



February 13, 2018

City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, NM 87102

**INNOVA PLAZA – PHASE 2 – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
EXPLANATION OF EPC CONDITIONS
401 Eubank SE
Albuquerque, NM 87123**

This letter is a summary and explanation of how each condition of the EPC has been met for our proposed Site Development Plan for Building Permit.

Conditions from EPC:

3. The applicant is requesting a conditional use approval from the ZHE at the February 20, 2018 hearing. If the ZHE request is denied, the applicant shall update the Site Development Plan to remove the queuing lane.

- We agree to comply with this condition and the ZHE ruling that is determined.

4. Transportation:

a. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the DRB.

Site Plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the DPM and current ADA criteria.

- Site plan included with submittal complies with current ADA standards and the DPM.

b. Replace Site plan for revised sheet showing changes to the drive-thru based on meeting with the developer and architect.

- Site plan attached has drive-thru changed to extend 15'-0" past window as discussed with transportation.

c. Change yield condition to exit of drive-thru to stop condition.

- Site plan included has the drive-thru shown as stop condition with stop sign at exit.

5. ABCWUA Conditions:

a. Please request an availability statement from ABCWUA

- An availability statement has been requested and is in process.

b. Request shall include a City Fire Marshall approved fire 1 plan and zone map showing the location.

- An approved fire one plan is included with this submittal.

6. Conditions from PNM:

a. An existing PNM 115kV transmission line is located along the eastern boundary of the subject property. It is the applicant's obligation to abide by any conditions or terms of those easements. Sheet C1.0 needs to add the location of the existing PNM 115kV transmission line and existing transmission structure along Eubank SE on the eastern side of the subject property.

- The transmission line easement has been shown on the Site plan included.



b. It is necessary for the developer to contact PNM New service delivery department to coordinate electric service regarding this project.

- PNM has been contacted and is currently aware of the project.

c. On sheet L1.0, Landscaping Plan, the proposed tree selection, Arizona Ash, is not a compatible height at maturity with existing overhead electric transmission line along the eastern boundary of the site. A shorter tree selection at mature height is necessary at this location.

- The Landscaping plan has been revised to show a small tree along the eastern boundary of the site.

d. Ground-mounted equipment screening will be designed to allow for access to utility facilities.

- All ground mounted equipment will be designed to allow for ease access.

e. The proposed connections should be of a material other than asphalt, if approved by Hydrology and Transportation.

- Connections are constructed out of concrete sidewalk.

8. A T.I.S. is required prior to final sign off by DRB.

-A T.I.S. is currently being conducted and will be provided to the DRB prior to sign off.

Please contact our office with any questions or concerns.

Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Bennett". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Rick Bennett
Architect