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.

Carl Garcia, Code Supervisor
Planning Department
505-924-3838 cagarcia@cabq.gov ***DATE:*** *2/24/2021*

AGENDA ITEM NO: 17

DRB PROJECT NUMBER:

PR-2019-003051

PS-2021-00023 – SKETCH PLAT

PROJECT NAME:

ARCH + PLAN LAND USE CONSULTANTS agent for **THURGOOD RVT** requests the aforementioned action(s) for all or a portion of: **LOTS 4 & 5, FREEMAN ADDITION,** zoned R-1C, located at **4635 & 4639 GRANDE NW between GRIEGOS RD and BELROSE AVE,** containing approximately 0.97 acre(s). (F-14)

REQUEST:

1. 2 LOTS INTO 4 LOTS

COMMENTS:

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1	SITUS Address	Calculated (
2	4632 GRANDE DR NW	0.321397
3	4628 GRANDE NW	0.160547
4	4624 GRANDE RD NW	0.149977
5	4620 GRANDE DR NW	0.161039
6	4616 GRANDE RD NW	0.166129
7	4612 GRANDE DR NW	0.19199
8	4608 GRANDE DR NW	0.189346
9	4524 GRANDE DR NW	0.356394
10	4518 GRANDE DR NW	0.176438
11	4516 GRANDE DR NW	0.149083
12	4512 GRANDE DR NW	0.180452
13	4508 GRANDE DR NW	0.173922
14	4430 GRANDE DR NW	0.196068
15	4424 GRANDE DR NW	0.434833
16	4416 GRANDE DR NW	0.382318
17	4408 GRANDE DR NW	0.446544

1	0.321397		
2	0.160547		
3	0.149977		
4	0.161039		
5	0.166129		
6	0.19199		
7	0.189346		
8	0.356394		
9	0.176438		
10	0.149083		
11	0.180452		
12	0.173922		
13	0.196068		
14	0.434833		
15	0.382318		
16	0.446544		
17		(Ctrl)	
18			
19			
20			
21			
22	0.2398	0.75	0.1798
23		1.25	0.2997

(4) lots. Proposed Lot 4-A is to be 0.2552± net acres, Lot 4-B at 0.2290± net acres, Lot 5-A at 0.1996± net acres and Lot 5-B on 0.2165± net acres on property zoned R-1C (Single Family – Large Lot).

All 4 proposed lots meet contextual standards and are between .1798 and .2997 acres