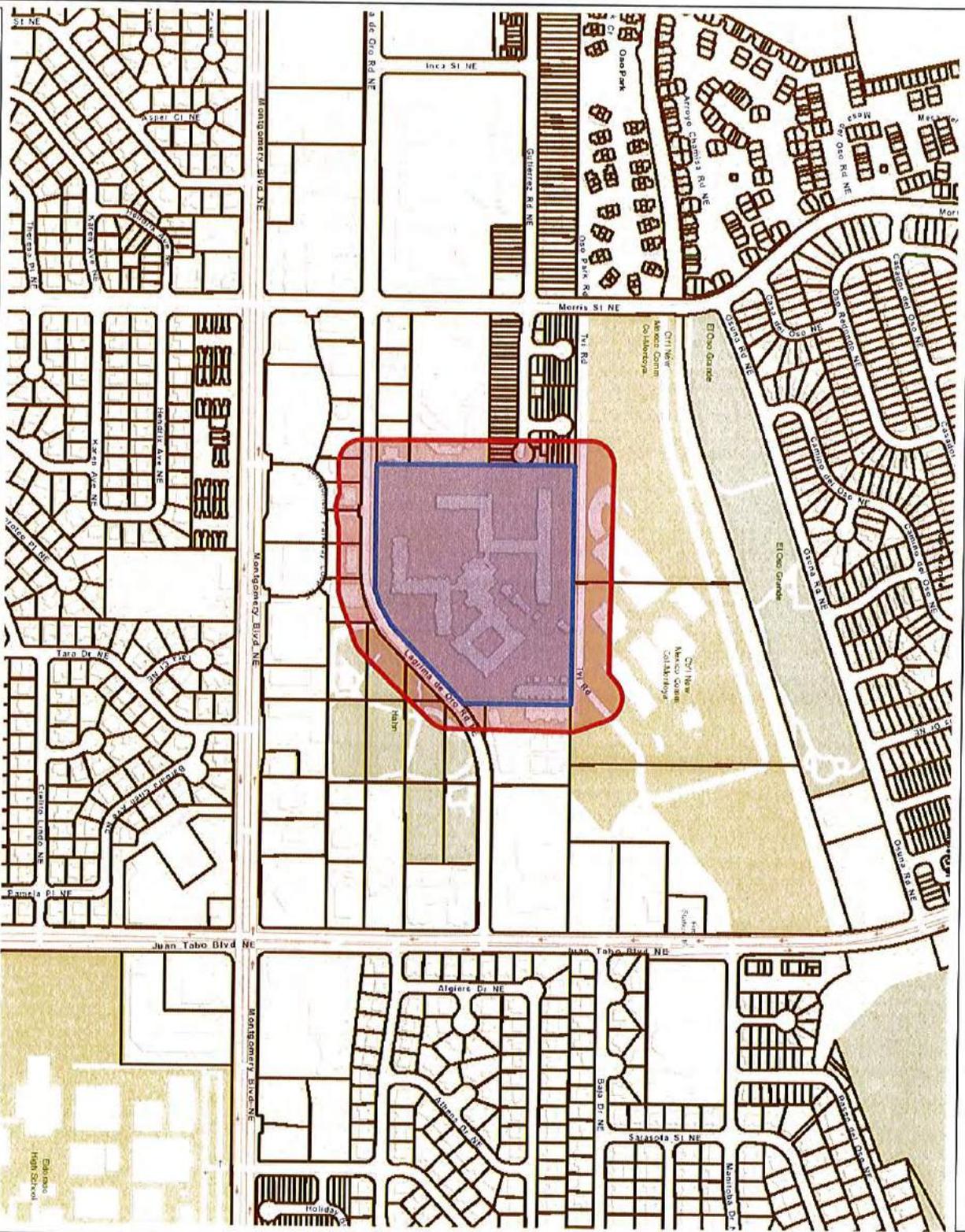
Sincerely,

**Jacqueline Fishman, AICP**

Principal  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
P: 505.764.9801  
f: 505.842.5495



# La Vida Llena 100 Foot Buffer Map



- Legend**
- Bernalillo County Parcels
  - Municipal Limits**
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED
  - World Street Map

**Notes**  
 Created by Consensus Planning  
 4-09-2019

1,202 0 601 1,202 Feet  
 WGS 1984\_Web\_Mercator\_Auxiliary\_Sphere  
 4/9/2019 © City of Albuquerque  
 1:7,213

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/abc-data/abc-data-disclaimer-1> for more information.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

**Property Owner Address / 100 Foot Buffer La Vida Llena**

Owner	Owner Address	Owner Address 2
OSWALD CREIGHTON M SR & LINDA L TRUSTEES OSWALD RVT	3205 EMBUDITO DR NE	ALBUQUERQUE NM 87111-5544
CENTRAL NEW MEXICO COMMUNITY COLLEGE C/O		
KATHERINE L ULIBARRI - VP FIN OPS	525 BUENA VISTA DR SE	ALBUQUERQUE NM 87106-4023
LA VIDA LLENA	10501 LAGRIMA DE ORO RD NE	ALBUQUERQUE NM 87111-3737
JORDAN MELISSA R	10448 GUTIERREZ RD NE	ALBUQUERQUE NM 87111-6954
MOGUL LLC & SALAMONE ANGELO L JR	PO BOX 920798	EL PASO TX 79902
MN BEAR LLC	901 ADOBE RD NW	ALBUQUERQUE NM 87107-5456
ROMERO PETER E	10440 GUTIERREZ RD NE	ALBUQUERQUE NM 87111
CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248
CARTER AUDREY S TRUSTEE CARTER RVL T	4624 GRET TA CT NE	ALBUQUERQUE NM 87111-6953
CITY OF ALBUQUERQUE LA VIDA LLENA	PO BOX 1293	ALBUQUERQUE NM 87103-1293
DANIELS VONCEIL	4608 GRET TA CT NE	ALBUQUERQUE NM 87111-6953
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248
CEREZA CIELO LLC	6426 E EAST RAFT RIVER ST	MTESA AZ 85215-9765
RABEL MARJORIE E & JOHN F TRUSTEES RABEL RVL T	500 PAISANO ST NE APT 123	ALBUQUERQUE NM 87123-1461
HERTZFIELD NICHOLAS	10444 GUTIERREZ RD NE	ALBUQUERQUE NM 87111-6954
GORMAN PATRICK L	10436 GUTIERREZ RD NE	ALBUQUERQUE NM 87111
WISSMANN VERNON & ROBERT J WISSMANN	10452 GUTIERREZ RD NE	ALBUQUERQUE NM 87111
VENTAS BEAR CANYON LLC C/O ALTUS GROUP US INC	21001 N TATUM BLVD SUITE 1630-630	PHOENIX AZ 85050-4242
10433 MONTGOMERY PARKWAY LLC	10433 MONTGOMERY PKWY NE	ALBUQUERQUE NM 87111
BOULDER LAND & LEASING COMPANY LLC C/O		
CASTONGUAY CHERYL A	3213 CALLE DE ESTRELLA NW	ALBUQUERQUE NM 87104
DMW LLC	12216 PAPA YA CT NE	ALBUQUERQUE NM 87111
ONDRASEK PETER J & ADELE T	8905 BROOKDALE CT NE	ALBUQUERQUE NM 87113-2462
RAUSCH STEVE	4620 GRET TA CT NE	ALBUQUERQUE NM 87111
HARNICK DAVID J & CONNIE V TRUSTEES HARNICK RVT	9219 VINTNER DR NE	ALBUQUERQUE NM 87122-2920
KASSANDER LLC	6300 JEFFERSON ST NE	ALBUQUERQUE NM 87109-3480
HALTOM PROPERTIES LLC	8800 GYPSY DR NE	ALBUQUERQUE NM 87122-1214

April 25, 2019

Dear Property Owner:

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 nearby Property Owner that, Consensus Planning, agent for La Vida Llena, has 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.

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. As part of this application to the EPC, we are requesting variances to the building height for the buildings.

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](http://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](mailto: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](mailto:fishman@consensusplanning.com).

Sincerely,  
Consensus Planning, Inc.

Attached: Zone Atlas F-21

From: [Quevedo, Vicente M.](mailto:Quevedo_Vicente_M)  
 To: [Charlene Johnson](mailto:Charlene.Johnson)  
 Subject: Public Notice Inquiry, 10501 Lagrima De Oro Rd. NE, EPC  
 Date: Tuesday, Apr 09, 2019 10:51:11 AM  
 Attachments: [EPC001.png](#)  
[EPC002.png](#)  
[EPC003.png](#)  
[ZoneAtlasPage\\_F-21-2.PDF](#)  
[Public Notice Inquiry, 10501 Lagrima De Oro Rd. NE, EPC.xlsx](#)

Charlene,

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	State	Zip	Mobile Phone	Phone
District 8 Coalition of Neighborhood Associations	Mary	Kurkjian	<a href="mailto:mary.kurkjian@gmail.com">mary.kurkjian@gmail.com</a>	13709 Canada del Oro Place NE	Albuquerque	NM	87111	50572850628	5057972638
District 8 Coalition of Neighborhood Associations	Donald	Couchman	<a href="mailto:dnc@zianet.com">dnc@zianet.com</a>	6441 Concordia Road NE	Albuquerque	NM	87111	5052698335	5058712421

**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>

**IDO - Administration & Enforcement section:** <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

**Vicente M. Quevedo, MCRP**  
 Neighborhood Liaison  
 Office of Neighborhood Coordination  
 City of Albuquerque – City Council  
 (505) 768-3332

Webs to: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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From: [webmaster@cabq.gov](mailto:webmaster@cabq.gov) [mailto:webmaster@cabq.gov] On Behalf Of [webmaster@cabq.gov](mailto:webmaster@cabq.gov)  
 Sent: Tuesday, April 09, 2019 9:01 AM  
 To: Office of Neighborhood Coordination <[cjohnson@consensusplanning.com](mailto:cjohnson@consensusplanning.com)>  
 Cc: Office of Neighborhood Coordination <[conc@cabq.gov](mailto:conc@cabq.gov)>  
 Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For  
 Environmental Planning Commission  
 If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below

Contact Name  
 Charlene Johnson  
 Telephone Number  
 5057649801  
 Email Address  
[cjohnson@consensusplanning.com](mailto:cjohnson@consensusplanning.com)

Company Name  
 Consensus Planning, Inc.  
 Company Address  
 302 Eighth Street NW

City  
 Albuquerque  
 State  
 NM  
 ZIP  
 87102

Legal description of the subject site for this project  
 AMENDED PLAT LAND IN SEC 33 T11N R4E LA VIDA LLENA CONT 16,8937 AC

Physical address of subject site  
 10501 Lagrima De Oro Rd. NE

Subject site cross streets  
 Montgomery Boulevard and Juan Tabo

Other subject site identifiers:  
 This site is located on the following zone atlas page  
 F-21

-----  
 This message has been analyzed by Deep Discovery Email Inspector.



PLANNING

CONSENSUS

April 25, 2019

Mary Kurkjian  
13709 Canada del Oso Place NE  
Albuquerque, NM 87111

Donald Couchman  
6441 Concordia Road NE  
Albuquerque, NM 87111

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

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

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

This letter is 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 2<sup>nd</sup> 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](mailto:thummell@cabq.gov) or by phone at (505) 768-4660. A facilitated meeting request must be received by ADR by May 10, 2019.

Sincerely,

Jacqueline Fishman, AICP  
Principal

PRINCIPALS

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

Attached: Zone Atlas F-21 and 11x17 Site Plan, Sheets 1-3

**From:** [Jackie Fishman](#)  
**To:** "[mary.kurkjian@gmail.com](mailto:mary.kurkjian@gmail.com)"; "[dhc@zianet.com](mailto:dhc@zianet.com)"  
**Cc:** [Charlene Johnson](#)  
**Subject:** EPC Application Notification  
**Date:** Thursday, April 25, 2019 9:37:00 AM  
**Attachments:** [2019.04.24 Site Plan - EPC SHEETS 1-3 Reduced Size.pdf](#)  
[ZoneAtlasPage\\_F-21-Z.pdf](#)

---

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 2<sup>nd</sup> 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](mailto: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**  
Principal  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
P: 505.764.9801

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from \_\_\_\_\_ To \_\_\_\_\_

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

\_\_\_\_\_  
(Applicant or Agent)

\_\_\_\_\_  
(Date)

I issued \_\_\_\_\_ signs for this application,

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Staff Member)

**PROJECT NUMBER:** \_\_\_\_\_

**CITY OF ALBUQUERQUE**  
TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: La Vida Llana DATE OF REQUEST: 02/21/19 ZONE ATLAS PAGE(S): F-21

CURRENT:  
ZONING RM-L  
PARCEL SIZE (AC/SQ. FT.) 16.89

LEGAL DESCRIPTION:  
LOT OR TRACT # La Vida Llana BLOCK # 0000  
SUBDIVISION NAME La Vida Llana

REQUESTED CITY ACTION(S):  
ANNEXATION [ ]  
ZONE CHANGE [ ]: From \_\_\_\_\_ To \_\_\_\_\_  
SECTOR, AREA, FAC, COMP PLAN [ ]  
AMENDMENT (Map/Text) [ ]

SITE DEVELOPMENT PLAN:  
SUBDIVISION\* [ ] AMENDMENT [  ] *Major Ammendment to SDP BP*  
BUILDING PERMIT [ ] ACCESS PERMIT [ ]  
BUILDING PURPOSES [ ] OTHER [ ]  
\*includes platting actions

PROPOSED DEVELOPMENT:  
NO CONSTRUCTION/DEVELOPMENT [ ]  
NEW CONSTRUCTION [  ]  
EXPANSION OF EXISTING DEVELOPMENT [  ]

GENERAL DESCRIPTION OF ACTION:  
# OF UNITS: 412 Existing units/rooms - 40 New units/rooms  
BUILDING SIZE: 131,711 (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE  DATE 2-21-2019  
(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>nd</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [  ] BORDERLINE [ ]  
THRESHOLDS MET? YES [ ] NO [  ] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]  
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

 TRAFFIC ENGINEER  
2/21/19 DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED   /  /    
-FINALIZED   /  /   TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

# 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.**

 4/25/19  
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 (EXISTING CONDITIONS)

- 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 (EXISTING)
  - 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
  - N/A 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) (EXISTING)
  - 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. (MOSTLY EXISTING)
- 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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18.346 Date: 12.10.2018 Time: 1:30pm

Address: 10501 La Grima de Oro NE

NOTES: Are you adding more than 25%?

10501 La Grima: Applicant desire 57-ft tall building

- R-ML to PD Zone Map Amendment for Assisted Living and add 2 structures to existing site, currently under approved site plan. R-ML allows current use, maybe R-MH if needed for what they want to develop (e.g. for additional building height).
- PD is not a desirable zone change nor does it seem necessary.
- Site plan can be amended per 6-4(Y)(1) or replaced it with new site plan without zone change.
- If can't comply w/ IDO regs, can request Deviations (Admin) or Variances-EPC.

properties across street eligible for Voluntary Zone Conversion

Building Ht. max. 35'

Setbacks Front 15'; Side 10'; Rear 15'

Site Plan Minor Amendments - Thresholds p. 367 Table 6.4.5

EPC: Site Plan Major Amendment or remove from existing Site Plan

EPC Variance ~~for~~ to height ~~by~~ language  
AA for parking



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

<b>Administrative Decisions</b>		<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)	<b>Policy Decisions</b>	
<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 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)	
<b>Decisions Requiring a Public Meeting or Hearing</b>		<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)	<b>Appeals</b>	
<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: La Vida Llana		Phone: (505) 291-3294
Address: 10501 Lagrima De Oro Road NE		Email: deaton@haverlandcarter.com
City: Albuquerque	State: NM	Zip: 87111
Professional/Agent (if any): Jacqueline Fishman, AICP - Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 Eighth Street NW		Email: fishman@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner		List <u>all</u> owners:

**BRIEF DESCRIPTION OF REQUEST**

Request for Archaeological Certificate.

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: La Vida Llana		Block: 0000	Unit:
Subdivision/Addition: La Vida Llana		MRGCD Map No.:	UPC Code: 102106137909740340
Zone Atlas Page(s): F-21	Existing Zoning: R-ML		Proposed Zoning: N/A
# of Existing Lots: 1	# of Proposed Lots: N/A		Total Area of Site (acres): 16.89

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 10501 Lagrima De Oro St. NE Between: Juan Tabo Boulevard and: Montgomery Boulevard

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

Project Number - 1003807

Signature:

Printed Name: Jacqueline Fishman, AICP

Date: 2/19/19

Applicant or  Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees
51-2019-00050	Arch	\$260.00
-		
-		
Meeting/Hearing Date: N/A		Fee Total: \$260.00
Staff Signature:		Date: 2-20-19
		Project # PR-2019-002114

**PUBLIC NOTIFICATION & COMMENT**

## James Foty

---

**From:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Sent:** Thursday, December 6, 2018 1:48 PM  
**To:** James Foty  
**Subject:** FW: Neighborhood Meeting Inquiry\_10501 LAGRIMA DE ORO RD NE\_EPC  
**Attachments:** ZoneAtlasPage\_F-21-Z.PDF; Neighborhood Meeting Inquiry\_10501 LAGRIMA DE ORO RD NE\_EPC.xlsx

James,

I tried sending this to you earlier but it bounced back. I'm assuming that it is because the email address was entered as .org instead of .com. Thanks.

Respectfully,

**Vicente M. Quevedo, MCRP**  
Neighborhood Liaison  
Office of Neighborhood Coordination  
City of Albuquerque – City Council  
(505) 768-3332

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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**From:** Quevedo, Vicente M.  
**Sent:** Thursday, December 06, 2018 1:34 PM  
**To:** 'foty@consensusplanning.org' <foty@consensusplanning.org>  
**Subject:** Neighborhood Meeting Inquiry\_10501 LAGRIMA DE ORO RD NE\_EPC

James,

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
District 8 Coalition of Neighborhood Associations	Mary	Kurkjian	<a href="mailto:mary.kurkjian@gmail.com">mary.kurkjian@gmail.com</a>	13709 Canada del O NE
District 8 Coalition of Neighborhood Associations	Donald	Couchman	<a href="mailto:dhc@zianet.com">dhc@zianet.com</a>	6441 Concordia Roa

ZIP

87102

Legal description of the subject site for this project:

Physical address of subject site:

10501 LAGRIMA DE ORO RD NE

Subject site cross streets:

Site is located between Morris Street NE and Juan Tabo Blvd NE, and south of TVI Road.

Other subject site identifiers:

This site is located on the following zone atlas page:

F-21

=====  
This message has been analyzed by Deep Discovery Email Inspector.

**From:** [Jackie Fishman](#)  
**To:** [mary.kurkjian@gmail.com](mailto:mary.kurkjian@gmail.com); [dhc@zianet.com](mailto:dhc@zianet.com)  
**Cc:** [Charlene Johnson](#)  
**Subject:** RE: PreApplication Notification for New Application  
**Date:** Wednesday, December 12, 2018 2:05:36 PM  
**Attachments:** [ZoneAtlasPage\\_F-21-Z.pdf](#)

---

Ms. Kurkjian and Mr. Couchman –

I just realized that I didn't attach a map showing the location of our request. Please see attached map.

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

This email is notification that Consensus Planning is preparing an application for a Site Plan amendment that will be submitted to the Environmental Planning Commission (EPC) on behalf of La Vida Llena. The site is located at La Vida Llena's existing campus at 10501 Lagrima de Oro Road NE, just west of Juan Tabo Boulevard. The site was previously zoned SU-1 Retirement Center/Nursing Home prior to the adoption of the Integrated Development Ordinance (IDO). The IDO converted the zoning to RM-L. The IDO process requires major amendments to existing site plans to be reviewed and approved by the EPC. The Applicant is proposing to amend the existing approved site plan to include two additional buildings and remodel portions of the existing buildings. The request to EPC will also include a height variance to one of the new buildings.

Your association may request a meeting regarding this project by replying to this email at [fishman@consensusplanning.com](mailto:fishman@consensusplanning.com), or by phone at (505) 764-9801. A meeting request must be received by Friday, December 27, 2018 and the meeting must be scheduled within 30 days of the request, per the IDO requirements.

