



**Environmental
Planning
Commission**

**Agenda Number: 01
Project Number: 1008528
Case #: 16EPC-40005
March 11, 2016**

Staff Report

Agent	Tierra West
Applicant	Palmilla Commercial
Request	Site Dev. Plan for Building Permit
Legal Description	Tract 1B-1-A
Location	Golf Course Road between and McMahon Blvd. and Irving Blvd.
Size	6 acres
Existing Zoning	SU-1 for IP uses w/Exceptions
Proposed Zoning	Same

Staff Recommendation

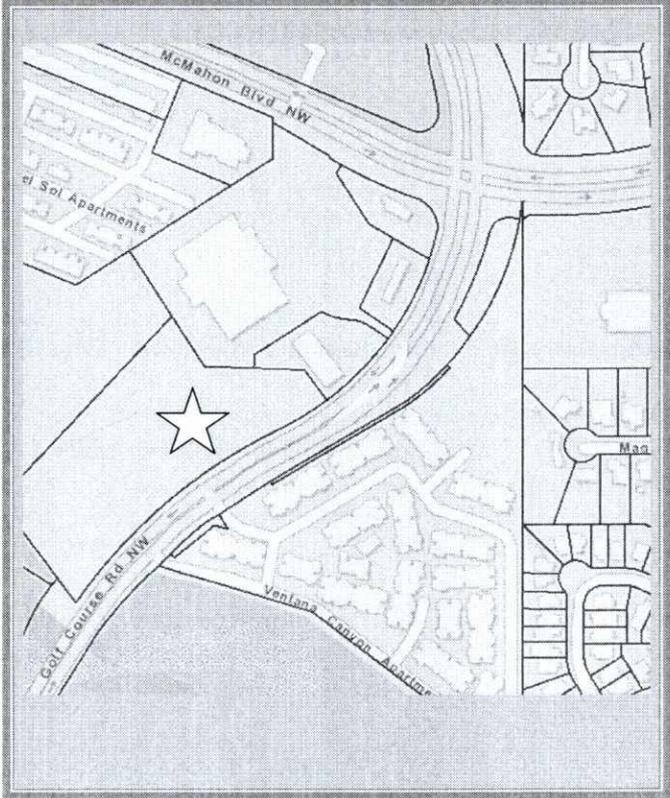
APPROVAL of 16 EPC 40005 SPBP based on the Findings beginning on Page 10, and subject to the Conditions of Approval beginning on Page 13.

**Staff Planner
Maggie Gould, Planner**

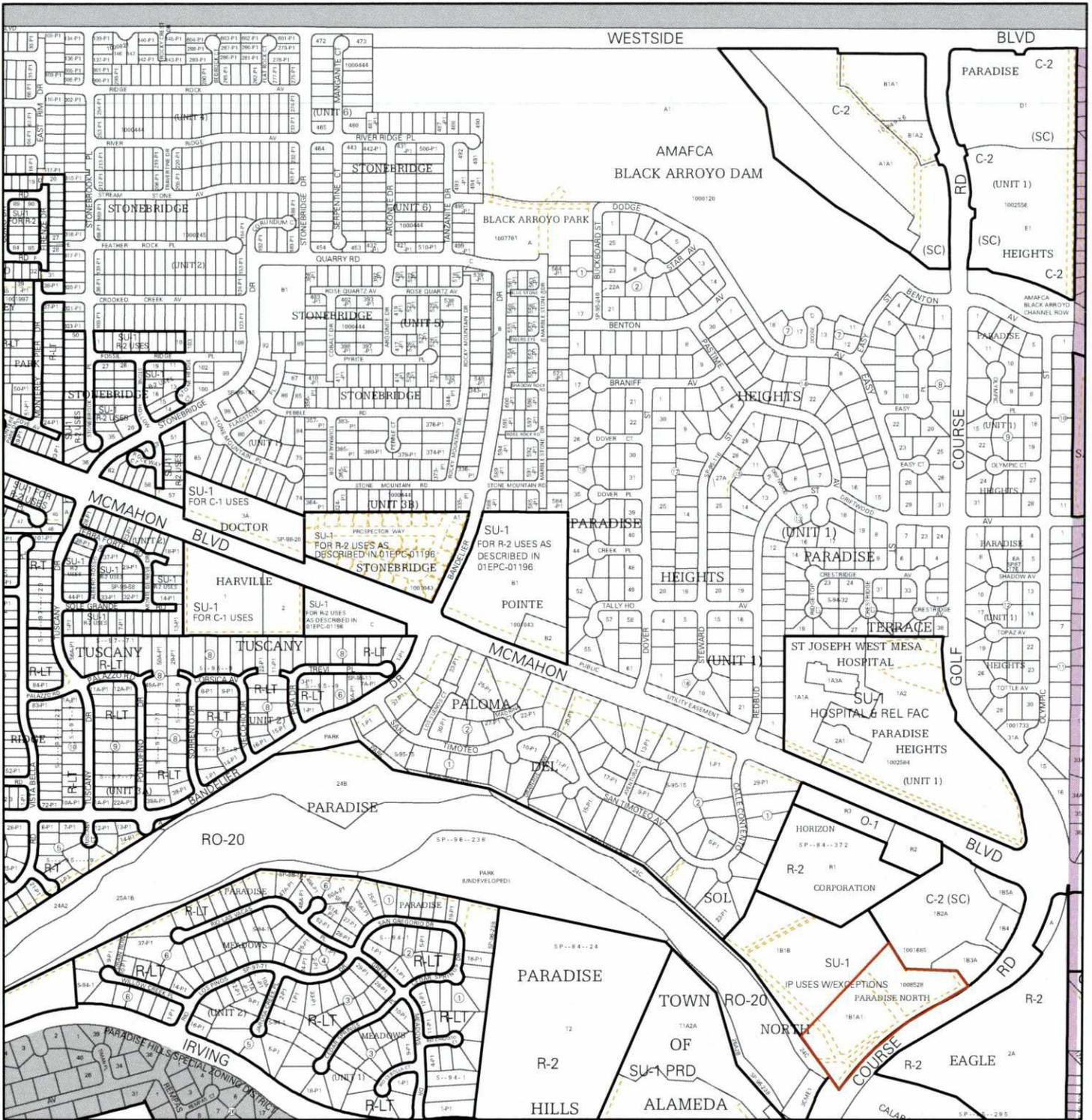
Summary of Analysis

This is a request to allow the development of 3 new duplex style cottages as part of the expansion of an existing senior housing facility. The proposed use is allowed under the existing zoning. The request is consistent with the applicable plans and policies in the Established Urban area of the Comprehensive Plan, West Side Strategic Plan, and the Westside McMahon Landuse and Transportation Guide.

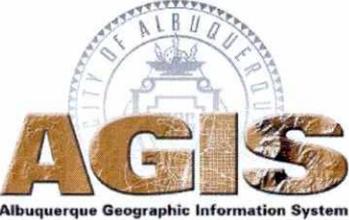
The Paradise Hills Civic Association and the Westside Coalition of Neighborhoods were notified. A facilitated meeting was not recommended or requested. Property owners within 100 feet of the site were also notified. Staff has not received any public comment as of this writing. Staff recommends approval with conditions.



City Departments and other interested agencies reviewed this application from 01/04/2016 to mm/15/2016
Agency comments used in the preparation of this report begin on Page 15.



For more current information and details visit: <http://www.cabq.gov/gis>



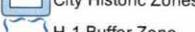
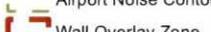
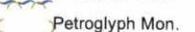
Map amended through: 9/2/2014

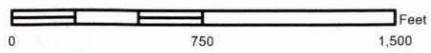


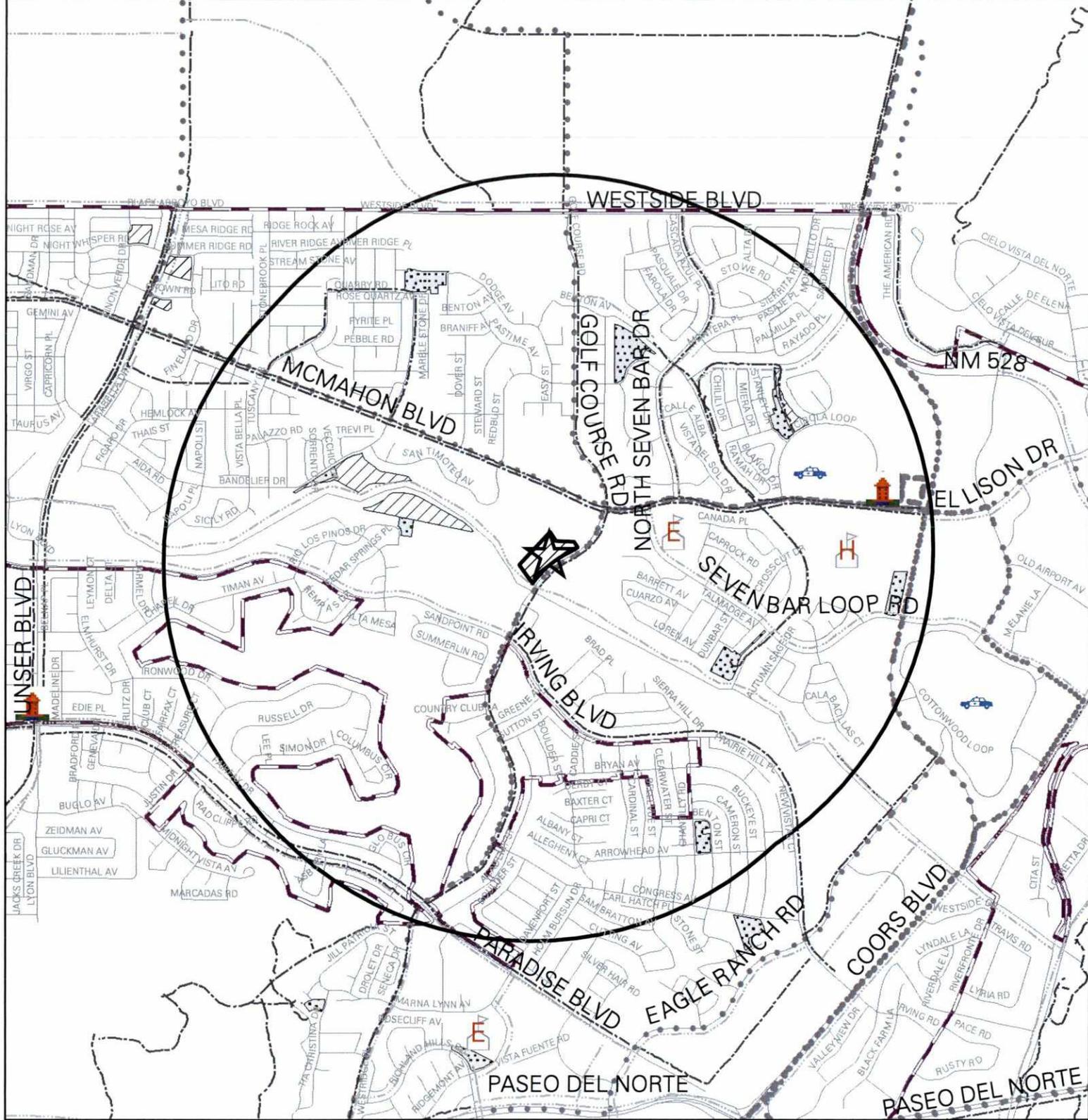
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-12-Z

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

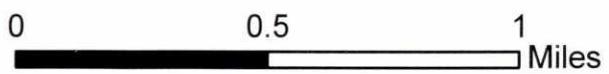


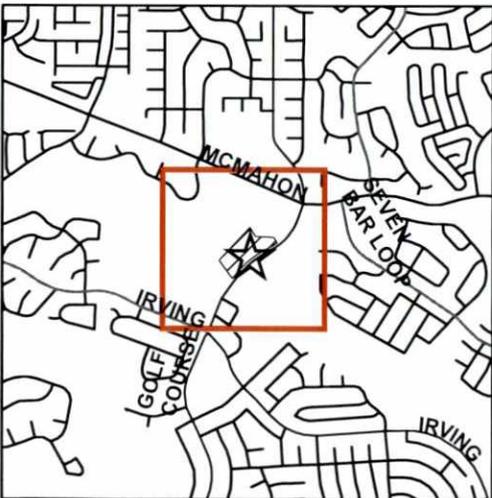
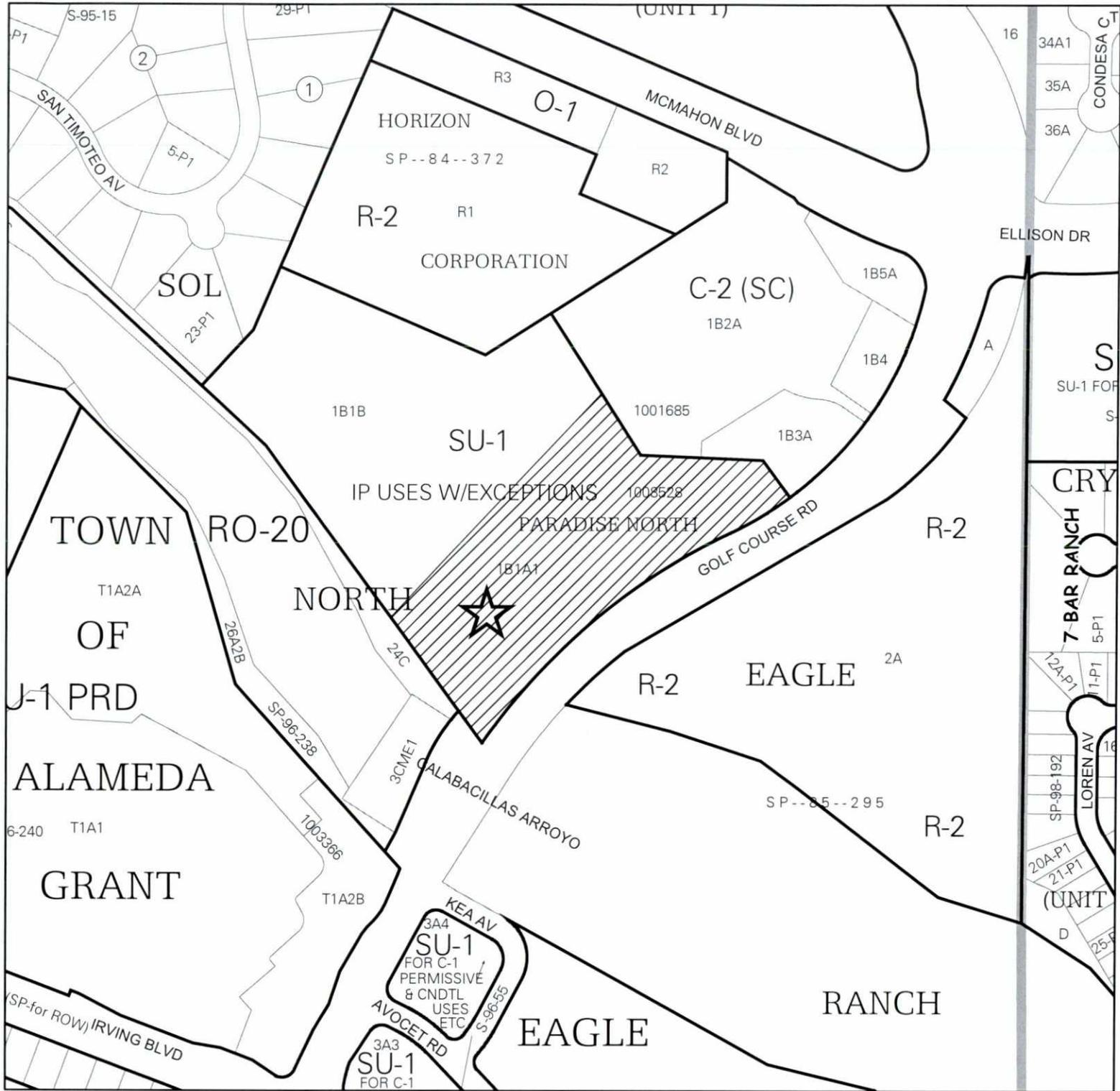


Public Facilities Map with One-Mile Buffer

- | | | | |
|---|---|--|---|
|  COMMUNITY CENTER |  FIRE |  APS Schools |  Landfill Buffer (1000 feet) |
|  MULTI-SERVICE CENTER |  POLICE |  ABQ Ride Routes |  Landfills designated by EHD |
|  SENIOR CENTER |  SHERIFF |  ABQ Bike Facilities |  Developed County Park |
|  LIBRARY |  SOLID WASTE |  Proposed Bike Facilities |  Undeveloped County Park |
|  MUSEUM |  Albuquerque City Limits | |  Developed City Park |
| | | |  Undeveloped City Park |

Project Number: 1008528





ZONING MAP

Note: Grey shading indicates County.



