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:*** *3/16/2022*

AGENDA ITEM NO: 13

DRB PROJECT NUMBER:

PR-2022-006712
PS-2022-0040 – SKETCH PLAT

PROJECT NAME:
DIEGO M. RUIZ requests the aforementioned action(s) for all or a portion of: **LOT 39A-P1, OXBOW BLUFF zoned R-1, located at 5004 SANDPIPER CT NW between COORS NW and ST. JOSEPH'S NW** containing approximately 0.5910 acre(s). (G-11)

PROPERTY OWNERS: BROWN MICHAEL BURTON & LEDESMA ROCHELLE EILEEN

REQUEST: BUILDING ENVELOPE RECONFIGURATION

COMMENTS:

1. Property is located in the Oxbow Bluff Subdivision, which has an EPC approved Oxbow Bluff Subdivision Site Plan, case Z-97-103. Must comply with all standards as noted in the approved Oxbow Bluff SDP.
2. Property is located in an R-1D Residential Single Family Zone District, and is located in the Coors Boulevard Character Protection Overly, CPO-2. Must comply with all applicable standards and regulations of these specific areas and any other applicable standards in the IDO, DPM, or other adopted City regulations.
3. Development to follow applicable standards of the EPC approved Site Plan for Oxbow Bluff Subdivision, case Z-97-103 and then the Dimensional and Development standards of CPO-2, IDO section 3-4(C), and the R-1D zone, IDO section 5-1(C), Table 5-1-1, respectively.
4. Per the Oxbow Bluff Subdivision Plat, the distance between the building envelopes and lot lines is 10' minimum; building envelope to right-of-way is 20' minimum.
5. Need to show East side setback (minimum 10 feet).
6. Reference CPO-2 Development Standards, IDO section 3-4(C)(5)(b) for specific Grading standards.
7. Property is located in an Area of Consistency, and falls within allowable contextual standards: Average block lot size = 0.6753: allowable sizes range between a Low, 75% = 0.5065 and High, 125% = 0.8442.

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8. Must comply with all applicable standards of IDO sections 5-3 regarding Access & Connectivity and 5-4 Subdivision of Land.
9. Walls/Fences must comply with IDO section 5-7 Walls/Fences; obtain permit(s) for walls/fences prior to construction.