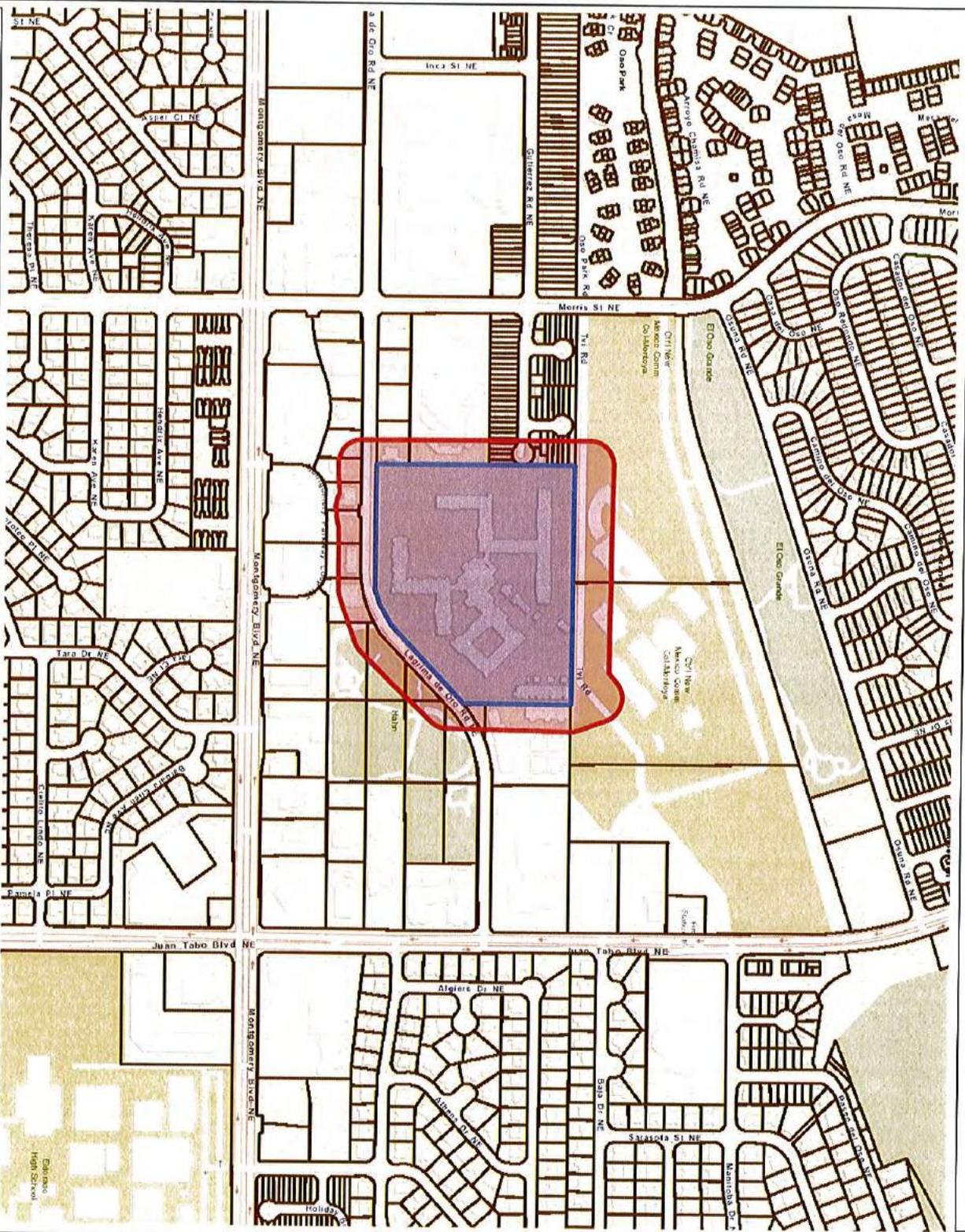
Sincerely,

**Jacqueline Fishman, AICP**

Principal  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
P: 505.764.9801  
f: 505.842.5495



# La Vida Llena 100 Foot Buffer Map



- Legend**
- Bernalillo County Parcels
  - Municipal Limits**
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED
  - World Street Map



WGS 1984\_Web\_Mercator\_Auxiliary\_Sphere  
4/9/2019 © City of Albuquerque

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/abc-data/abc-data-disclaimer-1> for more information.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

**Notes**  
Created by Consensus Planning  
4-09-2019

**Property Owner Address / 100 Foot Buffer La Vida Llena**

Owner	Owner Address	Owner Address 2
OSWALD CREIGHTON M SR & LINDA L TRUSTEES OSWALD RVT	3205 EMBUDITO DR NE	ALBUQUERQUE NM 87111-5544
CENTRAL NEW MEXICO COMMUNITY COLLEGE C/O		
KATHERINE L ULIBARRI - VP FIN OPS	525 BUENA VISTA DR SE	ALBUQUERQUE NM 87106-4023
LA VIDA LLENA	10501 LAGRIMA DE ORO RD NE	ALBUQUERQUE NM 87111-3737
JORDAN MELISSA R	10448 GUTIERREZ RD NE	ALBUQUERQUE NM 87111-6954
MOGUL LLC & SALAMONE ANGELO L JR	PO BOX 920798	EL PASO TX 79902
MN BEAR LLC	901 ADOBE RD NW	ALBUQUERQUE NM 87107-5456
ROMERO PETER E	10440 GUTIERREZ RD NE	ALBUQUERQUE NM 87111
CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248
CARTER AUDREY S TRUSTEE CARTER RVL T	4624 GRETТА CT NE	ALBUQUERQUE NM 87111-6953
CITY OF ALBUQUERQUE LA VIDA LLENA	PO BOX 1293	ALBUQUERQUE NM 87103-1293
DANIELS VONCEIL	4608 GRETТА CT NE	ALBUQUERQUE NM 87111-6953
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248
CEREZA CIELO LLC	6426 E EAST RAFT RIVER ST	MESSA AZ 85215-9765
RABEL MARJORIE E & JOHN F TRUSTEES RABEL RVL T	500 PAISANO ST NE APT 123	ALBUQUERQUE NM 87123-1461
HERTZFIELD NICHOLAS	10444 GUTIERREZ RD NE	ALBUQUERQUE NM 87111-6954
GORMAN PATRICK L	10436 GUTIERREZ RD NE	ALBUQUERQUE NM 87111
WISSMANN VERNON & ROBERT J WISSMANN	10452 GUTIERREZ RD NE	ALBUQUERQUE NM 87111
VENTAS BEAR CANYON LLC C/O ALTUS GROUP US INC	21001 N TATUM BLVD SUITE 1630-630	PHOENIX AZ 85050-4242
10433 MONTGOMERY PARKWAY LLC	10433 MONTGOMERY PKWY NE	ALBUQUERQUE NM 87111
BOULDER LAND & LEASING COMPANY LLC C/O		
CASTONGUAY CHERYL A	3213 CALLE DE ESTRELLA NW	ALBUQUERQUE NM 87104
DMW LLC	12216 PAPA YA CT NE	ALBUQUERQUE NM 87111
ONDRASEK PETER J & ADELE T	8905 BROOKDALE CT NE	ALBUQUERQUE NM 87113-2462
RAUSCH STEVE	4620 GRETТА CT NE	ALBUQUERQUE NM 87111
HARNICK DAVID J & CONNIE V TRUSTEES HARNICK RVT	9219 VINTNER DR NE	ALBUQUERQUE NM 87122-2920
KASSANDER LLC	6300 JEFFERSON ST NE	ALBUQUERQUE NM 87109-3480
HALTOM PROPERTIES LLC	8800 GYPSY DR NE	ALBUQUERQUE NM 87122-1214

April 25, 2019

Dear Property Owner:

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 nearby Property Owner that, Consensus Planning, agent for La Vida Llena, has 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.

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. As part of this application to the EPC, we are requesting variances to the building height for the buildings.

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](http://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](mailto: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](mailto:fishman@consensusplanning.com).

Sincerely,  
Consensus Planning, Inc.

Attached: Zone Atlas F-21

From: [Quevedo, Vicente M.](mailto:Quevedo_Vicente_M)  
 To: [Charlene Johnson](mailto:Charlene.Johnson)  
 Subject: Public Notice Inquiry, 10501 Lagrima De Oro Rd. NE, EPC  
 Date: Tuesday, Apr 09, 2019 10:51:11 AM  
 Attachments: [EPC001.png](#)  
[EPC002.png](#)  
[EPC003.png](#)  
[ZoneAtlasPage\\_F-21-2.PDF](#)  
[Public Notice Inquiry, 10501 Lagrima De Oro Rd. NE, EPC.xlsx](#)

Charlene,

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	State	Zip	Mobile Phone	Phone
District 8 Coalition of Neighborhood Associations	Mary	Kurkjian	<a href="mailto:mary.kurkjian@gmail.com">mary.kurkjian@gmail.com</a>	13709 Canada del Oro Place NE	Albuquerque	NM	87111	50572850628	5057972638
District 8 Coalition of Neighborhood Associations	Donald	Couchman	<a href="mailto:dnc@zianet.com">dnc@zianet.com</a>	6441 Concordia Road NE	Albuquerque	NM	87111	5052698335	5058712421

**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>

**IDO - Administration & Enforcement section:** <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

**Vicente M. Quevedo, MCRP**  
 Neighborhood Liaison  
 Office of Neighborhood Coordination  
 City of Albuquerque – City Council  
 (505) 768-3332

Websites: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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From: [webmaster@cabq.gov](mailto:webmaster@cabq.gov) [mailto:webmaster@cabq.gov] On Behalf Of [webmaster@cabq.gov](mailto:webmaster@cabq.gov)  
 Sent: Tuesday, April 09, 2019 9:01 AM  
 To: Office of Neighborhood Coordination <[cjohnson@consensusplanning.com](mailto:cjohnson@consensusplanning.com)>  
 Cc: Office of Neighborhood Coordination <[conc@cabq.gov](mailto:conc@cabq.gov)>  
 Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For  
 Environmental Planning Commission  
 If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below

Contact Name  
 Charlene Johnson  
 Telephone Number  
 5057649801  
 Email Address  
[cjohnson@consensusplanning.com](mailto:cjohnson@consensusplanning.com)

Company Name  
 Consensus Planning, Inc.  
 Company Address  
 302 Eighth Street NW

City  
 Albuquerque

State  
 NM

ZIP  
 87102

Legal description of the subject site for this project  
 AMENDED PLAT LAND IN SEC 33 T11N R4E LA VIDA LLENA CONT 16,8937 AC

Physical address of subject site  
 10501 Lagrima De Oro Rd. NE

Subject site cross streets  
 Montgomery Boulevard and Juan Tabo

Other subject site identifiers:

This site is located on the following zone atlas page  
 F-21

-----  
 This message has been analyzed by Deep Discovery Email Inspector.



PLANNING

CONSENSUS

April 25, 2019

Mary Kurkjian  
13709 Canada del Oso Place NE  
Albuquerque, NM 87111

Donald Couchman  
6441 Concordia Road NE  
Albuquerque, NM 87111

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

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

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

This letter is 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 2<sup>nd</sup> 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](mailto:thummell@cabq.gov) or by phone at (505) 768-4660. A facilitated meeting request must be received by ADR by May 10, 2019.

Sincerely,

Jacqueline Fishman, AICP  
Principal

PRINCIPALS

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

Attached: Zone Atlas F-21 and 11x17 Site Plan, Sheets 1-3

**From:** [Jackie Fishman](#)  
**To:** "[mary.kurkjian@gmail.com](mailto:mary.kurkjian@gmail.com)"; "[dhc@zianet.com](mailto:dhc@zianet.com)"  
**Cc:** [Charlene Johnson](#)  
**Subject:** EPC Application Notification  
**Date:** Thursday, April 25, 2019 9:37:00 AM  
**Attachments:** [2019.04.24 Site Plan - EPC SHEETS 1-3 Reduced Size.pdf](#)  
[ZoneAtlasPage\\_F-21-Z.pdf](#)

---

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.

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



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To: **CEREZA CIELO LLC**

6426 E EAST RAFTRIVER ST

MESA AZ 85215-9765

To:

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To: **GORMAN PATRICK L**

10436 GUTIERREZ RD NE

ALBUQUERQUE NM 87111

To:

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302 EIGHTH ST. NW

ALBUQUERQUE, NM 87102

To: **10433 MONTGOMERY PARKWAY LLC**

10433 MONTGOMERY PKWY NE

ALBUQUERQUE NM 87111

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ALBUQUERQUE, NM 87102

To: **ONDRASEK PETER J & ADELE T**

8905 BROOKDALE CT NE

ALBUQUERQUE NM 87113-2462

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ALBUQUERQUE, NM 87102

To: **KASSANDER LLC**

6300 JEFFERSON ST NE

ALBUQUERQUE NM 87109-3480

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To:

RAUSCH STEVE  
4620 GRETTA CT NE  
ALBUQUERQUE NM 87111

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ALBUQUERQUE, NM 87102

To:

OSWALD CREIGHTON M SR & LINDA L  
TRUSTEES OSWALD RVT  
3205 EMBUDITO DR NE  
ALBUQUERQUE NM 87111-5544

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To:

ROMERO PETER E  
10440 GUTIERREZ RD NE  
ALBUQUERQUE NM 87111

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302 EIGHTH ST. NW  
ALBUQUERQUE, NM 87102

To:

JORDAN MELISSA R  
10448 GUTIERREZ RD NE  
ALBUQUERQUE NM 87111-6954

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ALBUQUERQUE, NM 87102

To:

CENTRAL NEW MEXICO COMMUNITY COLLEGE  
C/O KATHERINE L ULIBARRI - VP FIN OPS  
525 BUENA VISTA DR SE  
ALBUQUERQUE NM 87106-4023

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ALBUQUERQUE, NM 87102

To: CITY OF ALBUQUERQUE  
PO BOX 2248  
ALBUQUERQUE NM 87103-2248



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ALBUQUERQUE, NM 87102

To: DANIELS VONCEIL  
4608 GRETTA CT NE  
ALBUQUERQUE NM 87111-6953



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302 EIGHTH ST. NW  
ALBUQUERQUE, NM 87102

To: RABEL MARJORIE E & JOHN F TRUSTEES  
RABEL RVLT  
500 PAISANO ST NE APT 123  
ALBUQUERQUE NM 87123-1461



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ALBUQUERQUE, NM 87102

To: WISSMANN VERNON & ROBERT J  
WISSMANN  
10452 GUTIERREZ RD NE  
ALBUQUERQUE NM 87111



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ALBUQUERQUE, NM 87102

To: BOULDER LAND & LEASING COMPANY  
LLC C/O CASTONGUAY CHERYL A  
3213 CALLE DE ESTRELLA NW  
ALBUQUERQUE NM 87104



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ALBUQUERQUE, NM 87102

To: MOGUL LLC & SALAMONE ANGELO L JR  
PO BOX 920798  
EL PASO TX 79902

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ALBUQUERQUE, NM 87102

To: HALTOM PROPERTIES LLC  
8800 GYPSY DR NE  
ALBUQUERQUE NM 87122-1214

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ALBUQUERQUE, NM 87102

To: MN BEAR LLC  
901 ADOBE RD NW  
ALBUQUERQUE NM 87107-5456

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ALBUQUERQUE, NM 87102

To: CARTER AUDREY S TRUSTEE CARTER  
RVLT  
4624 GRETTA CT NE  
ALBUQUERQUE NM 87111-6953

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ALBUQUERQUE, NM 87102

To: CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103-2248

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Neighborhood Association



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From: CONSENSUS PLANNING  
302 EIGHTH ST. NW  
ALBUQUERQUE, NM 87102

To: Donald Couchman  
6441 Concordia Road NE  
Albuquerque, NM 87111

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From: CONSENSUS PLANNING  
302 EIGHTH ST. NW  
ALBUQUERQUE, NM 87102

To: HARNICK DAVID J & CONNIE V  
TRUSTEES HARNICK RVT  
9219 VINTNER DR NE  
ALBUQUERQUE NM 87122-2920

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302 EIGHTH ST. NW  
ALBUQUERQUE, NM 87102

To: DMW LLC  
12216 PAPAYA CT NE  
ALBUQUERQUE NM 87111

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From: CONSENSUS PLANNING  
302 EIGHTH ST. NW  
ALBUQUERQUE, NM 87102

To: VENTAS BEAR CANYON LLC C/O ALTUS  
GROUP US INC  
21001 N TATUM BLVD SUITE 1630-630  
PHOENIX AZ 85050-4242

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From: CONSENSUS PLANNING  
302 EIGHTH ST. NW  
ALBUQUERQUE, NM 87102

To: HERTZFIELD NICHOLAS  
10444 GUTIERREZ RD NE  
ALBUQUERQUE NM 87111-6954

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*Neighborhood Association*  
**Certificate Of Mailing**

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From: **CONSENSUS PLANNING** \_\_\_\_\_  
302 EIGHTH ST. NW \_\_\_\_\_  
ALBUQUERQUE, NM 87102 \_\_\_\_\_

To: \_\_\_\_\_  
Mary Kirkjian  
13709 Canada del Oso Place NE  
Albuquerque, NM 87111



# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from \_\_\_\_\_ To \_\_\_\_\_

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

\_\_\_\_\_  
(Applicant or Agent)

\_\_\_\_\_  
(Date)

I issued \_\_\_\_\_ signs for this application,

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Staff Member)

**PROJECT NUMBER:** \_\_\_\_\_

Attachments: [ZoneAtlasPage\\_F-21-Z.pdf](#)

---

**From:** Jackie Fishman  
**Sent:** Wednesday, December 12, 2018 2:05 PM  
**To:** mary.kurkjian@gmail.com; dhc@zianet.com  
**Cc:** Charlene Johnson <Johnson@consensusplanning.com>  
**Subject:** RE: PreApplication Notification for New Application

Ms. Kurkjian and Mr. Couchman –

I just realized that I didn't attach a map showing the location of our request. Please see attached map.

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

This email is notification that Consensus Planning is preparing an application for a Site Plan amendment that will be submitted to the Environmental Planning Commission (EPC) on behalf of La Vida Llena. The site is located at La Vida Llena's existing campus at 10501 Lagrima de Oro Road NE, just west of Juan Tabo Boulevard. The site was previously zoned SU-1 Retirement Center/Nursing Home prior to the adoption of the Integrated Development Ordinance (IDO). The IDO converted the zoning to RM-L. The IDO process requires major amendments to existing site plans to be reviewed and approved by the EPC. The Applicant is proposing to amend the existing approved site plan to include two additional buildings and remodel portions of the existing buildings. The request to EPC will also include a height variance to one of the new buildings.

Your association may request a meeting regarding this project by replying to this email at [fishman@consensusplanning.com](mailto:fishman@consensusplanning.com), or by phone at (505) 764-9801. A meeting request must be received by Friday, December 27, 2018 and the meeting must be scheduled within 30 days of the request, per the IDO requirements.

Sincerely,

**Jacqueline Fishman, AICP**  
Principal  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
P: 505.764.9801  
f: 505.842.5495

---

**From:** Donald H. Couchman <dhc@zianet.com>  
**Sent:** Wednesday, December 12, 2018 11:52 AM  
**To:** Jackie Fishman <fishman@consensusplanning.com>  
**Subject:** Read: PreApplication Notification for New Application

Your message

To:  
Subject: Read: PreApplication Notification for New Application  
Sent: Wednesday, December 12, 2018 6:51:18 PM (UTC+00:00) Monrovia, Reykjavik

was read on Wednesday, December 12, 2018 6:51:40 PM (UTC+00:00) Monrovia, Reykjavik.

**From:** Microsoft Outlook  
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@ConsensusPlanning.onmicrosoft.com>  
**Sent:** Wednesday, December 12, 2018 11:48 AM  
**To:** Jackie Fishman  
**Subject:** Relayed: PreApplication Notification for New Application

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[mary.kurkjian@gmail.com](mailto:mary.kurkjian@gmail.com) ([mary.kurkjian@gmail.com](mailto:mary.kurkjian@gmail.com))

Subject: PreApplication Notification for New Application

Attachments: [2019.04.24 Site Plan - EPC SHEETS 1-3 Reduced Size.pdf](#)  
[ZoneAtlasPage\\_F-21-Z.pdf](#)

---

**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 2<sup>nd</sup> 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](mailto:thummell@cabq.gov) or by phone at (505) 768-4660. A facilitated meeting request must be received by ADR by May 10, 2019.