1 inch = 300 feet

Project Number:
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03/10/2016
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LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage

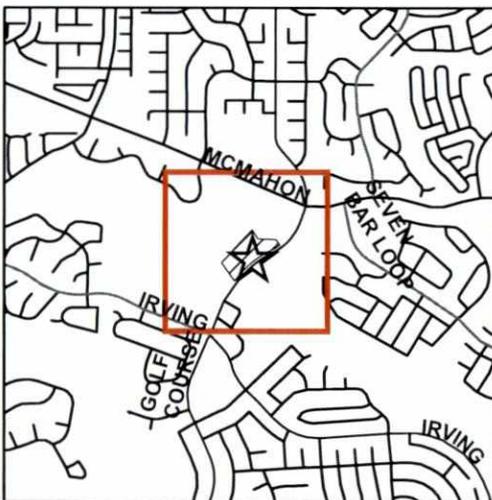


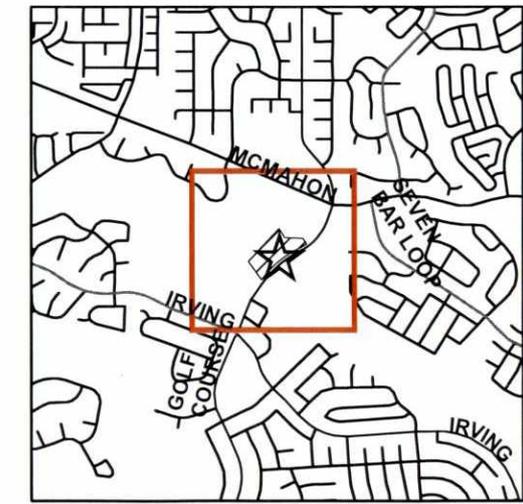
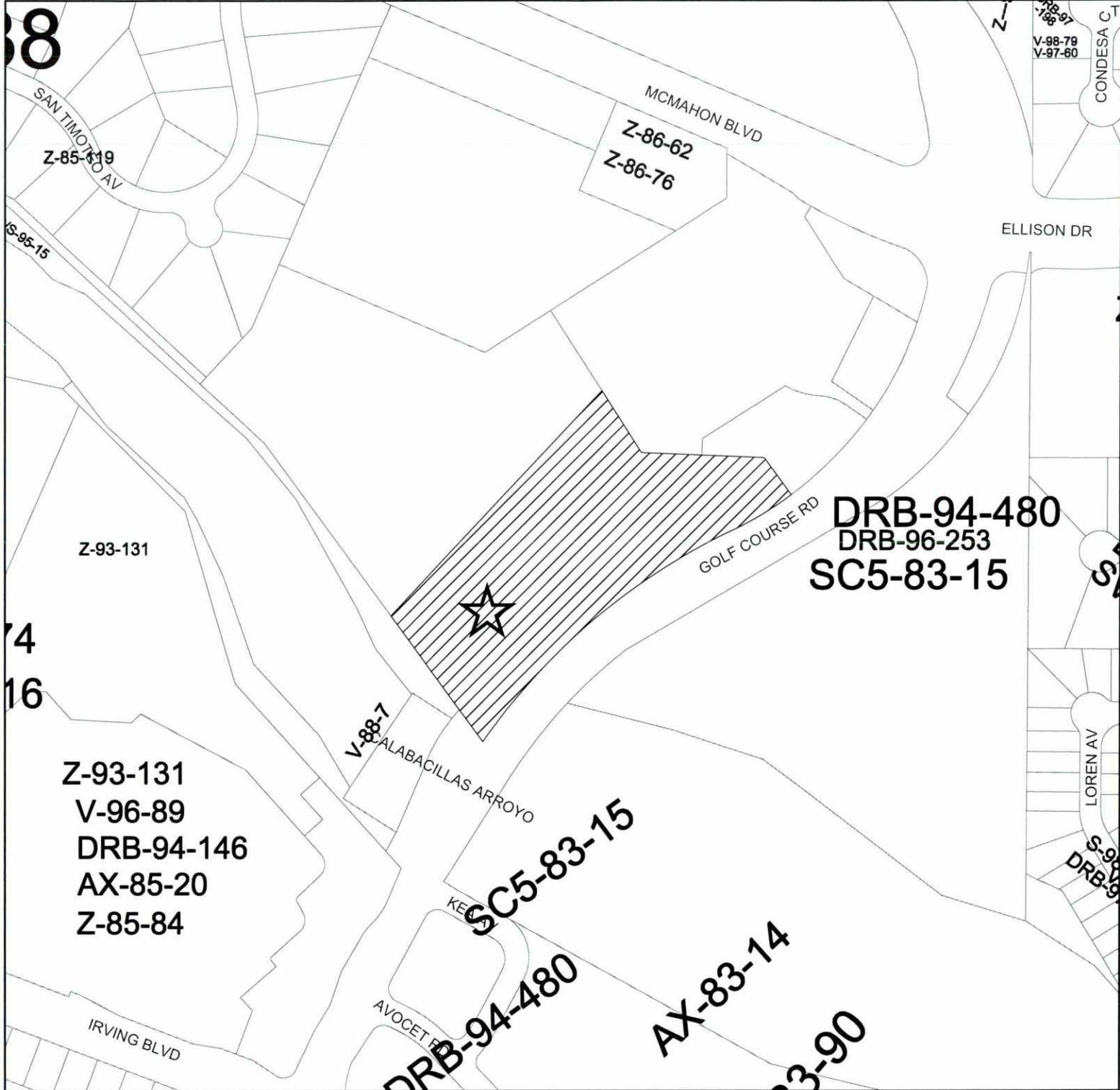
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HISTORY MAP

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I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for IP uses with exceptions	Established Urban, WSSP	Vacant
<i>North</i>	C-2, R-2		Commercial, Multi-Family
<i>South</i>	RO-20, SU-1 PRD		Calabacillas Arroyo,
<i>East</i>	R-2		Multi-Family
<i>West</i>	R-1		Single Family

II. INTRODUCTION

Proposal

The applicant proposes a Site Development Plan for Building Permit to allow the development of three duplex style cottages, approximately 3,900 square feet each, for elderly residents, a total of six beds. This request will allow the expansion of the existing senior living facility located on the parcel to the north of the subject site. The existing facility provides assisted living, memory care and independent living options for the residents. The existing lot is one parcel; the lot line can be adjusted administratively to create the two lots shown on the site plan.

EPC Role

The EPC is hearing this case because the subject site is zoned SU-1 zone The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1) SU-1 Special Use Zone, and 14-16-4-1, Amendment Procedure]. If so, an appeal would go to the Land Use Hearing Officer (LUHO) who then makes a recommendation to City Council [Ref: § 14-16-4-4-(A)(2) Appeal]. The case is a quasi-judicial matter.

History/Background

The subject site is zoned SU-1 for IP uses except bottling plant, cold storage plant, machine shop, railroad right of way and incidental facilities and sheet metal working.. According to a previous staff report this zoning was approved by the EPC in 1985. The previously approved Site Development Plan for Subdivision (SPS) (11-EPC -40040) showed the entire 6 acre subject site as a future mixed use development. The SPS showed the access to and from the site and the required height and setbacks, but did not include any design standards.

Context

The area is developed with a mixture of commercial, service and residential uses. There an existing shopping center to the east of the site, the existing senior living facility to the northwest and residential development to the west and south.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates Golf Course as a Minor Arterial.

The Long Range Roadway System designates McMahon as a Principal Arterial.

Comprehensive Plan Corridor Designation

McMahon is an Enhanced Transit Corridor.

Trails/Bikeways

There is an existing bike lane on McMahon and a paved multi-use trail on McMahon.

Golf Course contains an existing bike lane.

Transit

There is a bus stop adjacent to the subject site on Golf Course served by the route 157 Montano/Uptown/Kirtland/ and route 92 Taylor Ranch Express (weekday only). Mc Mahon contains the route 155 Coors and route 96 Cross Town Commuter (weekday only) about 1200 feet from the subject site.

Public Facilities/Community Services

Refer to the Public Facilities Map in the packet.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The subject site is zoned SU-1 for IP Uses, except bottling plant, cold storage plant, machine shop, railroad right of way and incidental facilities and sheet metal working.

The IP zone provides sites for a wide range of industrial and commercial uses, provided such uses are conducted in a compatible and harmonious manner within industrial environments achieved through a Development Plan.

The proposed use is allowed under the existing zone. The applicant included a letter from the Code Compliance Manager dated May 24, 2011, stating that the proposed use, Retirement and Assisted Living Facility is allowed under the existing zone.

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a Goal to “to create a quality urban environment, which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”

Applicable policies include:

Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Policy II.B.5e is furthered because the subject site has access to a full range of urban services including roads, water, sewer and electric lines and transit. The style of the proposed development is small scale and will not add excess traffic, noise or other nuisances to the area.

Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

Policy II.B.5d is furthered because the proposed development will be one story and will not block views to the east or west, the subject site has access to existing urban services and the Site Development Plan for Building shows a large area with steep slopes that will be seeded with a native seed mix, helping the site blend into the natural environment.

Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Policy II.B.5i is furthered because the proposed development will add an employment and service use in an area that is zoned for such use; the proposed design will be a single story cottage that will complement the nearby residential development in terms of scale and style. The subject site is directly adjacent to single family development and will have any negative impacts on the nearby residential areas.

Policy II.B5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

Policy II.B5j is furthered by the request because the proposed development will add commercial service use in an area that is zoned for the use and is adjacent to a shopping center and near the intersection of two arterials streets with access to transit.

Policy II.D.6a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

Policy II.D.6a is furthered because the proposed use will add to the employment opportunities on the west side where the jobs to housing imbalance is significant (an area of need).

Policy II.D.6g: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

Policy II.D.6g is furthered by this request because the proposed development will add additional jobs in in an activity center in proximity to existing residential development.

West Side Strategic Plan (WSSP) (Rank 2)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended several times (see chart on facing page of the plan) to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhoods. The site is within the Seven Bar community and encompasses 5,000 acres. The Seven Bar Ranch Community lies between the Calabacillas Arroyo and the County line, and between the Rio Grande and an area slightly west of the Rainbow Boulevard corridor. Major existing streets are Coors Boulevard, the Coors By-Pass and NM 528 and Ellison/McMahon. Unser and Golf Course Road provide north/south access through the community. The subject site is within the Ellison/Golf Course Neighborhood Center.

Applicable policies and goals include:

Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

Objective 1 is furthered because the proposed development will add to the mix of uses on the West side and will offer a new employment opportunity.

Objective 8: Promote job opportunities and business growth in appropriate areas of the west side.

Objective 8 is furthered because the proposed development will allow the expansion of an existing business that will add to the job opportunities in the area. The subject site is within a neighborhood center as designated by the west side strategic plan and is an appropriate area for new growth because it is served by existing services, roads and transit.

Policy 1.5: Community and Neighborhood Centers shall be required to provide pedestrian/bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings.

The request furthers Policy 1.5 because the Site Development Plan for Subdivision requires a future trail to the Calabacillas Arroyo. The proposed development will contain 6 foot wide sidewalks which connect to the existing sidewalk along Golf Course Road. The proposed development will not contain a parking lot.

Policy 1.15: Neighborhood Centers of 15 to 35 acres shall contain generally small parcels and buildings; on-street parking is permitted, with smaller off-street parking areas shared among businesses and institutions. The neighborhood center shall have a built scale very accommodating to pedestrians and bicyclists, including outdoor seating for informal gatherings. Services such as childcare, dry cleaners, drug stores and small restaurants along with a park and/or school should be located central to surrounding neighborhoods.

Policy 1.15 is furthered because the proposed development will consist of small, neighborhood scale buildings, have connections to the sidewalks and the bike lane and will offer senior housing(a service) and will accessible from the nearby neighborhoods.

Policy 1.16: Neighborhood Centers shall be located on local collector and sometimes arterial streets. While their primary access may be by auto, pedestrian and bicycle connections shall be provided to all adjacent neighborhoods, parks and to the larger open space system. Convenient transit services shall be connected with community-wide and regional transit development.

The proposed development furthers policy 1.16 because the site has convenient access to transit, bike and pedestrian facilities and will be located on an arterial street.

Policy 3.4: Several clusters of neighborhoods will develop within the Seven Bar Ranch Community. Each of these shall be served by a Neighborhood Center, so neighborhood commercial, public and quasi-public uses, and other uses appropriate for such Centers shall be encouraged. The lowest density single family residential development shall not occur within these Centers, but must have safe pedestrian and bicycle access to them*.

Policy 3.8: The largest mix of land uses and the highest density shall develop in the Community and Neighborhood Centers. Multifamily housing, public facilities, educational and employment facilities, and other non-single family residential uses are appropriate along with commercial services in these areas.

Policy 3.8 and Policy 3.4: are furthered by the request because the proposed development will add a non-single family use in a neighborhood activity center; the proposed development will add to the employment opportunities in the area. Although the proposed units are a lower intensity use they add to the existing facility to the north which is developed with 146 units and full service care. The proposed development will have pedestrian access along the internal roadway and along Golf Course Road.

Policy 4.10: It is important to promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation, encourage ridership, enhance public mobility and promote alternatives to single occupant vehicle use.

Policy 4.10 is furthered by the request because the proposed development will be on an enhanced transit corridor, with access to bike lanes and trails, near existing commercial

services and residential development. Employees of the development could use the bike paths or transit to get work; residents of the development will be older persons who may choose to use transit rather than drive.

West Side McMahon Land Use and Transportation Guide

The West Side McMahon Land Use and Transportation Guide was adopted in 1999 as additional guidance to the WSSP. The Plan generally encompasses properties between (Rainbow Boulevard, Irving Boulevard, Westside Boulevard and Coors Bypass); specific boundaries are shown on Attachment A of the guide. The main purpose of the Plan is to promote the opportunity for reduced auto travel and encourage the use of transit and bicycle and pedestrian activity. The guide does not replace the underlying zoning of properties within the guide area.

