# 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:** 11

**DRB PROJECT NUMBER:**
**PR-2022-007223**
**PS-2022-00135 – SKETCH PLAT**

**PROJECT NAME:**
**EDUARDO LOPEZ** requests the aforementioned action(s) for all or a portion of: **LOTS 3 & 4, BLOCK 5, BELMONT PLACE ADDITION** zoned **R-1B**, **located at 4517 5TH ST NW, between 5TH ST and BELLROSE** containing approximately **0.16** acre(s). (G-14)

**PROPERTY OWNERS:** EDUARDO LOPEZ

**REQUEST:** COMBINE 3 LOTS INTO 1 LOT

**COMMENTS:**

1. Please note we are reviewing as combining 2 lots into 1 (Lots 3 & 4) – not 3 lots, as stated in the Request.
2. A re-plat of these lots must meet all requirements of IDO section 5-4 Subdivision of Land – including:
   - 5-4(F)(3) Lot Dimensions: "Lot sizes shall comply with all applicable standards in this IDO, including but not limited to Section 14-16-5-1 (Dimensional Standards)."
3. Property is zoned R-1B, and must meet all Dimensional Standards for the R-1B zone, as per IDO 5-1, Table 5-1-1, including minimum lot size of 5000 square feet and lot width of 35 feet.
4. Property is located in an Area of Consistency, and must meet Contextual lot size standards, as per IDO section 5-2(C)(2)(b). Calculations for Contextual lot sizes to be allowed:
   - Average block lot size for 5th St NW, between Bellrose Av and Freeman Av is 0.1848 acre
   - 75% = .1386 acre minimum lot size (6037 sq ft)
   - 125% = .2310 acre maximum lot size (10,062 sq ft)

   ***Proposed lot size of 0.1624 acre (7074 sq ft) falls within allowable range of allowed Contextual lot size.***
5. Future development must meet all Dimensional Standards in IDO 5-1 and 5-2, as noted above, must be listed as an Allowable use as per Table 4-2-1, and meet any Use-Specific standards referenced in that table.
6. Future development must meet all requirements of the IDO, DPM, and other adopted City regulations.
7. Code Enforcement has no objections.