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

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**From:** Donald H. Couchman <dhc@zianet.com>  
**Sent:** Thursday, April 25, 2019 7:35 PM  
**To:** Jackie Fishman <fishman@consensusplanning.com>  
**Subject:** Read: EPC Application Notification

Your message

To:  
Subject: Read: EPC Application Notification  
Sent: Friday, April 26, 2019 1:35:07 AM (UTC+00:00) Monrovia, Reykjavik

was read on Friday, April 26, 2019 1:35:04 AM (UTC+00:00) Monrovia, Reykjavik.

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**From:** Mary Kurkjian <mary.kurkjian@gmail.com>  
**Sent:** Wednesday, May 1, 2019 2:26 PM  
**To:** Jackie Fishman <fishman@consensusplanning.com>  
**Cc:** Charlene Johnson <Johnson@consensusplanning.com>; dhc@zianet.com  
**Subject:** Re: EPC Application Notification

Dear Ms. Fishman,

On behalf of District 8 Coalition, thank you for your email and the hard copy documents about the La Vida Llena project. Several neighbors are interested in learning more about the project and we would like to request a meeting prior to the June 13, 2019 EPC meeting.

Preferably, we would like the meeting to be held the evening of Thursday May 23, 2019 as we have a District 8 Coalition meeting that night at 7 PM. If that is not feasible, please suggest other times. You may respond via email or call me on the telephone, if more convenient.

Thank you.  
Mary Kurkjian

Mary Kurkjian  
Secretary, District 8 Coalition  
[mary.kurkjian@gmail.com](mailto:mary.kurkjian@gmail.com)

**From:** Jackie Fishman [<mailto:fishman@consensusplanning.com>]  
**Sent:** Wednesday, May 01, 2019 7:29 PM  
**To:** Mary Kurkjian <[mary.kurkjian@gmail.com](mailto:mary.kurkjian@gmail.com)>  
**Cc:** Charlene Johnson <[Johnson@consensusplanning.com](mailto:Johnson@consensusplanning.com)>; [dhc@zianet.com](mailto:dhc@zianet.com)  
**Subject:** RE: EPC Application Notification

Thanks for your response, Mary. Let me check with my team and I will get back with you promptly on our availability on 5/23.

**From:** Donald H. Couchman <[dhc@zianet.com](mailto:dhc@zianet.com)>  
**Sent:** Thursday, May 2, 2019 7:10 AM  
**To:** Jackie Fishman <[fishman@consensusplanning.com](mailto:fishman@consensusplanning.com)>  
**Subject:** RE: EPC Application Notification

Well done Mary. Meanwhile we are experiencing a possible all-time record flooding of the Mississippi River where we are. Will be back (I hope) late next week. Don

**From:** Jackie Fishman  
**Sent:** Saturday, May 4, 2019 7:45 AM  
**To:** Mary Kurkjian <[mary.kurkjian@gmail.com](mailto:mary.kurkjian@gmail.com)>  
**Cc:** Charlene Johnson <[Johnson@consensusplanning.com](mailto:Johnson@consensusplanning.com)>; [dhc@zianet.com](mailto:dhc@zianet.com); 'Cheryl Somerfeldt' <[csomerfeldt@cabq.gov](mailto:csomerfeldt@cabq.gov)>; 'Russell Brito' <[rbrito@cabq.gov](mailto:rbrito@cabq.gov)>; Dave Aube <[daube@designgroupnm.com](mailto:daube@designgroupnm.com)>  
**Subject:** RE: EPC Application Notification

Hi Mary –

Our team is available to come to your meeting on May 23<sup>rd</sup>. Since this will be an agenda item for your regularly scheduled meeting, can you let me know if it will be towards the beginning of the agenda? I will have a few members of our team with me. Also, please let me know if there are specific questions that you have so that we can be prepared for the meeting. Lastly, you didn't mention where the meeting is being held.

Thanks,

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

**From:** Mary Kurkjian <mary.kurkjian@gmail.com>  
**Sent:** Saturday, May 4, 2019 11:23 AM  
**To:** Jackie Fishman <fishman@consensusplanning.com>  
**Cc:** Charlene Johnson <Johnson@consensusplanning.com>; 'Cheryl Somerfeldt' <csomerfeldt@cabq.gov>; 'Russell Brito' <rbrito@cabq.gov>; Dave Aube <daube@designgroupnm.com>; dhc@zianet.com  
**Subject:** Re: EPC Application Notification

Jackie,

Thank you for agreeing to the meeting on May 23. It will be held in a large meeting room at:

Holiday Park Community Center  
11710 Comanche Rd NE  
Albuquerque, NM 87111

The meeting begins at 7 PM and your presentation will be the first topic on the agenda, after procedural items which might take 10 minutes or so. Your team can make a powerpoint-type presentation, if desired, but you would have to bring your own projector. The room has a projection screen. You can arrive 10-15 minutes early to set up.

Meeting attendance could have 12-20 people or so.

I think most attendees will be new to this subject so a good orientation to the project will be useful. A topic of interest is the elevation height of the buildings. I will get back to you in the next week with specific questions, if any. I ask that you limit your presentation to 20 minutes, with questions following.

I should mention that the President of the District 8 Coalition is Don Couchman who is copied on these emails ([dhc@zianet.com](mailto:dhc@zianet.com)). He will chair the meeting.

Thanks again, and I will be back in touch.

Mary Kurkjian

Mary Kurkjian  
Secretary, District 8 Coalition  
[mary.kurkjian@gmail.com](mailto:mary.kurkjian@gmail.com)

**From:** Jackie Fishman <[fishman@consensusplanning.com](mailto:fishman@consensusplanning.com)>  
**Date:** Thursday, May 16, 2019 at 4:27 PM  
**To:** Mary Kurkjian <[mary.kurkjian@gmail.com](mailto:mary.kurkjian@gmail.com)>, Don Couchman <[dhc@zianet.com](mailto:dhc@zianet.com)>  
**Cc:** Charlene Johnson <[Johnson@consensusplanning.com](mailto:Johnson@consensusplanning.com)>, 'Cheryl Somerfeldt' <[csomerfeldt@cabq.gov](mailto:csomerfeldt@cabq.gov)>, 'Russell Brito' <[rbrito@cabq.gov](mailto:rbrito@cabq.gov)>  
**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

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**From:** Mary Kurkjian <[mary.kurkjian@gmail.com](mailto:mary.kurkjian@gmail.com)>  
**Sent:** Thursday, May 16, 2019 5:07 PM  
**To:** Jackie Fishman <[fishman@consensusplanning.com](mailto:fishman@consensusplanning.com)>; [dhc@zianet.com](mailto:dhc@zianet.com)  
**Cc:** Charlene Johnson <[Johnson@consensusplanning.com](mailto:Johnson@consensusplanning.com)>; 'Cheryl Somerfeldt' <[csomerfeldt@cabq.gov](mailto:csomerfeldt@cabq.gov)>; 'Russell Brito' <[rbrito@cabq.gov](mailto:rbrito@cabq.gov)>  
**Subject:** Re: EPC Application Notification

Thank you for this additional information.

Mary

Mary Kurkjian  
Secretary, District 8 Coalition  
[mary.kurkjian@gmail.com](mailto:mary.kurkjian@gmail.com)

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**From:** Donald H. Couchman <dhc@zianet.com>  
**Sent:** Thursday, May 16, 2019 9:04 PM  
**To:** Jackie Fishman <fishman@consensusplanning.com>  
**Subject:** Read: EPC Application Notification

Your message

To:  
Subject: Read: EPC Application Notification  
Sent: Friday, May 17, 2019 3:03:12 AM (UTC+00:00) Monrovia, Reykjavik

was read on Friday, May 17, 2019 3:03:31 AM (UTC+00:00) Monrovia, Reykjavik.



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## M E E T I N G   N O T E S

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**PROJECT:** La Vida Llena, Major Amendment to Site Plan and Variance EPC

**SUBJECT:** District 8 Coalition of Neighborhood Associations

**LOCATION/DATE:** Holiday Park Community Center, May 23, 2019, 7:00 pm

The District 8 Coalition of Neighborhood Associations invited the La Vida Llena Project Team to attend a regularly scheduled meeting to discuss and answer questions about the major site plan amendment and variances to the La Vida Llena site. Jackie Fishman (Principal at Consensus Planning) introduced the Project Team, which included Linda Givens (Executive Director of La Vida Llena); Dave Aube (Principal at Design Group); and Charlene Johnson (Planner at Consensus Planning). Ms. Fishman gave a presentation that included the following information:

- History of La Vida Llena site development.
- Explanation of the two requested variances: 1) A height variance for the Independent Living (IL) building extension on the north side of the site and for the Memory Care/Assisted Living (MC/AL) building on the south side of the site, adjacent to Lagrima De Oro Road; and 2) Variance for parking area separation from the Protected Lot located west of La Vida Llena.
- Description of overall proposed site plan and relationship of La Vida Llena site to surrounding development.
- Building elevations of the two proposed IL and MC/AL building extensions.
- Rendered perspectives showing aerial views of the site from the southeast, northeast, site main entry and view to the east from cul-de-sac to the west. The images provided views of the proposed buildings in relation to existing buildings.

After the presentation, participants asked questions and provided comments. The following is a summary of the discussion:

*Are the two proposed buildings higher than the building that is currently on the corner of Juan Tabo?*

Response from Jackie Fishman: No, the new MC/AL will be 47 feet-9-inches and the Nueva Vista building at Juan Tabo and Lagrima de Oro is 48 feet. The IL building is 64 feet, 1.5 inches in height as measured from the lowest adjacent grade.

*What are the variance heights?*

Response from Jackie Fishman: The maximum height allowed in the R-ML zone is 35 feet. The IL building is 64 feet, 1.5-inches, not including an elevator tower which is an allowed exception to the maximum height standard. The requested variance therefore, is 29 feet, 1.5-inches. The height of the MC/AL building is 47 feet, 9-inches from adjacent grade not including a small elevator tower. The requested variance request for this building is 12 feet, 9-inches.

The primary tests for a variance approval are whether there are physical characteristics that create a hardship and limit the use on the property resulting from strict compliance with the minimum standards, will the variance be injurious to adjacent properties, or will it undermine the intent of the IDO. We believe that these building heights will not prove injurious to the surrounding neighbors as shown in the building renderings. Due to the grade changes, the IL building is barely visible from the cul-de-sac to the west or from the main entry at Lagrima de Oro.

*You claim it is not impacting residents and neighborhoods? Will the buildings block the view of the people who live there?*

Response from Linda Givens: The AL building will face a garden area and will not impact views at all. The MC/AL building resident rooms will face a new enclosed community garden area that residents will be able to enjoy safely. The IL building will block some views.

Jackie Fishman: Linda, can you tell everyone about the resident outreach by La Vida Llena?

Linda Givens: Yes, we have done extensive resident outreach since 2017 through a resident-led participant program. These buildings are being added in response to the residents' requests for more single occupancy rooms in Health Care. The committee has held meetings to discuss the options for these buildings and has helped management get the word out. I have personally talked to all the residents whose views may be obstructed by the IL building and I have not received negative responses. We have also sent memos to all residents with information, answering their questions, and addressing their concerns.

*Under the new IDO, do you get credits for density?*

Response from Jackie Fishman: Good question. A project does not necessarily get credits for density, rather there are credits given for building height with structured parking in certain zones. In the IDO, if you are in a Mixed-Use zone, the IDO allows a building height bonus of 12 feet for projects with structured parking such as the IL building. If the project is along an Urban Center, Main Street or Premium Transit corridor and in a mixed-use zone, the height bonus is 20 feet. La Vida Llena is not in a Mixed-Use zone; therefore, we do not get these credits.

We have submitted a request to the City for an IDO zone conversion of this site to RM-H. This zone is more appropriate for this property. The RM-H zone allows 45 feet height, rather than the 35 feet allowed in RM-L.

*Can I give some past history? A four-story building was proposed at the other place, over by the Academy. Technically, this new building is a five-story building. There was an addition four or five years ago at this location. Why were we not consulted about that addition?*

Response from Dave Aube: The previous zone for this property was SU-1. Because the development (Carter Hall) was less than 10% of the existing site plan, which is considered a minor amendment, it was approved administratively. La Vida Llena was not required by the City to notify neighbors of that amendment.

*In all the communication we received – we are curious why we did not get specifics to height variances in communication.*

Response from Jackie Fishman: My apologies for not listing the actual height variances. However, we did notify the Coalition in December 2018 for pre-application about the need for a height variance and there was no response or questions from Don Couchman or Mary Kurkjian, the two official contacts provided by City of Albuquerque Office of Neighborhood Coordination (ONC). We mailed a letter and sent an email at the time of application submittal April 25, which both indicated that the Applicant was requesting building height variances. We included copies of the proposed site plan in this correspondence. After meeting with the City, the variances were further clarified and at that time we sent a follow up email on May 16 to Mr. Couchman and to Ms. Kurkjian to explain the new information. We were not informed that there were any concerns until tonight.

*I would like confirmation of that communication, please.*

Response from Jackie Fishman: Absolutely, we will send confirmation of all communication. We have read receipts and responses for all email communication (See attached).

## CONCLUSION OF MEETING

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## Nat'l. Continuing Care Residents' Association, La Vida Llena Chapter

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June 3, 2019

Albuquerque Environmental Planning Commission  
600 2nd St NW Ste 300  
Albuquerque, NM 87102

Dear Environmental Planning Commission:

We, the Board of Directors of the La Vida Llena Chapter of the National Continuing Care Residents Association (NaCCRA), represent the 89 members who are current residents, or their family members, of La Vida Llena. NaCCRA is a national association that advocates for the rights of residents of continuing care retirement communities nationwide.

This letter, backed by a survey with 59 of the 64 respondents supporting its intent, is offered in opposition to granting the variances requested for project PR-2019-002114 by Consensus Planning on behalf of La Vida Llena and the Haverland Carter Lifestyle Group. We do so principally on the following grounds, which are described in more detail on the next pages:

1. The height variances requested, over 29' for the Independent Living building and over 12 feet for the Assisted Living/Memory Care building, are very large, not only for the neighborhood and the district, but also for the fundamental design of the existing campus.
2. The building height stepdown variance for the Independent Living building brings the broad side of a 64' tall building well within the area where height is limited to 30 feet, ignoring the stepdown provisions intended to transition from a higher density zone to R-1D, which is the zoning of the CNM campus.
3. The parking structures and variances in the proposed plan are needed because of the destruction of existing parking and open spaces by the new buildings and the additional independent living residents.
4. This Integrated Development Ordinance (IDO) is only one year old. Granting several large and poorly justified variances in a single project may set a precedent that will make future requests difficult to deny.
5. There is insufficient and misleading justification for the variances requested.
  - a. The stated goal of the project is the creation of single-occupancy rooms in place of current double-occupancy rooms in the Health Care facility. The project presented here does not achieve that goal. It simply states that it is a "Future Phase."

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CHRISTIE G. ENKE, PRESIDENT  
10501 LAGRIMA DE ORO NE, APT. 380, ALBUQUERQUE, NM 87111  
(505) 291 3380

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- b. There are no special circumstances that create an extraordinary hardship or unjustified limitation on the development of the property. The property is already developed, and there is potential for expansion and services requested by residents within the standards set by the IDO.
  - c. All the “hardships” listed assume that the expansion of occupancy on the La Vida Llena campus is necessary. That premise is not justified in the request.
  - d. The claim that the small triangular parcel (marked “unplatted City of Albuquerque” on SP-EPC-1) was a previous impediment to building or circulation on the subject site is not supported by the facts.
  - e. The creation of new buildings and the rearrangement of resident’s common and parking spaces will have an adverse effect on residents’ lives and will make existing apartments less functional and convenient for the residents. Some will be facing new structures with large windows only twenty feet away from their balconies or patios.
  - f. La Vida Llena (LVL) already provides reasonable financial return and the need for additional independent living units is not justified.

These points are expanded on in the correspondingly numbered sections following.

1. **The height variances requested are large.** The proposed variances undermine the intent and purpose of the R-ML district, which is to provide for low to medium density housing. The proposed variances are also inconsistent with the Comprehensive Plan, which identifies this as an “area of consistency” adjacent to an activity center, which should be only slightly more dense than the surrounding single family neighborhoods.

The proposed independent living building is 64 feet high in an area zoned for 35 feet. The 12-foot bonus claimed for the first-floor parking does not apply to this zone and shouldn’t because it has no public benefit. This makes this building nearly 2.5 stories higher than allowed in the R-ML zone or over 80 percent taller than the allowable height in this zone.

The variance requested for the Assisted Living/Memory Care building is over 12 feet. It is one story higher than any of the current buildings on campus. Both proposed buildings are of a style and scale that does not blend with the other structures in their area. Please see photos of a scale model of the campus with the proposed new structures in place. The land contours are also to scale.

2. **The stepdown variance is large.** The setback of the new proposed Independent Living building described in this variance to the CNM property to the north is to be 80 feet

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instead of 100 feet. In that this new Independent Living building will be almost twice the currently allowed height of 35 feet it will loom above a significant part of the south side of the CNM campus.

3. **Parking variances are problematic.** To replace parking spaces that are being demolished for the proposed construction and accommodate the increased resident load, nearly every space near the access road on the site is to be converted into parking. Two of the new parking locations are particularly problematic. One abuts the property line to the west altering the view to the east for residents in the townhouses abutting LVL, and there is a question as to whether those homeowners on the west side of the LVL property line were notified about the proposed, LVL lighted parking spaces. The other involves construction in a major drainage catchment and the loss of large trees in that area. The City approved this administratively before seeing the proposed future expansion, impacting a drainage catchment and removing a significant open space with large trees.
4. **Setting precedents.** The precedents set by these variances, if allowed, are substantial. It will be difficult, in the future, to keep other five-story apartment buildings from being built in District 8. This district is attractive for its gentle slope and lower buildings, giving many residents a city or mountain view. The very weak justification, a point developed in the next section, increases the danger that a favorable ruling would set regrettable precedents.
5. **No credible hardship justifying this variance request has been made.**

- a. **The stated goal of the project is not met.** The proposal letter states on p. 3, "Over the past decade, LVL has heard concerns from its residents regarding the design and layout of LVL's Health Care Component. Primary to these concerns was the residents' desire to have single-occupancy health care rooms rather than the double-occupancy health care rooms currently in use. LVL created a Master Plan to address this primary concern."

The only part of this project as proposed that addresses this primary concern is at the top of p. 4 where it says, under Future Phase, "A renovation to the interior of the existing Health Care building to create the necessary square footage for single-occupancy rooms." There is no rationale presented for why these new structures, particularly the 5-story Independent Living building, is required to achieve single-occupancy rooms in the Health Care building, nor is there any indication as to how and when that might be done. As the proposal says, this need has been known for ten years during which time, Haverland Carter Lifestyle Group has built the Nueva Vista apartments, which are an expansion of the LVL campus to the east; and a CCRC in Rio Rancho; and they have purchased assisted living/mind care facilities in Oklahoma and Colorado and a hospice company in

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New Mexico. Providing single-occupancy rooms in the Health Care building at LVL is clearly not a priority for the corporation.

If the purpose of this proposed project is really to address the primary concern of achieving single-occupancy rooms in health care, it does not do that. It increases the density of the campus instead.

- b. **Special circumstance created by the slope of the property:** The applicant claims on p. 5, that the grade change on the property requires that "in order to add more senior living services to the campus and to keep the buildings consistent with the existing building layouts, it is necessary to create taller buildings in compact areas rather than to try to add more units by widening the existing buildings." That is, in order to increase the density of residents on the campus, the buildings must be taller. No justification for the increase in the density of residents has been made. The campus is already built out- or as noted in the application, the site is fully developed. The slope of the land has always been there, and the present buildings accommodate that.

The purpose of the project is to create single rooms in health care, not increase the density and number of independent living units. The current health care building is only 1 story. Replacing that with a 2 or 3 story structure would provide the square footage needed to reach the stated purpose of the project.

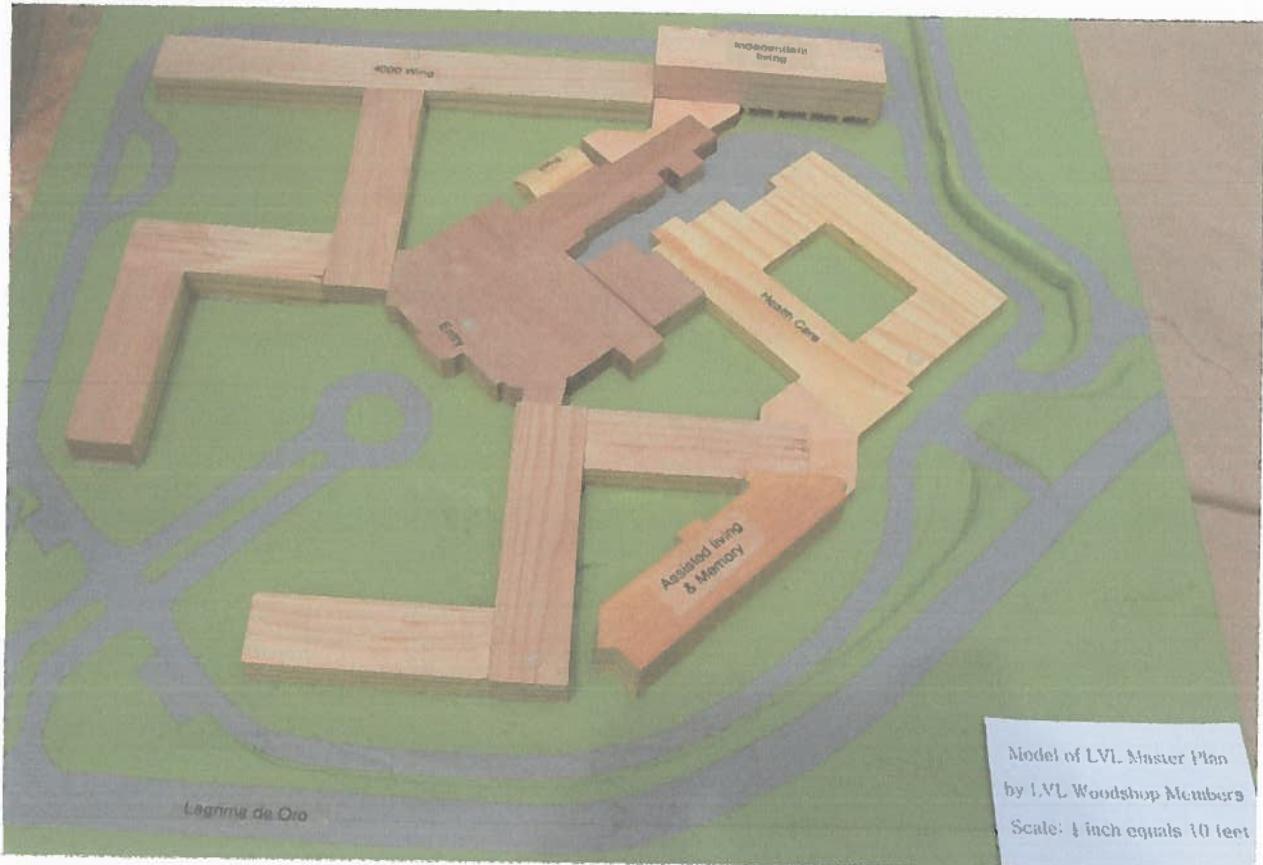
- c. **No special circumstance is created by the triangular remnant parcel:** The applicant claims that the existence of the small triangular piece (marked "unplatted City of Albuquerque" on SP-EPC-1) along Lagrima de Oro "has long impacted the design of the LVL campus." They claim it is now needed to accommodate a drive aisle that skirts the proposed assisted living building. However, the plans show the road around the Assisted Living/Memory Care building is not near the remnant parcel and that the roads which border the triangle are not altered in the plan. The fact is, the remnant does not impact the proposed project.
- d. **A variance should not cause significant material adverse impacts.** The proposed expansion, which can only be accomplished with significant variances, will have material adverse impacts on LVL residents. The construction of the two new buildings on the already built-out LVL campus will have an adverse effect on the value of the property to the residents and on the quality of life for the residents. There is substantial loss of green space and trees due to the buildings and parking. There is loss of view from a significant number of apartments, decreasing

their value. The applicants use the phrase, "fit like a glove" in describing the locations of the new structures. We feel the phrase, "shoehorned in" would be more appropriate.

The several years of construction will be disruptive, affecting the quality of life for current residents and will deter incoming occupancy for those years. LVL counts on a rapid turn-over of apartments and must maintain a high occupancy rate. Thus the economic impact, at least in the short term, is negative.

- e. **No justification for new independent living units.** The additional independent living units is not justified by financial hardship. It would appear that the real driving force behind the proposed plan is not the upgrading of the health care, but the expansion of the campus to include more independent living units. The need for more residents on the LVL campus has not been justified, and from the residents' perspective, not welcome. If there is a need for more life-care units in the greater Albuquerque area, Haverland Carter Lifestyle Group owns the Neighborhood in Rio Rancho which has already designed space for expansion. Completing that campus would be simple and welcome.

This is a scale model. Please see close-ups of this model in the Appendix.



Signed by Members of the Board of Directors, La Vida Llena Chapter of the National Continuing Care Residents Association

Christie Enke, President Christie A. Enke Date: June 1, 2019

Mark Rollag, Secretary Mark D. Rollag Date: June 1, 2019

Zoe Rae, Treasurer Zoe Rae Date: June 1, 2019

Bill Helwig, Membership Bill Helwig Date: June 1, 2019

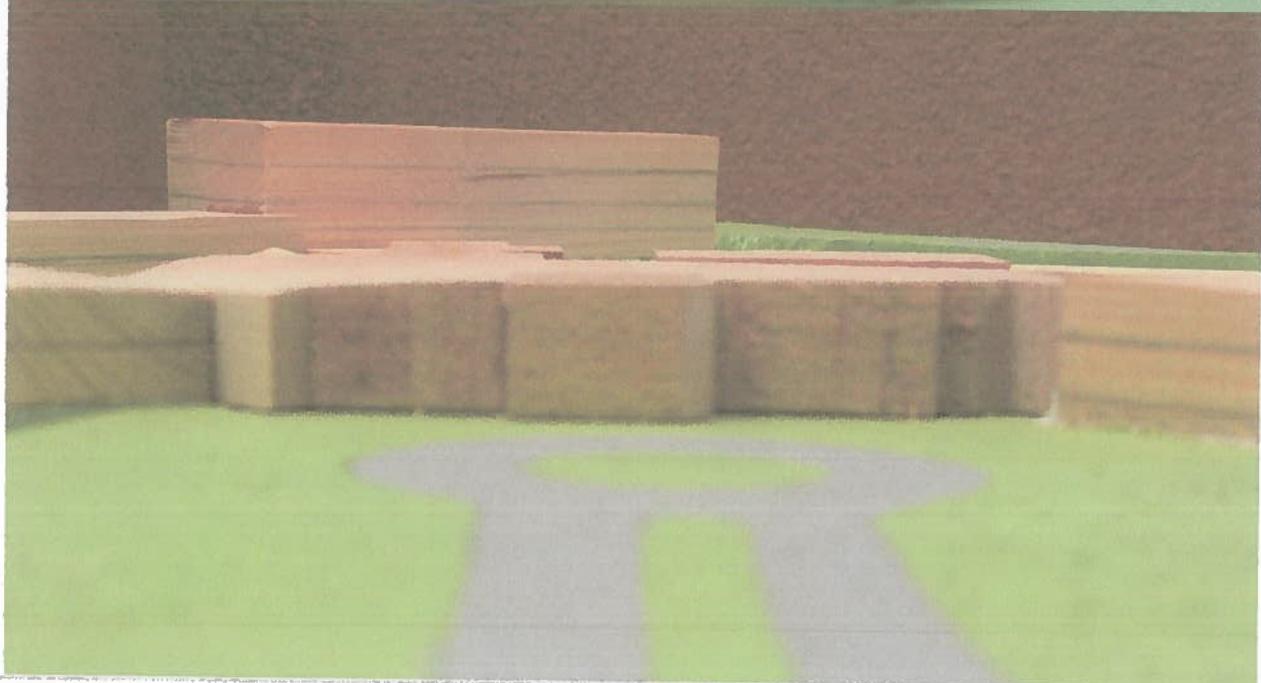
Kathleen Church ~~Kathleen Church~~ Date: June 1, '19

Bruce Tempest Bruce Tempest Date: June 1, 2019

Robert Zelin Robert C. Zelin II Date: June 2, 2019

Becky duMond Becky duMond Date: 6-1-19

Appendix:  
Close-ups of the  
scale model of the  
Master Plan. This  
model was built by  
LVL woodshop  
members to scale,  
including heights of  
the terrain.



June 5, 2019

Mr. Dan Serrano, Chair, Environmental Planning Commission  
600 2nd Street NW  
Albuquerque, New Mexico 87102

Re: Major Amendment and Associated Variances-10501 Lagrima de Oro Rd NE  
Consensus Planning PR-2019-002114

Dear Chair Serrano and Commission Members:

We, my wife and I, seven-year residents at La Vida Llena, write to ask the Commission to deny Haverland Carter Lifestyle Group/La Vida Llena requested Variances presented by Consensus Planning.

First, who owns 10501 Lagrima de Oro Road NE? Who is applicant, Consensus Planning is the agent for names of Management, Officers and Board of Directors?

The deed and the variances application are in the name of La Vida Llena. However, we are told and seen documentation that between 2010 and 2013 the then existing La Vida Llena Board of Directors assigned all assets and management responsibility to Haverland Carter Lifestyle Group, a 501c organization. As we have no legal assistance, we need to leave it to the Commission and City, County attorneys to determine who is the owner of the property.

Second, the applicant is creating the need for the variances. As stated in the applicant's, May 27, 2019 letter, PURPOSE for project: Primary to residents concerns is single occupancy health care rooms rather than double occupancy rooms currently in use. This objective could be accomplished without the request expansion and need for the variances requested. The rules of the Zone (RM-L) would be preserved.

Haverland Carter/La Vida Llena has or should have the resources necessary for renovating the skilled nursing, healthcare, for the Continuing Care Community\* portion of the property components.

\*(See NM Statute 24-17, the Continuing Care Community Act)

Any new property use, proposed development of property which includes a significant amount of non-residential services should be denied.

Third, an explanation of how the request for variances meets the variance criteria pursuant to Section 6-6(N)(3) of the IDO is missing.

Simply put, there is a significant difference of opinion between management and residents regarding the negative impact to public safety, health, or welfare. The project will have negative impact. The public health and safety of Seniors will be negatively impacted.

In this situation, the owners are responsible for an aging population of seniors. The average age is reported to be 86 years old, many with health problems. In addition to environmental issues during construction, after construction, there will be reduced common and open space available for residents and guests. The project will increase the density, in bricks and concrete, and people. Services will be negatively impacted. The Quality of Life will be strained more, in an already strained situation. It should be noted that the current annual operating budget is built with a projected annual 50 resident turnover. This means in four years to add proposed development more than 200 current residents will not receive any of the project benefits.

We bought into the community seven (7) years ago. We have no rights to sell or transfer our buy-in to others. But, Haverland Carter Lifestyle Group believes it has the right to significant change the place we live in without a meaningful discussion of the change. The group Haverland Carter hired "Consensus Planning" to present the Variances application to the EPC but not to strive to gain a consensus among the resident stakeholders and Management on the project.

While we agree there is a civic benefit for the original Continuing Care Residential Community project, the requested variances do not add the benefit residents need, specifically a new health care facility. No specific plans for this facility to achieve the objective are presented by the applicant.

In consideration of paying a buy-in sum and paying a monthly services fee new residents are guaranteed a place to live and health care for the remainder of their lives. The applicant has not presented any plans to address the residents' Health care primary concerns. In fact, LVL Executive Director, Linda Givens (HCLG employee) states these concerns will not be addressed until phase 1 and 2 are completed and producing desired revenue.

Additionally, Consensus Planning refers to the Bicycle Connective in the area.

Lagrima de Oro Road NE is a planned bike route mentioned by Mayor Keller. With the existing traffic from current senior housing units, church with children daycare

and ballparks across from the complex and added traffic resulting from increased building of senior housing units at 10501, a safe route will not be possible.

For the reasons stated we ask the members of the Environmental Planning Commission to deny the variances to protect current and future residents.

Also, we suggest the Commission not create a precedent for other R-ML zoned properties.

Thank you for your consideration.

Sincerely yours,

Handwritten signature of Donald and Susan Norton in cursive script.

Donald and Susan Norton

cc: Mr. Russell Brito, Division Manager, Urban Design & Development Division

Ms. Cheryl Somerfeldt, Planner

June 2, 2019

Dan Serrano, Chair  
Environmental Planning Commission  
600 2nd Street  
Albuquerque, NM 87102

Mr. Chairman:

I am what is known at La Vida Llena (LVL) as 2<sup>nd</sup> generation. My folks moved in 1997 to LVL from Alabama. They paid a hefty entrance fee, as all LVL residents do, as insurance to cover whatever their care needs might be for the rest of their lives. As is often the case, they each did require additional care beyond independent living in their last several years. That advance payment allowed them to receive that care at no additional monthly fee other than the nominal cost of having two additional meals provided daily. The care they received was in my opinion exceptional, delivered by trained and loving hands. The biggest negative experienced in that care was not failure on the part of the caregivers, but inadequacy on the part of the facility. They each lived their last year or so in a hospital-like room with another ill resident in the next bed over with just a curtain separating their beds, and in a space just large enough for a twin bed, a small dresser, a night table, and one side chair. When my Dad was given only several days to live, family gathered to say their farewells. To make this time workable for a period of several days around the clock, his roommate was temporarily moved out to give us privacy and the ability to have more than one visitor at a time. Not the best arrangement for either of these gentlemen, but such were the accommodations in nursing homes built in the 1980's. Fortunately, times have changed.

In order to keep up with those times and to afford their residents the type of care they would get at just about any other care facility in Albuquerque, LVL's facility must change. New rooms must be built in order to convert the current double rooms to singles. To make the need even more urgent, the census for the entire facility has grown considerably, necessitating the need to accommodate an increasing number of residents in healthcare. To keep up with these needs and to meet its commitment to its residents in an economically responsible way, LVL needs additional rooms not only in healthcare, but also for new independent residents. LVL management, in consultation with professional healthcare planners, have spent many hours assessing these needs along with the space limitations of the existing campus and the financial structure of the facility. The proposed plan addresses these concerns.

Thank you for supporting LVL with your approval to move ahead with a plan that will keep this facility alive and fulfilling a much needed service in our community for years to come.

Sincerely,

  
Nancy Madigan

Mr. Dan Serrano, Chair  
Environmental Planning Commission  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Mr. Chairman;

I write to request the E.P.C. to give careful and favorable consideration to the request for Variance being made by La Vida Llena Life Plan Community.

I have been a resident of Albuquerque since July of 1977 when I came to serve on the administrative staff of the Menaul High School. Subsequently I was called to serve as Pastor of the La Mesa Presbyterian Church, which I did for 15 years until being Honorably Retired on November 30, 1994. During those years I was able to follow the establishment of La Vida Llena, which was the inspired dream of four clergy colleagues whose hope was to provide a quality Life Care Residential Community in Albuquerque. I often visited friends and parishioners at LVL and was a regular guest speaker at Vesper services as well.

It is of special note that LVL was conceived locally, has been, and still is, locally managed. It has non-profit status, and is not for sale to outside interests. It is unique in that it offers life- long care to its residents.

Following my wife's death in 2014 I became a resident at LVL. I have been actively involved here in these past 5 years. I have served three years on the Executive Committee of the Resident's Association, one year of which (2017) as its elected President.

In late 2016 I was appointed by our Executive Director to be serve on two Task Forces: Long Range Planning, and Health Facilities Remodel. The Health Care Remodel Task Force worked diligently to discern what was happening across the nation and locally in this area of service to seniors. It gathered information and even visited a number of locations. It also arranged to gather input from the entire resident community, holding "neighborhood" meetings throughout the entire facility. All this information was gathered, collated and presented to the La Vida Llena Advisory Board, with copy to the Haverland Carter Executive. This was done in April 2017. The residents were emphatic in their desire to have single person occupancy in their health care facility.

Meanwhile, the Long Range Planning Task Force had been meeting and concluded that It could not continue until there was an operative Master Plan in place. They ceased meeting until such a plan was developed.

Corporate management then moved to select and contract a firm which specialized in developing Master Plans for Senior Resident Communities. In August of 2018 LCS made a presentation of its findings in a meeting of the entire community, in which numerous graphics described future possibilities for the projected improvements to the facilities. Special emphasis was given to creating single occupancy Health Care facilities. Residents attended and asked questions.

The plan selected required the construction of two new buildings, as well as the total remodeling of one other facility.

Both of those new buildings are being considered by your Commission.

In order to improve health care and provide single rooms for those in Health Care, the nationally recognized consultants reported that it is necessary to expand the number of apartments for Independent Living Residents.

Single room occupancy was and continues to be the goal of most responsible senior health care facilities, and hospitals. This is the standard in the senior Health Care industry in which LVL exists. The

Page 2

expert opinions we have received come from a firm which has worked across the nation to assist facilities such as LVL, which are hampered by limited space, but desire to continue offering the best of care and service to their residents.

I would urge your Commission to consider carefully the immediate geographic area in which LVL has been rendering service to senior residents for three decades and more: To the north we are entirely bounded by a large, modern Educational Institution, CNM; To the East we are bounded by St. Stephens Methodist Church; to the South are the baseball diamonds and bleachers of Little League Baseball; to the West is a dental office, a Senior Living Facility (which is not Life Care).

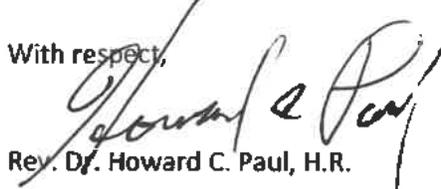
Of special note and most important: The LVL property is steeply sloping land. This particular geographic feature, which really must be seen and walked over to be understood, allows for multi storied structures within itself, which neither impare nor obscure sightlines.

It is my belief that it is possible for your Commission to work creatively with the designers of this much needed project, whose only goal is to improve a highly respected, locally operated service entity which has a long history of contributing to the well being of this city .

I fervently believe that by working together to resolve whatever the issues may be, this badly needed project may move forward without costly delay.

I thank you for your valued service to our metropolitan community.

With respect,



Rev. Dr. Howard C. Paul, H.R.

**Dan Serrano, Chair  
Environmental Planning Commission  
600 2nd Street NW  
Albuquerque, NM 87102**

**May 29, 2019**

**Mr. Chairman:**

**I live independently at La Vida Llena and I am in favor of the construction project.**

**I am the current president of the Residents' Association, in existence as long as La Vida Llena itself, more than 35 years. All residents are members of the Association, participating on committees and volunteering in many capacities across our campus.**

**As concerned residents, many of us have been asking for a long time for private rooms in the healthcare facility at La Vida Llena. This extensive construction project now, finally, answers our demands. We will have private healthcare rooms.**

**The current healthcare facility with its semiprivate rooms was designed to the standards of the 1980's when it was built. The single closet is shared and there are too few power outlets. I spent several days in healthcare, rehabilitating after surgery. I shared a room with someone I did not know who freely explored my part of the closet and my bedside drawer. The bathroom had a simple sink, no vanity, one short narrow shelf, a single shared towel bar, and no private shower.**

**As I grow older and my health declines, I expect that I will need help. I expect to move to a modern and private room in healthcare. I want to enjoy quiet time without distractions. I want space for my favorite chair with my favorite pictures on the wall. In my own bathroom I want a vanity, shelves, more than one towel bar and private shower. When I am less able to care for myself, I still want a sense of independence and choice, with the dignity of privacy.**

**I know that this project in its entirety is necessary. Eliminating any part will destroy required elements of the project and will defeat what we thought we had achieved as concerned residents. This project is so important. I fear that it could be lost before it begins.**

**Therefore, I respectfully request that this Commission approve La Vida Llena's petition.**

**Sincerely,**



**Margie M Meyer  
La Vida Llena Resident, Apt 874  
2019 President, Residents' Association**

June 3, 2019

Dan Serrano, Chair  
Environmental Planning Commission  
600 2nd Street NW  
Albuquerque, NM 87102

Mr. Chairman:

I am writing this letter to express my support for the proposed construction project at La Vida Llena whose goal is to provide private rooms for residents in their Healthcare facility. I will provide two different perspectives on the project: First I was the President of the Resident's Association during 2018 when the project design was developed. Secondly, my wife, who passed away last year, was in Healthcare for two years, first in a semi-private room and then in a private room.

