



NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION
HỘI PHẬT GIÁO VIỆT NAM TẠI NEW MEXICO
QUANG MINH TEMPLE
CHÙA QUANG MINH
420 Pennsylvania SE, Albuquerque, NM 87108. Phone: (505) 265-7299

December 9, 2014

Development Review Board
C/o City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Dear Chair Cloud and Planning Directors:

This letter specifies that all modifications have been made to the site plan to meet each of the EPC conditions:

Condition 1

- In the last few months, we have been working with Planner Mr. Vicente M. Quevedo on the request for a Site Development Plan for Building Permit, for Lot 16-A Block 8. Located at 420 Pennsylvania SE. Albuquerque, NM 87108. As the result, the EPC has approved our request for a Site Development Plan for Building Permit request during the public hearing was held on October 9, 2014
- After the hearing, we have met Mr. Vicente M. Quevedo again to discuss the EPC conditions and address some feedbacks that Mr. Quevedo and his staff have provided

Condition 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.
We have met Mr. Vicente Quevedo again to review all conditions and to ensure that they are met

Condition 3

- Due to the proximity of the proposed building to the surrounding residential area, a note shall be included on the site development plan for building permit that states that all proposed motion detected / photo sensor light fixtures will not shine directly on any public right-of-way or other residential premises and shall conform to area lighting requirements as regulated by Section § 14-16-3-9 (Area Lighting Regulations) the Zoning Code
The site plan has been modified to reflect the changes suggested in condition 3

Condition 4

- Conditions of approval from City Engineer, DMD, and NMDOT:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB)
There are no transportation facilities adjacent to the proposed site development plan

Condition 5

- Conditions of approval from Hydrology Department:
 - a. For DRB approval, submit a grading and drainage plan (can be conceptual) prepared by a NM Professional Engineer that includes details as to how the site will manage the first flush requirements.
Six (6) copies of 24"x 23" size of the conceptual grading drainage plan prepared by a NM Professional Engineer will be submitted

Condition 6

- Conditions of approval from Long Range Planning:
 - a. Additional buffer landscaping should be provided between this site and adjacent single family residential properties near the new building in order to be more consistent with the General Landscaping Regulations in the City Zoning Code.

The site plan has been modified to reflect the suggested changes.

Condition 7

- Conditions for Approval from Public Service Company of New Mexico:
 - a. Existing overhead electric distribution facilities are located on the subject property within the central portion of the site. The applicant is responsible to abide by any conditions or terms of those easements.
 - b. Coordination with PNM will be necessary for this project regarding clearances and safety considerations during construction due to the proximity of the existing distribution line which bisects the property. In addition, the "Exist. Power Pole" indicated east of the property at Rhode Island SE on the Site Plan, Sheet 1, should be noted as "Street Light". This street light is currently fed from the existing electric distribution line that bisects the property. The new construction will affect service to this street light service drop and will need to be addressed.
 - c. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric distribution line which bisects the property. Black Locust and Chinese Elm trees indicated on the Landscape Plan, Sheet 2, are not a compatible height with the existing overhead electric distribution line. A shorter tree selection at mature height is recommended at this location. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure. Contact: Mike Moyer, PNM Center Service, 4201 Edith Boulevard NE., Albuquerque, NM 87107 Phone: (505) 241-3697
 - d. 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.

Prior to any construction activities, we will coordinate with PNM for all electrical services and to ensure that all conditions and terms are met.

Condition 8 (Fire Marshal)

- *Per fire marshal request, we have provided access for fire trucks at the South end of the new building*

Please feel free to contact me at 846-1931(W) or 299-2441(H) for any questions or additional information.

Sincerely,



Thanh Nguyen

President of the NM Vietnamese Buddhist Association