



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE: (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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 2<sup>nd</sup> 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): Consensus Planning, Inc. PHONE: 505-764-9801  
 ADDRESS: 302 Eighth Street NW FAX: 505-842-5495  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: Total Lifestyle Communities & McFarlin Group PHONE: 805-228-4900  
 ADDRESS: 1224 Coast Village Circle, Suite 20A FAX: 866-439-2192  
 CITY: Santa Barbara STATE CA ZIP 93108 E-MAIL: kelly@thetotallifestyle.com

Proprietary interest in site: Contract Purchaser List all owners: Hoffmantown Church

DESCRIPTION OF REQUEST: Zone Map Amendment, 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. B-1, B-2, and a portion of Tract A Block: 0000 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Yorba Linda Subdivision  
 Existing Zoning: SU-1 for Church & Related Facilities Proposed zoning: SU-1 FOR CONTINUING CARE RETIREMENT COMMUNITY MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): E-20-Z UPC Code: 102006217933920950

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z-, V-, S-, etc.): EPC Z-85-12

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  no  
 No. of existing lots: 3 No. of proposed lots: 2 Total area of site (acres): 60.62  
 LOCATION OF PROPERTY BY STREETS: On or Near: 8888 Harper Road NE  
 Between: Ventura Road NE and Red Sky Road NE

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE Jacqueline Fishman DATE 8/7/08  
 (Print) Jacqueline Fishman 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 1000R of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers  
CEEPC - 40088  
CEEPC - 40089  
CEEPC - 40090

Action S.F. Fees  
ADM \_\_\_\_\_ \$ 455.00  
SP3 \_\_\_\_\_ \$ 385.00  
3BP \_\_\_\_\_ \$ 385.00  
ADV \_\_\_\_\_ \$ 75.00  
CME \_\_\_\_\_ \$ 50.00

Hearing date 09/18/08

Total  
 \$ 1850.00

Sandy Handberg  
 Planner signature / date

Project # 1007412

**FORM P(1): SITE 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) **30 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
  - TIS/AQIA Traffic Impact Study 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 (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) **30 copies**.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.  
(Folded to fit into an 8.5" by 14" pocket.) **30 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
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**NOTE:** For wireless telecom facilities (administrative reviews referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
- Registered Engineer's stamp on the Site Development Plans
- 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) **30 copies**
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30 copies**
  - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30 copies**
  - Site plans and related drawings reduced to 8.5" x 11" format (1copy)
  - 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)
  - TIS/AQIA Traffic Impact Study 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.

JACQUELINE FISHMAN  
Applicant name (print)  
[Signature] 8/7/08  
Applicant signature / date



Form revised October 2007

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 OREPU: \_\_\_\_\_ 40089  
 \_\_\_\_\_  
 \_\_\_\_\_

Sandy Handley 08/07/08  
Planner signature / date  
 Project # 1007412

**FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS**

**ANNEXATION (EPC08)**

- Application for zone map amendment including those submittal requirements. See below. Annexation and establishment of zoning must be applied for simultaneously.
  - Petition for Annexation Form and necessary attachments
  - Zone Atlas map with the entire property(ies) clearly outlined  
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
  - Letter briefly describing, explaining, and justifying the request  
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
  - Letter of authorization from the property owner if application is submitted by an agent
  - BCC Notice of Decision for City Submittals
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - 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.**

- SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
- SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
- SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
- Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
- Zone Atlas map with the entire plan area clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (for EPC public hearing only)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form (for EPC public hearing only)
- Fee for EPC final approval only (see schedule)
- List any original and/or related file numbers on the cover application

Refer to the schedules for the dates, times and places of DRB and EPC hearings.

**Your attendance is required.**

**AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)**

- Zone Atlas map with the entire property clearly outlined
- Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980".
- 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
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- 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.**

- AMENDMENT TO SECTOR DEVELOPMENT MAP (EPC03)**
- AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
- Plan to be amended with materials to be changed noted and marked
- Zone Atlas map with the entire plan/amendment area clearly outlined
- Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980" (Sector Plan map change only)
- Letter of authorization from the property owner if application is submitted by an agent (Map change only)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (sector plans only)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Sign Posting Agreement
- 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.**

**AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)**

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
- Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
- Letter briefly describing, explaining, and justifying the request
- 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.

JACQUELINE FISAMAN Applicant name (print)  
[Signature] Applicant signature / date  
8/7/08



Form revised APRIL 07

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
08EPC- - 40088  
- - -  
- - -

Sandy Handley 08/07/08  
 Planner signature / date  
 Project # 1007412

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Total Lifestyle Communities DATE OF REQUEST: 5/6/08 ZONE ATLAS PAGE(S): E-20  
RENT: & McFarlin Group LEGAL DESCRIPTION: portion of  
ZONING SU-1 Church & Related Facilities LOT OR TRACT # B2-A BLOCK # 0000  
PARCEL SIZE (AC/SQ. FT.) 59.91 SUBDIVISION NAME Yorba Linda

### REQUESTED CITY ACTION(S):

ANNEXATION	<input type="checkbox"/>	SECTOR PLAN	<input type="checkbox"/>	SITE DEVELOPMENT PLAN:			
COMP. PLAN	<input type="checkbox"/>	ZONE CHANGE	<input checked="" type="checkbox"/>	A) SUBDIVISION	<input type="checkbox"/>	BUILDING PERMIT	<input checked="" type="checkbox"/>
AMENDMENT	<input type="checkbox"/>	CONDITIONAL USE	<input type="checkbox"/>	B) BUILD'G PURPOSES	<input type="checkbox"/>	ACCESS PERMIT	<input type="checkbox"/>
				C) AMENDMENT	<input type="checkbox"/>	OTHER	<input type="checkbox"/>

### PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT	<input type="checkbox"/>	# OF UNITS:	<u>271</u>
NEW CONSTRUCTION	<input checked="" type="checkbox"/>	BUILDING SIZE:	<u>220,000</u> (sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT	<input type="checkbox"/>		

### GENERAL DESCRIPTION OF ACTION: 1

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE Bob Frankel DATE 5/6/08  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

NURSING HOME

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES  NO  BORDERLINE  + 151 ASSISTED LIVING APARTMENT

THRESHOLDS MET? YES  NO  MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED:

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

Tommy Lopez DATE 5-6-08  
TRAFFIC ENGINEER

### Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES  NO

Contact an Air Quality Planner at 788-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

Bob Frankel DATE 5/6/08  
APPLICANT

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

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

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

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. Nonetheless, applicants are responsible for providing a complete submittal. Certification 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. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.**

*[Handwritten Signature]*      *8/7/08*  
Applicant or Agent Signature / Date

**NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".**

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

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**

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

**Accompanying Material**

- A. 8-1/2" x 11" reduction for each plan sheet.
- 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'
  - 1.0 - 5.0 acres      1" = 20'
  - Over 5 acres      1" = 50'
  - Over 20 acres      1" = 100'
- 1" = 40'*      *[Other scales as approved by staff]*
- 3. Bar scale
  - 4. North arrow
  - 5. Scaled vicinity map
  - 6. Property lines (clearly identify)
  - 7. Existing and proposed easements (identify each)
  - ~~N/A~~ 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

## B. Proposed Development

### 1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable. *\*INTERIOR TRASH COMPACTOR*

### 2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
  - 1. Location and typical dimensions, including handicapped spaces *(INCLUDES VISITOR + STAFF PARKING)*
  - 2. Calculations: spaces required: 179 provided: 231  
Handicapped spaces required: 8 provided: 8
- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: 12 provided: 12
  - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
  - 1. Ingress and egress locations, including width and curve radii dimensions
  - 2. Drive aisle locations, including width and curve radii dimensions
  - 3. End aisle locations, including width and curve radii dimensions
  - 4. Location & orientation of refuse enclosure, with dimensions *SEE ABOVE*
  - 5. Curb cut locations and dimensions
- 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 and description of amenities, including patios, benches, tables, etc.

### 3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
  - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
  - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - 3. Location of traffic signs and signals related to the functioning of the proposal
  - 4. Identify existing and proposed medians and median cuts
  - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
  - 1. Bikeways and bike-related facilities

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

Revised: 9/28/2006

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required
- 4. Utilities
  - 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)
- 5. Phasing
  - A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

## SHEET #2 - LANDSCAPING PLAN

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. Identify nature of ground cover materials
  - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
  - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
  - A. Existing, indicating whether it is to be preserved or removed.
  - B. Proposed, to be established for general landscaping.
  - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)
- 15. Planting or tree well detail
- 16. Street Tree Plan as defined in the Street Tree Ord.

## SHEET #3 –PRELIMINARY GRADING PLAN –

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that 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.

Grading information for sites that are under 1 acre can be included on Sheet #1.

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

## A. General Information

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

## B. Grading Information

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

## SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

### A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).  $1'' = 16'$
- B. Bar Scale
- C. Detailed Building Elevations for each facade
  - 1. Identify facade orientation
  - 2. Dimensions of facade elements, including overall height and width
  - 3. Location, material and colors of windows, doors and framing
  - 4. Materials and colors of all building elements and structures
  - 5. For EPC and DRB submittals only – Color renderings or similar illustrations

*N/A* E. 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 discussed submittal requirements with Planning Department staff.

### B. Signage

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

*Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.*



**SITE DEVELOPMENT PLAN  
FOR SUBDIVISION CHECKLIST**

Revised 4/18/06

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

**NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".**

**Accompanying Material**

- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

**SHEET # 1 – SITE PLAN** (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
  - a. Maximum Building Height
  - b. Minimum Building Setback
  - c. ~~N/A~~ Maximum Total Dwelling Units and / or
  - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT  
PLANS FOR BUILDING PERMIT** (Optional, but STRONGLY  
recommended)

- N/A 1. Overall Design Theme and Land Use Concept
- " 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- " 3. Street Design
- " 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
- " 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- " 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- " 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- " 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- " 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

# TotalLifestyle

COMMUNITIES

June 5, 2008

Ms. Laurie Moyer, Chair  
Environmental Planning Commission  
600 Second Street NW  
Albuquerque, NM 87102

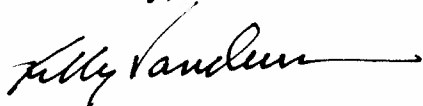
RE: A portion of Tract A, Hoffmantown Baptist Church and Tract B-2,  
Yorba Linda Subdivision

Dear Ms. Moyer:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this request for Zone Map Amendment, and Site Plans for Subdivision and Building Permit. We are proposing a continuing care retirement community, which would include Independent Living, Assisted Living, Memory Support and Skilled Nursing. The property is located west of Ventura NE, and between Harper and Academy Boulevard NE. Total Lifestyle Communities, LLC and McFarlin Group, LLC are the contract purchaser and developer of the project.

Thank you for your consideration.

Sincerely,



Kelly Vandever  
President  
Total Lifestyle Communities



Matt Johnson  
President  
McFarlin Group

July 10, 2008

Laurie Moyer, Chair  
Environmental Planning Commission  
600 2<sup>nd</sup> Street Northwest  
Albuquerque, New Mexico 87103

Re: *A Portion of Tract A, Hoffmantown Baptist Church and Tract B-2, Yorba Linda  
Subdivision*

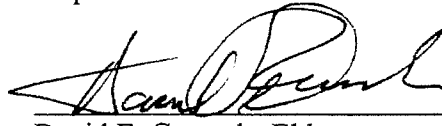
Dear Ms. Moyer

Hoffmantown Baptist Church (“**Hoffmantown**”) is the owner of the above-referenced properties. Hoffmantown has entered into a contingent agreement of sale for certain portions of such property with Total Lifestyle Communities LLC and McFarlin Group LLC (collectively “**Purchaser**”) for the development of a continuing care retirement community, which will include Independent Living, Assisted Living, Memory Support and Skilled Nursing residences.

With regard to the planning process, the Purchaser has retained the services of The Skarsgard Firm (Josh Skarsgard), Consensus Planning Inc. (Jackie Fishman), Hatch Allen & Shepherd, PA (Stan Hatch and Jake Garrison) and Bohannon Huston Inc. (Bruce Stidworthy). The purpose of this letter is to authorize the foregoing individuals to act as agents for Hoffmantown for the limited purpose of filing applications, discussions with the City of Albuquerque, and determination of all issues related to the project. Any final agreement which would subject Hoffmantown to financial or other commitments or which changes the Hoffmantown site plan or the zoning on the properties will require the consent of a representatives of Hoffmantown.

Very truly yours,

THE HOFFMANTOWN BAPTIST CHURCH  
INCORPORATED, a New Mexico not-for-profit  
corporation



---

David E. Cauwels, Elder



City of Albuquerque  
P.O. Box 1293 Albuquerque, New Mexico 87103

## Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

### Interoffice Memorandum

July 23, 2008

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**Subject:** Albuquerque Archaeological Ordinance—Compliance Documentation

**Project Number(s):**

**Case Number(s):**

**Agent:** Consensus Planning, Inc.

**Applicant:** Total Lifestyle Communities/Hoffmantown

**Legal Description:** Tract A, Hoffmantown Baptist Church

**Acreage:** 12.4 acres

**Zone Atlas Page:** E-20

**CERTIFICATE OF NO EFFECT:** Yes  No

**SUPPORTING DOCUMENTATION:**

A Class I and Class III Cultural Resource Survey of 14.6 Acres for the Total Lifestyle Communities Proposed Hoffmantown Retirement Development Project in Northeast Albuquerque, Bernalillo County NM by Mary Quirolo (Marron & Associates; Kenneth Brown, P.I.) NMCRIS #110834, dated 07-21-08.

