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:*** *8/3/2022*

AGENDA ITEM NO: 1

DRB PROJECT NUMBER:
PR-2021-005272
SI-2022-01239 – SITE PLAN IDO-2020

PROJECT NAME:
CONSENSUS PLANNING, INC. agent for **GTA SAN PEDRO, LLC** requests the aforementioned action(s) for all or a portion of**: LOTS 1-4 AND 29-32, BLOCK 27, TRACT A UNIT B, NORTH ALBUQUERQUE ACRES** zoned **R-MH,** located **on 9320 SAN PEDRO DR NE between OAKLAND AVE NE and EAGLE ROCK AVE NE** containing approximately **6.77** acre(s)**. (C-18)** [Deferred from 7/20/22, 8/3/22]

PROPERTY OWNERS: GTA SAN PEDRO LLC

REQUEST: 218 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH SIX 4-STORY BUILDINGS PLUS A CLUBHOUSE.

COMMENTS:

1. The majority of comments from 7/20/22 appear to have been addressed with this supplemental submittal.
2. A Deviation of 2.5 feet has been submitted, and must be approved, for the required 25 foot landscaping edge buffer between Industrial Development and Non-Industrial Development, as per IDO 5-6(E)(4)(b). The alternative is to obtain a Variance of those requirements.
3. Walls & Fences, Lighting, and Signs are not fully presented on submittal, and must meet requirements of IDO sections 5-7, 5-8, and 5-12, respectively, as per comments submitted on 7/20/22. Please note sign height and size limitations as per Table 5-12-1.
4. Development proposed must meet all Development Standards of IDO section 14-16-5, as well as the DPM and other applicable City regulations.