With regards the planning of the project: In January 2017, our Executive Director formed two resident committees: One charged with providing input on developing a Long Range Plan for our campus, and the second charged with developing a list of design criteria for the upgraded Healthcare Facility. Thus, residents have had two significant input processes for this construction project.

An outside contractor with experience in designing Continuing Care Retirement Communities was hired to develop a Long Range Plan for La Vida Llena. They reviewed our current campus and need for expanding Healthcare to private rooms. Their first meeting with residents occurred in February 2018. Over time, three options were presented to the committee for feedback on the Pros and Cons of each option. One option rose to the top and that is the plan we are discussing today. The final plan was presented in a general meeting to all La Vida Llena residents in August, 2018.

With regard to the objective of private rooms for all residents in Healthcare, I can attest to the various issues that arise when residents are in Healthcare in a semi-private room. As President, there were many residents in Healthcare who complained about excess noise, TV's running into the evening, TV set very loud because of hearing issues, visitors disturbing one roommate, lack of storage in bathrooms, etc. Clearly private rooms eliminate all of these issues. In addition, when my wife moved to a private room, we decorated it with her favorite paintings, furniture, etc. We could have private conversations with health care staff, our priest, and friends. For her, it was like coming home to her own apartment. Therefore, I am very supportive of the expansion project that was well planned and will result in private Healthcare rooms for all residents.

Thank you.

  
Richard Pettit

10501 Lagrima de Oro NE #360  
Albuquerque, NM 87111

June 3, 2019

Dan Serrano, Chair  
Environmental Planning Commission  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Mr. Chairman,

I offer my support to the issue of the waiver request before you in the plan to renovate health care to provide more single rooms, to build the assisted living and memory care wing, and new residential living space at La Vida Llena Retirement Community.

As four year residents in independent living, we have witnessed the careful deliberation and planning of this effort that has had considerable input from the residents who live here. It seems to be a well-reasoned approach to improve the living spaces at all levels of care.

Thank you for your consideration.

*Robert Lindeman*  
*Judith B. Lindeman*

Dr. and Mrs. Robert Lindeman  
10501 Lagrima de Oro NE, Apt. 371  
Albuquerque, NM 87111

June 1, 2019

Dan Serrano, Chair  
Environmental Planning Commission  
600 2nd Street NW  
Albuquerque, NM 87102

Dear Mr. Chairman,

I am an independent resident at La Vida Llena and am writing this letter in support of the planned new construction here. The issue is deeply personal to me as my husband, Warren, resided in the Health Care facility here for the last four years of his life. After spending many hours each day with him, I can testify to the importance of having all private rooms in such a facility.

For the first several months of his residence in Health Care, my husband was in a semi-private room. Although his roommate was a pleasant person, my husband found sharing a room to be detrimental to already difficult health problems. His interests in reading, in writing poetry, and in listening to music, all of which helped distract from chronic severe pain, conflicted with those of his roommate, who liked to watch sports programs on TV throughout the day at a high volume. In addition, there was little space for visitors, another distraction which helped my husband to cope.

I soon put him on the waiting list for a private room, despite the additional cost. I still recall the day he was able to move into his own space. He had been having problems that morning, but when we were told he could move immediately to a private room, his whole demeanor changed. Over the next few days, I had a bookcase and his favorite books installed in his new private room. I hung personal photos on the walls and brought in a stereo system. I also had an internet connection put in, so that he could email his friends and relatives. He now had his own bathroom and shower as well as plenty of seating room for visitors. This change made a huge difference in how he spent the remaining months of his life.

For long-term residents in Health Care, it is especially important that their final home be one they can claim as their own. It is a matter of comfort and dignity at the end of life to be in an environment that is as much as possible of ones own choosing. That is certainly what I would wish for myself. I therefore ask that the Commission approve La Vida Llena's petition for the construction project as presently planned.

Sincerely,

*Danielle K. Brown*

Danielle K. Brown  
Apt. 4208, La Vida Llena

June 1, 2019

Dan Serrano, Chair

Environmental Planning Commission

600 2<sup>nd</sup> Street NW

Albuquerque, NM 87102

Mr. Chairman:

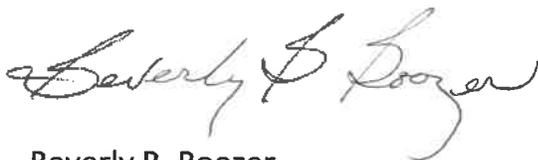
My wife Beverly and I have lived at La Vida Llena main campus for five years. We are looking forward to having additional private health care rooms that will be available following the proposed construction project. These upgraded facilities are especially important to us because Beverly has Multiple Sclerosis and will likely require above average use of La Vida Llena's Health Care facilities in the coming years.

Thanks for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Drayton D. Boozer".

Drayton D. Boozer

A handwritten signature in cursive script that reads "Beverly B. Boozer".

Beverly B. Boozer

June 1, 2019

Mr. Dan Serrano, Chair  
Environmental Planning Commission  
600 Second Street NW  
Albuquerque, NM 87201

Dear Mr. Serrano

I am writing you in support of the new Assisted Living and Health Care construction planned by La Vida Llena. As of today I am being released from two weeks in Health Care, sharing a room with another man, our lives divided only by a curtain. My first roommate had violent outbursts and was on a diaper, the second unfortunately passed away, and the third is in severe pain from back surgery.

Everything we say, everything the nurses and aides say, and all of our conversations with visitors are heard by the other patient. Two of them had the television on all the time and I could not get away from that noise. It certainly does not lead to healing, and it is not comfortable.

When built, our new facility will give us more private rooms and make us much more comfortable. We have needed this for a long time. The construction won't be easy, but the results will make up for it. Thank you for your consideration.

Sincerely,



Arthur A. Schreiber

Apartment 117

1 June 2019

Mr. Dan Serrano, Chair

Environmental Planning Commission

600 Second St NW

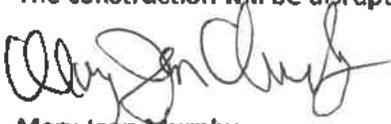
Albuquerque, NM 87201

Dear Mr. Serrano:

I want you to know of my support for the construction of a new Assisted Living and Health Care building to be built by La Vida Llena. I have had two experiences of being in Health Care; one after a knee replacement and one after a pelvic fracture. These are two of the most painful experiences anybody can go through.

Even with the good work by the nurses and aides, my time in Health Care was terrible due to the crowded conditions. I had one roommate that had the TV on all the time and had company all the time. Since we were only divided by a curtain, I had to listen to all this. The other roommate was on a diaper and I had to put up with the odor until she could get changed. She also had the TV on all the time. We had to listen to each other's visitors and the conversations with the health care employees. This is in no way a criticism of the health care itself. It was with sheer willpower plus the good care I got by the therapy that got me out of there and back to the privacy and quiet of my own apartment.

The construction will be disruptive as it always is, but the private rooms will be worth it.



Mary Jean Murphy

Apartment 286

June 3, 2019

Dan Serrano, Chair

Environmental Planning Commission

600 2<sup>nd</sup> St.

Albuquerque, NM 87102

Dear Mr. Serrano and Members of the Commission,

My reasons for supporting private rooms for patients in Health Care at La Vida Llena come from firsthand experience. My husband, Norman Brown, has been a resident in Health Care since October 1, 2016. Fortunately, he resides in a private room. However, as a regular visitor I have experienced the problems associated with patients sharing rooms.

Listed below, in alphabetical order, are my concerns for patients who do not have a private room.

**Cost:** An additional \$75.00 per day (30 days = \$2250.00) for private room.

**Hygiene:** Many residents are incontinent resulting in unpleasant odors for the roommate.

**Lighting:** The patient located near the door has no access to natural light or able to see out the window.

**Noise:** Some patients watch TV 24/7 at high volume levels. Also snoring and yelling create additional noise issues for roommates.

**Privacy:** Roommates are able to hear conversations with visitors, but more importantly can hear discussions with medical professionals. Such discussions are in direct violation of HIPPA regulations.

**Safety:** If a patient requires quarantine the roommate is not adequately protected because of space and infection control. Due to equipment needed, such as wheel chairs, walkers, and lifts, and furniture, there is not enough space, exacerbating fall risks.

**Space:** The rooms are very small. There is very little space for personal items. The rooms are too small to adequately accommodate visitors.

I believe that private rooms are not a luxury but a necessity for the well-being of health care patients.

Very truly yours,

*Mary Brown*

Frank Jerabek  
10501 Lagrima de Oro Rd, NE Apt. 283  
Albuquerque, NM 87111

June 3, 2019

Dan Serrano, Chair  
Environmental Planning Commission  
City of Albuquerque  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87102

Dear Mr. Chairman:

My letter is submitted in support of the zoning variances requested by La Vida Llena (LVL) for construction of expanded facilities on the campus at 10501 Lagrima de Oro Road, NE.

My wife and I moved into LVL in August of 2015 to spend our remaining years in an institution that could care for us until our demise. We are presently 79 and 77 years old, respectively. We chose LVL because we intend to spend our final years in Albuquerque and considered LVL the most suitable place for us to do so.

The planning for this construction has been extensive and inclusive. Resident task forces have worked with residents, management and outside experts to develop a master plan for the campus that accommodates the need to renovate the onsite healthcare facilities. Others who have written or spoken before me have detailed that process, so I won't replicate it. I'll render my understanding of the project and why the proposed construction seems reasonable and advisable. Since my educational background is in structural engineering and my working experience includes public works and systems management, I believe I have some competence to do so.

Renovating the LVL healthcare facilities is the project driver. Existing facilities will be upgraded to modern standards, double occupancy rooms converted to single occupancy and additional single occupancy rooms built to maintain capacity. Currently, healthcare rooms are, by and large, double occupancy with the attendant problems of lack of privacy and noise.

To renovate healthcare, all current occupants must be relocated while construction is done. Capacity for relocated occupants needs to be provided. Thus, the first major construction task is to build the new memory care (MC)/assisted living (AL) building. Because the campus is landlocked, this building will eliminate existing parking, requiring construction of additional parking locations as a prerequisite.

Paying down new construction financing and the recurring costs of increased staffing in both the healthcare occupations and plant management generate significant additional costs. To defray passing them to the existing resident population which would, in turn, result in substantial monthly fee increases, more revenue-generating, independent-living capacity is needed at LVL. Thus, the project includes construction of an independent residence containing 40 apartments.

This project incorporates all these components and, thus, is compelling. I encourage the Commission to approve the requested variances.

Sincerely yours,

Frank Jerabek

Dan Serrano, Chair  
Environmental Planning Commission  
600 2nd St NW  
Albuquerque, NM 87102

Mr. Chairman,

My husband and I moved into La Vida Llena in December of 2017. We chose Life Care for the daily comforts and long term health care. At the time, I was the youngest resident at 62. We have toured 40+ people around the LVL community. Most of them want different things than their parents wanted in a retirement facility. We are impressed that LVL has a history of responding to the changing needs in the community. They have added the Casitas, Alta Vista and ultimately, Nueva Vista to better serve the senior adults as described in their vision and mission statements. We were told that these building programs also faced very strong protests.

***I wonder what the residents living in these newer buildings, who object to this Master Plan construction, would be doing today... if La Vida Llena had not continued to evolve over the years?***

When we committed to LVL , there were only six apartments that met our "mountain views" requirement. Our views will be vastly diminished by the Healthcare/Assisted Living building on the Southeast side. We choose to gracefully accept this personal loss because we truly believe the entire LVL community will benefit from having private Healthcare rooms and a renovated Healthcare facility.

Glyndon Hossink      Apartment #313

Dan Serrano, Chair  
Environmental Planning Commission  
600 2nd St. NW  
Albuquerque, NM 87102

Mr. Chairman,

La Vida Llena's vision is "seeking new opportunities to provide care and services beyond our existing boundaries" and their Christian mission is "to enhance the well-being and quality of life". Therefore, Linda Givens, CEO, created a resident committee to determine what were priority needs within LVL. After compiling and evaluating surveys from residents, this committee made recommendations for all Healthcare rooms to be single occupancy and a total renovation of existing HealthCare facility. They asked for another committee to be formed, including professional members, to develop a Master Plan for this project. The building plans are a direct result of residents expressed desires and the most viable way to accomplish these goals within our landlocked LVL property. I look forward to these improvements and valuable benefits to the entire LVL community.

One waiver request concerns the height of the new Independent Living building on the North side of the property. The measurements taken using the LVL drone show this new building is about 4-5 feet taller than our existing Alta Vista buildings. LVL has done a market analysis to validate the need for additional senior living facilities in the Northeast heights. LVL management has completed a specific ROI, Return on Investment, analysis to support their decision to build according to the Master Plan. ***I recommend you approve this building proposal.***

Sincerely, Don Hossink      Apartment #313

May 31, 2019

Mr. Dan Serrano, Chair  
Environmental Planning Commission  
c/o City of Albuquerque Planning Department  
600 2nd St NW, Albuquerque, NM 87102

Dear Chair Serrano:

On behalf of Central New Mexico Community College ("CNM"), I write in support of the Haverland Carter LifeStyle Group ("Haverland") efforts to undertake a major expansion project and renovation of the healthcare center at La Vida Llena ("LVL"). LVL provides important services for our Albuquerque residents.

We understand Haverland is requesting a building height variance from City of Albuquerque R-ML zone requirements. Having had the opportunity to review the Haverland plan design for the LVL expansion/renovation (the "LVL Plan"), CNM supports Haverland's submitted request for a variance from the building height requirements to accommodate the LVL Plan.

As a neighbor adjacent to LVL's northern property line, CNM is satisfied the proposed project height does not appear to create a situation adverse to CNM.

We support the efforts of the City, Haverland, and LVL to implement the LVL Plan.

Sincerely,

  
Dr. Kathie Winograd  
President

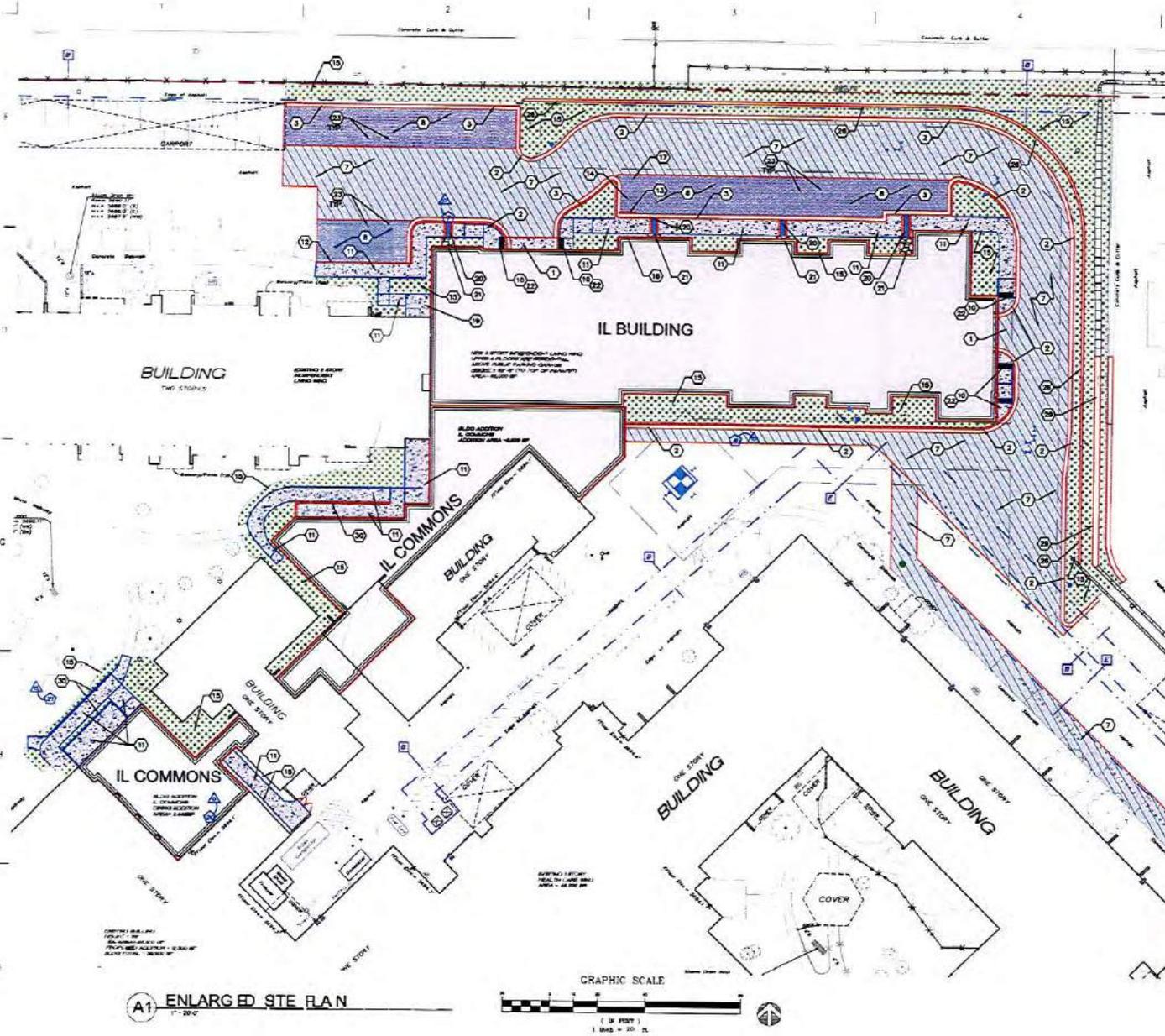
cc: E. DeAnn Eaton



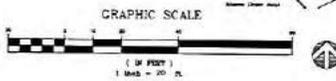
SITE PLANS







**A1 ENLARGED SITE PLAN**  
1" = 20'



**PAVING PLAN GENERAL NOTES**

- 1. THIS SHEET SHOWS ONLY COMPLETE SET OF GENERAL NOTES AND SYMBOLS. THE NOTES THAT APPLY TO ALL SHEETS.
- 2. PAVING PLAN KEYED NOTES ARE COMMON TO ALL SHEETS. NOT ALL KEYED NOTES WILL APPEAR ON EVERY SHEET.
- 3. PAVING WITHIN LAGRIMA DE ORO RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PAVING WORK ORDER AND CITY OF ALBUQUERQUE (STANDARD) DETAILS, DOLLER FOR ASPHALT PAVING FOR UTILITY PATHS.

