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-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov ***DATE:*** *9/14/2022*

AGENDA ITEM NO: 9

DRB PROJECT NUMBER:
PR-2018-001681
PS-2022–00191 - SKETCH PLAN
IDO – 2021

PROJECT NAME:
TIERRA WEST agent for **TWO RIVERS, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 52, ATRISCO GRANT** zoned **MX-L**, **located on SUNSET GARDENS RD SW between 86TH SW and 82ND ST SW** containing approximately 6.04 acre(s). (L-9)

PROPERTY OWNERS: TWO RIVERS LLC

REQUEST: SKETCH PLAT REVIEW FOR 191 UNIT APARTMENT COMPLEX (TWO 3 STORY BUILDINGS)

COMMENTS:

1. Property is zoned MX-L, Mixed-Use Low Intensity, and must meet all Dimensional Standards as per IDO 5-1(D) and Table 5-1-2, including Useable Open Space, Setbacks, and Height.
2. Property is located within an Area of Consistency, as well as abutting or adjacent to R-1 neighborhoods in Areas of Consistency on the South, East, and West. Edge buffer setbacks are required as per IDO 5-6(E).
3. IDO 5-9, Neighborhood Edges, requires a step down to 30 ft height within 100 ft of a Protected Lot (R-1 included).
4. Development must meet all standards of IDO 5-5, Parking and Loading, 5-6 Landscaping, Buffering, and Screening, 5-6 Walls & Fences, 5-8 Outdoor Lighting, 5-9 Neighborhood Edges, 5-10 Building Design, and 5-12 Signs.
5. No further comment at this time.