

May 25, 2022

TO: Robert Heiser and Saige Cox / Studio Southwest Architects
FROM: Sergio Lozoya, Current Planner
City of Albuquerque Planning Department
TEL: (505) 924-3349
RE: AA PR-2021-005746 – SI-2022-00947 5800/5900 Jefferson St. NE

I am the Staff Planner reviewing your application for project # PR-2021-005746, an Administrative Amendment at 5800/5900 Jefferson St. NE – XRANM, for parking and site improvements.

Please provide the following:

1. I see that the notable changes are listed, please ensure that all changes are clearly listed.
2. Any changes to a numerical standard i.e. parking, shall be shown in the project letter, along with calculations to demonstrate that the change is within allowable minor amendment thresholds.
3. Clearly highlight all changes on the new, proposed site plan. A red comment cloud usually works best for this. Ensure that all changes listed in the letter are clearly shown on the new, proposed site plan.
4. Pursuant to IDO subsection 6-4(Y)(2)(a): The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments).

The change in height for the equipment yard wall from 12'-6" to 8'-6" exceeds the allowable 6" change pursuant to the provision shown above (IDO Table 6-4-4 Allowable Minor Amendments).

If the change to wall height is desired, this application will have to be processed as a Major Amendment, and would return to the original approving body (DRB). This application can proceed as a Minor Amendment if the wall height remains within the allowable Minor Amendment thresholds.