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:*** *5/18/2022*

AGENDA ITEM NO: 14

DRB PROJECT NUMBER:
PR-2022-006977
PS-2022-00095– SKETCH PLAT

PROJECT NAME:
RHINO REALTY agent for **RYAN COOK** requests the aforementioned action(s) for all or a portion of: **LOTS 28, 29 & 30, CIELO DEL OESTE** zoned **MX-T & R-T**, located at **5616 CIELO DEL OESTE between 57TH & 56TH STREETS and JUNIPER ST.** containing approximately **0.2665** acre(s). **(H-11)**

PROPERTY OWNERS: COOK RYAN A

REQUEST: REPLAT THREE LOTS TO TWO LOTS

COMMENTS

1. Property addressed as 5616 Cielo Del Oeste in this submittal has an address assigned by both the City and County as 1720 57th St NW. The apparent entrance to the property is along 57th Street, and the address on the curb indicates 1720 57th St. This should be clarified/corrected prior to submittal.
2. Property described as 5616 Cielo Del Oeste is zoned MX-T, Mixed Use Transition zone, and was formerly zoned O-1 (Office) prior to the IDO (Integrated Development Ordinance) implementation in 2017.
3. Properties described as 5612 and 5608 Cielo Del Oeste are both zoned R-T (Residential Townhouse zone), and remain as they were zoned prior to the IDO.
4. Zone Change proposals will not be reviewed by the DRB: you must schedule a PRT to begin the process – see Planning for details.
5. Please clarify if you are planning for the properties to be zoned as MX-T, or as R-T. Please state the current use of the properties, and if that use is proposed to be changed.
6. Properties must meet the Dimensional Standard requirements for the zone they are located in:
    - MX-T, see IDO section 5-1(D) and Table 5-1-2
    - R-T, see IDO section 5-1(C), Table 5-1-1, and possibly section 4-3(B)(5) Dwelling, Townhouse
7. Re-plat of properties cannot create a non-conformity or increase an existing nonconformity to the IDO.

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:*** *5/18/2022*

For Future Development:

8. All properties involved are located in an Area of Consistency, which will require meeting Contextual Lot Size requirements for allowed lot sizes to be used for new Low Density Residential development.
9. All properties involved are located in the Coors Blvd Protective Overlay zone, CPO-2, IDO section 3-4(C), with specific Development standards to be followed, including Grading requirements (IDO 3-4(C)(5)(b).
10. All properties are located in the 660 foot buffer of the Coors Major Transit Corridor Area. This may offer certain benefits for future commercial development.