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:*** *5/25/2022*

AGENDA ITEM NO: 4

DRB PROJECT NUMBER:
PR-2022-007033
PS-2022-00103 – SKETCH PLAN

PROJECT NAME:
CSI – CARTESIAN SURVEYS INC. agent for **1705 5TH ST PARTNERS, LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 5, BLOCK 3, IVES ADDITION zoned NR-LM**, located at **1701 5TH ST NW between ASPEN AVE NW and HAINES AVE** NW containing approximately 0.3480 acre(s).**(H-14)**

PROPERTY OWNERS: 1701 5TH STREET PARTNERS LLC

REQUEST: CREATE ONE NEW LOT FROM FIVE EXISTING LOTS

COMMENTS:
1. Property is zoned NR-LM, and must meet Dimensional Standards as per IDO 5-1(E), Table 5-1-3.
2. Must meet standards of IDO sections 5-2, Sensitive Lands, 5-3 Access & Connectivity, and 5-4 Subdivision of Land.
3. Re-plat cannot create nonconformity to IDO or increase an existing non-conformity.
4. Current property appears to be utilized as parking area. Will this use be changing? Is this affecting/removing parking for an existing business? Are any Shared Parking Agreement's in place?
5. Property is located in CPO-12, Sawmill/Wells Park, IDO 3-4(M): see Development and Dimensional standards for that overlay zone.
6. Future Development must meet all requirements of IDO, DPM, and other adopted City regulations.