

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 1008585
Avalon Subdivision-
Utility Trailer Sales

AGENDA ITEM NO: 03

SUBJECT: EPC Approved Site Plan for Building Permit

ENGINEERING COMMENTS:

1. Show actual existing roadway conditions to the east of the site.
2. Provide a public roadway easement or public right of way for the turnaround.
3. Change size of item #1 on the infrastructure list to - 24' F-Edge
4. Please add the clear sight triangle to each subdivision entrance. Add the following note as well: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle."
5. Please add a note on the plan stating "All improvements located in the Right of Way must be included on a public work order."
6. Monument sign should be added to the landscape plan.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Racquel M. Michel, P.E.
Transportation Development
505-924-3991 or rmichel@cabq.gov

DATE: April 25, 2018

ACTION:

APPROVED ___; DENIED ___; DEFERRED ; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

AGENDA ITEM NO: 3

DRB Project Number: 1008585

Application Number: 18DRB-70113

Project Name: _____

Request: EPC Approved Site Plan for Building Permit

COMMENTS:

No objection.

(Comments may continue onto the next page)

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Benjamin McIntosh, Code Enforcement Supervisor DATE: 4/25/2018
Planning Department
924-3466 bmcintosh@cabq.gov

ACTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (TRANS) (HYD) (WUA) (PRKS) (PLNG) (CE)

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

Planning Department- DRB Minor Cases

Project #: 1008585

Application #: 18DRB-70113 (18EPC-40004)

Meeting Date: April 11, 2018 Deferred to April 25, 2018

Here are the remaining comments from the EPC planner, Cheryl Somerfeldt.

Regarding their submittal:

1. Condition 3 requires outdoor seating which has been added, however, there seems to be a conflict with the placement of the benches and the windows as shown on the elevations, so they should coordinate the plans with the elevations. Also, I am assuming the hatching on the sidewalk means the seating is covered, however, this should be on the legend to be clear.
ADDRESSED
2. Condition 9 requires compliance with the zoning code except as specifically approved by the EPC, and signs are subject to the underlying C-2 zone, Section 14-16-2-17 (10) (c)). Since Daytona is a collector, the free-standing sign area shall not exceed 100 square feet, and 118 square feet is being shown. Also, because there is a free-standing sign on Daytona, the building mounted sign will be limited to 12.5% of the dimension of the elevation, so the applicant should show the dimensions of the façade and the building mounted sign. ADDRESSED