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:*** *9/28/2022*

AGENDA ITEM NO: 7

DRB PROJECT NUMBER:

PR-2022-007645
PS-2022-00215 – SKETCH PLAT
IDO - 2021

PROJECT NAME:
CSI - CARTESIAN SURVEYS, INC. agent for **RAY'S FLOORING SPECIALIST, INC. | VENTURA RUYBAL** requests the aforementioned action(s) for all or a portion of: **LOT 2 TRACT S-1 UNIT 2, ATRISCO BUSINESS PARK** zoned **NR-BP**, **located on LOS VOLCANES NW between GALLATIN PL NW and AIRPORT DR NW** containing approximately **11.1793** acre(s). **(J-10)**

PROPERTY OWNERS: GDCLV LLC ATTN: GERALD LUCERO

REQUEST: CREATE 3 NEW LOTS FROM ONE EXISTING LOT

COMMENTS:

1. Property is zoned NR-BP and is located within the Atrisco Business Park, Z-92-57. Any changes must be submitted as an Amendment to any existing approved plan, and with compliance with the Atrisco Business Park Master Plan. Where they are silent, all re-plat and development must meet standards of the IDO (NR-BP), the DPM, and other City regulations.
2. Property must meet all Dimensional Standards for NR-BP, as per IDO 5-1(E), Table 5-1-3. The minimum side setback is 10 feet. Proposed Lot 2-A puts the property line on the building wall adjacent to Lot 2-B, failing to maintain the required setback. Must apply for Variance to setback or relocate proposed lot line.
3. Re-plat must meet all standards of IDO 5-3 Access & Connectivity and 5-4 Subdivision of Land, as well as standards in the DPM and other related City regulations.
4. The proposed lot split is removing a large number of parking spaces from the existing building. All required parking of the building located on Lot 2-A should be kept within Lot 2-A, to ensure sufficient parking is available to the existing business use. If there are extra parking spaces, a Shared Parking Agreement, along with an access easement, may be recorded to allow those extra spaces to be used by proposed Lot 2-B.
5. Proposed re-plat will require a DRB Waiver, as Lots 2-B and 2-C not have frontage on a street. See IDO 5-4(F)(2) Access to Public Streets (cited below). Access easements may need to be provided.

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5-4(F)(2)(a) All lots shall have frontage on a street unless deemed impracticable due to topography or other constraints and a Waiver – DRB for an alternative layout and access provisions is approved pursuant to Subsection 14-16-6-6(P).

6. Code Enforcement has no further comments at this time.