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:*** *1/12/2022*

AGENDA ITEM NO: 18

DRB PROJECT NUMBER:

PR-2019-002916
PS-2021-00165 – SKETCH PLAT

PROJECT NAME:

THE GROUP/RON HENSLEY agent for **CLEARBROOK INVESTMENTS INC.** requests the aforementioned action(s) for all or a portion of: **LOTS 11 & 12, UNIT 3 TRACT 3, NORTH ALBUQUERQUE ACRES** zoned **C-20**, located at **8900 OAKLAND AVE NE between BARSTOW and VENTURA** containing approximately **1.7** acre(s). **(C-20)**

PROPERTY OWNERS: CLEARBROOK INVESTMENTS

REQUEST:

CREATE 4 LOTS FROM EXISTING 2 LOTS

COMMENTS:

1. Development note: Development must meet all applicable standards and provisions of the IDO, the DPM, and other adopted City regulations. Including but not limited to 5-1 Dimensional Standards, 5-2 Site Design & Sensitive Lands, 5-3 Access & Connectivity, 5-4 Subdivision of Land.

2. Please clarify the current zoning of the property. GIS currently shows property as Zoned PD (Planned Development). There appears to have been a Zone Map Amendment requested – has it been finalized?

3. Clarify if there were changes to the plat from preliminary to final.

4. Property is in an area of consistency. Contextual Standards apply. The allowable lot size range must be within 0.5748 acres to 0.958 acres. Note: This was calculated using properties with homes on them fronting on Oakland Ave and within the enclosed area noted in the attached image from GIS, below. See IDO Section 5-1(C)(2)(b).

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Area of Consistency: Properties utilized to calculate for 8900 Oakland Av NE. *Note: Only the properties in this area which are fronting onto Oakland Ave and with existing homes on them are included.*