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:*** *3/30/2022*

AGENDA ITEM NO: 25

DRB PROJECT NUMBER:

PR-2022-006746
PS-2022-00042 – SKETCH PLAT

PROJECT NAME:
MICHELLE D. FLORES requests the aforementioned action(s) for all or a portion of: LOT A24, A25, A26, BLOCK 4, VISTA MAGNIFICA zoned R-T, located at 1748, 1752, 1756 CLIFFSIDE DR NW between CLIFFSIDE DR and CASCADE containing approximately 0.3636 acre(s). (H-11)

PROPERTY OWNERS: CASTILLO JOEY
REQUEST: PROPERTY REPLAT TO ACCOMMODATE SINGLE FAMILY DWELLING

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. Subdivision of lots must meet standards of IDO 5-4. The configuration of Lot 24 may be in violation of IDO section 5-4(F)(4), which states: No subdivision shall result in any remainder lot that does not meet the standards of this IDO. The required minimum width of an R-T lot ranges from 22-35 feet, based on its use.
3. 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). If the lot size does not fall within the allowable sizes, prior to submittal of the replat you must obtain approval for the lot size through a Deviation application (if within 10% of the allowed size) or a Variance (if greater than 10% of the allowed minimum or maximum size).
4. Contextual lot size calculations, as provided to you earlier by Planning Staff, were as follows: The range of allowable lot sizes are 0.0808 acres to 0.1348 acres. The middle lot on your Sketch Plat is 0.1360 acres in size, exceeding the maximum allowable lot size.
5. IDO section 6-4(P)(3) permits the Development Review Board (DRB) to be able to approve a Deviation of up to 10% (from the requirements) per Table 6-6-1 of the IDO. You may apply for this Deviation with your replatting action.