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-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov ***DATE:*** *6/29/2022*

AGENDA ITEM NO: 10

DRB PROJECT NUMBER:
PR-2022-006846
SD-2022-00101 – PRELIMINARY/FINAL PLAT

PROJECT NAME:
NOVUS PROPERTIES LLC |MICHAEL MONTOYA, TRULA HOWE requests the aforementioned action(s) for all or a portion of: **A2B1, FOUNTAIN HILLS PLAZA SUBDIVISION** zoned **SU-1**, **located between NUNZIO AVE NW and PARADISE BLVD NW** containing approximately 4.2586 acre(s). (C-12)

PROPERTY OWNERS: NOVUS PROPERTIES LLC

REQUEST: SUBDIVIDE LOT A2B1 INTO 2 LOTS, A2B1A & A2B1B

COMMENTS:

1. Property is zoned NR-C (Non-Residential Commercial Zone), and must meet all Dimensional Standards as per IDO section 5-1(E), Table 5-1-3.
2. Re-plat must meet all standards in IDO sections 5-3 Access & Connectivity and 5-4 Subdivision of Land.
3. Re-plat of property cannot increase any existing nonconformity or create a new nonconformity.
4. Future development must meet all applicable standards of IDO part 14-16-5, Development Standards, and all other applicable standards and provisions of the IDO, DPM, and any other City regulations.