

Daniel,

The following is a list of the EPC conditions from 12/25. Please see the below notes and attachments, I believe they address all your requests. I look forward to hearing your feedback.

CONDITIONS OF APPROVAL Project #: SP-2025-00091, a Site Plan – EPC, Major Amendment

1. After approval by the EPC, the applicant shall coordinate with the Staff Planner prior to submitting the Site Plan to the Development Facilitation Team (DFT) for final sign-off to ensure that EPC Conditions have been met. Pursuant to IDO section 14-16-6-6(I)(2)(m), Site Plans shall be reviewed administratively for compliance with conditions of approval, DPM, and zoning standards prior to the issuance of a building permit.

OK

2. Pursuant to IDO section 14-16-6-4(O)(4), any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.

OK

3. Site Plan clean up and revisions:

a. Update all sheets (site plan, landscaping, grading & drainage, TCL, and utility) to accurately reflect the form of developed phases on the site, including both structures, new landscaping areas, new parking areas, and outdoor storage areas.

New EPC site plan, TCL, G&D, and landscaping plans attached. Also drawings moved to separate sheets for landscaping, TCL and the main plan.

b. All existing and planned outdoor storage areas shall be listed on the Site Plan.

1. Any fences and screening of these outdoor storage areas should be included on the site plan and detail sheet. OK

c. All existing outdoor storage areas on lots 64A4 and 224 shall be called out on the Site Plan. OK

d. Outdoor Vehicle Storage shall be added to the list of allowable uses on the site plan.

1. All existing outdoor vehicle storage areas shall be called out on the site plan, including those stored on the site for loading/unloading and film production purposes. OK... we've simply relocated vehicle storage to the south portion of the lot and noted on the plan that paved parking areas set back from the road > 500' will be used for outdoor vehicle storage if necessary.

e. Parking calculations shall be updated to show total parking spaces required and provided in the subject area. OK...an updated TCL with calculations, space number, etc provided for the whole improved site.

1. Update bicycle parking calculations to reflect how many bike spaces per bike rack are provided and the total amount of individual bicycle spaces in the subject area. OK... updated throughout.

4. Signs:

- 1. Update Site Plan Note #5 to accurately reflect signs on the entire site. Done**
- 2. Provide sign details on the detail sheet (see Condition of Approval #4). provided**
- 3. Update the site plan to indicate all sign locations on the site. Done**

5. Walls/Fences:

- 1. All walls and fences (internal and around perimeter) shall be shown on the site plan. OK**
- 2. All walls and fence detail shall be shown on a detail sheet for each that provides height, type/material, and any screening materials (e.g., fabric, slats). OK... detail sheets provided and lots of notes on the main site plan as well**

6. Landscaping Plan: Provide an additional, new overall Landscape Plan sheet (of both Phase 1 and 2) that shows the landscaping, calculations and landscape legend for the subject area. Provided, plus phase I by itself and phase II by itself, and detail sheets... provided

1. Landscaping sheet LS-101 shall remain the landscaping sheet for the current subject area of this request. • Update Total Tree and Total Shrub calculations to accurately reflect the total amount of trees and shrubs that are on this sheet. OK

2. Re-name previous Landscaping sheet LS-101, which showed landscaping detail for lot 64A3B1 (PR-2022-007999/SI-2023-01621), to sheet LS-201. OK

7. Provide a separate Detail Sheet for parking-related barriers and signage, walls and fences, and wall signs. OK, done

8. Agency Comment Conditions:

A. CABQ Parks and Recreation/Trails:

- 1. Communicate with Trails Staff to review and comply with requirements for sites in adjacency or visibility from a planned or existing City Trails.**

I SPOKE TO WHITNEY AND CONFIRMED THAT WE WILL BE IN COMPLIANCE WITH THE SCREEN REQUIREMENTS ASSOCIATED WITH THE FUTURE/PROPOSE PATH. I ASKED HER TO LET ME KNOW IF SHE NEEDED ANYTHING ELSE. 1/13/26 and I updated the site plan with notes to this effect

B. CABQ Parks and Recreation/Urban Forestry:

- 1. Contact Urban Forestry Staff to determine best practices in preserving and protecting existing trees.**

EXISTING TREES ARE NOT CHANGING, AND BONNIE HAS VISITED THE PROPERTY. WE'VE SPOKEN AT LENGTH ABOUT THIS.

2. Coordinate with Urban Forestry Staff set up a site visit to assess the condition of any vegetation being utilized for the existing vegetation credit [5-6(C)(12)(a)].

“ANY VEGETATION BEING USED FOR CREDIT” = NONE. IM NOT ASKING FOR A CREDIT, SO NOTHING TO DEAL WITH HERE.

C. Bernalillo County – Transportation:

1. Collaborate with Bernalillo County Transportation Staff on driveway restrictions.

NO NEW ACCESS, CURB CUTS OR DRIVEWAYS. SO ALL GOOD. I ADDED A COMMENT TO THE PLAN AS WELL TO THIS EFFECT