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-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov ***DATE:*** *7/13/2022*

AGENDA ITEM NO: 6

DRB PROJECT NUMBER:
PR-2020-003688

SD-2021-00196 – PRELIMINARY PLAT

PROJECT NAME:
ISAACSON & ARFMAN INC. – FRED ARFMAN/IAN ANDERSON agent for **GREATER ALBUQUERQUE HABITAT FOR HUMANITY – DOUG CHAMPLIN/BILL** REILLY requests the aforementioned action(s) for all or a portion of: **LOTS 42 THRU 55, DAVID-PEREA-COURSON SUBDIVISION** zoned R-1B, located at **62nd ST NW between CLOUDCROFT RD NW and COORS BLVD NW** containing approximately 2.13 acre(s). (J-11) *[Deferred from 11/3/21, 11/17/21, 12/1/21, 12/15/21, 1/12/22, 2/2/22, 4/6/22, 4/20/22, 5/18/22. 6/22/22, 6/29/22]*

PROPERTY OWNER: GREATER ALBUQUERQUE HABITAT FOR HUMANITY, LONNIE YANES
REQUEST: NEW SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. PLAT WILL REVISE CURRENT LOT LINES, DEDICATE NEW PUBLIC RIGHT OF WAY AND NEW EASEMENTS ASSOCIATED WITH THE DEVELOPMENT.

COMMENTS:

1. These properties are Zoned R-1B must meet Dimensional standards as per IDO section 5-1(C)(1) and Table 5-1-1. Minimum Lot size is 5000 sq ft.
2. Properties are in an Area of consistency, and therefore the Contextual lot size will apply, as per IDO 5-1(C)(2). Calculations for Contextual lot sizes to be allowed:
   - Average block lot size is .1521 acre
   - 75% = .1140 acre minimum lot size (4965 sq ft)
   - 125% = .1901 acre maximum lot size (8281 sq ft)
3. All properties scheduled for development in this re-plat meet the required lot size requirements. Lots A through I and Lot 55A all fall within the Contextual Lot size range and the Dimensional Lot size standard of 5000 sq feet (as does the existing, already developed Lot 50A).
4. Lot 51A is an existing nonconforming lot and is not part of the new development planned; it is therefore not subject to the Contextual lot size nor the Dimensional standards at this time.
5. Code Enforcement has no further comments and no objections.