**RECOMMENDATION(S):**

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

**SUBMITTED:**

Matthew Schmader, PhD  
Superintendent, Open Space Division  
Acting City Archaeologist

# *Esperanza*

## Continuing Care Retirement Community

August 7, 2008

*Prepared For:*

Total Lifestyle Communities  
1224 Coast Village Circle, Suite 20A  
Santa Barbara, CA 93108

McFarlin Group  
6350 LBJ Freeway, Suite 263  
Dallas, TX 75240

*Prepared By:*

Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102

## **1. INTRODUCTION**

This is a three-part request for a zone map amendment, a Site Development Plan for Subdivision, and a Site Development Plan for Building Permit on behalf of Total Lifestyles Communities and McFarlin Group. The site is located at 8888 Harper Road NE, between Ventura Street and the Albuquerque Academy. It is within the Established Urban area as designated by the Comprehensive Plan. This request is as delineated below:

(1) Zone Map Amendment – The existing zoning is SU-1 for Church & Related Facilities and a Telecommunication Facility, and the proposed zoning is SU-1 for Continuing Care Retirement Community and Related Facilities. This amendment will be for a portion of Tract A (6.38 acres), as well as Tracts B-1 (.72 acres) and B-2 (5.29 acres) of the Yorba Linda Subdivision.

(2) Site Development Plan for Subdivision – The Site Plan for Subdivision is intended to subdivide the property in order to consolidate a portion of Tract A and Tracts B-1 and B-2 in order to develop the project. The remainder of Tract A (48.23 acres) will be retained by the Hoffmantown Baptist Church.

(3) Site Development Plan for Building Permit – The applicant is proposing to build a Continuing Care Retirement Community that is site plan controlled and addresses issues of landscaping, grading and drainage, site circulation, building placement, and architecture.

## **2. PROJECT DESCRIPTION**

The proposed project is a Continuing Care Retirement Community called Esperanza, which will provide four different living options for its residents. There will be 157 independent living apartments, 48 assisted living suites, 20 memory support assisted living suites, and 42 skilled nursing beds for a total of 267 units. Common areas such as a wellness center, spa, swimming pool, dining areas, activity room, library, multi-purpose room, and a retail/gift shop for the convenience of the residents are included in the project. The project will also include on-site liquor sales for the residents of Esperanza, which is common for continuing care retirement communities. Shuttle services will be provided to the residents for shopping and other appointments.

This development is intended to create a living environment that encourages intellectual, social, physical, and spiritual wellness for area seniors. The goal is to serve seniors by providing support services and much needed residential and medical facilities for the aging senior population in Albuquerque, as well as seniors who may relocate to Albuquerque. Currently, the City has a shortage of quality senior housing options. Existing projects such as La Vida Llena and Montebello were built in 1983 and 1987, respectively, and lack state-of-the-art amenities today's seniors prefer. This project is appropriate for the area, and would be an excellent neighbor to the surrounding neighborhood. The proposed project seeks to emulate the success of the ten other not-for-profit Continuing Care Retirement Communities developed by the applicant in cities such as Des Moines, Iowa; Tulsa, Oklahoma; and Seattle, Washington.

### 3. SITE CHARACTERISTICS, HISTORY, and AREA CONTEXT

The project site consists of a portion of Tract A (6.38 acres), and Tracts B-1 (.72 acres) Tract B-2 (5.29 acres) of the Yorba Linda Subdivision. The property is located on the south side of Harper Road. To the west and south is vacant land owned by the Albuquerque Academy. To the north are single family homes which comprise the Cherry Hills neighborhood. Adjacent to the east is the Hoffmantown Baptist Church, which generates an average attendance of over 2,000 people each weekend.

Established in 1955, the Albuquerque Academy has been in existence for over 50 years. It is one of the top college preparatory schools in the nation, teaching over 1,000 students in grades 6-12. This private school is contained on a 312 acre campus.

Hoffmantown Baptist Church was originally established on the property in 1985. A portion of the property to the west of the existing church buildings was never developed and remains vacant. This vacant portion of the Hoffmantown property is the subject of this request.

The natural features of the property include the adjacent Arroyo del Pino to the south and the substantial change in elevation from east to west. Views from this site are spectacular, both to the Sandias on the east and the West Mesa to the west.

DIRECTION	ZONING	EXISTING LAND USE
North	R-1	Cherry Hills Neighborhood
East	SU-1 Church & Related Facilities and a Telecommunication Facility	Hoffmantown Baptist Church
South	SU-1 PRD	Arroyo del Pino and Albuquerque Academy
West	SU-1 PRD	Albuquerque Academy

#### SITE PLAN FOR SUBDIVISION

The Site Plan for Subdivision covers the western portion of Tract A, and Tracts B-1 and B-2 of the Yorba Linda Subdivision. The internal lot lines of Tracts B-1 and B-2 will be vacated, thus creating one combined tract of 12.39 acres. The remaining portion of Tract A, 48.23 acres, will remain under the control of Hoffmantown Baptist Church Subdivision and is not the subject of this request.

Vehicular ingress and egress is addressed by providing two access points off of Harper Road. The eastern access feeds into a future 50 foot right-of-way as determined in conjunction with John Castillo and John Hartmann, Department of Municipal Development. A 24 foot portion of the future right-of-way will be used by the project and the remaining 26 feet will be landscaped in coordination with the Hoffmantown Baptist Church and the City of Albuquerque as part of a deed agreement on the Moon Street extension. Vehicular circulation is provided around the entire site.



Pedestrian access is accommodated along Harper, as well as throughout the site and to the Hoffmantown Baptist Church.

There are bicycle facilities near the proposed project, but none adjacent to the site. There is a multi-use trail along Wyoming Boulevard, west of the proposed project site, as well as one north along Plymouth Rock Road. There is a bike route along Ventura Street to the east of the site. There are two transit routes that are nearby including Route 2 along Ventura Street and Route 93 along Academy Road. The closest bus stop is near the corner of Harper Road and Ventura Street.

#### **SITE PLAN FOR BUILDING PERMIT**

The applicant is proposing one building, which varies in height from one-story on the east side of the property, two to three stories in the center, and four stories on a small portion on the west side of the property. The building is 345,047 square feet and contains 157 independent living apartments, 48 assisted living suites, 20 memory support assisted living suites, and 42 skilled nursing beds. Common areas, community space, and a wellness spa are also included in the project. Vehicular and pedestrian access is from Harper Road. There is a landscaped parking lot setback along Harper Road, which varies with the right-of-way from approximately 22 feet on the narrower portion and 11 feet, 5 inches where the right-of-way gets wider. A significant portion, approximately 3 acres, of the 12.36 acre property is encumbered by easements for the arroyo and floodplain along the south portion. Entry signage to the project will be placed along Harper Road at the two entrances.

The architectural style proposed for Esperanza started with the concept of the old mountain lodges that were built in Yellowstone and Yosemite National Parks. The dark rich colors found in many of the nation's grand lodges blends well with the natural earthen colors found in New Mexico. These warm colors can be found in the stucco used on the vertical surfaces of the project. Manufactured stone veneer is used to create a base for the outdoor living areas and to emphasize entry areas. The roof plate is raised at entry areas to aid in way finding and strengthen the elevation. The roof is a charcoal brown blended flat concrete tile in a weathered shake profile. The overall view of the building from Harper is quite dynamic by varying the height of the building and providing areas of relief and projection in the façade.

The pool was located centrally to benefit the entire community and tie into a rehabilitation program on the front of the building. This location will enable the greater community and other organizations to come and use the facilities. From an architectural standpoint, the location allows a break in the front building facade with a different characteristic, along with a change in height since the pool is a story and a half.

Esperanza will be an open campus, with no security gates, fences, or walls, with the exception of the necessary security fencing in the Alzheimer's area. Due to the significant grade changes across the site, retaining walls are planned along portions of the eastern, western, and northern boundaries of the site.

Pedestrian connections are provided to the Hoffmantown Baptist Church along the southern part of the project, as well as along Harper. Outdoor patios containing benches, tables and chairs, water features, and shading are designed to accommodate the specific needs of the future residents.

On-site parking is provided for those residents that will continue to drive, as well as staff for the facility. The majority of the parking is provided where it is needed most, on the western portion of the site close to the independent living area.

### Esperanza Parking Requirements

TYPE	PARKING REQUIREMENTS		Number of Parking Spaces Provided
	Number of Units/Staff	Parking Ratio	
Independent Living (IL)	157	1 space per unit <sup>1</sup>	157
Assisted Living (AL)	48	1 space per 6 units <sup>2</sup>	8
Memory Support (ALZ)	20	1 space per 10 units <sup>3</sup>	2
Skilled Nursing	42	1 space per 10 units <sup>3</sup>	4
<b>SUBTOTAL</b>	<b>267 (units)</b>		<b>171 + 8 required handicapped – 179</b>
<b>TOTAL</b>			<b>231*</b>
Bicycle	-	1 space per 20 vehicle spaces	12
Motorcycle	-	1 space per 151-300 vehicle spaces	5

\*Parking total includes staff and visitor parking

#### Parking Notes:

1. Experience indicates that residents of senior communities do not want the burden of car upkeep and maintenance. As part of its resident program, Esperanza will include shuttle transportation to off-campus appointments. Approximately 50% of the planned 157 independent units will be occupied by widows or widowers. Residents within independent living are typically ages 78-82 and receive one meal per day as part of their fee structure and three meals are offered daily. Esperanza will also have personalized and group transportation services available to all residents. As such, some of the residents in independent living do not have automobiles or simply do not drive. For these combined reasons, a 1:1 parking ratio for independent living is more than adequate.
2. Assisted living is an intermediate step between independent living and skilled nursing care. In addition to standard independent living services such as housekeeping and laundry, assisted living residents receive three meals per day provided by the community, personal laundry service, and assistance with basic activities of daily living such as grooming, dressing, bathing, and reminders on medications, as needed. Residents in assisted living are typically the frail elderly ages 80 years and older. Transportation services for assisted living residents are provided to appointments, community events, and others as requested by the resident. Assisted living residents are typically not fit for driving vehicles and therefore, a parking ratio of 6:1, which includes staff parking, is adequate.
3. Memory Support (Alzheimer's) and skilled nursing servers frail seniors typically ages 80 years and older who have cognitive and memory impairments issues and who need 24-hour care by trained professionals. These services are typically delivered in secured (locked) environments and staffed by 24-hour personnel. Given the frail nature of these residents, they do not use automobiles and typically do not own vehicles at this time of their life. A 10:1 parking ratio for these residences, which includes staff parking, is adequate.

Other transportation related considerations for Esperanza:

- ▲ The community plans to promote a healthy lifestyle for residents and staff and will encourage and accommodate bicyclists with bicycle racks and dressing areas for employees.
- ▲ Bus stops are conveniently located at Wyoming and San Antonio and near Harper Road and Ventura Street in relatively close proximity to the community.
- ▲ The community will also implement environmentally-friendly policies and provide incentives for staff to carpool, using public transit and riding their bikes as well as considering fuel-efficient vehicles when driving. This practice has been successfully implemented and adopted at other retirement communities in urban settings.
- ▲ The community will also operate multiple shuttles and provide regularly scheduled transportation for independent living and healthcare residents to physician appointments, churches, grocery stores, etc.
- ▲ Independent living residents will be encouraged to consider a “Zipcar” type program to eliminate the expense of owning and maintaining their own cars; Albuquerque is currently served by Zipcar near the UNM campus and this will likely expand in the future.

## **PLANS AND POLICIES**

### **Albuquerque/Bernalillo County Comprehensive Plan**

This property is within the Established Urban area as designated by the Albuquerque/Bernalillo County Comprehensive Plan. Applicable policies are provided below:

#### Established Urban

The Goal 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.

#### Policy d:

The location, intensity, and design of new development shall respect existing neighborhood values, natural environment conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

#### 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.

#### 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.

#### Policy l:

Quality and innovation in design shall be encouraged in all new development; design

shall be encouraged which is appropriate to the Plan area.

Policy m:

Urban and site design which maintains and enhances unique vistas improves the quality of the visual environment shall be encouraged.

*Applicant Response: The site of the proposed project is currently vacant, and all urban services are available for development. The project will be uniquely situated between two existing institutional uses, and will provide good synergy with its neighbors. Esperanza residents will have a host of activities and services located nearby, and will have a positive impact to the area. This development will ensure the integrity of the existing neighborhood and respect neighborhood values by virtue of its peaceful nature, aesthetically harmonious design, and the minimal impact it will have on the transportation network. The building materials and colors, landscaping, and dynamic elevations particularly along Harper will add to the existing quality of the visual environment. The building has been carefully designed to fit with the existing site topography which slopes from east to west with a change in elevation of approximately 40 feet and north to south of approximately 10 feet. Residents of Esperanza will have spectacular views to the West Mesa and the Sandias.*

*The applicant and the project team met with the President of the Cherry Hills Neighborhood Association prior to the submittal to discuss preliminary plans for the project. The project was generally met with enthusiastic support, and further meetings with Cherry Hills and Tanoan Homeowners' Association are anticipated.*

*The applicant has also had regular meetings with the Elders of Hoffmantown Church to share the preliminary plans. In addition, the applicant has met with members of the Albuquerque Academy Board to discuss program aspects and design for the community and the applicant has offered to update the Board as requested and keep them well informed on the development.*

Developed Landscape

The goal is to maintain and improve the natural and the developed landscapes' quality.

Policy a:

The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in developing decisions.

Policy c:

Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians.

Policy d:

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.

Policy e:

In highly scenic areas, development design and materials shall be in harmony with the landscape. Building siting shall minimize alteration of existing vegetation and topography and minimize visibility of structures in scenic vista areas.

