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-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov ***DATE:*** *7/13/2022*

AGENDA ITEM NO: 13

DRB PROJECT NUMBER:
PR-2022-007000
SD-2022-00102 – PRELIMINARY/FINAL PLAT
(sketch plat 5/18/22)

PROJECT NAME:
CSI – CARTESIAN SURVEYS, INC. agent for **JULIO CARLOS AGUIRRE CARABAJAL** requests the aforementioned action(s) for all or a portion of: **LOT 9-A BLOCK 10, LOWER BROADWAY ADDITION** zoned **R-1B**, **located at 312 ALAMO AVE SE between HINKLE ST SE and MECHEM ST SE** containing approximately **0.3239** acre(s). (M-14)

PROPERTY OWNERS: VIZCAINO JESUS M & MARIA D

REQUEST: SUBDIVIDE ON EXISTING LOT INTO TWO NEW LOTS, GRANT CROSS-LOT DRAINAGE EASEMENT

COMMENTS:

1. Comments from the Sketch Plat Hearing on 5/18/22 have all been noted and/or addressed in the submittal documents for the Preliminary/Final Plat.
2. Proposed re-platted properties meet the required contextual lot size standards as per IDO 5-1(C)(2), as noted in the Sketch Plat.
3. Code Enforcement has no further comments and no objections.

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Comments from Sketch Plat, 5/18/22:

4. *Property is zoned R-1B, and must meet all Dimensional Standards in IDO section 5-1(C), Table 5-1-1.*
5. *Property is located in an Area of Consistency, and must meet contextual lot size allowed per IDO 5-1(C)(2).*
6. *Contextual lot size calculations for the block of Alamo Av SE, between Hinkle and Mechem Streets:*

   Average lot size in block area = 0.1614 acre

   Minimum allowed lot size (75%) = 0.1210 acre

   Maximum allowed lot size (125%) = 0.2018 acre

   See map below, showing properties included in block area for calculations of average. Both properties as proposed fall within the allowed contextual lot size calculations, with sizes of 0.1546 and 0.1693 acres.
7. *Property is located within the Airport Protection Overlay zone, (APO) and Airport Space Protection Sub Area. See related Use and Development requirements in IDO section 3-3. Future Development will require a referral to City and Kirtland AFB Agency for comment, as per IDO section 6-4(J).*
8. *Future Development must meet all standards of the IDO, DPM, and other adopted City regulations.*

Map below shows lots used on Alamo Av SE for contextual lot size calculations: