# 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:*** *4/27/2022*

**AGENDA ITEM NO:** 1

**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]*

**PROPERTY OWNERS**: RED SHAMROCK 12 LLC

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

**COMMENTS:**

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).