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:*** *3/2/2022*

AGENDA ITEM NO: 22

DRB PROJECT NUMBER:

PR-2022-006614

PS-2022-00024 – SKETCH PLAT

PROJECT NAME: DOTORE CUSTOM HOMES agent for MICHAEL & EMILY CISNEROS requests the aforementioned action(s) for all or a portion of: LOT 3 BLOCK 12 UNIT 5, VOLCANO CLIFFS SUBDIVISION zoned X, located at 6508 JADE DR between MOLTON ROCK and UNSER containing approximately 0.34 acre(s). (X)

PROPERTY OWNER: X

REQUEST: VACATION OF 25' PUBLIC DRAINAGE EASEMENT

COMMENTS:

1. Property is zoned R-1D and is located in an Area of Consistency. Must meet all Dimensional Standards as per IDO Table 5-1-1 and section 5-1(C).
2. Property is within CPO-13 (Volcano Mesa Protective Overlay) and VPO-2 (Northwest Mesa Escarpment View Protection Overlay). All standards and requirements of these areas must be followed, in addition to all other sections of the IDO, DPM, and other adopted City regulations.
3. Located within the VPO-2 Height Restrictions Sub-Area, IDO 3-6(E), limiting of building and/or structure height to 15 feet from natural grade. Additional VPO-2 standards include, color restrictions, reflectivity, and screening of equipment from view.
4. CPO-13 standards include Setback Standards, Façade Design, Building Design, Residential Garage Access and Design. Review IDO 3-4(N) for full details of these standards/requirements.
5. CPO-13 minimum Setback Standards for lots larger than 10,000 sq ft are: Front 25 ft; Side 15 ft; Rear 15 ft.