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: 15

DRB PROJECT NUMBER:

PR-2022-006571
PS-2022-00013 – SKETCH PLAT

PROJECT NAME:
CSI – CARTESIAN SURVEYS, INC. agent for **THE CONSTANCE, LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 58 & 59, ROSSITER ADDITION zoned R-ML**, located at **4505 12TH ST NW** between **BELLROSE AVE NW** and **12TH COURT NW** containing approximately 0.6945 acre(s). (F-14)

PROPERTY OWNERS: CONSTANCE LLC THE

REQUEST: CREATE ONE NEW LOT VIA LOT LINE ELIMINATION BETWEEN 2 EXISTING LOTS

COMMENTS:

1. Properties are zoned R-ML, Multi-Family Low Density. It is located in an Area of Consistency.
2. Contextual lot size standards apply, as per IDO Dimensional Standards, 14-5-1(C)(2), for all Low-Density Residential Development (Single-Family, Duplex, Townhouse). This may be difficult to meet: if planning Low-Density Residential Development, you should obtain calculations from Planning/Code Enforcement for contextual lot size standards to be met.
3. Contextual lot size standards will not apply to Multi-Family Residential Development.
4. Future development must meet all Dimensional Standards for lot sizes, setback, and structural height allowances as per the R-ML zone, as per IDO section 14-16-5 and Table 5-1-1.
5. All future development must meet all standards of the IDO, DPM, and other adopted City regulations.
6. Removal of lot lines/combining of properties cannot create or increase nonconformities on the property.