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:*** *4/27/2022*

AGENDA ITEM NO: 16

DRB PROJECT NUMBER:

PR-2022-006872
PS-2022-00076 – SKETCH PLAT

PROJECT NAME:
ARCH + PLAN LAND USE CONSULTANTS agent for **COPPER SPORTS CENTRE LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 6 & LOTS 41 THRU 56, VALLEY VIEW ADDITION zoned MX-M, located at 5110 COPPER AVE NE between MANZANO ST and TRUMAN ST** containing approximately 2.2957 acre(s). (K-17)

PROPERTY OWNERS: COPPER SPORTS CENTER LLC

REQUEST: LOT CONSOLIDATION FOR 32 EXISTING LOTS INTO ONE NEW LOT

COMMENTS:

1. Re-plat may not increase an existing Non-Conformity, nor create a new Non-Conformity to the IDO.
2. Re-plat must meet all requirements of IDO section 5-4 Subdivision of Land.
3. Property is zoned MX-M, and must meet Dimensional Standards of IDO section 5-1(D), Table 5-1-2.
4. Property is within a Premium Transit Station Area (PT), Major Transit Area (MT – San Mateo), and the Main Street Corridor Area. Future development must meet all related IDO requirements.
5. Property is in the Nob Hill/Highland Small Area, and within the Nob Hill/Highland Character Protection Overly, CPO-8. Future development must meet all requirements of IDO section 3-4 for CPO-8.
6. Future development must meet all applicable standards and provisions of the IDO, DPM, and other adopted City regulations.