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:*** *3/16/2022*

AGENDA ITEM NO: 2

DRB PROJECT NUMBER:

PR-2021-005439
SD-2022-00027 – PRELIMINARY PLAT

PROJECT NAME:
MODULUS ARCHITECTS, INC. & LAND USE PLANNING agent for DEEPESH KHOLWADWALA C/O SUN CAPITAL HOTEL requests the aforementioned action(s) for all or a portion of: LT 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A, ABQ WEST UNIT 2, zoned MX-M, located on HIGH ASSETS ABQ between PASEO DEL NORTE NW and EAGLE RANCH RD NW containing approximately 4.079 acre(s). (C-13)

PROPERTY OWNERS: ZIA TRUST INC CUSTODIAN SHAFFER JASON A IRA
REQUEST: SUBDIVIDE 3 EXISTING PARCESL INTO 2 TRACTS, VACATE EXISTING PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENTS, GRANT CROSS LOT DRAINAGE EASEMENT

COMMENTS:

1. Property is located in the MX-M, Mixed-use Medium Zone District. It is located in the Coors Boulevard Character Protection Overly, CPO-2, in an Area of Change, and within 660 ft of a Major Transit Corridor. Must comply with all applicable standards and regulations of these specific areas and any other applicable standards in the IDO, DPM, or other City regulations.
2. 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 Development Standards, IDO section 3-4(C)(5)(b) for specific Grading standards.
3. Future Development to follow Dimensional standards of CPO-2, IDO section 3-4(C) and the MX-M zone, IDO section 5-1(E), Table 5-1-3.
4. Future Development must comply with all Development Standards in IDO section 14-16-5 and CPO-2, IDO section 3-4(C).