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:*** *727/2022*

AGENDA ITEM NO: 7

DRB PROJECT NUMBER:
PR-2022-007348
PS-2022-00143 – SKETCH PLAT

PROJECT NAME:
CSI – CARTESIAN SURVEYS INC. agent for **ARMANDO RODRIGUEZ GALINDO AND CECILIA CELIS RODRIGUEZ** requests the aforementioned action(s) for all or a portion of: **LOT 1 THRU 3, BLOCK 3, APACHE TRAIL** zoned **R-1A**, **located at 2401 6TH ST NW between PROSPECT AVE NW and TOWNER AVE NW** containing approximately 0.1658 acre(s). (H-14)

PROPERTY OWNERS: GALINDO ARMANDO RODRIGUEZ & CECILIA CELIS

REQUEST: VACATE PORTION OF RIGH-OF-WAY ALONG 6TH STREET NW AND CREATE BY LOT LINE ELIMINATION, 1 NEW LOT FROM 3 EXISTING LOTS AND THE VACATED PORTION OF 6TH STREET NW

COMMENTS:

1. Property is zoned R-1A, Residential single-family zone district, and must meet all Dimensional Standards of IDO section 5-1, Table 5-1-1 (Front = 10 ft, Side on corner lot = 10 ft, Interior side = 5 ft; Rear = 10 ft).
2. Prior to submittal for re-plat, you must apply to Zoning Hearing Examiner for a Variance for the following setbacks not being met:
   a. Side Setback on corner lot street side shows as 6.8 feet, and 10 feet is required.
   b. Rear Setback shows as 8.1 feet, and 10 feet is required.
3. Though this property is located in an Area of Consistency, there is no new development being performed; therefore, section 5-1(C)(2)(b) for Contextual lot size requirements is not applicable.

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