DEVELOPMENT REVIEW BOARD
Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov ***DATE:*** *11/8/2023*

AGENDA ITEM NO: 4 & 5

DRB PROJECT NUMBER:
PR-2019-001996
SD-2023-00205 – EXTENSION OF VACATION & SD-2023-00185 – EXTENSION OF PRELIMINARY PLAT
SKETCH PLAT 5-25-22 (DRB)
PRELIMINARY PLAT 11-2-22 (DRB)
VACATION OF EASEMENT 11-16-22 (DRB)
IDO - 2022

PROJECT NAME:
CSI – CARTESIAN SURVEYS, INC. agent for **SONATA GREEN OWNER, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT G & TRACT D UNIT 1 & UNIT 3, DURANGO** zoned **PD**, **located on WEMINUCHE RD NW between STRATER ST NW and VALLE JARDIN LN NW** containing approximately 3.8066 acre(s). (C-09)

PROPERTY OWNERS: SONATA GREEN OWNER LLC ATTN: MULTIGREEN PROPERTIES LLC

REQUEST: EXTENSION OF THREE VACATED EASEMENTS AS A PART OF A PRELIMINARY PLAT APPROVAL FOR A MAJOR SUBDIVISION FOR DURANGO UNIT 2.

COMMENTS:
1. Code Enforcement has no comments or objections to the proposed extension of vacation or Preliminary/Final Plat.

Comments from 11/02/2022 DRB Preliminary Plat review:
1. *Prior comments from 5/25/22 Sketch Plat have been noted or addressed in this submittal.*
2. *CE has no further comments and no objections.*

Comments from Preliminary Plat 11/2/2022:
1. *Prior comments from 5/25/22 Sketch Plat have been noted or addressed in this submittal.*
2. *CE has no further comments and no objections.*

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Comments from 5/25/22 DRB Sketch Plat:

1. *Property is Zoned PD – Must follow approved Durango Development Plan and IDO section 2-6.*
2. *Must meet standards of IDO sections 5-3 Access & Connectivity and 5-4 Subdivision of Land.*
3. *Re-plat cannot create nonconformity to IDO or increase an existing non-conformity.*
4. *Property is located in VPO-2, NW Mesa Escarpment, IDO 3-6(E), and CPO-13, Volcano Mesa, IDO 3-4(N): see Development and Dimensional standards in each respective area.*
5. *Future Development must meet all requirements of IDO, DPM, and other adopted City regulations.*