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:*** *9/14/2022*

AGENDA ITEM NO: 11

DRB PROJECT NUMBER:
PR-2022-007523
PS-2022-00188 – SKETCH PLAT
IDO – 2021

PROJECT NAME:
JACOB LOPEZ agent for **FRANCISCO LOPEZ** requests the aforementioned action(s) for all or a portion of: **LOT 1, BLOCK H, LAVALAND ADDITION** zoned **R-1B**, **located at 301 59TH ST between 59TH ST and AVALON RD** containing approximately 0.1593 acre(s). (K-11)

PROPERTY OWNERS: LOPEZ FRANCISCO J TRUSTEE LOPEZ LVT

REQUEST: LOT SPLIT

COMMENTS:

1. Property is zoned R-1B, and must meet all Dimensional Standards as per IDO 5-1(C) and Table 5-1-1.
   - Required Minimums are: lot size 5000 sq ft; width 35 ft; front setback 15 ft; rear setback 15 ft; street side setback 10 ft; interior side setback 5 ft; driveway length 20 ft (IDO 5-3(C)(3)(b).
   - Proposed lot split sizes do not meet minimum required lot size for R-1B zone.

2. Property is zoned in an Area of Consistency, and must meet Contextual Lot size standards as per IDO 5-1(C)(2). Contextual lot size calculations for this block of 59th Street are as follows:
   - Average lot size = 0.1643 acre = 7156 sq ft
   - Min Contextual lot size (75%) = 0.1232 acre = 5366 sq ft
   - Max Contextual lot size (125%) = 0.2053 acre = 8942 sq ft

   Proposed lot sizes do not meet required minimum Contextual lot size.

3. Need to clarify size of lots – Original lot shows as 6937 sq ft, but lot split drawings show only 1515 sq ft each = 3030 sq ft total. Regardless, lot split will not be sufficient size for minimum zone requirements.