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:*** *2/16/2022*

AGENDA ITEM NO: 18

DRB PROJECT NUMBER:

PR-2022-006604
PS-2022-00019 – SKETCH PLAT

PROJECT NAME:
CHRISTOPHER J. DENLER agent for SUSAN M. LENTZ requests the aforementioned action(s) for all or a portion of: **TRACT 104 MAP 31 EXC EASTERLY PORT OUT TO R/W CONT 0.1129 AC** zoned **RA & MX-M**, located at **3905 RIO GRANDE NW** between **GRIEGOS NW and PEDRONCELLI** containing approximately 0.48 acre(s). (F-13)

PROPERTY OWNERS: LENTZ SUSAN M

REQUEST: DIVIDE EXISTING TRACT INTO 2 NEW TRACTS

COMMENTS:

1. Property is split between two zones: the RA Residential zone and the MX-M Mixed-Use Medium Intensity zone. See specific Dimensional Standards for each zone in IDO section 5-1, Tables 5-1-1 and 5-1-2.
2. Property is located in the CPO-11 Rio Grande Boulevard Character Protection Overlay, IDO section 3-4 (L), and the Los Griegos Historic District. These may have provisions affecting property use or development.
3. Property is located in an Area of Consistency, which may impact future residential construction development in requirement of contextual lot size standards, as per IDO section 5-1(C)(2)(b).
4. As noted in Sketch Plat submittal, variances may be required for the interior side setback (10) for the proposed building envelope and for the minimum lot width in an RA zone (75 feet).
5. Revision of lot lines may not increase or create a nonconformity on the property.
6. Please reference IDO Section 14-16-5-7 regarding Wall/Fence requirements. You must obtain a permit prior to building any wall or fence.