Section 4(A): Such proposals should be generally consistent with density, type and hierarchy of uses as illustrated in Attachment A.

Attachment A designates the subject site as mixed use. The proposed service use is allowed by the underlying zoning.

Section 4(A)4: Mixed Use refers to a mixture of neighborhood and Village scale commercial, office, community service and other employment associated uses, and high density residential developments. Where designated mixed use areas involve multiple parcels, the mixture and distribution of uses should be achieved for the area as a whole and are not a goal for any single parcel.

The site is in the area shown as Mixed Use. The proposed development adds to the neighborhood scale services and employment uses in the area.

Section 4(G): Bicycle, trail and pedestrian facilities and linkages should be located as illustrated in Attachment A, and as follows:

6. Commercial and office developments should include designated pedestrian and bicycle facilities that link the developed site with the pedestrian and bicycle facilities on the adjacent arterial street system. Well lighted and landscaped pedestrian facilities connecting residential and commercial developments, should also connect to transit routes and major stop facilities.

The proposed site plan shows landscaped area and sidewalk along the internal drive and along Golf Course road. The site has access to the bike lane along Golf Course Road and future development will connect to the trails along the Calabacillas Arroyo. There is an existing transit stop adjacent to the site.

Other Analysis

The proposed use will not add to the jobs to housing imbalance between the east and west sides of the City. Although the proposed development will house six residents, the senior housing will have less of a traffic impact than many other allowed uses on the site.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

The applicant proposes to construct 3 duplex style cottages (6 beds) as part of the expansion of an existing senior housing/assisted living development located to the northwest of the subject site.

Site Plan Layout / Configuration

The proposed duplex style cottages are designed to face the eastern internal drive which provides access from Golf Course Road to the subject site and the existing development to the north of the subject site.

The proposed senior living facility will be compatible with the surrounding development in intensity of use and scale.

The proposed buildings are one story, 17 feet 2 inches in height, and are set back between 20 and 71 feet from the eastern internal access drive.

The duplex units will have individual trash bins; no dumpster will be provided.

Pedestrian access to the Calabacillas Arroyo will be provided with future development on lot 2.

Public Outdoor Space

The site has landscaped areas between each cottage unit and each cottage units has a covered porch area.

Vehicular Access, Circulation and Parking

The cottages take access from the eastern internal access drive via 20 foot wide driveways.

Parking is provided within garages in each unit at two spaces per unit, one spaces per each two beds would be the requirement per the zoning code.

Pedestrian and Bicycle Access and Circulation, Transit Access

There will be a six foot wide sidewalk along the internal roadway with connections to each cottage entrance. A 5 space bike rack will be provided between the two northern most cottages, 1 space would be required by the zoning code.

Routes 92 and 157 stop just to the south of the access road; the stop would be accessible via the existing sidewalk along Golf Course Boulevard.

Walls/Fences

The 4 foot tall retaining wall is proposed to the northeast of the northern most cottage where the site slopes significantly up hill to the east.

Lighting and Security

No site lighting is shown on the plan.

Landscaping

The landscape plans show landscaping on 89% of the net lot area, 15% is required by the zoning code §14-16-3-10. The plant palette shows a mixture of low and medium water use plants that are generally successful in the area.

Grading, Drainage, Utility Plans

The site slopes from west to east and is relatively flat from the internal driveway for about 70 feet then the site drops off significantly with a grade change of about 20 feet. The drainage will be accommodated in the proposed landscape areas and a ponding area in the southeast corner of the site. The detailed grading and Drainage Plan will be reviewed and approved by the Hydrology department at the DRB. The applicant will work with the Hydrology division to address the grading and drainage plan prior to DRB Submittal.

Architecture

The cottages are designed to appear as duplex housing units. The units are well articulated with pitched roofs, porches with decorative columns, stacked stone accents and numerous windows.

Signage

No signage is shown on the site plan. Future signage could be approved administratively provided it complies with the underlying zoning. A note will be added to the Site Plan for Building Permit stating this.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

The applicant submitted an updated Trip Generation analysis which shows that the proposed use will have significantly less traffic than the retail use that was proposed in the previous Traffic Impact Study done for the subject site and the existing development to the north.

The second phase of development on proposed lot 2 will return to the EPC for approval. The construction near the Calabacillas arroyo will be coordinated with the Open Space division at that time as noted by the applicant on the Site Development Plan for Building Permit.

The applicant will work with the Hydrology division to address the grading and drainage plan prior to DRB Submittal.

Regarding the comments from APS; the facility is developed as a senior housing facility and will not impact the local schools. The applicant would not be able to convert the proposed cottages into regular residential units without a zone change.

Neighborhood/Public

Paradise Hills Civic Association and the Westside Coalition of Neighborhoods were notified. A facilitated meeting was not recommended or requested. Property owners within 100 feet of the site were also notified.

Staff has not received any public comment as of this writing.

V. CONCLUSION

This is a request for a Site Development Plan for Building Permit to allow the development of 3 new duplex style cottages as part of the expansion of an existing senior housing facility. The proposed use is allowed under the existing zoning and the request is consistent with the applicable plans and policies.

FINDINGS - 16EPC-4008528 March 10, 2016 -Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building permit for a portion of lot 1B-I-A, Paradise North located on Golf Course Road between the Calabacillas Arroyo and McMahon Boulevard and containing approximately 6 acres.
2. The applicant proposes 3 duplex style cottages units, approximately 3,900 square feet each, as part of an expansion of the existing senior housing/ assisted living facility to the north of the site.
3. The subject site is part of a larger Site Development Plan for Subdivision approved in 2011(11-EPC -40040) that divided the site into the current configuration..
4. The proposed use is allowed under the existing zone. The applicant included a letter from the Code Compliance Manager dated May 24, 2011, stating that the proposed use, Retirement and Assisted Living Facility is allowed under the existing zone
5. Future development on the western portion of the site will return to the EPC for review. Design issues relating to development adjacent to the Calabacillas Arroyo will be addressed at that time.
6. The subject site is within the boundaries of the Established Urban area of the Comprehensive Plan. The following policies are applicable to this request:
7. The subject site is within the boundaries of the West Side Strategic Plan. The following policies are applicable to the request:
 - A. Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

Objective 1 is furthered because the proposed development will add to the mix of uses on the West side and will offer a new employment opportunity.

- B. Objective 8: Promote job opportunities and business growth in appropriate areas of the west side.

Objective 8 is furthered because the proposed development will allow the expansion of an existing business that will add to the job opportunities in the area. The subject site is within a

neighborhood center as designated by the west side strategic plan and is an appropriate area for new growth because it is served by existing services, roads and transit.

- C. Policy 1.5: Community and Neighborhood Centers shall be required to provide pedestrian/bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings.

The request furthers Policy 1.5 because the Site Development Plan for Subdivision requires a future trail to the Calabacillas Arroyo. The proposed development will contain 6 foot wide sidewalks which connect to the existing sidewalk along Golf Course Road. The proposed development will not contain a parking lot.

- D. Policy 1.15: Neighborhood Centers of 15 to 35 acres shall contain generally small parcels and buildings; on-street parking is permitted, with smaller off-street parking areas shared among businesses and institutions. The neighborhood center shall have a built scale very accommodating to pedestrians and bicyclists, including outdoor seating for informal gatherings. Services such as childcare, dry cleaners, drug stores and small restaurants along with a park and/or school should be located central to surrounding neighborhoods.

Policy 1.15 is furthered because the proposed development will consist of small, neighborhood scale buildings, have connections to the sidewalks and the bike lane and will offer senior housing(a service) and will accessible from the nearby neighborhoods.

- E. Policy 1.16: Neighborhood Centers shall be located on local collector and sometimes arterial streets. While their primary access may be by auto, pedestrian and bicycle connections shall be provided to all adjacent neighborhoods, parks and to the larger open space system. Convenient transit services shall be connected with community-wide and regional transit development.

The proposed development furthers policy 1.16 because the site has convenient access to transit, bike and pedestrian facilities and will be located on an arterial street.

- F. Policy 3.4: Several clusters of neighborhoods will develop within the Seven Bar Ranch Community. Each of these shall be served by a Neighborhood Center, so neighborhood commercial, public and quasi-public uses, and other uses appropriate for such Centers shall be encouraged. The lowest density single family residential development shall not occur within these Centers, but must have safe pedestrian and bicycle access to them.

Policy 3.8: The largest mix of land uses and the highest density shall develop in the Community and Neighborhood Centers. Multifamily housing, public facilities, educational and employment facilities, and other non-single family residential uses are appropriate along with commercial services in these areas.

Policy 3.8 and Policy 3.4 are furthered by the request because the proposed development will add a non-single family use in a neighborhood activity center; the proposed development will add to the employment opportunities in the area. Although the proposed units are a lower intensity use they add to the existing facility to the north which is developed with 146 units and

full service care. The proposed development will have pedestrian access along the internal roadway and along Golf Course Road.

- G. Policy 4.10: It is important to promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation, encourage ridership, enhance public mobility and promote alternatives to single occupant vehicle use.

Policy 4.10 is furthered by the request because the proposed development will be on an enhanced transit corridor, with access to bike lanes and trails, near existing commercial services and residential development. Employees of the development could use the bike paths or transit to get work; residents of the development will be older persons who may choose to use transit rather than drive.

8. The West Side McMahon Land Use and Transportation Guide was adopted in 1999 as additional guidance to the WSSP. The following policies are relevant to the request.

- A. Section 4(A): Such proposals should be generally consistent with density, type and hierarchy of uses as illustrated in Attachment A.

Attachment A designates the subject site as mixed use. The proposed service use is allowed by the underlying zoning.

- B. Section 4(A)4: Mixed Use refers to a mixture of neighborhood and Village scale commercial, office, community service and other employment associated uses, and high density residential developments. Where designated mixed use areas involve multiple parcels, the mixture and distribution of uses should be achieved for the area as a whole and are not a goal for any single parcel.

The site is in the area shown as Mixed Use. The proposed development adds to the neighborhood scale services and employment uses in the area.

- C. Section 4(G): Bicycle, trail and pedestrian facilities and linkages should be located as illustrated in Attachment A, and as follows:

6. Commercial and office developments should include designated pedestrian and bicycle facilities that link the developed site with the pedestrian and bicycle facilities on the adjacent arterial street system. Well lighted and landscaped pedestrian facilities connecting residential and commercial developments, should also connect to transit routes and major stop facilities.

The proposed site plan shows landscaped area and sidewalk along the internal drive and along Golf Course road. The site has access to the bike lane along Golf Course Road and future development will connect to the trails along the Calabacillas Arroyo. There is an existing transit stop adjacent to the site.

9. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

10. Paradise Hills Civic Association and the Westside Coalition of Neighborhoods were notified. A facilitated meeting was not recommended or requested. Property owners within 100 feet of the site were also notified. Staff has not received any public comment as of this writing.

RECOMMENDATION – 16 EPC 4005, March 10, 2016

APPROVAL of 16EPC-40005, a request for Site Development Plan for Building Permit, for portion of lot 1B-l-A, Paradise North located on Golf Course Road between the Calabacillas Arroyo and McMahon Boulevard and containing approximately 6 acres, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 16 EPC 40005, March 10, 2016-Site Development Plan Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Future signage for the 3 units may be approved administratively provided it complies with the underlying zoning. A note shall be added to sheet C2 stating this.
4. The administrative amendment to adjust the lot lines shall occur prior to DRB submittal.
5. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

*Maggie Gould
Planner*

Notice of Decision cc list:

Tierra West LLC	5571 Midway Park Place NE ABQ, NM	87109
Palmilla Commercial LLC	200 Spruce ST Suite 200 Denver CO	80230

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Office of Neighborhood Coordination

Paradise Hills Civic Assoc. (R)

Westside Coalition of NA's

2/10/16 – Proof provided in packet that Agent/Applicant did send out certified mail to the NA's on 1/28/16 - siw

Long Range Planning

Is it possible to move the southern-most duplex cottage closer to the new internal drive to facilitate pedestrian access to the future commercial mixed-use development on proposed Lot 2?

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

- 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).
- A trip generation comparison will need to be completed prior to DRB.

Hydrology Development

- Slope grading steeper than 3:1 needs to be avoided; if that is not possible, a retaining wall will likely be required. For slopes between 3:1 and 2:1 that may be proposed, a substantial slope protection feature will be required.
- If possible, drain rooftops towards northwest so that those flows are routed through the first flush pond. Show how rooftops flow in the grading plan (for DRB).
- Reference the applicable masterplan alluded to in the Proposed Conditions.
- Rock swale and landscape areas outside of the first flush pond can be used for first flush credit if they are depressed and the grading plan shows that some flows are routed to them.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

NMDOT- NMDOT has no comments.

WATER UTILITY AUTHORITY

Utility Services

1. 16EPC-40004 Site Development Plan for Subdivision
 - a. No objection
2. 16EPC-40005 Site Development Plan for Building Permit
 - a. Request an availability statement online at the following link:
http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

Open Space Division has no adverse comments for the requested project proposals #40004 and 40005. However, due to the proposals being adjacent to a Major Public Open Space Arroyo, the Open Space Division would like to comment to ensure any new development and construction activity this close to Major Public Open Space is completed carefully. Any existing fencing, signage, or infrastructure maintained by the Open Space Division shall not be disturbed. If it happens to be accidentally disturbed or warrants repairs, the Division respectfully asks that the Developer/Contractor replace such items and notify the Division.

City Forester

POLICE DEPARTMENT/Planning

- No Crime Prevention or CPTED comments concerning the proposed Site Development Plan for Subdivision request at this time.
- Suggest incorporating into the plans a video surveillance system. Cameras should be positioned to view all traffic on Driveway A and each side of the three proposed structures (especially on the north side). Each camera should be monitored and recorded for real-time and historical use.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

6 RESIDENTIAL CARTS AT CURB FOR SERVICE ON 6 UNITS.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed. No comment.

ALBUQUERQUE PUBLIC SCHOOLS

Although, this development is considered Senior Housing, if this were to change and allow families, this would have impacts to Seven Bar Elementary School, James Monroe Middle School, and Cibola High School. Currently, Seven Bar Elementary is exceeding capacity; James Monroe Middle School and Cibola High School are nearing capacity.

Loc No	School	2015-16 40th Day	Capacity	Space Available
265	Seven Bar ES	813	660	-153
490	James Monroe	1000	1016	16
580	Cibola	1881	1883	2

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)

- Boundary Adjustments / Busing
- Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer

PNM Service Center

4201 Edith Boulevard NE

Albuquerque, NM 87107

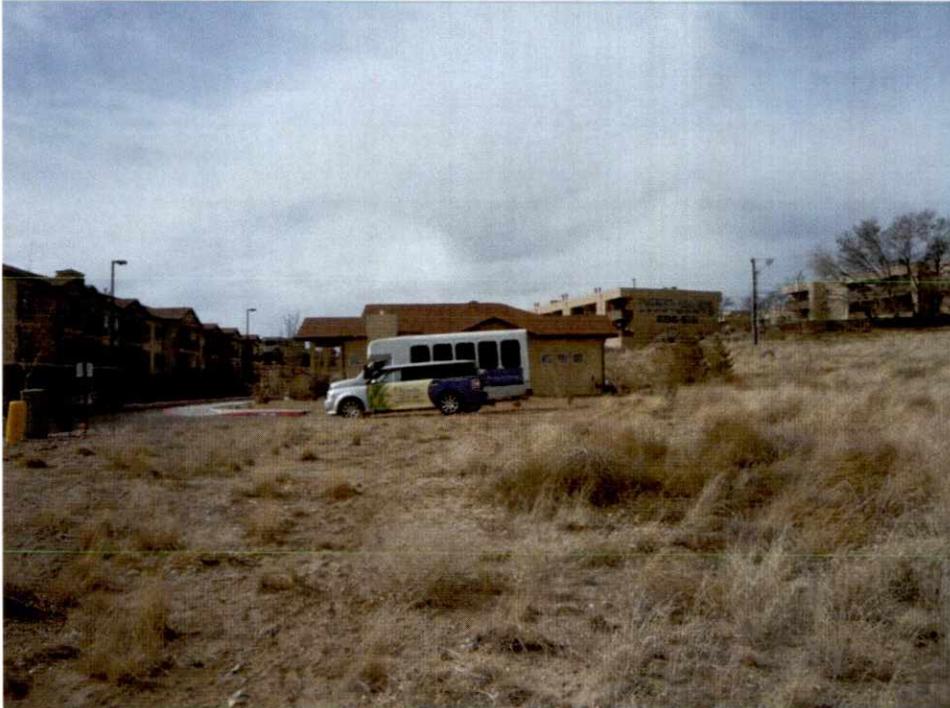
Phone: (505) 241-3697

3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.



Looking southeast across the portion of the site where the cottages are proposed
Looking southwest across the western portion of the site





Looking north across the portion of the site where the cottages are proposed, towards the existing development
Existing duplex cottages

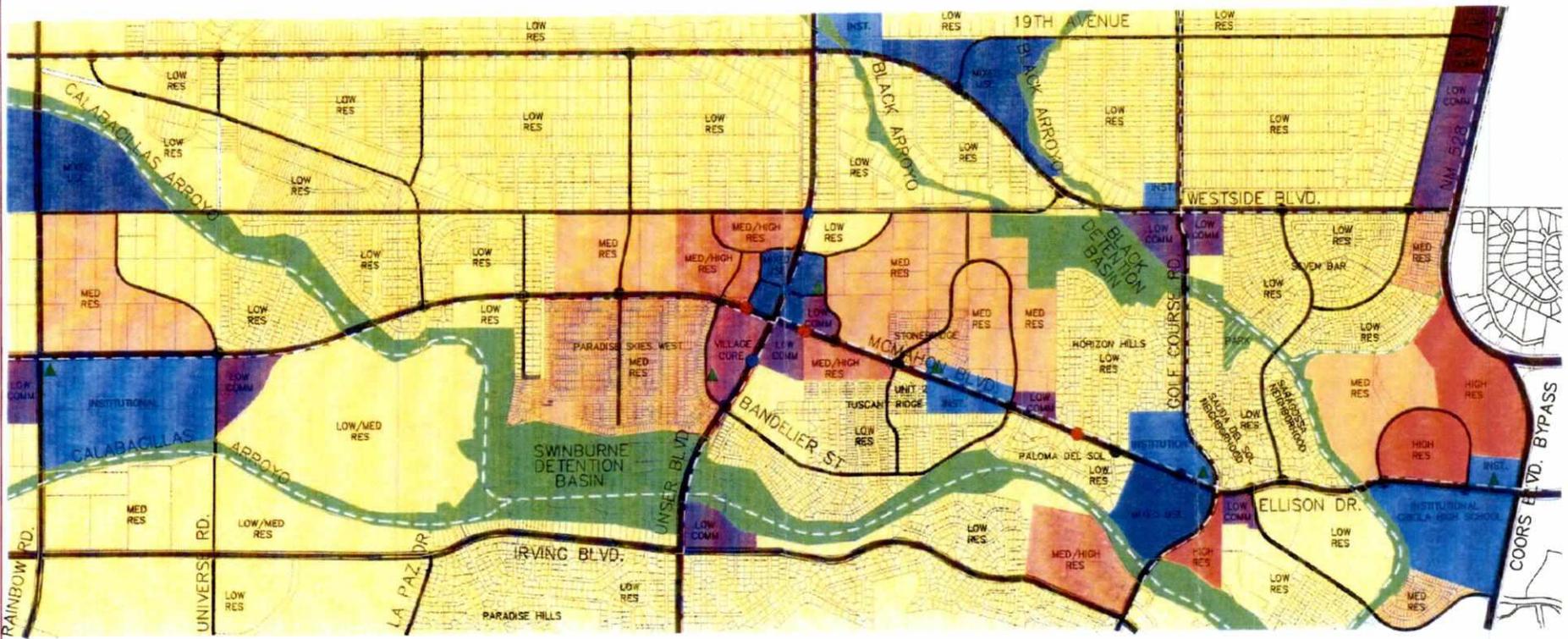


Attachment A

Transportation and Land Use Concept for the Westside-McMahon Corridor



Legend	
●	Partial Access
●	Full Access
●	Access to be Determined
▲	Major Transit Stops
	Bicycle/Pedestrian Facilities



HISTORY



City of Albuquerque
Planning Department
Urban Design & Development Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: July 18, 2011

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1008528**
10EPC-40061, AMEND ZONE MAP
11EPC-40040 SITE DEVELOPMENT -
SUBDIVISION
11EPC-40041 SITE DEVELOPMENT -
BUILDG PRMT

Monterey Land Group III, LLC
320 Osuna Rd NE Suite G-3
Albuquerque, NM 87107

LEGAL DESCRIPTION:

Tierra West LLC agent for Monterey Land Group, III, LLC request the above actions for all or a portion of lot 1B-1, Paradise Hills North, zoned SU-1 for IP uses w/Exceptions, located on Golf Course Rd between McMahon Blvd. and Irving Blvd. containing approximately 13.5512 acres. (A-12) Randall Falkner, Staff Planner

Project #1008528 – 10EPC-40061, Zone Map Amendment

On July 14, 2011 the Environmental Planning Commission voted to WITHDRAW Project #1008528/ 10EPC-40061, an Amendment to the Zone Map from SU-1 IP Uses W/Exceptions to R-3.

Project #1008528 – 11EPC 40040, Site Development Plan for Subdivision

On July 14, 2011 the Environmental Planning Commission voted to APPROVE Project #1008528/ 11EPC-40040, a Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision on a 13.55 acre parcel of land located on Golf Course Road NW, between McMahon Boulevard NW and Irving Boulevard NW. The site comprises Tract 1B-1, Paradise North.

OFFICIAL NOTICE OF DECISION

PROJECT #1008528

JULY 14, 2011

Page 2 of 11

2. The applicant intends to subdivide the existing parcel into six parcels. The existing site is vacant and has not been previously developed.
3. The subject site is zoned SU-1 IP Uses W/Exceptions. The proposed uses are permissive under the current zoning.
4. A request for a site development plan for building permit (11EPC 40041) accompanies this request.
5. The site is located within the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan, the Westside/McMahon Corridor Transportation and Land Use Guide, and the Facility Plan for Arroyos.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Westside/McMahon Corridor Transportation and Land Use Guide, the Facility Plan for Arroyos and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers applicable policies of the Comprehensive Plan, including the following:
 - a. Developing and Established Urban Areas Policy II.B.5a – The subdivision proposal will allow a full range of land uses, including a senior living facility, duplex cottages, and a variety of commercial services.
 - b. Developing and Established Urban Areas Policy II.B.5d – The location and intensity of the subdivision proposal will respect existing neighborhood values by providing infill development on a site that has never been developed. The request will also provide a wide variety of jobs and services that will benefit the neighborhood and the West Side community.
 - c. Developing and Established Urban Areas Policy II.B.5e – The subdivision proposal is proposed on land that is vacant, and is contiguous to existing urban facilities and services where the integrity of existing neighborhoods can be ensured through the SU-1 designation.
 - d. Economic Development Policy II.D.4a – The subdivision proposal would allow for a variety of new employment opportunities that would accommodate a wide range of occupational skills and salary levels. The proposed commercial development on Lots 2-6 would provide additional jobs in the future.
 - e. Economic Development Policy II.D.4b – The subdivision proposal would emphasize the development of an outside firm that has the opportunity to be staffed primarily by local residents. The proposed commercial development on Lots 2-6 would allow for the development of local business enterprises as well as the recruitment of outside firms.

- f. Economic Development Policy II.D.4g – The subdivision proposal would increase the concentration of employment in a Neighborhood Activity Center (Ellison/Golf Course Neighborhood Activity Center) and would help to balance jobs with housing in an area that is primarily residential.
 - g. Noise Policy II.C.4a – The request has integrated noise considerations into the planning process in order to minimize future noise/land use conflicts. Landscaping and the location of the senior living facility (adjacent to residential development) and the future commercial development (close to Golf Course Road) will help to lessen noise to surrounding neighborhoods.
8. The request furthers applicable policies of the West Side Strategic Plan, including the following:
- a. WSSP Goal 10 – The request would help to build a community where citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents. The request would provide infill development on a vacant site, while also providing a wide variety of jobs that would allow West Side residents to remain on the West Side. The request has been designed to minimize any adverse effects and to respect existing neighborhood values.
 - b. WSSP Objective 1 – The request would provide for a mix of land uses on the West Side, offer opportunities for employment, and minimize the needs for cross-metro trips. The senior living facility would provide approximately 70 jobs, thereby minimizing the need to cross the river to Albuquerque's East Side.
 - c. WSSP Objective 6 – The request would help to conserve and protect natural resources and minimize environmental impacts by allowing for relatively high density land uses and by reducing the number of cross-metro trips. The site also offers a variety of transportation alternatives, by providing connections for pedestrians, bicycles, and transit. The request would also abide by all design guidelines outlined in the Facility Plan for Arroyos.
 - d. WSSP Objective 8 – The request would promote job opportunities and business growth in an appropriate area of the West Side. The subject site is located in the Ellison/Golf Course Neighborhood Activity Center, and would increase the concentration of employment uses in this Center. The request provides appropriate infill development in an area that would benefit local neighborhoods, the West Side, and the City.
 - e. WSSP Policy 1.5 – The subject site is in a Neighborhood Activity Center that provides pedestrian and bicycle access to key activity areas.
 - f. WSSP Policy 1.16 – The subject site is located within the Ellison/Golf Course Neighborhood Activity Center, which is along a Minor Arterial (Golf Course Road), and provides pedestrian, bicycle, and transit connections.
 - g. WSSP Policy 3.4 – The request provides appropriate commercial and institutional uses for a Neighborhood Center. The request does not provide low density single family residential development, and does provide safe pedestrian and bicycle access to the site and to Golf Course Road.

- h. WSSP Policy 4.10 – The request promotes land uses whose design supports bicycle and pedestrian travel, and public transportation. The site design offers alternatives to single occupant vehicles by providing connections for pedestrians, bicyclists, and those that use public transportation.
9. The applicant has provided the necessary elements of a site development plan for subdivision. The applicant is not required, but is encouraged to have design standards to guide the future commercial/office development on Lots 2, 3, 4, 5, and 6.
10. There is no known opposition to the request, and neighbors attending a facilitated meeting voiced approval of the project and gratitude for the new jobs it would bring to the area.

CONDITIONS OF APPROVAL - IIEPC 40040, Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. A note shall be placed on the site development plan for subdivision indicating that there will be pedestrian access from the western portion of Lot 6 of the future commercial/office development to the Calabacillas Arroyo (future trail).
4. Conditions from Public Service Company of New Mexico:
 - a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 - b. Existing overhead electric distribution infrastructure bisects the property. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet. PNM's standard for public utility easements is 10 feet in width to ensure adequate, safe clearances. Any relocation, changes or realignment of existing electric utilities will be the developer's expense.

- c. Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.
 - d. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.
5. Conditions from City Engineer, Municipal Development and NMDOT:
- a. Concurrent plat action required at Development Review Board (DRB) for proposed lot lines.
 - b. All easements need to be shown on plans/layout.
 - c. Label all Proposed Development/infrastructure (parking lot, drive aisle, buildings, etc...) as illustrative only or remove it all together.
 - d. Cross-lot drainage easements will most likely be required and should be shown or noted on the Site Plan for Subdivision.

~~**Project #1008528, 11EPC 40041, Site Development Plan for Building Permit**~~

~~On July 14, 2011 the Environmental Planning Commission voted to APPROVE Project #1008528/11EPC-40041, a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:~~

~~**FINDINGS:**~~

- ~~1. This is a request for a site development plan for building permit on a 13.55 acre parcel of land located on Golf Course Road NW, between McMahon Boulevard NW and Irving Boulevard NW. The site comprises Tract 1B-1, Paradise North.~~
- ~~2. The applicant intends to construct a 127,000 square foot 146-unit assisted/independent senior living facility and five senior housing duplex cottages (3,450 s.f. each) on proposed Lot 1.~~
- ~~3. The subject site is zoned SU-1 IP Uses W/Exceptions. The proposed uses are permissive under the current zoning.~~
- ~~4. A request for a site development plan for subdivision (11EPC 40040) accompanies this request.~~

5. The site is located within the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan, the Westside/McMahon Corridor Transportation and Land Use Guide, and the Facility Plan for Arroyos.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Westside/McMahon Corridor Transportation and Land Use Guide, and the Facility Plan for Arroyos and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers applicable policies of the Comprehensive Plan, including the following:
 - a. Developing and Established Urban Areas Policy II.B.5d – The location and intensity of the request will respect existing neighborhood values. The request will also provide a wide variety of jobs and services that will benefit the neighborhood and the West Side community. The location, intensity, and design of the site has been designed to respect existing neighborhood values by minimizing any negative effects through proper landscaping, lighting, pedestrian circulation and traffic circulation.
 - b. Developing and Established Urban Areas Policy II.B.5e – The request is proposed on land that is vacant, and is contiguous to existing urban facilities and services where the integrity of existing neighborhoods can be ensured through the SU-1 designation.
 - c. Developing and Established Urban Areas Policy II.B.5i – Employment and service uses have been located to complement residential areas and the site has been designed to minimize the adverse effects of noise, lighting, pollution and traffic on residential neighborhoods.
 - d. Developing and Established Urban Areas Policy II.B.5j – The request will provide new development in a zone that allows commercial development and provides pedestrian, bicycle, and transit access. The site is part of a designated Neighborhood Center (Ellison/Golf Course Neighborhood Center), which is intended to provide commercial services and employment opportunities for the surrounding neighborhoods.
 - e. Activity Centers Goal – The request expands and strengthens concentrations of moderate and high-density mixed land use, including a senior living center, which is a moderate to high density development. The request will provide pedestrian, bicycle, and transit connections, which will help to reduce auto travel needs. The request meets the purpose of a Neighborhood Activity Center, which is “to provide for the daily service of convenience goods and personal services for the surrounding neighborhoods.”
 - f. Air Quality Policies II.C.1d and II.C.1e – The request will provide a balanced circulation system that encourages mass transit and alternative means of transportation while providing sufficient roadway capacity to meet mobility and access needs. The request will also help to minimize motor vehicle emissions and their adverse effects.
 - g. Developed Landscape Policy II.C.8d – The request would provide low water use and native vegetation that would control water erosion and dust, and create a pleasing visual

ZONING

Please refer to the Zoning Code for specifics of
The SU-1 zone and the specific zone description requirements for the subject site

APPLICATION INFORMATION



Supplemental Form (SF)

SUBDIVISION

Major subdivision action
 Minor subdivision action
 Vacation
 Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

for Subdivision
 for Building Permit
 Administrative Amendment (AA)
 Administrative Approval (DRT, URT, etc.)
 IP Master Development Plan
 Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

Annexation

V Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)

P Adoption of Rank 2 or 3 Plan or similar
 Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West, LLC PHONE: 505-858-3100

ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com

APPLICANT: Palmilla Commercial, LLC PHONE: 303-360-8812

ADDRESS: 200 Spruce ST Suite 200 FAX: _____

CITY: Denver STATE CO ZIP 80230 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Site Development Plan for Subdivision, Site Development Plan for Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 1B-1-A Block: _____ Unit: _____

Subdiv/Addn/TBKA: Paradise North

Existing Zoning: SU-1 for IP Uses w/Exceptions Proposed zoning: same MRGCD Map No _____

Zone Atlas page(s): A=12-Z UPC Code: 101206643700540166

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____

1008528

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No

No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 5.9664-/+

LOCATION OF PROPERTY BY STREETS: On or Near: 10301 Golf Course Road NW Albuquerque NM 87114

Between: McMahon NW and Irving NW

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Ronald R. Bohannon DATE 1/27/16

(Print Name) _____ Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>16 EPC - 40004</u>	<u>SPS</u>	—	<u>\$ 385.00</u>
<u>40005</u>	<u>SBC</u>	—	<u>\$ 385.00</u>
—	<u>CMF</u>	—	<u>\$ 50.00</u>
—	<u>ADV</u>	—	<u>\$ 75.00</u>
—	<u>10</u>	—	<u>\$</u>
Total			<u>\$ 895.00</u>

Hearing date March 8, 2016

[Signature]
Staff signature & Date

Project # 1008528

Revised: 11/2014

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
- IP MASTER DEVELOPMENT PLAN (EPC11)**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies**.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Sign Posting Agreement
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies**.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
(Folded to fit into an 8.5" by 14" pocket.) **20 copies**
 - Site Plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- N/A Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
 - N/A Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
 - N/A Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
 - N/A Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
 - N/A Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
 - N/A Registered engineer or architect's stamp on the Site Development Plans
 - N/A Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
 - AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
 - Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Ronald R. Bohannon
Applicant name (print)

[Signature] 1/27/16
Applicant signature / date



Form revised November 2010

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
16 - EPC - 40004
- - - - - 40005
- - - - -
- - - - -

[Signature] 1-28-16
Planner signature / date

Project #: 1008528

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.

 1/28/16
Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. 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.

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 – SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale:
1.0 acre or less 1" = 10' Over 5 acres 1" = 50'
1.0 - 5.0 acres 1" = 20' Over 20 acres 1" = 100'
[other scales, if approved by staff]
- 3. Bar scale
- 4. North arrow
- 5. Vicinity map
- 6. Signature Block (for DRB site dev. plans)
- 7. Property lines (clearly identify)
- 8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
- 9. Phases of development including location and square footages of structures, circulation, parking and landscaping
- 10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

- 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- 2. Dimensions and square footage of each structure
- 3. Proposed use of each structure
- 4. Walls, fences, and screening: indicate height, length, color and materials
- H/A 5. Loading facilities
- 6. Conceptual site lighting (indicate general location & maximum height)
- H/A 7. Location of refuse container and enclosure
- 8. Site amenities including patios, benches, tables (indicating square footage of patios/ plazas)

2. Parking and Circulation

A. Parking layout with spaces numbered per aisle and totaled.

- 1. **Location and typical dimensions**, including handicapped spaces
- 2. **Calculations:** spaces required: 6 provided: 6

Handicapped spaces (included in required total) required: 1 provided: 6
Motorcycle spaces (in addition to required total) required: 1 provided: 0

B. Bicycle parking & facilities

- 1. Bicycle racks, spaces required: provided:
- 2. Bikeways and other bicycle facilities, if applicable

C. Public Transit

- 1. Bus facilities, including routes, bays and shelters existing or required

D. Pedestrian Circulation

- 1. Location and dimensions of all sidewalks and pedestrian paths
- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk

E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)

- 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
- H/A 4. Location & orientation of refuse enclosure, with dimensions
- 5. Curb cut locations and dimensions
- 6. Existing and proposed street widths, right-of-way widths and curve radii
- 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
- 8. Location of traffic signs and signals related to the functioning of the proposal
- 9. Identify existing and proposed medians and median cuts

3. Phasing – This is required information if phasing of project is anticipated

- 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.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff

- 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. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
- 7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
- 8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
- 9. Identify location and size (SF) of all landscaping areas, including:
 - A. Type, location and size of trees (common and/or botanical names)
 - B. Type and location of all ground cover material (organic/inorganic)
 - C. Existing vegetation, indicating whether it is to be preserved or removed
 - D. Ponding areas either for drainage or landscaping/recreational use
 - E. Turf area – only 20% of landscaped area can be high water-use turf
- 10. Landscape calculation table:
 - A. Required and Provided Landscape Area – square footage and percent
 - B. Required and Provided Trees (street, parking lot, screening, etc.)
- 11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
- 12. Verification of adequate sight distance
- 13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

The Conceptual Grading and Drainage Plan provides the Planning Commission and DRB with an understanding of site topography and how it relates to adjacent property. The City Engineer or her/his designee may waive or allow adjustments to the Conceptual Grading and Drainage Plan requirements for sites that are already developed or are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

A. General Information

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

B. Grading Information

- 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
- 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
- 3. Identify whether ponding is required
- 4. 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.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- W/A 5. 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.
- N/A 6. In addition to the above, the following must be provided for DRB applications:
- A. Conceptual onsite drainage system
 - B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff)
- 2. Bar Scale
- 3. Detailed Building Elevations for each facade
 - a. Identify facade orientation (north, south, east, & west)
 - b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
 - c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
 - d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
- N/A 4. Dimensions, colors and materials of Refuse Enclosure
- N/A 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

- N/A 1. Site location(s)
- N/A 2. Sign elevations to scale
- N/A 3. Dimensions, including height and width
- N/A 4. Sign face area - dimensions and square footage clearly indicated
- N/A 5. Lighting
- N/A 6. Materials and colors for sign face and structural elements
- N/A 7. Verification of adequate sight distance

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Tierra West, LLC DATE OF REQUEST: 1/21/16 ZONE ATLAS PAGE(S): A-12

CURRENT: ZONING SU-1 for IP Uses LEGAL DESCRIPTION: LOT OR TRACT # 1B-1-A BLOCK # _____
PARCEL SIZE (AC/SQ. FT.) 5.9664 AC SUBDIVISION NAME Paradise North

REQUESTED CITY ACTION(S):
ANNEXATION [] SITE DEVELOPMENT PLAN:
ZONE CHANGE []: From _____ To _____ SUBDIVISION* [X] AMENDMENT []
SECTOR, AREA, FAC, COMP PLAN [] BUILDING PERMIT [X] ACCESS PERMIT []
AMENDMENT (Map/Text) [] BUILDING PURPOSES [] OTHER []
*includes platting actions

PROPOSED DEVELOPMENT: GENERAL DESCRIPTION OF ACTION:
NO CONSTRUCTION/DEVELOPMENT [] # OF UNITS: 6
NEW CONSTRUCTION [X] BUILDING SIZE: (3,450 EA X 3)=10,350 (sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT []

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 1/26/16
(To be signed upon completion of processing by the Traffic Engineer)

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

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [] BORDERLINE [X]

THRESHOLDS MET? YES [X] NO [] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [X]
Notes:

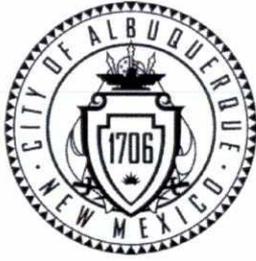
Study is over 3 years old. Applicant shall provide a justification for not re-studying area prior to EPC.

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.

[Signature] DATE 1/26/16
TRAFFIC ENGINEER

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



City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Deborah Stover, Director

Richard J. Berry, Mayor
Perry, CAO
May 24, 2011

Robert J.

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: Tierra West LLC

Applicant:

Legal Description: Tract 1B-1, Paradise Hills North

Zoning: SU-1

Acreage: 13.7 acres

Zone Atlas Page: A-12

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION: NAIF form "Cultural Resource Survey for the Proposed Paradise North Tract 1B-1 Development, Albuquerque" submitted by Marron and Associates (Scott Walley, P.I.) NMCRIS #120638

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area)***

SUBMITTED:

Matthew F. Schmader

Matthew Schmader, PhD

Superintendent, Open Space Division

City Archaeologist

January 21, 2016

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: **SPECTRUM ASSISTED LIVING
TRACT 1B-1-A-1 PARADISE NORTH
10301 GOLF COURSE ROAD NW
PROJECT #1008528
ZONE ATLAS A-12-Z**

Dear Mr. Nicholls:

The purpose of this letter is to authorize Tierra West, LLC to act as agent on behalf of Palmilla Commercial, LLC, pertaining to any and all submittals made to the City of Albuquerque for the above referenced site.

PALMILLA COMMERCIAL, LLC

Jeffrey D. Kraus
Print Name


Signature

Manager
Title

January 26, 2016
Date

gaw

TIERRA WEST, LLC

March 1, 2016

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT 1B-1-A-1 PARADISE NORTH- PALMILLA ASSISTED LIVING
10301 GOLF COURSE ROAD NW (BEWTEEN MCMAHON & IRVING BLVD NW)
ZONE ATLAS PAGE A-12-Z**

Dear Ms. Hudson:

Tierra West LLC, on behalf of Palmilla Commercial, LLC, requests approval of a Site Development Plan for Building Permit, for the above-referenced site, to allow for the expansion of the existing Senior Living Facility with three additional duplex cottage buildings on a portion of the adjacent parcel. The Site Development Plan for Subdivision associated with this site will be updated by Administrative Amendment.

Site Location & History

The project site is located on Golf Course Road NW adjacent to the north bank of the Calabacillas Arroyo and consists of approximately 5.96 acres. The site is bordered on the north by a Smith's shopping center, on the east by Golf Course Road, on the west by the Senior Living Facility, and on the south by the Calabacillas Arroyo. The currently vacant site is designated Established Urban by the Comprehensive Plan and is zoned SU-1 for IP Uses with exceptions. The Site Plan for Building Permit proposes the construction of three duplex cottage buildings to be operated as part of the existing Senior Living Facility (Facility), a permissive use in the existing zoning (see attached zonal certification letter dated May 24, 2011).

The proposed cottage buildings are an expansion to the existing Facility which provides a full range of care for elderly residents from independent living to assisted living and Alzheimer/Dementia care within eight duplex cottages (five of which are existing) and an existing 146-unit structure comprised of independent living, assisted living, and memory care units. Services are all-inclusive and include central dining, housekeeping, transportation, social and physical activities, 24-hour staffing and 24-hour emergency call system.

Site Orientation and Pedestrian Circulation

The proposed cottage buildings will take access from the existing northerly Driveway "A" and face south toward the Calabacillas Arroyo. Existing pedestrian accessibility, in the form of public sidewalk, runs the length of the site along the easterly boundary, on the south side of Driveway A, and around the main Facility. A pedestrian connection along the north side of Driveway A is proposed to provide additional pedestrian connectivity from the existing sidewalk on Golf Course Road to the main Facility as well as the proposed cottage buildings. Future development will provide additional pedestrian access along Driveway B. An internal pedestrian connection to the future trail along the Calabacillas Arroyo was also included. Vehicular access to the site is from

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

existing driveway A and B onto Golf Course Road. Sidewalk and pedestrian ramps will be constructed at the new driveway locations to the individual units proposed.

The balance of the site will consist of a combination of office and retail uses. We propose that the remaining parcel (upon development) return for site plan approval by the Environmental Planning Commission. The TIS prepared shows the need for a traffic signal at Driveway A which aligns with the existing entrance to the apartments to the east. Driveway B is built as a right-in/right-out access point.

Traffic Impact and On-Site Parking

The proposed site plan meets the parking required for the proposed buildings. Handicap parking and motorcycle parking are also provided and meet Zoning Code requirements for the overall facility. Each unit will have a dedicated, attached garage to accommodate an accessible parking space; no public use motorcycle spaces are proposed with this phase of development. The proposed project does require the preparation and submission of a Traffic Impact Analysis (TIA) to the City of Albuquerque's Transportation Development Department. The required TIA was completed and submitted with the original project. The TIA did not show any significant impacts to the surrounding network that would preclude this approval for the project based upon its impacts to the network. Driveway A meets the warrants for a signalized traffic light. Further the expansion of the cottages is less intense than the original TIS contemplated and has less impact on the surrounding network.

Drainage and Landscaping

The site is currently undeveloped and bound by the Smith's shopping center to the north, apartments on Golf Course Road to the East, the Calabacillas Arroyo to the south, and the Senior Facility to the west. Topography generally slopes from north to south and drainage runoff is conveyed to the adjacent arroyo from a temporary desilting basin adjacent to Golf Course Road via an existing storm drain system installed with the initial phase of the project. The site will be graded to accommodate the proposed structures with flows being conveyed to landscape areas and a detention/retention pond along the southerly boundary for water quality treatment of the first-flush to satisfy the LID requirements. The proposed detention/retention pond will drain into the existing storm drain system within the site and sized to ensure there is sufficient capacity. Arroyo improvements previously completed a grade-control structure and/or channel protection, which was coordinated and accepted by AMAFCA.

The landscape plan provides site landscaping that meets the landscape requirements of the City of Albuquerque. Landscape buffers are also designed to meet the requirements of the City Zoning Code. Plants shown on the plan are low to medium water use, thereby promoting water conservation while creating an attractively landscaped site.

Water harvesting will be used throughout the project draining the streets and hardscape to the landscape areas through notches in the curbs. This detail will be provided in the final drainage plan submitted to the City Hydrologist and will remove the first 0.44 inches of rainfall from the site runoff. This requirement will satisfy the drainage ordinance for treating the "first flush" by providing a disconnect from the direct discharge to the storm sewer and Calabacillas Arroyo.

Elevations and Signage

The proposed elevations for the Facility employ varied materials along with distinct architectural design elements designed to enhance the appearance of the building. The building exterior is primarily stucco of dark, medium, and beige colors with a shingle roof. A stone veneer wainscot

along with the varied roof lines and colors will be used in the building façade to break up the massing of the building. No changes or additions to the existing monument signs are proposed.

Albuquerque/Bernalillo County Comprehensive Plan

The subject site is classified as Established Urban by the Albuquerque/Bernalillo County Comprehensive Plan and the proposed Site Development Plan for Building furthers or partially furthers the following policies:

Developing & Established Urban Areas

The goal of the Developing & Established Urban Areas is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment. The proposed Site Development Plan for Building Permit furthers the goal by providing a use to area residents. It also furthers this goal by allowing a development that would provide more job options to residents in an area of Albuquerque where employment opportunities are somewhat limited. The proposed Site Development Plan for Building Permit also furthers or partially furthers the following policies

Policy a - The Developing Urban and Established Urban areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

The proposed Site Development Plan will provide for new construction on currently vacant property, which will result in a more complete range of urban services.

Policy d – The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concerns.

The proposed Site Development Plan for Building Permit furthers this policy because it will not adversely affect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural and recreational concerns. The proposed plans would allow for the development of currently vacant property that would provide services to the surrounding neighborhood. Neighborhood values will be respected by the uses proposed by both the facility and the mixed-use development which will accommodate uses complimentary to the neighborhood and facility as the developer (who will be the owner/operator) intends to impose design guidelines with the second phase of development. The site is located along an urban minor arterial road, which will serve both existing and planned development. The proposed development plan presents no significant adverse impact to the adjacent transportation system with the installation of a signal as recommended by the TIS.

