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:*** *8/31/2022*

AGENDA ITEM NO: 10

DRB PROJECT NUMBER:
PR-2020-004171
PS-2022-00178 – SKETCH PLAT
IDO - 2021

PROJECT NAME:
FIERRO & COMPANY agent for **WILLIAM E. GALBRETH LAND DEVELOPMENT CO. LLC** requests the aforementioned action(s) for all or a portion of: **TRACT M-7-A-1, UNIT II, TUSCANY VILLAGE** zoned **R-1C**, **located at 12300 SAN ANTONIO DR between LOWELL DR NE and TENNYSON ST NE** containing approximately 6.6 acre(s). (E-22)

PROPERTY OWNERS: WILLIAM E GALBRETH LAND DEVELOPMENT CO LLC

REQUEST: SUBDIVIDE ONE TRACT INTO 8 LOTS

COMMENTS:

1. Property shows in AGIS and being currently zoned PD, and, if not yet changed, may require re-zoning process be followed, as per IDO section 2-6(A).
2. Must meet requirements of IDO sections 5-3 Access & Connectivity and 5-4 Subdivision of Land.
3. Property is located within an Area of Consistency, and seeks to follow R-1C Zoning. Must meet Dimensional Standards of IDO 5-1(C), Table 5-1-1.
4. Property is located within an Area of Consistency, and would be subject to Contextual lot size standards, as per IDO section 5-1(C)(2). However, it would appear it will not be subject to these standards, as there are currently no other properties with homes on them to compare which would "front the same street as the new low-density residential development is to be constructed."