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July 18, 2018

Ms. Catalina Lehner
City of Albuquerque Planning Department
600 Second Street NW
Albuquerque, NM 87102

Re: Project # 1011366 - Ladera Self Storage Facility

Project # 1011366

17EPC-40046 Site Plan for Building Permit

17-EPC40047 Zone Map Amendment

Dear Ms. Lehner,

This letter provides justification to the conditions of approval for the EPC case for the Ladera Self Storage Facility, based upon the Notice of Decision dated November 10th, 2017.

A meeting was held with Ms. Lehner on Tuesday, July 17th to run through the conditions.

17EPC-40046 Site Plan for Building Permit

3. Parking and Circulation

A. The "provided" calculations have been corrected to identify parking requirements as approved by the EPC process.

B. A bicycle rack is identified as note #20 located in front of the motorcycle parking space.

C. The relocation of the building generates a direct path of pedestrian access via a sidewalk from the public sidewalk to the entrance of the office. The requirements for special paving crossing a vehicular drive has gone away.

4. Landscaping - General

A. The 10' landscape buffer along the sites southern boundary has been clearly identified with a dimension shown on the Landscape Site Plan (DRB.03).

B. Tree and Shrub planting details are shown on the Landscape Details Sheet (DRB.04).

C. The total number of parking lot trees has been indicated as six as shown on the Landscape Site Plan (DRB.03).

D. The s.f. totals of the landscaping beds are identified on the Landscape Site Plan (DRB.03).

5. Landscaping - Irrigation

A. A note clarifying depressed landscaping beds has been added to landscaping Requirements Notes on the Landscape Site Plan (DRB.03).

B. A curb notch detail has been provided on the Architectural Site Plan Details Sheet (DRB.02).

C. Curb notches have been coordinated to match the Grading & Drainage Plan.

6. Walls / Fencing

A. Applicant received a variance approval for the proposed fence height and location. Refer to 17ZHE-80007.

B. Perimeter fencing is approved to be located on property line as shown on the site plan (DRB.01).

7. Detail Sheet

A. The color of the perimeter fencing has been clarified as black finish as stated in the EPC process.

B. The refuse enclosure has been removed from the project based on a shared dumpster agreement with Tract A-1 as approved by CBAQ solid waste, please refer to refuse agreement included with the DRB submittal.

C. A seating bench has been added to the Architectural Site Plan (DRB.01) and the Architectural Site Plan Details (DRB.02).

8. Lighting

A. Light fixtures are specified to be fully shielded as noted in the Keyed Notes on Building Elevations Sheet (DRB.06).

B. The light fixtures color have been identified as black finish in the on Building Elevations Sheet (DRB. 06).

9. Other

A. Bench seating quantity applicability questionable for storage facility, would argue that calculations more appropriate for retail or other pedestrian oriented establishment. Bench seating is provided next to leasing office as shown on Architectural Site Plan Sheet (DRB.01).

B. Signage locations have been clarified on the Architectural Site Details Sheet (DRB.02).

C. The calculation table has been reinstated on the Grading & Drainage Plan (C.01).

D. The accent color has been identified as muted copper as shown in the renderings provided to EPC.

10. Conditions from Transportation Development Staff

C. H.C. Signs are identified at the accessible parking stall as shown on the Architectural Site Plan DRB. 01 / Keyed Note 10). Text specifying “Violators are subject to a fine or towing” is noted on the Handicap Parking Sign shown on Sheet DRB.02 / Detail A5.

D. The ADA access isle incorporates “No Parking” lettering as noted on the HC Parking Stall Detail shown on Sheet DRB.02 / Detail A3.

E. There is no longer one way drive isles per the reconfigured site layout.

F. The EPC approved allowance for parking at storage units to be allowable in off-street parking calculations.

G. The parking and drive orientation has been reconfigured to align the entry drive with the median in Ladera as requested.

11. Conditions from PNM

C. Ground mounted equipment will be screened and accessible per requirements identified.

12. Condition from Solid Waste

A. A shared refuse agreement with Tract A-1 was presented to solid waste and accepted.

13. The applicant shall provide a strip of concrete in the subject site's northwestern corner to connect to the transit stop.

A. The requested transit strip has been identified on the Architectural Site Plan, please refer to keyed note 16 on the Architectural Site Plan Sheet (DRB.01).

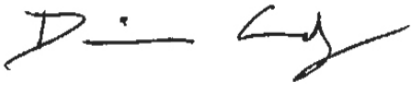
14. The applicant shall either seek a variance of comply with Zoning Code 14-16-3-19(A)(3)(a) regarding fence height and distance from the R.O.W.

A. Applicant received a variance approval for the proposed fence height and location. Refer to 17ZHE-80007.

Please contact me with any questions or concerns.

Sincerely,

Devin Cannady



Principal - Cannady Architect Studio