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: 13

DRB PROJECT NUMBER:

PR-2022-006885
SD-2022-006885 – PRELIMINARY/FINAL PLAT

PROJECT NAME:
ALDRICH LAND SURVEYING | TIM ALDRICH agent for **UNITED ENTERPRISES, INC., ALLEN LEWIS** requests the aforementioned action(s) for all or a portion of: **LOTS 9 & 10, BLOCK 3, BUENA VISTA HEIGHTS zoned MX-M, located at 2132 SILVER AVE SE and 201 YALE BLVD SE between SW CORNER SILVER AND YALE SE** containing approximately 0.3849 acre(s). (K-15)

PROPERTY OWNERS: X

REQUEST: LOT LINE ELIMINATION

COMMENTS:

1. Property is zoned MX-M. All Dimensional Standards must be met, as per IDO section 5-1(D) & Table 5-1-2.
2. Must meet requirements for IDO sections 5-3 Access and 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 standards of the IDO, DPM, and other adopted City regulations.
5. Property is located within the University Neighborhoods Small Area, a Premium Transit Station Area (PT), and a Main Street Corridor Area (MS), all of which may impact Development Standards and requirements.
6. Current use appears to be a paid parking lot. Please clarify if this use is continuing, and if it includes the property to the west, 2128 Silver Av, which is crossed through on the plat submittal.
7. Please confirm if there are any shared parking agreements recorded for the property that may be affected by the replat or planned use.