DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 3/02/22 -- **AGENDA ITEM**: #20*

***Project Number**: PR-2019-002981*

***Application Number**: PS-2022-00025*

***Project Name**: Blackpoint Properties*

Request:
Proposed demolition of existing bank and redevelopment with car wash and café drive thru.

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

COMMENTS:

Site Plan

- Development must meet all applicable standards and provisions of the IDO, the DPM, and other adopted City regulations.

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

- The project and application numbers must be added to plan sheets prior to final sign off by Planning. All appropriate signatures are needed and must be obtained prior to final sign-off from Planning.

- Site design and response to climate and geographic features required.

- Railroad and Spur Area—Requirements and Analysis. Site Design and Sensitive Lands (5-2)--Drainage Area and Cumulative Impacts.

- 6-6(B) Demolition outside of an HPO. Approval required. 5-11(f) historic building façades.

- Drive-Thru not allowed in Downtown mapped area. IDO section 4-3-F-4-e.

**(See additional comments on next page)*

Vacation of Public Easements/Private Easement

- The vacation of the public easements/private easement need to be justified in the justification letter per 6-6(M)(3) of the IDO.

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: 03/2/22
Planning Department