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:*** *04/06/2022*

AGENDA ITEM NO: 3

DRB PROJECT NUMBER:

PR-2021-006379
SD-2022-00042 – VACATION OF RIGHTOF-WAY
SD-2022-00041 – PRELIMINARY/FINAL 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 zoned MXL**, located at **701 CENTRAL AVE** NE between CENTRAL AVE NE and COPPER AVE NE containing approximately **0.9787** acre(s). **(K-14)**

PROPERTY OWNERS: AZTEC VILLAGE LIMITED PARTNERSHIP

REQUEST: APPROVAL OF MINOR SUBDIVISION PRELIMINARY/FINAL PLAT AND RIGHT OF WAY VACATION

COMMENTS:

1. Code Enforcement has no objections to the proposed Vacation or Plat, but has comments on development.
2. 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)
3. All future Development must meet all standards of the IDO, DPM, and other adopted City regulations.
4. 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.)
5. 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).