



---

**DRB Comments Response Letter:**

---

November 17, 2022  
City of Albuquerque  
Development Review Board

Re: **DRB Comments for PR-2022-007664**  
**Luxelocker, Luxury Boat & R.V. Storage**  
**San Diego Avenue NE, Albuquerque, NM 87113**

Dear Permit Plan Reviewer,  
Below is a list of responses to review comments for the above-mentioned project, each followed by relevant details and actions taken.

Code Enforcement | Jeff Palmer

---

1. Property is zoned NR-LM and is located within the CPO-10 North I-25 Protective Overlay zone. Must meet Dimensional Standards in IDO 5-1(E), Table 5-1-3 and Development standards as shown in CPO-10.  
**R1. Standards under CPO-10 and other applicable standards have been reviewed and met. Please see Planning Department comment #6 for further clarification on individual standard requirements.**
2. Multiple buildings are proposed to be constructed encroaching over existing lot lines. This will require a re-plat to move or remove the lot lines prior to approval of the Site Plan, accordingly.  
**R2. Consolidation application is in process and will be reviewed with the DRB application.**

Utility Development | David G. Gutierrez, P.E.

---

Please provide written description of how the following comments were addressed with the next submittal. Previous Comments Still apply: Prior Availability request 220505 is in holding with comment that a fire one plan is required.

1. Signature block shall include a line for "Albuquerque Bernalillo County Water Utility Authority".  
**R1. The signature block for "Albuquerque Bernalillo County Water Utility Authority" (ABCWUA) has been provided under "Plan Approvals" on sheet C0.**
2. Request an availability/serviceability statement online at the following link:  
[http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx). Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.  
**R2. Request for availability has been made.**
3. This project is within the adopted service area.
  - a. A Serviceability Letter is required to set the criteria for service. Please see link to request a Serviceability Letter above.  
**R3. Request for availability has been made.**



4. Pro Rata:

a. Pro rata is owed for Lot 4, Block 5 NAA Tract A Unit B in the following amounts:

i. Water = \$8,571.10

ii. Sewer = \$4,846.15

iii. Total = \$13,420.25

b. Payment of pro rata is a requirement prior to approval.

**R4. Payment to be made.**

5. Utility Plan:

a. Current ABCWUA Ordinance requires each legally platted property shall have individual, independent water service and fire line (if applicable). No property shall share a water service or fire line with any other property.

**R5a. Consolidation application is in process and will be reviewed with the DRB application.**

b. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement.

**R5b. All trees and shrubs have been moved out of the PUE. Please see L-1.0.**

c. The service connection for a fire hydrant and all other temporary or emergency water services that is located at the point of connection to the public water system. Can not mix domestic water service with fire systems.

**R5c. An independent fire line from the main within Beverly Hills Avenue has been provided. No domestic services are provided by this main. See Sheet C5.**

d. Effective February 15, 2009 all new non-residential premises shall have a containment reduced pressure principle backflow prevention assembly approved by the Water Authority installed after the domestic service connection, as set forth in the UPC.

**R5d. The proposed domestic line has been revised to have a backflow prevention assembly. This is shown as note "W10" on Sheet C5.**

e. Effective February 15, 2009, all new services to private fire protection systems shall be equipped with a containment reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction installed after the service connection.

**R5e. The proposed fire line has been revised to have a backflow prevention assembly. This is shown as note "F7" on Sheet C5.**

f. All non-residential irrigation water systems connected to the public water system shall have a pressure vacuum breaker, spill-resistant pressure vacuum breaker or a reduced pressure principle backflow prevention assembly installed after the service connection.

**R5f. The proposed Irrigation water line has been revised to have a backflow prevention assembly. This is shown as note "W10" on Sheet C5.**



- g. Hauled wastewater and holding tank waste may be introduced into the Publicly Owned Treatment Works (POTW) only at locations designated by the Industrial Pretreatment Engineer, and at such times as are established by the Industrial Pretreatment Engineer. A hauled waste discharge permit (septic tank discharge or chemical toilet discharge) from the Industrial Pretreatment Engineer is required. Contact Travis Peacock at (505) 289-3439 for details.

