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-Senior Code Enforcement Specialist
Planning Department
jppalmer@cabq.gov ***DATE:*** *5/18/2022*

AGENDA ITEM NO: 12

DRB PROJECT NUMBER:

PR-2020-003904
PS-2022-00098 – SKETCH PLAN

PROJECT NAME:
CSI – CARTESIAN SURVEYS, INC. agent for **SONATA TRAILS, LLC/TRAILS TRACT 4, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 3A AND 4, THE TRAILS UNIT 4** zoned **MX-M, MX-T**, **located on UNIVERSE BLVD NW between AVENIDA DE JAMITO NW and TREELINE AVE NW** containing approximately 14.8281 acre(s). (C-10)

PROPERTY OWNERS: SONATA TRAILS LLC

REQUEST:
CREATE 2 NEW TRACTS FROM 2 EXISTING TRACTS, GRANT ADDITIONAL RIGHT-OF-WAY, VACATE TEMP DRAINAGE EASEMENT

COMMENTS:

1. Property must meet all requirements of IDO Sections 5-2, Site Design & Sensitive Lands, 5-3 Access & Connectivity, and 5-4, Subdivision of Land.
2. The property is currently zoned MX-M (Mixed Use Moderate Intensity), with the southern portion zoned MX-T (Mixed Use Transition), and is located within the1320 Buffer for the Volcano Heights Urban Center. See IDO section 5-1(D), Table 5-1-2 for Dimensional Standards, and also see IDO 5-1(D)(2) regarding special standards for an Urban Center Area.
3. Property is located within two overlay zones: the Northwest Mesa Escarpment, VPO-2, IDO section 3(6)(E) and Volcano Mesa, CPO-13, IDO section 3-4(N). See these sections of the IDO for additional Dimensional and Development standards unique to these overlay zones.
4. Future development must meet all requirements of the IDO, DPM, and other adopted City regulations.