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:*** *1/12/2022*

AGENDA ITEM NO: 16

DRB PROJECT NUMBER:

PR-2021-006379
PS-2021-00164 – SKETCH PLAT

PROJECT NAME:

ISAACSON & ARFMAN, INC. agent for **AZTEC VILLAGE LIMITED PARTNERSHIP** requests the aforementioned action(s) for all or a portion of: **LOTS 7 THRU 12, BLOCK 44, HUNING HIGHLAND** zoned **MX-L**, located at **HIGH STREET NE, BETWEEN CENTRAL AVE AND COPPER AVE** containing approximately **0.9787** acre(s). **(K-1)**

PROPERTY OWNERS: AZTEC VILLAGE LIMITED PARTNERSHIP

REQUEST:
SKETCH PLAT REVIEW AND COMMENT

COMMENTS:

1. Property is zoned MX-L, but is impacted by multiple overlays and transit corridors, which may result in additional use standards or restrictions.
   a. Premium Transit Station Area (PT), Main Street Corridor Area (MS), and Major Transit Corridor
   b. CPO-4, East Downtown Overlay Zone, IDO section 3-4(E)
   c. HPO-1, East Downtown Historic Protection Overly Zone, IDO section 3-5(G)
   d. HPO-4, Huning Highland Historic Protection Overlay Zone, IDO section 3-5(J)

2. All proposed changes to buildings must be reviewed and approved by the Landmarks Commission, due to location in the Historic Protection Overlay Zones. See IDO sections 3-5(A), 6-5(B) and 6-6(D)

3. Expansion of any existing nonconformities on the property must be addressed as per IDO section 6-8 (structures, signs, uses, setback, or other items found to be nonconforming to current IDO code).

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4. Planned use of property not noted. Based on your letter included in the application, there is an existing extended-stay motel. Will this use continue, or are there plans to change the current use of the property?

5. A change of Use will require a permit from Building and Safety, and the new use may have its own specific use/design standards to be met in the IDO.