**R5g. The proposed development will not have any hauled wastewater or holding tank waste. All wastewater is connected to public infrastructure.**

6. Infrastructure List:

- a. Improvements are anticipated to be required for this project. Upon issuance of the Availability Statement, include the public infrastructure items in the infrastructure list

**R6. An infrastructure list for all proposed work within the right of way has been provided with this submittal.**

Transportation Development

---

1. All work performed in the right-of-way shall be placed on an infrastructure list including roadway, curb & gutter and sidewalk. This is required for Site Plan approval.

**R1. An infrastructure list for all proposed work within the right of way has been provided with this submittal.**

2. Show all 29 standard parking spots

**R2. All parking spots now shown on A-1.0.**

Hydrology Section | Renee Brissette, P.E., Senior Engineer

---

1. Hydrology has an approved Conceptual Grading & Drainage Plan (B18D031) with engineer's stamp 07/13/2022.

**R1. Understood.**

2. Please include the Stamped Preliminary Approved Conceptual G&D.

**R2. A Stamped Preliminary Approved Conceptual G&D has been provided with this submittal.**

3. An Infrastructure List is required. The following drainage line item are need:

- a. Storm Pipe with inlets along Beverly Hills Ave.

- b. Engineer's Certification for Grading & Drainage is required for release of Financial Guarantee.

**R3. An infrastructure list for all proposed work within the right of way has been provided with this submittal.**



Planning Department | Jay Rodenbeck/Jolene Wofley

---

\*These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.

1. The application and public notice was made by the applicant using 'Beverly Ave NE.' The project is located on Beverly Hills Ave. NE. The mailed and email notice must be redone to say 'Beverly Hills Drive NE between San Mateo NE and Pan American Frwy'. The agenda will be corrected. The published notice will stand as the expanded location description was for the NE. Some re-notice efforts could combine the applications for the site plan as well as the plat.  
**R1. Notifications have been corrected and parties have been notified.**
2. The project and application numbers for the Site Plan Amendment must be added to the Site Plan Amendment.  
**R2. The project and application numbers: PR-2022-007664 | BP-2022-45669. This has been added to the submittal.**
3. The signature blocks for the DRB signatures must be added to the Site Plan Amendment. Those signature blocks can be obtained at: <https://documents.cabq.gov/planning/development-review-board/development-review-board-site-development-plan-signature-block.pdf>  
**R3. Signature blocks for the DRB signatures has been added to the DRB submittal.**
4. The Landscape Plan is sealed and signed by an Architect. However, Landscape Plans must be sealed and signed by a Landscape Architect registered in the State of New Mexico.  
**R4. Landscape plans have now been sealed and signed by a registered Landscape Architect in the State of New Mexico.**
5. The applicant has completed a Sensitive Lands Analysis and no sensitive site features were identified.  
**R5. Confirmed.**
6. The site is in the North I-25 Character Protection Overlay (CPO-10). The following provisions of IDO 3-4 apply:
  - a. Maximum building height of 52 feet.  
**R6a. Please see proposed building height on sheet A-1.0 and exterior elevation sheets A-4.0 & A-4.1. Max proposed building height is 26'-0" which conforms to IDO 3-4(K)(3)(b).**
  - b. 3-4(K)(4) 1. The height of light poles within 330 feet in any direction of Balloon Fiesta Park as delineated on its approved Master Plan shall not exceed 20 feet.  
**R6b. The photometric plan shows our single light pole that is at 25'. No part of our property is within 330 feet in any direction of Balloon Fiesta Park as delineated on it's approved Master Plan.**
  - c. ~~3-4(K)(4)(b) Confirm that these Building Design requirements have been met.~~
  - d. **Updated 11.1.22:** The applicant has met one façade requirement by adding a 1-foot in depth awnings on three buildings facing Beverly Hills Avenue (for 126 ft which is greater than 30% of the façade length) and one building facing San Diego Ave. The second façade requirement is met by providing a primary pedestrian entrance at the office facing San Diego Ave.  
**R6d. Please see updated FA-1.0 Façade Design and Details indicating façade requirements that are met and calculations for both Beverly Hills Ave. N.E. and San Diego Ave. N.E.**



