DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM 4

Project Number: PR-2019-002042

Application Number: SD-2022-00020 – PRELIMINARY PLAT

Project Name: Sombra Del Oeste

Request: Preliminary Plat

COMMENTS:

- ~~The surveyor signature must be added to the Plat prior to approval of the Plat.~~

- Utility and AMAFCA signatures will be required for the Final Plat, and must be obtained and included with the Final Plat application submittal prior to acceptance of the Final Plat and placement on a DRB agenda.

- DXF File approval from AGIS will be required for the Final Plat, and must be obtained and included with the Final Plat application submittal prior to acceptance of the Final Plat and placement on a DRB agenda.

- Final Plat is required within one year of Preliminary Plat approval.

- A recorded IIA will be required with the Final Plat, and must be obtained and included with the Final Plat application submittal prior to the acceptance of the Final Plat and placement on a DRB agenda.

  Update 3/29/22: A Sidewalk Waiver application was submitted, and Planning defers to Transportation regarding the request.

- ~~A Sidewalk Waiver request is noted on the Preliminary Plat, but has not been applied for as of the completion of this memo. If the Sidewalk Waiver request is for a Waiver from the IDO requirements to construct a sidewalk, a Sidewalk Waiver application must be applied for and approved by the DRB before or during the approval of the Preliminary Plat (before the Preliminary Plat can be approved). Otherwise, the Waiver note must be removed from the Plat and the required sidewalk(s) added to the Infrastructure List.~~

(see comments on the next page)

- ~~A Sidewalk Deferral request is noted on the Preliminary Plat, but has not been applied for as of the completion of this memo. A Sidewalk Deferral request must be applied for and approved by the DRB before or during the approval of the Preliminary Plat (before the Preliminary Plat can be approved). Otherwise, the Sidewalk Deferral note must be removed from the Preliminary Plat.~~

  Update 3/29/22: Easement Vacation applications were submitted, and were justified.
- ~~Three (3) Easement Vacations are depicted on the Plat for an existing 10-foot PNM easement, a 25-foot private storm drain easement, and an existing private access easement. As of the writing of this memo, these Easement Vacations have not been applied for. The Easement Vacation requests must be applied for and approved by the DRB before or during the approval of the Preliminary Plat (before the Preliminary Plat can be approved). Otherwise, the Easement Vacations must be removed from the Preliminary Plat.~~
- ~~A request for a waiver to the requirement for rear lots has been justified. The applicant is providing deeper rear lots and a trail along Gibson.~~ (See IDO 5-4(F)(2). Rear lot lines adjacent to collector or arterial streets shall be avoided.)
- Which open space tracts will be used for drainage? Please include a note on the infrastructure list that "Pond stabilization to follow Section 1013" and refer to the tracts that will be used for drainage. Please see the attached Interim Guidelines for Drainage Pond Seeding and Stabilitation and Standard Specifications 1013.

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: Jay Rodenbeck DATE: 3-29-22
Planning Department