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:*** *6/15/2022*

AGENDA ITEM NO: 8

DRB PROJECT NUMBER:
PR-2022-007033
SD-2022-00093 – PRELIMINARY/FINAL PLAT

PROJECT NAME:
CSI – CARTESIAN SURVEYS INC. agent for **1701 5TH STREET 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 1705 5TH STREET NW between ASPEN AVE NW and HAINES NW** containing approximately 0.3480 acre(s). (H-14)

PROPERTY OWNERS: 1701 5TH STREET PARTNERS, LLC

REQUEST: CREATE ONE NEW LOT FROM 5 EXISTING LOTS, ADMINISTRATIVE DECISION ALLOWING WIDTHS OF 5TH ST AND PUBLIC ALLEY ADJOINING LOT

COMMENTS:

1. All prior comments from Sketch Plat 5/25/22 have been noted and/or addressed in this submittal.
2. CE has no further comments and no objections.

Comments from 5/25/22 Sketch Plat:

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?*
   Response: Formerly used as parking lot, not aware of parking agreements or if to be different use.
   My response: Warned he should ensure it does not disrupt required parking for an existing business.
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.*