*Applicant Response: The building design, site plan, and landscape are designed to blend in with the natural and built environment of the area. The plant palette for the areas along the arroyo is primarily native species found along arroyos in New Mexico. A landscaped buffer containing shrubs and street trees will be provided along Harper. The color palette, building materials, landscaping, and building elevations are richly detailed and will add to the existing quality of the local visual environment. The building has been carefully designed to fit with the existing site topography which slopes from east to west, and allows the building height to stay constant from one side of the side to the other while still varying the building from 1 to 4 stories.*

#### Economic Development

The goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

#### 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.

*Applicant Response: Esperanza will create new employment opportunities and economic development in an area with an existing mix of land uses including single family residential, retail, and institutional uses. The area is well served by transit and is assessable to potential employees and visitors to Esperanza. There will be approximately 143 total full time positions at Esperanza. Approximately 140 jobs (98%) are anticipated to be filled by persons living within the City and Bernalillo County.*

### **ZONE MAP AMENDMENT**

#### **Resolution 270-1980**

This zone change request complies with Resolution 270-1980 as follows:

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

*The proposed zone change from SU-1 for Church and Related Facilities to SU-1 for Continuing Care Retirement Community and Related Facilities will not create a condition that would be harmful to health, safety, morals, or general welfare of the City. The project will provide much needed and desired services, and housing for Albuquerque's senior population in an area where this use is appropriate. The proposed project will provide synergy between it and the adjacent institutional uses of Hoffmantown Baptist Church and the Albuquerque Academy. The proposed use will generate substantially less traffic than other potential uses including church, residential, or commercial development. Most of the resident's needs will be met on-site and shuttle services will be provided for appointments, shopping, and other outings. Retail sales for the minor day-to-day needs of the residents will be provided on-site.*

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the

change should be made, not on the city to show why the change should not be made.

*The site has proven to be much larger than the Hoffmantown Baptist Church needs; therefore, a significant portion has remained vacant for over 23 years. This proposed project presents a wonderful opportunity for the community to provide a senior living community in a well located area with full urban services available. A Continuing Care Retirement Community will benefit the community by providing much needed facilities for area seniors as they age and need higher levels of care.*

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto including privately developed area plans which have been adopted by the city.

*The proposed change does not conflict with the Comprehensive Plan. The proposed project supports the Comprehensive Plan's goals and policies for the Established Urban area by creating a project that respects neighborhood values, creates new jobs, and addresses housing needs for an important segment of the community. The site and building design complements the existing topography and respects the natural carrying capacity of the adjacent arroyo and associated floodplain. The site is accessible by existing transit routes along Ventura Street and Academy Road.*

- D. The applicant must demonstrate that the existing zoning is inappropriate because:

2. Changed neighborhood or community conditions justify the change.
3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D1) or (D2) do not apply.

**Changed Conditions**

*There are several changed community conditions surrounding the proposed project site which help to justify the proposed zone map amendment. South of the proposed project site along Academy Road and Wyoming Boulevard is Sycamore Plaza (Z-91-51). An amendment for this site was approved on May 21, 1992. This amendment changed the development from an office oriented development to a retail development. The 15 acre North Town Plaza Shopping Center (Z-95-25) is located to the west along Wyoming Boulevard, and is anchored by Whole Foods and Borders Books. These two nearby shopping centers provide all the retail development needed for the area at this time.*

*The Hoffmantown Baptist Church was originally approved in 1985. Development of the campus has taken a number of years and is anticipated to continue with some new recreational uses along the west side of its property and replacement of portable buildings as funding becomes available. A zone map amendment (Z-97-142) was approved to allow a telecommunications facility, comprised of up to three telecommunication providers and the construction of a communication*

tower. Despite these changes to the Church's land holdings, the site has proven to be larger than is needed for Church uses.

Perhaps most significantly from a broader community standpoint, the demand for quality senior housing and services is large and growing. As the baby boomer generation gets closer to retirement, more and more seniors will need housing and care options. The proposed project will serve this aging demographic, and the already existing senior population well.

**More Advantageous to the Community**

*A Continuing Care Retirement Community is more advantageous to the community than the current use category of SU-1 for Church and Related Facilities. The Hoffmantown Baptist Church has owned this land for over 22 years, and has not developed the site to its fullest potential. A Continuing Care Retirement Community that is designed to blend in with its natural setting will enhance the community as a whole, and provide much needed services for seniors. The residents of Esperanza will also be able to interact with its adjacent institutional neighbors and surrounding community. Recreational facilities at Albuquerque Academy such as the tennis courts, and those planned at Hoffmantown Baptist Church will be available to the residents of Esperanza. The applicant is committed to working with both entities to provide the residents with enhanced educational and social opportunities.*

*As mentioned previously, the proposed project will serve as a good neighbor to the adjacent developments and will produce little noise, light, and traffic. A Continuing Care Retirement Community will produce substantially less traffic than a church expansion, which the current zoning allows. The applicant is proposing 267 units, well under the City's threshold of 300 for requiring traffic studies. Due to the demographic this project will serve, traffic generated by Esperanza will be approximately 65% less than a similarly sized apartment project. For example, 267 apartment units will generate 2,016 daily trips, while 267 units at Esperanza will generate only 743 daily trips.*

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

*The proposed use will not be harmful to adjacent property, the neighborhood, or the community. A Continuing Care Retirement Community would be a good neighbor to the adjacent Cherry Hills neighborhood, Hoffmantown Baptist Church, and Albuquerque Academy. This development is not expected to pose a nuisance to these adjacent properties in any way. This is an excellent use for this property.*

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditure by the city may be:
  - 1. Denied due to lack of capital funds; or
  - 2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

*The zone map amendment does not require any major and unprogrammed capital expenditures by the City to support the new zoning designation or planned use for the property. Full urban services are already present at this location, and all capital expenditures will be paid by the developer.*

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

*The cost of land or other economic considerations are not relevant to this request. This property is a perfect location for this project.*

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

*This property is located along Harper Road, which is a minor arterial. The project is already zoned for non-residential use, and the change from SU-1 for Church and Related Facilities to SU-1 for Continuing Care Retirement Community and Related Facilities is inconsequential from a land use compatibility standpoint.*

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan.

*The proposed zone map amendment is intended to retain the SU-1 designation, and therefore, would not result in a spot zone. This is a relatively common designation for the area, including both adjacent institutional uses. The proposed use is in complete accord with the goals of the Established Urban area as set forth in the Comprehensive Plan. It would provide much needed housing and care options for area seniors and seniors thinking about moving to Albuquerque. The architectural design will be conscious of the natural and built environment that presently exist on the property and in the surrounding area.*

- J. A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:

1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

*As stated above, this project will retain its SU-1 designation. The proposed use will complement the existing institutional and residential uses, and clearly aligns*

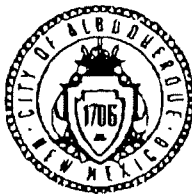


*with the goals and policies set forth in the Comprehensive Plan for the Established Urban area. In many ways, the zoning change from SU-1 for Church and Related Facilities to SU-1 for a Continuing Care Retirement Community and Related Facilities is a relatively minor change and will serve as a better neighbor to the surrounding community because of its significant reduction in traffic generation. There will be no peak hour traffic generation associated with this proposed use.*

## **CONCLUSION**

This three-part request will allow the development of a Continuing Care Retirement Community to be constructed on land that is currently underutilized and vacant. A Continuing Care Retirement Community would be a good neighbor to the adjacent Cherry Hills neighborhood, Hoffmantown Baptist Church, and Albuquerque Academy. This development will not pose a nuisance to these adjacent properties in any way. The traffic impact on the surrounding area will be minimal due to the age and physical condition of the residents. The site is currently vacant and a quality development, such as Esperanza, will help protect the vitality of this portion of the City of Albuquerque. Senior housing options are needed and this location is an excellent place for a Continuing Care Retirement Community.

We respectfully urge the Environmental Planning Commission to approve this request.



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

August 6, 2008

Justin Montgomery  
 Consensus Planning  
 302 8<sup>th</sup> Street NW/87102  
 Phone: 764-9801/Fax: 842-5495

Dear Justin:

Thank you for your inquiry of August 6, 2008 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **TRACT A OF HOFFMANTOWN CHURCH SUBDIVISION AND TRACTS B-1 AND B-2 OF THE YORBA LINDA SUBDIVISION, LOCATED ON 8888 HARPER ROAD NE BETWEEN VENTURA STREET NE AND ALBUQUERQUE ACADEMY** zone map E-20.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

**CHERRY HILLS CIVIC ASSOC. (CHC) "R"**

**\*Sandra P. Richardson**

P.O. Box 91195/87199-1195 821-1347 (h)

Clifford E. Richardson

P.O. Box 18026/87185-8026 846-4633 (w)

**TANOAN COMMUNITY ASSOC. OF RESIDENTS (TNC) "R"**

**\*William D. Farmer**

9601 Pebble Beach Dr. NE/87111 823-9818 (h)

Paul Skojec

9820 Murifield Ct. NE/87111 823-2307 (w)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

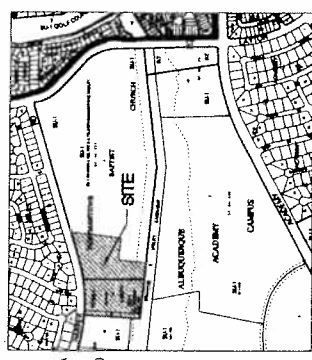
**Stephani J. Winklepleck**

Stephani I. Winklepleck  
 Neighborhood Liaison  
 OFFICE OF NEIGHBORHOOD COORDINATION  
 Planning Department

**PLEASE NOTE:** The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

**LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.**

- KEY NOTES:
1. Existing 40' drainage easement to be widened
  2. Existing 30' Sewer Easement to be widened
  3. Existing 30' Water Easement to be widened
  4. Existing 30' Fire Easement to be widened
  5. Existing 30' Drainage and Utility easement
  6. Existing Improving Driveway easement granted to AMANCA
  7. Existing Property Line
  8. Existing Moon Street Extension
  9. Existing Moon Street extension to be relocated to east side
  10. Public Use 25' PU easement (Water, Sanitary Sewer, and Gas)
  11. Proposed 30' PU easement (Water and Sanitary Sewer)
  12. Proposed 25' PU easement (Sanitary Sewer)
  13. Proposed 25' PU easement (Sanitary Sewer)
  14. Proposed 25' PU easement (Sanitary Sewer)
  15. Concrete curb and gutter TYP
  16. 6" concrete walkway
  17. 4" concrete walkway
  18. 4" concrete walkway
  19. 4" concrete walkway
  20. 4" concrete walkway
  21. Handicapped access ramp TYP
  22. Handicapped access ramp TYP
  23. Handicapped parking symbol TYP
  24. Handicapped parking sign TYP
  25. 8' x 12' concrete pad TYP
  26. 8' x 12' concrete pad TYP
  27. Fire hydrant TYP
  28. Fire hydrant TYP
  29. 12" Fire hydrant TYP
  30. Addressed mailbox
  31. Addressed mailbox
  32. Addressed mailbox
  33. Addressed mailbox
  34. Addressed mailbox
  35. Addressed mailbox
  36. Addressed mailbox
  37. Addressed mailbox



**SITE VICINITY**

**SITE PLAN**

PROPERTY: Portion of Tract A and Tract B-2 and Tract B-1, Town Lots Subdivision.

LOT SIZE: 538,706.52 SQ. FT. (12.36 Acres)

EXISTING ZONING: S-U1 for Church & Related Facilities & Telecommunication Facility

PROPOSED ZONING: S-U1 for Continuing Care Retirement Community and Related Facilities

LAND USE: Continuing Care Retirement Community

BUILDING SQUARE FOOTAGE: Independent Living 284,130 S.F.; Assisted Living 40,236 S.F.; Nursing 20,035 S.F.; Alzheimer 11,894; TOTAL 346,041 S.F.

PROJECT NUMBER: Application Number.

The Plan is prepared with the intent of providing the Applicant with information to assist in the decision making process. Conditions in the Official Notification of Decision are tentative. The Applicant shall be responsible for obtaining all necessary permits, licenses, and approvals from the appropriate agencies. The Applicant shall be responsible for obtaining all necessary approvals from the appropriate agencies. The Applicant shall be responsible for obtaining all necessary approvals from the appropriate agencies.

