

June 2, 2017

City of Albuquerque
Planning Department
Current Planning Section

Re: Environmental Planning Commission
Project#: 1011188, case #17EPC-40007 May 11 – Site Development Plan for Building Permit

To Whom it May Concern:

The comments provided to us are addressed as follows:

Current Planning

Comment Number 4: A pole mounted light fixture has been added on the site plan by the refuse bin. See keyed note number 30.

Comment Number 5: General note “B” has been added to sheet A3 to address future signage.

Comment Number 6: The landscape strip is now drawn accurately and to scale and the shrubs (Mexican Feather Grass) have been drawn next to the sidewalk.

Comment Number 7: The Yuccas have been removed from next to the sidewalk on Wyoming and Comanche.

Comment Number 8: One Desert Willow tree has been removed from the streetscape strip on Comanche and one on Wyoming, and the trees have been re-spaced. Also, a general note has been added to indicate that the trees have to be trimmed into tree shape.

Comment Number 9: Keyed note number 6 indicates that the Purple Leaf Plum on the western landscape strip remain intact and keyed note number 6 indicates that the existing Photinia also be retained. The Photinia on the southern landscape strip will have to be removed due to the extension of the parking lot and new location of the header curb. There are 6 species on the plant list to include the Photinia.

Comment Number 10: The Dwarf Oleander has been removed from the site plan.

Comment Number 11: A note has been added to indicate that the ground cover should be refurbished, if feasible. Due to the extension of the parking areas into the existing landscape strips it may not be possible to keep existing ground covers.

Comment Number 12. A note has been added to indicate that the landscape on the western and southern landscape will be irrigated or hand watered. A new sheet L2 has been added that has notes and details for planting and irrigation.

Transportation Development

Comment Number 17: Detail 1/A1 has an enlarged detail indicating that “Violators Are Subject to a fine and/or towing”.

Comment Number 18: The ADA accessible aisle has the words “NO PARKING”.

Comment Number 19: All compact parking spaces are labeled “COMPACT”.

Comment Number 20: The following note has been added to the clear site triangle:
“Landscape and signage will not interfere with clear site requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from gutter pan) will not be acceptable in this area”.

Thank you,
Respectfully

Freddie P. Montoya, RA