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:*** *3/30/2022*

AGENDA ITEM NO: 9

DRB PROJECT NUMBER:

PR-2021-005482
SD-2022-00036 – PRELIMINARY PLAT

PROJECT NAME:
GALLOWAY & COMPANY, INC./A ARON MCLEAN agent for I-25 & GIBSON LLC/ WES BUTERO requests the aforementioned action(s) for all or a portion of: TRACTS A1A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION zoned NR-C, located at 2121 YALE BLVD SE between GIBSON BLVD SE and MILE RD containing approximately 7.18 acre(s). (M-15)

PROPERTY OWNERS: : I25 & GIBSON LLC

REQUEST: SUBDIVIDE 3 EXISTING TRACTS INTO 6 COMMERCIAL LOTS WITH ASSOCIATED INFRASTRUCTURE IMPROVEMENTS

COMMENTS:

1. Property is Zoned Non-Residential Commercial Zone, NR-C. Tracts A-1A and B-1 (Lots D, E, F and part of C are located in an Area of Change; Tract C-1(Lots A, B, and part of C) are located in an Area of Consistency. This may pose limitations in Lot C obtaining benefits of an Area of Change.
2. All Development must meet all standards in the IDO, the DPM, or other adopted City regulations.
3. Property is located in the Kirtland AFB military Influence Area, All applications for development must be referred for comment to KAFB and City Aviation Dept. staff, as per IDO section 6(4)(J).
4. Property is located in the Airport Protection Overly Zone (APO) and the Airport Air Space Protection Sub-area. There are specific development requirements, as noted in IDO section 3-3.
5. Property must meet standards of IDO Sections 5-3 Access & Connectivity and 5-4 Subdivision of Land.
6. Development must meet all Development Standards in IDO Section 14-16-5, including dimensional standards in IDO section 5-1(E), and other standards noted in IDO sections 5-5 through 5-13, including Parking, Landscaping, Walls/Fences, Outdoor Lighting, Building Design, Signs, Property Maintenance.
7. Code Enforcement has no objection at this time to the proposed plat.

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Comments from 5/26/21 Sketch Plat:

1. Kirtland AFB Military Influence Area

2. Airport Protection Overlay Zone (Albuquerque Int'l Sunport)

3. (Airport) Air Space Protection Sub-area