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:*** *3/2/2022*

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]*

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. Prior review notes for earlier submittals included the following information, which remains relevant:
   - R-1B standards will apply.
   - Property is within CPO-2: Coors Boulevard Protection Overly -- all standards apply.
   - Area of consistency: Contextual lot size will apply.
   - Calculations for Contextual lot sizes to be allowed:

   Average lot size is .1541
   75% = .1156
   125% = .1926
2. No additional comments at this time.