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:*** *5/04/2022*

AGENDA ITEM NO: 11

DRB PROJECT NUMBER:
PR-2022-006908

PS-2022-00084 – SKETCH PLAT

PROJECT NAME:
JAG PLANNING & ZONING | ANDREW GARCIA agent for **DAVID BALLANTINE** requests the aforementioned action(s) for all or a portion of: **LOTS 10 THRU 12, BLOCK 4, CLAYTON HEIGHTS zoned MX-M**, located at **1515 YALE BLVD SE between KATHRYN AVE SE and ANDERSON AVE SE** containing approximately **0.5598 acre(s).** (L-15)

PROPETY OWNER: PROJECT SHARE INC

REQUEST: CREATE ONE LOT FROM THREE EXISTING LOTS, DEDICATE ADDITIONAL RIGHT-OF-WAY AND VACATE PRIVATE EASEMENT

COMMENTS:
1. Re-plat of property cannot create a non-conformity to the IDO or increase an existing non-conformity.
2. Re-plat of property must meet all requirements of IDO section 5-3, Access & Connectivity, and 5-4, Subdivision of Land.
3. Property is zoned MX-M (Mixed Use Moderate Intensity), with Dimensional Standards as per IDO section 5-1(D), Table 5-1-2.
4. Property is located in an Area of Change and is abutting/adjacent to R-1B residential properties in an Area of Consistency, immediately to the west. Development will require special landscape buffer requirements of 15 feet, as per IDO sections 5-6(E)(5) Table 5-6-5, and IDO sections 5-6(E)(1) and 5-6(E)(2)(a).
5. Property is located in the South Yale Area, which has certain special use and sign requirements in the IDO.
6. Property is located in the APO (Airport Protection Overlay) and Air Space Protection Sub-area, with special Use and Development standards outlined in IDO section 3-3. Future development may require submittal to commenting agencies of development plans, as per IDO section 6-4.
7. No further comments and no objections.