**DATE DEVELOPMENT PLAN SUBMITTED FOR APPROVAL:**

TITLE	DATE
TRAFFIC ENGINEERING / TRANSPORTATION DESIGN	DATE
ARCHITECTURE	DATE
PLANNING AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
DRB / CHAIRPERSON / PLANNING DEPARTMENT	DATE

**SITE PLAN FOR BUILDING PERMIT ESPERANZA**

Prepared by:  
Consensus Planning, Inc.  
302 Eighth Street NW  
Abingdon, MD 21002

Prepared for:  
The Lifestyle Communities  
12224 Coker (Maple) Circle, Suite 20A  
Santa Barbara, CA 93106

McFadden Group  
6350 S.J. Freeway, Suite 263  
Dallas, TX 75249

Bohannon-Huston, Inc.  
Covington 1  
Johnson St. NE  
Abingdon, MD 21002

North Pacific  
245 Fisher Ave., Suite B  
Costa Mesa, CA 92626

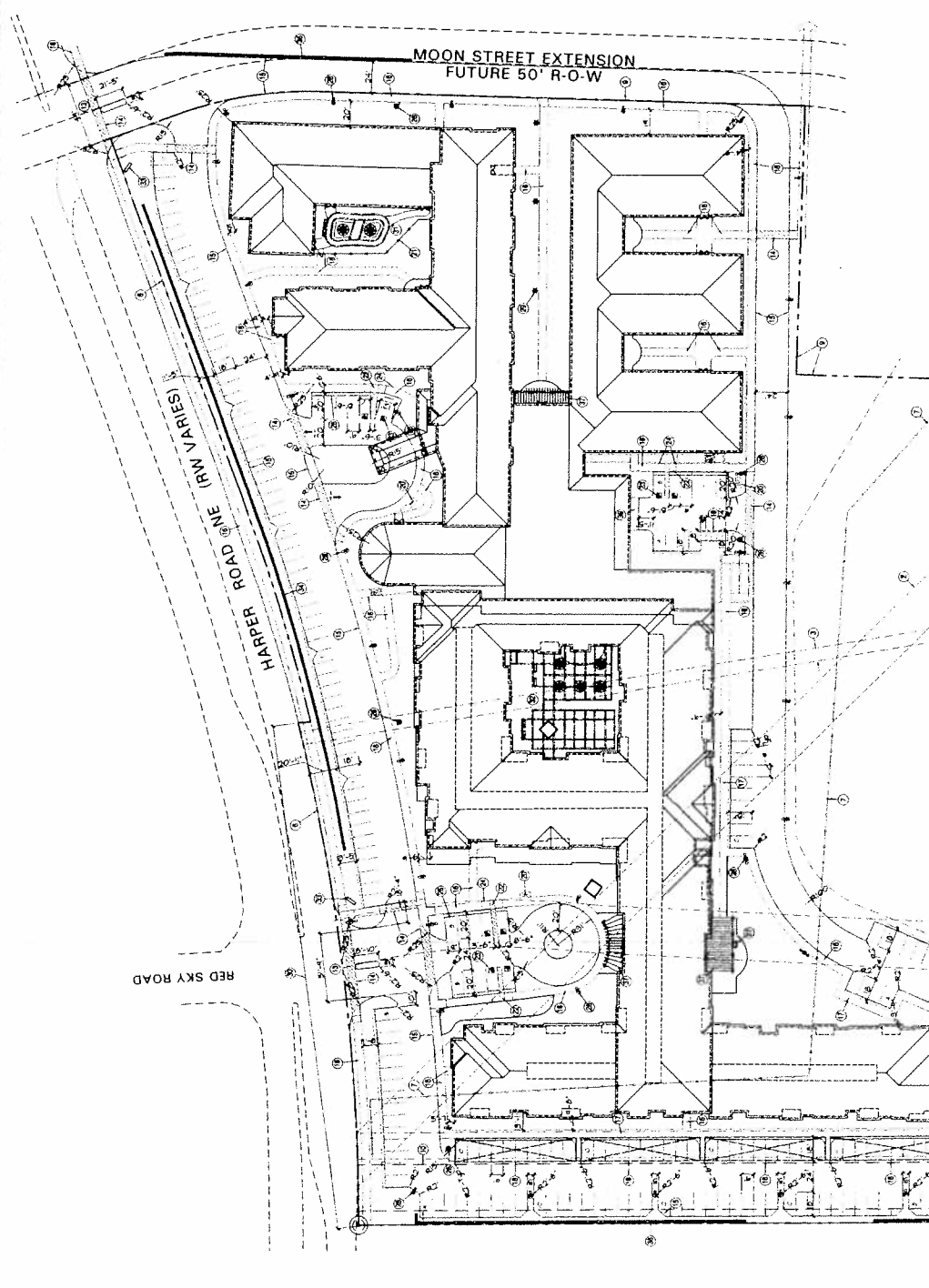
Scale: 1" = 40'

PLANNING

CONSENSUS

August 1, 2008

Sheet 1 of 1



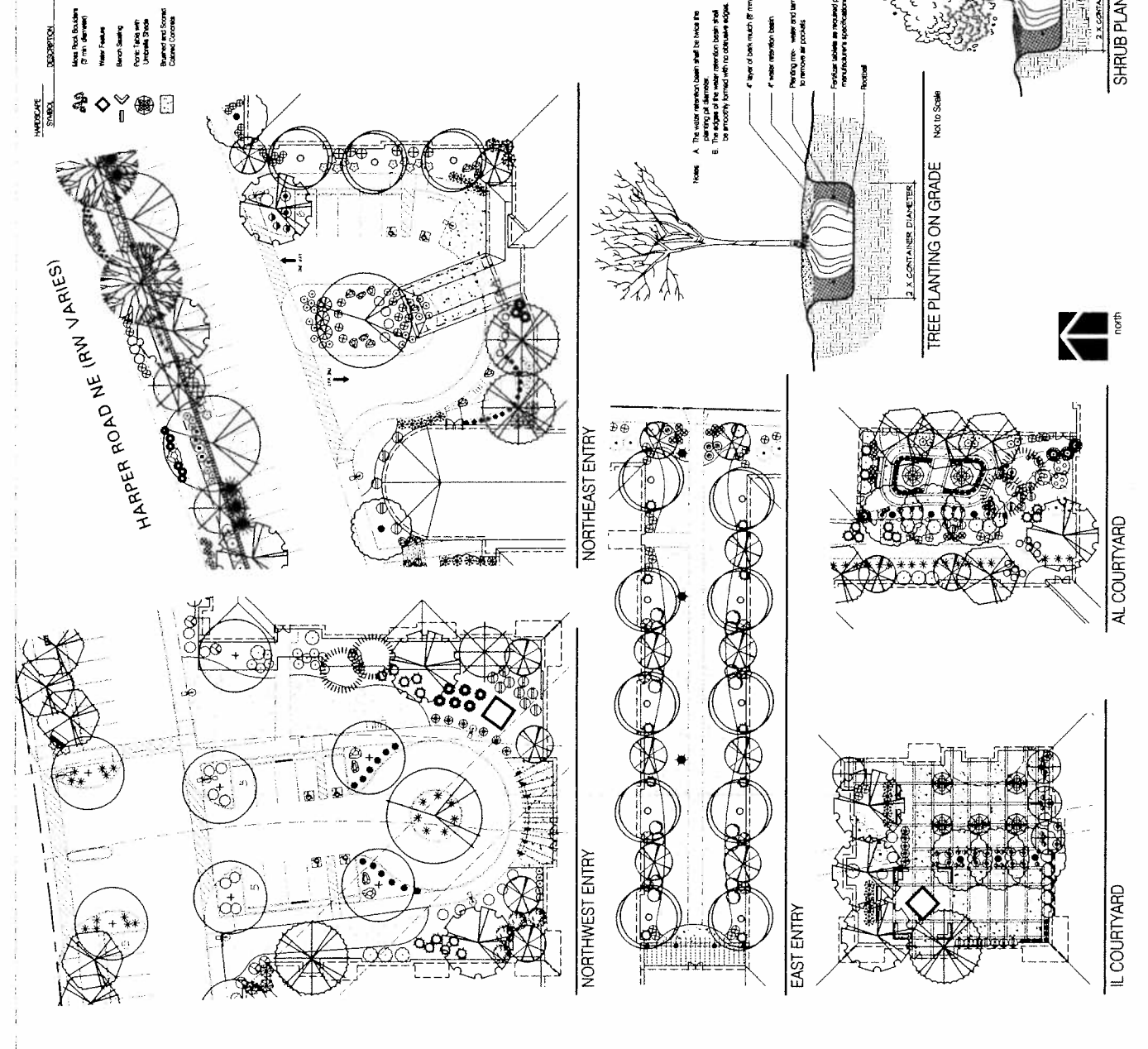
**TABLE: Building and Parking Specifications**

TYPE	Number of Residences	Expenditure Parking Requirements	Number of Parking Spaces Planned
Independent Living	157	1 space per unit	157
Assisted Living	46	1 space per 6 units	6
Memory Support (Alzheimer's)	20	1 space per 10 units	2
Skilled Nursing	42	1 space per 10 units	4
<b>SUBTOTAL</b>	<b>265 (units)</b>		<b>171 + 6</b>
<b>TOTAL</b>			<b>231#</b>
Handicapped			12
1 per 20 vehicle spaces			
5 per 100-500 vehicle spaces			
5 per 500+ vehicle spaces			

\*Parking total includes staff and visitor parking.



SYMBOL	LANDSCAPE SYMBOL	DESCRIPTION	COMMON NAME	SIZE	MAINTENANCE	WATER REQUIREMENTS	SHADE	COUNTRY OF ORIGIN	USDA ZONE	NOTED SIZE
[Symbol]	[Symbol]	Tree (medium)	Aspen (medium)	2' B&B	10% $\pm$ per year	medium	full	USA	10A	15' x 15'
[Symbol]	[Symbol]	Tree (medium)	Aspen (medium)	2' B&B	10% $\pm$ per year	medium	full	USA	10A	15' x 15'
[Symbol]	[Symbol]	Tree (medium)	Aspen (medium)	2' B&B	10% $\pm$ per year	medium	full	USA	10A	15' x 15'
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[Symbol]	[Symbol]	Tree (medium)	Aspen (medium)	2' B&B	10% $\pm$ per year	medium	full	USA	10A	15' x 15'



SYMBOL	LANDSCAPE SYMBOL	DESCRIPTION	COMMON NAME	SIZE	MAINTENANCE	WATER REQUIREMENTS	SHADE	COUNTRY OF ORIGIN	USDA ZONE	NOTED SIZE
[Symbol]	[Symbol]	Tree (medium)	Aspen (medium)	2' B&B	10% $\pm$ per year	medium	full	USA	10A	15' x 15'
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[Symbol]	[Symbol]	Tree (medium)	Aspen (medium)	2' B&B	10% $\pm$ per year	medium	full	USA	10A	15' x 15'
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Scale: 1" = 20'

CONSULTS: 10 0 20 40

August 7, 2008

Not to Scale

Not to Scale

Prepared for:  
 10th District Communities  
 1224 Coast Village Circle, Suite 20A  
 Santa Barbara, CA 93101

Prepared by:  
 Consensus Planning, Inc.  
 302 Eighth Street NW  
 Albuquerque, NM 87102

Bolton-Houston, Inc.  
 Courtyard C  
 Jefferson, NE  
 Albuquerque, NM 87106

McSaffire Group  
 6300 US Highway, Suite 28  
 Dallas, TX 75240

Scale: 1" = 20'

CONSULTS: 10 0 20 40

August 7, 2008

Sheet 3 of 11



Scale: 1" = 20'

CONSULTS: 10 0 20 40

August 7, 2008

Not to Scale

Not to Scale

Prepared for:  
 10th District Communities  
 1224 Coast Village Circle, Suite 20A  
 Santa Barbara, CA 93101

Prepared by:  
 Consensus Planning, Inc.  
 302 Eighth Street NW  
 Albuquerque, NM 87102

Bolton-Houston, Inc.  
 Courtyard C  
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McSaffire Group  
 6300 US Highway, Suite 28  
 Dallas, TX 75240

Scale: 1" = 20'

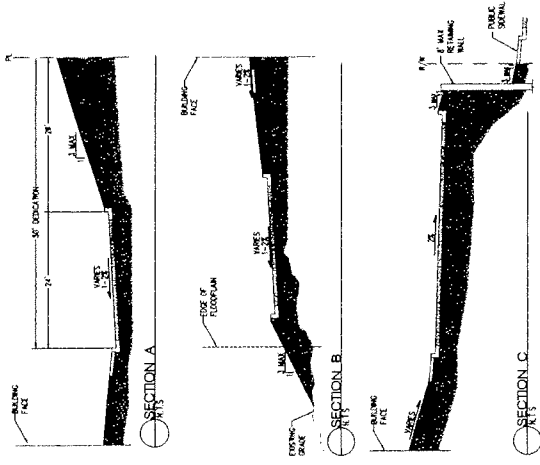
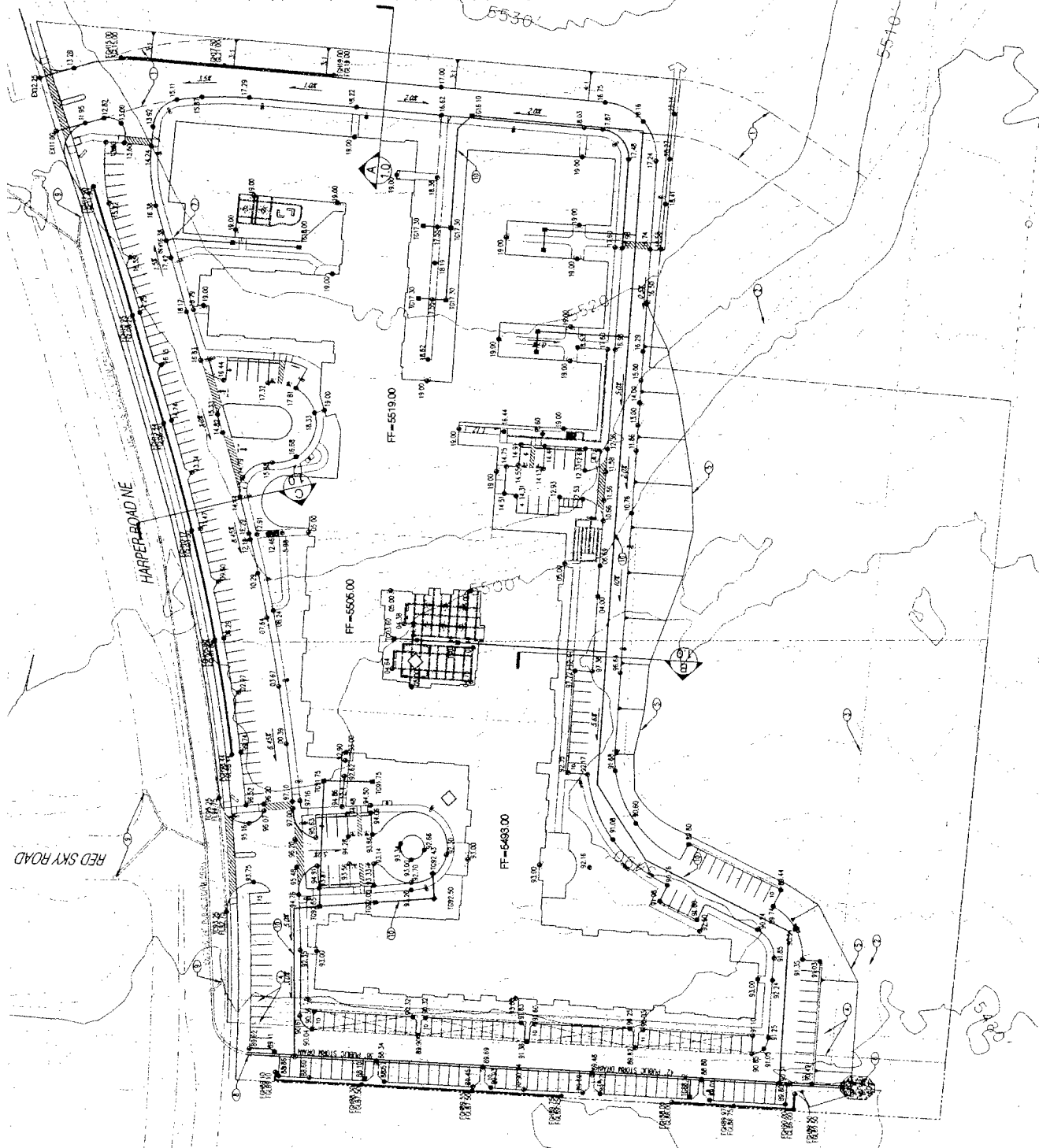
CONSULTS: 10 0 20 40

