DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 3/02/22 -- **AGENDA ITEM**: #21*

***Project Number**: PR-2020-004370*

***Application Number**: PS-2022-00021*

***Project Name**: Coal Subdivision*

Request:
Lot line elimination between two adjacent lots to build townhomes.

**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.

- Site Design and Sensitive Lands (5-2)--Drainage Area and Cumulative Impacts.

- 5-1(C)(2) Contextual Residential Development in Areas of Consistency.
  Average=.0679, 70%=.0475, 125%=.0848
  Proposed lot appears to be too large. Variance to lot size would be needed.

- 5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long.

**(See additional comments on next page)*

- Use Specific Standards apply, 4-3(B)(5) Dwelling, Townhouse.
- Dwelling, Townhouse -
  A group of 3 or more dwelling units divided from each other by vertical common walls, each having a separate entrance leading directly to the outdoors at ground level. For the purposes of this IDO, this use is considered a type of low-density residential development, whether the townhouses are platted on separate lots or not. See also Development Definitions for Lowdensity Residential.

- 5-11 Building Design standards apply.

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