

DEVELOPMENT FACILITATIVE TEAM (DFT)

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
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DATE: 12/6/2023

AGENDA ITEM NO: 6

PROJECT NUMBER:

[PR-2023-009591](#)

SD-2023-00214 – PRELIMINARY/FINAL PLAT

IDO - 2022

PROJECT NAME:

ISAACSON & ARFMAN, INC. | FRED ARFMAN agent for 1224 BELLAMAH LLC requests the aforementioned action(s) for all or a portion of: TRACT A, SAWMILL INDUSTRIAL zoned NR-LM, located at 1224 BELLAMAH AVE NW between BELLAMAH and SAWMILL containing approximately 4.8468 acre(s). (J-13)

PROPERTY OWNERS: TRACT 5 U26 LLC

REQUEST: DIVIDE EXISTING TRACT A INTO TWO NEW TRACTS

COMMENTS:

1. Please confirm that re-plat is not affecting current business use parking requirements on either property.
2. If there are no conflicts with parking requirements, Code Enforcement has no objections to the re-plat. However, we do have a few comments regarding future development:
3. Future development must meet all parking requirements as per Table 5-5-1 and IDO 5-5.
4. Property is zoned NR-LM, and CPO-12 Sawmill/Wells Park Overlay Zone, and within the Railroad Spur area. Must meet Dimensional and Development Standards of CPO-12, and applicable Dimensional standards of IDO 5-1(E), Table 5-1-3, and any other applicable standards for future use developed.
5. Future development must meet all requirements of CPO-12 Sawmill/Wells Park Overlay Zone, IDO 3-4(M), including setback requirements. Variances may not be obtained for CPO-12 Overlay setback requirements.
6. Existing structure is non-conforming as to front and east side setbacks, and must follow guidelines of 6-8(D) Nonconforming Structures for maintenance or development, and may need to obtain approval of ZHE for expansion of a non-conforming structure, IDO 6-6(C) Expansion of Nonconforming Use or Structure.
7. CE has no further comments at this time.