August 7, 2008

Sheet 3 of 11

**NARRATIVE**

The site consists of approximately 13 acres between Veterans Blvd and Wyoming Ave, bounded to the north by Harper Ave and to the south by the City limits. To the east and west, the site is bounded by undeveloped land. The terrain is generally flat with some minor elevation changes. The site is located in the City of Albuquerque, New Mexico. The site is bounded to the north by Harper Ave and to the south by the City limits. To the east and west, the site is bounded by undeveloped land. The terrain is generally flat with some minor elevation changes. The site is located in the City of Albuquerque, New Mexico.

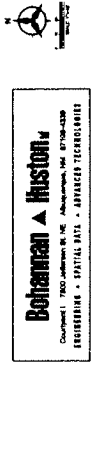


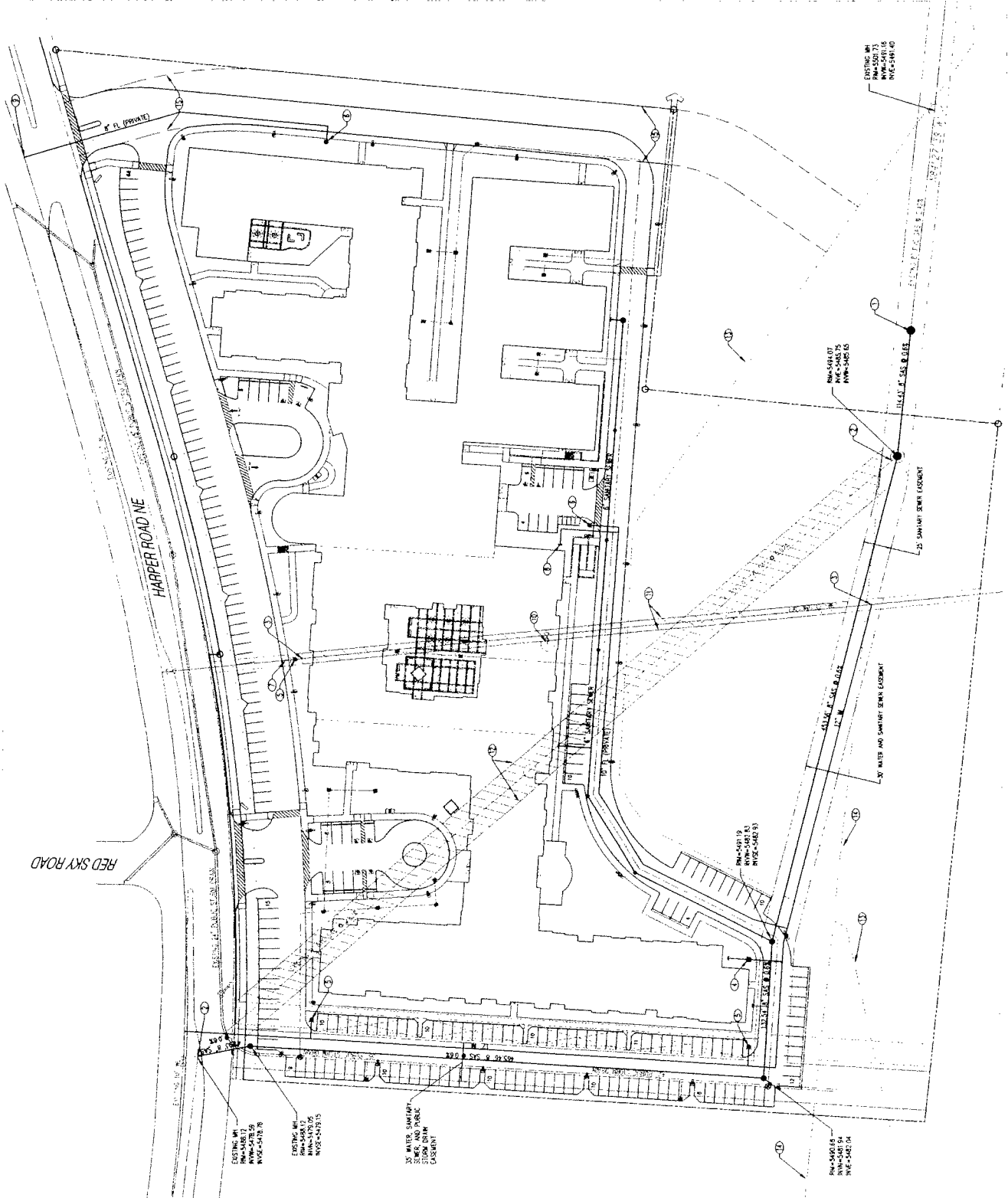
- EXISTING CONDITIONS**
- PROPOSED 30% SLOPE  
 PROPOSED 20% SLOPE  
 PROPOSED 15% SLOPE  
 PROPOSED 10% SLOPE  
 PROPOSED 5% SLOPE  
 PROPOSED 0% SLOPE  
 PROPOSED 1% SLOPE  
 PROPOSED 2% SLOPE  
 PROPOSED 3% SLOPE  
 PROPOSED 4% SLOPE  
 PROPOSED 5% SLOPE  
 PROPOSED 6% SLOPE  
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 PROPOSED 27% SLOPE  
 PROPOSED 28% SLOPE  
 PROPOSED 29% SLOPE  
 PROPOSED 30% SLOPE

**GRADING PLAN  
 ESPERANZA**

Prepared by:  
 Consensus Planning, Inc.  
 302 Eighth Street NW  
 Albuquerque, NM 87102

McFarlin Group  
 6350 LBJ Freeway, Suite 26  
 Dallas, TX 75240





**UTILITY KEYED NOTES**

1. CONNECT TO EXISTING SANITARY SEWER LINE
2. ABANDON SANITARY SEWER BETWEEN KEYED NOTES
3. ABANDON 12\"/>
- 4. 12\"/>
- 5. PUBLIC FIRE HYDRANT
- 6. PRIVATE FIRE HYDRANT
- 7. REMOVE EXISTING GAS RELIEF VALVE
- 8. FIRE PROTECTION SERVICE
- 9. CONNECT TO EXISTING PUBLIC WATER LINE
- 10. SINKS/RELIEF STATIONS TO BE REMOVED
- 11. EXISTING 12\"/>
- 12. EXISTING 36\"/>
- 13. EXISTING EDGE OF FLOODPLAIN
- 14. INDICATOR BOUNDARY OF EXISTING 200' DRAINAGE EJECTMENT
- 15. PROPOSED NEW LOCATION FOR DUE TO WORK AT WESTERN EDGE OF PROJECT BOUNDARY

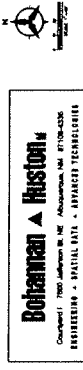
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- PROPOSED FIRE LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED GAS MAIN/RELIEF VALVE
- EXISTING WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED STORM DRAIN ALLEY
- PROPOSED SANITARY SEWER EJECTMENT
- PROPOSED STORM DRAIN MAIN/RELIEF VALVE
- PROPOSED STORM DRAIN LINE

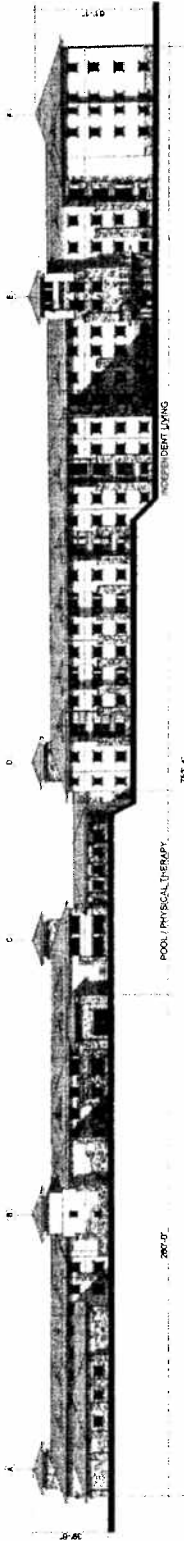
**UTILITY PLAN  
ESPERANZA**

Prepared by:  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87106

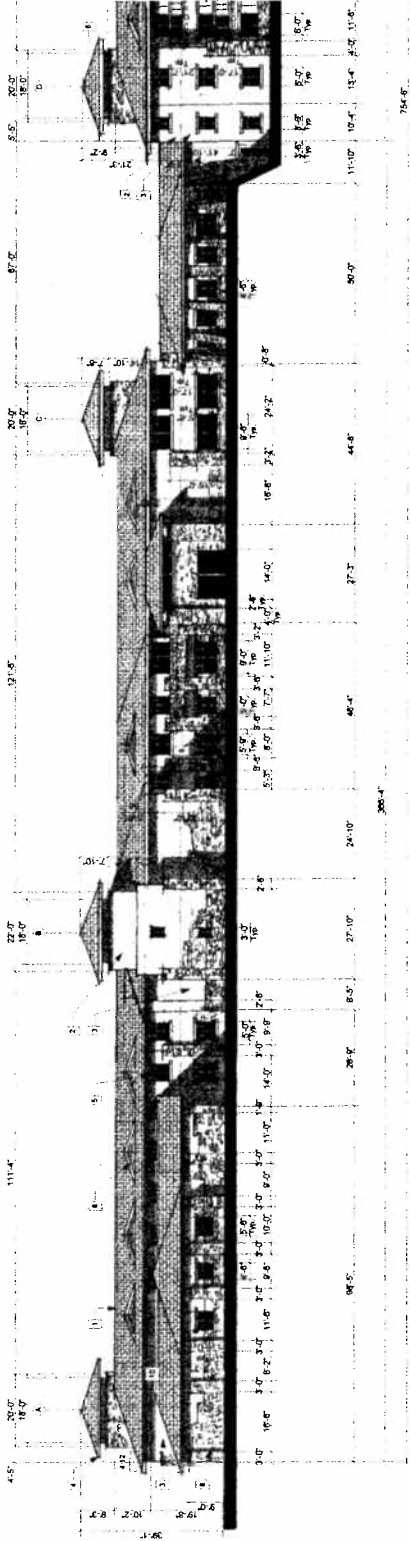
Prepared for:  
Total Lifestyle Communities  
1224 Coast Village Circle, Suite 20A  
Santa Barbara, CA 93106

McFarlin Group  
6350 I-40 Freeway, Suite 26  
Dallas, TX 75240

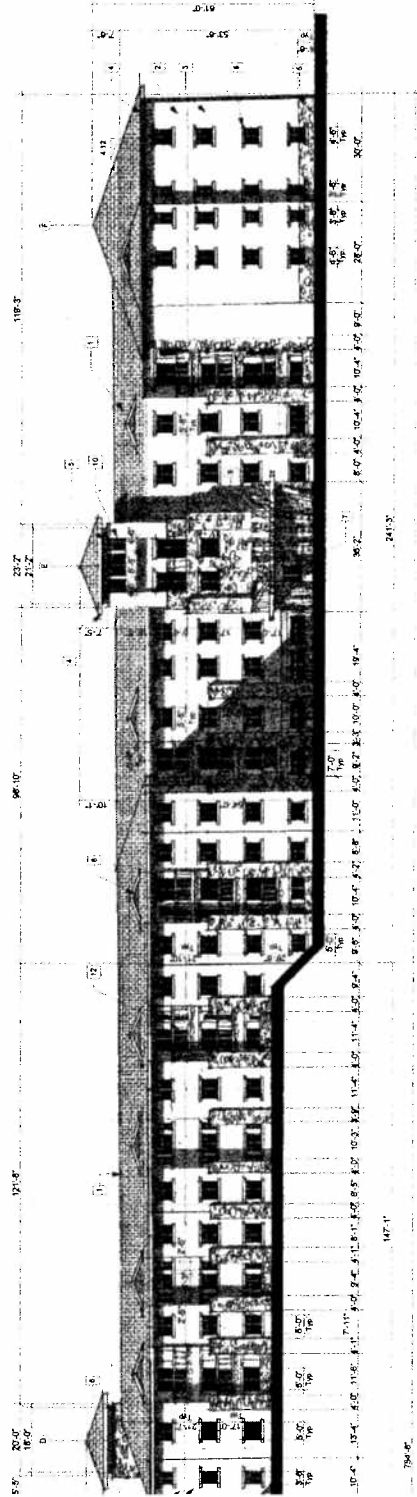




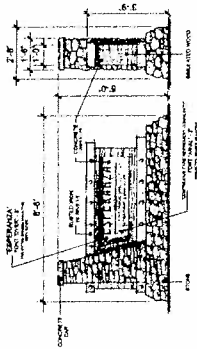
North Elevation  
SCALE: 1/8" = 3'-0"



