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: 8

DRB PROJECT NUMBER:
PR-2021-006121
PS-2022-00108 – SKETCH PLAT

PROJECT NAME
CSI – CARTESIAN SURVEYS, INC. agent for **JEFFERY A. AND MICHELLE L. KIDWELL** requests the aforementioned action(s) for all or a portion of: **LOTS 24-A, 23 AND NORTHERLY PORTION OF LOT 22, BLOCK 7, JOHN BARON BERG PARK** zoned **X**, located at **1022 21ST ST NW between I-40 and ASPEN AVE NW** containing approximately **0.2281** acre(s). **(H-13)**

PROPERTY OWNERS: KIDWELL JEFFERY A & MICHELLE L

REQUEST: CREATE ONE NEW LOT FROM 3 EXISTING LOTS

COMMENTS:

1. Replat of property cannot increase an existing nonconformity or create a new nonconformity to the IDO.
2. Must meet all standards of IDO section 5-4, Subdivision of Land: particularly IDO 5-4(C) Compliance with Zoning Requirements.
3. Property is zoned R-1A, and must meet Dimensional Standards of IDO section 5-1(C), Table 5-1-1.
4. Property is located in CPO-12, SawMill/Wells Park Character Protection Overlay zone. Development must meet all Dimensional and other standards/requirements, which may be more restrictive than R-1A.
5. Failure to meet Dimensional standards of R-1A or CPO-12 when replatted may be allowed as a nonconformance, but it cannot be increasing the extent of nonconformance. If so, a Variance must first be obtained See IDO section 6-8 Nonconformities, and IDO section 5-4(C)(1)(b).
6. Please describe the use of the Two Story Building with Garage – is it being used as a residence or an accessory building?
7. Accessory buildings in a required setback area are not allowed to be higher than the primary building/residence on the lot, as per IDO section 5-11(C)(4)(b), Accessory Buildings.
8. Property is located in an Area of Consistency, and new development must meet Contextual Lot Size standards, as per IDO section 5-1(C)(2).