Policy e - New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

This project provides infill development on a vacant site surrounded by developed properties (with the obvious exception of the Calabacillas Arroyo). The subject site is located immediately adjacent to existing urban facilities which will ensure the integrity of the existing neighborhoods by providing needed jobs and services on infill development near the population it intends to serve.

Policy i – Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The facility will directly provide a variety in jobs and senior care services to this area of Albuquerque and the future mixed-use development will create additional opportunities for jobs and services for the community. The proposed Site Development Plan for Building Permit furthers this policy by locating uses of lowest intensity adjacent to residential development and potentially higher intensity office, retail, and service uses closest to Golf Course Road (an urban minor arterial street). Residential areas will be buffered from the effects of noise, traffic, and lighting by the main Facility building and further mitigated by landscaping and topographical relief in excess of 37-feet below the adjacent single family residential lots and over 25-feet below the multi-family development. Pole and building-mounted lighting design will be compliant with the night sky ordinance with full cut-off lamps and will be provided only to the extent necessary for pedestrian and vehicular safety around the facility which is adjacent to existing residential areas. No additional signage is proposed with this site development plan.

Policy j - Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.

The proposed development site is zoned for Industrial Park uses located in a developed urban area. Pedestrian and bicycle access is existing along Golf Course Road in the form of a public sidewalk and bike lanes. Public transportation is available to an existing bus stop/shelter at the site serviced with Routes 92, 155, and 3/157. A pedestrian connection is proposed along Driveway A in the first phase of development, and another along Driveway B in the future phase.

Policy k - Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

The proposed development will ensure the livability and safety of surrounding neighborhoods by mitigating any harmful effects of traffic with effective and proper site design as described in Policy I, above.

Activity Centers

The goal for Activity Centers is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

The proposed Site Development Plan furthers this goal by contributing to the land use variation and increasing density as well as reducing auto travel needs. The proposed expansion of the Facility and mixed-use development provide both high-density mixed land use and services for surrounding neighborhoods and the region by providing a residence opportunity to the elderly that might otherwise live in lower density housing using auto-dependent caregiver services. Well-planned pedestrian and bicycle facilities in this area will enable area residents to walk, ride, or use public transit to the proposed project.

- **Air Quality**

The goal is to improve air quality and safeguard public health and enhance the quality of life.

Policy d - Air quality shall be protected by providing a balanced circulation system that encourages mass transit and alternative means of transportation while providing sufficient roadway capacity to meet mobility and access needs.

Bicycle and pedestrian connections provide the means to neighborhood residents and employees to walk or bicycle to obtain necessary daily services. These connections also assist in the improvement of air quality by keeping area residents closer to their homes and not having to travel by vehicle. Public transportation is available to an existing bus stop at the site serviced with Routes 92, 155, and 3/157. The Facility also provides transportation services to its residents as an alternate form of transportation. This also reduces vehicle miles traveled (VMT), providing needed services in the neighborhood.

Policy e - Motor vehicle emissions and their adverse effects shall be minimized.

The proximity to existing residential areas and the location of the subject site along an arterial road will assist in minimizing the adverse effects of motor vehicle pollution. Access to public transportation, pedestrian and bicycle access, bike lanes, and sidewalks to the proposed development will assist in improved air quality.

- **Noise**

The goal of the noise policies in the Plan is to protect the public health and welfare and enhance the quality of life by reducing the noise and by preventing new land use/noise conflicts.

Policy a – Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

The proposed Site Development Plan for Building Permit furthers this policy by implementing noise mitigation measures such as landscaping and the site design which locates uses of lowest intensity adjacent to residential development and potentially higher intensity office, retail, and service uses closest to Golf Course Road to act as buffers to surrounding neighborhoods.

- **Developed Landscape**

Policy II.C.8d. – Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The proposed development will provide street trees and landscaping along Golf Course Road and along internal private driveways.

- **Economic Development**

The goal of the Economic Development policies is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals. The proposed Site Development Plan for Building Permit furthers this policy because the proposed site and resulting employment at this location could employ Albuquerque residents who seek employment closer to their homes. Approval of the proposed Site Development Plan for Building Permit would allow a reputable company, who has constructed and maintained quality developments in the Albuquerque area, to open a new location that would provide employment opportunities, additional services, and contribute to the community as well as the local economy.

Policy a – New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The proposed Site Development Plan for Building Permit furthers this policy by directly creating additional jobs of various skills and salary levels necessary for the Facility to operate, such as senior caregivers, skilled nursing, administrative, kitchen, maintenance, and support staff. There is potential to create additional lots for commercial development compatible with the Facility which will in turn create additional job opportunities.

Policy b - Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The proposed development furthers this policy by expanding a business enterprise with a multi-state presence that will be largely staffed with local residents. The remaining land available to create new lots will create additional opportunities for local business enterprises that can benefit from the proximity to the Facility.

Policy g - Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

The proposed development furthers this policy by placing additional employment opportunities in an activity area that has numerous residential housing developments, both single and multi-family, in the immediate area. The businesses associated with the proposed development would generate new jobs, services needed and/or desired by area residents, as well as taxes.

West Side Strategic Plan

The subject site is located in the Seven Bar Ranch community, which consists of the area within the following boundaries: the County Line to the north, the Calabacillas Arroyo to the south, the river to the east and an area slightly west of the Rainbow Corridor to the west. The West Side Strategic Plan (WSSP) designates the intersection of Unser and McMahon Boulevards, including the subject site, as a Neighborhood Center. Numerous policies of the WSSP are furthered by the proposed Site Development Plan for Building Permit.

Plan Goal 10 – The Plan should create a framework to build a community where its citizens can live, work, shop, play and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents.

The project promotes this plan goal by proposing a mixed-use development which protects the quality of life and cultural resources by developing on an infill property, and provides seniors both additional housing and care options while promoting employment opportunities.

Plan Objective 1– Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to maximize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

This project achieves this objective by maintaining the existing zoning for a mixed-use development to accommodate commercial uses and employment opportunities, as well as expanding the Senior Facility which will create additional jobs.

Plan Objective 6-Conserve and protect natural resources, and minimize environmental impacts. Densities of development and efficient utilization of all transportation and utility corridors are a part of this objective.

The proposed Facility expansion will provide care and services for residents in a centralized, high-density facility which will utilize existing transportation and utility corridors. This overall infill development will minimize environmental impacts due to their location.

Plan Objective 8-Promote job opportunities and business growth in appropriate areas of the West Side.

This project achieves this objective in the near-term with the construction and operation of the expanded Facility, and in the long-term by paving the way for commercial uses in the mixed-use development which will create additional employment opportunities on the West Side.

Policy 1.5 - Community and Neighborhood Centers shall be required to provide pedestrian and bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings. (p. 39).

The proposed project furthers this policy by providing pedestrian and bicycle access to the site as well as a transit stop. It is also furthered by the internal connectivity between the Facility structures, connections to future commercial development, and provisions to integrate with a future Arroyo Trail.

Policy 1.15 - Neighborhood Centers of **15 to 35** acres shall contain generally small parcels and buildings; on-street parking is permitted, with smaller off-street parking areas shared among businesses and institutions. The neighborhood center shall have a built scale very accommodating to pedestrians and bicyclists, including outdoor seating for informal gatherings. Services such as childcare, dry cleaners, drug stores and small restaurants along with a park and/or school should be located central to surrounding neighborhoods. (p. 41).

The proposed project furthers this policy by promoting a mixed-use development using the Facility as an anchor institution for compatible office, retail, and services that will be able to share parking, if warranted. Pedestrian and bicycle amenities are existing and provide access to area neighborhoods. The proposed site plan provisions for the future construction of a small retail building that can provide smaller scale neighborhood services, as recommended by the West Side Strategic Plan.

Policy 1.16 - Neighborhood Centers shall be located on local, collector, and sometimes arterial streets. While their primary access may be by auto, pedestrian and bicycle connections shall be provided to all adjacent neighborhoods, parks and to the larger open space system. Convenient transit services shall be connected with community-wide and regional transit development. (p. 41).

The proposed project furthers this policy because the site is located in a Neighborhood Center that is located along an arterial street. It is also furthered by the pedestrian and bicycle connections, which are already in place in the public right of way with access to mass transit at the existing bus stop adjacent to the site.

Policy 3.4 - Several clusters of neighborhoods will develop within the Seven Bar Ranch Community. Each of these shall be served by a Neighborhood Center, so neighborhood commercial, public and quasi-public uses and other uses appropriate for such Centers shall be encouraged. The lowest density single-family residential development shall not occur within these Centers, but must have safe pedestrian and bicycle access to them.

The proposed project furthers this policy because, as an institution and commercial project, it is occurring in the designated Neighborhood Center. There is no low-density, single family construction within the Neighborhood Center but pedestrian and bicycle access to such developments is currently provided.

Policy 4.10 - It is important to promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation, encourage ridership, enhance public mobility and promote alternatives to single occupant vehicle use.

The proposed project, and its related site design, furthers this policy because it accommodates and supports bicycle and pedestrian access by utilizing existing facilities and by providing pedestrian access from the site to the adjacent sidewalks and transit stop. The Facility transportation services will also promote alternatives to single occupant vehicle use.

Westside-McMahon Land Use & Transportation Guide (Enactment No. 11 7-1 999) - included in the West Side Strategic Plan (WSSP)

In November 1999, the City Council adopted Enactment No. 1 17- 1999 as an amendment to the WSSP. This Enactment incorporated the Westside-McMahon Land Use and Transportation Guide, which was synthesized into policies and a map (Attachment A) and is contained in the Enactment.

The subject site falls within the boundaries of Enactment No. 1 17-1999. Note the following found in Section 4: "The map included as Attachment A, Transportation and Land Use Concept for the Westside-McMahon Corridor and the performance measures listed below establish the policies that will be used by the EPC and the City Council in their review of development and rezoning proposals for properties located within the Westside-McMahon corridor". The following policies apply:

Section 2: The concepts and development parameters identified within the Westside-McMahon Transportation and Land Use Policy establishes a desirable direction for promoting the opportunity for reduced automobile travel and encourages the use of transit, bicycle and pedestrian modes.

Section 3: The land use concepts set forth herein are not intended to imply zoning or supersede existing zoning and/or development plans. Section 4(A): Such proposals should be generally consistent with density, type and hierarchy of uses as illustrated in Attachment A (which designates the subject site as Mixed Use).

Section 4(A) (4): Mixed Use refers to a mixture of neighborhood and village scale commercial, office, community service and other. Employment associated uses, and high density residential developments. Where designated mixed uses areas involve multiple parcels, the mixture and distribution of uses should be achieved for the area as a whole and are not a goal for any single parcel.

Section 4(C): Connections that provide safe and efficient pedestrian movements to enhance mobility within the corridor and encourage the use of transit, bicycle and pedestrian modes as an alternative to automobile travel should be provided between adjoining uses and between developments and the transportation system.

Section 4(D) (1): The approximate access points for McMahon Blvd. are shown in Attachment A. Full intersections should be limited to approximately one thousand foot intervals. Additional partial accesses will be considered, consistent with the criteria in the City's Development Process Manual (DPM), provided they are a distance of approximately 400 ft. from adjacent intersections.

The subject site is designated as Mixed Use by the Westside-McMahon Land Use Transportation Guide. The proposed project furthers the intent of the Guide because the addition of the Facility and future retail/commercial space adds to the mixture of neighborhood scale development envisioned. Attachment A of the Guide identifies bicycle

and pedestrian facilities, which are currently in place. The proposed Site Development Plan for Building Permit includes connections to those existing facilities. The Guide also specifies utilization of public transportation, which is readily accessible from this site.

Arroyo Facilities Plan

Design guidelines for development adjacent to major open space arroyos and major open space links apply to all sites which abut the 100-year floodplain or drainage right of way of each arroyo. The site development plan incorporates access to the Calabacillas Arroyo's northerly bank for interconnection to potential trails, although a trail system does not exist at this time. The initial phase of the Facility, in close coordination with AMAFCA, made a substantial contribution for the design and construction of necessary improvements along the arroyo such as grade-control structures and/or bank protection, ensuring that the arroyo remain in the natural controlled state. The proposed Site Development Plan for Building Permit furthers or partially furthers the following policies:

Policy 1 - BUILDING ORIENTATION

a. Multi-storied residential, office, and commercial developments having windows facing onto the arroyo shall be encouraged.

b. Wherever feasible, development adjacent to the arroyo should orient entries toward and place landscaped public open areas adjacent to the arroyo right-of-way. These entries may necessarily constitute minor or secondary entries with the main entry oriented to the parking area or the street. Where this is not feasible, pedestrian access from the arroyo corridor to a building entry shall be required.

The site development plan furthers this policy by incorporating windows and a secondary entrance along the southerly façade facing the arroyo.

Policy 2 - OPEN AREAS

Site plans for multi-family residential developments adjacent to the arroyo should incorporate landscaped, open areas adjacent to the arroyo right-of-way.

Although this project is not a multi-family development, the site development plan furthers the spirit of this policy by incorporating a landscaped open space area adjacent to the arroyo right of way.

Policy 3 - PARKING AND SERVICE AREAS

When a parking or service area is located adjacent to the drainage right-of-way, pedestrian and bicycle access should be provided. A minimum 20 foot landscaped setback from the arroyo right-of-way* is recommended, with sufficient screening provided to conceal views from the arroyo to the parking area. Landscaping should consist of native or naturalized plant species and vegetative groundcovers. The screening element should consist of one or more of the following: low walls (4' high recommended), shrubs, trees, earth forms (berms).

The site development plan furthers this policy by not locating parking or service areas within the recommended 20-foot setback. Views from the arroyo to any parking area will be screened with shrubs and shade trees when Tract 2 develops.

Policy 4 - WALLS

Continuous perimeter walls should not be located adjacent to the arroyo right-of-way. Where fencing is required for privacy or security reasons, the following guidelines will apply...

The site development plan furthers this policy, as no walls are proposed adjacent to the arroyo right-of-way.

Summary

We respectfully request approval of the proposed Site Development Plan for Building Permit to allow for the construction of the additional duplex cottage buildings to expand the existing Senior Care Facility and the future construction of a mixed-use commercial development. The proposed project furthers numerous policies of applicable plans and also provides for an increase in services and employment opportunities for area residents.

If you have questions or need additional information regarding this project, please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron R. Bohannon", with a long horizontal flourish extending to the right.

Ronald R. Bohannon, PE

Enclosure/s

cc: Mike Longfellow, Spectrum Retirement Communities, LLC

JN: 2015039

RRB/jdh/jg

CITY OF ALBUQUERQUE



Code Enforcement Division
600 2nd Street NW, Suite 720
Albuquerque, New Mexico 87102
(505) 924-3850 fax (505) 924-3847

Richard J. Berry, Mayor

May 24, 2011

Tierra West, LLC
C/o Joel D. Hernandez
5571 Midway Park Place NE
Albuquerque, New Mexico 87109

Re: Lot 1B-1, Paradise North Addition - the "Property".

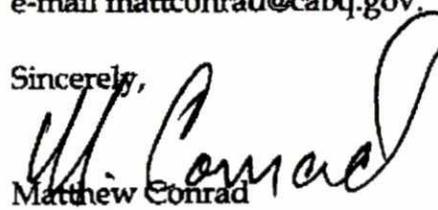
Dear Mr. Hernandez:

This letter will certify that according to the map on file in this office on this date the referenced property, legally described as TR-1B-1, Plat of Tracts 1B-1, 1B-2, 1B-3, 1B-4, 1B-5, Paradise North Addition, Albuquerque, Bernalillo County, New Mexico is zoned SU-1 for IP Industrial Park with exceptions.

