# DEVELOPMENT REVIEW BOARD

## Planning - Case Comments

***HEARING DATE**: 5/4/22 -- **AGENDA ITEM**: #10*

***Project Number**: PR-2019-002807*

***Application Number**: PS-2022-00086*

***Project Name**: Sunset Memorial*

**Request**: Sketch Plat

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

**COMMENTS:**

- 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.

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

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

- The applicant must work with Transportation, Hydrology, and Water Authority members on submitting the required documentation, items, and signatures on forms S or P.

**(See additional comments on next page)*

- Future development must meet all applicable standards and provisions of the IDO and the DPM.
  Including but not limited to: CPO-7 standards and Railroad & Spur mapped area.

- Proposed changes may also require amendments to previous approvals. Can you identify a pre-existing site plan on this property?

- Please clarify if new uses, new development and/or any demolition proposed. The sketch provided is not completely clear regarding the subdivision.

- Each use will need to meet associated parking requirements or identify that a shared parking agreement is in place.

- An EPC Site Plan Final Sign Off for a Site Plan – EPC for a Master Site Plan for the Sunset Memorial was approved by the DRB on April 29, 2020 per PR-2019-002807. The applicant must confirm if the proposed replat will require an Amendment of the previous Master Site Plan approval.

*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/Jay Rodenbeck DATE: 05/3/22
Planning Department