

22 October 2019

**City of Albuquerque**  
**Design Review Board**  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

*RE: SKETCH PLAT FOR 1115 & 1111 Griegos Rd NW*

PROPERTY ZONE: MX-L

EXISTING LOT AREAS: 1115 Griegos 0.299 Acres, 1111 Griegos 0.243 Acres

PROPOSED CONSOLIDATED LOT AREA: 1111 Griegos NW 0.542 Acres

Dear Members of the Design Review Board,

Our purpose in creating the sketch plat for your review is to learn the cost and design time impacts that come with required right-of-way improvements triggered by a replat in this situation. We believe we can do this project with the existing lot subdivisions, but we think consolidating the lot will make the 2<sup>nd</sup> phase easier in some respects. Gathering this information from you will help us decide if the effort and expense of the requirements issuing from the replat make financial sense.

We have developed this Café and Brewery concept together with the Owner anticipating 2-phases which will combine into a North Valley compound-like atmosphere. The intent with the phasing is to minimize up-front cost and time investment in transforming the existing structure into a working café, prove the business model and expand using the Phase 2 concept.

We had a PRT Meeting and visited various desks at Plaza del Sol on 10/21 and learned the following:

1. If we want to park outside our property line, but still inside the existing sidewalk, we'll need to apply for a Revocable Permit
2. Adding a gas service line should require simply coordinating with PNM to locate it in the existing Public Utilities Easement.
3. Even though we've done a clinical job incorporating existing boundary survey info and locating key site elements for our drawing, we should get a survey done of the property to confirm our lot lines, utility service locations, building position, paving edges, etc.
4. We should not need a hydrology plan for Phase 1 as long as we're not adding impervious area. We can resurface the existing asphalt if we desire.
5. We should create a Fire 1 Plan for Fire Marshall Approval as soon as we can so we can then begin the Water Availability Statement process.
6. We may have a case for a waiver for sidewalk improvements based on the perception that the neighborhood area is not likely to see substantial growth. Current sidewalk is 4ft wide.

Regards,  
Cory Greenfield, Architect

