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:*** *2/16/2022*

AGENDA ITEM NO: 13

DRB PROJECT NUMBER:

PR-2021-006255
SD-2022-00016 –PRELIMINARY/FINAL PLAT
VA-2022-00038 – SIDEWALK WAIVER

PROJECT NAME:
CSI – CARTESIAN SURVEYS, INC. agent for **HOMEWISE, INC.** requests the aforementioned action(s) for all or a portion of: **LOT 1, BLOCK 1, APODACA & SEDILLO ADDITION** zoned **MX-T**, located at **1400 8TH ST SW between LEWIS AVENUE SW and BELL AVE SW** containing approximately 0.0849 acre(s). (L-14)

PROPERTY OWNERS: HOMEWISE INC

REQUEST: CREATE 2 NEW LOTS FROM 1 EXISTING LOT, SIDEWALK WAIVER AND ADMINSTRATIVE DECISION OF RIGHT-OF-WAY WIDTH

COMMENTS:

1. Prior CE comments from the Sketch Plat Hearing on 12/01/21 were noted in the submittal application.
2. Property is located in an Area of Consistency, which would not become applicable unless new low-density residential development is constructed.
3. CE has no additional comments or objections.

Comments from 12/01/21 Sketch Plat Hearing:

- *New development and/or new uses must meet all applicable standards and provisions of the IDO-MX-T zone district, the DPM, and other adopted City regulations.*
- *Property is within CPO-1 Barelas.*
- *Property is within the Railroad and Spur mapped area.*
- *Addressing may need to be updated during re-plat process.*
- *Property is within Main Street and Major Transit corridors.*
- *Platting action cannot create a nonconformity.*
- *Reference IDO sections 5-3 Access and Connectivity and 5-4 Subdivision of Land*