



Vicente M. Quevedo  
City of Albuquerque, Planning Department  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

23rd November 2016

Dear Mr. Quevedo,

**Regarding:**  
**Project #:1010550 Case #:16EPC-40040**  
**Official Notice of Decision dated November 14, 2016**  
**Conditions of Approval and Comments Response**

**Conditions of Approval:**

1. This letter and responses contained within note modifications made since the EPC hearing and how the conditions have been met.
2. Our phone meeting on November 23<sup>rd</sup> shall fulfill the condition of meeting with the staff planner to ensure all conditions of approval are met.
3. Refer to sheet A-1002 note 20 for modification including requested text.
4. Refer to notes 5 and 6 on sheet L1.10 for notes requested.
  - a. In addition the Landscape Calculation table on sheets L1.00 and L1.10 has been updated per site condition changes and to reflect % calculations.
  - b. In addition the plant schedule on sheet L1.10 has been updated to only contain plants contained within the LPSSPS design standards list.
5. Conditions of Approval from the City Engineer:
  - a. Refer to note C. on sheet SP-1.
  - b. Refer to note D. on sheet SP-1.
  - c. Refer to Pedestrian Connection plan on sheet A-1002. Location of crosswalk and 6' accessible pathway is limited due to the grading from Wyoming Blvd NE onto the site. Location is also set based on the least congested vehicle traffic area. There are illuminated bollards and pavement markings to draw attention to pedestrian/vehicle traffic at crosswalk. Keynote 32 on A-1002 Site Plan added to clarify pathway crosswalk will be concrete.  
Also, refer to C-0041 for ADA ramp details.
  - d. Refer to notes and updated plan on sheet A-1002.
  - e. Refer to Overall Site Plan on sheet SP-1.

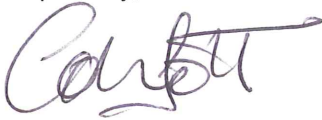
The following comments need to be addressed prior to DRB:

- a. Refer to note C. on sheet SP-1.
- b. Refer to parking calculation on sheet A-1002.
- c. Refer to note B. on sheet SP-1 and refer to phasing box note on sheet A-1002.
- d. Refer to sheet A-1002 Site Plan and keynotes 21 - 30. Also, for reference attached is the recorded plat (Precision Surveys, Inc. recorded on 10/14/2016)
- e. Refer to sheet A-1002.
- f. Detail 9/C-0040 updated to have required language. Refer to sheet C-0030 for location and detail call-outs.
- g. Refer to sheet A-1002 Site Plan and keynote 36. Also, detail 5/C-0040 has been updated.
- h. Refuse approval obtained.

2303 W COMMODORE WAY  
SUITE #205  
SEATTLE, WA 98199  
p 206 282 2730  
f 206 282 2739

- i. Refer to sheet A-1002 Site Plan for directional sign posted at point of egress. Details for sign E located on page 9 of 13 in signage package. Pavement marking at point of egress also indicates one-way vehicular path.
  - j. City Standard Drawing number will be added where applicable. Currently no standard drawing numbers found for paving, curbing or utility service lines. Please advise as to which City Standard Drawing numbers would be applicable.
  - k. Refer to attached recorded plat for shared access easements along the North, West and South sides of property (Precision Surveys, Inc. recorded on 10/14/2016).
6. Conditions of Approval from City Refuse Division:
- a. Refuse enclosure enlarged and relocated to provide more direct access to bins. Refer to sheet A-1002. City specifications standards used to detail refuse enclosure. Refer to sheet A-5003 for details.
7. Conditions of Approval from Public Service Company of New Mexico:
- a. Refer to notes added on sheet C-0001.
  - b. Refer to notes added on sheet C-0001.
  - c. Refer to notes added on sheet C-0001.

Respectfully,



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