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:*** *4/27/2022*

AGENDA ITEM NO: 19

DRB PROJECT NUMBER:

PR-2022-006861
PS-2022-00074 – SKETCH PLAT

PROJECT NAME:
ABQ LAND USE CONSULTING LLC agent for **GERARDO & MAYA FERNANDEZ** requests the aforementioned action(s) for all or a portion of: **TRACT 133A2A1B & 133B1A1B MAP 39 CONT 8,712 SQ FT zoned R-1D, located on 47TH ST SW between 47TH ST NW and 49TH ST NW** containing approximately 0.2111 acre(s). (J-12)

PROPERTY OWNERS: SANCHEZ LAWRENCE

REQUEST: COMBINE 2 EXISTING LOTS INTO ONE NEW LOT

COMMENTS:

1. Property is Zoned R1-D, residential zone, and generally must meet all Dimensional Standards of IDO section 5-1(C) and Table 5-1-1. Please note that the minimum lot size in R1-D is 10,000 sq ft, and the size of the replatted property would be approximately 9195 feet, as noted in the submittal.
2. A replat must meet all standards of IDO section 5-4, Subdivision of Land. Particularly applicable is section 5-4(C) Compliance with Zoning Requirements, and in this case, 5-4(C)(1)(b), regarding nonconforming lots: *5-4(C)(1)(b) Nonconforming lots may be replatted without requiring Variance to lot size if the replat meaningfully decreases the degree of already existing nonconformity.*
3. A replat cannot increase any existing nonconformity or create a new nonconformity. However, this replat appears to decrease the extent of nonconformity. I agree section 5-4(C)(1)(b) should apply to this replat.
4. Property is located in an Area of Consistency and generally would have to meet all Contextual standards in IDO section 5-1(C)(2) regarding lot size allowed. However, it would appear that section 5-4(C)(1)(b) would cover this, as well, as noted in the submittal. I would like to discuss this further with Planning, to confirm.
5. Contextual lot calculations can be provided, if needed.

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