ARIA STUDIO CONSULTANTS, INC.
100 GOLD AVE SW, SUITE 205, ALBUQUERQUE, NEW MEXICO 87102
PRINCIPAL ARCHITECT | DANIEL PUZAK, AIA | (505) 506-2314 |
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October 25, 2023

City of Albuquerque
Planning Department

**Re**: **Site Plan Administrative – DFT**
**Comment Response**
**PR-2022-007645**
**SI-2023-01509**

Planning Department,

This letter is in response to Planning Case Comments from DFT hearing date 10/18/23:

***The comments in *orange* require more information***
**ARCHITECT RESPONSE IN *BLUE ITALICS*.**

- Site Utility Plan Missing
  *-SITE UTILITY PLAN IS ATTACHED.*

- Trash enclosure wall must incorporate at least one of the primary materials and colors of the nearest wall of the primary building, excluding exposed CMU block, as per IDO 5-6(G)(3)e screening. Currently shown as exposed CMU block wall.
  *-SEE UPDATED NOTE ON AS-101 DFT, CMU WILL BE COVERED WITH STUCCO, COLOR TO MATCH PROPOSED BUILDING.*

- Trash enclosure encroaches into North Lot. Need to file access agreement with North Lot, as noted on AS101-TCL.
  *-SEE ATTACHED RECORED DUMPSTER EASEMENT AGREEMENT.*

- **The Site Plan is being reviewed to the standards and provisions of the Atrisco Business Park previous approval, and to the standards within the IDO and the DPM where the governing Site Plan is silent. Currently zoned NR-BP**.

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- Please clarify if the phasing on the plan set is for building permit or for this site plan review? Which is currently being submitted for review?
  *-SEE UPDATED AS-101 DFT SITE PLAN FOR CLARIFICATION*

  *Some of the plans submitted still include proposed property line language. Is another platting action proposed?*
  *-SEE UPDATED AS-101 DFT SITE PLAN FOR CLARIFICATION, THIS LANGAUGE HAS BEEN REMOVED FROM SITE PLAN*

- *Please clarify the specific IDO use for each site and building. Demonstrate how each is meeting the use specific standard for that use. Such as Warehousing, Wholesale/Distribution, cannabis cultivation, or cannabis product manufacturing.*
  -*RAYS FLOORING (EXISTING BUILDING)-* 4-3(E)(18) *WAREHOUSING FOR FLOORING MATERIALS-NO-PUBLIC RETAIL.*
  -*NM SOL (NEW BUILDING)-* 4-3(E)(2) *CANNABIS CULTIVATION WAREHOUSE AND ASSOCIATED OFFICES-NO PUBLIC RETAIL.*
  -*FUTURE INDUSTRIAL PAD SITE (NOT PART OF THIS APPROVAL)-FUTURE* 4-3(E)(18) *WAREHOUSING.*

- *Please provide the status of Cannabis approval from the State of NM and CABQ Code Enforcement.*
  - *STATE LICENSE AND CITY LICENSE WILL BE UPLOADED TO EPLAN FOR SIGNATURE BY ANGELO METZGAR. SEE ATTACHED LICENSE.*

**(See additional comments on next pages)*

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- *Clarify building height measurement and measurement from property line to the building.*

  - *SEE UPDATED A-201 FOR BUILDING HEIGHT, SEE AS-101 DFT FOR PROPERTY LINE MEASURMENTS.*

- *Please identify/clarify the maintenance responsibility for any landscaping/buffering materials within an easement and/or ROW area.*

  - *ALL PROPERTIES ARE OWNED BY RAYS FLOORING. THEY ARE SOLELY RESPONSIBLE FOR ALL LANDSCAPE AND SITE MAINTENANCE.*

- *Please confirm if the shared parking agreement will need to be modified for the new development?*

  *-THE SHARED PARKING AGREEMENT TAKES INTO ACCOUNT THE NEW DEVELOPMENT. NO CHANGES ARE NECESSARY.*

- *Please confirm and clarify if the submitted IL and IIA is being modified or remaining as is with the approved platting action?*

  - *THE SUBMITTED IL AND IIA WILL BE REMAINING AS SUBMITTED AND APPROVED.*

- In addition to the required calculations, please explain in a response letter and demonstrate on the plan set, detailing how this site plan proposal is meeting the standards of the Atrisco Business Park plan and the IDO-DPM standards per NR-BP. The submitted letter stated it was meeting, however more detail is needed.

  Including but not limited to:
  5-1 Setbacks & dimensional standards, 5-3 Pedestrian Circulation, 5-6 Landscaping/Buffering/Screening, 5-11 Façade/Building Design.

  - *SEE UPDATED MASTER PLAN NARRATIVE.*

- The project has an approved G&D and TCL. Along with approvals from Solid Waste and Fire.

- Please clarify if sign posting and public notice was completed for this site plan submittal. Documents submitted appear to be from the separate and previous platting action.

  -*THIS HAS BEEN COMPLETED, PHOTOGRAPH OF POSTED SIGN ATTACHED.*

- A DFT signature block must be added to the Site Plan.
  *-SEE UPDATED AS-101 DFT*

- The project and application numbers must be added to the Site Plan.
  *-SEE UPDATED AS-101 DFT*

- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico, with the Landscape Plan sealed and signed by a Landscape Architect licensed in the State of New Mexico.

Thank you,

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