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:*** *8/24/2022*

AGENDA ITEM NO: 8

DRB PROJECT NUMBER:
PR-2022-007501
PS-2022-00170 – SKETCH PLAT
IDO - 2021

PROJECT NAME:
CSI – CARTESIAN SURVEYS INC. agent for **ASPEN RANCH APARTMENTS** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 6, BLOCK 47, UNIVERSITY HEIGHTS** zoned **MX-T and R-MH**, located at **208 WELLESLEY DR SE between SILVER AVE SE and LEAD AVE SE** containing approximately **0.9764** acre(s). **(K-16)**

PROPERTY OWNERS: C3 RESIDENTIAL LLC

REQUEST: INTERIOR LOT LINE ELIMINATION BETWEEN 6 LOTS TO CREATE 2 NEW LOTS, VACATE RIGHT-OF WAY

COMMENTS:

1. Re-plat must meet requirements of IDO 5-3 Access & Connectivity and 5-4, Subdivision of Land.
2. Re-plat cannot increase an existing nonconformity with the IDO or create a new non-conformity.
3. Property is zoned MX-T and RM-H, as noted. It is also located in both the Main Street Corridor (MS) and a Major Transit Corridor (MT), in the Nob Hill Highland Area.
4. Proposed Lot 1-A, zoned as MX-T, must meet Dimensional Standards of IDO 5-1(D), Table 5-1-2, Proposed Lot 1-A does not meet rear setback requirement of 15 ft, (unless the building is accessory). You must obtain variance for rear setback, if not in conformance, prior to submittal for final plat.
5. Proposed Lot 3-A, zoned as RM-H, must meet Dimensional Standards of IDO 5-1(C), Table 5-1-1. Proposed lot does not meet Setback requirements from Table 5-1-1, and is therefore non-conforming:
   - Front setback: UC-MS-PT: maximum 10 ft along 70% of primary street frontage

   However, this proposal does not increase the extent of non-conformity.
6. If use of structure on Lot 3-A is a Single-Family Dwelling, this use is also non-conforming. Again, the proposal does not increase the extent of nonconformity.
7. Shared Access agreement needs to be implemented and/or noted on the plat.