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: 16

DRB PROJECT NUMBER:

PR-2021-006366
SD-2022-00017 – PRELIMINARY/FINAL PLAT

PROJECT NAME:
CSI – CARTESIAN SURVEYS INC. agent for **7B BUILDING AND DEVELOPMENT/VIA REAL ESTATE** requests the aforementioned action(s) for all or a portion of**: LOT 1 TRACT 112-A-2 BLOCK 2, DOUGLAS MACARTHUR SUBDIVISION** zoned **MX-M**, located at **5307 4TH ST NW and 4 TH ST NW and DOUGLAS MACARTHUR RD NW** containing approximately 1.4319 acre(s). (F-14)

PROPERTY OWNERS: MARTINEZ PROPERTY HOLDINGS LLC

REQUEST: LOT LINE ADJUSTMENT BETWEEN TWO EXISTING PARCELS TO CREATE TWO NEW TRACTS, GRANT EASEMENTS AND GRANT ADDITIONAL RIGHT-OF-WAY

COMMENTS:

1. Property is zoned MX-M, is located in the CPO-9 North 4th Corridor overlay, IDO 3-4(J), and is in an Area of Change, abutting an Area of Consistency, IDO 5-6(E)(5), table 5-6-5. Future development will need to keep these in mind for related standards/provisions to be followed, including setbacks and buffers.
2. CE reviewed and commented in 01/05/2022 Sketch Plat Hearing – comments noted in this submittal.
3. CE has no additional comments or objections.

Comments from 01/02/2022 Hearing:
Development must meet all applicable standards and provisions of the IDO, the DPM, and other adopted City regulations. Including but not limited to CPO-9, 5-1 Dimensional Standards, 5-2 Site Design & Sensitive Lands, 5-3 Access & Connectivity, 5-4 Subdivision of Land and 6-8 Nonconformance.