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: 4

DRB PROJECT NUMBER:
PR-2022-007100
PS-2022-00115 – SKETCH PLAT

PROJECT NAME:
TIERRA WEST, LLC agent for **RSF LAND & CATTLE COMPANY LLC** requests the aforementioned action(s) for all or a portion of: **TRACT MM-1A and MM-1B, SEVEN BAR RANCH** zoned **MX-M**, **located at SEVEN BAR LOOP NW between COTTONWOOD DR NW and OLD AIRPORT AVE NW** containing approximately 3.7193 acre(s). (B-14)

PROPERTY OWNERS: RSF LAND & CATTLE COMPANY LLC

REQUEST: SKETCH PLAT REVIEW AND COMMENT

COMMENTS:

1. Replat of the property must conform to IDO sections 5-3 Access & Connectivity and 5-4 Subdivision of Land. It must not create nor increase any nonconformity with the IDO.
2. Property is zoned MX-M (Mixed-Use Medium Intensity), and must follow all Dimensional Standards as per IDO section 5-1(D), Table 5-2-1.
3. Future development must meet all IDO Development Standards in IDO section 14-16-5, including but not limited to sections 5.5 Parking, 5.6 Landscaping, 5. 7 Walls & Fences, 5.8 Outdoor and Site Lighting, 5.11 Building Design, and 5. 12 Signage; as well as requirements of the DPM and other adopted City regulations.
4. Drive-through use must meet the Use Specific standards as per IDO section 4-3(F)(4), as well as parking buffer requirements shown in IDO section 5-5(I)(2). Please note the landscape/wall screen buffers required for drive-through lanes adjacent to public right-of-way.
5. No further comments or objections at this time.