# 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:*** *7/20/2022*

**AGENDA ITEM NO:** 5

**DRB PROJECT NUMBER:**
**PR-2022-007324**
**PS-2022-00140 – SKETCH PLAT**

**PROJECT NAME:**
**ARCH + PLAN LAND USE CONSULTANTS LLC** agent for **VIA REAL ESTATE LLC** requests the aforementioned action(s) for all or a portion of: **BLOCK 4, TRACTION PARK & CITY ELECTRIC** zoned **MX-M**, **located at 2100 & 2124 CENTRAL SW between RIO GRANDE BLVD and CLATON ST** containing approximately 1.0664 acre(s). (J-13)

**PROPERTY OWNERS:** VIA REAL ESTATE LLC

**REQUEST:** CREATE 2 LOTS FROM 2 EXISTING UNPLATTED TRACTS

**COMMENTS:**

1. Property must meet requirements of IDO 5-3, Access & Connectivity, and IDO 5-4, Subdivision of Land.
2. Property is zoned MX-M, and must meet all Dimensional Standards as per IDO section 5-1(D), Table 5-1-2 (Front and Side setbacks of 0 ft minimum and 15 ft maximum; Rear 0 ft when property line abuts a street).
3. Re-plat of property cannot increase an existing non-conformity or create a new non-conformity to the IDO.
4. Property is in a Premium Transit Area and Main Street Corridor Area, which require additional Dimensional Standards outlined in IDO 5-1(D)(2) regarding setback and placement of buildings – these standards are not currently being met by the location of buildings on the existing lot.
5. As the buildings were in place prior to the IDO coming into effect in 2017, the buildings are currently nonconforming structures in regards to setback and placement regulations cited in IDO 5-1(D)(2). However, the re-platting of this lot into two lots does not increase the extent of the nonconformance of the existing structures regarding special setback and placement requirements.
6. Future use and development of the structures on these lots will require following guidelines for Nonconforming Structures, as per IDO section 6-8(D).
7. Future Development must meet all standards of the IDO, DPM, and other adopted City regulations.

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