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-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov ***DATE:*** *9/21/2022*

AGENDA ITEM NO: 19

DRB PROJECT NUMBER:
PR-2022-006746
PS-2022-00192 – SKETCH PLAT
IDO - 2021

PROJECT NAME:
RM DESIGN INC. agent for **MICHELLE D. FLORES** requests the aforementioned action(s) for all or a portion of: **A-26, A-25, A-24, BLOCK 4, VISTA MAGNIFICA** zoned **R-T**, located at **1756, 1752, 1748 CLIFFSIDE DR. NW** containing approximately **0.3636** acre(s). **(H-11)**

PROPERTY OWNERS: FLORES MICHELLE D

REQUEST: CHANGE DIRECTION OF PROPERTY LINES

COMMENTS:

1. Property is located in the R-T (Residential Townhouse) zone district, and must meet all Dimensional standards as per IDO section 5-1, Table 5-1-1 for this zone.
2. Property is located in an Area of Consistency, and must meet Contextual lot size allowance standards, as per IDO section 5-1(C)(2)(b).
3. Contextual lot size calculations for Cascade Place, the block to which the lots will face, are as follows: **The range of allowable lot sizes are 0.1575 acres to 0.2625 acres** (calculated as 75% to125% of average lot size of 0.2100 acre). The proposed lot sizes are as follows:
   - 7244 Sq Ft = 0.1662 acre, within the allowable lot size.
   - 2848 Sq Ft = 0.0654 acre, below the minimum allowable lot size.
   - 3099 Sq Ft = 0.0711 acre, below the minimum allowable lot size.

   The smaller lots are significantly lower than the lowest allowed size of 0.1575 acre. This means that the subdivision of lots cannot be created in this format, as it would result in two lots that do not meet the standards of the IDO (section 5-4(F)(4).