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:*** *2/9/2022*

AGENDA ITEM NO: 13

DRB PROJECT NUMBER:

PR-2022-006568
PS-2022-00011 – SKETCH PLAT

PROJECT NAME:
THE GROUP/RON HENSLEY agent for **CLEARBROOK INVESTMENTS INC.** requests the aforementioned action(s) for all or a portion of**: LOTS 4 & 5 UNIT 3 TRACT 3, NORTH ALBUQUERQUE ACRES zoned R1-C,** located on **WILSHIRE AVE NE** between **HOLBROOK and VENTURA** containing approximately 1.7 acre(s). (C-20)

PROPERTY OWNERS: AL-SABASSI ABDUL FATTAH

REQUEST: CREATE 4 LOTS FROM 2 EXISTING LOTS

COMMENTS:

1. All future development must meet all standards of the IDO, DPM, and other adopted City regulations.
2. Property is Zoned R-1C, and is located in an Area of Consistency. Contextual lot size standards apply, as per IDO Dimensional Standards, 14-5-1(C)(2).
3. After careful review with Planning, we have drafted the following comment regarding calculation of the contextual lot size standards:

   The method for determination of the portions of the block to be considered for this project cannot be followed, because the northern lots are in Bernalillo County and the parcels adjoining the subject parcel on either side do not face the same street. Therefore, the staff determines that the contextual review should consider the adjacent subdivision layouts to inform contextual standards. The proposed layout reviewed, in context with the subdivision layouts to the east and west, show lot lines and parcel sizes that are consistent with these built-out subdivisions. Therefore, the proposed lots are considered to meet the intent of the contextual standards. *(See illustrations below.)*

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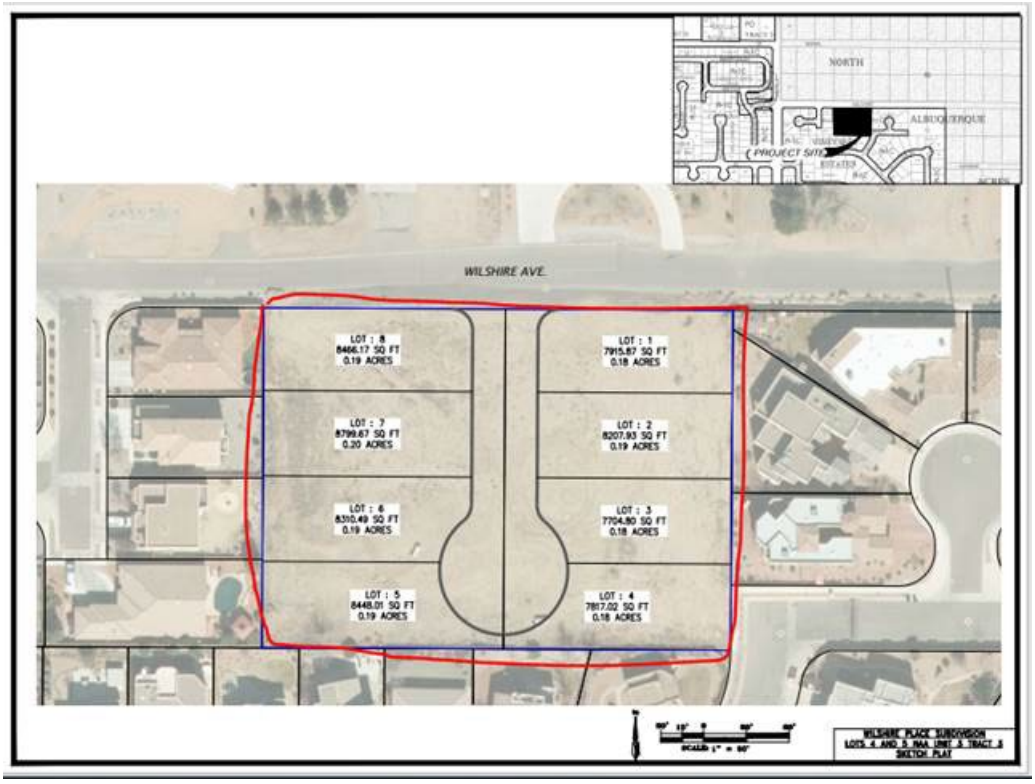
DATE: *2/9/2022*