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:*** *6/29/2022*

AGENDA ITEM NO: 3

DRB PROJECT NUMBER:
PR-2020-003847
SD-2022-00088 – PRELIMINARY PLAT

PROJECT NAME:
ISAACSON & ARFMAN, INC | FRED ARFMAN agent for YES HOUSING, INC. | THADDEUS LUCERO requests the aforementioned action(s) for all or a portion of: TRACT B, CALLE CUARTA zoned MX-M, located at 3510 7th ST NW between FITZGERALD RD NW and FAIRFIELDS PL NW containing approximately 2.5306 acre(s). (G-14)

PROPERTY OWNERS: CITY OF ALBUQUERQUE
REQUEST: PRELIMINARY PLAT FOR 21 SINGLE-FAMILY LOTS

COMMENTS:
1. Re-plat of property cannot create a non-conformity to the IDO or increase an existing non-conformity.
2. Re-plat of property must meet all requirements of IDO section 5-3, Access & Connectivity, and 5-4, Subdivision of Land, including 5-4(F)(3) Lot Dimensions.
3. Property is zoned MX-M (Mixed Use Moderate Intensity), with Dimensional Standards as per IDO section 5-1(D), Table 5-1-2. Lots appear designed for Townhouse Development (2200 sq ft lots), and future development must meet Specific Use standards for Townhouse Dwellings as per IDO section 4-3(B)(5) and Dimensional Standards as per IDO Table 5-1-1 and Driveways as per 5-3(C)(3)(b).
4. CE has no further comments at this time.