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:*** *6/08/2022*

AGENDA ITEM NO: 4

DRB PROJECT NUMBER:
PR-2021-005597
SD-2022-00026 – PRELIMINARY PLAT

PROJECT NAME:
MODULUS ARCHITECTS agent for **RED SHAMROCK 12 LLC** requests the aforementioned action(s) for all or a portion of**: LOT X2A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER zoned NR-C, located at 3901 COORS BLVD NW between COORS BLVD and ST. JOSEPHS** containing approximately 26.5 acre(s). (G-11) *[Deferred from 3/16/22, 4/27/22, 5/11/22]*

PROPERTY OWNERS: RED SHAMROCK 12 LLC

REQUEST: SUBDIVIDE 1 EXISTING LOT INTO 10 SMALLER LOTS, DEDICATE RIGHT OF WAY, GRANT EASEMENTS

COMMENTS:

Deferred to June 15th:

1. No new submittal seen. No new comments.

Comments presented 3/16/22:

1. *Property is located in the NR-C, Non-Residential Commercial Zone District. It is located in an Area of Change, and in the Coors Boulevard Character Protection Overly, CPO-2. Must comply with all standards and regulations of these specific areas, and other standards in the IDO, DPM, or other City regulations.*
2. ~~*Reference IDO section 5-2 for Sensitive Lands Analysis which may need to be conducted.*~~
3. *Final Plat must comply with all relevant standards of IDO sections 5-3 regarding Access & Connectivity and 5-4 Subdivision of Land, as well as CPO-2 for specific Grading and Drainage standards.*
4. *Future Development must follow all Dimensional standards of CPO-2, IDO section 3-4(C) and for the NR-C zone, IDO section 5-1(E), Table 5-1-3.*
5. *Future Development must comply with all Development Standards in IDO section 14-16-5 and CPO-2, IDO section 3-4(C).*