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.

Carl Garcia, Code Supervisor
Planning Department
505-924-3838 cagarcia@cabq.gov ***DATE:*** *2/10/2021*

AGENDA ITEM NO: 17

DRB PROJECT NUMBER:

PR-2021-005017

PS-2021-00018 -SKETCH PLAT

PROJECT NAME:

ARCH + PLAN LAND USE CONSULSTANTS agent(s) for FRANCES McCARTY/McCARTY RVT request(s) the aforementioned action(s) for all or a portion of: LOT 27P-1, 28P-1 & 29P-1, OXBOW BLUFF zoned R-1D, located at 4110 WATERWILLOW PL NW between SILVERY MINNOW PL and GREY HAWK, containing approximately 1.9940 acre(s). (F11)

REQUEST:

1. CONSOLIDATE 3 LOTS INTO 2 LOTS AND VACATION AND DEDICATION OF BUILDING ENVELOPES

COMMENTS:

1. Smallest lot allowed is .4054 and Largest lot allowed is .6757
2. Proposed lot 27 P-1A of 1.3383 acres requires new calculation excluding preserved land.
3. Proposed lot 29 P-1A of .6557 meets contextual standards.
4. 5. In making the calculations in Subsections 1 through 4 above, any lots owned by the applicant with existing site features that are to be preserved, including but not limited to areas of open space or existing structures, shall not be considered in the contextual standards calculations for lot size.

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4119 WATER WILLOW NW	LT 14A-	1.2255
4109 WATERWILLOW PL NW	LOT 18	0.3558
4016 SILVERY MINNOW PL NW	LOT 19	0.4084
4006 SILVERY MINNOW PL NW	LOT 22	0.3714
4005 WATERWILLOW PL NW	LOT 23	0.5067
4100 WATERWILLOW PL NW	LOT 30	0.4741
4110 WATERWILLOW PL NW	LOT 29	0.442

0.5406	0.75	0.4054
	1.25	0.6757