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:*** *2/2/2022*

AGENDA ITEM NO: 2

DRB PROJECT NUMBER:

PR-2021-006258
SD-2022-00005 – PRELIMINARY/FINAL PLAT

PROJECT NAME:
CSI – CARTESIAN SURVEYS, INC. agent for BRUNACINI DEVELOPMENT LTD CO. requests the aforementioned action(s) for all or a portion of: TRACT A-1-A, A-2-A, UNIT 2, JOURNAL CENTER PHASE 2 zoned NR-BP, located on RUTLEDGE ST NE between RUTLEDGE RD NE and BARTLETT ST NE containing approximately 4.7483 acre(s). (D-16 & D-17) [Deferred from 1/19/22]

PROPERTY OWNERS: BRUNACINI DEVELOPMENT LTD CO.

REQUEST: CREATE ONE NEW TRACT FROM TWO EXISTNG PORTIONS OF TRACTS

COMMENTS:

1. Plat was previously reviewed and referenced by CE in the Sketch Plat, as per documents submitted.
   Prior comments made included:
   - New development and/or new uses must meet all applicable standards and provisions of the Journal Center Development Plan, the IDO-NR-BP zone district, the DPM, and other adopted City regulations.
   - ~~Property is abutting & adjacent to arroyo and drainage channel. Development standards may exist.~~
   - ~~Addressing may need to be updated during re-plat process.~~
   - ~~Platting action cannot create a nonconformity.~~
   - Reference IDO sections 5-3 Access and Connectivity and 5-4 Subdivision of Land.
2. Re-plat appears to include multiple parking spaces located on Tract A-2-A and utilized by Tract A-1-A to the South. Please clarify if these will be listed as part of required parking for lot to the south. Note: Sharing of any required parking on separate lots would require a Shared Parking Agreement to be filed, as per IDO section 5-5(C)(5)(b).
3. CE has no additional comments at this time.