

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
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DATE: 3/9/2022

AGENDA ITEM NO: 1 & 2

DRB PROJECT NUMBER:

PR-2021-006307

SI-2022-00327 – SITE PLAN

SI-2022-00034 – PRELIMINARY/FINAL PLAT

SI-2022-00035 – VACATION OF PRIVATE EASEMENT

PROJECT NAME:

CONSENSUS PLANNING INC./JACQUELINE FISHMAN agent for LEGACY DEVELOPMENT & MANAGEMENT LLC requests the aforementioned action(s) for all or a portion of: LOTS 6,7 AND 26A BLOCK 25 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES zoned MX-L, located on GLENDALE AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 3.77 acre(s). (B-18)

PROPERTY OWNERS: SMI ABQ ASSETS LLC DBA DANIELS FUNERAL SERVICES

#1 - REQUEST: SITE PLAN FOR 120-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

#2 - REQUEST: ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS TO CREATE ONE NEW LOT, VACATE A PORTION OF AN EXISTING PRIVATE EASEMENT/ GRANT EASEMENTS

COMMENTS:

SITE PLAN

1. Development must meet all applicable standards and provisions of the IDO, the DPM, and other adopted City regulations.
2. Property is zoned MX-L (Mixed-use Low Intensity), as per its recent Zone Change approval, and is located in an Area of Consistency.
3. Motorcycle Parking spaces are required, as per IDO section 5-5(D)(1), Table 5-5-4, minimum 4 spaces.
4. Walls/Fences must comply with IDO section 5-7, and all required permits obtained before construction.
5. Monument Sign must meet all requirements of IDO section 5-12 and obtain all necessary permits.

PLAT/VACATION of PRIVATE EASEMENT:

1. All prior comments in 12/15/21 Sketch Plat have been noted or addressed. No comments or objections.