Partial North Elevation  
SCALE: 1/16" = 1'-0"



Partial North Elevation  
SCALE: 1/16" = 1'-0"



Monument Sign  
SCALE: 3/8" = 1'-0"

**KEYNOTES**  
TYPICAL U N O

- 1 CONCRETE FLAT TILE ROOF - BLACK-BROWN BLEND
- 2 STUCCO 1 YELLOW-ORANGE
- 3 STUCCO 2 BROWN-ORANGE
- 4 FASCIA - DARK BROWN
- 5 WOOD TRIM - DARK BROWN
- 6 STONE VENEER - TAN AND LIGHT YELLOW BROWN BLEND
- 7 TAPERED STONE VENEER COLUMN
- 8 HORIZONTAL SIDING - YELLOW-ORANGE
- 9 WOOD TRELLIS - DARK BROWN
- 10 ALUMINUM FRAME W/ GRILLE PATTERN - BROWN
- 11 ALUMINUM STOREFRONT - BROWN
- 12 METAL RAILING - BROWN

**NORTH BUILDING ELEVATION**  
**ESPERANZA**

Prepared for  
Total Lifestyle Communities  
1224 Coast Village Circle, Suite 20A  
Santa Barbara, CA 93108

McFarlin Group  
6350 LB J Freeway, Suite 263  
Dallas, TX 75240

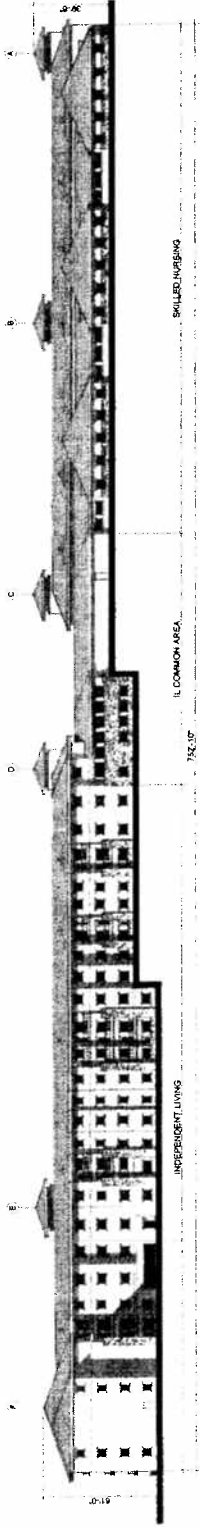
Bohannan Huston, Inc.  
Jefferson St. NE  
Albuquerque, NM 87109

Ivan Parabolic  
210 Fisher Ave., Suite B  
Costa Mesa, CA 92626

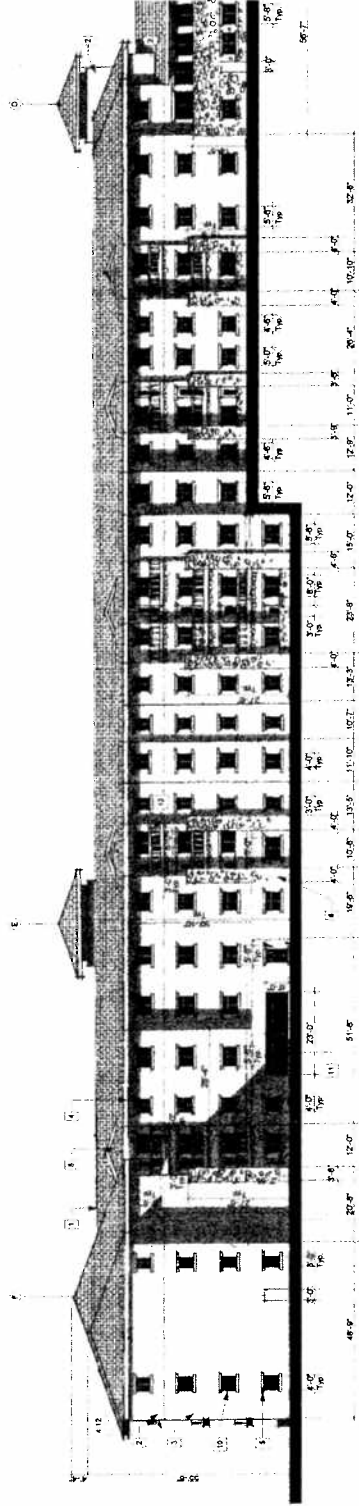


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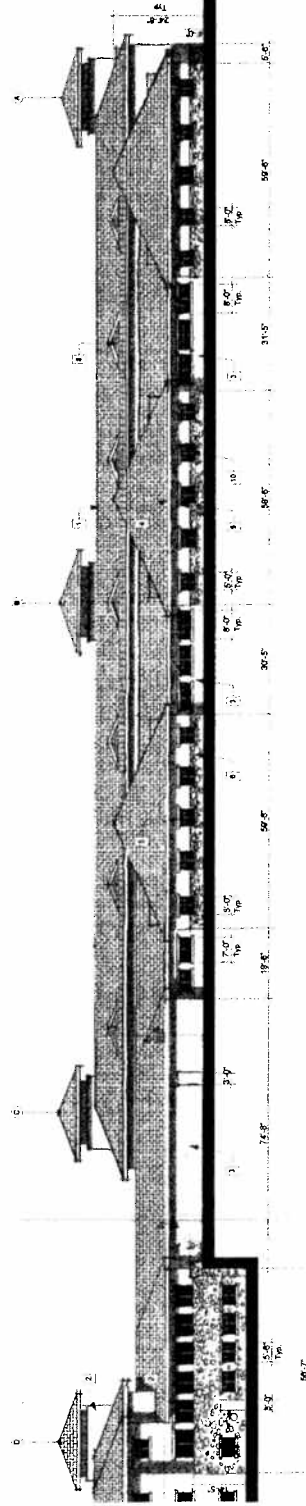




South Elevation  
SCALE 1" = 3'



Partial South Elevation  
SCALE 1/16" = 1'-0"



Partial South Elevation  
SCALE 1/16" = 1'-0"

**KEYNOTES**  
TYPICAL U.N.O.

1. CONCRETE FLAT TILE ROOF - BLACK-BROWN BLEND
2. STUCCO 1 YELLOW-ORANGE
3. STUCCO 2 BROWN-ORANGE
4. FASCIA - DARK BROWN
5. WOOD TRIM - DARK BROWN
6. STONE VENEER - TAN AND LIGHT YELLOW BROWN BLEND
7. TAPERED STONE VENEER COLUMN
8. HORIZONTAL SIDING - YELLOW-ORANGE
9. WOOD TRELLIS - DARK BROWN
10. ALUMINUM FRAME W/ GRILLE PATTERN - BROWN
11. ALUMINUM STOREFRONT - BROWN
12. METAL RAILING - BROWN

**SOUTH BUILDING ELEVATION**  
**ESPERANZA**

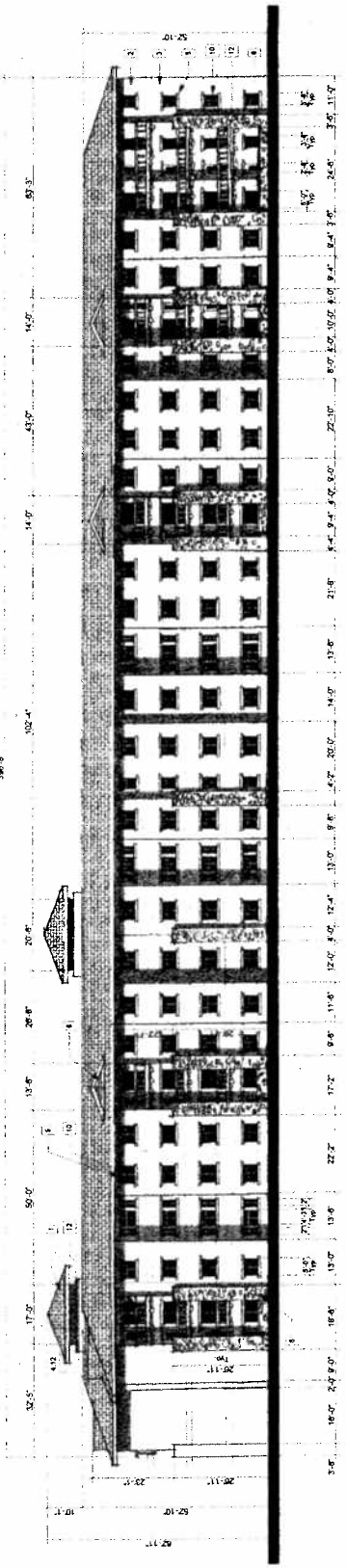
Prepared for:  
Consensus Planning, Inc.  
1224 Coast Village Circle, Suite 20A  
Santa Barbara, CA 93108

McFarlin Group  
6350 LBJ Freeway, Suite 263  
Dallas, TX 75240

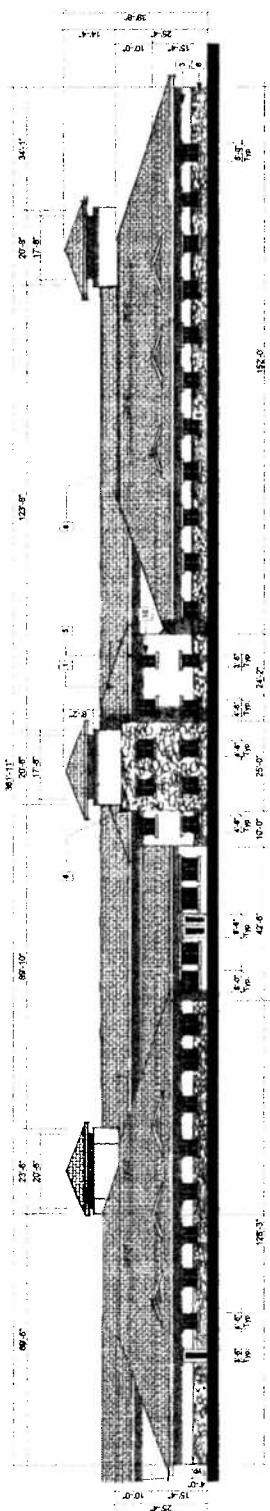
Bohannan-Huston, Inc.  
Courtyard 1  
Jefferson St. NE  
Albuquerque, NM 87108

Iwin Parcalag  
245 Fisher Ave., Suite B  
Costa Mesa, CA 92626

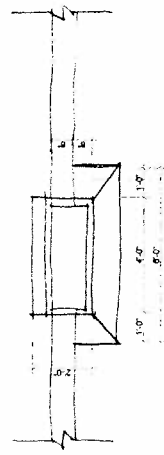




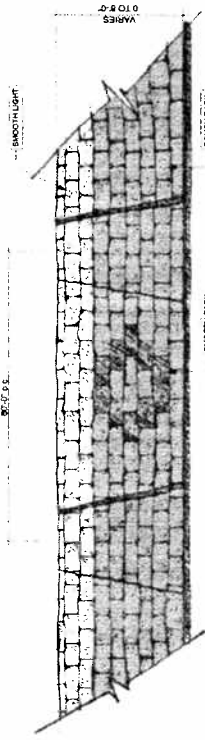
West Elevation  
SCALE 1/8" = 1'-0"



East Elevation  
SCALE 1/8" = 1'-0"



Retaining Wall  
SCALE 1/2" = 1'-0"



Street Side Elevation  
SCALE 1/4" = 1'-0"

**KEYNOTES**  
TYPICAL U.O.

1. CONCRETE FLAT TILE ROOF - BLACK-BROWN BLEND
2. STUCCO 1 YELLOW-ORANGE
3. STUCCO 2 BROWN-ORANGE
4. FASCIA - DARK BROWN
5. WOOD TRIM - DARK BROWN
6. STONE VENEER - TAN AND LIGHT YELLOW-BROWN BLEND
7. TAPERED STONE VENEER COLUMN
8. HORIZONTAL SIDING - YELLOW-ORANGE
9. WOOD TRELLIS - DARK BROWN
10. ALUMINUM FRAME W/ GRILLE PATTERN - BROWN
11. ALUMINUM STOREFRONT - BROWN
12. METAL RAILING - BROWN

**WEST BUILDING ELEVATIONS**  
**ESPERANZA**

Prepared for:  
Total Lifestyle Communities  
1224 Coast Village Circle, Suite 20A  
Santa Barbara, CA 93108

