

AGENDA #17

Henry, Dora L.

From: Naji, Leslie
Sent: Monday, December 10, 2018 4:41 PM
To: Henry, Dora L.
Subject: FW: EPC 2018 001584 / Amendment per 48 hour rule
Attachments: Agenda 7 2018-001584 pics page.pdf

Hi Dora,

Following a discussion with Lawrence Kline of Transit there is an additional issue which needs to be resolved regarding my EPC case.

The change is under Conditions of Approval and highlighted. There are no other changes. I am also adding the picture pages that have been, uploaded but not delivered to the commissioners. Please see that both items are delivered as per the 48 hour rule.

Thank you.

CONDITIONS OF APPROVAL, Site Development Plan for Building Permit

1. Project # 2018-001584 , Case #: SI-2018-00221
2. 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 all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
3. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
4. Parking requirement of 175 spaces for the medical clinic shall be provided as only 174 are currently shown.

Conditions from the City Engineer, Transportation Development

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

Conditions from City Engineer, Hydrology Development

1. Hydrology will need an approved Conceptual Grading and Drainage Plan for DRB action on Site Plan for Building Permit
2. Attached is the Drainage Report for Tracts 3A &3B. The proposed storm drain system provided for stub outs at three locations for this tract's use. The storm drain system ultimately ties into an existing 54 inch pipe at the corner of Milne Rd. and Quaker Heights Rd.

Conditions from the New Mexico Department of Transportation (NMDOT):

1. The NMDOT is requiring that the development adheres to the concurred Traffic Impact Analysis (TIA) and TIA approval letter issued from the NMDOT.
2. Concerns with the placement of the Transit Department bus stop and the positioning of the right turn deceleration lane into the site from Coors Blvd need to be resolved to the satisfaction of NMDOT.

Conditions from the Water Utility Authority

1. SI-2018-00221 – Site Development Plan for Building Permit
 - a. Identification: UPC – 101106121208831301
 - i. Previous availability 180413 committed service to the site with the understanding that the proposed lot 3B would become a mixed use of retail and restaurant businesses. Before service can be committed to the east property a new availability statement will need to be requested to address the change in use.
 - b. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

Conditions from Public Service Company of New Mexico

1. It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project.
5. The Site Development Plan shall comply with the General Regulations of the IDO and all other applicable design regulations, except as specifically approved by the EPC.



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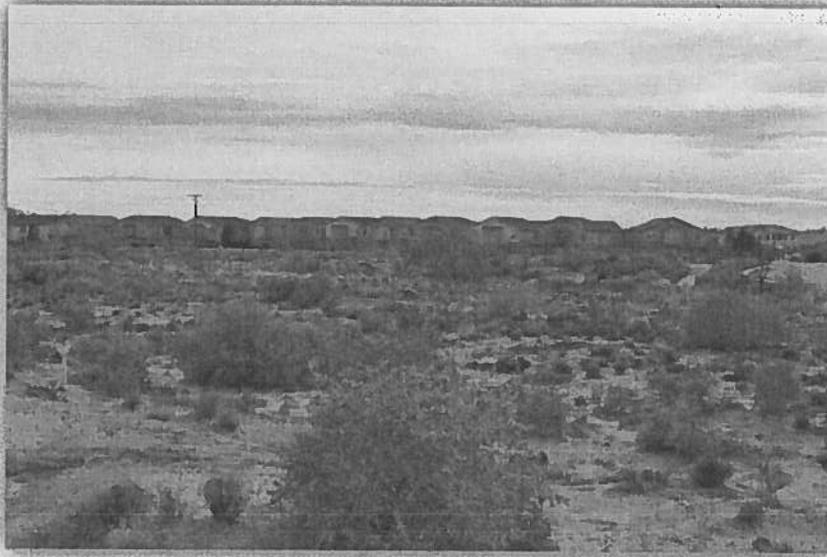


Figure 1: Looking south, from center of the subject site towards Milne Dr.

