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:*** *5/25/2022*

AGENDA ITEM NO: 1

DRB PROJECT NUMBER:
PR-2019-001948
SD-2022-00071 – VACATION OF RIGHT OF WAY - DRB
SD-2022-00063– VACATION OF PUBLIC EASEMENT
SD-2022-00064 – PRELIMINARY/FINAL PLAT

PROJECT NAME:
THE GROUP | RON HENSLEY agent for **NAZISH LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A, PLAN OF PRIMA ENTRADA** zoned PC, located on **SONTERRO between 94TH and MIRASOL AVE** containing approximately 0.71 acre(s). (H-9)

PROPERTY OWNERS: NAZISH LLC

REQUEST: VACATION OF ROW - DRB, VACATION OF PUBLIC EASEMENT, PRELIMINARY/FINAL PLAT

COMMENTS:

1. Property is zoned PC, Planned Community, and is part of the Westland Master Plan. As per IDO section 2-6(B)(5)(a), development in the PC zone district is subject to the provisions of Part 14-16-5 (Development Standards) for the type of use or structures in the approved Planned Community, unless those standards are modified by the Framework Plan associated with the PC zone district approval.
2. Property is within an Area of Consistency, and the sizes of proposed lots range from 0.0931 acre to 0.1225 acre, well within the allowed contextual lot sizes. Contextual lot size standards calculated are as follows:
   - Average lot size on area block = 0.1148 acre
   - Minimum lot size allowed (75%) = 0.0861 acre
   - Maximum lot size allowed (125%) = 0.1435 acre
3. Proposed lots must meet Dimensional standards of IDO section 5-1(C), Table 5-11, and appear to do so.
4. Code Enforcement has no further comments, and no objections to the proposed Vacations and Plat.