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:*** *04/20/2022*

AGENDA ITEM NO: 6

DRB PROJECT NUMBER:

PR-2021-006297
SD-2022-00039 – PRELIMINARY/FINAL PLAT

PROJECT NAME:
COMMUNITY SCIENCES CORPORATION agent for RACHEL MATTHEW DEVELOPMENT CORPORATION & THE SANTA BARBARA HOMEOWNERS ASSOCIATION/ELISA CARDENAS requests the aforementioned action(s) for all or a portion of: LOT 2 BLOCK 16, SANTA BARBARA SUBDIVISION zoned R-T, located at 7300 SANTA BARBARA RD near RANCHO DE PALOMAS RD NE containing approximately X acre(s). (D16) *[Deferred from 3/9/22, 4/6/22]*

PROPERTY OWNERS: SANTA BARBARA HOMEOWNERS ASSOCIATION

REQUEST: SUBDIVIDE ONE LOT INTO FOUR LOTS

COMMENTS:

1. As per prior comment on 3/9/22, this property is located in an Area of Consistency, and must meet standards of IDO section 5-1(C)(2).
2. Prior communications with Planning Staff regarding calculations of Area of Consistency provided lot sizes must fall within .0655 acre minimum (75%) and .1092 acre maximum (125%) for consistency. Applicant was allowed to utilize a modified "net size" of proposed lots, which falls within what is allowed by the Area of Consistency calculations. This was shown on Page Supplement 1, a drawing submitted on 3/9/22. (See screen shot excerpt of that submittal attached, for reference).
3. No additional comments or objections.

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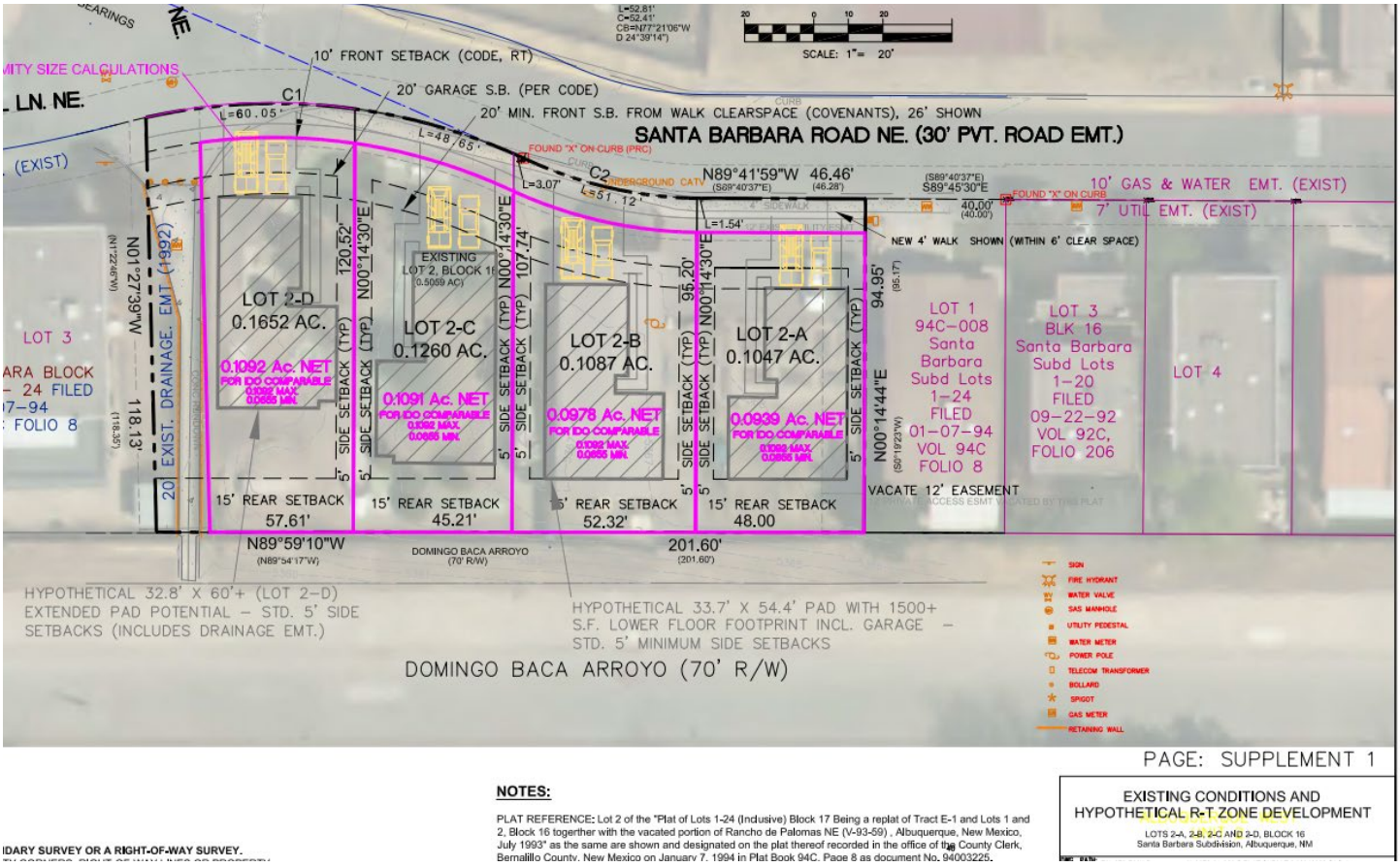
Screen shot excerpt of 3/9/22 submittal showing allowed "Net Lot Sizes" for calculations of Area of Consistency: