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:*** *8/3/2022*

AGENDA ITEM NO: 6

DRB PROJECT NUMBER:
PR-2022-007397
PS-2022-00148 – SKETCH PLAT
IDO - 2021

PROJECT NAME:
JEEBS & ZUZU, LLC requests the aforementioned action(s) for all or a portion of: **LOT 8-A, MCDONALD ACRES SUBDIVISION** zoned **R-1D**, **located at 3017 11TH ST NW south of PHOENIX AVE NW** containing approximately 0.574 acre(s). (H-14)

PROPERTY OWNERS: LISA MARIE JEFFERY

REQUEST: SUBDIVIDE ONE LOT INTO TWO NEW LOTS

COMMENTS:

1. Current Assigned Address to the property remains as 3021 11th St NW – it was never changed when re-platted and split into lots 7A and 8A. New addresses must be requested after recording of Final Plat.
2. Property is in the R-D Residential Zone and must meet Dimensional Standards of IDO 5-1(C), Table 5-1-1.
3. Property is within an Area of Consistency, and must meet required Dimensional standards for Lot Size and setbacks as noted in IDO 5-1(C)(2), Contextual Residential Development in Areas of Consistency.
4. Property must meet Contextual lot size requirements , as per IDO 5-1(C)(2)(b). ***Proposed lot sizes are within the allowed Contextual lot size range***, as calculated and shown in notes attached, below:
   - Average Lot size in this block on 11th Street, south of Phoenix Ave, is 0.2827 acre.
   - Maximum allowed Lot size is 125% of average lot size = 0.3534 acre, or 15,393 sq ft
   - Minimum allowed Lot size is 75% of average lot size = 0.2120 acre, or 9235 sq ft.
5. As per the IDO definition of Setback #2: "On an interior lot not abutting a street, side setbacks shall be followed for all lot lines (10 feet)."
6. Future Development must meet all applicable requirements of the IDO, DPM, or other adopted City regulations.