DEVELOPMENT HEARING OFFICER

Planning - Case Comments

***HEARING DATE**: 11/8/23 -- **AGENDA ITEM**: #1*

***Project Number**: PR-2019-002309*

***Application Number**: SD-2023-00184*

***Project Name**: Wyoming and Montgomery. Wymont Development*

Request:
Preliminary/Final Plat

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

COMMENTS:

Background—

**Sketch plat completed in August of 2023.*

**Easement Vacation approved in October 2023.*

Preliminary/Final Plat request to eliminate the existing 6' public sidewalk easement and replace it with a new 6' public sidewalk easement that follows the installed sidewalk traversing existing tract 4 of the Wymont subdivision.

-Items in Orange **color need attention-**

1. <u>Items Needing to be Completed or Corrected</u>

- *Please provide verbal confirmation at the DHO hearing that all public notice requirements were fulfilled.
- Please ensure that the project and application numbers are added to the Plat. It is required prior to final sign-off by DFT staff.

**(See additional comments on next pages)*

- The CABQ AGIS division will need to approve the DXF file. Please provide approval documentation. It is required prior to final sign-off of the Plat.

- Confirm that the IL from the Wymont Subdivision will cover changes with this plat. (An Infrastructure Improvements Agreement (IIA) is in place for the Wymont Subdivision.)

- *Please confirm ROW development detail and the compliance of section 7 of the DPM, Table 7.2.29.
  In regards to Sidewalk width requirements and its landscape buffer.
  Standards per Transportation--

- Please add the date of the DHO approval on the Plat per 6-6(L)(2)(d)(7) of the IDO.

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2. **Standard Comments and Items in *Compliance***

- After DHO approval and final sign off, a recorded copy of the Plat must be sent to the Planning Manager-Jay Rodenbeck and to PLNDRS@cabq.gov.

- 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.

Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.

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3. **Future Development Guidance**

***Please reference development standards from the IDO per MX-M**.*
Standards and requirements are subject to change pending formal submittal or change in development type/use.

<u>Disclaimer</u>: 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/Jay Rodenbeck/Jolene Wolfley DATE: 11/8/23
Planning Department