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:*** *8/10/2022*

AGENDA ITEM NO: 12

DRB PROJECT NUMBER:
PR-2022-007416
PS-2022-00151 – SKETCH PLAT
IDO - 2021

PROJECT NAME:
OLSSON – COLE SCHUSTER requests the aforementioned action(s) for all or a portion of: **LOT 1A1 & A2, SNOW VISTA INVESTORS zoned MX-H**, located at **113 EUBANK BLVD NE between EUBANK BLVD SW and GLORIETA ST NE** containing approximately **1.0618 & 0.5159** acre(s). **(K-20)**

PROPERTY OWNERS: POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT

REQUEST: RE-DIVIDED LOTS TO INCREASE THE AREA OF LOT H

COMMENTS:

1. Code Enforcement has no comment as to the proposed re-plat of the lots. However, following are a few comments regarding the proposed development.
2. Property is zoned MX-H, Mixed-Use High Intensity, and must meet all Dimensional Standards as per IDO section 5-1(D), Table 5-1-2.
3. Property is located adjacent to an R-MH Residential zone. Proposed development must meet Specific Use requirements of IDO 4-3(D)(16) Car Wash, requiring a 50 foot distance from the Car Wash building and any associated outdoor activities from any residential zone.
4. Proposed Trash enclosure area must meet requirements of IDO 5-6(G)(3), and either be relocated or provide adequate screening to prevent visibility from the street.
5. Proposed development must meet all applicable Development Standards as per IDO 14-16-5, the DPM, and other adopted City regulations.