Prepared by:  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102

Bohannon Huston, Inc.  
Courtyard 1  
Jefferson St. NE  
Albuquerque, NM 87109

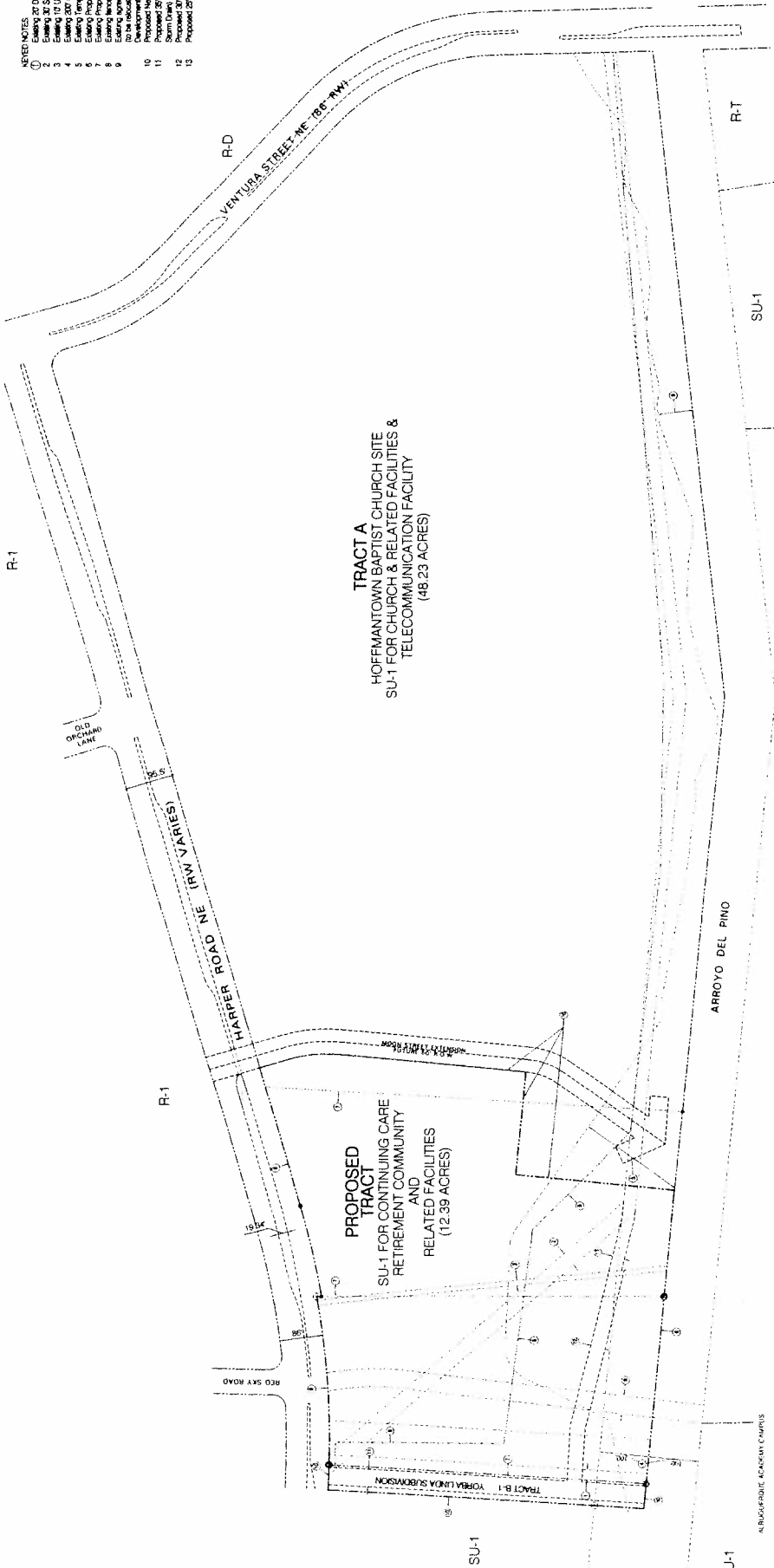
McFarlin Group  
6350 LBJ Freeway, Suite 203  
Dallas, TX 75240

Irwin Pincus  
245 Fisher Ave., Suite B1  
Costa Mesa, CA 92626



**REFER NOTES**

- 1) Existing 30" Potable Water Main (to be replaced)
- 2) Existing 30" Sanitary Sewer Main (to be replaced)
- 3) Existing 10" Storm Sewer (to be replaced)
- 4) Existing 30" Potable Water Main (to be replaced)
- 5) Existing 30" Sanitary Sewer Main (to be replaced)
- 6) Existing 10" Storm Sewer (to be replaced)
- 7) Existing 30" Potable Water Main (to be replaced)
- 8) Existing 30" Sanitary Sewer Main (to be replaced)
- 9) Existing 10" Storm Sewer (to be replaced)
- 10) Proposed 30" Potable Water Main
- 11) Proposed 30" Sanitary Sewer
- 12) Proposed 10" Storm Sewer
- 13) Proposed 30" Potable Water Main
- 14) Proposed 30" Sanitary Sewer
- 15) Proposed 10" Storm Sewer



**SITE PLAN FOR SUBDIVISION FOR SUBDIVISION ESPERANZA**

Prepared by:  
 Consensus Planning, Inc.  
 302 Eighth Street NW  
 Albuquerque, NM 87102

Bohannan Huston, Inc.  
 Courtyard 1  
 Jefferson St. NE  
 Albuquerque, NM 87109

McFarlin Group  
 6350 LBJ Freeway, Suite 263  
 Dallas, TX 75240

Ivett Planchak  
 245 Fisher Ave., Suite B-2  
 Costa Mesa, CA 92626

**GENERAL NOTES:**

- 1) The Site Plan for Subdivision is accompanied by a Site Plan for Building Permit.
- 2) Planning to coordinate with other agencies the site shall be reviewed.
- 3) Development shall be in accordance with the zoning ordinance.

**PROJECT NUMBER: 100372**

Application Number: 0187C-10034

The Plan is submitted with the specific Site Development Plan approved by the Planning Department. The Plan is submitted with the specific Site Development Plan approved by the Planning Department. The Plan is submitted with the specific Site Development Plan approved by the Planning Department.

Track/Engineering/Transportation/Division	Date
Water Utility Department	Date
Fire and Reception Department	Date
City Engineer	Date
DBG Characterization/Planning Department	Date

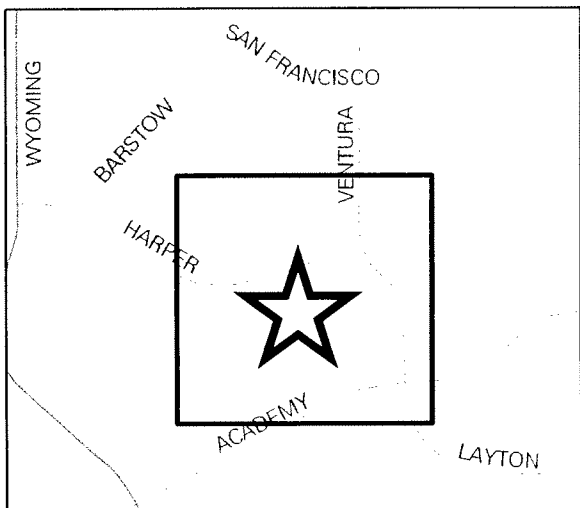
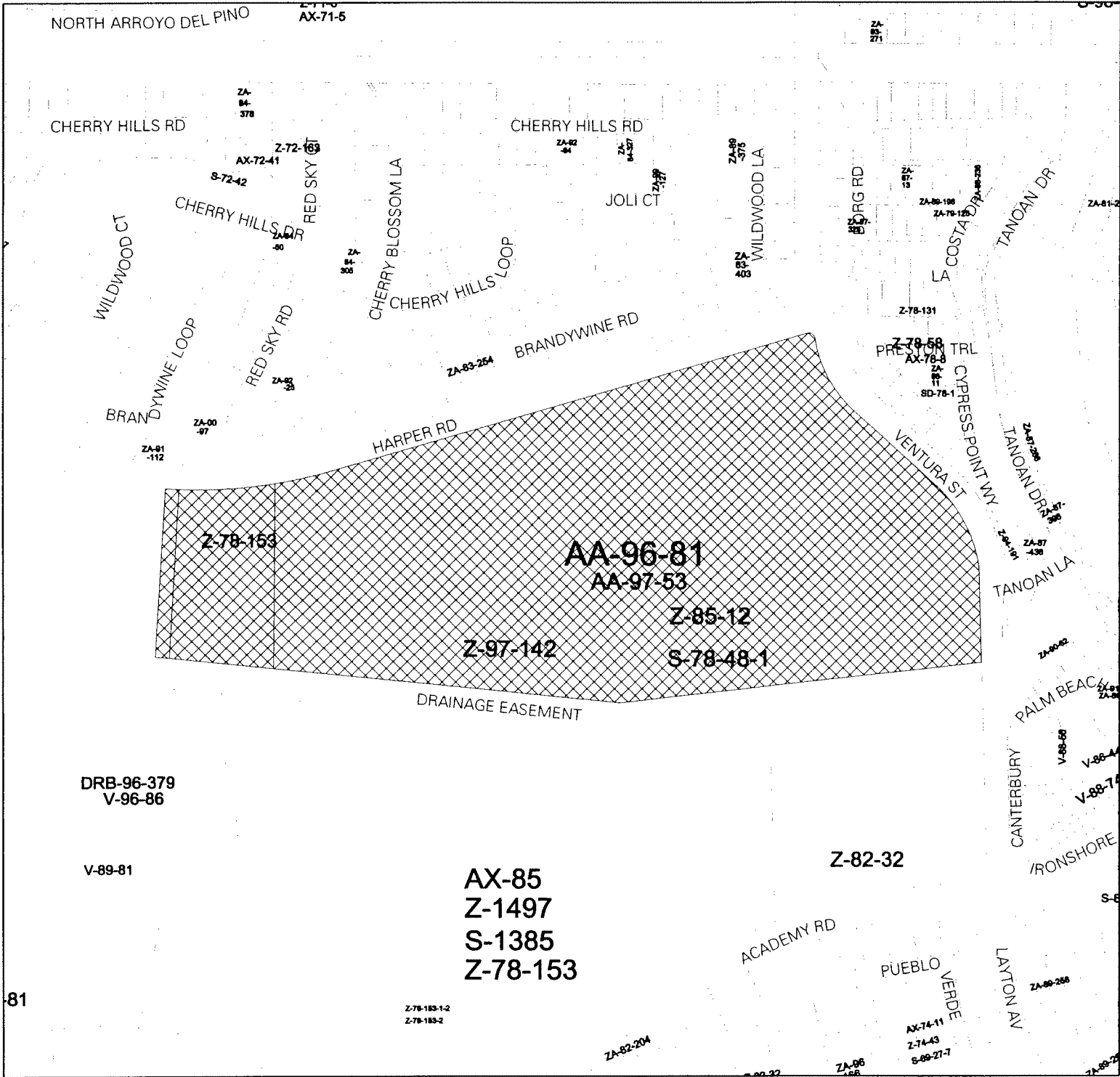
**SITE VICINITY**



**SITE PLAN FOR SUBDIVISION-REQUIRED INFORMATION**

**Land Use:** Land use is Continuing Care Retirement Community and Related Facilities.  
**Provisions and Vehicular Access:** Vehicular access is from two locations along Harper Road, a minor arterial.  
**Travel Access:** Surface Road 2 is along Ventura Street with a bus stop close to the Harper/Hunter A intersection, and Route 83 is along Academy Boulevard.  
**Internal Circulation:** Internal circulation is comprised of sidewalks and sidewalks throughout the site.  
**Building Height:** Maximum building height is 50 feet, except architectural features such as towers may have a maximum height of 64 feet.  
**Minimum Building Benefits:**  
 Side: 10 feet  
 Rear: 10 feet  
**Maximum FAR:** F.A.R. for Tract A, Hoffmantown Baptist Church, is what was previously approved with the 1985 Site Plan for Building Permit. Maximum F.A.R. for Tract B, Hoffmantown Baptist Church, is what was previously approved with the 1985 Site Plan for Building Permit. Maximum F.A.R. for Tract C, Hoffmantown Baptist Church, is what was previously approved with the 1985 Site Plan for Building Permit.  
**Landscaping Plan:** The landscape shall be consistent with the City Water Conservation Ordinance, Comprehensive City Zoning Code, and landscape principles of design in regard to site plan and landscape plan requirements for irrigation and coverage. All landscape area and landscape plan shall be maintained by the owner in good working order.

