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:*** *2/2/2022*

AGENDA ITEM NO: 7

DRB PROJECT NUMBER:

PR-2021-005195

SI-2021-01747 – SITE PLAN

PROJECT NAME:

DEKKER/PERICH/SABATINI – WILL GLEASON agent for **JC SIX LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 6A-1, UNIT 1, JOURNAL CENTER PHASE 2** zoned MX-H, located on **7501 JEFFERSON ST NE between JEFFERSON ST and MASTHEAD ST NE** containing approximately **5.1536** acre(s). **(D-17)**
[*Deferred from 11/10/21, 12/1/21, 12/15/21, 1/5/22, 1/19/22]*

REQUEST:

1. SITE PLAN APPROVAL REQUEST FOR MULTI-FAMILY APARTMENT HOME COMMUNITY

COMMENTS:

1. As a Development Note: Uses, dimensional standards, and design requirements as per the Journal Center development Plan. Where silent, IDO standards for MX-H, Employment Center apply. Project must demonstrate that all standards are being met. Anything outside of those standards may require amendments and/or variances.
2. All prior comments have all been addressed. No additional comments or objections at this time.

- ~~Site Design and analysis per IDO section 5-2 Sensitive Lands. Including landscape 5-2-C-5, irrigation 5-2-H, arroyo standards 5-2-J. Detail and/or clarification needed on how these are being met.~~

- ~~Building design per IDO section 5-11. Including multi-family standards 5-11-D and façade standards 5-11-~~E. ~~Applicant must submit the completed and signed Site and Building Design Considerations~~

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~~(Climatic and Geographic Responsiveness) form and provide the analysis information.~~

- ~~Applicant/Owner/Agent responsible for verification of any easement and flood zone information.~~
- ~~Subdivision of Land lot design and layout per IDO section 5-4-F~~.
- ~~Project number needed on DRWS form.~~
- ~~Parking per IDO section 5-5. Including Electric Vehicle parking and Motorcycle parking.~~
- ~~Landscaping per IDO section 5-6. Including street frontage standards 5-6-D, parking lot and arroyo standards 5-6-F.~~
- ~~Perimeter and interior walls/fences per IDO section 5-7. Including multi-family exceptions 5-7-D-3, design standards 5-7-E, articulation 5-7-E-2, and arroyo standards 5-7-E-4. Detail and/or clarification needed on how these are being met.~~
- ~~Signage per IDO section 5-12. Including proposed wall sign, free-standing sign, and projecting sign. Freestanding must be at least 3ft from property line. Detail and/or clarification needed on how these are being met.~~