The proposed use, Retirement and Assisted Living Facility, is a permissive use in this zone. Development within the SU-1 zone may only occur in conformance with an approved Site Development Plan. The property has been inspected and found to be vacant land and is in compliance with the applicable provisions of the Comprehensive City of Albuquerque Zoning Code.

If you have any questions, please contact me at (505) 924-3454, or by e-mail mattconrad@cabq.gov.

Sincerely,


Matthew Conrad
Code Compliance Official

Copy via fax: (505) 858-1118

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

NOTIFICATION &
NEIGHBORHOOD INFORMATION

“ATTACHMENT A”

(EPC SUBMITTAL) – TRACT 1B-1-A, PARADISE NORTH, LOCATED ON GOLF COURSE ROAD NW BETWEEN MCMAHON BOULEVARD NW AND IRVING BOULEVARD NW zone map **A-12** for Jaimie Garcia, Tierra West, LLC.

PARADISE HILLS CIVIC ASSOC. “R”

***Tom Anderson**

10013 Plunkett Dr. NW/87114 897-2593 (h)

Maria Warren

5020 Russell NW/87114 440-2240 (c)

WESTSIDE COALITION OF N.A.'S

***Gerald C. (Jerry) Worrall**

1039 Pinatubo Pl. NW/87120 839-0893 (h) 933-1919 (c)

Harry Hendriksen

10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h) 221-4003 (c)

***President of NA/Coalition**



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 440 (4th floor) of the Plaza Del Sol Building, 600 Second Street NW is where you obtain NA/HOA Information for your Planning Submittal.

You can submit your Developer Inquiry Sheet the following ways: 1) in person at the address listed above; 2) fax to - **505-924-3913**; or 3) you can e-mail the Zone Map and Developer Inquiry Sheet to **BOTH**: Stephani Winklepleck at swinklepleck@cabq.gov -AND- Dalaina Carmona at dcarmona@cabq.gov and one of us will do for you.

ONC will need the following information **BEFORE** any NA/HOA Information will be released to the Applicant/Agent on any Planning Submittal being presented to the Planning Department. If you have any questions, please feel free to contact our office at **505-924-3914**.

Zone Map and this Developer Inquiry Sheet MUST be provided with request.

Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower

EPC Submittal DRB Submittal LUCC Submittal Liquor Submittal

AA Submittal City Project Submittal ZHE Submittal (need address/zone map # only)

CONTACT NAME: Jaimie Garcia

COMPANY NAME: Tierra West, LLC

ADDRESS/ZIP: 5571 Midway Park Place NE Albuquerque, NM 87109

Phone: 505-858-3100 Fax: 505-858-1118 E-mail: jgarcia@tierrawestllc.com

LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

Tract 1B-1-A Paradise North

LEGAL DESCRIPTION

LOCATED ON Golf Course Road

STREET NAME (ex. - 123 Main St. NW) OR OTHER IDENTIFYING LANDMARK

BETWEEN McMahon Boulevard

STREET NAME OR OTHER IDENTIFYING LANDMARK

AND

Irving Boulevard

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (A-12).

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OFFICIAL USE

Postage	\$		Postmark
Certified Fee	\$	3.45	
Return Receipt Fee (Endorsement Required)	\$	2.88	2016
Restricted Delivery Fee (Endorsement Required)	\$		
Total Postage & Fees	\$	6.74	

Sent To: Tom Anderson
 Street or PO: Paradise Hills Civic Association
 City, State: 10013 Plunkett Dr. NW
 City, State: Albuquerque, NM 87114

U.S. Postal Service™
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Total Postage & Fees	\$	6.74	

Sent To: Jerry Worrall
 Street, A, or PO Box: Westside Coalition of N.A.'s
 City, State: 1039 Pinatubo Pl. NW
 City, State: Albuquerque, NM 87120

U.S. Postal Service™
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Total Postage & Fees	\$	6.74	

Sent To: Maria Warren
 Street or PO: Paradise Hills Civic Association
 City, State: 5020 Russell NW
 City, State: Albuquerque, NM 87114

7010 2780 0003 2259 0707

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Sent To: Harry Hendriksen
 Street or PO: Westside Coalition of N.A.'s
 City, State: 10592 Rio Del Sole Ct. NW
 City, State: Albuquerque, NM 87114

Typical

gan

TIERRA WEST, LLC

January 26, 2016

Mr. Tom Anderson
Paradise Hills Civic Assoc.
10013 Plunkett Dr. NW
Albuquerque, NM 87114

**RE: SITE DEVELOPMENT PLAN FOR SUBDIVISION
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

Dear Mr. Anderson:

Attached for your use/file is our request to the EPC chair dated January 28, 2016. This request is for approval of a Site Development Plan for Subdivision and Building Permit for Tract 1B-1-A Paradise North, zoning SU-1 for IP Uses with Exceptions.

Should you have any questions or require additional information, please feel free to contact Joel Hernandez, the applicant's project engineer at Tierra West 858-3100, or the City Staff Planner at 924-3860.

Sincerely,



Joel Hernandez, P.E.

Enclosure/s

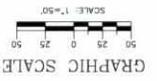
cc: Maria Warren, Paradise Hills Civic Assoc
Gerald C. (Jerry) Worrall, Westside Coalition of N.A.'s
Harry Hendricksen, Westside Coalition of N.A.'s

JN: 2015039
RRB/jdh/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

SITE PLAN REDUCTIONS

DRAWN BY: [Blank] DATE: 1/22/18 SHEET # C2 JOB # 2015033
 SPECTRUM ASSISITED LIVING SITE PLAN FOR BUILDING PERMIT
 THERMA WEST, LLC
 5571 NORWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.therma.com
 BOBALT & JOHANNAN P.E. #1888



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- RETAINING WALL
- STREET LIGHTS
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- ASPHALT CONCRET PAVEMENT
- EXISTING LANE
- EXISTING STRIPING

NOTES

1. A PERMITMA ACCESS FROM THE WESTERN PORTION OF LOT 2 SHALL BE PROVIDED WITH FUTURE CONSTRUCTION/PHASE DEVELOPMENT TO THE CALABACILAS ARROYO (FUTURE TRAIL).

2. A CROSS-LOT ACCESS AND DAMAGE EASEMENT OVER LOTS 1, 2 & 3 SHALL BE DECATED BY PLAN.

KEYED NOTES:

- 1. CURB & GUTTER PER COA STD DWG #24158
- 2. HEADER CURB PER COA STD DWG #24158
- 3. EXISTING 10 SANITARY SEWER EASEMENT (MISC.1584-43)
- 4. EXISTING 10 SANITARY SEWER EASEMENT (MISC.1584-43)
- 5. EXISTING 15 WATERLINE EASEMENT (C24-89)
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- 7. DAMAGED PER COA STD DWG #2425
- 8. SIDEWALK PER COA STD DWG #2430
- 9. WIDE PEDESTALAN PATHWAY (1/17/05, 2005C-371)
- 10. ADA RAMP @ COTTAGES PER DETAIL SHEET C5
- 11. EXISTING RAMP TO REAR (1/17/05, 2005C-371)
- 12. EXISTING 15 ELECTRIC EASEMENT (9/20/05, C24-174)
- 13. SCRE EASEMENT AGREEMENT (1/9/05, A110, 2071)
- 14. EXISTING 10 PUBLIC WATERLINE EASEMENT (01/27/2012, 2012C)
- 15. EXISTING 10 PUBLIC UTILITY EASEMENT (01/27/2012, 2012C)

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LEGAL DESCRIPTION

TRACT 18-1 PARADISE NORTH

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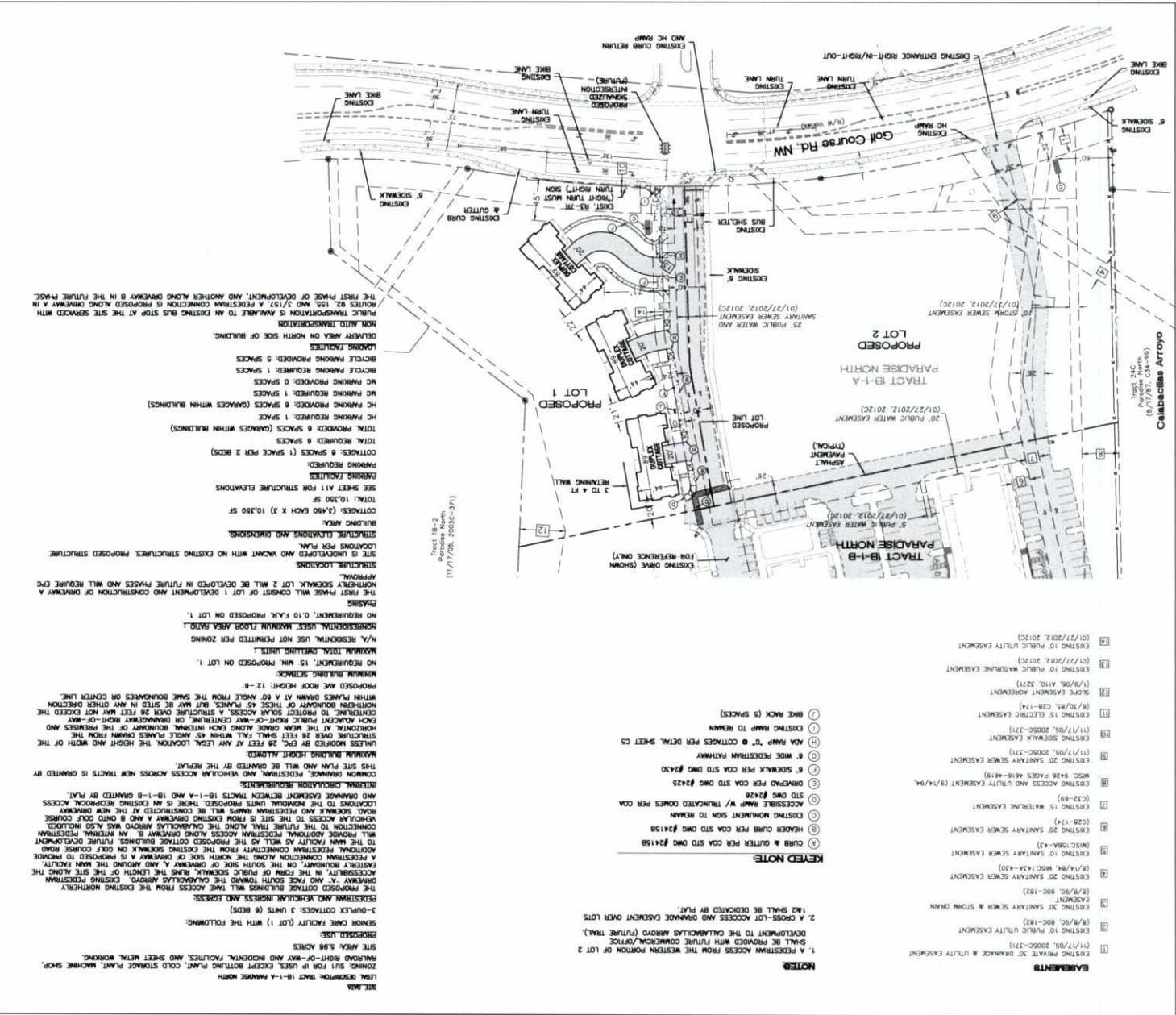
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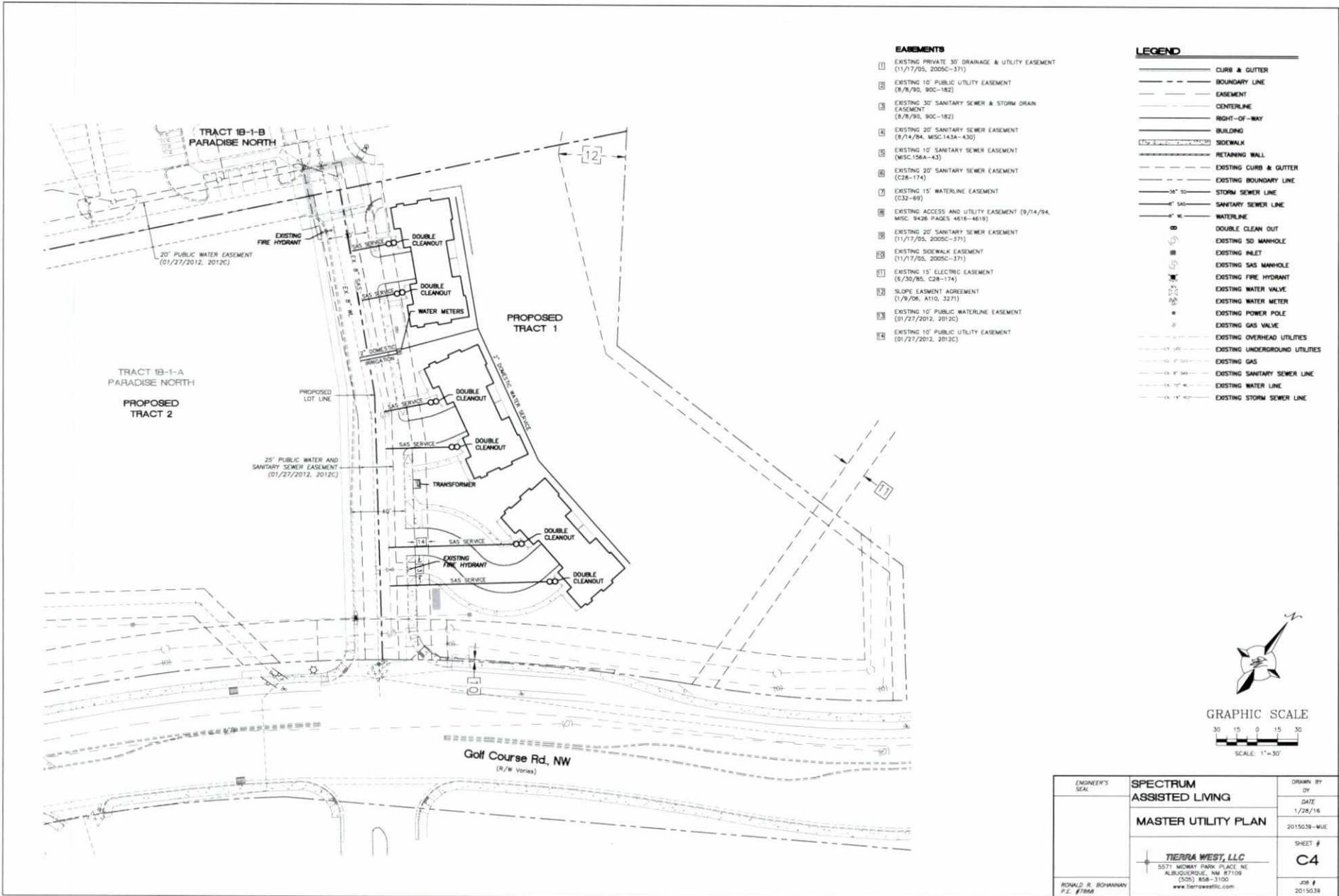
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- 15. EXISTING 10 SANITARY SEWER EASEMENT (9/17/94, MISC.1434-43)

