# 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:*** *8/31/2022*

**AGENDA ITEM NO:** 7

**DRB PROJECT NUMBER:**
**PR-2022-007508**
**PS-2022-00175 – SKETCH PLAT**
***IDO - 2021***

**PROJECT NAME:**
**ARCH + PLAN LAND USE CONSULTANTS LLC** agent for **B&F HOLDINGS LLC/HOMESTEAD HILLS ENTERPRISES** requests the aforementioned action(s) for all or a portion of: **TRACT Y-2A-1-B-A & Y-2A-1-A-1-A, TAYLOR RANCH SUBDIVISION** zoned **MX-M**, **located at 6911 & 6971 TAYLOR RANCH between HOMESTEAD CIR and SOONER TRL** containing approximately 10.1152 acre(s). (D-11)

**PROPERTY OWNERS:** HOMESTEAD HILLS ENTERPRISES

**REQUEST:** LOT LINE ADJUSTMENT BETWEEN 2 EXISTING LOTS, VACATE A PORTION OF A PNM EASEMENT

**COMMENTS:**
1. Re-plat of property cannot create a non-conformity or increase an existing Non-Conformity.
2. Property is located within Homestead Hills Shopping Center. It appears there is an approved Site Plan governing the area proposed, which may require an Administrative Amendment to the Site Plan.
3. If area proposed is included as part of the landscaping for the Site Plan, will need to justify sufficient landscaping remains.
4. Please clarify if this is affecting the adjacent parking spaces. If so, must justify required parking is met.