**PAVING PLAN KEYED NOTES**

- 1. CONCRETE PAVEMENT PER DETAIL 1142-001
- 2. 8" STANDARD CURB AND GUTTER PER DETAIL 1142-001
- 3. 6" COMPRESSED CURB AND GUTTER PER DETAIL 1142-001
- 4. SLOPEDOWN GUTTER PER DETAIL 1142-001
- 5. 6" HEALTH CURB PER DETAIL 1142-001
- 6. CURB TRANSITION PER DETAIL 1142-001
- 7. BANK LEVEL ASPHALT PAVEMENT PER DETAIL 1142-001
- 8. PARKING LOT ASPHALT PAVEMENT PER DETAIL 1142-001
- 9. CONCRETE FINISH WALL 4" TALL MAX. PER DETAIL 1142-001
- 10. CONCRETE CURB ACCESS RAMP PER DETAIL 1142-001
- 11. CONCRETE SIDEWALK PER DETAIL 1142-001
- 12. SLOPEDOWN CURB ON SIDEWALK PER DETAIL 1142-001
- 13. CONCRETE MARKING BLOCKS 8" TALL PER DETAIL 1142-001
- 14. ADA COMPLIANT MARKING 8" TALL PER DETAIL 1142-001
- 15. BELL END SIGNING PLANE
- 16. SIDEWALK RAMP PER DETAIL 1142-001
- 17. ADA COMPLIANT PARKING SIGN PER DETAIL 1142-001
- 18. ADA COMPLIANT SIGN PER DETAIL 1142-001
- 19. CONCRETE SIGN PER DETAIL 1142-001
- 20. CONCRETE SIGN PER DETAIL 1142-001
- 21. ADA COMPLIANT SIGN PER DETAIL 1142-001
- 22. ADA COMPLIANT SIGN PER DETAIL 1142-001
- 23. ADA COMPLIANT SIGN PER DETAIL 1142-001
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- 27. ADA COMPLIANT SIGN PER DETAIL 1142-001
- 28. ADA COMPLIANT SIGN PER DETAIL 1142-001
- 29. ADA COMPLIANT SIGN PER DETAIL 1142-001
- 30. ADA COMPLIANT SIGN PER DETAIL 1142-001



**A5 KEY PLAN**  
1" = 200'

**DESIGN GROUP**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGNERS  
PHILADELPHIA • ST. LOUIS • DENVER  
120 W. 42nd Street, Suite 1000  
New York, NY 10018  
T 212 252 8888 • F 212 252 6887

CONTRACT NO.  
PROJECT NAME  
LA VIDA LLENA  
10501 LAGRIMA DE ORO NE

PAVING ARCHITECT: DREAM  
10421 Montgomery Boulevard NE  
ALBUQUERQUE, NM 87111

NO.	DATE	DESCRIPTION
1	ASB 1	10.31.14

Copyright © Design Group  
Checked by  
Date  
Project number  
Cell set name

**ENLARGED SITE PLAN**

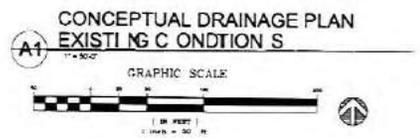
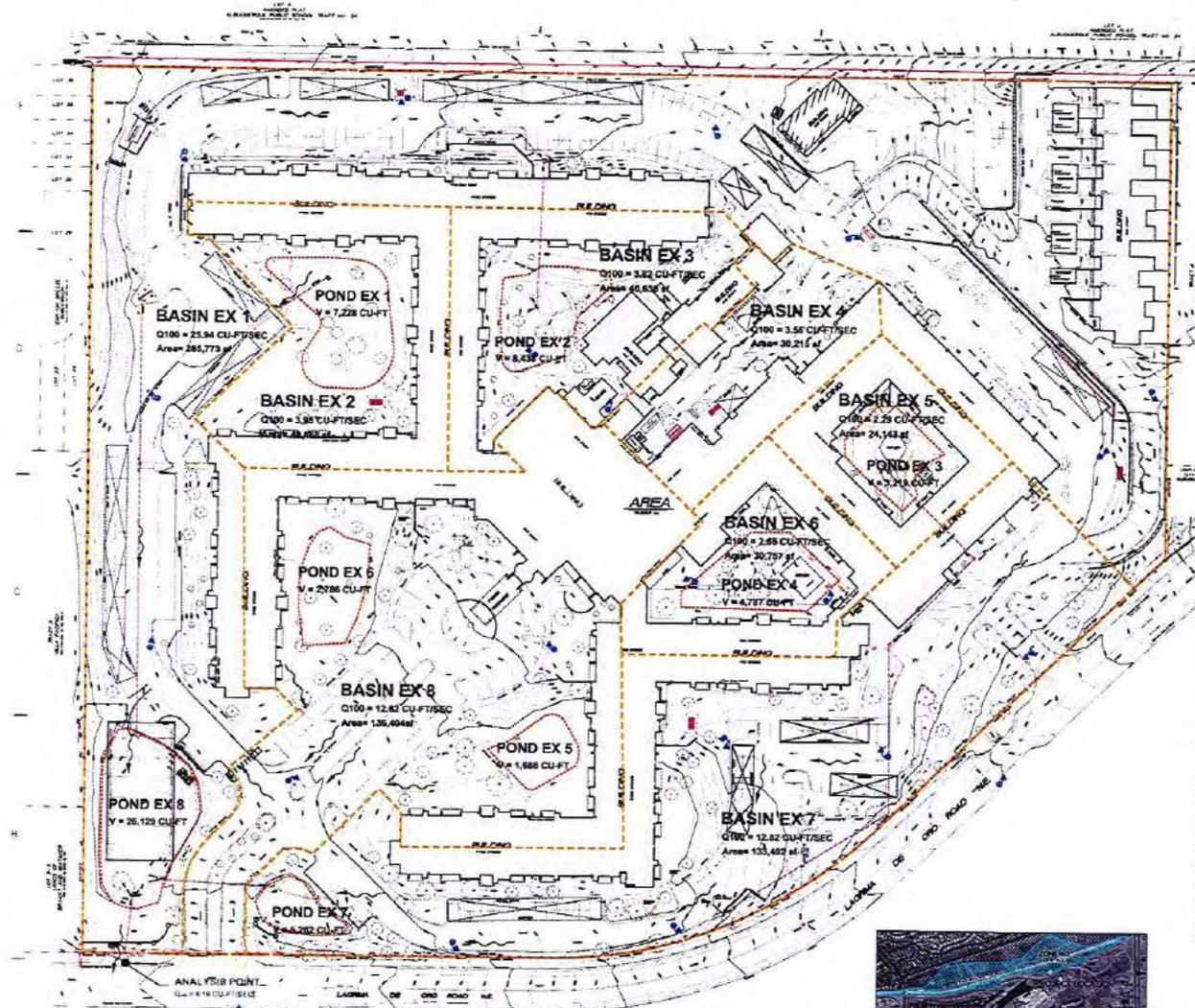
SHEET NUMBER

**SP-EPC-3**









**FLOOD ZONE DETERMINATION**  
The surveyed site is shown herein, divided to be within 200' x 200' areas determined to be outside the 0.2% annual chance floodplain, shown on National Flood Insurance Program Flood Insurance Rate Map 150310144D RCWSEC 09/26/2008



A3 **FEMA FLOOD ZONE**  
NOT TO SCALE

**I. PURPOSE AND SCOPE**

THE PURPOSE OF THIS DRAINAGE PLAN IS TO PRESENT THE EXISTING AND PROPOSED IMPROVEMENTS FOR LA VIDA LLENA PLAN COMMUNITY, LOCATED AT 10501 LAGRIMA DE ORO ROAD NE ALBUQUERQUE, NM. THE ZONE IS AS SHOWN FOR THE SITE OFFICE.

**II. SITE DESCRIPTION AND HISTORY**

THE PROJECT SITE IS LOCATED ON THE NORTH SIDE OF LAGRIMA DE ORO HIGHWAY, BETWEEN HIGHWAY 27 NORTH AND JUNIPERO ROCK AVENUE. THE SITE IS CURRENTLY COMPOSED OF 18 ACRES, LOT WITH SEVERAL MULTIFAMILY BUILDINGS, A TERMINAL AREA AS WELL AS A SKILLED NURSING HOME. THE SITE ALSO CONTAINS SEVERAL SINGLE RESIDENT TOWN-HOUSES (BOTH AS WELL AS A SINGLE-FAMILY BUILDING). A MAJORITY OF THE SITE WAS DEBARRED AND CONSTRUCTED IN 1979 AND 1986.

**III. COMPUTATIONAL PROCEDURES**

HYDROLOGIC DATA WAS PROVIDED UTILIZING THE DESIGN HYDROLOGIC BASIN ON SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PHASES MANUAL, RELEASED JUNE 1991, TABLE WITHIN SECTION 22.2 WILL BE USED TO AID IN THE DETERMINATION OF THE SITE HYDROLOGY.

**IV. PRECIPITATION**

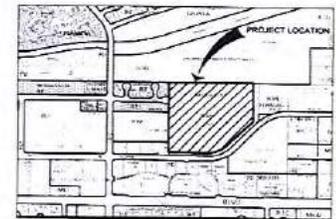
THE STORM EVENT USED FOR THE FOLLOWING CALCULATIONS IS THE 100-YEAR STORM. THE PROJECT SITE IS LOCATED IN ZONE 4 (EAST OF CUBAN BLVD/AVENUE NE).

**V. EXISTING DRAINAGE CONDITIONS**

CURRENTLY THE SITE CONTAINS MANY WELL LANDSCAPED OPEN AREAS, REMOVED FROM A MAJORITY OF THE ROADSIDE AND CITY SIDE WALKWAYS (LANDSCAPING). THE LANDSCAPING AREAS WITH CATCH BASINS AND DISCHARGE POINTS THAT RESPECT THE RUNOFF RATES FROM THE DEVELOPMENT AREAS. BASIN EX 1 CONTAINS A LARGE PORTION OF THE WEST AND NORTH SIDES OF THE CAMPUS. IT RECEIVES SURFACE FLOWS AN UNDERGROUND STORM WATER CONVEYANCE SYSTEM WAS CONSTRUCTED ALONG THE WESTERN SIDE OF THE SITE. ALL RUNOFF FROM THIS BASIN IS COLLECTED BY THIS SYSTEM AND DISCHARGED INTO THE LAGRIMA DE ORO ROAD. BASIN EX 2 AND BASIN EX 3 ARE LOCATED IN THE CENTER OF THE SITE. A 18" PIPE THAT DISCHARGES EXISTING RUNOFF INTO THE LAGRIMA DE ORO ROAD. NEW AREAS WITH OVERLY LOW SLOPES ARE LOCATED WITHIN THE LANDSCAPING AREAS. BASIN EX 4 AND BASIN EX 5 ARE LOCATED IN THE CENTER OF THE SITE. BASIN EX 4 AND BASIN EX 5 ARE LOCATED IN THE CENTER OF THE SITE. BASIN EX 6 AND BASIN EX 7 ARE LOCATED IN THE CENTER OF THE SITE. BASIN EX 8 IS LOCATED IN THE CENTER OF THE SITE. BASIN EX 8 IS LOCATED IN THE CENTER OF THE SITE. BASIN EX 8 IS LOCATED IN THE CENTER OF THE SITE.

**Drainage Summary**

Project	LA VIDA LLENA							
Project Number	20							
Date	04/20/18							
Drawn by	Class A							
<b>Site Location</b>								
10501 Lagrима de Oro Road NE								
<b>Project Area</b>								
4.18 Acres ± 1 COR. 1811 Section 22								
<b>Existing Summary</b>								
Basin Name	Ex 1	Ex 2	Ex 3	Ex 4	Ex 5	Ex 6	Ex 7	Ex 8
Area (ac)	89.73	4864	4638	3075	2493	3075	13360	18426
Area (sq-ft)	630	331	337	220	179	221	936	133
% Land Treatment	0	0	0	0	0	0	0	0
% Land Treatment	0	0	0	0	0	0	0	0
% Land Treatment	0	0	0	0	0	0	0	0
% Land Treatment	0	0	0	0	0	0	0	0
Area (sq-ft)	242	481	534	326	214	277	107	128
Area (sq-ft)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area (sq-ft)	0.23	0.36	0.40	0.23	0.15	0.20	0.01	0.02
Area (sq-ft)	371	736	818	506	323	403	139	166
<b>Existing Summary (cont. prev)</b>								
100yr. Run	1000	2160	2143	1348	1066	1120	2067	2669
1hr. Run	2060	2060	2060	2060	2060	2060	2060	2060
2hr. Run	2160	2160	2160	2160	2160	2160	2160	2160
100yr. Run	1240	2160	2160	1760	1160	1340	2620	3240
<b>Peak Discharge (cfs)</b>								
100yr.	10.94	3.68	3.62	3.70	4.20	3.85	12.03	14.62
1hr.	19.81	21.22	21.22	21.40	14.0	17.0	6.04	8.01
2hr.	20.9	11.2	10.7	14.0	0.70	0.93	4.28	4.74



A5 **ZONE ATLAS PAGE F-21**  
NOT TO SCALE



**DESIGN GROUP**  
ARCHITECTS & ENGINEERS  
125 Weston Drive SE, Suite 1100  
Albuquerque, New Mexico 87102  
1.505.252.6880 • 1.505.242.6881

CONSULTANT

VP/AD



**PROJECT NAME**  
LA VIDA LLENA  
10501 LAGRIMA DE ORO NE

**PROJECT LOCATION**  
10501 Lagrима de Oro Road NE  
ALBUQUERQUE, NM 87111

**REVISIONS**

No.	DATE	DESCRIPTION

**CONCEPTUAL DRAINAGE PLAN  
EXISTING CONDITIONS**

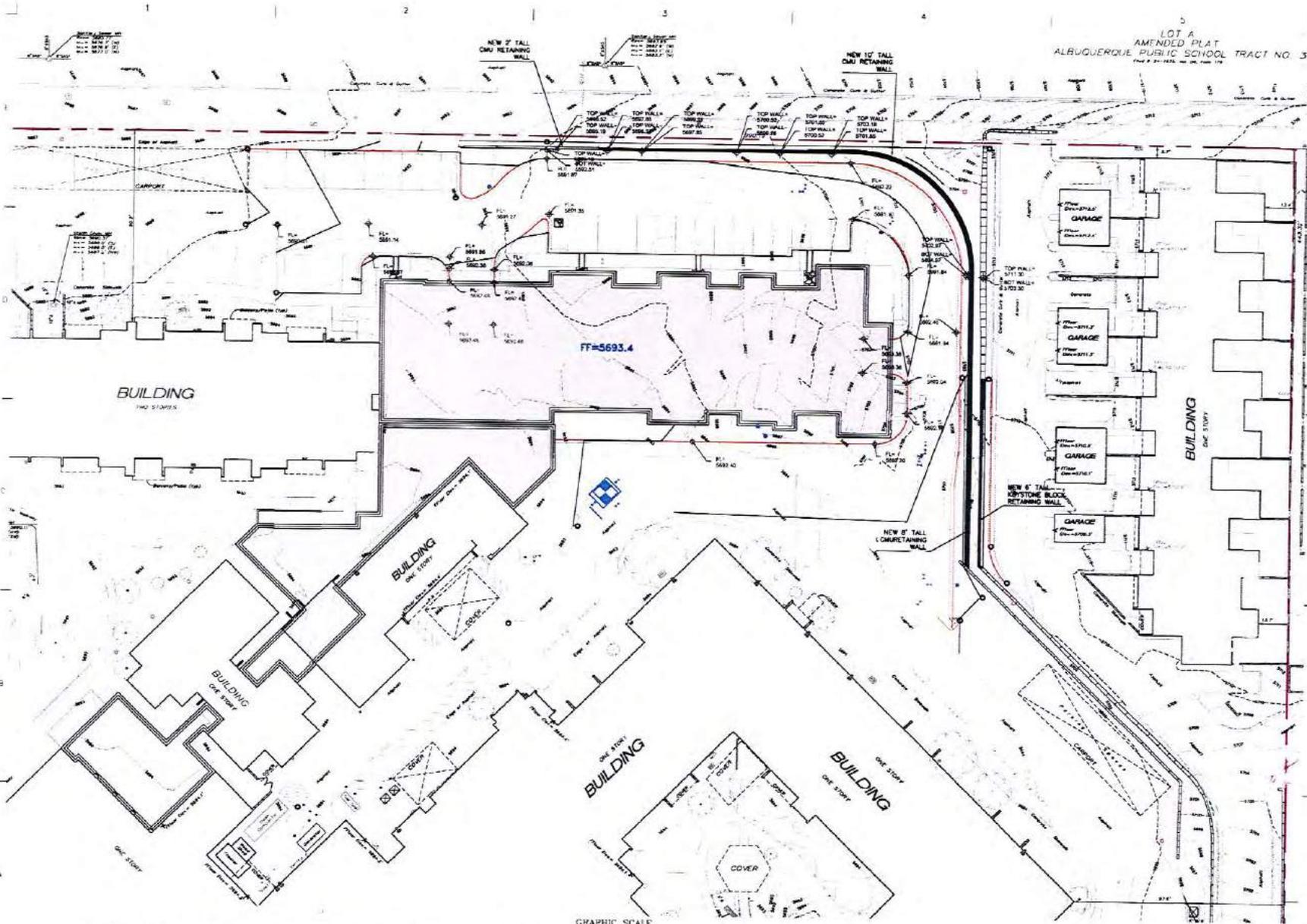
PROJECT NUMBER

**CD-1**









**A1** ENLARGED CONCEPTUAL GRADING PLAN  
1" = 20'



LOT A  
AMENDED PLAT  
ALBUQUERQUE PUBLIC SCHOOL TRACT NO. 34  
Plan # 20-102, 2nd Rev. 1/18



**DESIGN GROUP**  
Architect • Engineer • Interior Design  
Planner • Urban Designer • Landscape

2000 Bosque Drive SE, Suite 100  
Albuquerque, New Mexico 87110  
760.242.6840 • 4.505.727.6841

STAMP



PROJECT NAME  
**LA VIDA LLENA**  
10501 LAGRIMA DE ORO NE

HAVIER LUIS CARTER GROUP  
50711 Montgomery Boulevard NE  
ALBUQUERQUE, NM 87111

NO.	DATE	DESCRIPTION

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Drawn by \_\_\_\_\_  
Checked by \_\_\_\_\_  
Date: 4-25-2010  
Sheet number: 201  
Total sheet number: \_\_\_\_\_

SHEET TITLE  
**ENLARGED CONCEPTUAL GRADING PLAN**

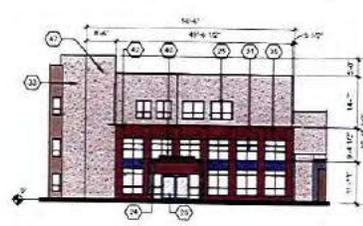
SHEET NUMBER

**C-203**

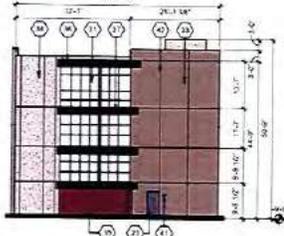
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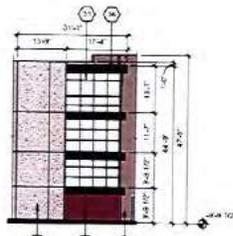
**A BUILDING ELEVATION - SOUTHEAST**  
 1/8" = 1'-0"



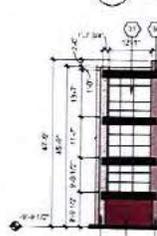
**B BUILDING ELEVATION - EAST**  
 1/8" = 1'-0"



**C BUILDING ELEVATION - SOUTHWEST**  
 1/8" = 1'-0"



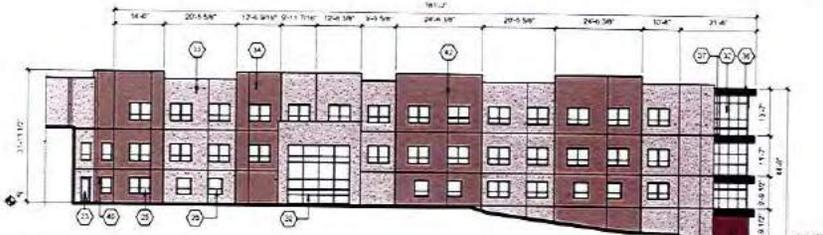
**D BUILDING ELEVATION WEST**  
 1/8" = 1'-0"



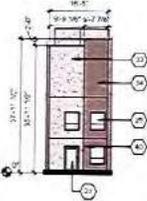
**E BUILDING ELEVATION - SOUTH**  
 1/8" = 1'-0"

10'-0"  
**SUPPORTIVE CARE**

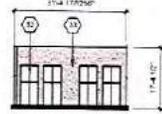
**BUILDING SIGNAGE**  
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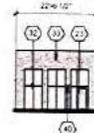
**F BUILDING ELEVATION - NORTHWEST**  
 1/8" = 1'-0"



**G BUILDING ELEVATION - WEST**  
 1/8" = 1'-0"



**H BUILDING ELEVATION - NORTHWEST**  
 1/8" = 1'-0"



**I BUILDING ELEVATION - WEST**  
 1/8" = 1'-0"

**KEYNOTES**

- 9 CORRUGATED
- 10 GOGG
- 14 GALLERY
- 23 VENT. WINDOW
- 24 CURTAIN WALL SYSTEM
- 31 STUCCO COLOR LIGHT BROWN
- 32 STUCCO COLOR DARK BROWN
- 33 STUCCO COLOR RED
- 34 STUCCO COLOR DARK GREY
- 35 STUCCO COLOR LIGHT GREY
- 37 BUILDING SIGNAGE
- 40 LIGHT FIXTURE
- 41 STUCCO SIGN. RED JOINT
- 42 GRANITE MATERIAL
- 44 OVERHEAD GARAGE DOOR
- 45 ELEVATOR TOWER

**KEY PLAN**

STAFF

**DESIGN DEVELOPMENT**

PROJECT NAME:  
**MASTERPLAN BUILDOUT  
 PHASE 2 MEMORY CARE  
 + ASSISTED LIVING**

1001 LAGUNA DE ORO RD NE  
 ALBUQUERQUE NEW MEXICO 87111

**HAVERLAND CARTER  
 LIFESTYLE GROUP**

**REVISIONS**

NO.	DATE	DESCRIPTION

Checked by	STAFF

SHEET TITLE:

