DEVELOPMENT HEARING OFFICER
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: 8

DHO PROJECT NUMBER:
PR-2020-003484
SD-2023-00048 – PRELIMINARY PLAT
SKETCH PLAT 1-11-23 (DFT)
IDO - 2021

PROJECT NAME:
THE GROUP | RON HENSLEY agent for **NAFEESA PASHTOON** requests the aforementioned action(s) for all or a portion of: **LOTS 2 & 3 BLOCK 12 UNIT 3, VOLCANO CLIFFS SUBD** zoned **R1-D located on MOJAVE ST NW between UNSER BLVD and TESUQUE DR** containing approximately **4.25** acre(s). (**E-10**) *[Deferred from 4/12/23, 4/26/23b, 5/10/23b, 5/24/23b, 6/14/23, 6/28/23, 8/23/23, 10/11/23b]*

PROPERTY OWNERS: PASHTOON NAFEESA

REQUEST: CREATE 19 LOTS FROM EXISTING TRACTS

COMMENTS:
1. Prior comments have all been addressed. Code Enforcement has no objections.

(Comments from 10/25/23 Hearing, presented following remarks repeated from 8/23/23 & 10/11/23):
1. Since the IDO indicates the 45 foot required buffer required as per IDO 5-2(J)(2)(a)(1) must be approved by the Open Space Superintendent, Code Enforcement would like to confirm Parks is in agreement with the plat proposed showing Tract A will serve as that buffer. The required landscape buffer area should be clearly marked and/or noted on the plat, as discussed in prior Hearings (on 5/10 and 6/28).
2. CE has no further comments or objections.
NOTE: In Hearing on 10/25/23, Parks confirmed they approve the plat as proposed, but would like to have landscape buffer area clearly marked and noted on the plat.