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: 14

DRB PROJECT NUMBER:

PR-2022-006859

PS-2022-00072 – SKETCH PLAT

PROJECT NAME:
CARL YONATAN requests the aforementioned action(s) for all or a portion of: **LOT 25 & 26, KNOB HEIGHTS zoned R-1B located at 3428 KATHRYN AVE SE between AMHERST DR and WELLESLEY** containing approximately 0.3214 acre(s). (L-16)

PROPERTY OWNERS: CARL YONATAN

REQUEST: LOT LINE RELOCATION

COMMENTS:

1. Property is zoned R-1B (Residential - Single Family zone), and lot(s) must meet all Dimensional lot sizes and Setback standards as shown in IDO section 5-1 and Table 5-1-1.
2. Re-plat must meet all standards in IDO section 5-4 Subdivision of Land, particularly 5-4(F), Lot Design and Layout, which requires that the Dimensional standards are met.
3. Property is located in an Area of Consistency and must meet allowable size requirements as per IDO section 5-1(C)(2).
4. Proposed smaller lot would be less than the required 35 foot minimum width for the R-1B zone and likely be smaller than the required 5000 sq foot lot size (not clear from submittal). In addition, it would likely be smaller than the allowable Contextual lot size for the area.
5. Re-plat of property cannot increase any existing nonconformity or create a new nonconformity.
6. Prior to re-plat, you must obtain a Variance to the required lot width and/or size and other dimensions as needed, and the allowable Contextual lot size, if needed, in order to be approved.
7. Future development must meet all applicable standards of IDO part 14-16-5, Development Standards, and all other applicable standards and provisions of the IDO, DPM, and any other City regulations.

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