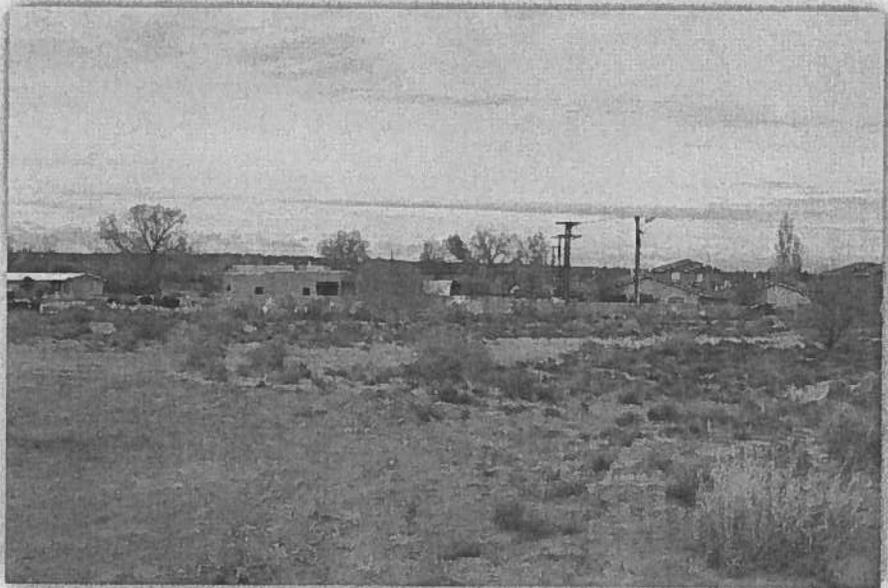


Figure 2: Looking north, across subject site towards Western Trail NW.

Figure 3: Looking northeast, across the subject site, towards intersection of Coors & Western Trail.



Figure 4: Looking east, across the subject site towards Coors Blvd.

Figure 5: Looking west, along Milne Dr. NW, at the subject site and the lot adjacent to the north.

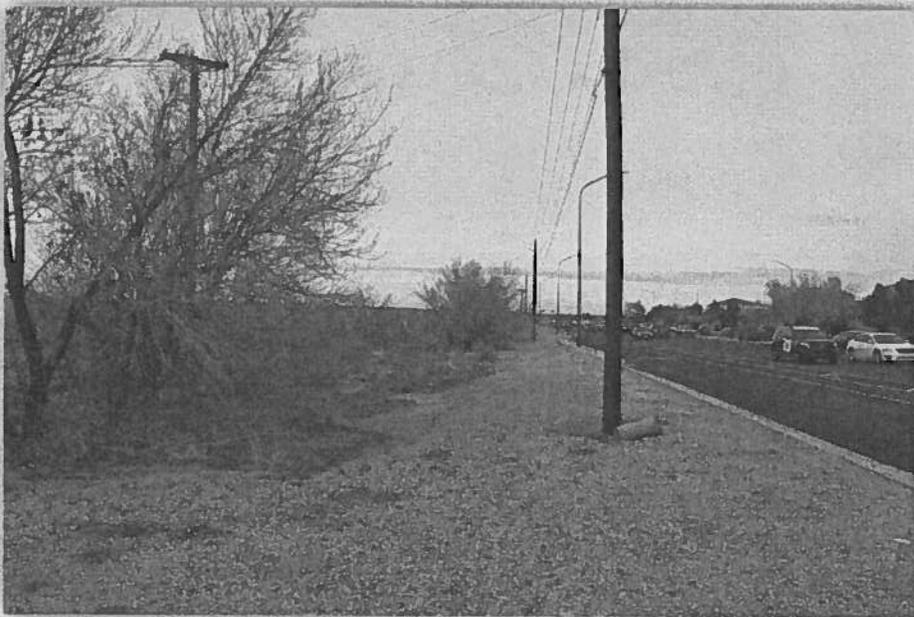
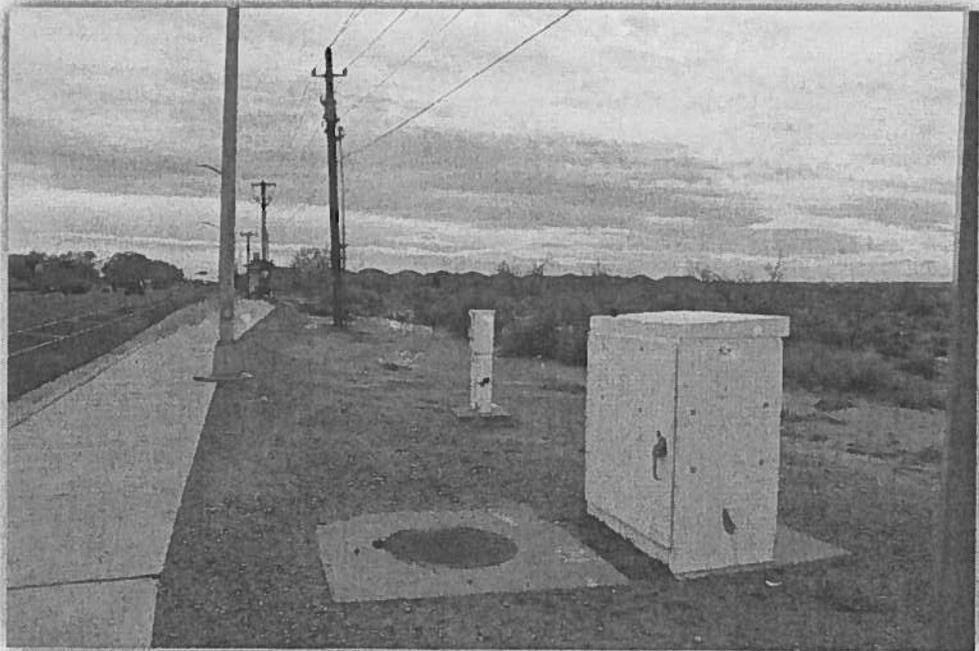


