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:*** *1/12/2022*

AGENDA ITEM NO: 4 & 5 & 6

DRB PROJECT NUMBER:
PR-2020-006070
SI-2021-01888 – Site Plan / Plat
SI-2021-01889 – Site Plan/ Plat
SD-2021-00240 – PRELIMINARY/FINAL PLAT Slope
SD-2021-00245 - VACATION OF PRIVATE EASEMENT De-siltation
SD-2021-00246 - VACATION OF PRIVATE EASEMENT Drainage
SD-2021-00247 - VACATION OF PRIVATE EASEMENT
SD-2021-00249 - VACATION OF PUBLIC EASEMENT Anchor
SD-2021-00250 - VACATION OF PUBLIC EASEMENT PUE

PROJECT NAME:

CONSENSUS PLANNING, INC. agent for **98TH AND I-40 LAND, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 9, UNIT 5, AVALON SUBDIVISION** zoned **NR-BP,** located on **BLUEWATER RD NW between 94TH ST NW and 90TH ST NW** containing approximately 16.1 acre(s). (K-9)

PROPERTY OWNERS: 98TH AND I-40 LAND, LLC

Request:
SITE PLAN APPROVAL FOR AN APPROXIMATELY 150,000 SQUARE FOOT WAREHOUSE AND DISTRIBUTION OF BUILDING ON A 9.7 ACRE PORTION OF THE SUBJECT PROPERTY. (NORTH and SOUTH PORTION)

CREATE TWO NEW TRACTS FROM ONE EXISTING TRACT,
GRANT EASEMENTS, VACATE PUBLIC EASEMENTS

COMMENTS:

1. The Site Plan must comply with all applicable provisions of the IDO, the DPM, and other adopted City regulations.
2. All prior comments have been addressed. No additional comments or objections.

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- ~~IDO Zone district is NR-BP.~~
- ~~Dimensional standards per IDO section 5-1. Clarify different setback notes on plat.~~
  ~~Provide building calculation, with/without expansion, for building coverage maximum of 50%.~~
- ~~Landscaping Edge Buffer per 5-6-E, table 5-6-4. Please clarify use. Non-Residential or Industrial require different standards.~~
- ~~Additional detail needed for meeting equipment screening and loading, service refuse areas. IDO section 5-6-G~~.
- ~~Additional detail needed for meeting outdoor lighting. IDO section 5-8~~.
- ~~Additional detail needed for meeting Façade Design general standards, IDO section 5-11-E~~.
- ~~Does project submittal include a signage plan or is owner applicant referencing the NR-C zone district for standards?~~