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-Senior Code Enforcement Specialist
Planning Department
jppalmer@cabq.gov ***DATE:*** *3/16/2022*

AGENDA ITEM NO: 8

DRB PROJECT NUMBER:

PR-2021-005185

SD-2022-00040 – PRELIMINARY/FINAL PLAT

VA-2022-00064 – SIDEWALK WAIVER

PROJECT NAME:

JAG PLANNING & ZONING, LLC agent for VICTOR F. APODACA requests the aforementioned action(s) for all or a portion of: TRACT 37 B 1, MRGCD MAP 37 zoned R-1A, located at 402 GOMEZ AVE NE between EDITH BLVD NE and BROADWAY NE containing approximately 0.8077 acre(s). (K-15)

PROPERTY OWNERS: APODACA VICTOR F & APODACA JESUS F

REQUEST: CREATE 6 LOTS FROM ONE EXISTING LOT AND SIDEWALK WAIVER

COMMENTS:

1. Property is located in the R-1A, Residential Single Family Zone District. It is located in the Martineztown/Santa Barbara Character Protection Overly, CPO-7, and is in an Area of Consistency. Must comply with all applicable standards and regulations of these specific areas and any other applicable standards in the IDO, DPM, or other City regulations.

2. Proposed lot sizes fall within allowable Area of Consistency calculations: Average block lot size is 0.1356 acres: Smallest lot allowed is .1017 acres, Largest lot allowed is .1696 acres.

3. Final Plat must comply with all relevant standards of IDO sections 5-3 regarding Access & Connectivity and 5-4 Subdivision of Land.

4. Future Development must comply with Dimensional standards of the CPO-7 and the R-1A zone, as given in IDO section 5-1(C), Table 5-1-1, and all other applicable IDO standards.