- Scale: 1" = 100'
- North
- August 7, 2008
- Sheet 1 of 1

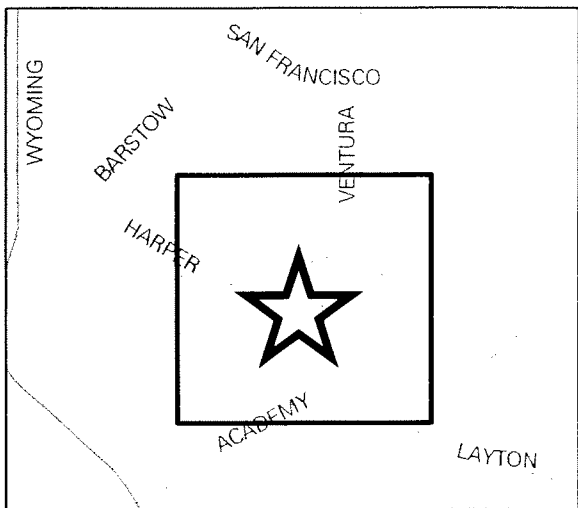
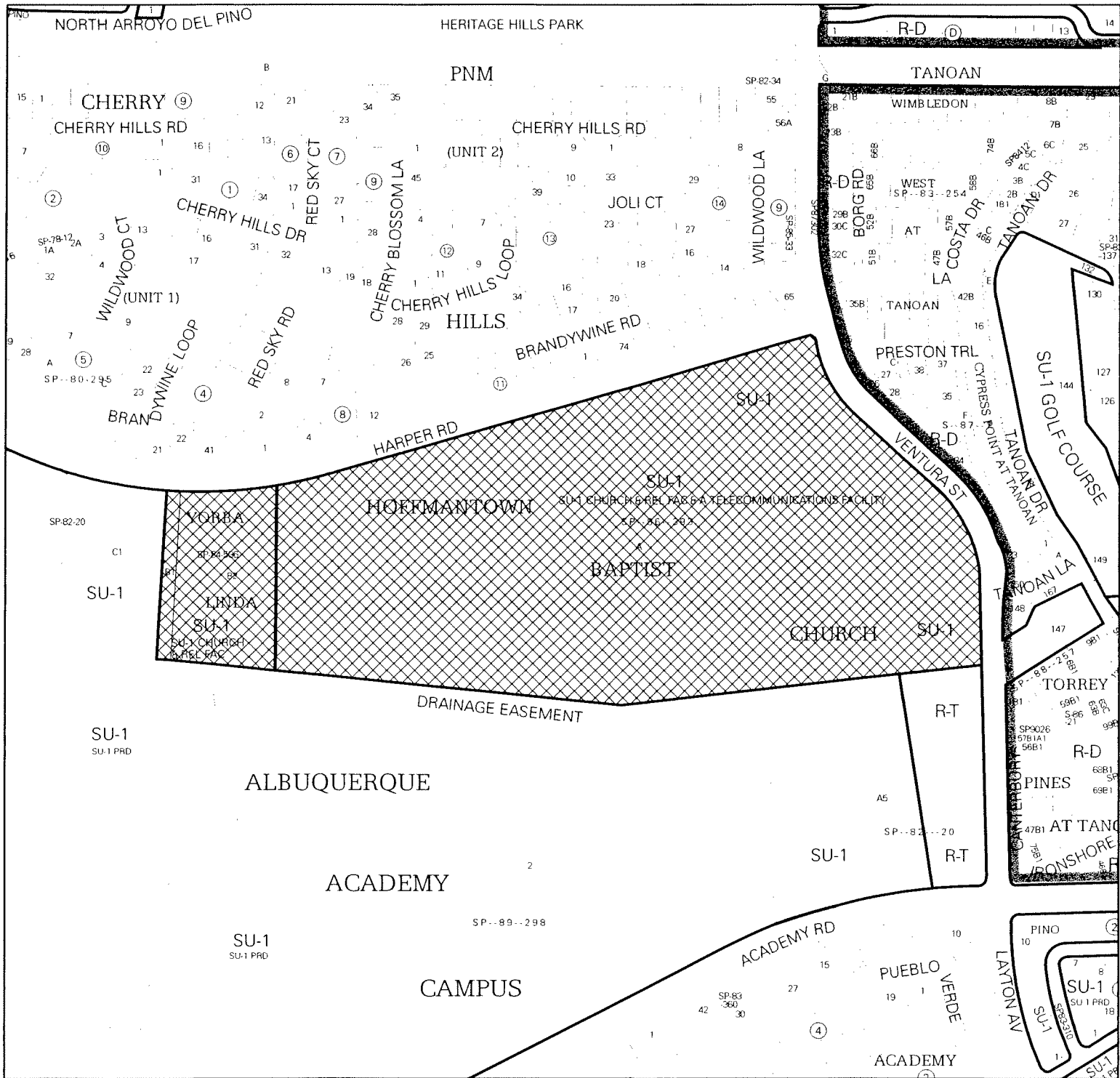


## HISTORY MAP

Note: Grey shading indicates County.



1 inch = 500 feet  
 Project Number:  
 1007412  
 Hearing Date:  
 9/18/2008  
 Zone Map Page:  
 E-20  
 Additional Case Numbers:  
 08EPC-40088  
 08EPC-40089  
 08EPC-40090



# ZONING MAP

Note: Grey shading indicates County.



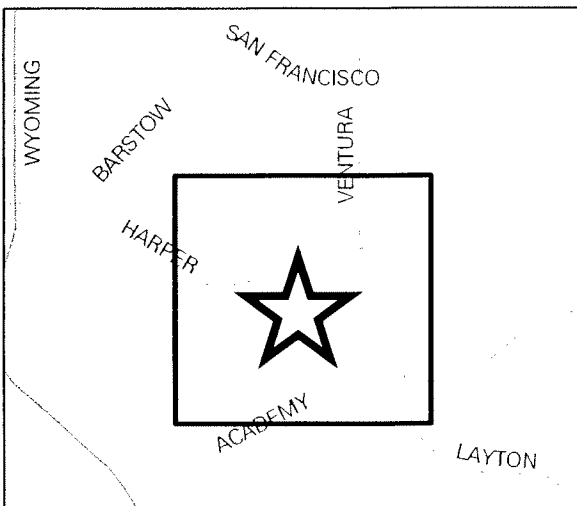
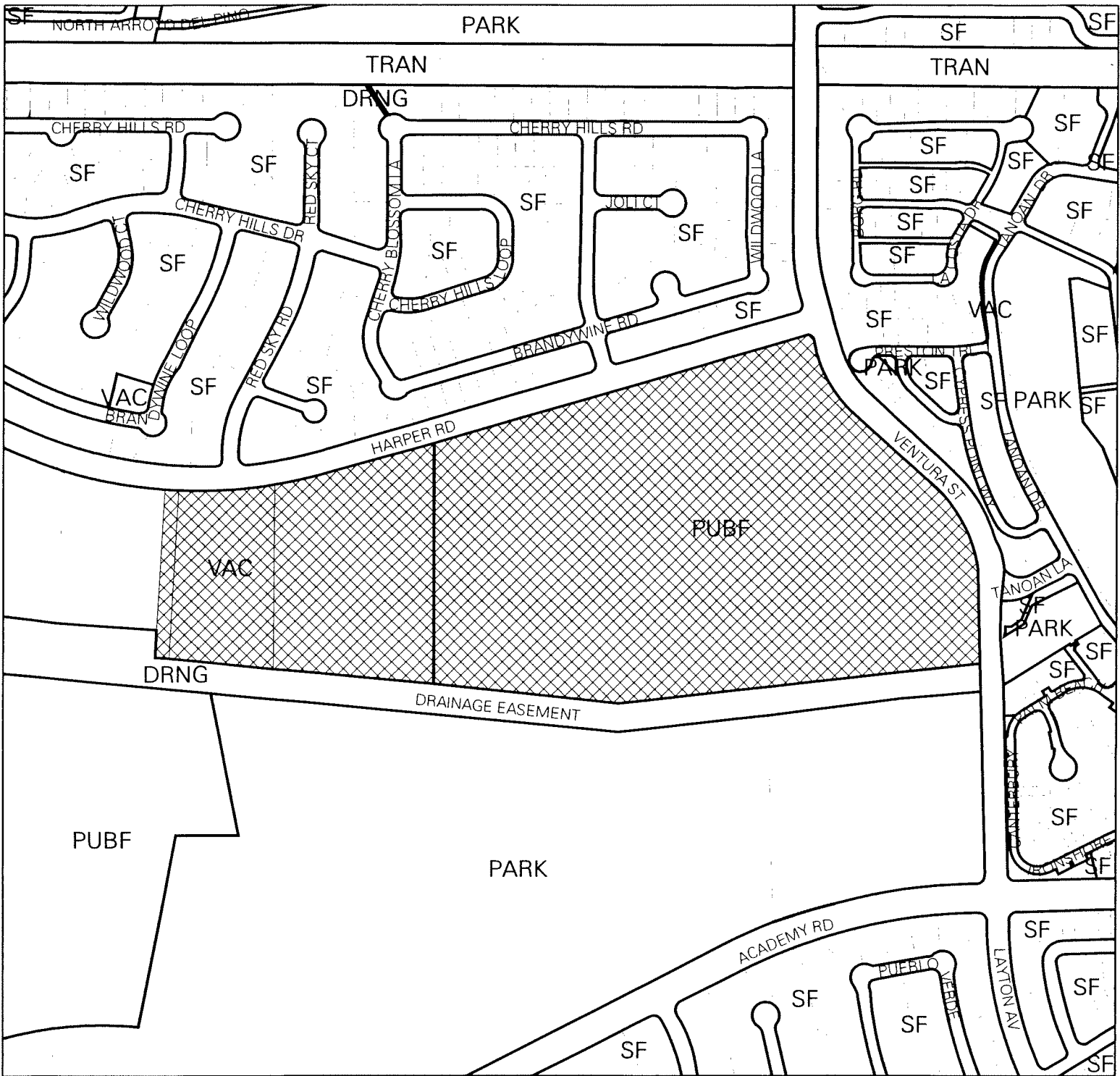
1 inch = 500 feet

Project Number:  
1007412

Hearing Date:  
9/18/2008

Zone Map Page:  
E-20

Additional Case Numbers:  
08EPC-40088  
08EPC-40089  
08EPC-40090



## LAND USE MAP

Note: Grey shading indicates County.

### KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial - Retail
- DRNG Drainage
- MFG Manufacturing or Mining
- MULT Multi-Family or Group Home
- OFF Office
- 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



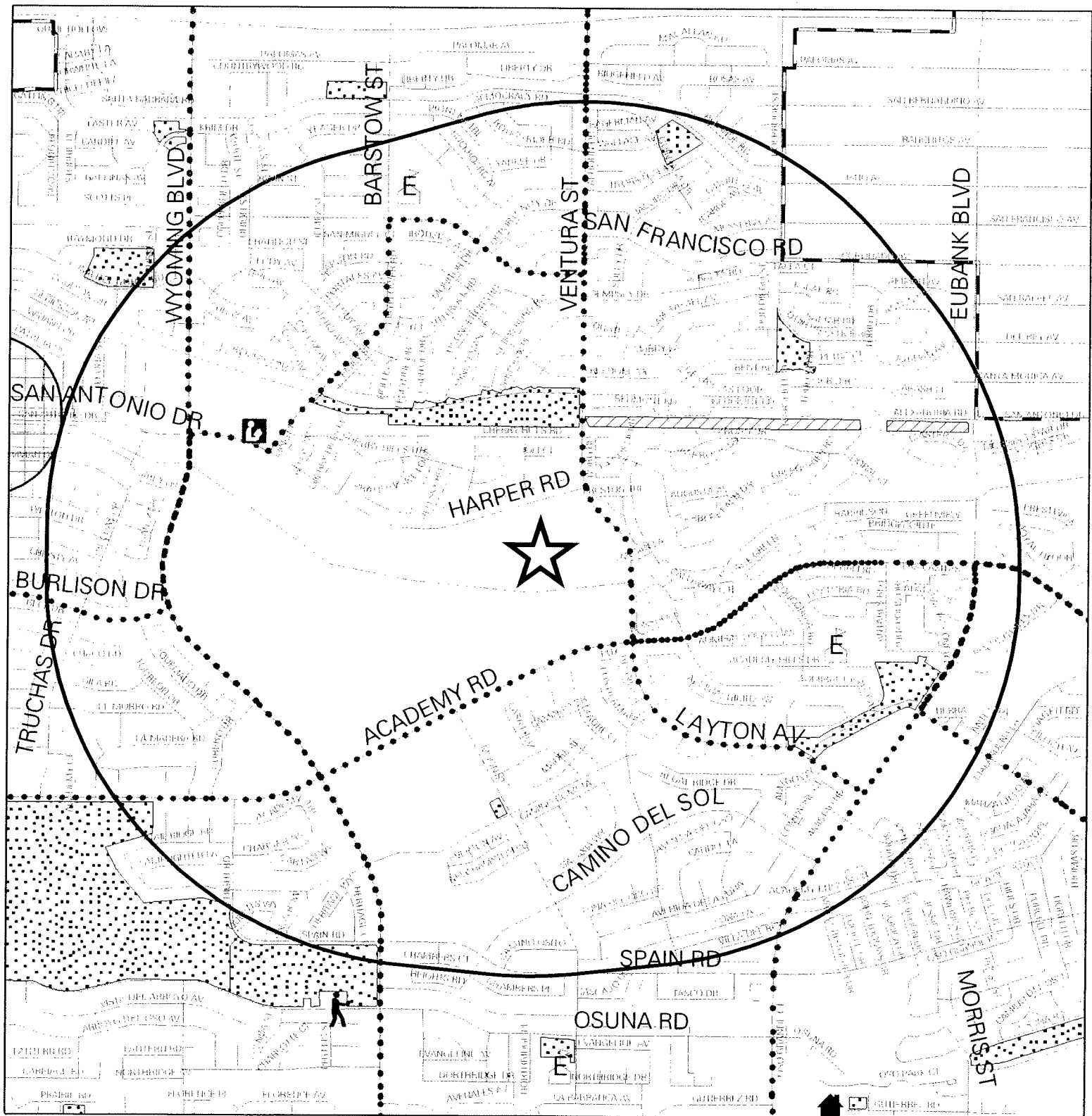
1 inch = 500 feet

**Project Number:**  
1007412

**Hearing Date:**  
9/18/2008

**Zone Map Page:**  
E-20

**Additional Case Numbers:**  
08EPC-40088  
08EPC-40089  
08EPC-40090



## Public Facilities Map with One-Mile Site Buffer

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



Project Number: 1007246

