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:*** *4/20/2022*

AGENDA ITEM NO: 12

DRB PROJECT NUMBER:

PR-2022-006846

PS-2022-00068 – SKETCH PLAT

PROJECT NAME:
NOVUS PROPERTIES LLC, / MICHAEL MONTOYA, TRULA HOWE requests the aforementioned action(s) for all or a portion of: **LOT A-2-B-1, FOUNTAIN HILLS PLAZA zoned NR-C, located on NUNZIO AVE NW near PARADISE BLVD NW** containing approximately 4.2546 acre(s). (C-12)

PROPERTY OWNERS: NOVUS PROPERTIES LLC

REQUEST: SUBDIVIDE ONE EXISTING LOT INTO 2 NEW LOTS

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.