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:*** *3/16/2022*

AGENDA ITEM NO: 14

DRB PROJECT NUMBER:

PR-2022-006708
PS-2022-00039 – SKETCH PLAT

PROJECT NAME:
JAG PLANNING & ZONING, LLC agent for **NASER AIKHANI, AIKAHANI RVT** requests the aforementioned action(s) for all or a portion of: **LOT 6, FOUR HILLS VILLAGE 21ST INSTALLMENT** zoned R-1D**, located at 1200 HIDEAWAY LN SE between STAGECOACH RD SE and I-40** containing approximately 3.0791 acre(s). (M-23)

PROPERTY OWNERS: X ALIKHANI NASER TRUSTEE ALIKHANI RVT

REQUEST: VACATE PORTION OF HIDEWAY LANE AND COMBINE WITH LOT 6, GRANT EASEMENTS

COMMENTS:

1. Property is located in an R-1(D) Zone District and must comply with Dimensional Standards as per IDO Section 5-1(C) and Table 5-1-1.
2. Property is located in the Kirtland AFB Military Influence area. Submittals to DRB must refer applications for comment to KAFB, as per IDO section 6-4(J), and include comments with submittals to DRB.
3. Property is located in an Area of Consistency and proposed Lot size must comply with Contextual lot size requirements, or obtain a Variance to those requirements to bring into compliance. Calculations of Contextual Lot Size are as follows, based on average block lot size fronting Hideaway Lane:
   Average Lot size = 1.1657 acre
   75% of average = 0.8743 acre
   125% of average = 1.4572
   Proposed increased Lot size = 3.0791 acres, exceeding allowed range of contextual lot size allowed.
4. Based on these calculations, the existing lot is a Non-conforming Lot due to Contextual Lot size standards. Addition of the vacated land will require a Variance, as it is increasing the non-conformity of the existing lot. Reference IDO 6-8(E) Nonconforming Lots.

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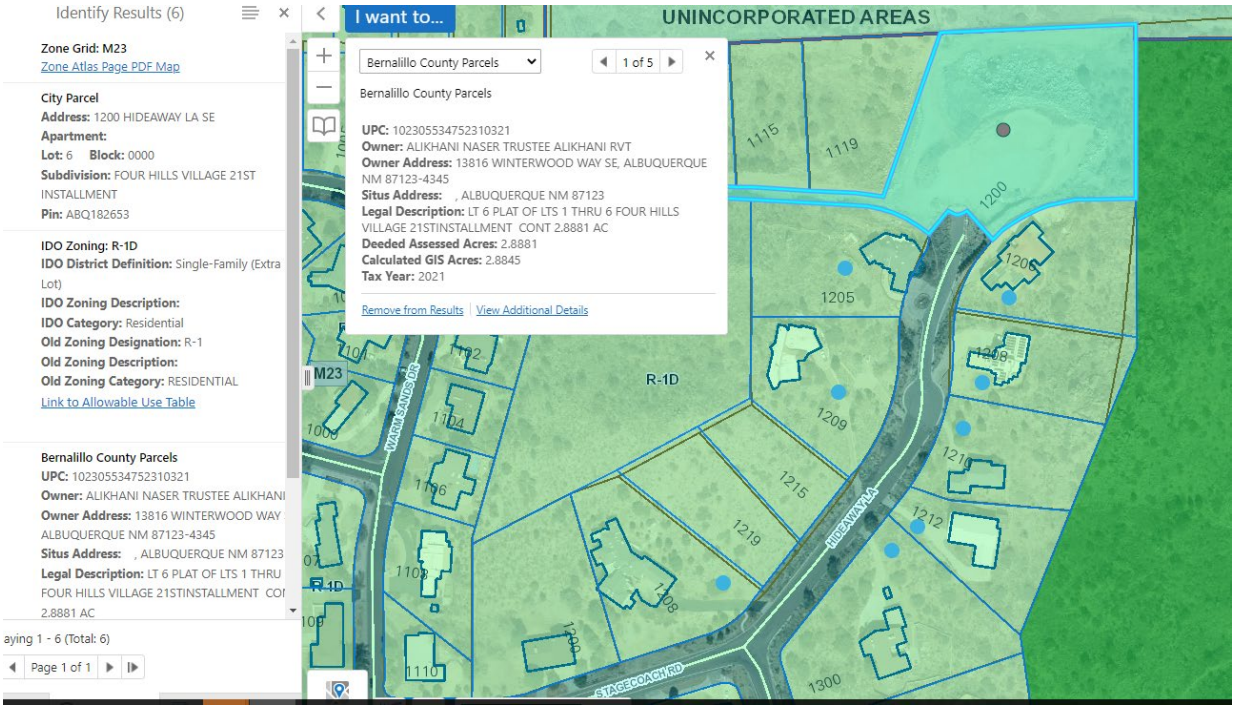
Lots used in calculating Contextual lot size are marked with a blue dot.



UPC	SITUS Address	Deeded Assessed Acreage	Calculated GIS Acres
102305527944621008	1208 STAGECOACH RD SE	1.2449	1.2445985
102305533042710306	1300 STAGECOACH RD SE	1.7575	1.75745827
102305530949721011	1205 HIDEAWAY LN SE	1.2534	1.17740822
102305534949610319	1206 HIDEAWAY LN SE	1.2048	1.18899601
102305534647410318	1208 HIDEAWAY LN SE	0.9987	0.91681667
102305530947721010	1209 HIDEAWAY LN SE	1.2202	1.19277426
102305535145510317	1210 HIDEAWAY LN SE	0.9947	0.99535459
102305534644110320	1212 HIDEAWAY LN SE	0.8529	0.85246651
	AVERAGE LOT SIZE =	1.1909	1.1657
	Low allowance: 75% =	0.8932	0.8743
	High allowance: 125% =	1.4886	1.4572