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:*** *3/9/2022*

AGENDA ITEM NO: 20

DRB PROJECT NUMBER:

PR-2022-006674
PS-2022-00034 – SKETCH PLAT

PROJECT NAME:
HOLLY ARROYO requests the aforementioned action(s) for all or a portion of: X zoned X, located at 1825 PATRICK PLACE NW between GUADALUPE TR and RIO GRANDE containing approximately X acre(s). (X)

PROPERTY OWNERS: X

REQUEST: LOT LINE ADJUSTMENT, VARIANCE REQUESTS

COMMENTS:

1. Property is Zoned R-A (Residential/Agricultural), and is located in an Area of Consistency.
2. Proposed adjustment of lot line for existing structures would not require area of consistency standards, as this does not involve a vacant lot or new construction as per IDO section 5-1(C)(2)(b).
3. However, Setback and Dimensional standards for R-A zone, as per IDO Table 5-1-1, are applicable for all affected lot lines. Deviations from these standards will require Variances for each:
   Front = 20'; Not affected by moving of lot line – as long as structures do not expand to the rear, they are legally non-conforming to rear lot line setback.
   Rear = 25'; Same as above.
   Side = 10'; Need Variance for Garage on West side, and for any interior side lot line that is less than 10' setback (for each lot).
   Lot Width = 75'; Need variance for lot that is less than 75' width.
   Lot size, minimum 10890 sq ft = 0.25 acre; Need variance for each proposed lot.
4. Further development must meet all standards/requirements of the IDO, DPM, and other City regulations.