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:*** *6/08/2022*

AGENDA ITEM NO: 7

DRB PROJECT NUMBER:
PR-2019-002598
PS-2022-00107 – SKETCH PLAT

PROJECT NAME
CSI – CARTESIAN SURVEYS INC. agent for **BUCK BUCKNER, PE** requests the aforementioned action(s) for all or a portion of: **TRACT J, VISTA DE LA LUZ** zoned **PD**, located at **5401 SEVILLA AVE NW between COORS BLVD NW and COSTA ALAMERIA DR NW** containing approximately **1.87** acre(s). **(F-11)**

PROPERTY OWNERS: VIA REAL ESTATE LLC

REQUEST: CREATE 2 NEW LOTS FROM ONE EXISTING LOT

COMMENTS:

1. Must meet all standards of IDO section 5-4, Subdivision of Land.
2. Replatting cannot increase any existing nonconformity or create a new nonconformity to the IDO.
3. Property is zoned PD, Planned Development, and must follow all dimensional standards and other requirements of the original approved EPC - Site Development Plan. Where silent, the IDO requirements/standards of must be followed, as per IDO section 2-6(A), as well as standards of the IDO and other adopted City regulations.
4. Any changes to the approved EPC- Site Plan must be done through an Administrative Amendment.
5. Property is located in the CPO-2, Coors Blvd Protection Overlay Zone. If not addressed by EPC-Site Plan, the standards and requirements of CPO-2 must be followed as per IDO section 3-4(C), including Dimensional, Development, and even Grading standards.
6. Please clarify planned use of properties, especially in regard to parking. Will shared parking agreements need to be created?

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