

October 29, 2025
Development Facilitative Team (DFT)
600 2nd St NW, Albuquerque, NM 87102

RE: Project: PR-2022-007565; SP2025-00075- SITE PLAN DFT Comment responses

To whom it may concern,
I am in receipt of comments provided on 10/22/2025 and have provided the following revisions, and responses to those comments:

Code Enforcement

1. Wall along Westside is shown as a 6-foot opaque wall. However, the wall height is limited to 3 ft in height in front yard setback, as per IDO 5-7(D) Table 5-7-1, or up to 4 feet on the front parking lot edge as meeting a parking lot buffer requirement, as per IDO 5-6(F)(1)(i).
Response: Site plan has been revised to show a 4'-0" screen wall along the front parking lot edge. This wall will provide the required parking lot buffer as indicated in Comment #2.
2. Parking spaces along Westside require parking lot buffer wall, as noted above, or will require a 10-foot landscape buffer, as per the same section, IDO 5-6(F)(1)(i). This is cited in the Landscape Plan note #9, but it does not appear to be implemented
Response: A 4-foot tall parking lot screen wall will be used for in lieu of the 10-foot landscape buffer referenced.
3. Lighting: Light fixtures, IDO 5-8(E): General Design and Illumination Standards. Provide documentation showing how requirements are being met:
 - a. Light fixture types/detail sheets to show how the light fixtures meet required cut-off angle requirements for building mounted and pole mounted lighting.
 - b. Provide detail sheet of light poles (if any), with height limited as per IDO Table 5-8-1.
Response: No light poles to be incorporated into this project.
4. Lighting: Designation for Zone District, IDO 5-8(F): Must show compliance with standards:
 - a. Lighting Designation, IDO 5-8(F), Table 5-8-2. Property is designated an LZ-2 light zone.
Response: A lighting sheet has been added to the set. This designation has been included in the notes.
 - b. Light Trespass, IDO 5-8(F)(4), Table 5-8-3: Provide photometric site plan showing how total illumination (from interior and exterior light sources) complies with light trespass requirements at the property line for the LZ-2 light zone.
Response: A photometric site plan has been added to the set which illustrates compliance.
5. Lighting: Total Lumen Allowance, IDO 5-8(G): Provide documentation of compliance with Total Lumen Allowance and Total Lumens allowed per dwelling, IDO Table 5-8-4.
Response: A lighting sheet has been added to the set. Compliance has been indicated in the notes.

6. Lighting: Additional Standards, IDO 5-8(H): Show compliance with IDO 5-8(H)(1)(b) Residential Recreational Amenity and Private Parks, regarding lighting for small courts (the pickleball courts).

Response: Courts will be closed at dusk. No additional lighting to be added for this location.

7. Signage to be submitted by separate permit and meet requirements of IDO 5-12, Table 5-12-3.

Response: Signage to be submitted by separate permit.

Hydrology

Hydrology has further comments.

Water Authority

1. Availability Statement #250618 has been issued and provides the conditions for service. Routine connections are available.

Response: Confirmed.

2. Need to have Service Connection Agreement approved prior to final approval. Master Utility Plan.

Response: Service Agreement has been requested.

3. Need to show all utility easements as "public" or "private" and dimension each easement.

Response: All existing easements have been labeled on the master utility plan. No additional easements are being requested, public or private.

Transportation

1. No Comments.
2. As a reminder, an approved full TCL will be required prior to building permit.

Planning

1. Add a detail to the elevations sheet showing the proposed 6' opaque fence shown as keyed note #6 on the site plan.

Response: Detail showing proposed material and construction of the opaque fence has been added to sheet A201.

2. One (1) tree is required per 10 parking spaces. Calculations must be added to the landscape plan data.

Response: This has been added to drawings

3. At least 75 percent of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy diameter of at least 25 feet.

Response: Design meets this requirement

4. Project and application numbers must be added to the Site Plan.

Response: Project and application numbers have been added to the site plan/ signature page.

5. Add the gravel coverage calculations for the 1/2" Blush Gravel and 2-4" Gold Gravel.

Response: This has been added to the drawings

6. For any required infrastructure, a completed IL-Infrastructure List will be needed for public Infrastructure needs.

Response: All infrastructure is private and therefore does not require an infrastructure list.

7. An IIA-Infrastructure Improvements Agreement with a financial guarantee will be required prior to final signoff of the site plan or plat.

Response: All infrastructure is private and therefore does not require an IIA.

Parks and Recreation

1. There is existing paved multi-use trail along the northside of Westside Blvd adjacent to the northern edge of the project site. Please confirm compliance with the following:

- a. Screening of mechanical equipment and support areas

Response: All equipment will be at grade and will be screened by the 6'-0" opaque wall designated as keyed note #6 on site plan.

- b. Loading Service and Refuse areas.

Response: The project will provide a compactor as approved by the solid Waste Department. The compactor will be screened with a 6'-0" stucco enclosure as detailed on sheet R001.

2. Are any walls are being proposed along Westside Blvd.?

Response: There will be a 4-foot parking lot buffer wall installed along Westside Blvd. See Responses #1 and #2 for Code Enforcement.

3. Parking lot screening will be required along Westside Blvd. Parks and Recreation defers to Planning Department.

Response: See response #1.

4. Serviceberries struggle with heat and high UV rays and are only recommended as an understory planting, per local nurseries. Serviceberry is also not on the Official Plant Palette. Please replace it with another species.

Response: Serviceberry has been removed from the project and replaced with plants from the official plant palette.