

CODE ENFORCEMENT COMMENTS:

1. Landscaping: Review and confirm that trees planted along Coors Blvd will meet requirements of IDO 3-6(D)(7) Site Landscaping within Coors Blvd Setback.

3-6(D)(7) Site Landscaping within Coors Blvd Setback

3-6(D)(7)(a) Any private landscaping other than trees shall be higher at maturity than the view plane.

3-6(D)(7)(b) Tree varieties shall be selected for small “see through” type foliage texture and shall be planted singularly or in small groupings with concern for enhancing, not blocking, views to the east.

2. Parking: Need to clarify parking calculations, providing type of tenant businesses planned. If unknown, then you can use Office/ General Retail, at 3.5 spaces/1000 sq ft as your basis and calculate parking requirements based on square footage to be supplied. Please keep in mind that if you allow restaurants, that parking rate goes up to 5.6 spaces/1000 sq ft, and Personal and Business Services is 4 spaces/1000 sq ft, so plan accordingly to ensure adequate parking.

1 motorcycle parking space added. Located on south entry point in front of building C. Parking Calculations updated to reflect B Occupancy Group. Drawing is uploaded as **AS101_Rev1**.

3. Lighting: Must provide lighting detail sheets and a photometric site plan showing how the project will be in compliance with IDO 5-8 Outdoor and Site Lighting. Key details needed are:
 - a) Lighting fixture details sheets confirming the light cut-off angle, Correlated Color Temperature (CCT) and Color Rendering Index (CRI) for all fixtures, per IDO 5-8)E(2), and the height of any light poles
 - b) Photometric site plan must show Light Trespass measurements at property line. They must not exceed Lz-2 standards in Table 5-8-3 of 0.3 footcandles at property line, per IDO 5-8(F)(4). Show location of light fixtures on this site plan
 - c) Must show how you are meeting IDO Table 5-8-5, Total Site Lumens allowed for Non-residential development. This should be noted on the photometric plan, for ease of reference

This section is noted and will be produced/submitted for the December 10 DFT meeting. We are requesting a conditional approval before that date so that we can obtain the building permit.

4. Building Design: Provide building elevations that show how are meeting the building façade design standards of IDO 5-11 (E)(2)
Drawing submitted indicating how the elevations meet the IDO 5-11(2) code requirements. The drawing is named **DFT_Elevations_USE**.
5. Walls must be submitted separately for permit but should be shown on these plans. They must meet requirements of IDO section 5.7, Walls and Fences.
Walls are submitted as separate entity. The file is named **10120CoorsWalls**.
6. Signs must be submitted separately for permit, but do not have to be shown on these plans. They must meet requirements of IDO section 5.12, Signs, and CPO-2, Coors Blvd Overlay Zone.
Noted. No signs are being constructed for this phase of construction.

ENGINEERING COMMENTS:

- Hydrology has an approved Grading & Drainage Plan (HT#B14D013) with engineer's stamp 9/2/25
- Hydrology has no objection to approval of Site Plan

ENGINEERING COMMENTS:

- 1- Transportation has approved TCL dated June 30, 2025. No objection

Application For: SP2025-00090 – SITE PLAN DFT

ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY:

Approved with Conditions

Comment:

1. Availability statement #250302 has been issued and provides the conditions for service. Routine connections are available
2. Coordinate with NM 811 to field location and survey the existing public water and sewer infrastructure. If existing infrastructure is not within the existing easements,

dedicate additional easement to provide the minimum width over the actual pipe locations

Site survey done with utility locations shown. No public utility extensions so we do not need any utility easements.

3. The service Connection Agreement, as outlined in the availability statements is required prior to final approval.

We are working on this agreement.

PARKS AND RECREATION DEPARTMENT:

- A portion of the subject site is located within 330 ft of Major Public Open Space. IDO 14-16-5-2(J)(1) Lots within 330 feet of Major Public Open Space applies new development
- The subject site is adjacent to the Corrales Acequia to the SE along the rear property line. The Corrales Acequia provide an unpaved walking pathway to community members. Please have City Open Space Division review landscaping for compliance with IDO 5-2-J(1)
- Street trees are required along Coors Blvd NW, provide landscaping calculations or show how the requirements in IDO 5-6(D) Street Frontage Landscaping are being met.