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: 15

DRB PROJECT NUMBER:
PR-2022-007624
PS-2022-00210 – SKETCH PLAT
IDO - 2021

PROJECT NAME:
CSI - CARTESIAN SURVEYS, INC. agent for **HOMEWISE** requests the aforementioned action(s) for all or a portion of: **LOT 1, LANDS OF PEGGY SANCHEZ** zoned **R-1A**, located at **1529 EDITH BLVD NE between ODELIA RD NE and SAN IGNACIO CT NE** containing approximately **8.3934** acre(s). **(J-14)**

PROPERTY OWNERS: SANCHEZ PEGGY R

REQUEST: SUBDIVIDE EXISTING PARCEL INTO TWO NEW LOTS

COMMENTS:

1. Property is zoned R-1A and must meet Dimensional Standards of IDO 5-1(C), Table 5-1-1, with the exception that Lot 2 setbacks shall all be Interior Side lot line, as per IDO Definition of Front Lot Line:
   Front Lot Line *(IDO page 569)*
   A legal boundary of a lot that abuts a street. On a corner lot, the side with the street number address is the front lot line. For the purposes of determining setback requirements on an interior lot that does not abut a street, the lot is not considered to have a front lot line. In that case, all lot lines would be considered side lot lines. For a through lot, the property owner may designate which of the 2 lot lines is the front lot line. See also Measurement Definitions for Setback.
2. Must meet requirements of 5-3 Access & Connectivity and 5-4 Subdivision of Land. Specifically:
   - 5-3(E)(3) Driveways, Drive Aisles, and Access
   - 5-4 (F)(4) Remainder Lots Prohibited (lots must meet all standards of the IDO)
3. Code Enforcement has no further comment or objection.