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:*** *5/25/2022*

AGENDA ITEM NO: 12

DRB PROJECT NUMBER:
PR-2021-005716
SD-2022-00077 – PRELIMINARY/FINAL PLAT

PROJECT NAME:
CSI – CARTESIAN SURVEYS, INC. agent for **PAULETTE BACA** requests the aforementioned action(s) for all or a portion of: **TRACT 93A3, MRGCD MAP 40 zoned R-1A**, located at **711 7TH ST SW between STOVER AVE SW and ATLANTIC AVE SW** containing approximately **0.2585** acre(s). **(K-14)**

PROPERTY OWNERS: LUJAN NELSON J & BACA PAULETTE

REQUEST: CREATE 3 NEW TRACTS FROM ONE EXISTING TRACT, ADMINISTRATIVE DECISION REQUEST FOR EXISTING SIDEWALK WIDTH

COMMENTS:

1. Property is zoned R-1A, and is located within the Barelas Character Protection Overlay zone (CPO-1), and must meet all Dimensional standards of CPO-1, IDO section 3-4(B) and/or IDO section 5-1(C), Table 5-1-1. Where conflicting, the more restrictive Dimensional Standard will apply.
2. Property is also located in an Area of Consistency, and must meet Contextual Lot Size standards, as per IDO section 5-1(C)(2). Comments from a Sketch Plat on 7/14/21 follow:
   "Contextual standards apply (area of consistency):
   - *Smallest lot allowable = .1137ac*
   - *Largest lot allowable = .1895ac*
   - *Proposed lots A,B,C will require a variance to lot size"*

   Current submittal indicates variance requirement was noted, and a contextual lot size variance was approved for the lot acreages of the three lots under VA-2021-00442 with a decision date of 02/02/2022.
3. All prior comments have been noted and/or addressed. Code Enforcement has no further comment, and no objection, but would like a copy of the ZHE Notice of Decision included with this submittal, for the record.