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:*** *1/26/2022*

AGENDA ITEM NO: 7

DRB PROJECT NUMBER:

PR-2021-006336 – SITE PLAN
SI-2021-02091

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]***

PROPERTY OWNERS:
DENNIS ROMERO

Request:
DRB SITE PLAN FOR SELF STORAGE FACILITY

COMMENTS:

- Development must meet all applicable standards and provisions of the IDO, the DPM, and other adopted City regulations.
- Use Specific Standards for Self-Storage per IDO section 4-3-D-29.

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- Self storage is permissive and listed as a commercial use per IDO section 4-3. Development letter mentions industrial development. ~~Are there more than one use type and development type proposed? Additional standards and requirements could apply.~~

- Provide building coverage calculation. Maximum 50% per IDO section 5-1 Dimensional Standards.
  - Building coverage noted as 19%

- Provide measurements on the Site Plan from the property lines to structure.
  - Provided

- For the office portion of the development, provide Building Design Consideration detail/justification/explanation, IDO section 5-2-D. Along with the Design requirements of IDO section elevation copies were not clear
  - Copies provided

- ~~Provide detail and/or clarification for meeting the requirements for IDO section 5-6-D Required Street Trees, Landscaping, Buffering and Screening. Appears to be missing along the South & Southeaster portion.~~
  - Provided

- Are new walls/fences a part of the site plan?

- All lighting shall comply with IDO section 5-8.

- Provide detail and/or clarification for meeting the requirements of IDO section 5-9-D. Neighborhood edges.
  - Need measurement to adjacent R-1 development

- ~~Are sign standards being proposed or will they be meeting the NR-C requirements?~~
  ~~Provide façade percentage for each wall sign. Freestanding sign must be at least 3ft from any property line.~~

- ~~Is signage a part of the site plan? Per IDO section 5-12. Or will signage be meeting the NR-C standards?~~

- Property owner to be aware of IDO section 5-13 Maintenance.