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: 5

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) [Deferred from 6/29/22]

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

COMMENTS:

1. No new submittal provided as of 7/11/22 to address the comments made on 6/29/22.
2. As discussed in 6/29/22 DRB Hearing, you must submit a correction to the Justification Letter dated 6/1/22 and submitted prior to 6/29/22 Hearing, which states: "The subdivision will consist of 21 Single-Family lots." As discussed in the 6/29/22 hearing, Single Family lots are not a Permissive use in the MX-M zone.
3. Property is zoned MX-M (Mixed Use Moderate Intensity), with Dimensional Standards required as per IDO section 5-1(D), Table 5-1-2. Lots are reportedly 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. Code Enforcement has no further comments, and no other objections at this time.