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:*** *4/20/2022*

AGENDA ITEM NO: 9

DRB PROJECT NUMBER:

PR-2022-006847

PS-2022-00070 – SKETCH PLAT

PROJECT NAME:
ISAACSON & ARFMAN, INC./FRED ARFMAN agent for **MATTHEW C. SANCHEZ** requests the aforementioned action(s) for all or a portion of: **EAST ½ OF LOT 14 & VACATED PORTION OF DURANES DITCH, ALVARADO GARDENS** zoned R-A, located at **2818 CAMPBELL RD NW between CAMPBELL RD NW and MANCHA** containing approximately 1.2949 acre(s). (G-12)

PROPERTY OWNERS: SANCHEZ MATTHEW C & MCALERNEY CRYSTAL

REQUEST: SKETCH PLAT REVIEW AND COMMENT

COMMENTS:

1. Property is zoned R-A (Rural and Agricultural Zone), and must meet all Dimensional standards of IDO section 5-1 and Table 5-1-1.
2. Must meet all standards in IDO section 5-4 Subdivision of Land, and, more specifically, 5-4(C) Zoning Compliance and 5-4(F) Lot Dimensions.
3. Subdivision/re-plat of property cannot increase any existing nonconformity or create a new nonconformity.
4. Future development must meet all applicable standards and provisions of the IDO, DPM, and any other City regulations.
5. Property is in an Area of Consistency, and must meet all requirements as per IDO section 5-1(C)(2) regarding size of lot(s). Calculations of allowed lot sizes for this lot are a minimum of 0.4781 acre and maximum of 0.7969 acre. Proposed lot sizes are as follows:
   Lot 14-A-1 = 0.4830 acre = within the minimum allowed lot size of 0.4781 acre.
   Lot 14-B-1 = 0.8119 acre = exceeds the maximum allowed lot size of 0.7969 acre.
   You will need to adjust the sizes of the lots, obtain a variance to the required size, or submit a Deviation Application with your Preliminary/Final Plat application. See the attached map and calculations on the next page.

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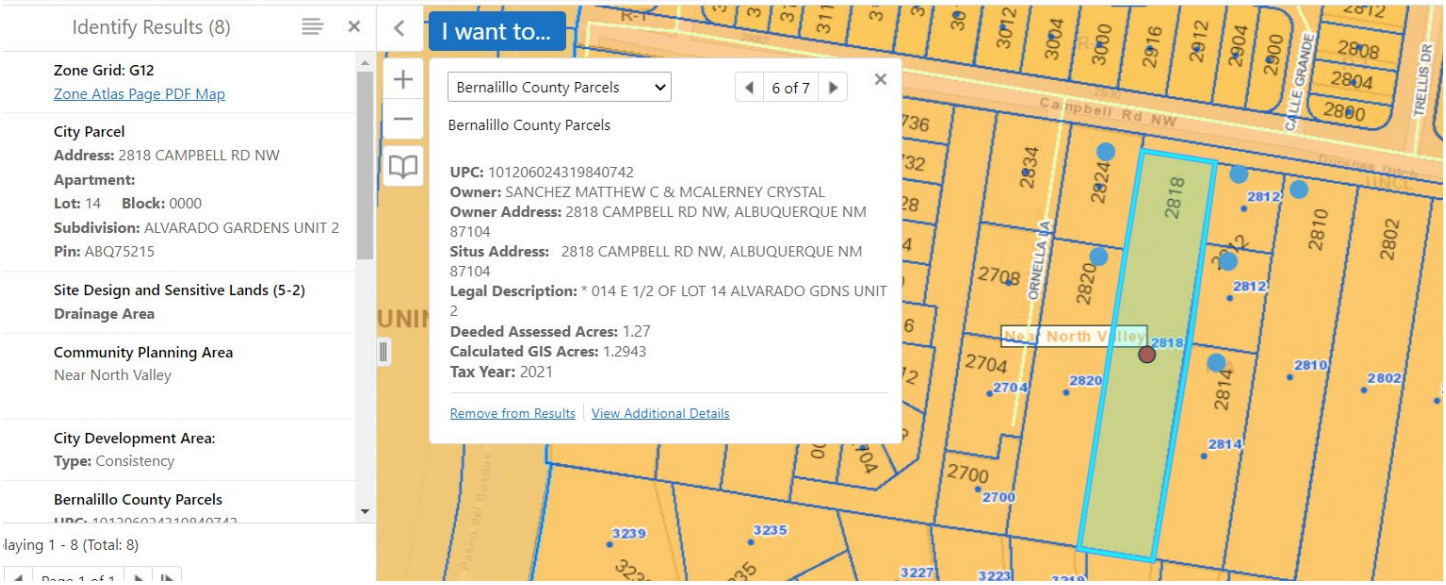
Lots Included shown by Blue Dots:



Calculations based on sizes of lots in block area fronting the same road, between Ornella La and Calle Grande. Each property shown is accessed by Campbell Rd.

Contextual Lot Size Calculations for 2818 Campbell Rd NW - PR-2022-006847							
UPC	Owner	Owner Address	Deeded Assessed Acrea	Notes:			
101206026219540744	BLACK DAVID L & CLAUDIA DELORENZO	2810 CAMPBELL RD NW	1.2700				
101206025220040761	WELLER JOE G & MARTHA L	2812 CAMPBELL RD NW	0.3102				
101206025321240743	HERRERA RACHEL J	2812 CAMPBELL RD NW APT A	0.2518	Note: Separate UPC for 2812A Campbell Rd			
101206025017940756	HANLEY LARRY M TRUSTEE HANLEY RVT	2814 CAMPBELL RD NW	0.6860				
101206024319840742	SANCHEZ MATTHEW C & MCALERNEY CRYSTAL	2818 CAMPBELL RD NW		Not included; applicant property			
101206023817640766	GALLEGOS JULIAN A & DEBLASSIE DENISE A	2820 CAMPBELL RD NW	0.9438				
101206024420340741	GALLEGOS JULIAN A & DEBLASSIE DENISE A	2824 CAMPBELL RD NW	0.3632				
		Total	**3.8250**				
		Average Size	**0.6375**				
		Minimum lot size = 75%	**0.4781**				
		Maximum lot size = 125%	**0.7969**				