



February 4, 2025

Development Facilitation Team
City of Albuquerque Planning Department
Plaza del Sol Building
600 2nd St NW
Albuquerque, NM 87102

Re: Project # PR-2020-004639
SI-2022-01303 – Site Plan – EPC for Extraordinary Facility
Rio Grande Tree Nursery at the Candelaria Nature Preserve (CNP)
3301 Rio Grande Blvd. NW, Albuquerque, NM 871017

To whom it may concern,

The attached application and plans address the conditions of approval as outlined in the EPC's Notification of Decision as follows:

1. *The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.*

Applicant Response: This application fulfills this condition.

2. *The applicant shall submit a finalized version of the site plan for filing at the Planning Department.*

Applicant Response: A finalized version of the site plan will be submitted for filing at the Planning Department upon DFT approval.

3. *An approved grading and drainage plan shall be submitted.*

Applicant Response: An approved grading and drainage plan is included in this application.

4. *Outdoor Gathering Areas:*

- a. *Shop drawings for the shade structures shall be submitted.*
- b. *Materials, colors, and LRV shall be specified.*

Applicant Response: Shop drawings for the shade structures are included in the application. Materials and colors are specified for each one. The light reflective values (LRV) for the specified paint colors were not available from the supplier.

5. *Signage:*

- a. *A monument sign detail shall be submitted.*
- b. *The detail shall be dimensioned and shall specify colors and materials.*

Applicant Response: A monument sign detail, which includes dimensions, colors, and materials, is included in the plans in the application.

6. *Access and Connectivity - Fully dimensioned details shall be provided for the following:*
- a. *Walking path (Site Keyed Note #7)*
 - b. *Bicycle racks*
 - c. *Surface mounted tables*
 - d. *Surface mounted tables with accessible option*
 - e. *Concrete accessible parking spaces with aisle and signage*
 - f. *Concrete access ramp*
 - g. *Pedestrian gate*

Applicant Response: Fully dimensioned details and/or manufacturer's cut sheets for all of the items listed above are included in the application.

7. *Landscape Plan:*
- a. *Add a note to the final landscape plan that the plant palette shall be determined by the City Forrester and Open Space Superintendent, and the Candelaria Nature Preserve Managers.*
 - b. *Any change to the plant selection over time shall be approved by the parties listed in A, above.*

Applicant Response: These notes have been added to the final landscape plans included in the application.

8. *Conditions from the Middle Rio Grande Conservancy District shall be addressed:*
- a. *Please add MRGCD signature line with other signatories on page 1.*
 - b. *Please add MRGCD Approval Note to page 1 of plat.*
 - c. *MRGCD Amounts Due; contact Assessments Dept to make payment.*
 - d. *Please add MRGCD R/W information to match MRGCD records; and survey toe to toe showing total width of ditches as well as the property line to the centerline.*
 - e. *Final Plat Approval Signature required by the MRGCD.*

Applicant Response: Additional clarification is needed on this request. The project does not involve a plat revision.

If you have any questions, you may contact me at kwerenko@plandcollab.com or (505) 268-2266 x110.

Thank you,



Kristina Werenko, PLA, ASLA
Principal Landscape Architect, Pland Collaborative