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:*** *5/18/2022*

AGENDA ITEM NO: 10

DRB PROJECT NUMBER:
PR-2022-006762
SD-2022-00043 – PRELIMINARY/FINAL PLAT

PROJECT NAME:
ALDRICH LAND SURVEYING – TIM ALDRICH agent for STEVEN R. CHAMBERLIN AND SUSAN CHAMBERLIN requests the aforementioned action(s) for all or a portion of: LOT 2, ALVARADO GARDENS zoned R-A, located at 2217 MATTHEW AVE NW between HARVEST LANE NW and CORIANDA CT NW containing approximately 0.5327 acres(s). (G-13) *[Deferred from 3/30/22, 4/13/22,4/20/22, 4/27/22,5/4/22, 5/11/2022]*

PROPERTY OWNERS: CHAMBERLIN STEVEN R & SUSAN

REQUEST: DIVIDE LOT 24 INTO 2 TRACTS, GRANT PRIVATE ACCESS EASEMENT, PRIVATE SANITARY SEER AND WATER SERVICE EASEMENT AND PUBLIC UTILITY EASEMENT

COMMENTS:

1. Property is located in an Area of Consistency and must meet Contextual lot size standards per IDO section 5-1(C)(2)(b).
2. Contextual lot size calculations are as follows:
   - Total Acreage of block area lots measured = 1.4858/4 lots = 0.3714 acre average size.
   - 75% of 0.3714 acre = 0.2785 acre minimum lot size allowed.
   - 125% of 0.3714 acre = 0.4643 acre maximum lot size allowed.
3. Lot sizes proposed have been modified to better comply, and are as follows:
   - Lot 24-A = 0.2785 acres – this fits within the allowed contextual lot sizes allowed.
   - Lot 24-B = 0.2542 acres – this is less than the minimum allowed contextual lot size allowed. However, this is within the maximum threshold of a 10% Deviation of 0.2506 acres size, which can be requested for approval as per IDO section6-4(Y)2, Minor Amendments, Table 6-4-4.
4. A Deviation Application for the Contextual Lot size of Lot 24-B was submitted. Code Enforcement is recommending approval of the Deviation by the DRB.