Albuquerque Bernalillo County
Water Utility Authority

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Blaine Carter, P.E.
Phone: 505.415.9188

DRB Project No:	Date:	Item No:
PR-2021-006336	06/08/22	#6
Zone Atlas Page: L-08	Legal Description: Lot(s) 1, BLOCK 3 TOWN OF ATRISCO GRANT Location: 10320 CENTRAL AVE SW between CENTRAL AVE and SUNSET GARDENS	
Request For: SI-2021-02091 – SITE PLAN		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

SI-2021-02091 – SITE PLAN

1. No objections.
2. Availability Statement #210829 has been issued and provides the conditions for service.
3. This project is within the adopted service area.
4. Pro rata is not owed for this property.
5. Infrastructure List:
    a. No objections.
    b. The required 8-inch sewer line is listed.

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:*** *6/08/2022*

AGENDA ITEM NO: 6

DRB PROJECT NUMBER:
PR-2021-006336
SI-2021-02091 – SITE PLAN

PROJECT NAME:
TIERRA WEST, LLC - VINCE CARRICA agent for **DENNIS ROMERO** requests the aforementioned action(s) for all or a portion of: **LOT 1, BLOCK 3 TOWN OF ATRISCO GRANT** zoned **NR-BP**, **located on 10320 CENTRAL AVE SW between CENTRAL AVE and SUNSET GARDENS** containing approximately **4.0** acre(s). (**L-08)**
[Deferred from 1/5/22, 1/19/22,1/26/22,3/2/22,3/30/22, 4/13/22, 4/27/22, 5/4/22. 5/18/25]

PROPERTY OWNERS: DENNIS ROMERO

Request: DRB SITE PLAN FOR SELF STORAGE FACILITY

COMMENTS:

1. *No comments and no objections.*

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 006336 AGENDA ITEM NO: 6
Self-Storage Unit at Central/106th Street

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. *A public roadway easement will be required for the portion of the turn-around that extends outside of the Sunset Gardens public right-of-way .*

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: June 8, 2022

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

David G. Gutierrez, PE, Senior Engineer | 505-924-3695 dggutierrez@cabq.gov

DRB Project Number: 2021-006336 Hearing Date: **06-08-222**

Project: **10320 Central** Agenda Item No: **6**

☐ Sketch Plat	☐ Minor Preliminary / Final Plat	☐ Preliminary Plat	☐ Final Plat
☐ Temp Sidewalk Deferral	☐ Sidewalk Waiver/Variance	☒ Site Plan for Bldg. Permit ☐ Site Plan for Subdivision	☐ Bulk Land Plat
☐ SIA Extension	☐ DPM Variance	☐ Vacation of Public Easement	☐ Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has no objection to the proposed site plan. Discussion with the engineer resulted in an updated Infrastructure List to include the following infrastructure items.

24"-60"	Storm Drain RCP	106th Street SW	30' North of South Property Line	55' South of South Property Line
60"	Storm Drain RCP	Sunset Gardens Road SW	20' East of East Property Line	60' West of East Property Line

RESOLUTION/COMMENTS:

Water:

Code Enforcement:

Parks:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSD ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____

DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM NO. 6

Project Number: PR-2021-006336

Application Number: SI-2021-02091
Project Name: Self Storage

Request: Site plan-DRB

COMMENTS:

- ~~The project and application numbers need to be added to the Site Plan prior to distribution of the Site Plans to the DRB members for their e-signatures.~~

- ~~The Solid Waste signature must be obtained on the Site Plan prior to approval.~~

- ~~The applicant must confirm that the Façade Design requirements of 5-11(E) of the IDO are being met in a comment response letter and how they are being met.~~

- The Site Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico.

  ~~**Update 5/3/22: A note was added to the May 4 Site Plan supplemental submittal requiring interior lights in faux windows be turned off between 10:00 pm to 6:00 am. Please drop the word 'faux' on that note as the 'real' windows need the lighting to be turned off, at least on the second and third stories.**~~

- ~~Staff requests that the applicant consider having motion lights on the second and third floors of the proposed building to mitigate the visual impact of the lighting on the upper floors of the proposed building on surrounding properties.~~

- ~~A new set of elevations is needed to clearly depict the building design. Color elevations depicting the proposed building are requested by staff.~~

- An Infrastructure List is included with this Site Plan. Therefore, a recorded IIA will be required prior to final sign off of the Site Plan from Planning.

- These are preliminary Planning comments, and there could be additional and/or revised Planning comments on this application.

Updated 1/7/22:
14-16-5-8(D)(11)

All sources of light for non-residential development (excluding uses in the Lodging category) other than outdoor light fixtures as regulated above that are visible from the property line shall not exceed 300-foot lamberts as measured from the property line.

5-8(D)(11)(a) In UC-MS-PT areas, if the non-residential development is located within 10 feet of the property line, this measurement is taken from the mid-point of the abutting right-of-way, or from a distance of 50 feet, whichever is closer.

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jay Rodenbeck/Robert Webb
Planning Department

DATE: 6/7/22

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2021-006336
SI-2021-02091 – SITE PLAN
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01-05-2022
Central Ave SW and 106th St SW are classified to require street trees per IDO Section 5-6(D)(1)(a). Trees must be recommended by the Official Albuquerque Plant Palette per IDO Section 5-6(D)(1)(b) (Official Albuquerque Plant Palette and Sizing List-2018-07-03.xlsx (cabq.gov))

The Parks and Recreation Department (PRD) is a partner with the Nature Conservancy who developed a Climate Ready Tree List for Albuquerque here: NMFO Climate-Ready Trees Lists (nature.org), and it is recommended to use trees on this list going forward.

01-19-2022, 03-09-2021, 03-30-2022, 04-13-2022, 04-27-2022, 05-04-2022, 05-18-2022, 05-25-2022, 06-08-2022
No additional comments.