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:*** *3/2/2022*

AGENDA ITEM NO: 14

DRB PROJECT NUMBER:

PR-2020-004215
SD-2022-00028 – PRELIMINARY/FINAL PLAT

PROJECT NAME: WAYJOHN SURVEYING INC. agent for ALBUQUERQUEMONTGOMERY TAKE FIVE LLC requests the aforementioned action(s) for all or a portion of: LOT C BLOCK 7, BOYD'S ADDITION zoned MX-L, located at 6201 MONTGOMERY between SAN PEDRO DR NE and ROBERTA PL NE containing approximately 0.5144 acre(s). (F-18)

PROPERTY OWNERS: ETHERIDGE PROPERTIES LLC

REQUEST: : CREATE 2 LOTS FROM 1 EXISTING LOT

COMMENTS:

1. Property is Zoned MX-L, Mixed-Use Low Intensity, and is located in a Major Transit Corridor. All related requirements must be met, including the MX-L dimensional Standard requirements, as per IDO 5-1(D)(1) Table 5-1-2, for setbacks, as noted by CE in the Sketch Plat submittal on 10/27/21.
2. Future development must meet all required standards of IDO, DPM, and other adopted City regulations. Please take note of regulations for 5-3, Access & Connectivity, 5-5 Parking & Loading, 5-6 Landscaping, 5-7 Walls & Fences, 5-8 Outdoor & Site Lighting, 5-11 Building Design and 5-12 Signs.
3. Please clarify if the existing business and building are going to remain, and where the new proposed business would be located.
4. Re-plat of property cannot create or increase existing nonconformity.
5. Any existing shared parking agreements or use must be addressed as part of the new platting action.