**BUILDING ELEVATIONS -  
 EPC**

SHEET NUMBER

**A-203**



THE HARTMAN + MAJEWSKI  
**DESIGN GROUP**  
 Architects • Engineers • Interior Design  
 Planners • Urban Designers • LEED®  
 120 Vassar Dr SE Suite 100  
 Albuquerque, New Mexico 87105  
 T 505.242.8882 • F 505.242.5951  
 CONSULTANT

STAMP

DESIGN DEVELOPMENT

PROJECT NAME:  
 MASTER PLAN BUILDOUT  
 PHASE 3 - IL ADDITION  
 AND COMMONS

1561 LASIRMA DE ORO RD NE  
 ALBUQUERQUE, NM 87111

HAVERLAND CARTER  
 LIFESTYLE GROUP

REVISIONS

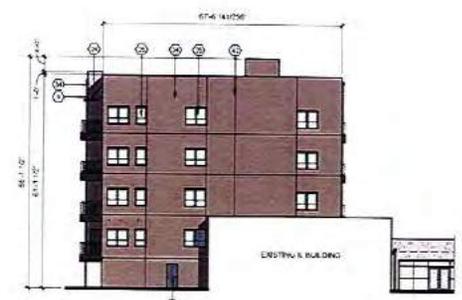
NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

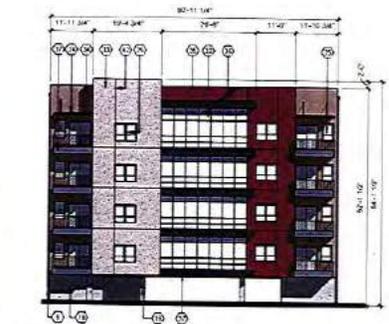
SHEET TITLE

BUILDING ELEVATIONS -  
 EPC SUBMITTAL  
 STREET NUMBER

**A-204**



**A** BUILDING ELEVATION - WEST  
 1/8" = 1'-0"



**B** BUILDING ELEVATION  
 1/8" = 1'-0"



**C** BUILDING ELEVATION - NORTH  
 1/8" = 1'-0"

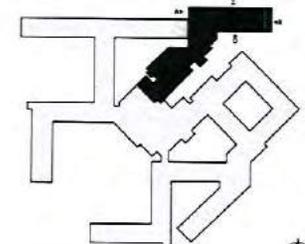


**D** BUILDING ELEVATION - SOUTH  
 1/8" = 1'-0"

**SHEET KEYNOTES**

- 1 DOWNSPOUT
- 19 CAST IN PLACE CONCRETE
- 23 DOOR
- 24 GALLERY
- 25 UNIT WINDOW
- 27 CURTAIN WALL SYSTEM
- 32 STOREFRONT
- 33 STUCCO EDGE (DARK GREY)
- 34 STUCCO EDGE (DARK GREY)
- 35 STUCCO COLOR (MSD)
- 36 STUCCO COLOR (DARK GREY)
- 37 STUCCO COLOR (LIGHT GREY)
- 42 STUCCO CONTROL JOINT
- 47 ELEVATOR TOWER

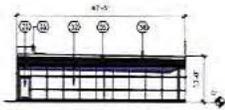
**KEY PLAN**



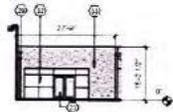
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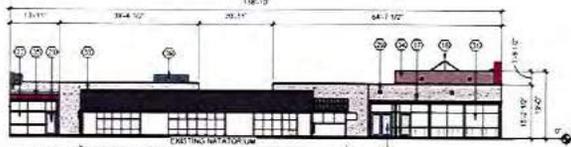
THE HARTMAN • MAJEWSKI  
**DESIGN GROUP**  
 Architects • Engineers • Interior Design  
 Planners • Urban Designers • LEED®  
 150 Vassar Dr SE Suite 100  
 Albuquerque, New Mexico 87105  
 T: 505 242 6880 • F: 505 242 8861  
 CONSULTANT



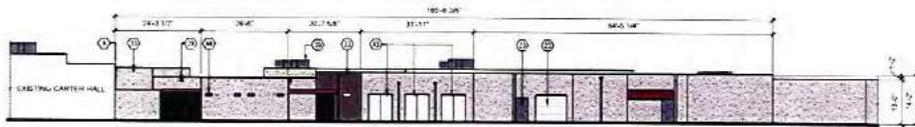
**A PARTIAL BUILDING ELEVATION - NORTH**  
 100' x 142'



**B PARTIAL BUILDING ELEVATION - NORTH**  
 100' x 142'



**C BUILDING ELEVATION - WEST**  
 100' x 142'



**D BUILDING ELEVATION - SOUTH**  
 100' x 142'

**SHEET KEYNOTES**

17	DOWNPOUT
17	STANDARD-SPAN METAL ROOF
16	SCULPTURE
23	LOOK
29	SCULPTURE
31	CURTAIN WALL SYSTEM
32	STONEFRONT
33	STUCCO COLOR LIGHT BROWN
34	STUCCO COLOR DARK BROWN
35	STUCCO COLOR RED
38	METAL SLOPE ROOF
39	ROOF TOP UNIT
43	LAB FING STOREFRONT
44	EXTERIOR WINDOW

**KEY PLAN**

STAMP

DESIGN DEVELOPMENT

PROJECT NAME  
**MASTERPLAN BUILDOUT  
 PHASE 3 - IL ADDITION  
 AND COMMONS**

1651 LAGRIMA DE ORO RD NE  
 ALBUQUERQUE, NM 87111

**HAVERLAND CARTER  
 LIFESTYLE GROUP**

REVISIONS

NO.	DATE	DESCRIPTION

Prepared	Checked	Drawn	Staff

SHEET TITLE

**BUILDING ELEVATIONS -  
 EPC SUBMITTAL**

SHEET NUMBER

**A-205**

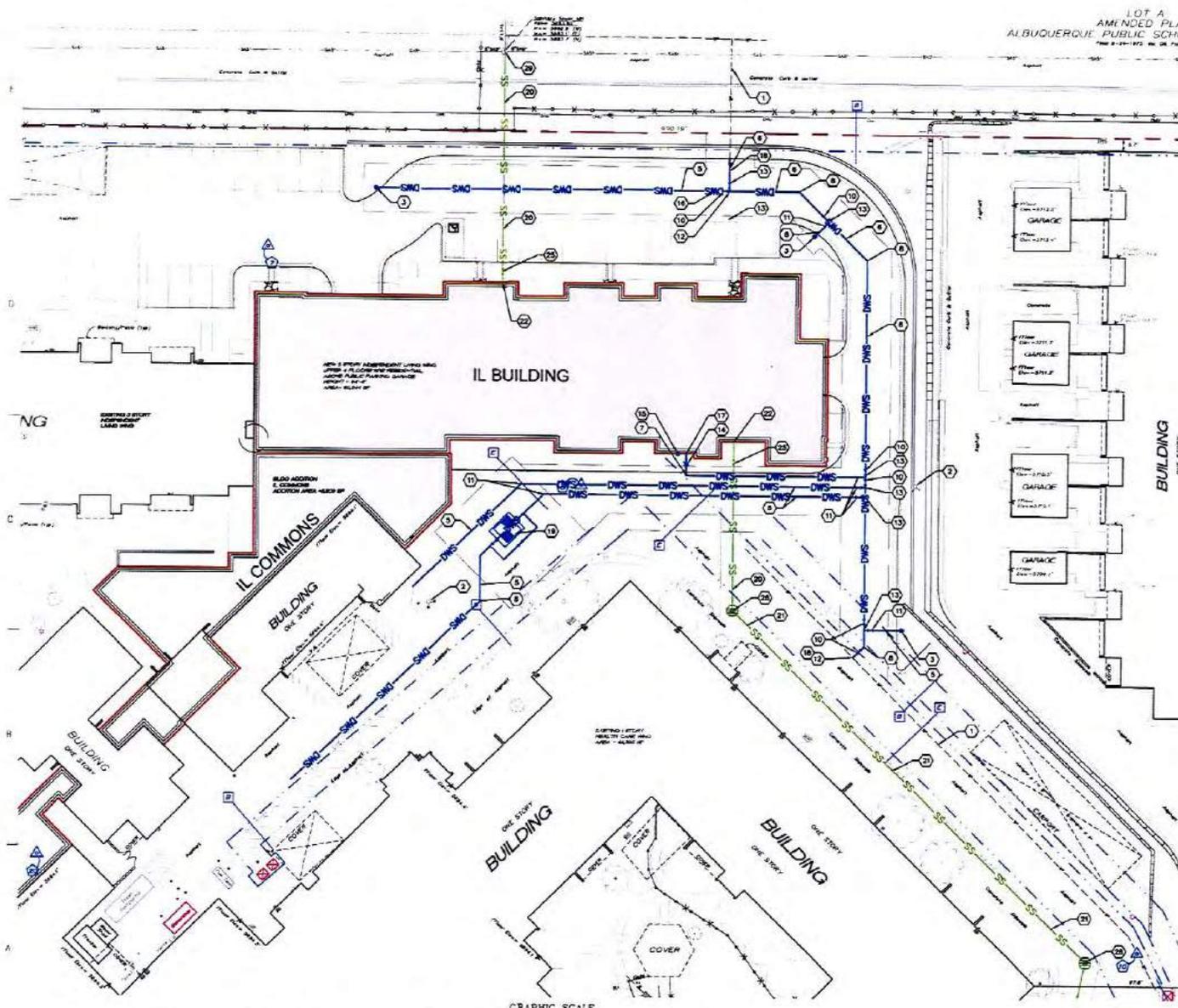




LOT A  
AMENDED PLAT  
ALBUQUERQUE PUBLIC SCHO  
FILE NO. 2011-172 ON 06, 2011

**UTILITY PLAN KEYED NOTES**

1. EXISTING 8" PVC 1500 WATERLINE
2. EXISTING FIRE HYDRANT
3. FIRE HYDRANT PER DETAIL AND S&S
4. WATER MAINS, VALVES, FIRE HYDRANTS, AND APPUR TENANTS TO BE INSTALLED UNDER MINOR WORK AREAS PLANS
5. WATER LINE, 8" PVC 1500 D144, PER DETAILS AND S&S, APP S&S, AND S&S-103
6. WATER LINE, 8" PVC 1500 D144, PER DETAILS AND S&S, APP S&S, AND S&S-103
7. 60" DUCTILE IRON TELEPHONE, 30" TO MATCH THE EXISTING 30" WATER LINE. RESTRAIN JOINTS PER DETAIL AND S&S
8. 48" DUCTILE IRON TEE, 30" TO MATCH THE EXISTING WATER LINE. RESTRAIN JOINTS PER DETAIL AND S&S
9. 42" DUCTILE IRON TEE, 30" TO MATCH THE EXISTING WATER LINE. RESTRAIN JOINTS PER DETAIL AND S&S
10. BATH VALVE ASSEMBLY, 8" VALVE, HDX AND CONCRETE COLLAR PER DETAIL AND S&S
11. GATE VALVE ASSEMBLY, 24" VALVE BOX AND CONCRETE COLLAR PER DETAIL AND S&S
12. DUCTILE IRON TEE, 8" VALVE, RESTRAIN JOINTS PER DETAIL AND S&S
13. DUCTILE IRON TEE, 8" VALVE, RESTRAIN JOINTS PER DETAIL AND S&S
14. HOSE RELOCATOR VALVE PER DETAIL AND S&S
15. WALL MOUNTED FIRE DEPARTMENT CONNECTION PER DETAIL AND S&S
16. 8" DUCTILE IRON REDUCER
17. CONNECT WATER LINE TO BUILDING, SEE PLUMBING SHEETS
18. CONNECT TO EXISTING WATERLINE, PROVIDE DUCTILE IRON TRANSITION COUPLING AS REQUIRED
19. 4" DOMESTIC WATER METER AND TRAPED WATER VALVE PER ANGLE'S STANDARD DIMENSIONS 2011. INCLUDING BYPASS LINES, AND ASSOCIATED VALVES
20. SANITARY SEWER LINE, 8" PVC 30436, PER DETAIL AND S&S
21. SANITARY SEWER LINE, 8" PVC 30436, PER DETAIL AND S&S
22. CONNECT SANITARY SEWER LINE TO BUILDING SEWER LINES, SEE PLUMBING SHEETS
23. CONNECT TO 4" LINE, 6" RIBBED OUT IN PHASE 2
24. THERMAL CLEANOUT PER DETAIL AND S&S
25. THERMAL CLEANOUT PER DETAIL AND S&S. SEE PLUMBING PLANS FOR CONTINUATION
26. 8" PVC 30436 IN GAS LINE
27. 8" PVC 30436 IN GAS LINE
28. 4" OR SANITARY SEWER MANHOLE PER DETAIL AND S&S
29. CONNECT NEW GAS LINE TO EXISTING MANHOLE. NEARBY BASE AND 30" LINES AS REQUIRED
30. ELECTRICAL LINES (PRIMARY OR SECONDARY), SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION
31. ELECTRICAL TRANSFORMER, SEE ELECTRICAL SHEETS
32. 4" PVC 30436 SEWER DRAIN LINE PER DETAIL AND S&S
33. 4" PVC 30436 SEWER DRAIN LINE THROUGH CURB PAGE
34. 4" PVC 30436 IN STORM DRAIN LINE
35. EXISTING STORM DRAIN CATCH BASIN TO REMAIN IN PLACE DURING CONSTRUCTION
36. 4" PVC 30436 IN STORM DRAIN LINE
37. EXISTING STORM DRAIN CATCH BASIN TO REMAIN IN PLACE DURING CONSTRUCTION
38. 4" PVC 30436 IN STORM DRAIN LINE
39. CONNECT TO EXISTING DRAIN LINE, SEE PLUMBING PER DETAIL AND S&S
40. CONNECT TO HOOP DRAIN LEAKS WITH WEEPER TRANSIT ON ROOF



CONSULTANT  
  
  
  
STAMP

PROJECT NAME  
**LA VIDA LLENA**  
10507 LAGRIMA DE ORO NE

HAVERLAND CARTER GROUP  
1070 Haverland Boulevard  
NE ALBUQUERQUE, NM 87111

REVISIONS	DATE	DESCRIPTION

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Drawn by  
Checked by  
Date: 4/25/2011  
Project number: 2611  
Case file name:

SHEET TITLE  
**ENLARGED CONCEPTUAL UTILITY PLAN**

SHEET NUMBER  
**C-303**

**A1 ENLARGED SITE UTILITY PLAN**  
1" = 30' 0"



△ Additions to the Carter Hall Auditorium, Dining Room, Chapel, Administration area and Bistro. Additions are to provide amenities to residents and do not increase the occupancy of the campus. No changes are proposed to existing parking counts.

Total area of existing building=155,753 sf  
 Carter Hall Addition = 533 sf (remodel 3048 sf)  
 Dining Room Addition = 429 sf  
 Entrance, Chapel and Admin Additions= 1344 sf  
 Bistro Addition = 393 sf.

Total Additional Building Area = 2,699 sf

Total facility area upon completion=158,454 sf

△ Replace existing 6' tall chain link fence with 5'-4" tall wrought iron fence with pickets at 7" on center. Construct 5' tall, 16" square CMU pilasters, stuccoed to match existing at max spacing of 20'. Adjust pilaster spacing as necessary to limit damage to existing mature trees. Install pair of wrought iron swing gates at existing driveway entrance.

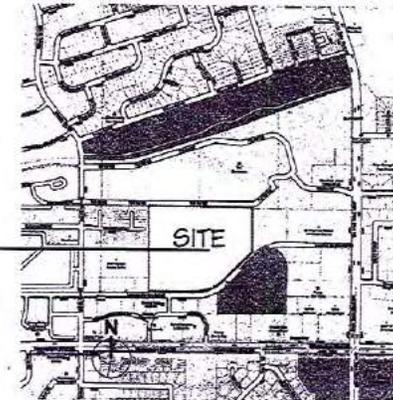


Existing wrought iron fence and pilasters.

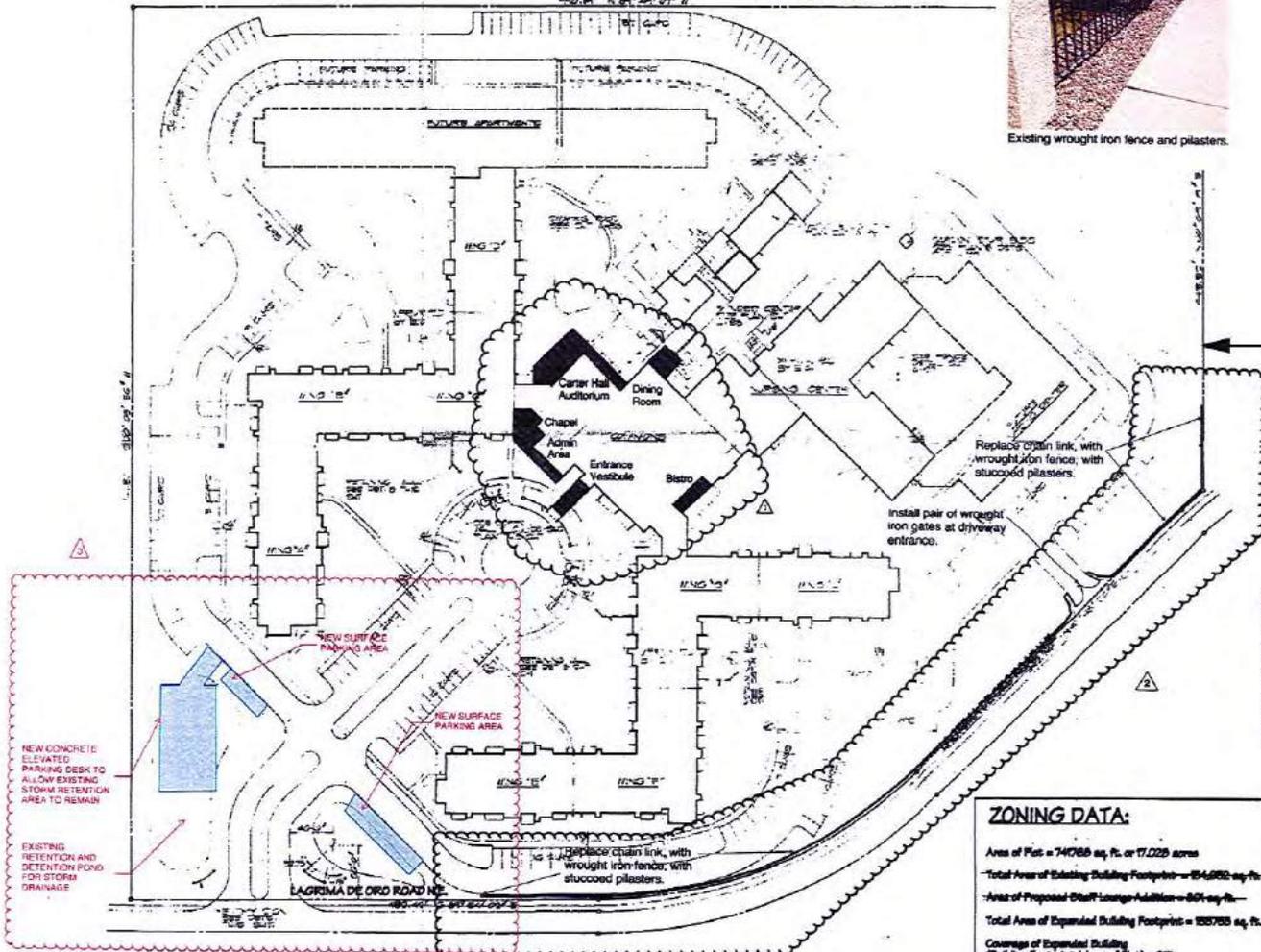
**LIST OF DRAWINGS**

- A1 SITE PLAN @ 1" = 50'-0"
- A2 FLOOR PLAN @ 1/4" = 1'-0"  
BUILDING ELEVATIONS, ROOF PLAN @ 1/8" = 1'-0"
- A3 FOOTING & FOUNDATION PLAN  
FRAMING PLAN @ 1/4" = 1'-0"
- A4 WALL SECTIONS @ 3/4" = 1'-0"  
INTERIOR ELEVATIONS, ELECTRIC PLAN  
@ Scale 1/4" = 1'-0"

**GENERAL NOTE**  
 Do not scale drawings. Field verify all dimensions.



**SITE LOCATION IN CITY OF ALBUQUERQUE**



△ Create 38 new parking spaces to allow for future building additions. The majority of the parking will be on an elevated parking deck to allow for the existing ponding area under the proposed parking to remain. Runoff from the new parking deck will be contained in the existing retention/detention area. New impervious surface parking lot area is 2610 sf which is below the limit from hydrology requiring a new drainage study.

