DEVELOPMENT REVIEW BOARD
Code Enforcement Comments

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

Jeff Palmer-Senior Code Enforcement Specialist
Planning Department
jppalmer@cabq.gov ***DATE:*** *3/2/2022*

AGENDA ITEM NO: 11

DRB PROJECT NUMBER:

PR-2018-001398
SD-2021-0242-PRELIMINARY PLAT
VA-2021-00447-SIDEWALK WAIVER
SD-2021-01966-EPC FINAL SITE PLAN
SIGN OFF

PROJECT NAME:
JAG PLANNING & ZONING – JUANITA GARCIA agent for **DARRYL CHITWOOD – CO GREEN BUILDING** requests the aforementioned action(s) for all or a portion of: **TRACT B, LANDS OF ELLA G. ROSSITER** zoned **PD**, located on **704 GRIEGOS RD NW between 7TH ST NW and 9th ST NW** containing approximately **0.75** acre(s). (**F-14**) *[Deferred from 12/15/12, 1/5/22, 1/26/22,2/16/22]*

PROPERTY OWNERS: DARRYL CHITWOOD

REQUEST: PRELIMINARY PLAT, SIDEWALK WAIVER

COMMENTS:

1. Need to add note on Site Plan explaining deviation from R-1B zone standards for Lot B rear setback. A deviation note is required as noted in EPC Notice of Decision Conditions, item 5, *"Any deviation from R-1B standards found in the IDO mentioned above or otherwise shall be explicitly called out on the site plan in order to maintain and create a reliable record for this site plan."* The note requested is in regards to the EPC condition allowing a 10 foot rear yard setback in Lot B (as stated in condition item 4.M: *"The rear setback of Lot B shall be 10 feet, as requested by the EPC.")* See excerpts attached of Site Plan and EPC Notice of Decision conditions referenced.
2. No objection to the platting action or Sidewalk Waiver.
3. No further comments or objections to the EPC Approved Site Plan as submitted on 12/15/2021.

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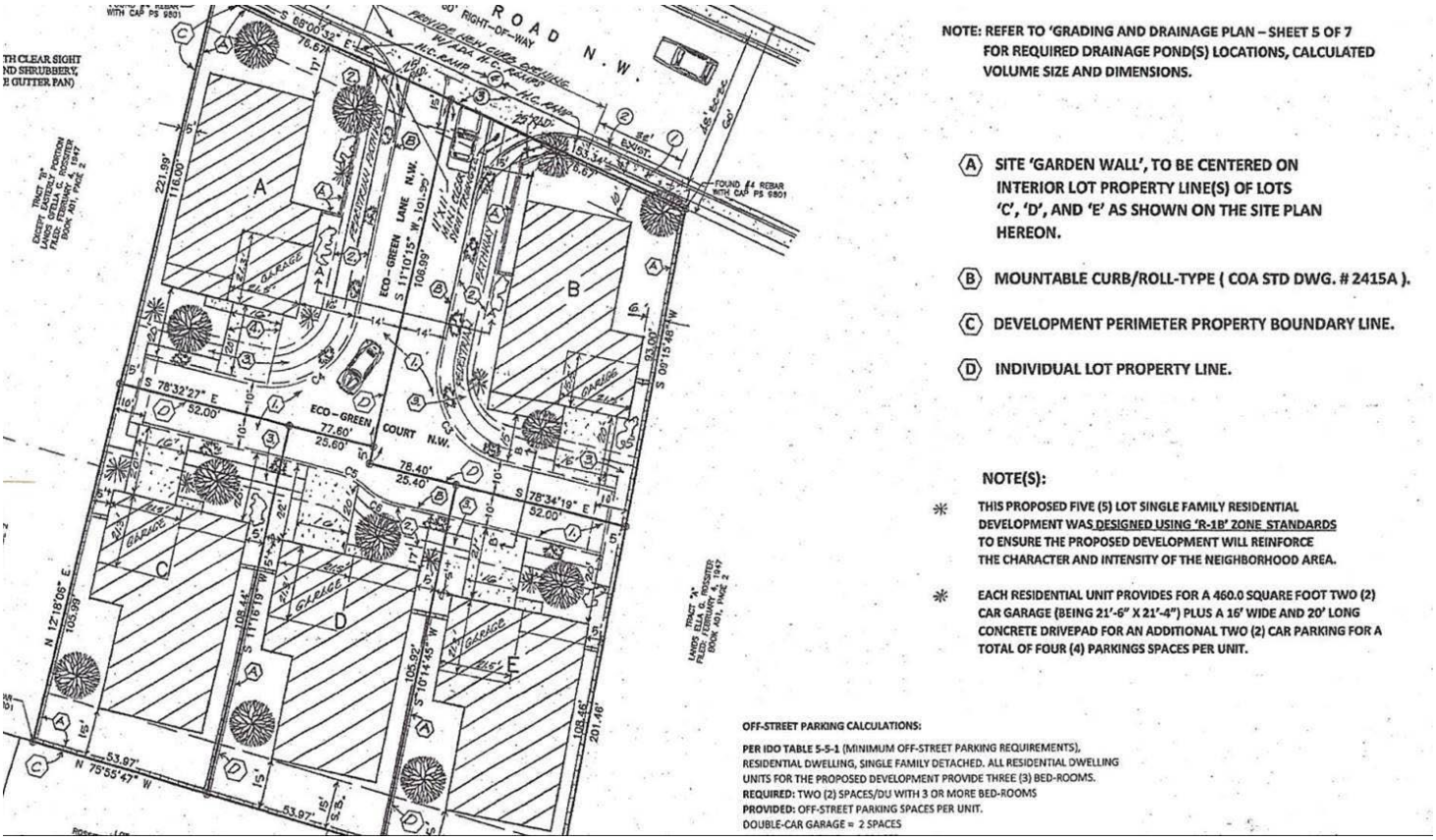

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8. PR-2018-001398

H. Specific wall heights and finishes need will be shown to determine any variation from wall standards in residential areas pursuant to IDO table 5-7-1.

I. The irrigation system shall be clearly shown on the landscape plan, and total number of emitters should be specified.

J. The grading and drainage plan will show contour lines in to determine stormwater runoff flows.

K. The utility plans shall clearly show location of structures to demonstrate tie into the water and sewer lines.

L. The utility plans will show tie into the main lines from Griegos Rd from the development.

M. The rear setback of Lot B shall be 10 feet, as requested by the EPC.

5. Any deviation from R-1B zone standards found in the IDO mentioned above or otherwise shall be explicitly called out on the site plan in order to maintain and create a reliable record for this site plan.

6. Conditions from Solid Waste Management Department:

A. A site plan to scale will be required for this development, and will have to be approved by the Solid Waste Department.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **March 5, 2021**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.