

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT ADMINISTRATION

600 2nd Street NW, 3rd Floor

Albuquerque, NM 87102

Tel: (505) 924-3339



June 23, 2022

C. Saige Cox

Agent for XRAYNM

Studio Southwest Architects

2101 Mountain Rd NW, Suite B

Albuquerque, New Mexico 87104

Ms. Cox:

Thank you for your request for a revision to your previously approved exception to the provisions of IDO Table 5-7-1 for the property located at 5900 Jefferson Street NE, Albuquerque NM 87109. Per your updated request dated May 9th, 2022, you are requesting a revision of a previously approved exception to the maximum wall height for a required screening wall, as the maximum height allowed is 8'-0" in the NR-BP zone. According to your request, the proposed screening wall is needed to accommodate the provision of IDO 14-16-5-6(G)(2), which requires that a screening mechanism shall be equal to or greater than the equipment to be screened. To accommodate the placement of mechanical equipment, you are proposing a screening wall that is 8'4" tall. The aforementioned mechanical equipment consists of a transformer, backup generator, chillers and switch gear and all are considered critical infrastructure for the proposed facility.

The proposed screen wall is required pursuant to IDO Sections 14-16-5-6(G)(2)(b) and 14-16-5-6(G)(2)(c), which require screening all mechanical equipment from view of the streets or adjacent major arroyos to the maximum extent practical. The nature of your land use requires you to ground mount the mechanical equipment and locate it remotely from your building to mitigate vibration due to the extreme sensitivity of the MRI & CT scanners on site. The 8'4" tall screen wall will provide the required screening as well as protect the infrastructure equipment from potential theft and vandalism.

The subject property is zoned NR-BP. Table 5-7-1: Maximum Wall Height restricts the height of a fence/wall within the front yard or street side of a mixed-use zone to eight (8) feet. Pursuant to IDO Sections 14-16-5-7(D)(3)(f) and 14-16-6-5(F)(3)(a), The Zoning Enforcement Officer (ZEO) can make an exception to the height standards in Table 5-7-1 for critical infrastructure facilities for security reasons due to specific site conditions or the nature of the land use or related materials and facilities on the site pursuant to 6-5(F) (Wall or Fence Permit – Minor)

Based upon the nature of the land use, and the requirement for your critical infrastructure equipment to be ground mounted and located a distance away from the building due to sensitivity of medical equipment you regularly utilize to vibration. Considering this factor in addition to specific conditions of the subject property located at 5900 Jefferson Street NE Albuquerque NM 87109, it is my determination as ZEO that an exception to the height standards of IDO Section 14-16-5-7(D)(1) and Table 5-7-1 for security reasons is warranted in this particular situation. **Therefore, upon review of this revised request, it is my determination that the proposed eight-foot, four-inch (8'4") tall screening wall is a justified and acceptable exception to IDO Section 14-16-5-7(D)(1) and Table 5-7-1.** For any required fence/wall permits, please contact the Building Safety and Permits Division at (505) 924-3964 or (505) 924-3320.

Respectfully,

James M. Aranda, MCRP

Deputy Director and Zoning Enforcement Officer,

Albuquerque Planning Department