



February 28, 2017

City of Albuquerque Planning Department  
PO Box 1293  
Albuquerque, NM 87013  
(505) 924-3860

**EPC APPROVAL June 9, 2016  
CONDITIONS OF APPROVAL 16 EPC-40007  
RESPONSE TO CONDITIONS**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.  
**Response:** Site plan has incorporated all requested conditions and is being submitted for DRB consideration and comments.
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.  
**Response:** Have met with planner and made changes to site plan per their comments.
3. Clarify 141 vs 142 parking spaces shown on sheet TCL-1.0  
Access has been clarified.  
**Response:** parking has been clarified.
4. Add a note to sheet TCL-1.0 stating that future signage is subject to the requirements of the Coors Corridor Plan and the Site Development Plan for Subdivision.
  - Building Mounted Signage is limited to 6% of the façade and maximum logo size is 3 feet by 3 feet.
  - Monument sign are limited 10 feet in height and 75 square feet in size**Response:** Note has been added to plan. Building mounted signage will comply. No monument sign is planned for now.
5. The metal accents shall be matte finish and not high reflective to comply with the Coors Corridor Plan.  
**Response:** Any metal accents have been scheduled to be painted non-reflective.
6. Remove references to health club from grading and drainage and landscaping plans prior to DRB submittal.  
**Response:** Reference to health club has been removed.
7. Clarify light pole height prior to DRB submittal.  
**Response:** Light pole detail has been noted for "Contractor to verify allowed pole height with City of Albuquerque".
8. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.  
**Response:** Plan complies.

**CITY OF ALBUQUERQUE AGENCY COMMENTS**

**Transportation Development**

- A traffic Impact Study (TIS) must be completed for the proposed development.  
**Response:** A TIS was completed and submitted to City by Terry Brown on May 13, 2016.



- Please clarify access to project site from Eagle Ranch Rd.  
**Response:** Access has been clarified.
- Please detail sidewalk. ADA ramps and curb cuts on Eagle Ranch Rd.  
**Response:** Sidewalks, ramps and curb cuts have been detailed by civil.
- Please clarify access and traffic flow from private access road to one-way drive pad and the drive pad to North West access point  
**Response:** Access has been clarified along with added signage.
- Please list the width and length for all parking spaces. Regular parking spaces are required to be a minimal of 8.5 ft. by 18ft. and compact spaces 8ft. x 15ft.  
**Response:** Spaces have been dimensioned.
- Label the compact parking spaces by placing the words "COMPACT" on the pavement of each space.  
**Response:** Spaces have been labeled.
- Please identify all proposed doors, sidewalks, curbs, curb cuts, drive pads, ADA ramps walls and anything that influences the parking and circulation on the site.  
**Response:** Everything has been identified.
- Parking spaces cannot overhand ADA access ramps or ADA pathway. Please add wheel stops at ADA parking spaces to HC parking spaces north of proposed NMDMV Building.  
**Response:** Wheel stops have been added.
- The ADA accessible parking sign must have the required language per 66-7-352,4C NMSA 1978 "Violators are Subject to a Fine and/or Towing".  
**Response:** Signage has been added and noted on plans.
- Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrance. Please clearly show this pathway and provide details from Eagle Ranch Rd. and from private easement access road.  
**Response:** Accessible pathway has been shown.
- Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this detail from all HC parking spaces.  
**Response:** Has been shown on plan.
- One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress. Please show detail and location of directions signs.  
**Response:** Arrows and signs have been added.
- Please clarify the proposed use of future Retail Buildings. In review of submittal drawing, the traffic flow is potentially confusing and problematic for drivers. Traffic flow in between building can potentially be hazardous and that extra drive pad may better be utilized at the south end of the retail space.  
**Response:** Added driveway pad, signage per meetings with Traffic Engineer.
- Please provide a sign distance exhibit (see the Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance). Please show this detail for intersections at Eagle Ranch Road.  
**Response:** Details of the Sight Distance angle has been shown on plan and detail sheet.
- Please provide a Minim Clear Sight Distance exhibit for the exits/entrances from the private easement onto the project site.  
**Response:** Has been shown on drawing.
- Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area".  
**Response:** Note added to drawing detail.
- Please include a copy of your shared access agreement with the adjacent property owner.  
**Response:** See EPC
- Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.  
**Response:** Has been addressed.



- All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.  
**Response:** Has been noted on drawings.
- Truncated domes will be required at all public ADA ramps and curb cut crossing.  
**Response:** Truncated domes have been added.
- The availability statement #120203 was issued on March 5, 2012 and has expired. A renewal is required.  
**Response:** Availability has been done, April 1, 2016.
- All private fire hydrants and private fire lines shall be deemed private and labeled.  
**Response:** Will be addressed.
- All onsite sanitary sewer shall be deemed private and discharge to already existing public sanitary sewer lines.  
**Response:** Agreed.

#### **Police Department/Planning**

- It appears that proposed pole light and tree landscape are in conflict with each other. Suggest removing from the plans tree planting immediately adjacent to proposed pole lights. Once trees become mature they will reduce available illumination.  
**Response:** Landscaping and poles have been revised.
- Recommend the installation of a video surveillance system. Cameras should be positioned to view all vehicle and pedestrian access points, parking lots, walkways, building approaches and common areas. Each camera should be monitored and recorded for real-time and historical use.  
**Response:** It will be up to the Owners to install security cameras.

#### **Mid-Region Council of Governments**

- MRMPPO strongly encourages increased connectivity within the site to allow both drivers and pedestrians to move within the site without having to use the northern access road.  
**Response:** Has been addressed.
- The access road to the north of the site will benefit the surrounding area by increasing roadway connectivity.  
**Response:** Road will connect.

#### **Public Service Company of New Mexico**

- It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements  
**Response:** Requirement understood.
- It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project.  
**Response:** Developer is fully aware of contacting PNM.
- 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](http://www.pnm.com) for specifications.  
**Response:** Ground-mounted equipment will be screened.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Bennett", with a long, sweeping horizontal line extending to the right.

Rick Bennett