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:*** *8/17/2022*

AGENDA ITEM NO: 7

DRB PROJECT NUMBER:
PR-2022-006872
SD-2022-00114 – PRELIMINARY/FINAL PLAT
IDO - 2021

PROJECT NAME:
ARCH + PLAN LAND USE CONSULTANTS LLC agent for **FIRST NATIONS COMMUNITY HEALTH SOURCE** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 16 AND 41 THRU 46** zoned **MX-M**, **located at 5110 COPPER NE between MANZANO ST and TRUMAN ST** containing approximately 2.2957 acre(s). (K-17)

PROPERTY OWNERS: FIRST NATIONS COMMUNITY HEALTHSOURCE

REQUEST: LOT CONSOLIDATION: 32 LOTS INTO 1 LOT

COMMENTS:

1. Property is zoned MX-M, Mixed-Use Medium Intensity zone, and must meet all Dimensional Standards as per IDO 5-1(D), Table 5-1-2.
2. Re-platting action cannot create a non-conformity with the IDO, nor increase an existing non-conformity (none observed at this time – it appears only to reduce the existing non-conformity).
3. 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.
4. Future development must meet all applicable standards and provisions of the IDO, DPM, and other adopted City regulations.