<p><b>ZONING DATA:</b></p> <p>Area of Plot = 74068 sq. ft. or 17.028 acres</p> <p>Total Area of Existing Building Footprint = 155,753 sq. ft.</p> <p>Area of Proposed Staff Lounge Addition = 801 sq. ft.</p> <p>Total Area of Expanded Building Footprint = 156,554 sq. ft.</p> <p>Coverage of Expanded Building (Building Footprint / Area of Plot) = 215</p> <p>Maximum Permitted Height of New Addition = 14'-0"</p>	<p><b>CONSTRUCTION TYPE:</b> VB</p> <p><b>CLASSIFICATION:</b> Group &amp; Division R-2</p> <p><b>OCCUPANCY LOAD:</b> Addition 801 sq. ft. / 100 = 8</p> <p><b>EXITING REQUIREMENTS:</b> Addition : 5'-0" door exits South</p>
--	---

**N**  
**SITE PLAN**  
 Scale: 1" = 50'-0"

<p>ADMINISTRATIVE AMENDMENT          FILE # 21020 PROJECT # 2022010  <i>New parking areas</i></p> <p>APPROVED BY: <i>[Signature]</i> DATE: <i>05/04/17</i></p>	<p>ADMINISTRATIVE AMENDMENT          FILE # 12, 1213, PROJECT # 1002827</p> <p>APPROVED BY: <i>[Signature]</i> DATE: <i>11/9/13</i></p>	<p>ADMINISTRATIVE AMENDMENT          FILE # 12, 1213, PROJECT # 1002827          2400 Addition, Annex 3  <i>Parking spaces</i></p> <p>APPROVED BY: <i>[Signature]</i> DATE: <i>8/26/10</i></p>
--	---	--

**DENNIS R. HOLLOWAY, ARCHITECT**  
 602 Hwy 240 NE  
 Albuquerque, NM 87112  
 Phone: 505 241-7778  
 FAX: 505 241-7779  
 www.dennisr.holloway.com

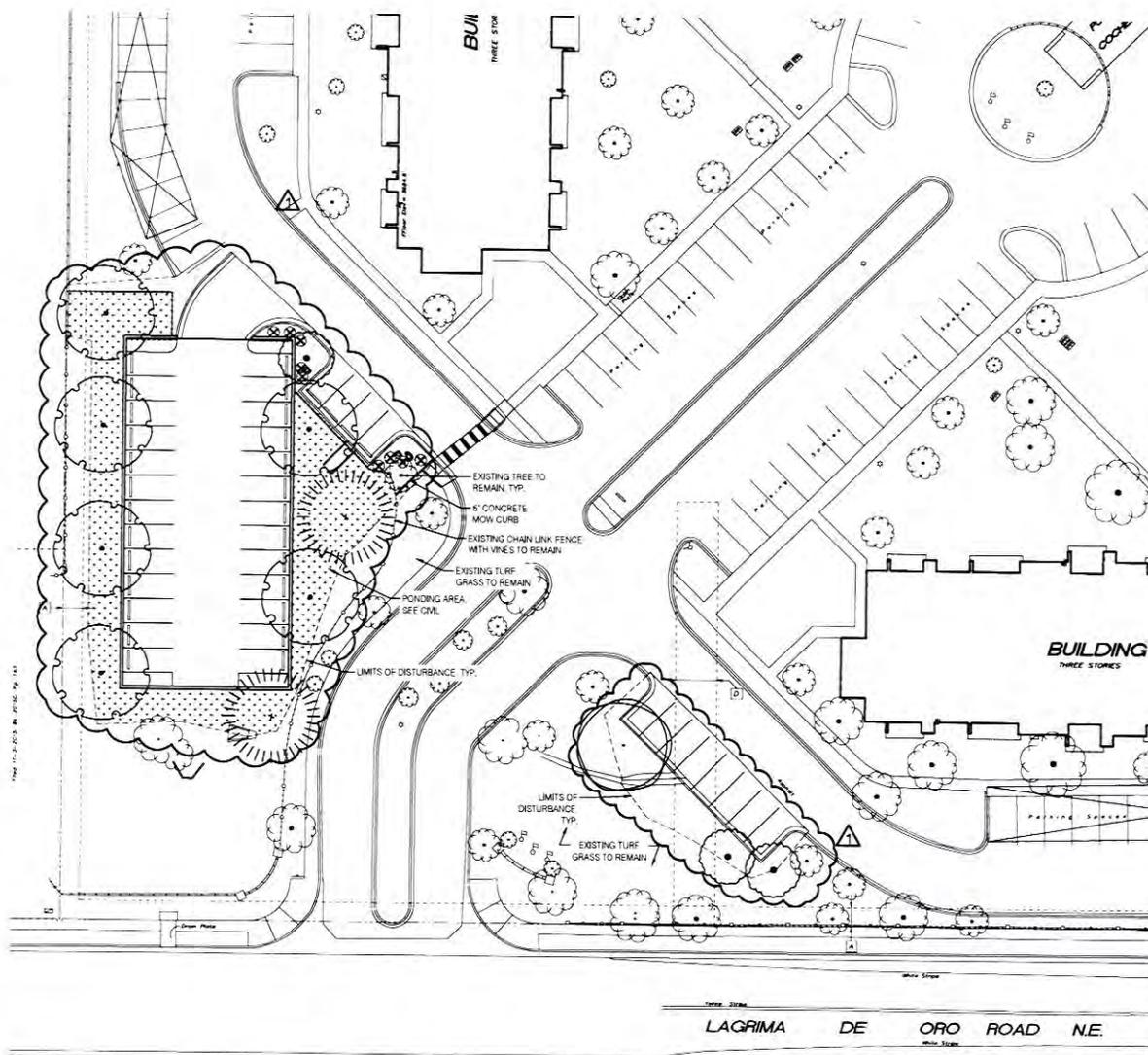
La Vida Llana Retirement Community  
 Staff Lounge Addition  
 10601 Lagrima De Oro NE  
 Albuquerque, New Mexico 87111

**SITE PLAN**  
 @ Scale: 1" = 50'-0"



**A1**





**PLANT LEGEND**

QTY	SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	INSTALLED SIZE MATURE SIZE
<b>TREES</b>				
1	(Symbol)	EXISTING TREE TO REMAIN GLEDETSIA THACANTHUS 'IMPERIAL' IMPERIAL HONEYLOCUST (M)	2" B&B	10 HT. X 4" SPR. 35 HT. X 30" SPR.
3	(Symbol)	MALVUS 'ROYAL RANDROPS' ROYAL RANDROPS CRABAPPLE (H)	2" B&B	10 HT. X 4" SPR. 20 HT. X 15" SPR.
2	(Symbol)	PNUS NIGRA AUSTRIAN PINE (M)	B&B	6 HT. MAX 35 HT. X 25" SPR.
6	(Symbol)	ULMUS PARVIFOLIA 'BOSQUE' BOSQUE LACEBARK ELM (M)	2" B&B	10 HT. X 4" SPR. 35 HT. X 35" SPR.
<b>ORNAMENTAL GRASSES</b>				
9	(Symbol)	MISCANTHUS SINENSIS 'YAKU JIMA' DWARF MAIDEN GRASS (M)	5-GAL.	3' O.C. 4 HT. X 4" SPR.
<b>GROUNDCOVER &amp; BOULDERS</b>				
1,055 SF	(Symbol)	EXISTING TURF GRASS TO BE REPAIRED		
518 SF	(Symbol)	GRAY GRAVEL MULCH TO MATCH EXISTING (3" DEPTH / OVER FILTER FABRIC)		
3	(Symbol)	EXISTING LANDSCAPE BOULDER TO BE RELOCATED		
4,895 SF	(Symbol)	REVEGETATIVE SEEDING MIX (9 LBS PLS/AC TOTAL) SCIENTIFIC NAME - COMMON NAME		# PLS/AC
		ORYZOPSIS HYMENOIDES 'PALOMA' - INDIAN RICE GRASS		2.0
		HILARIA JAMESII 'MVA' - GLETTA GRASS		2.0
		BOUTELOUA CURTIPENDULA 'MINER' - SEEDCATS GRAMA		2.0
		BOUTELOUA GRAZILIS 'TACHITA' - BLUE GRAMA		1.0
		SPOROBOLEUS CRYPTANDRUS - SAND DROPSSEED		1.0

**GENERAL LANDSCAPE NOTES**

**IRRIGATION:**  
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH 60-72 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE. TURF VALVES WILL BE ADJUSTED TO MATCH NEW LIMITS OF TURF.

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

**METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE:**  
THE LANDSCAPE PLAN SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF TO A MAXIMUM OF 20 PERCENT OF THE REQUIRED LANDSCAPED AREA. THE PLANT PALETTE IS PREDOMINANTLY COMPOSED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVERWATERING IS REDUCED.

**LANDSCAPE LIVE VEGETATIVE COVERAGE:**  
MODIFIED LANDSCAPE AREA 6,896 SF  
REQUIRED LANDSCAPE COVERAGE (75%) 5,164 SF  
PROVIDED LANDSCAPE COVERAGE 10,646 SF (154%)

LANDSCAPE COVERAGE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE A 75% COVERAGE OF LIVE VEGETATIVE MATERIAL. THE PROJECT WILL PROVIDE A MINIMUM OF 75% LIVE VEGETATIVE COVERAGE OF THE REQUIRED LANDSCAPE AREA. A MINIMUM OF 30% COVERAGE OF THE TOTAL LANDSCAPED AREA SHALL BE ACHIEVED BY GROUND-LEVEL PLANTS.

**PARKING LOT TREES:**  
THE PROJECT IS PROVIDING 38 ADDITIONAL PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

PARKING LOT TREES REQUIRED 4  
PARKING LOT TREES PROVIDED 8



STAMP

PROJECT NAME:  
**LA VIDA LLENA**

LARGA DE ORO, THE ALBUQUERQUE, NEW MEXICO

HAVERLAND CARTER LIFESTYLE GROUP

**REVISIONS**

No.	Description	Date

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 Drawn by: SC  
 Checked by: GG  
 Date: 2/25/19  
 Project number: 2911  
 CAD file name:

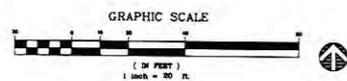
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LANDSCAPE PLAN AA

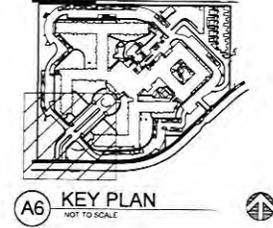
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**L-101**

**A1 LANDSCAPE PLAN**  
1" = 20'



Administrative Amendment (2/25/2019)  
Updated landscape areas per parking lot revisions.





**DESIGN GROUP**  
 Architects • Engineers • Interior Design  
 Planners • Urban Designers • Landscape  
 120 Vassar Dr SE Suite 100  
 Albuquerque New Mexico 87108  
 T 505 242 6880 • F 505 242 6881

CONSULTANT

ST-ASMP

DESIGN DEVELOPMENT

PROJECT NAME:  
**MASTERPLAN BUILDOUT  
 PHASE 2 MEMORY CARE  
 + ASSISTED LIVING**

1001 LAGUNA DE ORO RD NE  
 ALBUQUERQUE NEW MEXICO 87111

**HAVERLAND CARTER  
 LIFESTYLE GROUP**

REVISIONS

NO.	DATE	DESCRIPTION

Checked by	STAFF

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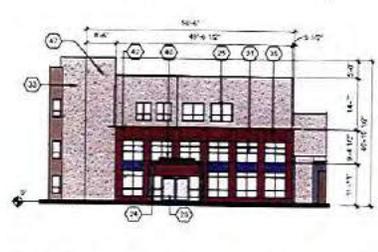
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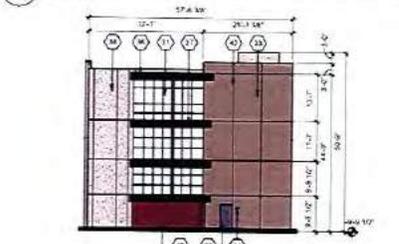
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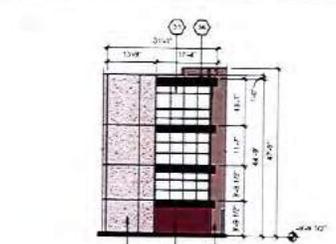
**A BUILDING ELEVATION - SOUTHEAST**  
 1/8" = 1'-0"



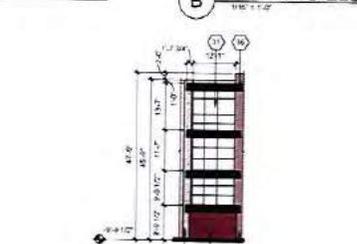
**B BUILDING ELEVATION - EAST**  
 1/8" = 1'-0"



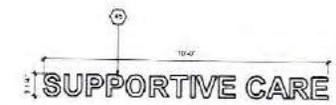
**C BUILDING ELEVATION - SOUTHWEST**  
 1/8" = 1'-0"



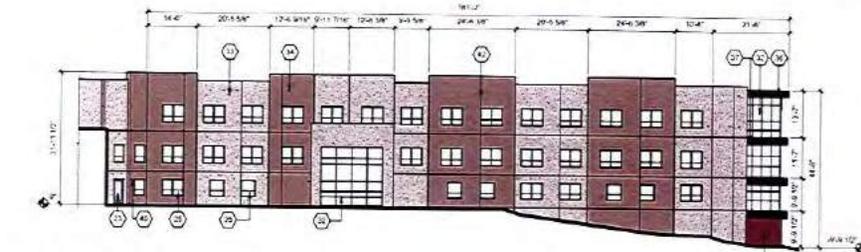
**D BUILDING ELEVATION WEST**  
 1/8" = 1'-0"



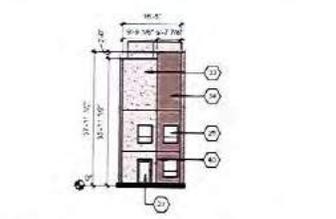
**E BUILDING ELEVATION - SOUTH**  
 1/8" = 1'-0"



**BUILDING SIGNAGE**  
 1/2" = 1'-0"



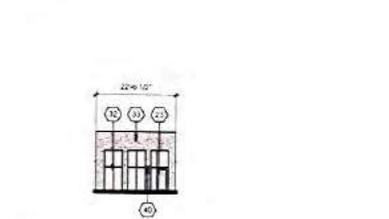
**F BUILDING ELEVATION - NORTHWEST**  
 1/8" = 1'-0"



**G BUILDING ELEVATION - WEST**  
 1/8" = 1'-0"



**H BUILDING ELEVATION - NORTHWEST**  
 1/8" = 1'-0"

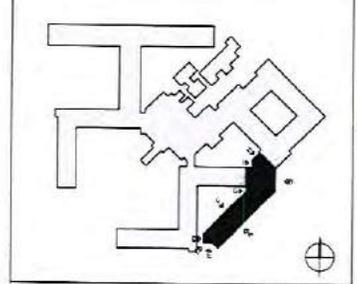


**I BUILDING ELEVATION - WEST**  
 1/8" = 1'-0"

**SHEET KEYNOTES**

- 9 CORRUGATED
- 10 GOGG
- 11 GUMBY
- 12 VENT. WINDOW
- 13 CURTAIN WALL SYSTEM
- 14 STONEWORK
- 23 STUCCO COLOR LIGHT BROWN
- 24 STUCCO COLOR DARK BROWN
- 31 STUCCO COLOR RED
- 32 STUCCO COLOR DARK GREY
- 33 STUCCO COLOR LIGHT GREY
- 34 BUILDING SIGNAGE
- 41 LIGHT FIXTURE
- 42 STUCCO SIGN RED JOINT
- 43 GRANITE MATERIAL
- 44 OVERHEAD GARAGE DOOR
- 45 ELEVATOR TOWER

**KEY PLAN**



4/19/2019 11:19:40 AM



THE HARTMAN + MAJEWSKI  
**DESIGN GROUP**  
 Architects • Engineers • Interior Design  
 Planners • Urban Designers • LEED®  
 120 Vassar Dr SE Suite 100  
 Albuquerque, New Mexico 87105  
 T 505 242 8882 • F 505 242 5981  
 CONSULTANT

STAMP

DESIGN DEVELOPMENT

PROJECT NAME:  
 MASTER PLAN BUILDOUT  
 PHASE 3 - IL ADDITION  
 AND COMMONS

1061 LAS RIMA DE ORO RD NE  
 ALBUQUERQUE, NM 87111

HAVERLAND CARTER  
 LIFESTYLE GROUP

REVISIONS

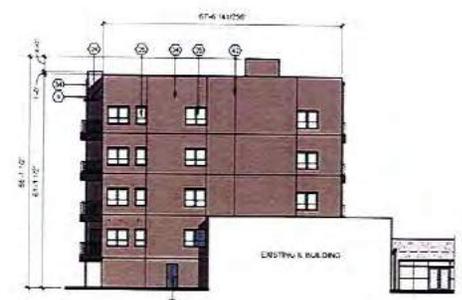
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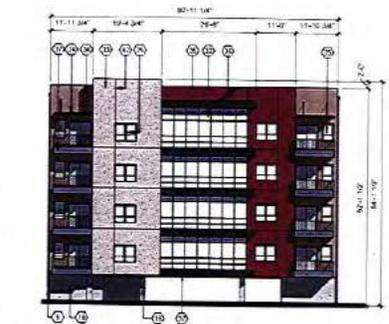
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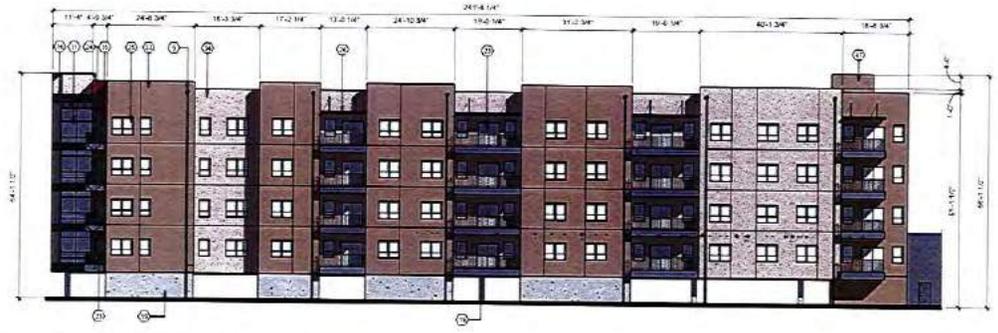
**A-204**



**A** BUILDING ELEVATION - WEST  
 1/8" = 1'-0"



**B** BUILDING ELEVATION  
 1/8" = 1'-0"



**C** BUILDING ELEVATION - NORTH  
 1/8" = 1'-0"

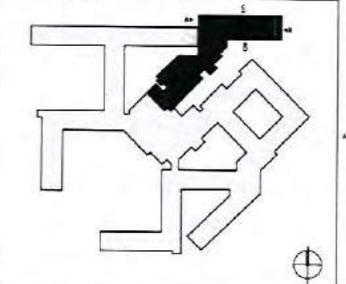


**D** BUILDING ELEVATION - SOUTH  
 1/8" = 1'-0"

**SHEET KEYNOTES**

- 1 DOWNSPOUT
- 19 CAST IN PLACE CONCRETE
- 23 DOOR
- 24 GALLERY
- 25 UNIT WINDOW
- 27 CURTAIN WALL SYSTEM
- 32 STOREFRONT
- 33 STUCCO EDGE (DARK GREY)
- 34 STUCCO EDGE (DARK GREY)
- 35 STUCCO COLOR (MSD)
- 36 STUCCO COLOR (DARK GREY)
- 37 STUCCO COLOR (LIGHT GREY)
- 42 STUCCO CONTROL JOINT
- 47 ELEVATOR TOWER

**KEY PLAN**



4/19/2018 10:56:15 AM