

# DEVELOPMENT HEARING OFFICER

## 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](mailto:jppalmer@cabq.gov)

DATE: 12/6/2023

### AGENDA ITEM NO: 9

### DHO PROJECT NUMBER:

**PR-2021-005714**

SD-2023-00165 – PRELIMINARY/FINAL PLAT  
IDO – 2022

### PROJECT NAME:

**ARCH + PLAN LAND USE CONSULTANTS** agent for **MARY ELLEN GONZALES** requests the aforementioned action(s) for all or a portion of: **LOTS 1 & 2 AND 8 THRU 13, MONKBRIDGE ADDITION** zoned **NR-LM**, located at **4000 2nd ST NW between HEADINGLY AVE and MESCALERO RD** containing approximately **2.0711** acre(s). **(G-14)** [*Deferred from 9/13/23c, 9/27/23c*]

PROPERTY OWNERS: J & M DISCOUNT TOWING LLC & GONZALES MARY ELLEN

REQUEST: LOT CONSOLIDATION: 8 LOTS INTO 1 LOT

### COMMENTS:

Comments on 9/27/23 DHO Hearing - Deferred:

1. As per comments in 9/13/23 Hearing, proposed use involving Light Vehicle Repair will require a Cumulative Impact Analysis, which must be done by EPC. This is required to be done prior to any platting action, as per the following excerpts of IDO 5-2(E)(2):

#### **5-2(E)(2) Requirements**

*“Development or redevelopment meeting all of the criteria of Subsection 14-165-2(E)(1) shall do all of the following:”*

*“5-2(E)(2)(e) **Have an approved Site Plan – EPC that meets conditions of approval deemed necessary by the EPC to further compliance with the above standards to minimize impact on the surrounding residential uses and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.**”*

2. Code Enforcement cannot approve the proposed plat action, accordingly, until accompanied by the approved Site Plan – EPC.