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:*** *9/14/2022*

AGENDA ITEM NO: 12

DRB PROJECT NUMBER:
PR-2022-007524
PS-2022-00185 – SKETCH PLAT
IDO – 2021

PROJECT NAME:
JACOB LOPEZ agent for **FRANCISCO LOPEZ** requests the aforementioned action(s) for all or a portion of: **X** zoned **MX-M**, **located at 2900 & 2908 3RD ST between 3RD ST and PHOENIX AVE** containing approximately 0.2541 acre(s). (H-14

PROPERTY OWNERS: LOPEZ FRANCISCO J SOLE TRUSTEE LOPEZ LVT

REQUEST: SUBDIVISION OF ONE LOT INTO TWO LOTS

COMMENTS:
1. Property is zoned MX-M, and must meet Dimensional Standards of IDO 5-1(D) and Table 5-1-2.
2. Property is located in the North 4th Corridor CPO-9 Overlay zone, and must meet all standards, including revisions to setbacks and other dimensional standards, as per IDO 3-4(J).
3. Please clarify area proposed to be changed. City and County lot lines differ for these lots, making significant difference in layout of re-plat to correct & match existing records.
4. Please clarify what will happen with the existing structures on the area along Phoenix Av NW.
5. Please clarify type of homes being proposed. MX-M Zone does not allow single-family homes – only townhouse, live-work or multi-family housing is permissive, as per Table 4-2, Allowable Uses.
6. No further comments/questions at this time.