DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM #4

Project Number: PR-2020-003688

Application Number: SD-2021-00196

Project Name:

Request: PRELIMINARY PLAT: NEW SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. PLAT WILL REVISE CURRENT LOT LINES, DEDICATE NEW PUBLIC RIGHT OF WAY AND NEW EASEMENTS ASSOCIATED WITH THE DEVELOPMENT.

COMMENTS:
Update 6/27/22:

- **A Sidewalk Waiver from the requirement to construct a new sidewalk along the 62nd Street extension has been noted in a justification letter but not applied for separately. A separate Sidewalk Waiver application is needed, and the Waiver must be noted on 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.**

- **Signatures from Hydrology, Transportation, and ABCWUA must be obtained on Form S.**

- **DXF File approval from AGIS will be required for the Final Plat.**

- **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.**

- ~~Please confirm ownership for lot 51A, the city's AGIS system and County Assessor data show that it is owned by Lonnie Yanes.~~

- The IDO section 5-3(C)(3)(b) requires a 20-foot-long driveway, please confirm that the lots will allow sufficient drive way length.

- See transportation comments for access and road details.

<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: Jay Rodenbeck DATE: 6-27-22
Planning Department