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: 18

DRB PROJECT NUMBER:

PR-2022-006877
PS-2022-00080 – SKETCH PLAT

PROJECT NAME:
ISAACSON & ARFMAN, INC. agent for **GREATER ALBUQUERQUE HABITAT FOR HUMANITY** requests the aforementioned action(s) for all or a portion of**: LOT 1-A, BLOCK 2, JF ARMIJO ADDITION zoned R1-B, located at WILLIAM ST SE between CLIFTON AVE SE and GERALD AVE SE** containing approximately 0.2296 acre(s). (L-14)

PROPERTY OWNERS: GREATER ALBUQUERQUE HABITAT FOR HUMANITY

REQUEST: TO DIVIDE ONE EXISTING LOT INTO TWO NEW LOTS

COMMENTS:

1. Property is Zoned R1-B, residential zone, and must meet all Dimensional Standards of IDO section 5-1(C) and Table 5-1-1. Please note that the minimum lot width requirement in R1-B is 35 feet. See Definition for Lot Width, and note width of lot accordingly at mid-points of each side lot line.
2. Replat must meet all standards of IDO section 5-4, Subdivision of Land. Particularly applicable are 5-4(C) Compliance with Zoning Requirements, 5-4(F)(3) Lot Dimensions, and 5-4(F)(4) Remainder Lots Prohibited.
3. Replat cannot increase any existing nonconformity or create a new nonconformity.
4. Property is located in an Area of Consistency and must meet all Contextual standards in IDO section 5-1(C)(2) regarding lot size allowed. Calculations of the allowable lot size must be made to ensure lots are within the allowable range for lot size. Please clarify if both lots will be fronting onto William Street.
5. Failure to comply with either the Lot width or Contextual Lot Allowable Size may require submittal of an application request for a Variance or a Deviation, depending on scope of the differences (Deviation may be applied for, if within 10% of required measurement).