DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 5/25/22 -- **AGENDA ITEM**: #3*

***Project Number**: PR-2019-001996*

***Application Number**: PS-2022-00105*

***Project Name**: 99999 STRATER ST NW – Durango development*

Request:
CREATE 23 NEW LOTS FROM 2 EXISTING TRACTS, CREATE A NEW ROADWAY, GRANT EASEMENTS.

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

- Additional changes to the approved Durango development plan may require additional minor/major amendments to that plan. Proposed development appears to be part of an approved Site Plan for Subdivision from 2015.

- Where development plan is silent, project must meet all applicable standards and provisions of the IDO and the DPM. Reference IDO section 2-6 PD- Planned Development, CPO-13 and VPO-2. Development standards to R-1B would be consistent with earlier phases.

- The project and application numbers must be added to Plan sheets, prior to final sign-off from Planning. Utility signatures, AMAFCA signatures and DXF File approval from AGIS will be required for the Preliminary and/or Final Plat actions. Those signatures must be obtained and included with all submittals prior to the acceptance of that application and the placement on a DRB agenda.

- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

**(See additional comments on next page)*

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions.

- Re-plating action cannot increase any existing nonconformity or create a new nonconformity.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on Form S or P as a part of the application process and obtain the required signatures.

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Robert Webb DATE: 05/24/22
Planning Department