# DEVELOPMENT REVIEW BOARD

## Planning - Case Comments

***HEARING DATE**: 8/24/22 -- **AGENDA ITEM**: #6*

***Project Number**: PR-2020-003442*

***Application Number**: PS-2022-00165*

***Project Name**: Mesa Del Sol*

**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:**

- Please clarify any proposed changes to the Plat and to the phases, if there are any. Please also clarify the status of construction per the previously approved Preliminary Plat, Infrastructure List, and Infrastructure Improvements Agreement without Final Plat approval for Phase 4B as briefly noted in the submitted letter for this Sketch Plat application. Are you referring to construction of improvements and infrastructure, and/or are you referring to construction of single-family residential dwellings for Phase 4B?

- 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

- For the Final Plat platting action, the submittal of a Recorded Infrastructure Improvements Agreement (IIA), and the receipt of signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DRB agenda. After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form S for both the Preliminary Plat and Final Plat platting actions separately.

**(See additional comments on next page)*

- The street layout must be consistent with the Mesa del Sol Level B Masterplan/Framework Plan.

- Future development must meet all applicable standards and provisions of the Mesa Del Sol Master Plan and Development Plan.
  Changes to that plan may require minor/major amendments. Where silent, all development must meet standards and provisions of IDO and the DPM. *Plans must demonstrate how standards are being met.

*<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 DATE: 8/23/22
Planning Department

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