DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 5/18/22 -- **AGENDA ITEM**: #12*

***Project Number**: PR-2020-003904*

***Application Number**: PS-2022-00098*

***Project Name**: Sonata Trails replat*

Request:
Sketch Plat

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

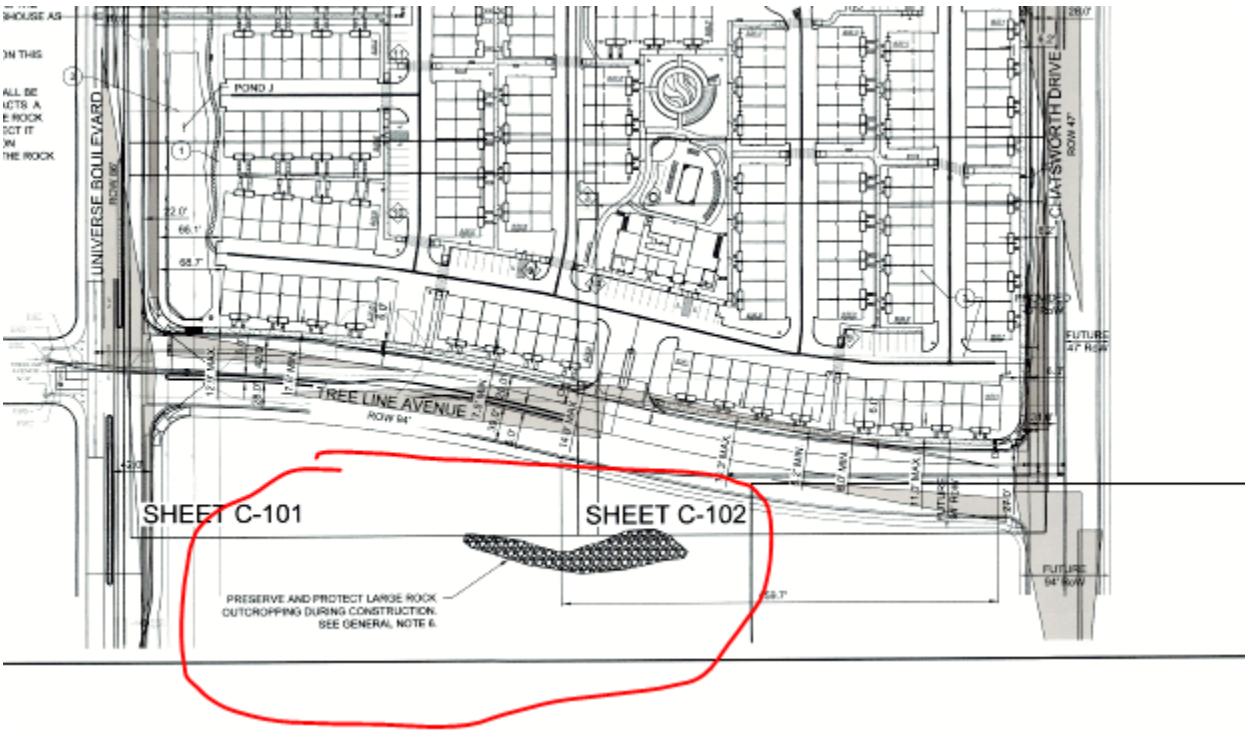
COMMENTS:

- 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.

- Applicant will need to complete a Sensitive Lands Analysis per IDO 5-2(C). Previous site plan work for the project north of Treeline identified a large rock outcrop south of Treeline that must be preserved. See the attached note on that Site Plan. All other sensitive land features should be photographed and documented. See the link on the DRB website for the methodology for this analysis.

**(See additional comments on next page)*



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

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on Form S or P as a part of the application process and obtain the required signatures.

- Please provide clarification on existing tracts and proposed. Information on GIS map appeared to be slightly different.

- Future development must meet all applicable standards and provisions of the IDO and the DPM. *Including but not limited to*: MX-M and MX-T zone district standards due to floating zone. Property is within CPO-13 and VPO-2.
  PRT would be required if also needing a Zone Map Amendment. A plat with multiple zone districts is discouraged, and if done, must dimension the zone districts.

- If any previous approvals or previously approved Site Plans exist, changes/modifications may require minor/major amendments to that plan.

<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 DATE: 05/6/22
Planning Department