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:*** *8/31/2022*

AGENDA ITEM NO: 9

DRB PROJECT NUMBER:
PR-2022-007509
PS-2022-00176 – SKETCH PLAT
IDO - 2021

PROJECT NAME:
MICHAEL D. BARTHEL requests the aforementioned action(s) for all or a portion of: **T 4 & THE N'LY PORT OF LT 5 BLK 2 PLAT OF AMENDED FIRST UNIT OF LA RESOLANA** zoned **R-1C**, located at **926 AVENIDA ESTRELLITA NE** between **CONSTITUTION** and **WASHINGTON** containing approximately 0.2594 acre(s). **(J-17)**

PROPERTY OWNERS: BARTHEL MICHAEL & PANSEWICZ CAMILLE E

REQUEST: COMBINE 2 LOTS INTO 1 LOT

COMMENTS:
1. Property is zoned R-1C. Must meet all Dimensional Standards of IDO 5-1(C), Table 5-1-1. The proposed re-plat will bring the property into compliance with these standards.
2. The property is located in an Area of Consistency, and new low-density residential development could be subject to Contextual Lot Size requirements as per IDO 5-1(C)(2). This would not appear to meet the requirements of low-density residential development. However, even if considered as new development, this re-plat is not subject to a variance of the lot size to meet Contextual Lot Size standards, as per IDO 5-4(C)(1)(b), as it "meaningfully decreases the existing nonconformity."
3. CE has no objections.