# 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:** 24

**DRB PROJECT NUMBER:**

**PR-2022-006769**
PS-2022-00045 – SKETCH PLAT

**PROJECT NAME:**
CSI – CARTESIAN SURVEYS INC. agent for JACQUELINE M. FISHMAN requests the aforementioned action(s) for all or a portion of: LOT 1A; LOT A1; TRACT 141A1, LANDS OF PAUL AND MARY F. SANCHEZ; ISMAEO VALENZUELA; FRED E. AND MARY E. MONDRAGON zoned R-A, located at 1815 GABALDON RD NW between CAMILO LN NW and MOYA RD NW containing approximately 2.3981 acre(s). (H-12)

**PROPERTY OWNERS**: FISHMAN JACQUELINE M TRUSTEE FISHMAN RVT, OLSON RICHARD E & VERA MOY, CALVA NORA QUINTAL & BAUGH COLIN

**REQUEST:** CREATE 3 NE TRACTS FROM 3 EXISTING TRACTS BY LOT LINE ELIMINATION

**COMMENTS:**

1. Property is located in the R-A (Rural Agricultural) zone – see IDO section 5-1, table 5-1-1 for Dimensional Standards.
2. Property is within the Los Duranes Character Protection Overlay, CPO-6, IDO section 3-4(G). Additional Development and Dimensional Standards apply to this area.
3. Property is located in the Los Duranes Community Acequias and a Drainage Area, and must follow related requirements in IDO sections 5-2 (G) and (H) related to these special features.
4. Property is located in an Area of Consistency, and any new development must meet contextual lot sizes as allowed per IDO section 5-1(C)(2)(b).
5. Please clarify lot widths for purposes of evaluating if Lot A-1A is in compliance with RA lot dimensional and setback standards (75 ft width, 20 ft rear).
6. Tract B-1 does not show a house – has that been removed?