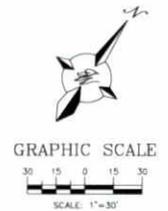


LEGAL DESCRIPTION: TRACT 18-1 PARADISE NORTH
 REVISIONS: [None]
 DATE: 1/22/18
 DRAWN BY: [Blank]



- EASEMENTS**
- 11 EXISTING PRIVATE 30' DRAINAGE & UTILITY EASEMENT (1/17/05, 2005C-371)
 - 12 EXISTING 10' PUBLIC UTILITY EASEMENT (8/8/90, 90C-182)
 - 13 EXISTING 30' SANITARY SEWER & STORM DRAIN EASEMENT (8/8/90, 90C-182)
 - 14 EXISTING 20' SANITARY SEWER EASEMENT (8/14/84, MISC.143A-430)
 - 15 EXISTING 10' SANITARY SEWER EASEMENT (MISC.156A-43)
 - 16 EXISTING 20' SANITARY SEWER EASEMENT (C28-174)
 - 17 EXISTING 15' WATERLINE EASEMENT (C32-69)
 - 18 EXISTING ACCESS AND UTILITY EASEMENT (8/14/94, MISC. 9428 PAGES 4618-4619)
 - 19 EXISTING 20' SANITARY SEWER EASEMENT (1/17/05, 2005C-371)
 - 20 EXISTING SIDEWALK EASEMENT (1/17/05, 2005C-371)
 - 21 EXISTING 15' ELECTRIC EASEMENT (6/30/85, C28-174)
 - 22 SLOPE EASEMENT AGREEMENT (1/8/06, A110, 3271)
 - 23 EXISTING 10' PUBLIC WATERLINE EASEMENT (01/27/2012, 2012C)
 - 24 EXISTING 10' PUBLIC UTILITY EASEMENT (01/27/2012, 2012C)

- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK
 - RETAINING WALL
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - 36" SD STORM SEWER LINE
 - 4" SAS SANITARY SEWER LINE
 - 8" WL WATERLINE
 - ∞ DOUBLE CLEAN OUT
 - ⊕ EXISTING SD MANHOLE
 - ⊖ EXISTING INLET
 - ⊙ EXISTING SAS MANHOLE
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ EXISTING WATER VALVE
 - ⊙ EXISTING WATER METER
 - ⊙ EXISTING POWER POLE
 - ⊙ EXISTING GAS VALVE
 - EXISTING OVERHEAD UTILITIES
 - EXISTING UNDERGROUND UTILITIES
 - EXISTING GAS
 - EXISTING SANITARY SEWER LINE
 - EXISTING WATER LINE
 - EXISTING STORM SEWER LINE



ENGINEER'S SEAL	SPECTRUM ASSISTED LIVING	DRAWN BY DY
	MASTER UTILITY PLAN	DATE 1/28/16
RONALD R. BOHANNAN P.E. #7584	TIERRA WEST, LLC 5571 MEADOW PARK PLACE, NE ALBUQUERQUE, NM 87109 (505) 808-3100 www.tierrawestllc.com	2015039-MUE
		SHEET # C4
		JOB # 2015039

IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES:
 ESTABLISHMENT AND SUMMER:
 1 HOUR/4 DAYS A WEEK
 SPRING:
 1 HOUR/3 DAYS A WEEK
 FALL:
 1 HOUR/3 DAYS A WEEK
 WINTER:
 1 HOUR/2 DAYS PER MONTH

MATERIAL LEGEND

- Mountain Brown Crusher Pines
- 2'-4" Mountain Brown Cobblestone
- Native Seed

PLANT LEGEND

Qty	Symbol	Scientific Name Common Name	Installed Size	Mature Height/Spread	Landscape Coverage Use	Water Per Plant (see note)	Drip Emitters
12		Pinus nigra Austrian Pine	6" # 16	30'/25'	Medium	6-2 gph	
3		Robinia Purple Robe Locust	2" Cal	40'/25'	Medium	6-2 gph	
5		Pyrus Flowering Pear	2" Cal	30'/20'	Medium	6-2 gph	
3		Viburnum Chastle Tree	15 Gal	20'/20'	100 sq-300 sf	Medium	6-2 gph
3		Forestiera New Mexico Olive	15 Gal	20'/15'	100 sq-300 sf	Medium	6-2 gph
9		Fraxinus Mexican Ash	2" Cal	40'/30'	Medium	6-2 gph	
4		Chilopsis Desert Willow	15 Gal	20'/25'	100 sq-400 sf	Low	6-2 gph
2		Cedrus Blue Atlas Cedar	15 Gal	15'/50'	Medium	6-2 gph	

Qty	Symbol	Scientific Name Common Name	Installed Size	Mature Height/Spread	Landscape Coverage Use	Water Per Plant (see note)	Drip Emitters
24		Buddleja davidii Butterfly Bush	5-Gal	6'F	64 sq-1536 sf	Medium	2-2 gph
6		Pinus mugo Mugo Pine	5-Gal	10'/10'	60 sq-360 sf	Low	2-2 gph
18		Vaseopuntia Rosecholla	5-Gal	10'/10'	100 sq-1900 sf	Low	2-2 gph
8		Cassia bispinosa Yellow Bird of Paradise	5-Gal	10'/10'	100 sq-400 sf	Low	2-1 gph
18		Rhus bicolor Three Leaf Sumac	5-Gal	6'F	64 sq-1216 sf	Low	2-2 gph
17		Ligustrum Dwarf Red Spine	5-Gal	3'F	25 sq-425 sf	Medium	2-2 gph
6		Lavandula Lavender	1-Gal	3'F	12 sq-72 sf	Medium	2-1 gph
33		Rhipidophyllum Indie Hawthorn	5-Gal	3'F	25 sq-425 sf	Medium	2-2 gph
24		Hebe x exoniiflora Red Yucca	5-Gal	3'F	35 sq-640 sf	Low	2-1 gph
18		Rosmarinus Rosemary	5-Gal	5'F	64 sq-1152 sf	Low	2-2 gph
16		Fatsia Apache Flame	1-Gal	4'F	40 sq-640 sf	Low	2-1 gph
38		Caryopteris Blue Mist Sages	1-Gal	3'F	25 sq-650 sf	Medium	2-2 gph
25		Salvia gmelini Cherry Sage	1-Gal	3'F	20 sq-400 sf	Medium	2-1 gph

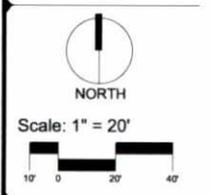
Qty	Symbol	Scientific Name Common Name	Installed Size	Mature Height/Spread	Landscape Coverage Use	Water Per Plant (see note)	Drip Emitters
12		Nolina Bear Grass	5-Gal	5'F	60 sq-720 sf	Medium	2-2 gph
18		Calamagrostis Kent Foxtail Grass	5-Gal	3'F	10 sq-180 sf	Medium	2-2 gph
22		Miscanthus Maiden Grass	5-Gal	6'F	64 sq-1408 sf	Medium	2-2 gph

Total landscape coverage=14,504 sf

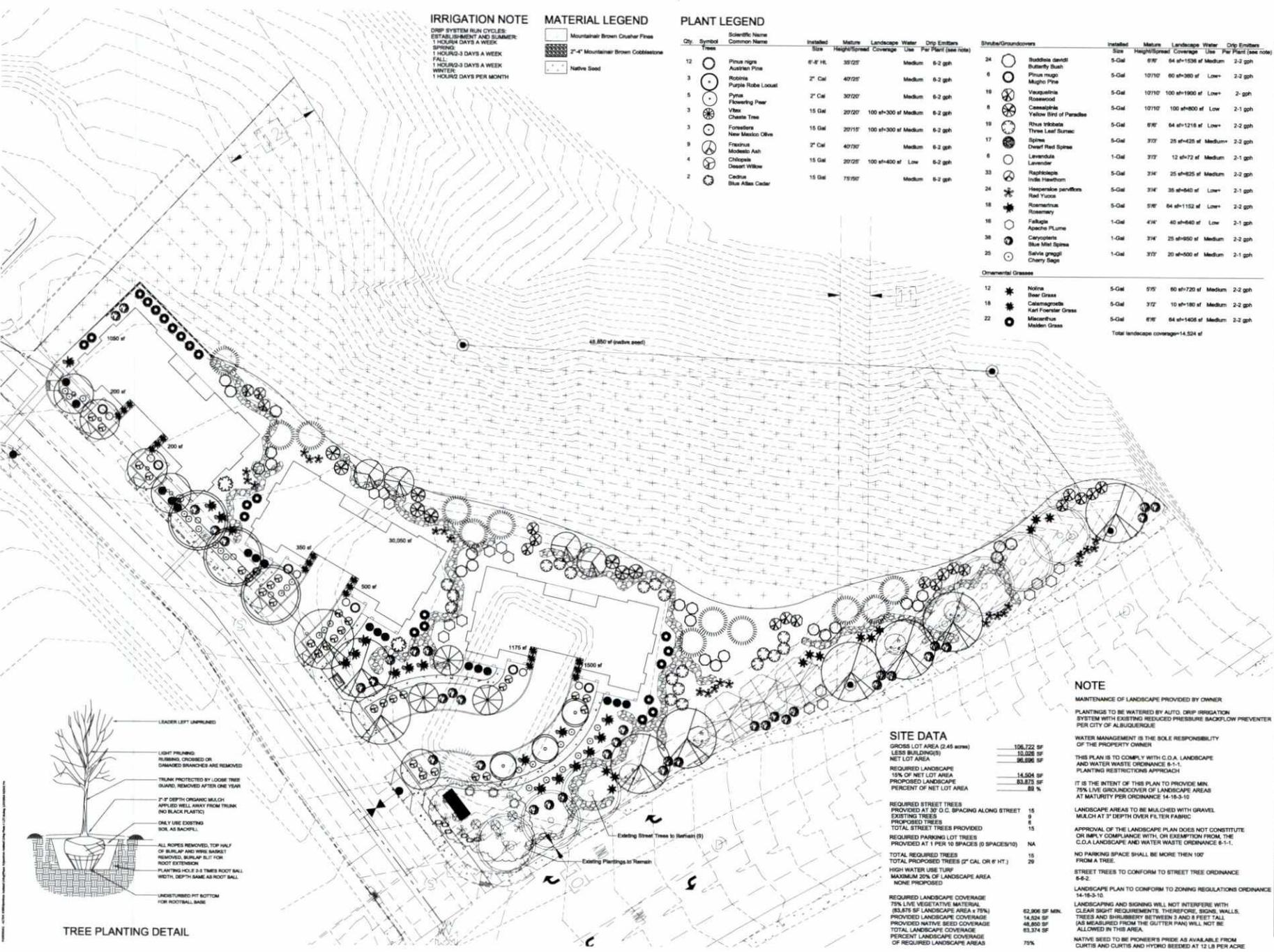
growing better
Up Heads
 LANDSCAPE CONTRACTORS
 www.headsuplandscape.com
 P O Box 10597
 Albuquerque, NM 87184
 505.898.9815
 505.898.2105 (fax)
 design@huic.com

Date: 1/25/16
 Revisions:
 ▲
 ▲
 ▲
 ▲
 Drawn by: JC
 Reviewed by: JB

Spectrum Living
 Palmilla Assisted Living
 Phase 3 Cottages
 Albuquerque, New Mexico



Sheet Title:
Landscape Plan
 Sheet Number:
LS-01



NOTE
 MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
 PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH EXISTING REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE
 WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
 THIS PLAN IS TO COMPLY WITH C.D.A. LANDSCAPE AND WATER WASTE ORDINANCE 8-1.1. PLANTING RESTRICTIONS APPROACH
 IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10
 LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC
 APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH OR EXEMPTION FROM THE C.D.A. LANDSCAPE AND WATER WASTE ORDINANCE 8-1.1.
 NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.
 STREET TREES TO CONFORM TO STREET TREE ORDINANCE 8-6-2.
 LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.
 LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAVI) WILL NOT BE ALLOWED IN THE AREA.
 NATIVE SEED TO BE PREMIER'S PRIDE AS AVAILABLE FROM CURTIS AND CURTIS AND HYDRO SEEDED AT 12 LB PER ACRE

SITE DATA

GROSS LOT AREA (2.45 acres)	108,722 SF
LESS BUILDINGS	12,228 SF
NET LOT AREA	96,494 SF
REQUIRED LANDSCAPE	14,504 SF
PROPOSED LANDSCAPE	83,873 SF
PERCENT OF NET LOT AREA	88 %

REQUIRED STREET TREES PROVIDED AT 3' O.C. SPACING ALONG STREET	15
EXISTING TREES	9
TOTAL STREET TREES PROVIDED	15
REQUIRED PARKING LOT TREES PROVIDED AT 1 PER 10 SPACES (0 SPACES/10)	NA
TOTAL REQUIRED TREES	15
TOTAL PROPOSED TREES (2" CAL OR # HT.)	29
HIGH WATER USE TURF PROVIDED AT 30% OF LANDSCAPE AREA	NONE PROPOSED
REQUIRED LANDSCAPE COVERAGE	75% LIVE VEGETATIVE MATERIAL
75% LIVE VEGETATIVE MATERIAL	72,800 SF MIN.
75% LIVE VEGETATIVE MATERIAL	14,504 SF
PROVIDED LANDSCAPE COVERAGE	83,873 SF
TOTAL LANDSCAPE COVERAGE	83,873 SF
PERCENT LANDSCAPE COVERAGE OF REQUIRED LANDSCAPE AREAS	75%

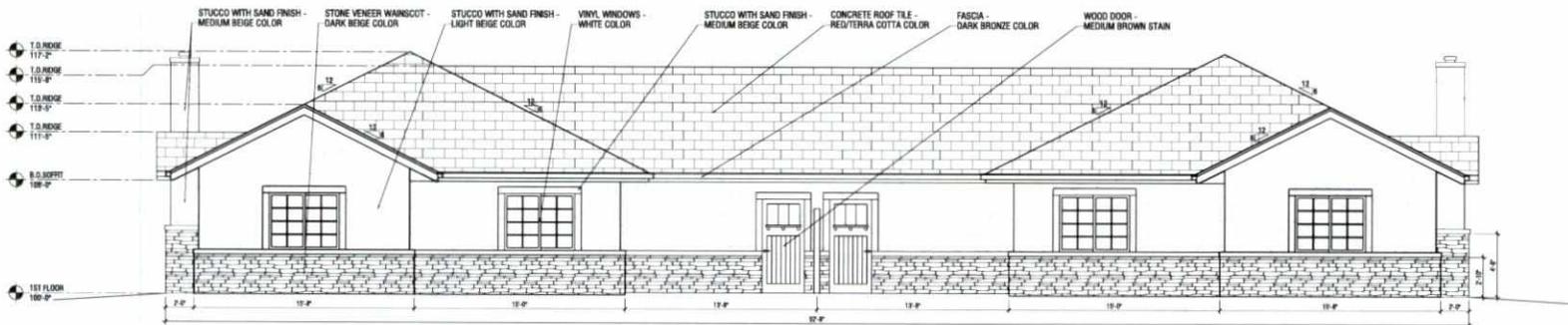




FRONT ELEVATION
1/4" = 1'-0"



SIDE ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"



PROPOSED COTTAGE ELEVATIONS
Spectrum Senior Living - Albuquerque

A11



JUNE 01 2011



PALMILLA SENIOR LIVING
DUPLEX COTTAGE BUILDING