Figure 6: Looking north from Milne Rd along Coors Blvd.



**Figure 7:
Looking west
from Coors Blvd.
along Western
Trail.**



**Figure 8: Looking
south from Western
Trail along Coors
Blvd.**

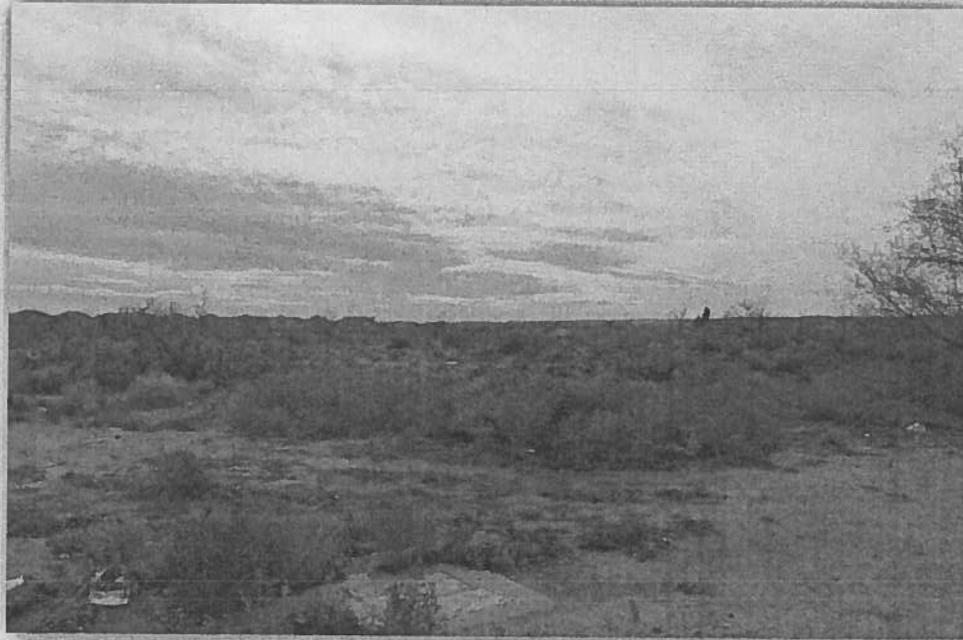


Figure 9: View across site looking southwest from Coors and Western Trail.



Figure 10: South view across site from Western Trail.