



November 23, 2022

Jay B. Rodenbeck
Senior Planner
City of Albuquerque
Development Services, Planning Department
1 Civic Plaza N.W.
Albuquerque, NM 87102

RE: Responses to Comments
Costco Fuel Facility – On-Site Relocation
1420 Renaissance Boulevard, Albuquerque, New Mexico 87107
Costco Loc. No. 116 / Our Job No. 10896

Dear Jay:

We have revised the plans and technical documents for the above-referenced project in accordance with your comment letter dated November 15, 2022. Enclosed are the following documents for your review and approval:

1. One (1) copy of the Overall Site Plan prepared by Barghausen Consulting Engineers, Inc. dated November 23, 2022
2. One (1) copy of the Preliminary Landscape Plan prepared by Barghausen Consulting Engineers, Inc. dated October 13, 2022
3. One (1) copy of the Conceptual Grading and Drainage Plan Approval prepared by the City of Albuquerque, NM dated November 17, 2022

The following outline provides each of your comments in italics exactly as written, along with a narrative response describing how each comment was addressed:

Planning Case Comments

- *Add signature blocks for DRB signatures, the Environmental Health signature, and the Solid Waste signature to the Site Plan Amendment.*

Response: A Signature Block for DRB has been added on the Overall Site Plan included in the supplemental submittal, as requested.

- *Obtain Solid Waste approval and signature on the Site Plan Amendment prior to the approval of the Site Plan Amendment.*

Response: This comment is acknowledged.

- *The Environmental Health Department has confirmed that this project will be regulated by the State of NM Environment Department and the Air Quality group of the Environmental Health Department. A note must be added to the Site Plan as follows: "This project will be regulated by the State of NM Environment Department and the Air Quality group of the Environmental Health Department for the City of Albuquerque."*

Response: The above referenced note has been added to the Overall Site Plan included in the supplemental submittal.

- *This Site Plan Amendment involves re-locating the existing fueling facility from the northwestern portion of the development to the southwestern portion of the development. The Environmental Health Department must sign the Site Plan Amendment prior to the approval of the Site Plan Amendment due to the relocation of a potentially hazardous use.*

Response: Paul Olson indicated via email on November 22, 2022, that the overall site plan included a note stating “This project will be regulated by the State of NM Environment Department and the Air Quality group of the Environmental Health Department for the City of Albuquerque” will be sufficient for approval from the Environmental Health Department.

- *Are you able to provide a sheet of the entire main site layout on one sheet? Please provide required parking and provided parking calculations for the new site layout. (See IDO Table 5-5-1.) See IDO 5-5 for complete parking requirements and design.*

Response: The overall site plan included in this supplemental submittal has been updated to include a Project Data table containing all requested site information with the main layout on one sheet.

- *Are you able to provide the entire landscaping plan on one sheet? Please show compliance with the ‘minimum landscape area’ of 15% of the net lot area per IDO 5-6(C)(2). An earlier email invited you to meet with the Balloon Landing Task Force. Alterations to landscaping related to that meeting could be considered.*

Response: The preliminary landscape plan included in this supplemental submittal has been updated to include Sheet L1 with the overall view.

- *Future development must meet all applicable standards and provisions of the previously approved Site Development Plan.*

Where silent all development must meet standards and provisions of IDO (MX-M) and the DPM.

**Plans should demonstrate changes and how standards are being met.*

Response: This comment is acknowledged.

- *Please note that staff could have future comments and the Major Site Plan Amendment – DRB application is still under review.*

Response: This comment is acknowledged.

Development Review Board — Code Enforcement Comments

- *Code Enforcement has no comments or objections.*

Response: This comment is acknowledged.

Development Review Board — Transportation Development

- *I did not see the plans showing all the parking dimensions and radii that we had worked on together. I need this to be part of the official file. No objections so long as this is in the file.*

Response: The overall site plan included in this supplemental submittal contains the parking dimensions and radii previously discussed.

Development Review Board — Hydrology Section

- *Hydrology received the resubmittal of the Grading & Drainage Plan on 10/19/22. Hydrology is just waiting on stamped & signed G&Ds from the engineer.*

Response: Signed Grading and Drainage Plans were submitted to the Hydrology department on November 15, 2022. Official approval was received from Tiequan Chen on November 17, 2022. A copy of that approval has been included in this supplemental submittal.

- *Hydrology can take delegation.*

Response: This comment is acknowledged.

Development Review Board — Hydrology Section

- *No objections or comments to the site plan amendment for new Fuel Facility.*

Response: This comment is acknowledged.

We believe that the above responses, together with the enclosed revised plans and technical documents, address the comments in your letter dated November 15, 2022. Please review and approve the enclosed at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,


Charles Moseley,
Senior Project Manager

CM/jk/jd
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enc: As Noted