# 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:*** *6/08/2022*

**AGENDA ITEM NO:** 19

**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. All prior comments have been noted and/or addressed. No further comments and no objections.

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*Comments made 5/25/22:*

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.

*Comments from 7/14/21 Sketch Plat:*
*Note -Site within the CPO-1 (Barelas)*
*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*