DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 5/4/22 -- **AGENDA ITEM**: #12*

***Project Number**: PR-2020-003847*

***Application Number**: PS-2022-00087*

***Project Name**: Calle Cuarta*

Request: Sketch Plat

**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:
  MX-M standards, CPO-9 standards, Railroad & Spur mapped area, Main Street Corridor area, IDO section 5-6 Landscaping & Edge Buffer requirements, IDO section 5-3-C Driveways, Drive Aisles & Access.

- Amendment to previous approvals may be required. Please carry forward any agreed upon features, i.e, sidewalk locations, that pertain to the low density portion of the overall site plan that was approved.

- Please reference Development definitions and Dwelling definitions within IDO section 7-1. Clarify proposed development/dwelling type for this project. Low density residential is permissive in the MX-M zone.

- Please reference the Use Specific Standards for Townhome and/or Multifamily within IDO section 4-3.

- Please reference public notice requirements for a Major Subdivision action within IDO section 6-1.

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: 05/3/22
Planning Department