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## DRB Comments Response

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January 3, 2023  
City of Albuquerque  
Development Review Board

Re: **DRB Comments for PR-2022-007664 / SI-2022-01770**  
**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 made in the board meeting on 12/21/2022, agenda item #5 for the above-mentioned project, each followed by relevant details and actions taken.

Code Enforcement | Jeff Palmer

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1. Re-plat to correct encroachment of buildings over lot lines must be submitted/approved.  
**R1. The consolidation application is in process and will be reviewed with the DRB application.**

Water Utility Authority | David G. Gutierrez, P.E.

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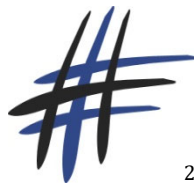
Please provide written description of how the following comments were addressed with the next submittal.

1. Availability Statement #221108 provides conditions for service.  
**R1. Understood. These conditions will be met.**
2. 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.  
**R2. Owner has provided payment.**
3. Does this require a lot consolidation prior to sign off?  
**R3. Please see response to Code Enforcement item #1.**

Transportation Development | Ernest Armijo, P.E.

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1. All comments for the Site Plan and Infrastructure List have been addressed.  
**R1. Understood.**
2. The plat must be approved prior to the Site Plan.  
**R2. The consolidation application is in process and will be reviewed with the DRB application.**



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

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1. Hydrology has an approved Conceptual Grading & Drainage Plan (B18D031) with engineer's stamp 07/13/2022.  
**R1. Understood.**
2. Hydrology has no objection to the Site Plan for Building Permit.  
**R2. Understood.**
3. Hydrology has no objection to the Infrastructure List.  
**R3. Understood.**

Planning Department | Jay Rodenbeck/Jolene Wolfley

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**Note: After consulting with Jolene Wolfley over the phone, it was clarified some comments are left on the meeting comments for internal reference and may not require action. For this reason, comments that were addressed and resolved in previous DRB meetings were removed from this response.**

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

1. The project and application numbers for the Site Plan Amendment must be added to the Site Plan Amendment.  
**R1. The project and application numbers: PR-2022-007664 | BP-2022-45669. This has been added to the submittal.**  
Updated 12.6.22: It's unclear to staff where the project and application numbers have been added to the Site Plan. Please confirm. Additionally, the comment response letter dated November 17, 2022 states that the application number is BP-2022-45669. The application number is actually SI-2022-01770.  
**R1. The correct application number and project numbers have been provided via the DRB Signature Block.**
2. 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>  
**R2. Signature blocks for the DRB signatures has been added to sheet C0.**  
Updated 12.6.22: The signature blocks for the DRB signatures must be added onto the Site Plan Amendment itself, for example, onto Sheet A-1.0.  
**R2. Please see the signature block has been added to sheet A-1.0.**
3. 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.  
**R3. Landscape plans have now been sealed and signed by a registered Landscape Architect in the State of New Mexico.**  
Updated 12.6.22: The Landscape Plan sheets were sealed and signed by a Landscape Architect registered in the State of New Mexico, and the remaining Site Plan sheets were sealed and signed by a design professional licensed in the State of New Mexico except for Sheet A-1.0. Sheet A-1.0 must be sealed and signed as well.  
**R3. Please see signed and sealed sheet A-1.0.**



4. The Landscape Plan must detail how the requirements of 5-6(C) of the IDO are met.  
**R4.** *A note, added to sheet L-1.0, details the requirements of IDO 5-6(C) have been met.*  
Update 12.6.22: On the Landscape Plan sheet L-1.0, it states that the total landscape area exceeds the minimum 10% lot coverage of the net area as required the by the IDO. This site is not in a DT-UC-MS-PT area, therefore, per 5-6(C)(2) of the IDO, a minimum of 15% coverage is required (rather than 10%).  
**R4.** *Adjustments to the site have been made to adhere to the required 15% landscaping.*

#### Parks and Recreation Department

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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.*  
Updated 12.07.22: Landscape notes state that all landscape areas are to receive a 2" layer of crushed rock throughout. Please revise the notes to add IDO citation 5-6(C)(5)(e) as stated above.  
**R1.** *Landscape plans revised to show delineation of landscape materials.*  
Updated 12.21.21: No new submittal.  
**R1.** *Please see updated sheet L-1.0 with IDO citations added.*

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

Sincerely,

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