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:*** *9/21/2022*

AGENDA ITEM NO: 20

DRB PROJECT NUMBER:
PR-2022-007597
PS-2022-00198 – SKETCH PLAN
IDO - 2021

PROJECT NAME:
ANTHONY GONZALES requests the aforementioned action(s) for all or a portion of: **LOT 18 BLOCK 1, YEAROUT/KNOB-HEIGHTS** zoned **R-MH**, located at **3525 SMITH AVE** containing approximately **0.155** acre(s). **(L-16)**

PROPERTY OWNERS: GONZALES ANTHONY A

REQUEST: LOT LINE ADJUSTMENT

COMMENTS:

1. Property is zoned R-MH and re-plat should meet all Dimensional Standards of IDO 5-1(C), Table 5-1-1. However, this lot appears to be non-conforming in size, as the required lot size in R-MH is 10,000 sq ft and minimum lot width is 150 ft. – which does not match the size of this lot or other lots in the area.
2. Current recorded lot size on AGIS is 6751 sq ft, and this re-plat proposed shows it as 7500 sq ft, and 60 ft width, which would appear to decrease the extent of non-conformity. As per IDO section 5-4(C)(1)(b):
   "5-4(C)(1)(b) Nonconforming lots may be replatted without requiring Variance to lot size if the replat meaningfully decreases the degree of already existing nonconformity."
   Need to provide current recorded lot size and dimensions to show change of configuration or size of lot.
3. No further comments or objections at this time, based on information provided.