- e. 3-4(K)(4)(c) Confirm that the On-Premise Sign requirements have been met.
- R6e. We are currently calling out (3) 4'-0" x 24'-0" backlit, illuminated signs on the property. The standards that apply to backlit, illuminated signs are as follows:**  
**3-4(K)(4)(c) "Sign standards for the MX-M zone district in Subsection 14-16-5-12(F) (On-premises Signs) apply in the Mixed-use and Nonresidential zone districts of CPO-10 unless specified otherwise in this Subsection 14-16-3-4(K)(4)(c)."**  
**5-12(E)(5) Illumination and Motion - Table 5-12-2: On Premises Signs in Mixed use and Non-residential Zone Districts**  
**3-4(K)(4)(c) Indicates we must use MX-M zoning regardless of the properties zone to determine on-premises sign requirements. Table 5-12-2 further states (under zone MX-M) wall signs shall not exceed 15% of façade area, inclusive of door and window openings. All current proposed signs are well under 15% of the façade area.**
7. The Landscape Plan must detail how the requirements of 5-6(C) of the IDO are met.  
**R7. A note, added to sheet L-1.0, details the requirements of IDO 5-6(C) have been met.**
8. On the Site Plan Sheet A-1.0, the parking requirements are confirmed to be met, with 29 parking spaces being provided when 29 parking spaces are required. However, it's unclear to Planning staff where the 29 parking spaces are located as Sheet A-1.0 appears to only depict a single motorcycle parking space and a single ADA parking space near the entrance to the site off of San Diego Avenue NE.  
**R8. All parking spots now shown on A-1.0.**
9. A use determination from the Zoning Enforcement Official may be needed to clarify parking and use specific standards that would apply.  
**R9. Understood. The current parking configuration is based on "Self-Storage" under Table 5-5-1.**
10. The site design meets dimensional standards of a minimum 5-foot front setback and 0- feet side and rear minimums.  
**R10. Understood.**
11. Buildings B, C, D, and E encroach on lot lines, requiring a Minor Preliminary/Final Plat consolidating or eliminating the lot lines be approved by the DRB prior to the approval of the Site Plan – DRB and recorded prior to the final sign-off of the Site Plan – DRB (the approval of the Minor Preliminary/Final Plat could be approved at the same DRB meeting as the Site Plan – DRB).  
**R11. Consolidation application is in process and will be reviewed with the DRB application.**
12. The justification letter notes that the development will consist of privately-owned condominium storage units which are individually sold, platted units. A Condo Plat would be recorded outside of the DRB and would be in addition to the DRB-approved Minor Preliminary/Final Plat consolidating or eliminating the existing lot lines.  
**R12. A condo plat will be recorded after the minor plat lot consolidation takes place.**
13. Please note that staff could have future comments and the Site Plan – DRB application is still under review.  
**R13. Understood.**



**HATCH  
DESIGN  
ARCHITECTURE**

200 w 36th st., boise, idaho 83714 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

1. Development applicable per IDO 5-6(b), therefore street trees required and provided. Site Plan indicates landscape areas on side – what is intended for these areas? – please note. Please also indicate mulch materials. Organic mulch is required under trees per IDO Section 5-6(C)(5)(e); please add note if other mulches used.

*Relevant Citations:*

5-6(C)(5)(e) Organic mulch is required as ground cover under trees within a 5-foot radius around the tree trunk, but not directly against the trunk. In these areas, weed barrier fabric is prohibited.

5-6(C)(5)(c) The use of gravel or crusher fines as ground cover is limited to a maximum of 75 percent of any landscaped area, or 50 percent in DT-UC-MS areas.

***R1. A note, added to sheet L-1.0, details the requirements of IDO 5-6(C) have been met.***

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP  
**Hatch Design Architecture**